



CITY OF DOVER

## DOVER PLANNING BOARD – AGENDA

### REVISED

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820  
Meeting Date: **Tuesday, October 8, 2019**  
Meeting Time: **7:00 pm**

#### 1. CITIZENS' FORUM

#### 2. APPROVAL OF THE PRIOR MINUTES

- September 24, 2019 Regular Meeting Minutes

#### 3. OLD BUSINESS

#### 4. NEW BUSINESS

- Consideration and acceptance of a Request to use Transfer of Development Rights for Little Bay Marina & Development, LLC, Assessor's Map 8, Lots 9, 10, 11 & 12, zoned LBW, and located at 421, 423, 425, & 427 Dover Point Road. (Proposal is to purchase 2 additional units through TDR in addition to the 8 TDR units previously approved for a total of 25 units plus one dwelling unit above the marina office being proposed on site.) \*(P18-41A)
- Consideration and preliminary Public Hearing of a Voluntary Open Space Subdivision for Scott Boudreau, (Owner: Sherri Towle), Assessor's Map C, Lot 47, zoned R-40, and located at 379 Tolend Road. (2 new lots) \*(P19-71)
- Consideration and acceptance for an Open Space Subdivision for James Gauron and Bellamy Ridge HOA, (Owner: Arthur Sweatt), Assessor's Map I, Lot 6, zoned R-12, and located at 54 Back River Road. (Proposal is to subdivide one lot into 10 including an Open Space lot, and the existing home with a private driveway.) \*(P19-09)
- Consideration and acceptance of an amendment to a previously approved subdivision for James Gauron and Bellamy Ridge HOA, Assessor's Map I, Lot 6-C-DRV, zoned R-12, and located at Red Barn Drive. Proposal is to widen Red Barn Drive, add accesses to new lots, remove stonewall, and add landscaping) \*(P15-05A)
- Discuss next steps regarding Rezoning Committee recommendations

#### 5. STAFF COMMENT

#### 6. MEMBER COMMENTS

#### 7. ADJOURNMENT

\*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email [Dover-Planning@dover.nh.gov](mailto:Dover-Planning@dover.nh.gov). You may also view materials at [www.dover.nh.gov](http://www.dover.nh.gov). Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, September 24 2019**  
Meeting Time: **7:00 pm**

**Members Present:** Gina Cruikshank (Chair), Dave Landry, Frank Torr, Lee Skinner, Dave White, Dennis Ciotti (Councilor), Ellen Brooks (Alternate), and Erin Allgood (Alternate); Hayley Harmon (Vice Chair), Jackson Kaspari, Tom Clark, Matt Sullivan (Alternate)

**Members Not Present (excused):** None

**Members Not Present (un-excused):** None

**Staff Present:** Christopher Parker, Assistant City Manager

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

### 1. CITIZENS' FORUM

*Citizens Forum Open.* No one spoke. *Citizens Forum Closed.*

### 2. APPROVAL OF THE PRIOR MINUTES

- August 27, 2019 Regular Meeting Minutes

**Motion:** F. Torr made a motion to approve the minutes of August 27, 2019. Seconded by D. Ciotti. Vote: U/A.

### 3. OLD BUSINESS

### 4. NEW BUSINESS

The Vice Chair noted that items 4 A and B would be heard together.

- A. Consideration and acceptance of a Conditional Use Permit for Wentworth-Douglass Hospital, (Owner: Weathervane Seafoods), Assessor's Map K, Lot 30-N, zoned B-3, and located at Stark Ave. (Proposal for paved parking lot, grading, and drainage impacting 3,107 sq. ft. of wetland buffer). \*(P19-55)
- B. Consideration and acceptance of a Site Review for Wentworth-Douglass Hospital, (Owner: Weathervane Seafoods), Assessor's Map K, Lot 30-N, zoned B-3, and located at Stark Ave. (Proposal is to construct a 4,500 sq. ft. Urgent Care Facility with paved parking). \*(P19-56)

C. Parker stated that the applicant wishes to build a new urgent care on an existing parking lot. The construction of the parking lot, grading and drainage impact 3,107 sq. ft. of wetland buffer which is 431 sq. ft. more than the existing conditions.

The Technical Review Committee reviewed this application at their July 25, 2019 meeting, and the Conservation Commission endorsed this item at their September 9 meeting.

Of note, is that the traffic report notes the need to work with the City and abutters to maintain site distances, and the applicant worked with staff to refine the landscape plan to enhance vehicular visibility.

This will operate as a shared site with the car wash, urgent care facility and neighboring restaurants sharing egress, parking and shared dumpster facilities and utilities.





## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
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Meeting Time: **7:00 pm**

Dave Fenstermacher, VHB Engineering, represented the applicant, discussed the proposal and presented the application. He explained the site and where the urgent care will be located. The affected wetlands were shown. With the proposed changes there will be a net reduction of impervious surfaces on the site. Currently storm water runs off the back of the parking lot towards the wetlands. They will create a curb and capture the storm water in catch basins. They will also capture the storm water off the urgent care roof and send it to a new rain garden out front.

Keith Bartlett, Wentworth-Douglass Hospital addressed L. Skinner's question about what types of injuries an urgent care facility handles. It is the next step down from emergency care. It is walk-in/ no appointment needed facility which can do x-ray, diagnostics, labs and sutures.

D. Ciotti asked how the ambulance diesel will be kept out of the wetlands. There will be a curb and the pavement will be slightly inclined to bring debris back towards the building and the catch basin.

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

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

### **STAFF RECOMMENDATION – Conditional Use Permit:**

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards, and the Department recommends that the Planning Board vote to issue the Conditional Use Permit with the following condition:

#### **Conditions to Be Met Prior to Signing of Plans:**

1. The Planning Board approves the Site Plan (P19-56).

### **STAFF RECOMMENDATION – Site Plan:**

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations and the Department recommends that the Planning Board vote to approve the Site Plan with the following condition:

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

1. The CUP (P19-55) shall be approved by the Planning Board.
2. The applicant shall provide:
  - a. a digital version of plan set
3. The applicant must revise final plan set to:
  - a. Add the owner's signatures to the final plat
  - b. Add LLS, PE, Architect, CWS, and LLA signatures and stamps to final plan
  - c. Update lighting plan to add security lighting on all four sides of the building
  - d. Revise permit section on sheet C-1
  - e. Show electrical conduits to generator pad
  - f. Revise architectural plans to include mechanical units

#### **Conditions to Be Met Prior to any Construction Activity:**

4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager. Sunday hours shall be removed from the note.



## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
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Meeting Time: **7:00 pm**

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

5. The new building shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
6. Record access, parking, dumpster, maintenance and snow storage easement

### Conditions to Be Met Prior to Occupancy:

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

**Motion:** F. Torr made a motion that the Planning Board approve the application with staff recommended conditions. Seconded by H. Harmon. Vote U/A

- C. Consideration and acceptance for a Minor Lot Line Adjustment for Roy Josselyn and Mason Ham, Assessor's Map L, Lots 108 & 110, zoned R-20, located at 294 Dover Point Road. \*(P19-66)

C. Parker stated that the applicant is proposing to adjust the lot line between the two subject lots. 1.09 acres is being transferred from lot 108 to lot 110. The nonconforming frontage is not changing.

Christopher Berry, Berry Surveying and Engineering represented the applicant, discussed the proposal and presented the application.

**Motion:** F. Torr made a motion to accept the application. Seconded by L. Skinner. Vote U/A.

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

### STAFF RECOMMENDATION:

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

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

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

1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant shall revise the plat to:
  - a. Add Planning file number P19-66
  - b. Add signature and stamp of LLS
  - c. Add owners' signatures

**Motion:** T. Clark made a motion that the Planning Board approve the application with staff recommended conditions. Seconded by D. White. Vote U/A.



## DOVER PLANNING BOARD – MINUTES

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### 5. STAFF COMMENTS

- Cocheco Waterfront Advisory committee voted tonight to execute the land development agreement between the City, the Housing Authority and CPI Management. Such great work has been done on this project among staff – especially Steve Bird.
- TRC items since August 27 meeting include the Wentworth Home, 10 Durham Road, and St Thomas Aquinas installing turf athletic field
- Land Use Law Conference on October 5.
- CIP workshop with the City Council will be October 9<sup>th</sup>.
- There is a light agenda for the Oct 8 Planning Board meeting. Would the board like to do a 'Drive around Dover' to look at the projects that have been approved in the past 5-6 years? 5:30-6:45 prior to the regular meeting. The board seemed amenable.
- Planning will have a booth at Apple Harvest Day with info on the Rec Master Plan, Energy activities and info on land preservation.
- The Chair was asked to appoint the following people to the Rec Chapter Steering committee:
  - Tim Paiva Pool Advisory
  - Pat Campbell Pool Advisory
  - Jane Hamor
  - Linnea Nemeth Arts Commission
  - John O'Connor Rec Advisory Committee
  - Bob Carrier Deputy Mayor
  - Gina Cruikshank Planning Board Rep

The Chair approved these appointments.

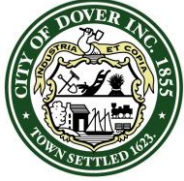
### 6. MEMBER COMMENTS

D. Ciotti mentioned the usage of the electric charging station has gone up three times what it was initially.

F. Torr wondered if the private road issue will be coming to the Planning Board. C. Parker said he considered having a sub-committee of planning board members. If anyone is interested, let him know and the committee can be formed at the next meeting. He's also considering adding disclosures to the plans when they are approved for private roads.

### 7. ADJOURNMENT

**Motion:** F. Torr made a motion to adjourn at 7:55pm. Seconded by L. Skinner. Vote U/A



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P18-41A

Application Type: Transfer of Development Rights  
Applicant(s): Little Bay Marina & Development LLC  
Owner(s): Little Bay Marina & Development, LLC  
Location: 421, 423, 425, & 427 Dover Point Road Assessor's Map 8, Lots 9-12  
Meeting Date: October 8, 2019

**INTENT:** To develop a condominium with 25 units and 1 accessory apartment in the marina office for a total of 26 units where 15 plus the apartment is permitted by the zone. Therefore, requesting to purchase an additional 2 units through Transfer of Development Rights plus the previous 8 units they were approved to purchase through TDR.

**LOTS/UNITS PROPOSED:** 25 units plus 1 accessory apartment

**AGENDA ITEM #:** 4-A

**ACREAGE** 3.45 acres (150,275 sq. ft.)

**ZONING DISTRICT:** Little Bay Waterfront (LBW)

**EXISTING LAND USE:** Residential & Little Bay Marina

**PROPOSED LAND USE:** Residential with Marina office

**SURROUNDING LAND USE:** Residential and Restaurant

**ZBA ACTION:**

-Z18-01: Variance granted on 2/15/18 to allow multi-family dwellings (this will be coming back to ZBA to get an updated Variance)  
-H88-8: Variance granted on 2/25/1988 to increase a nonconforming use (marina)  
-H80-33: variance granted for Lot 9 to subdivide a lot without street frontage

**ATTACHMENTS:** Application materials and TDR Concept Plan, previous 9/11/18 PB minutes, 4/23 PB minutes, and 5/28/19 Planning Board minutes

**APPLICATION IS COMPLETE:** Yes for TDR Amendment

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

**PERMITS REQUIRED:** N/A for this amendment

**WAIVERS REQUESTED:** N/A for this case

**Summary of Request and Background**

Per Chapter 170-27.2.E(4), the applicant is requesting that the Board provide feedback on the sketch plan estimating the layout of the development site for their review to determine if any waivers will be granted as allowed in 170-27.2 G.

The sketch layout shows 25 units plus 1 accessory apartment in the marina office while only 15 units plus the apartment is permitted by the zone. The applicant received previous approval for 23 units plus one accessory apartment and is now requesting to buy 2 more TDR units.

**Consistency with Land Use Regulations**

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a concept sketch but then would need to come back with a full site plan application.

**STAFF RECOMMENDATION:**

The Planning Department recommends that the Planning Board accept the application, open the public hearing, close the public hearing, and vote to approve the application of TDR to the Site Plan with the following conditions:

**Conditions to be Met Prior to Granting the TDR:**

1. A site plan amendment would need to come back to the Planning Board for approval.
2. Future site plan shall note what relief is granted.
3. Any requirements of 170-27.2 be included on the plan.



## Dover Point Road



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

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

Geometry updated 5/3/2019  
Data updated Daily

FRANCIS X. BRUTON, III  
CATHERINE A. BERUBE  
JOSHUA P. LANZETTA

OF COUNSEL  
JAMES H. SCHULTE

# Bruton & Berube, PLLC

ATTORNEYS AT LAW

601 Central Avenue  
Dover, NH 03820

TEL (603) 749-4529  
(603) 743-6300  
FAX (603) 343-2986

[www.brutonlaw.com](http://www.brutonlaw.com)

September 17, 2019

**VIA HAND DELIVERED**

Christopher G. Parker  
Assistant City Manager  
Director of Planning and Strategic Initiatives  
City of Dover  
288 Central Avenue  
Dover, New Hampshire 03820

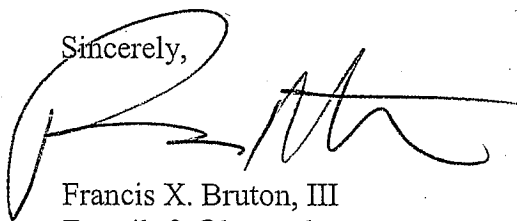
**RE: Little Bay Marina & Development, LLC  
421, 423, 425 & 427 Dover Point Road, Dover, NH  
Map 8, Lots 9, 10, 11 & 12**

Dear Mr. Parker:

Enclosed please find fifteen (15) copies of a Transfer of Development Rights Application for the above referenced matter with 8½" x 11" plan copies, along with the associated filing fee of \$230.00. Please note that we have also enclosed eleven (11) copies of teh plans in size 11 x 17, as well as three (3) full size sets of the plans.

Should there be any questions regarding the enclosed application, please do not hesitate to contact me.

Sincerely,



Francis X. Bruton, III  
E-mail: [fx@brutonlaw.com](mailto:fx@brutonlaw.com)

FXB/mas  
Enclosures

cc: Little Bay Marina & Development, LLC  
McEneaney Survey Associates, Inc.





# City of Dover, New Hampshire

## TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: August 16, 2018]

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

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Little Bay Marina & Development, LLC Telephone # (603)749-9282

Address of Applicant: 111 Loudon Road, Concord, NH 03301

E-Mail Address: c/o fx@brutonlaw.com (603) 749-4529

Name of Property Owner (if different from applicant): same Telephone # \_\_\_\_\_

Address of Property Owner: 111 Loudon Road, Concord, NH 03301

### PROPERTY INFORMATION

Assessor's Map # 8 Lot(s) # 9, 10, 11 & 12

Address of Property: 421, 423, 425 & 427 Dover Point Road, Dover, NH

Zoning District(s) LBW Overlay District(s) \_\_\_\_\_

Existing Use of Property: The four lots are on the south side of Dover Point Road, one of which is currently the Little Bay Marina.

### TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size    ☐ Frontage    ☐ Setback    ☒ Increase by 2 \* units  
\*(Total=25 units, plus 1 accessory unit for 26 units)

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

**See attached.**

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: State Permits: NHDES Wetlands Bureau and Shoreland ( these will be combined): Impact to the 100' tidal buffer, Impact for filling a wetland, NHDES Alteration of Terrain  
Federal Permit: EPA Stormwater Pollution- Notice of Intent

**a. Stephen J. Haight, P.E. Civilworks New England/Haight Engineering, PLLC**  
Name of Professional That Prepared TDR Plans: **b. Kevin McEaney/ McEaney Survey Associates**  
**a. 181 Watson Road, Dover, NH 03821** **a. 603-750-4266**  
Address **b. 24 Chestnut Street, Dover, NH 03821** Telephone #: **b. 603-742-0911**  
**a. NHPE #7978** **a. shaight@civilworksne.com**  
Professional License #: **b. NHLLS #661** E-mail address: **b. key425@aol.com**

**SIGNATURES**

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

Signature of Property Owner:

Date:

Signature of Applicant (if different from owner):

Date:

Signature of Agent:

Date:

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:

Date:

**CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS  
LIST OF ABUTTERS**

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

**Owner:**

| TAX MAP | LOT #           | PROPERTY OWNER                       | MAILING ADDRESS                    |
|---------|-----------------|--------------------------------------|------------------------------------|
| 8       | 421,423,425,427 | Little Bay Marina & Development, LLC | 111 Loudon Road, Concord, NH 03301 |

**Applicant (if different from owner):**

| APPLICANT NAME | APPLICANT COMPANY | MAILING ADDRESS |
|----------------|-------------------|-----------------|
|                |                   |                 |

**Surveyor and/or Engineer/Professional Agent:**

| NAME                   | COMPANY                                             | MAILING ADDRESS                     |
|------------------------|-----------------------------------------------------|-------------------------------------|
| Kevin McEneany         | McEneany Survey Associates Inc.                     | 24 Chestnut Street, Dover, NH 03820 |
| Stephen J. Haight, P.E | Civilworks New England/<br>Haight Engineering, PLLC | 181 Watson Road, Dover, NH 03821    |
|                        |                                                     |                                     |

**Conservation Easement Holder:**

| TAX MAP | LOT # | NAME OF EASEMENT HOLDER | MAILING ADDRESS |
|---------|-------|-------------------------|-----------------|
|         |       |                         |                 |

**Little Bay Marina & Development, LLC  
421, 423, 425, & 427 Dover Point Road  
Dover, NH 03820  
Map 8, Lots 9, 10, 11 & 12**

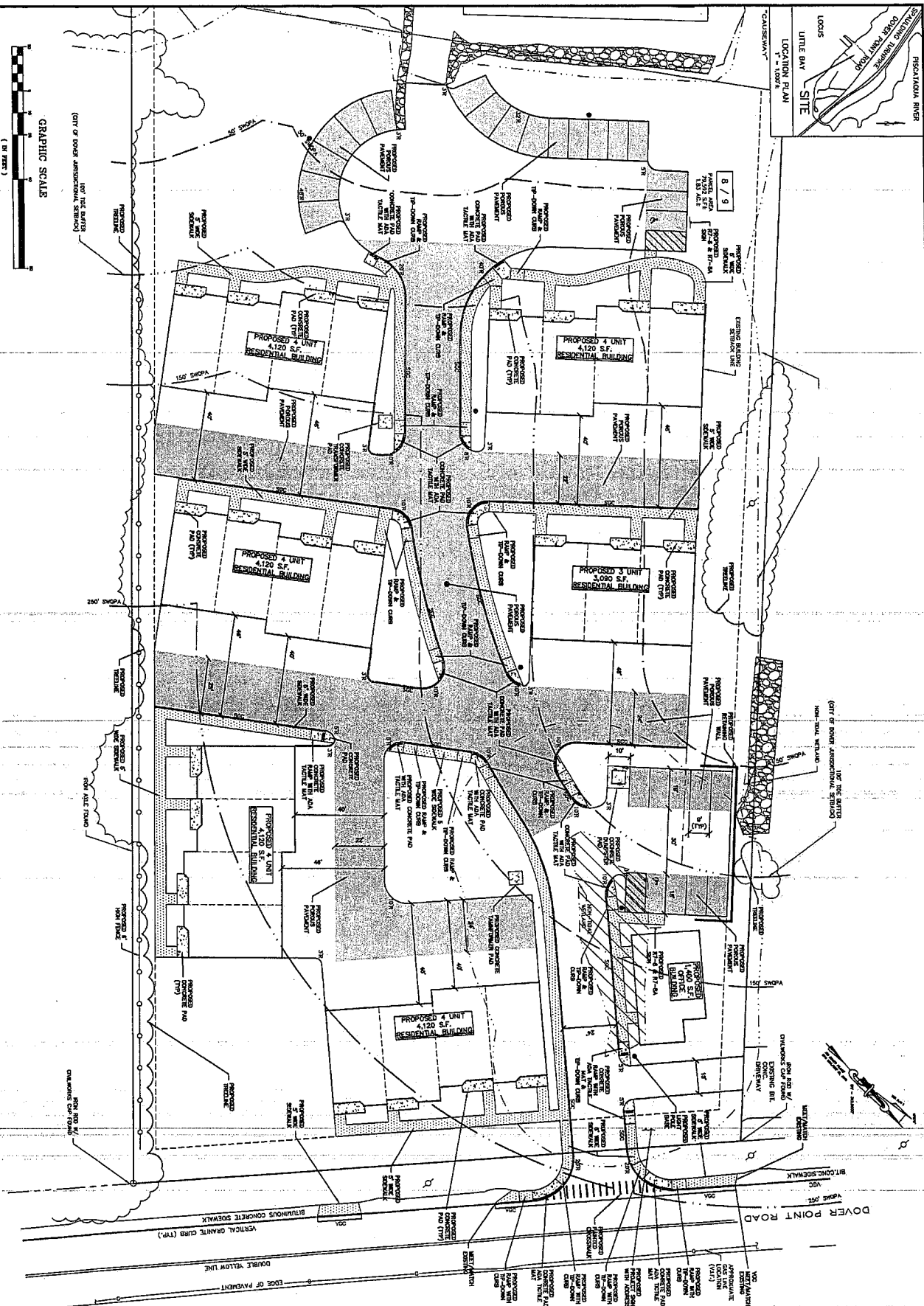
Previously, the Applicant proposed the purchase of eight (8) TDR units to complement a proposed condominium development at the Little Bay Marina with a total of 23 units with an accessory caretaker unit and marina, where 15, plus the caretaker unit, is permitted by the zone.

The Planning Board approved the purchase of the eight (8) units on September 11, 2018, and subsequently approved the associated site plan and conditional use permit on May 28, 2019 (see approved plan attached hereto).

The proposed development will address existing environmental concerns, while, at the same time, provide a significant aesthetic upgrade to the property.

The site plan is now being revised to address certain NH DES criteria related to applicable shoreland setbacks. During the design phase, the Applicant has determined that, in order to fully address the environmental concerns, two (2) additional TDR units will be required in order to make the project feasible. Although two (2) additional TDR units are being requested with the reconfiguration of the site (see attached proposed revised plan), any additional impervious area will be minimized on the property.





|                                                                             |  |                                                                                 |  |                                                                                                                             |  |                                                                                                                                                                                                          |  |
|-----------------------------------------------------------------------------|--|---------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SITE PLAN</b><br>7<br>LITTLE BAY MARINA<br>DOVER POINT ROAD<br>DOVER, NH |  | LITTLE BAY MARINA &<br>DEVELOPMENT, LLC<br>111 LOUDON ROAD<br>CONCORD, NH 03301 |  | DATE: 1-22-19<br>SCALE: 1"=20'<br>DRAWN BY: SRD<br>DESIGN BY: SRD<br>APPROVED BY: JMH<br>PROJECT NO: 1785<br>FILE: SITE.DWG |  | NOT FOR CONSTRUCTION FOR PERMIT USE ONLY<br>PLANNING FILE NO: P18-<br><b>CIVILWORKS NEW ENGLAND</b><br>CIVIL ENGINEERS<br>181 WATSON ROAD, P.O. BOX 2186<br>DOVER, NEW HAMPSHIRE 03820<br>(603) 749-0443 |  |
|                                                                             |  |                                                                                 |  | AOT SUBMISSION<br>REVISION<br>DATE                                                                                          |  | JMH<br>APP'D<br>DATE                                                                                                                                                                                     |  |



P18-41A

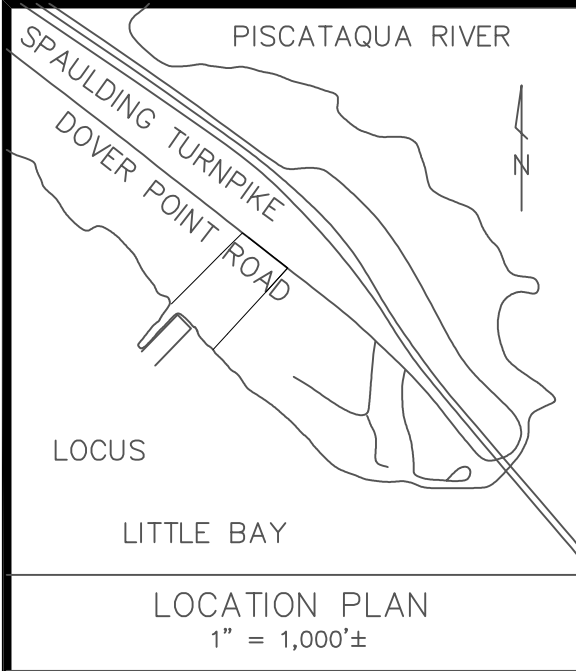
Dover Point Road

| Property ID  | Location             | Owner 1                                         | Owner 2                 | Owner Address 1       | City       | State | Zip        |
|--------------|----------------------|-------------------------------------------------|-------------------------|-----------------------|------------|-------|------------|
| 08008-000000 | 419 DOVER POINT RD   | SHINE ANN                                       |                         | 419 DOVER POINT RD    | DOVER      | NH    | 03820      |
| 08008-A00000 | 417 DOVER POINT RD   | PUIDOKAS ERIC BAILO                             |                         | 417 DOVER POINT RD    | DOVER      | NH    | 03820      |
| 08008-B00000 | 419 A DOVER POINT RD | BLACKWELL JOHN H &                              | BLACKWELL M SHARON      | 419 A DOVER POINT RD  | DOVER      | NH    | 03820-4627 |
| 08013-A00001 | 431 DOVER POINT RD   | NEWICK FAMILY REAL ESTATE LLC &                 | NEWICK JOAN LIFE ESTATE | 431 DOVER POINT ROAD  | DOVER      | NH    | 03820      |
| 08029-000000 | 430 DOVER POINT RD   | STATE OF NEW HAMPSHIRE                          |                         | PO BOX 483            | CONCORD    | NH    | 03302-0483 |
| 08038-000000 | 422 DOVER POINT RD   | DESJARDINS SETH C                               |                         | 422 DOVER POINT RD    | DOVER      | NH    | 03820      |
| 08038-A00000 | 420 DOVER POINT RD   | ROBERGE MILES C &                               | ROBERGE COURTNEY E      | 420 DOVER POINT RD    | DOVER      | NH    | 03820      |
| 08038-B00000 | 1 WIGGIN DR          | STATE OF NEW HAMPSHIRE                          |                         | PO BOX 483            | CONCORD    | NH    | 03302-0483 |
| 08038-C00000 | 424 DOVER POINT RD   | CRAGIN PATRICK J                                |                         | PO BOX 250            | DOVER      | NH    | 03820      |
| 08038-D00000 | 418 DOVER POINT RD   | PORTSIDE PROPERTIES LLC                         |                         | 22 COTTAGE ST         | PORTSMOUTH | NH    | 03801      |
| 08039-000000 | 416 DOVER POINT RD   | WHITE ERIC J &                                  | MONNAT-WHITE DEBORAH J  | 118 OLD CONCORD RD    | SULLIVAN   | NH    | 03445      |
| 08009-000000 | 423 DOVER POINT RD   | LITTLE BAY MARINA & DEVELOPMENT LLC             |                         | 197 LOUDON RD STE 350 | CONCORD    | NH    | 03301-8000 |
| 08010-000000 | 427 DOVER POINT RD   | LITTLE BAY MARINA & DEVELOPMENT LLC             |                         | 197 LOUDON RD STE 350 | CONCORD    | NH    | 03301-8000 |
| 08011-000000 | 421 DOVER POINT RD   | LITTLE BAY MARINA & DEVELOPMENT LLC             |                         | 197 LOUDON RD STE 350 | CONCORD    | NH    | 03301      |
| 08012-000000 | 425 DOVER POINT RD   | LITTLE BAY MARINA & DEVELOPMENT LLC             |                         | 197 LOUDON RD STE 350 | CONCORD    | NH    | 03301      |
|              |                      | LITTLE BAY MARINA & DEVELOPMENT LLC             |                         | 111 LOUDON ROAD       | CONCORD    | NH    | 03301      |
|              |                      | CIVILWORKS NEW ENGLAND/HAIGHT ENGINEERING, PLLC | STEPHEN J HAIGHT, PE    | 181 WATSON ROAD       | DOVER      | NH    | 03820      |
|              |                      | MCENEANEY SURVEY ASSOCIATES                     | KEVIN MCENEANEY         | 24 CHESTNUT STREET    | DOVER      | NH    | 03820      |









| NOT FOR CONSTRUCTION FOR PERMIT USE ONLY |  |  |  |  |  |  |  |  |  | PLANNING FILE NO.: P19-04 |  | CIVILWORKS NEW ENGLAND                                                         |  |
|------------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------|--|--------------------------------------------------------------------------------|--|
|                                          |  |  |  |  |  |  |  |  |  |                           |  | 181 Watson Road, P.O. Box 1166<br>Dover, New Hampshire 03820<br>(603) 749-0443 |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | CIVIL ENGINEERING                                                              |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | 5-1-19                                                                         |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | SJH                                                                            |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | 4-4-19                                                                         |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | SJH                                                                            |  |
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|                                          |  |  |  |  |  |  |  |  |  |                           |  | REVISION                                                                       |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | NO.                                                                            |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | FILE: SITE.DWG                                                                 |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | PROJECT NO: 1788                                                               |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | APPROVED BY: SJH                                                               |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | DESIGN BY: SRD                                                                 |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | DRAWN BY: SRD                                                                  |  |
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|                                          |  |  |  |  |  |  |  |  |  |                           |  | AOT COMMENTS 4-4-19                                                            |  |
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|                                          |  |  |  |  |  |  |  |  |  |                           |  | PROJECT NO: 1788                                                               |  |
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|                                          |  |  |  |  |  |  |  |  |  |                           |  | PROJECT NO: 1788                                                               |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | APPROVED BY: SJH                                                               |  |
|                                          |  |  |  |  |  |  |  |  |  |                           |  | DESIGN BY: SRD                                                                 |  |
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|                                          |  |  |  |  |  |  |  |  |  |                           |  | SCALE: 1"=20'                                                                  |  |
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|                                          |  |  |  |  |  |  |  |  |  |                           |  | AOT COMMENTS 3-14-19                                                           |  |



## **Benton, Donna**

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**From:** Scott Boudreau <[scott@boudreauls.net](mailto:scott@boudreauls.net)>  
**Sent:** Wednesday, October 2, 2019 9:55 AM  
**To:** Benton, Donna  
**Subject:** 379 Tolend Road Subdivision

Good morning Donna,

I would like to withdraw my application for Subdivision for property owned by Sherri Towle located at 379 Tolend Road.

Thank you,

### **Scott Boudreau**

NH Licensed Land Surveyor #961

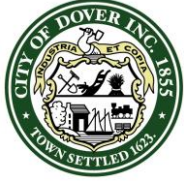
ME Professional Land Surveyor #2455



(603)659-3468

[scott@boudreauls.net](mailto:scott@boudreauls.net)

[www.boudreauls.net](http://www.boudreauls.net)



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P19-09

Application Type: Open Space Subdivision  
Applicant(s): James Gauron and Bellamy Ridge HOA  
Owner(s): Arthur Sweatt  
Location: 54 Back River Road (Tax Map I, Lot 6)  
Meeting Date: October 8, 2019

**INTENT:** To subdivide one lot into 10 with 9 (8 new) single family homes and a private driveway. Some of the new homes would be accessed from Red Barn Drive

**LOTS/UNITS PROPOSED:** 9 new including open space

**AGENDA ITEM #:** 4-C

**FILE:** P19-09

**LOCATION:** 54 Back River Road (Tax Map I, Lot 6)

**ACREAGE:** 7.162 acres

**ZONING DISTRICT:** R-12

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Open Space Subdivision

**SURROUNDING LAND USE:** Residential

**ZBA ACTION:** None

**ATTACHMENTS:** Application materials and plan, 9/26/19 TRC minutes

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** N/A

**WAIVERS REQUESTED:**  
155-22.F(4) (external boundaries)

### Summary of Request and Background

The applicant is proposing to create an open space subdivision with nine single-family homes (including one existing home) on individual lots plus an open space lot. Five of the lots would be accessed from Red Barn Drive and three would be accessed from a new common drive. The lots will be serviced by public water and sewer.

This application appeared before the Technical Review Committee three times.

### Waiver Requests

The applicant requests one waiver for the external boundaries from Section 155-22F(4).

### Consistency with Land Use Regulations

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

### STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board table the application to a date certain and schedule a site walk.



## 54 Back River Road

**Property Information**

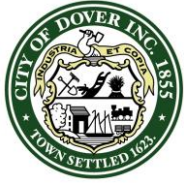
**Property ID** I0006-000000  
**Location** 54 BACK RIVER RD  
**Owner** SWEATT ARTHUR  
**Land Use** 101

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

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

Geometry updated 5/3/2019  
Data updated Daily





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P15-05A

Application Type: Amendment to an Open Space Subdivision  
Applicant(s): James Gauron and Bellamy Ridge HOA  
Owner(s): Multiple  
Location: Red Barn Drive and 54 Back River Road (Tax Map I, Lots 6-C-DRV & 6)  
Meeting Date: October 8, 2019

**INTENT:** To relocate street plantings, add street trees, remove/reuse stonewall, relocate bio-retention and remove guard rail, remove part of the perimeter buffer, add 5 lots accessed off of Red Barn Drive, and add two new Home Owners Associations.

