

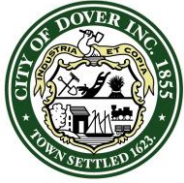
CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: 1st Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, August 8, 2019**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Open Space Subdivision for James Gauron and Bellamy Ridge HOA, (Owner: Arthur Sweatt) Assessor's Map I, Lot 6-C, zoned R-12, and located at 54 Back River Road. (Proposal is to subdivide one lot into 9 including an Open Space lot, and lot with existing home with a private driveway and widening Red Barn Drive). (P19-09 and P15-05A)
2. 11:15 AM - 12:00 PM: Site Review Amendment for Marker 44 Holdings, LLC, Assessor's Map 24, Lots 114 & 115-B, zoned CBD-G & CWD, and located at 87 Portland Ave. & Cocheco St. (Proposal is to administratively amend the Gundalow Landing Porject to enlarge the building footprints to add an elevator, amend access and entrances, and location of sewer line) (P18-34A)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-07

Application Type: TRC Review
Applicant(s): Thomas C Strange
Owner(s): Thomas C Strange
Location: 96 Portland Ave (Tax Map 24, Lot 75)
Date: August 1, 2019

INTENT: The Planning Board conditionally approved the sale of two additional units through Transfer of Development Rights. The proposal is to build a duplex on a property with an existing 2 unit building, creating 4 total units. A condition of approval is to come to the Technical Review Committee.

LOTS/UNITS PROPOSED: TDR to buy 2 additional units (total of 4)

AGENDA ITEM #: 1

ACREAGE: 0.28 acres

ZONING DISTRICT: CBD-Gateway

EXISTING LAND USE: Duplex

SURROUNDING LAND USE: Residential and park

ZBA ACTION: None

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

ATTENDANCE:

Members:

Donna Benton, Planning
Chris Parker, Zoning
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Dave White, Engineering
Jim Maxfield, Inspection Services

Others:

Chris Berry, Engineer

Approval of 7/25/2019 Meeting Minutes

C.Parker moved to approve the minutes of July 25, 2019. D.White seconded.
Vote: UA

PLAN REVIEW:

Planning Comments:

- Please revise plan to:
 - Add owners signatures and date
 - Add file number P19-07 to all sheets
 - Remove Final Approval box and replace with 2x2" square above LLS square
 - Sheet 3:
 - Add common site plan notes 29, 30 & 41
 - Revise note 19 on sheet 3 to say "Building Official"
 - Remove note 28 and keep note 38 for construction hours
 - Revise note 5 to add provided column
 - Indicate totters for the solid waste pick up area
 - Revise typo on note 9, sheet 2

Police Department Comment:

- Reduce driveway width to 18' to improve site view at Portland and with on street parking bay

Fire/Inspections Comments:

- Building location and setbacks are tight.
- Foundation certification needs to happen before framing

Engineering Comments:

- Remove flares at driveway
- Could gain more space by moving fence
- Add note about adjusting sidewalk entrance
- Flip water and UGE
- Concerned about tying force main into service
- Round box on curb stop
- Ask gas company about service
- Eliminate check valve
- Detail C-5 on C101-do fiberboard instead of joint sealant
- 9" crush gravel minimum
- Add 1 parking space
- Adjust rain garden

Economic Development Comment:

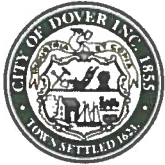
- What will the duplex look like?

Planning Board Comments: N/A

Next Steps: Revise and submit for final Planning Board signature

Adjournment:

C.Parker made a motion to adjourn at 10:47. Seconded by Sgt. Speidel. Vote: U/A.



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

RECEIVED
Planning Office
[Revised June 30, 2014]

Office Use Only

Amount Paid:

P19-09A

Date/Time Received:

JUN 21 2019

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: Bellamy Ridge HOA Telephone # _____

Address of Applicant: 28 Red Barn Drive, Dover, NH E-Mail jim@cocpa.com

Project Name: Bellamy Ridge Project Location: 46 Back River Road

Planning File Number: P15-05 Date of Original Approval August 25, 2015

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

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: To relocate street plantings& bio-retention and remove gaurd rail

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

To facilitate development of the abutting property.

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: [Signature] President, Member Date: 6/21/2019

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

Signature of Agent: [Signature] President Date: 7/18/2019

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)-742-8107

Professional License #: 804 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

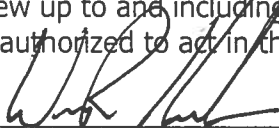
Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)-742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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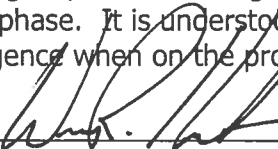
Signature of Property Owner:  President HOA Date: 6/21/2019

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

Signature of Agent: _____ Date: _____

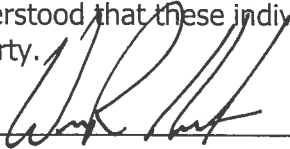
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 6/21/2019

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.

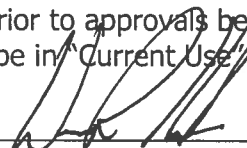
Signature of Property Owner:  Date: 6/21/2016

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 approval being issued by the Dover Planning Board.

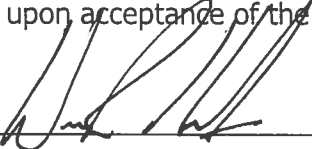
Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner:  Date: 6/21/2019

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner:  Date: 6/21/2019

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



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

RECEIVED
Planning Office

Office Use Only

Project #:

P19-109

Date Received:

JUN 21 2019

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Bellamy Ridge HOA

Name of Applicant: James Gauron (Applicant) Telephone # _____

Address of Applicant: 28 Red Barn Drive, Dover, NH 03820

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

Address of Property Owner: 56 Back River Road, Dover, NH 03820

E-Mail Address: jim@belcocpa.com

PROPERTY INFORMATION

Address of Property: 54 Back River Road

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

Zoning District(s) R-12 Overlay District(s) Conservation & Wetlands Protection

Size of Parcel: 7.162 Acres Property Deed: Book 1605 Page: 169

Existing Use of Property: Single Family House

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 9

City Water? X Yes No How far is city water from the property? At the site

City Sewer? X Yes No How far is city sewer from the property? At the site

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: 155-22.F(4) External Buffer

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)-742-8107

Professional License #: 804 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

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Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)-742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. 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: James Gaur Date: 4/3/19

Signature of Applicant (if different from owner): James Gaur Date: 4/3/19

Signature of Agent: [Signature], PRESIDENT Date: 4/4/19

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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Signature of Property Owner: James Saurin Date: 4/3/19

Signature of Applicant (if different from owner): James Saurin Date: 4/3/19

CERTIFICATION OF FEES

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Signature of Property Owner: James Saurin Date: 4/3/19

Signature of Applicant (if different from owner): James Saurin Date: 4/3/19

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Signature of Property Owner: James Saurin Date: 4/3/19

Signature of Applicant (if different from owner): James Saurin Date: 4/3/19

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

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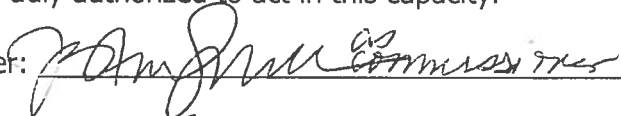
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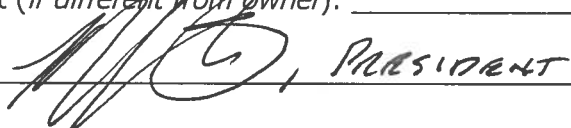
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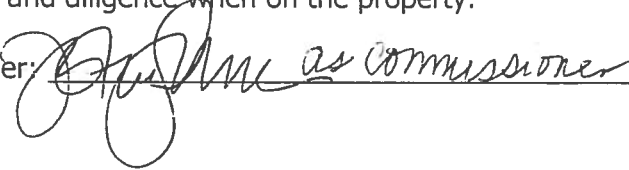
Signature of Property Owner:  as Commissioner Date: 4/4/19

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

Signature of Agent: , PRESIDENT Date: 4/4/19

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Signature of Property Owner:  as Commissioner Date: 4/4/19

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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Signature of Property Owner: *[Signature]* as commissioner Date: 4/4/19

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

CERTIFICATION OF FEES

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Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: *[Signature]* as commissioner Date: 4/4/19

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

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Signature of Property Owner: *[Signature]* as commissioner Date: 4/7/19

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

April 4, 2019

Ms. Donna Benton
Assistant City Planner
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Subdivision Application*
Bellamy Ridge II, Sweatt Property
54 Back River Road
Tax Map I, Lot 6
Job No. 18129

Dear Donna:

Below please find our responses to the January 31, 2018 Technical Review Committee Minutes as to how our plans have been revised to address these comments.

Planning:

- Needs to come back to TRC with Red Barn HOA as a co- applicant/co-owner and indication from Arthur Sweatt as the owner
-The applicant's attorney, Frank Quinn, has indicated that Red Barn Drive is owned by Ridgestone Builders & Developers, LLC. They have been added to the application as an owner.
- Revise app to indicate single family instead of duplex
-Note 19 on Sheet S-1 is accurate.
- Water and Sewer Investment Fees
-The applicant understands this requirement.
- Impact Fees
-The applicant understands this requirement.
- Provide HOA documents
-Attached please find the HOA documents.
- Provide Letters to Serve
-These are not required for new projects under 10 units.
- Existing trees and fence will be impacted on Red Barn Drive. Red Barn Drive plan will need to be amended to remove fence and moving of the retention pond
-Enclosed please find the requested amendment application.
- Any access easement to the river?
-Yes, for adjoining lots.

- How is the open space accessed? Lot merger may be required.
-Lots that directly abut the open space have access.
- How will the existing sewer be fixed which doesn't work right and wasn't installed per Red Barn Drive plan.
-The home at Tax Map I, Lot 6C-6 has had an isolated incident of a clogged discharge line. The applicant indicated that Lot 6C-6's discharge line will connect to the new 3" main proposed as part of this project. The project developer has indicated that this work was completed in compliance with the approved plans.
- Indicate soil types
-The soils are indicated on Sheets EX-1, Y-1, S-2 and SP-1.
- Revise easement for drainage onto abutting land
-The balance of the Bio-Retention Pond is located on the open space and the HOA Documents provide for maintenance rights without an easement.
- Revise plan set to:
 - Add Planning File # P19-09
-The Planning File # has been added.
 - Add owner's signatures
-Signatures will be provided on final plan.
 - Add professional signature and stamps
-Stamps and Signatures will be provided on final plan.
 - Add abutters to neighborhood plan
-Abutters have been added to the Neighborhood Plan.
 - Add width of existing and proposed ROW entrances/curb cuts
-Right-of-Way and pavement widths are shown.
 - Revise note 2 on SP-1 that trash pick up will be private and paid for by the residents of the subdivision and add to HOA documents
-Note Number 2 on Sheet SP-1 has been revised.
 - Indicate property line information to tie into Dover GIS
-Note 12 on Sheet S-1 indicated that the project is based on Dover GIS.
 - Show 30' buffer along Red Barn Drive
-See attached waiver request.
 - Waiver needed for driveways in the buffer
-As the Bellamy Ridge HOA is a co-owner/applicant for the project, we do not believe a buffer is necessary.
 - What happens to the pole?
-The existing pole will be removed and the service relocated underground. See Sheet SP-2 Note U-5.
 - Water/sewer on existing house?
-Community Services is researching this.
 - Add note that tax maps and lots will be assigned by the Assessor
-Tax Map and Lot Numbers are shown on the plan. We have provided the Assessor a copy for comment.
 - Street trees/ light poles need additional information
-A street light was proposed at the hammerhead of Red Barn Drive. This light has not been installed. It is shown as a required improvement.

- Add perimeter landscaping plan and amend Red Barn perimeter plan
-Sheet La-1 has been added to the plan set.
- Confirm utilities especially water/sewer is what was built on Red Barn
-The utilities have been confirmed.
- Add common subdivision notes 7, 10, 13, 14, 19, 21, 23, 24, 27, and 28 or indicate where on the plan they are located
-Common Note # 7 All Easements are shown & noted on the plan
Common Note # 10 is our Note #9 on Sheet SP-1
Common Note # 13 is our Note #12 on Sheet SP-1
Common Note # 14 is our Note #12 on Sheet SP-1
Common Note # 19 is our Note #3 on Sheet SP-1
Common Note # 21 is our Note #C-24 on Sheet SP-1
Common Note # 23 is our Note #C-6 on Sheet SP-1
Common Note # 24 is our Note #C-25 on Sheet SP-1
Common Note # 27 is our Note #C-26 on Sheet SP-1
Common Note # 28 is our Note #7 on Sheet SP-1

Engineering Comments:

- How do you fix the grade difference between the existing road and the expansion of the road and the new lots?
-The new lots along Red Barn Drive will have first floor elevations consistent with Red Barn Drive with walkout basements in the rear.
- Note for the closure of the driveway to map I-6-2
-The pavement to be removed has been clarified.

Police Department Comments:

- Why does Lot 6-3 layout connect to Red Barn Drive?
-Red Barn Drive provides the legal 20 feet of frontage for this lot.
- Concerned with water and sewer line locations in easement RE: accidental damage by property owners
-The location of the infrastructure will be marked in accordance with city requirements.
- Widen proposed new driveway to 20'
-Detail 5, Sheet C-6 shows 20 feet of all-weather access.

Fire/Inspections Comments:

- Provide a road name for the private drive
-The common drive will be named "Rogers Drive".
- Provide a note on plans indicated site shall maintain year around access in all weather conditions.
-Detail 5, Sheet C-6 shows 20 feet of all-weather access.
- Plan S-1 note 19 indicates the site is for SFD however application appears to be for 6 sfd and 2 duplexes.
-Note 19 on Sheet S-1 is accurate.
- Clarify the width of the structural roadway
-Detail 5, Sheet C-6 shows 20 feet of all-weather access.
- Discuss the mobility of traffic movement through the site. Clarify the Fire access road in accordance with NFPA 1. Sprinkle all three houses
-The proposed driveway is proposed at a length less than 300 feet and does not require a turn around or sprinklers.
- Plan SP-2 discuss regular hydrant vs blow off hydrant.
-The existing hydrant shown on Back River Road is only 150 feet from the hydrant; therefore, the yard hydrant is adequate.

Economic Development:

- Provide renderings of houses
-Enclosed please find renderings of the potential houses.

Planning Board Comments:

- None

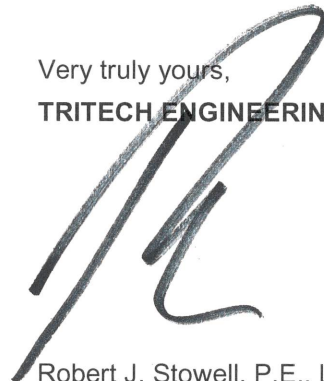
Enclosed please find the following:

- Eight (8) Full Size copies of the Plan Set.
- One (1) Half Size copy of the Plan Set.
- Eight (8) each
 - This cover letter.
 - A revised Subdivision Application.
 - An Amendment to the Approved Subdivision Application.
 - Buffer Waiver Requests.
 - Rendering of Potential Houses.
- One (1) copy of the existing HOA documents for the Bellamy Ridge Project.
- One (1) copy of the draft HOA documents for the proposed Bellamy Ridge II Project.

We look forward to discussing this application with Technical Review Committee on April 25, 2019.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

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

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

RJS / rms

Enclosures

\\18129_TRC_Response Ltr.docx

**EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED
PLAN
LIST OF ABUTTERS**

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
Red Barn	Drive	Ridgestone Builders & Developers, LLC	15 Starfish Drive, Wells, ME 04090

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
James Gauron		15 Starfish Drive, Wells, ME 04090

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

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 # _____ 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 \$ 150.00
- 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 = \$ 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 \$ 238.00

Waiver Request
from
Subdivision Regulation
ARTICLE IV – OPEN SPACE SUBDIVISION
Specifically: Chapter 155-22.F(4) General Requirements
“Minimum Distance from External Boundaries”

BELLAMY RIDGE II

Tax Map I Lot 6
54 Back River Road
Dover, New Hampshire

Job No. 18129

In Accordance with Chapter 155-51 Waivers, Subdivision of Land, City of Dover Code, we are formally requesting a waiver from Section 155-22.F(4). Minimum Distance from External Boundaries.

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following in support of our waiver request:

Waiver

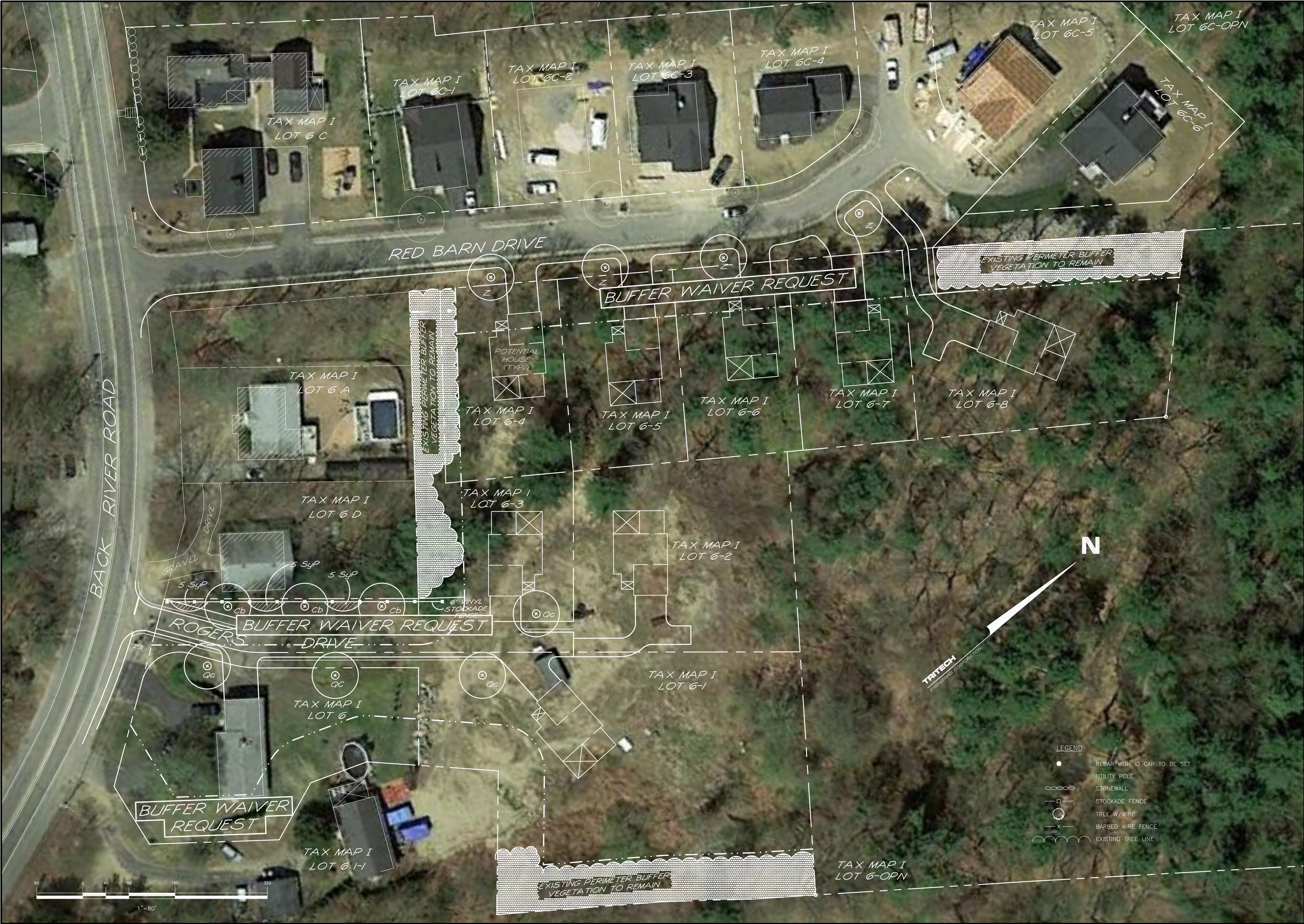
1. Chapter 155-22.F(4), establishes the minimum distance from external boundaries to dwellings within the open space subdivision under consideration by the board. In addition, with respect to that established distance the ordinance states; “whenever possible the natural vegetation shall be retained, or if required, vegetation shall be planted of sufficient size to shield the development from abutting properties”. In the R-12 District this established distance is 30 feet.
2. Chapter 155-51.A(2), allows the board to grant a waiver if; “specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulation”.
3. We respectfully submit that the; “specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulation”. Said specific circumstances being:
 - a.) The proposed driveway location is dictated by Accepted Engineering Practices.
 - a. For safety reasons, the driveway should be constructed perpendicular to Back River Road.
 - b. The driveway construction is proposed to achieve the maximum site distance at Back River Road.
 - c. For safety reasons the driveway is proposed at the optimal location.
 - b.) The majority of the proposed construction within 30 feet of the external boundary is located where there is no existing natural vegetation.
 - c.) The proposed construction will not require the removal of any natural vegetation within 30 feet of the external boundary. There is an existing drive currently in this location.
 - d.) The intent to “shield the development from abutting properties” is achieved by the installation of a fence and new landscaping.
 - e.) Granting relief from the Chapter 155-22.F(4) requirement is not detrimental to the best interest of public health and safety, in that construction of a driveway at this location is permitted within the R-12 district provided that, it is not in conjunction with an open space subdivision.
 - f.) The condition upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other properties.



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408.124.v19 KL



©2014-2019 Art Form Architecture
702.140.v4 GL



TRAITECH

ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3530

REVISIONS
DATE: DESCRIPTION:

BUFFER WAIVER PLAN

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

APRIL 4, 2019 JOB No. 18129
SCALE: 1" = 80'

SHEET No.

BP-1

(P19-09)

SUBDIVISION AND
CONSTRUCTION PLANS

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

LIST OF PLANS

T-1	-	TITLE SHEET	C-1	-	PLAN & PROFILE - RED BARN DRIVE
T-2	-	NEIGHBORHOOD PLAN 1"=100'	C-2	-	PLAN & PROFILE - PRIVATE DRIVE
EX-1	-	EXISTING CONDITIONS PLAN 1"=40'	C-3	-	CONSTRUCTION DETAILS
Y-1	-	SUBDIVISION YIELD PLAN 1"=40'	C-4	-	CONSTRUCTION DETAILS
S-1	-	OPEN SPACE SUBDIVISION PLAN 1"=40'	C-5	-	CONSTRUCTION DETAILS
S-2	-	TOPOGRAPHIC PLAN 1"=40'	C-6	-	CONSTRUCTION DETAILS
SP-1	-	SITE DEVELOPMENT PLAN 1"=30'	C-7	-	CONSTRUCTION DETAILS
SP-2	-	UTILITIES PLAN 1"=30'	C-8	-	SEWER CONSTRUCTION DETAILS
SP-3	-	GRADING & DRAINAGE PLAN 1"=30'	C-9	-	SEWER CONSTRUCTION DETAILS
LA-1	-	PERIMETER LANDSCAPE PLAN 1"=30'	SD-1	-	SITE DISTANCE PLAN

PREPARED BY

TRITECH
ENGINEERING CORPORATION

OWNER

ARTHUR SWEATT
56 BACK RIVER ROAD
DOVER, NH

OWNER

RIDGESTONE BUILDERS &
DEVELOPERS, LLC
15 STARFISH DRIVE
WELLS, ME

PREPARED FOR

JAMES GAURON
15 STARFISH DRIVE
WELLS, ME

TRITECH

ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603.742.8107
FAX 603.742.9830

REVISIONS
DATE: DESCRIPTION:
04/04/19 REVISED PER TRC COMMENTS

TITLE SHEET

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

JANUARY 10, 2019 JOB No. 18129

SHEET No.

T-1

NOTES

- 1.) INTENT: TO SHOW THE CONVENTIONAL SUBDIVISION OF DOVER TAX MAP I LOT 6.
- 2.) CURRENT OWNER OF RECORD: ARTHUR SWEATT
56 BACK RIVER ROAD
DOVER, 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: 311,970 SQ.FT. - 7.162 ACRES
- 5.) TAX MAP I LOTS 6
- 6.) PROJECT DEED REFERENCE: BOOK 1605 PAGE 169
- 7.) ZONING: R-12
MIN. LOT SIZE: 12,000 SQ. FT.
MIN. FRONTAGE: 100 FT.
MIN. SETBACKS:
FRONT: 30 FT
SIDE: 15 FT
REAR: 15 FT
MAX BUILDING HEIGHT: 35 FT
LOT COVERAGE: 30 %
- OPEN SPACE REQUIREMENTS
MIN. LOT SIZE: 8,000 SQ.FT.
MIN. FRONTAGE: 20 FT
MIN. SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT
EXTERIOR BOUNDARY: 30 FT
EXISTING STRUCTURES: 50 FT
FRONTAGE BUFFER: 100 FT
- 8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS:
WETLANDS, CONSERVATION, TIDAL.

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2018.

10.) IN THE MONTH OF OCTOBER, 2018 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

PROJECT PLAN REFERENCE:

OPEN SPACE SUBDIVISION PLAN
BELLAMY RIDGE
46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
DECEMBER 24, 2014 SCD 110-35

PLAN OF LAND OF
ROBERT & MURIEL NESMAN
BACK RIVER ROAD
DOVER, N.H.
MCNEANEY & O'NEIL SURVEY ASSOCIATES
MAY 6, 1988 SCD 34-66

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

PLAN OF LAND FOR
EDWARDS REALTY INC
SAWYERS LOWER MILL
DOVER, NEW HAMPSHIRE
GRANT L. DAVIS
APRIL 1954 SCD Po 2 Fo 21 PLAN #26

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

SUBDIVISION PLAN FOR
LOUISE M. SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
JUNE 6, 1991 SCD 39-24

12.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 21, 2018 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 24, 2018. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88). (DOVER GIS)

13.) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE, (FLOOD HAZARD ZONE A - PANEL 0340E, MAP No. 33017C0340E, DATE: 9-30-2015).

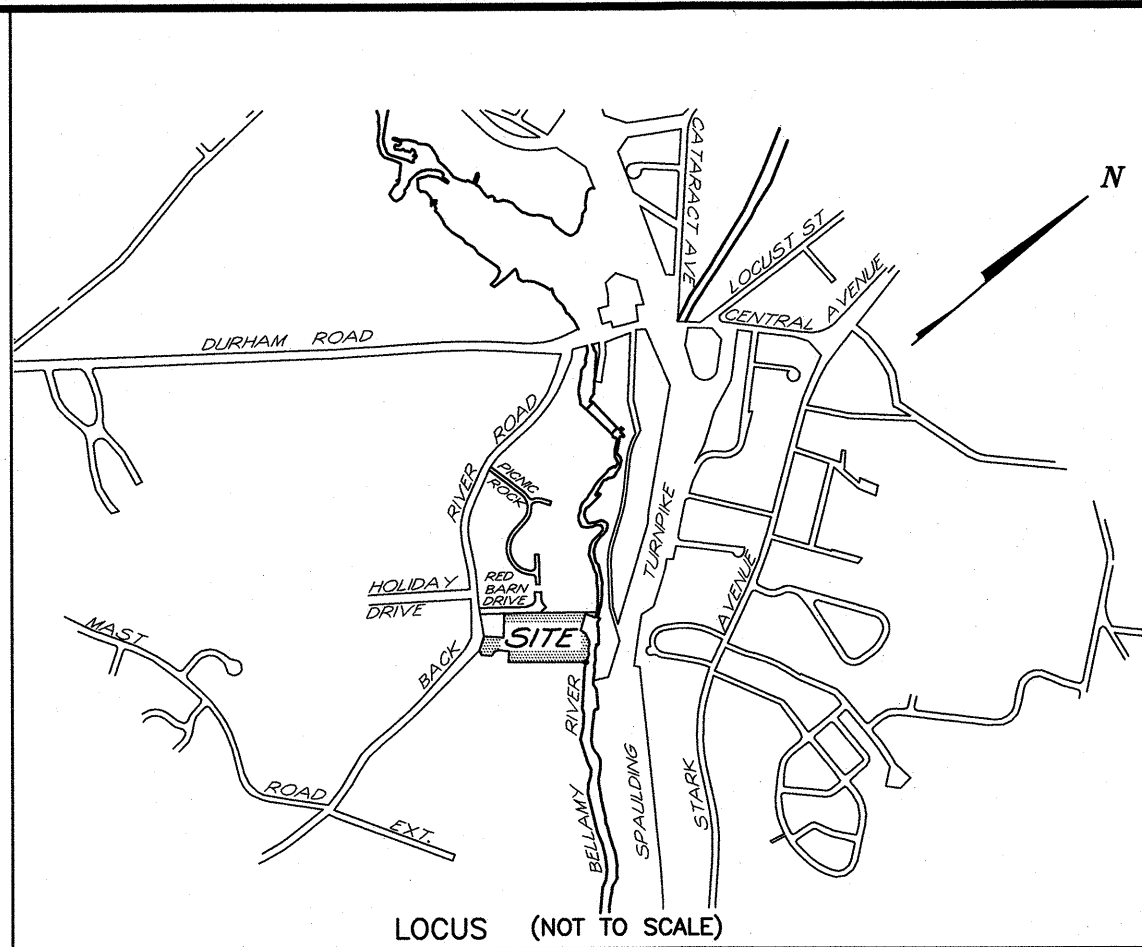
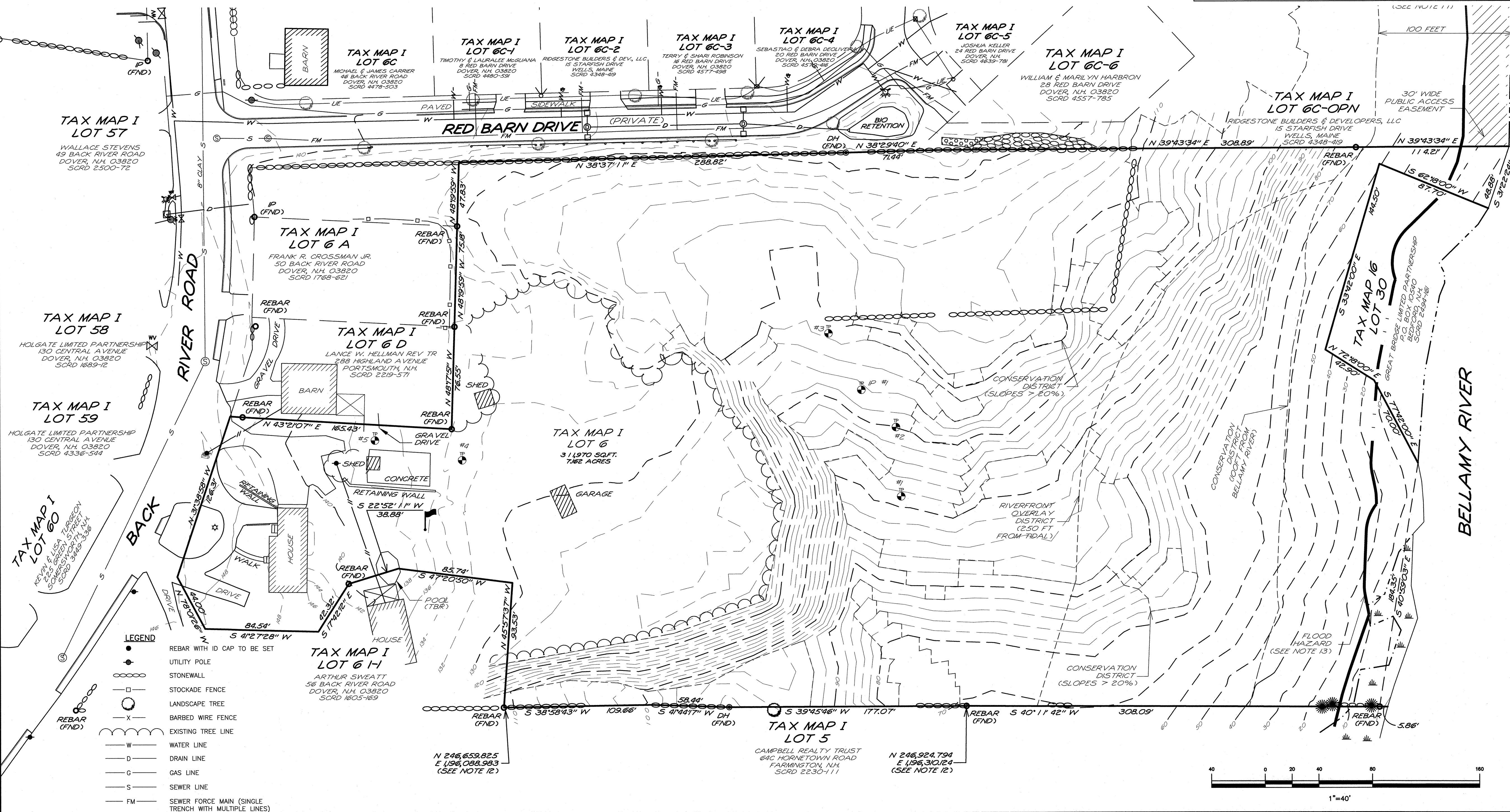
14.) PLANS T-1, T-2, EX-1, Y-1, S-1, S-2, SP-1 THRU SP-3, L-1, C-1 THRU C-9 AND SD-1 ARE PART OF THIS APPROVAL.

15.) SUBJECT PARCEL SCS SOIL TYPES -GIB- GLOUCESTER, FINE SANDY LOAM, 3 TO 8% SLOPES
-H9D- HOLLIS-GLOUCESTER, VERY ROCKY FINE SANDY LOAMS, 15 TO 25% SLOPES
-SFC- SUFFIELD, SILT LOAM, 8 TO 15% SLOPES

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

17.) LOTS ARE SERVED BY CITY WATER AND MUNICIPAL SEWER.

18.) A PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES APPLY TO A PORTION OF THE SUBJECT PARCEL.



TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
1	4-1-19	REVISED PER TRC COMMENTS

EXISTING CONDITIONS PLAN

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

JANUARY 10, 2019 JOB No. 18129
SCALE: 1" = 40'

EX-1

- 1.) INTENT: TO SHOW THE CONVENTIONAL SUBDIVISION OF DOVER TAX MAP I LOT 6.
- 2.) CURRENT OWNER OF RECORD: ARTHUR SWEATT
56 BACK RIVER ROAD
DOVER, 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: 311,970 SQ.FT. - 7.162 ACRES
- 5.) TAX MAP I LOTS 6
- 6.) PROJECT DEED REFERENCE: BOOK 1605 PAGE 169
- 7.) ZONING: R-12

MIN. LOT SIZE: 12,000 SQ. FT.	OPEN SPACE REQUIREMENT: 10%
MIN. FRONTAGE: 100 FT	MIN. FRONTAGE: 20 FT
MIN. SETBACKS:	MIN. SETBACKS:
FRONT: 30 FT	FRONT: 10 FT
SIDE: 15 FT	SIDE: 10 FT
REAR: 15 FT	REAR: 10 FT
MAX BUILDING HEIGHT: 35 FT	EXTERIOR BOUNDARY: 30 FT
LOT COVERAGE: 30 %	EXISTING STRUCTURES: 50 FT
	FRONTAGE BUFFER: 100 FT
- 8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS:
WETLANDS, CONSERVATION, TIDAL

10.) IN THE MONTH OF OCTOBER, 2018 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

PLAN OF LAND OF
ROBERT & MURIEL NESMAN
BACK RIVER ROAD
DOVER, N.H.
McEENEANEY & O'NEIL SURVEY ASSOCIATES
MAY 6, 1988 SCRD 34-66

PLAN OF LAND FOR
EDWARDS REALTY INC
SAWYERS LOWER MILL
DOVER, NEW HAMPSHIRE
GRANT L. DAVIS
APRIL 1954 SCRD Po 2 Fo 21 PLAN #26

SUBDIVISION PLAN FOR
LOUISE M. SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
JUNE 6, 1991 SCRD 39-24

13.) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0340E, MAP No. 33017C0340E, DATE: 9-30-2015).

