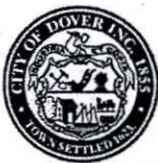


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 1st Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, November 21, 2019**
Meeting Time: **10:30 AM**

1. 10:30 - 11:00 AM: Site Review for Industrial Tower and Wireless, LLC, (Owners: Peter & Susan Rousseau), Assessor's Map K, Lot 1-0-0, zoned R-40, and located at 200 Henry Law Avenue. (Proposal is to construct a 150' communications tower and 80'x80' compound with gravel driveway). (P19-77)
2. 11:00-11:45 AM: Subdivision Review for DRVP Developers LLC, Assessor's Map 14, Lot 10-G, zoned R-12, and located at Cataract Ave. (Proposal is to subdivide one lot into 12 by purchasing 1.5 units through TDR and building 10 new single family homes. A related CUP application will also go before the Planning Board). (P19-80)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

Office Use Only	Project #:	<u>P19-77</u>	Date Received:	<u>OCT 30 2019</u>
	Amount Paid:		Time Received:	

RECEIVED
Planning Office
Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Industrial Tower & Wireless, LLC Telephone # 781-319-1011

Address of Applicant: 40 Lone St. MARSHFIELD, MA 02050

E-Mail Address: Kevin.delaney@induscom.com

Name of Property Owner (if different from applicant): Peter + Susan Rousseau Telephone # 603-396-6126

Address of Property Owner: 200 Henry Law Ave

PROPERTY INFORMATION

Address of Property: 200 Henry Law Ave

Assessor's Map # K Lot(s) # 1-0-0

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

Size of Parcel: — sq. ft. 28.8 ac. Property Deed: Book 1139 Page: 797

Existing Use of Property: cattle farming operation

SITE PLAN INFORMATION

Describe Proposed Use: To construct a 150' communications tower and 80'x80' compound with gravel driveway.

Area of Parcel to be Developed: 33,000 sq. ft. $\frac{1}{4}$

If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A

Number of Parking Spaces: Existing N/A Proposed _____

Highway Access (check where applicable): ☒ City Street ☐ State Highway

Number of Employees Total: N/A In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint _____ sq. ft.

Front Yard 613 ft.

Total Building Area _____ sq. ft.

Rear Yard 307 ft.

Paved Area -0- sq. ft.

Side Yard: Right 307 ft. Left 543 ft.

City Water? ___ Yes ☒ No How far is city water from the property? _____City Sewer? ___ Yes ☒ No How far is city sewer from the property? _____**BUILDING INFORMATION**Type of Building to be Built: Communications TowerHeight of Building: Tower 150' Finished-Floor Elevation: 546Number of Seats (where applicable) N/AEstimated value of construction: _____ Refuse removal: Public/Private (circle one)**WAIVER REQUESTS**Site Review Regulations section(s) to be waived: NONEJustification for waiver request(s) (attach additional sheets as needed):

_____**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Michael D. Ploof / Fieldstone Land ConsultantsAddress 206 Elm St, Milford, NH 03055 Telephone #: 603-672-5456Professional License #: #946 E-mail address: www.Fieldstone Land Consultants.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Fieldstone Land ConsultantsAddress 206 Elm St, Milford, NH 03055 Telephone #: 603-672-5456

Professional License #: _____ E-mail address: _____

ARCHITECT INFORMATIONName of Architect and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone # _____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: _____

Signature of Applicant (if different from owner): Kevin P. Delaney Date: 10/24/19

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: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or 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: _____

Signature of Applicant (if different from owner): Kevin P. Delaney Date: 10/24/19

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: _____ Date: _____

Signature of Applicant (if different from owner): Kevin P. Delaney Date: 10/24/19

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION \$150.00 x # _____ new lots created= \$ _____
- ☐ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00= \$ _____
- ☐ SITE REVIEW – RESIDENTIAL \$100.00 x # _____ per dwelling unit= \$ _____
- ☒ SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
 - ☒ New construction \$.15 sq. ft. x # 6400 sq. ft.= \$ 960.00
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
- ☐ CHANGE OF USE (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT \$150.00 x # _____ per application= \$ _____
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00= \$ _____
 - ☐ Permit fee \$75.00= \$ _____
- ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN \$50.00 x # _____ per hour of review (3 hour minimum)= \$ _____
- ☐ REQUEST FOR REZONING Application fee \$150.00= \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$100.00= \$ _____

SUB TOTAL=

\$ 960.00

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____

TOTAL PLAN REVIEW FEE=

\$ 960.00

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - ☐ Certified letters fee # _____ of x \$8.00= \$ _____
- ☐ Certified letters fee: # of abutters _____ X \$8.00= \$ _____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= \$ _____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00= \$ _____

SUB TOTAL=

\$ _____

C. Foster's newspaper public notice fee

TOTAL NOTICE FEE=

\$ 80.00

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 149-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: Industrial Tower + Wireless, LLC File Number: _____

PROJECT TITLE: Communication Facility

PROPERTY LOCATION: 200 Henry Law Ave Tax Map: K Lot: 1-0-0

	Where/How Provided	Reviewed
1. Completed and signed Application form	Attached	
2. Plan Review Fees are provided	Attached	
3. Electronic copy of the engineered/surveyed plan layout	Attached Fieldstone PDF	
4. Electronic copy of supplementary materials and application	N/A	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	N/A	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	N/A	
9. A colored architectural plan showing all sides of buildings	N/A	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	Attached	
Location map at appropriate scale	Sheet 1 - Top Right	
Proposed Project name and title and Planning File #	Sheet 1 - lower right corner	
Date, north arrow and scale	Sheet 1 - bottom middle	
Names of all abutting property owners	Top of Sheet 1	
Name and address of owners and/or applicants	Sheet 1 - Right	
Signature & stamp of NH licensed land surveyor and/or engineer	Sheet 1 - Right	
Zoning District boundaries, including any special or overlay districts	Note 4 - Sheet 1	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Sheet 1	
Location and widths of existing & proposed easements & right of ways	Sheet 3A	
Location and width of existing and proposed access/egress ways	Sheet 3A	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	NONE	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Sheet 3	
Existing and proposed topographic information at two foot intervals	Sheet 3	
Existing and proposed buildings and structure locations		
Minimum building setbacks or build to lines on all lots	Sheet 3A	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Sheet 3A Detail	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	N/A	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed stormwater lines and facilities	Sheet 3A - DRIVE	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	N/A	
Location of Flood Hazard Zone	Sheet 1 - Note 8	
Location of all bodies of water and watercourses	NONE	
Location of wetlands and buffers	NONE	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	N/A	
Existing natural features and/or significant vegetation on property	Sheet 2	
Depict existing contours up to 100 ft. beyond project limits	Sheet 3	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	N/A - Sht. 4 Details	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	N/A	
Location, material and size of existing and proposed pavement area	Sht. 5 - Cross-section	
Location of proposed fire lanes	Sht. 3A - Compound Detail	
Specify finished floor elevations of buildings	Sht. 3A 546	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	N/A	
Depict all service, storage, loading bays and utility areas	Sht 3A - Compound Details	
All applicable Dover Common Site Plan notes	Attached to Application	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Letter to Serve from Public and Private Utilities	Needed	
Erosion and Sedimentation Control Plan	Sheet 5 - Details	
Landscape Operation and Maintenance Plan	N/A	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	Needed	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	Sheet 3 - soil types	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____

CITY OF DOVER PLANNING DEPARTMENT
Revised June 4, 2019

APPLICANT: Industrial Tower & Wireless, LLC FILE NUMBER: _____

List of Common Site Plan Notes

The following list of commonly required notes is intended to be used as a guide to applicants and should not be construed as a comprehensive note requirement list for all projects. A preapplication conference with the Planning Department is suggested to help determine the actual notes that may be required.

1. The intent of this plan is for the construction of a communication facility
2. Owners of Record are: Peter & Susan Rousseau
200 Henry Law Avenue
Dover, NH 03820

Authorized Signature
3. The parcel(s) is (*are*) shown as Lot No. 1-0-0, Map K of the City of Dover Tax Assessor's Maps.
4. The subject parcel(s) contains 28.8 acres of land.
5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. 1139, Page No. 797.
6. Reference Plans: Sheet number 1 – on the lower right - lists the 3 plans in the SCRD
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note. See Sheet number 3-A – top right
8. Zoning dimensional and density requirements are as follows:

Required:

Provided:

- | | |
|---|------------------|
| a. Zoning district R-40 sub-district _____ | |
| b. Minimum lot size: 40,000 sq. ft. | |
| c. Minimum lot frontage: 150 ft. | |
| d. Minimum yard setbacks/build-to-lines: | |
| Front 150 ft. | Front 613.4' |
| Side 25 ft. | Left side 543.1' |
| Rear 30 ft. | Right side 307.5 |
| Abut-a-street _____ ft. | |
| e. Maximum/minimum lot coverage _____ % | |
| f. Minimum/maximum bldg. height _____ ft./stories | |

This property falls within the following zoning overlay districts: (*List districts*)

9. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the proposed use or structure, including the case number and date of decision and any conditions. Settlement Agreement

10. Property line information was taken from the plans that are referenced on the plans as stated as Note #5 on Sheet 3.
11. Subject parcel is (*is not*) located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015). N/A
12. Wetlands were delineated by _____, Certified Wetlands Scientist, Certification Number _____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on _____, 20____. N/A
13. As-built plans of the subdivision shall be submitted on paper and in digital format AutoCAD DWG, AutoCAD DXF or ESRI format to the City of Dover Engineer's Office upon completion of project if a street is proposed for City acceptance. As-built plans shall be prepared and certified correct by a L.L.S. or P.E. Digital files shall be geo-referenced to New Hampshire State Plane Coordinates NAD83 and shall be expressed in feet. N/A
14. The installation of electric power, cable television and telephone lines shall be underground throughout the site for which development is proposed. AGREED
15. The subject parcel(s) is (are) served by municipal water and sewer (*or is served by on-site well and septic system*). N/A
16. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT) "Standard Specifications for Road and Bridge Construction" and with the City of Dover Community Services Regulations and standard specification for construction. The more stringent specification shall apply. N/A
17. All erosion control notes shall include provisions for construction sequencing, temporary erosion control measures, and permanent standards such as loam spread rate for disturbed areas, rates of lime, type and rates for fertilizer, and seed and mulch mixture with rates of application.
18. The limits of construction disturbance that are located in or within the 50 ft. of Conservation and Wetland Districts shall be staked, flagged and clearly identified prior any earth disturbing activity occurs.
19. All treatment swales to be constructed shall have sod bottoms.
20. A letter of credit for the cost of revegetating all disturbed areas on the site shall be submitted, and the approved construction sign installed prior to any earth disturbing activity occurs.
21. A pre-construction conference with the developer, the design engineer, the earthwork contractor and the City Engineer shall occur prior to any earth disturbing activity. AGREED
22. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4 PM. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager. AGREED
23. Building addresses (including apt/unit numbers if applicable) shall be assigned by the Building Official at the time of issuance of a building permit. AGREED

24. The proposed use for the site (structure) is a communications facility. (More specific uses are encouraged, such as single family, duplex, multi-family, restaurant, hotel, doctor's office, etc. Should more than one use be proposed, an indication of the percentage of each use is suggested.) N/A
25. The following federal and state permits have been issued for the subject property: FAA, FCC and NH Section 106 approvals will be issued prior to construction.
26. Commercial vehicle route during construction shall conform to Dover City Code or be coordinated with the Community Services Director. AGREED
27. Any retaining wall taller than four feet (4') requires issuance of a building permit from Inspection Services. N/A
28. Any fence taller than six feet (6') requires the issuance of a building permit from Inspection Services. AGREED – The proposed fence is 8' – see Compound Detail Sheet Number 3-A
29. 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>
30. 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 forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting.
31. 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.
32. The maximum parking space calculation is _____ (broken down) and _____ spaces are provided.
33. Exterior lighting shall be cut-off type fixtures per Chapter 149-14-E and shall provide lighting directed on-site only.
34. Topographic survey performed by Fieldstone Land Consultants, PLLC on 2/6/18.
35. Elevations are based on U.S.G.S. datum. (~~or~~ Elevations depicted are based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).
36. A security system shall be installed as required by Chapter 58, Article I, section 58-2 of the Code of the City of Dover. (*If a business establishment or multi-family dwelling contained in a new, altered or repaired structure*) N/A
37. Approved backflow preventers shall be provided for both fire and domestic water lines. N/A
38. The (*existing or proposed*) structure shall be served by a sprinkler system as required by Chapter 109- 30 of the Code of the City of Dover and the adopted State of NH Building and Fire Codes. N/A

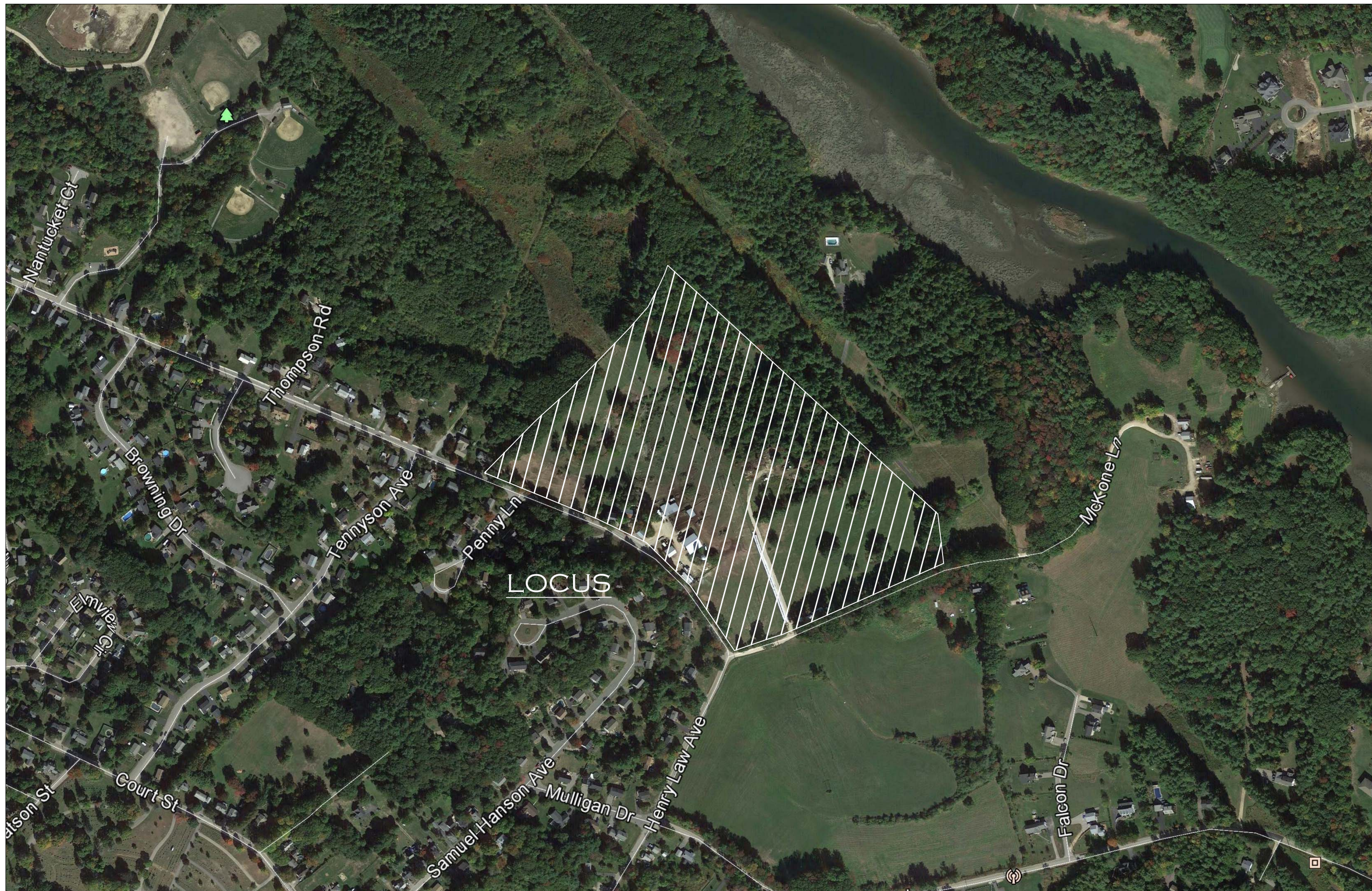
39. Sprinkler connections must be flushed in accordance with NFPA 24 and a Contractor's Material and Test Certificate for Underground Piping form must be completed and approved by Inspection Services prior to connection of the backflow device. N/A
40. Fire department connection(s) shall be located on the street side of the building per NFPA 13. Access to the FDC shall maintain a clear and unobstructed path at all times. N/A
41. The site layout is designed in compliance with applicable accessibility regulations. The proposed structure will be also be designed in accordance with applicable accessibility regulations. (i.e. IBC, ANSI-117.1) and NH RSA 155-A:5. N/A

REMARKS:



Industrial Communications

DOVER, NH



APPROVALS

CITY OF DOVER, NH ZONING BOARD

CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

SHEET INDEX

SHT NO.	TITLE	REV. NO.
T	TITLE SHEET	0
1	EXISTING CONDITIONS PLAN	0
2	AERIAL OVERLAY	1
3	SITE LOCUS PLAN	1
3A	DETAILED SITE PLAN	1
4	TOWER ELEVATION & DETAILS	1
5	SITE CONSTRUCTION DETAILS	0



Engineering Division
40 Lone Street
Marshfield, MA 02050

CO-APPLICANT:



T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

SITE:

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS:

MAP K
LOT 1-0-0
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO:
SITE - DOVER, NH - NH-10148

DRAWN BY: RICK

SCALE: NONE

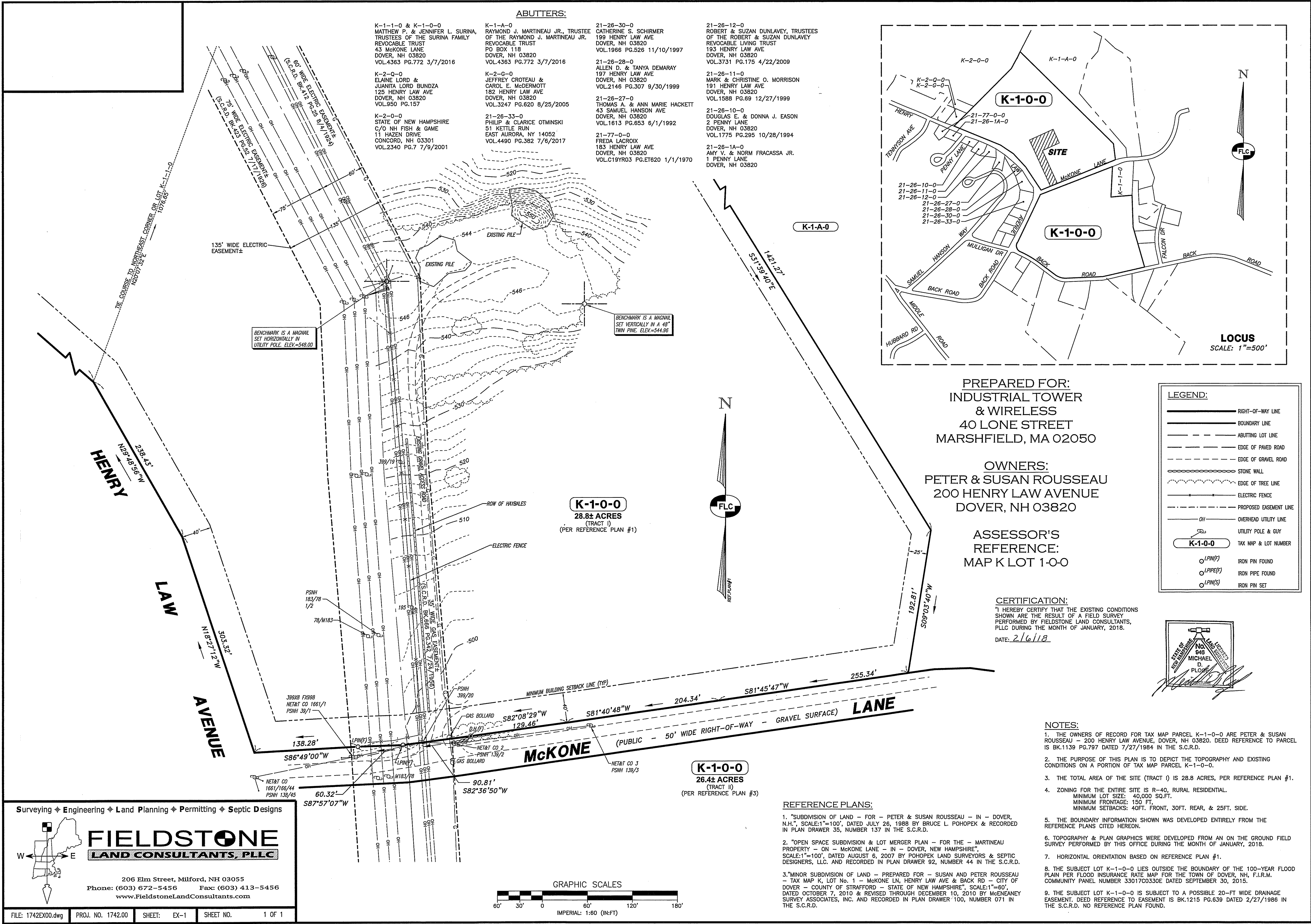
NO	DATE	ISSUE
0	2/6/18	2/6/18

SHEET TITLE

TITLE
SHEET

SHEET NUMBER

T



Industrial Communications
Engineering Division
40 Lone Street
Marshfield, MA 02050

CO-APPLICANT:
..T..Mobile..

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

SITE:
**DOVER,
NEW HAMPSHIRE
NH-10148**

ADDRESS:
**MAP K
LOT 1-0-0
200 HENRY LAW AVE
DOVER, NH 03820**

PROJECT NO:
SITE - DOVER, NH-NH-10148
DRAWN BY: RICK
SCALE: 1"=60'

NO	DATE	ISSUE
0	2/6/18	2/6/18

PROJECT TITLE
**PROPOSED
COMMUNICATIONS
FACILITY
PETER & SUSAN
ROUSSEAU
DOVER, NH 03820
MAP K-LOT 1-0-0**

SHEET TITLE
**PARTIAL EXISTING
CONDITIONS
PLAN**

SHEET NUMBER
1



Engineering Division
40 Lone Street
Marshfield, MA 02050

CO-APPLICANT:



T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

SITE:

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS:

MAP K
LOT 1-0-0
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO:
SITE - DOVER, NH - NH-10148

DRAWN BY: RICK

SCALE: NONE

NO	DATE	ISSUE
0	2/6/18	2/6/18
1	8/21/19	8/21/19

PROJECT TITLE

PROPOSED
COMMUNICATIONS
FACILITY
PETER & SUSAN
ROUSSEAU
DOVER, NH 03820
MAP K - LOT 1-0-0

SHEET TITLE

AERIAL
OVERLAY

SHEET NUMBER

2

ABUTTERS:

K-1-1-0 & K-1-0-0
MATTHEW P. & JENNIFER L. SURINA,
TRUSTEES OF THE SURINA FAMILY
REVOCABLE TRUST
43 MCKONE LANE
DOVER, NH 03820
VOL.4363 PG.772 3/7/2016

K-2-0-0
STATE OF NEW HAMPSHIRE
C/O NH FISH & GAME
11 HAZEN DRIVE
CONCORD, NH 03301
VOL.2340 PG.7 7/9/2001

K-1-A-0
RAYMOND J. MARTINEAU JR., TRUSTEE
OF THE RAYMOND J. MARTINEAU JR.
REVOCABLE TRUST
PO BOX 118
DOVER, NH 03820
VOL.4363 PG.772 3/7/2016

K-2-G-0
JEFFREY CROTEAU &
CAROL E. McDERMOTT
182 HENRY LAW AVE
DOVER, NH 03820
VOL.3247 PG.620 8/25/2005

21-26-33-0
PHILIP & CLARICE OTMINSKI
51 KETTLE RUN
EAST AURORA, NY 14052
VOL.4490 PG.382 7/6/2017

21-26-30-0
CATHERINE S. SCHIRMER
199 HENRY LAW AVE
DOVER, NH 03820
VOL.1966 PG.526 11/10/1997

21-26-28-0
ALLEN D. & TANYA DEMARAY
197 HENRY LAW AVE
DOVER, NH 03820
VOL.2146 PG.307 9/30/1999

21-26-27-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL HANSON AVE
DOVER, NH 03820
VOL.1613 PG.653 6/1/1992

21-77-0-0
FREDA LACROIX
183 HENRY LAW AVE
DOVER, NH 03820
VOL.C19YR03 PG.ET620 1/1/1970

21-26-12-0
ROBERT & SUZAN DUNLAVEY, TRUSTEES
OF THE ROBERT & SUZAN DUNLAVEY
REVOCABLE LIVING TRUST
193 HENRY LAW AVE
DOVER, NH 03820
VOL.3731 PG.175 4/22/2009

21-26-11-0
MARK & CHRISTINE O. MORRISON
191 HENRY LAW AVE
DOVER, NH 03820
VOL.1588 PG.69 12/27/1999

21-26-10-0
DOUGLAS E. & DONNA J. EASON
2 PENNY LANE
DOVER, NH 03820
VOL.1775 PG.295 10/28/1994

21-26-1A-0
AMY V. & NORM FRACASSA JR.
1 PENNY LANE
DOVER, NH 03820

REFERENCE PLANS:

- "SUBDIVISION OF LAND - FOR - PETER & SUSAN ROUSSEAU - IN - DOVER, N.H.", SCALE:1"=100', DATED JULY 26, 1988 BY BRUCE L. POHOPEK & RECORDED IN PLAN DRAWER 35, NUMBER 137 IN THE S.C.R.D.
- "OPEN SPACE SUBDIVISION & LOT MERGER PLAN - FOR THE - MARTINEAU PROPERTY - ON - MCKONE LANE - IN - DOVER, NEW HAMPSHIRE", SCALE:1"=100', DATED AUGUST 6, 2007 BY POHOPEK LAND SURVEYORS & SEPTIC DESIGNERS, LLC, AND RECORDED IN PLAN DRAWER 92, NUMBER 44 IN THE S.C.R.D.
- "MINOR SUBDIVISION OF LAND - PREPARED FOR - SUSAN AND PETER ROUSSEAU - TAX MAP K, LOT No. 1 - MCKONE LN, HENRY LAW AVE & BACK RD - CITY OF DOVER - COUNTY OF STRAFFORD - STATE OF NEW HAMPSHIRE", SCALE:1"=80', DATED OCTOBER 7, 2010 & REVISED THROUGH DECEMBER 10, 2010 BY McENEANEY SURVEY ASSOCIATES, INC. AND RECORDED IN PLAN DRAWER 100, NUMBER 071 IN THE S.C.R.D.

NOTES:

- THE OWNERS OF RECORD FOR TAX MAP PARCEL K-1-0-0 ARE PETER & SUSAN ROUSSEAU - 200 HENRY LAW AVENUE, DOVER, NH 03820. DEED REFERENCE TO PARCEL IS BK.1139 PG.797 DATED 7/27/1984 IN THE S.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE TOPOGRAPHY AND EXISTING CONDITIONS ON A PORTION OF TAX MAP PARCEL K-1-0-0.
- THE TOTAL AREA OF THE SITE (TRACT I) IS 28.8 ACRES, PER REFERENCE PLAN #1.
- ZONING FOR THE ENTIRE SITE IS R-40, RURAL RESIDENTIAL.
MINIMUM LOT SIZE: 40,000 SQ.FT.
MINIMUM FRONTAGE: 150 FT.
MINIMUM SETBACKS: 40FT. FRONT, 30FT. REAR, & 25FT. SIDE.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON.
- TOPOGRAPHY & PLAN GRAPHICS WERE DEVELOPED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JANUARY, 2018.
- HORIZONTAL ORIENTATION BASED ON REFERENCE PLAN #1.
- THE SUBJECT LOT K-1-0-0 LIES OUTSIDE THE BOUNDARY OF THE 100-YEAR FLOOD PLAN PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF DOVER, NH, F.I.R.M. COMMUNITY PANEL NUMBER 33017C0330E DATED SEPTEMBER 30, 2015.
- THE SUBJECT LOT K-1-0-0 IS SUBJECT TO A POSSIBLE 20-FT WIDE DRAINAGE EASEMENT, DEED REFERENCE TO EASEMENT IS BK.1215 PG.639 DATED 2/27/1986 IN THE S.C.R.D. NO REFERENCE PLAN FOUND.

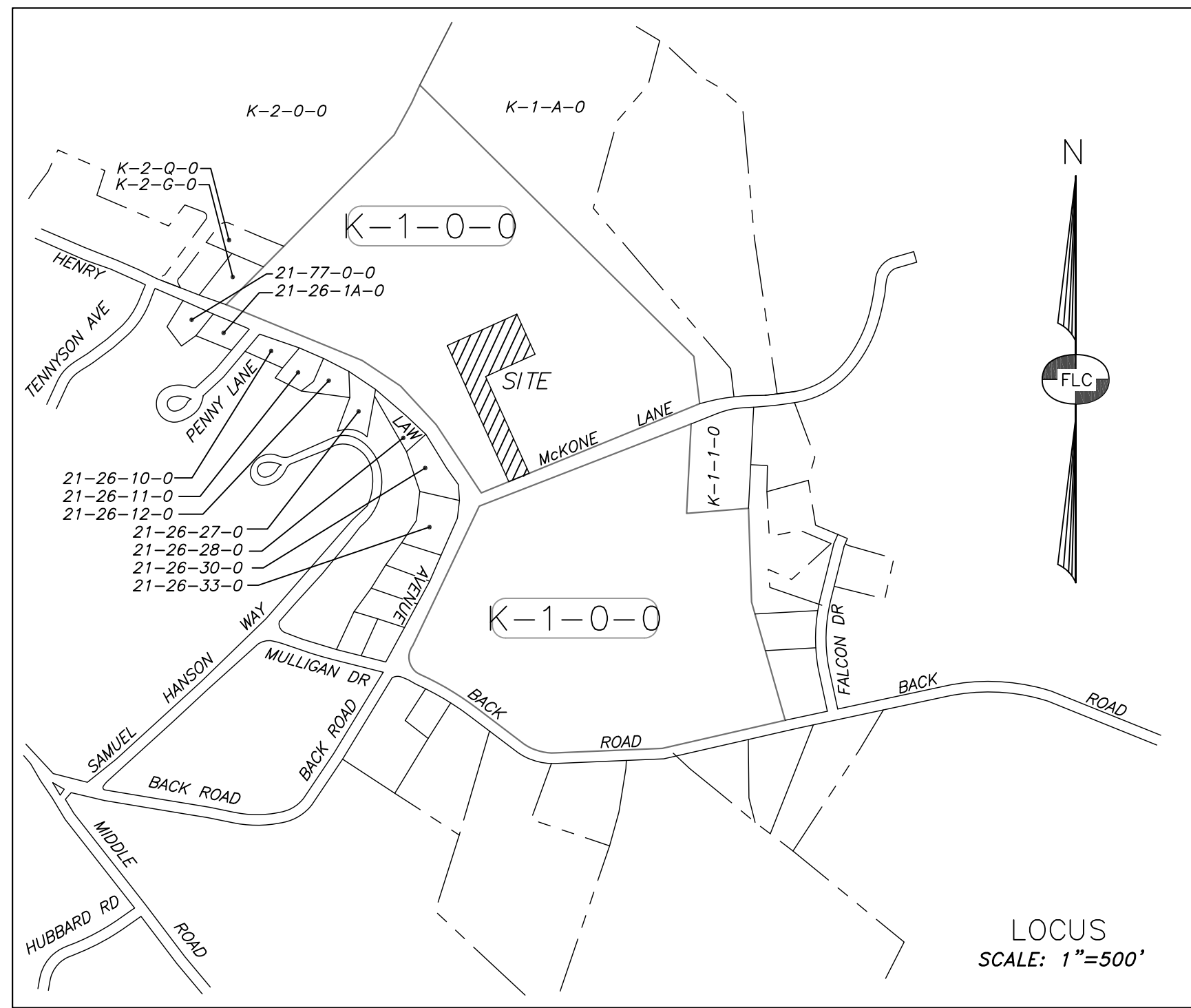
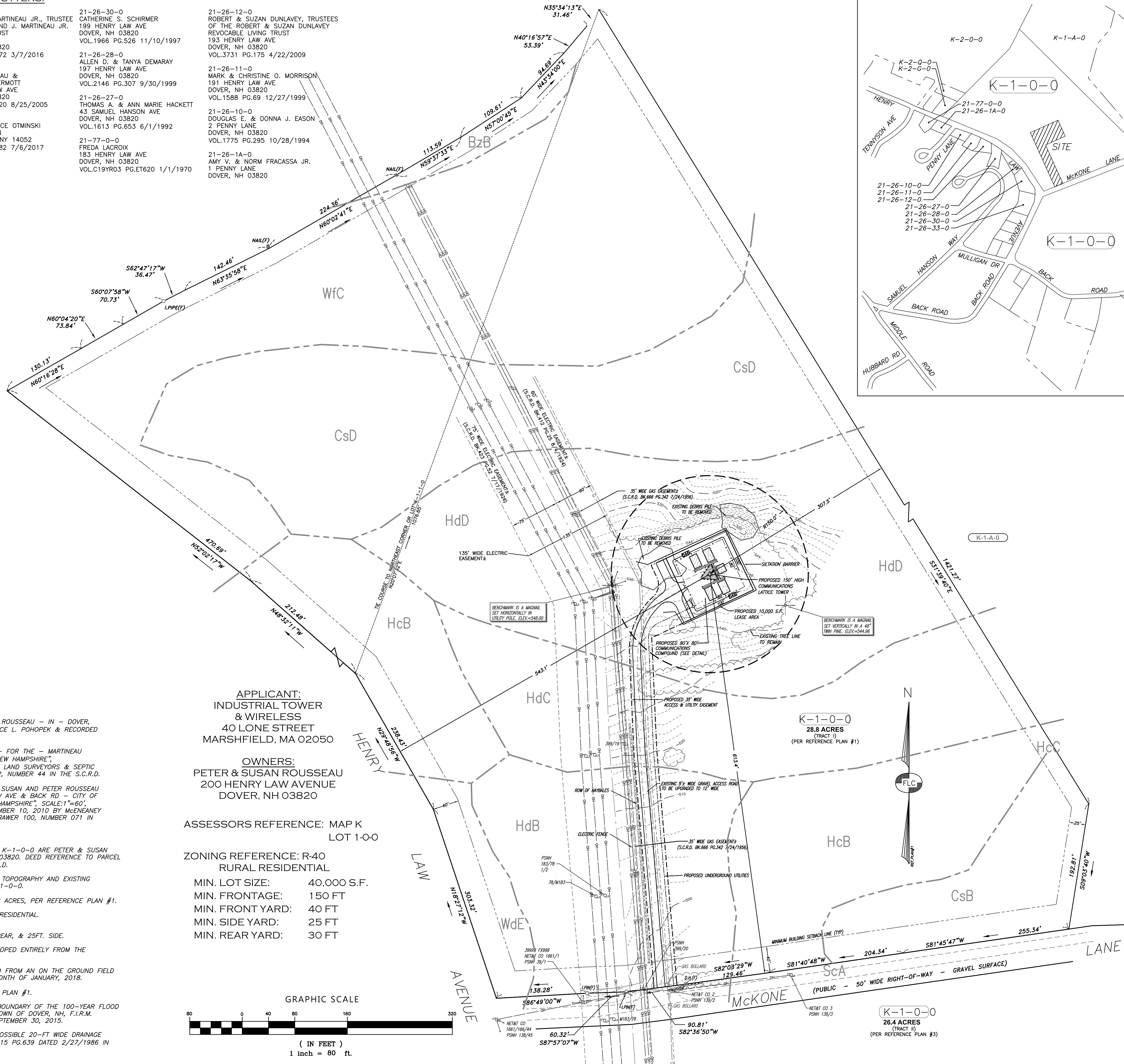
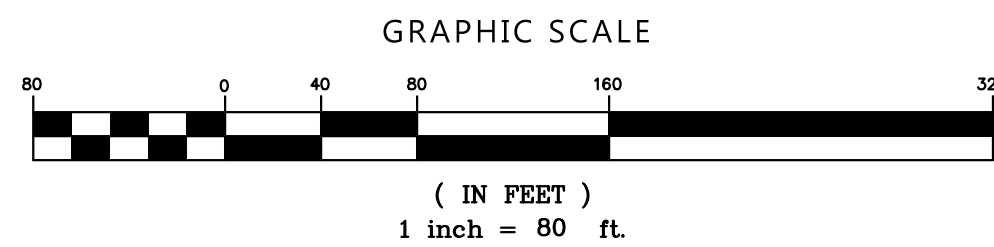
APPLICANT:
INDUSTRIAL TOWER
& WIRELESS
40 LONE STREET
MARSHFIELD, MA 02050

OWNERS:
PETER & SUSAN ROUSSEAU
200 HENRY LAW AVENUE
DOVER, NH 03820

ASSESSORS REFERENCE: MAP K
LOT 1-0-0

ZONING REFERENCE: R-40
RURAL RESIDENTIAL

MIN. LOT SIZE: 40,000 S.F.
MIN. FRONTAGE: 150 FT
MIN. FRONT YARD: 40 FT
MIN. SIDE YARD: 25 FT
MIN. REAR YARD: 30 FT



LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- ELECTRIC FENCE
- PROPOSED EASEMENT LINE
- OVERHEAD UTILITY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE & GUY
- TAX MAP & LOT NUMBER
- IRON PIN FOUND
- IRON PIPE FOUND
- IRON PIN SET

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

- BzB BUXTON SILT LOAM, 3-8% SLOPES
- CsB CHARLTON FINE SANDY LOAM, 3-8% SLOPES, VERY STONY
- CsD CHARLTON VERY STONY FINE SANDY LOAM, 15-25% SLOPES
- HcB HOLLIS-CHARLTON FINE SANDY LOAM, 3-8% SLOPES
- HcC HOLLIS-CHARLTON FINE SANDY LOAM, 8-15% SLOPES
- HdB HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 3-8% SLOPES
- HdC HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 8-15% SLOPES
- HdD HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 15-25% SLOPES
- SCA SCANTIC SILT LOAM, 0-3% SLOPES
- WdE WINDSOR LOAMY SAND 15-60% SLOPES
- WfC WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 8-15% SLOPES

Industrial Communications

Engineering Division
40 Lone Street
Marshfield, MA 02050

CO-APPLICANT:

..T..Mobile..

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

SITE:

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS:

MAP K
LOT 1-0-0
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO:
SITE - DOVER, NH - NH-10148

DRAWN BY: RICK

SCALE: 1"=80'

NO	DATE	ISSUE
0	2/6/18	2/6/18
1	8/21/19	8/21/19

PROJECT TITLE

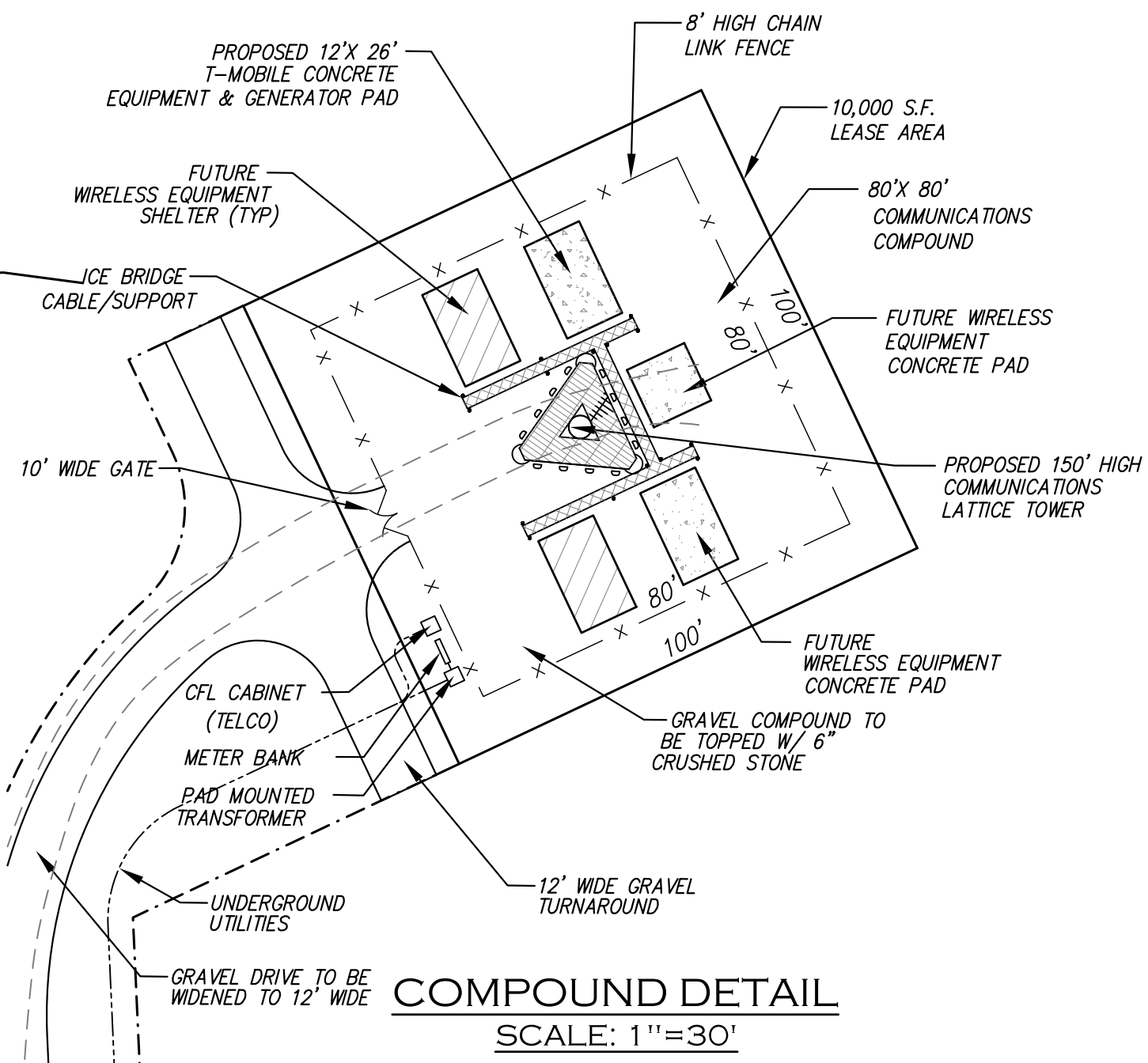
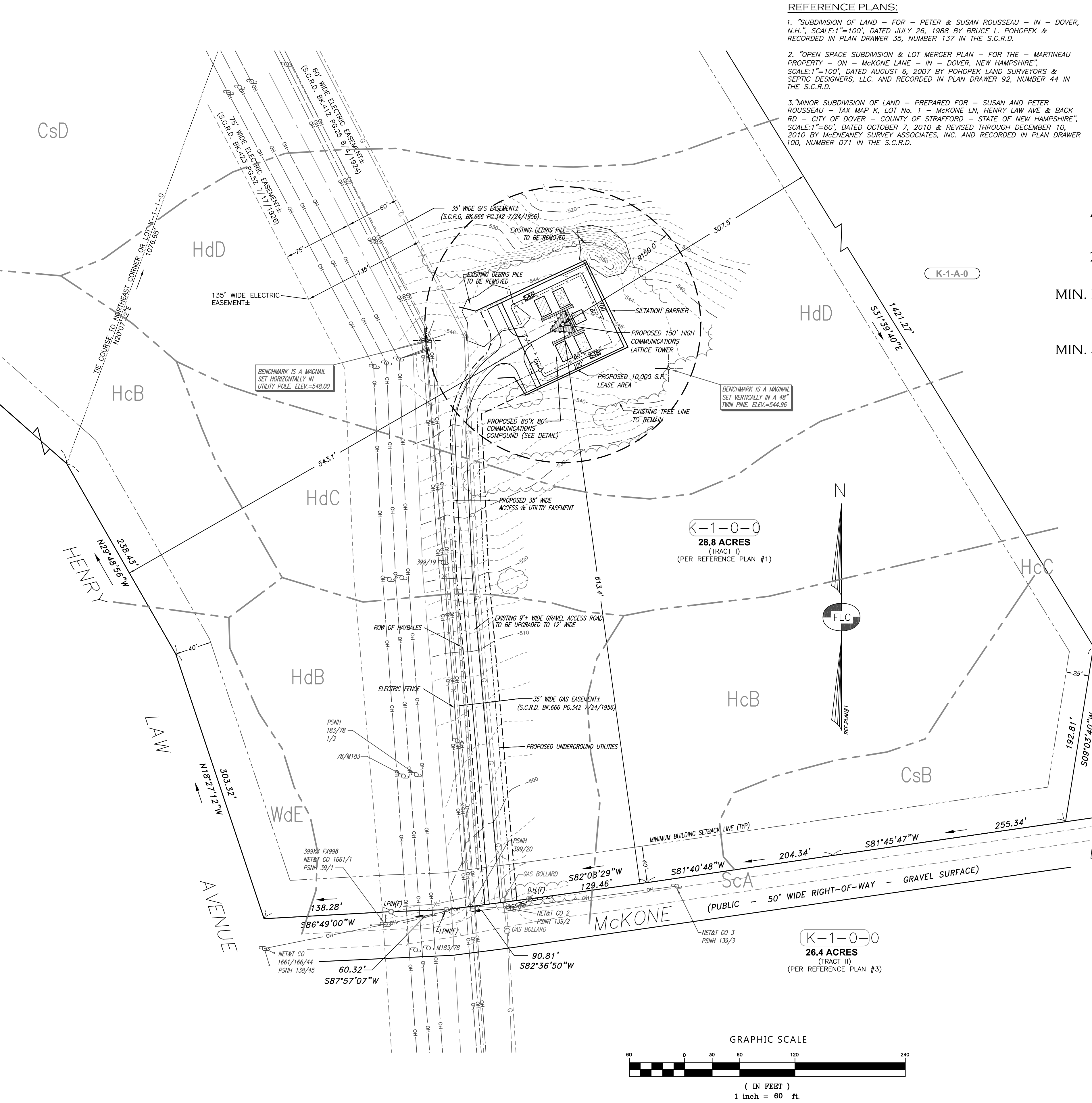
PROPOSED
COMMUNICATIONS
FACILITY
PETER & SUSAN
ROUSSEAU
DOVER, NH 03820
MAP K - LOT 1-0-0

SHEET TITLE

LOCUS SITE
PLAN

SHEET NUMBER

3



Industrial Communications
Engineering Division
40 Lone Street
Marshfield, MA 02050

CO-APPLICANT:

T-Mobile

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

SITE:

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS:

MAP K
LOT 1-0-0
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO:
SITE - DOVER, NH - NH-10148

DRAWN BY: RICK

SCALE: 1"=60'