**LOTS/UNITS PROPOSED:** 8 new units

**AGENDA ITEM #:** 4-D

**FILE:** P15-05A

**LOCATION:** Red Barn Drive & 54 Back River Road (Tax Map I, Lots 6-C-DRV & 6)

**ACREAGE:** N/A

**ZONING DISTRICT:** R-12

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Open Space Subdivision

**SURROUNDING LAND USE:** Residential

**ZBA ACTION:**

-Z15-05 Variance granted on March 19, 2015 for creating lot that can't meet front lot line build to requirement  
-H87-65: Variance granted on November 23, 1987 to allow a lot that doesn't meet the minimum frontage

**ATTACHMENTS:** Application materials and plan, 9/26/19  
TRC minutes

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** N/A

**WAIVERS REQUESTED:**

155-22.F(4) (external boundaries) for P19-09

**Summary of Request and Background**

The applicant is proposing to create an open space subdivision with nine single family homes (including one existing home) on individual lots plus an open space lot. Five of the lots would be accessed from Red Barn Drive and three would be accessed from a new common drive. The lots will be serviced by public water and sewer.

The previous/existing subdivision (Red Barn Drive) would need to be amended to allow for the proposed open space subdivision. The changes to the previous/existing subdivision include relocating street plantings, adding street trees, removing/reusing the stonewall, relocating the bio-retention area, removing guard rail and part of the perimeter buffer, and adding 5 new lots to be accessed from Red Barn Drive.

This application appeared before the Technical Review Committee three times.

**Consistency with Land Use Regulations**

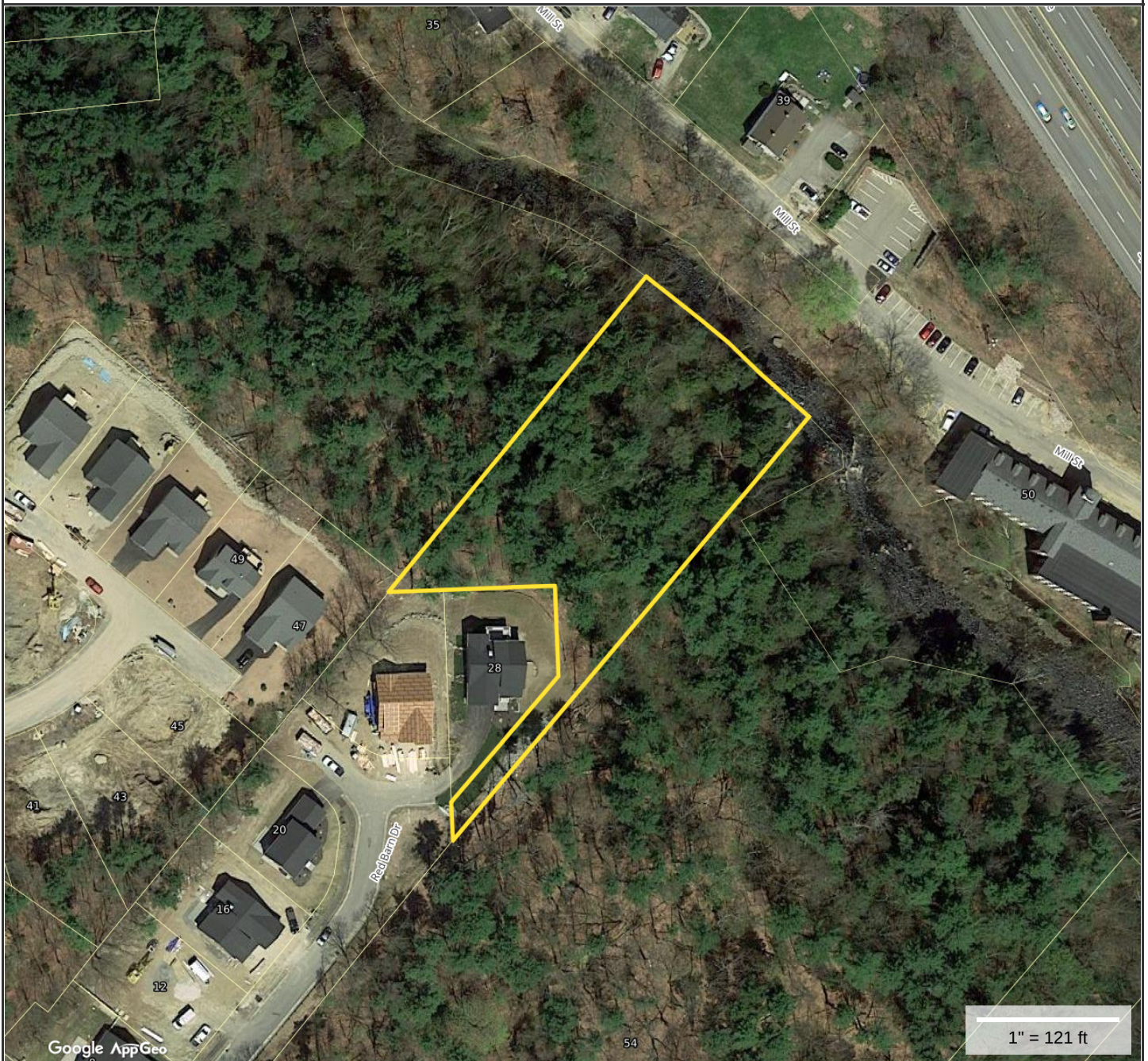
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. Section 155-51 allows the Board to grant waivers.

**STAFF RECOMMENDATION:**

The Planning Department recommends that the Planning Board table the application to a date certain and schedule a site walk.



## Red Barn Drive

**Property Information**

**Property ID** I0006-C00OPN  
**Location** RED BARN DR  
**Owner** RIDGESTONE BUILDERS & DEVELOPERS LLC  
**Land Use** 911

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

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

Geometry updated 5/3/2019  
Data updated Daily



# City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

RECEIVED  
Planning Office

|                 |              |                |                |                    |
|-----------------|--------------|----------------|----------------|--------------------|
| Office Use Only | Project #:   | <u>P19-109</u> | Date Received: | <u>JUN 21 2019</u> |
|                 | 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.

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**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**

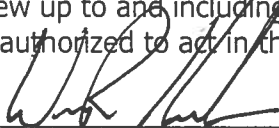
Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

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

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

**SIGNATURES**

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.

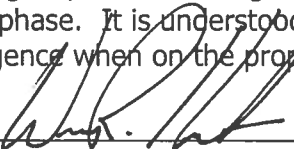
Signature of Property Owner:  President HOA Date: 6/21/2019

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

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

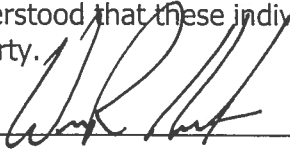
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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.

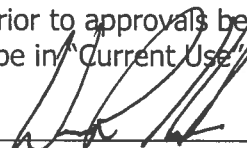
Signature of Property Owner:  Date: 6/21/2016

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.

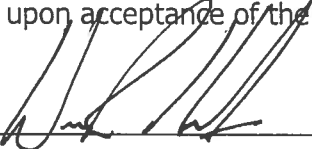
Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

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: \_\_\_\_\_

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

**SIGNATURES**

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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**

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: James Gaur Date: 4/3/19



**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: James Saurin Date: 4/3/19

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

**CERTIFICATION OF FEES**

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

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

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

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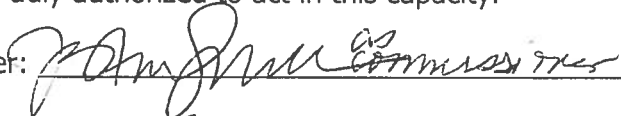
Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

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

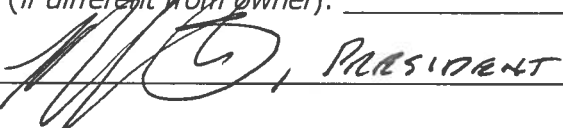
Professional License #: 9903 E-mail address: rjs@tritecheng.com

**SIGNATURES**

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.

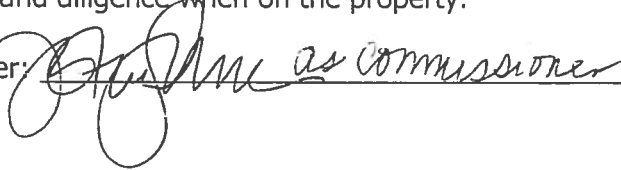
Signature of Property Owner:  as Commissioner Date: 4/4/19

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

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

**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:  as Commissioner Date: 4/4/19

**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: [Signature] as commissioner Date: 4/4/19

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF FEES**

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

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

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

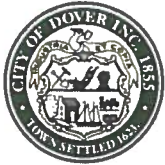
**CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE**

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: [Signature] as commissioner Date: 4/4/19

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_





**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

**P19-09 & P15-05A 54 Back River Road**

| Property ID  | Location             | Owner 1                                 | Owner 2                                  | Owner Address 1           | City          | State | Zip        |
|--------------|----------------------|-----------------------------------------|------------------------------------------|---------------------------|---------------|-------|------------|
| 16020-0000PN | PICNIC ROCK DR       | PICNIC RIVERS PARTNERS OF DOVER LLC     | FOY WILLIAM T MEMBER                     | 29 MENDUM AVE             | PORTSMOUTH    | NH    | 03801      |
| 16020-017000 | 47 PICNIC ROCK DR    | LINVILLE JOHN THOMAS II & HEIMAN MALISA | LINVILLE JOHN T II REVOCABLE TRUST OF 20 | PO BOX 956                | DOVER         | NH    | 03821      |
| 16020-018000 | 45 PICNIC ROCK DR    | WU ZIWEI                                |                                          | GSS 13194 83 MAIN ST      | DURHAM        | NH    | 03824      |
| 16020-019000 | 43 PICNIC ROCK DR    | PROVINCE REALTY TRUST LLC               |                                          | 38 BEECHWOOD DR           | STAFORD       | NH    | 03884      |
| 16020-020000 | 41 PICNIC ROCK DR    | HATFIELD DANIEL P &                     | HATFIELD ALISON L                        | 41 PICNIC ROCK DR         | DOVER         | NH    | 03820-4709 |
| 16030-000000 | 50 MILL ST           | GREAT BRIDGE DOVER LIMITED PARTNERSHIP  | C/O STEWART PROPERTY MGMT INC            | P O BOX 10540             | BEDFORD       | NH    | 03110-0540 |
| 16032-000000 | 39 40 MILL ST        | GROSSMAN HOLLY &                        | GROSSMAN KENNETH                         | 750 LAFAYETTE RD STE 201  | PORTSMOUTH    | NH    | 03801      |
| I0005-000000 | BACK RIVER RD        | CAMPBELL WAYNE P TRUSTEE                | CAMPBELL REALTY TRUST                    | 64C HORNETOWN RD          | FARMINGTON    | NH    | 03835      |
| I0005-000016 | 24 WINGATE LN        | ECHO PROPERTY MANAGEMENT LLC            |                                          | 16 NASON RD               | HAMPTON FALLS | NH    | 03844      |
| I0005-000017 | 22 WINGATE LN        | FLETCHER ROBIN G                        |                                          | 22 WINGATE LN             | DOVER         | NH    | 03820      |
| I0005-000018 | 20 WINGATE LN        | HALPERN JUDITH ANN TRUSTEE              | HALPERN JUDITH ANN LIVING TRUST          | 20 WINGATE LN             | DOVER         | NH    | 03820      |
| I0005-000019 | 18 WINGATE LN        | SMITH CHARLES R                         |                                          | 18 WINGATE LN             | DOVER         | NH    | 03820      |
| I0006-A00000 | 50 BACK RIVER RD     | CROSSMAN FRANK JR                       |                                          | 50 BACK RIVER RD          | DOVER         | NH    | 03820      |
| I0006-B00000 | 44 BACK RIVER RD     | PELCHAT WILLIAM H &                     | SAUCIER LINDA M                          | 44 BACK RIVER RD          | DOVER         | NH    | 03820      |
| I0006-C00000 | 46 BACK RIVER RD     | CARRIER MICHAEL J & LAUREN E &          | CARRIER JAMES M AND TINA R               | 46 BACK RIVER ROAD        | DOVER         | NH    | 03820      |
| I0006-C00001 | 8 RED BARN DR        | MCGUANE TIMOTHY J &                     | LEBEL MCGUANE LAURALEE                   | 8 RED BARN DR             | DOVER         | NH    | 03820      |
| I0006-C00002 | 12 RED BARN DR       | RIDGESTONE BUILDERS & DEVELOPERS LLC    |                                          | 15 STARFISH DR            | WELLS         | ME    | 04090-4158 |
| I0006-C00003 | 16 RED BARN DR       | ROBINSON SHARI &                        | ROBINSON TERRY                           | 16 RED BARN DR            | DOVER         | NH    | 03820      |
| I0006-C00004 | 20 RED BARN DR       | DEOLIVEIRA SEBASTIAO H &                | MERRETT-DEOLIVEIRA DEBRA A               | 20 RED BARN DR            | DOVER         | NH    | 03820      |
| I0006-C00005 | 24 RED BARN DR       | RIDGESTONE BUILDERS & DEVELOPERS LLC    |                                          | 15 STARFISH DR            | WELLS         | ME    | 04090-4158 |
| I0006-C00006 | 28 RED BARN DR       | HARBRON WILLIAM R &                     | HARBRON MARILYN                          | 28 RED BARN DR            | DOVER         | NH    | 03820      |
| I0006-C000PN | RED BARN DR          | RIDGESTONE BUILDERS & DEVELOPERS LLC    |                                          | 9 KINGS GRANT DR          | ATKINSON      | NH    | 03811      |
| I0006-D00000 | BACK RIVER RD        | HELLMAN LANCE W TRUSTEE                 | HELLMAN LANCE W REVOCABLE TRUST          | 228 HIGHLAND AVENUE       | PORTSMOUTH    | NH    | 03801      |
| I0006-I00001 | 56 BACK RIVER RD     | SWEATT ARTHUR                           |                                          | 56 BACK RIVER RD          | DOVER         | NH    | 03820      |
| I0057-000000 | 49 BACK RIVER RD     | STEVENS WALLACE B                       |                                          | 49 BACK RIVER RD          | DOVER         | NH    | 03820      |
| I0058-000000 | 51 BACK RIVER RD     | HOLGATE LIMITED PARTNERSHIP             |                                          | 130 CENTRAL AVE           | DOVER         | NH    | 03820      |
| I0059-000000 | 53 BACK RIVER RD     | HOLGATE LIMITED PARTNERSHIP             |                                          | 130 CENTRAL AVE           | DOVER         | NH    | 03820      |
| I0060-000000 | 55 55A BACK RIVER RD | TURGEON KEVIN &                         | TURGEON LISA                             | 225 GREEN ST              | SOMERSWORTH   | NH    | 03878      |
| I0061-000000 | 57 BACK RIVER RD     | SMITH MATTHEW J & AMANDA A TRUSTEES     | FLEISCHMANN FAMILY REVOCABLE TRUST OF 20 | 57 BACK RIVER ROAD        | DOVER         | NH    | 03820      |
| I0062-000000 | 58 BACK RIVER RD     | DAVIS TIMOTHY A &                       | DAVIS ERIN M                             | 58 BACK RIVER RD          | DOVER         | NH    | 03820      |
| I0067-B00000 | 62 BACK RIVER RD     | TOWLE JONATHAN P TRUSTEE                | TOWLE JONATHAN P 2008 TRUST              | 62 BACK RIVER RD          | DOVER         | NH    | 03820      |
|              |                      |                                         | SALMONSEN MICHAEL                        | 51 PICNIC ROCK DR         | DOVER         | NH    | 03820      |
|              |                      |                                         | NAVARRE VICTOR & REYMOND ANNE-CHARLOTT   | 49 PICNIC ROCK DR         | DOVER         | NH    | 03820      |
|              |                      |                                         | SWEATT ARTHUR                            | 56 BACK RIVER ROAD        | DOVER         | NH    | 03820      |
|              |                      |                                         | JAMESG GAURON                            | 15 STARFISH DRIVE         | WELLS         | ME    | 04090      |
|              |                      |                                         |                                          | 56 BACK RIVER ROAD        | DOVER         | NH    | 03820      |
|              |                      |                                         | ROBERT J STOWELL                         | 755 CENTRAL AVENUE        | DOVER         | NH    | 03820      |
|              |                      |                                         | MICHAEL MARIANO                          | 75 PROSPECT STREET        | SOMERSWORTH   | NH    | 03878      |
|              |                      |                                         | KIM ERIC HAZARVARTIAN                    | 93 STILES ROAD, SUITE 201 | SALEM         | NH    | 03079      |
|              |                      | RIDGESTONE BUILDERS                     |                                          |                           |               |       |            |
|              |                      | ARTHUR SWEATT                           |                                          |                           |               |       |            |
|              |                      | TRITECH ENGINEERING CORPORATION         |                                          |                           |               |       |            |
|              |                      | HIGHLAND SOIL SERVICES                  |                                          |                           |               |       |            |
|              |                      | TEPP LLC                                |                                          |                           |               |       |            |

October 1, 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 September 26, 2019 Technical Review Committee Minutes as to how our plans have been revised to address these comments.

**Planning:**

- **Revise app to indicate single family and provide narrative, etc. for a complete application**

*The applicant is proposing to subdivide the property located at 54 Back River Road known as City of Dover Tax Map I, Lot 6 into nine (9) lots. Eight (8) of these lots will be for new home construction while one lot contains the existing ranch house at 54 Back River Road. The proposal includes the widening of Red Barn Drive as five (5) of the new lots will use this for their access. There will be a new common Drive that will service the existing house and three (3) of the new building lots.*

- **Water and Sewer Investment Fees**

*The applicant understands this requirement.*

- **Impact Fees (\$71,160)**

*The applicant understands this requirement.*

- **Provide HOA documents**

- o Add owner's signatures

*The owner's signatures will be added to the final plans. We understand this will be a condition of approval.*

- o Add professional signature and stamps

*Professional stamps will be provided on the final plans. We understand this will be a condition of approval.*

- o 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

*See Note 2 on Sheet C-2.*



- o Add note that tax maps and lots will be assigned by the Assessor  
*The assessor has reviewed and approved the numbering shown.*
- o Confirm all subdivision notes are on plan  
*All subdivision notes are on the plan.*
- o Please provide new road name  
*The common drive has been renamed "TBD".*
- o Add no parking signs at end of each hammerhead  
*No parking signs have been added at each end of each hammerhead.*
- o Add note about stonewall being reused and needing permission from abutters  
*State Statute requires the abutting owners must agree on removal of a stone wall on a boundary line which is the case here. The applicant intends to use portions of the wall to create decorative wall on Lots 6-4 through 6-7. See Sheet La-1 for note.*
- o Move location of home on lot 6-1 to have the driveway come off lot 6-2 driveway  
*The plans have been revised as requested.*
- o Add HOA plan to plan set  
*The plan has been added to the plan set.*

**Engineering Comments: None**

**Police Department Comments:**

- If Yield Plan is truly feasible, please consider designing the project in this manner instead of creating this hodge-podge of sub-HOA's and yet another private road.  
*No response.*

**Fire/Inspections Comments:**

- Confirm accessibility note has been added on plan  
*Note 14 on Sheet C-2 has been added.*
- Provide an alternative street name.  
*The name has been changed to "TBD".*

**Economic Development:**

- What will the houses look like and what will be the sales price range?  
*The houses will be similar style as renderings and priced in the mid 400's.*

**Planning Board Comments:**

- Retain/preserve stonewall  
*State Statute requires the abutting owners must agree on removal of a stone wall on a boundary line which is the case here. The applicant intends to use portions of the wall to create decorative wall on Lots 6-4 through 6-7. See Sheet La-1 for note.*
- Screen the back of the lots between the lots  
*This has been added to Sheet La-1.*

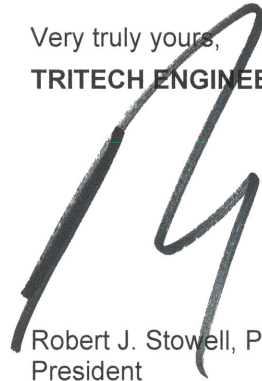
**Enclosed please find the following:**

- Three (3) Full Size copies of the Plan Set.
- Twelve (12) Half Size copy of the Plan Set.
- Fifteen (15) copies of supporting documentation.

We look forward to discussing this application with Planning Board on October 8, 2019.

Please advise should you have any questions.

Very truly yours,  
**TRITECH ENGINEERING CORP.**

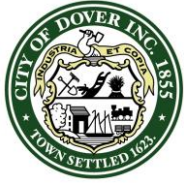
A large, stylized handwritten signature in black ink, appearing to be 'RJS', is written over the company name.

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

RJS / rms

Enclosures

\\18129\_PBSubmittalLtr.docx



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P19-09 & P15-05A

Application Type: Open Space Subdivision Review  
Applicant(s): James Gauron, Bellamy Ridge HOA,  
Owner(s): Arthur Sweatt  
Location: 54 Back River Road (Tax Map I, Lot 6)  
Date: September 26, 2019

**INTENT:** To subdivide into 9 lots with 8 single family well as a private driveway and widening Red Barn Drive as part of an amendment to P15-05

**UNITS PROPOSED:** 9 new lots

**AGENDA ITEM #:** 1

**ACREAGE:** 7.162 acres

**ZONING DISTRICT:** R-12

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Residential

**SURROUNDING LAND USE:** Residential and River

**ZBA ACTION:** None

**PERMITS REQUIRED:** N/A

**WAIVERS REQUESTED:** 155-22.F(4)  
(external boundaries)

### **ATTENDANCE:**

#### **Members:**

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

#### **Others:**

Bob Stowell, Engineer  
Mike Lafabvre, Applicant

Approval of 9/12/2019 Meeting Minutes

C.Parker moved to approve the minutes of September 12, 2019. D.White seconded. Vote: UA

### **PLAN REVIEW:**

#### **Planning:**

- Revise app to indicate single family and provide narrative, etc. for a complete application
- Water and Sewer Investment Fees
- Impact Fees (\$71,160)
- Provide HOA documents
  - Add owner's signatures
  - Add professional signature and stamps
  - 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
  - Add note that tax maps and lots will be assigned by the Assessor
  - Confirm all subdivision notes are on plan-
  - Please provide new road name
  - Add no parking signs at end of each hammerhead
  - Add note about stonewall being reused and needing permission from abutters
  - Move location of home on lot 6-1 to have the driveway come off lot 6-2 driveway
  - Add HOA plan to plan set

**Engineering Comments:** None

#### **Police Department Comments:**

- If Yield Plan is truly feasible, please consider designing the project in this manner instead of creating this hodge-podge of sub-HOA's and yet another private roadway.

#### **Fire/Inspections Comments:**

- Confirm accessibility note has been placed on plan
- Provide an alternate street name

#### **Economic Development:**

- What will the houses look like and what will be the sales price range?

#### **Planning Board Comments:**

- Retain/preserve stonewall
- Screen the back of the lots between the lots

#### **Next Steps:**

Resubmit by 10/1 for PB meeting on October 8.

**TRC paused at 10:47am**

# TRITECH

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## ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107  
FACSIMILE 603.742.3830

August 22, 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 August 8, 2019 Technical Review Committee Minutes as to how our plans have been revised to address these comments.

**Planning:**

- Revise app to indicate single family and provide narrative, etc. for a complete application  
*The applicant is proposing to subdivide the property located at 54 Back River Road known as City of Dover Tax Map I, Lot 6 into nine (9) lots. Eight (8) of these lots will be for new home construction while one lot contains the existing ranch house at 54 Back River Road. The proposal includes the widening of Red Barn Drive as five (5) of the new lots will use this for their access. There will be a new common Drive that will service the existing house and three (3) of the new building lots.*
- Water and Sewer Investment Fees  
*The applicant understands this requirement.*
- Impact Fees (\$71,160)  
*The applicant understands this requirement.*
- Provide HOA documents  
*The HOA documents will be provided under separate cover.*
- How is open space accessed? Lot merger may be required. What about lots that aren't direct abutters?  
*The existing open space is contiguous with the end of Red Barn Drive. This is where the current residences access the open space.  
We are also proposing an easement at the end of Seabrook Drive that will allow access to the new open space area for the residences that will find it more convenient.  
The same HOA will own both open space lots with cross easements for shared use. We do not believe a lot merger is necessary.*



- Revise plan set to:
  - o Add owner's signatures  
*The owner's signatures will be added to the final plans. We understand this will be a condition of approval.*
  - o Add professional signature and stamps  
*Professional stamps will be provided on the final plans. We understand this will be a condition of approval.*
  - o 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  
*See Note 2 on Sheet C-2.*
  - o Water/sewer on existing house?  
*The applicant has called Dig Safe to have these services identified.*
  - o Add note that tax maps and lots will be assigned by the Assessor  
*The assessor has reviewed and approved the numbering shown.*
  - o Street trees/ light pole need additional information  
*The street light is identified as a "Town and Country". This is a standard Eversource model.*
  - o Add perimeter landscaping plan and amend Red Barn perimeter plan  
*The applicant believes that the landscaping meets the subdivision standards. Further clarification may be necessary.*
  - o Confirm all subdivision notes are on plan  
*This has been confirmed.*
  - o Add note that Red Barn Drive will be deeded to the association  
*Note 25 has been added to Sheet S-1.*
  - o Please provide new road name as Roger Street exists  
*The common drive has been renamed "Seabrook Drive".*
  - o Provide a new plat sheet that better delineates ROW ownership and easements and which lot will be in which association  
*Sheet S-1, which is the appropriate plan to depict limits of ownership and easements, clearly defines property lines and limits of easements. The Homeowners Association Documents will define the members of each association.*
  - o Widen Red Barn to 28' (parking on both sides)  
*Red Barn Drive has been widened to 28 feet.*
  - o Revise existing condition sheet to add garage on lot 6 1-1, sidewalk in front of lot 6-1 on Back River Road, telephone pole, and gas main  
*Sheet Ex-1 has been revised as requested.*
  - o Indicate roads to be private on SP-1  
*Sheet SP-1 has been revised as requested.*
  - o Add note that these roads are private and to remain private as they are not built to City standards  
*Note 25 has been added to Sheet S-1.*
  - o Is the current house part of this subdivision? If not, 30' of buffer is required  
*The house at Back River Road is part of the subdivision.*

- o Add sidewalk along one side of Rogers Drive

*Due to fire lane requirements, the proposed common drive (Seabrook Drive) is already oversized for its intended use of 4 single family homes. This extra width for the fire lane will also serve as a walkable area for the residences.*

- o Add sidewalk along one side of Red Barn

*There is an existing sidewalk on Red Barn Drive.*

- o Landscape plan requires a 3.5" minimum caliper and one street tree every 35' on both sides. Please confirm it meets the new landscape regulations

*The applicant believes that the landscaping meets the subdivision standards. Further clarification may be necessary.*

- o Remove fence that crosses the property line

*The plans have been revised.*

- o Remove overlapping text on lot 6-8, sheet SP-1,

*The plan has been revised.*

- o Where is snow storage?

*Snow storage has been added to Sheet La-1.*

- o Who owns the Right of way near lot 6-3 and 6D?

*Sheet S-1, which is the appropriate plan to depict limits of ownership and easements, clearly defines property lines and limits of easements.*

- o Who owns the ROW to lots 6-2 and 6-1?

*Sheet S-1, which is the appropriate plan to depict limits of ownership and easements, clearly defines property lines and limits of easements.*

- o Revise construction hours for no Sunday hours

*The plans have been revised.*

- o Revise note 27 on SP-1 to add "from barn to ROW 4' not 6"

*The plans have been revised.*

- o Need hammerhead on lot 6-1 for Rogers Drive

*A hammerhead has been added to the plans.*

#### **Engineering Comments:**

- How will the HOA be set up?

*The existing Bellamy Ridge Home Owners' Association will be expanded to add all 9 lots of the Bellamy Ridge II Subdivision to the association. For purposes of allocating expenses relating to maintenance, there will be two sub-associations. One will include all the houses that have their vehicular access via Red Barn Drive and the second will be for the four lots that have Seabrook Drive for their vehicular access. There will be cross easements for all common access and open space.*

- What happens with the grading and drainage with the filling for these lots. please show some proposed contour line and a drainage path from the front to the back of the entire lot.

*A culvert which connects to the proposed closed drainage system has been added to route the upslope run off through the site.*

- Review driveway x-section

*This section has been revised.*

- Do not install the blow off hydrant  
*This has been removed from the plans.*
- Install stops on the sewer forcemain services  
*Sheet SP-2 has been revised accordingly.*
- Install stop at the end of the forcemain for the cleanout  
*Sheet SP-2 has been revised accordingly.*
- Lot 6C-6 is to connect to the common forcemain?  
*Sheet SP-2 has been revised accordingly.*
- Show path to open space on the plan. Can access to maintenance also act as access to common space.  
*An additional access easement has been added to the end of Seabrook Drive.*

**Police Department Comments:**

- Provide alternate street name (not Rogers Drive).  
*The name has been changed to "Seabrook Drive".*
- Sheet SP-1, note C-14 (regarding sloped granite curb) does not have corresponding label on the plan. Confirm that this the area adjacent to note C-15 as shown on plan.  
*The granite curb is shown on Red Barn Drive. The driveway removal and grading is on Back River Road.*
- Any interaction with property owner of Tax Map I, Lot 6-D about providing an access driveway? The plowing of proposed new roadway will almost certainly affect his/her access from Back River Road.  
*The driveway for 6-D remains intact. The existing drive for 54 Back River Road occupies the same location and we are not aware of any conflicts.*

**Fire/Inspections Comments:**

- Provide an alternative street name as this does not comply with 911 standards.  
*The name has been changed to "Seabrook Drive".*
- Provide a note on plans indicated the site shall maintain year around access in all weather conditions.  
*Note 12 on Sheet C-2 has been added.*
- Provide a note on the design complies with applicable accessibility regulations.  
*Note 14 on Sheet C-2 has been added.*
- Discuss the mobility of traffic through the sites.  
*A hammerhead has been added.*
- Clarify design compliance with/ NFPA 1.  
*A hammerhead has been added.*

**Economic Development:**

- Are the renderings the actual design?  
*The houses will be similar style as renderings.*

- Indicate materials.

*The materials will be consistent with the existing homes on Red Barn Drive.*

**Planning Board Comments:**

- Retain/preserve stonewall

*State Statute requires the abutting owners must agree on removal of a stone wall on a boundary line which is the case here. The applicant intends to use portions of the wall to create decorative wall on Lots 6-4 through 6-7. See Sheet La-1 for note.*

- What is the height of the retaining wall?

*The existing retaining wall is 18" high.*

- No Sunday hours

*The plans have been revised.*

- 2 sheds and garage on existing conditions plan are to be removed

*Sheet Ex-1 has been revised.*

- Screen the back of the lots between the lots

*This has been added to Sheet La-1.*

**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 of this cover letter.

We look forward to discussing this application with Technical Review Committee on September 12, 2019.

Please advise should you have any questions.