14.) THE LOTS TO BE SERVED BY MUNICIPAL WATER AND SEWER

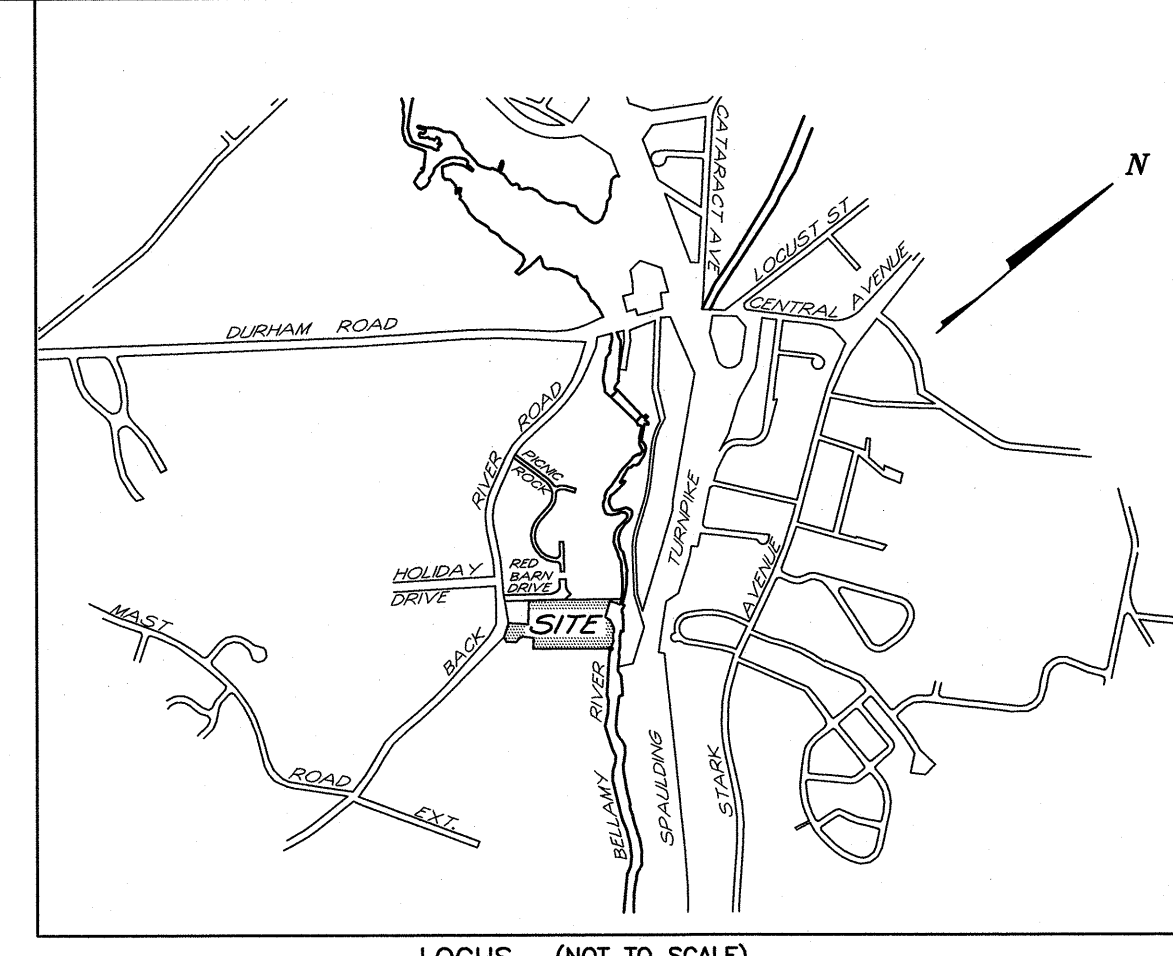
15.) SUBJECT PARCEL SCS SOIL TYPES -GIB- GLOUCESTER, FINE SANDY LOAM, 3 TO 8% SLOPES
-HgD- HOLLIS-GLOUCESTER, VERY ROCKY FINE SANDY LOAMS, 15 TO 25% SLOPES
-Sfc- SUFFIELD, SILT LOAM, 8 TO 15% SLOPES

16.) ALL PROPOSED LOTS CONTAIN A MINIMUM OF 12,000 SQ.FT. OF CONTIGUOUS UPLAND, AND MORE THAN 8,000 SQ.FT. OF CONTIGUOUS NON-BUFFER UPLAND.

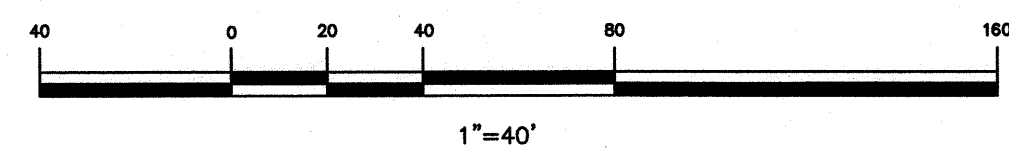
17.) PLANS T-1, T-2, EX-1, Y-1, S-1, S-2, SP-1 THRU SP-3, Ld-1, C-1 THRU C-9 AND SD-1 ARE PART OF THIS APPROVAL.

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

19.) A PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES APPLY TO A PORTION OF THE SUBJECT PARCEL.



LOCUS (NOT TO SCALE)



TRITECH
ENGINEERING CORPORATION

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

[illegible]

YIELD PLAN

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

JANUARY 10, 2019 JOB No. 18129
SCALE: 1" = 40'

Y-1

(P/9-09)

NOTES

1.) INTENT: TO SHOW THE OPEN SPACE SUBDIVISION OF DOVER TAX MAP I LOT 6, AS AN OPEN SPACE SUBDIVISION WHICH WILL CREATE 8 LOTS, PLUS THE EXISTING HOUSE LOT AT 54 BACK RIVER ROAD. THE OTHER 8 LOTS ARE 7 PROPOSED BUILDING LOTS, AND 1 OPEN SPACE LOT. THESE PLANS ALSO AMEND THE PREVIOUSLY APPROVED BELLAMY RIDGE SUBDIVISION (PLANNING FILE P15-05 AND RECORDED IN SCRD PLAN #110-35) BY RELOCATING STREET PLANTINGS AND BIO-RETENTION AREA AND ELIMINATING THE GUARD RAIL.

2.) CURRENT OWNER OF RECORD:
ARTHUR SWEATT
56 BACK RIVER ROAD
DOVER, N.H.
RIGIDSTONE BUILDERS & DEV., LLC
15 STARFISH DRIVE
WELLS, MAINE

OWNERS' SIGNATURE OWNERS' SIGNATURE

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

4.) TOTAL LOT AREA: 311,970 SQ.FT. - 7.162 ACRES

5.) TAX MAP I DEED 6

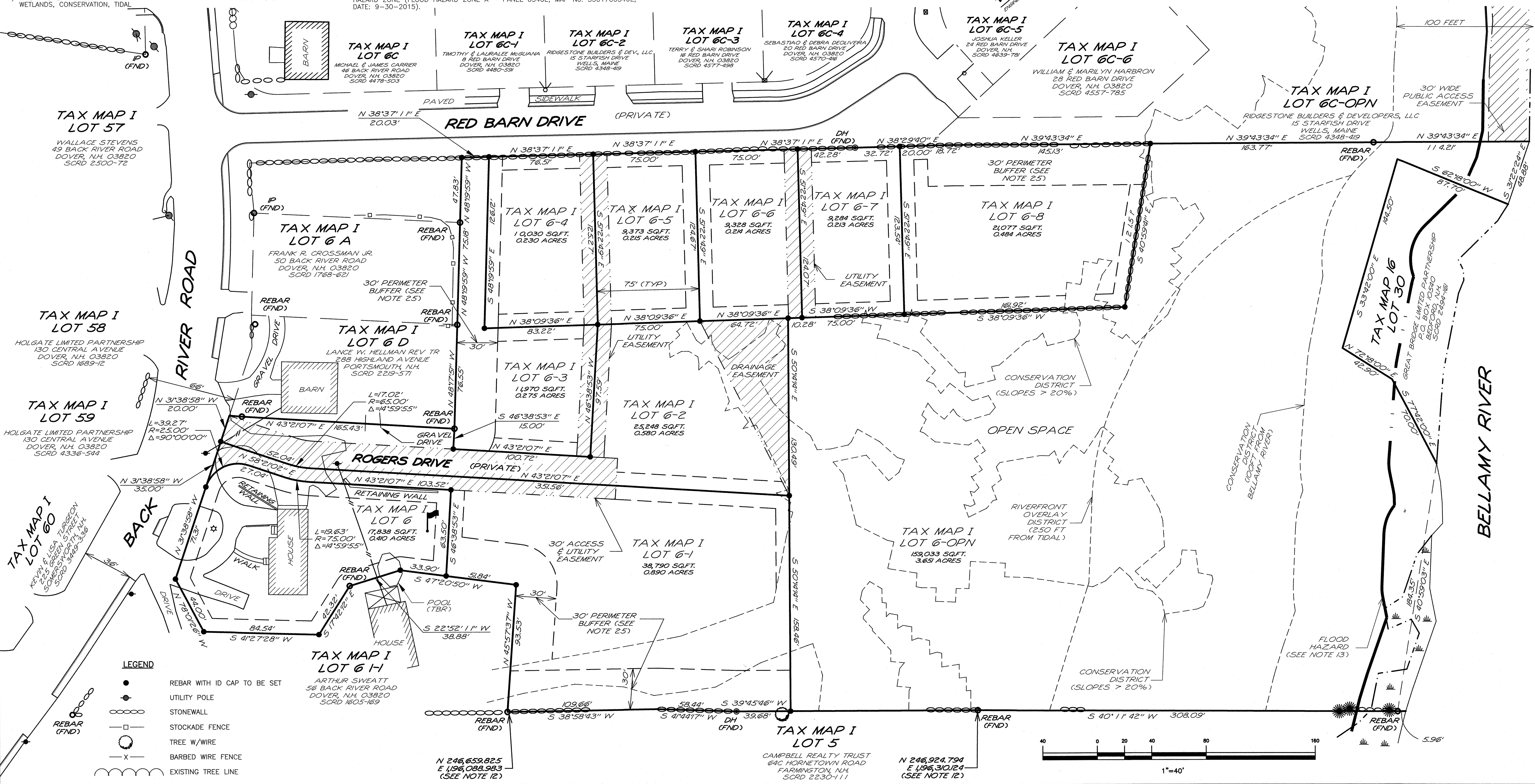
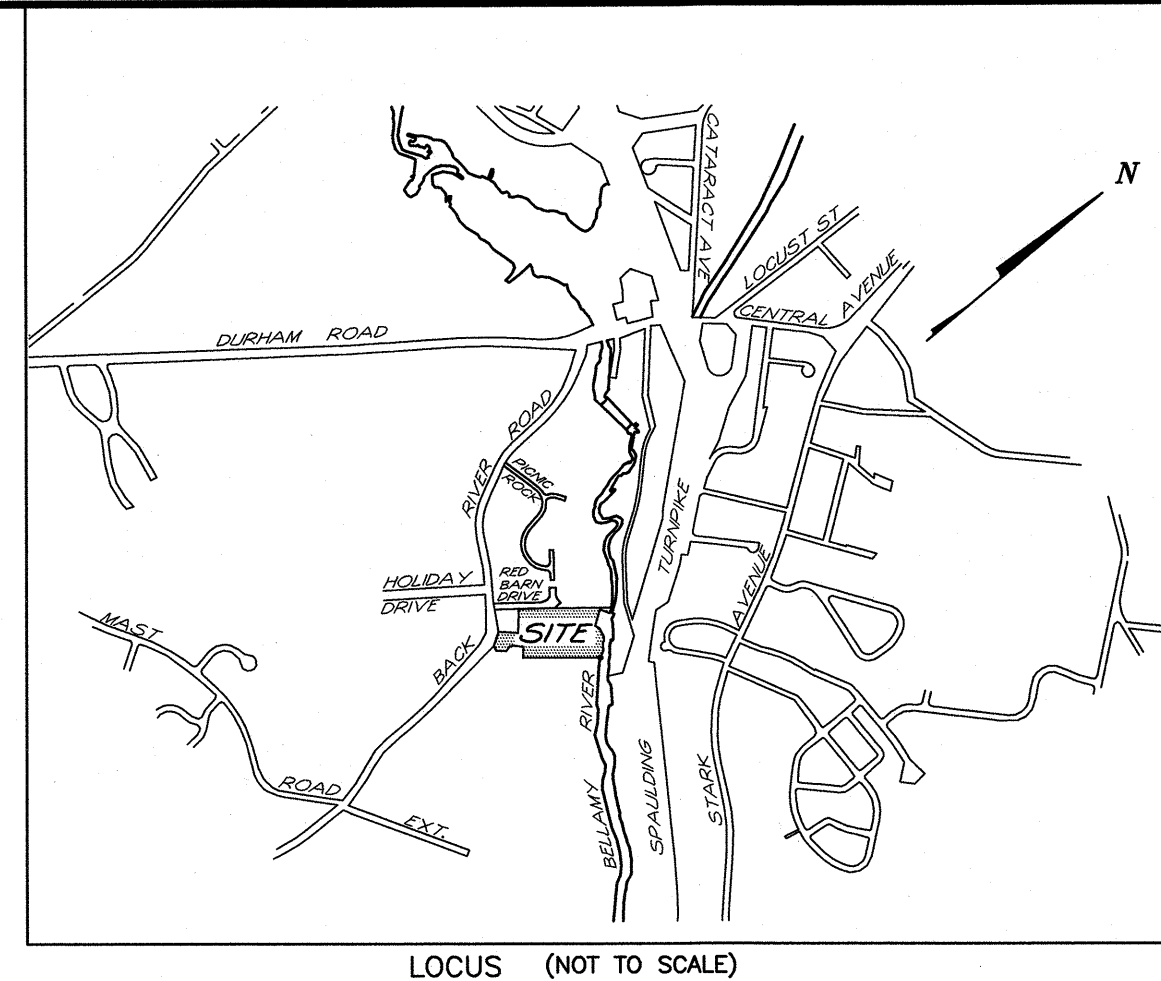
6.) PROJECT DEED REFERENCE: BOOK 1605 PAGE 169

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MIN. LOT SIZE: 12,000 SQ. FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 30 FT
SIDE: 15 FT
REAR: 10 FT
MAX BUILDING HEIGHT: 35 FT
LOT COVERAGE: 30 %
OPEN SPACE REQUIREMENTS
MIN. LOT SIZE: 8,000 SQ.FT.
MIN. FRONTAGE: 20 FT
MIN. SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT
EXTERIOR BOUNDARY: 30 FT
EXISTING STRUCTURES: 50 FT
FRONTAGE BUFFER: 100 FT

8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS, CONSERVATION, TIDAL

- 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1" PART IN 35,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2018.
- 10.) IN THE MONTH OF OCTOBER, 2018 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY (1987)) ON THIS SITE. WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
- 11.) PROJECT PLAN REFERENCE:
OPEN SPACE SUBDIVISION PLAN
BELLAMY RIDGE
46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
DECEMBER 24, 2014 SCRD 110-35
PLAN OF LAND OF
ROBERT & MURIEL NESMAN
BACK RIVER ROAD
DOVER, N.H.
MCNEANEY & O'NEIL SURVEY ASSOCIATES
MAY 6, 1988 SCRD 34-66
PLAN OF LAND OF
BRUCE G. & OLIVE E. STAPLES
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
JAN. 1985 SCRD 25-65
PLAN OF LAND FOR
EDWARDS REALTY INC
SAWYERS LOWER MILL
DOVER, NEW HAMPSHIRE
GRANT L. DAVIS
APRIL 1954 SCRD Po 2 Fo 21 PLAN #26
BOUNDARY LINE ADJUSTMENT FOR
LOUISE M. SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
SEPTEMBER 26, 1991 SCRD 39-79
SUBDIVISION PLAN FOR
LOUISE M. SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
JUNE 6, 1991 SCRD 39-24
- 12.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 21, 2018 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 24, 2018. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88). (DOVER GIS)
- 13.) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0340E, MAP No. 33017C0340E, DATE: 9-30-2015).

- 14.) THE LOTS WILL BE SERVICED BY MUNICIPAL SEWER AND WATER.
- 15.) STREET ADDRESSES FOR THE NEW LOTS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 16.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 17.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- 18.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE
- 19.) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.
- 20.) PLANS T-1, T-2, EX-1, Y-1, S-1, S-2, SP-1 THRU SP-3, Lo-1, C-1 THRU C-9 AND SD-1 ARE PART OF THIS APPROVAL.
- 21.) MAP I LOT 6 MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
- 22.) LOTS TO BE SERVICED BY CITY WATER AND SEWER. ALL NEW DWELLING UNITS SHALL BE ASSESSED THE CURRENT WATER AND SEWER INVESTMENT FEES IN PLACE AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- 23.) A PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES APPLY TO THE SUBJECT PARCEL.
- 24.) * OPEN SPACE REQUIRED: 9 LOTS x 4,000 SQ.FT. = 36,000 SQ.FT.
* TOTAL OPEN SPACE PROVIDED: 159,033 SQ.FT.
* TOTAL AREA OF USABLE OPEN SPACE REQUIRED: 36,000 SQ.FT. x 50% = 18,000 SQ.FT.
* TOTAL AREA OF USABLE OPEN SPACE PROVIDED: 24,200 SQ.FT. (CONTIGUOUS NON-CONSERVATION DISTRICT)
- 25.) 30' PERIMETER BUFFERS SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F.



TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
1	4-4-19	REVISED PER IRC COMMENTS

CONSERVATION SUBDIVISION PLAN

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

JANUARY 10, 2019 JOB No. 18129 SCALE: 1" = 40'

S-1

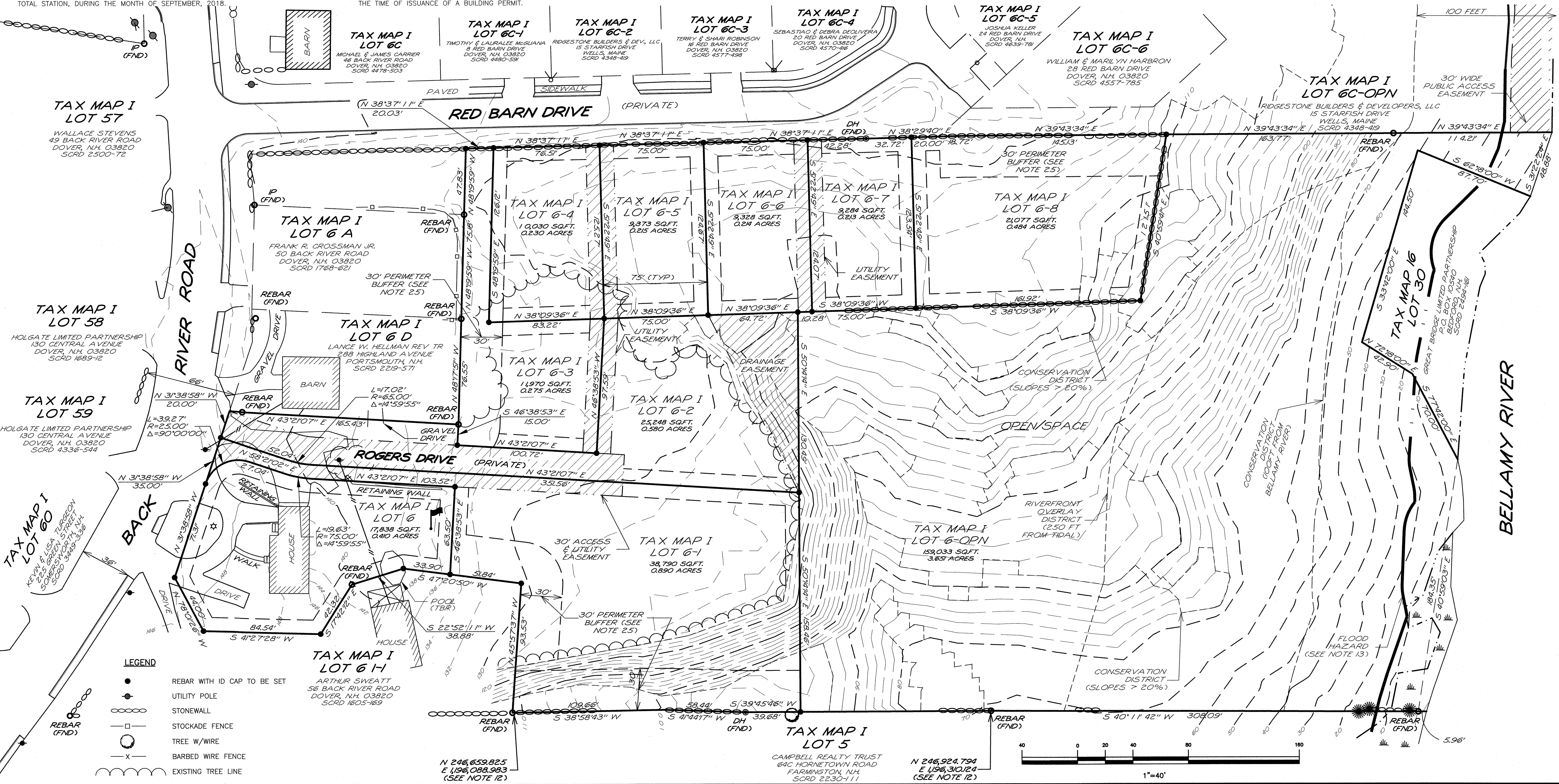
(P19-09)

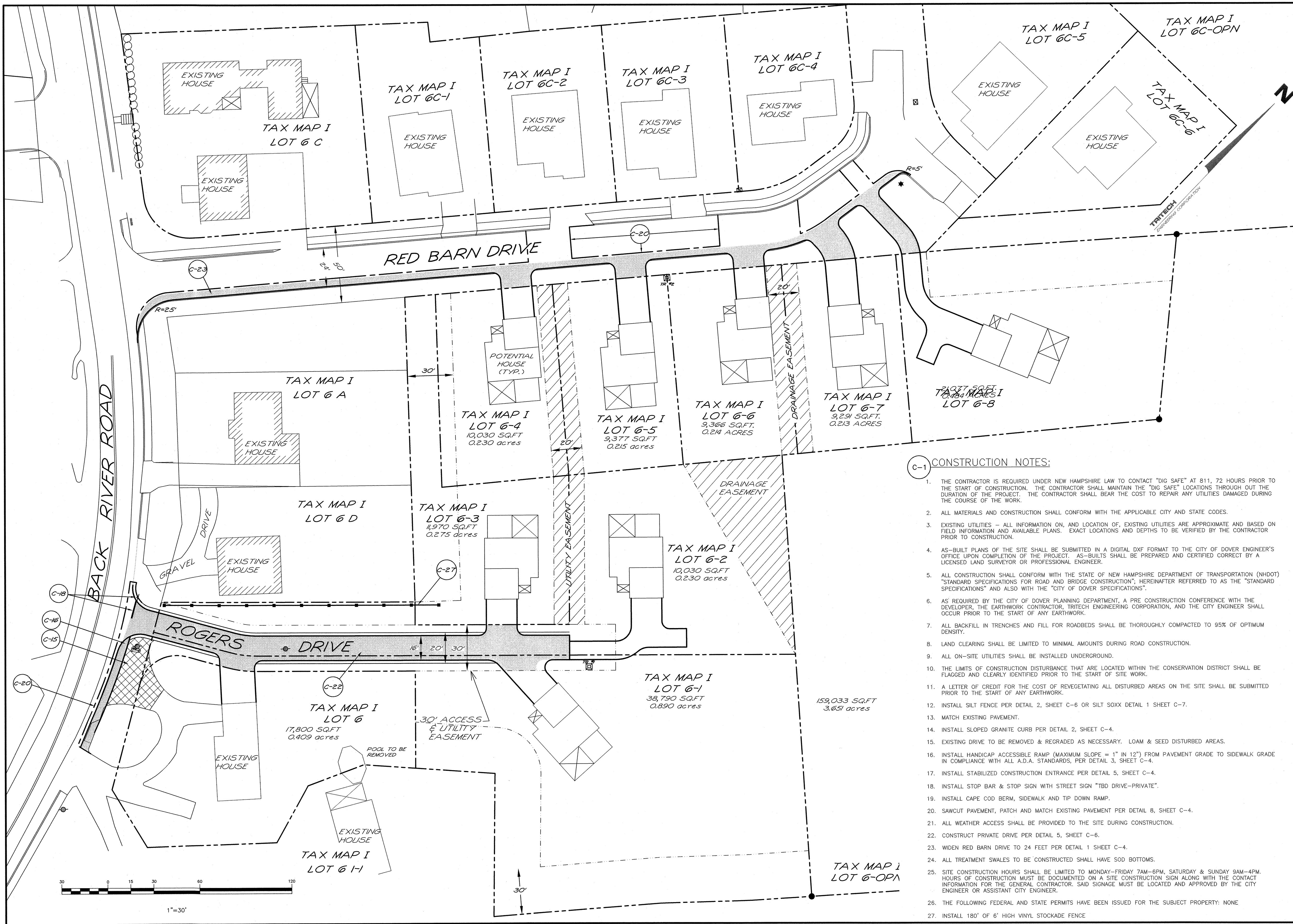
NOTES

- INTENT: TO SHOW THE OPEN SPACE SUBDIVISION OF DOVER TAX MAP 1 LOT 6, AS AN OPEN SPACE SUBDIVISION WHICH WILL CREATE 8 LOTS, PLUS THE EXISTING HOUSE LOT AT 54 BACK RIVER ROAD, THE OTHER 8 LOTS ARE 7 PROPOSED BUILDING LOTS, AND 1 OPEN SPACE LOT. THESE PLANS ALSO AMEND THE PREVIOUSLY APPROVED BELLAMY RIDGE SUBDIVISION (PLANNING FILE P15-05 AND RECORDED IN SCRD PLAN #110-35) BY RELOCATING STREET PLANTINGS AND BIO-RETENTION AREA AND ELIMINATING THE GUARD RAIL.
- CURRENT OWNER OF RECORD:
ARTHUR SWEATT
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DOVER, N.H.
RIDGESTONE BUILDERS & DEV., LLC
15 STARFISH DRIVE
WELLS, MAINE
- SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- TOTAL LOT AREA: 311,970 SQ.FT. - 7.162 ACRES
- TAX MAP 1 LOTS 6
- PROJECT DEED REFERENCE: BOOK 1605 PAGE 169
- ZONING: R-12
MIN. LOT SIZE: 12,000 SQ. FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 30 FT
SIDE: 15 FT
REAR: 15 FT
MAX BUILDING HEIGHT: 35 FT
LOT COVERAGE: 30 %
OPEN SPACE REQUIREMENTS
MIN. LOT SIZE: 8,000 SQ.FT.
MIN. FRONTAGE: 20 FT
MIN. SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT
EXTERIOR BOUNDARY: 30 FT
EXISTING STRUCTURES: 50 FT
FRONTAGE BUFFER: 100 FT
- THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS, CONSERVATION, TIDAL
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2018.

- IN THE MONTH OF OCTOBER, 2018 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLANDS CONSULTANT, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
- PROJECT PLAN REFERENCE:
OPEN SPACE SUBDIVISION PLAN
BELLAMY RIDGE
46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
DECEMBER 24, 2014 SCRD 110-35
PLAN OF LAND OF
ROBERT & MUREL NESMAN
BACK RIVER ROAD
DOVER, N.H.
McNEANEY & O'NEIL SURVEY ASSOCIATES
MAY 6, 1988 SCRD 34-66
PLAN OF LAND FOR
EDWARDS REALTY INC
SAWYERS LOWER MILL
DOVER, NEW HAMPSHIRE
GRANT L. DAVIS
APRIL 1954 SCRD Po 2 Fo 21 PLAN #26
BOUNDARY LINE ADJUSTMENT FOR
LOUISE M. SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
SEPTEMBER 26, 1991 SCRD 39-79
SUBDIVISION PLAN FOR
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
JUNE 6, 1991 SCRD 39-24
- BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 21, 2018 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 24, 2018. DATUM BASED ON NEW HAMPSHIRE STATE PLAN COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88).
- A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0340E, MAP No. 33017C0340E, DATE: 9-30-2015).
- THE LOTS WILL BE SERVICED BY MUNICIPAL SEWER AND WATER.
- STREET ADDRESSES FOR THE NEW LOTS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE
- THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.
- PLANS T-1, T-2, EX-1, Y-1, S-1, S-2, SP-1 THRU SP-3, L-1, C-1 THRU C-9 AND SD-1 ARE PART OF THIS APPROVAL.
- MAP 1 LOT 6 MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
- LOTS TO BE SERVICED BY CITY WATER AND SEWER. ALL NEW DWELLING UNITS SHALL BE ASSESSED THE CURRENT WATER AND SEWER INVESTMENT FEES IN PLACE AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- A PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES APPLY TO THE SUBJECT PARCEL.
- * OPEN SPACE REQUIRED: 9 LOTS x 4,000 SQ.FT. = 36,000 SQ.FT.
* TOTAL OPEN SPACE PROVIDED: 159,033 SQ.FT.
* TOTAL AREA OF USABLE OPEN SPACE REQUIRED: 36,000 SQ.FT. x 50% = 18,000 SQ.FT.
* TOTAL AREA OF USABLE OPEN SPACE PROVIDED: 24,200 SQ.FT. (CONTIGUOUS NON-CONSERVATION DISTRICT)
- 30' PERIMETER BUFFERS SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F.
- SUBJECT PARCEL SCS SOIL TYPES
-Glc- GLOUCESTER, FINE SANDY LOAM, 3 TO 8% SLOPES
-Hgd- HOLLIS-GLOUCESTER, VERY ROCKY FINE SANDY LOAMS, 15 TO 25% SLOPES
-Sfc- SUFFIELD, SILT LOAM, 8 TO 15% SLOPES





- C-1 CONSTRUCTION NOTES:**
- THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 811, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGH OUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE CITY AND STATE CODES.
 - EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
 - ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALSO WITH THE "CITY OF DOVER SPECIFICATIONS".
 - AS REQUIRED BY THE CITY OF DOVER PLANNING DEPARTMENT, A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE EARTHWORK CONTRACTOR, TRITECH ENGINEERING CORPORATION, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO THE START OF ANY EARTHWORK.
 - ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
 - LAND CLEARING SHALL BE LIMITED TO MINIMAL AMOUNTS DURING ROAD CONSTRUCTION.
 - ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE CONSERVATION DISTRICT SHALL BE FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE START OF SITE WORK.
 - A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO THE START OF ANY EARTHWORK.
 - INSTALL SILT FENCE PER DETAIL 2, SHEET C-6 OR SILT SOXX DETAIL 1 SHEET C-7.
 - MATCH EXISTING PAVEMENT.
 - INSTALL SLOPED GRANITE CURB PER DETAIL 2, SHEET C-4.
 - EXISTING DRIVE TO BE REMOVED & REGRADED AS NECESSARY. LOAM & SEED DISTURBED AREAS.
 - INSTALL HANDICAP ACCESSIBLE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 3, SHEET C-4.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5, SHEET C-4.
 - INSTALL STOP BAR & STOP SIGN WITH STREET SIGN "TBD DRIVE-PRIVATE".
 - INSTALL CAPE COD BERM, SIDEWALK AND TIP DOWN RAMP.
 - SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 8, SHEET C-4.
 - ALL WEATHER ACCESS SHALL BE PROVIDED TO THE SITE DURING CONSTRUCTION.
 - CONSTRUCT PRIVATE DRIVE PER DETAIL 5, SHEET C-6.
 - WIDEN RED BARN DRIVE TO 24 FEET PER DETAIL 1 SHEET C-4.
 - ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
 - SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY & SUNDAY 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 ASSISTANT CITY ENGINEER.
 - THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE
 - INSTALL 180' OF 6' HIGH VINYL STOCKADE FENCE

TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
	04/04/19	REVISED PER TRC COMMENTS

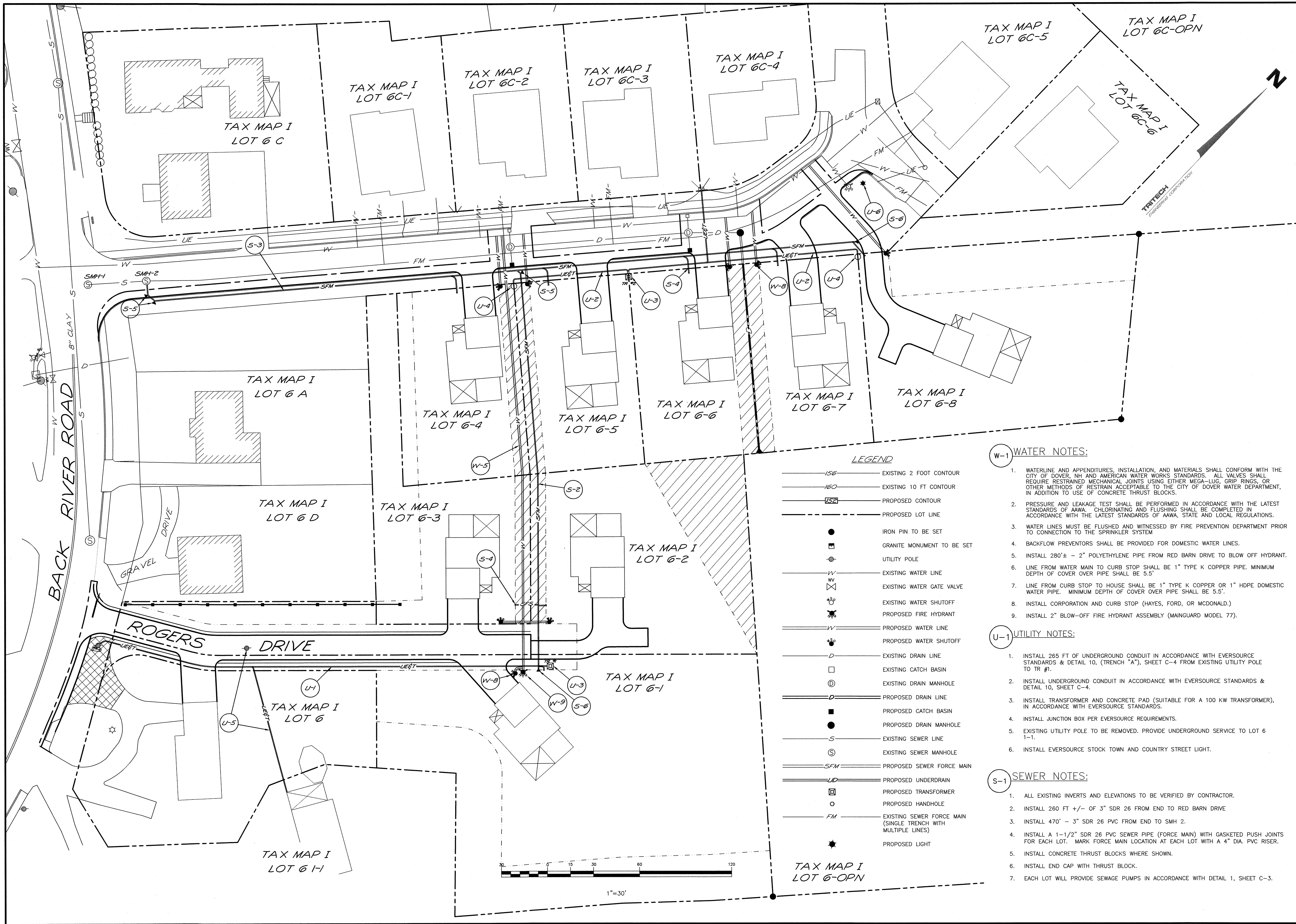
SITE DEVELOPMENT PLAN

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
JANUARY 10, 2019 JOB No. 18129
SCALE: 1" = 30'

SHEET NO.

SP-1



TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
	04/04/19	REVISED PER TRC COMMENTS

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603.742.8107
FAX 603.742.3630

UTILITIES PLAN

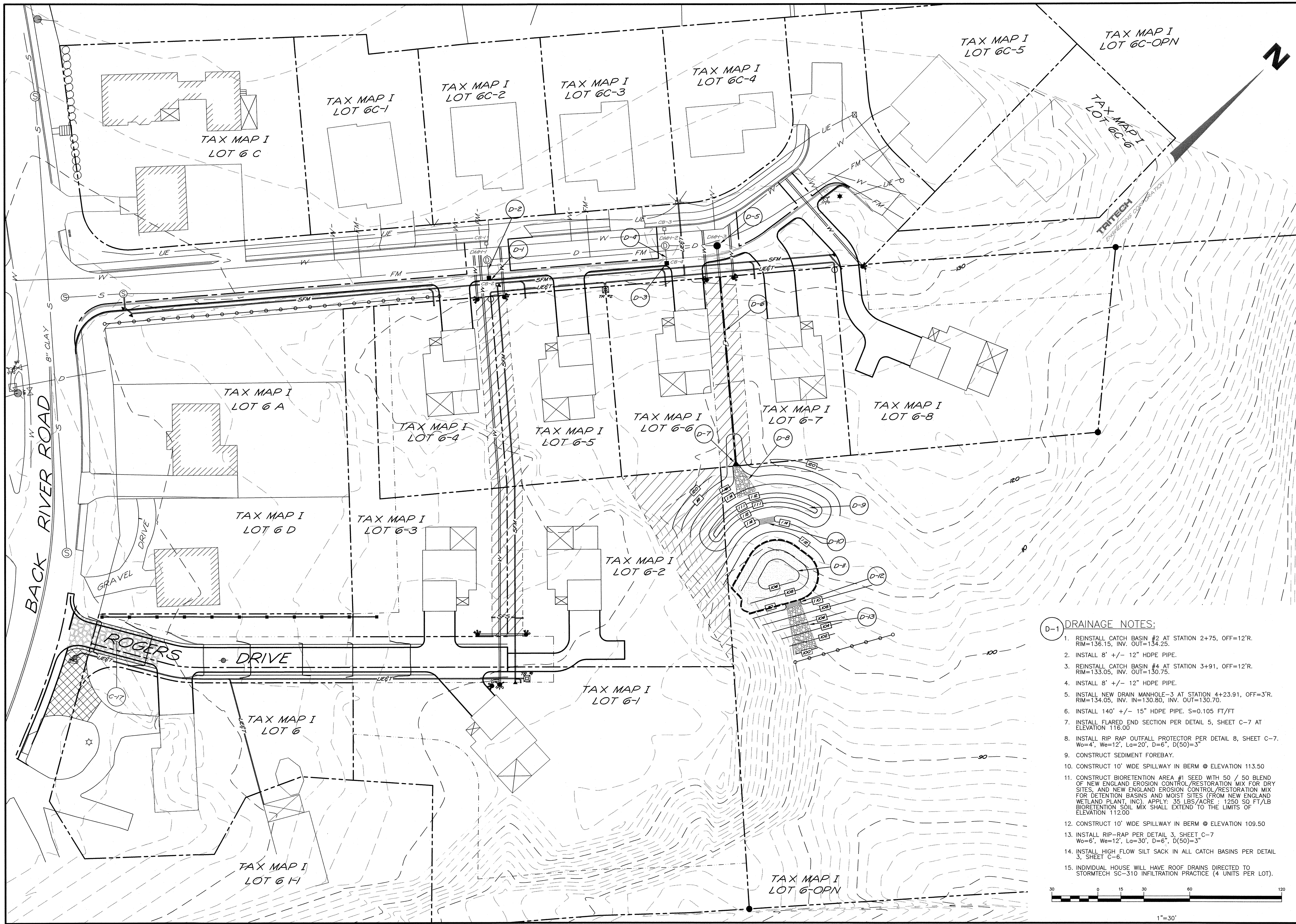
BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

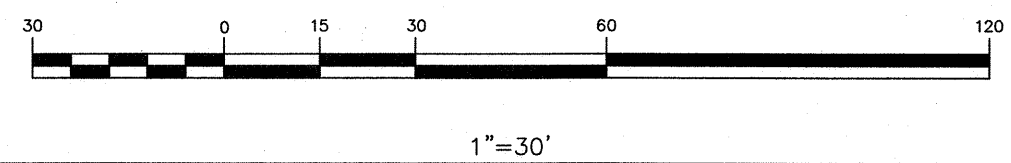
JANUARY 10, 2019 JOB NO. 18129
SCALE: 1" = 30'

SHEET NO.

