CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date:	**Tuesday, March 24, 2020**
Meeting Time:	**7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 10, 2020 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Consideration and acceptance of a Site Review for Cochecho Country Club, Assessor's Map N, Lot 15, zoned R-40, and located at 145 Gulf Road. (Proposal is for the existing parking lots and access drive to be resurfaced as well as reconstruction of a new concrete pad and fencing for the existing dumpster area which will consist of 55,100 sq. ft. of paved area). *(P20-15)

B. Consideration and acceptance of a Conditional Use Permit for STF Development Corp., Assessor's Map 32, Lot 35A, zoned R-12, and located on Snow's Court. (Proposal is for the construction of a single family dwelling within the 100' Conservation District adjacent to the Cochecho River. House would be 73' and site grading would be 61' from the river, with 4,600 sq. ft. of disturbance in the Conservation District. This Conditional Use Permit would also allow for construction within the flood zone.) *(P19-52)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, March 10, 2020**
Meeting Time:	**7:00 pm**

Members Present: Frank Torr, Tom Clark, Dennis Ciotti (Councilor), Gina Cruikshank (Chair), Matt Sullivan, Erin Allgood (Alternate), Dave Landry, Jackson Kaspari, Ellen Brooks (Alternate), Lisa McGunnigle (Alternate), Hayley Harmon (Vice Chair)

Members Not Present (excused): Dave White

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager, Dave Carpenter, Community Development Planner

Chair G. Cruikshank called the meeting to order at 7:00 p.m. It was noted that items 4C, the Conditional Use Permit on Snow's Court, and 4F voluntary Open Space Subdivision on Glenwood Ave, would not be heard, as the applicants have requested continuance tonight. E. Allgood will sit in for Dave White.

1. CITIZENS' FORUM

Citizens Forum Open.

Catherine Cheney, 9 Snow's Ct. spoke on the topic of item 4C which was not to be heard tonight. She handed out a document and previously sent out a link of it to the board members. The forest and wetlands should not be considered for development. It is a self-sustaining ecosystem. If this development is passed, it will set precedence. It is in a FEMA-designated special risk flood zone and almost totally in the conservation district. After this proposal went before the Conservation Commission in September of 2019, the Conservation Commission noted it would not recommend development of this lot. In October a single-family project was proposed which was in almost the same footprint as the original plan which is entirely in wetland. The decision of the Conservation Commission was for more studies to be done and a new plan with minimal impacts. These studies should be done in the spring during the breeding period.

George Law, 72 Fourth St spoke on the topic of item 4C which was not to be heard tonight. He said it's the least ideal plot to build on. It floods every year. It would be irresponsible to build there. It would be bad for the people who bought the home as well as the wildlife. He also mentioned the traffic and the road can't handle another property.

Mary Keays, 52 Prospect St spoke on the topic of item 4C which was not to be heard tonight. She agreed it's the worst place to build a house due to the flooding and ponding. She gave examples of flooding on the property.

Jesse Galt, 48 Prospect St spoke on the topic of item 4C which was not to be heard tonight. He summarized the plan proposed to the Conservation Commission in the fall and what he anticipates will be proposed to the Planning Board soon. The Conservation Commission did not approve the first plan proposed to them. This proposal should not be built. This lot has only 600 sq. ft. remaining of 60,000 sq. ft. after the front, side and buffer setbacks are adhered to. If this proposal goes through this will set precedence. How will the Conservation Commission be able to require future proposals to revise their plans to decrease wetland impact if this proposal goes through which would allow this much development within a conservation district?

Gentleman from 9 Snow's Ct spoke on the topic of item 4C which was not to be heard tonight. He agrees with the others that a structure should not be built on this lot in the flood plain. Dover should protect the flood zone areas.

Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- February 25, 2020 Regular Meeting Minutes

Motion: F. Torr moved to approve the minutes as submitted. Seconded by T. Clark. Vote U/A with D. Landry abstaining.

3. OLD BUSINESS

None.

4. NEW BUSINESS

A. Discussion regarding Citizen Petition to propose an amendment to the R-20 Zoning District Table to adjust the criteria for helicopter take off and landings.

C. Parker noted that this is a citizen request to propose lessening the restrictions on helicopter take off and landings in the R-20 district. Prior to collecting the fee for a citizen petition and having the citizen develop language, it seemed appropriate to have them speak with the Board.

Karl Lensing, 77 Spur Road reviewed the changes he'd propose. There are five parts to the requirements for helicopter take offs and landings within the R-20 zone.
First, he is questioning the 1,000 ft requirement. That is a very far distance to land from buildings. Some other towns with similar requirements have a 150-200 ft. distance in place. In addition, the language says 1,000 ft from any residential structure which seems that it applies to one's own residence. You would want to land much closer than 1,000 ft to your own residence.
Those are the two changes he's proposing- to change the distance from 1,000 ft to 200 ft and to alter the language from 'any structures' to 'neighboring structures'.
Currently he lands onto his pontoon boat in the Bellamy River at the end of his dock.

F. Torr wondered if neighbors have complained about landing on the river. Not really. The only comment has to do with flying along the river sometimes for takeoff depending on the wind.

Mr. Lensing clarified for D. Landry that he lands in the same spot- on his boat which is attached to his dock. The boat is about 300 ft from his residence and his residence is the closest one to that spot. If allowed he would land 50' closer, on the actual land of his property rather than on the water.

T. Clark wondered how much development would have to occur on the lot to land the helicopter on land. Mr. Lensing said there would be none. He can land on grass per FAA regulations.

Mr. Lensing is in discussions with the abutters to find their preferences.

C. Parker clarified for D. Landry that the state regulates the river. Dover has no authority regarding landing onto the river.

D. Landry listed several parties affected by this including wildlife and abutters. What specifically is the 1,000 ft regulation protecting? C. Parker would have to research that item. The other zones that allow helicopter landing do have the 1,000' requirement. D. Landry pointed out that it is peculiar to have the 1,000' requirement for this, but a home could be built 250' from the shoreline. The board discussed if the helicopter

would land on land rather than the river, the City may want to contact DES and also consider conservation district regulations- will it require a shore land permit from DES?

Mr. Lensing confirmed the helicopter is quieter than a leaf blower or a Harley motorcycle.

E. Brooks thinks it's preferable to land on mowed grass rather than the river. She wondered if this is approved, would it apply to anyone in the R-20 zone, or would other people need approvals? Mr. Lensing said it's a special exception so others would have to meet the criteria as well.

M. Sullivan noted he is amenable to the change because the special exception process would allow for the public hearing and abutter comments.

D. Ciotti said this request has been denied before because it is in the R-20 zone and it would open up this option to anyone in that zone. He would not vote in favor of it because of that.

C. Parker clarified the process:

- Mr. Lensing drafts the language to consider and submits it to Planning Board
- Planning Board posts and holds a noticed public hearing and the board could make changes/ amendments to the proposed language
- If it's approved by Planning Board it goes before City Council for another noticed public hearing where Council could override Planning Board decision

He also clarified there is a permitting element. If approved, each person in the zone wanting to do this would need a special exception permit which is processed through the ZBA. He might also suggest one amendment the board make is that a CUP be required rather than a special exception permit.

Mr. Lensing noted as conditions of approval he would be ok with adding FAA approval, DES approval and compiling a list of the distances other towns use. To have FAA approval, the applicant would have to have the 7-degree takeoff ability which means no trees or buildings in the way.

The Chair noted that for Mr. Lensing's case, the proposal seems very reasonable. The issue is that if approved, it would be allowed for anyone in that zone.

T. Clark wondered if they might add conditions around sound/ decibels. He also stated he agrees with M. Sullivan and would be in favor of approval.

It was clarified by C. Parker that he has already been denied at the ZBA level, which is why he is before this board. There is not another avenue he can take at this point which only involves him and his property rather than the zone.

B. A Public Hearing for the purpose of receiving public input regarding the City's CDBG program, the development of a new Consolidated Plan, and issues, needs and opportunities related to, but not limited to, efforts to Affirmatively Further Fair Housing, Economic Development, Public Improvements, Housing, Supportive Services and Transportation. Information received will be used to help develop Dover's FY21-25 Consolidated Plan. The Consolidated Plan serves as the guiding document for identifying priority issues to be addressed through annual CDBG funding.*

D. Carpenter, Community Development Planner for Dover, explained to the Board Dover receives federal funds within the CDBG program which annually distributes funds to projects that achieve certain objectives the community is trying to achieve. The objectives/ goals are listed in the consolidated plan which is a five-year plan. The City is in the process of developing the next plan. Tonight's hearing fulfills the requirement to bring it before a public hearing before it is brought to a review board. He is not looking for any action from the board tonight other than to hold the public hearing. Once feedback is received and looked into, the board will receive a copy of the plan for review in about a month.

E. Allgood wondered more about the process.

Mr. Carpenter noted the five-year plan has many requirements for who to notice, interview and consult with. There have been several listening sessions, online survey, meetings with department heads and groups. For the annual action plan, applications go out in the fall and they come before the boards in the winter and spring and then it gets approved locally and is then sent to HUD.

C. Parker noted over the years of doing this process the staff has built up stakeholder contacts to help reach the vulnerable communities for input.

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

C. Parker advised the board members that they could speak any comments they have, or they could contact staff in the next few days with input.

D. Ciotti spoke about the homeless and his hope that Dover would work with Rochester to open a facility to help.

J. Kaspari wondered if they have considered using this funding towards rehabilitation, counseling or mental health-based operations. Mr. Carpenter noted an issue is that there is a limited amount of the funds that can be used in certain ways which includes administration and staffing.

C. Consideration and acceptance of a Conditional Use Permit for STF Development Corp., Assessor's Map 32, Lot 35A, zoned R-12, and located on Snow's Court. (Proposal is for the construction of a single family dwelling within the 100' Conservation District adjacent to the Cochecho River. House would be 73' and site grading would be 61' from the river, with 4,600 sq. ft. of disturbance in the Conservation District. This Conditional Use Permit would also allow for construction within the flood zone.) *(P19-52)

The Vice Chair noted that the applicant has requested a continuance until March 24th to address abutter concerns.

Motion: T. Clark moved to continue the item to March 24th. Seconded by D. Ciotti. Vote U/A

D. Consideration and acceptance of a Minor Lot Line Adjustment for STF Development Corp., Assessor's Map 24, Lots 2A-1 & 2A-2, zoned RM-U, and located at 1-4 Waverly Drive & 5-8 Waverly. *(P20-16)

C. Parker stated that the applicant is proposing to adjust the lot line between the two existing lots. The adjustment would be an equal land swap trading a trapezoidal area for a triangular area. All dimensional regulations and requirements are met.

Christopher Berry, Berry Surveying and Engineering represented the applicant and reviewed the project. The applicant needs to move the lot line 4 or 5 feet to meet side setbacks for the structure. They've proposed an even land swap.

Motion: F. Torr moved to accept the item. Seconded by T. Clark. Vote U/A

Public hearing opened. No One Spoke. *Public Hearing closed.*

STAFF RECOMMENDATION
Chapter 157-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant shall revise the plat to:
   a. Add Planning file number P20-16 to the title block
   b. Add signature and stamp of LLS
   c. Add owners' signatures
   d. Confirm address with Building Official and change on plan if necessary.

Motion: M. Sullivan made a motion that the Board approve the Lot Line Adjustment with staff recommended conditions. Seconded by T. Clark. Vote U/A.

E. Consideration and acceptance of Minor Lot Line Adjustment for Peter Georgakilas, (Owners: Peter Georgakilas and Penny & William Scire), Assessor's Map M, Lots 83-7 & 102-12, zoned R-40, and located at 52 Overlook Drive and Middle Road. *(P20-17)

C. Parker stated that the applicant is proposing to adjust the lot line between the two existing lots. Lot 102-12 (Middle Rd) and lot 83-7 (52 Overlook). Lot 102-12 will increase from 1,244,008 s.f. to 2,017,001 s.f. and lot 83-7 will decrease from 1,024,214 s.f. to 251,221 s.f. All dimensional regulations and requirements are met.

Christopher Berry, Berry surveying and Engineering represented the applicant and reviewed the project. Each of the lots are still conforming.

Motion: F. Torr moved to accept the item. Seconded by T. Clark. Vote U/A

Public hearing opened. No One Spoke. *Public Hearing closed.*

STAFF RECOMMENDATION
Chapter 157-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant shall revise the plat to:
   a. Add Planning file number P20-17 to the title block
   b. Add signature and stamp of LLS & CWS
   c. Add owners' signatures
   e. Update any necessary conservation easement documents as needed.

J. Kaspari asked why this is occurring. Mr. Berry said they are proposing an open space subdivision on the remainder of the property. This would be the open space area. This land would not be currently slated for development.

Motion: J. Kaspari made a motion that the Board Issue the Conditional Use Permit with staff recommended conditions. Seconded by D. Ciotti. Vote U/A.

F. Preliminary Discussion and Public Hearing regarding potential Voluntary Open Space Subdivision for Lawrence E. & Cheryl J. Mulcahy, Assessor's Map D, Lot 20, zoned R-12, and located at 71 Glenwood Avenue. (8 new lots) *(P20-18)

The Vice Chair noted that the applicant has requested a continuance until April 14th to address abutter concerns.