NO	DATE	ISSUE
0	2/6/18	2/6/18
1	8/21/19	8/21/19

PROJECT TITLE

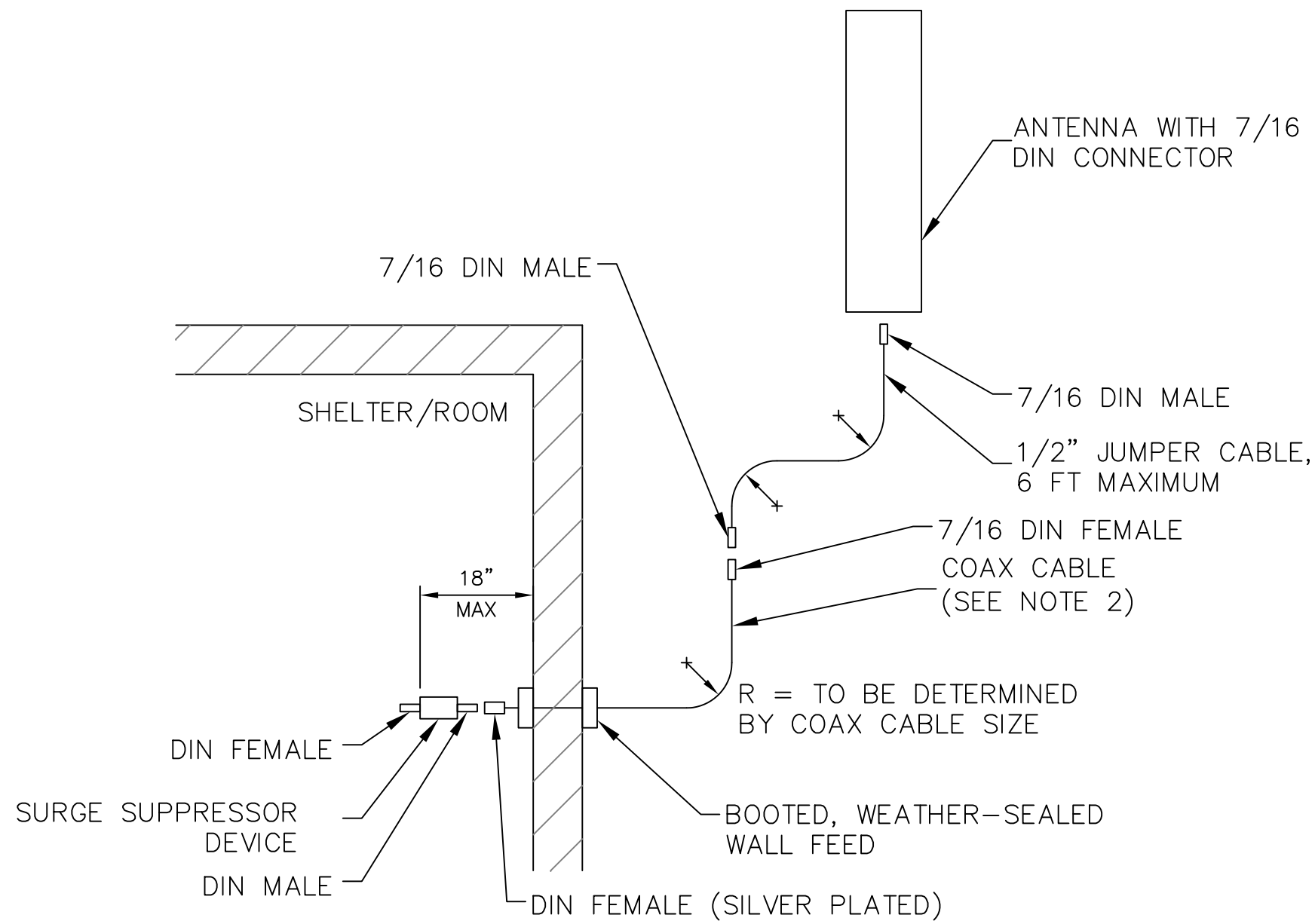
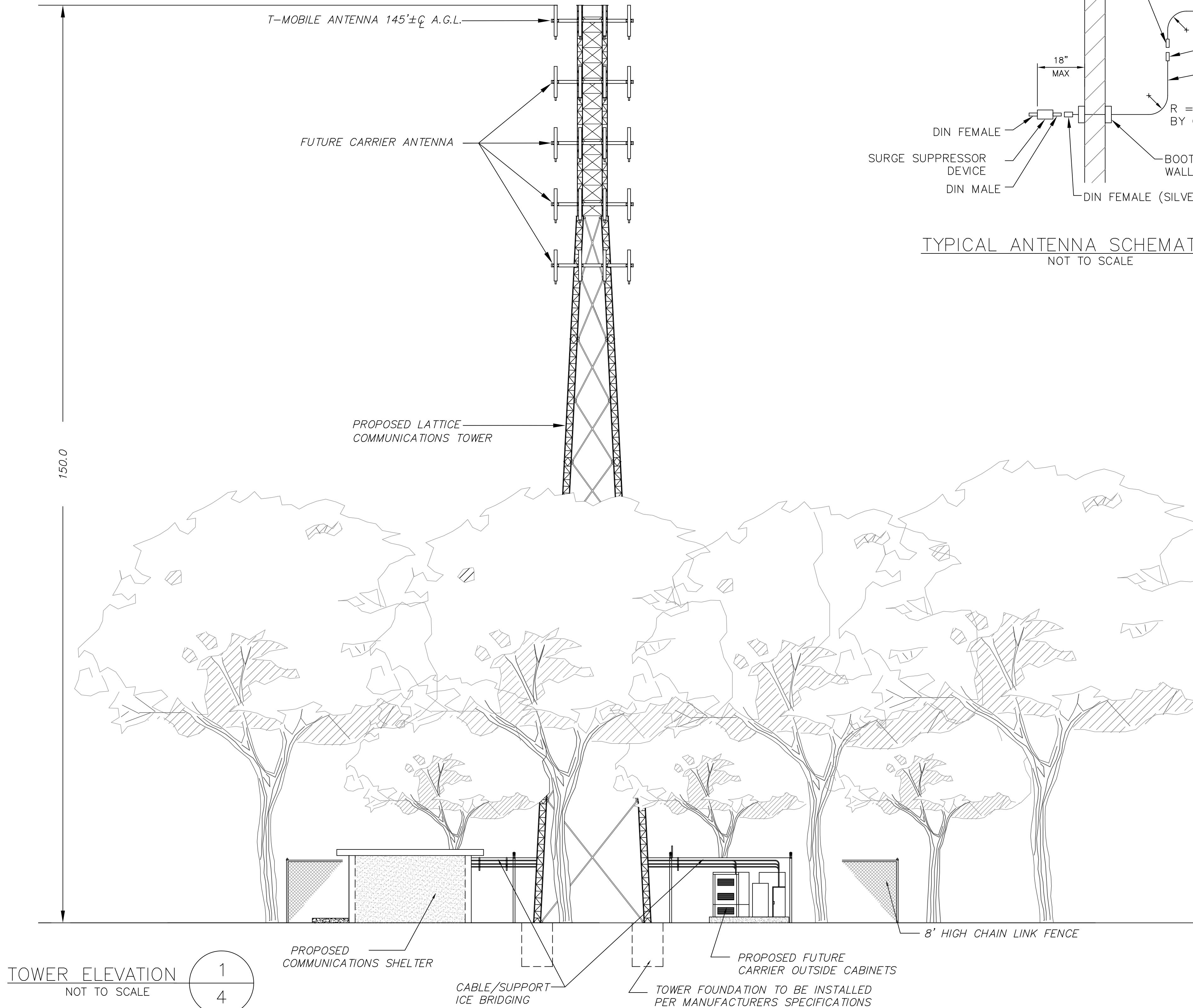
PROPOSED COMMUNICATIONS FACILITY
PETER & SUSAN ROUSSEAU
DOVER, NH 03820
MAP K - LOT 1-0-0

SHEET TITLE

DETAILED SITE PLAN

SHEET NUMBER

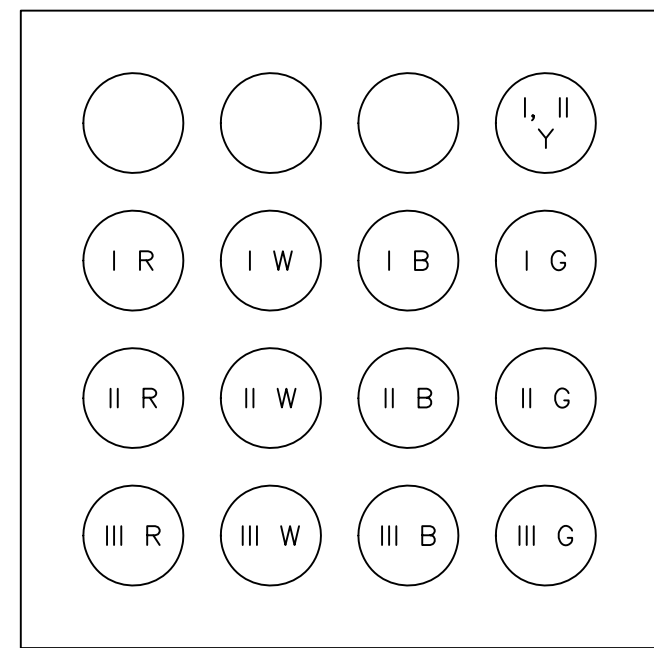
3-A



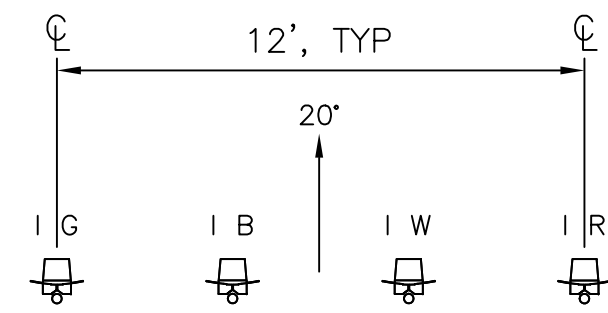
TYPICAL ANTENNA SCHEMATIC
NOT TO SCALE

5
4

COAX PORT ASSIGNMENTS
(VIEWED FROM INSIDE EQUIPMENT ROOM/SHELTER)

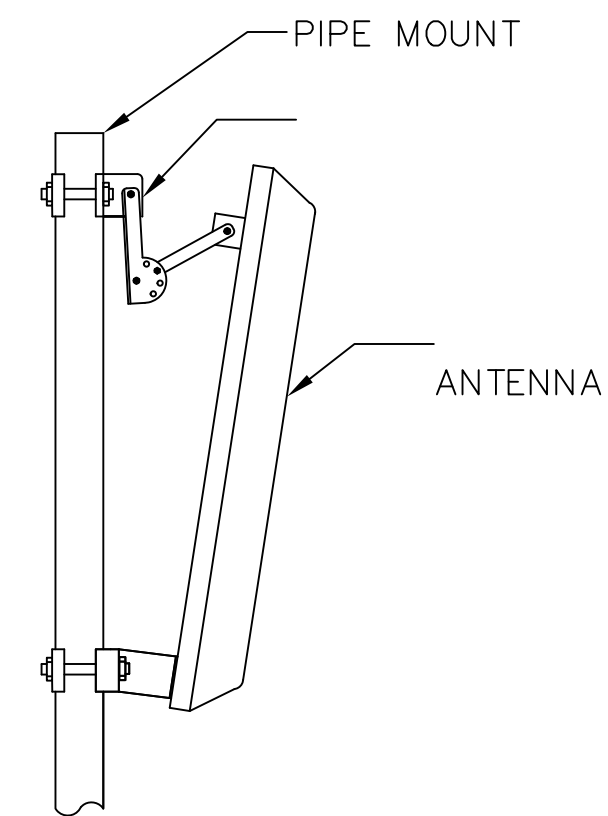


COLOR KEY	
R - RED	B - BLUE
W - WHITE	G - GREEN
Y - YELLOW (GPS)	



COAX PORT ASSIGNMENTS
(VIEWED FROM INSIDE EQUIPMENT ROOM/SHELTER)

2
4



MOUNT ANTENNA IN ACCORDANCE WITH
MANUFACTURER'S RECOMMENDED PROCEDURE

ANTENNA W/ DOWN-TILT
NOT TO SCALE

3
4

NOTES

- COAX CABLE SIZE WILL BE DETERMINED BY RF ENGINEER. REFER TO RF SCHEDULE FOR CABLE SIZE, MANUFACTURER, AND COLOR-CODING.
- COLOR-CODE COAXIAL CABLE:
 - AT TOP, JUST ABOVE GROUND KIT, 2" WIDE TO BE VISIBLE FROM THE GROUND
 - AT BOTTOM, JUST OUTSIDE COAX PORT
 - INSIDE EQUIPMENT ROOM/ENCLOSURE
 - AT ALL WALL/FLOOR PENETRATIONS
- RADIUS 'R' SHALL BE EQUAL TO OR GREATER THAN MANUFACTURER'S RECOMMENDATION.

CO-APPLICANT:

..T..Mobile..

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

SITE:

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS:

MAP K
LOT 1-00
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO:
SITE - DOVER, NH - NH-10148

DRAWN BY: RICK

SCALE: 1"=60'

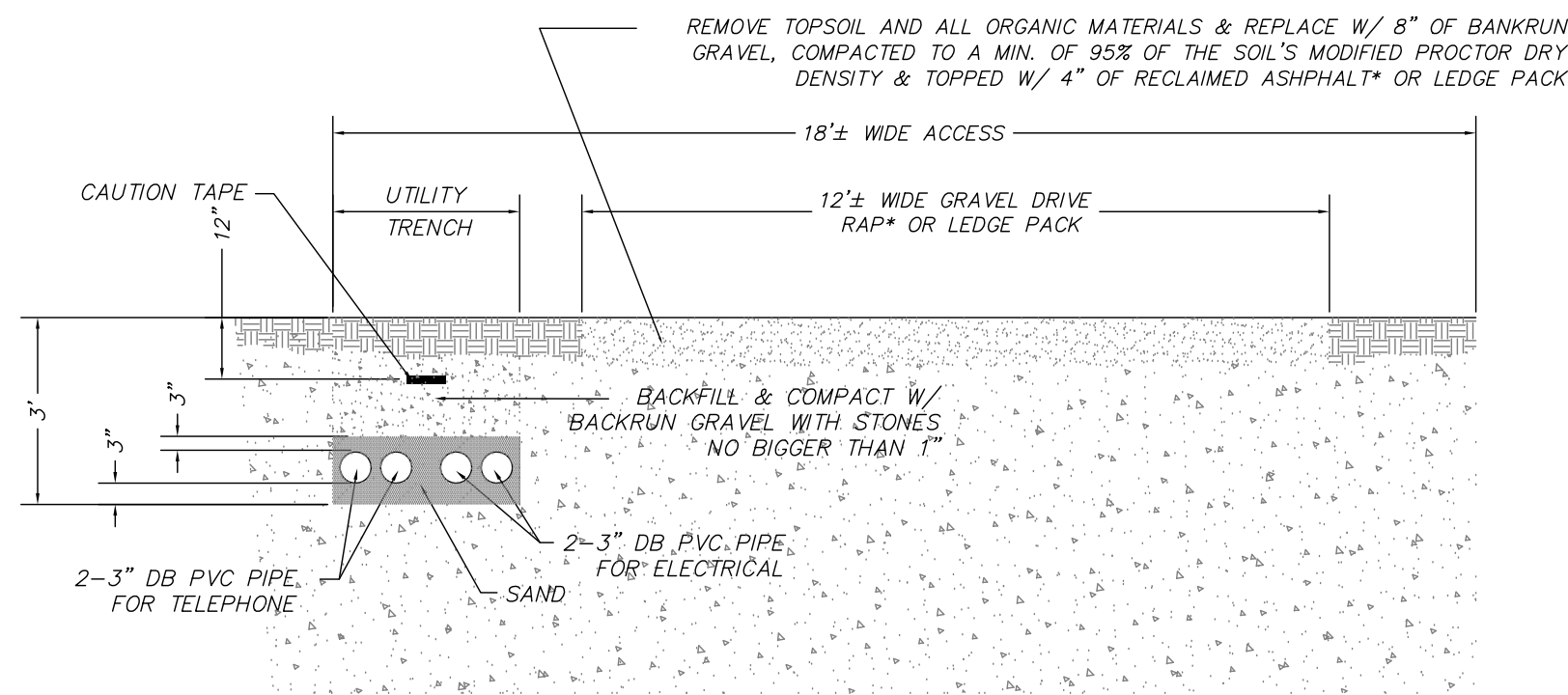
NO	DATE	ISSUE
0	2/6/18	2/6/18
1	8/21/19	8/21/19

SHEET TITLE

**TOWER
ELEVATION
& DETAILS**

SHEET NUMBER

4

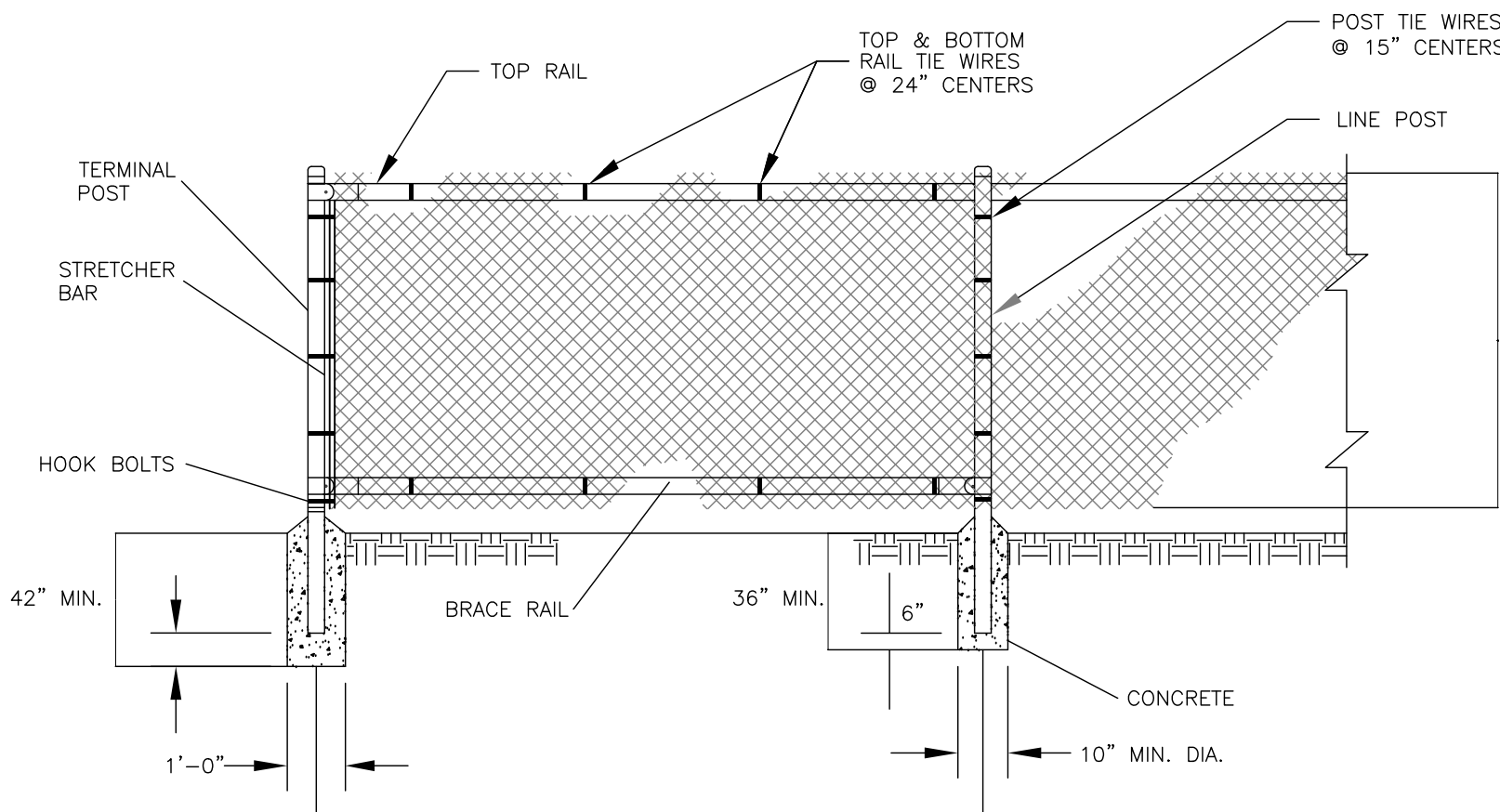


TYPICAL DRIVE & UTILITY CROSS SECTION
N.T.S.

NOTE:

A detailed line drawing of a silt sump system. A rectangular concrete or masonry structure is shown, divided into several rectangular compartments. The structure is built on a flat surface labeled 'UNDISTURBED GROUND'. The interior walls and floor of the compartments are lined with 'FILTER FABRIC'. Small vertical 'STAKES' are driven into the filter fabric to hold it in place. A central compartment is labeled 'SILT SUMP'. A 'PLASTIC 50 GALLON DRUM' is positioned inside this sump, with its bottom resting on the filter fabric. A 'PUMP HOSE' is connected to the drum and leads out of the structure, labeled 'TO PUMPS'. A 'SUPPORT STAKE FOR HOSE' is driven into the ground next to the drum. The structure is surrounded by 'UNDISTURBED GROUND' and contains 'HAY BALES DOUBLE STACKED' in the outer compartments.

STRAW WATTLE INSTALLATION GUIDE



Technical drawing of a double-leaf gate, showing cross-section and elevation views. The drawing includes numbered callouts (1 through 14) identifying various components and dimensions.

Labels and Callouts:

- 1: Concrete foundation
- 2: Gate support structure
- 3: Tension wire end clamp
- 4: Gate support structure
- 5: Gate support structure
- 6: Gate support structure
- 7: Gate support structure
- 8: Gate support structure
- 9: Gate support structure
- 10: Gate support structure
- 11: Gate support structure
- 12: Gate support structure
- 13: Gate support structure
- 14: Gate support structure

Dimensions:

- GATE OPENING 10 FT.
- 1'-6"
- 2'-6" MIN.
- 1'-0" MIN.
- 10" DIA.
- 1'-0" MIN. DIA.

Other Labels:

- CONCRETE
- LIGHT HALF
- HEAVY HALF

LEGEND		
PART NO.	DESCRIPTION	QUANTITY
1	STRAIGHT PLUG	2
2	BOTTOM HINGE	2
3	TOP HINGE	2
4	CORNER ELBOW	8
5	PLUNGER ROD	1
6	LATCH FORK	2
7	FORK CATCH	2
8	PLUNGER ROD CATCH	1
9	LOCK KEEPER GUIDE	1
10	LOCK KEEPER	1
11	ORNAMENTAL TOPS	6
12	TRUSS RODS	4
13	STRETCHER BAR	4
14	HOOK BOLTS	12

CRITICAL POINTS

- A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS IN EXCESS OF 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

**Industrial
Communications**

CO-APPLICANT:

· · T · · Mobile ·

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

SITE:

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS:

ADDRESS: MAP K
LOT 1-0-0
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO:
SITE - DOVER, NH - NH-10148

DRAWN BY: RICK

SCALE: 1"=60'

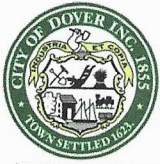
NO	DATE	ISSUE
	2/6/18	2/6/18

SHEET TITLE

SITE CONSTRUCTION DETAILS

SHEET NUMBER

5



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: DRVP Developers LLC Telephone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820

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

Address of Property Owner: _____

E-Mail Address: Dave@CentralFallsRealty.com

PROPERTY INFORMATION

Address of Property: Cataract Avenue

Assessor's Map # 14 Lot(s) # 10-G

Medium Density
Zoning District(s) Residential District R12 Overlay District(s) Wetlands & Shoreland

Size of Parcel: +/- 5.25 Acres Property Deed: Book 4664 Page: 948

Existing Use of Property: Vacant lot

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 12

City Water? x Yes _____ No _____ How far is city water from the property? Cataract Avenue

City Sewer? x Yes _____ No _____ How far is city sewer from the property? Cataract Avenue

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

Estimated Length of Proposed Roads: 702' feet Public or Private Road? Private

Estimated value of construction: _____ Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: Road length

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

SURVEYOR INFORMATION

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

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

Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

ENGINEER INFORMATION

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

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

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

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Stoney Ridge Environmental

Address 229 Prospect Mountain Road Telephone #: 603-776-5825

Professional License #: CSS 84 E-mail address: cbalcius@stoneyridgeenv.com

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/We submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____

Date: 11/4/19

Signature of Applicant (if different from owner): _____

Date: 11/4/19

Signature of Agent: _____

Date: 11/4/19

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: _____

Date: 11/4/19

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: _____

Date: 11/4/19

Signature of Applicant (if different from owner): _____

Date: 11/4/19

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: _____

Date: 11/4/19

Signature of Applicant (if different from owner): _____

Date: 11/4/19

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: _____

Date: 11/4/19

Signature of Applicant (if different from owner): _____

Date: 11/4/19

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):
 - ☐ SUBDIVISION \$150.00 x # 9 new lots created= \$1,350.00
 - ☐ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= \$
 - ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00= \$150.00
 - ☐ SITE REVIEW – RESIDENTIAL \$100.00 x # per dwelling unit= \$
 - ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
 - o New construction \$.15 sq. ft. x # sq. ft.= \$
 - o Additions (new floor space) \$.10 per sq. ft. x # sq. ft.= \$
 - ☐ MOTEL/HOTEL \$35.00 x # per lodging unit= \$
 - ☐ CHANGE OF USE (not to exceed \$5,000)
 - o Existing floor spaces \$.10 per sq. ft. x # sq. ft. = \$
 - ☐ CONDITIONAL USE PERMIT \$150.00 x # 1 per application= \$150.00
 - ☐ GRAVEL PIT/ EXCAVATIONS
 - o Application fee \$50.00= \$
 - o Permit fee \$75.00= \$
 - ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN \$50.00 x # per hour of review (3 hour minimum)= \$
 - ☐ REQUEST FOR REZONING Application fee \$150.00= \$
 - ☐ DRIVEWAY WAIVER Application fee \$100.00= \$
- SUB TOTAL=** \$

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # = \$
- TOTAL PLAN REVIEW FEE=** \$1,650.00

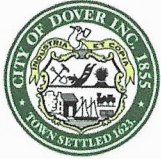
B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - o Certified letters fee # of x \$8.00= \$
 - ☐ Certified letters fee: # of abutters X \$8.00= \$
 - ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters X \$1.00= \$
 - ☐ Creating/Printing Abutter Labels in triplicate per sheet x \$10.00= \$
- SUB TOTAL=** \$

C. Foster's newspaper public notice fee

TOTAL NOTICE FEE= \$80.00

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.



City of Dover, New Hampshire SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

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

APPLICANT: DRVP Developers LLC File Number: _____

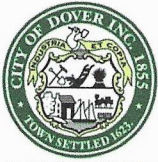
PROJECT TITLE: Porch Light Development

PROPERTY LOCATION: 40A Cataract Avenue Tax Map: 14 Lot: 10-G

	Where/How Provided	Reviewed
1. Completed and signed Application form	Included in the submittal	
2. Plan Review Fees are provided	Included in the submittal	
3. Electronic copy of the surveyed plat layout	Included in the submittal	
4. Electronic copy of supplementary materials and application	Included in the submittal	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Included in the submittal	
6. Waiver requests to the Subdivision Regulations, with written justification	Will be submitted when completed	
7. Conditional Use Permit applications	Included in the submittal	
8. Narrative describing yield plan and cost analysis	Included in the submittal	
9. Folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:		
Location map at appropriate scale	X	
Proposed subdivision name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	X	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and widths of existing and proposed sidewalks	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed topographic information at two foot intervals	X	
Minimum building setbacks or build to lines on all lots	X	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	X	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	X	
Existing and proposed stormwater lines and facilities	X	
Existing and proposed streetlights	X	
Location of Flood Hazard Zone	X	
Location of all bodies of water and watercourses	X	
Location of wetlands and buffers	X	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	X	
Existing natural features and/or significant vegetation on property	X	
Depict existing contours up to 100 ft. beyond project limits	X	
Soil types	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	X	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	X	
Location, material and size of existing and proposed permanent monuments	X	
Existing railroad lines	N/A	
Note regarding solid waste disposal	X	
All applicable Dover Common Subdivision notes	X	
10. Construction Detail Sheets shall contain the following:	X	
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	X	
Profiles showing the locations & a typical cross-section detail of streets	X	
Location of street trees, street lighting poles and street signs	X	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	X	
Location and size of all water, gas and other underground utilities	X	
11. Additional Information if appropriate	X	
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	X	
Stormwater Management System Operation and Maintenance Plan	X	
Letter to Serve from Public and Private Utilities	N/A	
Erosion and Sedimentation Control Plan	X	
Perimeter Landscaping Plan	X	
Proposed restrictive covenants or homeowners association documents	Not yet completed	
Dates and permit numbers of all required state and federal permits	X	
If wetland buffer, indicate placards locations, as applicable	X	
Hydrogeologic study if located in Groundwater Protection Zone	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	X	

REVIEWED BY: _____ DATE _____ TRC DATE _____



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: DRVP Developers LLC Telephone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820

E-Mail Address: Dave@CentralFallsRealty.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 14 Lot(s) # 10-G

Address of Property: Cataract Avenue

Medium Density

Zoning District(s) Residential District R12 Overlay District(s) Wetlands & Shoreland

Existing Use of Property: Vacant lot

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 1.5 units

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

See attached project narrative

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Shoreland Permit, NHDES wetland Permit, NHDES sewer discharge permit

Kenneth A Berry, PE, LLS
Christopher R. Berry

Name of Professional That Prepared TDR Plans: Berry Surveying & Engineering

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

Professional License #: 14243

K.Berry@BerrySurveying.com

E-mail address: crberry@metrocast.net

SIGNATURES

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

Signature of Property Owner: Dad Puh Date: 9/30/2019

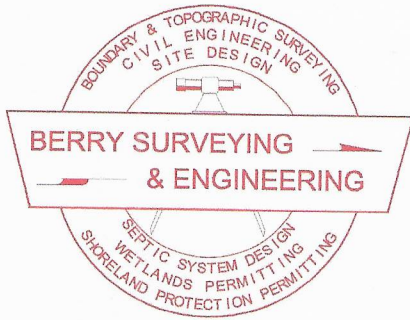
Signature of Applicant (if different from owner): Dad Puh Date: 9/30/2019

Signature of Agent: [Signature] Date: 9/30/2019

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: Dad Puh Date: 9/30/2019



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

October 1, 2019

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

Re: Proposed TDR development
DRVP Developers LLC
Cataract Ave.
Tax Map 14, Lot 10-G

Dear Mrs. Benton,

On behalf of our client DRVP Developers LLC, Berry Surveying & Engineering (BS&E) is submitting for TRC to discuss a proposed development at Cataract Avenue.

Background and General Narrative:

DRVP Developers LLC, owns the parcel known as 40A Cataract Avenue in Dover, NH (Tax Map 14, Lot 10-G). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Stoney Ridge Environmental was on site and delineated the wetlands. The lot is vacant with no existing buildings or structures and is fully wooded. The site abuts the Bellamy River.

The Proposal:

The applicant is utilizing the TDR regulations within the City of Dover zoning regulations to obtain 10 new single family homes. The proposal is to construct a 24' wide private roadway off Cataract Avenue in order to provide access to the single family homes. The roadway will be 700 feet long (380 feet to the neck of the cul-de-sac). A 5' wide raised sidewalk will also be constructed in order to provide pedestrian access from Cataract Avenue to the proposed road, known as Porch Light Drive.

As part of the design, an intensive drainage analysis was conducted in order to design a drainage system that will treat the generated runoff from the proposed development. The proposed roadway will be super elevated towards the sidewalk, where a series of catch basins and drain lines will be to capture the runoff and divert it a rain garden to northerly side of the parcel. The cul-de-sac will be super elevated to the inside in order to divert all the runoff into a second rain garden that will be constructed within the center of the cul-de-sac. Both rain gardens

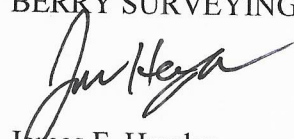
will serve to capture and treat the generated runoff utilizing a layer of bio-media (a mix between loam, sand and natural material) and crushed stone. Once the runoff is filtered through the treatment layers, it will be diverted to a level spreader on the southerly side of the project. This proposed level spreader will disperse the runoff over a large area, so as not to cause erosion downhill of the proposed development.

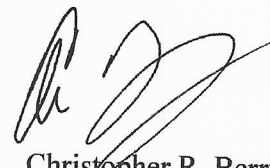
The single family homes will be serviced by City water and sewer. The applicant is proposing to tap into the existing sewer and water in Cataract Avenue. There is an existing hydrant at the entrance of the proposed roadway that will be moved to the easterly side of the proposed road. In addition a second hydrant will be installed at the end of the cul-de-sac. The applicant will install a new sewer manhole in front of the proposed development on the existing 24" sewer main.

All necessary erosion and sediment control measures will be taken during the construction process. Mulch berm or silt soxx will be used to contain the sediment within the construction area and to prevent it from going onto abutting parcels or wetlands. A construction entrance will be installed at the beginning of the road to prevent sediment from being tracked out into Cataract Avenue during the construction process.

As part of the application process with the City, the applicant will also requesting a conditional use permit for disturbance within the 50' buffer. The proposed development will have 387 Sq.Ft. of wetland disturbance and 5,979 Sq.Ft. of buffer disturbance. All of this disturbance will be for the construction of the proposed road and relating grading through the buffer. The remaining area of road and proposed units will be pulled towards the center of the lot and away from the Bellamy River. There will be no other buffer disturbance on this project and all the proposed work will be conducted outside of the NHDES 150' shoreland buffer. Given the sensitivity of the site and its location, the applicant wanted to contain all work within a concentrated area and away from the adjacent river. The applicant will also be filing for a NHDES shoreland permit and a NHDES wetland permit. Copies of permits will be presented to the City when acquired.

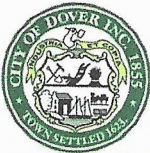
Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



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



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: DRVP Developers LLC Telephone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820

E-Mail Address: dave@centralfallsrealty.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 14 Lot(s) # 10-G

Address of Property: Cataract Ave.

Zoning District(s) R-12 Overlay District(s) Wetlands

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

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

- | | | |
|---|---|--|
| ☐ Conservation District | ☐ RCM Use Overlay District | ☐ I-1 District Uses |
| ☐ Groundwater Protection | ☐ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☒ Wetland Protection District | ☐ Central Business District | ☐ Heritage Residential District |

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

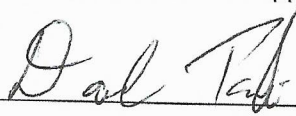
For work within the 50' wetland buffer

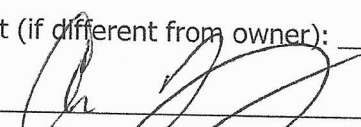
List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Shoreland Protection Permit & NHDES minimum expedited wetland permit

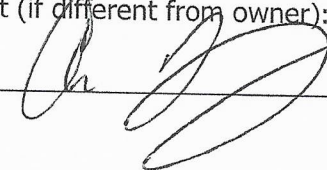
Kenneth A. Berry, PE, LLS
Name of Professional That Prepared Plans: Berry Surveying & Engineering
Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863
Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com

SIGNATURES

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

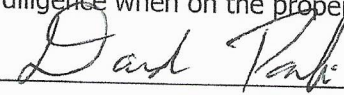
Signature of Property Owner:  Date: 9/30/2019

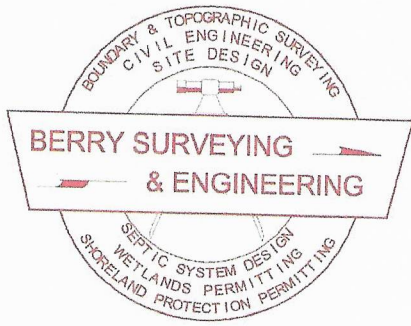
Signature of Applicant (if different from owner):  Date: 9/30/2019

Signature of Agent:  Date: 9/30/2019

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 9/30/2019



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

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September 30, 2019

City of Dover Planning Board
288 Central Ave
Dover, NH 03820

RE: Proposed TDR Development
DRVP Developers LLC
Cataract Avenue
Conditional Use Permit

Mr. Bird and the Dover Conservation Commission

Berry Surveying & Engineering (BS&E,) on behalf of DRVP Developers, LLC respectfully requests the City of Dover Conservation Commission to accept the following Conditional Use Permit:

- Disturbance within the 50' wetland buffer.

1. Identification of Conditional Use Permits

Regulations in the zoning ordinance do not allow for earth disturbance within the 50' wetland buffer. However, Section 170-27.C states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met. Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

- a) The APPLICANT shall demonstrate that the proposed use is essential to the productive use of land not in the district; is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas, where it is physically impossible to locate DOVER CODE P 170-101 such use on land not in the district; and economic advantage alone shall not be deemed a sufficient reason for such proposed use.

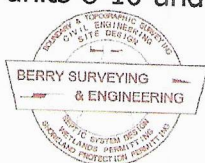
- **There is an existing wetland finger that cuts into the parcel close to Cataract Avenue. Because of this, all the frontage along Cataract is within the wetland buffer. The proposed disturbance is necessary to gain access to the parcel's upland area towards the center of the lot.**

- b) A soil erosion and sedimentation control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water.
- **A full erosion and sediment control plan will be submitted as part of this design. Silt soxx or mulch berm will be used to contain the sediment within the project limits. Rip-Rap and natural fiber matting will be used for slope stabilization. All necessary precautions will be taken to ensure that no sediment goes into the remaining wetland or buffer areas.**
- c) Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the Conditional Use Permit by the Planning Department.
- **As part of this design, the applicant will be filing for a NHDES shoreland and wetland permits. All permits will be presented to the City when acquired.**
- d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
- **An in depth landscaping design will also be done to ensure that new vegetation is promoted to grow throughout the construction site. In addition, the disturbed buffer and wetland areas will receive a special conservation seed mix that will allow for re-vegetation of those areas.**

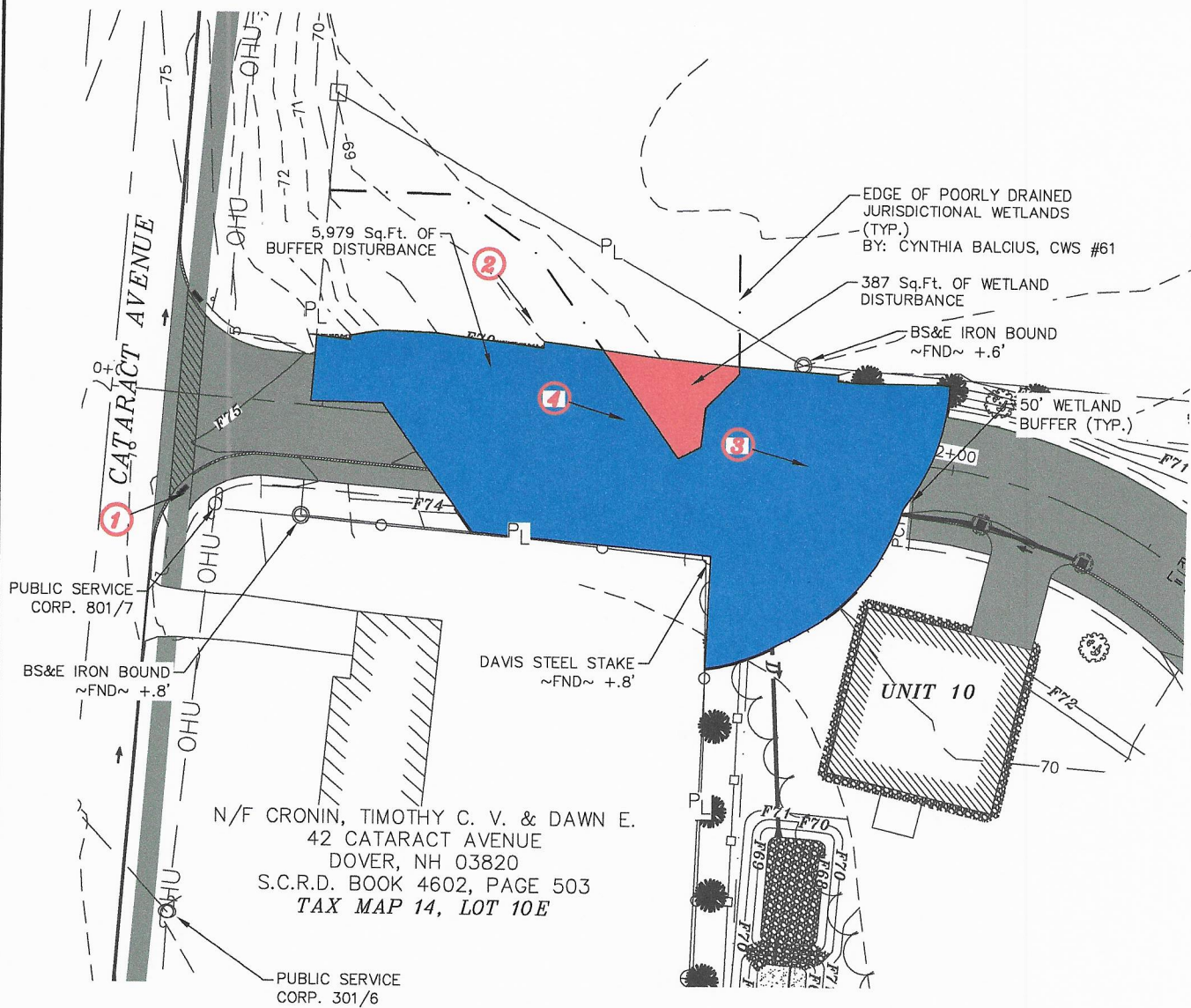
3. Justification for approval of Conditional Use Permits

The proposed development will have 387 Sq.Ft. of wetland disturbance and 5,979 Sq.Ft. of buffer disturbance. All of this disturbance will be for the construction of the proposed road and relating grading through the buffer. The remaining area of road and proposed units will be pulled towards the center of the lot and away from the Bellamy River. There will be no other buffer disturbance on this project and all the proposed work will be conducted outside of the NHDES 150' shoreland buffer. Given the sensitivity of the site and its location, the applicant wanted to contain all work within a concentrated area and away from the adjacent river.

As part of this design, a full drainage analysis will also be conducted. The proposed road will be super elevated to the right side, so that all the generated runoff will flow into proposed catch basins and drain lines. These drain lines will divert the generated runoff towards two rain gardens. The first rain garden will be located behind units 8-10 and the second will be constructed in the center of the cul-de-sac. Both rain

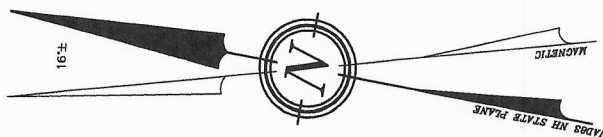


BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



NOTES:

- 1.) OWNER: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, N.H. 03820
- 2.) TAX MAP 14, LOT 10-G
- 3.) LOT AREA: 228,717 Sq.
- 4.) S.C.R.D. BOOK 4664, PAGE 948



WETLAND DISTURBANCE
DRVP DEVELOPERS LLC
CATARACT AVE.
DOVER, N.H.
TAX MAP 14, LOT 10-G

BERRY & SURVEYING
& ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

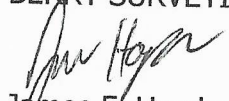
SCALE : 1 IN. EQUALS 40 FT.

DATE : SEPTEMBER 28, 2019

FILE NO. : DB 2019-077

gardens will have a layer of bio-media mix and stone to provide treatment. Once the runoff filters through the rain gardens it will be directed towards a level spreader at the rear of the project. The level spreader will take the generated runoff and disperse it over a larger area, instead of discharging it at a single point. This will allow for a more controlled release of the runoff and prevent erosion downhill of the project.

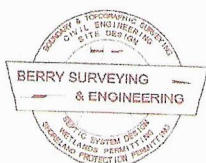
BERRY SURVEYING & ENGINEERING



James F. Hayden
Engineering Technician



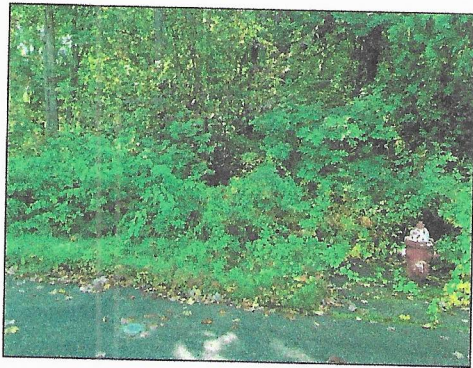
Christopher R. Berry
Principal, President



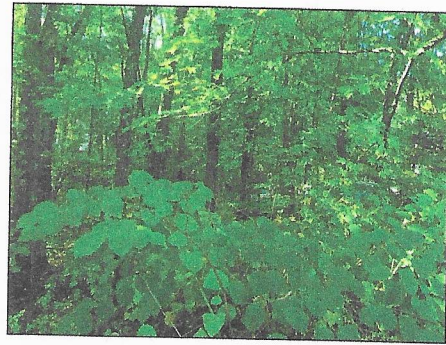
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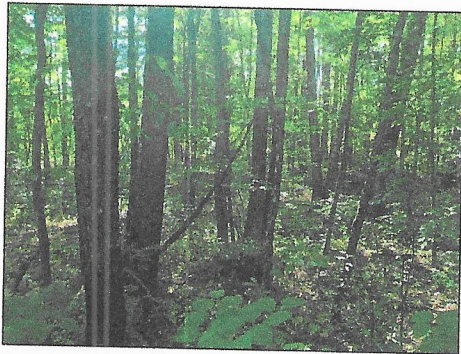
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#2



#3



#4



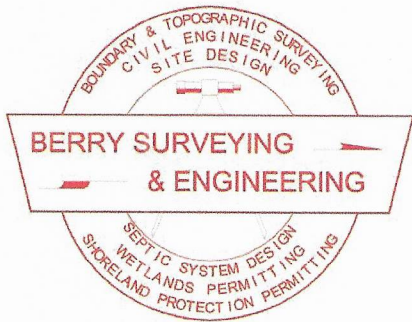
PICTURES
 DRVP DEVELOPERS LLC
 CATARACT AVE.
 DOVER, N.H.
 TAX MAP 14, LOT 10-G

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : SEPTEMBER 28, 2019

FILE NO. : DB 2019-077



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

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

September 30, 2019

RE: Traffic Impact Summary
DRVP Developers, LLC
242 Central Avenue
Dover, NH 03820
40A Cataract Avenue
Tax Map 14, Lot 10-G

Mrs. Benton,

Pursuant to the City of Dover Site Review Regulations, Berry Surveying & Engineering (BS&E), on behalf of DRVP Developers, has prepared a Traffic Impact Summary for the development of a 10 single family detached homes at 40A Cataract Avenue. The point of analysis is the intersection of Cataract Avenue and the proposed access roadway, Porch Light Drive.

The following trip generation is calculated from the 10th Edition Trip Generation Manual using Code 210, Single Family Detached Housing:

Porch Light Drive Proposed Trip Generation (2020)

Time Method		Weekday Total (Page 2) Dwelling Units		Time Method		AM Peak Adj. Street (Page 3) Dwelling Units		Time Method		PM Peak Adj. Street (Page 4) Dwelling Units	
# Units		10		# Units		10		# Units		10	
Avg. Rate		9.44		Avg. Rate		0.74		Avg. Rate		0.99	
Total Trips		94.4		Total Trips		7.4		Total Trips		9.9	
% Enter	50.0	Total Enter	47.2	% Enter	25.0	Total Enter	1.9	% Enter	63.0	Total Enter	6.2
% Exit	50.0	Total Exit	47.2	% Exit	75.0	Total Exit	5.6	% Exit	37.0	Total Exit	3.7

Using Traffic Counts from the NHDOT Transportation Data Management System, dated August 22nd – 24th, 2018, the following peak values were used to determine the directional distribution of trips entering and exiting Porch Light Drive from Cataract Avenue.

Traffic Distribution Cataract Avenue						
Date	Eastbound		Westbound		Two-Way	
8/22/2018	AM Peak	47	AM Peak	52	AM Peak	99
	PM Peak	96	PM Peak	74	PM Peak	163
8/23/2018	AM Peak	47	AM Peak	34	AM Peak	81
	PM Peak	91	PM Peak	63	PM Peak	154
8/24/2018	AM Peak	50	AM Peak	32	AM Peak	81
	PM Peak	77	PM Peak	93	PM Peak	170
Average Peak Hour Traffic	AM Peak	48.0	AM Peak	39.3	AM Peak	87.0
	PM Peak	88.0	PM Peak	76.7	PM Peak	162.3
% Distribution	AM Peak	55.0	AM Peak	45.0		
	PM Peak	53.4	PM Peak	46.6		

The AM and PM peak hour directional distribution indicates nearly a 50/50 directional split of traffic towards downtown Dover and N.H. Route 16/N.H. Route 155 during the AM and PM peak hour. In the AM peak hour, 55.0% of vehicle trips are eastbound towards downtown Dover. This is opposed to 45.0% of AM vehicle trips westbound towards N.H. Route 16/N.H. Route 155. In the PM peak hour 53.4% of vehicle trips are eastbound as opposed to 46.6% westbound.