SP-2



- D-1 DRAINAGE NOTES:**
1. REINSTALL CATCH BASIN #2 AT STATION 2+75, OFF=12'R. RIM=136.15, INV. OUT=134.25.
 2. INSTALL 8' +/- 12" HDPE PIPE.
 3. REINSTALL CATCH BASIN #4 AT STATION 3+91, OFF=12'R. RIM=133.05, INV. OUT=130.75.
 4. INSTALL 8' +/- 12" HDPE PIPE.
 5. INSTALL NEW DRAIN MANHOLE-3 AT STATION 4+23.91, OFF=3'R. RIM=134.05, INV. IN=130.80, INV. OUT=130.70.
 6. INSTALL 140' +/- 15" HDPE PIPE. S=0.105 FT/FT
 7. INSTALL FLARED END SECTION PER DETAIL 5, SHEET C-7 AT ELEVATION 116.00
 8. INSTALL RIP RAP OUTFALL PROTECTOR PER DETAIL 8, SHEET C-7. Wo=4', We=12', Lo=20', D=6", D(50)=3"
 9. CONSTRUCT SEDIMENT FOREBAY.
 10. CONSTRUCT 10' WIDE SPILLWAY IN BERM @ ELEVATION 113.50
 11. CONSTRUCT BIORETENTION AREA #1 SEED WITH 50 / 50 BLEND OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES, AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES (FROM NEW ENGLAND WETLAND PLANT, INC). APPLY: 35 LBS/ACRE : 1250 SQ FT/LB BIORETENTION SOIL MIX SHALL EXTEND TO THE LIMITS OF ELEVATION 112.00
 12. CONSTRUCT 10' WIDE SPILLWAY IN BERM @ ELEVATION 109.50
 13. INSTALL RIP-RAP PER DETAIL 3, SHEET C-7 Wo=6', We=12', Lo=30', D=6", D(50)=3"
 14. INSTALL HIGH FLOW SILT SACK IN ALL CATCH BASINS PER DETAIL 3, SHEET C-6.
 15. INDIVIDUAL HOUSE WILL HAVE ROOF DRAINS DIRECTED TO STORMTECH SC-310 INFILTRATION PRACTICE (4 UNITS PER LOT).



TRITECH
ENGINEERING CORPORATION

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DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

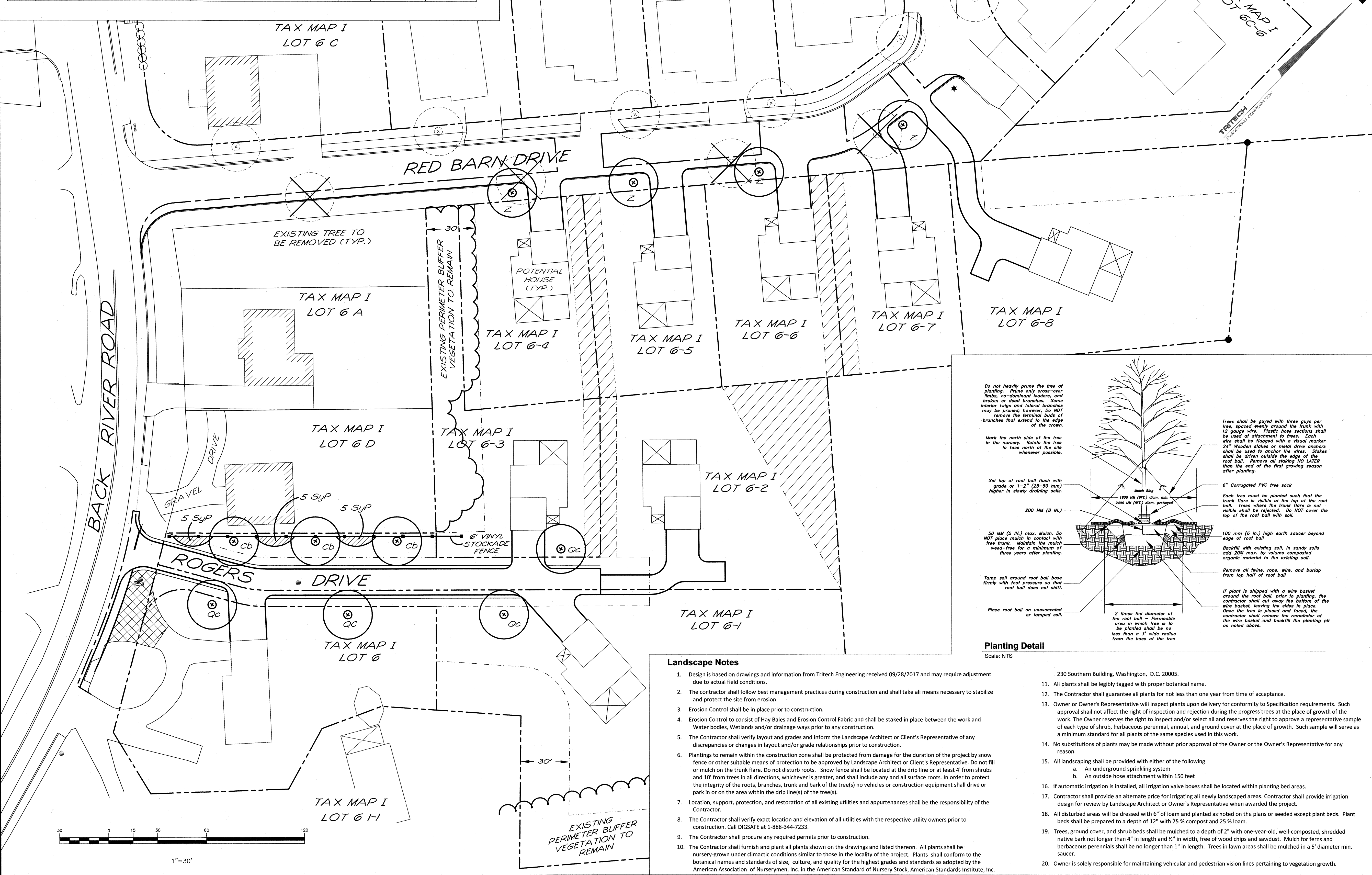
GRADING AND DRAINAGE PLAN

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
JANUARY 10, 2019 JOB No. 18129
SCALE: 1" = 30'

SHEET NO.

SP-3

[illegible]

1. Design is based on drawings and information from Tritech Engineering received 09/28/2017 and may require adjustment due to actual field conditions.
2. The Contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric and shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. Plantings to remain within the construction zone shall be protected from damage for the duration of the project by snow fences and/or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Do not fill or mulch on the trunk flare. Do not disturb roots. Snow fence shall be located at the drip line or at least 4' from shrubs and 10' from trees in all directions, whichever is greater, and shall include any and all surface roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s).
7. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
8. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DISSAFE at 1-888-344-7233.
9. The Contractor shall procure any required permits prior to construction.
10. The Contractor shall furnish and plant all plants shown on the drawings and listed therein. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc.

- 230 Southern Building, Washington, D.C. 20005.
1. All plants shall be legibly tagged with proper botanical name.
2. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
3. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during the progress trees at the place of growth of the work. The Owner reserves the right to inspect and/or select all and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
4. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
5. All landscaping shall be provided with either of the following
 - a. An underground sprinkling system
 - b. An outside hose attachment within 150 feet
6. If automatic irrigation is installed, all irrigation valve boxes shall be located within planting bed areas.
7. Contractor shall provide an alternate price for irrigating all newly landscaped areas. Contractor shall provide irrigation design for review by Landscape Architect or Owner's Representative when awarded the project.
8. All disturbed areas will be dressed with 6" of loam and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75 % compost and 25 % loam.
9. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 3" in width, free of wood chips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer.
10. Owner is solely responsible for maintaining vehicular and pedestrian vision lines pertaining to vegetation growth.

SHEET NO.

La-1

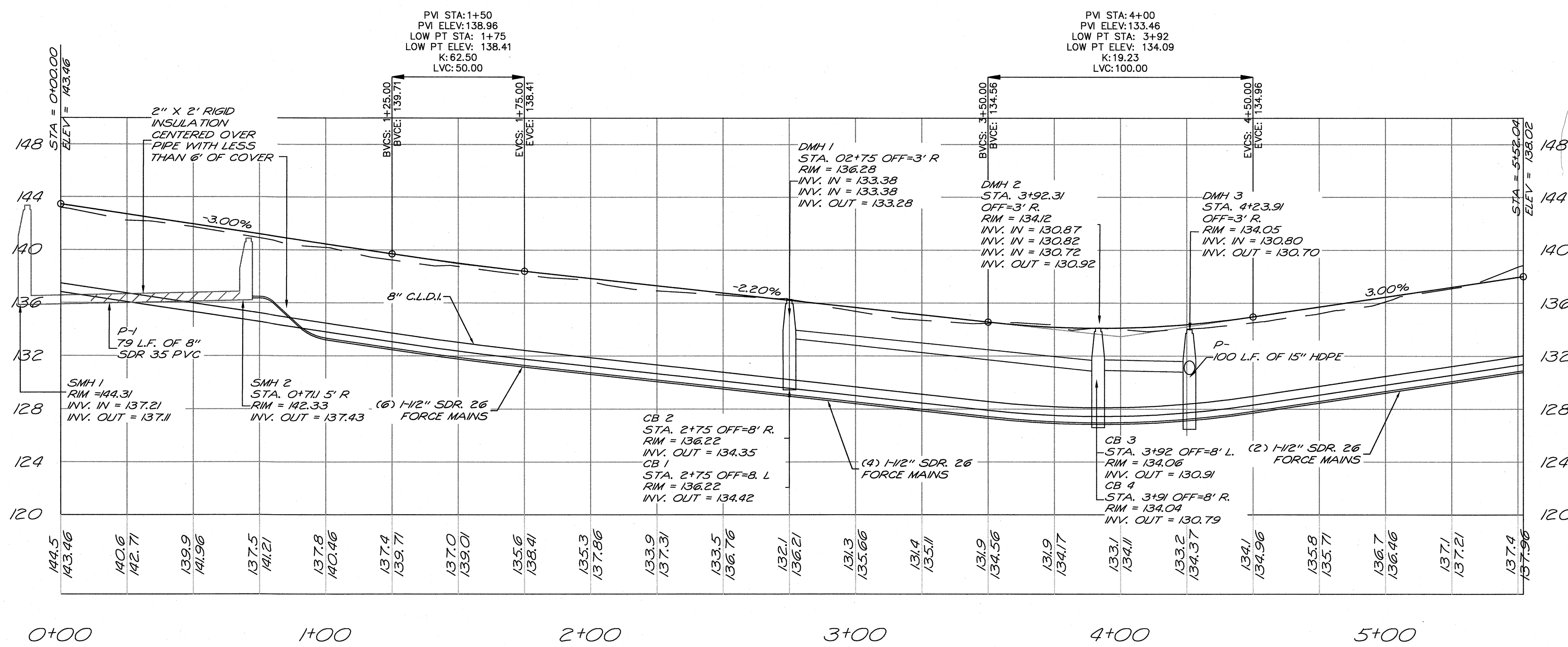
REVISIONS	
DATE:	DESCRIPTION:
04/04/19	ADDED TO PLAN SET

ENGINEERING CORPORATION

755 CENTRAL AVENUE
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TELEPHONE 603 742 8107
FAX 603 742 3830

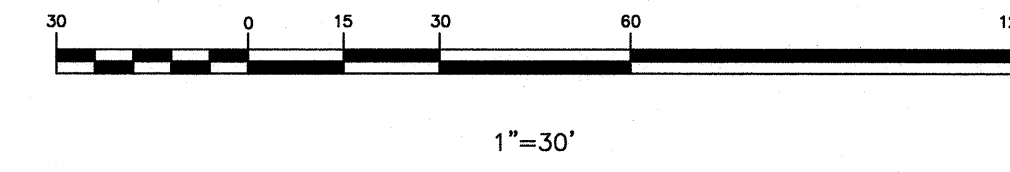


PLAN VIEW-RED BARN DRIVE: STA. 0+00-5+52.04



PROFILE VIEW-RED BARN DRIVE: STA. 0+00-5+52.04

- LEGEND**
- 156 EXISTING 2 FOOT CONTOUR
 - 160 EXISTING 10 FT CONTOUR
 - 152 PROPOSED CONTOUR
 - PROPOSED LOT LINE
 - IRON PIN TO BE SET
 - GRANITE MONUMENT TO BE SET
 - UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING WATER GATE VALVE
 - EXISTING WATER SHUTOFF
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER LINE
 - PROPOSED WATER SHUTOFF
 - EXISTING DRAIN LINE
 - EXISTING CATCH BASIN
 - EXISTING DRAIN MANHOLE
 - PROPOSED DRAIN LINE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN MANHOLE
 - EXISTING SEWER LINE
 - EXISTING SEWER MANHOLE
 - PROPOSED SEWER FORCE MAIN
 - PROPOSED UNDERDRAIN
 - PROPOSED TRANSFORMER
 - PROPOSED HANDHOLE
 - ★ PROPOSED LIGHT
 - FM EXISTING SEWER FORCE MAIN (SINGLE TRENCH WITH MULTIPLE LINES)



TRITECH

ENGINEERING CORPORATION

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	04/04/19	REVISED PER TRC COMMENTS

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603.742.8107
FAX 603.742.9830

CONSTRUCTION NOTES & DETAILS

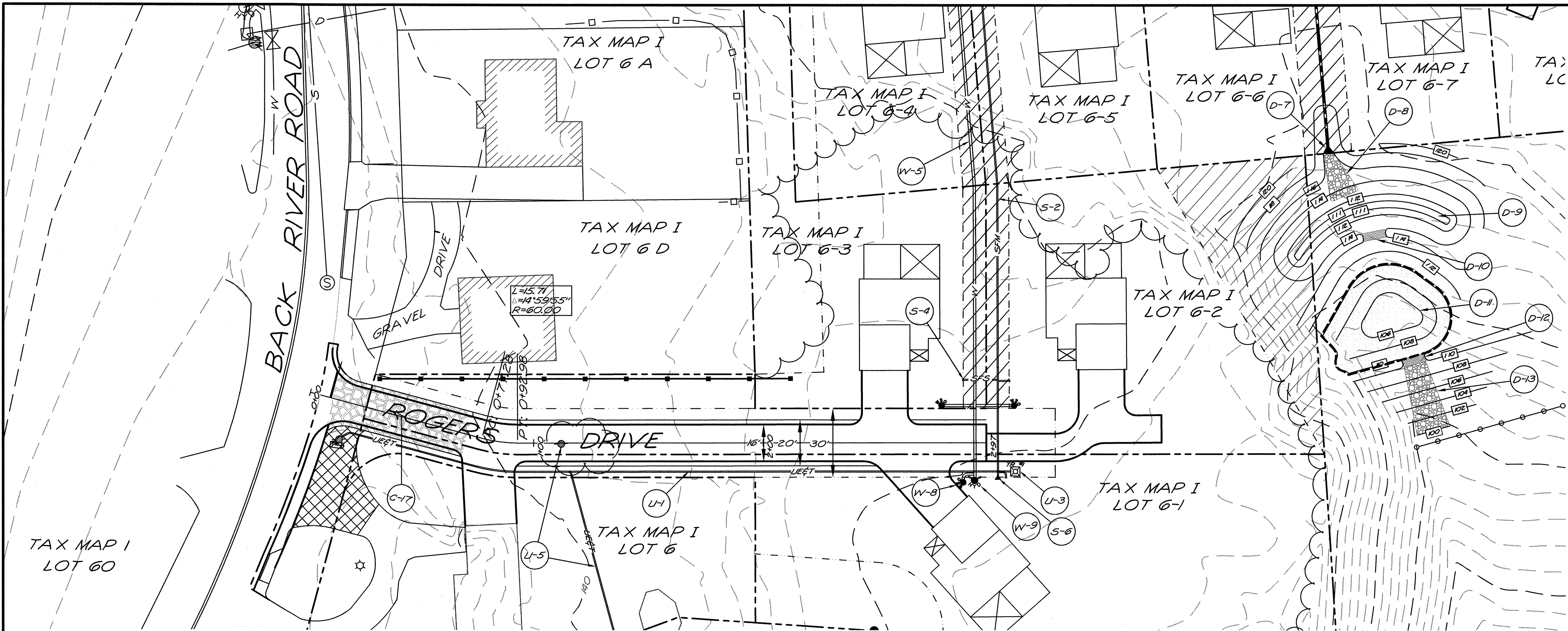
BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

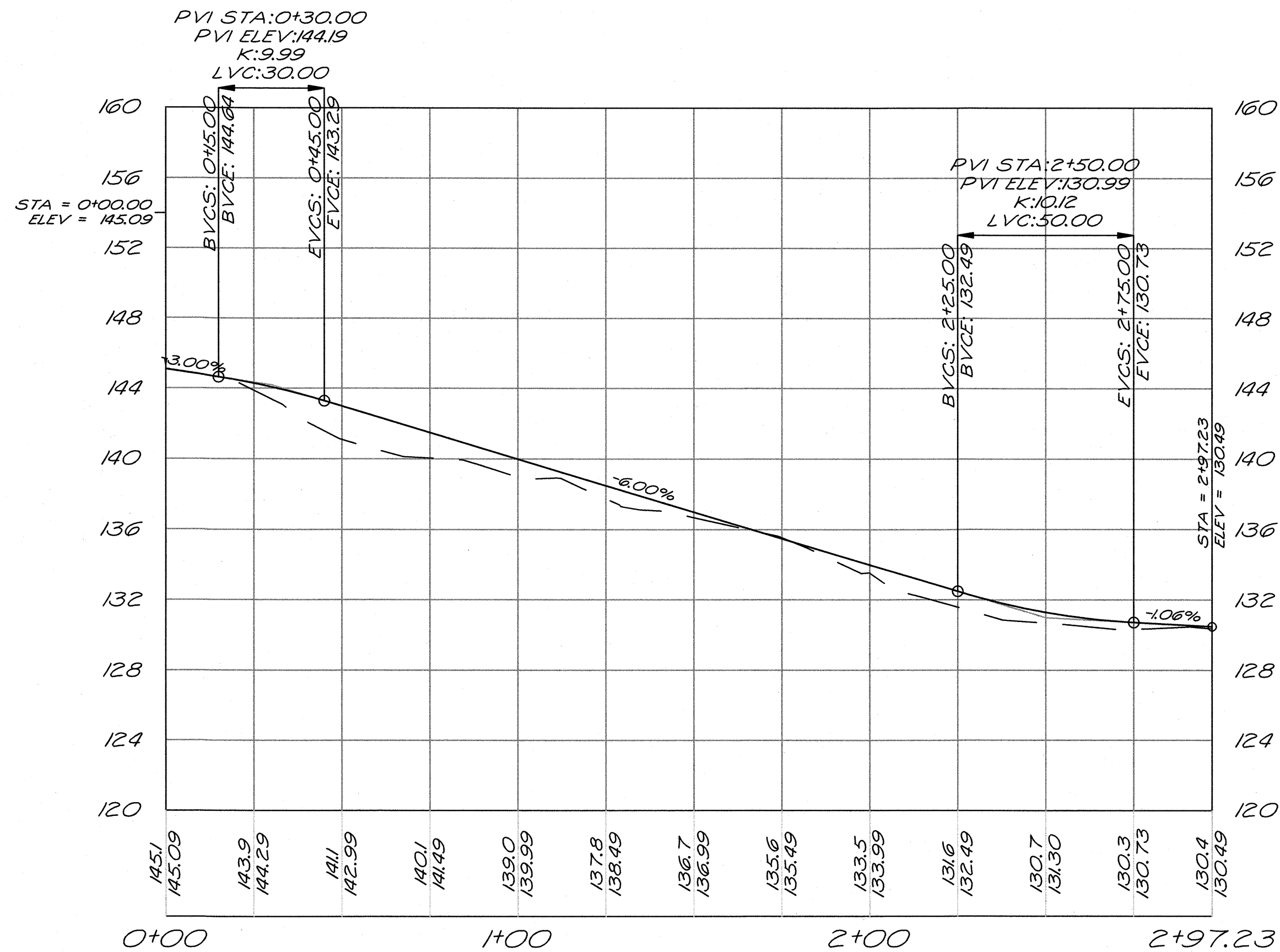
JANUARY 10, 2019 JOB No. 18/29
SCALE: 1" = 30'

SHEET NO.

C-1



PLAN VIEW—COMMON DRIVE: STA. 0+00-2+97.23



PROFILE VIEW—COMMON PRIVATE DRIVE: STA. 0+00-3+00

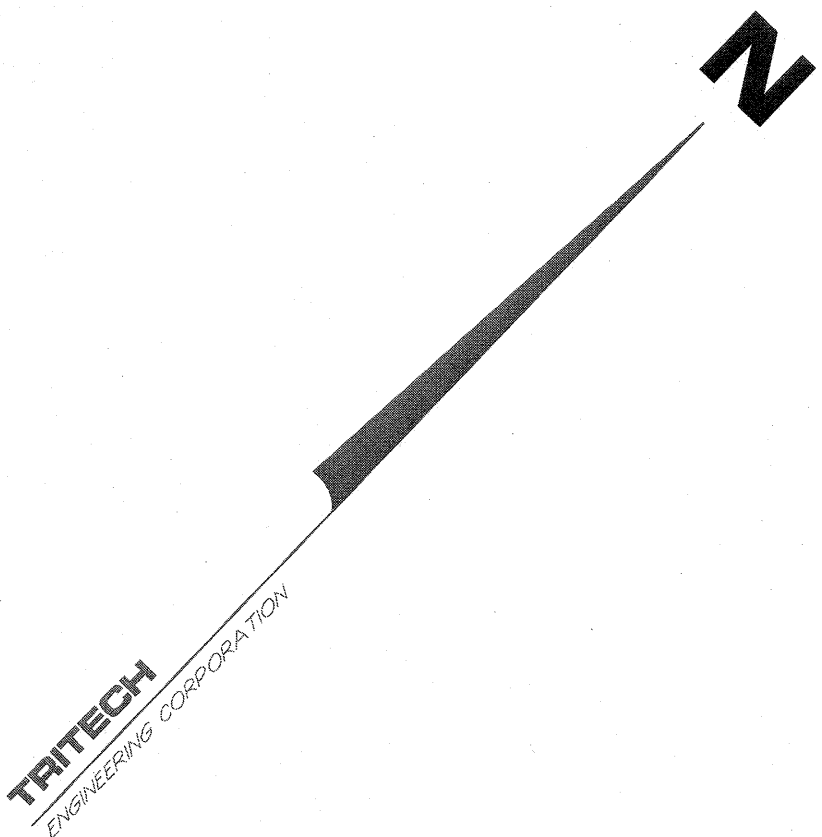
GENERAL NOTES:

- SUBJECT PARCEL SCS SOIL TYPES -GIB- GLOUCESTER, FINE SANDY LOAM, 3 TO 8% SLOPES
-HGD- HOLLIS-GLOUCESTER, VERY ROCKY FINE SANDY LOAMS, 15 TO 25% SLOPES
-SIC- SUFFIELD, SILT LOAM, 8 TO 15% SLOPES
- TRASH REMOVAL WILL BE PROVIDED BY A PRIVATE REFUSE HAULING COMPANY AT HOMEOWNERS' EXPENSE.
- BEST MANAGEMENT PRACTICES (BMPs) SHALL BE UTILIZED FOR CONSTRUCTION SEQUENCING & TEMPORARY EROSION CONTROL. ALL DISTURBED SHALL BE RESTORED WITH 4" OF LOAM, LIMED (2 TONS/ACRE), FERTILIZED (500 LBS/ACRE, 10-20-20) & SEEDDED (48 LBS/ACRE, SCS MIXTURE "C").
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE 50 FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- A SIGN WILL BE POSTED ON-SITE THAT IDENTIFIES DEVELOPER AND CONTRACTOR CONTACT INFORMATION.
- THE LAND DEVELOPMENT FEATURES (HOUSES AND DRIVEWAYS) SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOWN FOR PLANNING PURPOSES ONLY. THIS PLAN IS INTENDED TO SHOW THE FEASIBILITY OF THE PROJECT AND IS NOT INTENDED TO RESTRICT THE DEVELOPMENT BEYOND WHAT IS DEPICTED ON THE SUBDIVISION PLAN.
- COMMERCIAL VEHICLE ROUTES DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR



1"=30'

LEGEND	
	EXISTING 2 FOOT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED CONTOUR
	PROPOSED LOT LINE
	IRON PIN TO BE SET
	GRANITE MONUMENT TO BE SET
	UTILITY POLE
	EXISTING WATER LINE
	EXISTING WATER GATE VALVE
	EXISTING WATER SHUTOFF
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE
	PROPOSED WATER SHUTOFF
	EXISTING DRAIN LINE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
	PROPOSED SEWER LINE
	PROPOSED SEWER FORCE MAIN
	PROPOSED SEWER MANHOLE
	PROPOSED GAS LINE
	PROP. ASPHALT CONCRETE SIDEWALK
	PROPOSED UNDERDRAIN
	PROPOSED UNDERGROUND ELECTRIC TELEPHONE & CABLE
	PROPOSED TRANSFORMER
	PROPOSED HANDHOLE
	EXISTING SEWER FORCE MAIN (SINGLE TRENCH WITH MULTIPLE LINES)
	PROPOSED LIGHT



TRITECH
ENGINEERING CORPORATION

TRITECH

ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
	04/04/19	REVISED PER TRC COMMENTS

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 9830

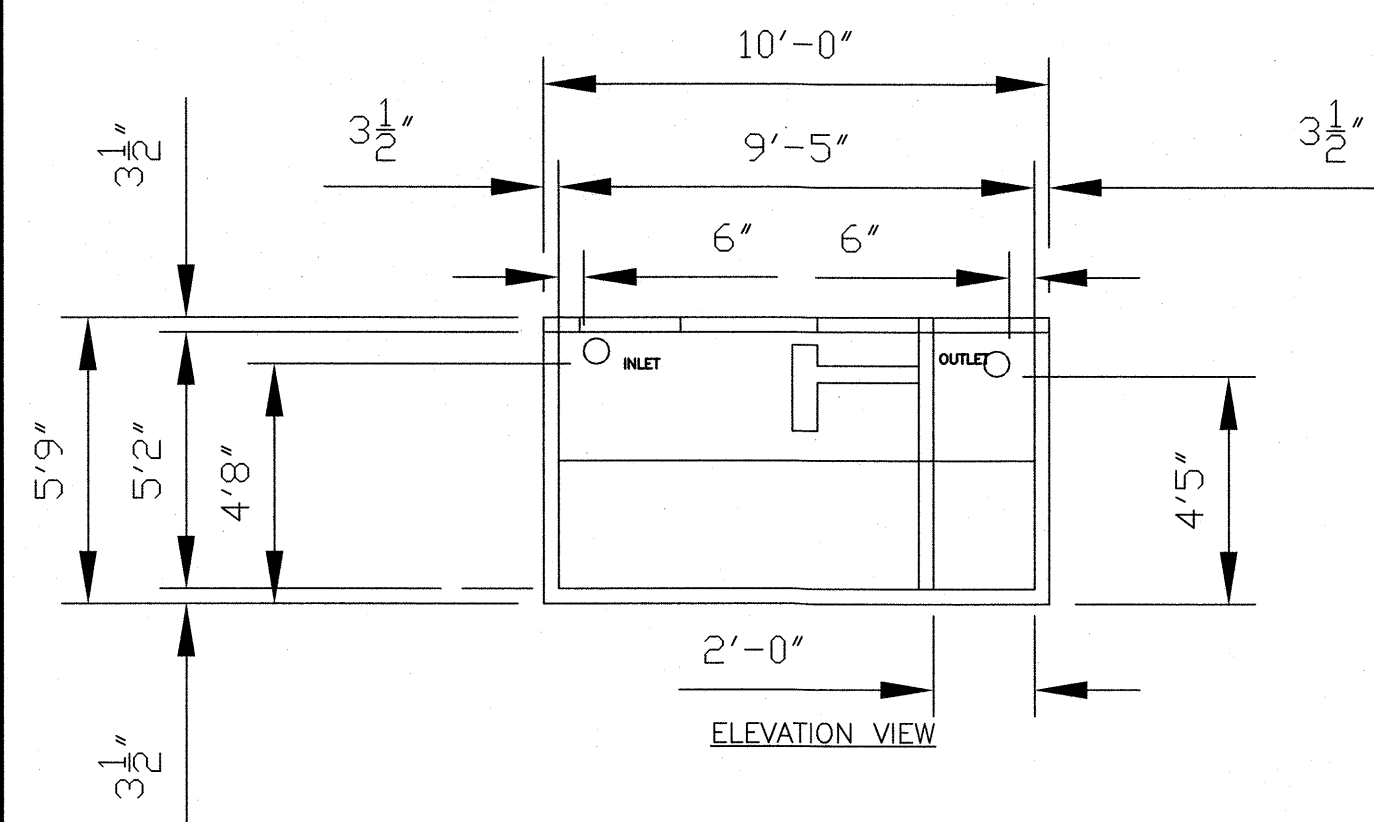
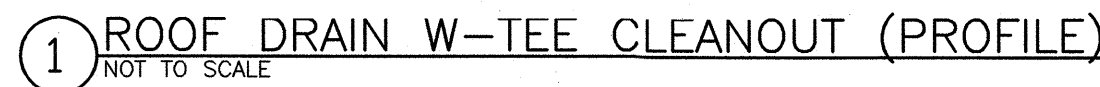
CONSTRUCTION NOTES & DETAILS

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

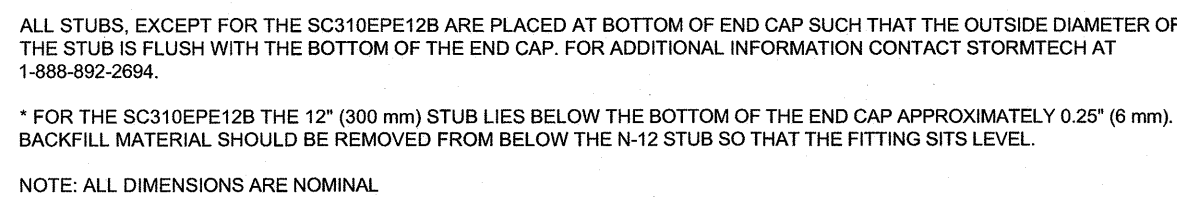
JANUARY 10, 2019 JOB NO. 18129
SCALE: 1" = 30'

C-2

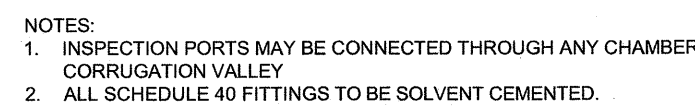


- NOTES:
1. CONCRETE: 5,000PSI MIN AFTER 28 DAYS.
 2. ALL REINFORCEMENT PER ASTM C127-93.
 3. TEES AND GAS BAFFLE SOLD SEPARATELY.
 4. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN.
 5. 4" POLYLOK TV CLOSED END BOOTS USED FOR CONNECTIONS.
 6. PLASTIC RISER CAN BE POURED INTO COVER.
 7. PUMPS & ACCESSORIES OPTIONAL.

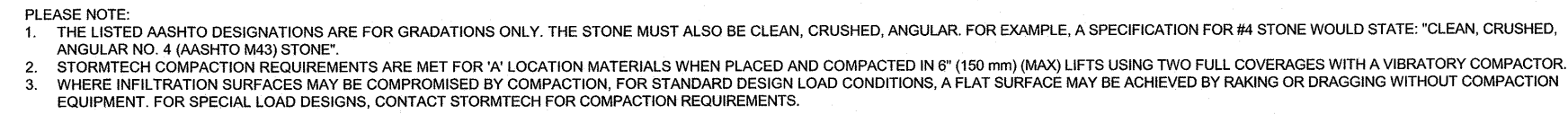
5 SEPTIC/PUMP CHAMBER DETAIL
NOT TO SCALE



4 STORMTECH SC-310
NOT TO SCALE



6 STORMTECH-INSPECTION PORT
NOT TO SCALE



Technical drawing of a trench cross-section showing layers A through F, dimensions, and material specifications.

Labels and Dimensions:

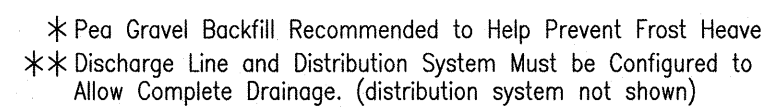
- PERIMETER STONE (SEE NOTE 6)**: Located at the top of the trench walls.
- EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)**: The vertical side of the trench.
- 12" (300 mm) MIN**: Minimum width of the trench at the top.
- SC-310 END CAP**: Located at the bottom of the trench walls.
- SUBGRADE SOILS**: The ground beneath the trench.
- 6" (150 mm) MIN**: Minimum thickness of the subgrade soils.
- 34" (865 mm)**: Thickness of the aggregate layer (A).
- 6" (150 mm) TYP**: Typical thickness of the base layer (B).
- 16" (405 mm)**: Thickness of the flexible pavement layer (C).
- 6" STONE (SEE NOTE 5)**: Thickness of the stone layer (D).
- 8" STONE (SEE NOTE 5)**: Thickness of the stone layer (E).
- 6" STONE (SEE NOTE 5)**: Thickness of the stone layer (F).