Motion: H. Harmon moved to continue the item until April 14th the item. Seconded by D. Ciotti. Vote U/A

5. STAFF COMMENTS

- Spring planning conference reminder to sign up if you'd like to attend.
- TRC has reviewed a retail building at Sterling Way
- CDBG Action plan items will come to the Board in April.
- Lot merger for two lots on Chapel and Mechanic which wasn't completed.

Motion: F. Torr moved to authorize the Chair sign the document read to merge the lots. Seconded by T. Clark. Vote U/A

6. MEMBER COMMENTS

None

7. ADJOURNMENT

Motion: M. Sullivan made a motion to adjourn at 8:40 p.m. Seconded by J. Kaspari. Vote U/A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-15

Application Type:	Site Review for Review
Applicant(s):	Cochecho Country Club
Owner(s):	Cochecho Country Club
Location:	145 Gulf Road (Assessor's Map N, Lot 15)
Meeting Date:	March 24, 2020

INTENT: Proposal is to reclaim and pave all the existing paved areas and the regrading and paving of the gravel parking area at the rear of the club house. The existing dumpster area will be reconstructed with a new concrete pad and fencing.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 165.30 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Country Club

PROPOSED LAND USE: Country Club

SURROUNDING LAND USE: Residential and River

ZBA ACTION: Z02-1 Variance granted on 1/17/02 to move a non-conforming use

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: 153-13.A**:** Full survey of entire property

Summary of Request and Background
The applicant is requesting the Board approve the amount of impervious surface being reclaimed and paved per the engineered plans and grant the waiver that not all of the requirements (including a survey of the full lot) be submitted as the subject area of the site is only about 1.5 acres of the 165.30 acre property.

This application was reviewed by the Technical Review Committee on February 27, 2020.

Consistency with Land Use Regulations
Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION -WAIVER:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the waiver request with the following condition:

Condition to Be Met Prior to Granting the Waiver:

1. A note is added to the plan that the Board has granted the waiver for the full survey of the entire property and the criteria of Chapter 153-21.A have been met.

STAFF RECOMMENDATION –SITE PLAN:
The Planning Department recommends the Planning Board vote to approve the Site Plan with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The applicant shall provide a digital version of plan set
2. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add PE signature and stamps to final plan
   c. Address any outstanding Inspection Services and Engineering TRC comments to the Building Official and City Engineer's satisfaction.
   d. Add updated parking calculation

Conditions to Be Met Prior to any Construction Activity:

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

P20-15 location map

Property Information

Property ID	N0015-000000
Location	145 GULF RD
Owner	COCHECO COUNTRY CLUB
Land Use	380

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/18/2019
Data updated Daily

TECHNICAL REVIEW COMMITTEE MINUTES – P20-15

CITY OF DOVER

Application Type:	Site Plan Review
Applicant(s):	Cochecho Country Club
Owner(s):	Cochecho Country Club
Location:	145 Gulf Road (Tax Map N, Lot 15)
Date:	February 27, 2020

INTENT: Proposal is to reclaim and pave all the existing paved areas and the regrading and paving of the gravel parking area at the rear of the club house. The existing dumpster area will be reconstructed with a new concrete pad and fencing.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 165.30 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Cochecho Country Club

SURROUNDING LAND USE: Residential and River

ZBA ACTION: Z02-1 Variance granted on 1/17/02 to move a non-conforming use

PERMITS REQUIRED: None

WAIVERS REQUESTED: Full survey

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

Others:
Steve Haight, Civil Works NE

Approval of February 20, 2020 Minutes:
C.Parker moved to approve the minutes of February 20, 2020. D.White seconded. Vote: U/A

Planning Comments:

- Needs PB review
- Submit waiver for full site survey, etc.
- Please revise the plan to add:
  - Planning file #: P20-15
  - Neighborhood plan sheet with abutters info
  - Add landscaping to help screen new dumpster enclosure
  - Owner's signature
  - Add common site plan notes: 1, 2, 8, 10, 11, 15 17, 21, 22, 29, 32, 41 on sheet 4
  - Signature and stamp of PE
  - Add cart only signage on striped area next to building

Fire/Inspections Comments:

- Indicate the accessible route to the building adjacent to swimming pool and the pool building
- Indicate width of accessible access aisles
- Submitted plans shall indicate accessible parking spaces with applicable signage in both parking lots.
- Submitted plans shall indicate proposed signage detail (including applicable van sign) including sign supporting means and height for each parking lot.
- Indicate the accessible route to the building adjacent to swimming pool and the pool
- Plans shall indicate the fence gate locations with accessible route.
- Plans shall include design compliance with applicable accessibility regulations and RSA 155-A:5 and stamped by responsible designer.

Police Department Comments:

- Simplify the unnecessary circuitous route toward the lower parking lot. You have room to maintain two-way traffic, which will also work better for drop-offs at club house entry for functions.
- Reduce the prevalence of painted islands, which will require ongoing maintenance.
- Show and post fire lane signage along east and south sides of club house building.

Engineering Comments:

- Consider two way traffic on first lot
- Erosion control during paving needed
- Provide drainage narrative to discuss salt and sand and annual usage
- Provide O/M manual for stormwater

- Consider green islands where painted islands are shown
- Provide pre/post impervious area count

Economic Development Comments:

- Supports project

Planning Board Comments:

- Add plantings around dumpster

Next steps:
Submit for Planning Board when ready with a narrative explaining how these TRC comments have been addressed included with the application materials.

Adjournment: C.Parker moved to adjourn at 10:49. Seconded by D.White. Vote: U/A

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: COCHECO COUNTRY CLUB, INC. Telephone #_____

Address of Applicant: 145 GULF ROAD DOVER, NH 03820

E-Mail Address: _____

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: GULF ROAD

Assessor's Map # N Lot(s) # 15

Zoning District(s) R-40 Overlay District(s) NONE

Size of Parcel: 7,200,468 sq. ft. 165.30 ac. Property Deed: Book 781 Page: 279

Existing Use of Property: PARKING LOT(S) FOR COUNTRY CLUB / GOLF COURSE

SITE PLAN INFORMATION

Describe Proposed Use: USE TO REMAIN THE SAME; PARKING LOT(S) TO BE EXPANDED/RESURFACED

Area of Parcel to be Developed: 55,100 sq. ft.

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

Number of Parking Spaces: Existing 90 ± Proposed 120

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

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

Disposition of Parcel:

Building Footprint 7,897 sq. ft.

Total Building Area N/A sq. ft.

Paved Area 55, 100 sq. ft.

Building Setbacks:

Front Yard 40 ft.

Rear Yard 30 ft.

Side Yard: Right 25 ft. Left 25 ft.

City Water? ✓ Yes ___ No How far is city water from the property? at street, 500'± from building

City Sewer? ___ Yes ✓ No How far is city sewer from the property? N/A

BUILDING INFORMATION N/A

Type of Building to be Built: _____

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

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

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Article IV, Chapter 149-13, A. (4)

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

Per Article VI, Chapter 149-19. C., we are seeking a waiver from the above noted Regulation of providing a full boundary of the entire subject parcel for this project. The subject parcel consists of approximately 165 acres located on both sides of Gulf Road, of which less than 1.5 acres are being improved as outlined in this application and the corresponding plan set being submitted. Strict adherence to this Regulation would cause enormous unnecessary expense to the Applicant, while providing no added value to the project design. Boundary information for the parcel area located on the southerly side of Gulf Road, consisting of approximately 65 acres, is shown on a 2010 Conservation Subdivision plan (sheet 3) of the Site Plan set. Topographic detail, both existing and proposed, is provided on the Site Plan set,as well as all other applicable criteria, for this application project area and beyond where appropriate.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATES

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 603-742-0911

Professional License #: KEVIN M. MCENEANEY, NH LLS 661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) STEPHEN J. HAIGHT P.E. - CIVILWORKS NEW ENGLAND

Address P.O. BOX 1166 DOVER, NH 03821 Telephone #: 603-749-0443

Professional License #: STEPHEN J. HAIGHT P.E. #7978 E-mail address: shaight@civilworksne.com

ARCHITECT INFORMATION

Name 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 N/A

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: 2/12/20

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

Signature of Agent: _____ Date: 2/12/20

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: 2/12/20

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: 2/12/20

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

CERTIFICATION OF FEES PAVED & GRAVEL AREAS:5,100

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: 2/12/20

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

P20-15 **145 Gulf Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
N0012-J00100	COUNTRY CLUB ESTATES DR	ALLEN RICHARD M & DIANA H TRUSTEES	ALLEN FAMILY REVOCABLE TRUST OF 2013	7 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0013-E00000	2 A COUNTRY CLUB ESTATES DR	DAY AHN MARIE &	DAY MICHAEL ALAN	2A COUNTRY CLUB ESTATES	DOVER	NH	03820
N0006-A00000	290 GULF RD	PAIGE SCOTT W &	PAIGE CATHERINE R	290 GULF RD	DOVER	NH	03820
N0008-A00001	220 GULF RD	KURTZ MICHELLE E &	KURTZ JAMES I	220 GULF RD	DOVER	NH	03820
N0008-A00002	232 GULF RD	FARINA RICHARD M TRUSTEE	FARINA RICHARD M REVOCABLE TRUST	232 GULF RD	DOVER	NH	03820
N0008-A00003	246 GULF RD	GALANTE THOMAS J &	GALANTE KATHERINE L	246 GULF ROAD	DOVER	NH	03820
N0008-A00005	262 GULF RD	REED CHARLES J	REED DEBORAH DUBE	262 GULF RD	DOVER	NH	03820
N0008-A00006	270 GULF RD	CLEMENT ENID T TRUSTEE	CLEMENT ENID T 2014 REVOCABLE TRUST	270 GULF RD	DOVER	NH	03820
N0008-A00007	GULF RD	CLEMENT CHARLES V IV TRUSTEE	CLEMANT CHARLES V IV 2014 REVOCABLE TRUS	270 GULF RD	DOVER	NH	03820-5109
N0009-A00000	GULF RD	KURTZ MICHELLE E &	KURTZ JAMES I	220 GULF RD	DOVER	NH	03820
N0010-000000	GULF RD	EMERSON LUCIUS H		107 OLD MILL LN	ROLLINSFORD	NH	03869
N0011-000000	210 GULF RD	CARTER ROBERT L &	CARTER MARGARET A	210 GULF RD	DOVER	NH	03820-5109
N0012-A00000	206 GULF RD	FORCILLO ROSEMARY L &	FORCILLO STEPHEN A	206 GULF RD	DOVER	NH	03820
N0012-B00000	GULF RD	DEMERS PATRICIA F & ROBERT TRUSTEES	DEMERS PATRICIA REVOCABLE TRUST	358 GULF ROAD	DOVER	NH	03820
N0012-B00001	189 GULF RD	DEMERS ROBERT J &	DEMERS MONIQUE	189 GULF ROAD	DOVER	NH	03820
N0012-D00000	12 COUNTRY CLUB ESTATES DR	SCZEKAN NICOLE L		12 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0012-F00000	13 COUNTRY CLUB ESTATES DR	HUNTER ANNE		13 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0012-G00000	COUNTRY CLUB ESTATES DR	HILTUNEN RICHARD C JR &	HOUDE LINDA	PO BOX 554	DOVER	NH	03821
N0012-H00000	3 COUNTRY CLUB ESTATES DR	COERDT CARL D & PARSONS CONSTANCE TRUSTE	COERDT-PARSONS 2018 REVOCABLE TRUST	3 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0012-I00000	5 COUNTRY CLUB ESTATES DR	GAGE CRAIG J &	GAGE LISA A	5 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0012-J00000	7 COUNTRY CLUB ESTATES DR	ALLEN RICHARD M & DIANA H TRUSTEES	ALLEN FAMILY REVOCABLE TRUST OF 2013	7 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0012-K00000	2 COUNTRY CLUB ESTATES DR	COOPER KEVIN R JR		PO BOX 2213	DOVER	NH	03821
N0012-L00000	9 COUNTRY CLUB ESTATES DR	SORGE GERALD JR		9 COUNTRY CLUB ESTATES DR	DOVER	NH	03820
N0012-M00000	11 COUNTRY CLUB ESTATES DR	GOODREAU SCOTT C &	GOODREAU LINDA R	11 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0012-N00000	1 COUNTRY CLUB ESTATES DR	GILBERT CLIFFORD M & MARGARET LIFE ESTAT	CARTER MARGARET & FORCILLO ROSEMARY L	1 COUNTRY CLUB ESTATES DR	DOVER	NH	03820
N0012-P00000	16 COUNTRY CLUB ESTATES DR	ST PIERRE MARTHUR	ST PIERRE RONALD	16 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0012-Q00000	17 COUNTRY CLUB ESTATES DR	MOLL NANCY HUSON		17 COUNTRY CLUB ESTATES DR	DOVER	NH	03820
N0012-S00000	15 COUNTRY CLUB ESTATES DR	BASTILLE JASON &	BASTILLE JAMIE	15 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0012-T00000	10 COUNTRY CLUB ESTATES DR	LO SOR	LO KELLY	10 COUNTRY CLUB ESTATES	DOVER	NH	03820
N0012-U00000	18 COUNTRY CLUB ESTATES DR	MITCHELL KEVIN J &	MITCHELL ALICIA D	18 COUNTRY CLUB ESTATES DR	DOVER	NH	03820
N0016-000000	GULF RD	COCHECO COUNTRY CLUB		145 GULF RD	DOVER	NH	03820
N0012-V00000	4 COUNTRY CLUB ESTATES DR	KATH TYLER H &	KATH CATHERINE E	4 COUNTRY CLUB ESTATES DR	DOVER	NH	03820
N0013-000000	GULF RD	JANETOS JAHN H AND SUSAN G &	TIBBETT DAHN H & NORMA M	55 CARLETON WAY	HALES LOCATION	NH	03860
N0013-B00000	130 GULF RD	TIBBETT NORMA &	TIBBETT DAHN	130 GULF RD	DOVER	NH	03820
N0014-A00000	117 GULF RD	TOWNSEND EDWARD M &	TOWNSEND SARAH L	117 GULF ROAD	DOVER	NH	03820
N0014-J00000	15 FAIRWAY DR	URBANI ADAM &	URBANI ZOILA	15 FAIRWAY DR	DOVER	NH	03820
N0014-K00000	21 FAIRWAY DR	LOTTER CORNELIS JACOBUS &	LOTTER DEBRAH	21 FAIRWAY DR	DOVER	NH	03820
N0015-001000	GULF RD	STATE OF NEW HAMPSHIRE	FISH AND GAME DEPARTMENT	11 HAZEN DR	CONCORD	NH	03301
N0014-S00000	17 FAIRWAY DR	OAK BLUFF REALTY LLC		242 CENTRAL AVE	DOVER	NH	03820
N0014-T00000	19 FAIRWAY DR	MILLER ELIZABETH C &	DAVIS THOMAS M	19 FAIRWAY DR	DOVER	NH	03820
N0008-A00OPN	CHILDS DR	COCHECHO WOODS HOMEOWNERS ASSOCIATION		29 CHILDS DR	DOVER	NH	03820
N0008-A00I00	23 CHILDS DR	LAZENBY CHARLES E &	LAZENBY KIMBERLY ANN	23 CHILDS DR	DOVER	NH	03820
N0008-A00J00	29 CHILDS DR	ABRESCH MICHAEL C &	RUSS VIRGINIA L	29 CHILDS DR	DOVER	NH	03820
N0008-A00N00	CHILDS DR	MAYO SANDRA J &	MAYO TERRY D	93 BOSTON POST RD	AMHERST	NH	03031
N0008-A00O00	75 CHILDS DR	BESSETTE MARC R &	GOSSELIN DAWN M	75 CHILDS DR	DOVER	NH	03820-5121
N0008-A00P00	77 CHILDS DR	GADDINI JOSEPH &	GADDINI PAIGE	34 RAEDER DR	STRATHAM	NH	03885
N0008-A00Q00	74 CHILDS DR	ROBBINS TIMOTHY J		23 TIMBERBROOK LANE	DURHAM	NH	03824
N0008-B00000	CHILDS DR	STATE OF NEW HAMPSHIRE	FISH AND GAME DEPARTMENT	11 HAZEN DR	CONCORD	NH	03301
N0013-F00000	GULF RD	JANETOS JAHN H &	JANETOS SUSAN G	55 CARLTON WAY	HALES LOCATION	NH	03860-7901
N0013-B00001	GULF RD	TIBBETT NORMA &	TIBBETT DAHN	8 MEADOW PARK RD	PLYMOUTH	MA	02360
N0015-000000	145 GULF RD	COCHECO COUNTRY CLUB		145 GULF RD	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY, NH LLS 661	24 CHESTNUT STREET	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEPHEN J HAIGHT P.E.				