Very truly yours,

**TRITECH ENGINEERING CORP.**



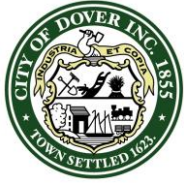
Robert J. Stowell, P.E., L.L.S.  
President

RJS / rms

Enclosures

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**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P19-09 & P15-05A

Application Type: Open Space Subdivision Review  
Applicant(s): James Gauron, Bellamy Ridge HOA,  
Owner(s): Arthur Sweatt  
Location: 54 Back River Road (Tax Map I, Lot 6)  
Date: August 8, 2019

**INTENT:** To subdivide into 9 lots with 8 single family well as a private driveway and widening Red Barn Drive as part of an amendment to P15-05

**UNITS PROPOSED:** 9 new lots

**AGENDA ITEM #:** 1

**ACREAGE:** 7.162 acres

**ZONING DISTRICT:** R-12

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Residential

**SURROUNDING LAND USE:** Residential and River

**ZBA ACTION:** None

**PERMITS REQUIRED:**

**WAIVERS REQUESTED:** 155-22.F(4) (external boundaries)

### **ATTENDANCE:**

#### **Members:**

Donna Benton, Planning  
Dave White, Engineering  
Dan Barufaldi, Economic Development  
Sgt. Speidel, Police  
Frank Torr, Planning Board  
Elena Piekut, Zoning  
Jim Maxfield, Inspection Services

#### **Others:**

Bob Stowell  
Mike Lafabvre  
Shayna Walters  
Frank Quinn

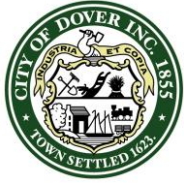
#### Approval of 8/1/2019 Meeting Minutes

D.White moved to approve the minutes of August 1, 2019.  
J.Maxfield seconded. Vote: UA

**PLAN REVIEW:** *italics*=comment is from previous TRC

#### **Planning:**

- Revise app to indicate single family and provide narrative, etc. for a complete application
- *Water and Sewer Investment Fees*
- *Impact Fees (\$71,160)*
- *Provide HOA documents*
- *How is the open space accessed? Lot merger may be required. What about lots that aren't direct abutters?*
- *Revise plan set to:*
  - *Add owner's signatures*
  - *Add professional signature and stamps*
  - *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*
  - *Water/sewer on existing house?*
  - *Add note that tax maps and lots will be assigned by the Assessor*
  - *Street trees/ light pole need additional information*
  - *Add perimeter landscaping plan and amend Red Barn perimeter plan*
  - *Confirm all subdivision notes are on plan*
  - *Add note that Red Barn Drive will be deeded to the association*
  - *Please provide new road name as Roger Street exists*
  - *Provide a new plat sheet that better delineates ROW ownership and easements and which lot will be in which association*
  - *Widen Red Barn to 28' (parking on both sides)*
  - *Revise existing condition sheet to add garage on lot 6 1-1, sidewalk in front of lot 6-1 on Back River Road, telephone pole, and gas main*
  - *Indicate roads to be private on SP-1*
  - *Add note that these roads are private and to remain private as they are not built to City standards*
  - *Is the current house part of this subdivision? If not, 30' of buffer is required*
  - *Add sidewalk along one side of Rogers Drive*
  - *Add sidewalk along one side of Red Barn*
  - *Landscape plan requires a 3.5" minimum caliper and one street tree every 35' on both sides. Please confirm it meets the new landscape regulations*
  - *Remove fence that crosses the property line*
  - *Remove overlapping text on lot 6-8, sheet SP-1,*
  - *Where is snow storage?*
  - *Who owns the Right of way near lot 6-3 and 6D?*
  - *Who owns the ROW to lots 6-2 and 6-1?*



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P19-09 & P15-05A

Application Type: Open Space Subdivision Review  
Applicant(s): James Gauron, Bellamy Ridge HOA,  
Owner(s): Arthur Sweatt  
Location: 54 Back River Road (Tax Map I, Lot 6)  
Date: August 8, 2019

- Revise construction hours for no Sunday hours
- Revise note 27 on SP-1 to add “from barn to ROW 4’ not 6”
- Need hammerhead on lot 6-1 for Rogers Drive

### Engineering Comments:

- How will the HOA be set up?
- What happens with the grading and drainage with the filling for these lots. please show some proposed contour line and a drainage path from the front to the back of the entire lot.
- Review driveway x-section
- Do not install the blow off hydrant
- Install stops on the sewer forcemain services
- Install stop at the end of the forcemain for the cleanout
- Lot 6C-6 is to connect to the common forcemain?
- Show path to open space on the plan. Can access to maintenance also act as access to common space

### Police Department Comments:

- Provide alternate street name (not Rogers Drive).
- Sheet SP-1, note C-14 (regarding sloped granite curb) does not have a corresponding label on the plan. Confirm that this is the area adjacent to note C-15 as shown on plan.
- Any interaction with property owner of Tax Map I, Lot 6-D about providing an access driveway? The plowing of proposed new roadway will almost certainly affect his/her access from Back River Road.

### Fire/Inspections Comments:

- Provide an alternative street name as this does not comply with 911 standards.
- Provide a note on plan indicating the site shall maintain year around access in all weather conditions
- Provide a note on the plan the design complies with applicable accessibility regulations.

- Discuss the mobility of traffic through the sites.
- Clarify design compliance w/ NFPA 1.

### Economic Development:

- Are the renderings the actual design?
- Indicate materials

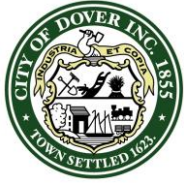
### Planning Board Comments:

- Retain/preserve stonewall
- What is the height of the retaining wall?
- No Sunday hours
- 2 sheds and garage on existing conditions plan are to be removed
- Screen the back of the lots between the lots

### Next Steps:

Resubmit for third official TRC.

**TRC paused at 11:19am**



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P19-09

Application Type: Open Space Subdivision Review  
Applicant(s): James Gauron  
Owner(s): Arthur Sweatt  
Location: 54 Back River Road (Tax Map I, Lot 6)  
Date: January 31, 2019

**INTENT:** To build 6 single family detached dwelling units and 2 duplex dwelling units as well as a private driveway and widening Red Barn Drive

**UNITS PROPOSED:** 9 new lots

**AGENDA ITEM #:** 2

**ACREAGE:** 7.162 acres

**ZONING DISTRICT:** R-12

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Residential

**SURROUNDING LAND USE:** Residential and River

**ZBA ACTION:** None

**PERMITS REQUIRED:**

**WAIVERS REQUESTED:** None but some may be needed

### **ATTENDANCE:**

#### **Members:**

Donna Benton, Planning  
Elena Piekut, Zoning  
Alan Dews, Engineering  
Sgt. Marn Speidel, Police  
Dan Barufaldi, Economic Development  
Jim Maxfield, Inspection Services  
Lee Skinner, Planning Board

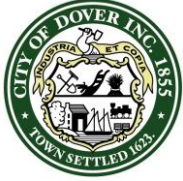
#### **Others:**

Chris Parker, Planning  
Bob Stowell, Engineer  
Mike Lefebvre

### **PLAN REVIEW:**

#### **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
- Revise app to indicate single family instead of duplex
- Water and Sewer Investment Fees
- Impact Fees
- Provide HOA documents
- Provide Letters to Serve
- 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
- Any access easement to the river?
- How is the open space accessed? Lot merger may be required.
- How will the existing sewer be fixed which doesn't work right and wasn't installed per Red Barn Drive plan.
- Indicate soil types
- Revise easement for drainage onto abutting land
- Revise plan set to:
  - Add Planning File # P19-09
  - Add owner's signatures
  - Add professional signature and stamps
  - Add abutters to neighborhood plan
  - Add width of existing and proposed ROW entrances/curb cuts
  - 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
  - Indicate property line information to tie into Dover GIS
  - Show 30' buffer along Red Barn Drive
  - Waiver needed for driveways in the buffer
  - What happens to the pole?
  - Water/sewer on existing house?
  - Add note that tax maps and lots will be assigned by the Assessor
  - Street trees/ light poles need additional information
  - Add perimeter landscaping plan and amend Red Barn perimeter plan
  - Confirm utilities especially water/sewer is what was built on Red Barn



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P19-09

Application Type: Open Space Subdivision Review  
Applicant(s): James Gauron  
Owner(s): Arthur Sweatt  
Location: 54 Back River Road (Tax Map I, Lot 6)  
Date: January 31, 2019

- Add common subdivision notes 7, 10, 13, 14, 19, 21, 23, 24, 27, and 28 or indicate where on the plan they are located

### Engineering Comments:

- How do you fix the grade difference between the existing road and the expansion of the road and the new lots?
- note for the closure of the driveway to map I-6-2

### Police Department Comments:

- Why does Lot 6-3 layout connect to Red Barn Drive?
- Concerned with water and sewer line locations in easement RE: accidental damage by property owners
- Widen proposed new driveway to 20'

### Fire/Inspections Comments:

- Provide a road name for the private drive
- Provide a note on plans indicated site shall maintain year around access in all weather conditions.
- Plan S-1 note 19 indicates the site is for SFD however application appears to be for 6 sfd and 2 duplexes.
- Clarify the width of the structural roadway
- Discuss the mobility of traffic movement through the site. Clarify the Fire access road in accordance with NFPA 1. Sprinkle all three houses
- Plan SP-2 discuss regular hydrant vs blow off hydrant.

### Economic Development:

- Provide renderings of houses

### Planning Board Comments:

- None

### Next Steps:

- Come back for a Second TRC with Red Barn HOA as a co-applicant/co-owner and indication from Arthur Sweatt as the owner or with the subdivision similar to the yield plan

**Adjournment:** A motion to adjourn TRC was made at 12:29 pm by Sgt. Speidel and seconded by Jim Maxfield. Vote: U/A



SUBDIVISION AND  
CONSTRUCTION PLANS

BELLAMY RIDGE II

54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE

LIST OF PLANS

- T-1 - TITLE SHEET

T-2 - NEIGHBORHOOD PLAN 1"=100'

EX-1 - EXISTING CONDITIONS PLAN 1"=40'

Y-1 - SUBDIVISION YIELD PLAN 1"=40'

S-1 - OPEN SPACE SUBDIVISION PLAN 1"=40'

S-2 - TOPOGRAPHIC PLAN 1"=40'

SP-1 - SITE DEVELOPMENT PLAN 1"=30'

SP-2 - UTILITIES PLAN 1"=30'

SP-3 - GRADING & DRAINAGE PLAN 1"=30'

La-1 - PERIMETER LANDSCAPE PLAN 1"=30'

La-2 - LANDSCAPING NOTES
- C-1 - PLAN & PROFILE - RED BARN DRIVE

C-2 - PLAN & PROFILE - PRIVATE DRIVE

C-3 - CONSTRUCTION DETAILS

C-4 - CONSTRUCTION DETAILS

C-5 - CONSTRUCTION DETAILS

C-6 - CONSTRUCTION DETAILS

C-7 - CONSTRUCTION DETAILS

C-8 - SEWER CONSTRUCTION DETAILS

C-9 - SEWER CONSTRUCTION DETAILS

SD-1 - SITE DISTANCE PLAN

HOA-1 - HOA DELINATION PLAN

PREPARED BY

**TRITECH**  
ENGINEERING CORPORATION

OWNER

ARTHUR SWEATT  
56 BACK RIVER ROAD  
DOVER, NH

OWNER

BELLAMY RIDGE  
HOMEOWNERS' ASSOCIATION  
C/O WILLIAM HARBRON  
28 RED BARN DRIVE  
DOVER, NH

PREPARED FOR

JAMES GAURON  
15 STARFISH DRIVE  
WELLS, ME

**TRITECH**  
ENGINEERING CORPORATION

| REVISIONS | DATE     | DESCRIPTION              |
|-----------|----------|--------------------------|
|           | 04/04/19 | REVISED PER TRC COMMENTS |
|           | 08/22/19 | REVISED PER TRC COMMENTS |
|           | 09/12/19 | ADDED SHEET LG-2         |
|           | 10/01/19 | REVISED PER TRC COMMENTS |
|           |          |                          |
|           |          |                          |

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8407  
FAX 603 742 3630

TITLE SHEET  
BELLAMY RIDGE II

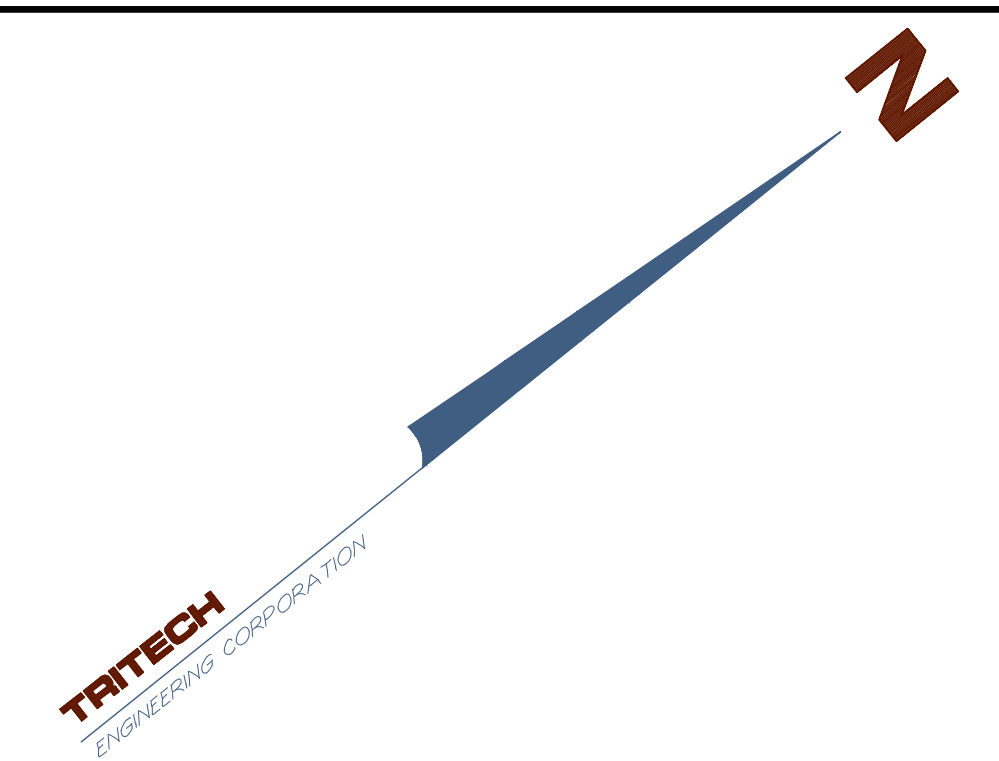
54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE  
STRAFFORD COUNTY

JANUARY 10, 2019 JOB No. 18129

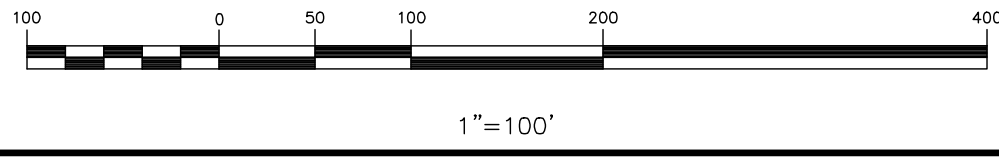
SHEET No.

**T-1**





| ABUTTERS LIST      |                                                                                                                           |  |  |
|--------------------|---------------------------------------------------------------------------------------------------------------------------|--|--|
| MAP I, LOT 5       | WAYNE P CAMPBELL TRUSTEE<br>CAMPBELL REALTY TRUST<br>64C HORNETOWN ROAD<br>FARMINGTON, NH 03835                           |  |  |
| MAP I, LOT 6-I-1   | ARTHUR SWEATT<br>56 BACK RIVER ROAD<br>DOVER, NH 03820                                                                    |  |  |
| MAP I, LOT 6A      | FRANK CROSSMAN JR.<br>50 BACK RIVER ROAD<br>DOVER, NH 03820                                                               |  |  |
| MAP I, LOT 6B      | WILLIAM H PELCHAT<br>& LINDA M SAUCIER<br>44 BACK RIVER ROAD<br>DOVER, NH 03820                                           |  |  |
| MAP I, LOT 6C      | MICHAEL & LAUREN CARRIER<br>& JAMES AND TINA CARRIER<br>46 BACK RIVER ROAD<br>DOVER, NH 03820                             |  |  |
| MAP I, LOT 6C-1    | TIMOTHY J McGUANE<br>& LAURALEE LEBEL McGUANE<br>8 RED BARN DRIVE<br>DOVER, NH 03820                                      |  |  |
| MAP I, LOT 6C-2    | RIDGESTONE BUILDERS & DEVELOPERS, LLC<br>15 STARFISH DRIVE<br>WELLS, ME 04090                                             |  |  |
| MAP I, LOT 6C-3    | SHARI & TERRY ROBINSON<br>16 RED BARN DRIVE<br>DOVER, NH 03820                                                            |  |  |
| MAP I, LOT 6C-4    | SEBASTIAO H DEOLIVEIRA<br>& DEBRA A MERRETT-DEOLIVEIRA<br>20 RED BARN DRIVE<br>DOVER, NH 03820                            |  |  |
| MAP I, LOT 6C-5    | JOSHUA KELLER<br>24 RED BARN DRIVE<br>DOVER, NH 03820                                                                     |  |  |
| MAP I, LOT 6C-OPN  | RIDGESTONE BUILDERS & DEVELOPERS, LLC<br>15 STARFISH DRIVE<br>WELLS, ME 04090                                             |  |  |
| MAP I, LOT 6C-6    | WILLIAM & MARILYN HARBRON<br>28 RED BARN DRIVE<br>DOVER, NH 03820                                                         |  |  |
| MAP I, LOT 6D      | LANCE W HELLMAN TRUSTEE<br>LANCE W HELLMAN REVOCABLE TRUST<br>228 HIGHLAND AVENUE<br>PORTSMOUTH, NH 03801                 |  |  |
| MAP I, LOT 55A     | DOVER DAYCARE LEARNING CENTER INC<br>43 BACK RIVER ROAD<br>DOVER, NH 03820                                                |  |  |
| MAP I, LOT 56-1    | DOVER RETIREMENT RESIDENCE, LLC<br>700 MILAN STREET, SUITE 300<br>HOUSTON, TX 77002-2848                                  |  |  |
| MAP I, LOT 57      | WALLACE B STEVENS<br>49 BACK RIVER ROAD<br>DOVER, NH 03820                                                                |  |  |
| MAP I, LOT 58      | HOLGATE LIMITED PARTNERSHIP<br>130 CENTRAL AVENUE<br>DOVER, NH 03820                                                      |  |  |
| MAP I, LOT 59      | HOLGATE LIMITED PARTNERSHIP<br>130 CENTRAL AVENUE<br>DOVER, NH 03820                                                      |  |  |
| MAP I, LOT 60      | KEVIN & LISA TURGEON<br>225 GREEN STREET<br>SOMERSWORTH, NH 03878                                                         |  |  |
| MAP 16, LOT 20-17  | JOHN THOMAS LINVILLE<br>& MALISA HELMAN<br>JOHN T LINVILLE REVOCABLE TRUST<br>P.O. BOX 956<br>DOVER, NH 03821             |  |  |
| MAP 16, LOT 20-18  | ZIWEI WU<br>GSS 13194 83 MAIN STREET<br>DURHAM, NH 03824                                                                  |  |  |
| MAP 16, LOT 20-19  | PROVINCE REALTY TRUST, LLC<br>38 BEECHWOOD DRIVE<br>STRAFORD, NH 03884                                                    |  |  |
| MAP 16, LOT 20-20  | PROVINCE REALTY TRUST, LLC<br>38 BEECHWOOD DRIVE<br>STRAFORD, NH 03884                                                    |  |  |
| MAP 16, LOT 20-OPN | PICNIC RIVERS PARTNERS OF DOVER, LLC<br>29 MENDUM AVENUE<br>PORTSMOUTH, NH 03801                                          |  |  |
| MAP 16, LOT 30     | GREAT BRIDGE DOVER LIMITED PARTNERSHIP<br>C/O STEWART PROPERTY MANAGEMENT INC<br>P.O. BOX 10540<br>BEDFORD, NH 03110-0540 |  |  |



TRITECH

ENGINEERING CORPORATION

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

REVISIONS

| DATE     | DESCRIPTION | REVISED PER TRC COMMENTS | REVISED PER TRC COMMENTS |
|----------|-------------|--------------------------|--------------------------|
| 04/04/19 |             |                          |                          |
| 08/22/19 |             |                          |                          |
|          |             |                          |                          |
|          |             |                          |                          |
|          |             |                          |                          |

NEIGHBORHOOD PLAN

BELLAMY RIDGE II

54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE

JANUARY 10, 2019  
JOB NO. 18129  
SCALE: 1" = 100'

SHEET NO.

T-2

(P19-09)



# NOTES

- INTENT: TO SHOW THE CONVENTIONAL SUBDIVISION OF DOVER TAX MAP 1 LOT 6.
- CURRENT OWNER OF RECORD: ARTHUR SWEATT  
56 BACK RIVER ROAD  
DOVER, N.H.
- 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 I 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: 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
- 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 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 SCRD 110-35

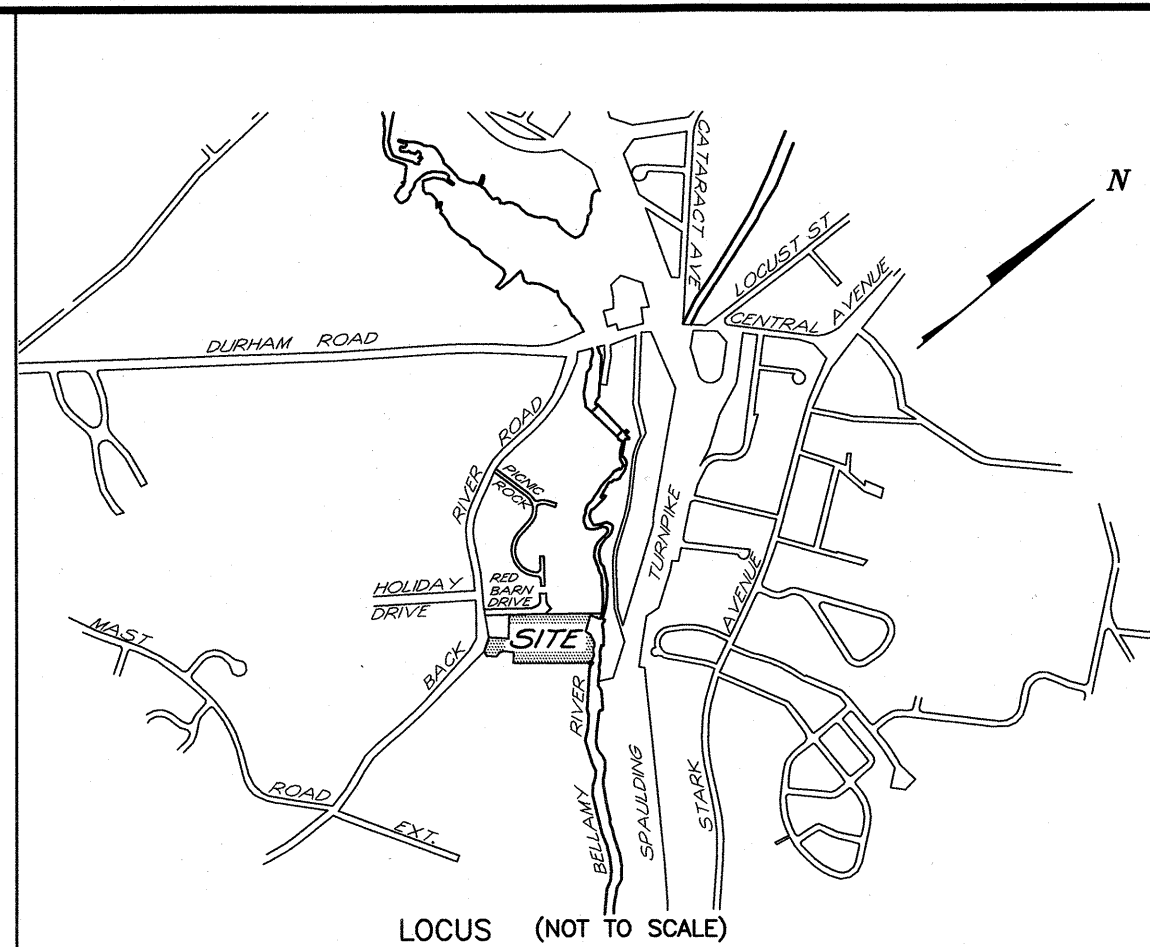
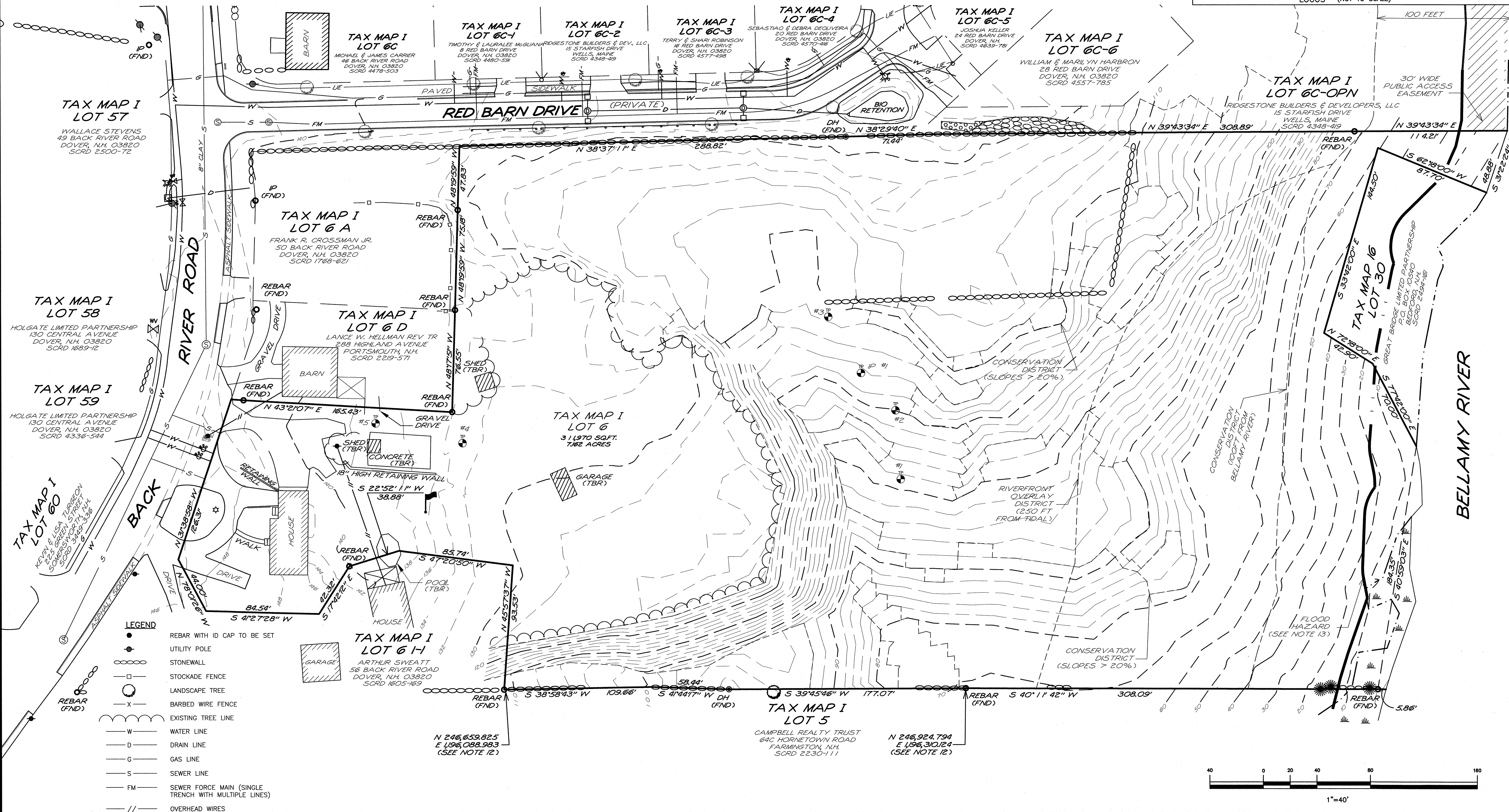
PLAN OF LAND OF  
ROBERT & MUREL NESMAN  
BACK RIVER ROAD  
DOVER, N.H.  
MCNEANEY & O'NEIL SURVEY ASSOCIATES  
MAY 6, 1988 SCRD 34-66

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

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

SUBDIVISION PLAN FOR  
LOUISE M. SWEATT  
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 PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88). (DOVER GIS)
- 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).
- PLANS T-1, T-2, EX-1, Y-1, S-1, S-2, SP-1 THRU SP-3, L-1, L-2, C-1 THRU C-9 AND SD-1 ARE PART OF THIS APPROVAL.
- SUBJECT PARCEL SCS SOIL TYPES -GIB- GLOUCESTER, FINE SANDY LOAM, 3 TO 8% SLOPES  
-HGD- HOLLS-GLOUCESTER, VERY ROCKY FINE SANDY LOAMS, 15 TO 25% SLOPES  
-SIC- SUFFIELD, SILT LOAM, 8 TO 15% SLOPES
- MAP I LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
- LOTS ARE SERVICED BY CITY WATER AND MUNICIPAL SEWER.
- 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

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603.742.8707  
FAX 603.742.9830

EXISTING CONDITIONS PLAN

**BELLAMY RIDGE II**  
54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE  
STRAFFORD COUNTY

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

SHEET No.

**EX-1**

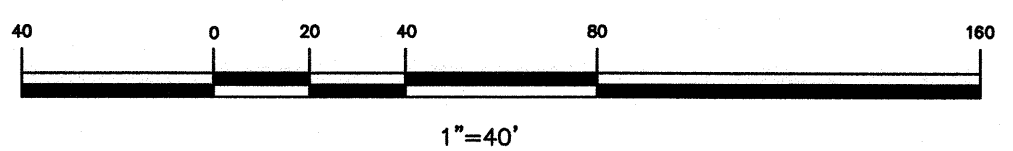
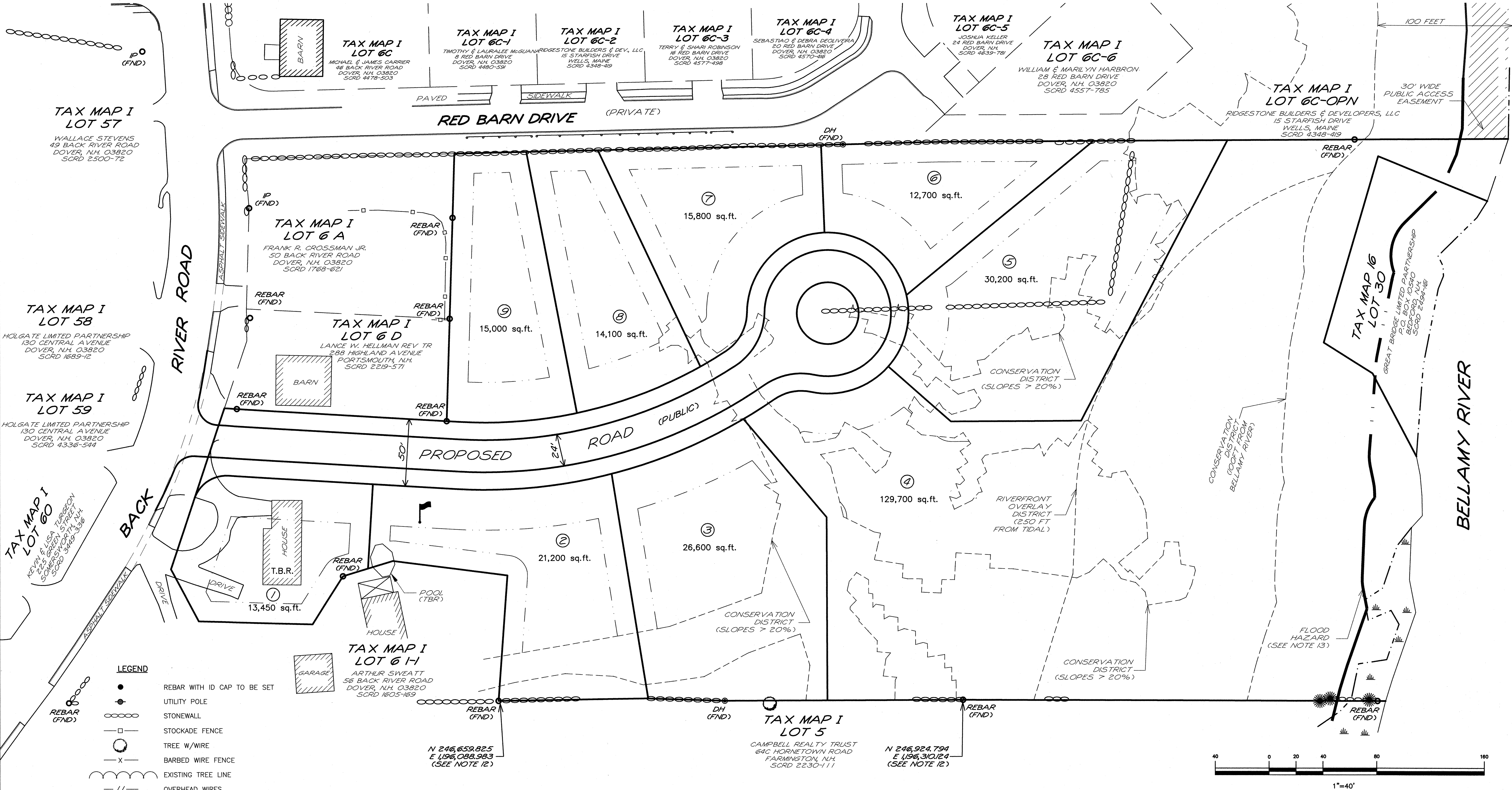
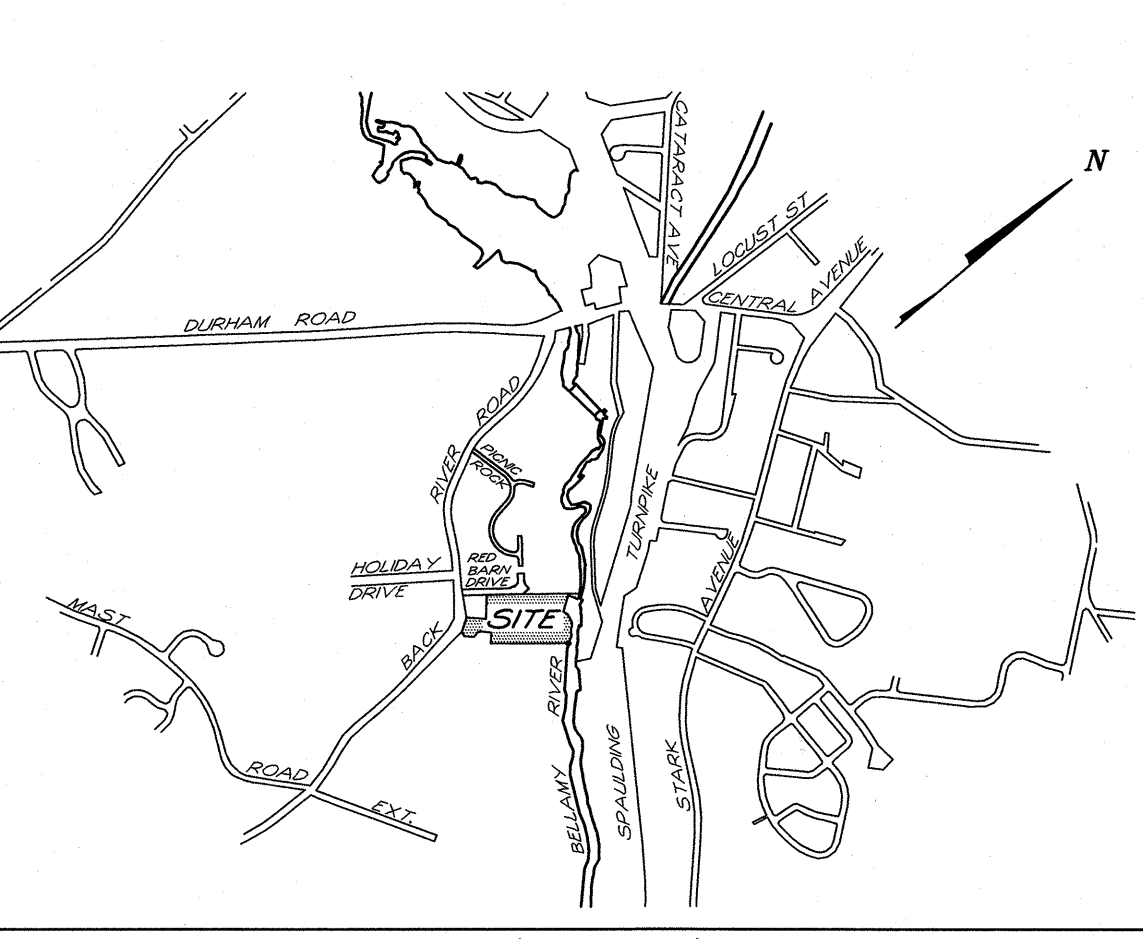


NOTES

- 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.
- 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 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 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 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  
-SIC- 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, La-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.