Traffic data obtained from the NHDOT's Transportation Data Management System from 2018 has been projected to 2020 and ten years further to 2030. This has been done using an August peak seasonal adjustment factor of 1.03 (AM & PM) and using an annual growth rate of 0.5%, compounded annually. The derivation of the peak seasonal adjustment factor comes from an average series of values from other urban highways from across New Hampshire, provided by the NHDOT. The following figures show the build turning movements to and from Porch Light Drive during AM and PM peak hours. These figures also show the projected volume of traffic eastbound and westbound on Cataract Avenue in 2020 and 2030. The projected and peaked traffic volumes for Cataract Avenue are as follows:



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

www.BerrySurveying.Com

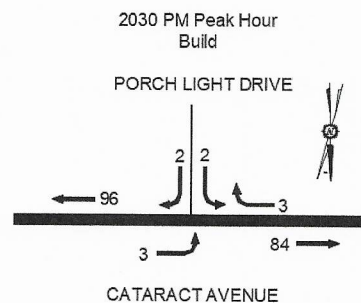
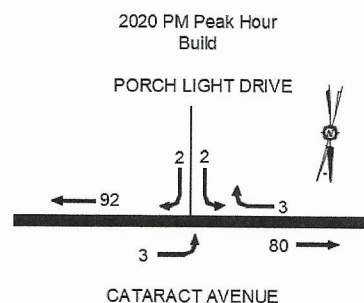
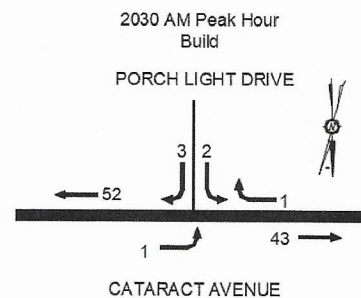
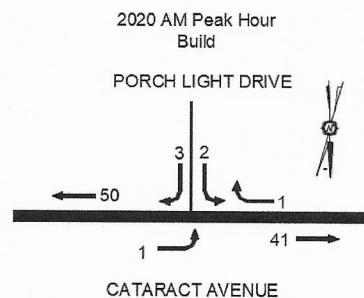
19-077 DRVP Developers, LLC, Dover, NH
Traffic Impact Summary

September 30, 2019

AM Peak Hour Projections		
Year	Westbound Volume	Westbound Volume Peaked
2018	39	40.5
2019	40	40.7
2020	40	40.9
2021	40	41.1
2022	40	41.3
2023	40	41.5
2024	41	41.7
2025	41	41.9
2026	41	42.1
2027	41	42.3
2028	41	42.5
2029	42	42.8
2030	42	43.0
Year	Eastbound Volume	Eastbound Volume Peaked
2018	48	49.4
2019	48	49.6
2020	48	49.9
2021	49	50.1
2022	49	50.4
2023	49	50.6
2024	49	50.9
2025	50	51.1
2026	50	51.4
2027	50	51.7
2028	50	51.9
2029	51	52.2
2030	51	52.4
Seasonal Peaking Factor (August)		1.03

PM Peak Hour Projections		
Year	Westbound Volume	Westbound Volume Peaked
2018	77	78.9
2019	77	79.3
2020	77	79.7
2021	78	80.1
2022	78	80.5
2023	79	80.9
2024	79	81.3
2025	79	81.7
2026	80	82.1
2027	80	82.5
2028	81	82.9
2029	81	83.3
2030	81	83.7
Year	Eastbound Volume	Eastbound Volume Peaked
2018	88	90.5
2019	88	91.0
2020	89	91.5
2021	89	91.9
2022	90	92.4
2023	90	92.8
2024	91	93.3
2025	91	93.8
2026	92	94.2
2027	92	94.7
2028	93	95.2
2029	93	95.7
2030	93	96.1
Seasonal Peaking Factor (August)		1.03

The following figures are a visual representation of the projected turning movements of Porch Light Drive, including the projected traffic volumes:



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

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The following table shows in a tabular format the total trips that are calculated to occur to and from Porch Light Drive. These trips are shown at AM and PM weekday peak hours in a build situation. These trips are further broken down into enter and exit to and from the site as well as percentage of left and right turns.

Time	AM Peak Hour Porch Light Drive	# Trips	Turn Type	% Distribution
Total Trips	7.4			
Trips Enter from Cataract Ave Eastbound		1.0	Right	13.7
Trips Enter from Cataract Ave Westbound		0.8	Left	11.3
Trips Exit to Cataract Ave Eastbound		3.1	Right	41.2
Trips Exit to Cataract Ave Westbound		2.5	Left	33.8

Time	PM Peak Hour Porch Light Drive	# Trips	Turn Type	% Distribution
Total Trips	9.9			
Trips Enter from Cataract Ave Eastbound		3.3	Right	33.7
Trips Enter from Cataract Ave Westbound		2.9	Left	29.3
Trips Exit to Cataract Ave Eastbound		2.0	Right	19.8
Trips Exit to Cataract Ave Westbound		1.7	Left	17.2

Due to the low trip generation of and low quantity of single family detached homes on Porch Light Drive, minimal turning movements will occur. The largest generation is three trips entering from the east and three trips entering from the west during the PM peak hour. During the PM peak hour, the 2020 projected and peaked three day average eastbound traffic on Cataract Avenue was 92 and westbound was 80. For 2030, the projected and peaked eastbound traffic volume is 96 vehicles and 84 westbound vehicles. It can be seen from the low traffic volumes of Cataract Avenue that this minimal trip generation of Porch Light Drive will have a marginal impact on Cataract Avenue and the surrounding roadways.

The posted speed limit of Cataract Avenue is 30MPH. For the purposes of the safety analysis, the 85th percentile of speed is required. This particular section of Cataract Avenue was observed by Berry Surveying & Engineering to analyze the pass by traffic, reviewing speed. Excessive speeds occurred on occasion, as Cataract Avenue can be used by drivers as a short cut. Most operators obeyed the posted speed limits within a deviation of 10 MPH. The 85th percentile derived by observation and conservatively is assumed to be 40 MPH.

Sight distance on Cataract Avenue to the east and west, as well as roadway alignment are the two determining factors of safety. Sight distance to the east is un-obstructed for well over 305 feet (measured), while sight distance to the west is un-obstructed for well over 305 feet (measured). Using Exhibit 3-1 (Stopping Sight Distance) in the Geometric Design Manual, City of Dover regulations, and a 40 mph 85th percentile speed, requires a stopping sight distance of 305 feet for



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September 30, 2019

eastbound and westbound traffic. In this instance both the easterly and westerly sight distances meet the design required warrants. There are no improvements required to obtain this sight distance.

With respect to general safety of Cataract Avenue in relation to the peak hour trip generation and AADT, it is our assessment that the cross section of pavement and shoulder widths are appropriate.

*AASHTO Geometric Design of Highways and Streets 7th Edition (2018)

The proposed build out presents an opportunity for the utilization of public transportation for residents and guests alike. While there are no public transportation stops within ¼ mile of the subject parcel, there is a stop approximately 0.6 miles away at the intersection of Central Avenue and Rutland Street. If residents or guests choose to utilize this public transportation stop, there are sidewalks along to entire route to safely provide access.

- It is recommended that the existing and surrounding infrastructure will be sufficient to handle the minimal projected vehicle trips generated for the peak hour and all other hours for Cataract Avenue and the surrounding roadways

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING



Kevin Poulin, EIT
Project Engineer



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



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
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SHEET 25	~	D101-DRAINAGE DETAILS
SHEET 26	~	U101-UTILITY DETAILS
SHEET 27	~	U102-UTILITY DETAILS
SHEET 28	~	U103-UTILITY DETAILS

* ASTERISKS ARE FOR PLANS TO BE RECORDED

OWNER: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820

APPLICANT: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820

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

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
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BARRINGTON, NH 03825
(603) 332-2863

WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PROSPECT MOUNTAIN ROAD
ALTON, NH 03809
(603) 776-5825

SOILS SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PROSPECT MOUNTAIN ROAD
ALTON, NH 03809
(603) 776-5825

” PORCH LIGHT DEVELOPMENT ”
TRANSFER OF DEVELOPMENT RIGHTS
FOR
DRVP DEVELOPERS LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

NOTE:

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

DOVER PLANNING FILE #

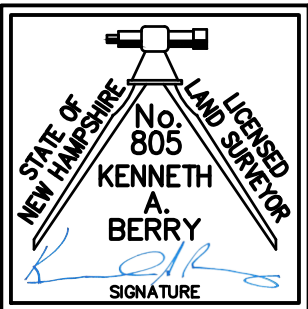
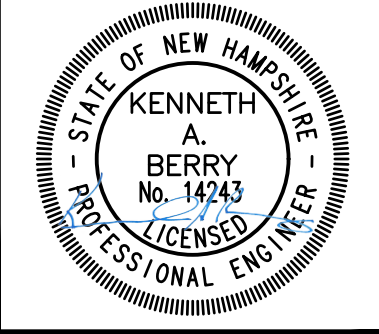
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REVISION

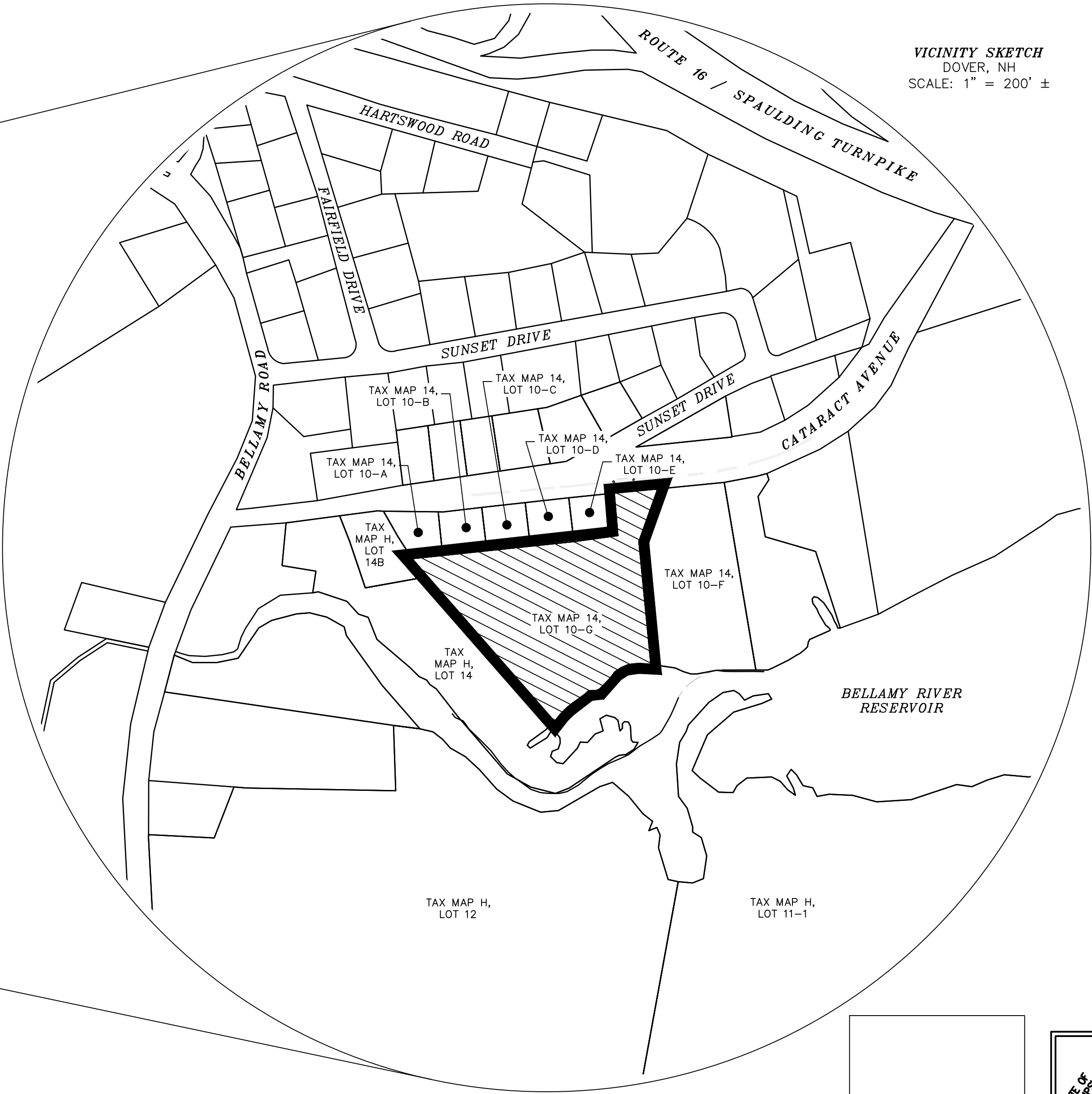
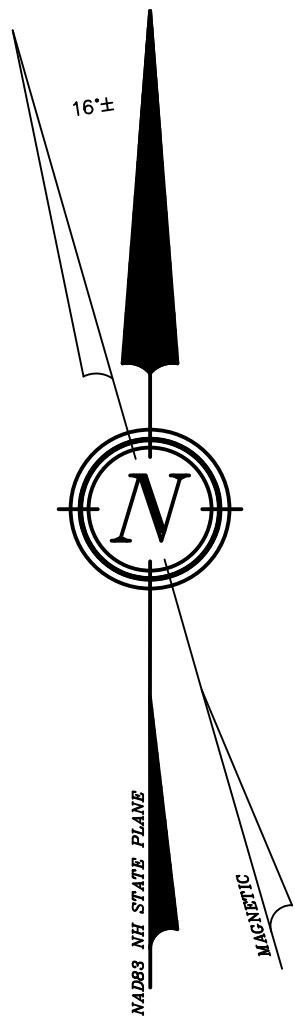
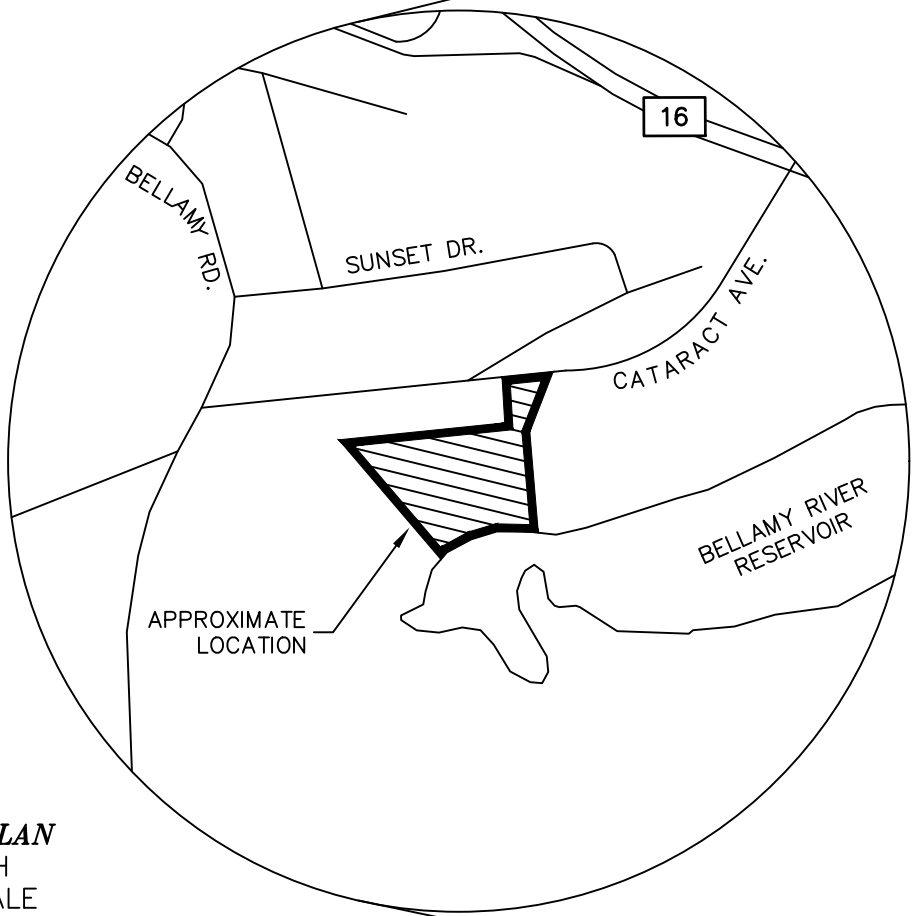
DATE

T.D.R. DEVELOPMENT PLAN
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : SEPTEMBER 30, 2019
FILE NO. : DB 2019-077



APPROVED DOVER



ABBREVIATION LEGEND:

BITUM.	BITUMINOUS
CF	CUBIC FEET
CL	CENTER LINE
C.O.	CLEAN OUT
E.G.	EXISTING GRADE
ELEV.	ELEVATION
E.O.P.	EDGE OF PAVEMENT
E.S.H.W.T.	ESTIMATED SEASONAL HIGH WATER TABLE
F.E.S.	FLARED END SECTION
F.G.	FINISHED GRADE
HDPE	HIGH DENSITY POLYTHYLENE
INV.	INVERT
L.C.A.	LIMITED COMMON AREA
P.C.	POINT OF CURVATURE
PL	PROPERTY LINE
PROP.	PROPOSED
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
RECB	ROLLED EROSION CONTROL BLANKET
STA	STATION
S.V.C.	SLOPED GRANITE CURB
T.B.R.	TO BE REMOVED
TYP.	TYPICAL
U.D.	UNDER DRAIN
U.G.E.	UNDERGROUND ELECTRICAL/UTILITY
V.G.C.	VERTICAL GRANITE CURB

'/, FEET / FEET

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

LEGEND:

	IRON BOUND ~FND~
	IRON PIPE ~FND~
	STEEL STAKE ~FND~
	SPIKE ~FND~
	GRANITE BOUND ~FND~
	UTILITY POLE / GUY WIRE
	STREET LAMP
	GATE VALVE
	FIRE HYDRANT
	CATCH BASIN
	SEWER MANHOLE

	NRCS SOIL DELINEATION LINE
	BUILDING SETBACK LINE
	SURVEY TIE LINE
	OVERHEAD UTILITIES LINE
	WATER LINE
	CONTOUR LINE, MINOR
	CONTOUR LINE, MAJOR
	WETLAND LINE
	WETLAND BUFFER
	SEWER LINE
	DRAINAGE LINE
	NHDES 50' SETBACK
	NHDES 150' SETBACK
	NHDES 250' SETBACK
	NRCS SOIL LABEL
	STRAFFORD COUNTY REGISTRY OF DEEDS
	TYPICAL FOUND

B&B
S.C.R.D. TYP.
FND

PROPOSED LEGEND:

	IRON BOUND (FND)
	TEMPORARY BENCHMARK

	CURB STOP
	GATE VALVE
	GAS VALVE
	CATCH BASIN
	SHEET DETAIL
	THRUST BLOCK

	LIGHTING
	PROPOSED SPOT ELEVATION
	EASEMENT LINE
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED DRAIN LINE
	PROPOSED UNDERDRAIN
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR

	SAW CUT LINE
	PROPOSED UNDERGROUND UTILITY

	SILT FENCE / EROSION MIX BERM
--	-------------------------------

	FILTREXX SILT SOXX (8" or 12" AS NOTED)
--	---

	ORANGE CONSTRUCTION PERIMETER FENCE
--	-------------------------------------

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R2-1	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (1)
R6-1R	36"x12"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (1)
W14-2	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	SQUARE (1)

ABUTTERS WITHIN 200':

N/F CHOLEWINSKI, DENNIS & CODY GLORIA
45 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 5M
S.C.R.D. BOOK 3860, PAGE 138

N/F ALLEN B. MORGAN AND EILEEN L. MORGAN
IRREVOCABLE TRUST, DATED MAY 17, 2011
MORGAN, ALLEN B. & EILEEN L. TRUSTEES
53 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 6
S.C.R.D. BOOK 3931, PAGE 823

N/F STANSFIELD, MARK & RACHEL
49 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 7
S.C.R.D. BOOK 4449, PAGE 142

N/F KAY, ALEXANDER & JACLYN R. SCOTT
49 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 8
S.C.R.D. BOOK 4199, PAGE 467

N/F KELLEY, SAMUEL L. & MOYNIHAN, ANNAH K.
47 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 9
S.C.R.D. BOOK 3780, PAGE 903

N/F PUTH, ROBERT C. & PUTH, SALLY J.
41 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 17, LOT 10
S.C.R.D. BOOK, 1756, PAGE 315

ABUTTERS WITHIN 200' CONT.:

N/F LAROCHE, STEVEN
50 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 10A
S.C.R.D. BOOK 4071, PAGE 612

N/F JACQUELINE CORMIER ROY
REVOCABLE TRUST OF 2002
CORMIER ROY, JACQUELINE TRUSTEE
48 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 10B
S.C.R.D. BOOK 2567, PAGE 99

N/F CARBONE, COLLEEN S.
46 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 10C
S.C.R.D. BOOK 4560, PAGE 979

N/F LUDWICK, WILLIAM J.
44 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 10D
S.C.R.D. BOOK 1820, PAGE 350

ABUTTERS WITHIN 200' CONT.:

N/F CRONIN, TIMOTHY C. V. & DAWN E.
42 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 10E
S.C.R.D. BOOK 4602, PAGE 503

N/F JACOBMEYER, CECILE R. & WILLIAM J.
40 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 10F
S.C.R.D. BOOK 3601, PAGE 420

N/F CASWELL, CHRISTOPHER P. & WENDY S.
34 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 11-1
S.C.R.D. BOOK 4169, PAGE 196

ABUTTERS WITHIN 200' CONT.:

N/F JOHNSON, MATTHEW & ERICA
26 SUNSET DRIVE
DOVER, NH 03820
TAX MAP 14, LOT 11A-1
S.C.R.D. BOOK 3601, PAGE 420

N/F NORTON, ROBERT E.
45 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 1B
S.C.R.D. BOOK 3803, PAGE 802

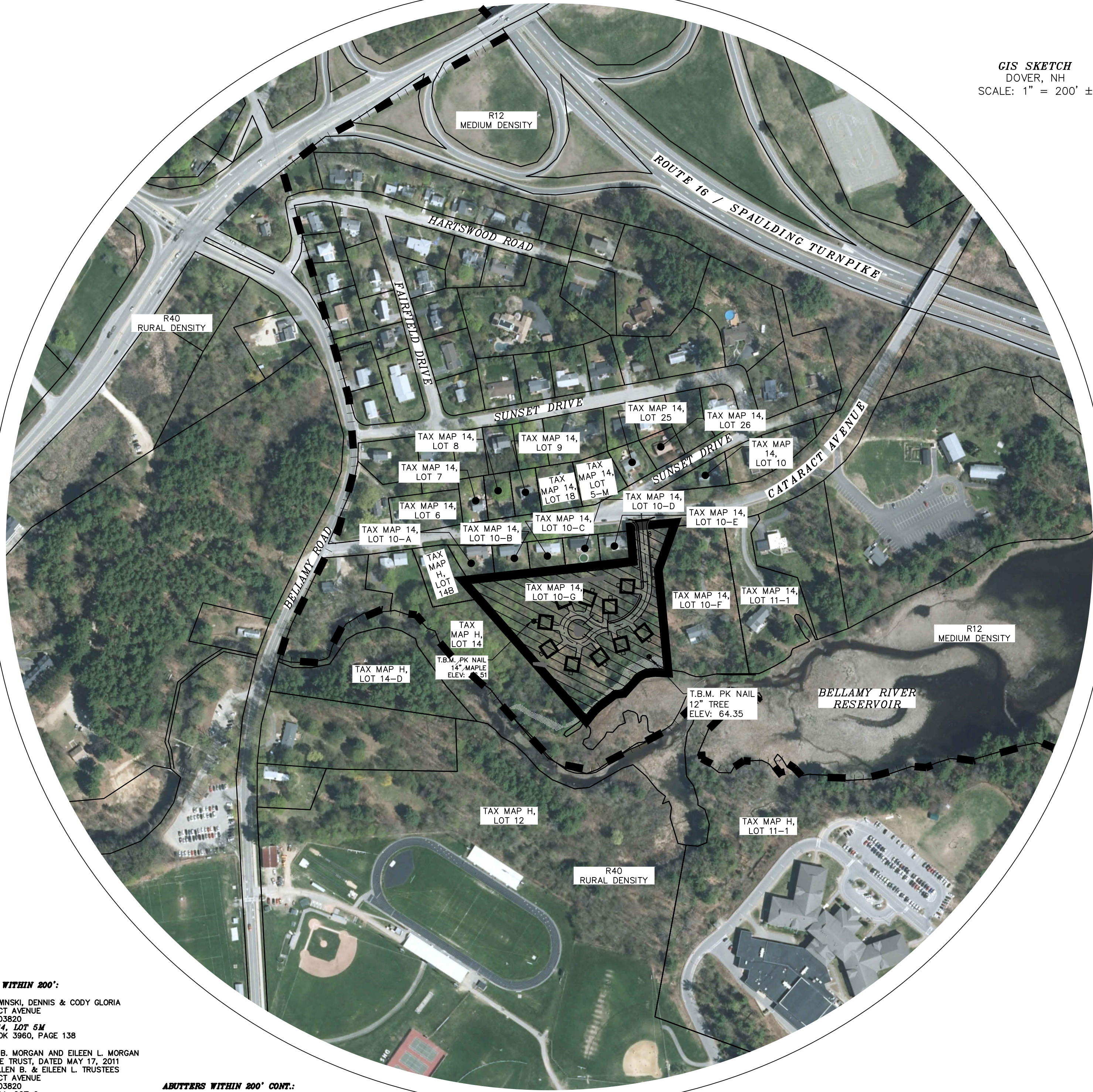
N/F MILLER, MARK E. & CHRISTINE M.
39 SUNSET DRIVE
DOVER, NH 03820
TAX MAP 14, LOT 25
S.C.R.D. BOOK 4609, PAGE 915

ABUTTERS WITHIN 200' CONT.:

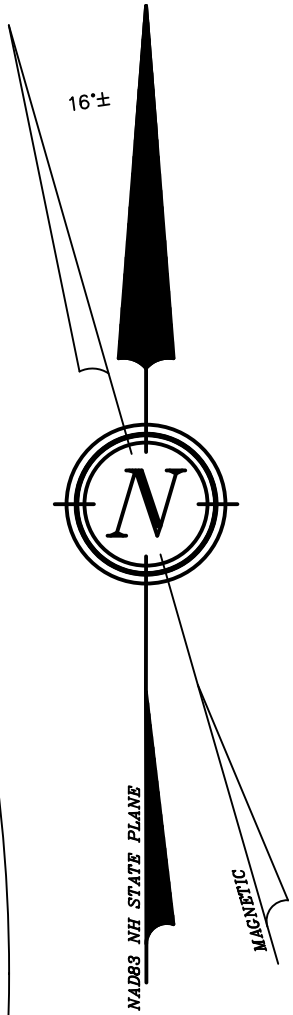
N/F WATKINS, ROBERT S. & NANCY A.
37 SUNSET DRIVE
DOVER, NH 03820
TAX MAP 14, LOT 26
S.C.R.D. BOOK 2260, PAGE 474

N/F PROULX, RICHARD, JAMES J., DANIEL, MARIA, CHRISTOPHER, JOHN & PROULX-ROSE, RENEE & MICRUM, JEANNE & THURBER, DIANE & BREW, MICHELLE MARIE & JACOBS, ANGELIQUE
54 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 14
S.C.R.D. BOOK 2668, PAGE 596

N/F GAGNON, MARK A.
52 CATARACT AVENUE
DOVER, NH 03820
TAX MAP 14, LOT 14B
S.C.R.D. BOOK 4461, PAGE 688



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



DOVER PLANNING FILE #

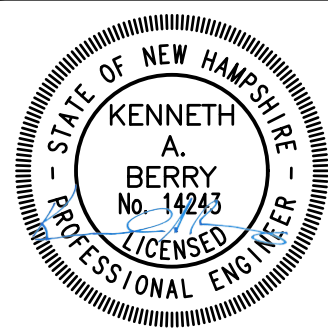
NEIGHBORHOOD PLAN
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-C

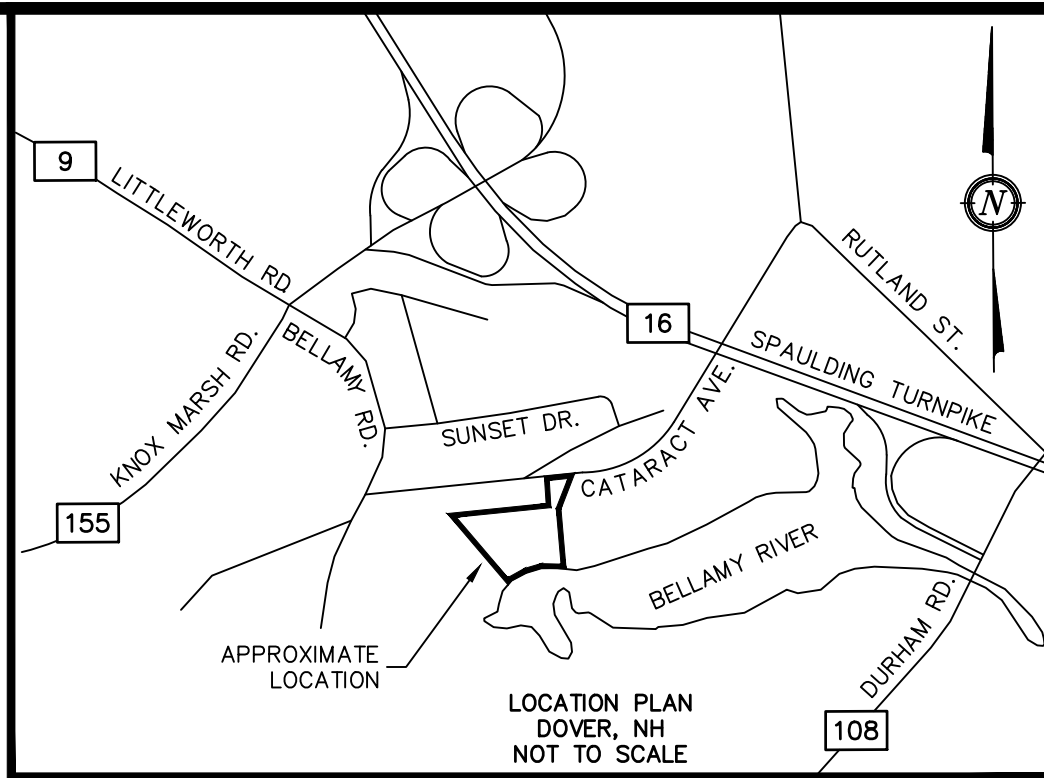
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN

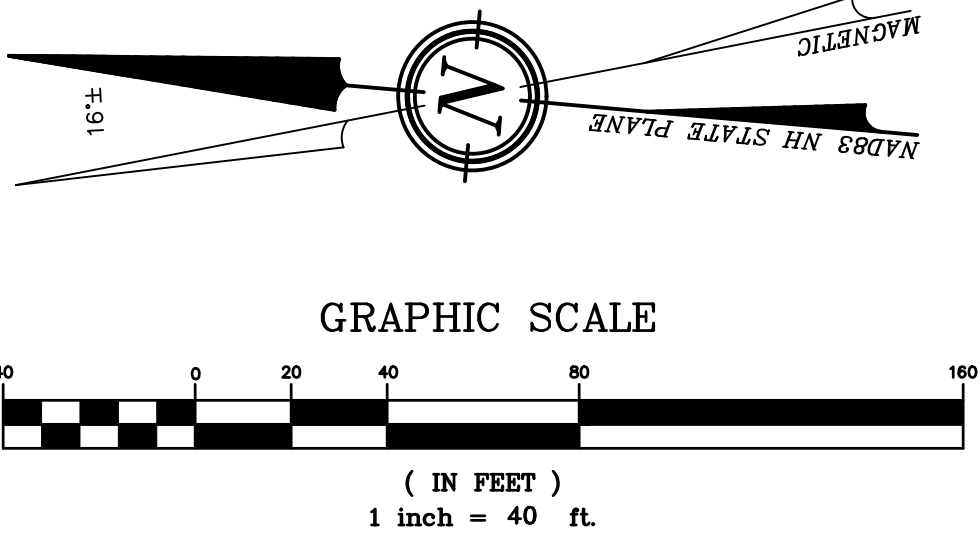
DATE : SEPTEMBER 30, 2019

FILE NO. : DB 2019-077





- LEGEND:**
- | | |
|----------|------------------------------------|
| ● | IRON BOUND/IRON ROD (FND) |
| ○ | IRON PIPE (FND) |
| ⊕ | STEEL STAKE (FND) |
| ⌚ | UTILITY POLE |
| --- | APPROX ABUTTING BOUNDARY LINE |
| --- | SURVEY TIE LINE |
| --- | RIVER'S EDGE |
| FND | FOUND |
| TYP | TYPICAL |
| TBS | TO BE SET |
| S.C.R.D. | STRAFFORD COUNTY REGISTRY OF DEEDS |



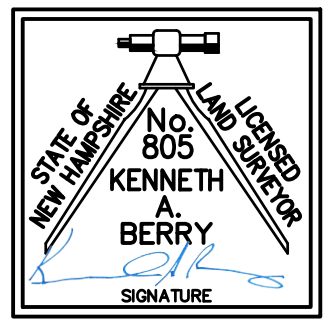
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

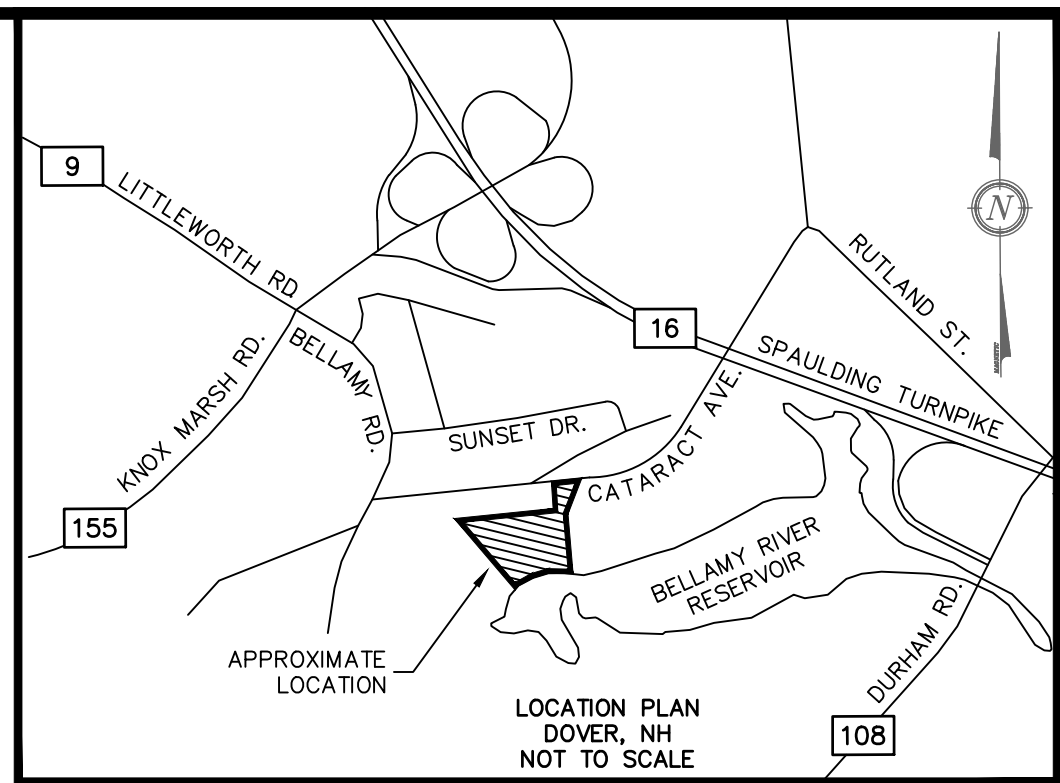
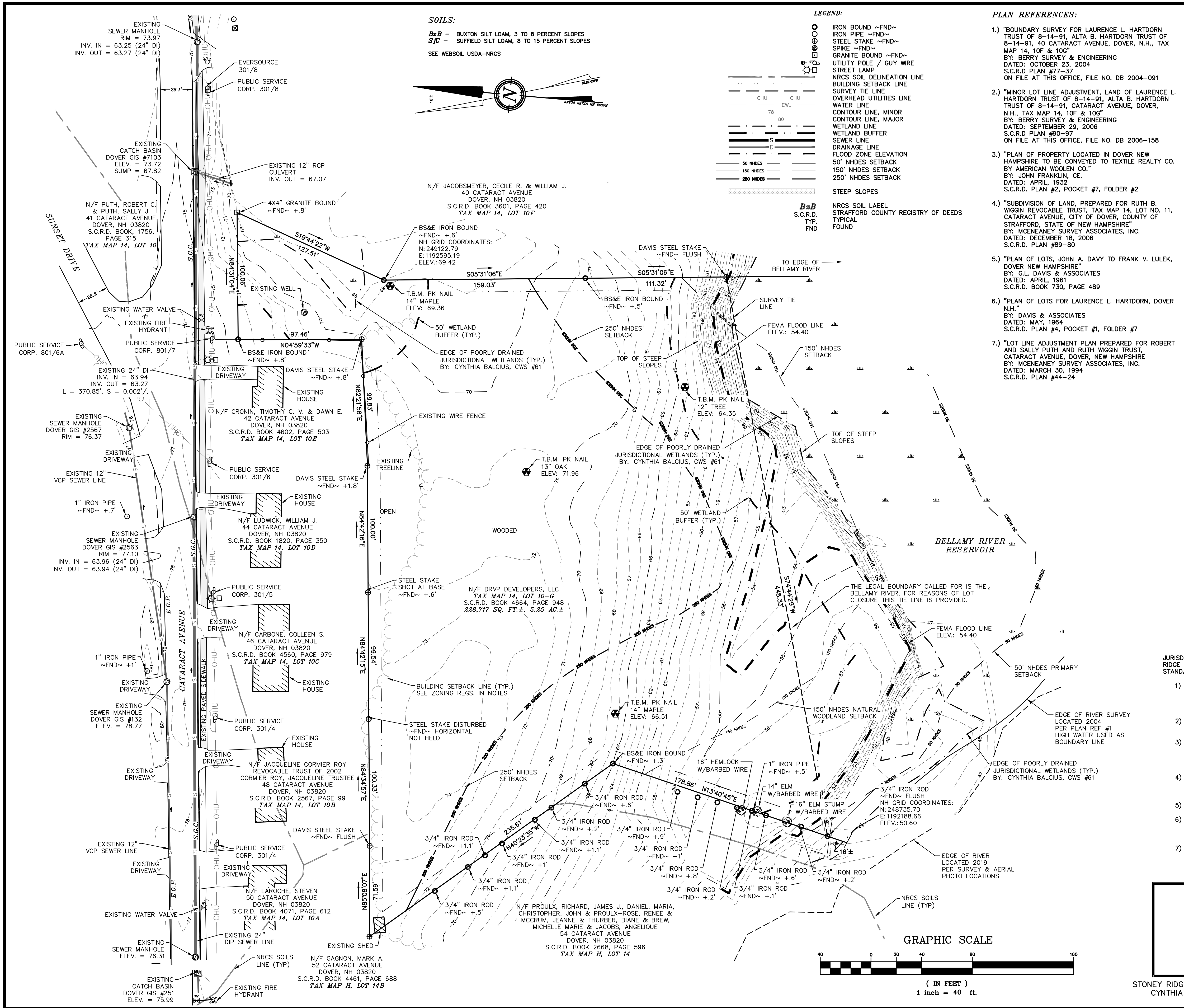
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

BOUNDARY SURVEY
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 40 FT.
 DATE : SEPTEMBER 30, 2019
 FILE NO. : DB 2019-077





- NOTES:**
- OWNER: DRVP DEVELOPERS LLC 242 CENTRAL AVENUE DOVER, NH 03820
 - APPLICANT: DRVP DEVELOPERS LLC 242 CENTRAL AVENUE DOVER, NH 03820
 - LOT AREA: 228,717 Sq. Ft., 5.25 Ac.±
 - S.C.R.D. BOOK 4664, PAGE 948
 - ZONING: (R-12) MEDIUM DENSITY RESIDENTIAL DISTRICT MINIMUM FRONTAGE ~ 100' MINIMUM LOT SIZE ~ 12,000 Sq. Ft. FRONT BUILD-TO LINE ~ 15'-25' REAR SETBACK ~ 30' SIDE SETBACK ~ 15' WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 35' MAX. LOT COVERAGE: 30%
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD, FLOOD ELEVATION = 54.4' REF.: FEMA COMMUNITY #330145, MAP #3301700320E, DATED: SEPTEMBER 30, 2015
 - VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 59,562.
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 14, LOT 10-G AS OF THE DATE OF THE SURVEY.
 - THE EXISTING LOT COVERAGE IS 84 Sq. Ft.
 - THE EXISTING IMPERVIOUS LOT COVERAGE IS 0 Sq. Ft.

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JUNE OF 2019 UTILIZING THE FOLLOWING STANDARDS:

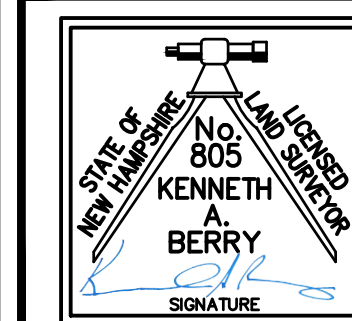
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING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

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

KENNETH A. BERRY LLS 805 DATE

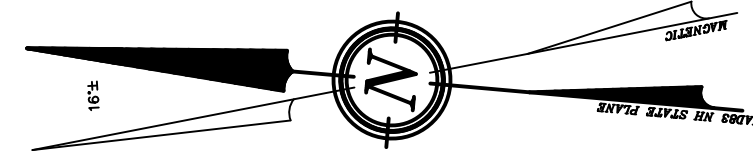
EXISTING CONDITIONS PLAN
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : SEPTEMBER 30, 2019
FILE NO. : DB 2019-077



BzB - BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
SfC - SUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES

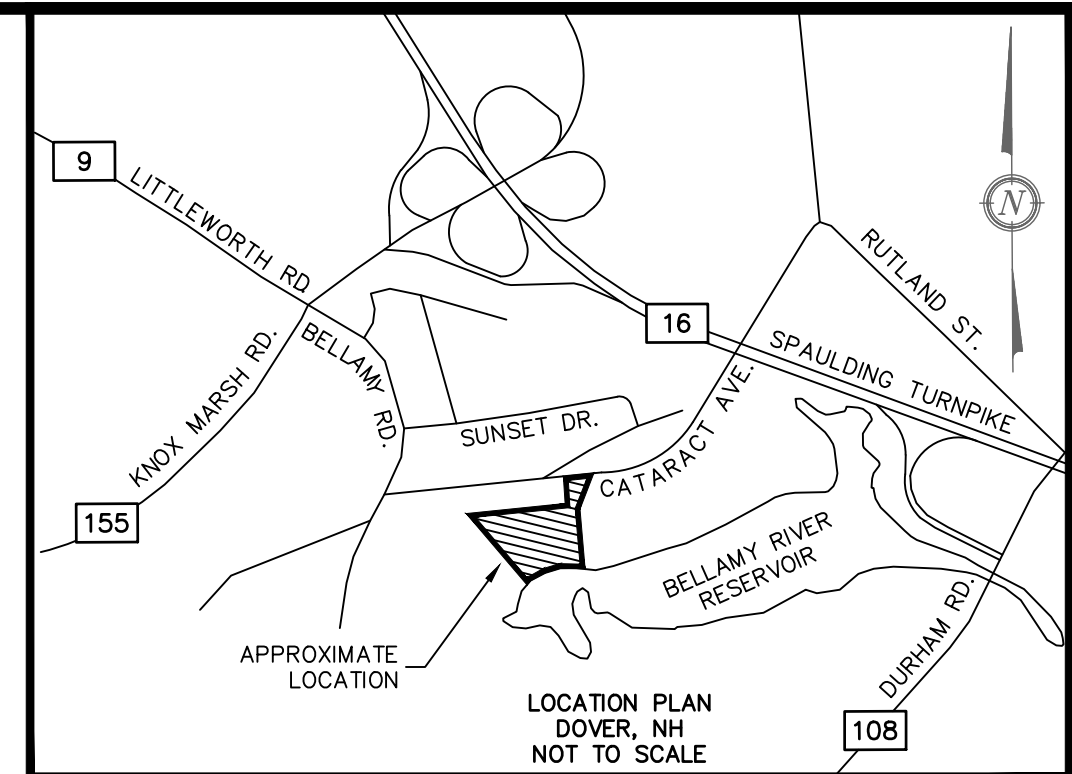
SEE WEBSOIL USDA-NRCS



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

STONEY RIDGE ENVIRONMENTAL, LLC
CYNTHIA BALCIUS, CSS #84

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEWIPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 ([HTTP://WETLAND.PLANTS.USACE.ARMY.MIL](http://wetland.plants.usace.army.mil)). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEL HILL.
- 4) STATE-NEW HADRE, NEW ENGLAND PLANT LIST. LICHVARR, R.W., M. BUTTERFICK, N.C. MEIN, AND J. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014: 41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS REGULATION PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, JANUARY 2012, VERSION 2. "U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY/ERC/ET-TR-12-1."
- 7) QUANTIFICATION OF WETLAND HABITATS OF THE HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLETT, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.



- 1.) OWNER: DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 1A.) APPLICANT: DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP 14, LOT 10-G
- 3.) LOT AREA: 228,717 Sq. Ft., 5.25 Ac.±
- 4.) S.C.R.D. BOOK 4664, PAGE 948
- 5.) ZONING: (R-12) MEDIUM DENSITY RESIDENTIAL DISTRICT
MINIMUM FRONTAGE ~ 100'
MINIMUM LOT SIZE ~ 12,000 Sq. Ft.
FRONT BUILD-TO LINE ~ 15'-25'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 15'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. FLOOD ELEVATION = 54.4' REF.: FEMA COMMUNITY #330145, MAP #33017C0320E, DATED: SEPTEMBER 30, 2015
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIRER SPIR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 59,562.
- 9.) THE INTENT OF THIS PLAN IS TO REPRESENT THE SITE SPECIFIC SOILS ON TAX MAP 14, LOT 10-G AS OF THE DATE OF THIS PLAN.

SOILS LEGEND		
<u>SYMBOL</u>	<u>SOIL TAXONOMIC NAME</u>	<u>HYDROLOGIC SOIL GROUP</u>
32B	BOXFORD LOAM	C
32C	BOXFORD LOAM	C
32D	BOXFORD LOAM	C
32E	BOXFORD LOAM	C
32F	BOXFORD LOAM	C
953A	BOXFORD LOAM VARIANT	C
953B	BOXFORD LOAM VARIANT	C
536B	SUFFIELD LOAM	C
536C	SUFFIELD LOAM	C
536D	SUFFIELD LOAM	C
536E	SUFFIELD LOAM	C
26B	WINDSOR FINE SANDY LOAM	A
26C	WINDSOR FINE SANDY LOAM	A
26F	WINDSOR FINE SANDY LOAM	A
313B	DEERFIELD FINE SANDY LOAM	B
33B/PD	SCITICO LOAM	C

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

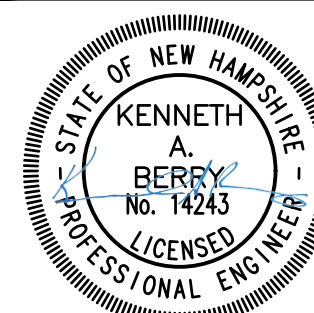
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

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

SCALE : 1 IN. EQUALS 40 FT.

DATE : SEPTEMBER 30, 2019

FILE NO. : DB 2019-077



SHEET 4 OF 28

DOVER PLANNING FILE #

DESCRIPTION

DATE _____

E VISION

54

N.H.
LOT 10-

DOVER
MAP 14

TA.