SITE REVIEW APPLICATION

PROJECT NARRATIVE

FOR

"PARKING EXPANSION AND PAVING"

AT

COCHECO COUNTRY CLUB
145 GULF ROAD – DOVER, NH
2/12/20

The project will consist of the work required to reclaim and pave all the existing paved parking areas and the regrading and paving of the gravel parking area at the rear of the club house. All paved surfaces will have 3" of pavement, consisting of 2" base course and 1" wear course. The surface drainage will continue onto the surrounding grass areas as existing.

Striping will be added throughout the newly paved/resurfaced parking lots to delineate travel ways and parking spaces. Additionally, the driveway from the front parking area to the rear will be reworked to accommodate a golf cart parking area. The existing dumpster area will be reconstructed with a new concrete pad and fencing.

Site work will include demolition and removal of existing site improvements to allow for construction of the new parking areas, access drive, dumpster pad with bollards and 6 foot fencing. Erosion control measures will be used during the duration of the site work. Existing signs and curbing will be salvaged for reuse, and trees to remain will be protected during the construction work, as will the existing leach field located adjacent to the golf cart parking area at the rear of the building.

Stormwater Management System Inspection & Maintenance Plan

For

COCHECHO COUNTRY CLUB
MAP N, LOT 15

145 Gulf Road
Dover, New Hampshire
Strafford County

February, 2020

Prepared For:

COCHECHO COUNTRY CLUB, INC.
145 Gulf Road
Dover, New Hampshire 03820

Prepared By:

CIVILWORKS NE
P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03820

STATE OF NEW HAMPSHIRE
STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER
2/27/20

Introduction

Civilworks NE, has prepared the following Stormwater Management System Inspection & Maintenance Plan for **Cochecho Country Club, INC. Dover, NH**. The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the areas surrounding the developed site. By following the enclosed procedures, the property owners, and maintenance personnel will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff while at the same time ensuring the recharge of groundwater resources through continued infiltration.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure .

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NH DES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments.

Owner

Cochecho Country Club, INC.
145 Gulf Road
Dover, New Hampshire 03820

In the event of a change in ownership, this Inspection and Maintenance Plan shall be transferred to the new party; transfer shall be documented to NH DES in writing.

Contact / Responsible Party

Cochecho Country Club, INC.
Randy Olver
145 Gulf Road
Dover, New Hampshire 03820

PHONE: 414.331.5606

The contact information for the Contact / Responsible Party shall be kept current; transfer shall be documented to NH DES in writing.

Management Company

Cochecho Country Club, INC.
Randy Olver
145 Gulf Road
Dover, New Hampshire 03820

PHONE: 414.331.5606

The contact information for the Management Party shall be kept current.

Inspection Schedule / Record Retention

Inspection frequency should, at a minimum, be in accordance with New Hampshire Stormwater Manual, Volume 2, latest edition, as updated by NH DES. See the Inspection and Maintenance Plan for frequency requirements. A copy of the completed Stormwater Management System's Inspection & Maintenance Log and Deicing Salt Quantity Use Log shall be maintained, kept on-site, and be made available to local, state, or federal regulators as applicable by law. All Inspection and Maintenance records must be provided to NH DES upon request.

Stormwater Management System Components

The Stormwater Management System associated with the project is designed to mitigate both the quantity and quality of site-generated stormwater runoff and to recharge the underlying groundwater resources. As a result, its design includes the following elements:

- Pavement
- Litter / Trash Removal

Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. Invasive plants shall be controlled to prevent them from reproducing, spreading, or re-growing. See the University of New Hampshire – Cooperative Extension's "Method for Disposing Non-Native Invasive Plants", included at the end of this manual, for guidance on the removal and disposal of invasive species.

Inspection and Maintenance Plan

By implementing the following procedures, the owners will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff and to effectively recharge the underlying groundwater resources.

PAVEMENT:

- Minimize sanding.
- Minimize application of salt for ice control.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots and roadways. The plan should develop the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually. (See Anti-icing Data Form in the appendix).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions
- Minimize the use of salt during the winter
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.
- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

ANTI-ICING AND SALT MINIMIZATION

- Owner to develop a Road Salt and Deicing Minimization Plan
- Provide a written policy that the "Development" will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compiling salt use data annually.

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Pavement • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	 Limit use As Req. 1 - 2 x's Year Periodically	 • Minimize use to prevent tracking issues • RECORD APPLICATION RATES • Sweep or vacuum to prevent tracking issues • Check for trash/debris	 Sweep to prevent issues Minimize as Req. Sweep/Vac as needed Remove when noticed
Litter / Trash Removal	Periodically	• Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

The following page contains a blank copy of the Stormwater Management System's Inspection & Maintenance Log and a Deicing Salt Quantity Use Log. These forms are provided to assist the owners with the inspection and maintenance of the aforementioned Stormwater Management System.

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance: _____ Inspector: _____

System Component / BMP	Cleaning / Repair Needed (List Items / Comments)	Date of Cleaning/Repair	Performed By

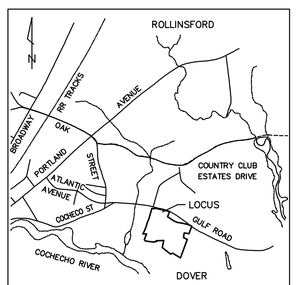
Deicing Salt Quantity Use Log

Date	Amount of Material Applied	Comments

PARKING LOT RESURFACING PROJECT
COCHECHO COUNTRY CLUB

TAX MAP N, LOTS 15

145 GULF ROAD
DOVER, NH
FEBRUARY 13, 2020
REVISED: 2-28-2020



LOCATION PLAN
(NO SCALE)

OWNER/APPLICANT
COCHECHO COUNTRY CLUB, INC.
145 GULF ROAD
DOVER, NH 03820

FOR:_____ DATE

SITE CIVIL ENGINEER
CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

LAND SURVEYOR
MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742-0911

SHEET INDEX	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
CONSERVATION SUBDIVISION OF LAND (SCRD100-45)	3
COCHECHO WOODS LOT LINE ADJUSTMENT (SCRD 106-040)	4
NEIGHBORHOOD PLAN	5
NOTE SHEET	6
DEMOLITION PLAN	7
SITE PLAN	8
GRADING PLAN	9
EROSION CONTROL NOTES	10
DETAIL SHEET	11 & 12

PLANNING FILE NO.: P20-15

LOCATION PLAN
(NO SCALE)

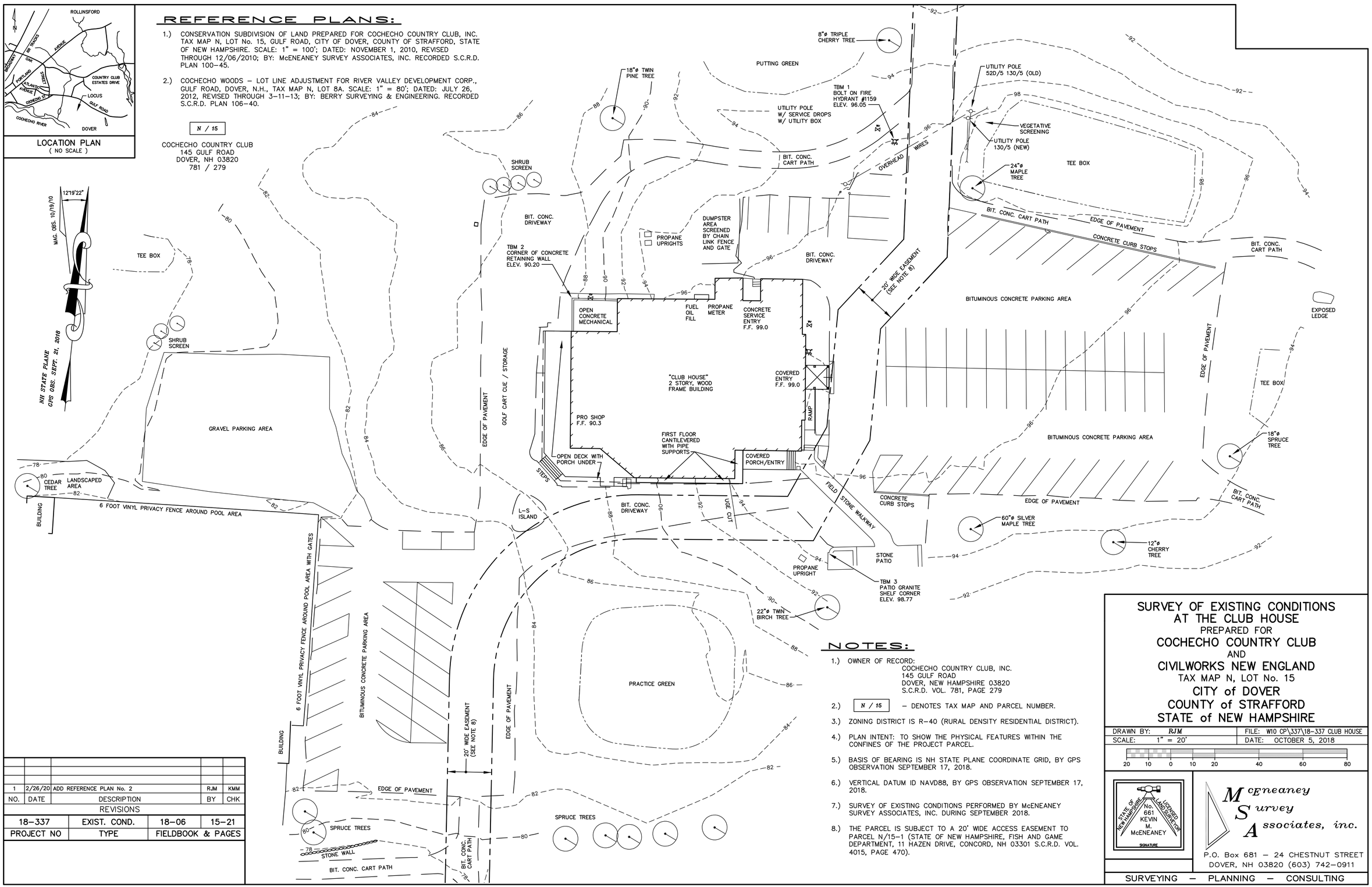
REFERENCE PLANS:

1.) CONSERVATION SUBDIVISION OF LAND PREPARED FOR COCHECHO COUNTRY CLUB, INC. TAX MAP N, LOT No. 15, GULF ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: NOVEMBER 1, 2010, REVISED THROUGH 12/06/2010; BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 100–45.