**TRITECH**  
ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603.742.8107  
FAX 603.742.3830

| REVISIONS | DESCRIPTION: |
|-----------|--------------|
| DATE:     |              |

**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**



# NOTES

1.) 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.

2.) CURRENT OWNER OF RECORD:  
ARTHUR SWEATT  
56 BACK RIVER ROAD  
DOVER, N.H.  
BELLAMY RIDGE HOME OWNERS ASSOCIATION  
C/O WILLIAM HARBOR  
28 RED BARN DRIVE  
DOVER, N.H.

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 1 LOTS 6

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

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

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14.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

15.) STREET ADDRESSES FOR THE NEW LOTS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

16.) 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.

17.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE

18.) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.

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

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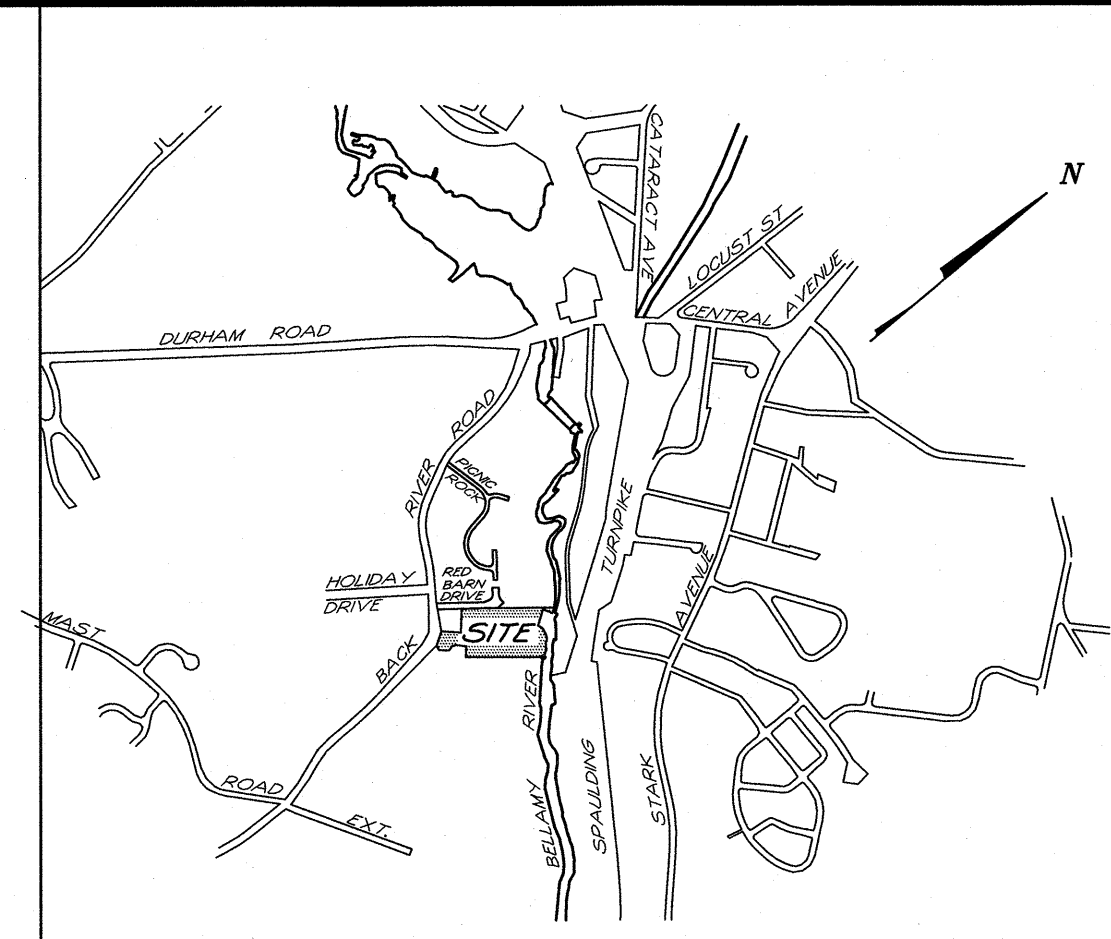
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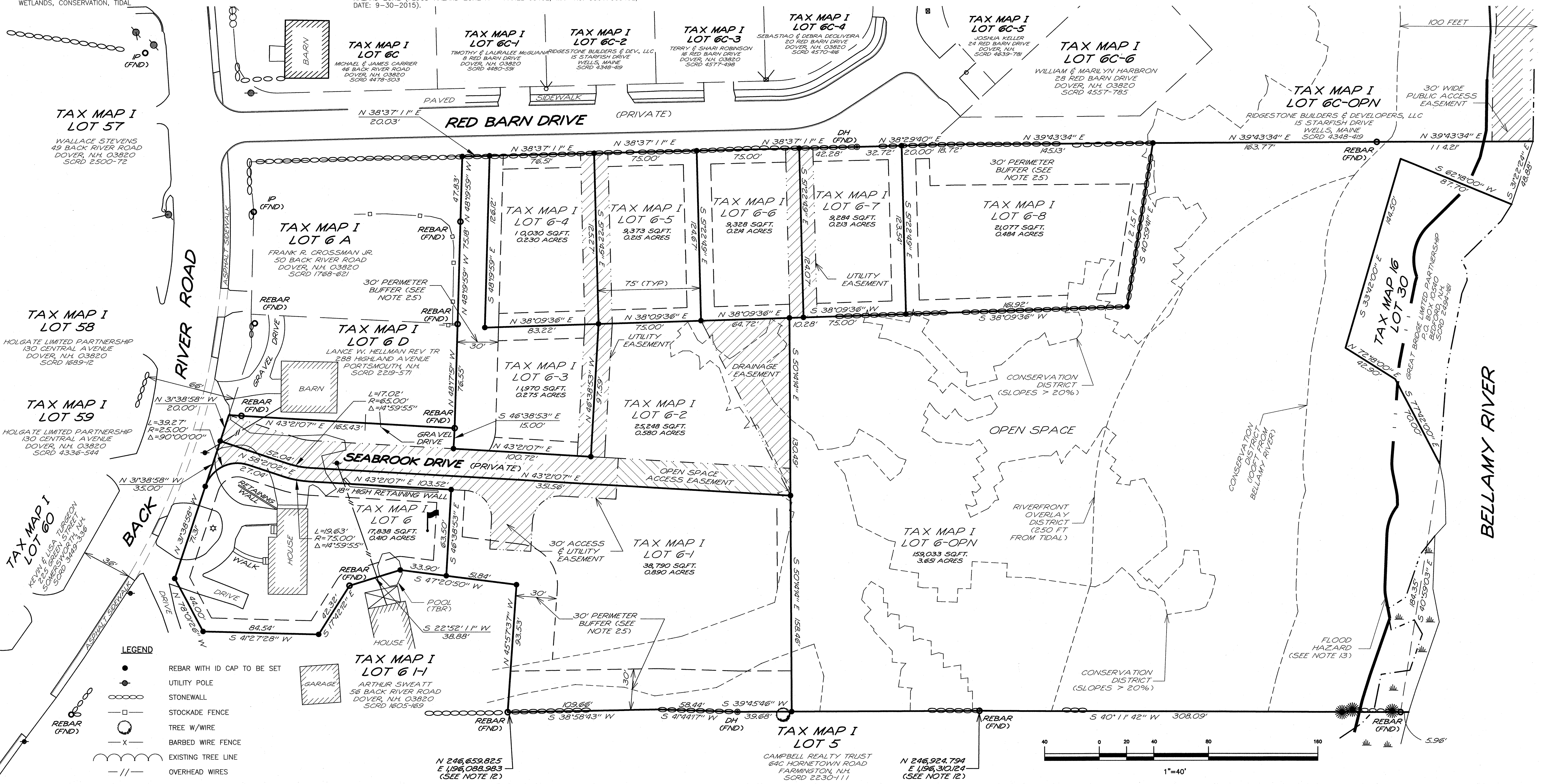
23.) \* OPEN SPACE REQUIRED: 9 LOTS x 4,000 SQ.FT. = 36,000 SQ.FT.  
\* TOTAL OPEN SPACE PROVIDED: 159,033 SQ.FT.  
\* TOTAL AREA OF USEABLE OPEN SPACE REQUIRED: 36,000 SQ.FT. x 50% = 18,000 SQ.FT.  
\* TOTAL AREA OF USEABLE OPEN SPACE PROVIDED: 24,200 SQ.FT. (CONTIGUOUS NON-CONSERVATION DISTRICT)

24.) 30' PERIMETER BUFFERS SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F.

25.) RED BARN DRIVE WILL BE DEEDED TO THE BELLAMY RIDGE HOMEOWNERS' ASSOCIATION, IT IS PRIVATE AND IS TO REMAIN PRIVATE.



LOCUS (NOT TO SCALE)



**TRITECH**  
ENGINEERING CORPORATION

| REVISIONS | DATE                     | DESCRIPTION |
|-----------|--------------------------|-------------|
| 4-4-19    | REVISED PER TRC COMMENTS |             |
| 8-22-19   | REVISED PER TRC COMMENTS |             |
| 9-12-19   | REVISED PER TRC COMMENTS |             |

CONSERVATION SUBDIVISION PLAN

**BELLAMY RIDGE II**  
54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE  
STRAFFORD COUNTY

JANUARY 10, 2019 JOB No. 181819 SCALE: 1" = 40'

SHEET No.

**S-1**



# NOTES

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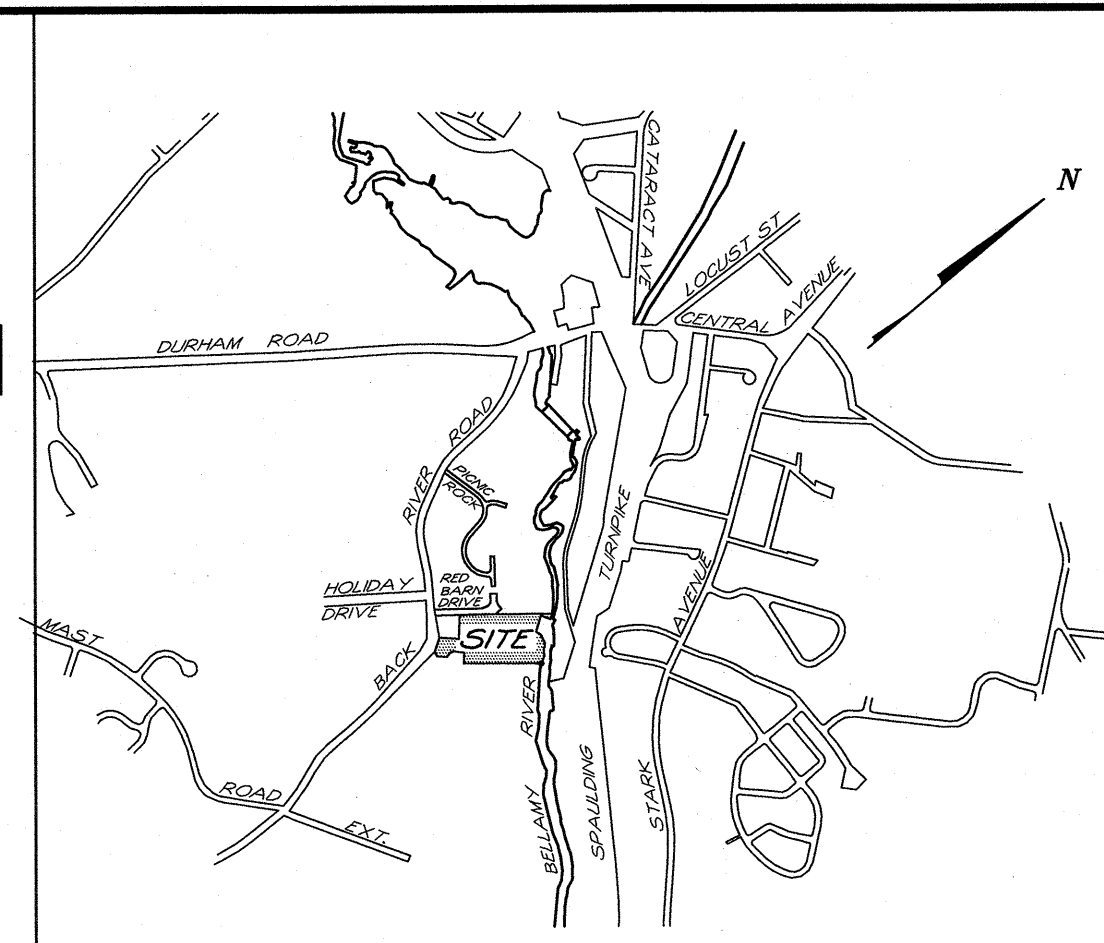
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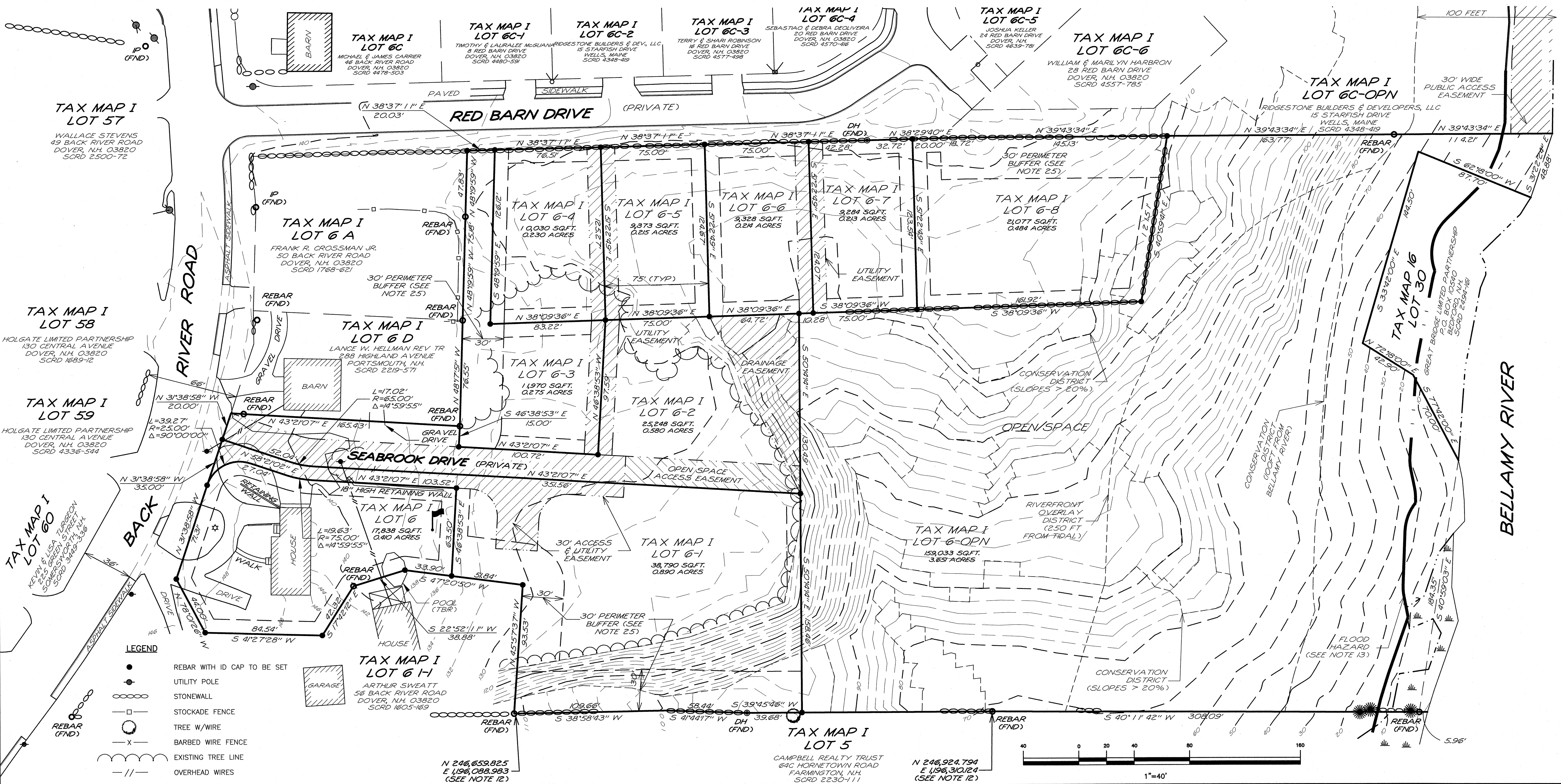
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N



LOCUS (NOT TO SCALE)



TOPOGRAPHIC PLAN

BELLAMY RIDGE II

54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE  
STRAFFORD COUNTY

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

SHEET No.

S-2

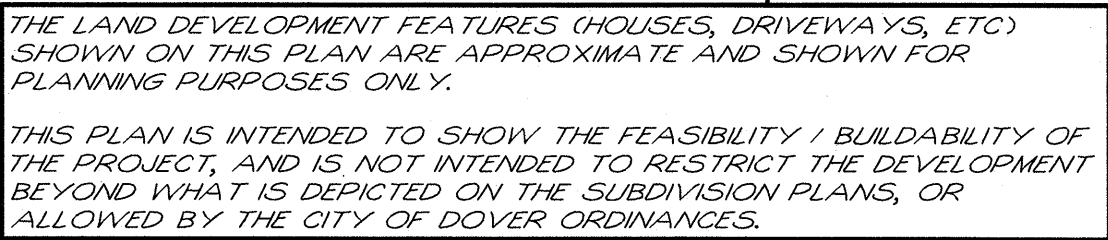
(P19-09)

TRITECH

ENGINEERING CORPORATION

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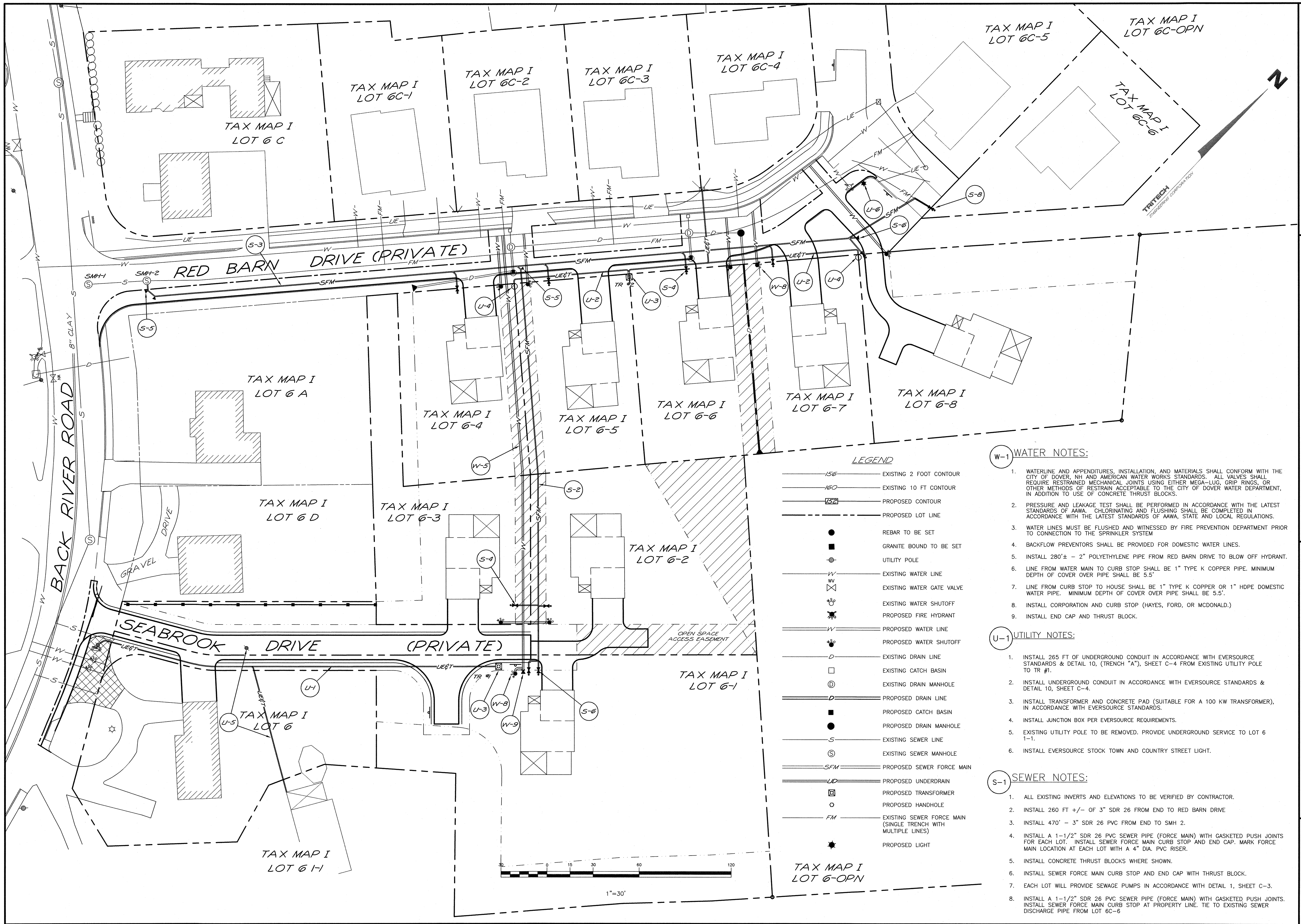




- (P19-09)

SHEET NO.





- LEGEND**
- 156 EXISTING 2 FOOT CONTOUR
  - 160 EXISTING 10 FT CONTOUR
  - 152 PROPOSED CONTOUR
  - PROPOSED LOT LINE
  - REBAR TO BE SET
  - GRANITE BOUND 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
  - EXISTING SEWER FORCE MAIN (SINGLE TRENCH WITH MULTIPLE LINES)
  - PROPOSED LIGHT

- W-1 WATER NOTES:**
1. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
  2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA, STATE AND LOCAL REGULATIONS.
  3. WATER LINES MUST BE FLUSHED AND WITNESSED BY FIRE PREVENTION DEPARTMENT PRIOR TO CONNECTION TO THE SPRINKLER SYSTEM
  4. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
  5. INSTALL 280'± - 2" POLYETHYLENE PIPE FROM RED BARN DRIVE TO BLOW OFF HYDRANT.
  6. LINE FROM WATER MAIN TO CURB STOP SHALL BE 1" TYPE K COPPER PIPE. MINIMUM DEPTH OF COVER OVER PIPE SHALL BE 5.5'.
  7. LINE FROM CURB STOP TO HOUSE SHALL BE 1" TYPE K COPPER OR 1" HDPE DOMESTIC WATER PIPE. MINIMUM DEPTH OF COVER OVER PIPE SHALL BE 5.5'.
  8. INSTALL CORPORATION AND CURB STOP (HAYES, FORD, OR MCDONALD.)
  9. INSTALL END CAP AND THRUST BLOCK.
- U-1 UTILITY NOTES:**
1. INSTALL 265 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 10, (TRENCH "A", SHEET C-4 FROM EXISTING UTILITY POLE TO TR #1.
  2. INSTALL UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 10, SHEET C-4.
  3. INSTALL TRANSFORMER AND CONCRETE PAD (SUITABLE FOR A 100 KW TRANSFORMER), IN ACCORDANCE WITH EVERSOURCE STANDARDS.
  4. INSTALL JUNCTION BOX PER EVERSOURCE REQUIREMENTS.
  5. EXISTING UTILITY POLE TO BE REMOVED. PROVIDE UNDERGROUND SERVICE TO LOT 6 1-1.
  6. INSTALL EVERSOURCE STOCK TOWN AND COUNTRY STREET LIGHT.
- S-1 SEWER NOTES:**
1. ALL EXISTING INVERTS AND ELEVATIONS TO BE VERIFIED BY CONTRACTOR.
  2. INSTALL 260 FT +/- OF 3" SDR 26 FROM END TO RED BARN DRIVE
  3. INSTALL 470' - 3" SDR 26 PVC FROM END TO SMH 2.
  4. INSTALL A 1-1/2" SDR 26 PVC SEWER PIPE (FORCE MAIN) WITH GASKETED PUSH JOINTS FOR EACH LOT. INSTALL SEWER FORCE MAIN CURB STOP AND END CAP. MARK FORCE MAIN LOCATION AT EACH LOT WITH A 4" DIA. PVC RISER.
  5. INSTALL CONCRETE THRUST BLOCKS WHERE SHOWN.
  6. INSTALL SEWER FORCE MAIN CURB STOP AND END CAP WITH THRUST BLOCK.
  7. EACH LOT WILL PROVIDE SEWAGE PUMPS IN ACCORDANCE WITH DETAIL 1, SHEET C-3.
  8. INSTALL A 1-1/2" SDR 26 PVC SEWER PIPE (FORCE MAIN) WITH GASKETED PUSH JOINTS. INSTALL SEWER FORCE MAIN CURB STOP AT PROPERTY LINE. TIE TO EXISTING SEWER DISCHARGE PIPE FROM LOT 6C-6

**TRITECH**  
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| REVISIONS |                          | DESCRIPTION: |
|-----------|--------------------------|--------------|
| DATE:     | REVISED PER TRC COMMENTS |              |
| 04/04/19  | REVISED PER TRC COMMENTS |              |
| 09/22/19  | ADDED EXISTING UTILITIES |              |
| 10/01/19  | REVISED PER TRC COMMENTS |              |

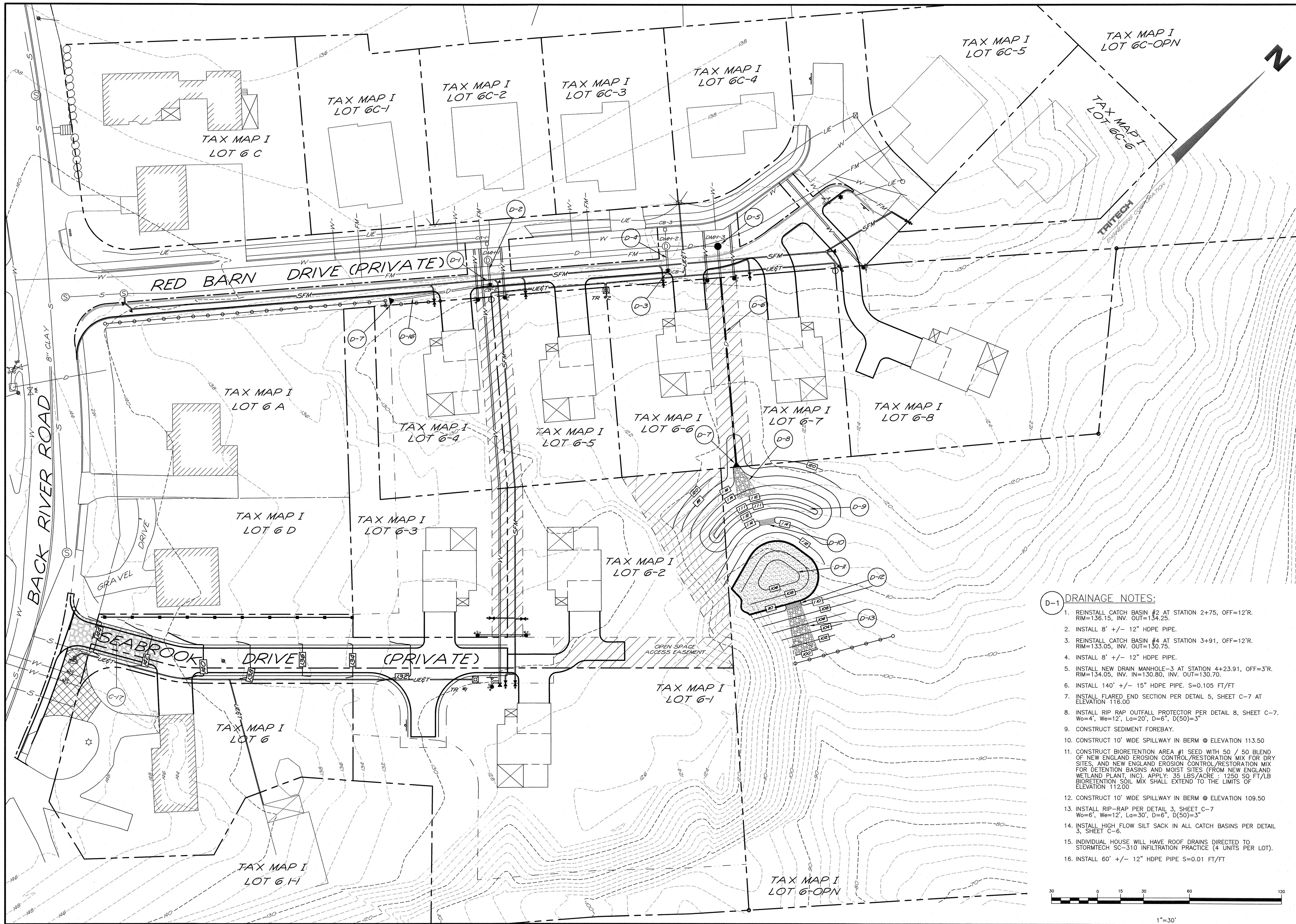
**UTILITIES PLAN**  
**BELLAMY RIDGE II**

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

JOB NO. 18129

**SP-2**





- D-1 DRAINAGE NOTES:**
- REINSTALL CATCH BASIN #2 AT STATION 2+75, OFF=12'R. RIM=136.15, INV. OUT=134.25.
  - INSTALL 8' +/- 12" HDPE PIPE.
  - REINSTALL CATCH BASIN #4 AT STATION 3+91, OFF=12'R. RIM=133.05, INV. OUT=130.75.
  - INSTALL 8' +/- 12" HDPE PIPE.
  - INSTALL NEW DRAIN MANHOLE-3 AT STATION 4+23.91, OFF=3'R. RIM=134.05, INV. IN=130.80, INV. OUT=130.70.
  - INSTALL 140' +/- 15" HDPE PIPE. S=0.105 FT/FT
  - INSTALL FLARED END SECTION PER DETAIL 5, SHEET C-7 AT ELEVATION 116.00
  - INSTALL RIP-RAP OUTFALL PROTECTOR PER DETAIL 8, SHEET C-7. W=4', W<sub>6</sub>=12', L<sub>6</sub>=30', D=6", D(50)=3"
  - CONSTRUCT SEDIMENT FOREBAY.
  - CONSTRUCT 10' WIDE SPILLWAY IN BERM @ ELEVATION 113.50
  - 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
  - CONSTRUCT 10' WIDE SPILLWAY IN BERM @ ELEVATION 109.50
  - INSTALL RIP-RAP PER DETAIL 3, SHEET C-7 W=6', W<sub>6</sub>=12', L<sub>6</sub>=30', D=6", D(50)=3"
  - INSTALL HIGH FLOW SILT SACK IN ALL CATCH BASINS PER DETAIL 3, SHEET C-6
  - INDIVIDUAL HOUSE WILL HAVE ROOF DRAINS DIRECTED TO STORMTECH SC-310 INFILTRATION PRACTICE (4 UNITS PER LOT).
  - INSTALL 60' +/- 12" HDPE PIPE S=0.01 FT/FT

**TRITECH**

ENGINEERING CORPORATION

| DATE:    | DESCRIPTION:             |
|----------|--------------------------|
| 04/04/19 | REVISED PER TRC COMMENTS |
| 08/22/19 | REVISED PER TRC COMMENTS |
| 09/12/19 | ADDED EXISTING UTILITIES |
| 10/01/19 | REVISED PER TRC COMMENTS |

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03800  
TELEPHONE 603 742 8007  
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GRADING AND DRAINAGE PLAN

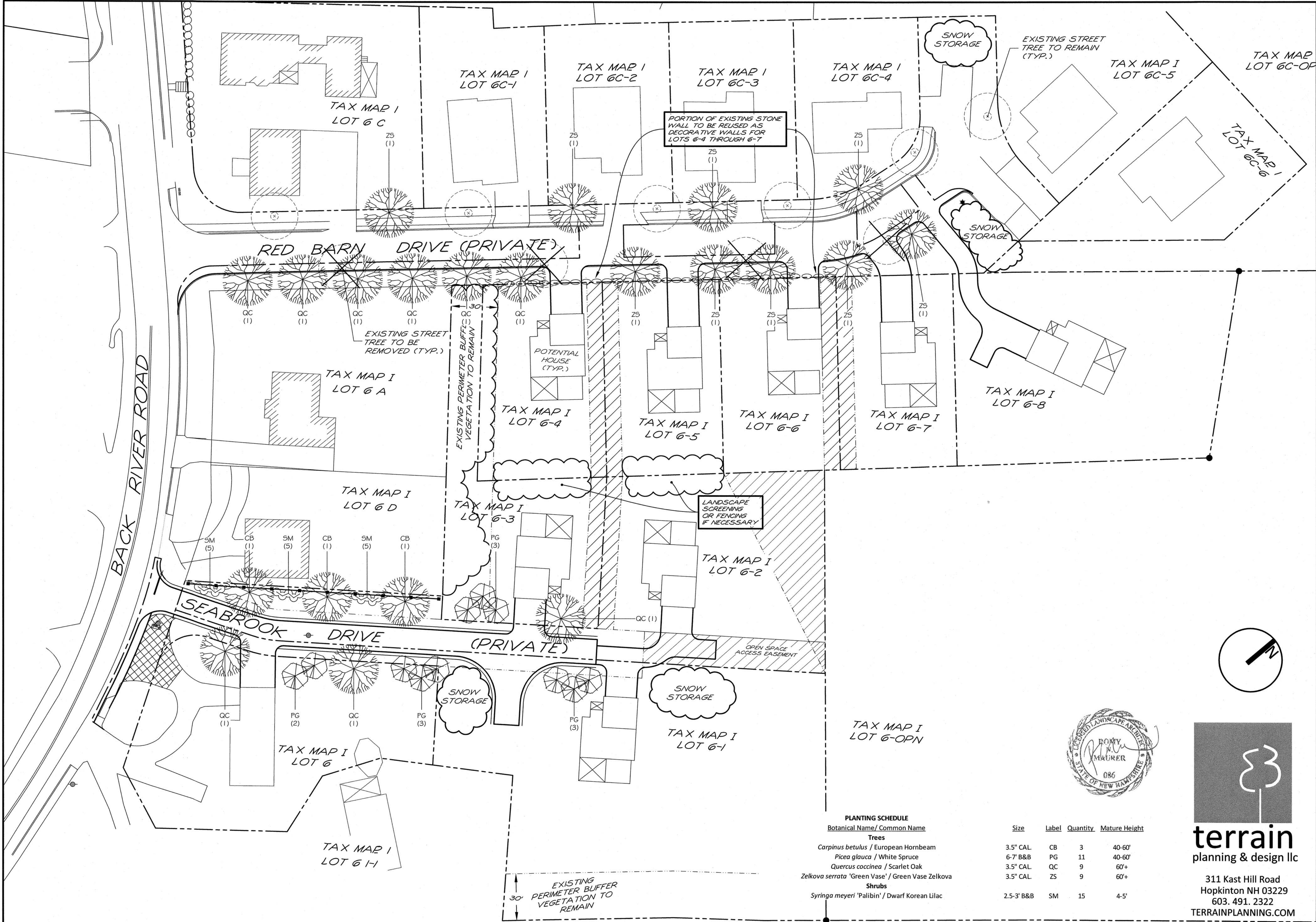
BELLAMY RIDGE II

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

SHEET NO.