Notes:

- ADS GEOSYNTHETICS 6017 NON-WOVEN GEOTEXTILE ALL AROUND**
- CLEAR CRUSHED, ANGULAR STONE IN A & B LAYERS**
- "TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (610 mm)**

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR AS F2902.
2. "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
5. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTIE CHAMBERS FOR THIS PROJECT.
6. SUBBASE SOIL SHALL BE AS FOLLOWS: AT FILL SECTION.
7. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

7 STORMTECH ACCEPTABLE FILL MATERIALS
NOT TO SCALE



8 EFFLUENT PUMPING SYSTEM FOR COLD WEATHER APPLICATIONS (DB STYLE)
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS	
DATE:	DESCRIPTION:
04/04/19	REVISED PER TRC COMMENTS

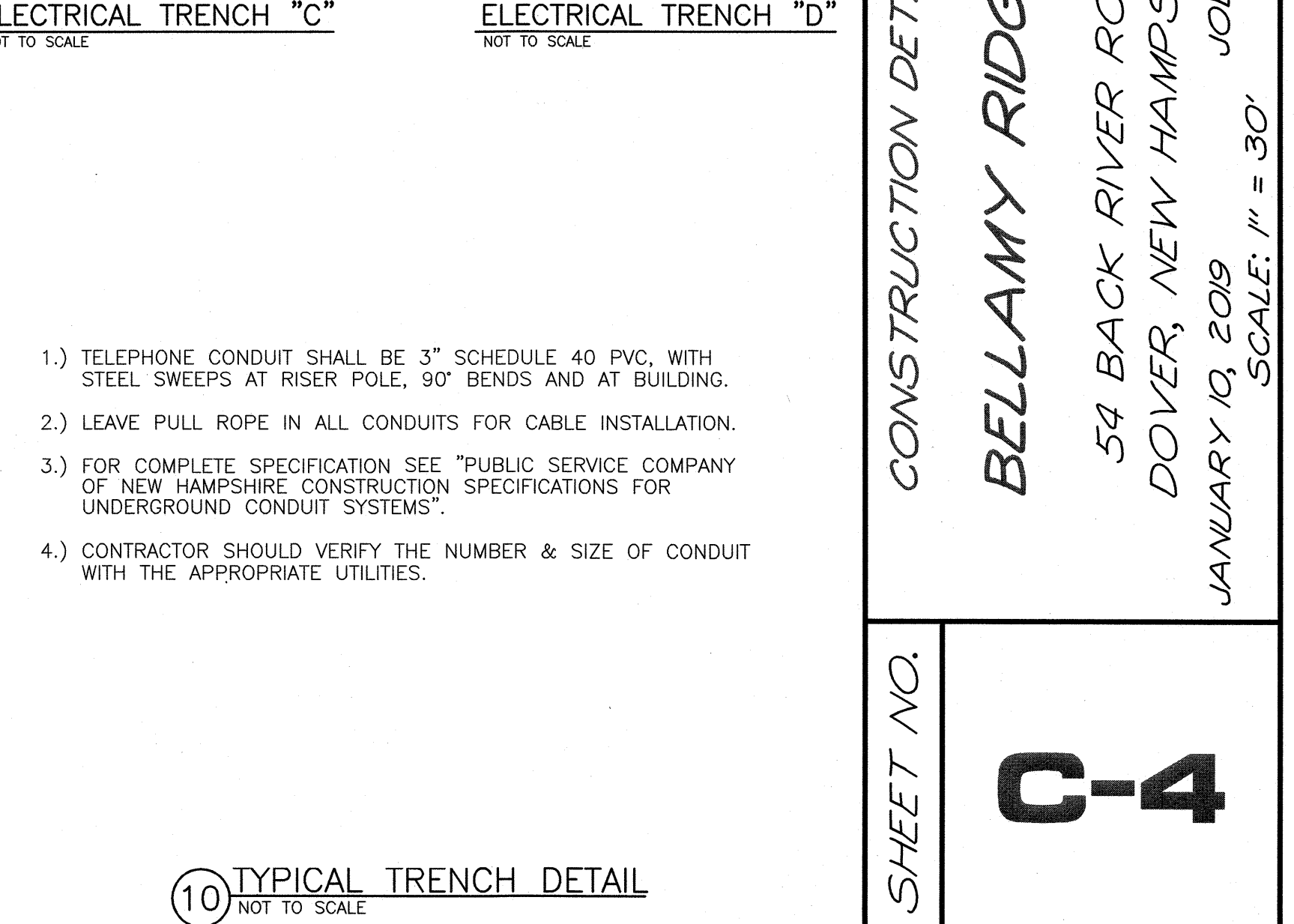
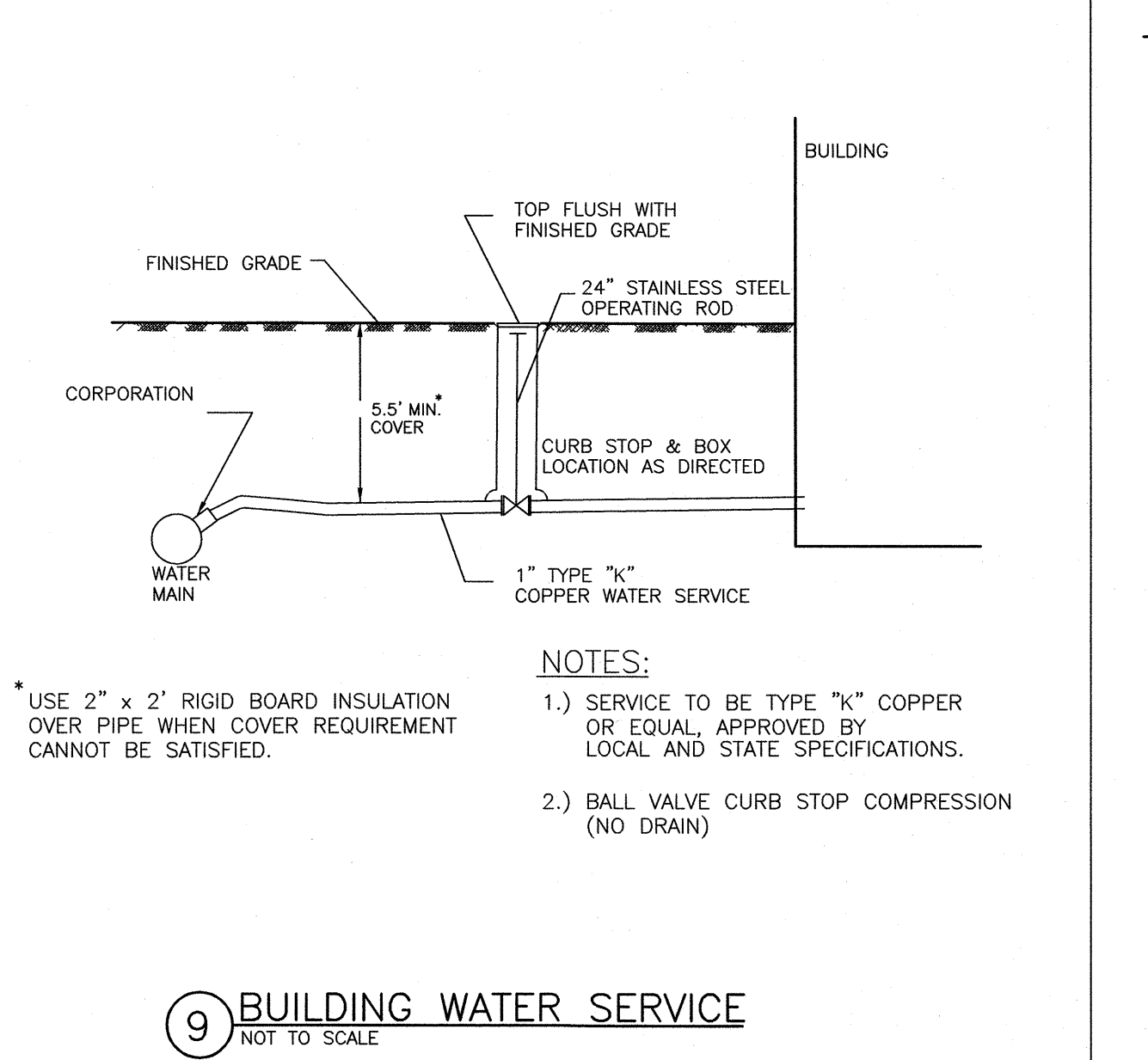
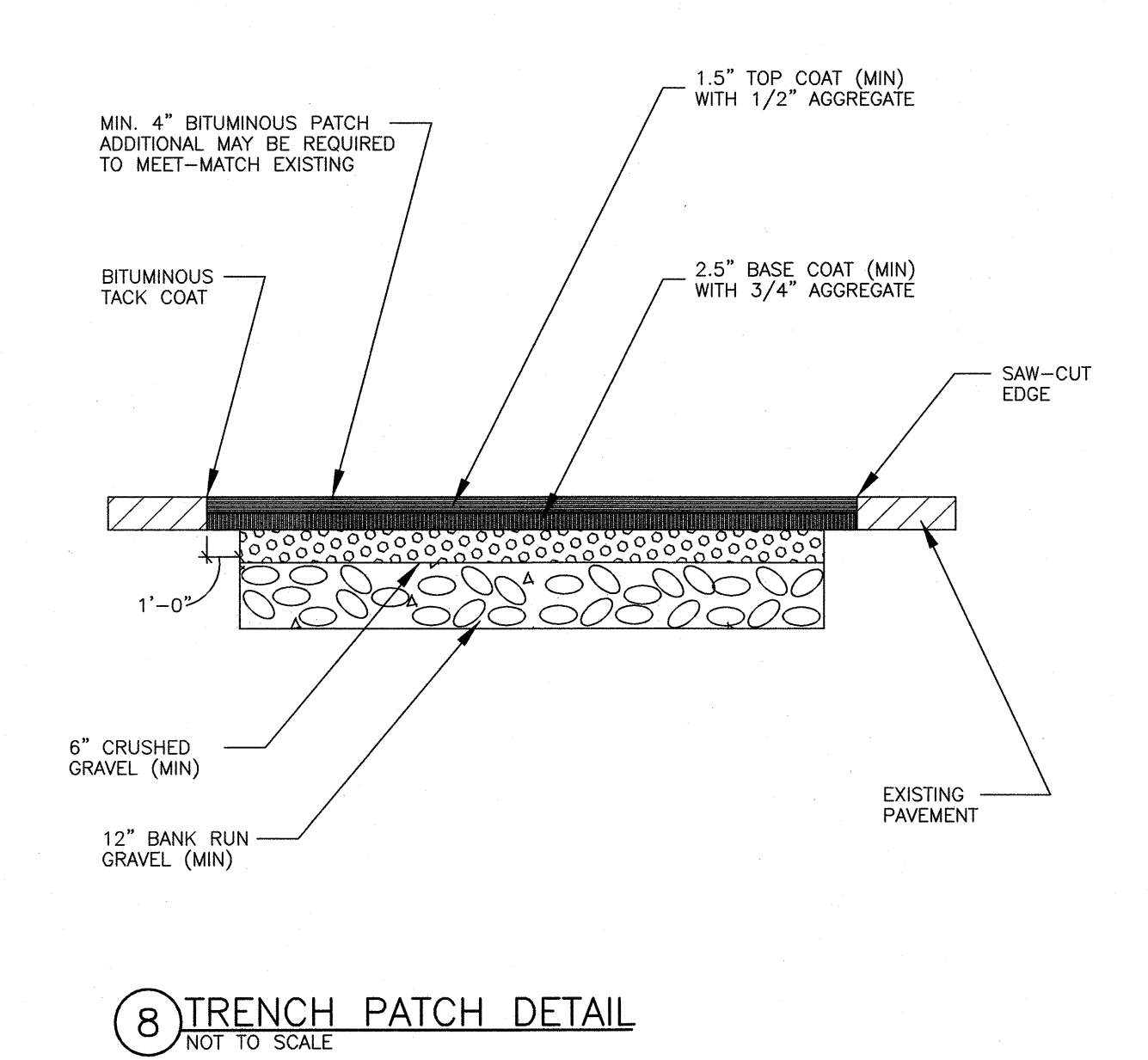
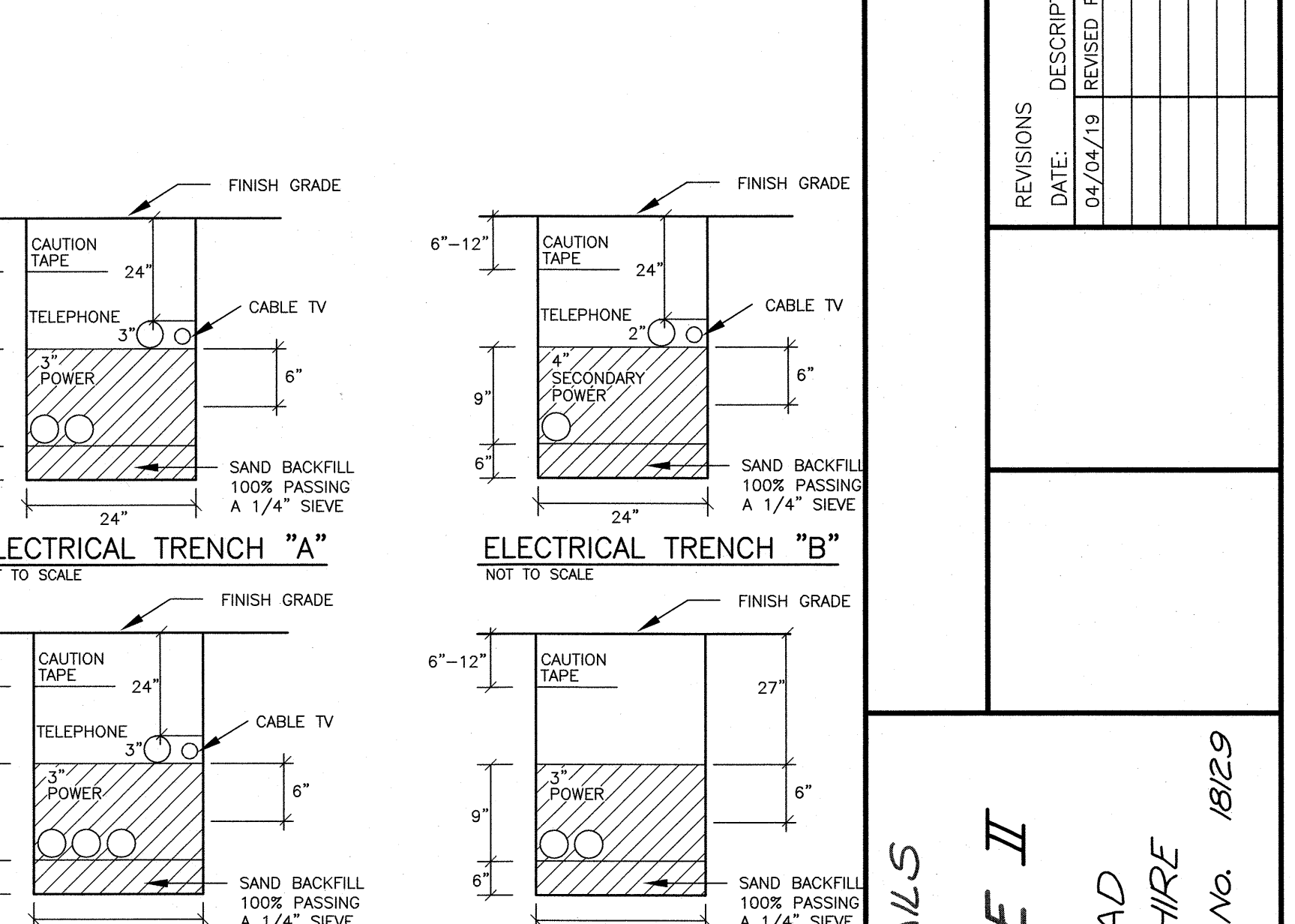
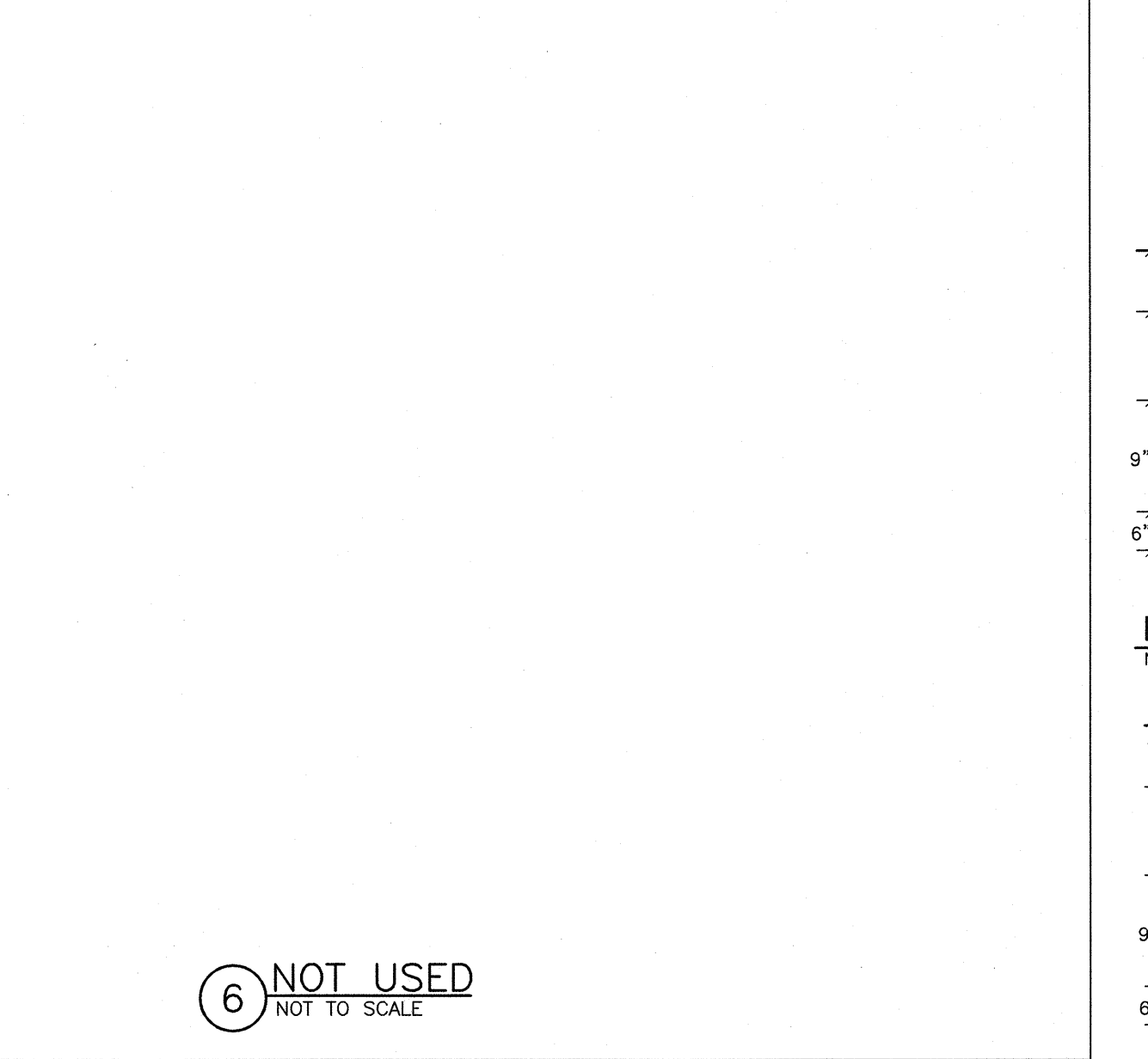
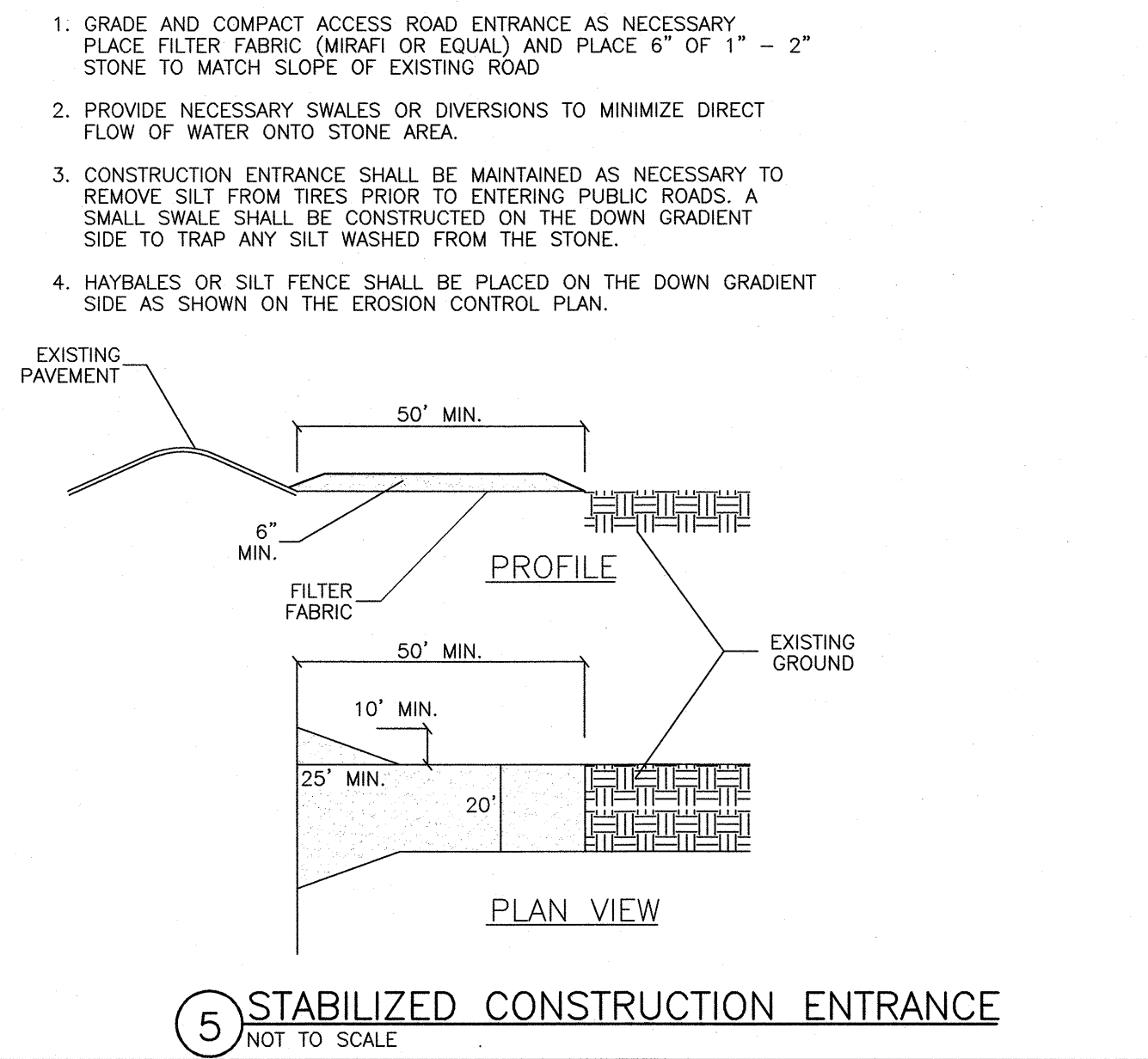
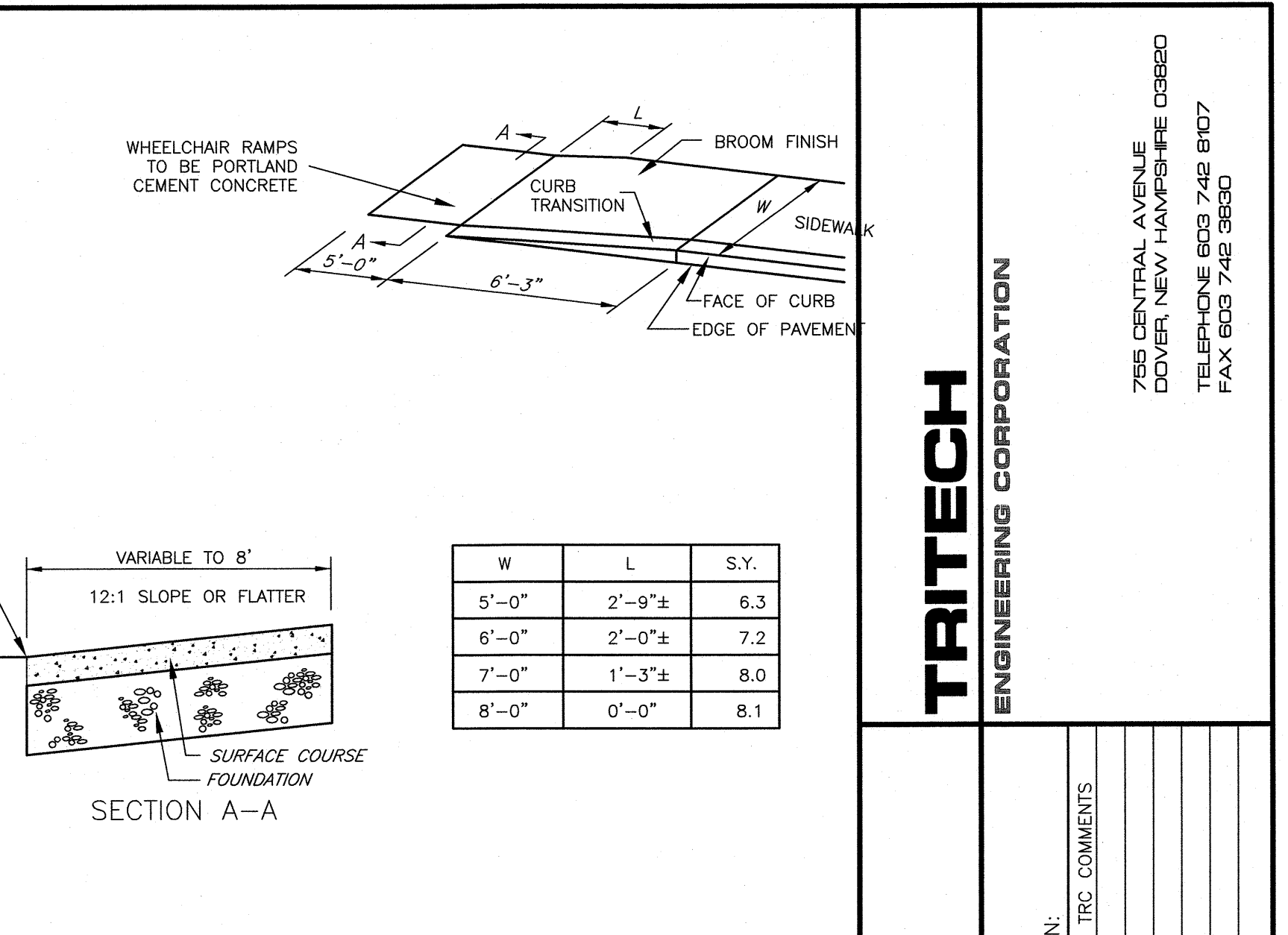
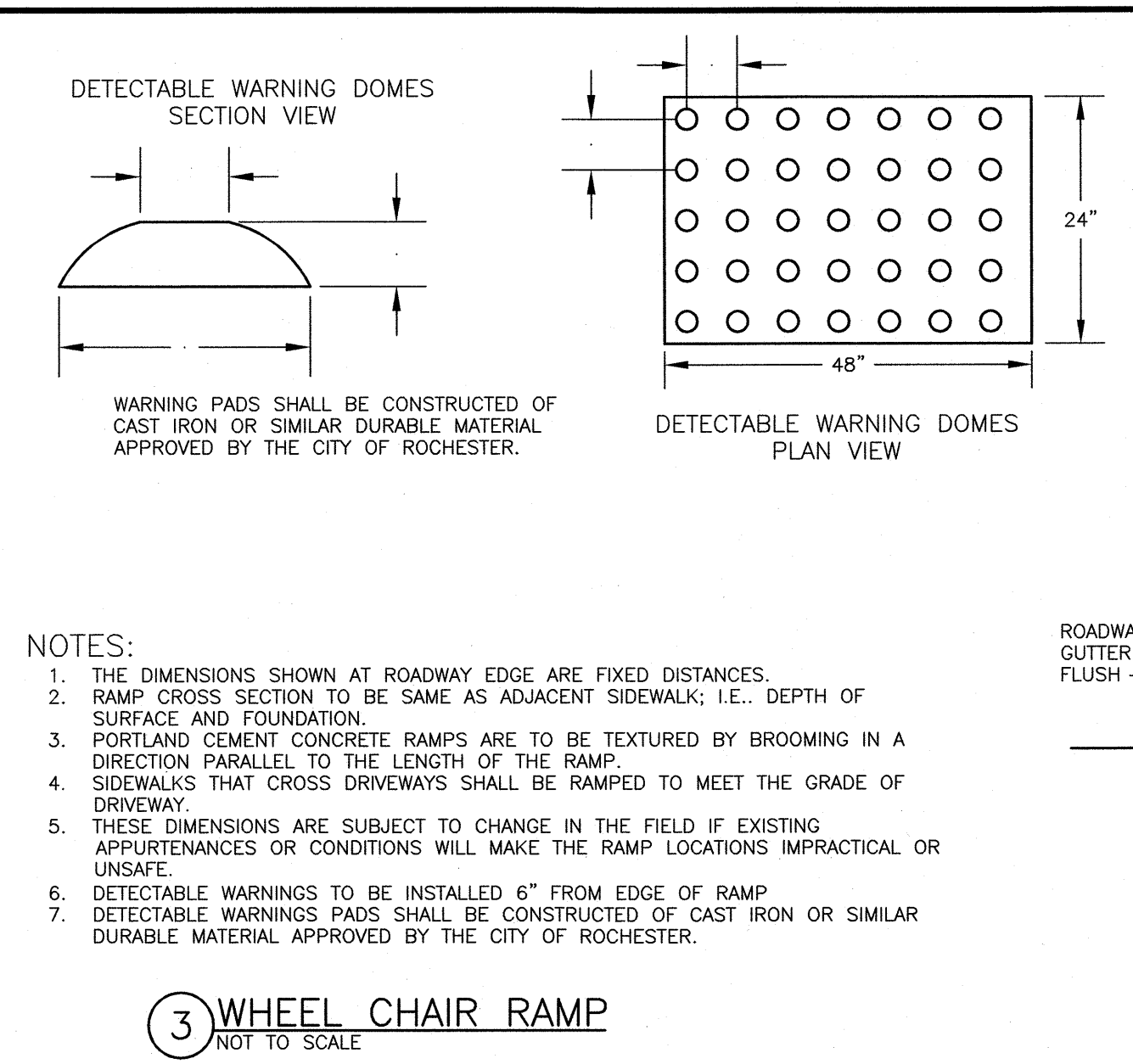
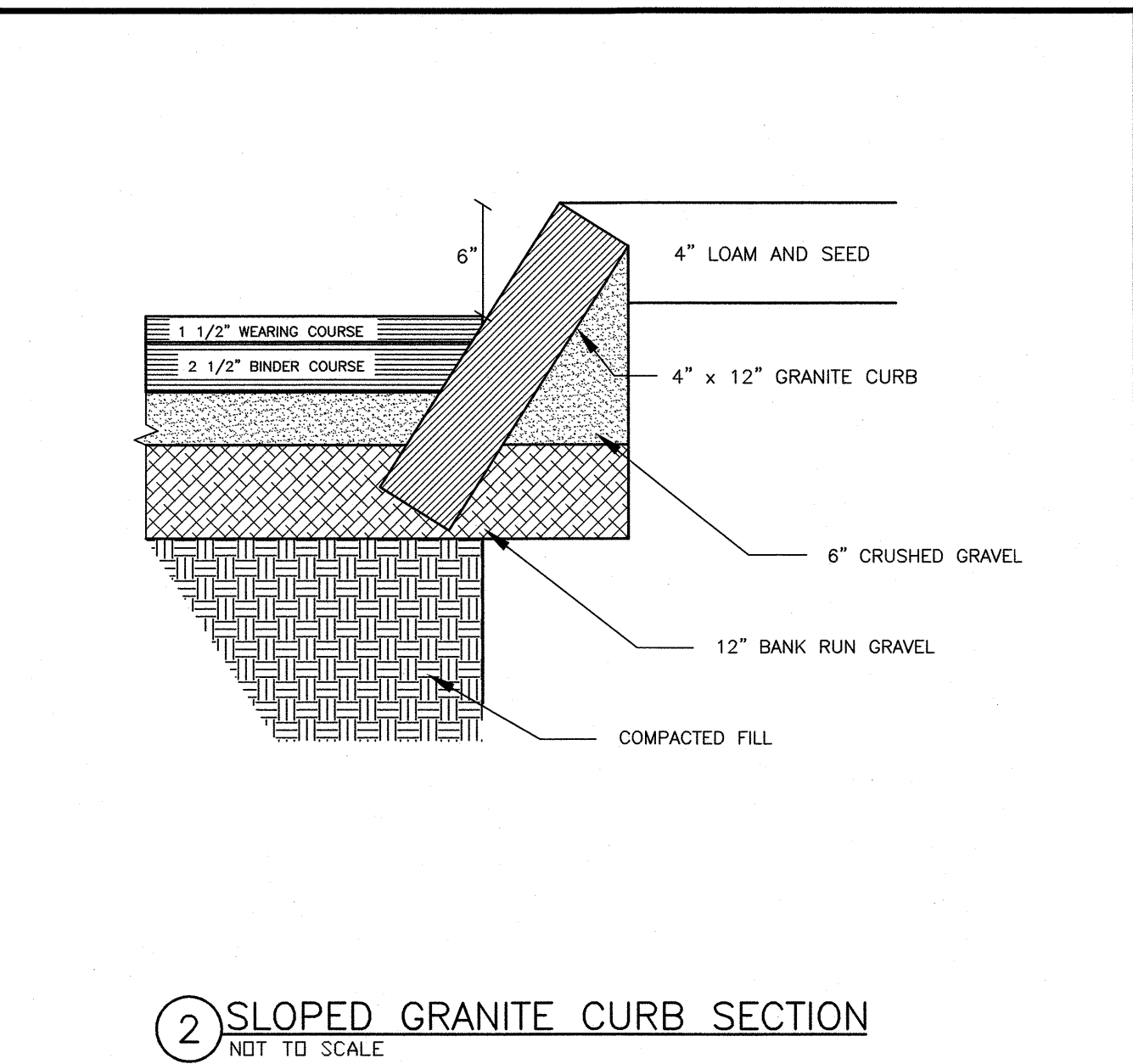
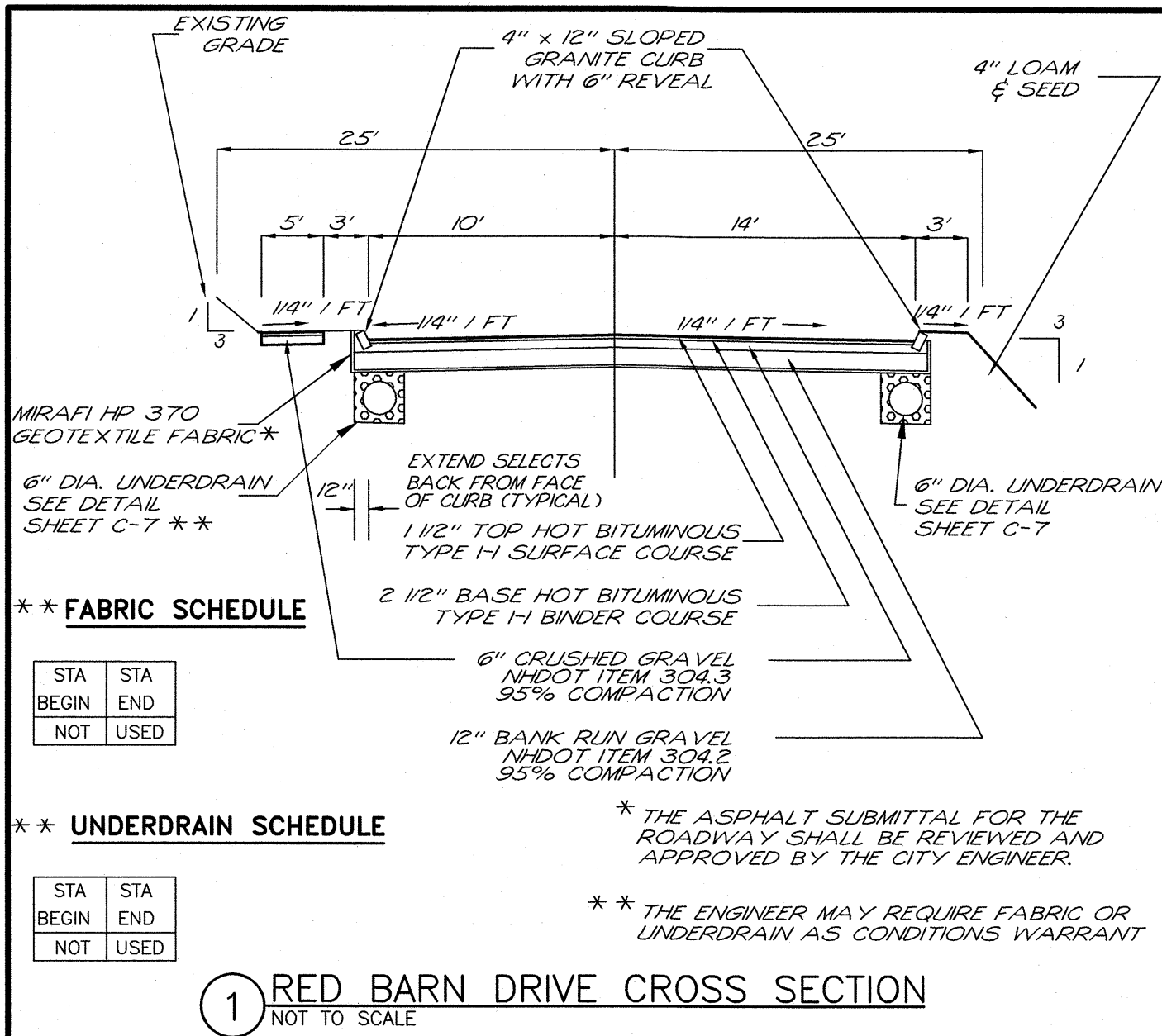
CONSTRUCTION DETAILS

BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

JANUARY 10, 2019
JOB No. 18129
SCALE: 1" = 30'

C-3



TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03800
TELEPHONE 603 742 8707
FAX 603 742 9630

REVISIONS	DATE	DESCRIPTION
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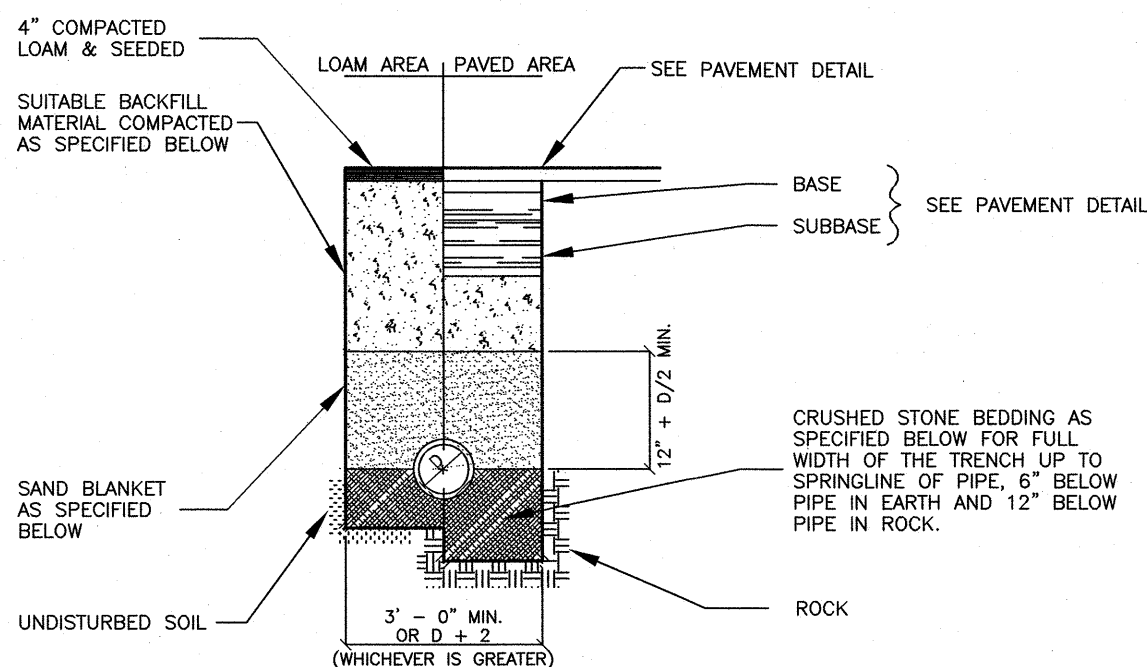
CONSTRUCTION DETAILS

BELLAMY RIDGE II
54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
JANUARY 10, 2019
SCALE: 1" = 30'

JOB NO. 18129

SHEET NO.