2.) COCHECHO WOODS – LOT LINE ADJUSTMENT FOR RIVER VALLEY DEVELOPMENT CORP., GULF ROAD, DOVER, N.H., TAX MAP N, LOT 8A. SCALE: 1" = 80'; DATED: JULY 26, 2012, REVISED THROUGH 3–11–13; BY: BERRY SURVEYING & ENGINEERING. RECORDED S.C.R.D. PLAN 106–40.

N / 15

COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820
781 / 279



NOTES:

1.) OWNER OF RECORD:
COCHECHO COUNTRY CLUB, INC.
145 GULF ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 781, PAGE 279

2.) N / 15 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R–40 (RURAL DENSITY RESIDENTIAL DISTRICT).

4.) PLAN INTENT: TO SHOW THE PHYSICAL FEATURES WITHIN THE CONFINES OF THE PROJECT PARCEL.

5.) BASIS OF BEARING IS NH STATE PLANE COORDINATE GRID, BY GPS OBSERVATION SEPTEMBER 17, 2018.

6.) VERTICAL DATUM ID NAVD88, BY GPS OBSERVATION SEPTEMBER 17, 2018.

7.) SURVEY OF EXISTING CONDITIONS PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2018.

8.) THE PARCEL IS SUBJECT TO A 20' WIDE ACCESS EASEMENT TO PARCEL N/15–1 (STATE OF NEW HAMPSHIRE, FISH AND GAME DEPARTMENT, 11 HAZEN DRIVE, CONCORD, NH 03301 S.C.R.D. VOL. 4015, PAGE 470).

NO.	DATE	DESCRIPTION	BY	CHK
1	2/26/20	ADD REFERENCE PLAN No. 2	RJM	KMM

REVISIONS

18–337	EXIST. COND.	18–06	15–21
PROJECT NO	TYPE	FIELDBOOK & PAGES	

SURVEY OF EXISTING CONDITIONS AT THE CLUB HOUSE

PREPARED FOR

COCHECHO COUNTRY CLUB

AND

CIVILWORKS NEW ENGLAND

TAX MAP N, LOT No. 15

CITY of DOVER

COUNTY of STRAFFORD

STATE of NEW HAMPSHIRE

DRAWN BY: RJM	FILE: W10 CP\337\18–337 CLUB HOUSE
SCALE: 1" = 20'	DATE: OCTOBER 5, 2018

20 10 0 10 20 40 60 80

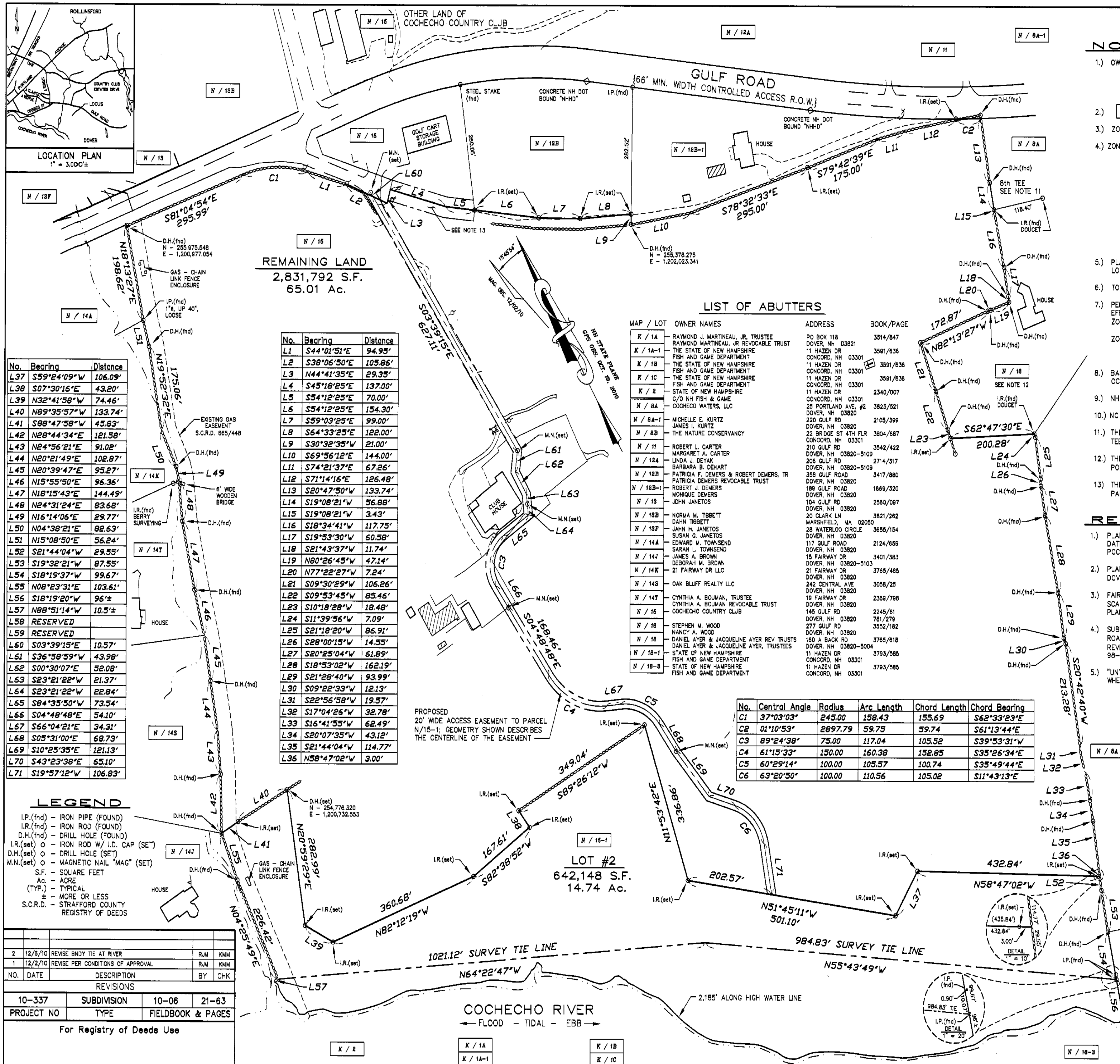
STATE OF NEW HAMPSHIRE
No. 661
KEVIN M. McENEANEY
LICENSED LAND SURVEYOR
SIGNATURE

McEneaney Survey Associates, inc.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING

Doc # 0018108 Dec 21, 2010 12:33 PM
Plan 100-045 1 of 1
Register of Deeds, Strafford County

C/H L-CHIP STA032812



No.	Bearing	Distance
L1	S44°01'51"E	94.95'
L2	S38°06'50"E	105.86'
L3	N44°41'35"E	29.35'
L4	S45°18'25"E	137.00'
L5	S54°12'25"E	70.00'
L6	S54°12'25"E	154.30'
L7	S59°03'25"E	99.00'
L8	S64°33'25"E	122.00'
L9	S30°32'35"W	21.00'
L10	S69°56'12"E	144.00'
L11	S74°21'37"E	67.26'
L12	S71°14'16"E	126.48'
L13	S20°47'50"W	133.74'
L14	S19°08'21"W	56.88'
L15	S19°08'21"W	3.43'
L16	S18°34'41"W	117.75'
L17	S19°53'30"W	60.58'
L18	S21°43'37"W	11.74'
L19	N80°26'45"W	47.14'
L20	N77°22'27"W	7.24'
L21	S09°30'29"W	106.26'
L22	S09°53'45"W	85.46'
L23	S10°18'28"W	18.48'
L24	S11°39'56"W	7.09'
L25	S21°18'20"W	86.91'
L26	S28°00'15"W	14.55'
L27	S20°25'04"W	61.89'
L28	S18°53'02"W	162.19'
L29	S21°28'40"W	93.99'
L30	S09°22'33"W	12.13'
L31	S22°56'58"W	19.57'
L32	S17°04'26"W	32.78'
L33	S16°41'55"W	62.49'
L34	S20°07'35"W	43.12'
L35	S21°44'04"W	114.77'
L36	N58°47'02"W	3.00'

No.	Bearing	Distance
L37	S59°24'09"W	106.09'
L38	S07°30'16"E	43.20'
L39	N32°41'58"W	74.46'
L40	N89°35'57"W	133.74'
L41	S88°47'58"W	45.83'
L42	N28°44'34"E	121.58'
L43	N24°56'21"E	91.02'
L44	N20°21'49"E	102.87'
L45	N20°39'47"E	95.27'
L46	N15°55'50"E	96.36'
L47	N18°15'43"E	144.49'
L48	N24°31'24"E	83.68'
L49	N16°14'06"E	29.77'
L50	N04°38'21"E	82.63'
L51	N15°08'50"E	56.24'
L52	S21°44'04"W	29.55'
L53	S19°32'21"W	87.55'
L54	S18°19'37"W	99.67'
L55	N08°23'31"E	103.61'
L56	S18°19'20"W	96'±
L57	N88°51'14"W	10.5'±
L58	RESERVED	
L59	RESERVED	
L60	S03°39'15"E	10.57'
L61	S36°58'59"W	43.98'
L62	S00°30'07"E	52.08'
L63	S23°21'22"W	21.37'
L64	S23°21'22"W	22.84'
L65	S84°35'50"W	73.54'
L66	S04°48'48"E	54.10'
L67	S66°04'21"E	34.31'
L68	S05°31'00"E	68.73'
L69	S10°25'35"E	121.13'
L70	S43°23'38"E	65.10'
L71	S19°57'12"W	106.83'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	37°03'03"	245.00	158.43	155.69	S62°33'23"E
C2	01°10'53"	2897.79	59.75	59.74	S61°13'44"E
C3	89°24'38"	75.00	117.04	105.52	S39°53'31"W
C4	61°15'33"	150.00	160.38	152.85	S35°26'34"E
C5	60°29'14"	100.00	105.57	100.74	S35°49'44"E
C6	63°20'50"	100.00	110.56	105.02	S11°43'13"E

LIST OF ABUTTERS

MAP / LOT	OWNER NAMES	ADDRESS	BOOK/PAGE
K / 1A	RAYMOND J. MARTINEAU, JR, TRUSTEE RAYMOND MARTINEAU, JR REVOCABLE TRUST	PO BOX 118 DOVER, NH 03821	3514/847
K / 1A-1	THE STATE OF NEW HAMPSHIRE FISH AND GAME DEPARTMENT	11 HAZEN DR CONCORD, NH 03301	3591/636
K / 1B	THE STATE OF NEW HAMPSHIRE FISH AND GAME DEPARTMENT	11 HAZEN DR CONCORD, NH 03301	3591/636
K / 1C	THE STATE OF NEW HAMPSHIRE FISH AND GAME DEPARTMENT	11 HAZEN DR CONCORD, NH 03301	3591/636
K / 2	STATE OF NEW HAMPSHIRE C/O NH FISH & GAME	11 HAZEN DR CONCORD, NH 03301	2340/007
N / 8A	COCHECO WATERS, LLC	25 PORTLAND AVE, #2 DOVER, NH 03820	3823/521
N / 8A-1	MICHELLE E. KURTZ JAMES I. KURTZ	220 GULF RD DOVER, NH 03820	2105/399
N / 8B	THE NATURE CONSERVANCY	22 BRIDGE ST 4TH FLR CONCORD, NH 03301	3804/687
N / 11	ROBERT L. CARTER MARGARET A. CARTER	210 GULF RD DOVER, NH 03820-5109	3542/422
N / 12A	LINDA J. DEYAK BARBARA B. DEHART	206 GULF RD DOVER, NH 03820-5109	2714/317
N / 12B	PATRICIA F. DEMERS & ROBERT DEMERS, TR PATRICIA DEMERS REVOCABLE TRUST	358 GULF ROAD DOVER, NH 03820	3417/880
N / 12B-1	ROBERT J. DEMERS MONIQUE DEMERS	189 GULF ROAD DOVER, NH 03820	1669/320
N / 13	JOHN JANETOS	104 GULF RD DOVER, NH 03820	2560/097
N / 13B	NORMA M. TIBBETT DAHN TIBBETT	20 CLARK LN MARSHFIELD, MA 02050	3821/262
N / 13F	JAHN H. JANETOS SUSAN G. JANETOS	28 WATERLOO CIRCLE DOVER, NH 03820	3655/154
N / 14A	EDWARD M. TOWNSEND SARAH L. TOWNSEND	117 GULF ROAD DOVER, NH 03820	2124/659
N / 14J	JAMES A. BROWN DEBORAH M. BROWN	15 FAIRWAY DR DOVER, NH 03820-5103	3401/383
N / 14K	21 FAIRWAY DR LLC	21 FAIRWAY DR DOVER, NH 03820	3765/465
N / 14S	OAK BLUFF REALTY LLC	242 CENTRAL AVE DOVER, NH 03820	3058/25
N / 14T	CYNTHIA A. BOUMAN, TRUSTEE CYNTHIA A. BOUMAN REVOCABLE TRUST	19 FAIRWAY DR DOVER, NH 03820	2369/798
N / 15	COCHECHO COUNTRY CLUB	145 GULF RD DOVER, NH 03820	2245/61 781/279
N / 16	STEPHEN M. WOOD NANCY A. WOOD	277 GULF RD DOVER, NH 03820	3552/182
N / 18	DANIEL AYER & JACQUELINE AYER REV TRUSTS DANIEL AYER & JACQUELINE AYER, TRUSTEES	160 A BACK RD DOVER, NH 03820-5004	3765/618
N / 18-1	STATE OF NEW HAMPSHIRE FISH AND GAME DEPARTMENT	11 HAZEN DR CONCORD, NH 03301	3793/585
N / 18-3	STATE OF NEW HAMPSHIRE FISH AND GAME DEPARTMENT	11 HAZEN DR CONCORD, NH 03301	3793/585