**SP-3**





**TRITECH**  
ENGINEERING CORPORATION

|           |          |                          |
|-----------|----------|--------------------------|
| REVISIONS | DATE     | DESCRIPTION              |
|           | 04/04/19 | ADDED TO PLAN SET        |
|           | 08/22/19 | REVISED PER TRC COMMENTS |
|           | 09/12/19 | REVISED LANDSCAPING      |
|           | 10/01/19 | REVISED PER TRC COMMENTS |

LANDSCAPING PLAN

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

SHEET NO.

**La-1**

**terrain**  
planning & design llc  
311 Kast Hill Road  
Hopkinton NH 03229  
603. 491. 2322  
TERRAINPLANNING.COM

755 CENTRAL AVENUE  
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FAX 603 742 3630

JOB NO. 18129



3. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY TRITECH ENGINEERING CORPORATION, DRAWING TITLE: "LANDSCAPE PLAN, OCEAN BREEZE RV," DATED JUNE 5, 2019.
2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF SUMMERSWORTH AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HIS/HER WORK.
5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HE/SHE SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
12. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES. PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR, ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
20. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION, 1-888-DIG-SAFE.

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

Diagram illustrating the components and care instructions for a tree, showing the trunk, branches, rootball, and surrounding mulch and stakes.

**Labels and Instructions:**

- NEVER CUT LEADER
- DO NOT HEAVILY PRUNE TREE AT PLANTING PRUNE ONLY CROSS OVER LIMBS, CO-DOMINANT LEADERS, AND DAMAGED OR DEAD BRANCHES
- GUY MATERIAL AT TREE  $\frac{1}{2}$  UP TREE OR TO FIRST BRANCH, WHICHEVER IS LOWER
- GUY MATERIAL VERTICAL STAKES
- TRUNK FLARE AND TOP OF ROOTBALL SHOULD BE AT GRADE (TRUNK FLARE IS WHERE THE ROOTS BEGIN TO BRANCH FROM THE TRUNK)
- STAKE TO BE 18" BELOW TREE PIT IN UNDISTURBED GROUND
- VARIES
- 3X ROOTBALL DIAMETER MIN
- TREE TO BE SET PLUMB, AFTER SETTLEMENT
- REMOVE STRING AND BURLAP FROM ROOTBALL. CUT AND REMOVE WIRE BASKETS.
- FLAG W/ 4" x 12" PLASTIC SECURED TO GUY. PULL MULCH BACK 4" FROM TRUNK
- HUB STAKE

1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. ALL STAKING SHALL BE AMERICAN STANDARD REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUND COVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.

12" LOAM BACKFILL (CONTINUOUS THROUGHOUT AREA)

3" DEEP SHREDDED BARK MULCH

TYPICAL BED PLANT SPACING



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# La-2

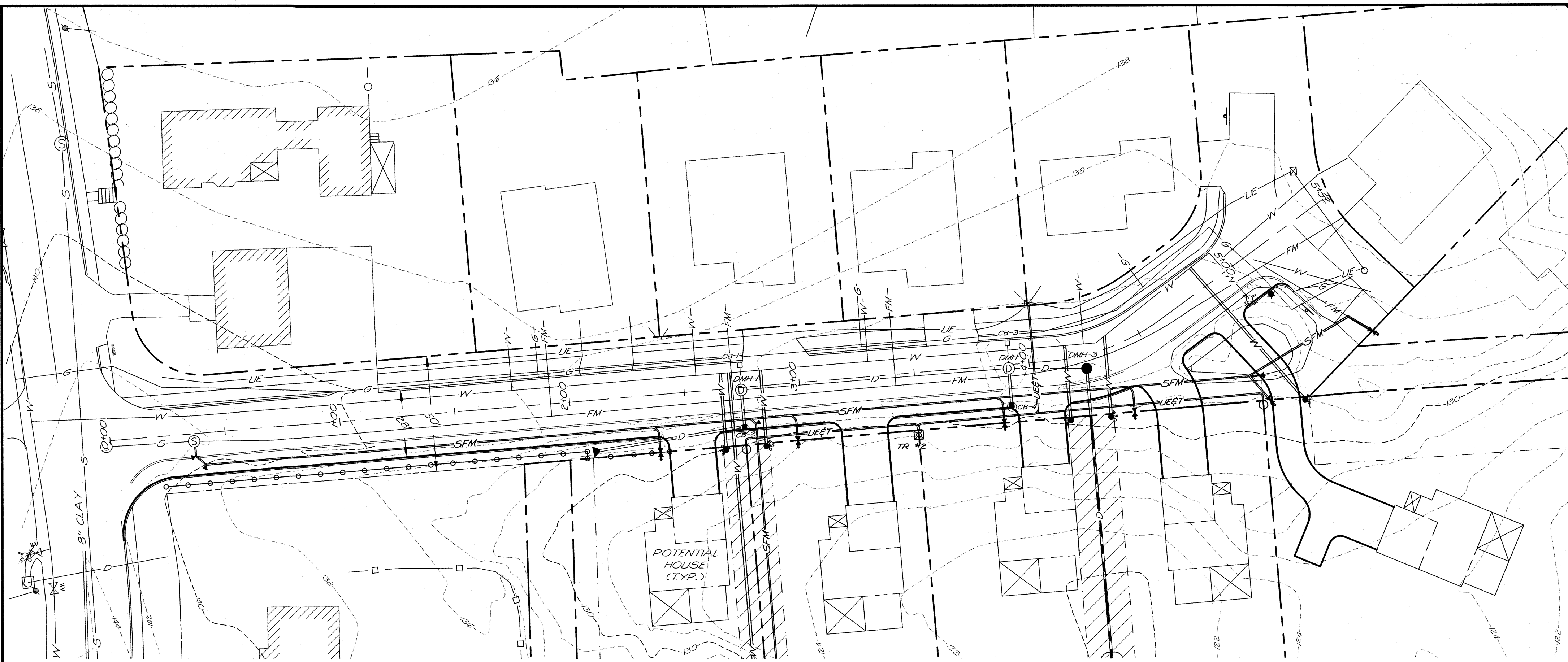
| REVISIONS | DATE:    | DESCRIPTION:      |
|-----------|----------|-------------------|
|           | 09/12/19 | ADDED TO PLAN SET |
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# BELLAMY RIDGE II

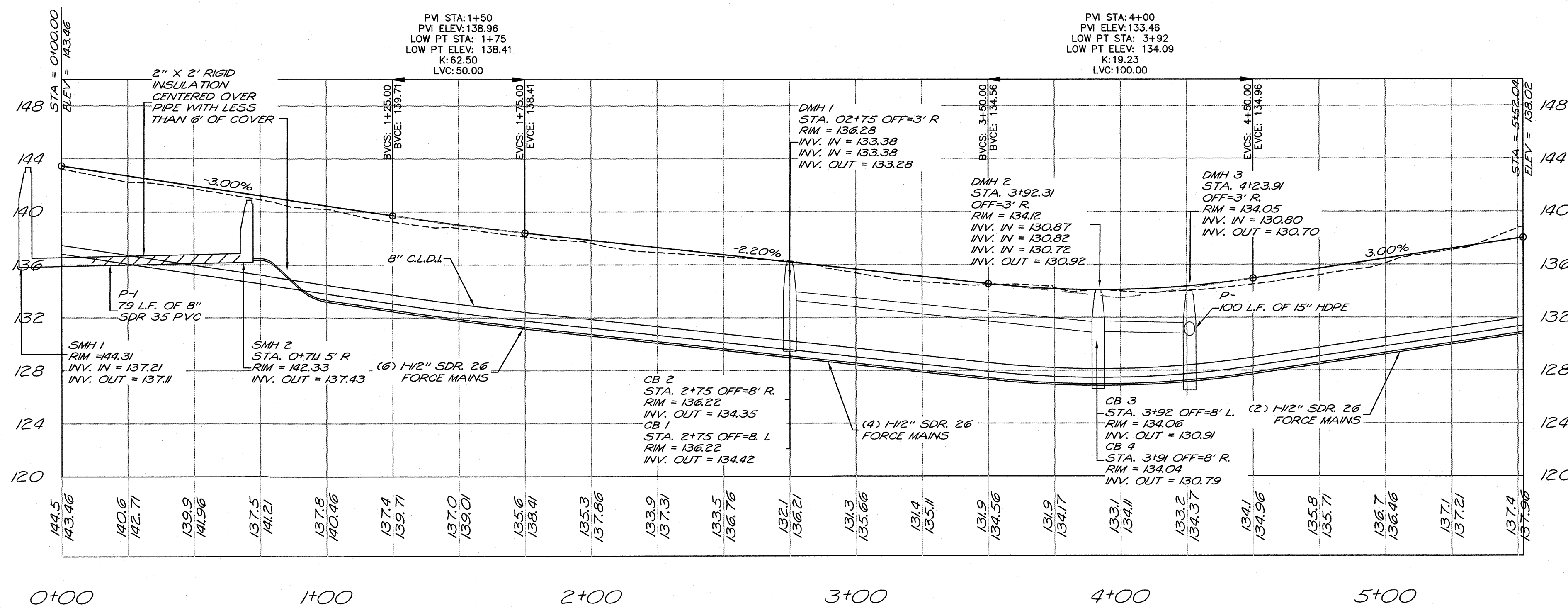
JANUARY 10, 2019

JOB No. 18/29





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
- REBAR TO BE SET
- GRANITE BOUND 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
- EXISTING SEWER FORCE MAIN (SINGLE TRENCH WITH MULTIPLE LINES)



1"=30'

TRITECH

ENGINEERING CORPORATION

| REVISIONS | DATE     | DESCRIPTION              |
|-----------|----------|--------------------------|
|           | 04/04/19 | REVISED PER TRC COMMENTS |
|           | 08/22/19 | REVISED PER TRC COMMENTS |
|           | 10/01/19 | REVISED PER TRC COMMENTS |

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FAX 603 742 9830

CONSTRUCTION NOTES & DETAILS

BELLAMY RIDGE II

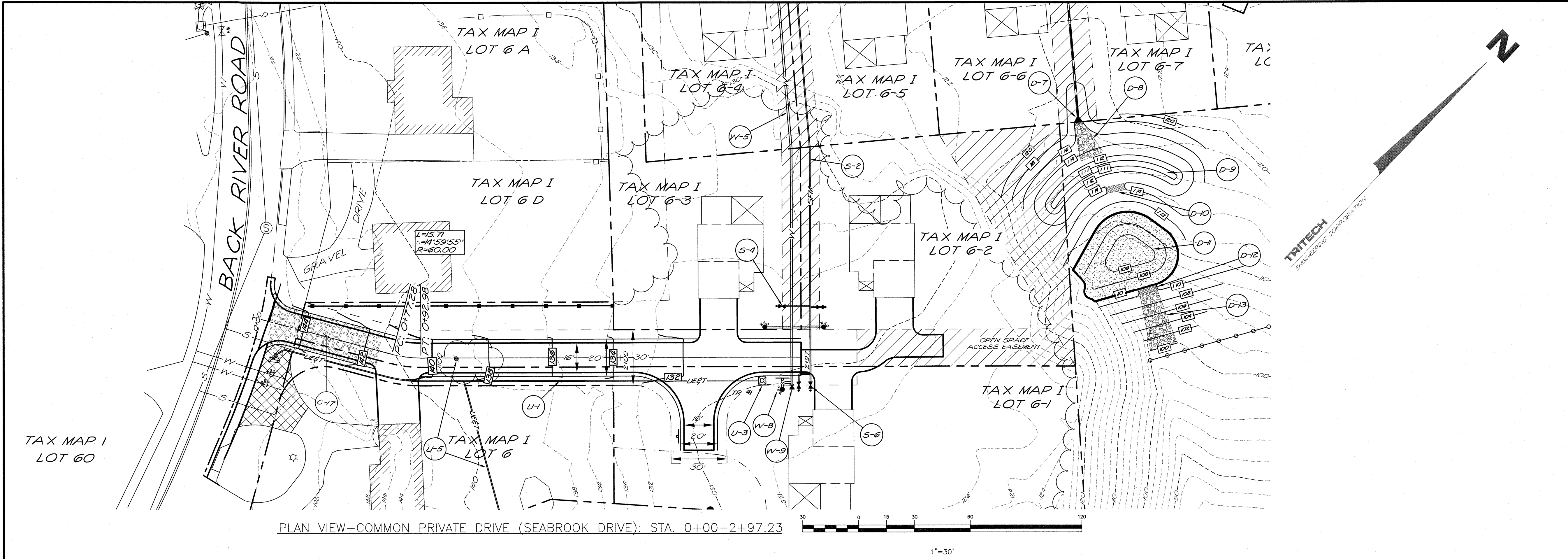
54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE

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

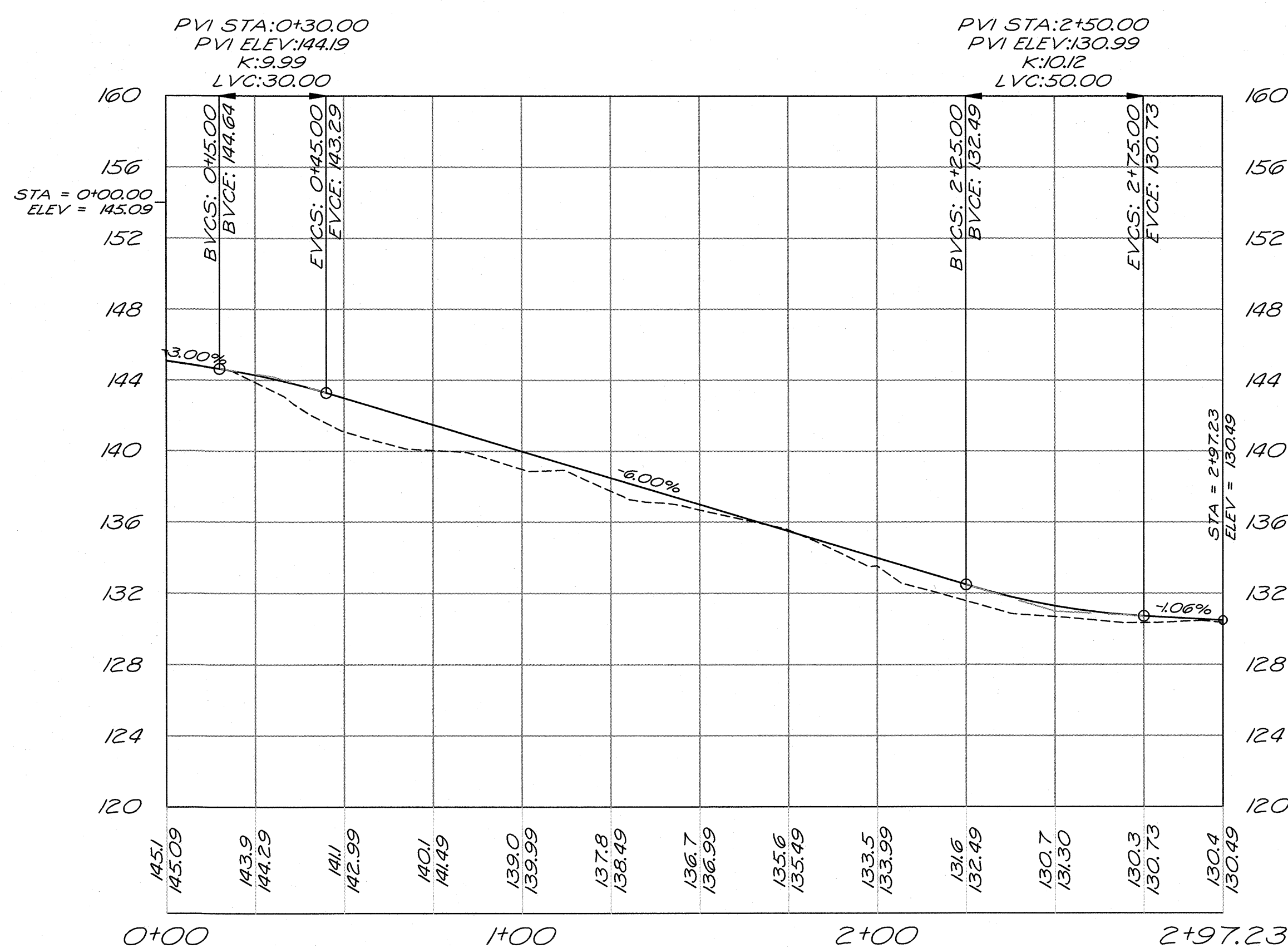
SHEET NO.

C-1





PLAN VIEW-COMMON PRIVATE DRIVE (SEABROOK DRIVE): STA. 0+00-2+97.23



PROFILE VIEW-COMMON PRIVATE DRIVE (SEABROOK DRIVE): STA. 0+00-3+00

GENERAL NOTES:

- 1.) SUBJECT PARCEL SCS SOIL TYPES -GIB- GLOUCESTER, FINE SANDY LOAM, 3 TO 8% SLOPES -HqD- HOLLISS-GLOUCESTER, VERY ROCKY FINE SANDY LOAMS, 15 TO 25% SLOPES -SC- SUFFIELD, SILT LOAM, 8 TO 15% SLOPES
- 2.) TRASH REMOVAL WILL BE PROVIDED BY A PRIVATE REFUSE HAULING COMPANY AT HOMEOWNERS' EXPENSE.
- 3.) 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) & SEEDED (48 LBS/ACRE, SCS MIXTURE "C").
- 4.) 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.
- 5.) A SIGN WILL BE POSTED ON-SITE THAT IDENTIFIES DEVELOPER AND CONTRACTOR CONTACT INFORMATION.
- 6.) 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.
- 7.) COMMERCIAL VEHICLE ROUTES DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- 8.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') SHALL REQUIRE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 9.) ANY FENCE TALLER THAN SIX FEET (6') SHALL REQUIRE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 10.) APPLICANT SHALL COMPLETE 'LAND USE DEVELOPMENT TRACKING FORM', MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. [HTTPS://WWW.UNH.EDU/UNHSC/PTAPP](https://www.unh.edu/unhsc/ptapp)
- 11.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FOR THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
- 12.) FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES
- 13.) 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
- 14.) THIS SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURES WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE REGULATIONS. (i.e. IBC, ANSI-117.1) AND RSA 155-A:5.

LEGEND

|  |                                                               |
|--|---------------------------------------------------------------|
|  | EXISTING 2 FOOT CONTOUR                                       |
|  | EXISTING 10 FT CONTOUR                                        |
|  | PROPOSED CONTOUR                                              |
|  | PROPOSED LOT LINE                                             |
|  | REBAR TO BE SET                                               |
|  | GRANITE BOUND 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**  
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CONSTRUCTION NOTES & DETAILS

BELLAMY RIDGE II

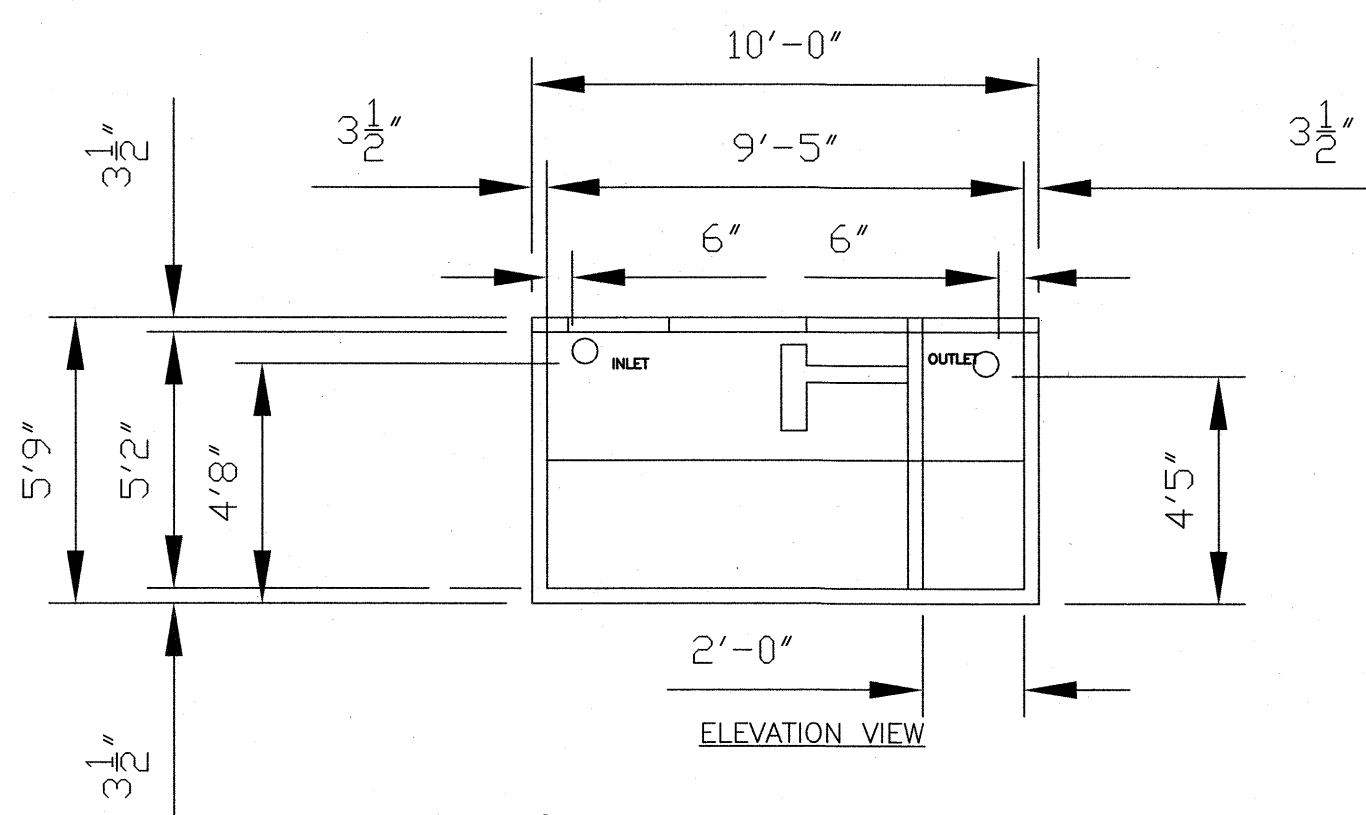
54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE

JANUARY 10, 2019 JOB No. 18129

SCALE: 1" = 30'

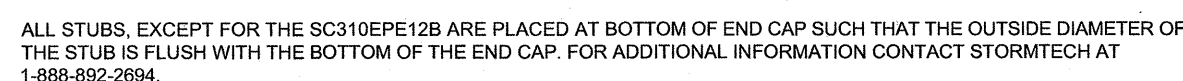
SHEET NO. C-2





- NOTES:
1. CONCRETE: 5,000PSI MIN AFTER 28 DAYS.
  2. ALL REINFORCEMENT PER ASTM C1227-93.
  3. TEES AND GAS BAFFLE SOLD SEPARATELY.
  4. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN.
  5. 4" POLYLOK IV CLOSED END BOOTS USED FOR CONNECTIONS.
  6. PLASTIC RISER CAN BE POURED INTO COVER.
  7. PUMPS & ACCESSORIES OPTIONAL.

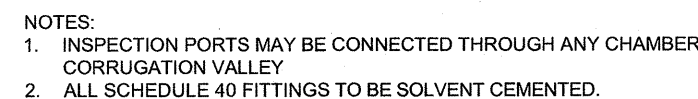
5 1250 GAL. SEPTIC/350 GAL. PUMP CHAMBER DETAIL  
NOT TO SCALE



\* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

4 STORMTECH SC-310  
NOT TO SCALE



6 STORMTECH-INSPECTION PORT  
NOT TO SCALE

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE"
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

ADS GEOSYNTHETICS #607 NON-WOVEN GEOTEXTILE ALL AROUND  
CLEAR CRUSHED, ANGULAR STONE IN A & B LAYERS

PERIMETER STONE  
(SEE NOTE 6)

EXCAVATION WALL  
(CAN BE SLOPED OR VERTICAL)

SC-310  
END CAP

SUBGRADE SOILS  
(SEE NOTE 5)

"TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED  
INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY  
OCCUR, INCREASE COVER TO 34" (865 mm)

12" (300 mm) MIN

16"  
(405 mm)

A1

6" (150 mm) TYP

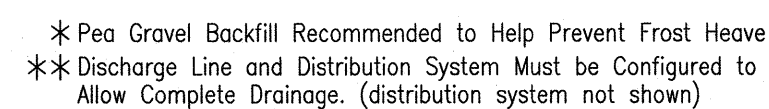
34" (865 mm)

6" STONE  
(SEE NOTE 5)

150 mm MIN

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR A F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTIE CHAMBERS FOR THIS PROJECT.
5. SUBBASE SOIL SHALL BE AS FOLLOWS: A1 FILL SECTION.
6. PERIMETER STONE SHALL 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

**ENGINEERING CORPORATION**

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

DESCRIPTION:

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

## CONSTRUCTION DETAILS

BELLAMY RIDGE II

54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE

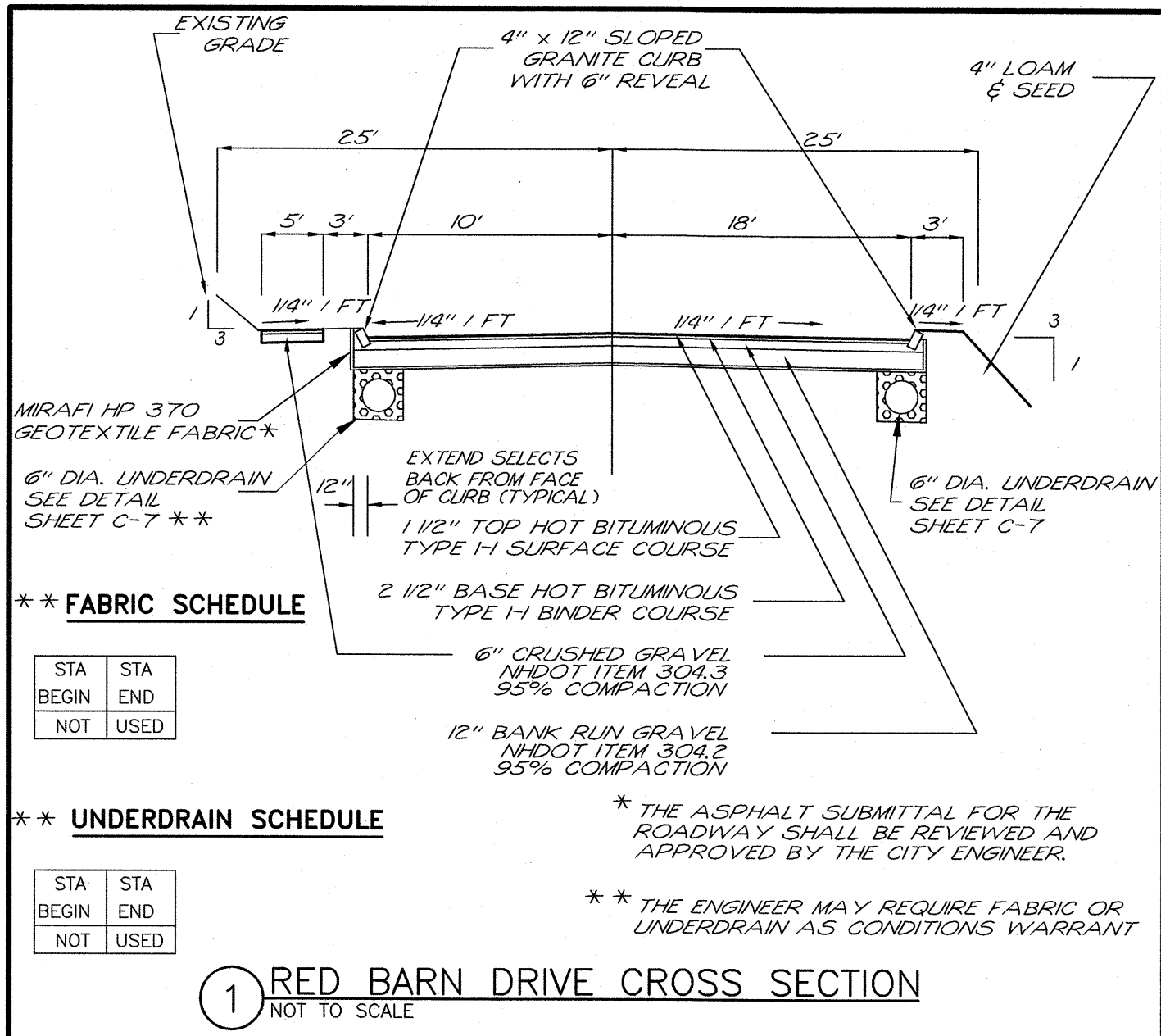
JANUARY 10, 2019 JOB No. 18129  
SCALE: 1" = 30'