C-4



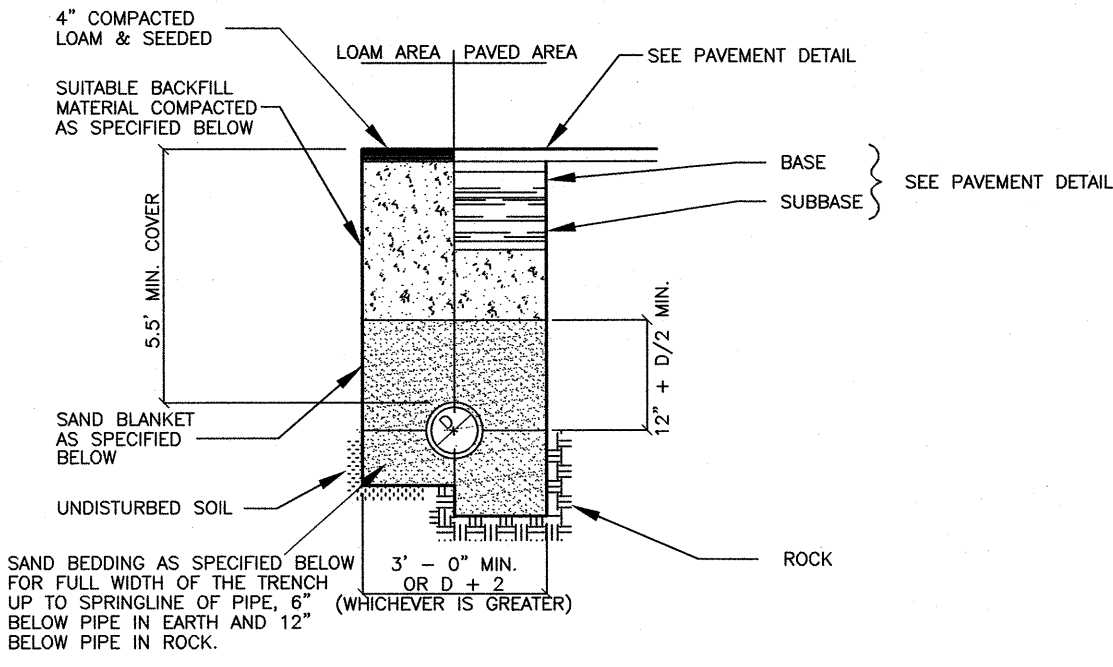
SAND BLANKET		CRUSHED STONE BEDDING	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% FINER BY WEIGHT
1/2"	100	1/2"	100
3/4"	90 - 100	3/4"	90 - 100
1"	0 - 15	1"	20 - 55
		3/8"	0 - 10
		#4	0 - 5

*EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

1 STORM DRAINAGE & SEWER PIPE TRENCH

NOT TO SCALE

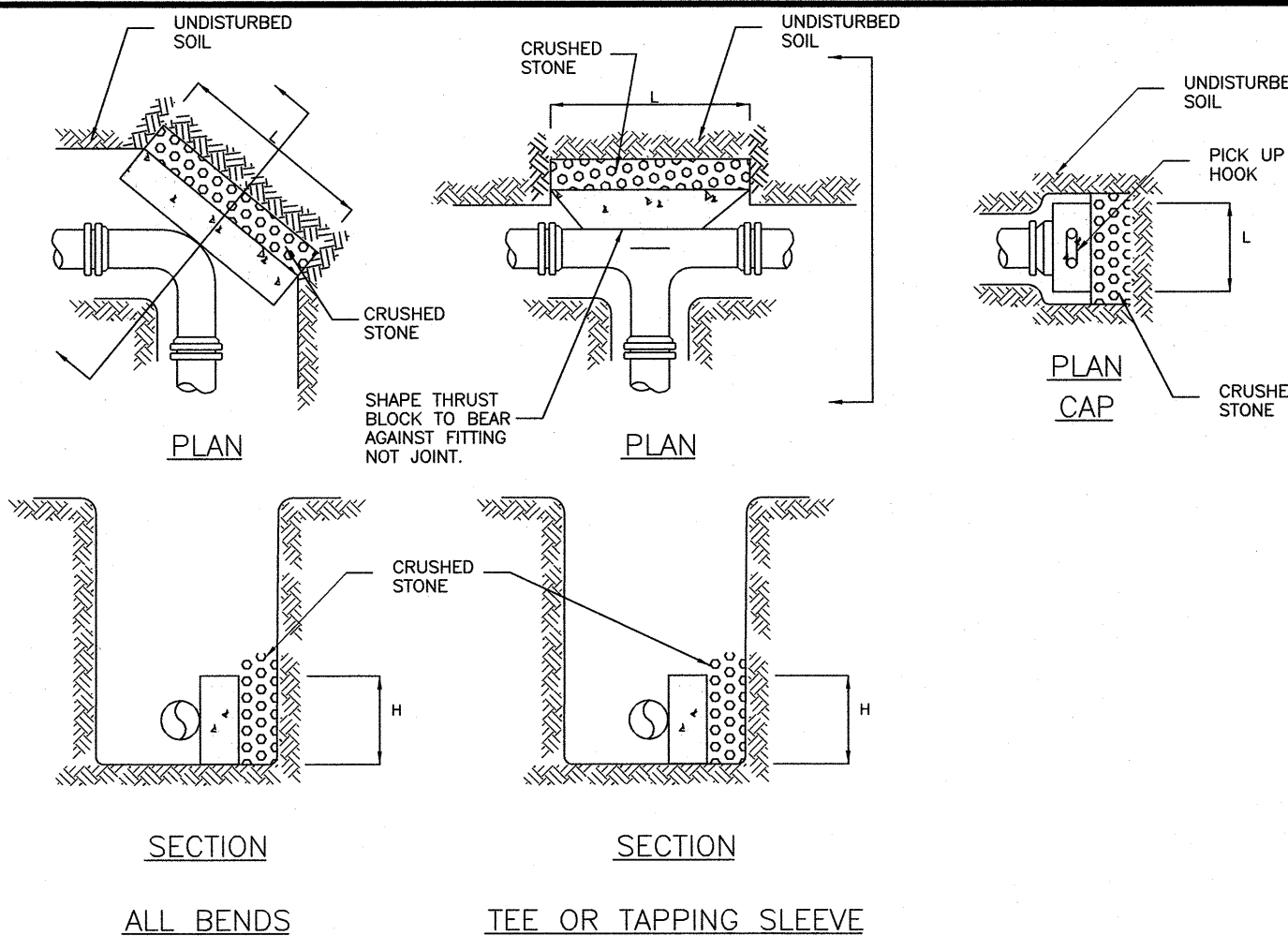


SAND BLANKET & BEDDING	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	100
3/4"	90 - 100
1"	20 - 55
3/8"	0 - 10
#4	0 - 5

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

2 WATER LINE TRENCH

NOT TO SCALE

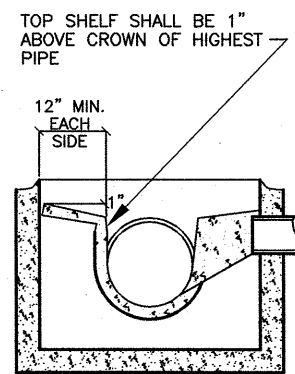
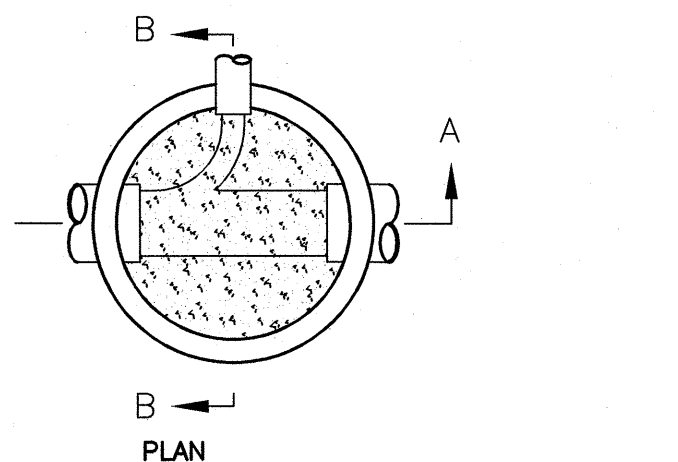


3 PRECAST CONCRETE THRUST BLOCKS AND ANCHORS

NOT TO SCALE

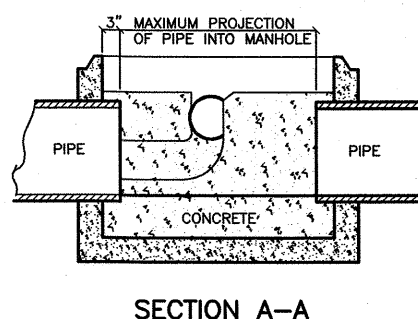
NOMINAL DIA. (IN)	PIPE SIZE					
	4	6	8	10	12	16
FEES, CAPS, PLUGS & TAPPING SLEEVES	1.05	2.32	4.15	6.37	9.15	16.23
90° BENDS	1.48	3.29	5.86	9.01	12.93	22.96
45° BENDS	0.80	1.78	3.17	4.88	7.00	12.42
22 1/2° BENDS	0.41	0.91	1.62	2.49	3.57	6.33
11 1/4° BENDS	0.21	0.46	0.81	1.25	1.79	3.18

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



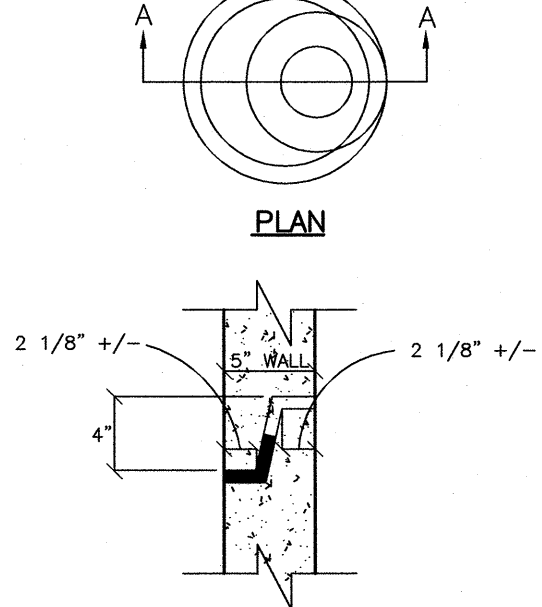
SECTION B-B

NOTE: CARE SHALL BE TAKEN TO INSURE THAT THE CONCRETE INVERT IS A SMOOTH CONTINUATION OF THE DRAIN INVERT.



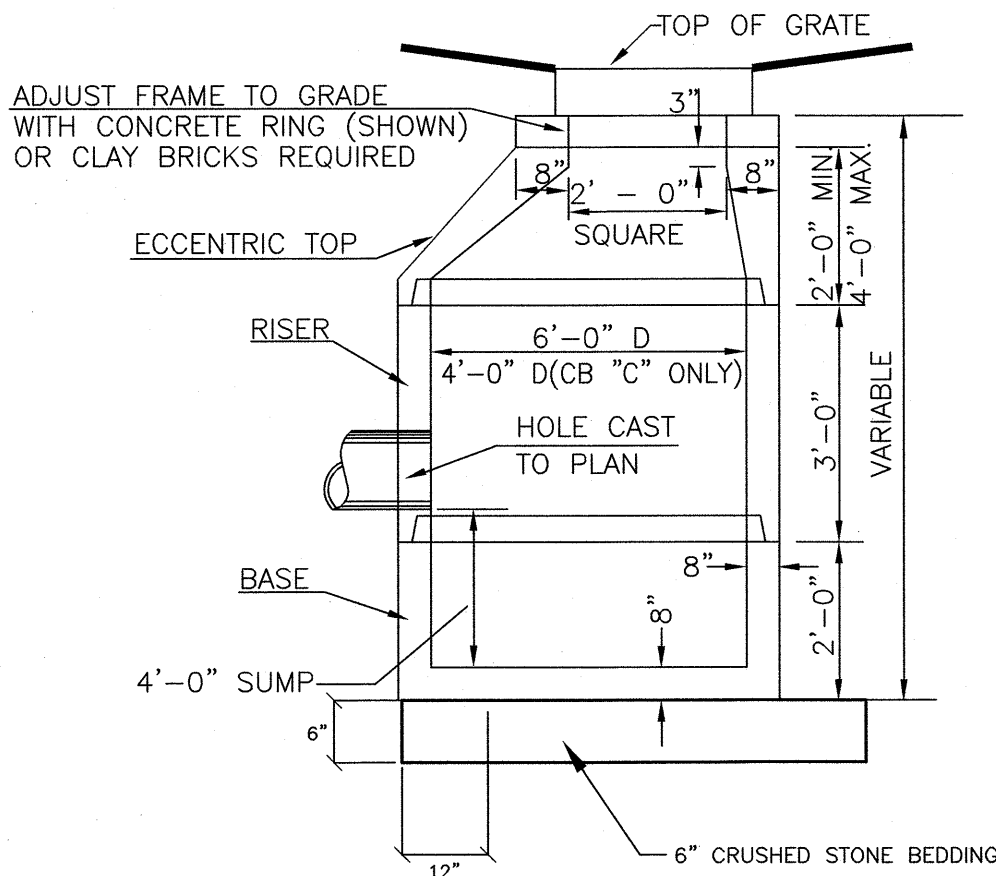
SECTION A-A

BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6\"/>



DETAIL A (TONGUE & GROOVE JOINT)

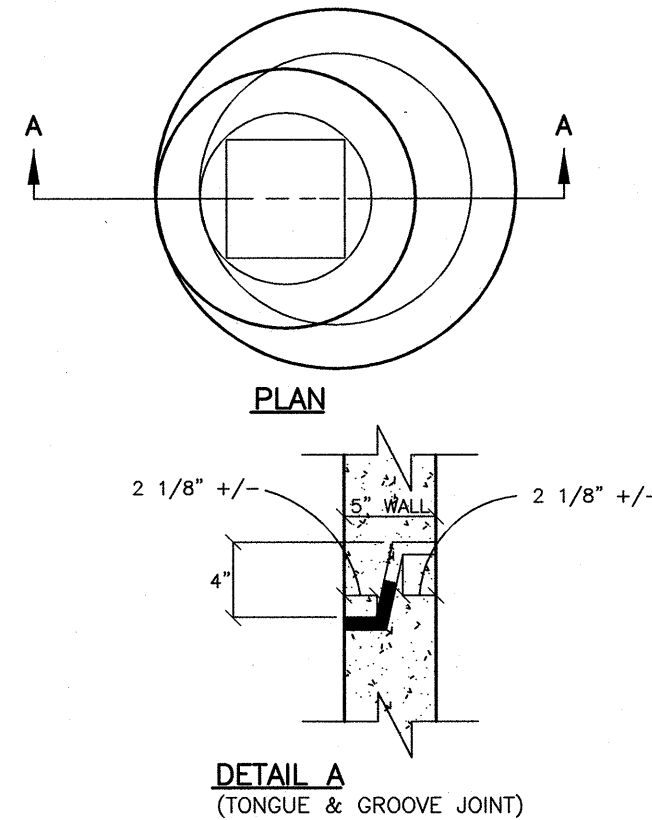
- NOTES
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FOOT.
 4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 5. THE STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING.
 6. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS (DETAIL A), MEETING H-20 LOADING MAY BE USED.



SECTION A-A

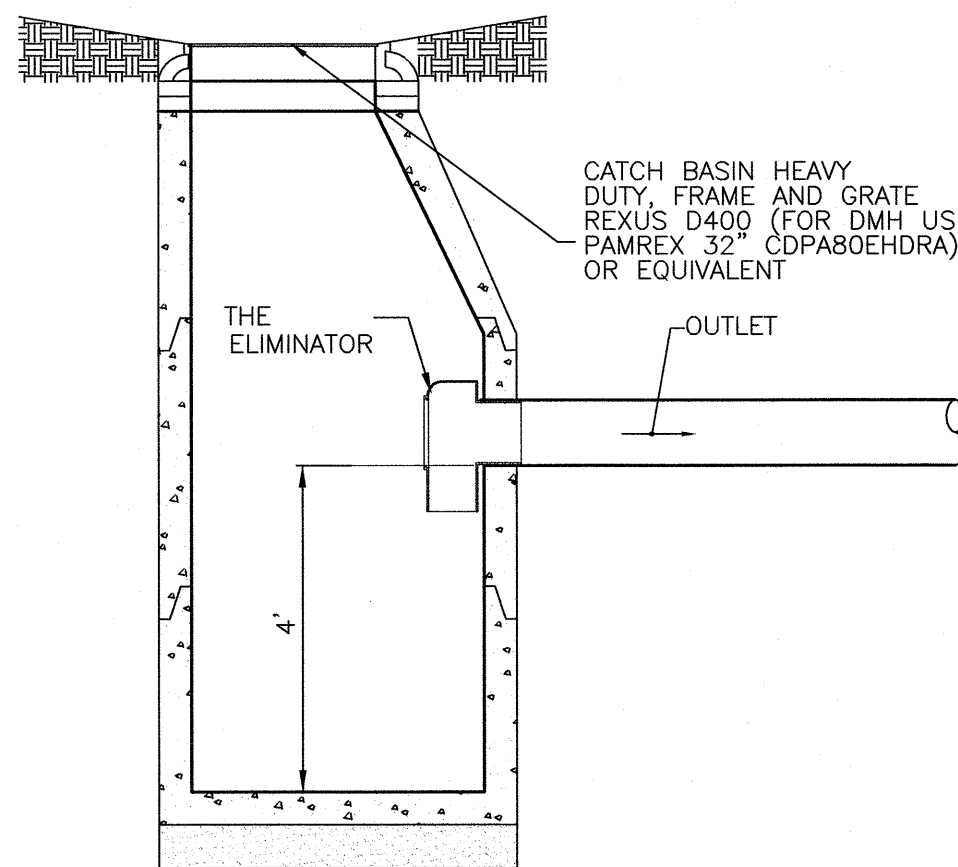
6 CATCH BASIN

NOT TO SCALE



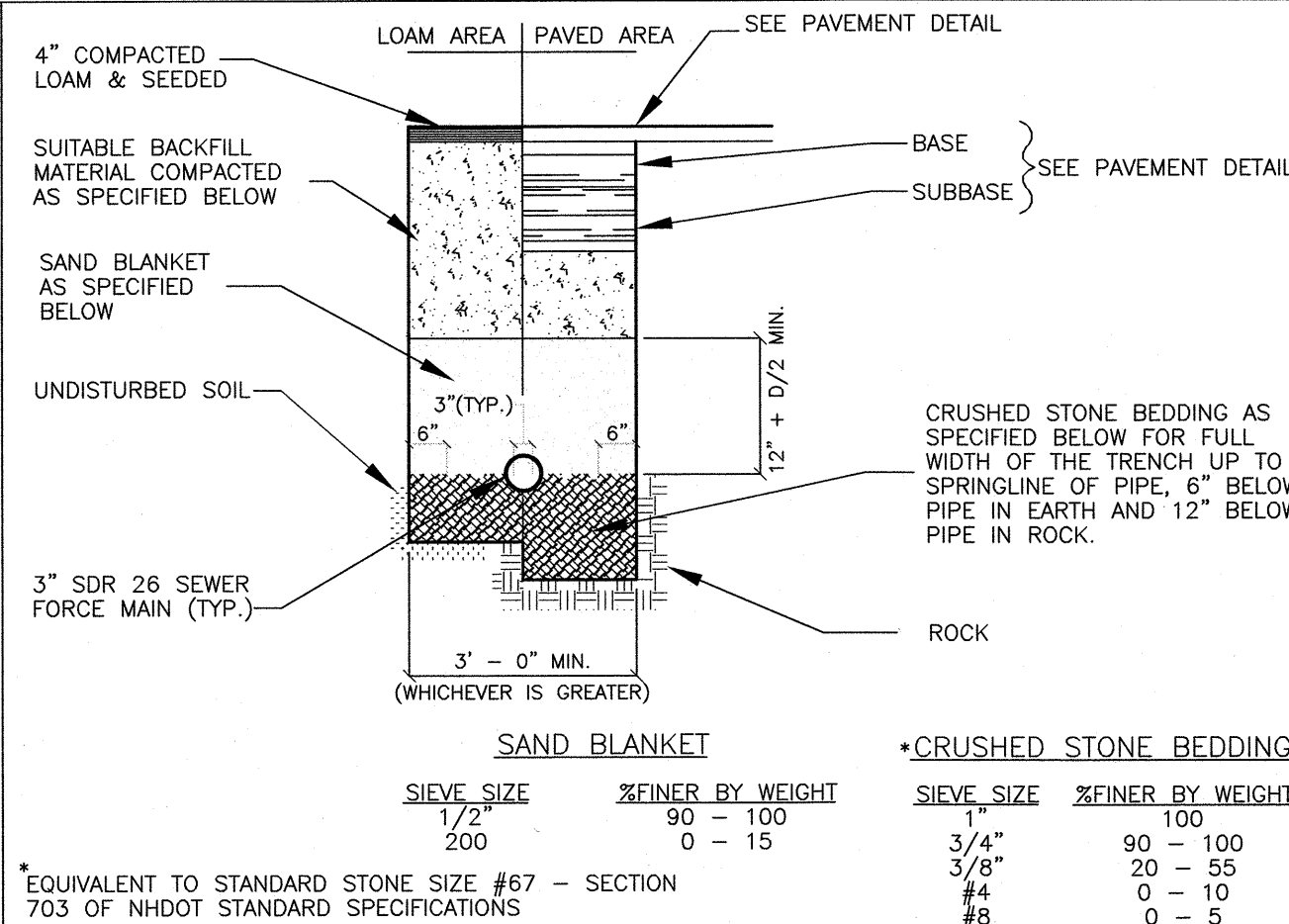
DETAIL A (TONGUE & GROOVE JOINT)

- NOTES
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
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 6. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS (DETAIL A), MEETING H-20 LOADING MAY BE USED.



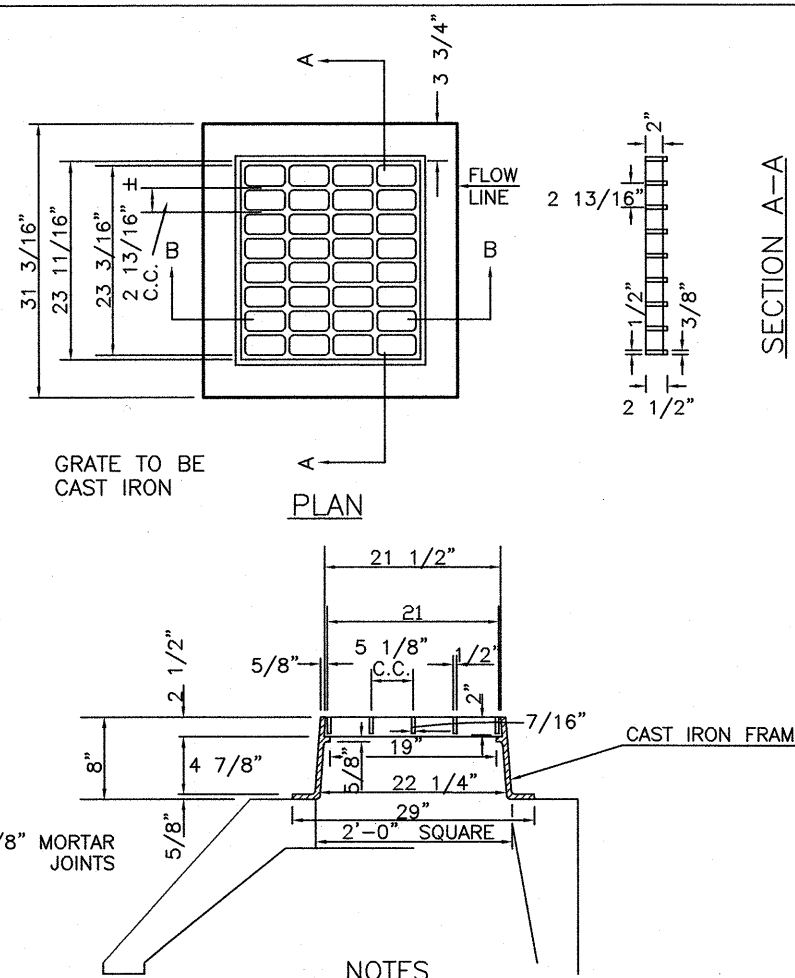
7 DEEP SUMP HOODED CATCH BASIN

NOT TO SCALE



4 SEWER FORCE MAIN TRENCH

NOT TO SCALE



- NOTES
1. USE NEENAH R-3570
 2. FOR SHALLOW INVERTS, USE NEENAH R-3570-A.

8 CATCH BASIN FRAME & GRATE

NOT TO SCALE

CONSTRUCTION DETAILS

BELLAMY RIDGE II

54 BACK RIVER ROAD

DOVER, NEW HAMPSHIRE

JANUARY 10, 2019

SCALE: 1\"/>

SHEET NO.

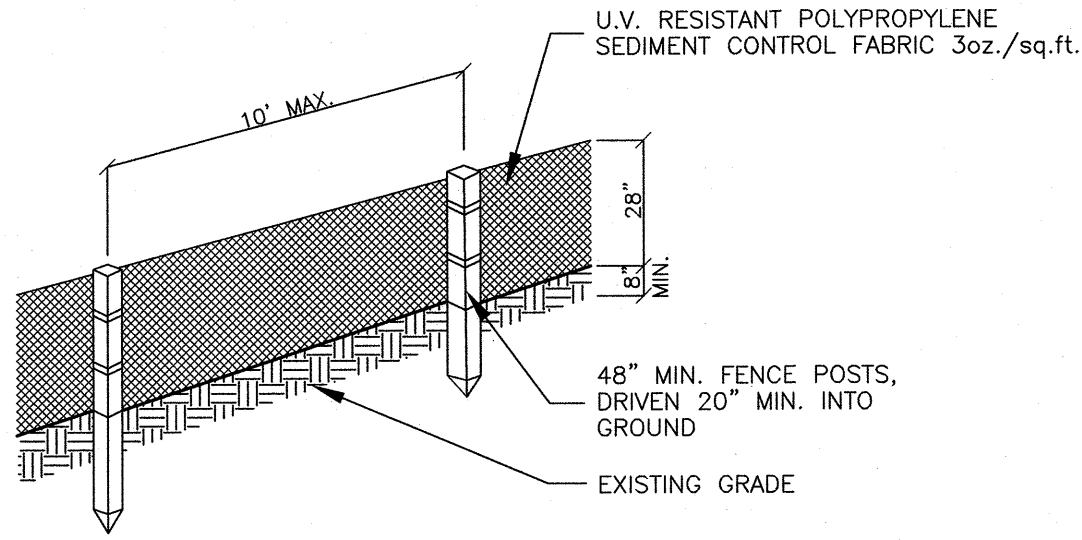
C-5

(P19-09)

TRITECH

ENGINEERING CORPORATION

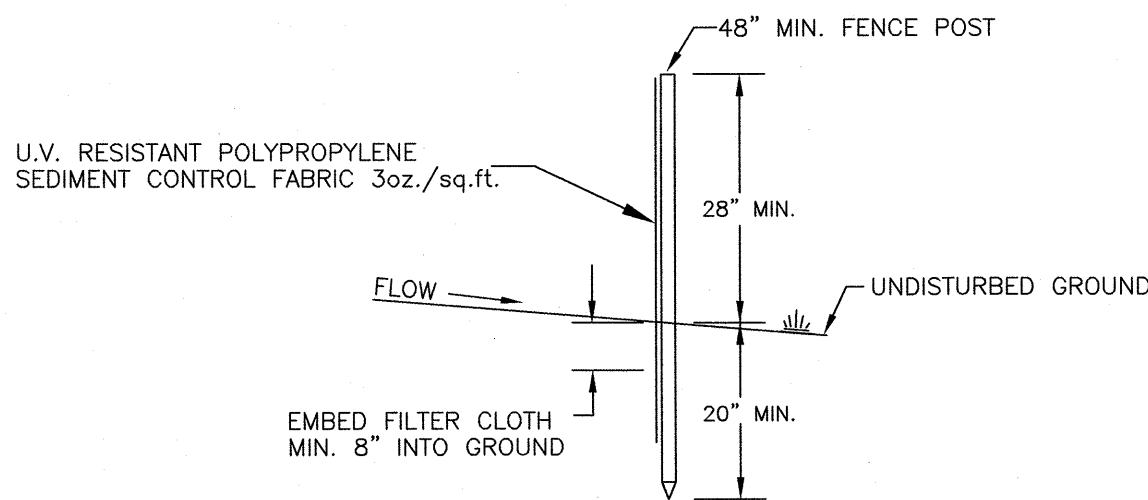
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03806
TELEPHONE 603 742 8707
FAX 603 742 9890



PERSPECTIVE VIEW

NOTES

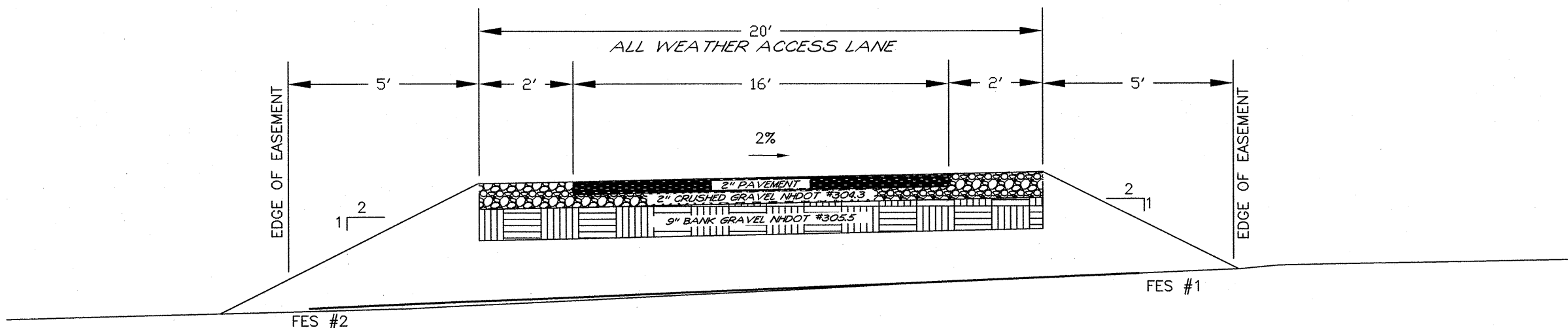
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE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



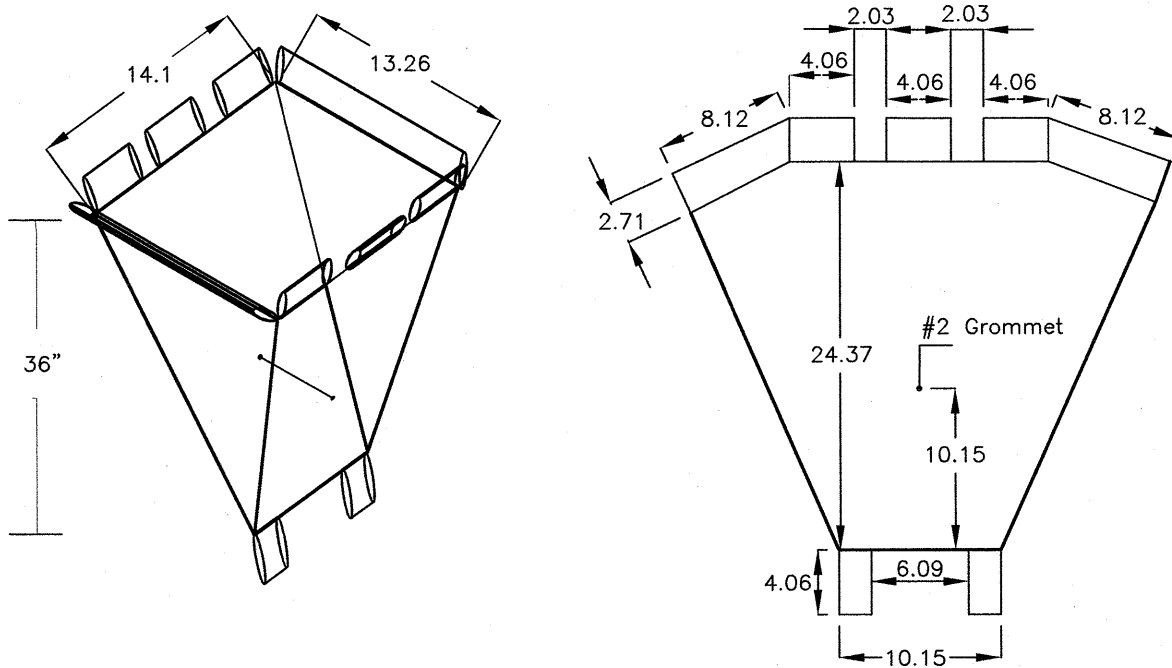
SECTION

1 NOT USED
NOT TO SCALE

2 SILT FENCE
NOT TO SCALE



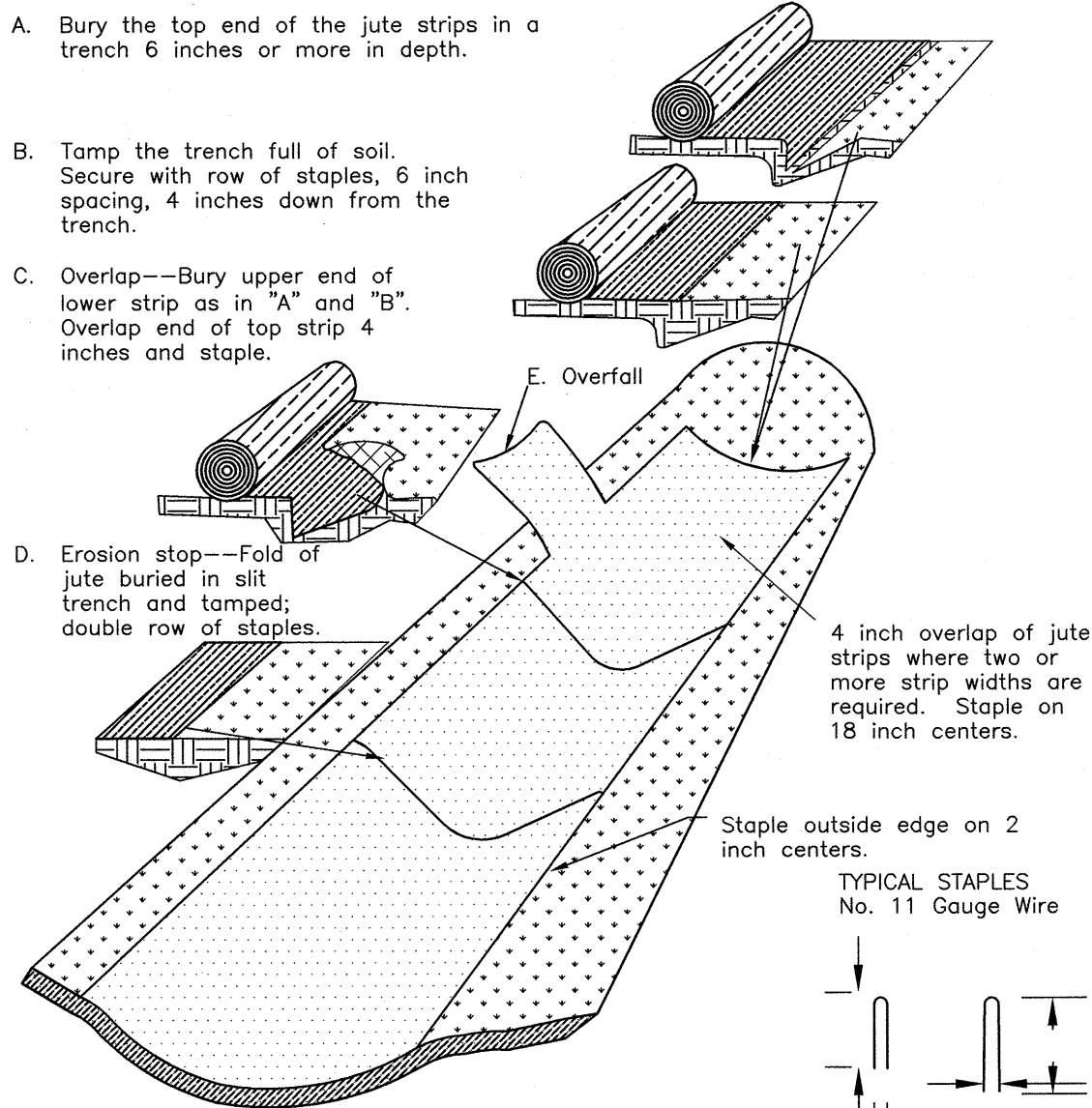
5 PRIVATE DRIVE SECTION
NOT TO SCALE



Specifications:

- a) Fabric used should not be laminated.
- b) Silt sack to have two #2 grommets, one on each of the two sides, 15" from the bottom of the silt sack.
- c) Tie 1/4" wide yellow rope 19" long through the grommets on two sides of the silt sack.