9

30, 20

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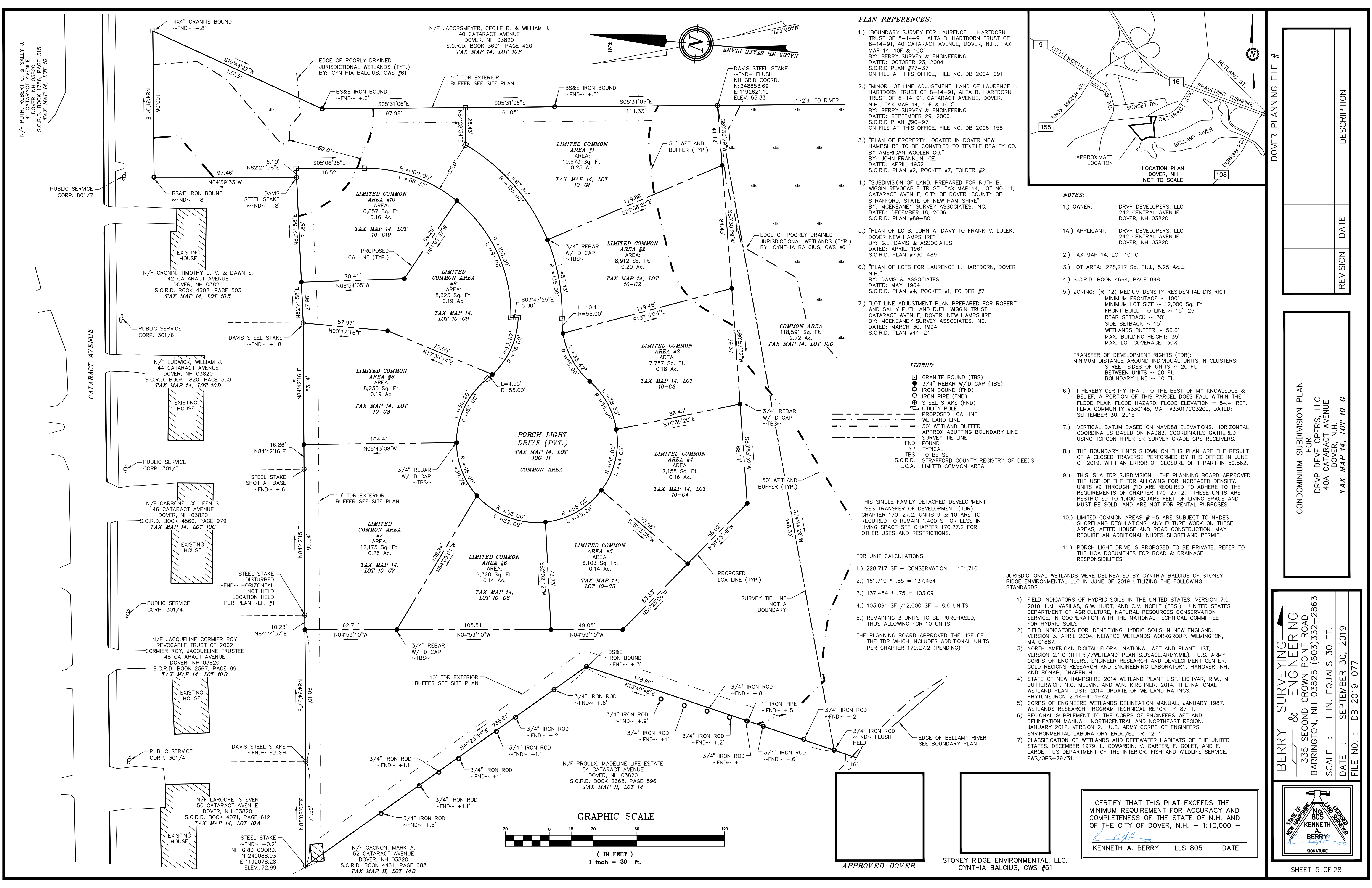
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DATE _____

PSHIRE



28



PLAN REFERENCES:

- 1.) "BOUNDARY SURVEY FOR LAURENCE L. HARTDORN, TRUST OF 8-14-91, ALTA B. HARTDORN TRUST OF 8-14-91, 40 CATARACT AVENUE, DOVER, N.H., TAX MAP 14, 10F & 10G" BY: BERRY SURVEY & ENGINEERING DATED: OCTOBER 23, 2004 S.C.R.D. PLAN #77-37 ON FILE AT THIS OFFICE, FILE NO. DB 2004-091
- 2.) "MINOR LOT LINE ADJUSTMENT, LAND OF LAURENCE L. HARTDORN TRUST OF 8-14-91, ALTA B. HARTDORN TRUST OF 8-14-91, 40 CATARACT AVENUE, DOVER, N.H., TAX MAP 14, 10F & 10G" BY: BERRY SURVEY & ENGINEERING DATED: SEPTEMBER 29, 2006 S.C.R.D. PLAN #90-97 ON FILE AT THIS OFFICE, FILE NO. DB 2006-158
- 3.) "PLAN OF PROPERTY LOCATED IN DOVER NEW HAMPSHIRE TO BE CONVEYED TO TEXTILE REALTY CO. BY AMERICAN WOOLLEN CO." BY: JOHN FRANKLIN, CE. DATED: APRIL, 1932 S.C.R.D. PLAN #2, POCKET #7, FOLDER #2
- 4.) "SUBDIVISION OF LAND, PREPARED FOR RUTH B. WIGGIN REVOCABLE TRUST, TAX MAP 14, LOT NO. 11, CATARACT AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: MCNEANEY SURVEY ASSOCIATES, INC. DATED: DECEMBER 18, 2006 S.C.R.D. PLAN #89-80
- 5.) "PLAN OF LOTS, JOHN A. DAVY TO FRANK V. LULEK, DOVER NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES DATED: APRIL, 1961 S.C.R.D. PLAN #730-489
- 6.) "PLAN OF LOTS FOR LAURENCE L. HARTDORN, DOVER N.H." BY: DAVIS & ASSOCIATES DATED: MAY, 1964 S.C.R.D. PLAN #4, POCKET #1, FOLDER #7
- 7.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR ROBERT AND SALLY PUTH AND RUTH WIGGIN TRUST, CATARACT AVENUE, DOVER, NEW HAMPSHIRE BY: MCNEANEY SURVEY ASSOCIATES, INC. DATED: MARCH 30, 1994 S.C.R.D. PLAN #44-24

LEGEND:

- GRANITE BOUND (TBS)
- 3/4" REBAR W/ID CAP (TBS)
- IRON BOUND (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- PROPOSED LCA LINE
- WETLAND LINE
- 50' WETLAND BUFFER
- APPROX ABUTTING BOUNDARY LINE
- SURVEY TIE LINE
- FND TYP
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- L.C.A. LIMITED COMMON AREA

THIS SINGLE FAMILY DETACHED DEVELOPMENT USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170-27.2. UNITS 9 & 10 ARE TO REMAIN TO REMAIN 1,400 SF OR LESS IN LIVING SPACE SEE CHAPTER 170.27.2 FOR OTHER USES AND RESTRICTIONS.

TDR UNIT CALCULATIONS

- 1.) 228,717 SF - CONSERVATION = 161,710
- 2.) 161,710 * .85 = 137,454
- 3.) 137,454 * .75 = 103,091
- 4.) 103,091 SF /12,000 SF = 8.6 UNITS
- 5.) REMAINING 3 UNITS TO BE PURCHASED, THUS ALLOWING FOR 10 UNITS

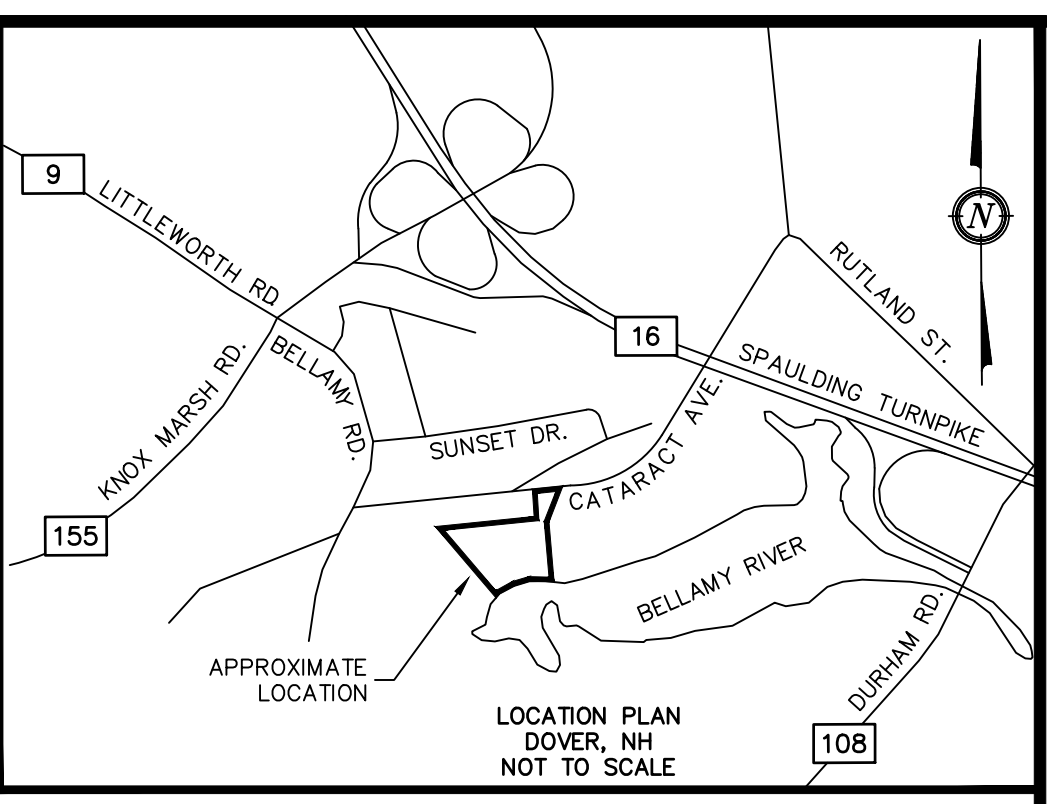
THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 170.27.2 (PENDING)

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JUNE OF 2019 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
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I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. - 1:10,000 -

KENNETH A. BERRY LLS 805 DATE

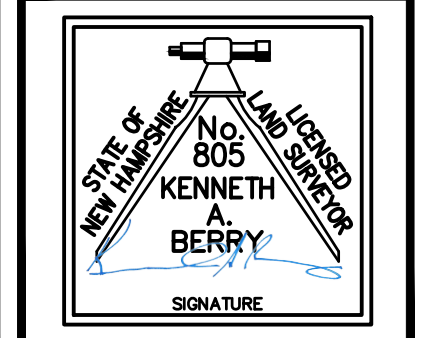


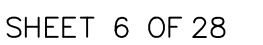
NOTES:

- 1.) OWNER: DRVP DEVELOPERS, LLC 242 CENTRAL AVENUE DOVER, NH 03820
- 1A.) APPLICANT: DRVP DEVELOPERS, LLC 242 CENTRAL AVENUE DOVER, NH 03820
- 2.) TAX MAP 14, LOT 10-G
- 3.) LOT AREA: 228,717 Sq. Ft.±, 5.25 Ac.±
- 4.) S.C.R.D. BOOK 4664, PAGE 948
- 5.) ZONING: (R-12) MEDIUM DENSITY RESIDENTIAL DISTRICT MINIMUM FRONTAGE ~ 100' MINIMUM LOT SIZE ~ 12,000 Sq. Ft. FRONT BUILD-TO LINE ~ 15'-25' REAR SETBACK ~ 30' SIDE SETBACK ~ 15' WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 35' MAX. LOT COVERAGE: 30%
- TRANSFER OF DEVELOPMENT RIGHTS (TDR): MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS: STREET SIDES OF UNITS ~ 20 FT. BETWEEN UNITS ~ 20 FT. BOUNDARY LINE ~ 10 FT.
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. FLOOD ELEVATION = 54.4' REF.: FEMA COMMUNITY #330145, MAP #3301700320E, DATED: SEPTEMBER 30, 2015
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 59,562.
- 9.) THIS IS A TDR SUBDIVISION. THE PLANNING BOARD APPROVED THE USE OF THE TDR ALLOWING FOR INCREASED DENSITY. UNITS #9 THROUGH #10 ARE REQUIRED TO ADHERE TO THE REQUIREMENTS OF CHAPTER 170-27-2. THESE UNITS ARE RESTRICTED TO 1,400 SQUARE FEET OF LIVING SPACE AND MUST BE SOLD, AND ARE NOT FOR RENTAL PURPOSES.
- 10.) LIMITED COMMON AREAS #1-5 ARE SUBJECT TO NHDES SHORELAND REGULATIONS. ANY FUTURE WORK ON THESE AREAS, AFTER HOUSE AND ROAD CONSTRUCTION, MAY REQUIRE AN ADDITIONAL NHDES SHORELAND PERMIT.
- 11.) PORCH LIGHT DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES.

CONDOMINIUM SUBDIVISION PLAN FOR DRVP DEVELOPERS, LLC 40A CATARACT AVENUE DOVER, N.H. TAX MAP 14, LOT 10-G

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE : 1 IN. EQUALS 30 FT. DATE : SEPTEMBER 30, 2019 FILE NO. : DB 2019-077





11.) PORCH LIGHT DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES.

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
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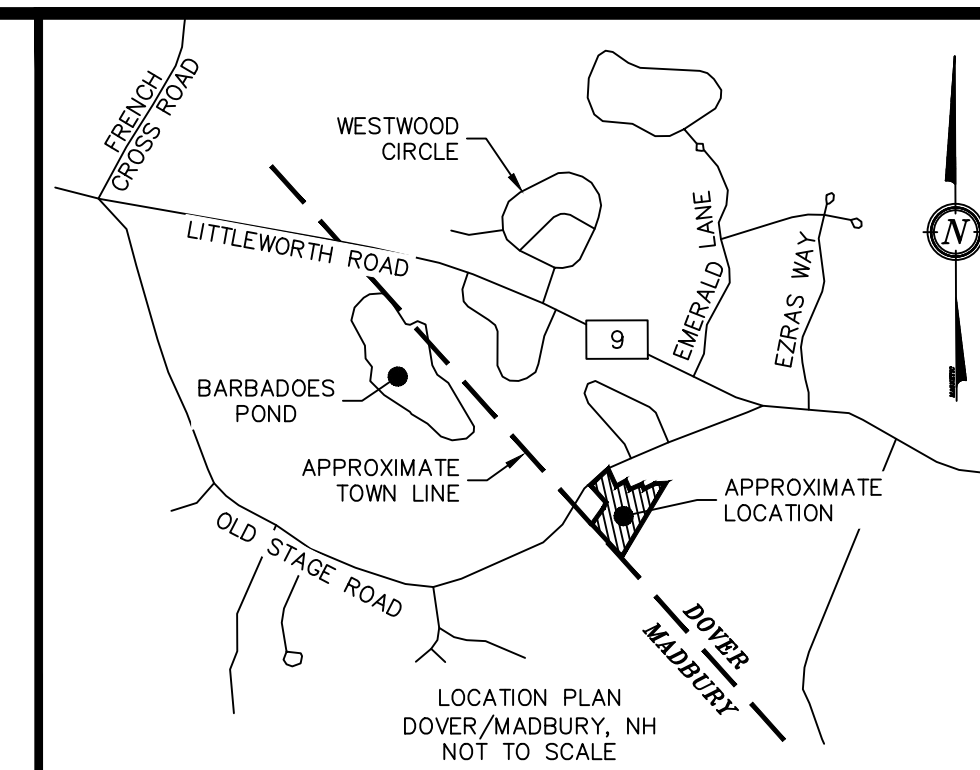
I CERTIFY THAT THIS PLAT EXCEEDS THE
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OF THE CITY OF DOVER, N.H. - 1:10,000 -



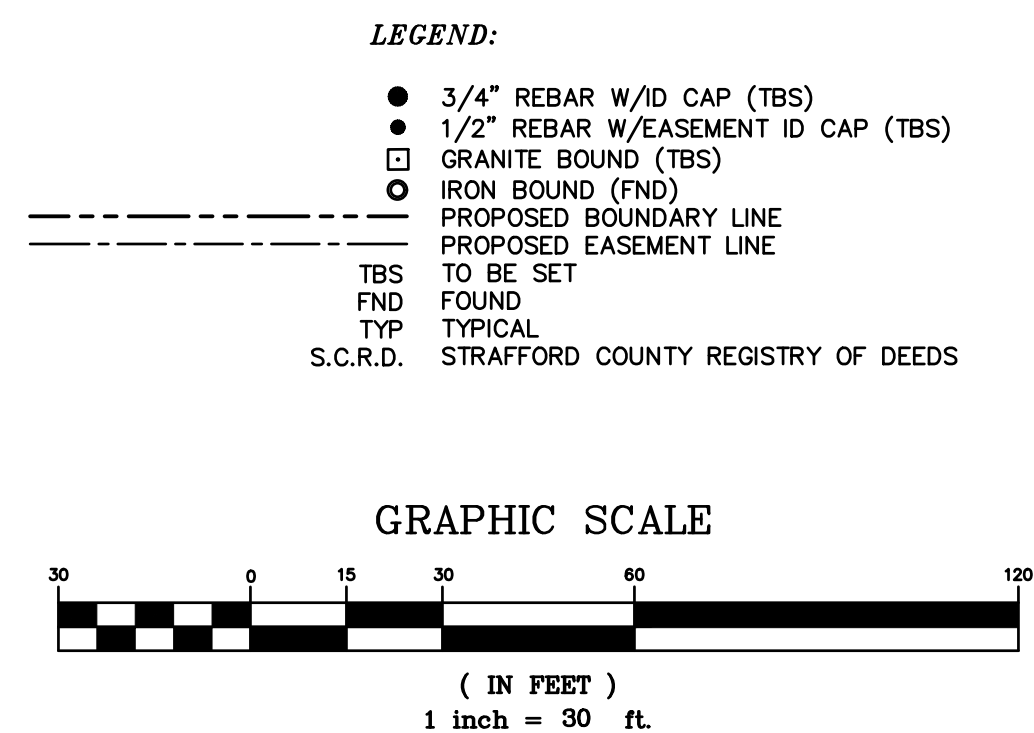
KENNETH A. BERRY LLS 805 DATE


BERRY & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603) 332-2863
 SCALE : 1 IN. EQUALS 30 FT.
 DATE : SEPTEMBER 30, 2019
 FILE NO. : DB 2019-077

SHEET 6 OF 28



DOVER PLANNING FILE #		
REVISION	DATE	DESCRIPTION



K.A.B.
KENNETH A. BERRY L.L.S. 805 DATE

1.) OWNER: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820

1A.) APPLICANT: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 14, LOT 10-G

3.) LOT AREA: 228,717 Sq. Ft.±, 5.25 Ac.±

4.) S.C.R.D. BOOK 4664, PAGE 948

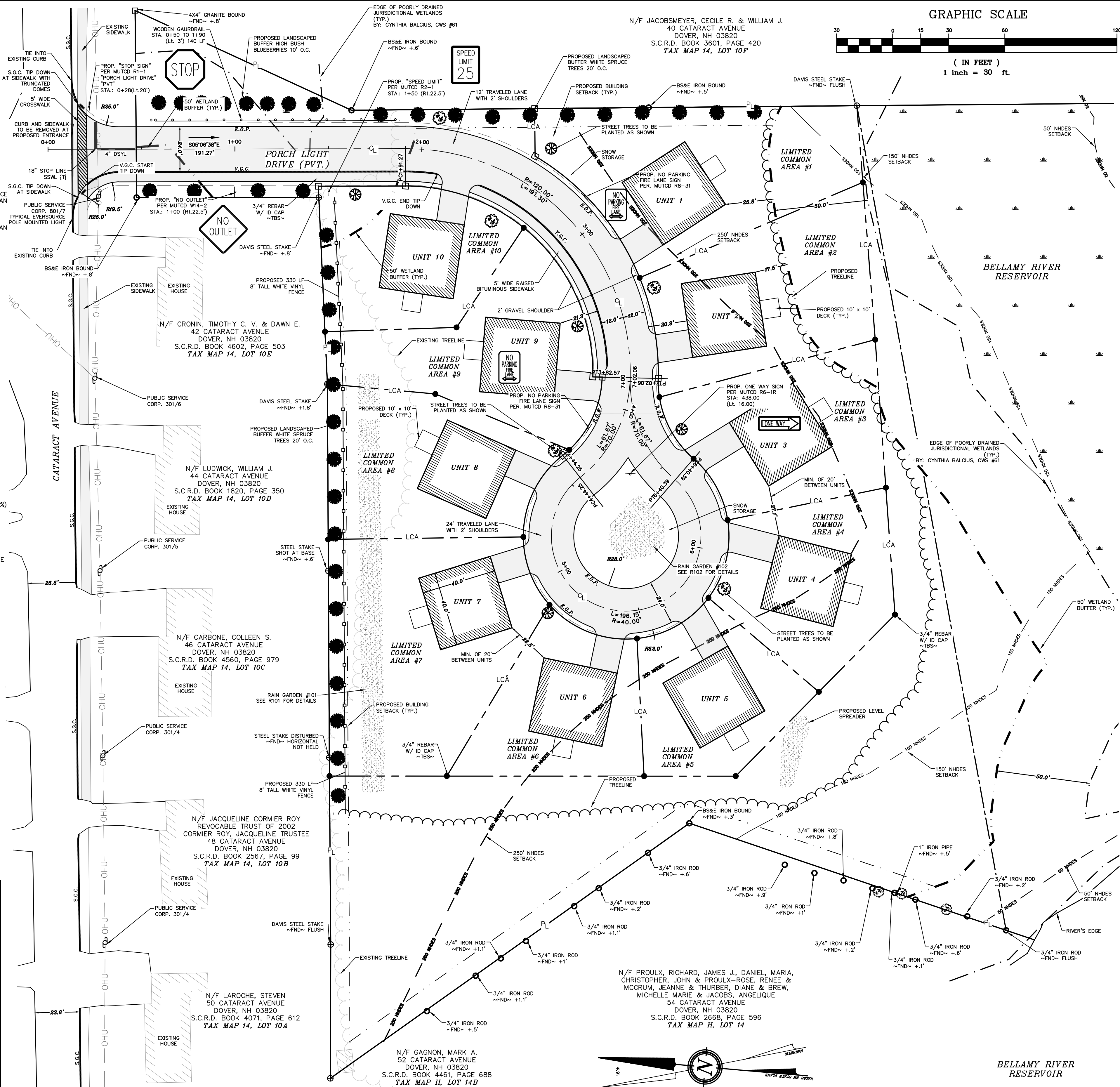
5.) ZONING: (R-12) MEDIUM DENSITY RESIDENTIAL DISTRICT
MINIMUM FRONTAGE ~ 100'
MINIMUM LOT SIZE ~ 12,000 Sq. Ft.
FRONT BUILD-TO LINE ~ 15'-25'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 15'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%
(MINIMUM DISTANCE BETWEEN INDIVIDUAL UNITS IN CLUSTERS:
STREET SIDES OF UNITS ~ 20 Ft.
BETWEEN UNITS ~ 20 Ft.
BOUNDARY LINE ~ 10 Ft.)

26.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

WAIVER REQUESTS:
ROAD LESS THAN 500' TO THE NECK (400' PROPOSED); PENDING

4.) $100,000 \text{ SF} / 12,000 \text{ SF} = 8.3 \text{ units}$

**THE PLANNING BOARD APPROVED THE USE OF
THE TDR WHICH INCLUDES ADDITIONAL
UNITS PER CHAPTER 170.27.2 (PENDING)**



inch = 30 ft.

ELLAMY RIVER
RESERVOIR

*BELLAMY RIVER
RESERVOIR*

DOVER PLANNING FILE #

SITE PLAN
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2880

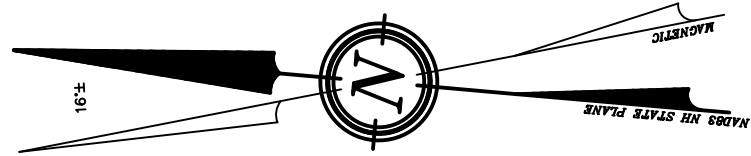
SCALE : 1 IN. EQUALS 30 FT.

DATE : SEPTEMBER 3
FILE NO. : DB 2019-077

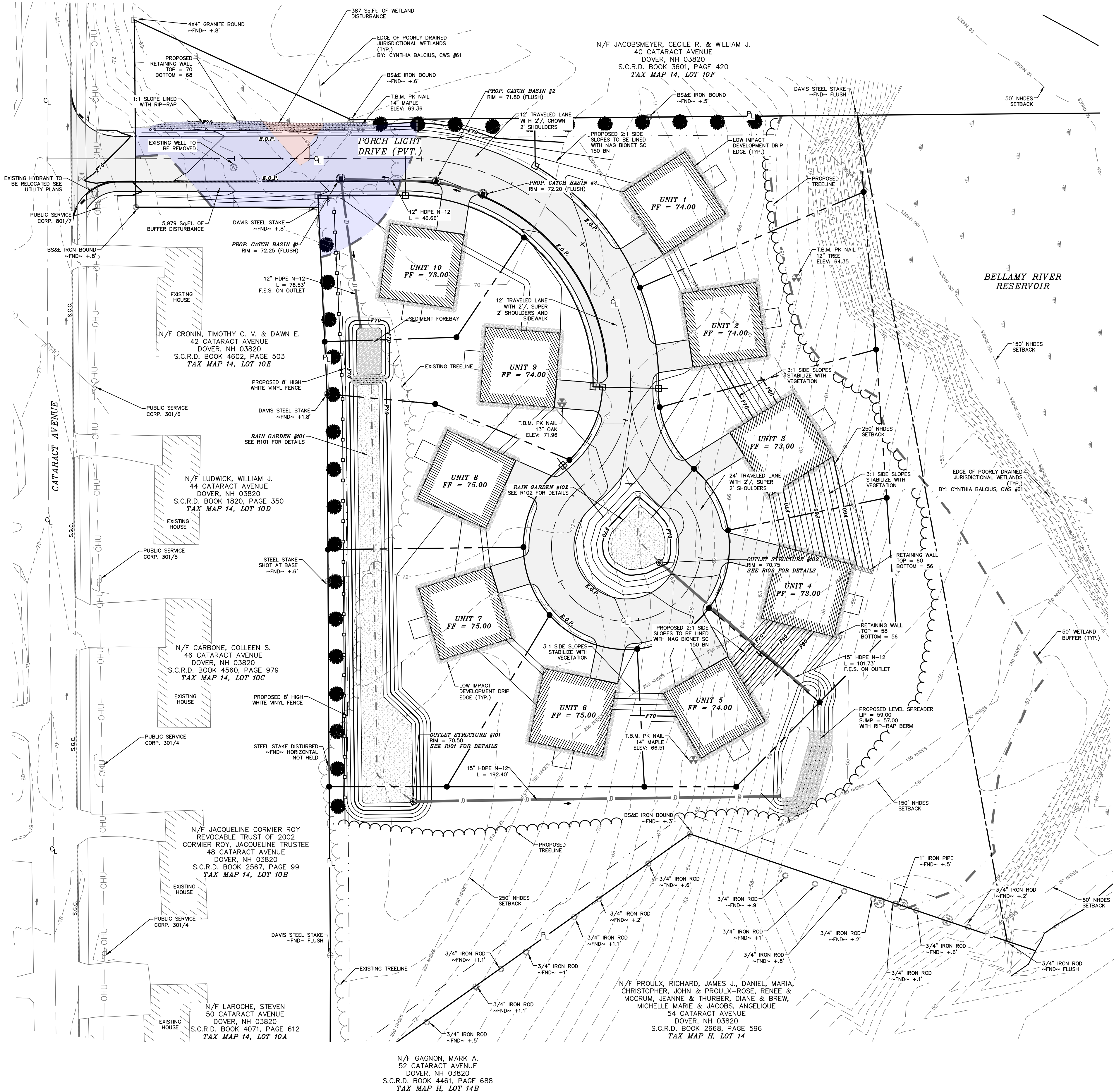
A circular professional engineer seal for the State of New Hampshire. The outer ring contains the text "STATE OF NEW HAMPSHIRE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small dashes. The inner circle contains the name "KENNETH A. BERRY" in large capital letters, the license number "No. 14243" in smaller capital letters, and the word "LICENSED" in a curved font at the bottom. A blue ink signature is written across the seal, overlapping the name and license number.

NOTES:

- OWNER: DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- APPLICANT: DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- TAX MAP 14, LOT 10-G
- LOT AREA: 228,717 Sq. Ft.±, 5.25 Ac.±
- S.C.R.D. BOOK 4664, PAGE 948
- EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS, BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&S PLAN.
- THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). BIWEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER AND AFTER STORM EVENTS OF OVER 0.25".
- UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.
- ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.
- ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND DOVER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
- THE PROPOSED PROJECT WILL CONSIST OF TWO PHASES. THE FIRST PHASE WILL BE THE CONSTRUCTION OF THE PROPOSED ROAD, RELATING GRADING/DRAINAGE AND THE STORM WATER MANAGEMENT SYSTEM (RAIN GARDENS AND LEVEL SPREADER). THE ROAD, RAIN GARDENS AND LEVEL SPREADER IS TO BE FULLY CONSTRUCTED AND STABILIZED PRIOR TO RESIDENTIAL LOT CONSTRUCTION.
PHASE 1 (ROAD): 39,000 Sq.Ft. OF DISTURBANCE
PHASE 2 (RESIDENTIAL): 42,000 Sq.Ft. OF DISTURBANCE
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH CITY OF DOVER CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
- ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED. RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.
- ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4" MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSTREAM. RIMS ARE TO BE REXUS STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE. UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY DOVER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A MADE. RIMS ARE TO BE SET AT BINDER GRADE, AND RIM-RAISED FOR FINAL TOP COAT. HOODS ARE TO BE INSTALLED IMMEDIATELY AFTER BASIN CONSTRUCTION.
- D RIP EDGES ARE TO BE INSTALLED AROUND EACH UNIT AS PART OF THE DRAINAGE DESIGN.



GRAPHIC SCALE



DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION

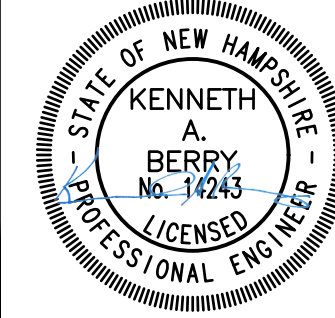
OVERVIEW GRADING PLAN
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

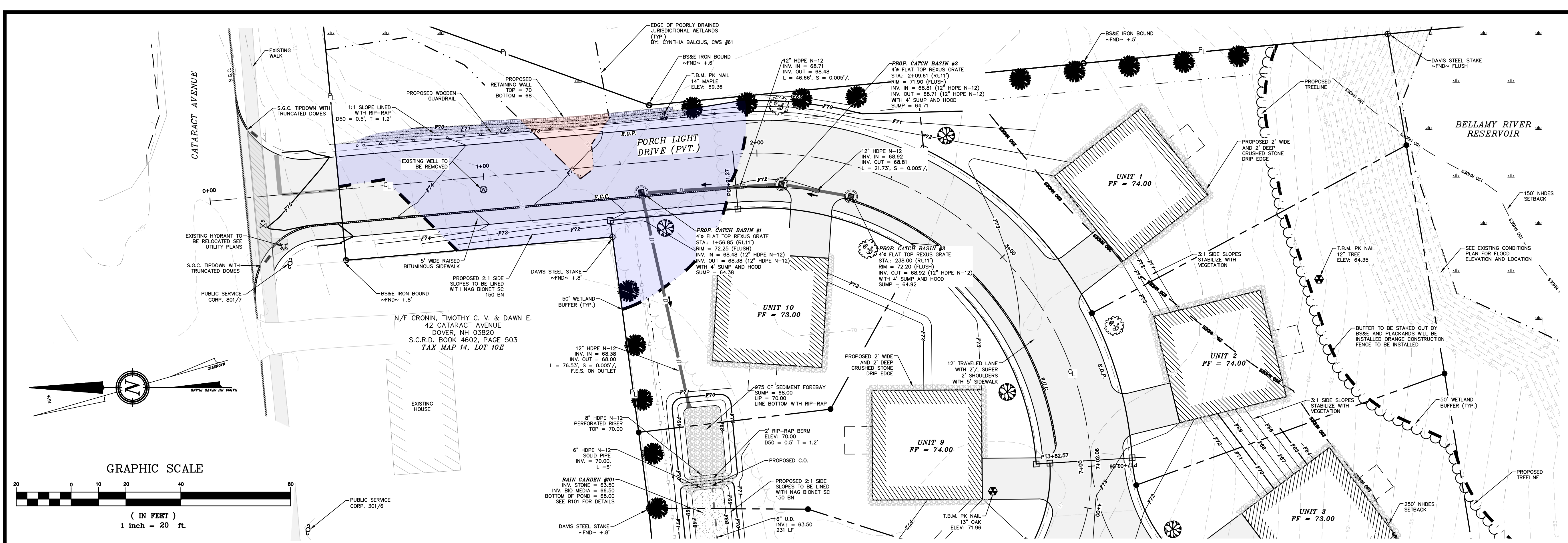
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.

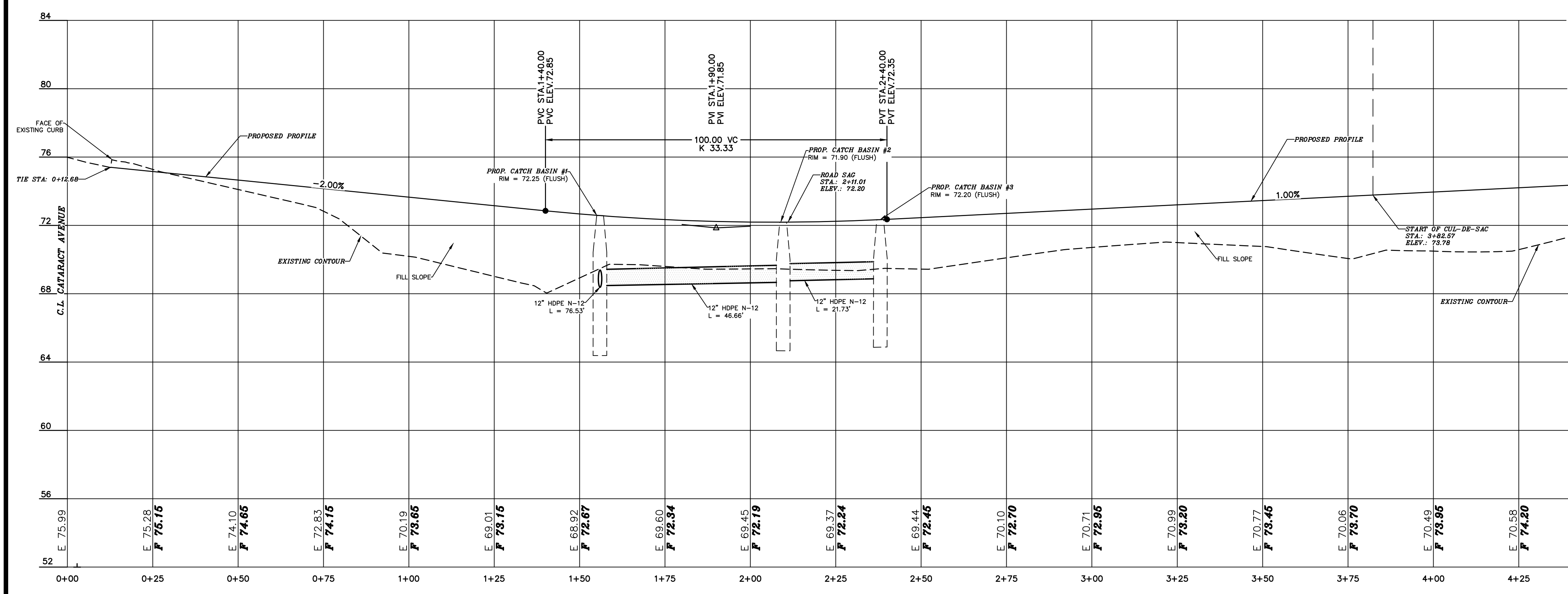
DATE : SEPTEMBER 30, 2019

FILE NO. : DB 2019-077

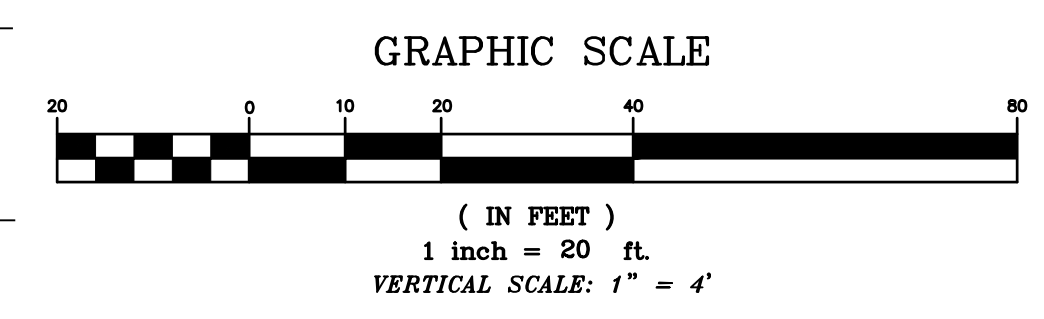




PLAN VIEW PORCH LIGHT DRIVE 0+00 TO 4+00
PROFILE VIEW PORCH LIGHT DRIVE 0+00 TO 4+00



- NOTES:
- 1.) OWNER: DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - 1A.) APPLICANT: DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - 2.) TAX MAP 14, LOT 10-G
 - 3.) LOT AREA: 228,717 Sq. Ft.±, 5.25 Ac.±
 - 4.) S.C.R.D. BOOK 4664, PAGE 948
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE DETAIL FOR THE PROPOSED ROADWAY.
 - 6.) SEE OVERVIEW GRADING PLAN FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION

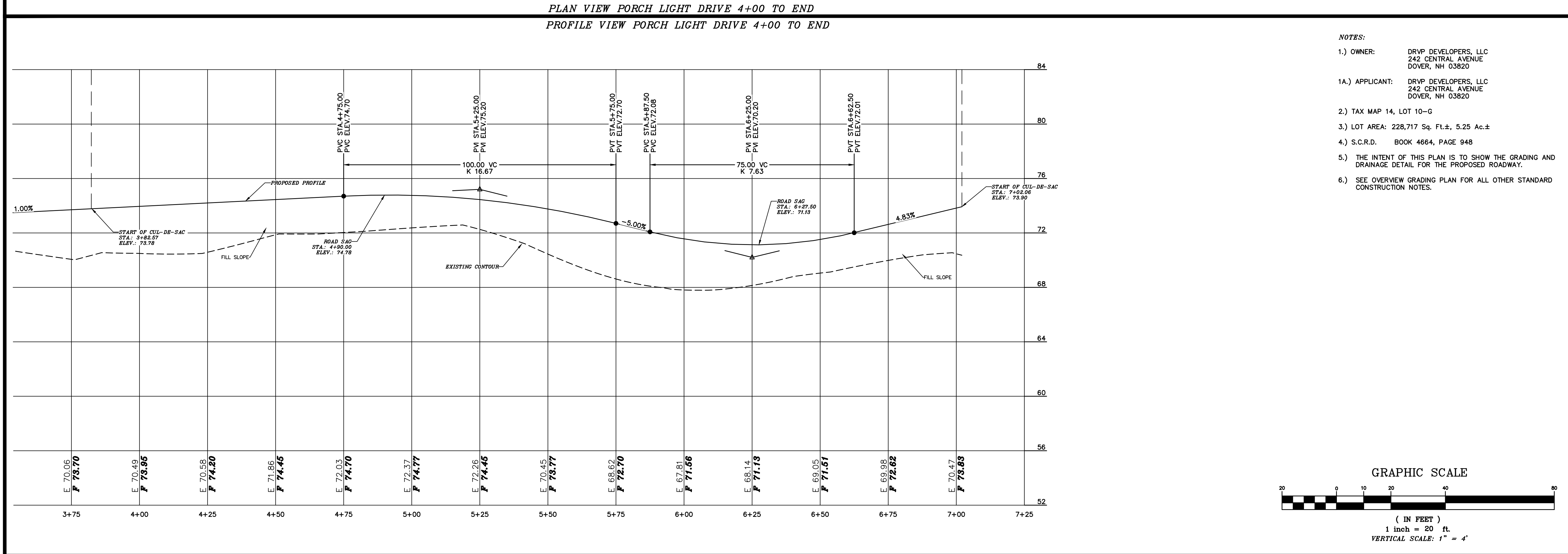
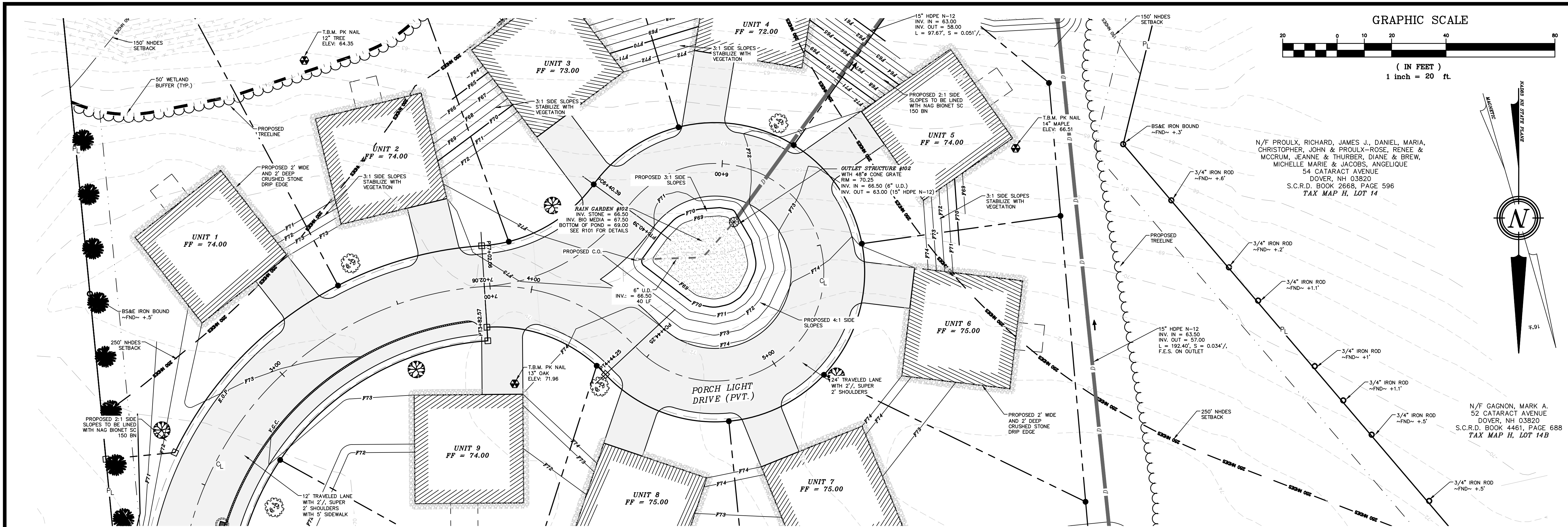
PLAN AND PROFILE PORCH LIGHT DRIVE 0+00 TO 4+00

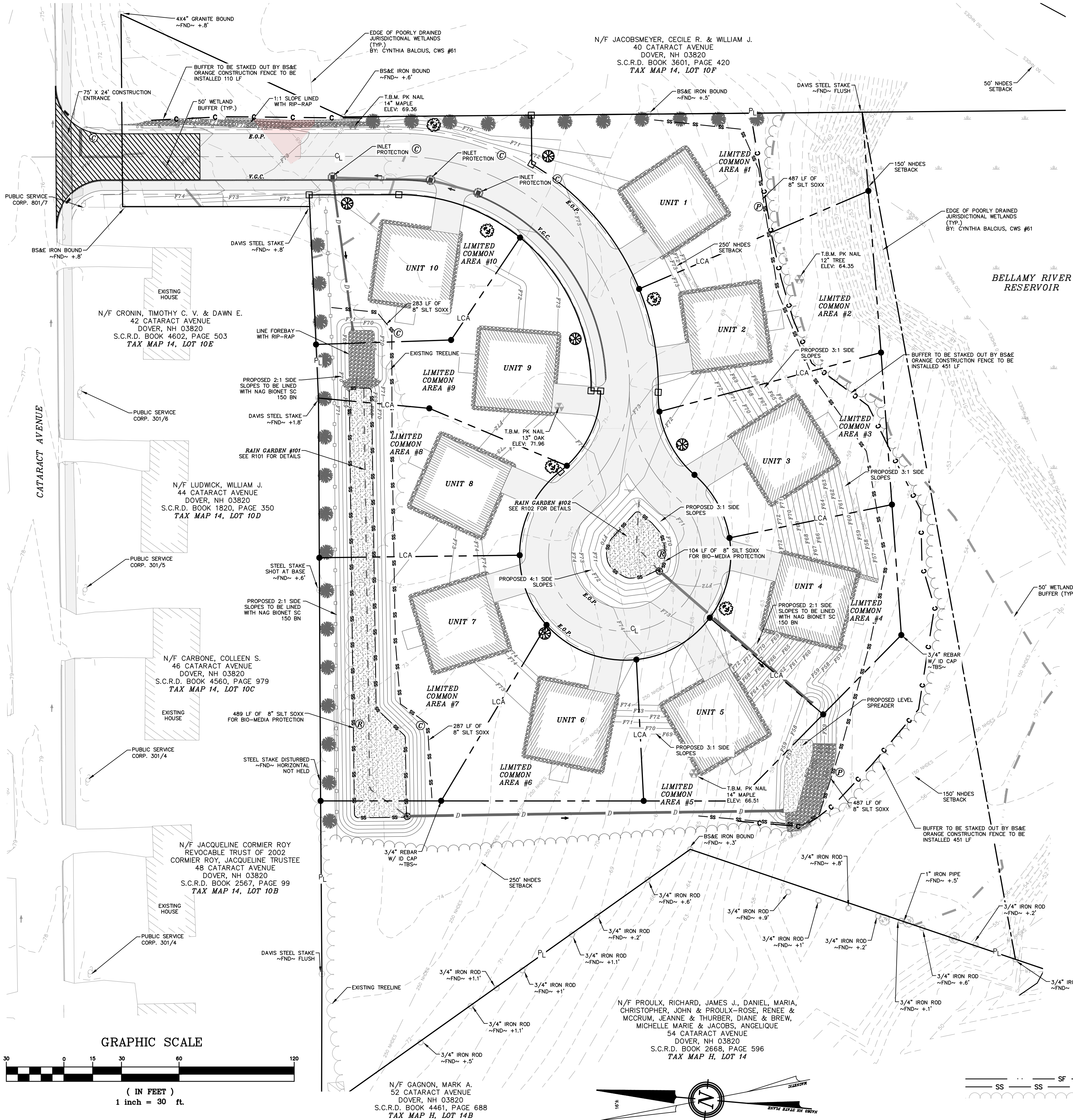
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 30, 2019
FILE NO. : DB 2019-077

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

SHEET 10 OF 28





NOTES:

- OWNER: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- APPLICANT: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- THE PROJECT PARCEL IS TAX MAP 14, LOT 10-G
- LOT AREA: 228,717 Sq. Ft.±, 5.25 Ac.±
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED. SEE ALSO CITY OF DOVER ADDITIONAL INSPECTION REQUIREMENTS BELOW.
- SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL.
- PER EPA CGP 2.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.
- CITY OF DOVER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS (149-14) THE FOLLOWING STORMWATER MEASURES ARE REQUIRED. THE EXISTING IMPERVIOUS AREA IS 0% AND PROPOSED IMPERVIOUS AREA IS 16.7%. THE CONTIGUOUS LAND DISTURBANCE IS 39,000 SQUARE FEET.
 - ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
 - TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED.
 - COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
 - THE PLANNING BOARD OR COMMUNITY SERVICES MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT, THIRD-PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL AT THEIR DISCRETION. THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
 - ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CONSTRUCTION ENTRANCE UNTIL THE SITE IS PAVED.
- CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO CATARACT AVENUE.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.
- FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.
- CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.
- CATCH BASIN HOODS WILL BE INSTALLED AS SOON AS THE BASIN IS PUT ON LINE. RIM IS TO BE RAISED WITH FINAL GRADE SO THAT STORMWATER RUNOFF CAN DRAIN PROPERLY THROUGHOUT CONSTRUCTION.
- THE PROPOSED PROJECT WILL CONSIST OF TWO PHASES. THE FIRST PHASE WILL BE THE CONSTRUCTION OF THE PROPOSED ROAD, RELATING GRADING/DRAINAGE AND THE STORM WATER MANAGEMENT SYSTEM (RAIN GARDENS AND LEVEL SPREADER). THE ROAD, RAIN GARDENS AND LEVEL SPREADER IS TO BE FULLY CONSTRUCTED AND STABILIZED PRIOR TO RESIDENTIAL LOT CONSTRUCTION.