SCALE: 1" = 30'

SHEET NO.:

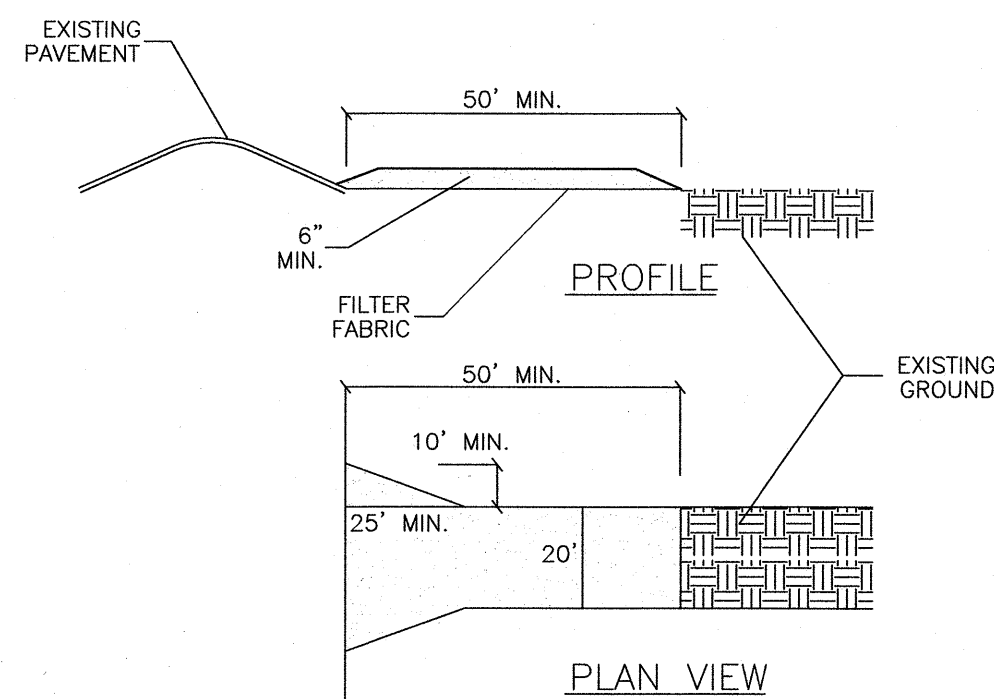
**C-3**



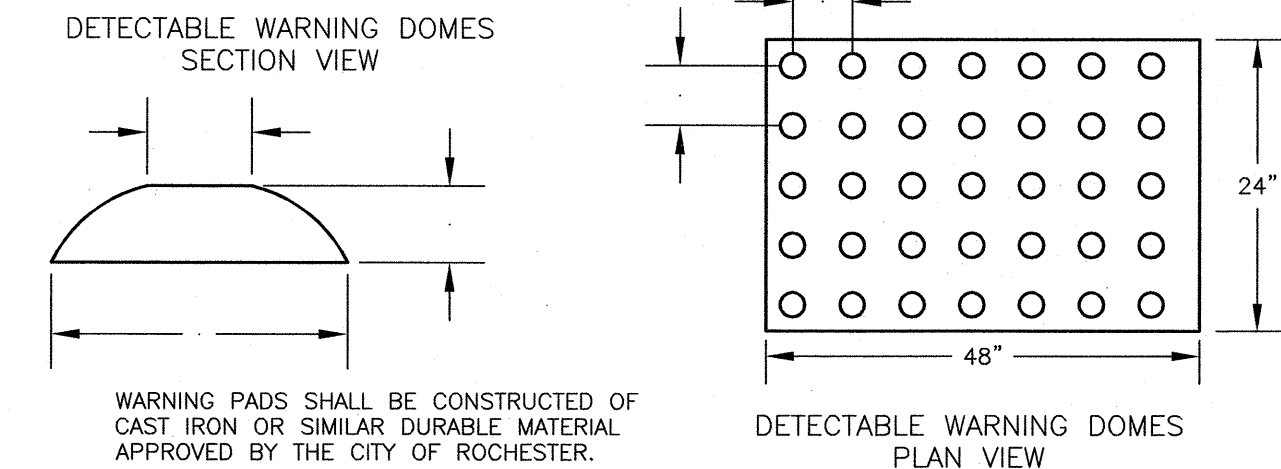


② SLOPED GRANITE CURB SECTION  
NOT TO SCALE

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

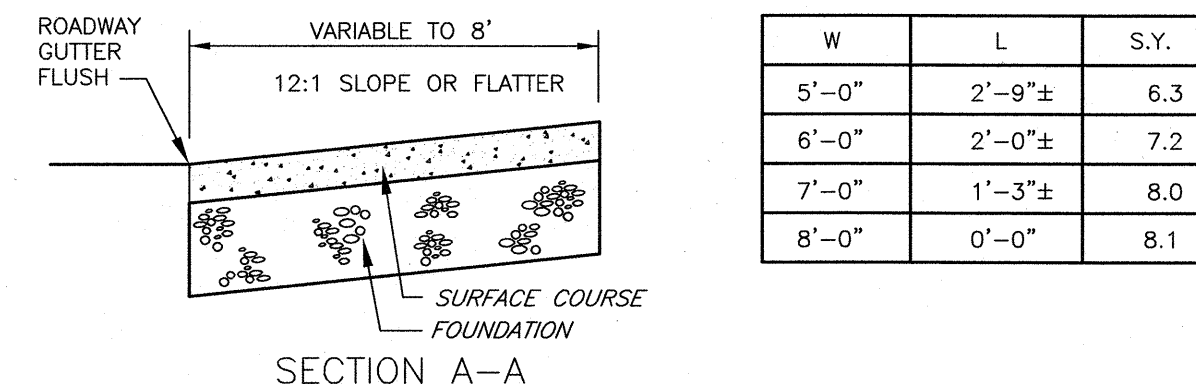


⑤ STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE

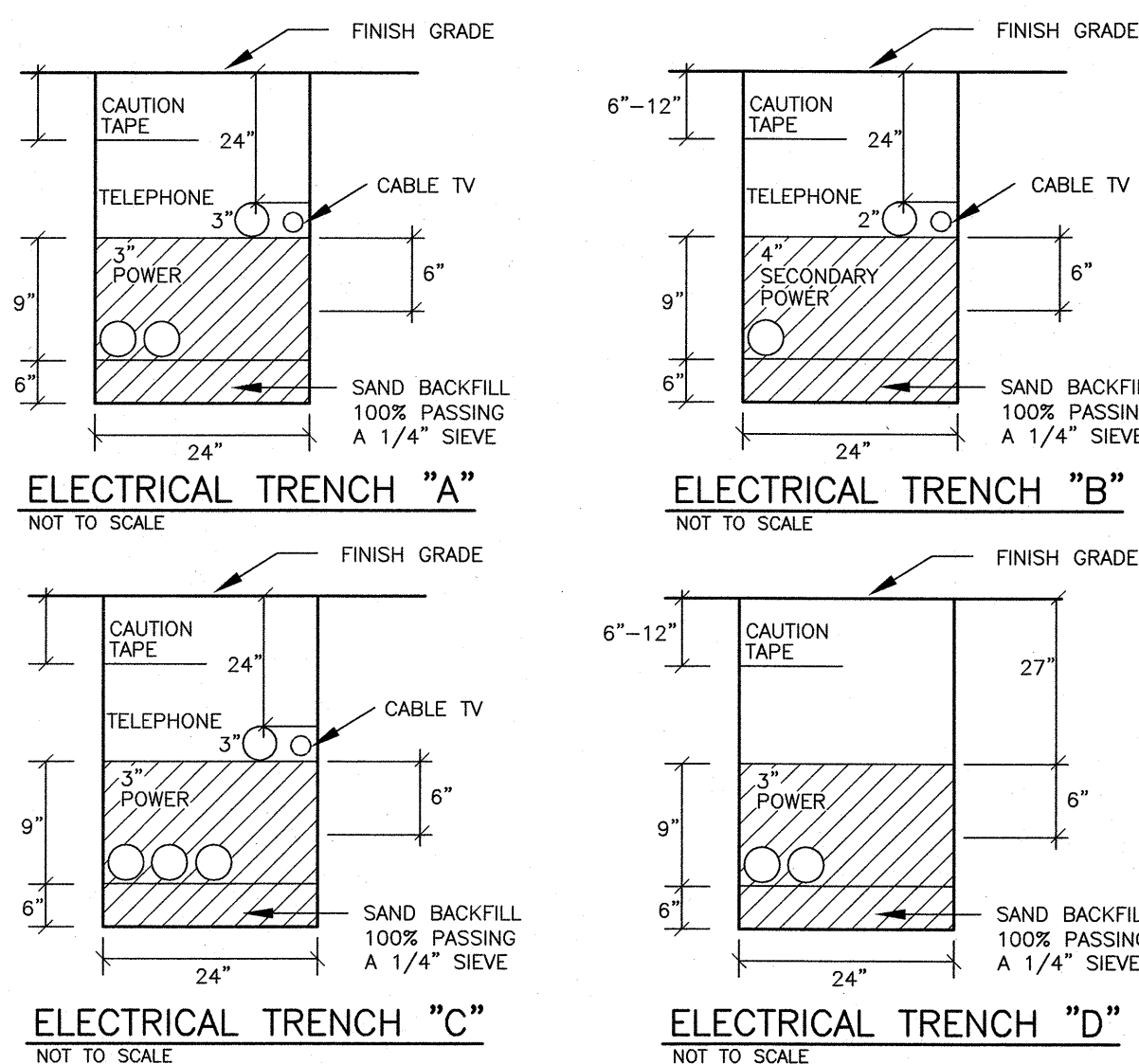


③ WHEEL CHAIR RAMP  
NOT TO SCALE

- NOTES:
- THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
  - RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK; I.E., DEPTH OF SURFACE AND FOUNDATION.
  - PORTLAND CEMENT CONCRETE RAMP ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
  - SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET THE GRADE OF DRIVEWAY.
  - THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.
  - DETECTABLE WARNINGS TO BE INSTALLED 6" FROM EDGE OF RAMP.
  - DETECTABLE WARNINGS PADS SHALL BE CONSTRUCTED OF CAST IRON OR SIMILAR DURABLE MATERIAL APPROVED BY THE CITY OF ROCHESTER.

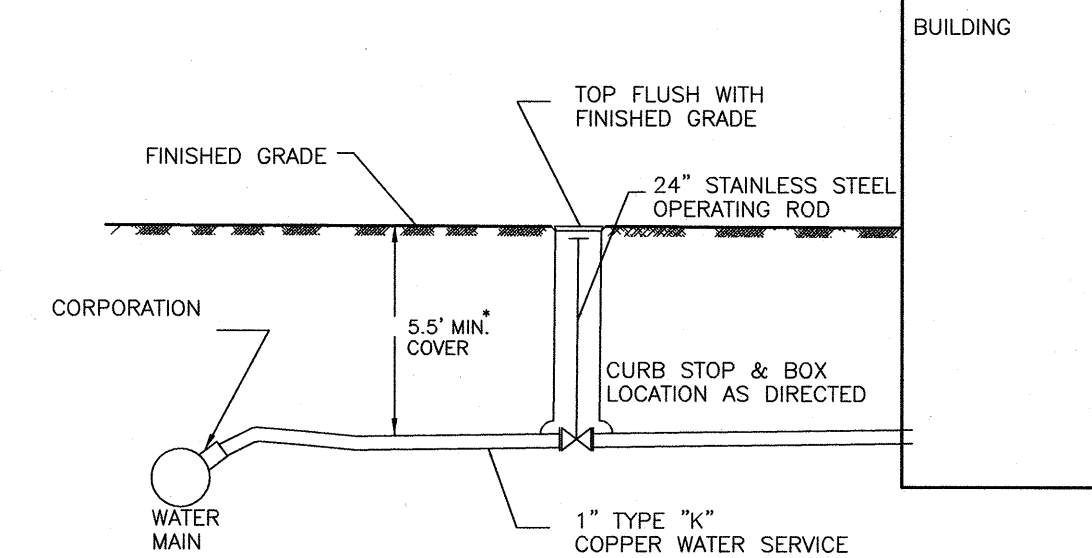


⑥ NOT USED  
NOT TO SCALE



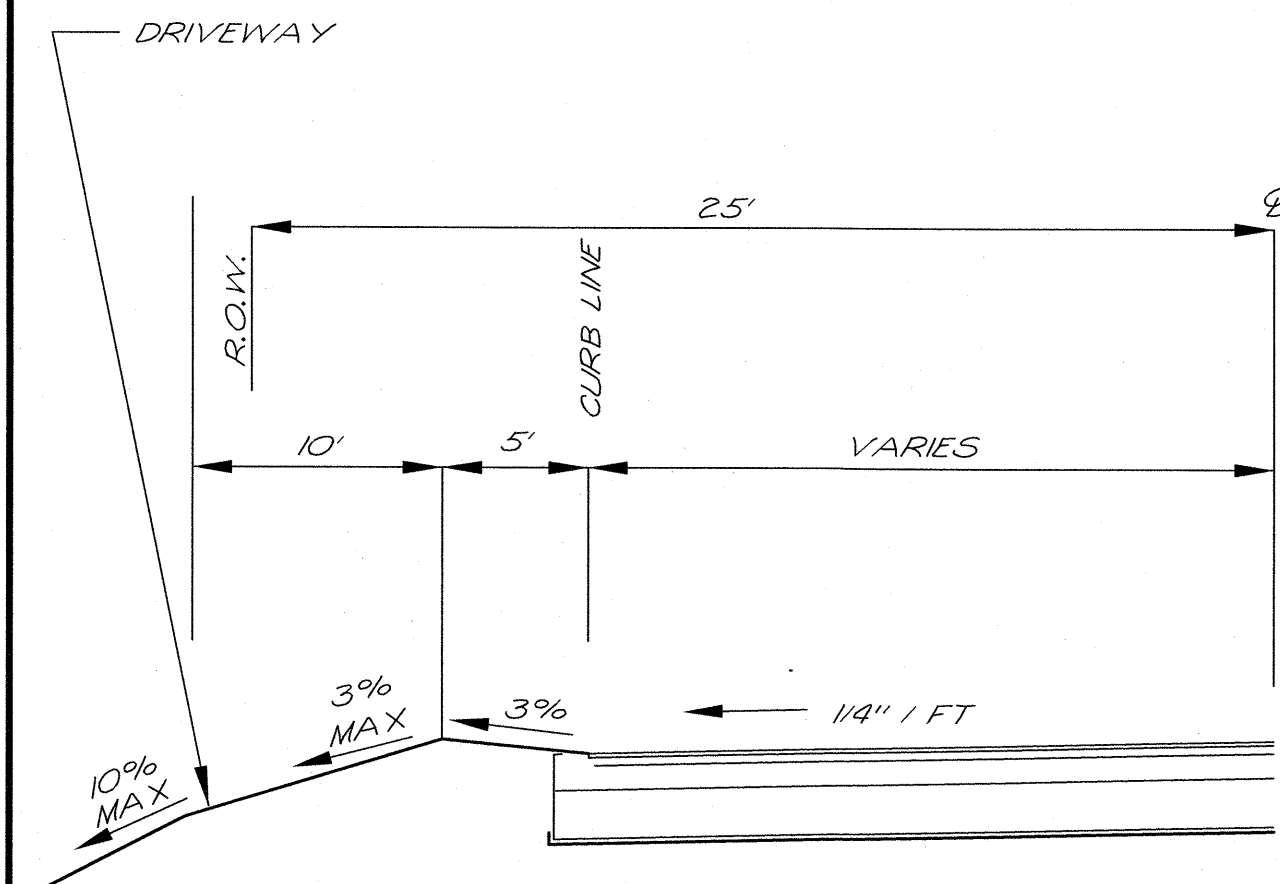
- TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
- LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
- FOR COMPLETE SPECIFICATION SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
- CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

⑩ TYPICAL TRENCH DETAIL  
NOT TO SCALE

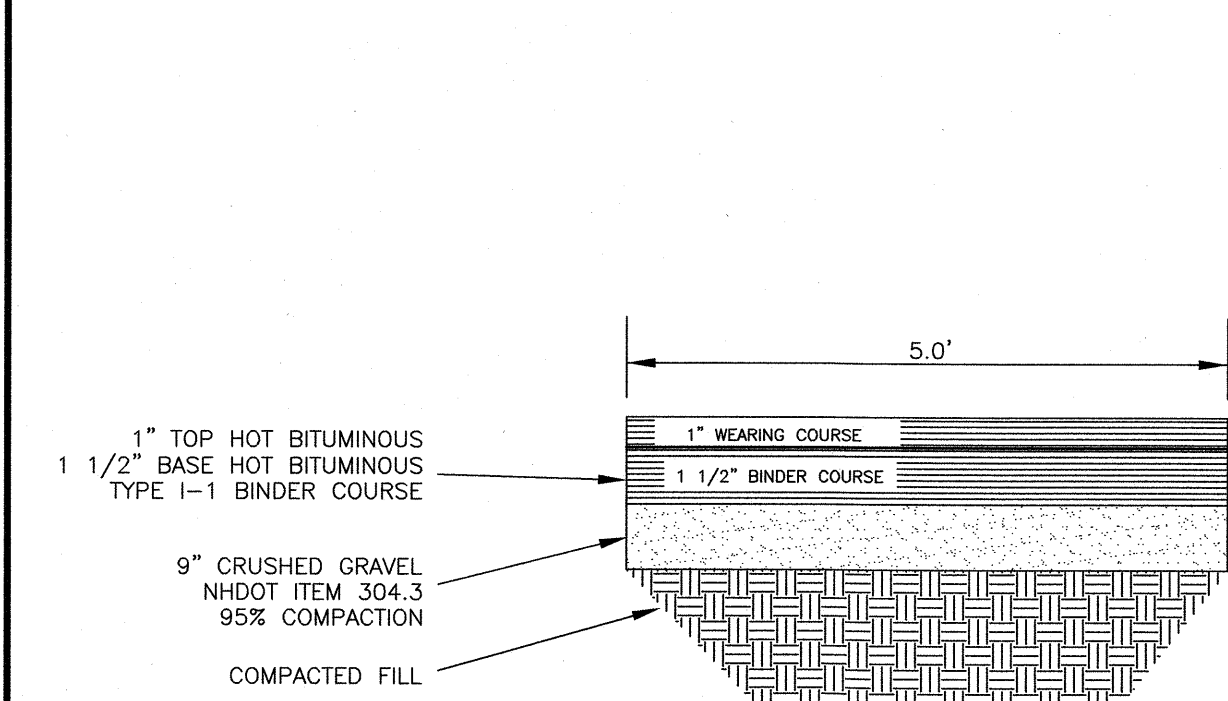


- NOTES:
- SERVICE TO BE TYPE "K" COPPER OR EQUAL, APPROVED BY LOCAL AND STATE SPECIFICATIONS.
  - BALL VALVE CURB STOP COMPRESSION (NO DRAIN)

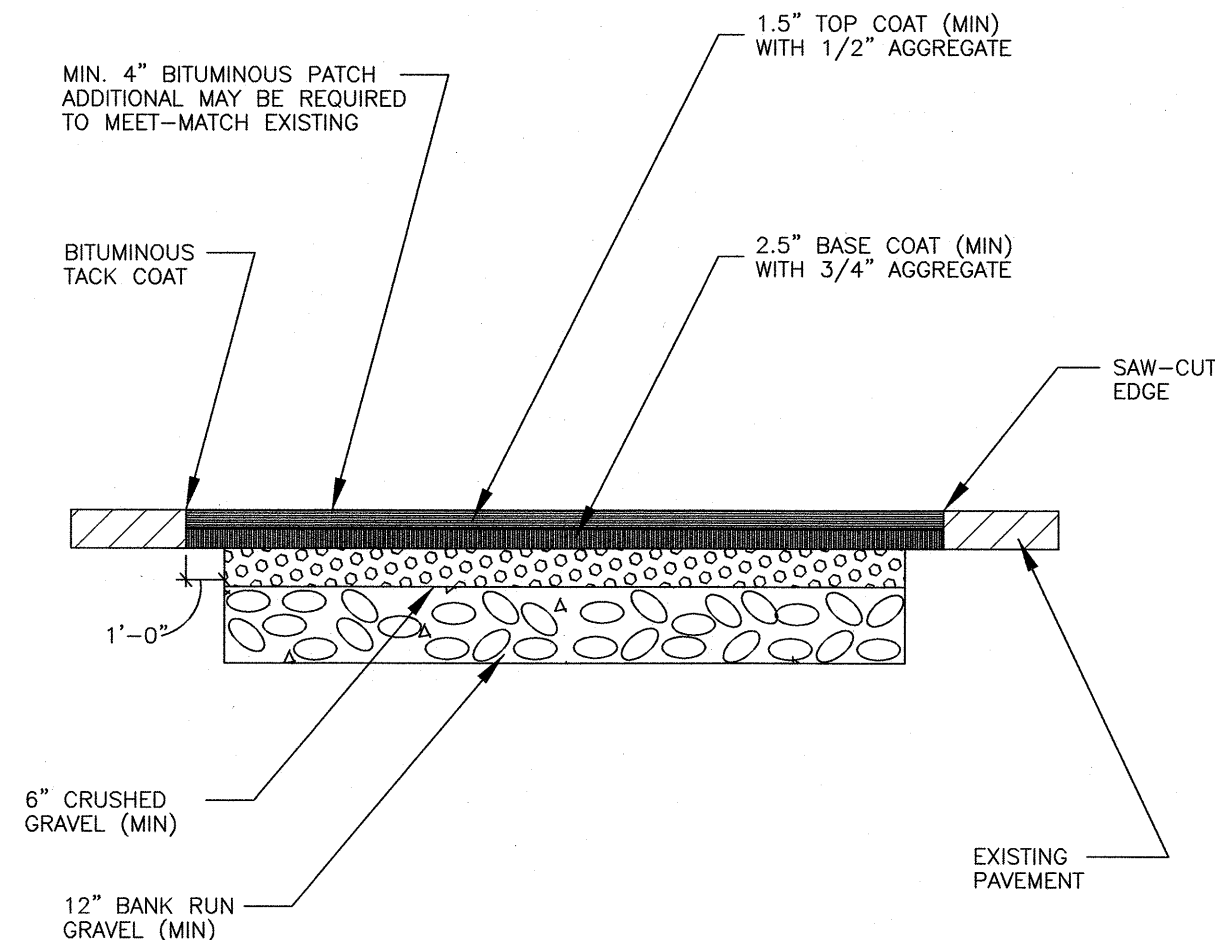
⑨ BUILDING WATER SERVICE  
NOT TO SCALE



④ DRIVEWAY PAVEMENT MATCH DETAIL  
NOT TO SCALE



⑦ BITUMINOUS CONCRETE WALK DETAILS  
NOT TO SCALE



⑧ TRENCH PATCH DETAIL  
NOT TO SCALE

**TRITECH**  
ENGINEERING CORPORATION

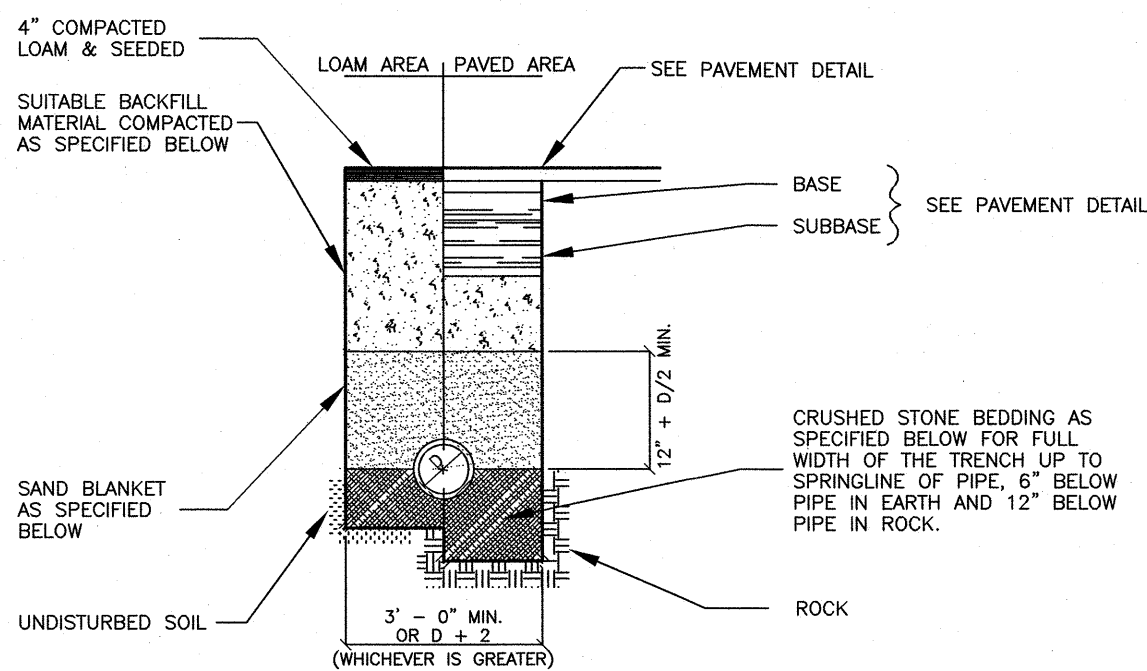
| REVISIONS | DATE     | DESCRIPTION              |
|-----------|----------|--------------------------|
|           | 04/04/19 | REVISED PER TRC COMMENTS |
|           | 08/22/19 | REVISED PER TRC COMMENTS |
|           |          |                          |
|           |          |                          |
|           |          |                          |

**BELLAMY RIDGE II**

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

**C-4**





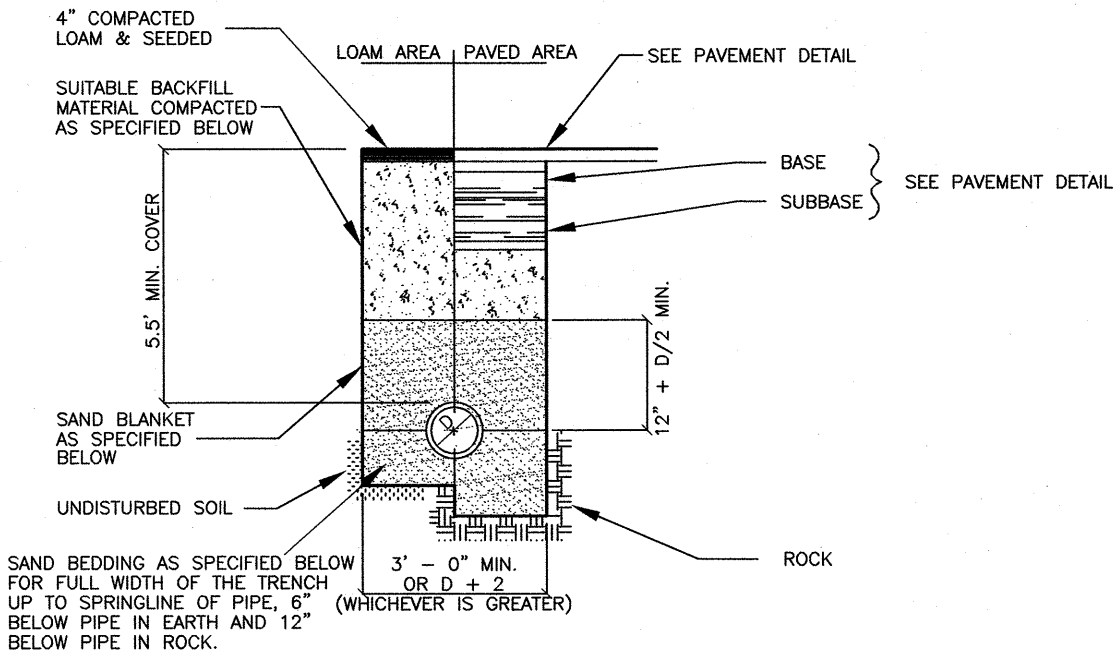
| SAND BLANKET |                   | CRUSHED STONE BEDDING |                   |
|--------------|-------------------|-----------------------|-------------------|
| SIEVE SIZE   | % FINER BY WEIGHT | SIEVE SIZE            | % FINER BY WEIGHT |
| 1/2"         | 100               | 1/2"                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

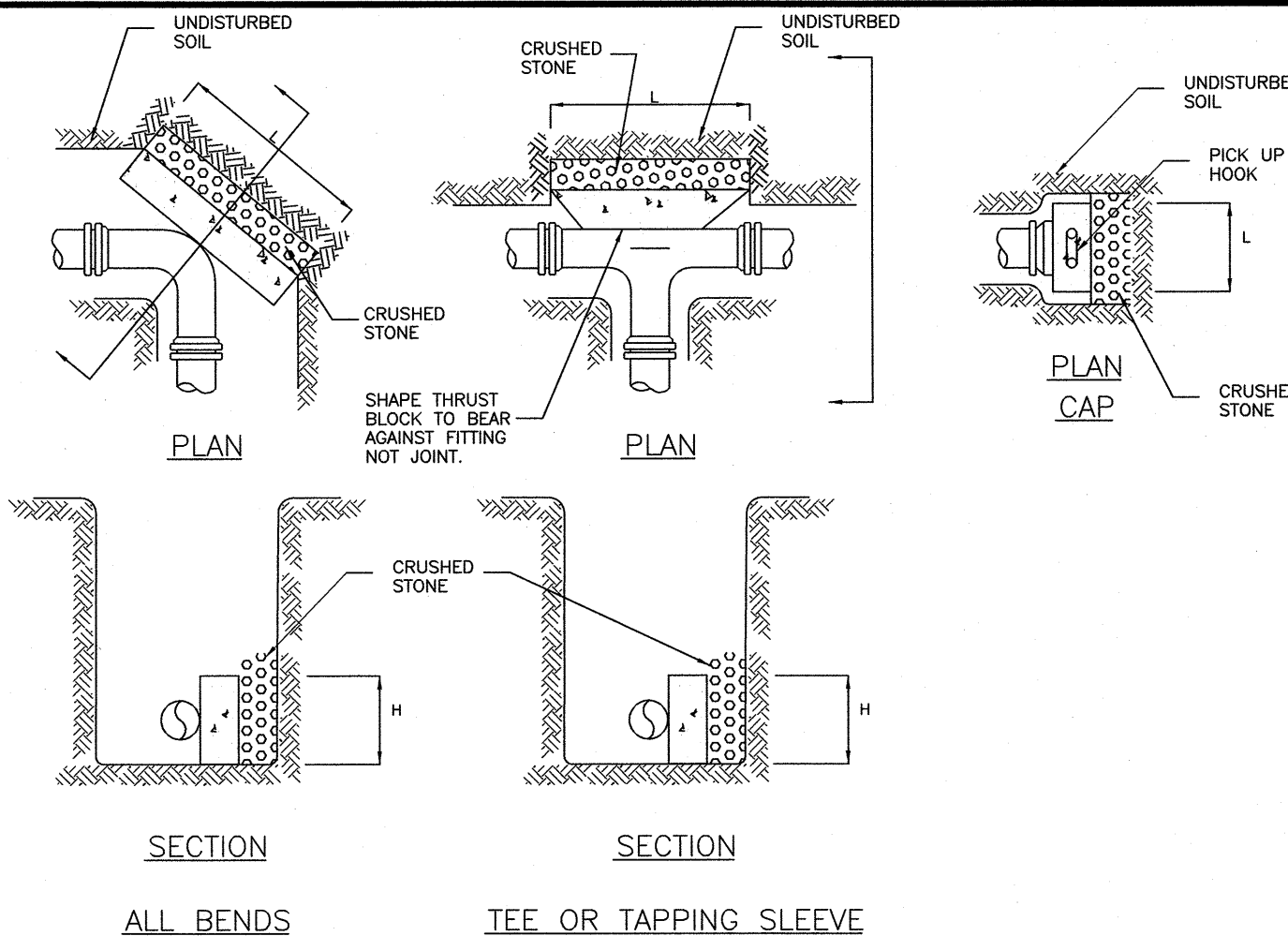


| SAND BLANKET & BEDDING |                   |
|------------------------|-------------------|
| SIEVE SIZE             | % FINER BY WEIGHT |
| 1/2"                   | 100               |
| 3/4"                   | 90 - 100          |
| 1"                     | 20 - 55           |
| 1 1/4"          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