3 Hi Vis Hi Flow Silt Sack
NOT TO SCALE



4 EROSION CONTROL BLANKET
NOT TO SCALE

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

CRITICAL AREAS

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

EROSION AND SEDIMENT CONTROL PRACTICES

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

A. Erosion and Sediment Control Measures

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

B. Vegetative Practice

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

A. Temporary Seeding & Hay Mulching

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

B. Permanent Seeding & Hay Mulching

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

CONSTRUCTION SEQUENCE

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

MAINTENANCE

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

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

WINTER CONSTRUCTION NOTES

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

7 EROSION AND SEDIMENT CONTROL NOTES

TRITECH

ENGINEERING CORPORATION

REVISIONS

DATE:

DESCRIPTION:

CONSTRUCTION DETAILS

BELLAMY RIDGE II

54 BACK RIVER ROAD

DOVER, NEW HAMPSHIRE

JANUARY 10, 2019

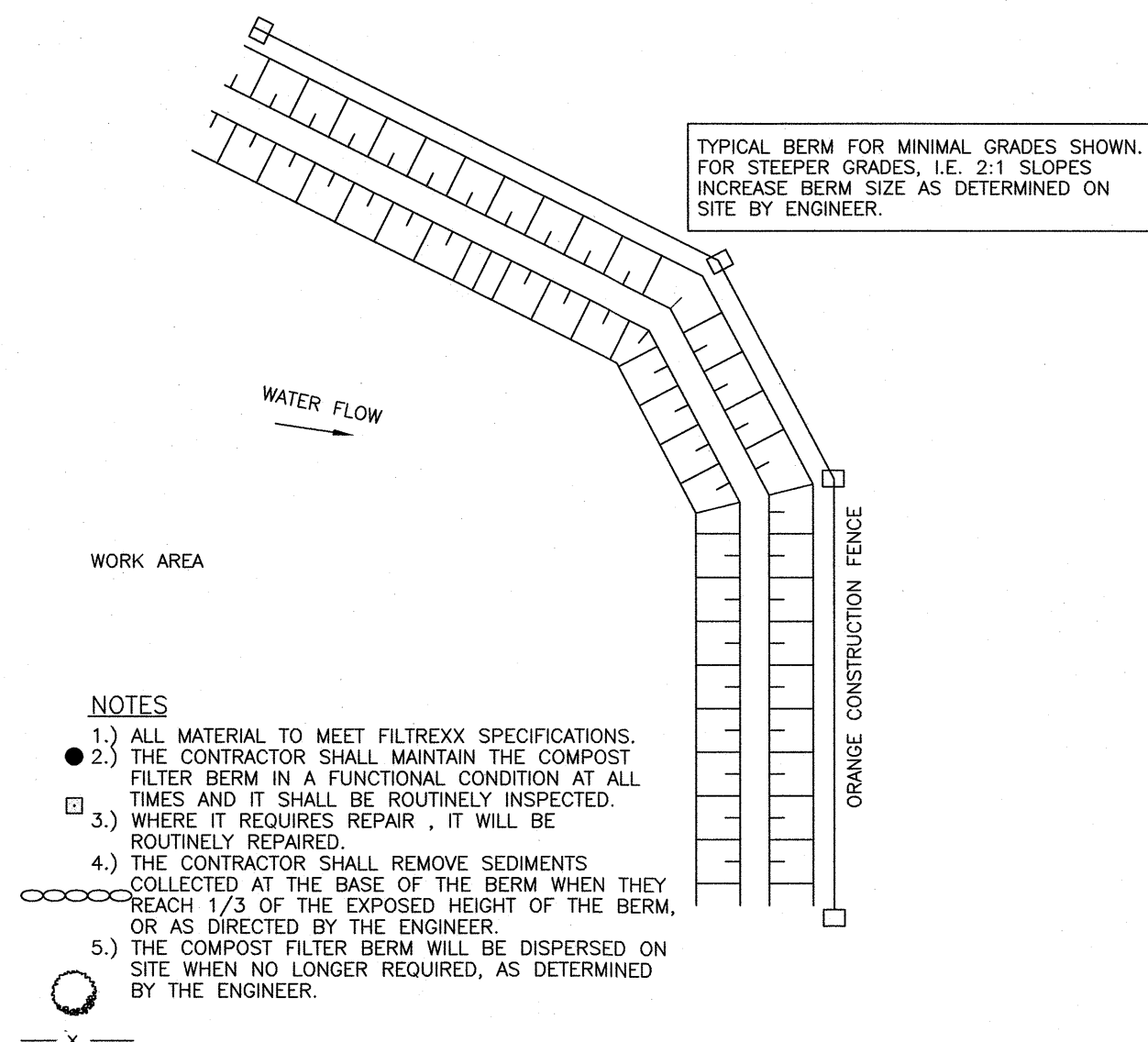
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JOB No. 18129

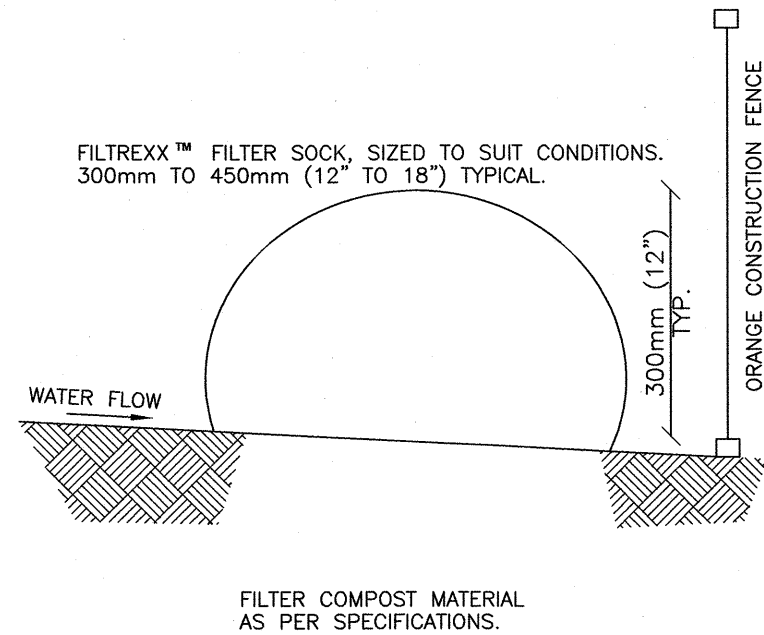
785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9800

C-6

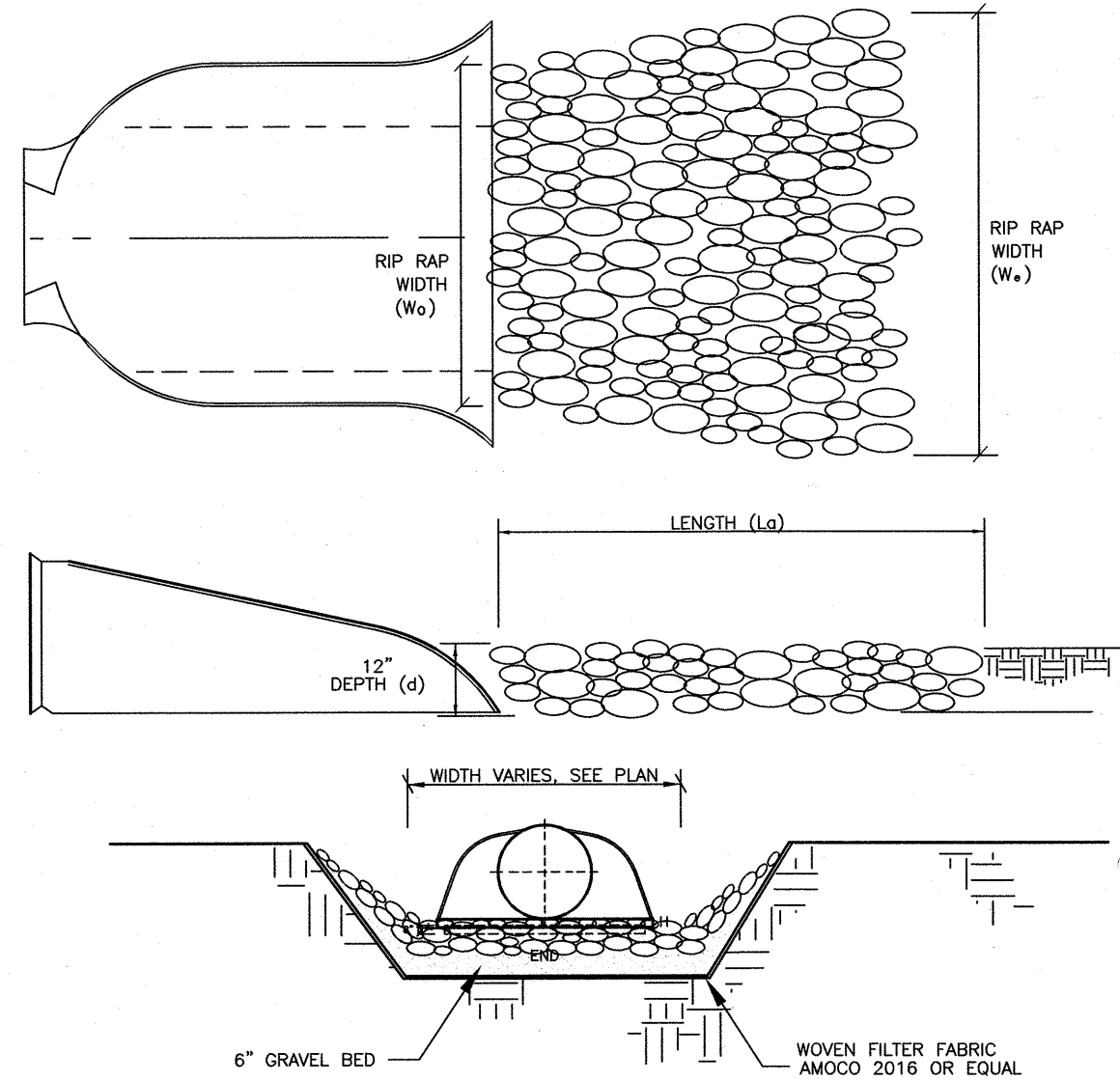
SHEET NO.



1 FILTREXX SOCK - SILT FENCE
NOT TO SCALE



2 NOT USED
NOT TO SCALE



3 RIPRAP DETAIL
NOT TO SCALE

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL, OR CULTIPACK TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES MAY BE APPLIED BY HYDRO SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BASE IS NECESSARY FOR OPTIMAL RESULTS.

ANYWHERE ON THE SITE THAT EXISTING VEGETATION IS TO BE REMOVED WILL REQUIRE IMMEDIATE EROSION CONTROL TREATMENT. SPECIAL CARE SHOULD BE TAKEN WHERE RUNOFF ENTERS WETLANDS. ALL STORM WATER AREAS SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER TO THEM; SPECIFICALLY ALL BIORETENTION BASINS AND ALL INFILTRATION AREAS.

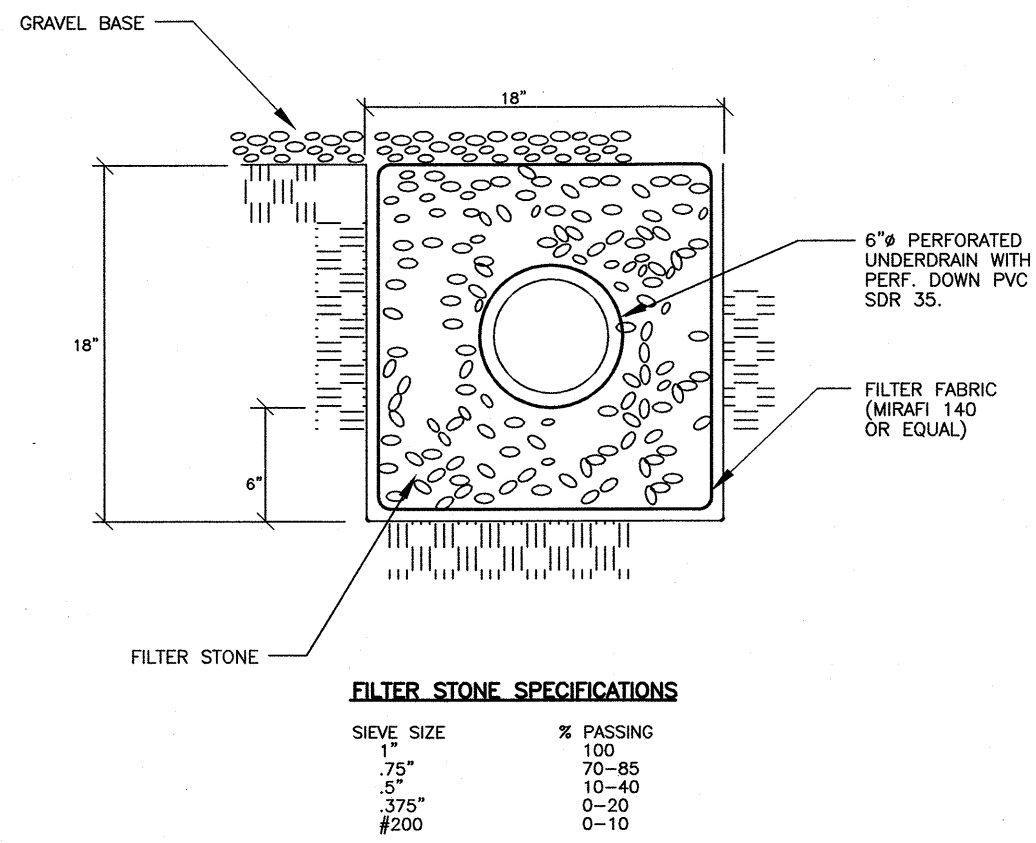
SEEDING LEGEND

- 50/50 BLEND OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.

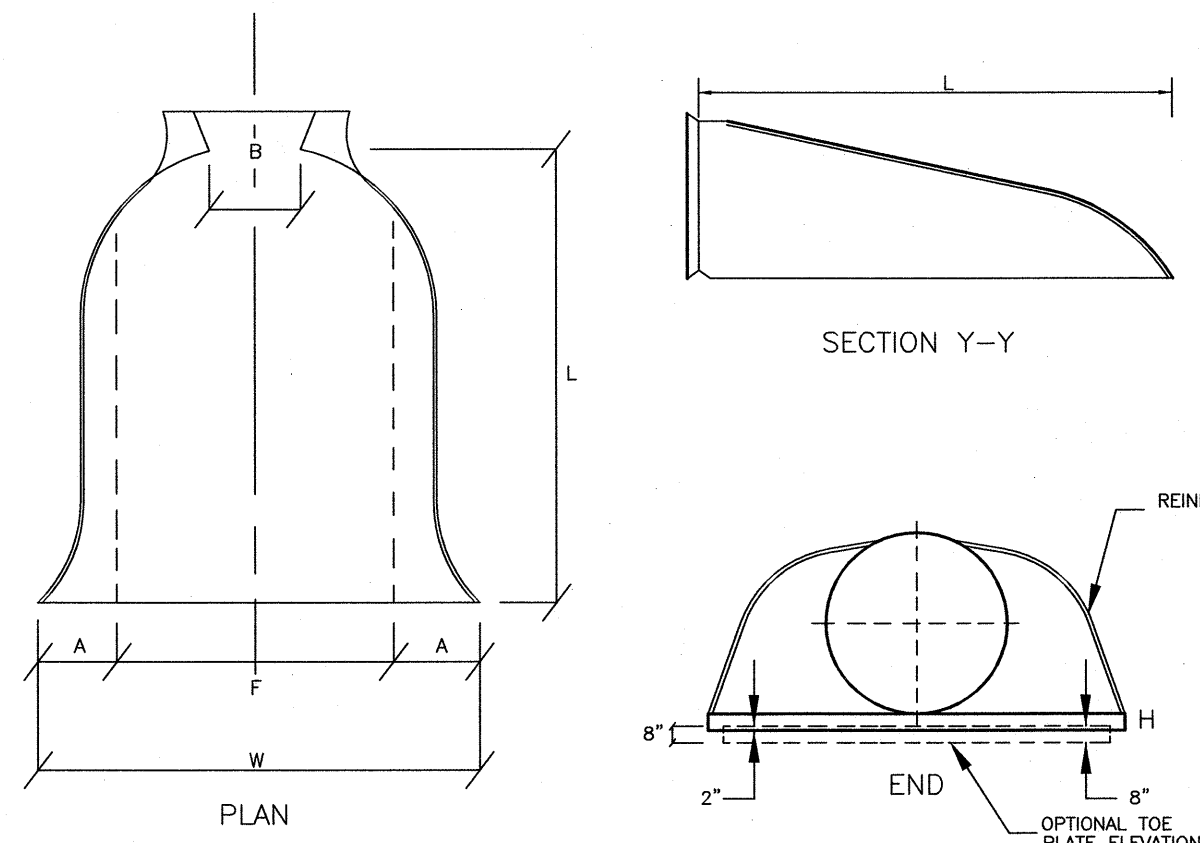
BOTH MIXES FROM NEW ENGLAND WETLAND PLANTS INC.
APPLY: 35 LBS/ACRE : 1250 SQ FT/LB

LIMITS OF BIORETENTION SOIL MIX

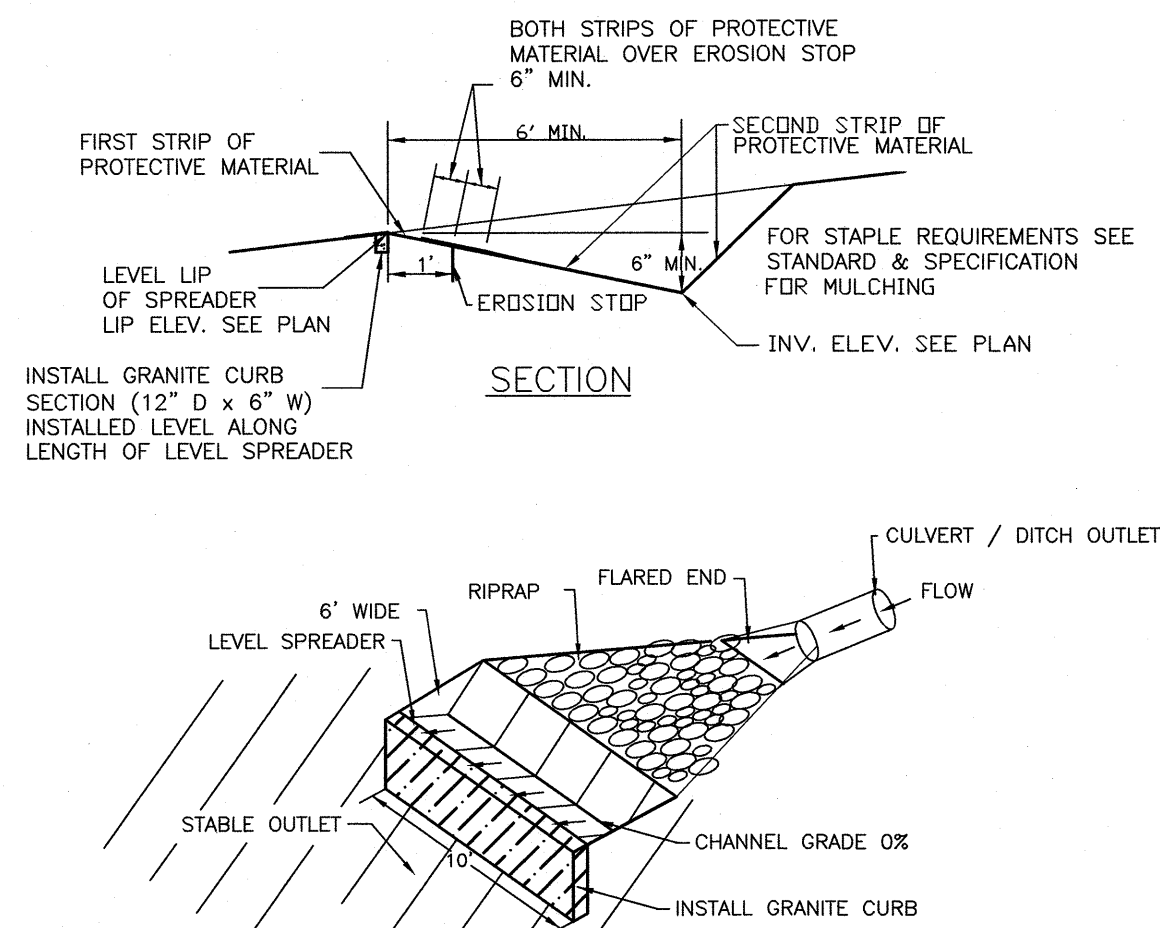
7 BIORETENTION SEEDING
NOT TO SCALE



4 UNDERDRAIN DETAIL
NOT TO SCALE



5 CMP FLARED END SECTION
NOT TO SCALE



6 LEVEL SPREADER
NOT TO SCALE

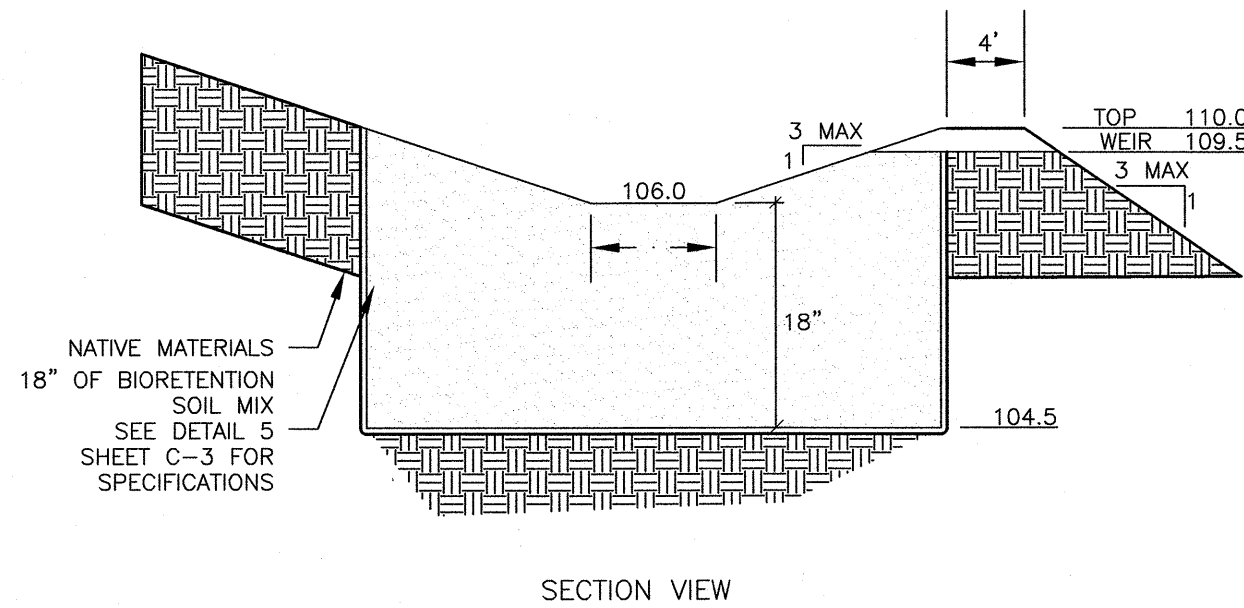
- PARTICLE SIZE DISTRIBUTION BY SEPARATES:
 - EXCLUDE ANY MATERIAL >4.76MM - 0%
 - VERY COARSE SAND/GRAVEL: GRAVEL (2.0 TO 4.76 mm) 5% MAXIMUM (% BY DRY WEIGHT)
 - SAND (0.42 TO 2.0 mm) 60 - 85% (% BY DRY WEIGHT)
 - SILT (0.075 TO 0.42 mm) 20% MAXIMUM (% BY DRY WEIGHT)
 - CLAY (LESS THAN 0.075mm) 5% MAXIMUM (% BY DRY WEIGHT)

ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX:

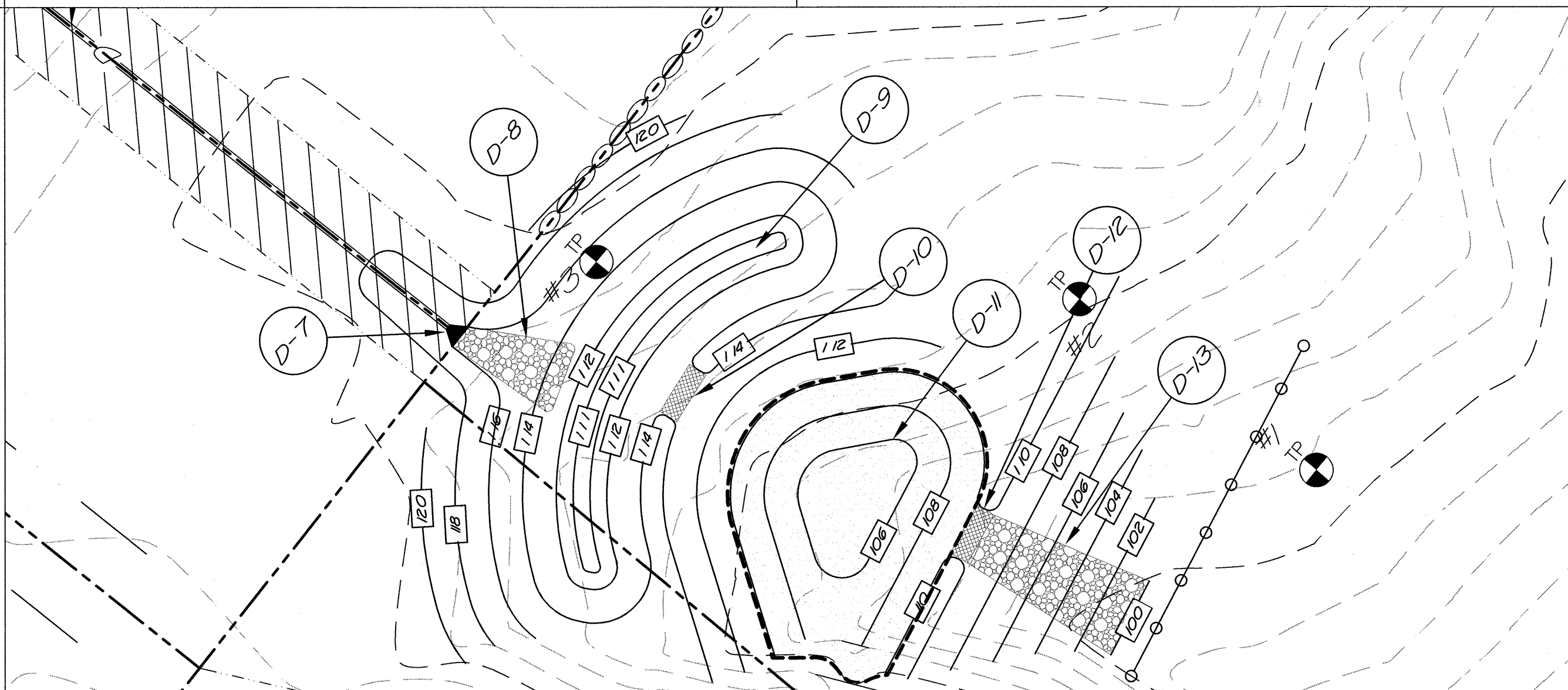
SIEVE	% PASSING
#4	100
#10	95
#40	40 - 15
#200	10 - 20
<#200	0 - 5

- FRAGMENT SIZE DISTRIBUTION:
 - STICKS AND ROOTS: SHOULD BE MINIMIZED AND PREFERABLY LIMITED TO NOTHING LARGER THAN 4.76mm
 - DEBRIS AND OTHER FOREIGN MATERIALS: SHOULD BE MINIMIZED
 - PERCENTAGE ORGANIC MATTER: MINIMUM 3% BY VOLUME AND MAXIMUM 8% BY VOLUME
 - SOIL REACTION: pH OF 6 TO 7
 - CEC OF TOTAL SOIL: MINIMUM 10 meq/100mL AT pH OF 7.0
 - BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS
 - BASIC PROPERTIES: MANUFACTURED SOIL SHALL NOT CONTAIN THE FOLLOWING:
 - UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
 - UNSUITABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND THAT EXCEED A COMBINED MAXIMUM OF 5% BY DRY WEIGHT OF THE MANUFACTURED SOIL.
 - LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76mm) IN ANY DIMENSION
- ACCEPTABLE SOIL AMENDMENTS
- NO COMPOST SHOULD BE USED IN THE PLANTING MIX
 - SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100% PASSING THROUGH THE 1/2-INCH (13mm) SIEVE, A pH OF 3.4 TO 4.8
 - WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS.
 - MEDIA AMENDMENTS SUCH AS ZERO-VALENT IRON AND/OR DRINKING WATER TREATMENT RESIDUALS (ALUM) TO ENHANCE PHOSPHORUS SORPTION AS SPECIFIED BY ENGINEER.

8 BIORETENTION SOIL MIX
NOT TO SCALE



9 TYPICAL BIORETENTION BASIN WITH WEIR OUTLET
NOT TO SCALE



10 BIORETENTION PLAN
SCALE: 1" = 20'

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

REVISIONS	DATE	DESCRIPTION
	04/04/19	REVISED PER TRC COMMENTS

CONSTRUCTION DETAILS

BELLAMY RIDGE II

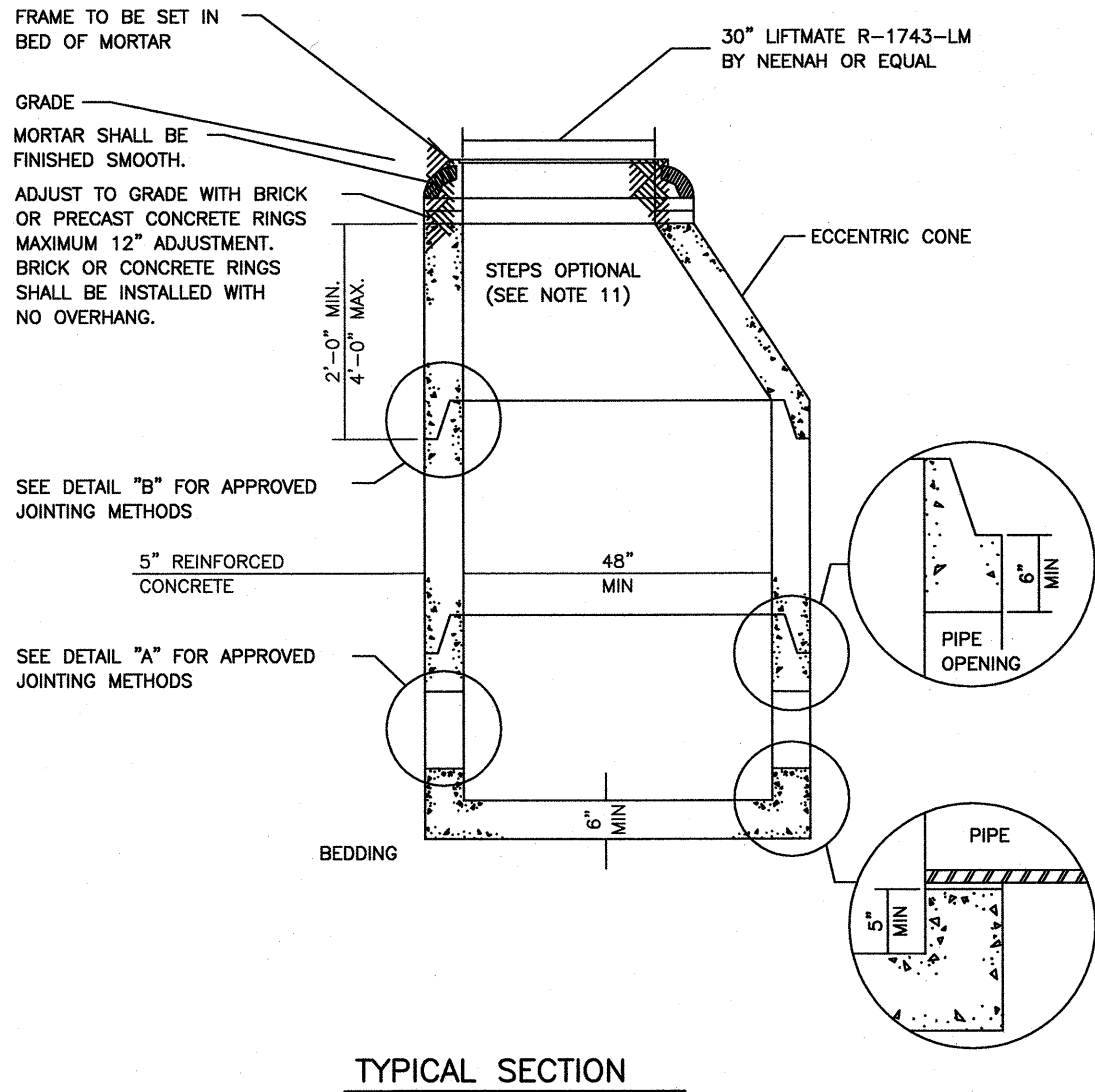
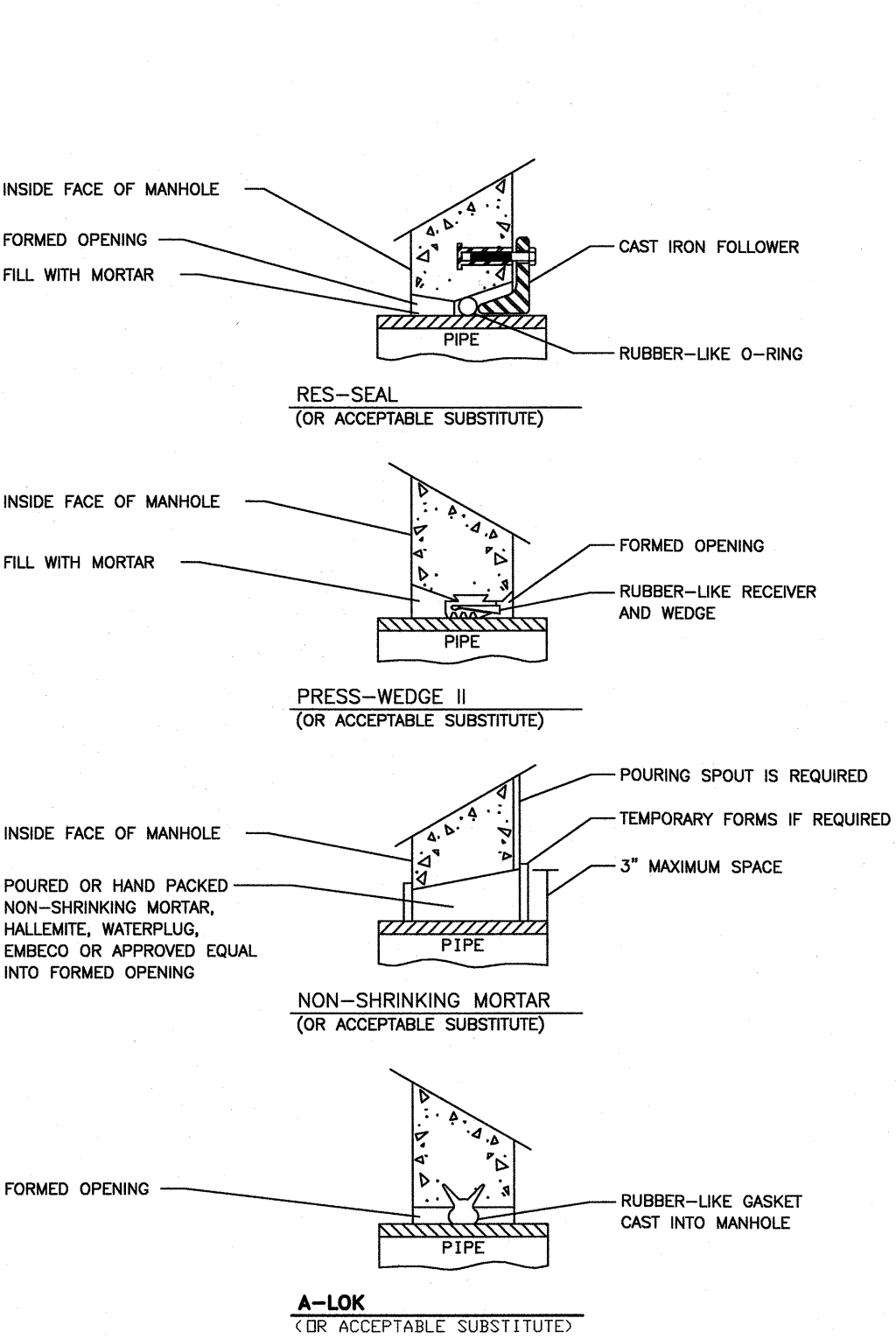
54 BACK RIVER ROAD