LEGEND:

- RAIN GARDEN BIO-MEDIA PROTECTION
- PERIMETER CONTROL
- RESIDENTIAL/ROADWAY CONSTRUCTION
- STEEL STAKE (FND)
- IRON BOUND (TBS)
- IRON ROD (FND)
- UTILITY POLE
- GUY WIRE
- WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SILT FENCE
- FILTREXX SILT/STAX
- TREE LINE

SOILS & DEWATERING:

SFC	SUFFIELD	SILT LOAM	K= 0.20
Bsb	BUXTON	SILT LOAM	K= 0.20

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K_c CPESC MANUAL, ENVROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 3.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

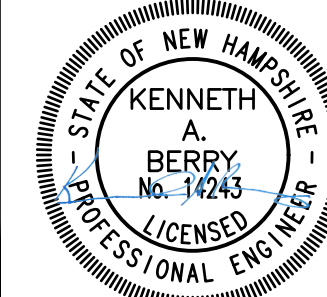
DOVER PLANNING FILE #

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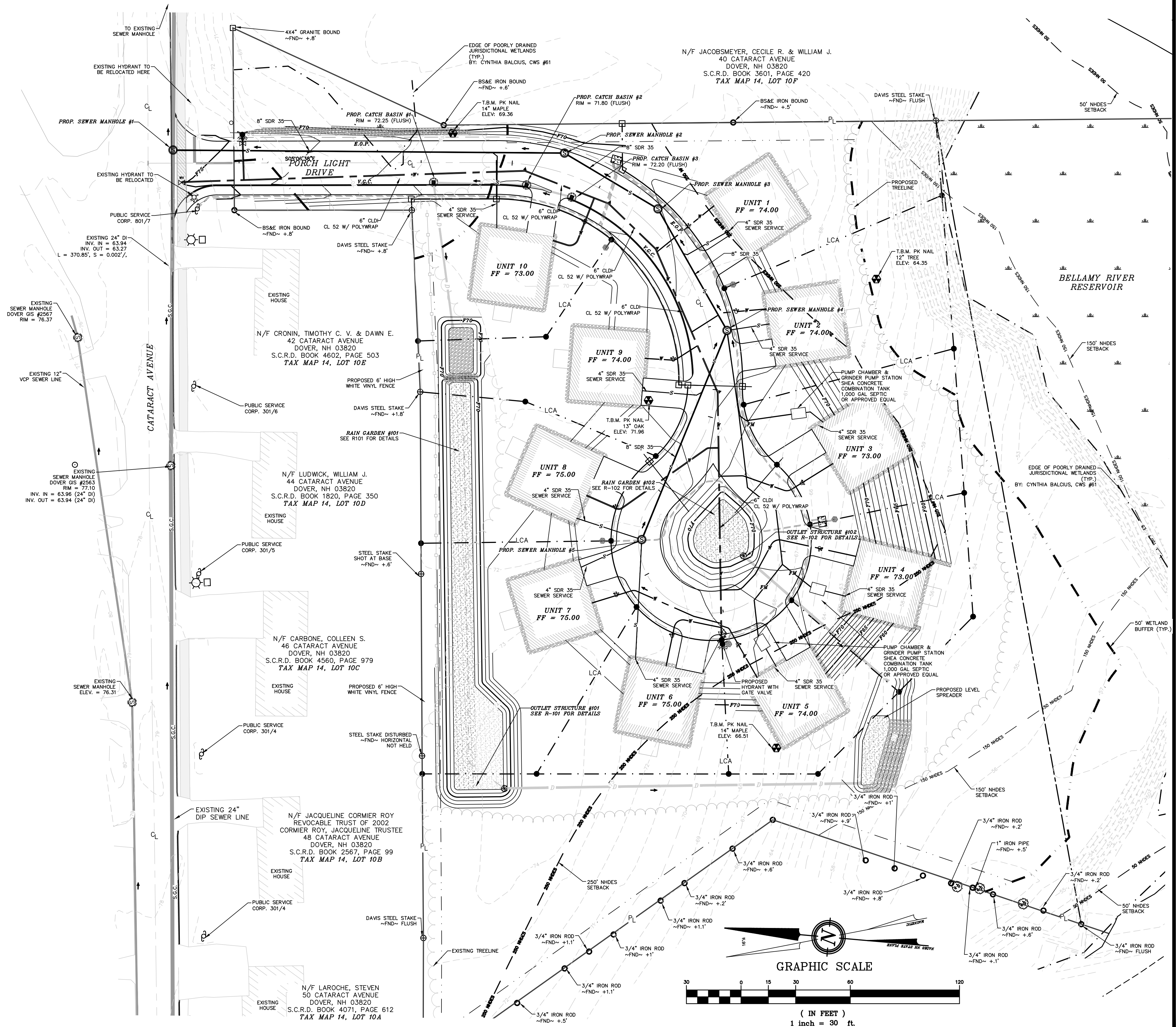
EROSION AND SEDIMENT CONTROL PLAN

FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : SEPTEMBER 30, 2019
FILE NO. : DB 2019-077



- 1) OWNER: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 1A.) APPLICANT: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP 14, LOT 10-G
- 3.) LOT AREA: 228,717 Sq. Ft., 5.25 Ac.±
- 4.) S.C.R.D. BOOK 4664, PAGE 948
- 5.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW PRIVATE UTILITY DESIGN OF PORCH LIGHT DRIVE.
- 6.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 7.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 8.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
- 9.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF FROZEN SOIL SURST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- 10.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- 11.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.
- 12.) CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
- 13.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS.
- 14.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 427-5525. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- 15.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
- 16.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
- 17.) CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNTIL.
- 18.) ALL SEWER MAN HOLE RIMS & COVERS ARE TO BE PAMREX.
- 19.) ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"x4" PAINTED YELLOW. IS STUBBED PRIOR TO BUILDING CONSTRUCTION.
- 20.) CURB BOXES SHOULD BE PLACED IN THE LAWN AREA, OR IF PLACED IN PAVEMENT, A ROAD BOX IS REQUIRED.
- 21.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 22.) MINIMUM SLOPE FOR ALL SEWER SERVICE CONNECTIONS IS TO BE NO LESS THAN 0.02'./.
- 23.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DESIGN STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(4) FOR SDR 35 GRAVITY SEWER PIPE. CONFORM WITH ENV-WQ 704.08 FOR SDR 21 / 11 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL PIPE WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.
- 24.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 25.) CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.
- 26.) UNITS 3 THROUGH 5 WILL UTILIZE A LIBERTY PROVORE PRO SERIES GRINDER PUMP WITH CONTROLS AS SPECIFIED ON SHEET U-103, OR EQUAL UTILITY DETAILS AND A 1,000 GALLON HOLDING TANK. THE SYSTEM FOR EACH LOT MUST BE DESIGNED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY OF DOVER ENGINEER, DPW, COMMUNITY SERVICES.
- 27.) ALL SEWER AND WATER CROSSINGS ARE TO MAINTAIN A 1.5' OF SEPARATION.



DOVER PLANNING FILE #		
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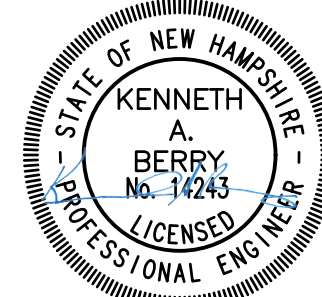
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

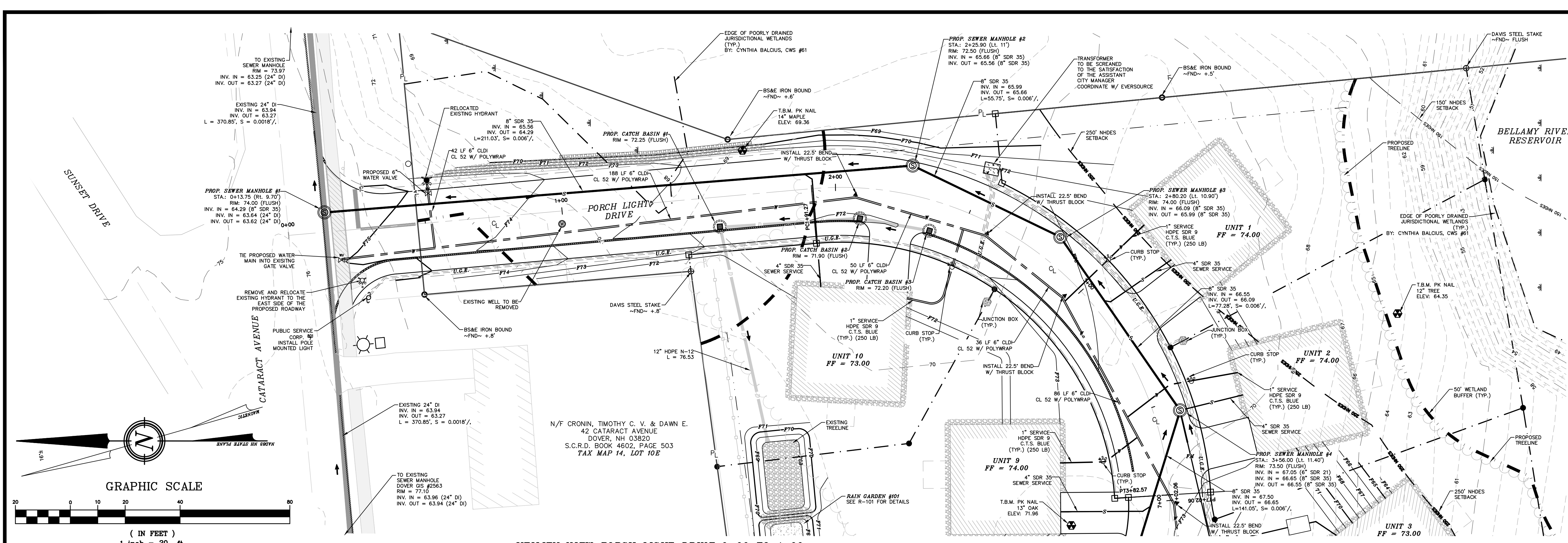
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.

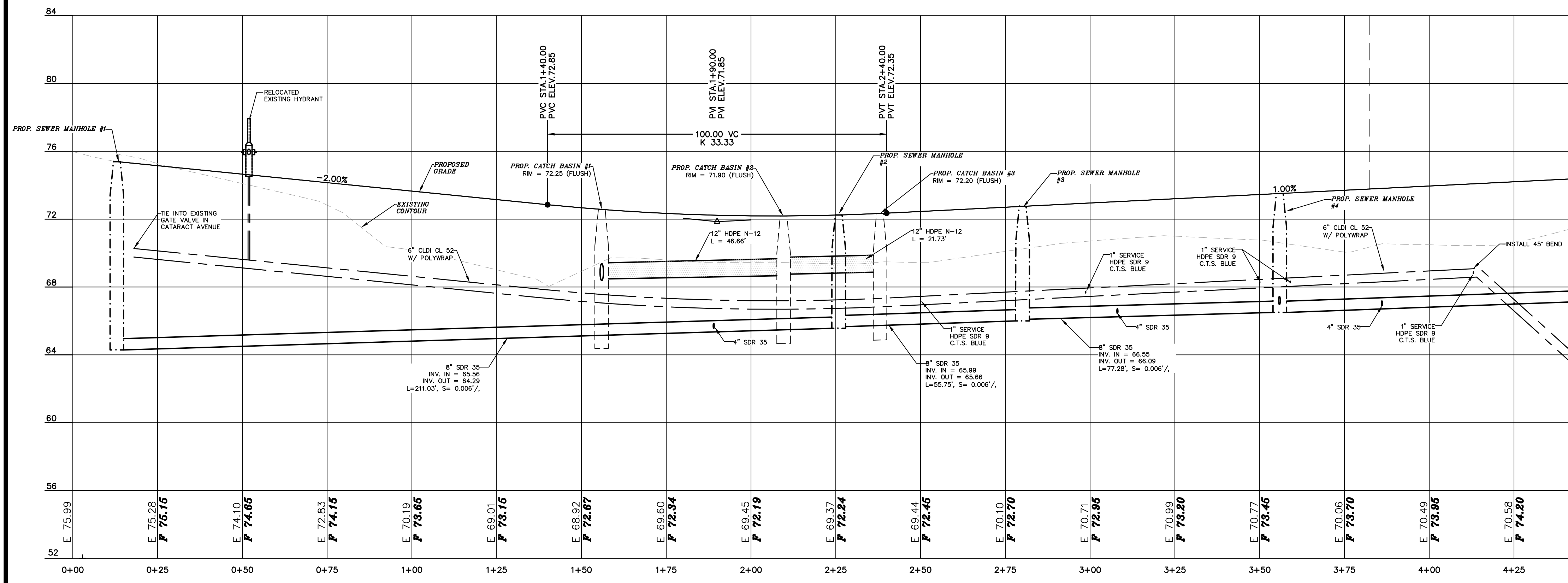
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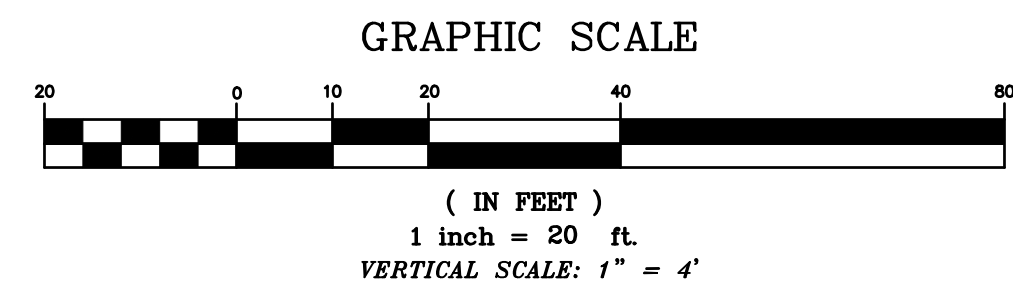




UTILITY VIEW PORCH LIGHT DRIVE 0+00 TO 4+00
UTILITY VIEW PORCH LIGHT DRIVE 0+00 TO 4+00



- NOTES:
- 1.) OWNER: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - 1A.) APPLICANT: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - 2.) TAX MAP 14, LOT 10-G
 - 3.) LOT AREA: 228,717 Sq. Ft., 5.25 Ac.±
 - 4.) S.C.R.D. BOOK 4664, PAGE 948
 - 5.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE UTILITY DESIGN FOR THE PROPOSED DEVELOPMENT.
 - 6.) SEE OVERVIEW UTILITY PLAN FOR OTHER STANDARD UTILITY NOTES.



DOVER PLANNING FILE #

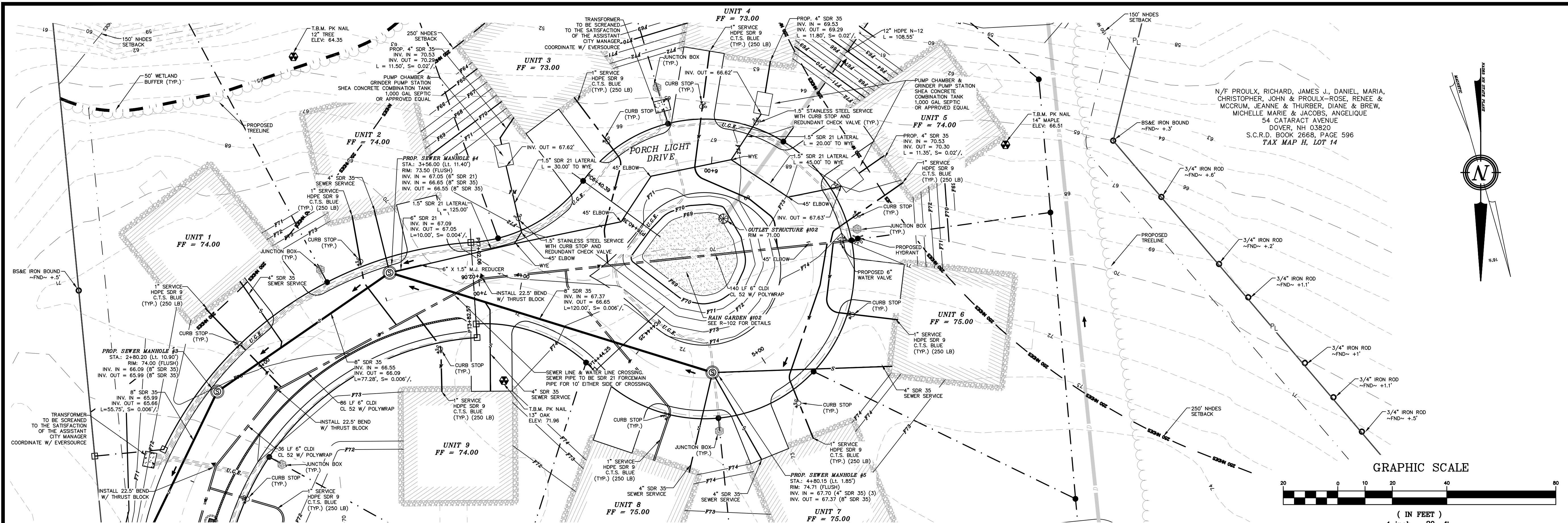
REVISION	DATE	DESCRIPTION

UTILITY PROFILE 0+00 TO 4+00 FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-C

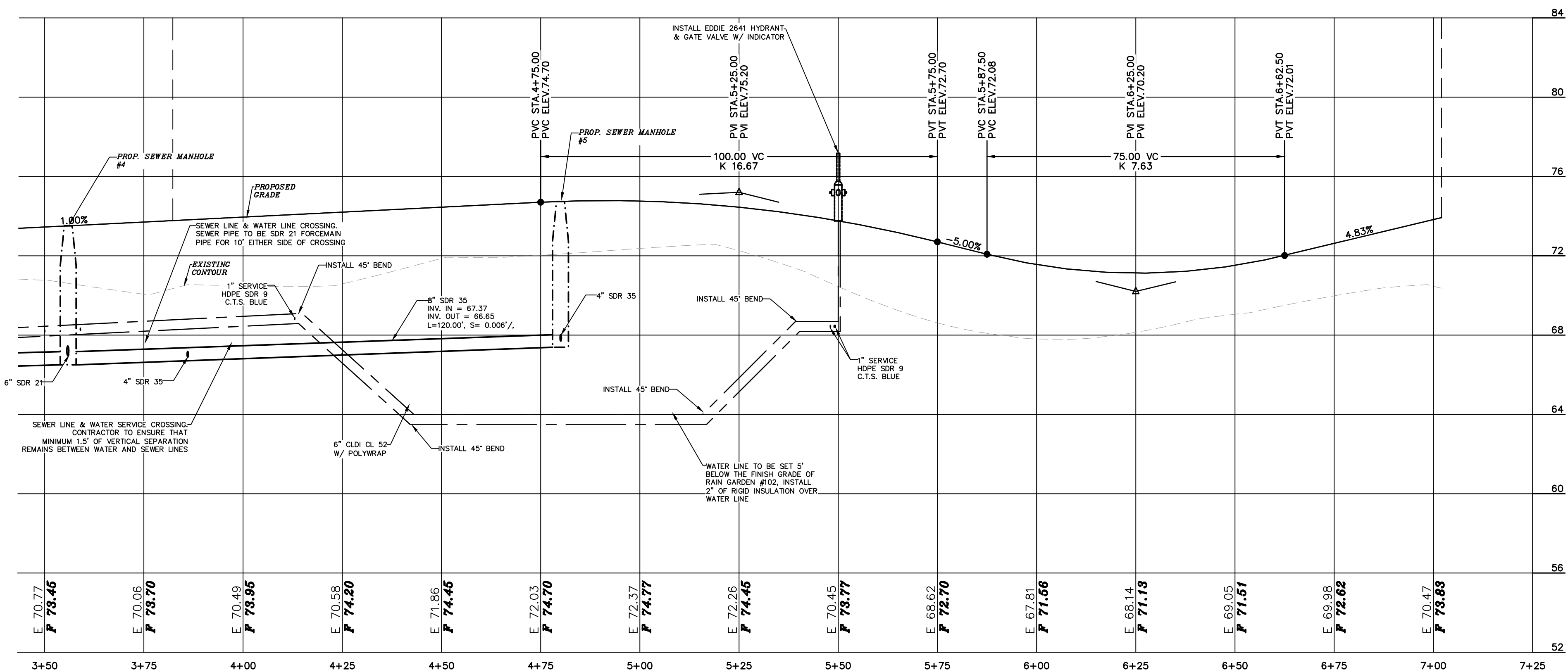
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 30, 2019
FILE NO. : DB 2019-077

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

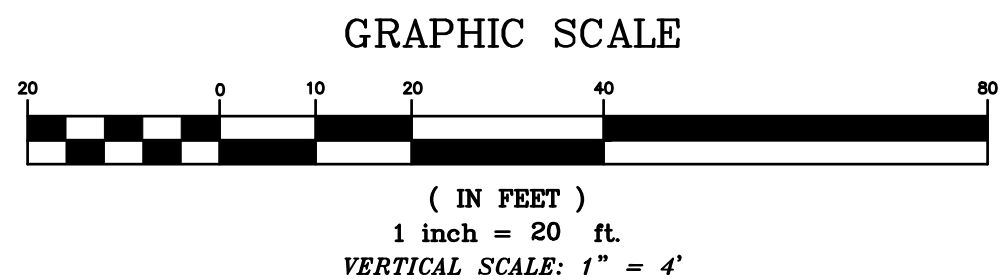
SHEET 16 OF 28



UTILITY VIEW PORCH LIGHT DRIVE 4+00 TO END
UTILITY VIEW PORCH LIGHT DRIVE 4+00 TO END



- NOTES:
- OWNER: DRVP DEVELOPERS LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - TAX MAP 14, LOT 10-G
 - LOT AREA: 228,717 Sq. Ft., 5.25 Ac.±
 - S.C.R.D. BOOK 4664, PAGE 948
 - THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE UTILITY DESIGN FOR THE PROPOSED DEVELOPMENT.
 - SEE OVERVIEW UTILITY PLAN FOR OTHER STANDARD UTILITY NOTES.



DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION

UTILITY PROFILE 4+00 TO END
FOR
DRVP DEVELOPERS, LLC
404 CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-C

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 30, 2019
FILE NO. : DB 2019-077

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER -

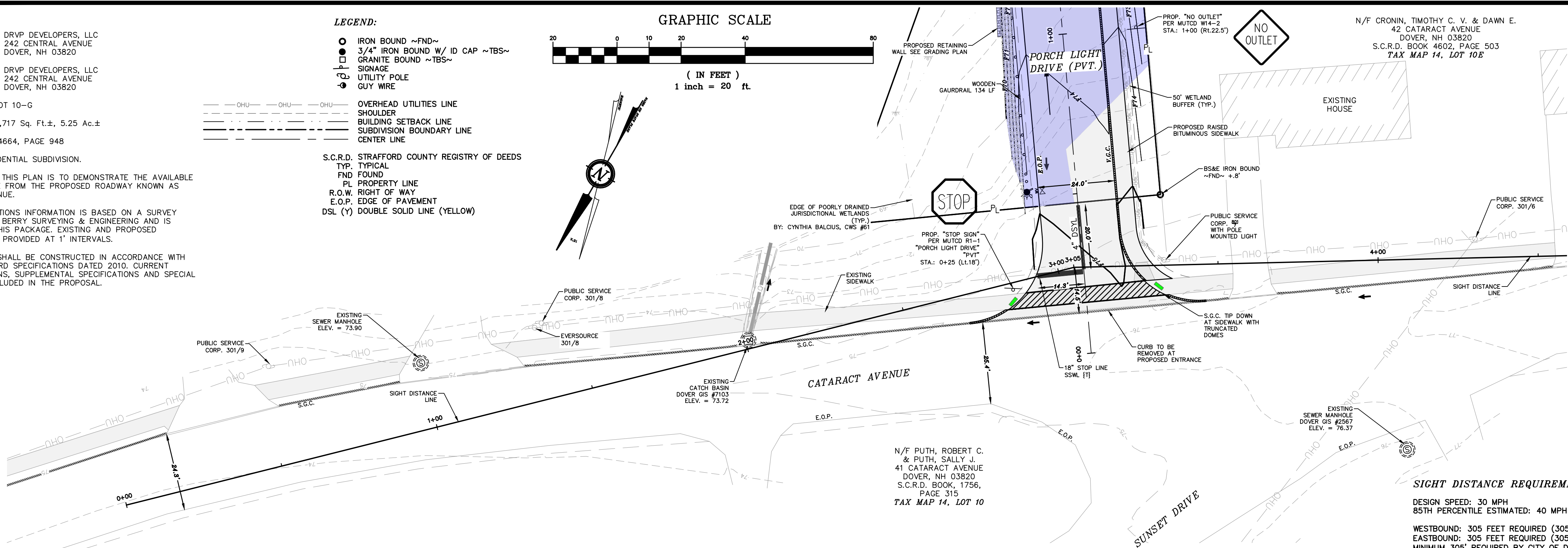
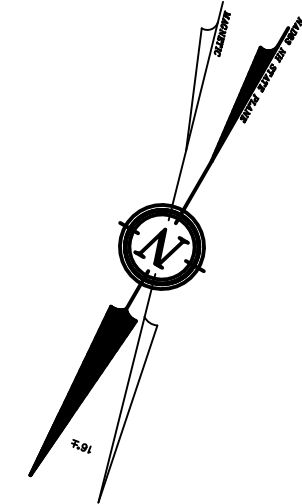
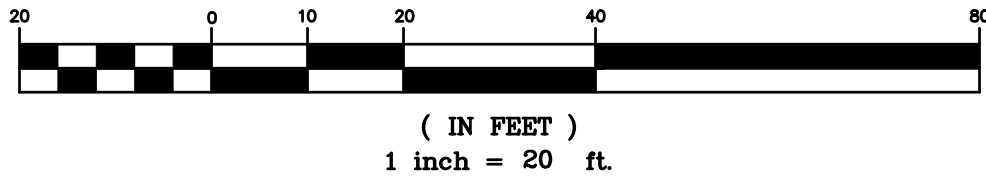
NOTES:

- 1.) OWNER: DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 1A.) APPLICANT: DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP 14, LOT 10-G
- 3.) LOT AREA: 228,717 Sq. Ft.±, 5.25 Ac.±
- 4.) S.C.R.D. BOOK 4664, PAGE 948
- 5.) THIS IS A RESIDENTIAL SUBDIVISION.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED ROADWAY KNOWN AS CATARACT AVENUE.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS.
- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

LEGEND:

- IRON BOUND ~FND~
□ 3/4" IRON BOUND W/ ID CAP ~TBS~
□ GRANITE BOUND ~TBS~
— SIGNAGE
— UTILITY POLE
— GUY WIRE
- OHU — OHU — OHU — OVERHEAD UTILITIES LINE
— SHOULDER
— BUILDING SETBACK LINE
— SUBDIVISION BOUNDARY LINE
— CENTER LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
PL PROPERTY LINE
R.O.W. RIGHT OF WAY
E.O.P. EDGE OF PAVEMENT
DSL (Y) DOUBLE SOLID LINE (YELLOW)

GRAPHIC SCALE



PLAN VIEW CATARACT AVENUE

PROFILE VIEW CATARACT AVENUE

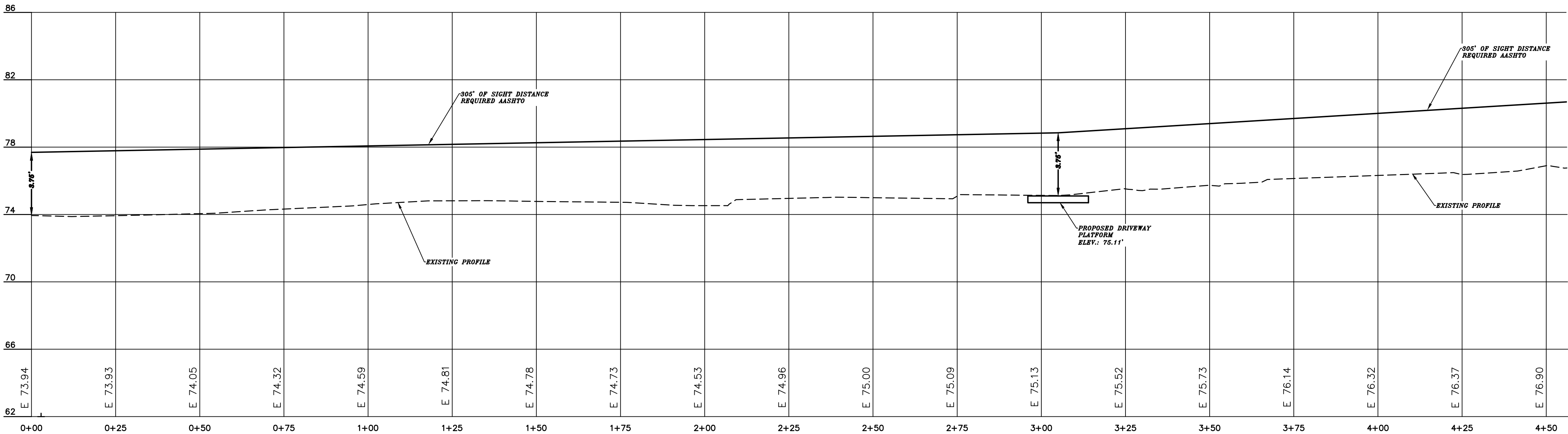
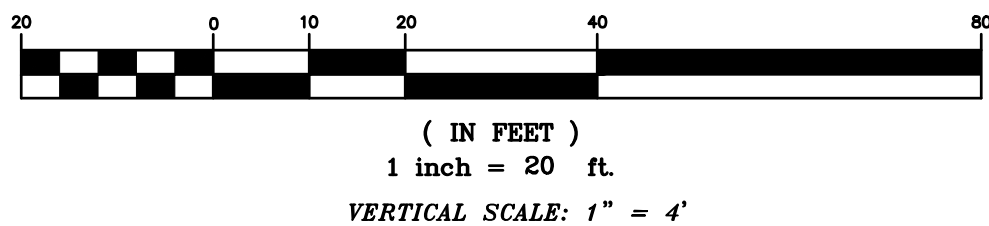
NOTES CONT.:

- 9.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- 10.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 11.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

NOTES CONT.:

- 12.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 13.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- 14.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.
- 15.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.
- 16.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- 17.) THE SPEED LIMIT ON CATARACT AVENUE IS 30 MPH.

GRAPHIC SCALE



HWA-1

DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION

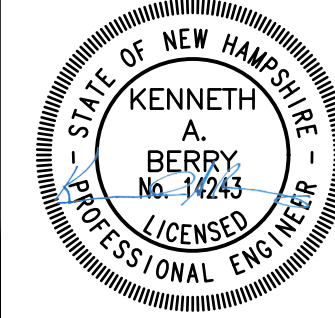
SIGHT DISTANCE CATARACT AVENUE EASTBOUND

FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 30, 2019

FILE NO. : DB 2019-077



8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

TYP. TYPICAL
FND FOUND
PL PROPERTY LINE
R.O.W. RIGHT OF WAY
E.O.P. EDGE OF PAVEMENT
DSL (Y) DOUBLE SOLID LINE (YELLOW)



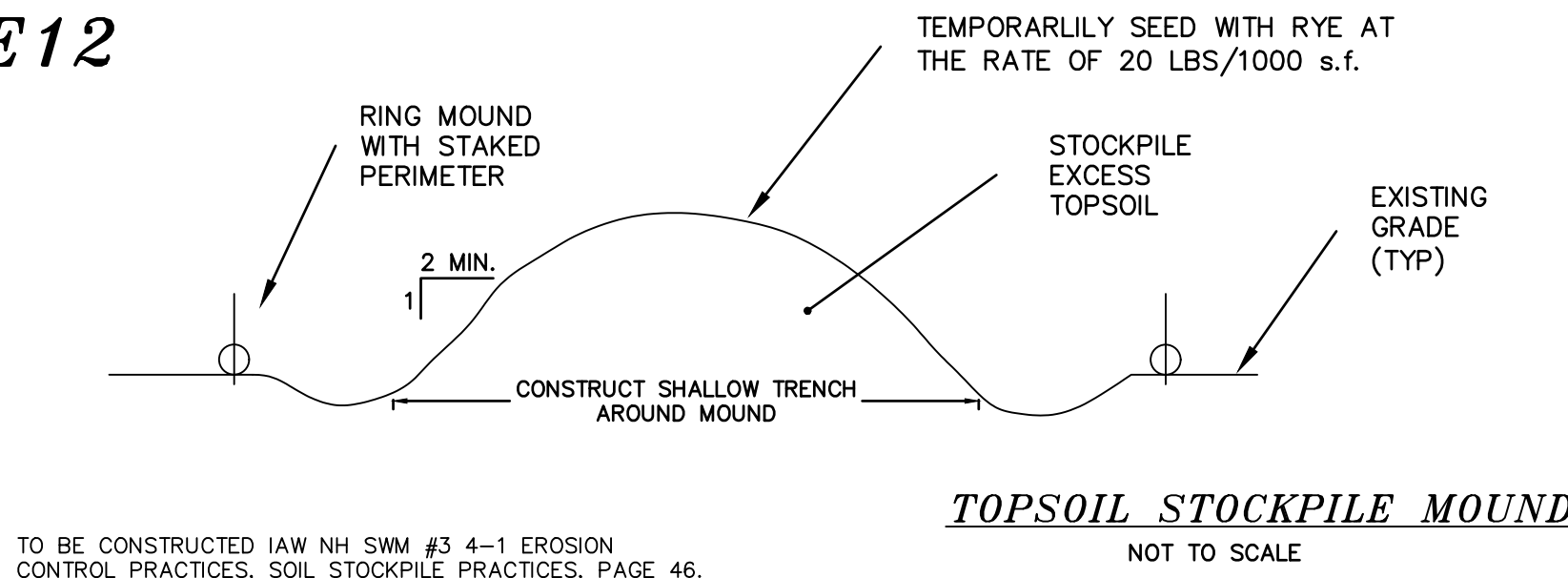
PROFILE VIEW CATARACT AVENUE



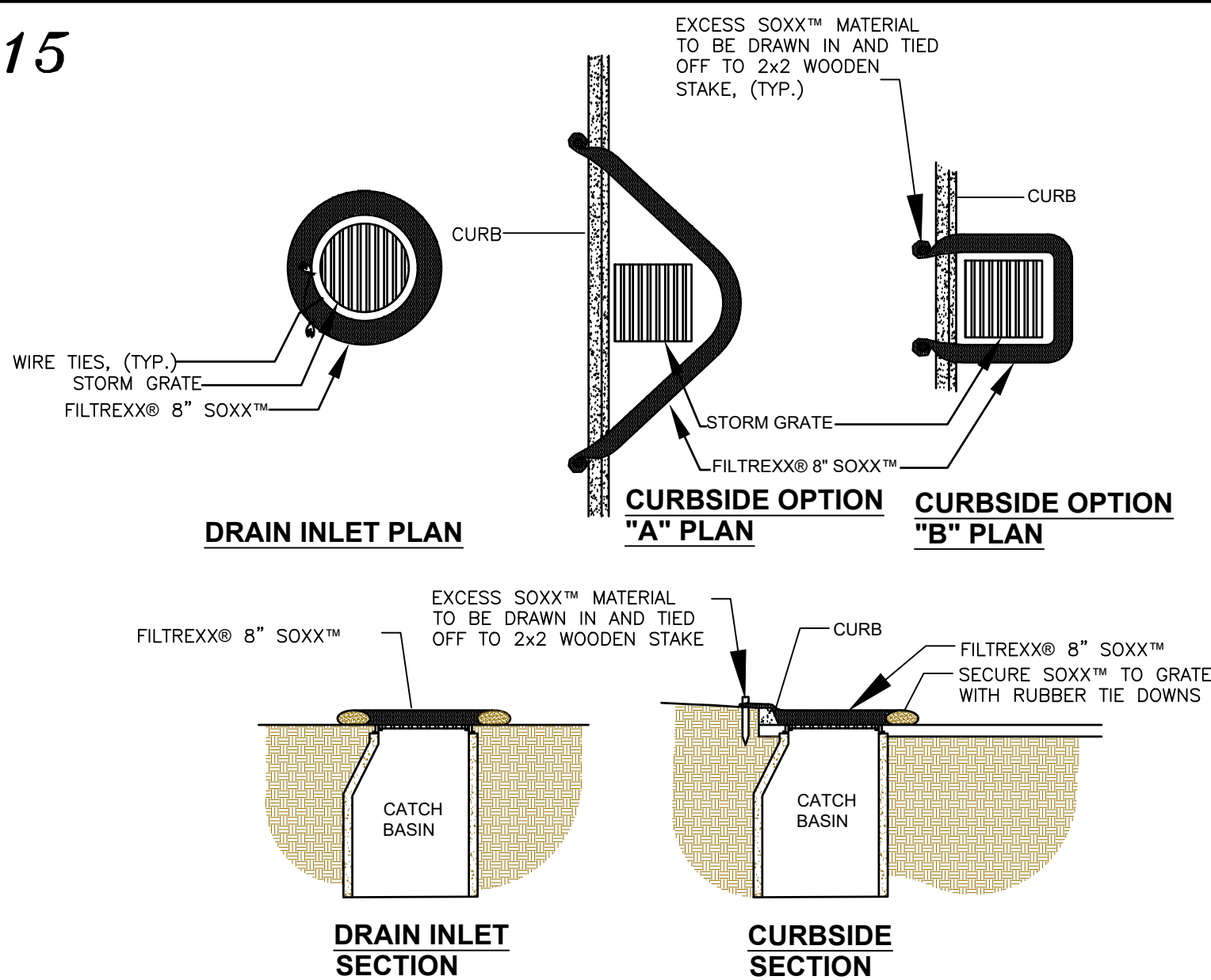
HWA-2

SHEET 19 OF 28

E12



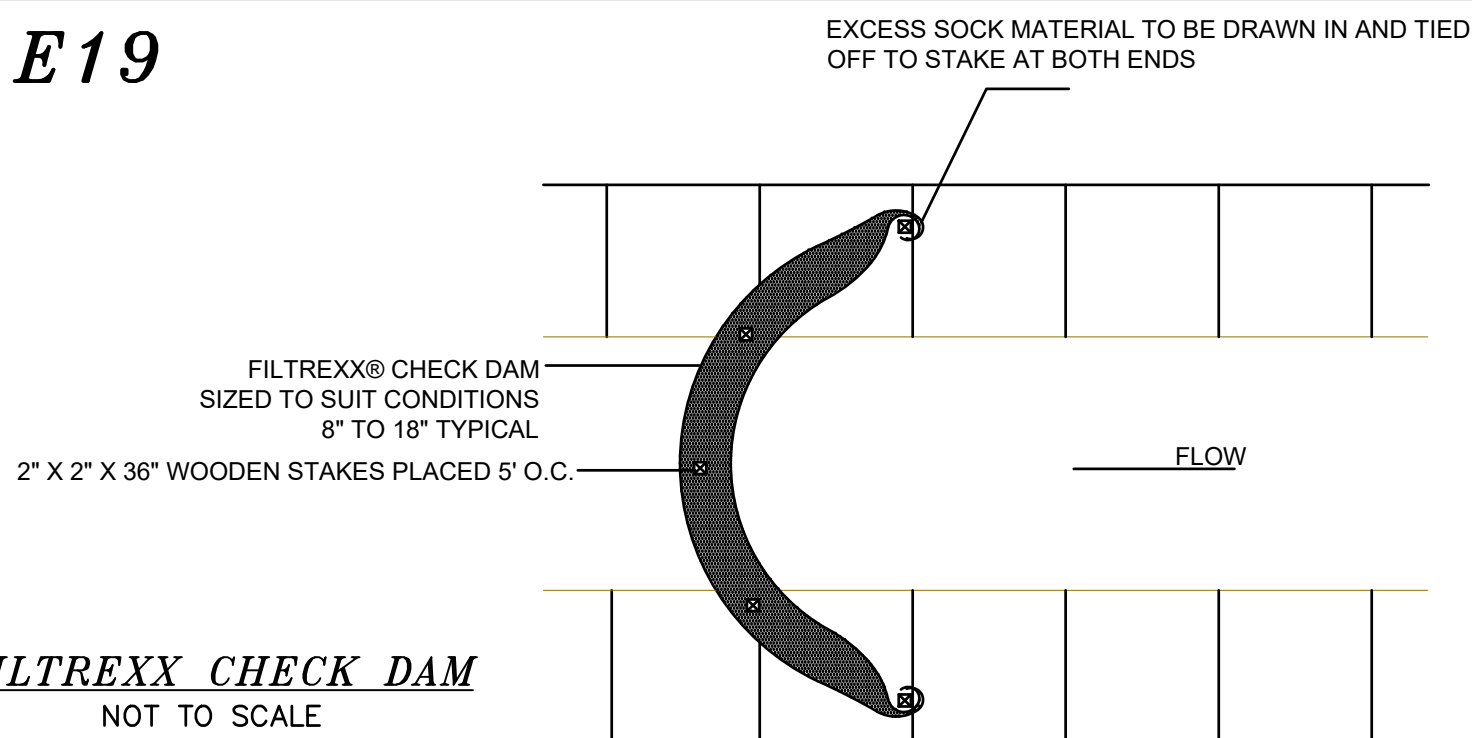
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FILTREXX INLET PROTECTION

NOT TO SCALE

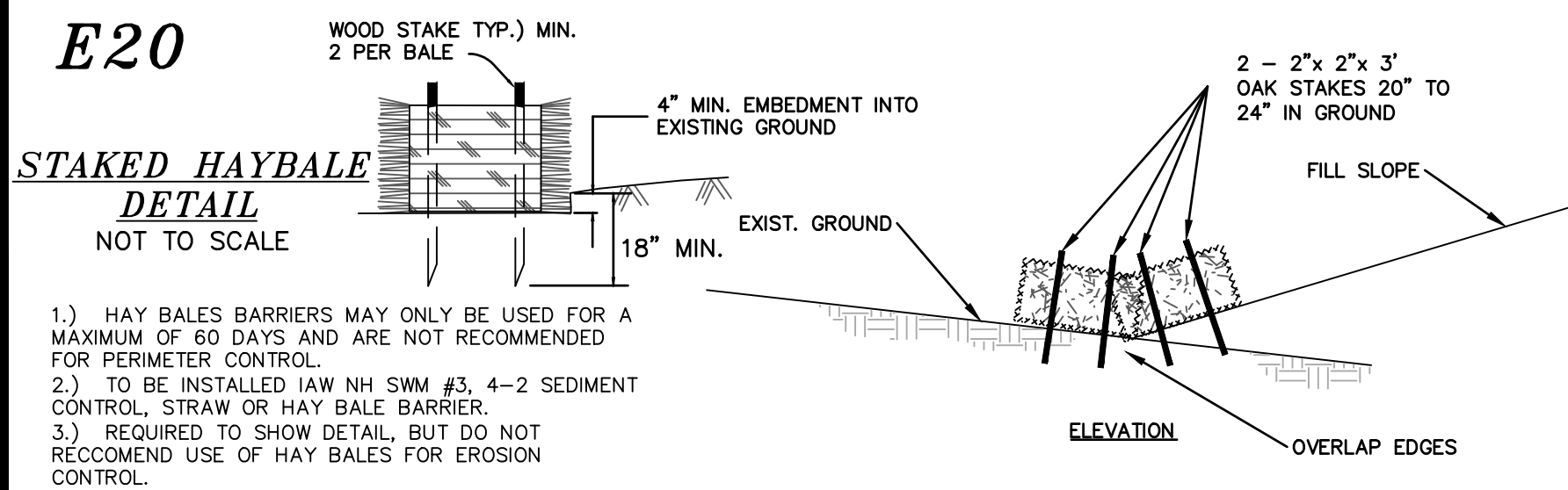
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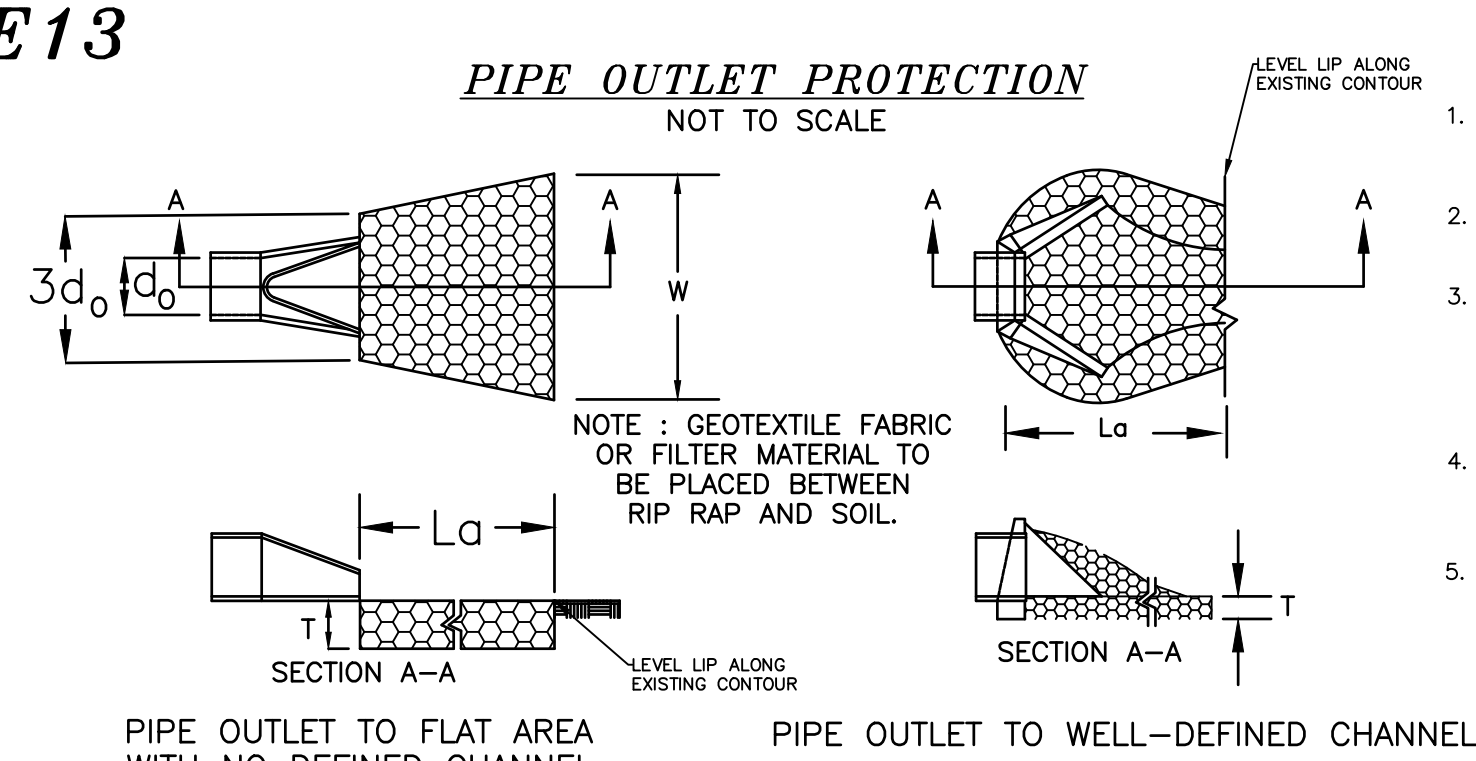
FILTREXX CHECK DAM

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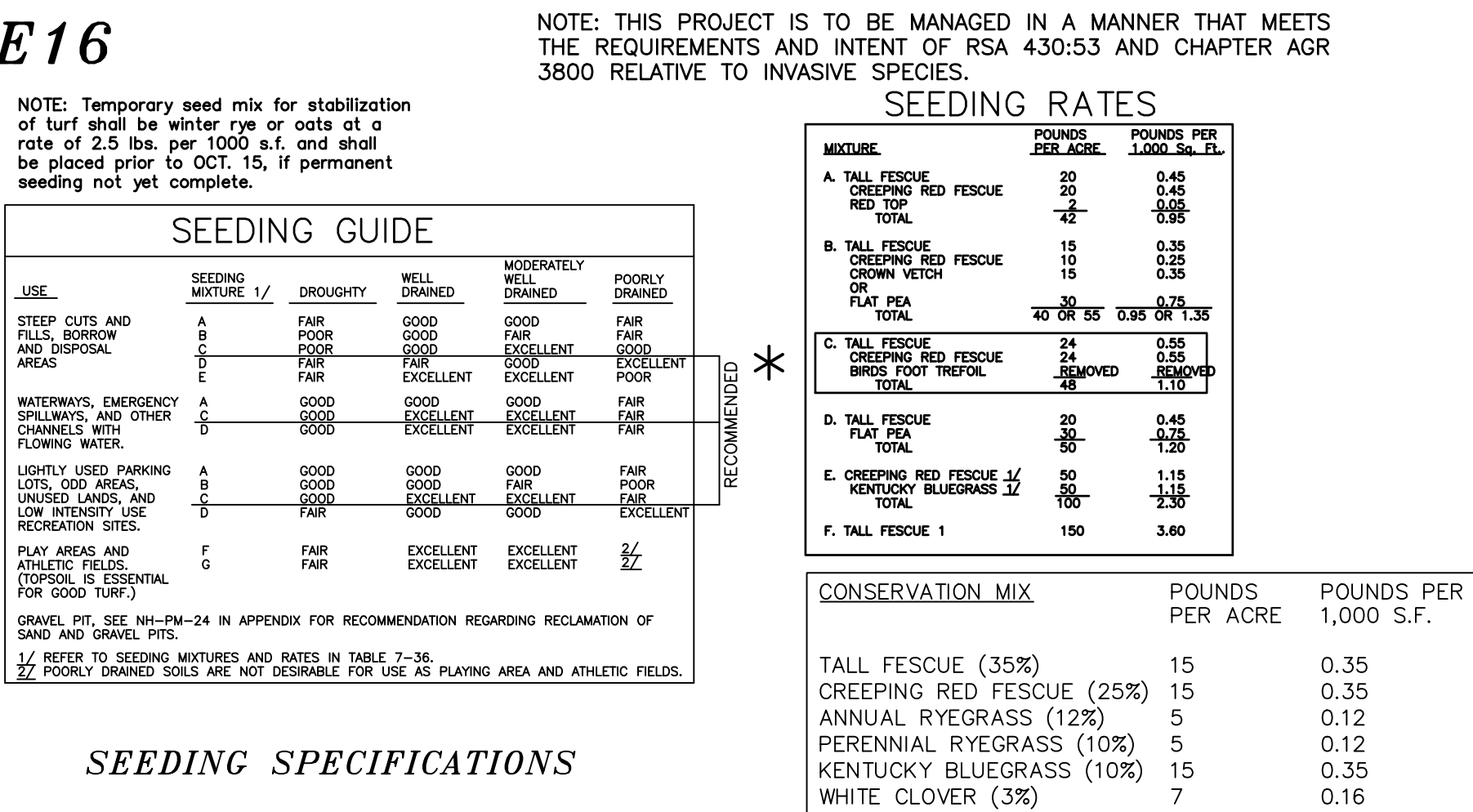
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E13



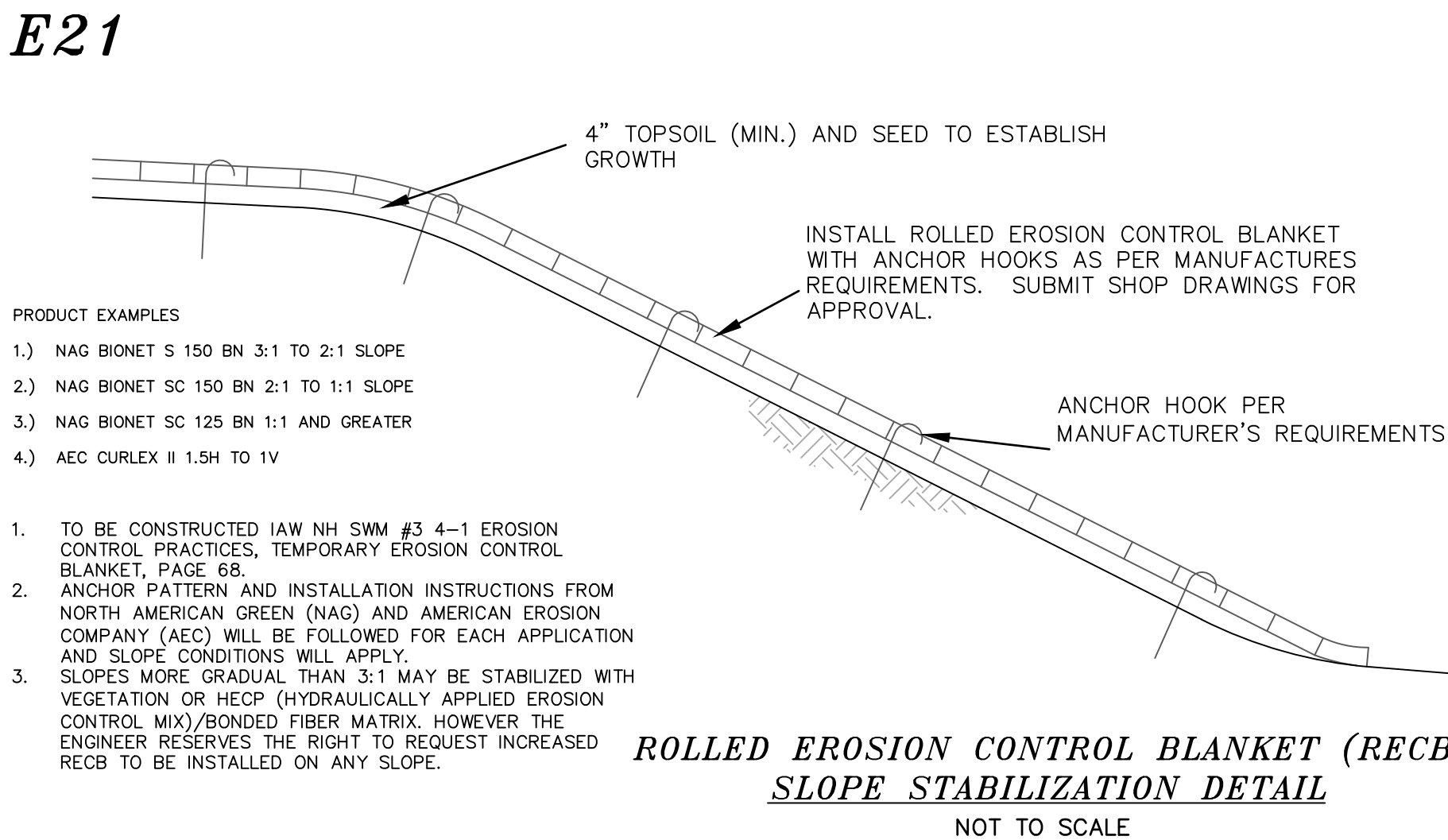
E16



SEEDING SPECIFICATIONS

- GRADING AND SHAPING
A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION
A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
- MULCH
A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND
A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
- IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
- TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.
- SEE RAIN GARDEN AND INFILTRATION DETAIL SHEETS FOR SPECIFIC PLANTING INSTRUCTIONS AND SEEDING.