LEGEND

- I.P.(fnd) – IRON PIPE (FOUND)
- I.R.(fnd) – IRON ROD (FOUND)
- D.H.(fnd) – DRILL HOLE (FOUND)
- I.R.(set) ○ – IRON ROD W/ I.D. CAP (SET)
- D.H.(set) ○ – DRILL HOLE (SET)
- M.N.(set) ○ – MAGNETIC NAIL "MAG" (SET)
- S.F. – SQUARE FEET
- Ac. – ACRE
- (TYP.) – TYPICAL
- ± – MORE OR LESS
- S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS

NO.	DATE	DESCRIPTION	BY	CHK
2	12/6/10	REVISE BNDY TIE AT RIVER	RJM	KMM
1	12/2/10	REVISE PER CONDITIONS OF APPROVAL	RJM	KMM

REVISIONS

PROJECT NO	TYPE	FIELDBOOK & PAGES	
10-337	SUBDIVISION	10-06	21-63

For Registry of Deeds Use

NOTES:

For Registry of Deeds Use

1.) OWNER OF RECORD:
COCHECHO COUNTRY CLUB, INC.
145 GULF ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 781, PAGE 279

Daniel Dabrid D.A.
OWNERS SIGNATURE

2.) N / 15 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R-40 (RURAL DENSITY RESIDENTIAL DISTRICT).

4.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

MINIMUM LOT SIZE	= 40,000 S.F.
MINIMUM FRONTAGE	= 150 FEET
MAXIMUM LOT COVERAGE	= 10 PERCENT
MINIMUM BUILDING SETBACKS, PRINCIPAL:	
FRONT / ABUT A STREET	= 40 FEET
SIDE	= 25 FEET
REAR	= 30 FEET
MINIMUM BUILDING SETBACKS, ACCESSORY:	
FRONT / ABUT A STREET	= 40 FEET
SIDE	= 10 FEET
REAR	= 10 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET

5.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. LOT 2 IS TO BE CONSIDERED UNDER CONSERVATION SUBDIVISION REGULATIONS.

6.) TOTAL PARCEL AREA = 3,473,940 S.F. / 79.75 ACRES.

7.) PER FLOOD INSURANCE RATE MAP 33017C0330D, EFFECTIVE DATE: MAY 17, 2005:
ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
ZONE "A": SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD (THOSE AREAS DIRECTLY ADJACENT TO THE COCHECHO RIVER)

8.) BASIS OF BEARING IS NH STATE PLANE COORDINATE GRID, BY GPS OBSERVATION OCTOBER 19, 2010.

9.) NH DES SUBDIVISION APPROVAL NOT REQUIRED PER NH RSA 485.

10.) NO WETLANDS WERE DELINEATED FOR THE SUBJECT PARCEL.

11.) THE COCHECHO COUNTRY CLUB CURRENTLY USES THIS AREA FOR THE 8th HOLE TEE WITH PERMISSION OF THE OWNER OF PARCEL N/8A.

12.) THE COCHECHO COUNTRY CLUB HAS THE RIGHT TO RETRIEVE GOLF BALLS FROM A PORTION OF PARCEL N/16 PER S.C.R.D. BOOK 3552, PAGE 182.

13) THE COCHECHO COUNTRY CLUB LAND IS SUBJECT TO A RIGHT OF WAY TO PARCEL N/12B PER S.C.R.D. BOOK 840, PAGE 11.

REFERENCE PLANS:

1.) PLAN OF LOTS ROGER J. GARDNER, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: NOV. 1967; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D PLAN 47, POCKET 2, FOLDER 14.

2.) PLAN OF RIGHT OF WAY ROGER J. GARDNER TO COCHECO COUNTRY CLUB, INC., DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JUNE 1966.

3.) FAIRWAY MEADOWS SUBDIVISION PLAN FOR ROHE PENNINGTON, DOVER, N.H. SCALE: 1" = 50'; DATED: DEC. 12, 1984; BY: EMERY ENGINEERING. S.C.R.D. PLAN 24A-196.

4.) SUBDIVISION PLAN OF MONTGOMERY CHILDS LAND FOR STEPHEN WOOD, GULF ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: NOV. 2, 2009, REVISED THROUGH 1/4/10; BY: DOUCET SURVEY, INC. RECORDED S.C.R.D. PLAN 98-84.

5.) "UNTITLED PLAN" – SURVEYED OCT., 1935; SCALE: 1" = 20'; BY: W.S. WHEELER, C.E. RECORDED S.C.R.D. PLAN 33, POCKET 2, FOLDER 15.

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

CONSERVATION SUBDIVISION OF LAND
PREPARED FOR
COCHECHO COUNTRY CLUB, INC.
TAX MAP N, LOT No. 15
GULF ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

APPROVED
DATE 12/6/10
City of Dover, N.H.
PLANNING BOARD
CHAIRMAN/DIRECTOR

DOVER PLANNING FILE No. P 10-48

DRAWN BY:	RJM	FILE:	VR CP\337\10-337 NAD83
SCALE:	1" = 100'	DATE:	NOVEMBER 1, 2010

100 50 0 50 100 200 300 400

STATE OF NEW HAMPSHIRE · No. 661 KEVIN M. McENEANEY · LICENSED LAND SURVEYOR

McEneaney Survey Associates, inc.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING – PLANNING – CONSULTING

Doc # 001 8558 Nov 6 2013 11:34 AM
Plan 106-040 1 of 1
Register of Deeds: Strafford County

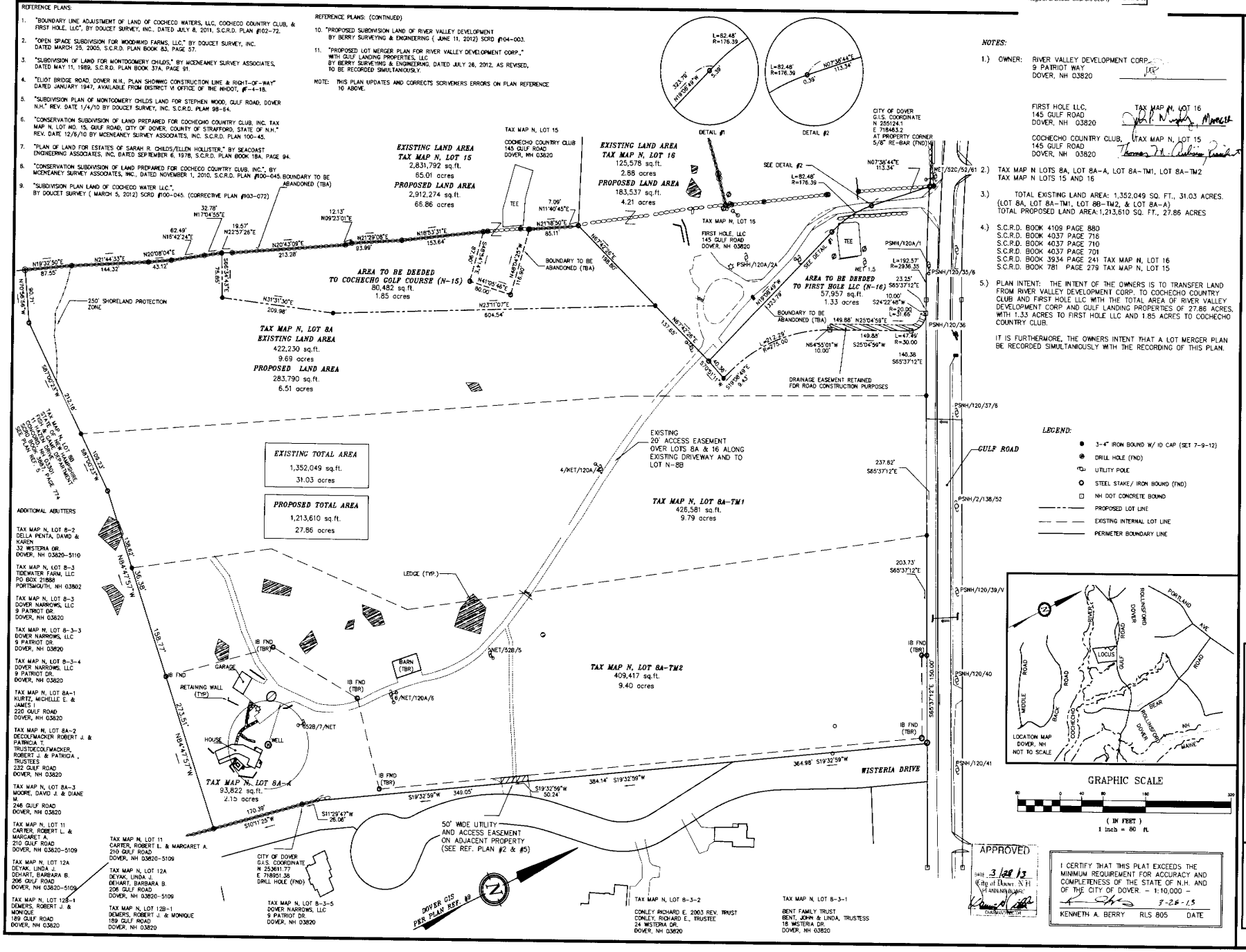
REFERENCE PLANS:

1. "BOUNDARY LINE ADJUSTMENT OF LAND OF COCHECO WATERS, LLC, COCHECO COUNTRY CLUB, & FIRST HOLE, LLC", BY DOUCET SURVEY, INC., DATED JULY 8, 2011, S.C.R.D. PLAN #102-72.
2. "OPEN SPACE SUBDIVISION FOR WOODWIND FARMS, LLC." BY DOUCET SURVEY, INC. DATED MARCH 25, 2005, S.C.R.D. PLAN BOOK 83, PAGE 57.
3. "SUBDIVISION OF LAND FOR MONTGOMERY CHILDS," BY MCENEANEY SURVEY ASSOCIATES, DATED MAY 11, 1989, S.C.R.D. PLAN BOOK 37A, PAGE 91.
4. "ELIOT BRIDGE ROAD, DOVER N.H., PLAN SHOWING CONSTRUCTION LINE & RIGHT-OF-WAY" DATED JANUARY 1947, AVAILABLE FROM DISTRICT VI OFFICE OF THE NHDOT, #-4-18.
5. "SUBDIVISION PLAN OF MONTGOMERY CHILDS LAND FOR STEPHEN WOOD, GULF ROAD, DOVER N.H." REV. DATE 1/4/10 BY DOUCET SURVEY, INC. S.C.R.D. PLAN 98-64.
6. "CONSERVATION SUBDIVISION OF LAND PREPARED FOR COCHECHO COUNTRY CLUB, INC. TAX MAP N, LOT NO. 15, GULF ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF N.H." REV. DATE 12/6/10 BY MCENEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 100-45.
7. "PLAN OF LAND FOR ESTATES OF SARAH R. CHILDS/ELLEN HOLLISTER," BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED SEPTEMBER 6, 1978, S.C.R.D. PLAN BOOK 18A, PAGE 94.
8. "CONSERVATION SUBDIVISION OF LAND PREPARED FOR COCHECO COUNTRY CLUB, INC.", BY MCENEANEY SURVEY ASSOCIATES, INC., DATED NOVEMBER 1, 2010, S.C.R.D. PLAN #100-045.
9. "SUBDIVISION PLAN LAND OF COCHECO WATER LLC.", BY DOUCET SURVEY (MARCH 5, 2012) SCRD #100-045. (CORRECTIVE PLAN #103-072)

REFERENCE PLANS: (CONTINUED)

10. "PROPOSED SUBDIVISION LAND OF RIVER VALLEY DEVELOPMENT BY BERRY SURVEYING & ENGINEERING (JUNE 11, 2012) SCRD #104-003.
11. "PROPOSED LOT MERGER PLAN FOR RIVER VALLEY DEVELOPMENT CORP.," WITH GULF LANDING PROPERTIES, LLC BY BERRY SURVEYING & ENGINEERING, DATED JULY 26, 2012, AS REVISED, TO BE RECORDED SIMULTANEOUSLY.