DOVER, NEW HAMPSHIRE

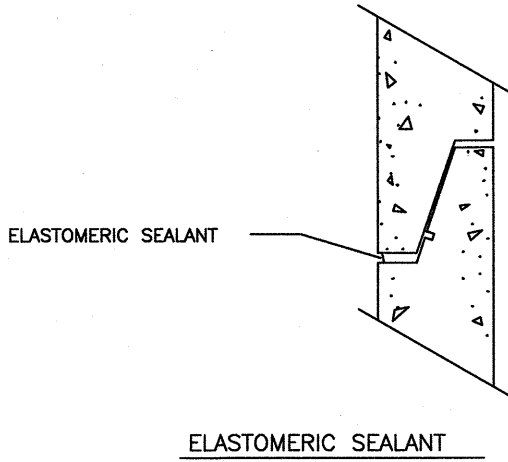
JANUARY 10, 2019 JOB No. 18129

SCALE: 1" = 30'

SHEET NO. C-7

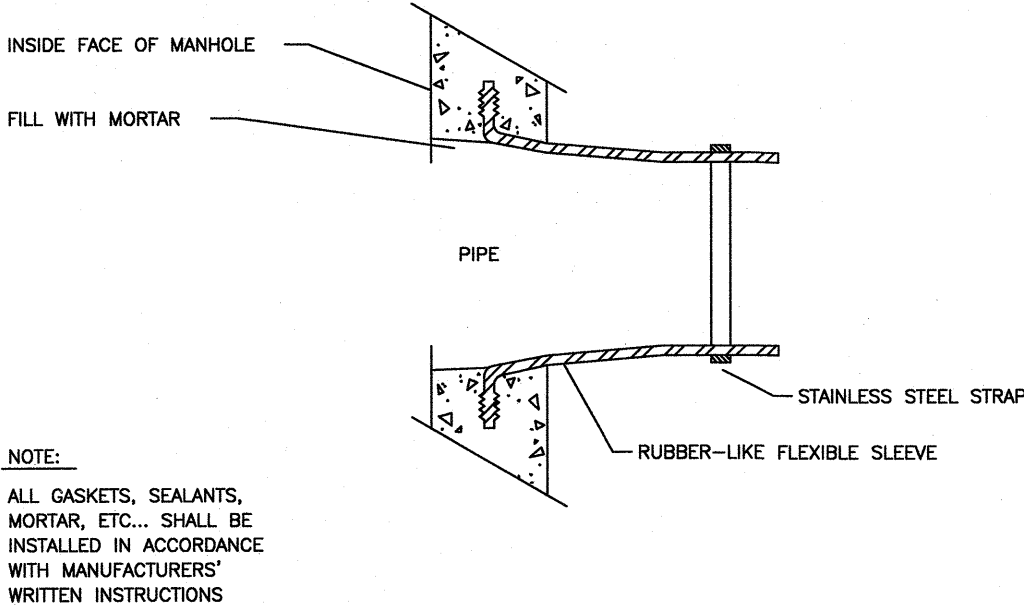
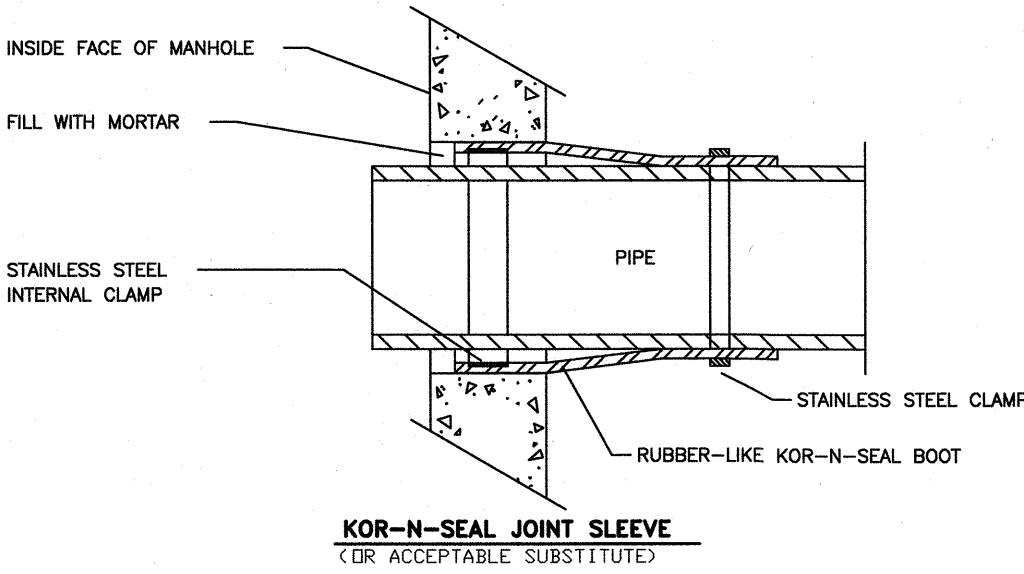


TYPICAL SECTION



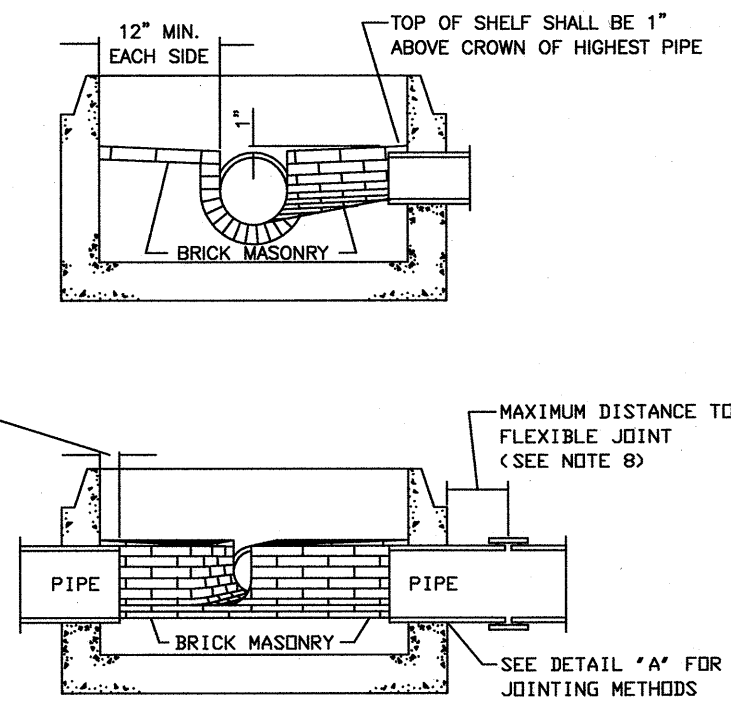
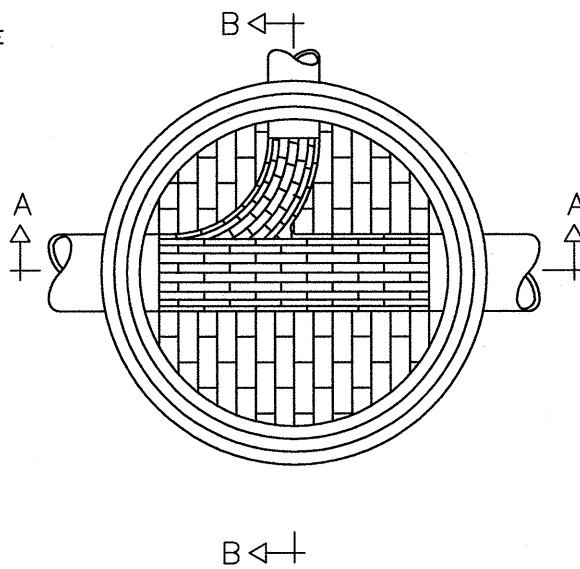
NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

DETAIL "B" - HORIZONTAL JOINTS



DETAIL "A" - PIPE TO MANHOLE JOINTS

NOTES:
A) INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST
B) CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
C) BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN



GENERAL NOTES

- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF 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, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS(H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE.
- PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
- LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. 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. 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.
- FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER LIFTMATE R-1743-LM BY NEENAH OR EQUAL.
- BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, SIZE NUMBER 67.
100% PASSING 1 INCH SCREEN 0-10% PASSING #4 SIEVE
90-100% PASSING 1/2 INCH SCREEN 0-5% PASSING #8 SIEVE
20-55% PASSING 3/4 INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 INCH SHALL BE USED.
- FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES: RCP & CI PIPE - ALL SIZES - 48"
- 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.
- MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:
 - THE STEPS SHALL BE MANUFACTURED OF PLASTIC COVERED STEEL. THEY SHALL BE SHAPED SO THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
 - THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
 - THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD. APPROXIMATELY 14"x10" IN DIMENSION.
- HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK
KENT SEAL NO.2
EZ
- PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

TRITECH
ENGINEERING CORPORATION

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

REVISIONS
DATE: DESCRIPTION:

STANDARD SEWER DETAILS

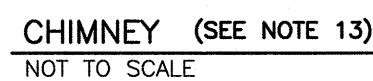
BELLAMY RIDGE II

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

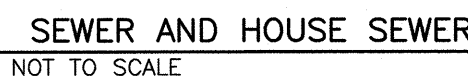
JANUARY 10, 2019 JOB No. 18129
SCALE: 1" = 30'

SHEET NO.

C-8



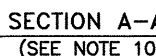
CONCRETE FULL ENCASEMENT
NOT TO SCALE



NOT USED



LEDGE CONSTRUCTION
NOT TO SCALE



CONCRETE FULL ENCASEMENT
NOT TO SCALE

TRITECH

ENGINEERING CORPORATION

DESCRIPTION:

REVISIO
DATE:

STANDARD SEWER DETAILS

BELLAMY RIDGE II

54 BACK RIVER ROAD

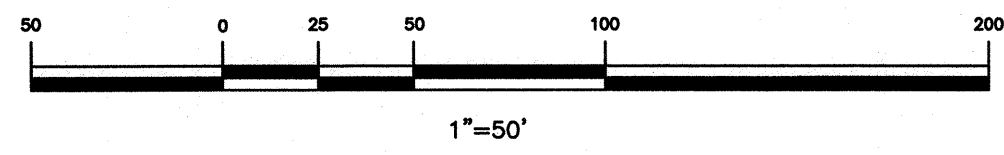
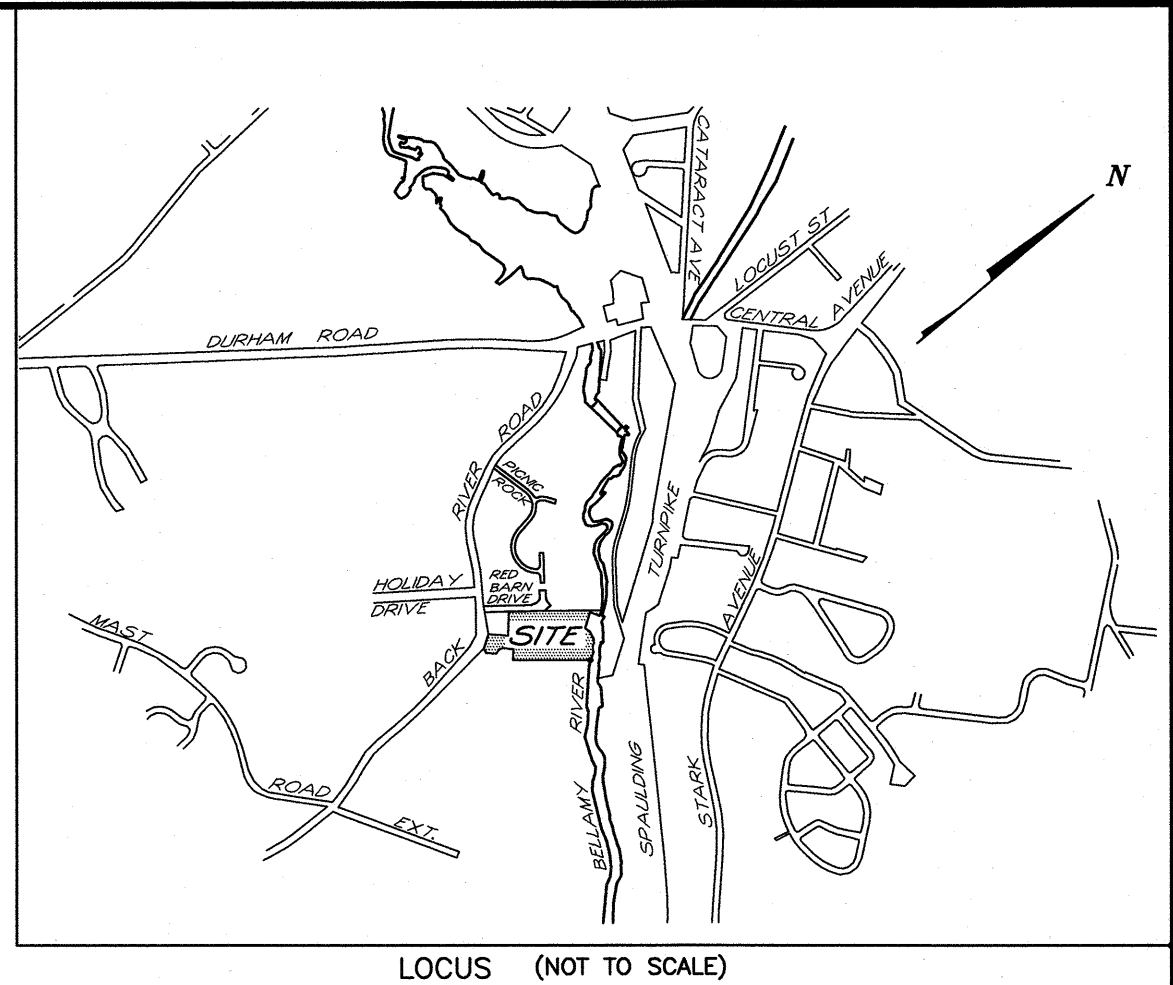
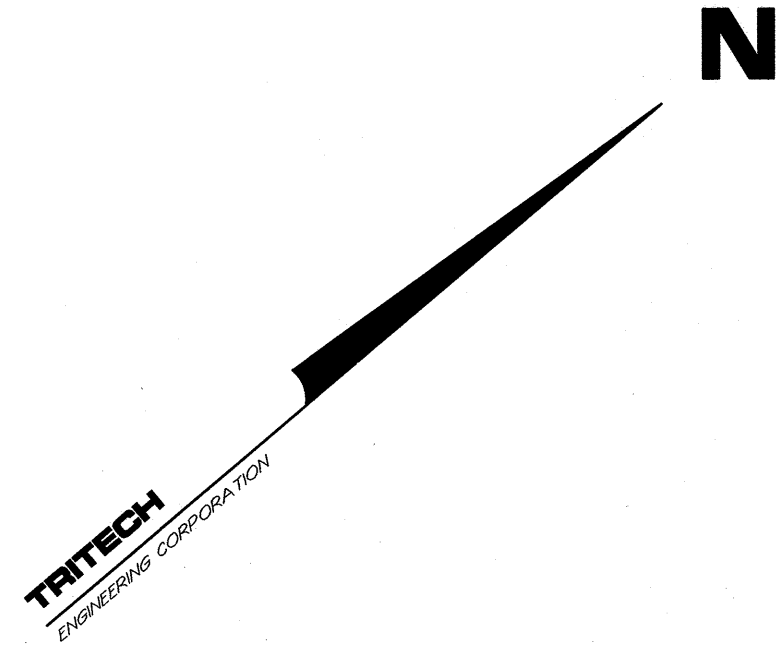
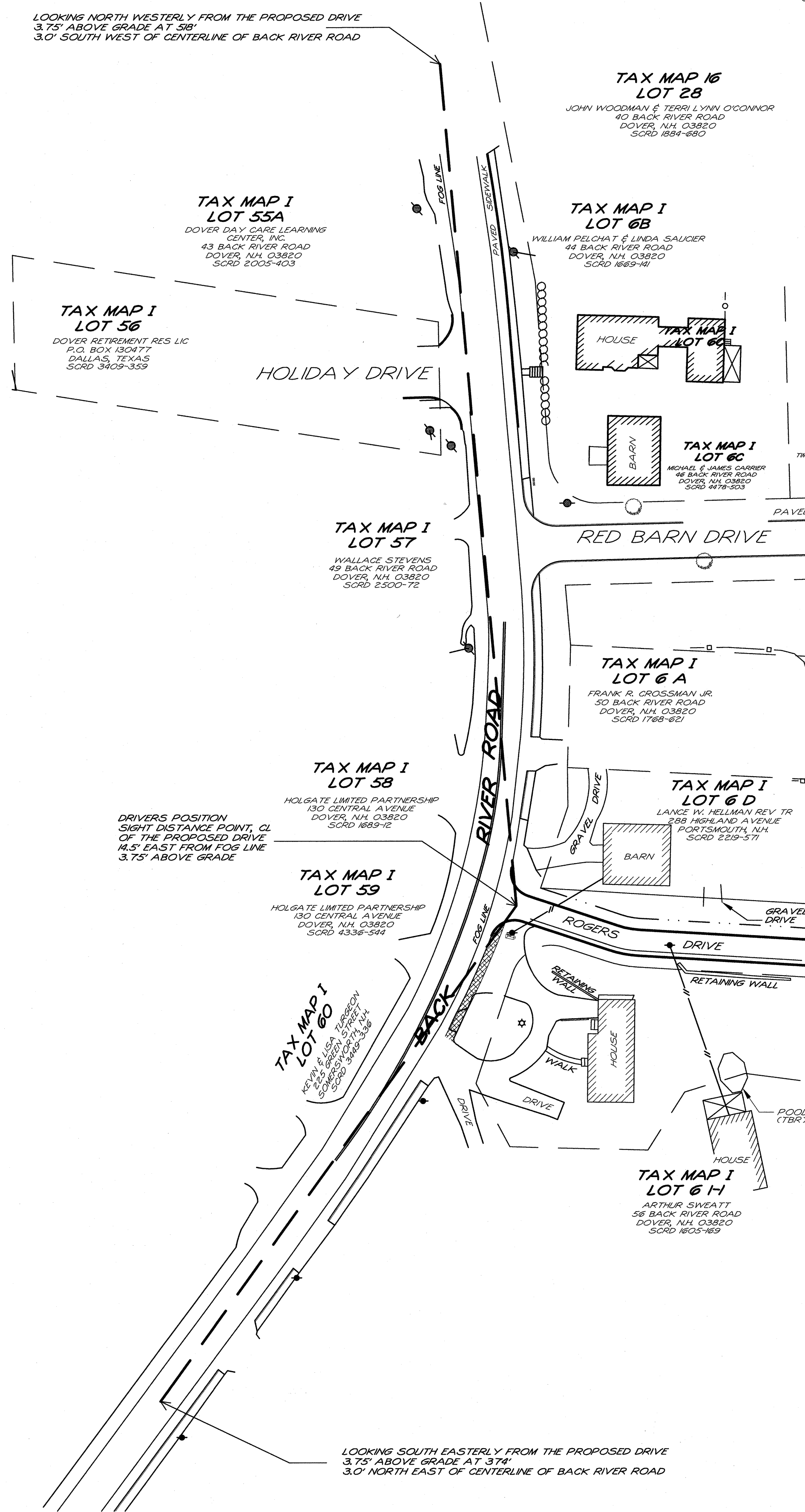
DOVER, NEW HAMPSHIRE

JANUARY 10, 2019

SCALE: 1" = 30'

C-9

(P19-09)



TRITECH
ENGINEERING CORPORATION

REVISIONS

DATE	DESCRIPTION
4-4-19	REVISED PER TRC COMMENTS

SHEET No.

SD-1

SIGHT DISTANCE PLAN
BELLAMY RIDGE II
54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

JANUARY 10, 2019 JOB No. 18129
SCALE: 1" = 50'

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

July 24, 2019

Mr. Christopher Parker
Assistant City Manager/Director of Planning
City of Dover
288 Central Ave
Dover, NH 03820

Subject: Marker 44 Holdings, LLC
Gundalow Landing
87 Portland Street (Map 24 Lots 114 & 115B)
Dover, NH 03820
Our Reference No. 1795

Re: Site Plan Amendment (P18-34A)

Dear Mr. Parker:

On behalf of our client, Marker 44 Holdings, LLC we are pleased to submit revised plans in support of an amendment to the approved site plan.

The site plan changes were precipitated by a change to the building interiors to the to accommodate an elevator. The elevator will provide access to each apartment. To accommodate the elevator the building footprints (each) were enlarged from 62'x64' to 65'x67'. The building façade and building heights have not changed.

A summary of the site plan changes

- The front door is now through a vestibule on the garage door side of each building.
- The garage doors are still on the south side of each building.
- The garage doors are offset from center to accommodate the vestibule and elevator
- The front door had been on the north side of each building. This is now an egress to grade.
- For building 2 the ADA access sidewalk and ramp was removed
- For building 2 a sidewalk was added along the side of the building to the parking lot
- The retaining wall and ADA access to building 4 was removed
- The sewer line was changed to a direct run to Chocheho Street.
- No change to the driveway, parking areas, grading, drainage or lighting.

We look forward to discussing this amendment request with staff at the August 8th TRC meeting.

If you have any questions please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND

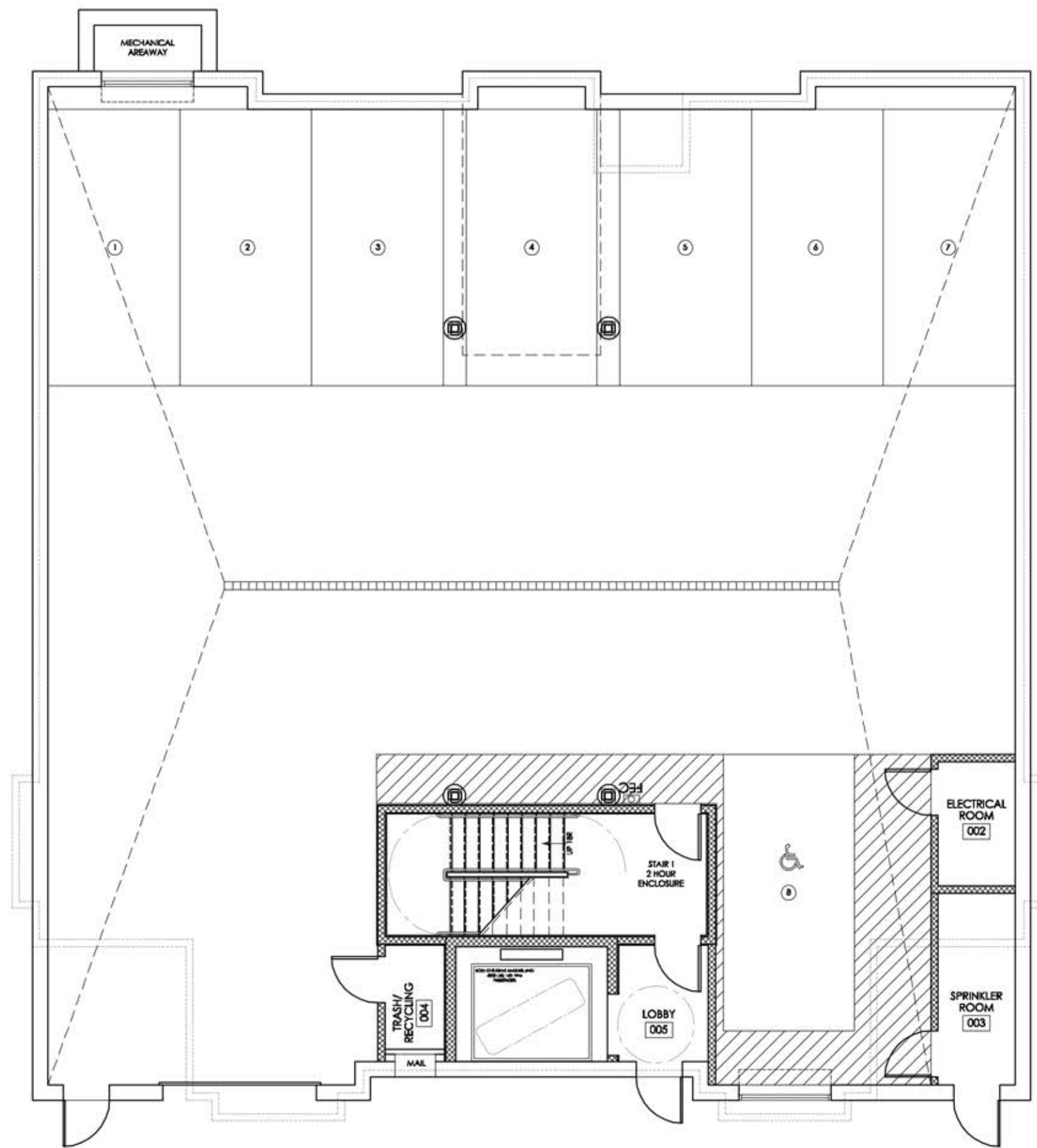
A handwritten signature in black ink, appearing to read "S. Haight", with a horizontal line extending to the right.

Stephen J Haight, PE

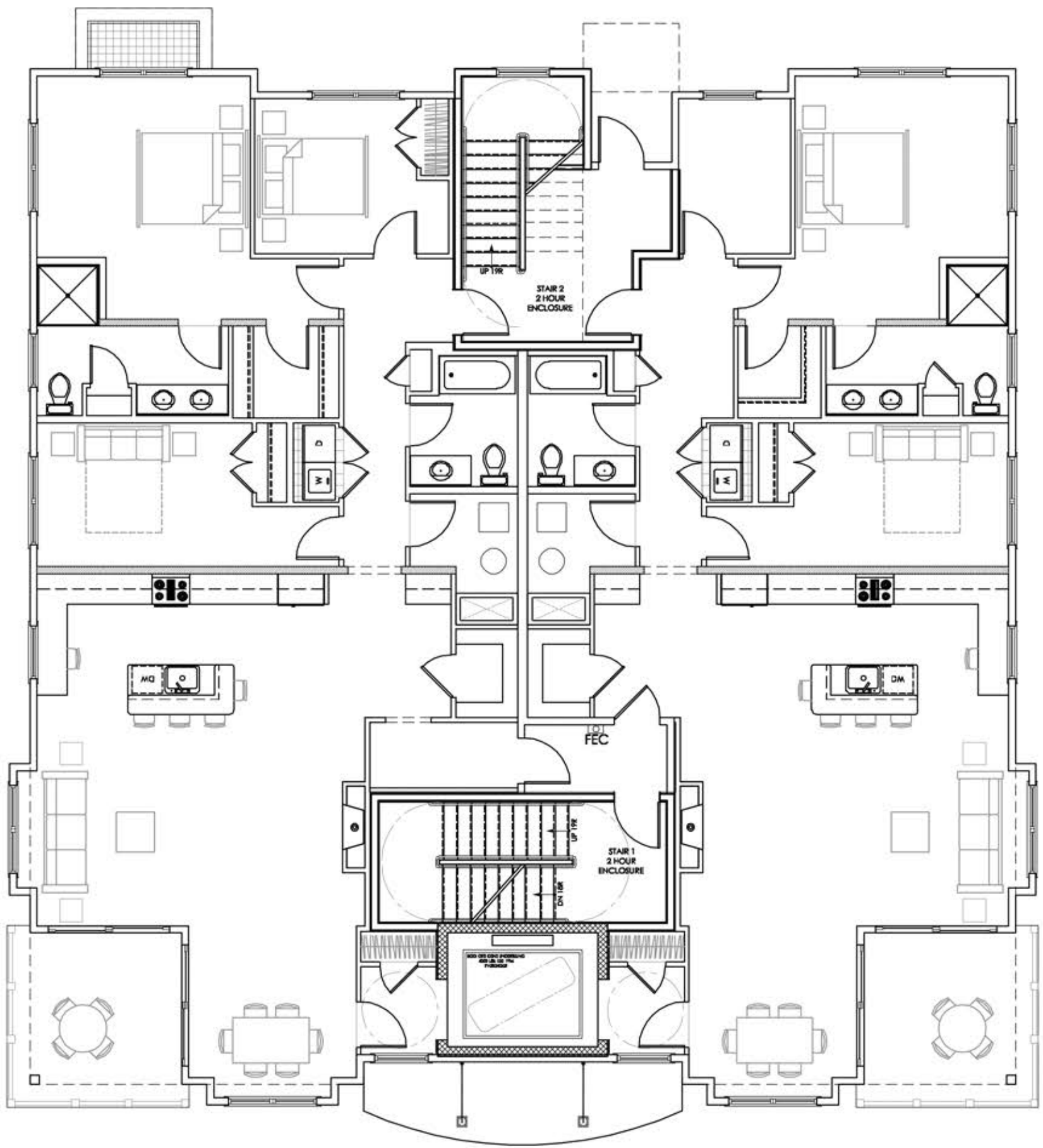
SJH



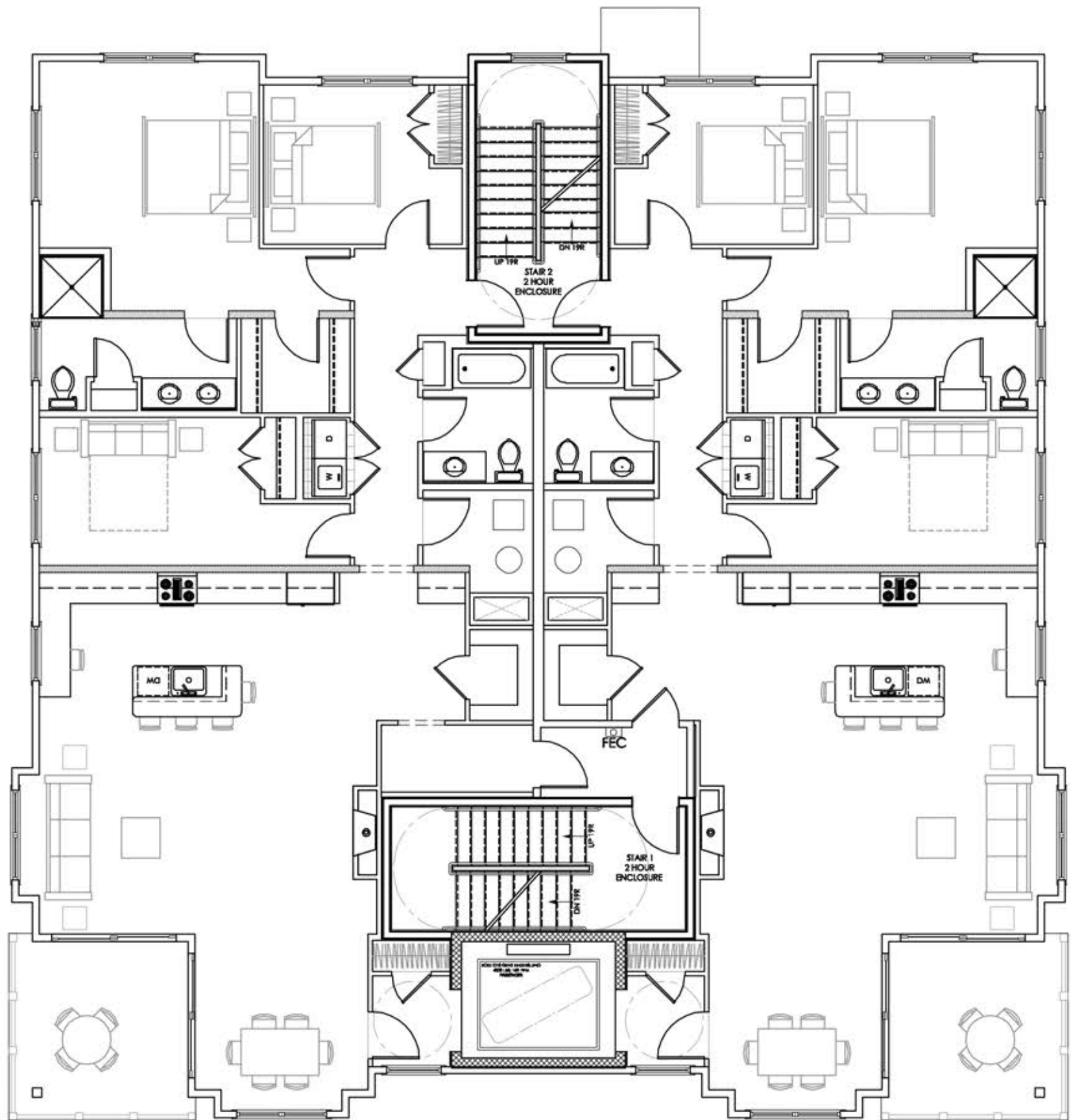
GUNDALOW LANDING VIEW LOOKING NORTH



1 GARAGE LEVEL
1/8" = 1'-0"



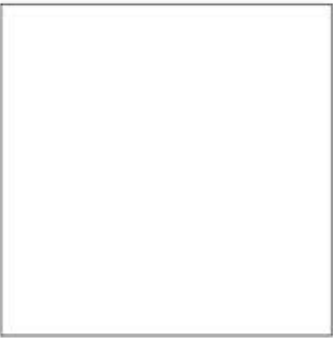
2 FIRST FLOOR PLAN
1/8" = 1'-0"



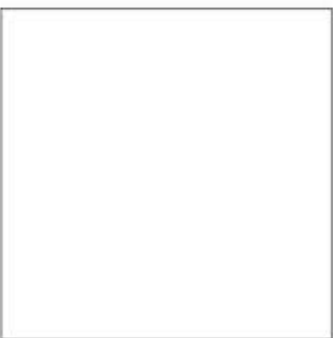
3 SECOND THRU FOURTH FLOOR PLANS
1/8" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS:		
#	DATE	DESCRIPTION
1	07/17/19	REV 1



GUNDALOW LANDING
GUNDALOW DRIVE
DOVER, NEW HAMPSHIRE





CJ ARCHITECTS

233 VAUGHAN ST. • PORTSMOUTH • NH • 03801

603-431-2808

RENDERING
&
FLOOR PLANS

DATE:	09/05/18
DRAWN BY:	R.L.D.
APPROVED BY:	C.J.G.
SCALE:	1/8" = 1'-0"
JOB NUMBER:	21801

A1



REVISIONS:

#	DATE	DESCRIPTION
1	07/17/19	REV 1

GUNDALOW LANDING

GUNDALOW DRIVE
DOVER, NEW HAMPSHIRE

CJ ARCHITECTS
233 VAUGHAN ST. - PORTSMOUTH - NH - 03801
603-431-2806

BUILDING #1
ELEVATIONS

DATE: 09/05/18

DRAWN BY: RLD

APPROVED BY: C.J.G

SCALE: 1/8" = 1'-0"

JOB NUMBER: 21801

A2

NOT FOR CONSTRUCTION



① BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"



② BUILDING 2 EAST ELEVATION
1/8" = 1'-0"

MAXIMUM ALLOWABLE AREA OF EXTERIOR WALL OPENINGS IS 25% WHEN DISTANCE FROM PROPERTY LINE IS BETWEEN 5' AND 10'. PER IBC 2009. BUILDING 2 EAST ELEVATION IS BETWEEN 5' AND 10' OF PROPERTY LINE, AND AREA OF EXTERIOR WALL OPENINGS IS 23.2%.



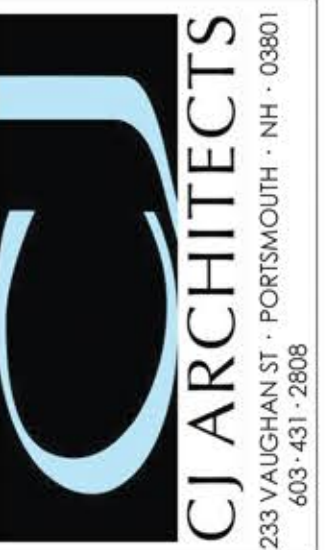
③ BUILDING 2 NORTH ELEVATION
1/8" = 1'-0"



④ BUILDING 2 WEST ELEVATION
1/8" = 1'-0"

REVISIONS:		
#	DATE	DESCRIPTION
1	07/17/19	REV 1

GUNDALOW LANDING
GUNDALOW DRIVE
DOVER, NEW HAMPSHIRE



BUILDING #2
ELEVATIONS

DATE:	09/05/18
DRAWN BY:	RLD
APPROVED BY:	C.J.G
SCALE:	1/8" = 1'-0"
JOB NUMBER:	21801

A3

NOT FOR CONSTRUCTION



① BUILDING 3 SOUTH ELEVATION
1/8" = 1'-0"



② BUILDING 3 EAST ELEVATION
1/8" = 1'-0"

MAXIMUM ALLOWABLE AREA OF EXTERIOR WALL OPENINGS IS 25% WHEN DISTANCE FROM PROPERTY LINE IS BETWEEN 5' AND 10'. PER IBC 2009, BUILDING 3 EAST ELEVATION IS BETWEEN 5' AND 10' OF PROPERTY LINE, AND AREA OF EXTERIOR WALL OPENINGS IS 23.2%.