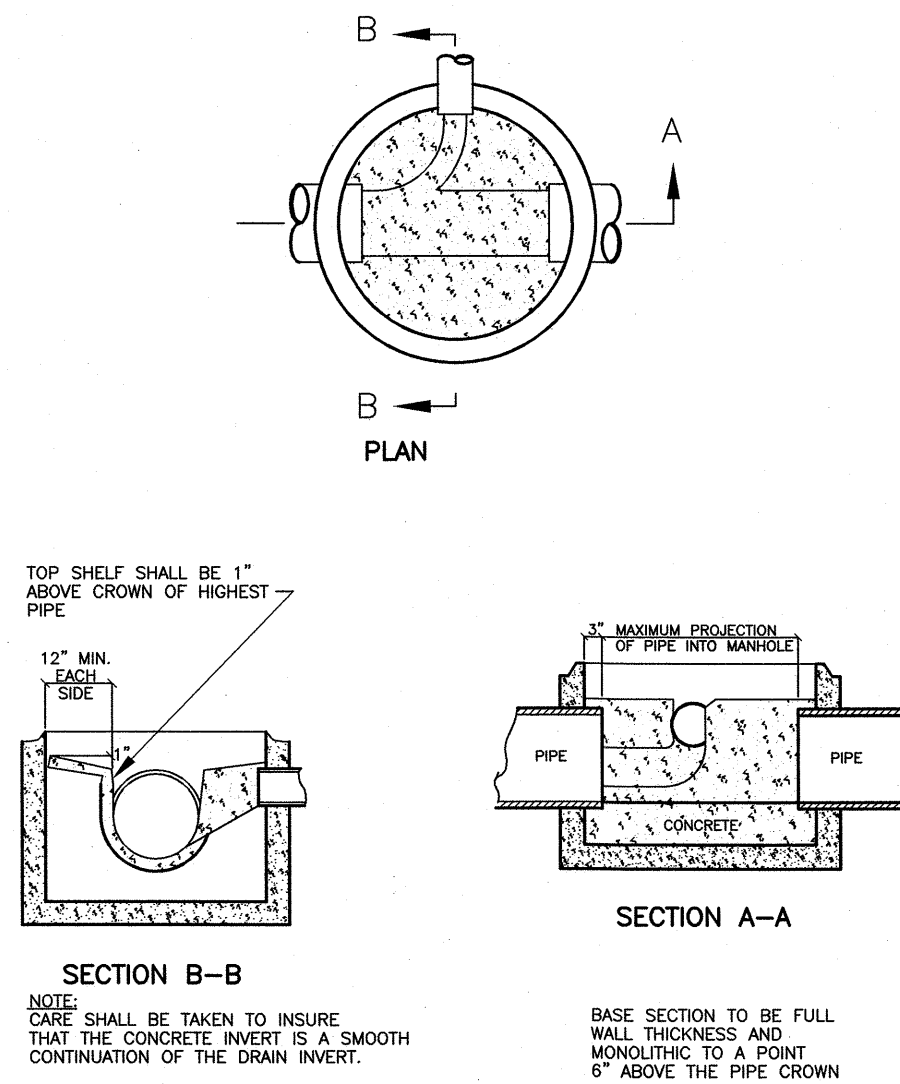


### 3 PRECAST CONCRETE THRUST BLOCKS AND ANCHORS

NOT TO SCALE

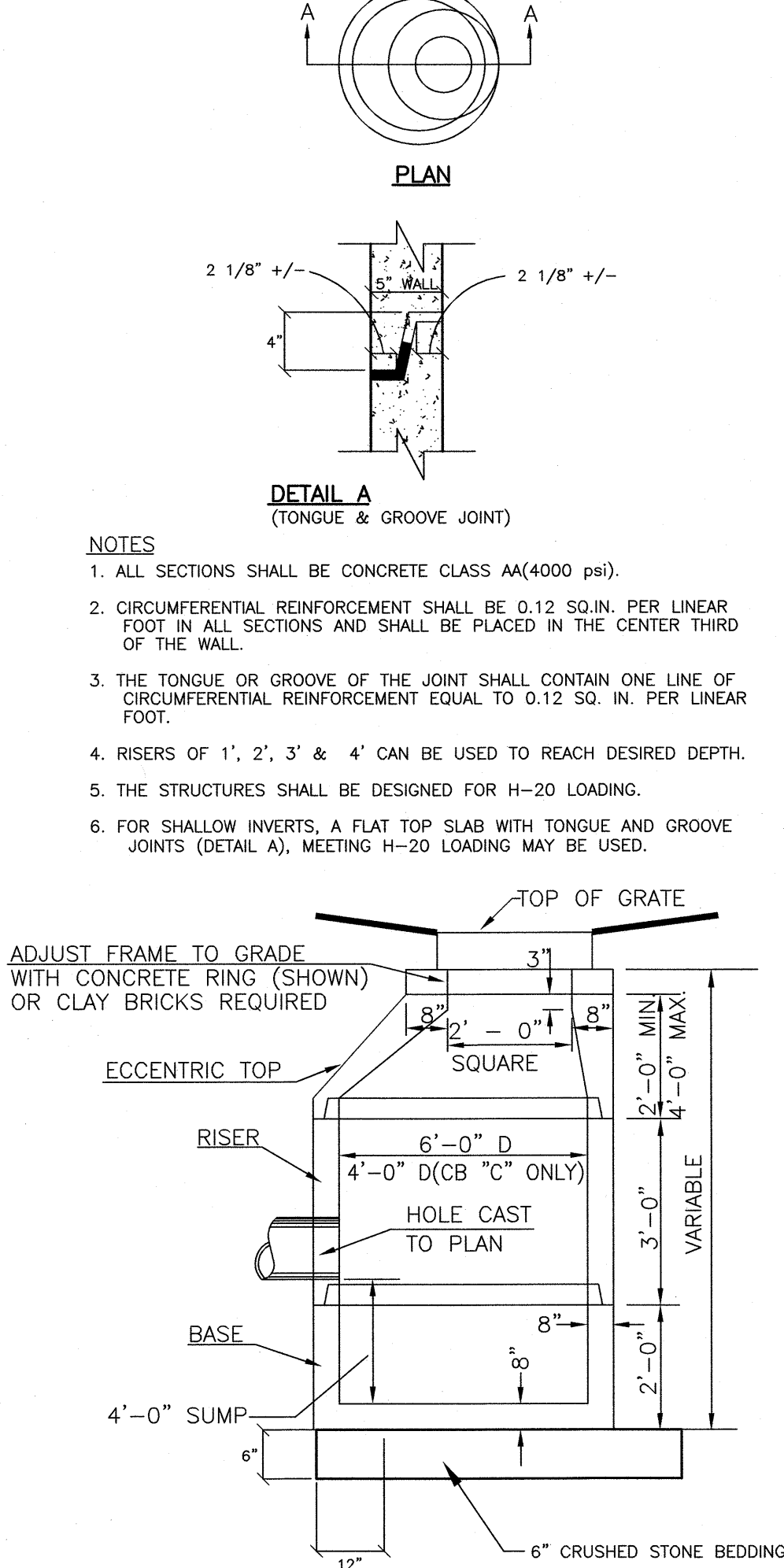
| NOMINAL DIA. (IN)                   | PIPE SIZE |      |      |      |       |       |
|-------------------------------------|-----------|------|------|------|-------|-------|
|                                     | 4         | 6    | 8    | 10   | 12    | 16    |
| FEES, CAPS, PLUGS & TAPPING SLEEVES | 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.



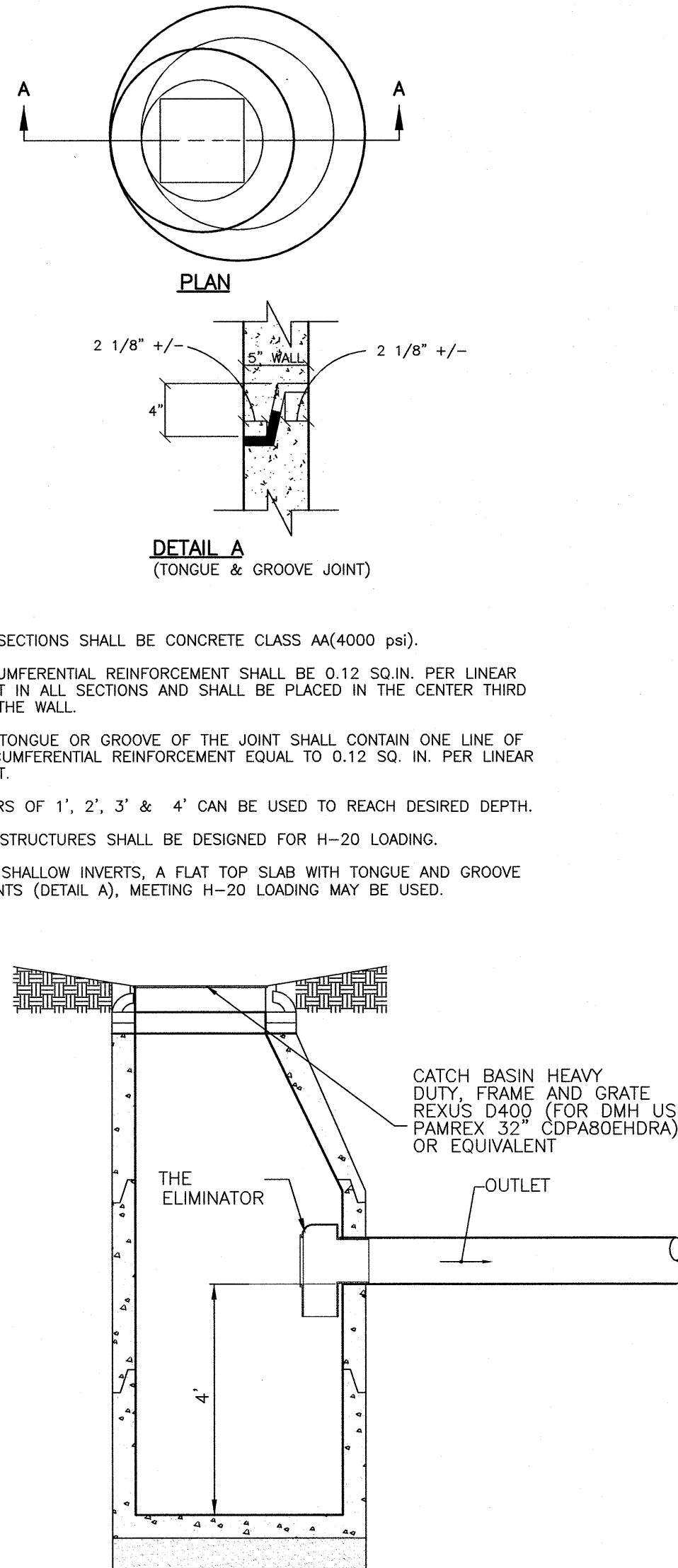
### 5 DRAIN MANHOLE DETAILS

NOT TO SCALE



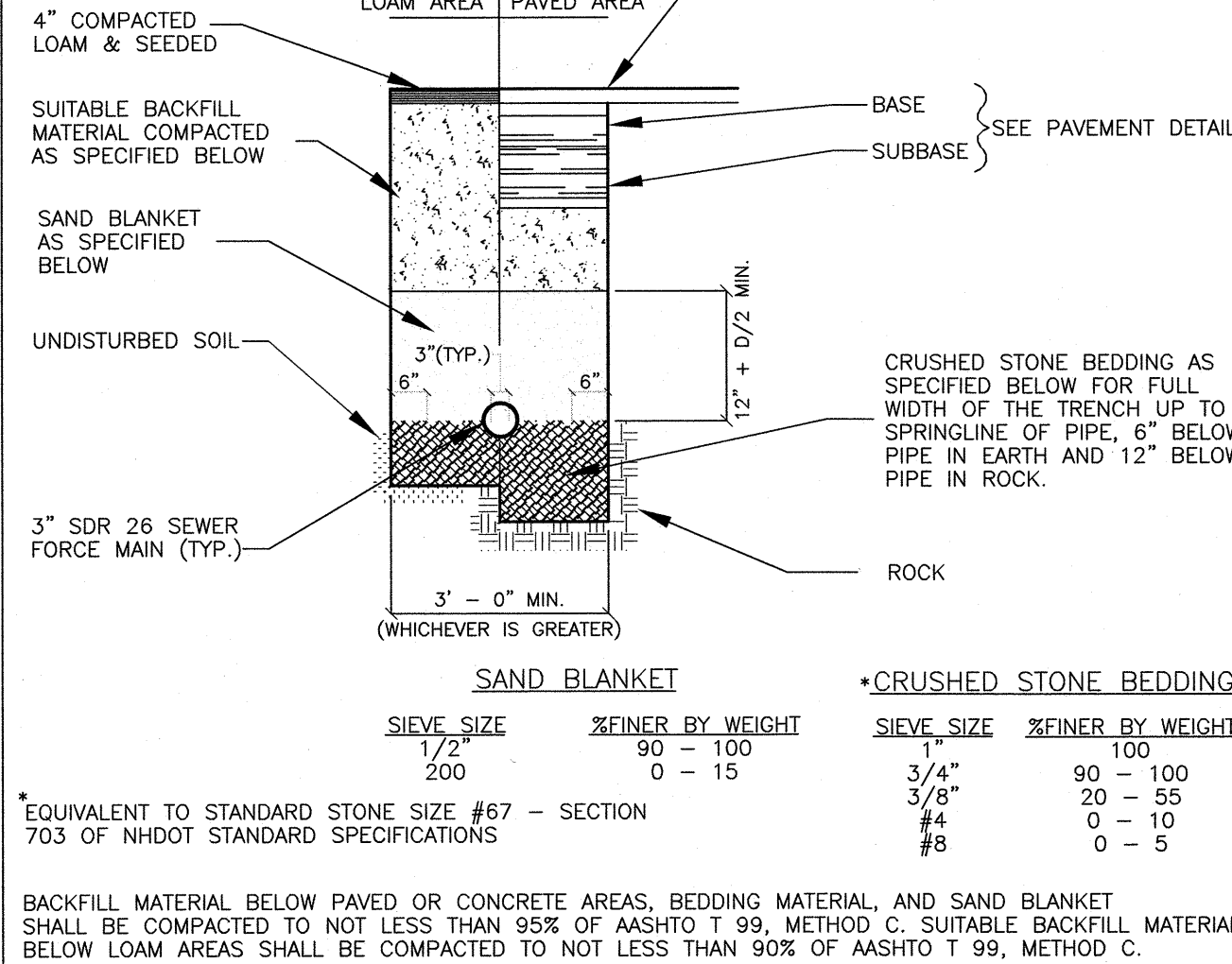
### 6 CATCH BASIN

NOT TO SCALE



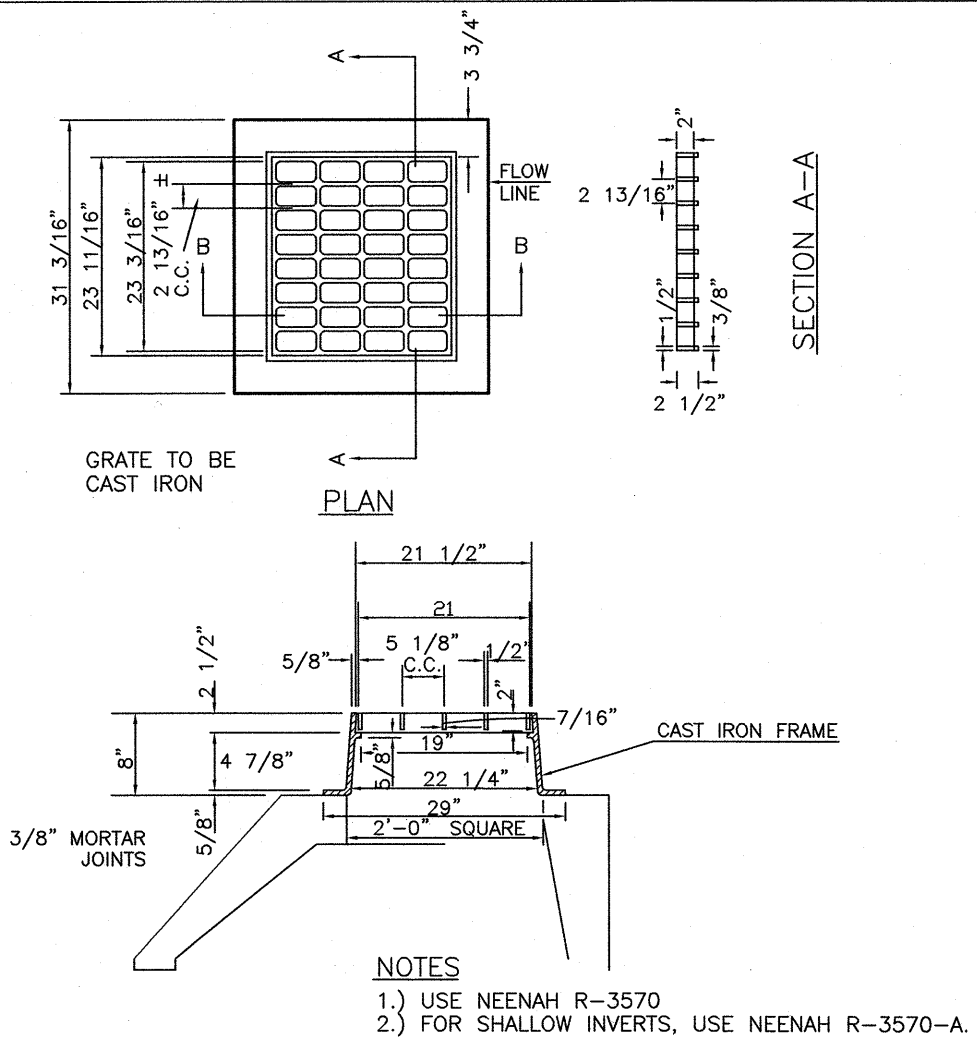
### 7 DEEP SUMP HOODED CATCH BASIN

NOT TO SCALE



### 4 SEWER FORCE MAIN TRENCH

NOT TO SCALE



### 8 CATCH BASIN FRAME & GRATE

NOT TO SCALE

**TRITECH**  
ENGINEERING CORPORATION

REVISIONS  
DATE:

CONSTRUCTION DETAILS

BELLAMY RIDGE II

54 BACK RIVER ROAD

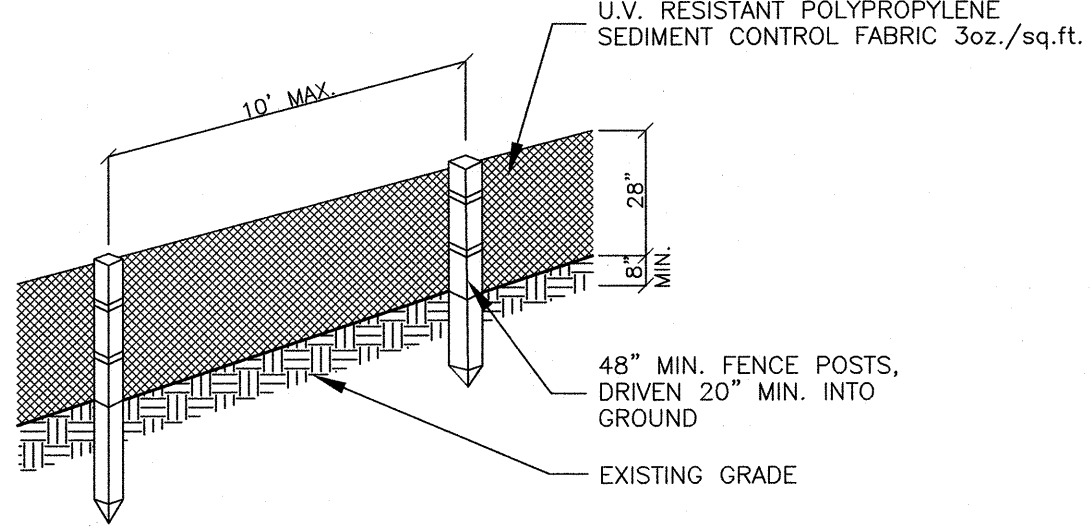
DOVER, NEW HAMPSHIRE

JANUARY 10, 2019 JOB No. 18129

SCALE: 1" = 30'

**C-5**

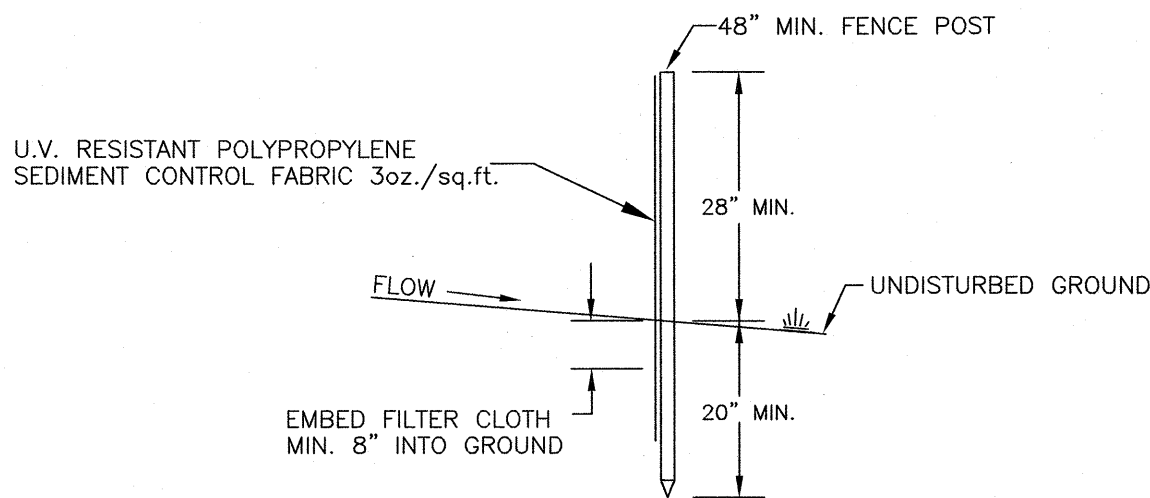




PERSPECTIVE VIEW

NOTES

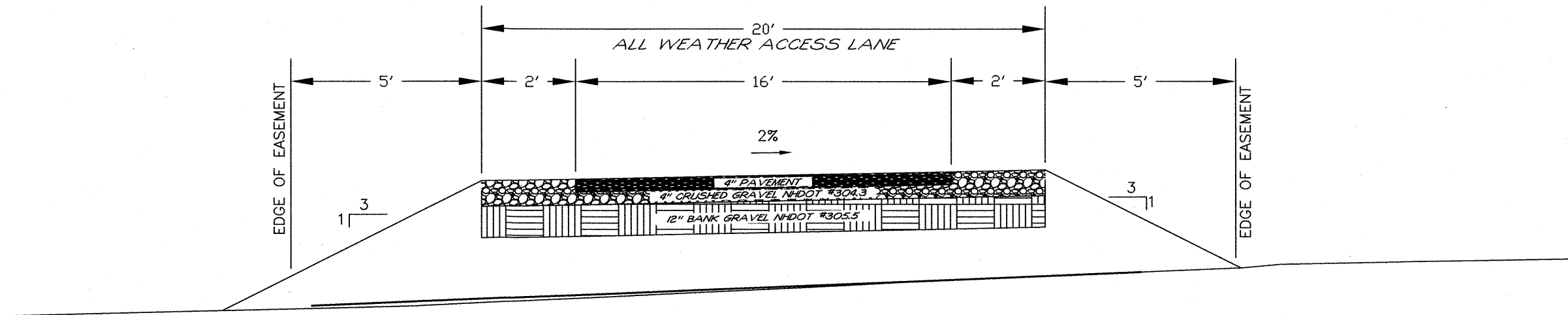
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE 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.



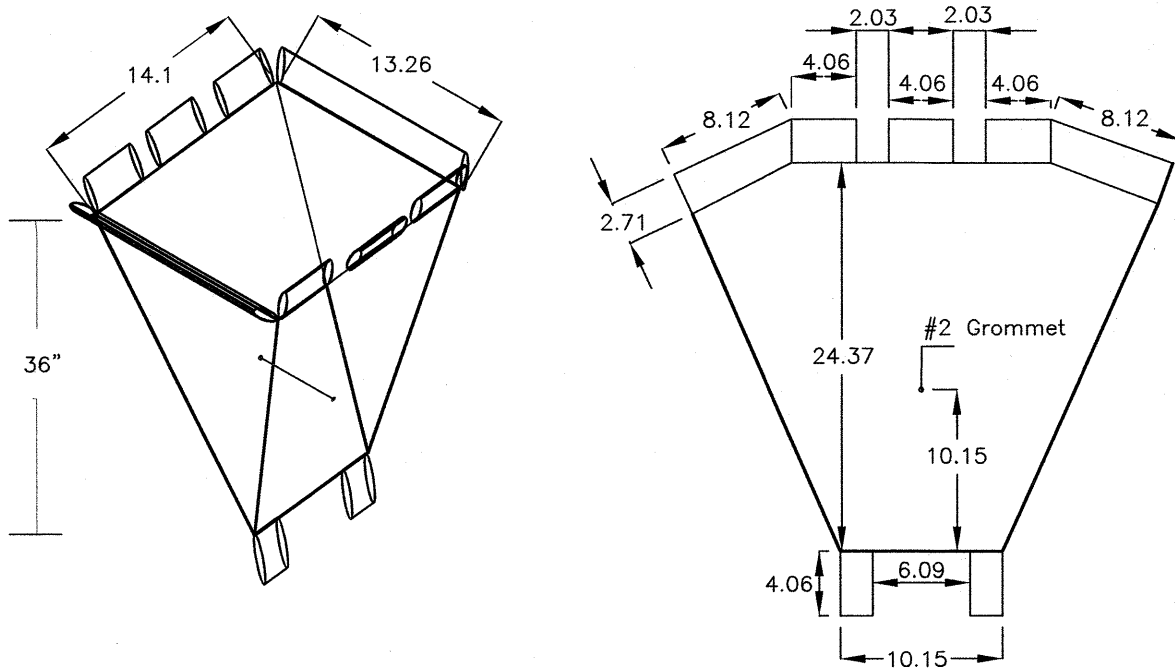
SECTION

1 NOT USED  
NOT TO SCALE

2 SILT FENCE  
NOT TO SCALE



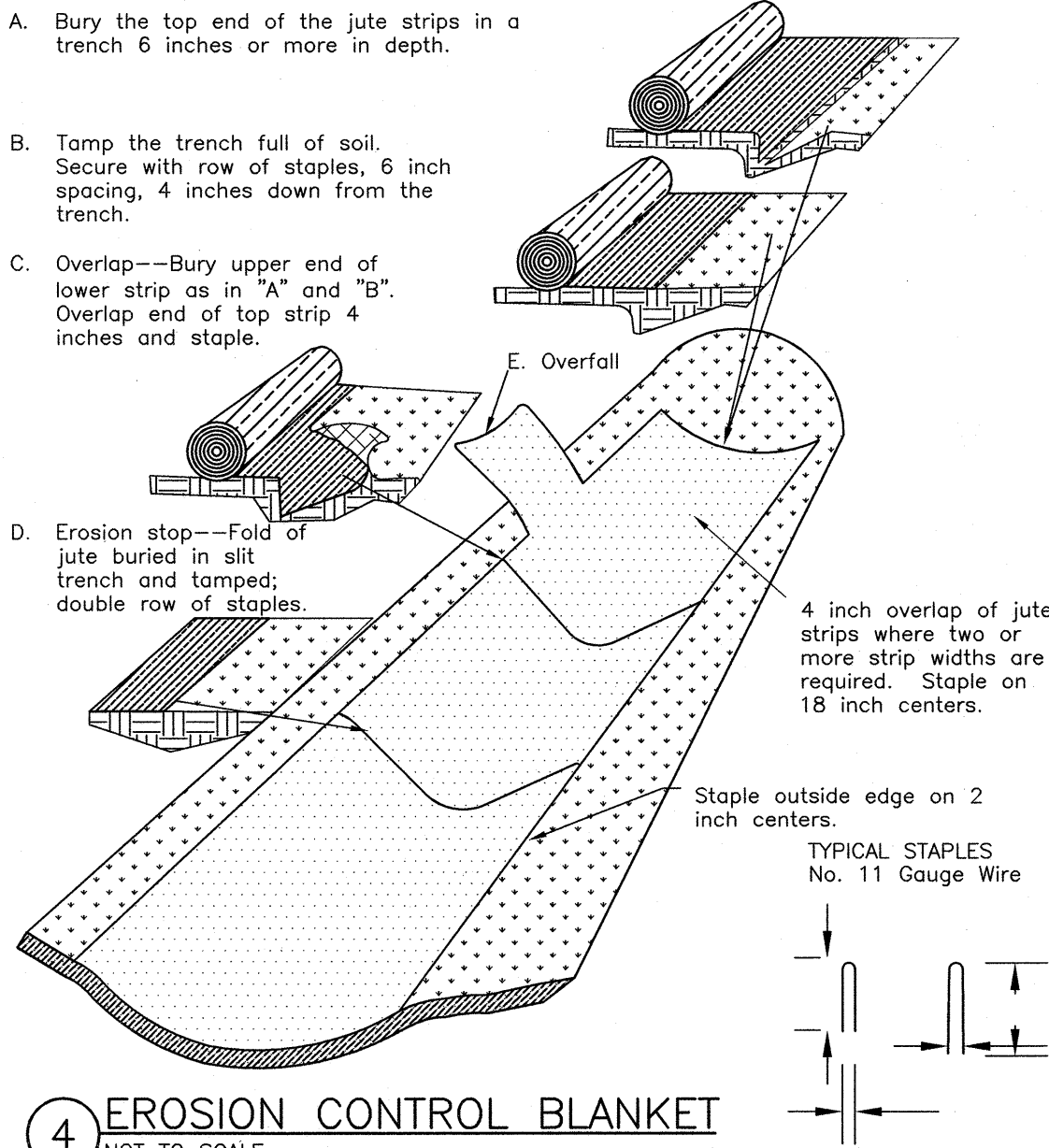
5 PRIVATE DRIVE SECTION  
NOT TO SCALE



Specifications:

- a) Fabric used should not be laminated.
- b) Silt sack to have two #2 grommets, one on each of the two sides, 15\"/>
- c) Tie 1/4\"/>

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\"/>
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\"/>
  - 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 are 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 | DESCRIPTION: |                          |
|-----------|--------------|--------------------------|
|           | DATE:        | REVISED PER TRC COMMENTS |
|           | 08/22/19     |                          |
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CONSTRUCTION DETAILS

BELLAMY RIDGE II

54 BACK RIVER ROAD

DOVER, NEW HAMPSHIRE

JANUARY 10, 2019

JOB No.