E21



ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

- THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
- THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
- TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5	FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM TO		
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	

E17

CONSTRUCTION SEQUENCE:

- CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED; RELOCATE ANY PROJECT T.B.M.
- CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.
- CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY
- START BUILDING CONSTRUCTION
- INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
- CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE
- SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- FINISH PAVING ALL ROADWAYS.

E18 DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED..
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ADDITION STABILIZATION NOTES:
- HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
 - DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E22

WINTER STABILIZATION NOTES

- ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELRIOR'S CUREX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
- ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
- PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
- AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

E-102

DOVER PLANNING FILE #

EROSION & SEDIMENT CONTROL DETAILS

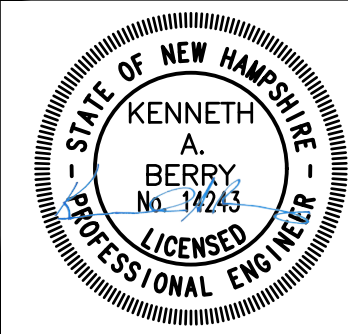
FOR
DRVP DEVELOPERS, LLC
404 CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-C

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

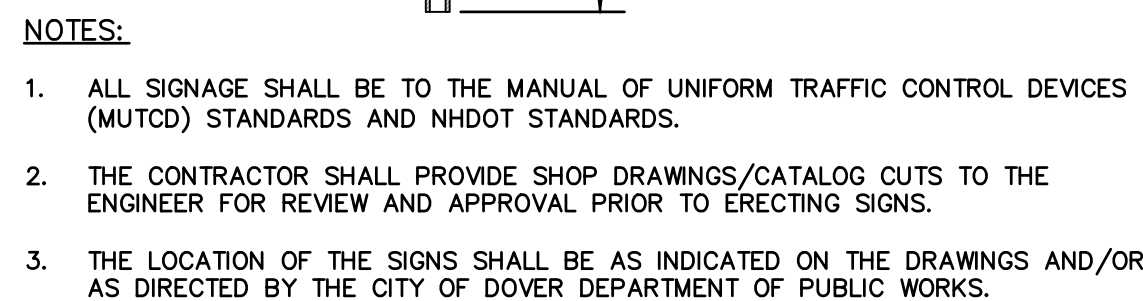
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DATE : SEPTEMBER 30, 2019

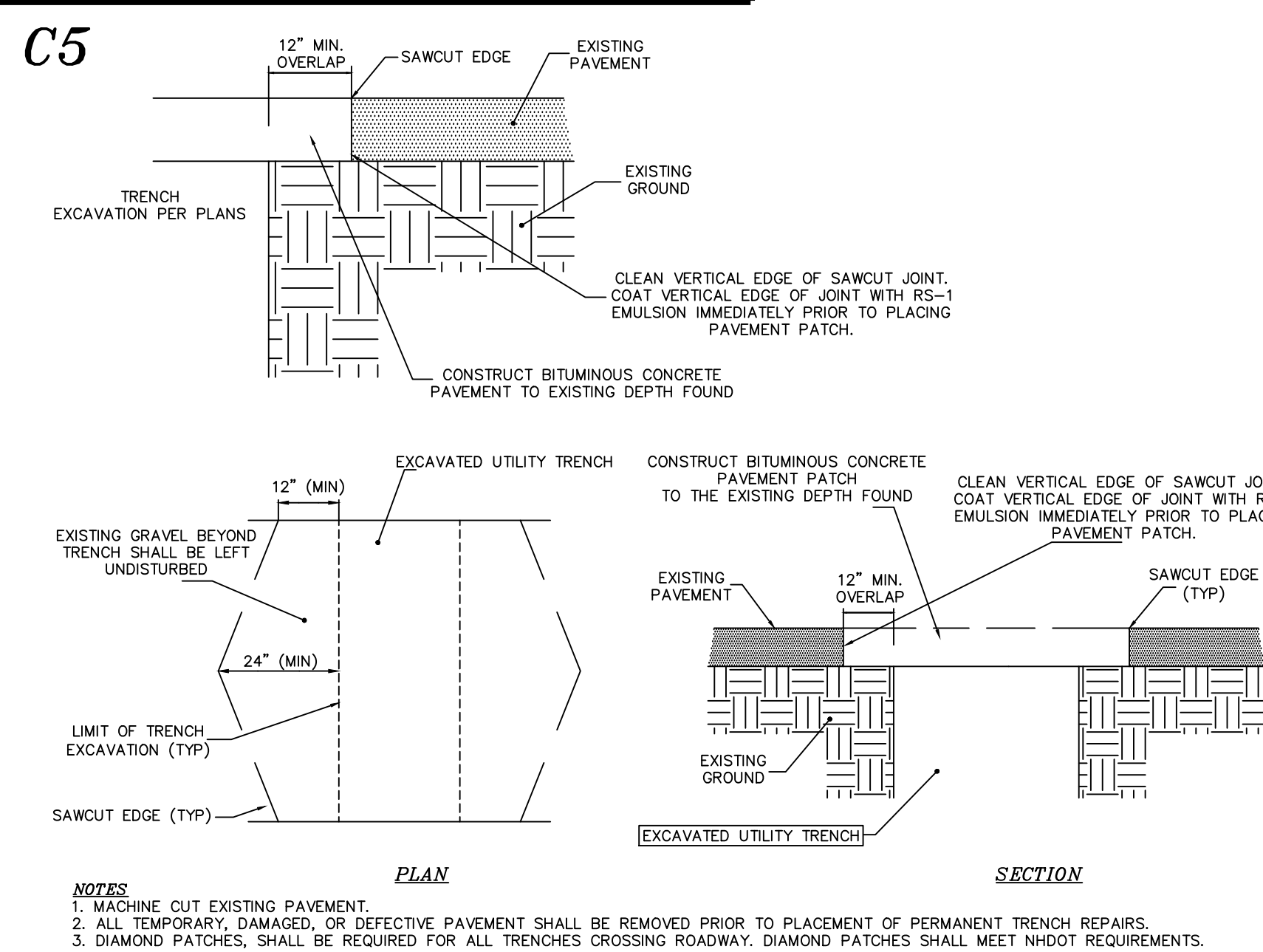
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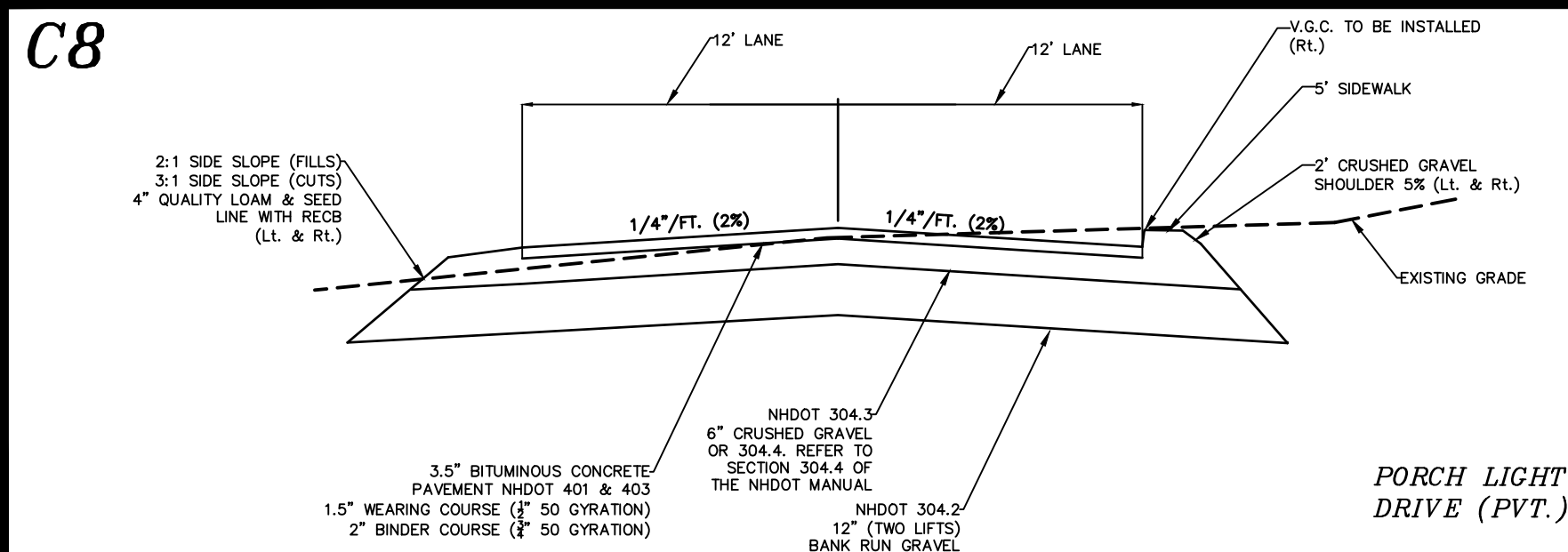
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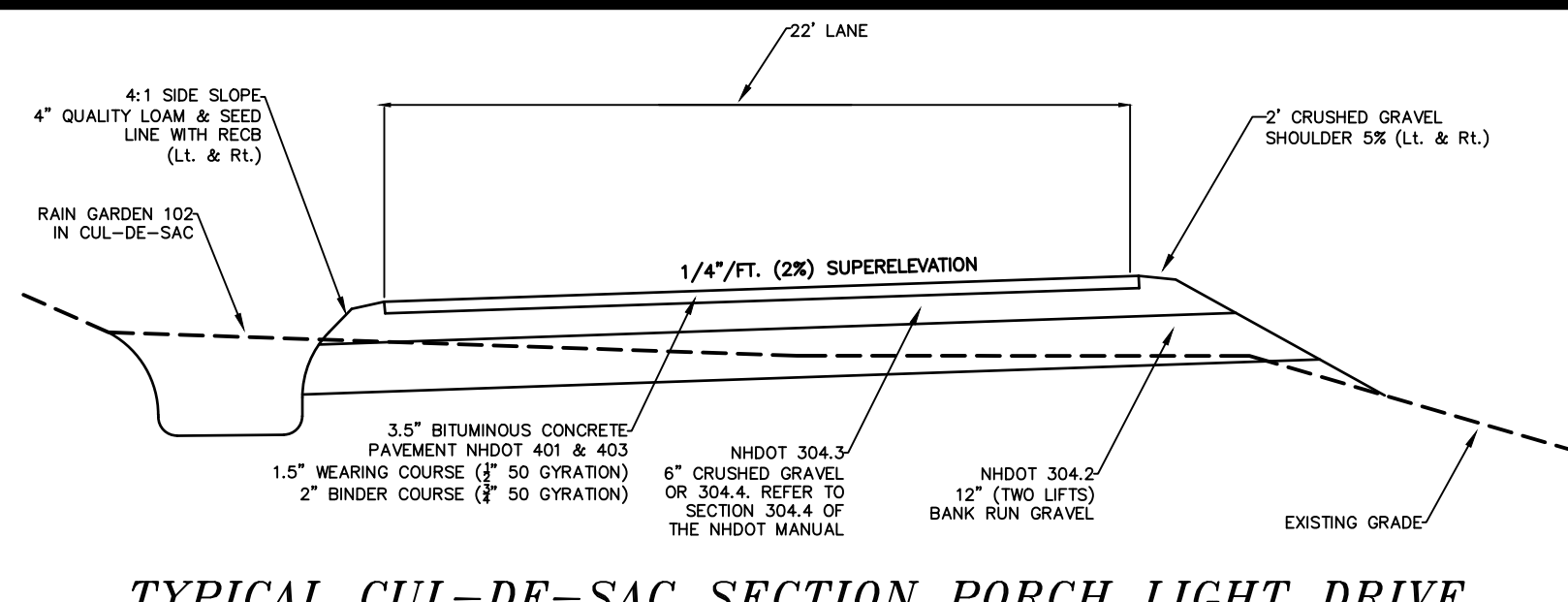
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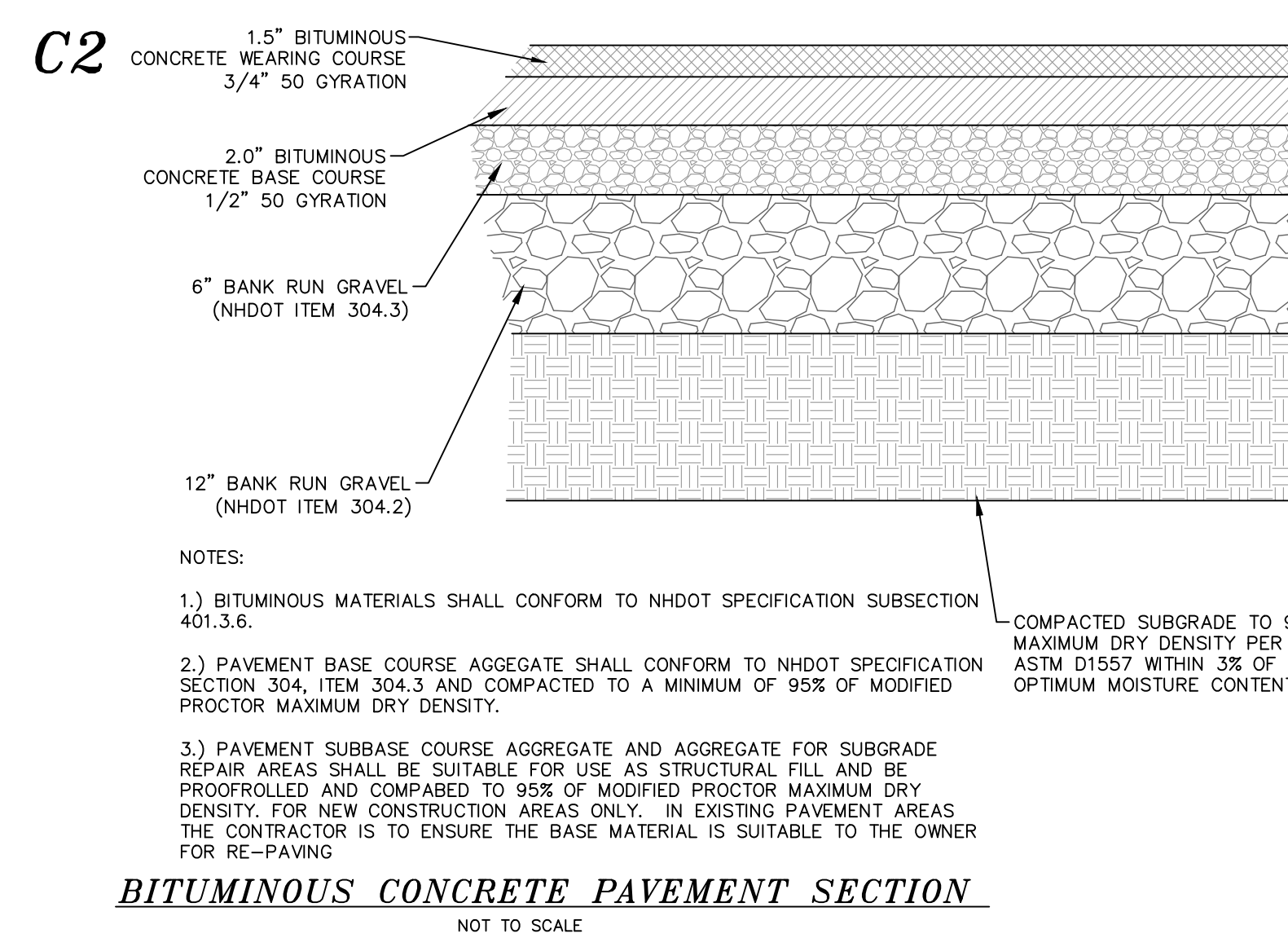
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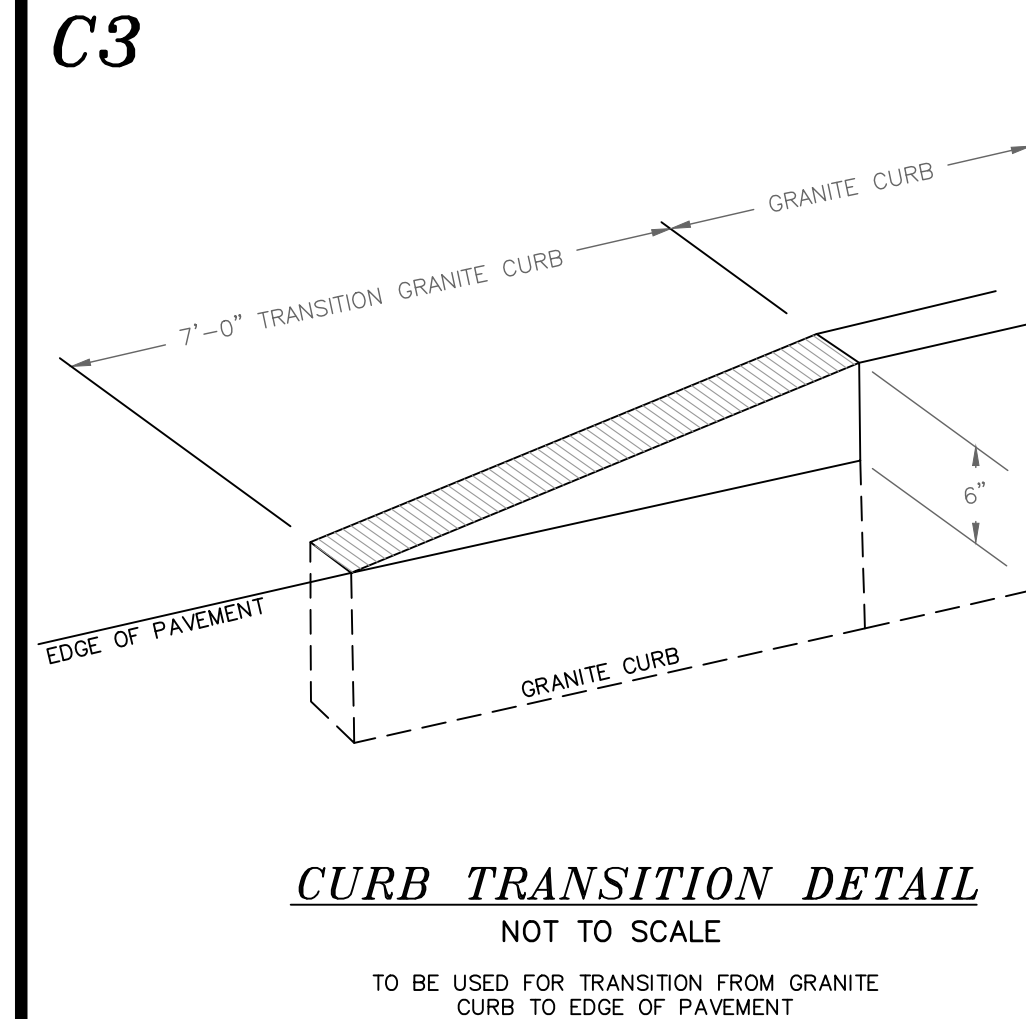
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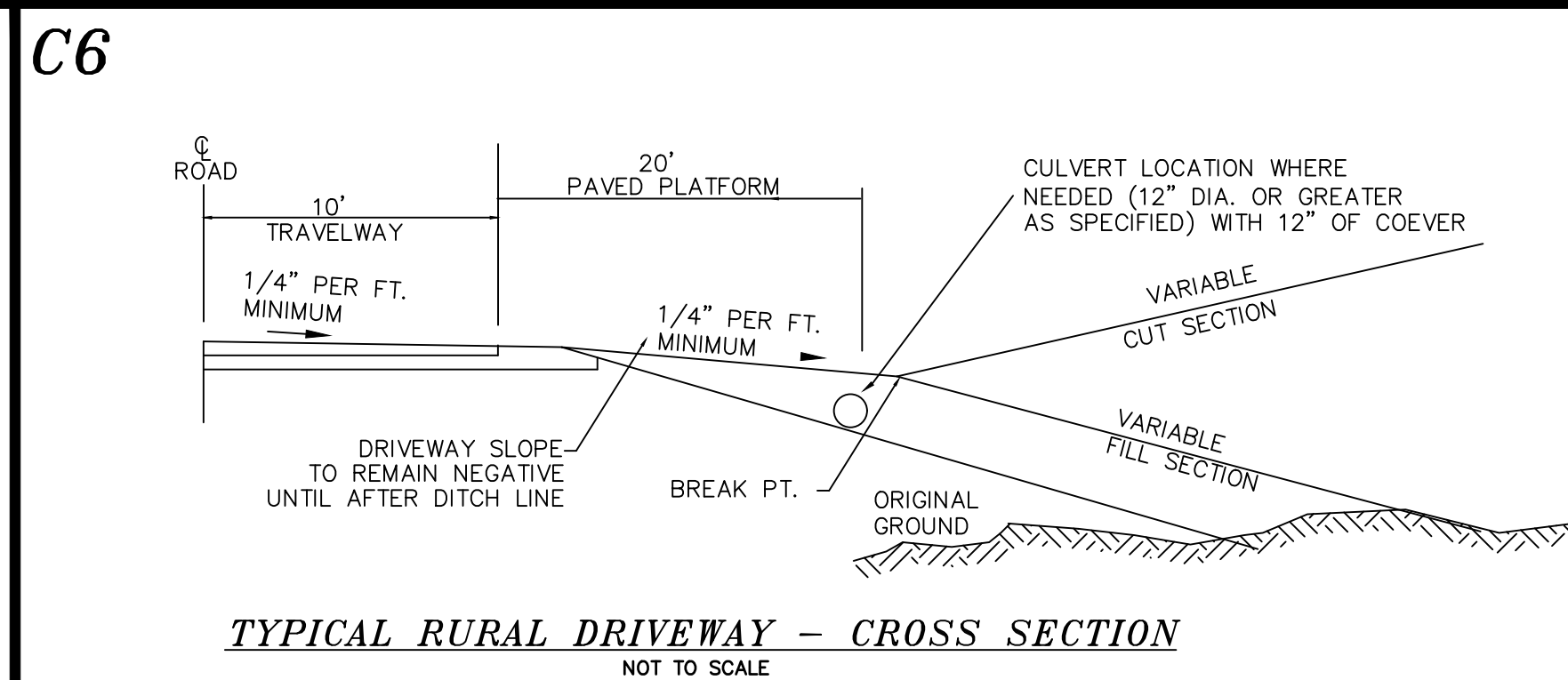
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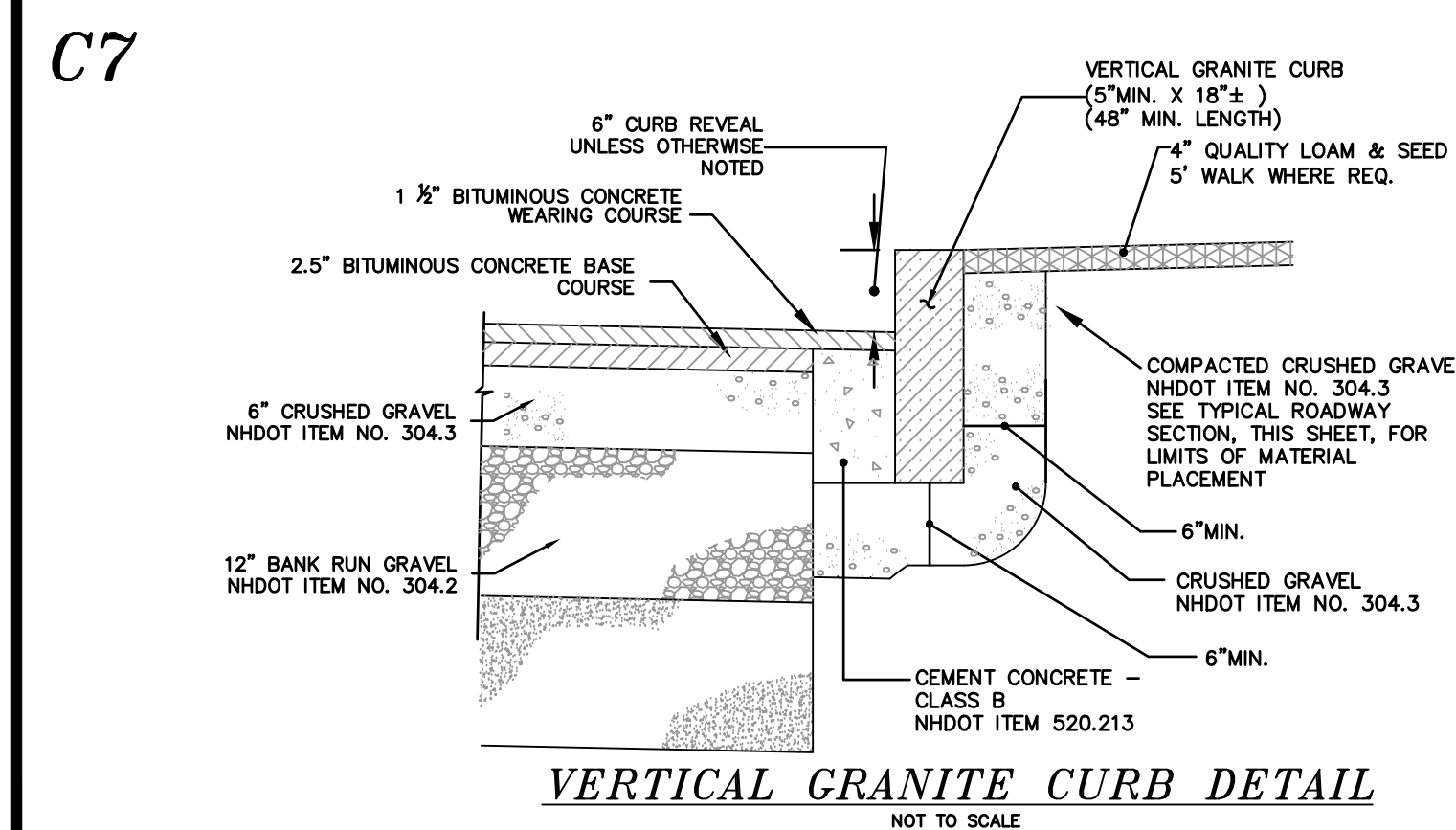
BITUMINOUS CONCRETE PAVEMENT SECTION
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CURB TRANSITION DETAIL
NOT TO SCALE



TYPICAL RURAL DRIVEWAY – CROSS SECTION
NOT TO SCALE



VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

CROSS SECTION NOTES

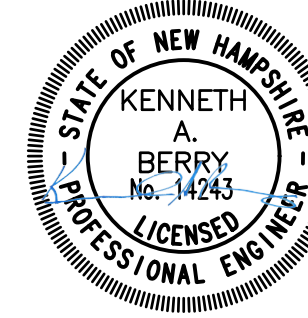
1. ALL ROADWAY FILL TO BRING ROAD TO SUBGRADE SHALL BE INSTALLED IN LIFTS NO GREATER THAN 12".
2. ALL FILL SHALL BE COMPACTED TO 95% MINIMUM. COMPACTION TESTS TO BE CONDUCTED AT THE START OF THE PROJECT AND NO FURTHER THAN 100 FEET APART.
3. GUARD RAIL REQUIRED AS NOTED ON PLAN & PROFILE SHEETS.
4. TEST PITTING WAS DONE WITHIN THE ROADWAY ALIGNMENT BY STONEY RIDGE ENVIRONMENTAL, AND NO UNSUITABLE MATERIALS WERE ENCOUNTERED IN THOSE TEST PITS.

COMPACTED SUBGRADE - CONTRACTOR SHALL SCARIFY SUBGRADE TO A DEPTH OF 30 INCHES BELOW F-GRADE. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE TOWNS AGENT AND/OR THE TOWNS ENGINEER.

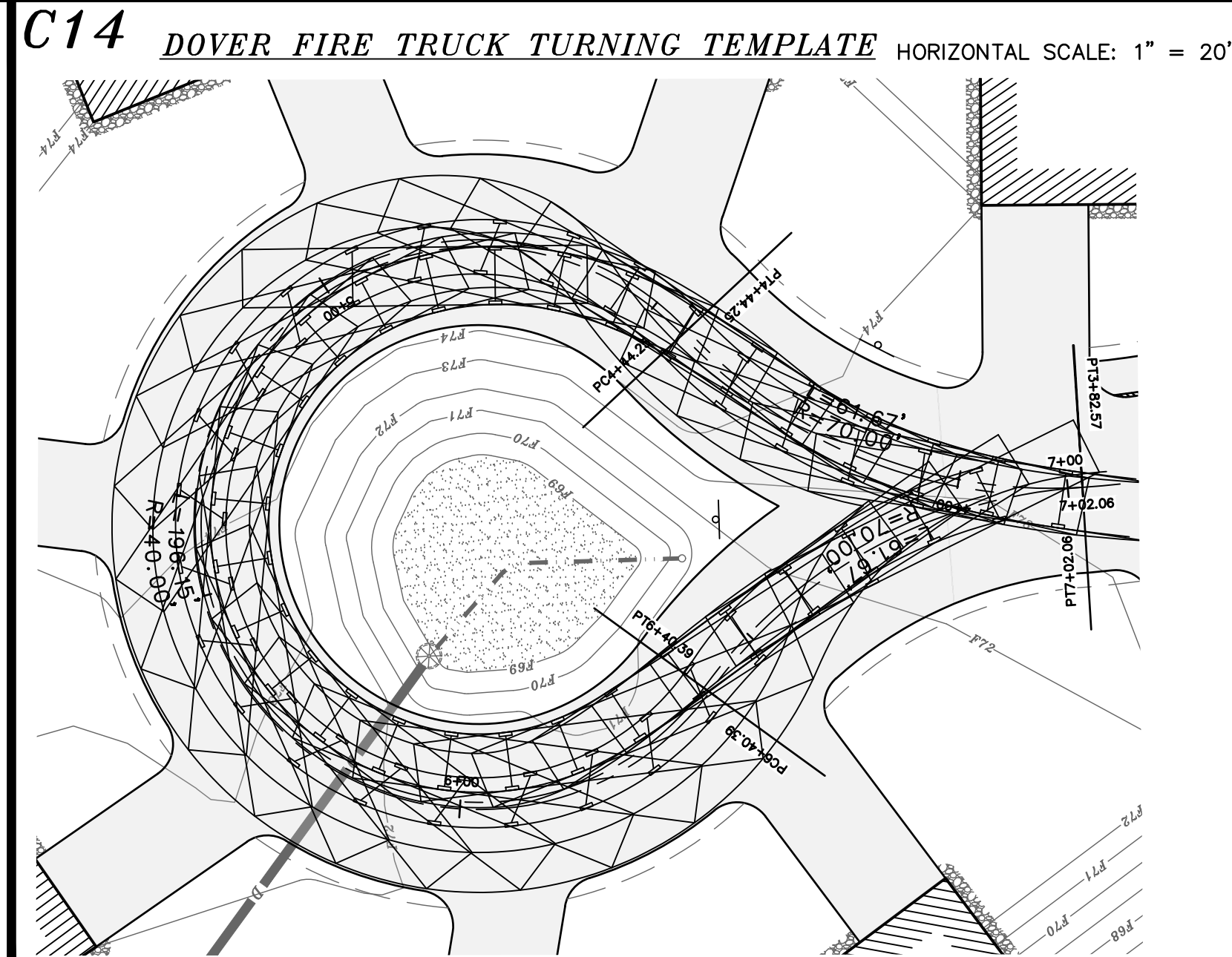
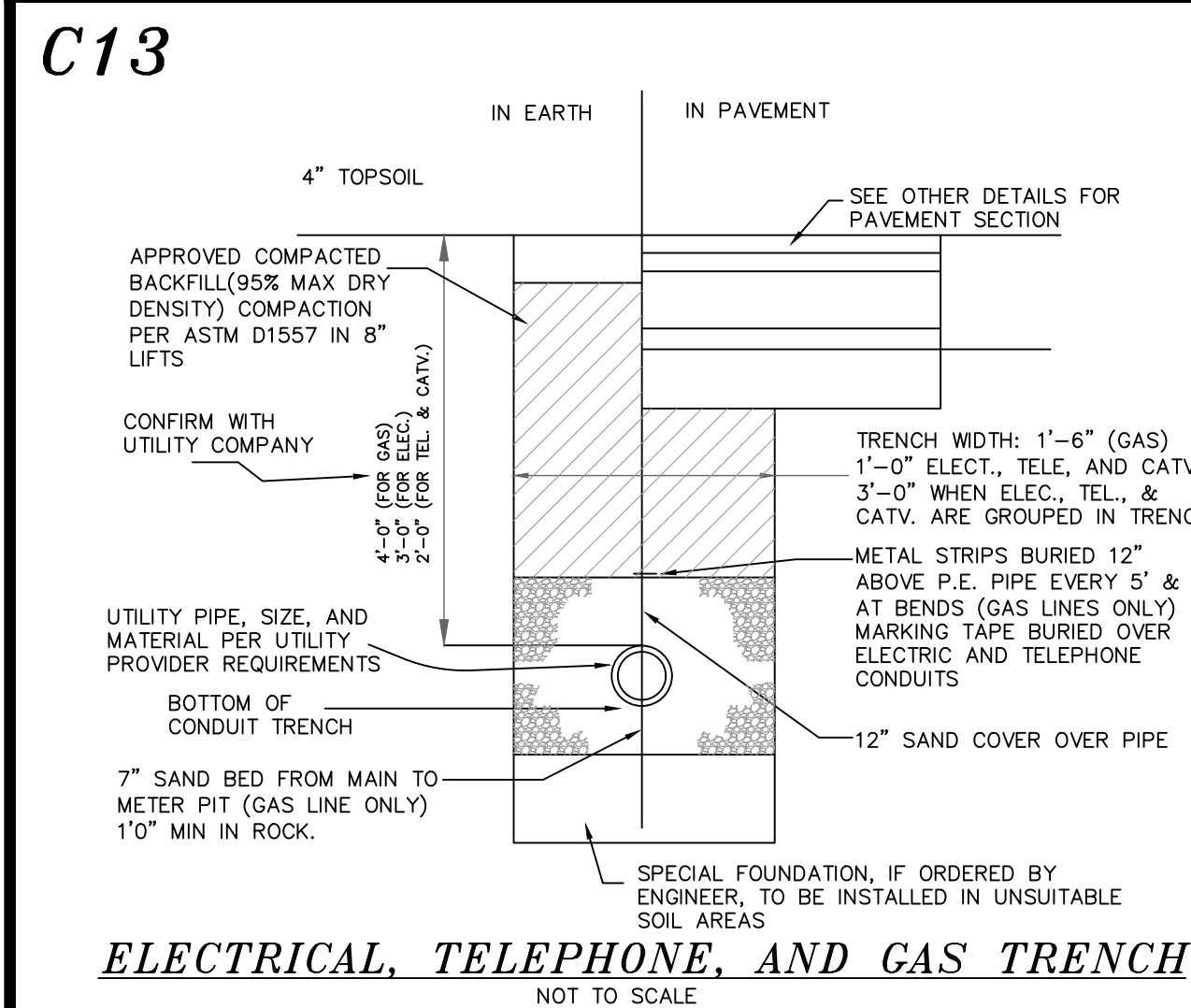
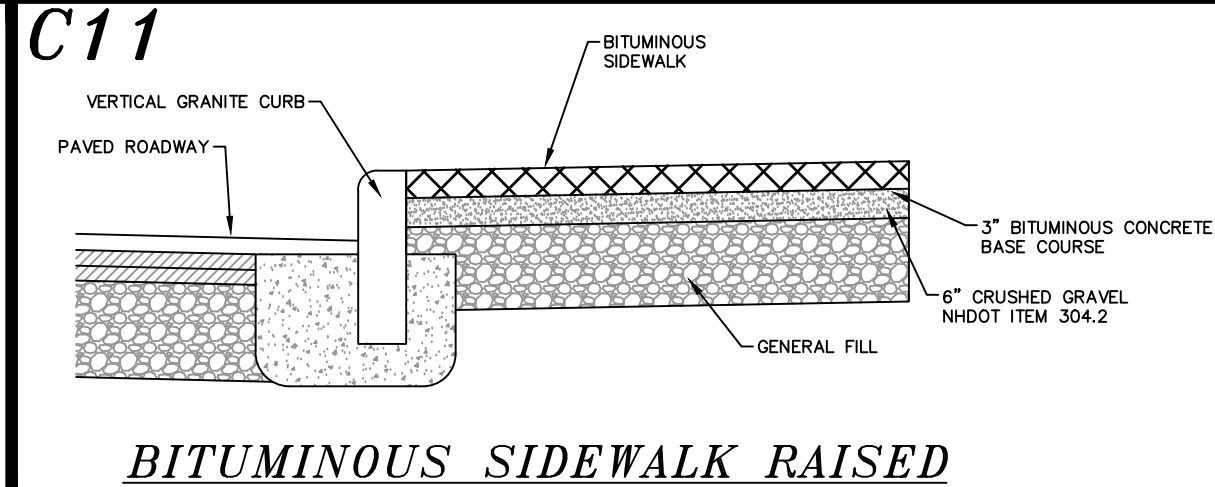
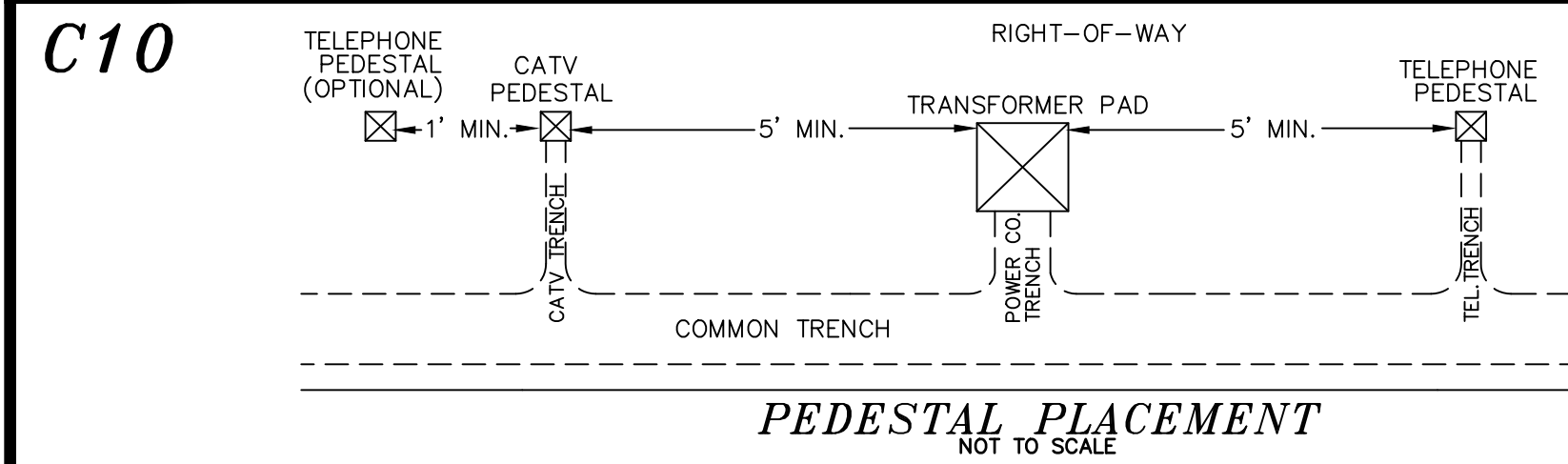
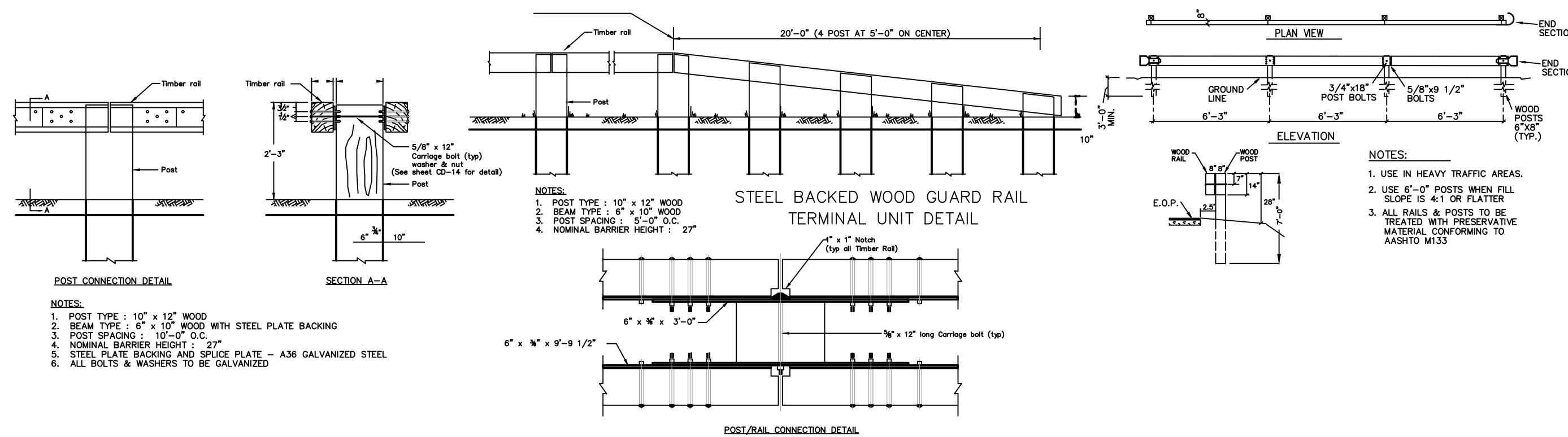
DOVER PLANNING FILE #		
REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-G

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



C9 GUARD RAIL (WOODEN RAIL & STEEL BACKED)



C15

affinity led lighting

AMERICAN BUILT

S800 Series Roadway Luminaire

LED Street & Area Lighting

The S800 Series distills the benefits of combining industry leading components and LED technology with pragmatic design and American-Built reliability. The outstanding photometric performance results in sites with excellent uniformity, allowing greater pole spacing and lower power density. The S800 Series is the best alternative available for traditional street and area lighting with quick payback and improved performance.