NOTE: THIS PLAN UPDATES AND CORRECTS SCRIVENERS ERRORS ON PLAN REFERENCE 10 ABOVE.



NOTES:

1.) OWNER: RIVER VALLEY DEVELOPMENT CORP.
9 PATRIOT WAY
DOVER, NH 03820

FIRST HOLE LLC, TAX MAP N, LOT 16
145 GULF ROAD
DOVER, NH 03820

COCHECHO COUNTRY CLUB, TAX MAP N, LOT 15
145 GULF ROAD
DOVER, NH 03820

2.) TAX MAP N LOTS 8A, LOT 8A-A, LOT 8A-TM1, LOT 8A-TM2
TAX MAP N LOTS 15 AND 16

3.) TOTAL EXISTING LAND AREA: 1,352,049 SQ. FT., 31.03 ACRES.
(LOT 8A, LOT 8A-TM1, LOT 8B-TM2, & LOT 8A-A)
TOTAL PROPOSED LAND AREA: 1,213,610 SQ. FT., 27.86 ACRES

4.) S.C.R.D. BOOK 4109 PAGE 880
S.C.R.D. BOOK 4037 PAGE 718
S.C.R.D. BOOK 4037 PAGE 710
S.C.R.D. BOOK 4037 PAGE 701
S.C.R.D. BOOK 3934 PAGE 241 TAX MAP N, LOT 16
S.C.R.D. BOOK 781 PAGE 279 TAX MAP N, LOT 15

5.) PLAN INTENT: THE INTENT OF THE OWNERS IS TO TRANSFER LAND FROM RIVER VALLEY DEVELOPMENT CORP. TO COCHECHO COUNTRY CLUB AND FIRST HOLE LLC WITH THE TOTAL AREA OF RIVER VALLEY DEVELOPMENT CORP. AND GULF LANDING PROPERTIES OF 27.86 ACRES, WITH 1.33 ACRES TO FIRST HOLE LLC AND 1.85 ACRES TO COCHECHO COUNTRY CLUB.

IT IS FURTHERMORE, THE OWNERS INTENT THAT A LOT MERGER PLAN BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAN.

LEGEND:

- 3-4" IRON BOUND W/ ID CAP (SET 7-9-12)
- DRILL HOLE (FND)
- UTILITY POLE
- STEEL STAKE/ IRON BOUND (FND)
- NH DOT CONCRETE BOUND
- PROPOSED LOT LINE
- EXISTING INTERNAL LOT LINE
- PERIMETER BOUNDARY LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

APPROVED
DATE 3/28/13
City of Dover N.H.
PLANNING BOARD
CHAIRMAN/VICE CH.

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. - 1:10,000 -

KENNETH A. BERRY RLS 805 DATE 3-26-13

DOVER PLANNING FILE #P12-30

REVISION	DATE	DESCRIPTION
#2 #1	3-11-13 9-9-12	PER CONDITIONS OF APPROVAL DEVELOP PLAN SHEET

COCHECHO WOODS
LOT LINE ADJUSTMENT
FOR
RIVER VALLEY DEVELOPMENT CORP.
GULF ROAD
DOVER, N.H.
TAX MAP N, LOT 8A

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

SCALE : 1 IN. EQUALS 80 FT.
DATE : JULY 26, 2012
FILE NO. : DB 2012-043

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

ABUTTERS LIST
(WITHIN 200 FT)

TAX MAP	LOT NO.	NAME & ADDRESS
N 14-A	14-A	EDWARD M & SARSH L TOWNSEND 117 GULF ROAD DOVER, NH 03820
N 14-K	14-K	LOTTER CORNEILS JACOBUS & LOTTER DEBRAH 21 FAIRWAY DRIVE DOVER, NH 03820
N 14-T	14-T	MILLER ELIZABETHC & DAVIS THOMAS M 19 FAIRWAY DRIVE DOVER, NH 03820
N 14-S	14-S	OAK BLUFF REALTY LLC 242 CENTRAL AVE DOVER, NH 03820
N 14-J	14-J	ADAM & ZOILA URBANI 15 FAIRWAY DRIVE DOVER, NH 03820
N 15-001	15-001	STATE OF NEW HAMPSHIRE FISH & GAME DEPT. 11 HAXEN DRIVE CONCORD, NH 03301
N 8-A-P	8-A-P	JOSEPH & PAIGE GADDINI 34 RAEDER DRIVE STRATHAM, NH 03885
N 8-A-Q	8-A-0	MARC BESSETTE & DAWN GOSSELIN 75 CHILDS DRIVE DOVER, NH 03820
N 16	16	COCHECO COUNTRY CLUB 145 GULF ROAD DOVER, NH 03820
N 12-B-1	12-B-1	ROBERT & MONIQUE DEMERS 189 GILF ROAD DOVER, NH 03820
N 12-B	12-B	DEMERS REVOCABLE TRUST PATICIA & ROBERT DEMERS TRUSTEES 358 GULD ROAD DOVER, NH 03820
N 12-A	12-A	ROSEMARY L. & STEPHEN A. FORCILLO 206 GULF ROAD DOVER, NH 03820
N 11	11	ROBERT 7 MARGARET CARTER 210 GULF ROAD DOVER, NH 03820
N 9-A	9-A	MICHELLE & JAMES KURTZ 220 GULF ROAD DOVER, NH 03820
N 8-A-5	8-A-5	CHARLES & DEBORAH REED 252 GULF ROAD DOVER, NH 03820
N 10	10	LUCIUSH H EMERSON 107 OLD MILL LANE ROLLINSFORD, NH 03869
N 12-J	12-J	ALLEN FAMILY REVOCABLE TRUST RICHARD & DIANA ALLEN TRUSTEES 7 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-J-1	12-J-1	ALLEN FAMILY REVOCABLE TRUST RICHARD & DIANA ALLEN TRUSTEES 7 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-L	12-L	GERALD SORGE JR. 9 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-T	12-T	SOR & KELLY LO 10 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-M	12-M	SCOTT & LINDA GOODREAU 11 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-D	12-D	NICOLE SCZEKAN 12 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-F	12-F	ANNE HUNTER 13 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-G	12-G	RICHARD HILTUNEN JR. & LINDA HOUDE P.O. BOX 554 DOVER, NH 03821
N 12-S	12-S	JASON & JAMIE BASTILLE 15 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-P	12-P	MARTHUR & RONALD ST PIERRE 16 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-Q	12-Q	MOLL NANCY HUSON 17 COUNTY CUB ESTATES DOVER, NH 03820
N 12-U	12-U	KEVIN & ALICIA MITCHELL 18 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-I	12-I	CRAIG & LISA GAGE 5 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-V	12-V	TYLER & CATHERINE KATH 4 COUNTRY CLUB ESTATES DOVER, NH 03820

ABUTTERS LIST
(WITHIN 200 FT)

TAX MAP	LOT NO.	NAME & ADDRESS
N 12-H	12-H	COERDT-PARSONS 2018 REVOCABLE TRUST CARL COERDT & CONSTANCE PARSONS TRUSTEES 3 COUNTRY CLUB ESTATES DOVER, NH 03820
N 12-K	12-K	KEVIN COOPER JR. P.O. BOX 2213 DOVER, NH 03821
N 12-N	12-N	GILBERT CLIFFORDM & MARGARET LIFE ESTATE CARTER MARGARET & FORCILLO ROSEMARY 1 COUNTRY CLUB ESTATES DOVER, NH 03820
N 13	13	JANETOS JAHN AND SUSAN G & TIBBET DAHN H & NORMA M 55 CARLETON WAY HALES LOCATION, NH 03860
N 13-B-1	13-B-1	NORMA & DAHN TIBBETT 8 MEADOW PARK ROAD PLYMOUTH, MA 02360
N 13-B	13-B	NORMA & DAHN TIBBETT 130 GULF ROAD DOVER, NH 03820
N 6-A	6-A	SCOTT & CATHERINE PAIGE 290 GULF ROAD DOVER, NH 03820

H — TAX MAP
33-E — LOT NUMBER

W - N - E

MAGNETIC

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING BOARD
FILE NO: P20-15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
1	REV PER TRC COMMENTS	SJH	2-28-20

DATE: 2-13-20
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:18007
FILE: SITE.DWG

NEIGHBORHOOD PLAN

COCHECHO COUNTRY CLUB
GULF ROAD
DOVER, NH

PARKING LOT
RESURFACING PROJECT
DOVER, NH

GENERAL NOTES

1. OWNER OF RECORD:
   COCHECHO COUNTRY CLUB INC
   145 GULF ROAD
   DOVER, NH 03820
2. 8 / 9 – DENOTES TAX MAP AND PARCEL NUMBER.
3. PARCEL AREA = 66.86 Ac.
4. THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF NOVEMBER 20, 2019.
5. ZONING DISTRICT IS R-40 (RUAL DENSITY RESIDENTIAL DISTRICT)
   CENTRAL BUSINESS DISTRICT – DOWNTOWN GATEWAY SUB-DISTRICT
   DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 40,000 S.F.
MINIMUM FRONTAGE	= 150'
MINIMUM LOT COVERAGE	= 50 PERCENT
SIDE SETBACK	= 10 FEET MIN.
REAR SETBACK	= 10 FEET MIN.
MAXIMUM BUILDING HEIGHT	= 35'

6. PER FLOOD INSURANCE RATE MAP 33017C0330D
   EFFECTIVE DATE: MAY 17, 2005
   ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN
   ZONE"A": SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD
   (THOSE AREAS DIRECTLY ADJACENT TO THE COCHECHO RIVER)
7. BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION. VERTICAL DATUM IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION.
8. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING NOVEMBER 2010 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
9. ACCESS NOTE: THE PARCEL IS ACCESSED FROM GULF ROAD IN ONE (1) LOCATION AS SHOWN.
10. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
11. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
12. NO WETLANDS WERE FLAGGED OR WERE OBSERVED ON THE SITE.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT AND POLES.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
9. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
10. EXISTING ("OLD") WATER SERVICES TO THE SUBJECT SITE SHALL BE DISCONNECTED AND SHUT-OFF AT THE WATER MAIN.
11. EXISTING SEWER SERVICES TO BE CUT AND PERMANENTLY CAPPED AT PROPERTY LINE.
12. 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.

SITE NOTES:

1. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED AND PREPARED BY MCENEANEY SURVEY ASSOCIATES INC. (SEE EXISTING CONDITIONS PLAN IN THIS PLAN SET)
2. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE RE-CONSTRUCTION OF EXISTING SURFACE PARKING & DRIVE AISLES.
3. NO ADDITIONAL EXTERIOR LIGHTING IS PROPOSED ANY NEW FIXTURES SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
5. STRIPE PARKING AREAS AS SHOWN INCLUDING HANDICAP SYMBOLS AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M-248-TYPE N.
6. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
7. PAINTED ISLANDS SHALL BE 4 INCHES WIDE DIAGONAL LINES 3 FEET ON CENTER.
8. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PAVEMENT.
9. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
10. SEE DETAILS FOR SIGN LEGENDS.
11. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
12. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTORS' RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
14. BUILDING ADDRESSES TO BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT AS APPLICABLE.
15. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS AND NH RSA 155-A:5. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
16. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
17. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
18. THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND ON-SITE SEPTIC.
19. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTRUBAIN ACTIVITY OCCURS.
20. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
21. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
22. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY AND NO SUNDAY WORK HOURS 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.
23. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
24. 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.
25. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BULDING PERMIT FROM INSPECTION SERVICES.
26. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
27. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. HTTP://WWW.UNH.EDU/UNHSC/PTAPP
28. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
    N/A
29. 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.
    CONDITIONAL USE PERMIT:
    N/A
30. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS

GRADING NOTES:

1. ALL ROAD (INCLUDING PARKING LOT AND DRAINAGE) WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE CITY OF DOVER, N.H. AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED "STANDARD SPECIFICATIONS".
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

   *ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

10. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
12. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
13. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THIS PROJECT. THE SWPPP MUST INCLUDE THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE SITE. PARTIES RESPONSIBLE FOR DEVELOPING THE SWPPP SHOULD REFER TO THE EPA NPDES CONSTRUCTION GENERAL PERMITS NOTICE OF INTENT FOR A COMPLETE OUTLINE OR REQUIRED ELEMENTS. THESE PLANS AND THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN PREPARED FOR THIS PROJECT MAY BE UTILIZED IN FULFILLING THE REQUIREMENTS.
14. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
15. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
16. PLACARDS SHALL BE INSTALLED ALONG THE EDGE OF WETLAND PRIOR TO CONSTRUCTION.