18129

SCALE: 1\"/>

C-6

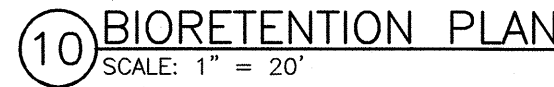




#### 4 UNDERDRAIN DETAIL

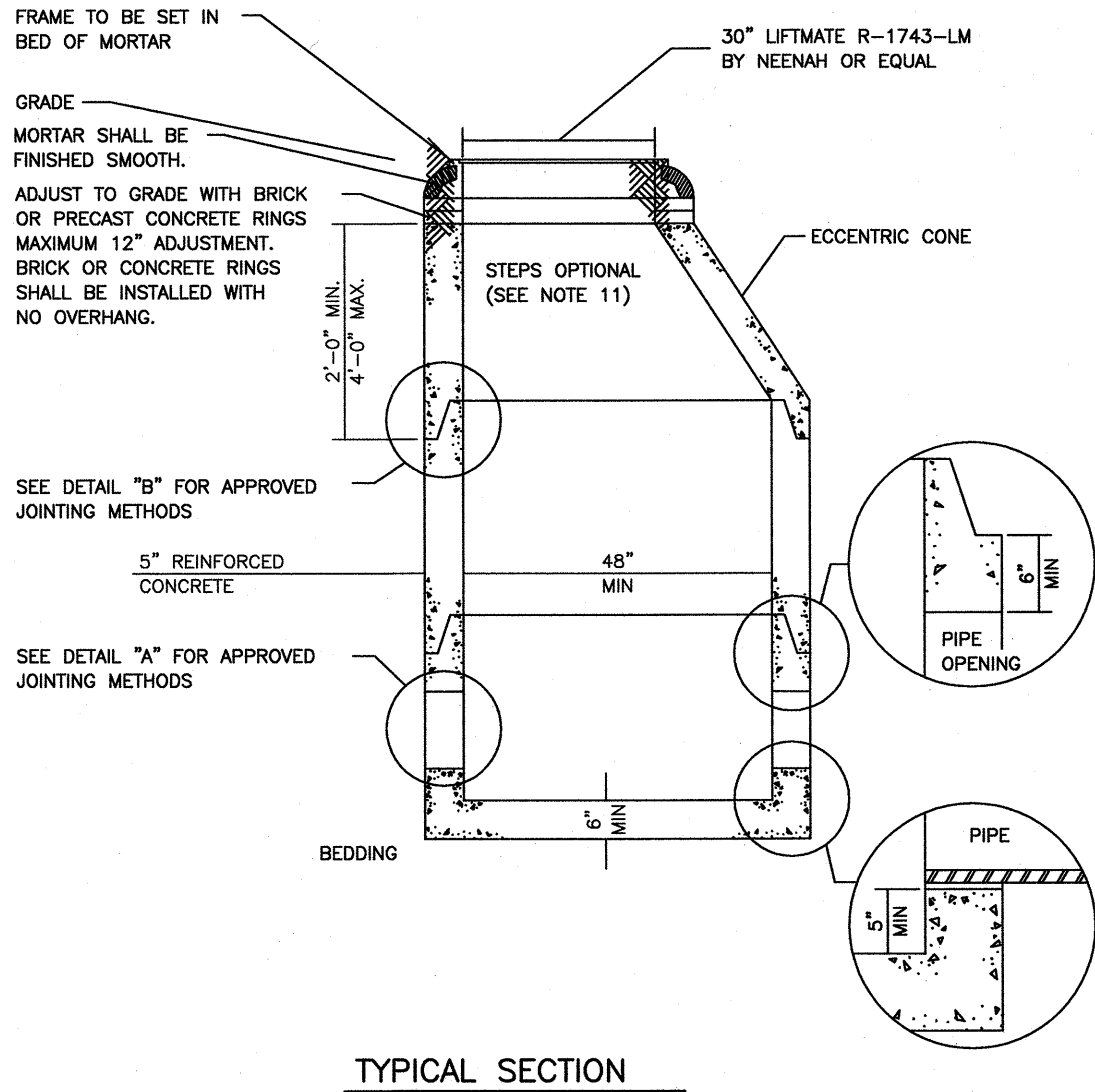
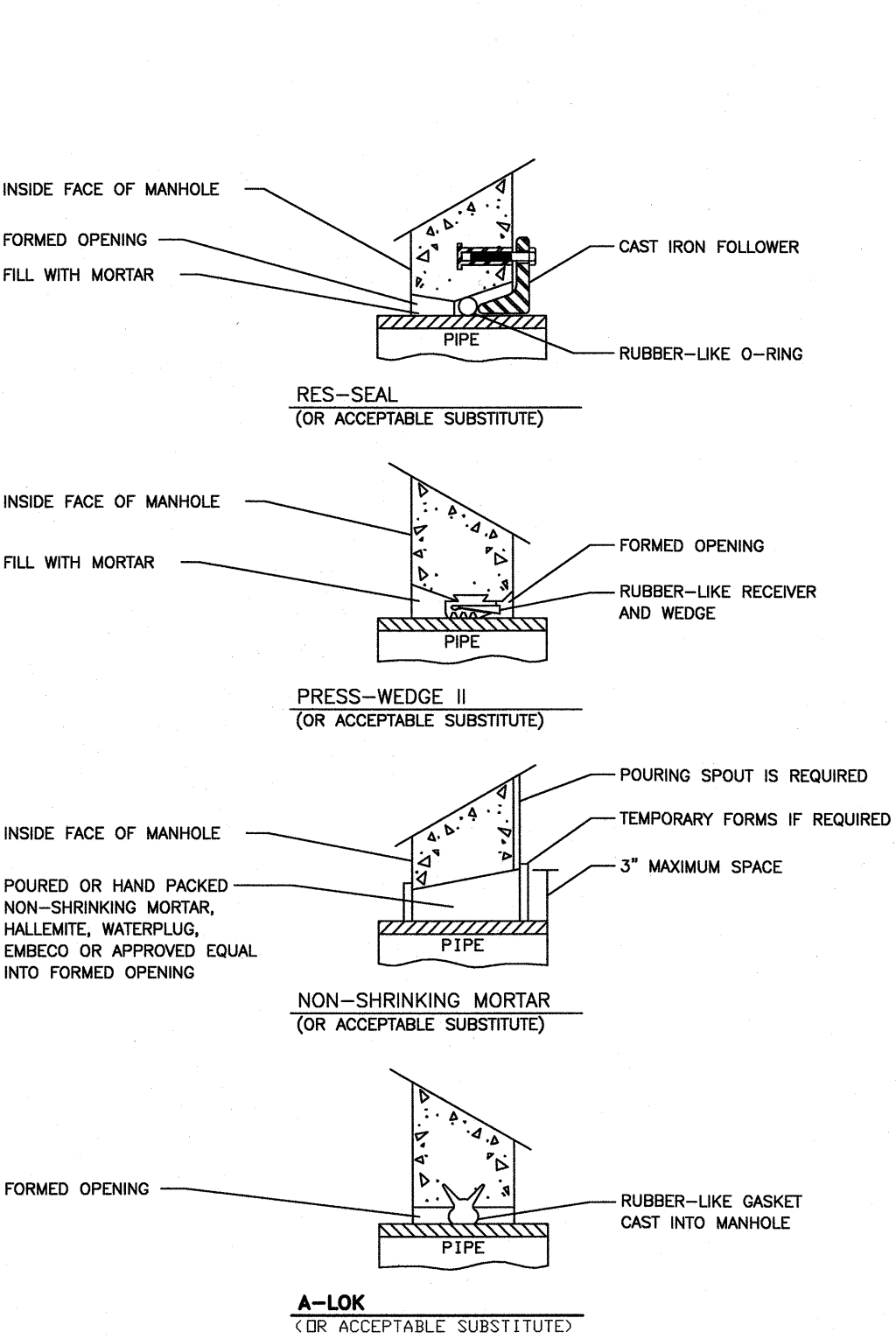


- 8 BIORETENTION SOIL MIX  
NOT TO SCALE

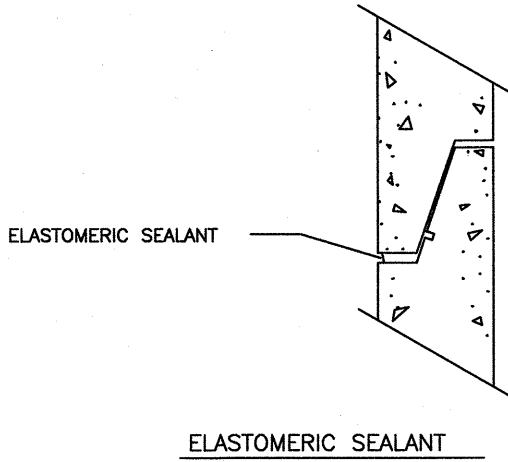


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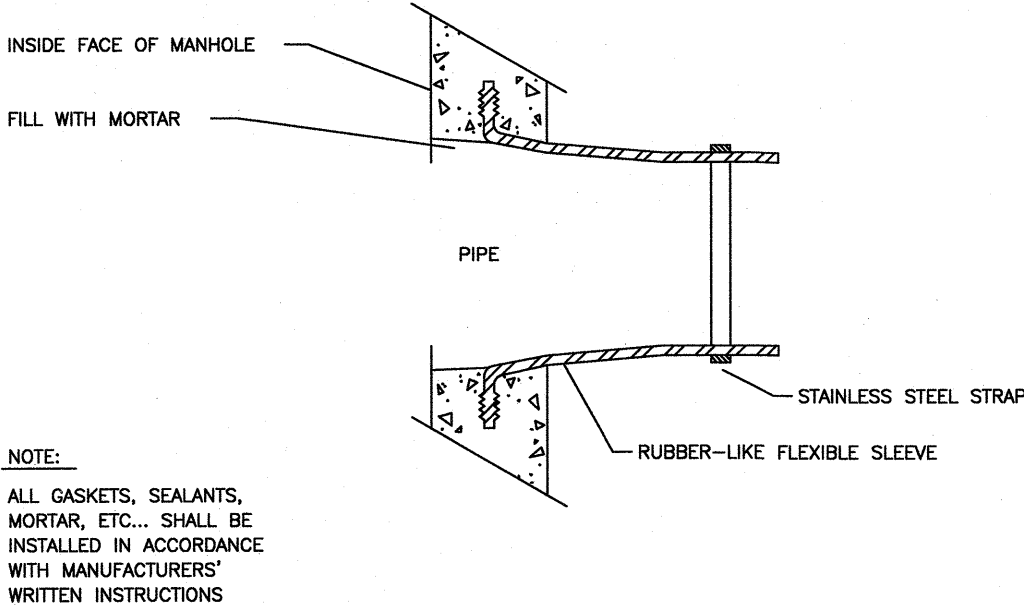
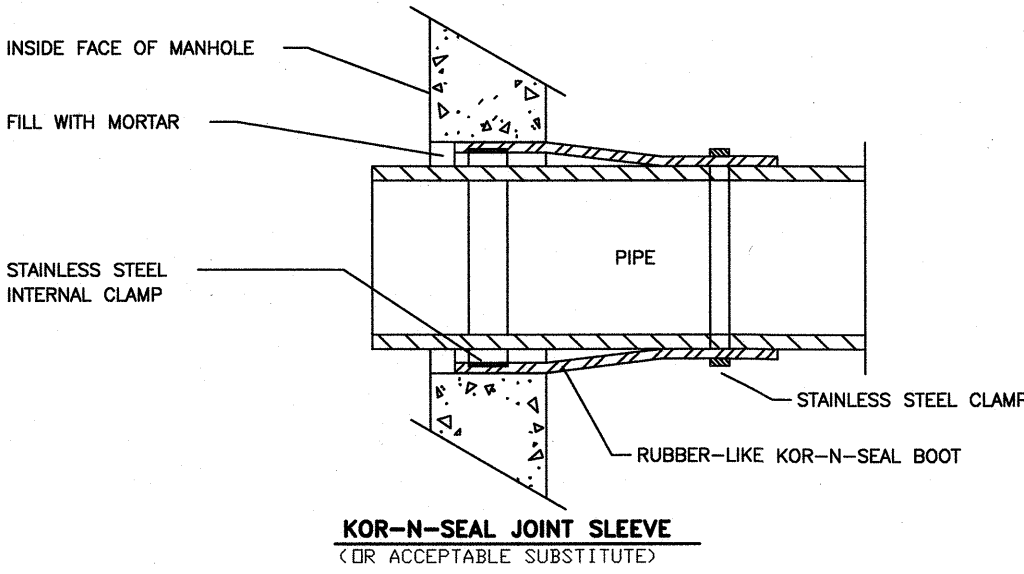


TYPICAL SECTION



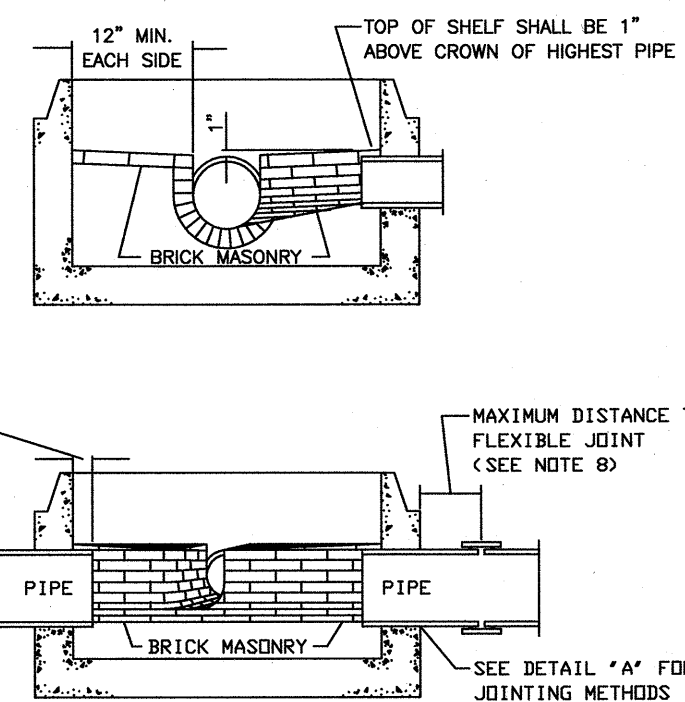
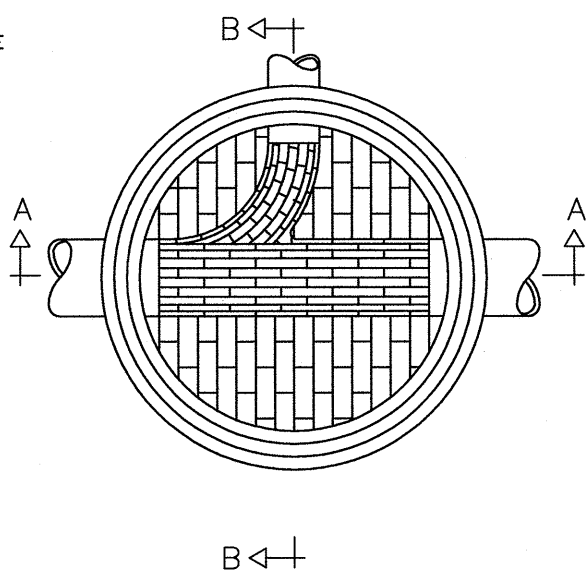
NOTE:  
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

DETAIL "B" - HORIZONTAL JOINTS



DETAIL "A" - PIPE TO MANHOLE JOINTS

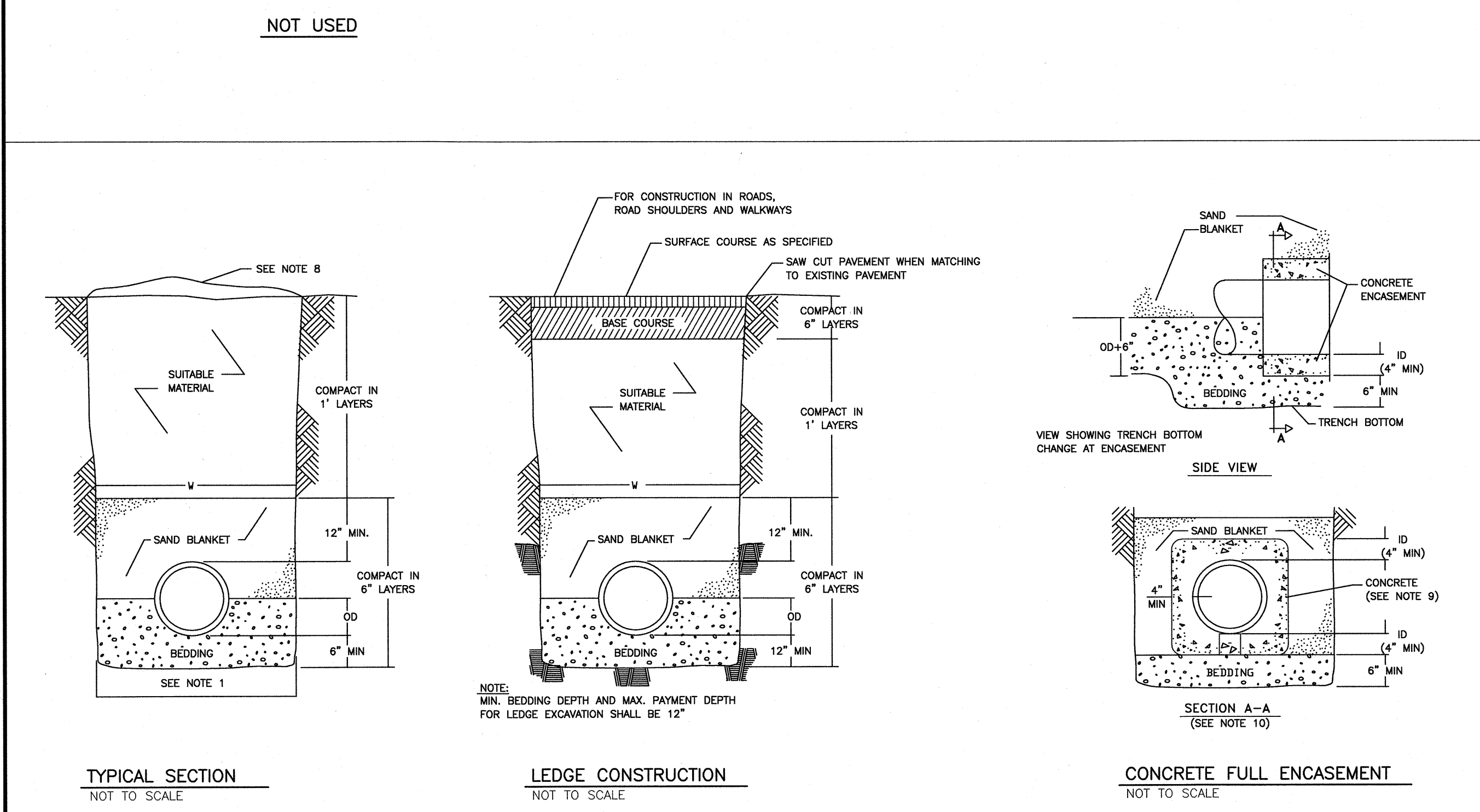
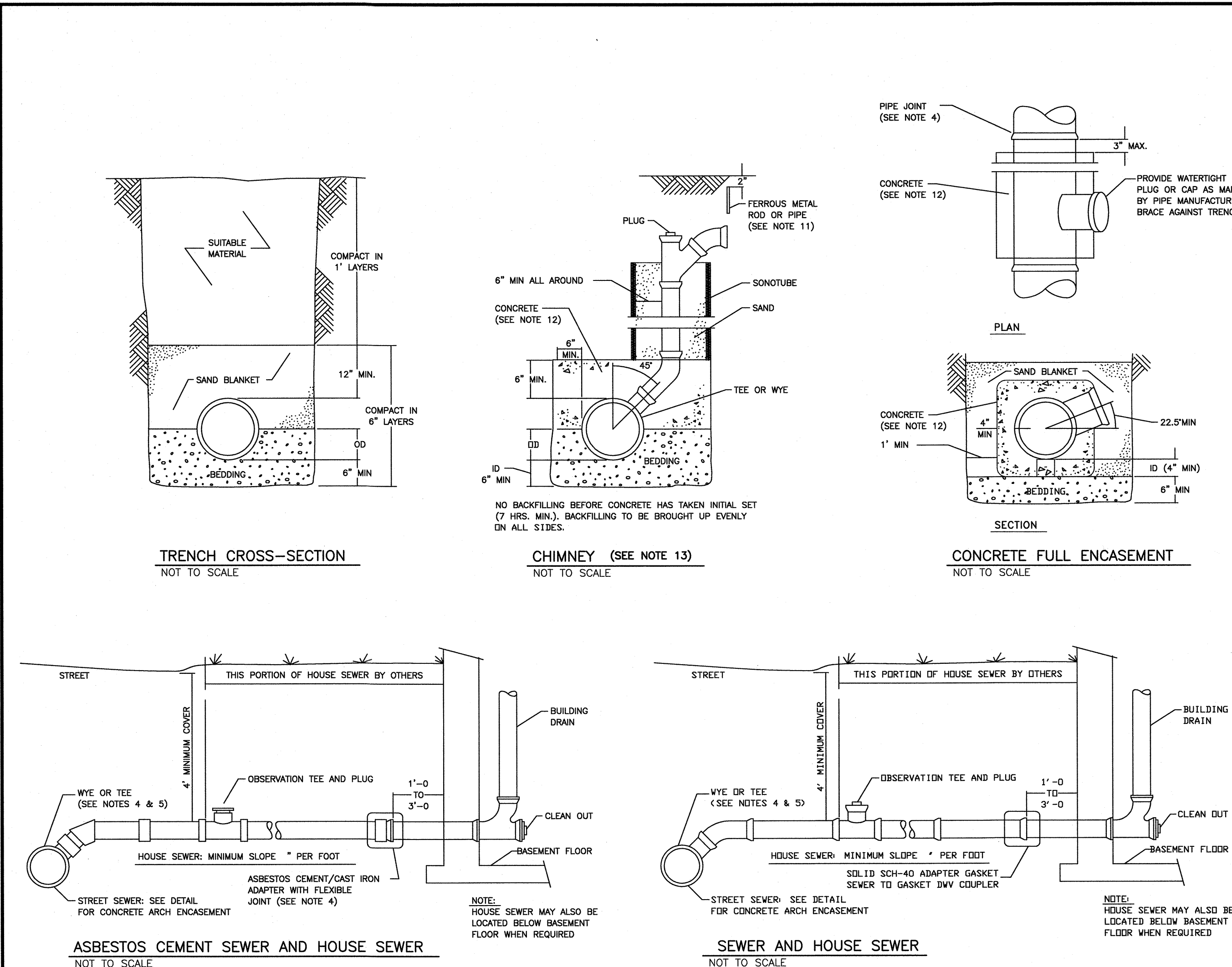
NOTES:  
A) INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST  
B) CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.  
C) BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN



- 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 1/4 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.

|                                    |     |                                                                                                                                         |               |
|------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------|---------------|
| SHEET NO.                          | C-8 | STANDARD SEWER DETAILS<br><br>BELLAMY RIDGE II<br><br>54 BACK RIVER ROAD<br>DOVER, NEW HAMPSHIRE<br>JANUARY 10, 2019<br>SCALE: 1" = 30' | JOB No. 18129 |
|                                    |     |                                                                                                                                         |               |
| TRITECH<br>ENGINEERING CORPORATION |     | 755 CENTRAL AVENUE<br>DOVER, NEW HAMPSHIRE 03820<br>TELEPHONE 603 742 8107<br>FAX 603 742 3660                                          |               |
| REVISIONS                          |     | DESCRIPTION:                                                                                                                            |               |
| DATE:                              |     |                                                                                                                                         |               |





**GENERAL NOTES**

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

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE

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

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

\*PVC: POLY VINYL CHLORIDE  
\*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

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

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

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

B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

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

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

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

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

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

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

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**GENERAL NOTES**

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

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

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

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

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

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

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

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

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

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

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

9) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 LB) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS PER CUBIC YARD  
WATER: 5.75 GALLONS PER BAG CEMENT  
MAXIMUM SIZE OF AGGREGATE: 1 INCH

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

TRITECH  
ENGINEERING CORPORATION

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

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STANDARD SEWER DETAILS

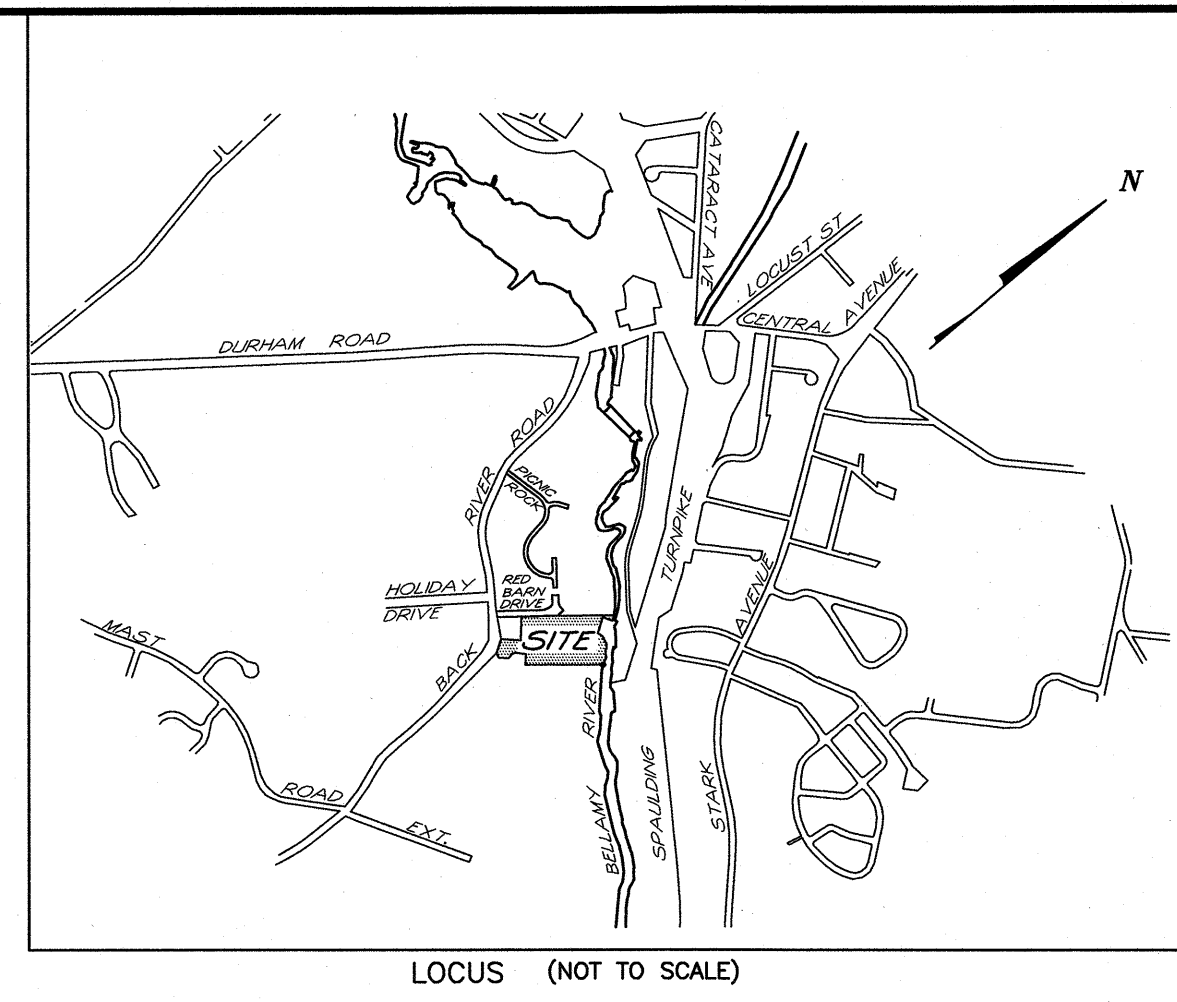
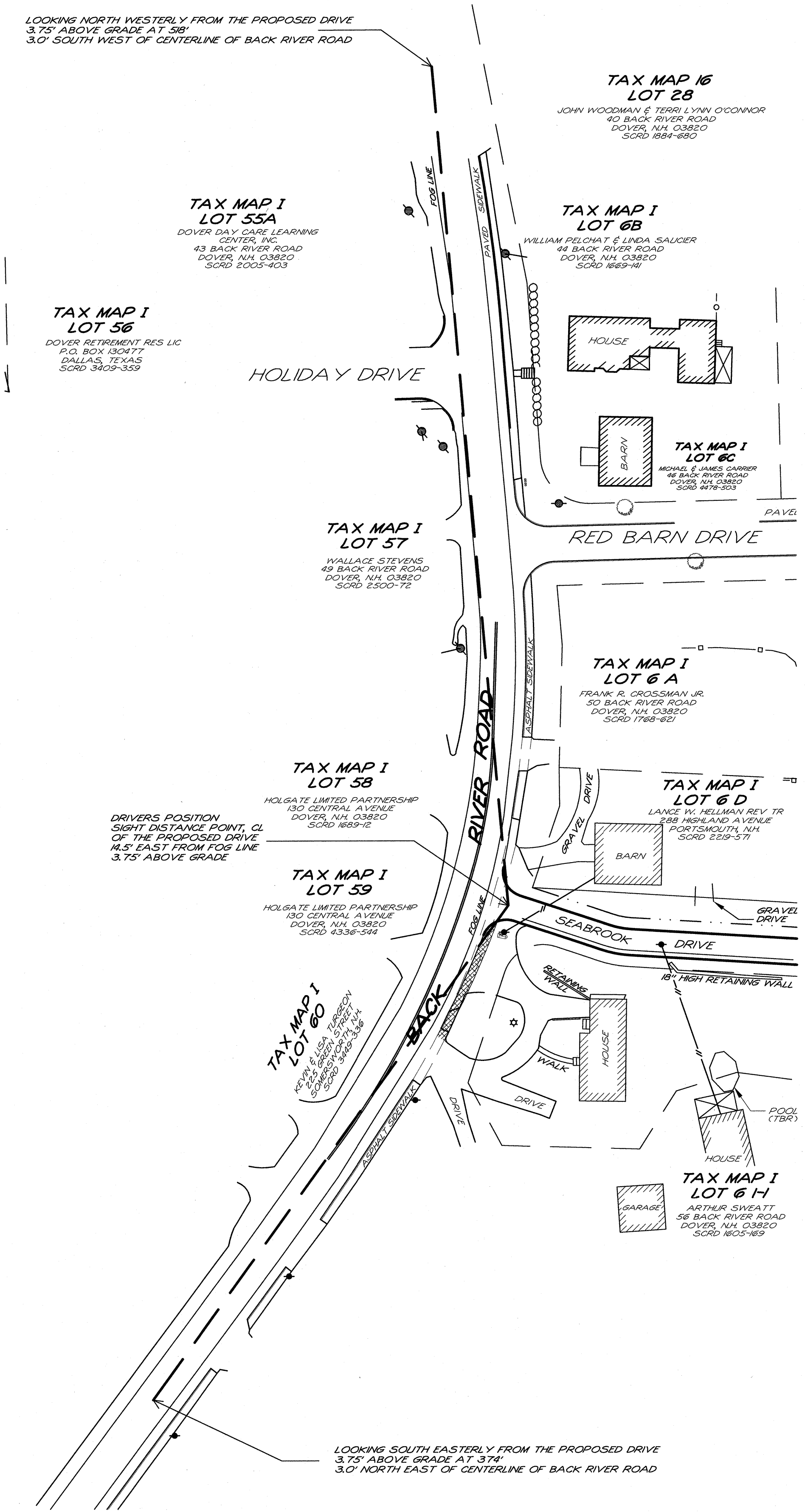
BELLAMY RIDGE II

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

SHEET NO.

C-9





**TRITECH**  
ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603.742.8407  
FAX 603.742.3830

| REVISIONS |                          |
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| DATE      | DESCRIPTION              |
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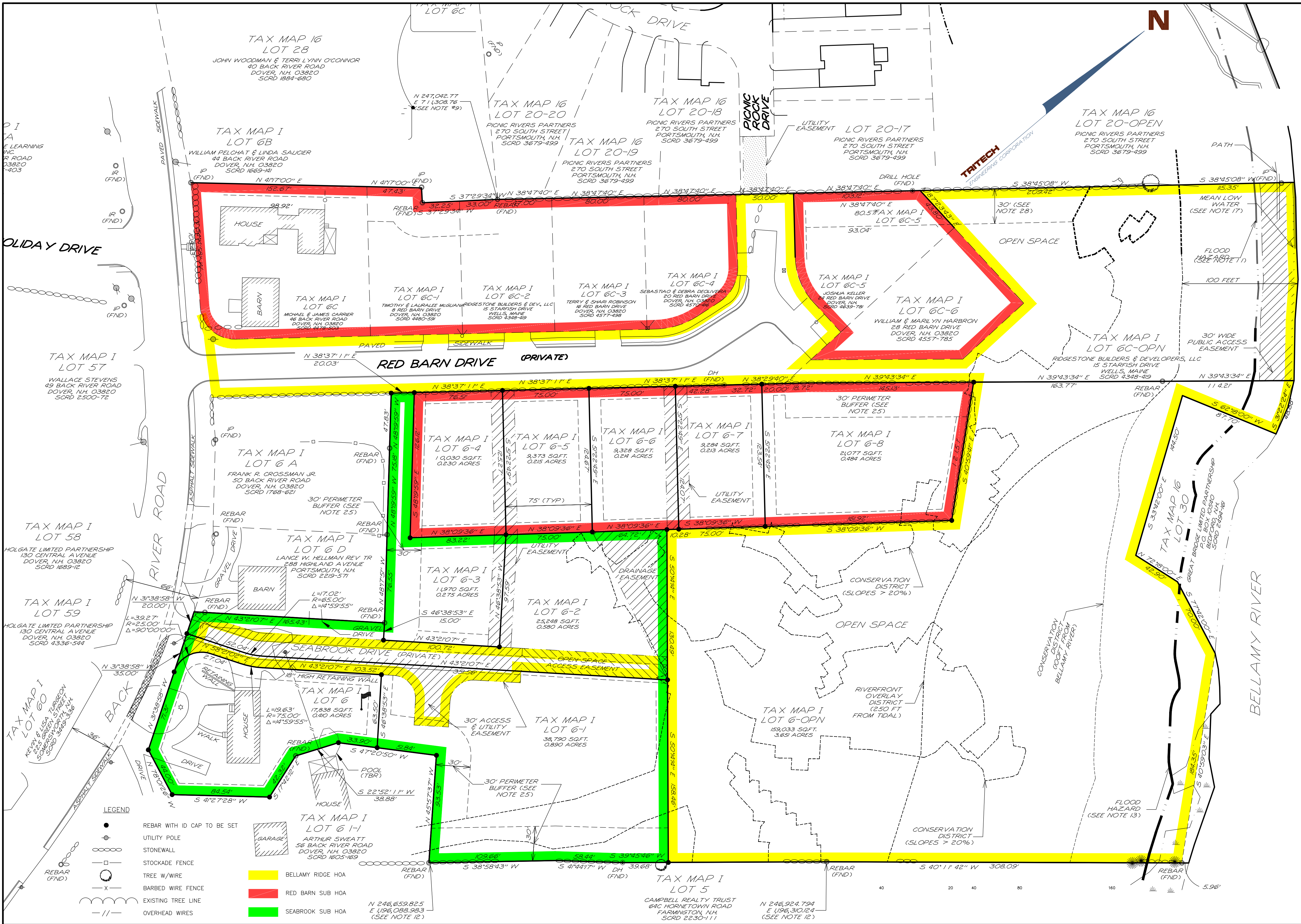
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SIGHT DISTANCE PLAN  
**BELLAMY RIDGE II**  
54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE  
STRAFFORD COUNTY

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

SHEET No. **SD-1**





**TRITECH**  
ENGINEERING CORPORATION

REVISIONS  
DATE: DESCRIPTION:  
10/01/19 ADDED TO PLAN SET

HOA DELINUTION PLAN

**BELLAMY RIDGE II**

54 BACK RIVER ROAD  
DOVER, NEW HAMPSHIRE  
STRAFFORD COUNTY

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

**HOA-1**

(P19-09)