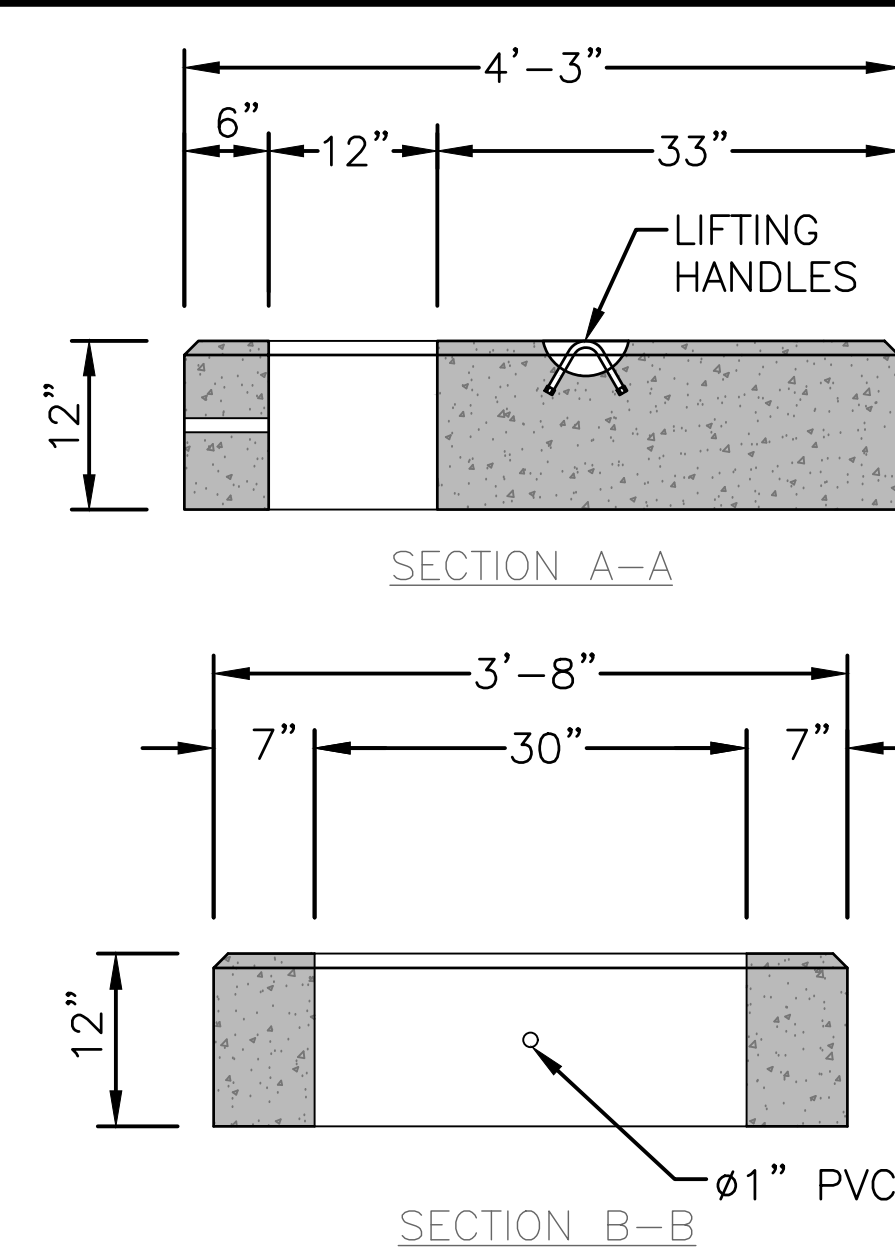
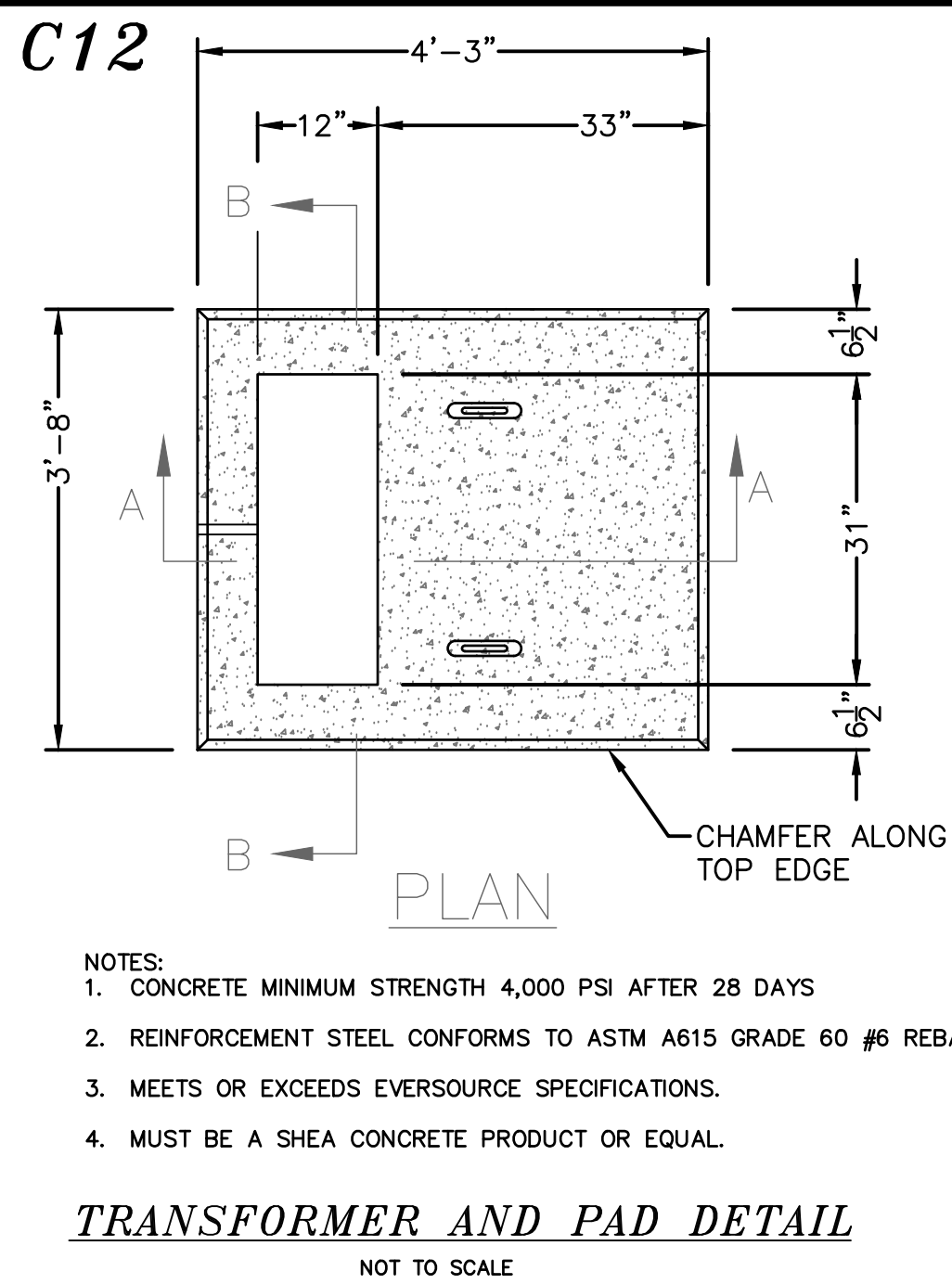
Standard Features

- Night Sky Friendly (zero uplight) with integrated backlight-shield
- Reduced-glare optical lenses standard in Type II, Type III and Type V photometric distributions
- Available in 3000K, 4000K and 5000K Correlated Color Temperatures
- Tool-Less Entry with Connect-Safe™ for Lineman Friendly installation
- Die-Cast Aluminum Housing and Housing Door with Ultra-durable powder-coat finish that resists corrosion, abrasion and UV-degradation
- Integrated Tilt Adjustment ±5°
- Built-in Bird-Guard
- Input Voltage: 120-277V or 347-480V, 50/60Hz
- Ambient Operating Temperatures -40°C to +50°C
- Smart Ready with 7-pin Photocoupler Receptacle (per ANSI C136.41) and 0-10V Dimming Capability
- LED Lifetime Rating >120,000 hours L70 85°C (per IESNA TM-21-11)
- 10-Year Limited Warranty

Product Specifications

MODEL	POWER	COLOR	DISTRIBUTION	CONTROL OPTION	FINISH	DRIVER
S800	25W	30K	3000K	T2: Type II	BR: Bronze	BL: Meanwell
S800	40W	40K	4000K	T3: Type III	BL: Black	
S801	60W	50K	5000K	T5: Type V	GR: Gray	
S801	80W	57K	5700K		WH: White	

EVERSOURCE POLE MOUNTED LAMP



DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS

FOR

DRVP DEVELOPERS, LLC

40A CATARACT AVENUE

DOVER, N.H.

TAX MAP 14, LOT 10-C

BERRY SURVEYING & ENGINEERING

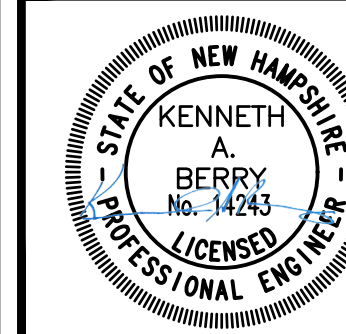
335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE: AS NOTED

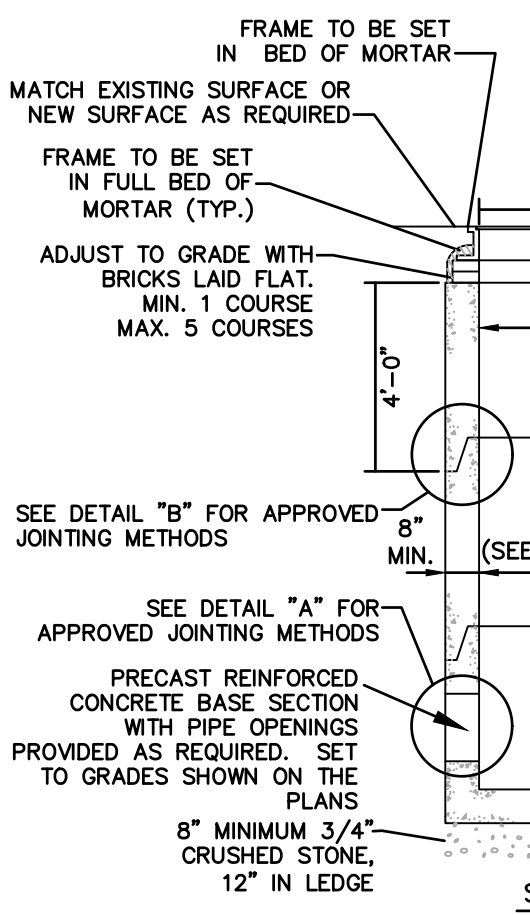
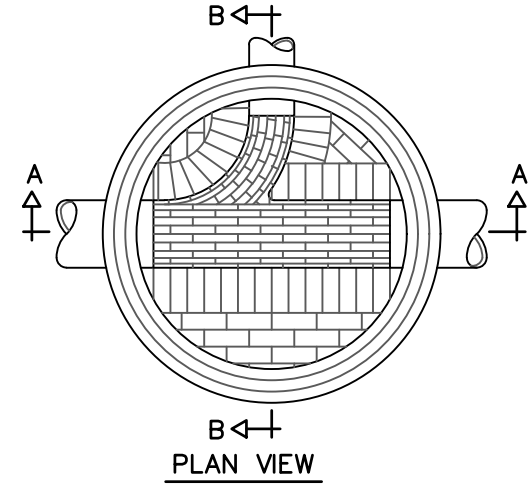
DATE : SEPTEMBER 30, 2019

FILE NO. : DB 2019-077

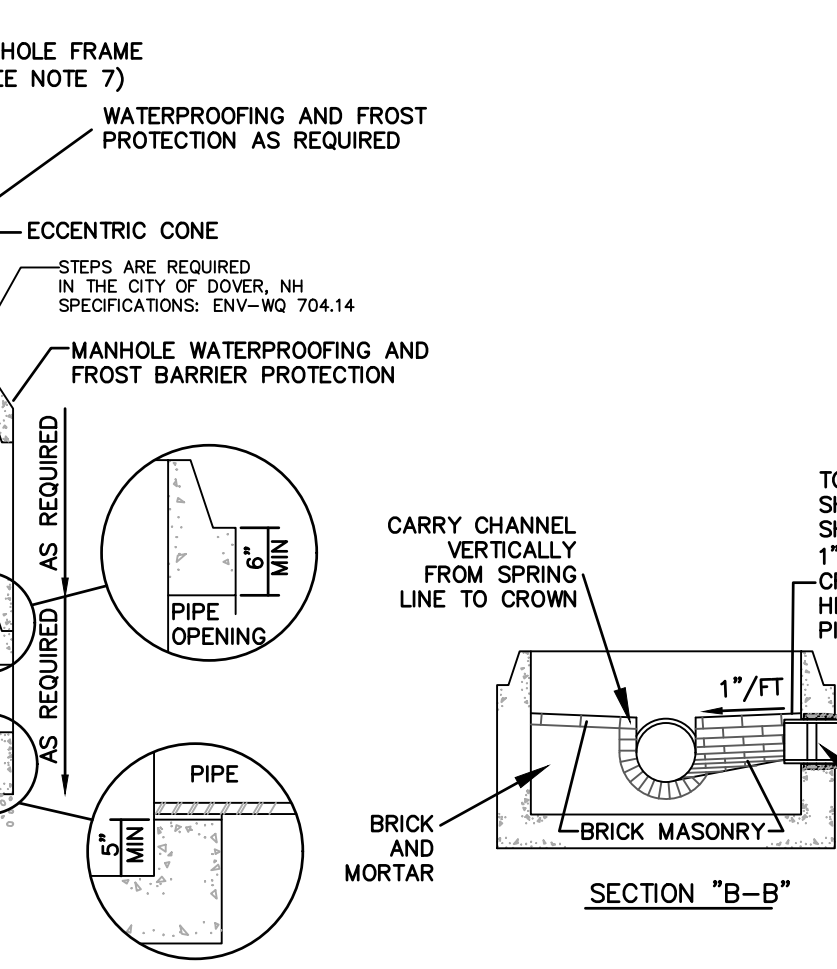
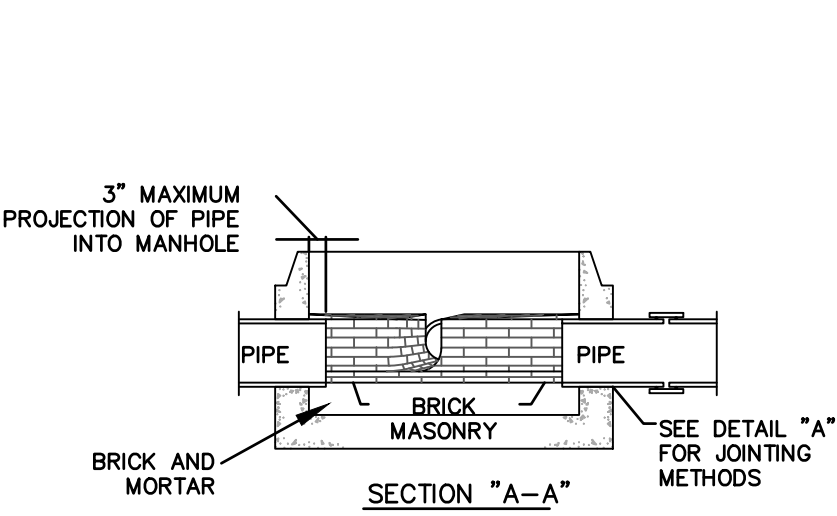


NOTES ON MANHOLE AND SEWER CONSTRUCTION:

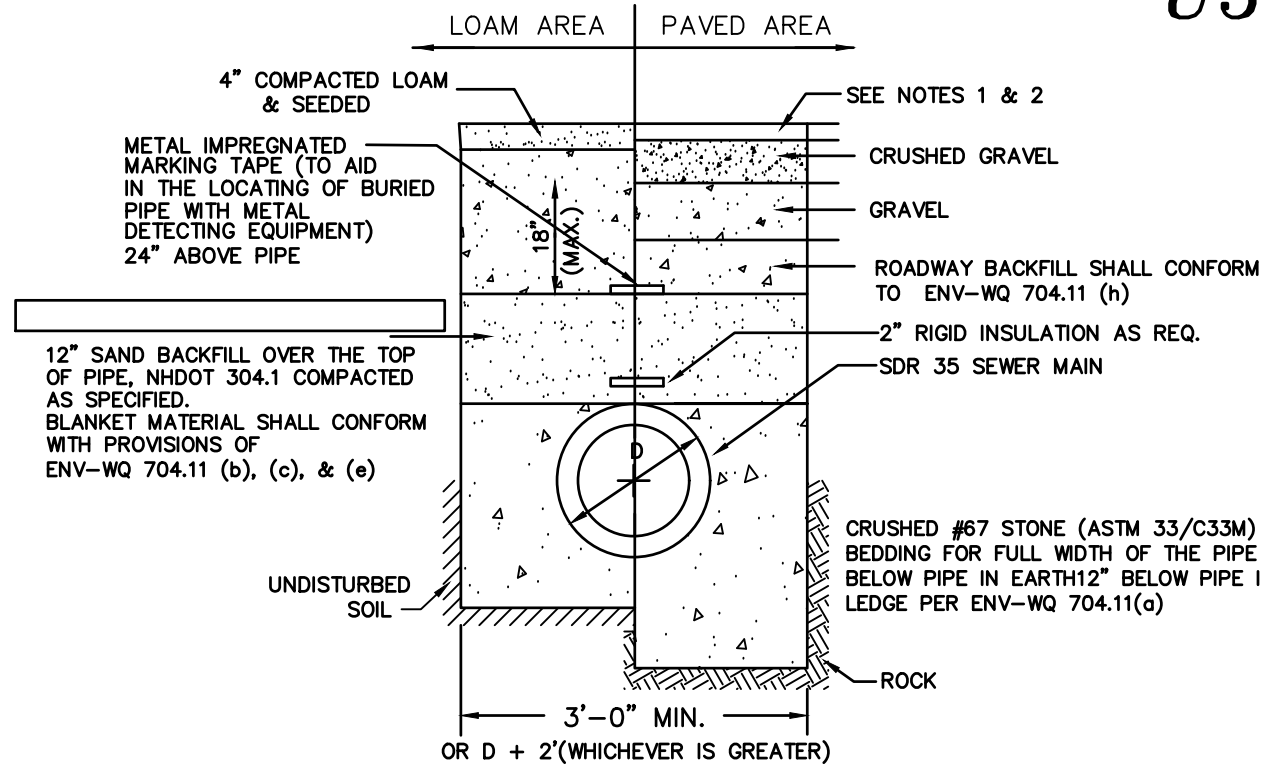
- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE COVER. ALL SMH CONSTRUCTION AND MATERIALS WILL BE IAW ENV-WQ 704.13 ADOPTED OCTOBER 15, 2014
- BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV-WQ 704.12 (d))
- SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
- PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
- GRAVITY SEWER PIPE TESTING WILL BE IN ACCORDANCE WITH ENV-WQ 704.06 AND MAN HOLE TESTING IAW ENV-WQ 704.17 DATED OCTOBER 15, 2014.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. INVERT BRICKS SHALL BE LAID ON EDGE AND THE BASE SECTION SHALL BE FULL. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV-WQ 704.13 (c)), MORTAR SHALL CONFORM WITH REQUIREMENTS OF IAW ENV-WQ 704.13 (c).
- FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING, 5-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER. (IAW ENV-WQ 704.13 (c) (4-6)) SEWER MAN HOLE COVERS ARE TO PAMREX.
- 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.
- HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE DOVER DPW, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.
- IN CROSS COUNTRY AREAS OUTSIDE OF THE PAVED ROADWAY SURFACE, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE. SEE TRENCH DETAIL ON SHEET D-102.
- ALL FRAMES AND GRATES ARE TO BE U.S.A. MADE. MANHOLE STEPS ARE REQUIRED IN THIS MUNICIPALITY AND MUST CONFORM TO THE REQUIREMENTS OF ENV-WQ 704.14.
- THE CONTRACTOR TO WORK WITH CITY OF DOVER REVIEW ENGINEER AND SEWER DEPARTMENT ON THE MEANS AND METHODS USED TO INSTALL ALL SEWER STRUCTURES.
- ANY WORK INVOLVING THE CUTTING INTO THE EXISTING A.C. PIPE SHALL MEET THE REQUIREMENTS OF ENV-A 1800.
- THE "CITY OF DOVER, NEW HAMPSHIRE, DEPARTMENT OF COMMUNITY SERVICES, CONSTRUCTION GUIDELINES, PERMITS, RULES, AND REGULATIONS" (DATED MARCH 13, 2018) ARE A PART OF THE CONSTRUCTION DETAILS AND TO BE FOLLOWED. SEE APPENDIX B, PAGE 14 FOR INTERNAL DROP DETAILS.



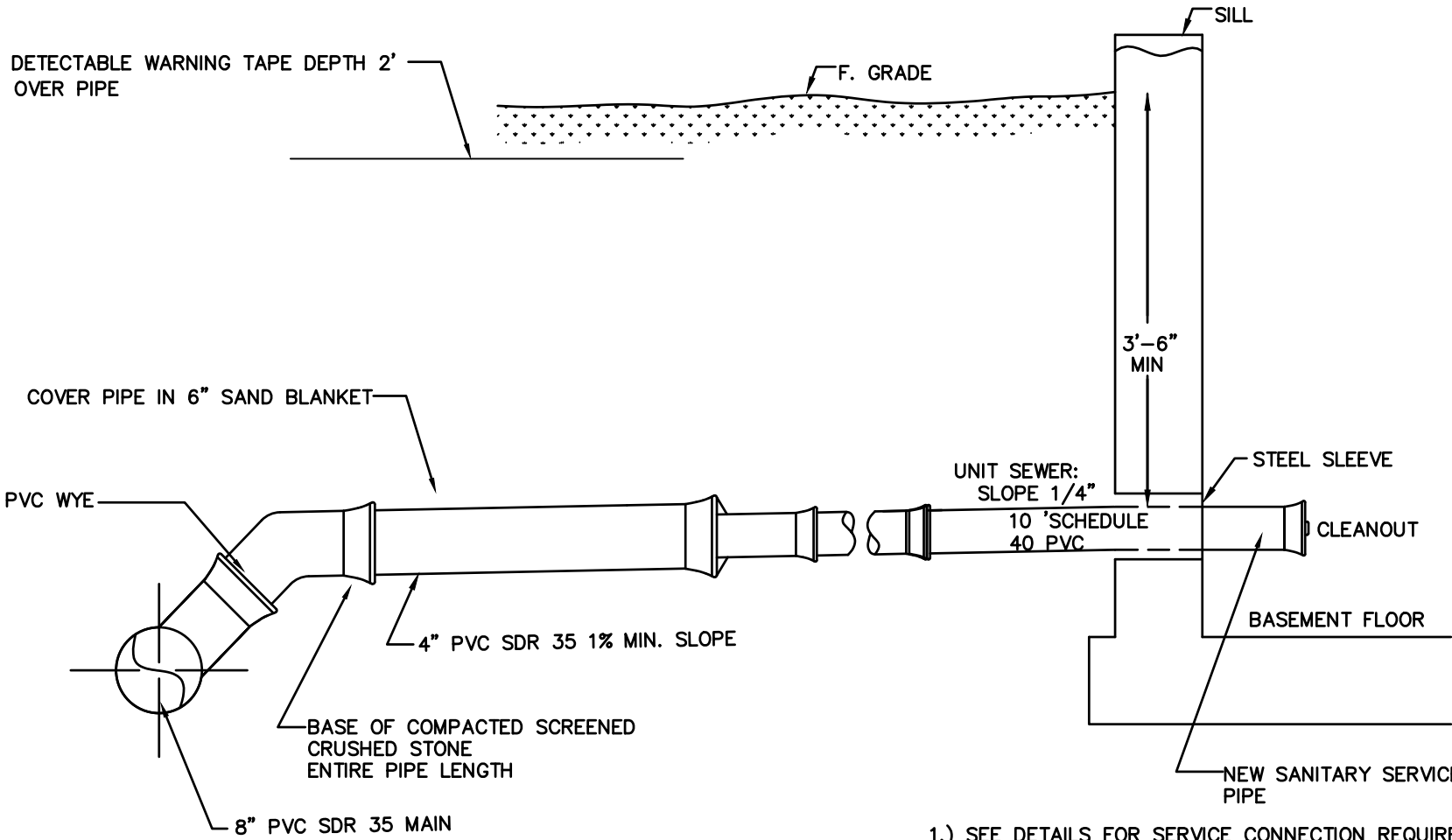
TYPICAL SEWER MANHOLE
NOT TO SCALE



TYPICAL SEWER
PIPE TRENCH
NOT TO SCALE



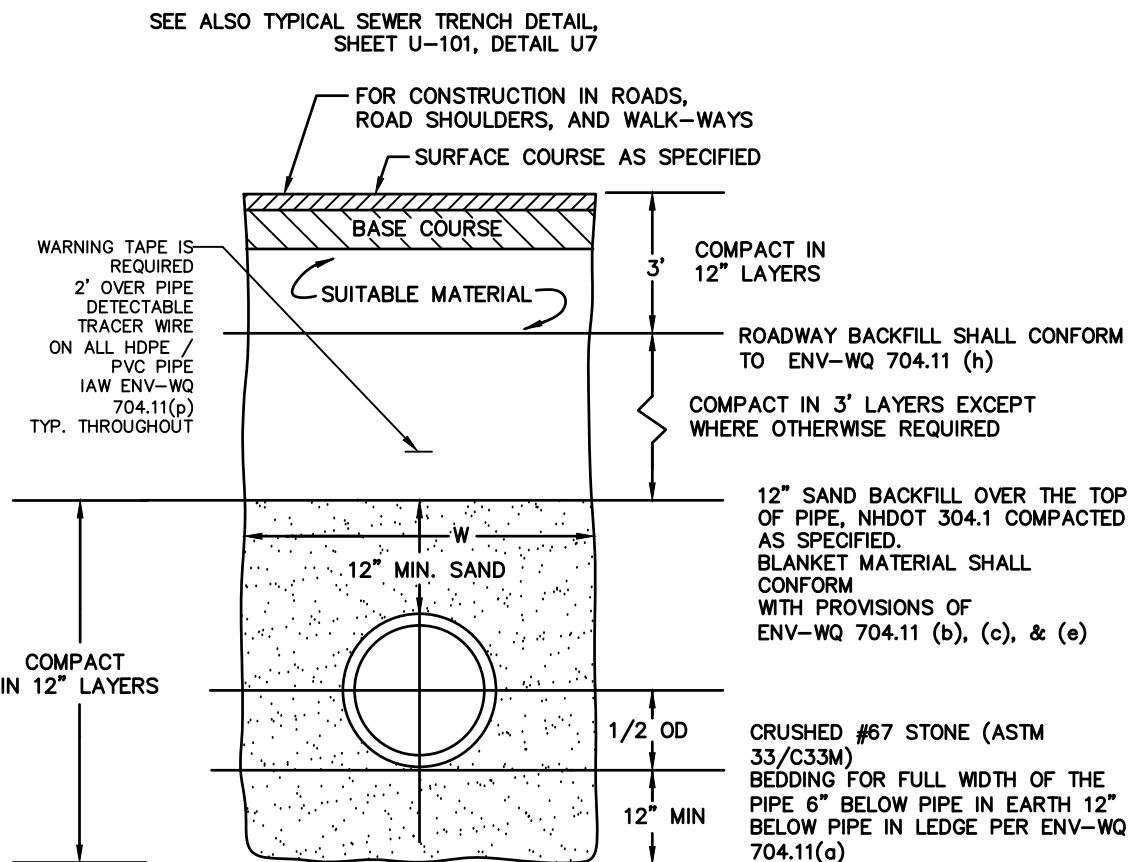
- NOTE:
- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 - NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.
 - ANTI-SEEP COLLARS OR CLAY CHECK DAMS ON STEEP RUNS IN WET CONDITIONS.
 - ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & MUNICIPAL DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. SDR-21 PVC FORCE MAIN PIPE MATERIAL IS REQUIRED IN LOCATIONS AS SHOWN. SDR-21 PVC FORCEMAIN PIPE WILL CONFORM TO ENV-WQ 704.08.



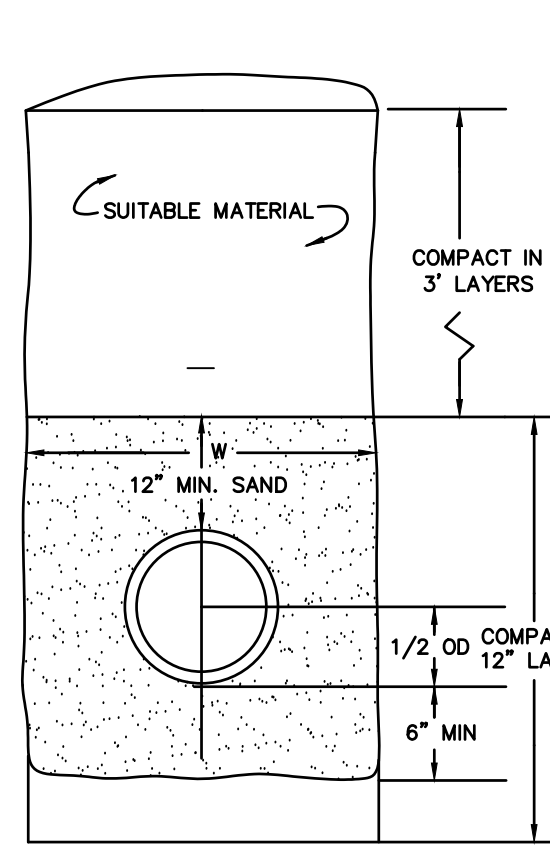
DETAIL OF UNIT SEWER SERVICE
NOT TO SCALE

- SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS
- SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.
- CLEANOUTS SHALL BE INSTALLED INSIDE EACH BUILDING EXIT POINT

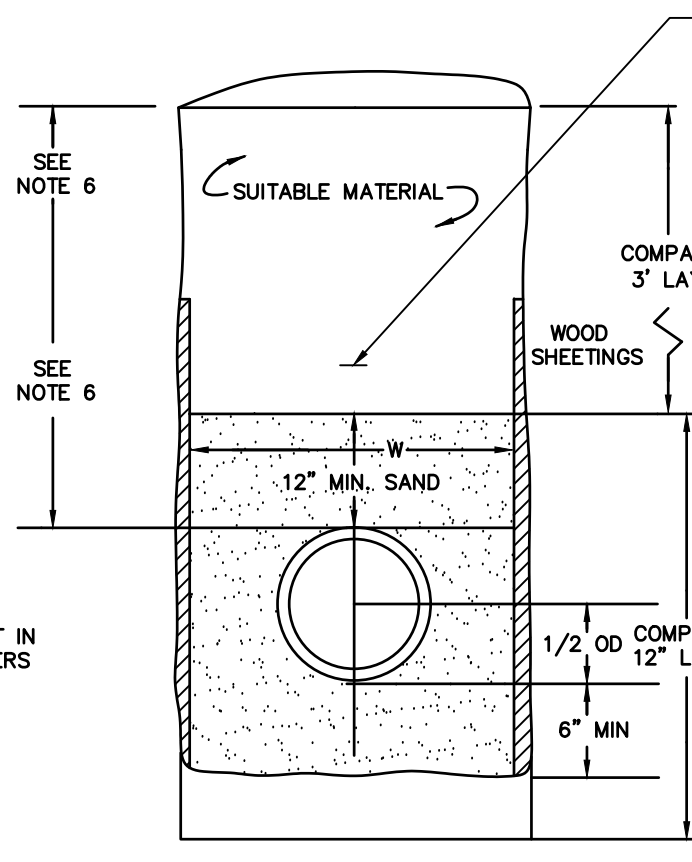
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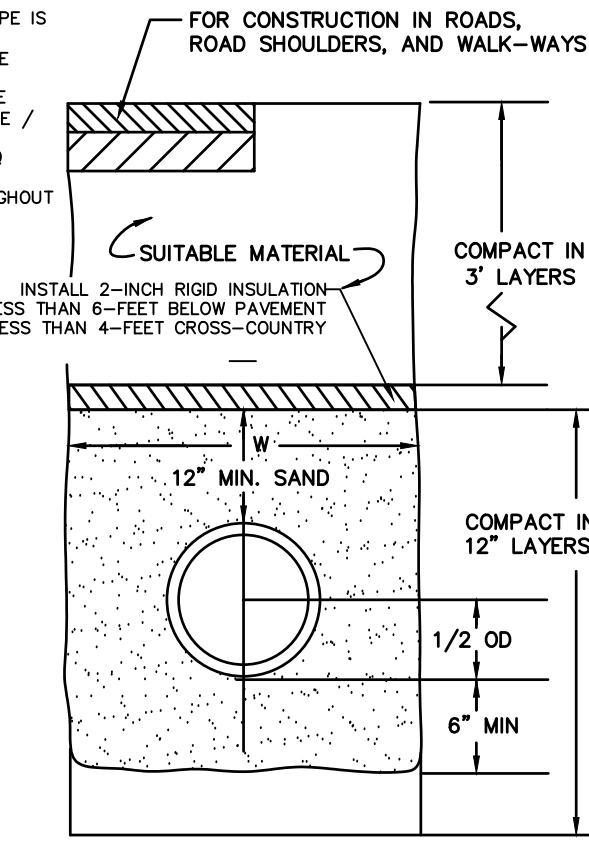
LEDGE CONSTRUCTION
NOT TO SCALE



EARTH CONSTRUCTION
NOT TO SCALE



EARTH CONSTRUCTION
WITH SHEETING
NOT TO SCALE



TRENCH INSULATION
NOT TO SCALE

U1

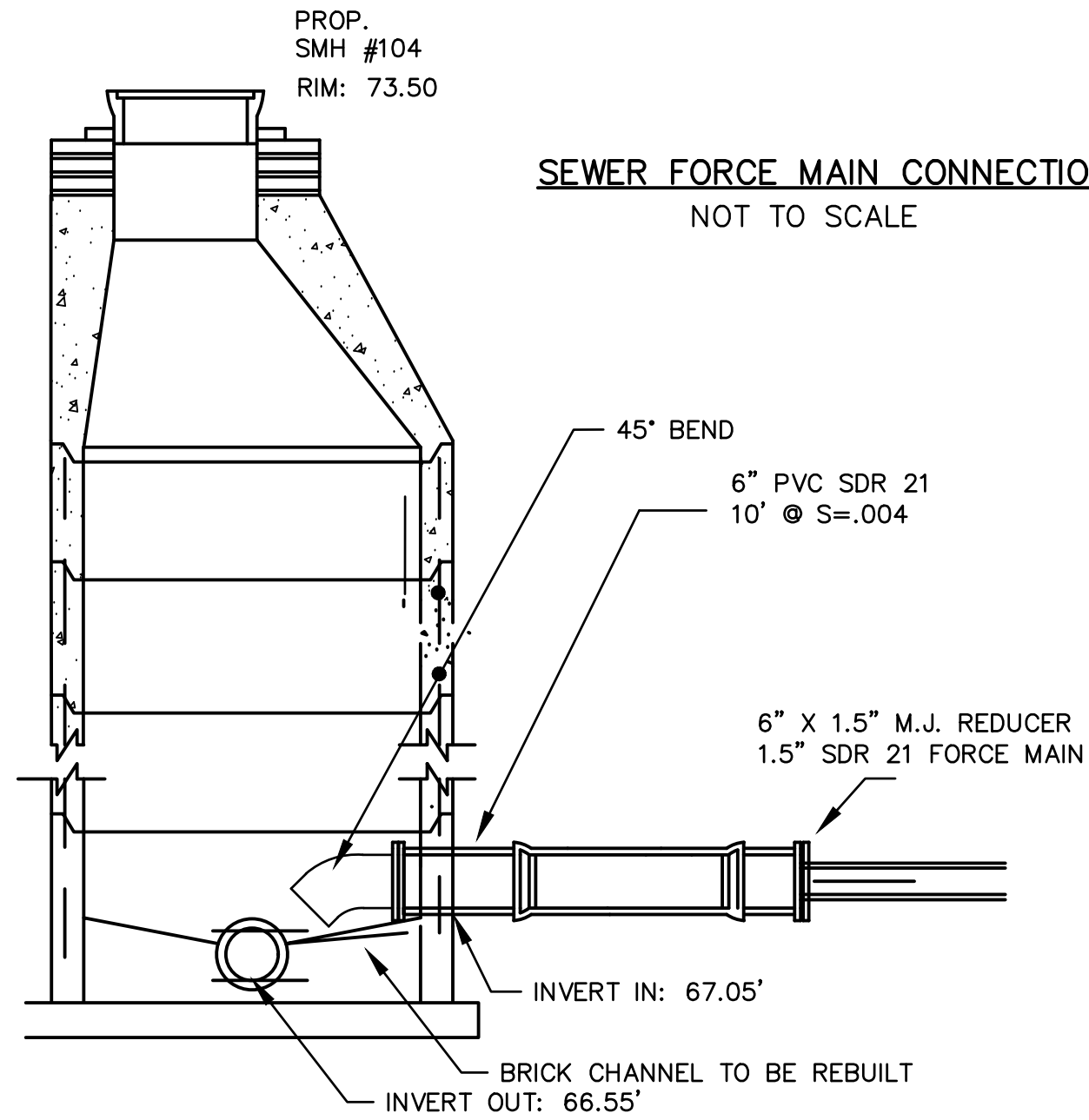
U2



SEWER MANHOLE FRAME AND GRATE WILL BE PAMREX, OR APPROVED EQUAL, 24 INCH OPENING, DUCTILE IRON, H20 LOADING.
SEWER MANHOLE COVER DETAIL
NOT TO SCALE

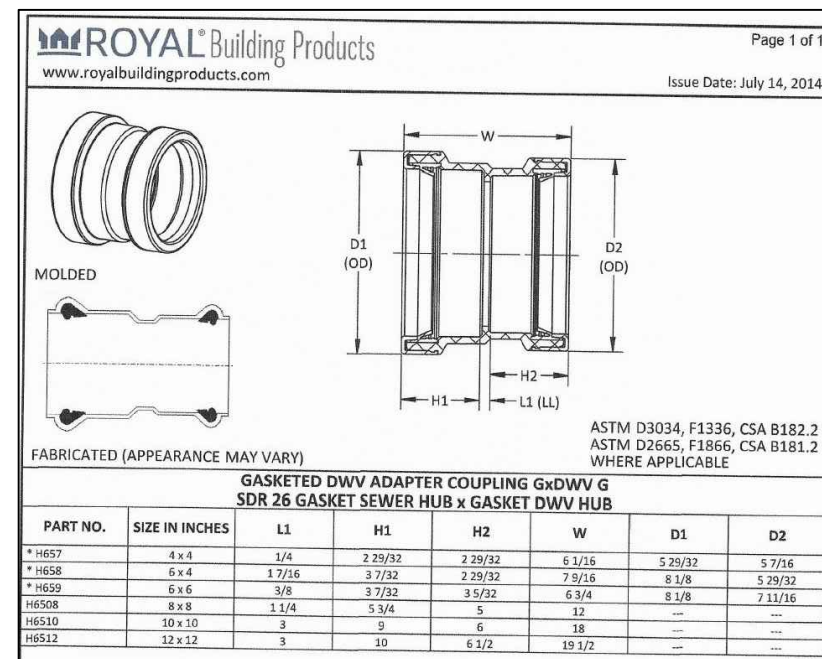
U5

U6



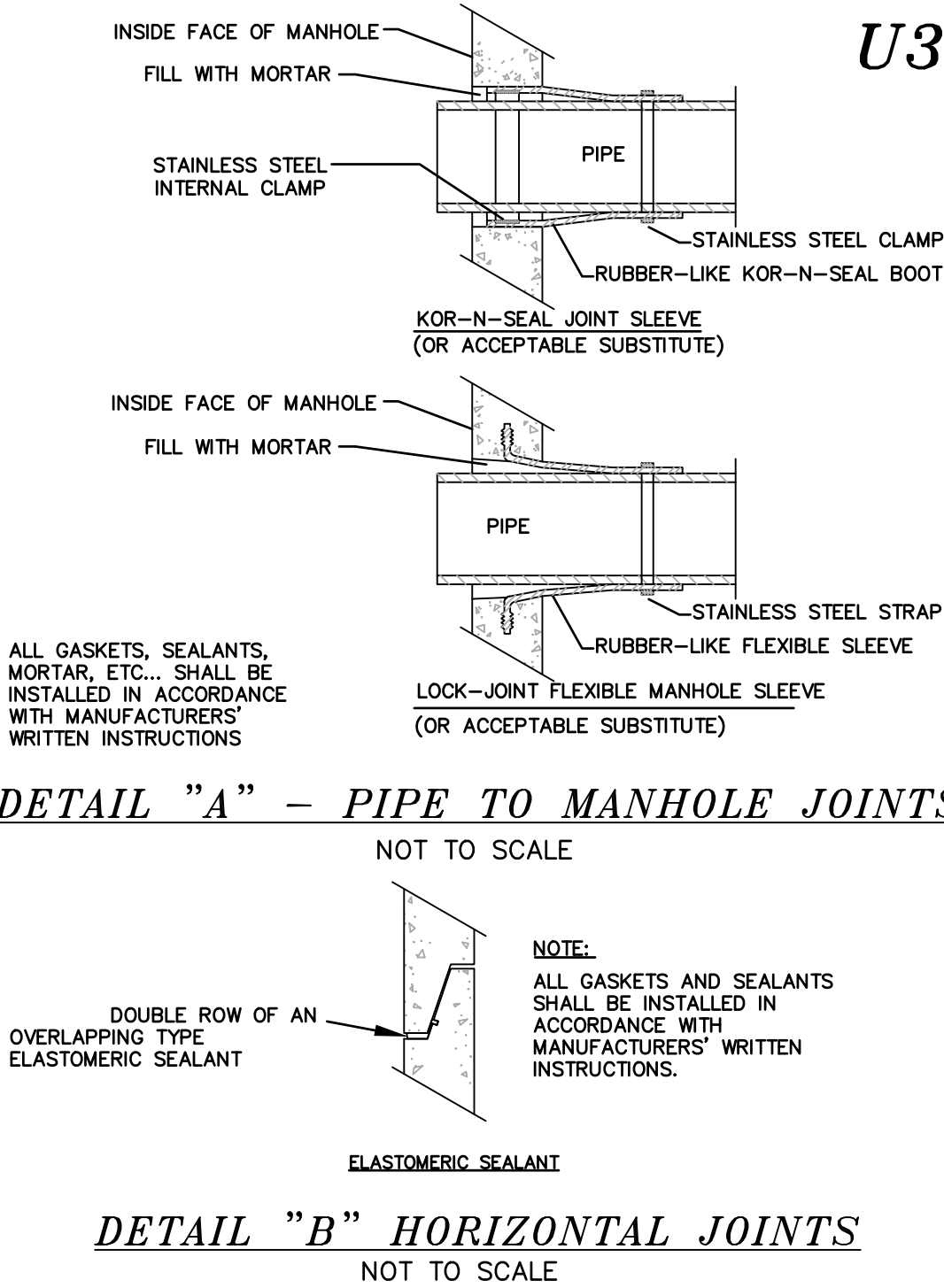
SEWER FORCE MAIN CONNECTION
NOT TO SCALE

U8



COUPLING DETAIL
NOT TO SCALE

U3



DETAIL "A" - PIPE TO MANHOLE JOINTS
NOT TO SCALE

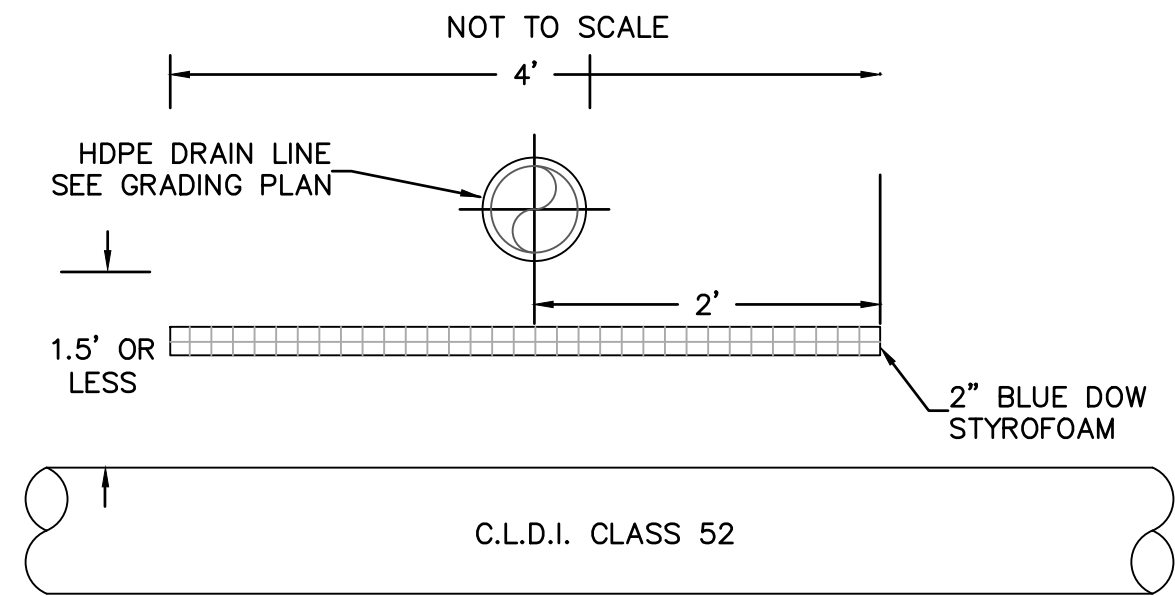
DETAIL "B" HORIZONTAL JOINTS
NOT TO SCALE

DOVER PLANNING FILE #		
REVISION	DATE	DESCRIPTION

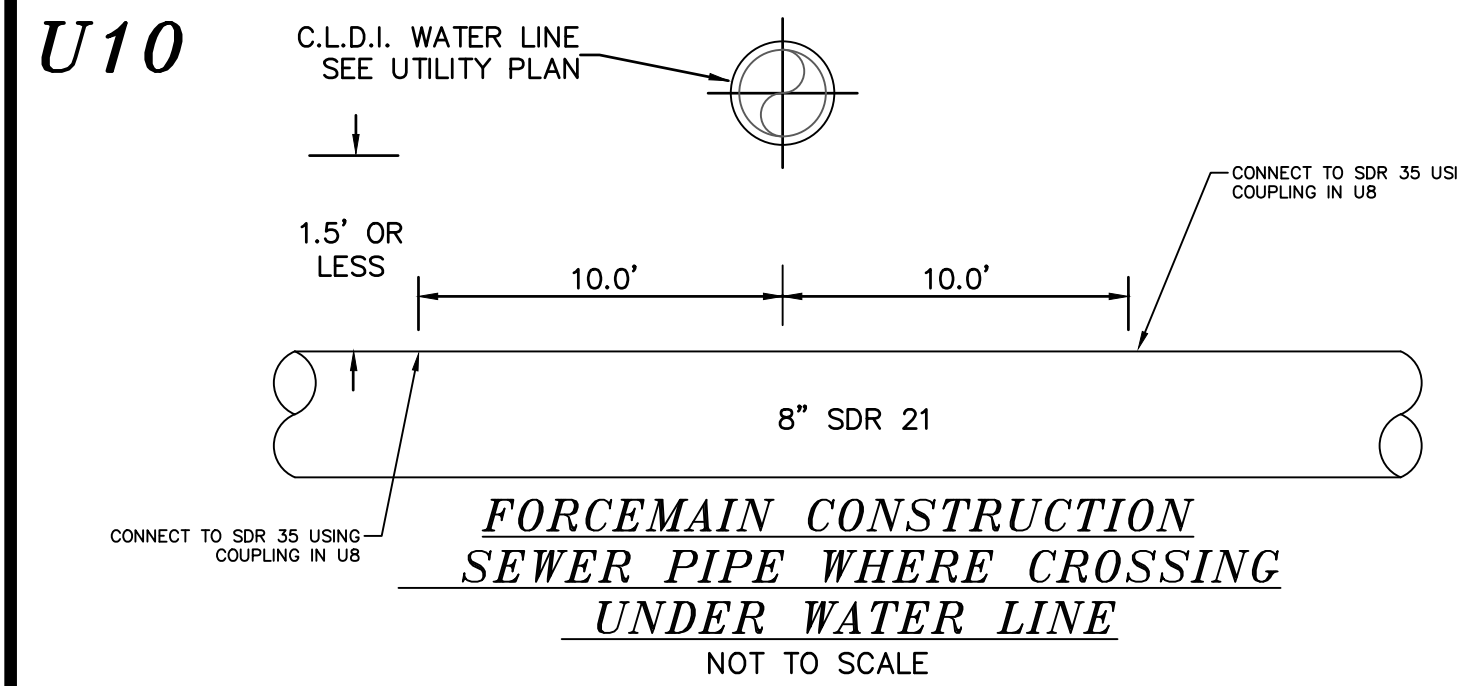
UTILITY DETAILS
FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-C