UTILITY NOTES:

1. THE PROJECT SITE IS SERVED BY CITY WATER AND ON SITE SEPTIC.
2. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION AND SIZE OF EXISTING UTILITIES. THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-388-7233 OR "811".
4. ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUND WITHIN THE SITE.
5. UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH/PER PSNH, VERIZON, COMCAST, AND UNITIL STANDARDS.
6. PROPOSED INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, ELECTRIC AND GAS SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:

ELECTRIC:	EVERSOURCE 1.800.362.7764
CABLE:	COMCAST 603.334.3615
GAS:	UNITIL 866.933.3821

7. SEE ELECTRICAL DRAWINGS AND DETAILS FOR OUTDOOR LIGHTING CONDUIT LOCATIONS.
8. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

LEGEND

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
(TYP.)	TYPICAL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
TBR	TO BE REMOVED
TYP	TYPICAL
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING WATER SHUT-OFF
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING HYDRANT
	EXISTING LIGHT/SIGNAL POLE
	EXISTING SEWER MANHOLE
	EXISTING DRAINAGE MANHOLE
	EXISTING CATCHBASIN
5'R	PAVEMENT RADIUS
SGC	SLOPE GRANITE CURB
SBC	SLOPED BITUMINOUS CURB
VGC	VERTICAL GRANITE CURB
T.O.W.	TOP OF WALL
x 74.00	EXISTING SPOT GRADE
94	EXISTING GRADE
OHW	OVERHEAD WIRES
E	EXISTING ELECTRIC
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
D	EXISTING DRAINAGE LINE
G	EXISTING GAS LINE
	PROPOSED SIGN
74	PROPOSED FINISH GRADE
x 74.00	PROPOSED SPOT GRADE
PD	PROPOSED DRAIN LINE
	PAVEMENT WITH CURB
	SILT BARRIER
PG	PROPOSED GAS
PW	PROPOSED WATER
	PROPOSED FENCE
PE	PROPOSED ELECTRIC
PD	PROPOSED DRAIN LINE
PUD	PROPOSED UNDERDRAIN LINE
	PROPOSED CATCHBASIN
	INLET PROTECTION
	HANDICAP PARKING SYMBOL
	PROPOSED CONCRETE
	PROPOSED SIDEWALK
	PROPOSED POROUS PAVEMENT
	PROPOSED GRASS PAVERS

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING BOARD
FILE NO: P20-15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

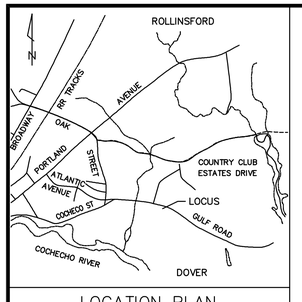
NO.	REVISION	APP'D	DATE
1	REV PER TRC COMMENTS	SJH	2-28-20

DATE: 2-13-20
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:18007
FILE: SITE.DWG

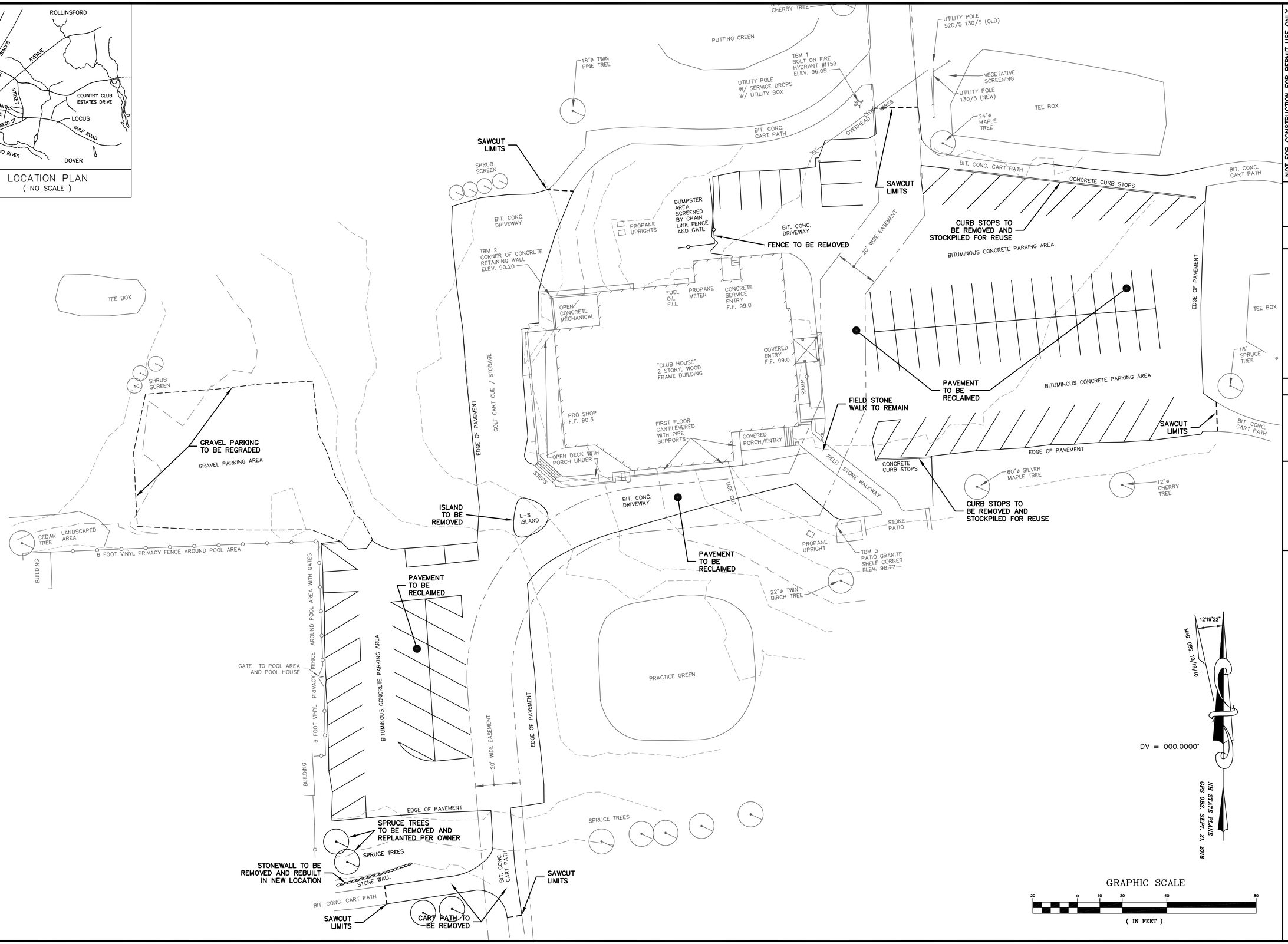
COCHECHO COUNTRY CLUB
GULF ROAD
DOVER, NH

PARKING LOT
RESURFACING PROJECT
DOVER, NH

NOTE SHEET



LOCATION PLAN
(NO SCALE)



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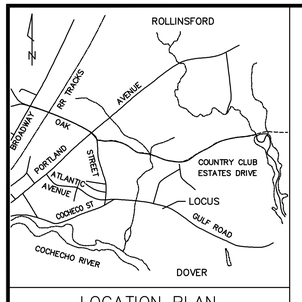
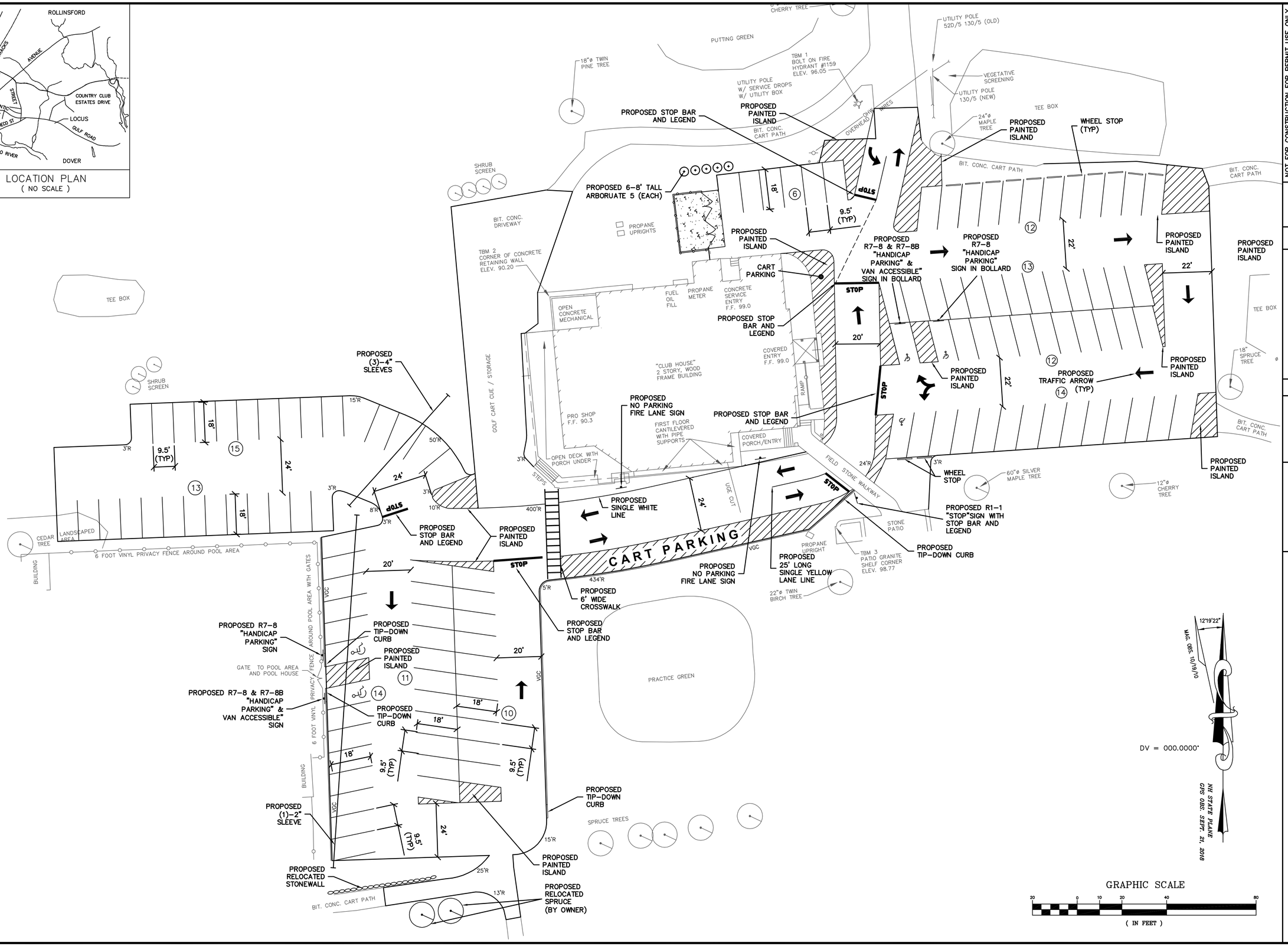
DEMOLITION PLAN

COCHECHO COUNTRY CLUB
GULF ROAD
DOVER, NH

PARKING LOT
RESURFACING PROJECT
DOVER, NH



LOCATION PLAN
(NO SCALE)