③ BUILDING 3 NORTH ELEVATION
1/8" = 1'-0"



④ BUILDING 3 WEST ELEVATION
1/8" = 1'-0"

REVISIONS:		
#	DATE	DESCRIPTION
1	07/17/19	REV 1



GUNDALOW LANDING
GUNDALOW DRIVE
DOVER, NEW HAMPSHIRE



BUILDING #3
ELEVATIONS

DATE:	09/05/18
DRAWN BY:	RLD
APPROVED BY:	C.J.G
SCALE:	1/8" = 1'-0"
JOB NUMBER:	21801

A4



① BUILDING 4 SOUTH ELEVATION
1/8" = 1'-0"



② BUILDING 4 EAST ELEVATION
1/8" = 1'-0"



③ BUILDING 4 NORTH ELEVATION
1/8" = 1'-0"



④ BUILDING 4 WEST ELEVATION
1/8" = 1'-0"

REVISIONS:		
#	DATE	DESCRIPTION
1	07/17/19	REV 1



GUNDALOW LANDING
GUNDALOW DRIVE
DOVER, NEW HAMPSHIRE



BUILDING #4
ELEVATIONS

DATE:	09/05/18
DRAWN BY:	RLD
APPROVED BY:	C.J.G
SCALE:	1/8" = 1'-0"
JOB NUMBER:	21801

A5

NOT FOR CONSTRUCTION

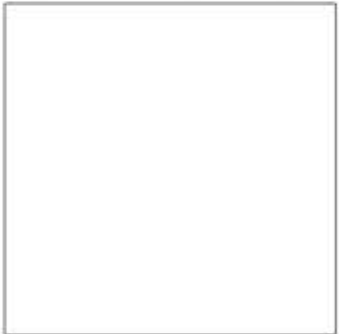


PORTLAND AVENUE - STREET VIEW



PORTLAND AVENUE - DRIVEWAY STREET VIEW

REVISIONS:		
#	DATE	DESCRIPTION
1	7/17/19	REV 1



GUNDALOW LANDING
GUNDALOW DRIVE
DOVER, NEW HAMPSHIRE



PORTLAND AVENUE STREET VIEWS

DATE:	09/05/18
DRAWN BY:	RLD
APPROVED BY:	C.J.G
SCALE:	1/8" = 1'-0"
JOB NUMBER:	21801

A6

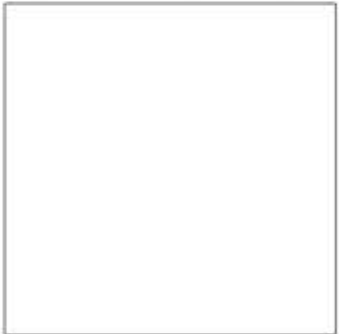


COCHECO STREET - STREET VIEW

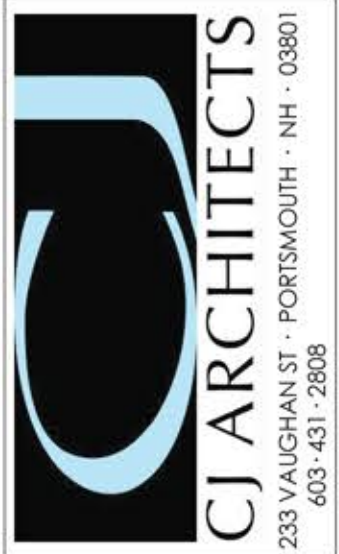
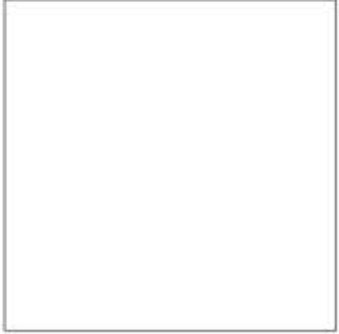


ROGER STREET - STREET VIEW

REVISIONS:		
#	DATE	DESCRIPTION
1	7/17/19	REV 1



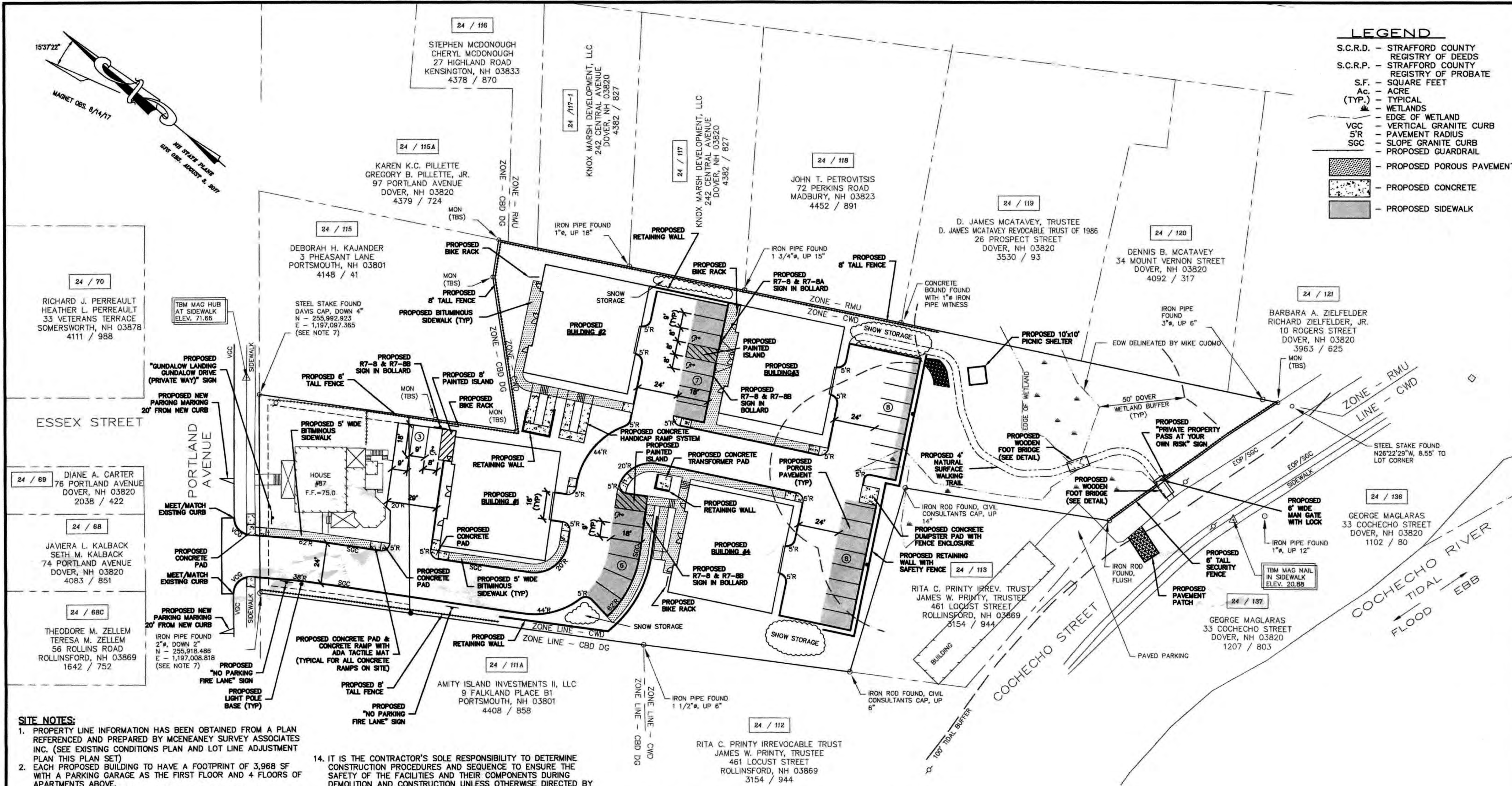
GUNDALOW LANDING
GUNDALOW DRIVE
DOVER, NEW HAMPSHIRE



COCHECO STREET AND
ROGER STREET
VIEWS

DATE:	09/05/18
DRAWN BY:	RLD
APPROVED BY:	C.J.G
SCALE:	1/8" = 1'-0"
JOB NUMBER:	21801

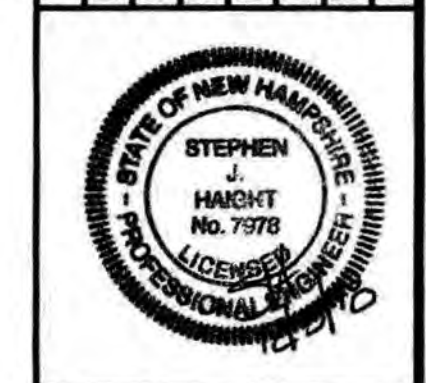
A7



LEGEND

- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.P. - STRAFFORD COUNTY REGISTRY OF PROBATE
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- WETLANDS
- EDGE OF WETLAND
- VCC - VERTICAL GRANITE CURB
- 5'R - PAVEMENT RADIUS
- SGC - SLOPE GRANITE CURB
- PROPOSED GUARDRAIL
- PROPOSED POROUS PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SIDEWALK

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY			
CITY OF DOVER			
PLANNING BOARD FILE#			
P18-34			
CIVILWORKS NEW ENGLAND			
181 Watson Road, P.O. Box 1166			
Dover, New Hampshire 03820			
(603) 749-0443			
DATE	NO.	REVISION	DATE
7-18-18	1	REV PER STAFF & P.B. COMMENTS	12-5-18
7-18-18	2	REV PER STAFF & P.B. COMMENTS	9-30-18
7-18-18	3	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	4	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	5	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	6	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	7	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	8	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	9	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	10	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	11	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	12	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	13	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	14	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	15	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	16	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	17	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	18	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	19	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	20	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	21	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	22	REV PER STAFF & P.B. COMMENTS	9-12-18
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7-18-18	33	REV PER STAFF & P.B. COMMENTS	9-12-18
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7-18-18	86	REV PER STAFF & P.B. COMMENTS	9-12-18
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7-18-18	97	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	98	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	99	REV PER STAFF & P.B. COMMENTS	9-12-18
7-18-18	100	REV PER STAFF & P.B. COMMENTS	9-12-18



MARKER 44 HOLDINGS, LLC
130 CENTRAL AVENUE
DOVER, NH 03820

SITE PLAN

SITE NOTES:

- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED AND PREPARED BY MCNEANEY SURVEY ASSOCIATES INC. (SEE EXISTING CONDITIONS PLAN AND LOT LINE ADJUSTMENT PLAN THIS PLAN SET)
- EACH PROPOSED BUILDING TO HAVE A FOOTPRINT OF 3,968 SF WITH A PARKING GARAGE AS THE FIRST FLOOR AND 4 FLOORS OF APARTMENTS ABOVE.
- THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF 4 - 5 STORY APARTMENT BUILDINGS. EACH BUILDING WILL HAVE A PARKING GARAGE BENEATH AND FOUR FLOORS OF APARTMENTS ABOVE, SURFACE PARKING FOR EACH BUILDING AND A WALKING PATH TO COCHECHO STREET.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- STRIPE PARKING AREAS AS SHOWN INCLUDING HANDICAP SYMBOLS AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M-248-TYPE N.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
- PAINTED ISLANDS SHALL BE 4 INCHES WIDE DIAGONAL LINES 3 FEET ON CENTER.
- ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
- LAYOUT OF BUILDING CORNERS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL BE BASED UPON THE ARCHITECT'S FINAL FOUNDATION PLAN AND ALL SITE LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
- SEE DETAILS FOR SIGN LEGENDS.

- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADOPTION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
- METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
- BUILDING ADDRESSES TO BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE SITE DESIGN IS IN COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS 2009 IBC AND ANSI STANDARDS.
- THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
- VISITOR PARKING IS ON STREET PARKING.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND SEWER.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBANCE ACTIVITY OCCURS.

REFERENCE PLANS:

- TOPOGRAPHIC PLAN OF LAND, PREPARED FOR: MICHAEL J. SPINELLI, JR.; TAX MAP 24, LOT NO. 114; 87 PORTLAND AVENUE AND DEAN STREET HOLDINGS, INC.; TAX MAP 21, LOT NO. 115B; COCHECHO STREET, CITY OF DOVER; COUNTY OF STRAFFORD; STATE OF NEW HAMPSHIRE; PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC.; SCALE 1"=30'; DATED: 12-26-17.
- LOT LINE ADJUSTMENT PLAN, PREPARED FOR MARKER 44 HOLDINGS, LLC, TAX MAP 24 LOT NO 114 87 PORTLAND AVENUE AND MARKER 44 HOLDINGS LLC TAX MAP 24, LOT NO. 115B; COCHECHO STREET; CITY OF DOVER; COUNTY OF STRAFFORD; STATE OF NEW HAMPSHIRE; PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC.; SCALE 1"=30'; DATED 4-16-18.

PARKING CALCULATIONS:

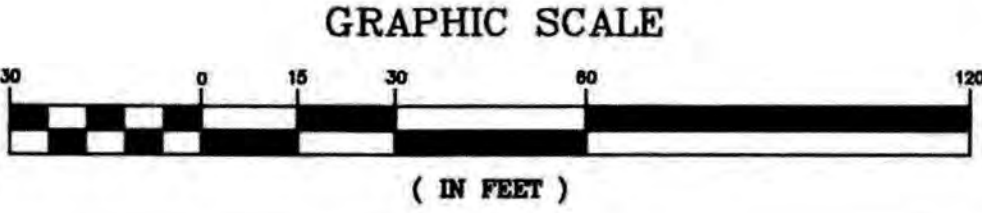
CBD-G (2 UNITS)*1.25+4 = 3.3 SPACES MAX.
CWD (32 UNITS)*1.5+5 = 60.8 SPACES
TOTAL = 64.1 SPACES
PROPOSED (8 GARAGE SPACES)*(4 BUILDINGS) = 32 SPACES
PROPOSED SURFACE SPACES = 34 SPACES
TOTAL = 66 SPACES
(4 ACCESSIBLE SPACES)

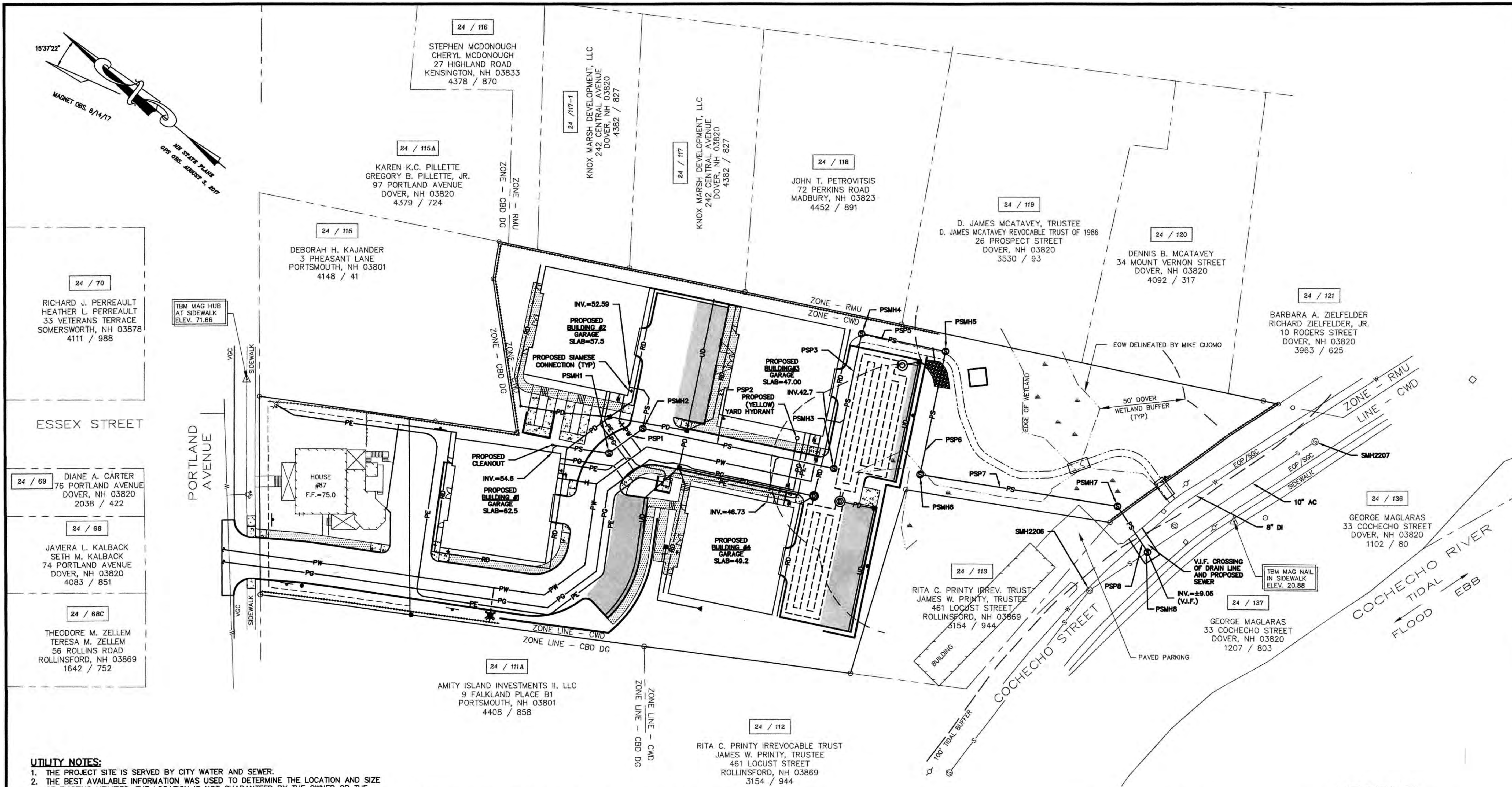
SITE DATA

ZONING DISTRICTS:
CBD DOWNTOWN GATEWAY SUB-DISTRICT (CBD DG)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = N/A
MINIMUM LOT COVERAGE = 50%
FRONTAGE BUILD-OUT = 80% MINIMUM
FRONT BUILD TO LINE = 5 FT MIN. / 20 FT MAX.
SIDE SETBACK = 5 FT MIN.
REAR SETBACK = 0 FT MIN.
MAXIMUM BUILDING HEIGHT = 2 STORY MIN. / 4 STORY MAX.

COCHECHO WATERFRONT DISTRICT (CWD)

DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = N/A
MAXIMUM LOT COVERAGE = 75%
MINIMUM FRONTAGE = N/A
FRONT SETBACK = 0 FT
SIDE SETBACK = 0 FT
REAR SETBACK = 0 FT
MAXIMUM BUILDING HEIGHT = 55 FT





UTILITY NOTES:

1. THE PROJECT SITE IS SERVED BY CITY WATER AND SEWER.
2. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION AND SIZE OF EXISTING UTILITIES. THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-388-7233 OR "811".
4. ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUND WITHIN THE SITE.
5. UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH PER PSMH, VERIZON, COMCAST, AND UNTIL STANDARDS.
6. PROPOSED INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, ELECTRIC AND GAS SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:
ELECTRIC: EVERSOURCE 800.362.7764
CABLE: COMCAST 603.334.3615
NATURAL GAS: UNTIL 866.933.3821
WATER/SEWER: CITY OF DOVER 603.516.6450
7. SEE ELECTRICAL DRAWINGS AND DETAILS FOR OUTDOOR LIGHTING CONDUIT LOCATIONS.
8. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. SEWAGE LOADING (PER ENV. - Wq 1008.03 TABLE 1008-1)
32 - 2 BEDROOM RESIDENTIAL APARTMENTS = 9,600 GPD
2 BDRMS x 150 GALS./DAY/BDRM x 32 = 9,600 GPD
11. THE PROPOSED STRUCTURES 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 CODE.
12. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

12. 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.
13. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
14. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
15. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
16. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
17. BACKFLOW PREVENTORS SHALL BE INSTALLED ON BOTH FIRE AND DOMESTIC WATER LINES.
18. ALL UNUSED WATER SERVICES SHALL BE REMOVED BACK TO THE CORPORATION AT THE MAIN.

SEWER STRUCTURE SCHEDULE:

PSMH1 RIM=60.2 INV.OUT=53.9	PSMH4* RIM=±46 INV.IN=40.1 INV.OUT=40.0	PSMH6* RIM=±33.0 INV.IN=28.00 INV.OUT=24.62 (DROP=3.38)	PSMH8 (TIE IN COCHECHO) RIM=±20.18 (MATCH PAVEMENT) INV.IN=±9.05 (VIF) INV.IN=±9.10 (VIF) INV.OUT=±9.00 (VIF)
PSMH2 RIM=57.93 INV.IN=51.95 INV.OUT=51.85	PSMH5* RIM=±42 INV.IN=36.00 INV.OUT=33.86 (DROP=2.14)	PSMH7* RIM=±20.3 INV.IN=15.3 INV.OUT=11.21 (DROP=4.09)	SMH #2206 RIM=19.62 DEPTH=10.7 INV=±8.92
PSMH3 RIM=47.83 INV.IN=42.84 INV.OUT=42.74			SMH #2207 RIM=21.79 DEPTH=12.3 INV=±9.49

- * SMH RIMS SHALL BE SET 6" ABOVE GRADE
- * ALL DROP SHALL BE EXTERIOR DROPS

SEWER PIPE SCHEDULE:

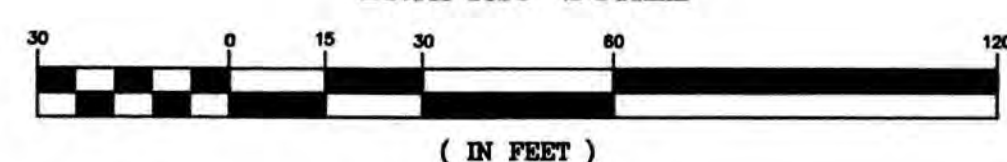
PSP1 21 LF 8" SDR35 PVC S=0.08	PSP5 70 LF 8" SDR35 PVC S=0.08
PSP2 110' LF 8" SDR35 PVC S=0.08	PSP6 113 LF 8" SDR35 PVC S=0.08
PSP3 76 LF 8" SDR35 PVC S=0.033	PSP7 25 LF 8" SDR35 PVC S=0.08
PSP4 46 LF 8" SDR35 PVC S=0.08	PSP8 32 LF 8" SDR35 PVC S=0.067

W	EXISTING WATER LINE
S	EXISTING SEWER LINE
D	EXISTING DRAINAGE LINE
G	EXISTING GAS LINE
—	EXISTING WATER SHUT-OFF
—	EXISTING WATER VALVE
—	EXISTING GAS VALVE
—	EXISTING HYDRANT
—	SIGN
PG	PROPOSED GAS
PW	PROPOSED WATER
PE	PROPOSED ELECTRIC
PD	PROPOSED UNDERDRAIN LINE
RD	PROPOSED ROOF DRAIN
PSMH	PROPOSED SEWER MANHOLE
PSP	PROPOSED SEWER PIPE
V.I.F.	VERIFY IN FIELD

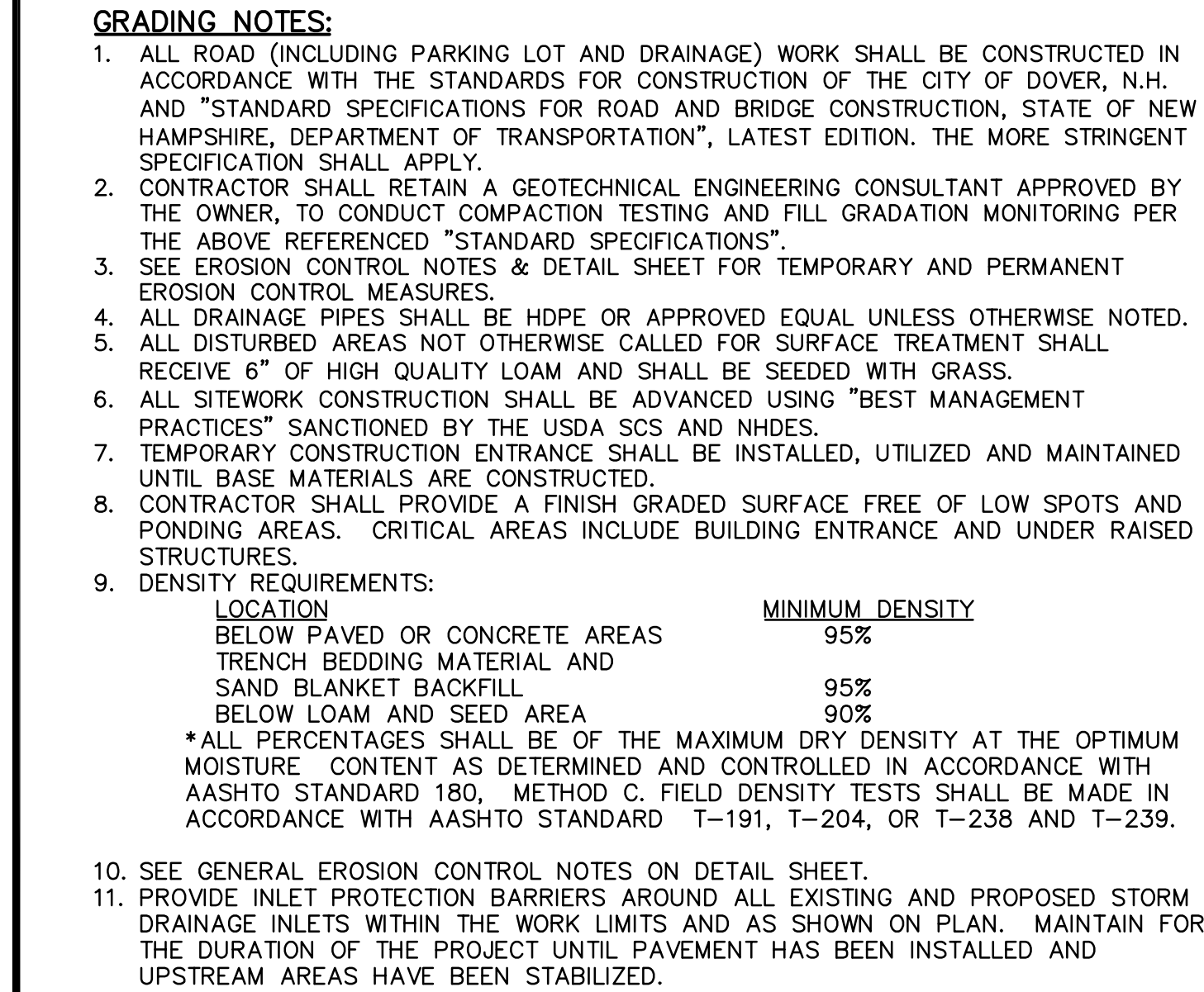
LEGEND

MON (TBS) ○	BOUNDARY MONUMENT (TO BE SET)
S.C.R.D.	STAFFORD COUNTY REGISTRY OF DEEDS
S.C.R.P.	STAFFORD COUNTY SQUAIRE OF PROBATE
S.F.	SQUARE FEET
Ac.	ACRE
(TYP.)	TYPICAL
Ø	DIAMETER
—UP	UTILITY POLE
OHU	OVERHEAD UTILITY LINES
VGC	VERTICAL GRANITE CURB
CB	CATCH BASIN
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
—	WETLANDS
WF2 / A6	EDGE OF WETLAND
TBR	TO BE REMOVED

GRAPHIC SCALE



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY	
CITY OF DOVER	
PLANNING BOARD FILE #	
P18-34	
CIVILWORKS NEW ENGLAND	
181 Watson Road, P.O. Box 1166 Dover, New Hampshire 03820 (603) 749-0443	
DATE: 7-18-18	DESIGN BY: SRD
SCALE: 1"=30'	DESIGN BY: MMR
APPROVED BY: JH	APPROVED BY: JH
PROJECT NO: 1785	REVISION PER TBC COMMENTS
FILE: SITE.DWG	NO.
DATE: 7-18-18	DESIGN BY: SRD
SCALE: 1"=30'	DESIGN BY: MMR
APPROVED BY: JH	APPROVED BY: JH
PROJECT NO: 1785	REVISION PER TBC COMMENTS
FILE: SITE.DWG	NO.
STEPHEN HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER - CIVIL	
MARKER 44 HOLDINGS, LLC 130 CENTRAL AVENUE DOVER, NH 03820	
GUNDALOW LANDING DOVER, NH	
7	



<u>DRAINAGE SCHEDULE</u>		
PYD1	PCB3	PDMH1
RIM=63.90	RIM=56.25	RIM=48.60
INV.IN=58.60	INV.IN=51.70	INV.IN=44.50
INV.OUT=58.50	INV.OUT=51.60	INV.OUT=42.50
 PYD2	 PCB4	 PDMH2 (DPI OUTLET)
RIM=59.0 (V.I.F.)	RIM=46.55	RIM=47.55
INV.OUT=56.4	INV.IN=43.75	(SEE DETAIL)
	INV.OUT=43.65	
 PCB1**	 PCB5	 PDMH3 (DP2 OUTLET)
RIM=57.00	RIM=44.40	RIM=44.90
INV.IN=53.50	INV.IN=38.35	(SEE DETAIL)
INV.OUT=53.15	INV.OUT=38.25	
 PCB2**		 PCUL1
RIM=56.25		INV.IN=40.0
INV.IN=52.00	** WITH TREATMENT SYSTEM	INV.OUT=38.5
INV.OUT=51.90	CONTECH CHS UNIT	

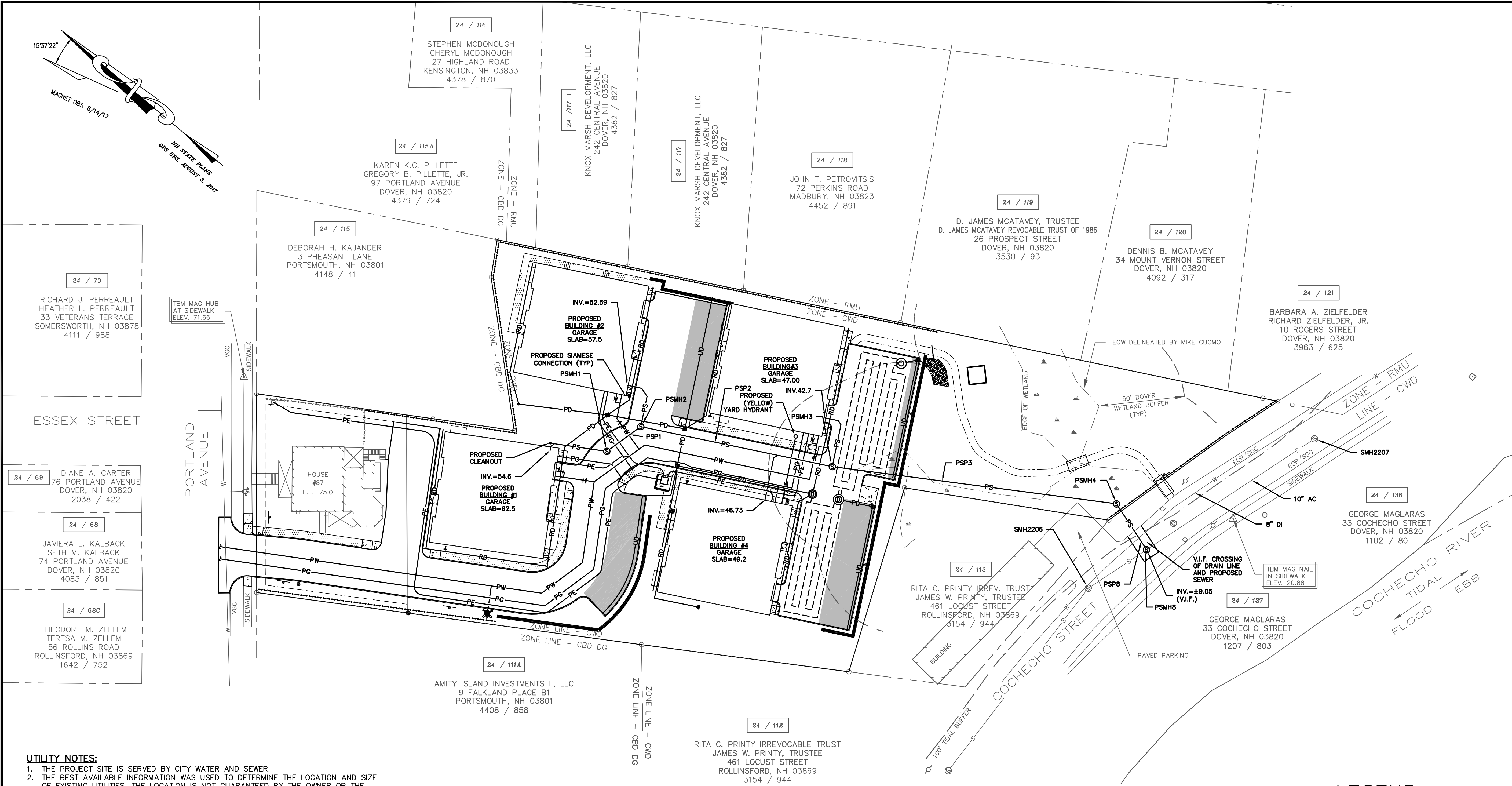
The diagram illustrates a cross-section of a road and drainage system. From top to bottom, the layers are:

- PDL** (Proposed Drain Line) at elevation **x 74.00**.
- EXISTING SPOT GRADE** at elevation **-94**.
- EXISTING GRADE** (indicated by a dashed line).
- PROPOSED FINISH GRADE** at elevation **74** (shown in a box).
- PROPOSED SPOT GRADE** at elevation **x [74.00]** (shown in a box).
- PD** (Proposed Drain Line).
- PROPOSED DRAIN LINE**.
- PROPOSED ROOD DRAIN**.
- SILT BARRIER** at the bottom.

GRAPHIC SCALE

(IN FEET)

[illegible]



UTILITY NOTES:

- THE PROJECT SITE IS SERVED BY CITY WATER AND SEWER.
- THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION AND SIZE OF EXISTING UTILITIES. THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-388-7233 OR "811".
- ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUND WITHIN THE SITE.
- UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH/PER PSNH, VERIZON, COMCAST, AND UNTIL STANDARDS.
- PROPOSED INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, ELECTRIC AND GAS SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:
ELECTRIC: EVERSOURCE 800.362.7764
CABLE: COMCAST 603.334.3615
NATURAL GAS: UNTIL 866.933.3821
WATER/SEWER: CITY OF DOVER 603.516.6450
- SEE ELECTRICAL DRAWINGS AND DETAILS FOR OUTDOOR LIGHTING CONDUIT LOCATIONS.
- SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- SEWAGE LOADING (PER ENV. - Wq 1008.03 TABLE 1008-1)
32 - 2 BEDROOM RESIDENTIAL APARTMENTS =
2 BDRMS x 150 GALS./DAY/BDRM x 32 = 9,600 GPD
- THE PROPOSED STRUCTURES 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 CODE.
- APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

SEWER STRUCTURE SCHEDULE:

PSMH1 RIM=60.2 INV.OUT=53.9
PSMH2 RIM=57.93 INV.IN=51.95 INV.OUT=51.85
PSMH3 RIM=47.83 INV.@ DROP=42.84 INV.IN=24.9 INV.OUT=24.8

* SMH RIMS SHALL BE SET 6" ABOVE GRADE
* ALL DROP SHALL BE EXTERIOR DROPS

PSMH5 (TIE IN COACHECHO)
RIM=±20.18 (MATCH PAVEMENT)
INV.IN=±9.05 (VIF)
INV.IN=±9.10 (VIF)
INV.OUT=±9.00 (VIF)

SMH #2206
RIM=19.62
DEPTH=10.7
INV=±8.92
SMH #2207
RIM=21.79
DEPTH=12.3
INV=±9.49

SEWER PIPE SCHEDULE:

PSP1 21 LF 8" SDR35 PVC S=0.08
PSP4 32 LF 8" SDR35 PVC S=0.080

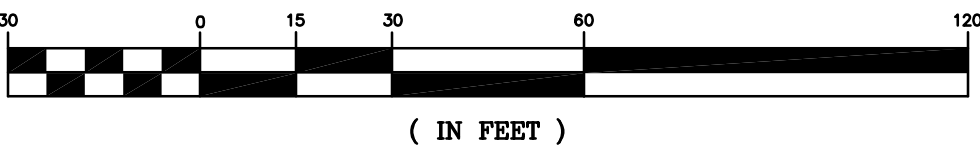
PSP2 110' 8" SDR35 PVC S=0.08
PSP3 163 LF 8" SDR35 PVC S=0.80

W EXISTING WATER LINE
S EXISTING SEWER LINE
D EXISTING DRAINAGE LINE
G EXISTING GAS LINE
W-SH EXISTING WATER SHUT-OFF
W-V EXISTING WATER VALVE
G-V EXISTING GAS VALVE
H EXISTING HYDRANT
UP UTILITY POLE
OHU OVERHEAD UTILITY LINES
VGC VERTICAL GRANITE CURB
CB CATCH BASIN
DMH DRAIN MANHOLE
SMH SEWER MANHOLE
W WETLANDS
WF2 / A6 EDGE OF WETLAND
TBR WETLAND FLAG I.D. TO BE REMOVED

LEGEND

MON (TBS) O - BOUNDARY MONUMENT (TO BE SET)
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
S.C.R.P. - STRAFFORD COUNTY REGISTRY OF PROBATE
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
Ø - DIAMETER
-O- UTILITY POLE
OHU OVERHEAD UTILITY LINES
VGC VERTICAL GRANITE CURB
CB CATCH BASIN
DMH DRAIN MANHOLE
SMH SEWER MANHOLE
W WETLANDS
WF2 / A6 EDGE OF WETLAND
TBR WETLAND FLAG I.D. TO BE REMOVED

GRAPHIC SCALE



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY				CITY OF DOVER PLANNING BOARD FILE # P18-34A				CIVILWORKS NEW ENGLAND CIVIL ENGINEERING 181 Watson Road, P.O. Box 1166 Dover, New Hampshire 03820 (603) 749-0443			
DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE	SITE	NO.	REVISION	DATE	DATE
7-18-18	1"=30'	SRD	MMR	2	1795	1	NO.	NO.	NO.	NO.	NO.
MARKER 44 HOLDINGS, LLC 130 CENTRAL AVENUE DOVER, NH 03820				GUNDALOW LANDING DOVER, NH				UTILITY PLAN			