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : SEPTEMBER 30, 2019
FILE NO. : DB 2019-077
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER
SHEET 26 OF 28

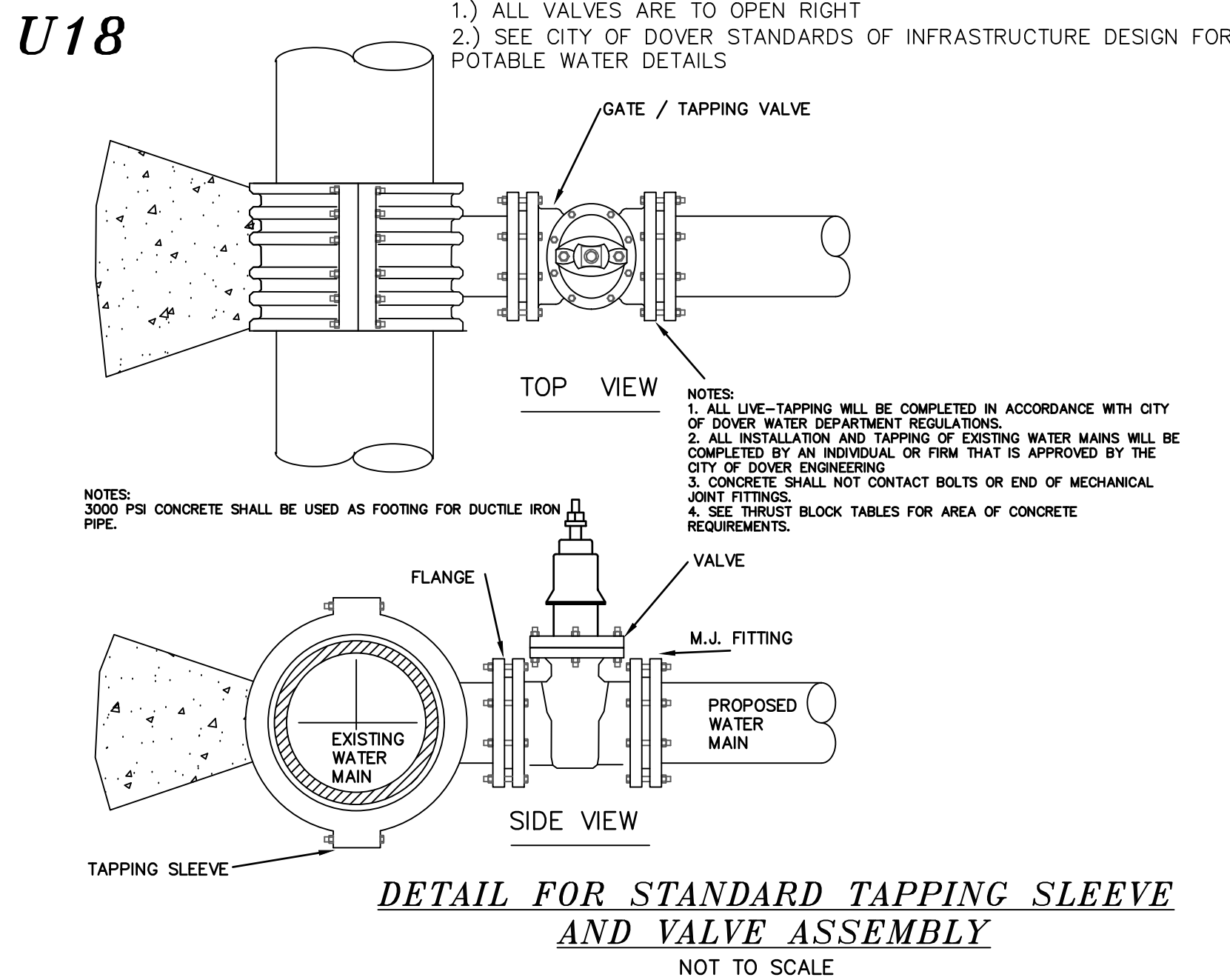
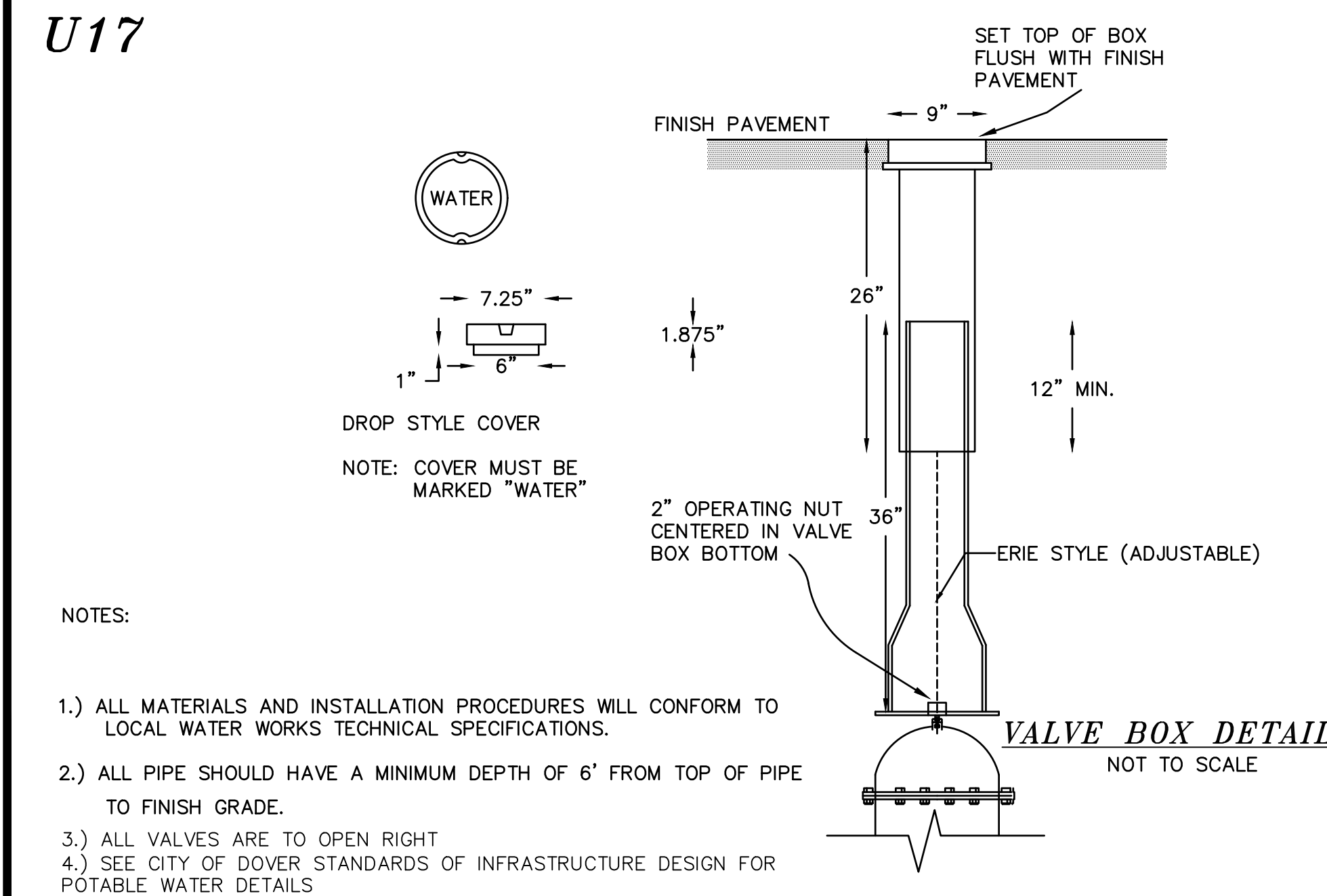
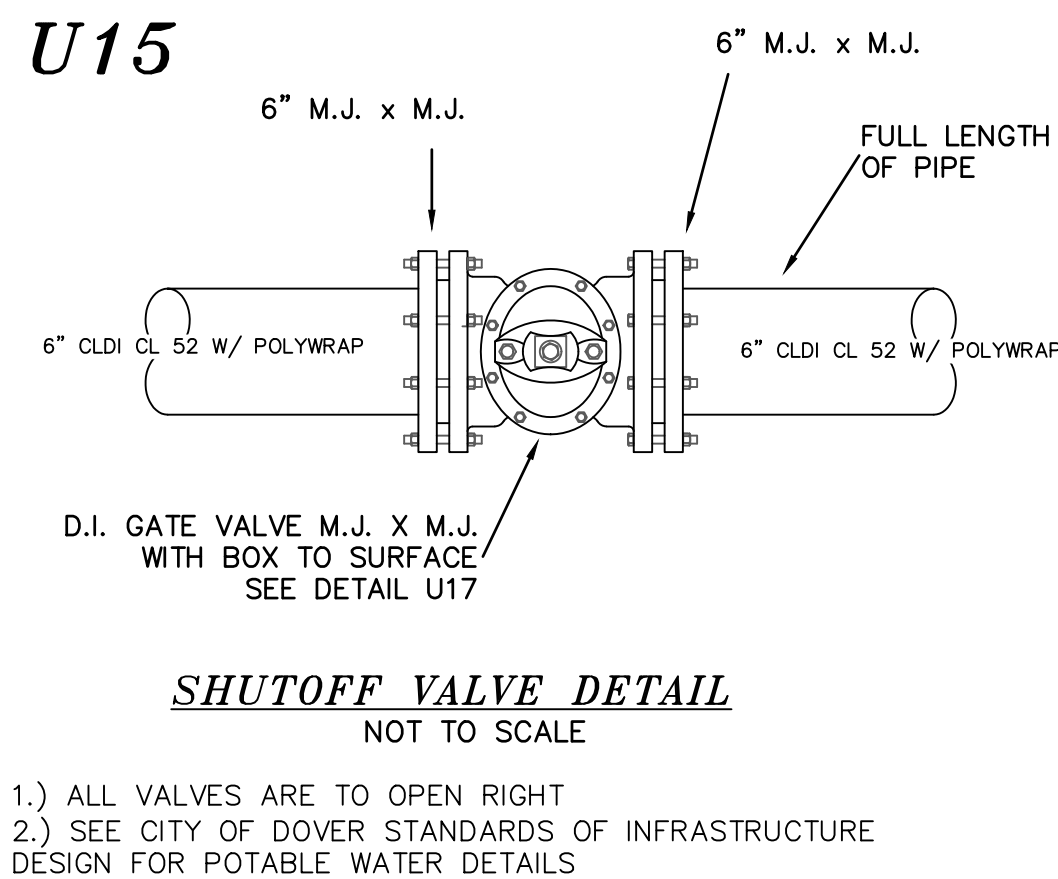
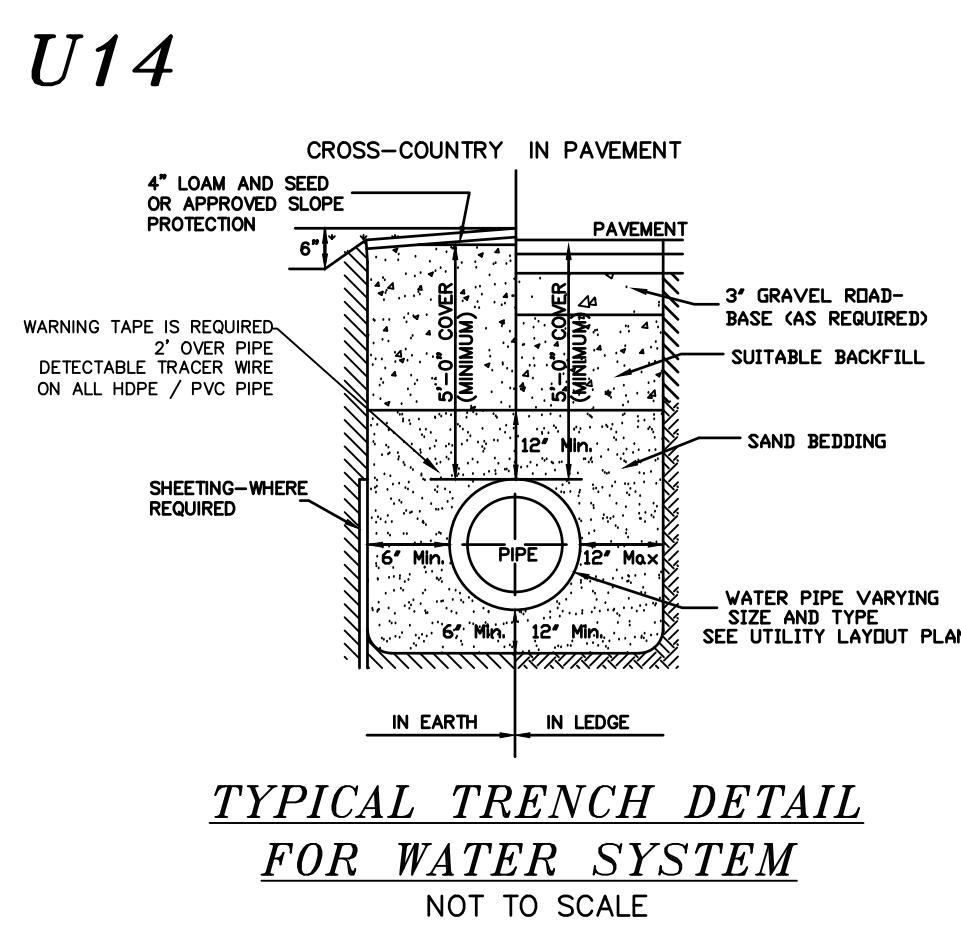
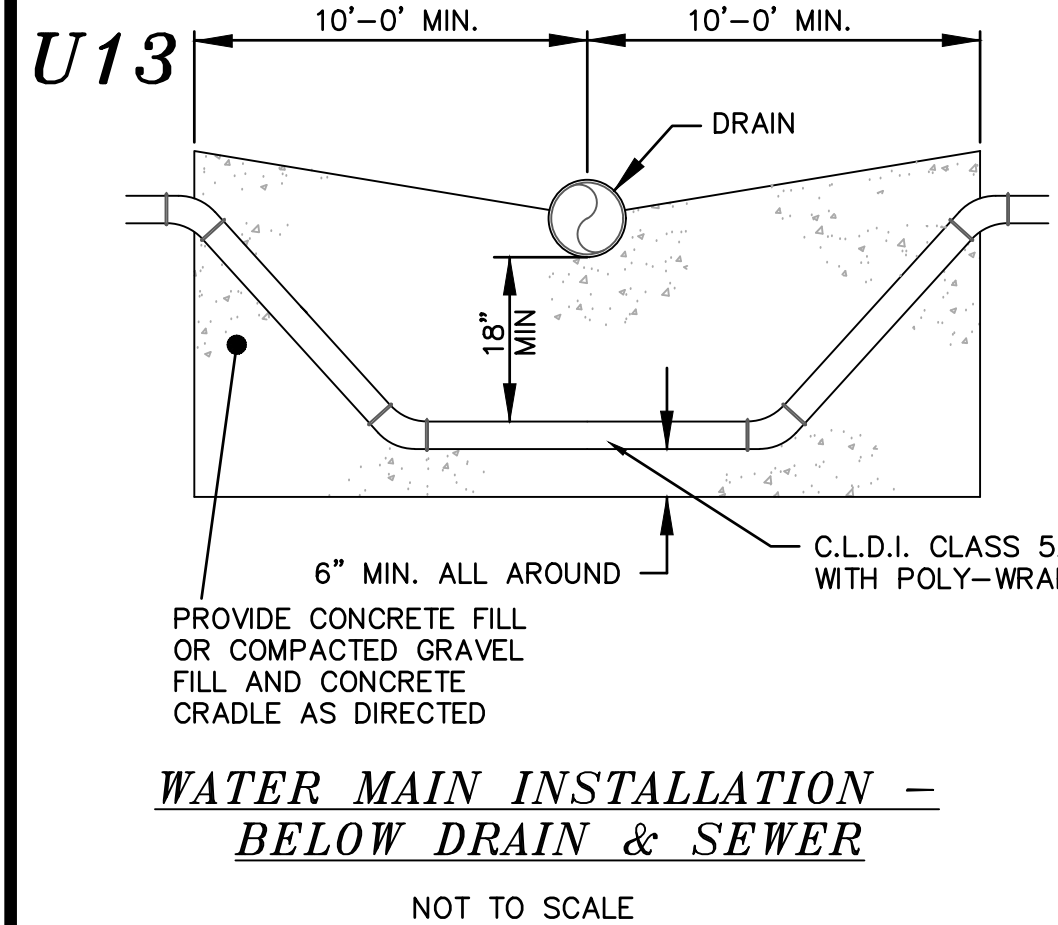
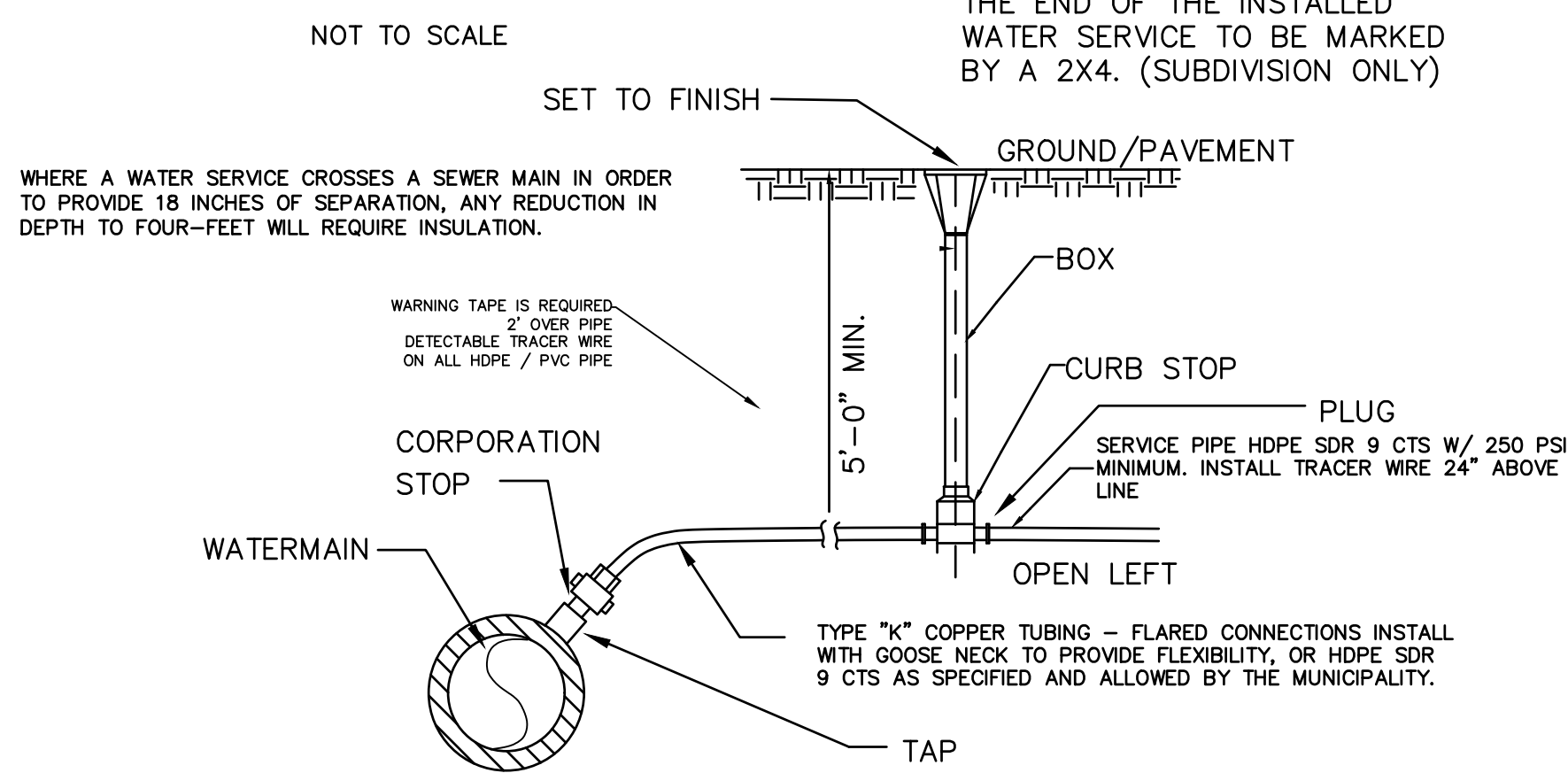
U9 INSULATE WATER PIPE WHERE CROSSING UNDER DRAIN LINE



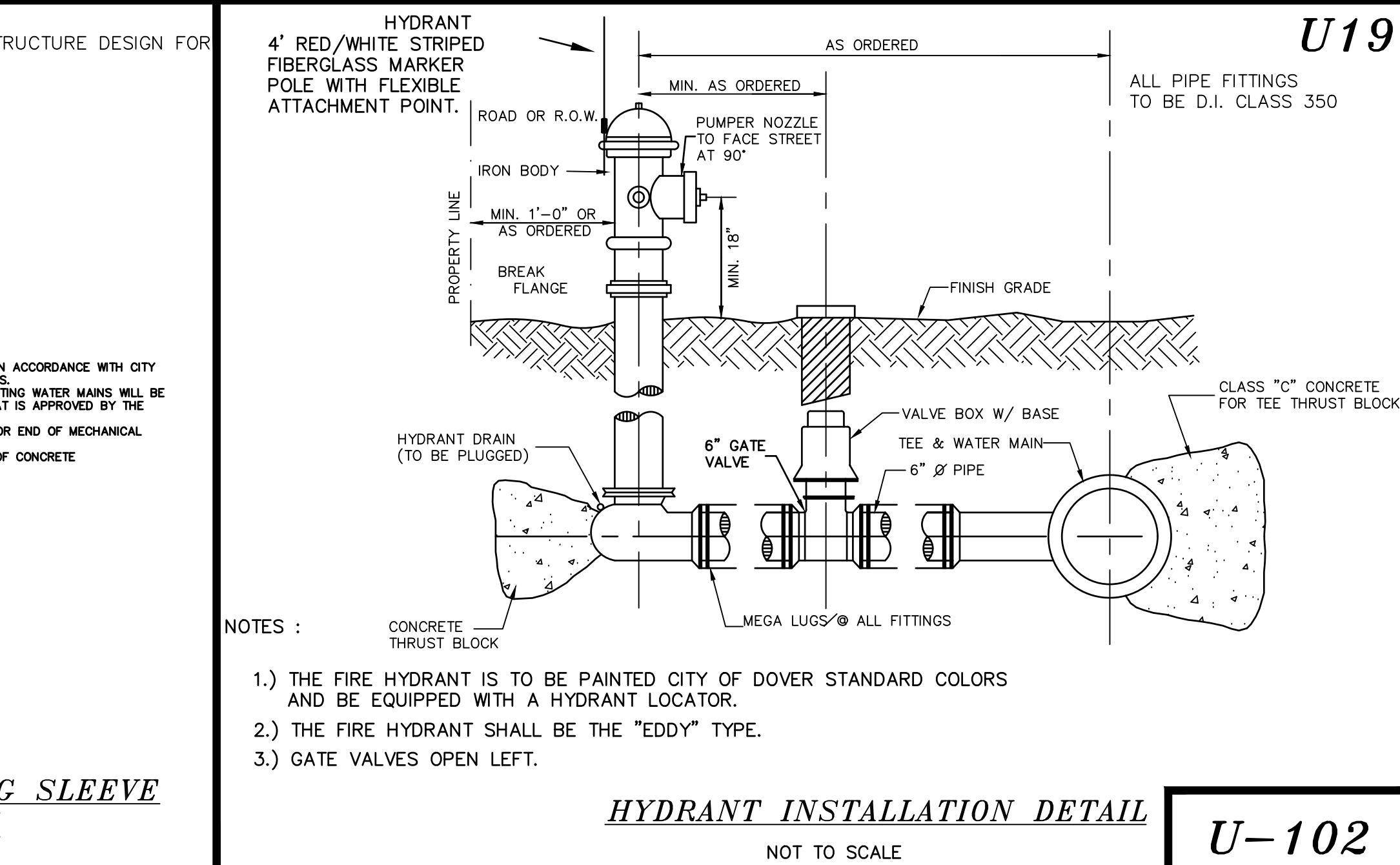
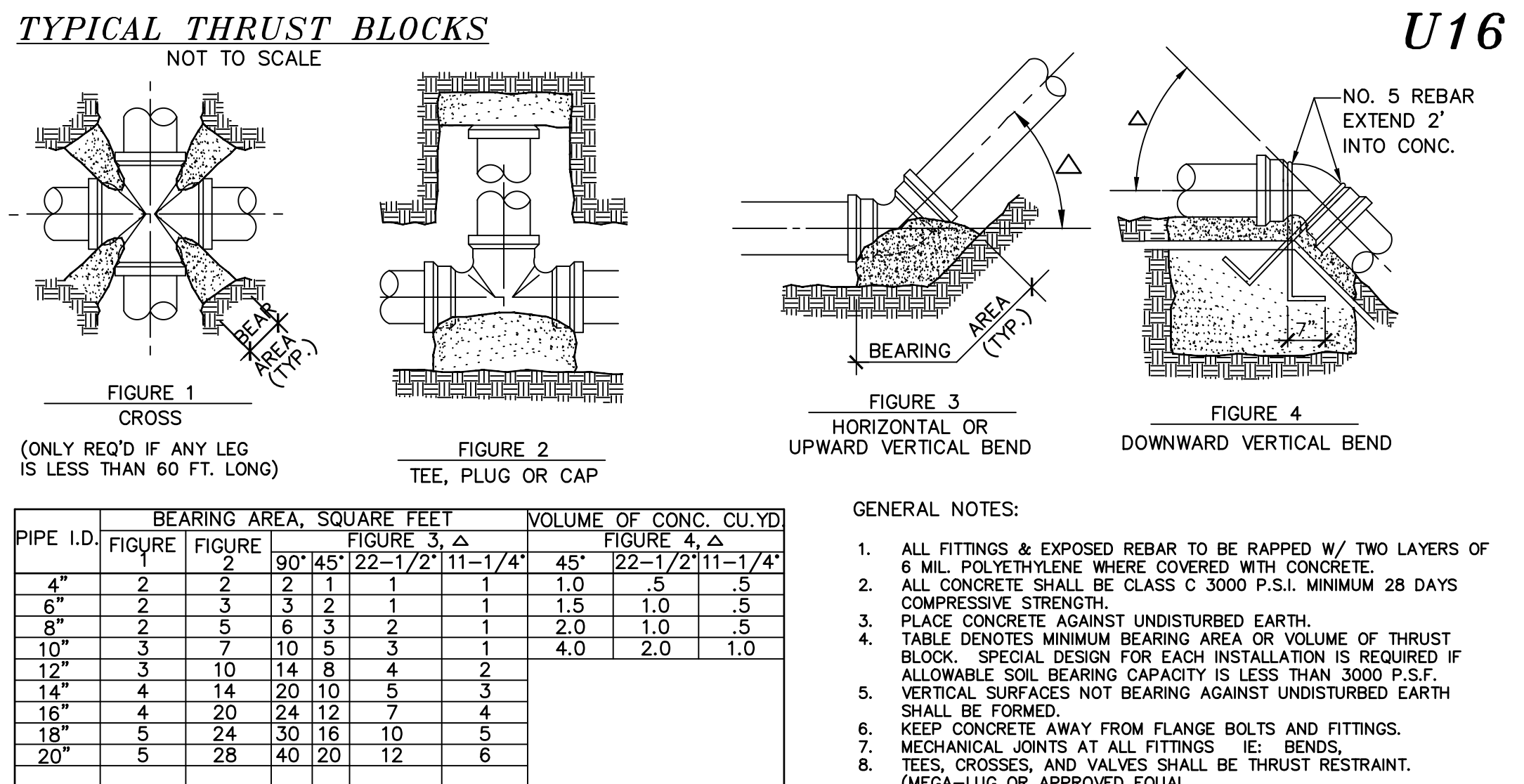
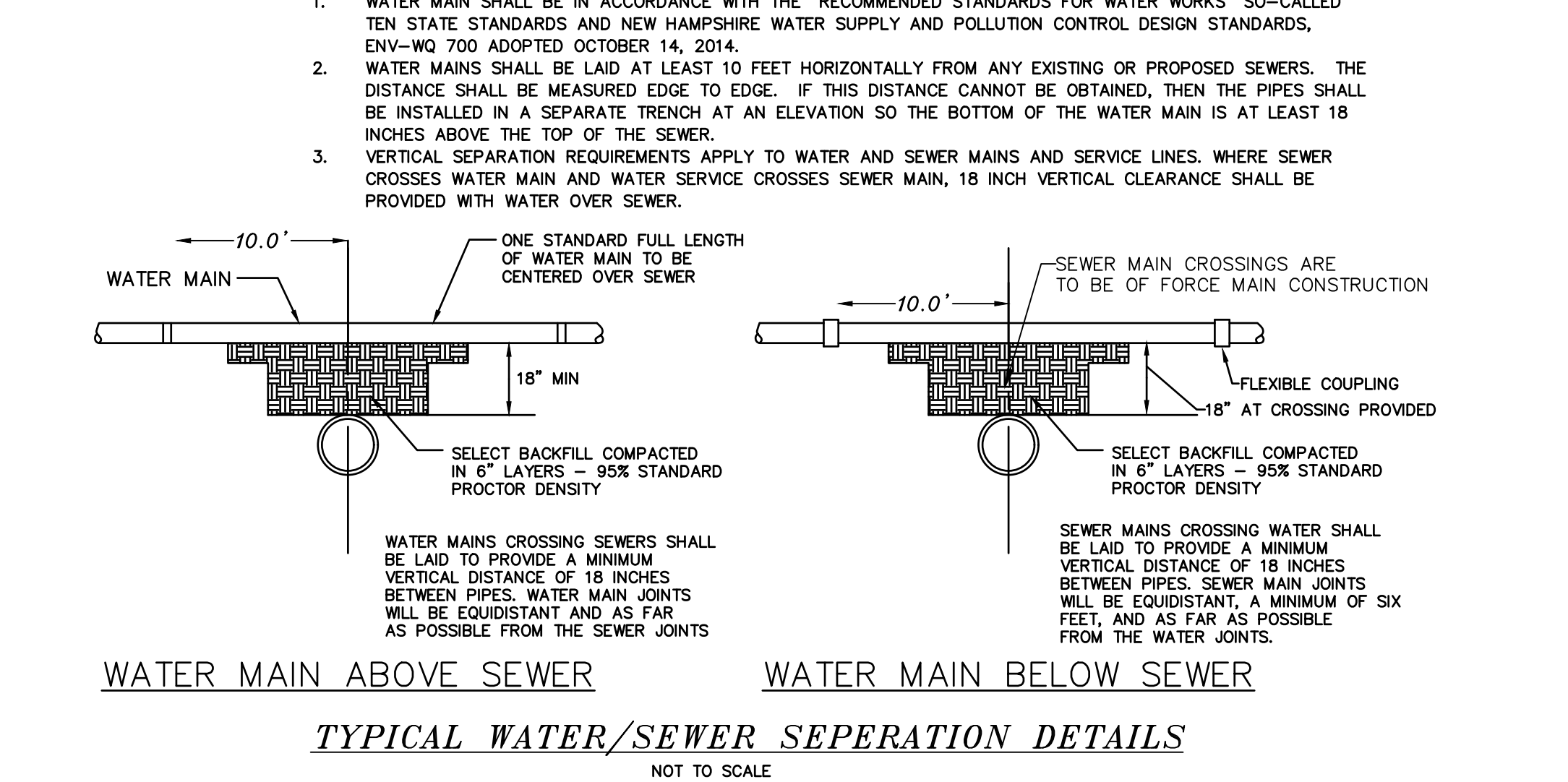
NOTE: THIS ONLY APPLIES IF 1.5' OF VERTICAL SEPARATION CAN NOT BE OBTAINED THIS ALSO APPLIES FOR THE REVERSE SITUATION



U11 TYPICAL WATER SERVICE CONNECTION



U12 SEPERATION NOTES:

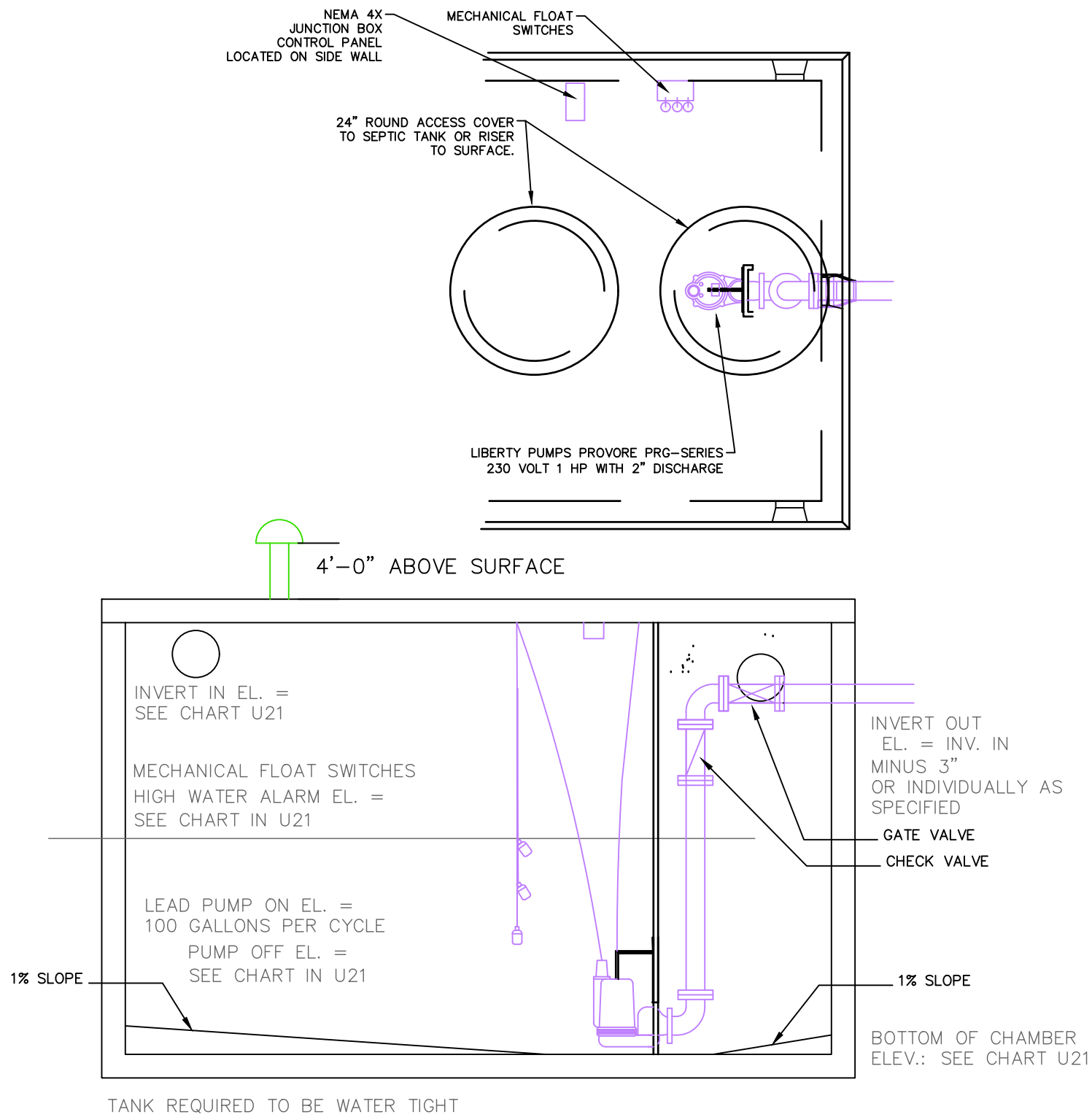


DOVER PLANNING FILE #	
REVISION	DATE
DESCRIPTION	

UTILITY DETAILS	
FOR DRVP DEVELOPERS, LLC 40A CATARACT AVENUE DOVER, N.H. TAX MAP 14, LOT 10-C	

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863	SCALE : AS SHOWN DATE : SEPTEMBER 30, 2019 FILE NO. : DB 2019-077
STATE OF NEW HAMPSHIRE KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER	

U20



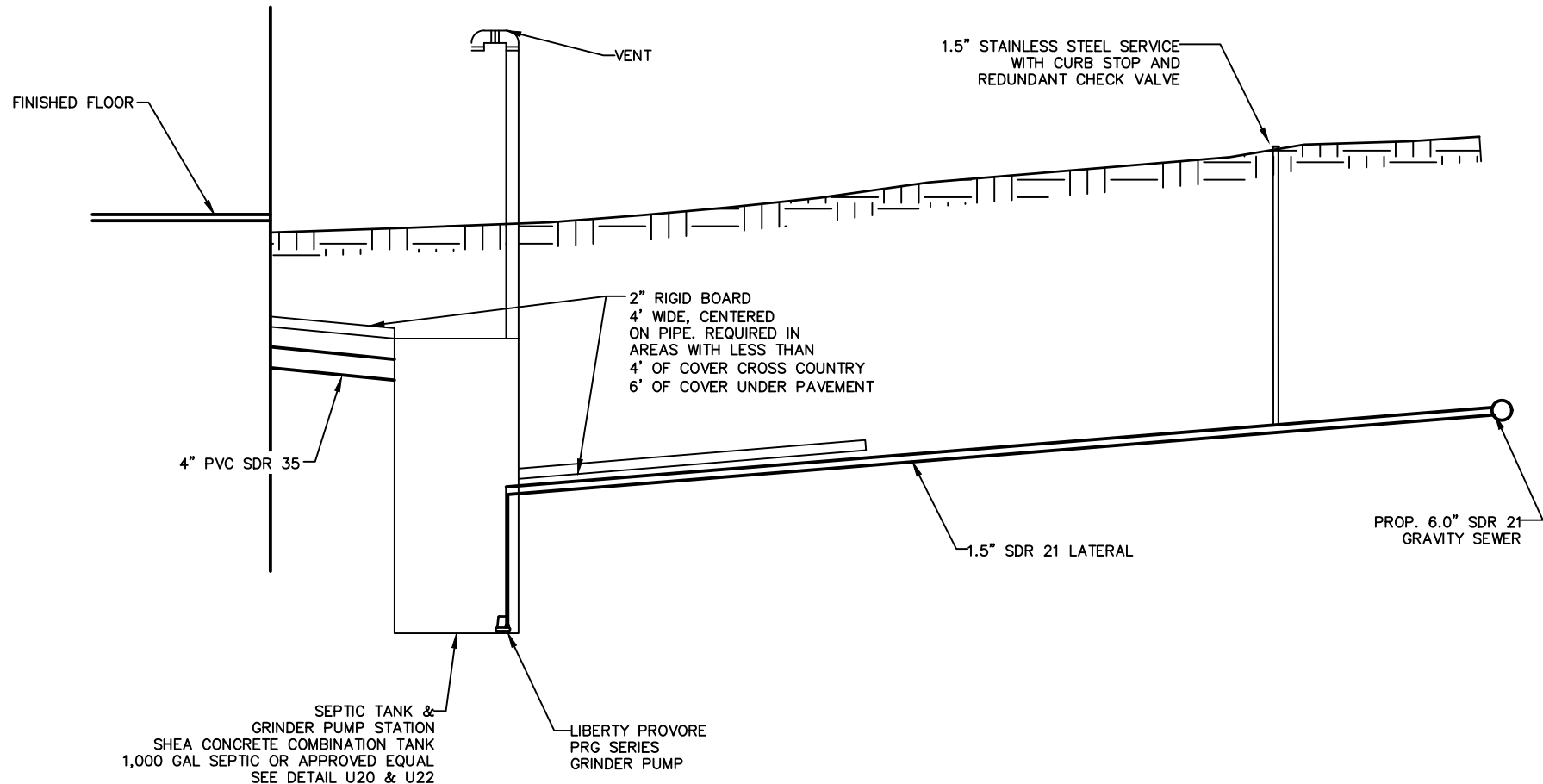
- NOTES:
1. THE BOTTOM OF THE PUMP CHAMBER WILL BE SLOPED AT A 1% SLOPE IN ALL DIRECTIONS CREATING A SUMP AROUND THE BASE OF THE PUMP. THE LIFT STATION WILL BE EQUIPPED WITH A GR20 GUIDE RAIL BASE AND RAIL SYSTEM AND LIFT CHAIN. THE PUMP DISCHARGE WILL BE EQUIPPED WITH A CHECK VALVE AND A GATE VALVE BETWEEN THE PUMP AND THE TANK WALL, IN THAT ORDER. THE DISCHARGE WILL LEAVE THE TANK AT A POINT FOUR-FEET BELOW GRADE, INSULATED OR SIX-FEET IF UNDER PAVEMENT, AND THE FORCE MAIN WILL BE DESIGNED UP-HILL TO THE IN-LINE RELIEF VALVE.
 2. WET WELL/SEPTIC TANK SHALL BE LEAK TESTED USING METHOD ACI 350.1 METHOD HST-NML.
 3. SUBMERSIBLE PUMPS AND ALL OTHER ELECTRICAL SYSTEMS/COMPONENTS IN THE WET WELL/SEPTIC TANK SHALL MEET NEC REQUIREMENTS FOR CLASS I, DIVISION I ENVIRONMENT.
 4. POWER SOURCE FOR ALARM SYSTEM SHALL BE AN INDEPENDENT BATTERY WITH CONTINUOUS CHARGE, OR MAIN LINE POWER WITH BACK UP BATTERY SYSTEM.

PUMP CHAMBER & PUMP DETAILS
NOT TO SCALE

U21

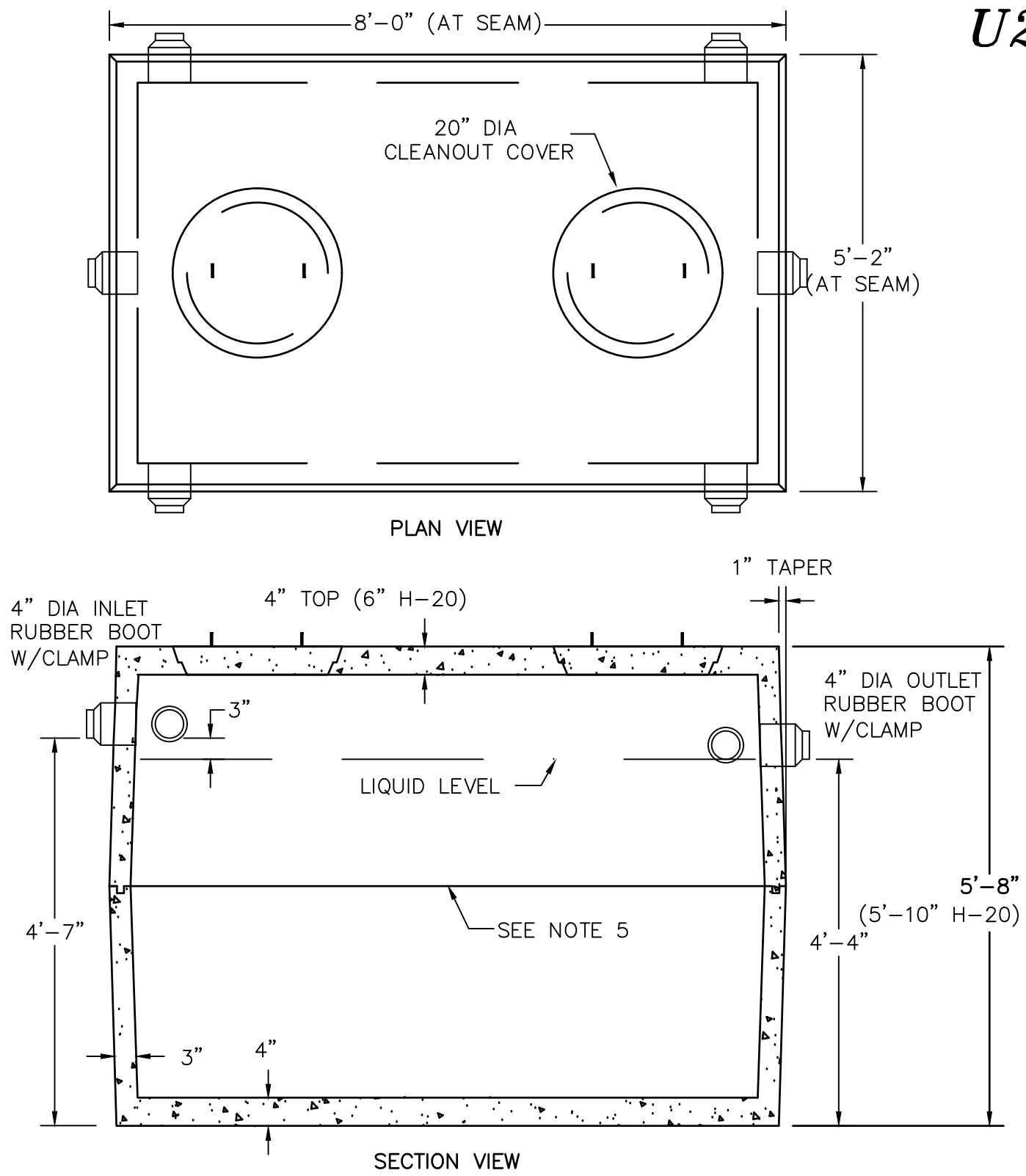
UNIT #	TOTAL DYNAMIC HEAD	PUMP RATE	1.5" SERVICE (SDR 21)	PUMP CHAMBER BOTTOM	PUMP CHAMBER INVERT IN	PUMP OFF ELEVATION	PUMP ON ELEVATION	ALARM ON ELEVATION	FLOW (GPD)
3	9.5'	43.5 GPM	65.0'	66.29'	70.29'	67.62'	68.00'	68.10'	450
4	14.5'	40.0 GPM	145.0'	65.29'	69.29'	66.62'	67.00'	67.10'	450
5	16.0'	40.0 GPM	170.0'	66.30'	70.30'	67.63'	68.01'	68.11'	450

DESIGNERS NOTE: SEE THE FORCE MAIN PROFILE ON THE UTILITIES PLAN. ALL UNITS WILL UTILIZE A LIBERTY PUMPS PRG SERIES 1HP SUBMERSIBLE GRINDER PUMP, OR APPROVED EQUAL. ALL DWELLING UNITS WILL HAVE A LIBERTY PUMPS SX-SERIES SIMPLEX CONTROL PANEL WITH ALARM BELL AND FLASHER. IT IS HIGHLY RECOMMENDED THAT A GENERATOR HOOKUP BE AVAILABLE FOR EMERGENCY POWER SUPPLY.



TYPICAL RESIDENTIAL FORCE MAIN CONNECTION
NOT TO SCALE

U22



- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH DEP TITLE 5 REGS, 310 CMR, SECTION 15.226.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. TEES AND GAS BAFFLE SOLD SEPARATELY.
 5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
 6. IF COVER EXCEEDS 4 FEET, HEAVY DUTY TANK REQUIRED. ALSO AVAILABLE IN AASHTO HS-20 LOADING.

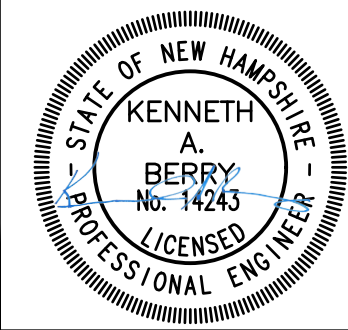
DOVER PLANNING FILE #

REVISION	DATE	DESCRIPTION

UTILITY DETAILS

FOR
DRVP DEVELOPERS, LLC
40A CATARACT AVENUE
DOVER, N.H.
TAX MAP 14, LOT 10-C

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : SEPTEMBER 30, 2019
FILE NO. : DB 2019-077



U-103