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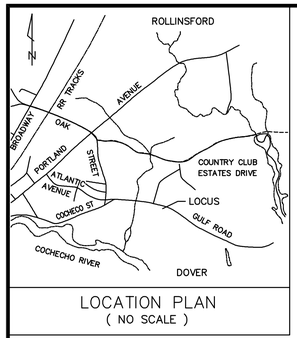
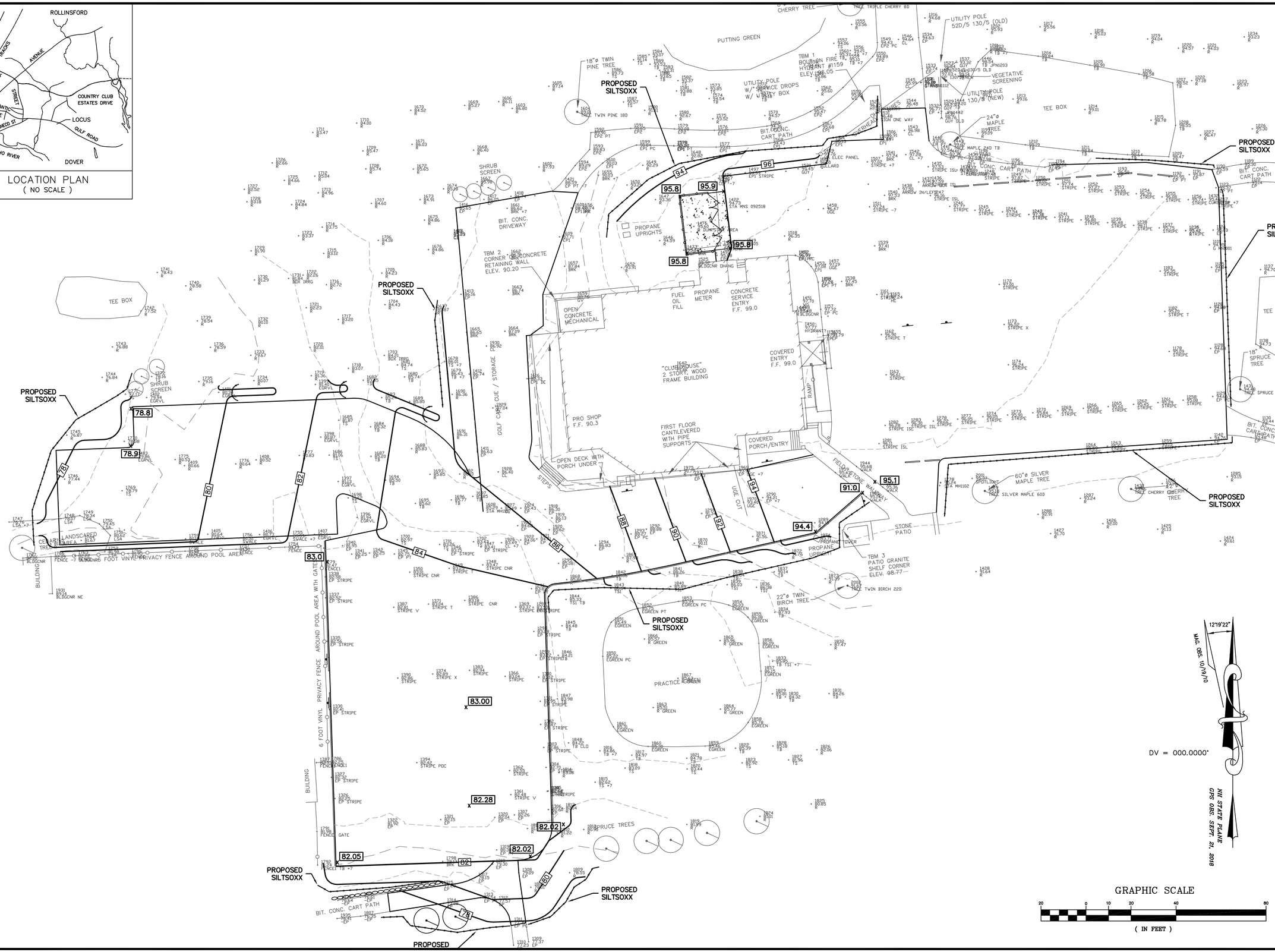
COCHECHO COUNTRY CLUB
GULF ROAD
DOVER, NH

PARKING LOT
RESURFACING PROJECT
DOVER, NH

SITE PLAN



LOCATION PLAN
(NO SCALE)



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GRADING PLAN

COCHECHO COUNTRY CLUB
GULF ROAD
DOVER, NH

PARKING LOT
RESURFACING PROJECT
DOVER, NH

DESCRIPTION

THE INTENT OF THIS PLAN IS TO SHOW THE IMPROVEMENTS ASSOCIATED WITH THE PARKING LOT RESURFACING.

PROJECT NAME AND LOCATION

COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820

LATITUDE N43°11'48"
LONGITUDE W70°51'09"

DISTURBED AREA

±55,100 square feet

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL PRIOR TO ANY SITE WORK
2. SELECTIVE DEMOLITION AND STOCKPILE EXISTING MATERIAL
3. RECLAIM EXISTING PAVEMENT
4. INSTALL CONDUITS
5. REGRADE TO SITE SUBGRADE
6. PLACE GRAVELS AND FINE GRADE.
7. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
9. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
10. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 3.5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
11. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE OF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
3. TEMPORARY WATER DIVERSION MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
4. SELECTIVE DEMOLITION.
5. REGRADE SITE TO SUBGRADE
6. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
7. INSTALL DRAINAGE STRUCTURES AND CONTROLS
8. INSTALL UNDERGROUND UTILITIES AND FOUNDATIONS FOR STRUCTURES
9. PLACE GRAVELS AND FINE GRADE
10. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
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14. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

1. Silt Fence
   a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM-51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM-52	Extra Strength 50 lb/lin in (min)
Standard Strength 30 lb/lin in (min)		
Flow Rate	VTM-51	0.3 gal/sf/min (min)

* Requirements reduced by 50 percent after six (6) months of installation.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120 Degrees F.

   b. The height of a silt fence shall not exceed thirty-six (36) inches.
   c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum six (6) inch overlap, and securely sealed.
   d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
   e. Posts for silt fences shall be 2-inch diameter wood with a minimum length of 5 feet.
   f. Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.
   g. A trench shall be excavated approximately four (4) inches wide and four (4) inches deep along the line of posts and upslope from the barrier.
   h. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
   i. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
   j. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (i) applying.
   k. The trench shall be backfilled and the soil compacted over the filter fabric.
   l. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas has been permanently stabilized.
2. Sequence of Installation
   Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.
3. Maintenance
   a. Check dams and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
   b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
   c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one third (1/3) the height of the barrier.
   d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

C. MULCHING

1. Timing
   In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.
   a. Apply mulch prior to any storm event. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
   b. Required Mulching within a specified time period. The time period can range from 14 to 21 days of inactivity on a area, the length of time varying with site conditions. Professional judgement shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.
2. Application Rate
   Mulch shall be applied at a rate of between 1.5 to 2 tons per acre, or 90 to 100 pounds per 1000 square feet.
3. Guidelines for Winter Mulch Application. When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6,000 pounds of hay or straw per acre. A tackifier may be added to the mulch.
4. Maintenance All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.
5. Excelsior Matting Excelsior Matting shall be used in place of mulch on all slopes steeper than 3:1.

D. TEMPORARY GRASS COVER

1. Seedbed Preparation
   Apply fertilizer at the rate of 600 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.
2. Seeding
   a. Utilize annual rye grass at a rate of 40 lbs/acre.
   b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
   c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.
3. Maintenance
   Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. PERMANENT SEEDING

1. Bedding – stones larger than 1 ½ ", trash, roots, and other debris interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area 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 @ 100 lbs. per 1,000 s.f.
   10-20-20 fertilizer @ 12 lbs. per 1,000 s.f.
3. Seed Mixture (recommended)
   Rate:

Type	LBS. per Acre	LBS. per 1,000 s.f.
Tall Fescue	20	0.45
Creeping Red Fescue	20	0.45
Birdsfoot Trefoil	8	0.20
Total	48	1.10

4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding on area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook.

   Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.
5. Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

F. STORM DRAIN INLET PROTECTION

1. Straw/Hay Bale Inlet Structure
   a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.
   b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.
   c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.
   d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.
   e. Loose straw/hay shall be wedged between bales to prevent water from entering between bales.
   f. All structures should be inspected after every rainstorm and repairs made as necessary.
   g. Sediment should be removed from the devices after the sediment has reached a maximum of one-third the depth of the trap.
   h. Haybales should be removed and the area repaired as soon as the contributing drainage area to the inlet has been completely stabilized.

TIMING OF CONTROLS/MEASURES

As indicated in the sequence of Major Activities the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Areas where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established. All areas shall be stabilized within 72 hours of achieving finish grade.

WASTE DISPOSAL

A. WASTE MATERIALS

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited in a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. HAZARDOUS WASTE

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in these practices by the superintendent.

C. SANITARY WASTE

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to stormwater runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

- o An effort will be made to store only sufficient amounts of products to do the job.
- o All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.
- o Manufacturer's recommendations for proper use and disposal will be followed.
- o The site superintendent will inspect daily to ensure proper use and disposal of materials.
- o Substances will not be mixed with one another unless recommended by the manufacturer.
- o Whenever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:

- o Products will be kept in their original containers unless they are not resealable.
- o Original labels and material safety data will be retained for important product information.
- o Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. PRODUCT SPECIFICATION PRACTICES

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid

Paints:
spills.
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site.

C. SPILL CONTROL PRACTICES

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

- o Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- o Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.
- o All spills will be cleaned up immediately after discovery.
- o The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- o Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.
- o The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.
- o The site superintendent responsible for day-to-day site operations will be the spill prevention and cleanup coordinator.

The project proponent is required to manage construction to meet the requirements and intent of RSA 430:53 and AGR 3800 relative to controlling invasive species and controlling fugitive dust in accordance with ENV-A 1002.
AGR 3800 Prohibited Invasive Plant Species Rules

The rule, Agr 3800, states : "No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1, New Hampshire prohibited invasive species list". A complete copy of the rules can be accessed on the internet at http://agriculture.nh.gov/topics/plants_insects.htm.

Env-A 1002 FUGITIVE DUST: Precautions to Prevent, Abate, and Control Fugitive Dust
(a) Any person engaged in any activity within the state that emits fugitive dust, other than those listed in Env-A 1002.02(b), shall take precautions throughout the duration of the activity in order to prevent, abate, and control the emission of fugitive dust.

(b) Precautions required by (a), above, shall include but not be limited to the following:

(1) The use of water or hydrophilic material on operations or surfaces, or both;

(2) The application of asphalt, water or hydrophilic material, or tarps or other such covers to material stockpiles;

(3) The use of hoods, fans, fabric filters, or other devices to enclose and vent areas where materials prone to producing fugitive dust are handled;

(4) The use of containment methods for sandblasting or similar operations; and

(5) The use of vacuums or other suction devices to collect airborne particulate matter.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

The project proponent is responsible for the maintenance of all stormwater facilities during construction and the property owner is responsible after construction is complete.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. Catch basins & Stormwater treatment structures should be inspected on a monthly basis and/or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system.

WINTER CONSTRUCTION NOTES

1. All proposed post-development vegetated areas which do not exhibit a minimum of 85 % vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The placement of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt.
2. All slopes which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th shall be stabilized with stone or erosion control blankets.
3. After October 15th, incomplete road surfaces shall be protected with a minimum of 3-inches of crushed gravel per NHDOT item 403.3, or if construction is to continue through the winter season be cleared of any accumulated snow after each storm event.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING BOARD
FILE NO: P20-15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

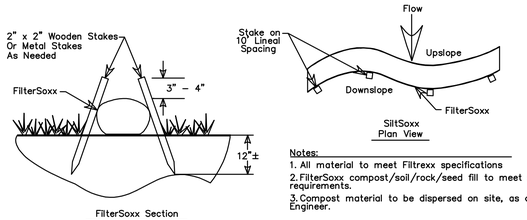
NO.	REVISION	APP'D	DATE
1	REV PER TRC COMMENTS	SJH	2-28-20

DATE: 2-13-20
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:18007
FILE: SITE.DWG

COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH

PARKING LOT
RESURFACING PROJECT
DOVER, NH

EROSION CONTROL NOTES

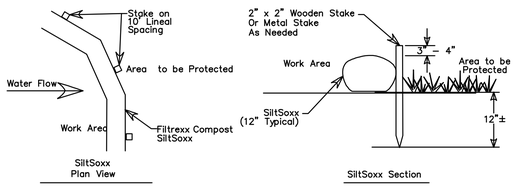


FilterSoxx Section

At Ends of Run
Cross Stakes

Notes:
1. All material to meet Filtrexx specifications
2. FilterSoxx compost/soil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.

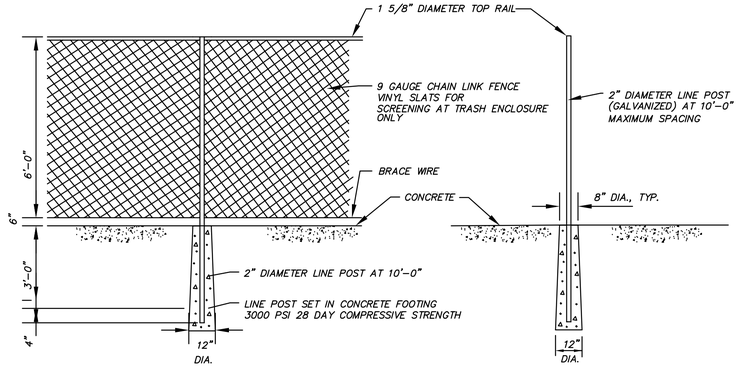
FilterSoxx Staking Details



Notes:
1. All material to meet Filtrexx specifications
2. SiltSoxx compost/jsoil/rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

SiltSoxx Details

NOT TO SCALE



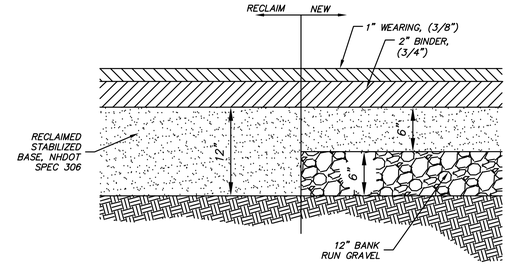
FRONT VIEW

SIDE VIEW

NOTES:
1. DUMPSTER CHAINLINK FENCE SHALL HAVE GREEN VINYL PRIVACY SLATS.

CHAINLINK FENCE DETAIL

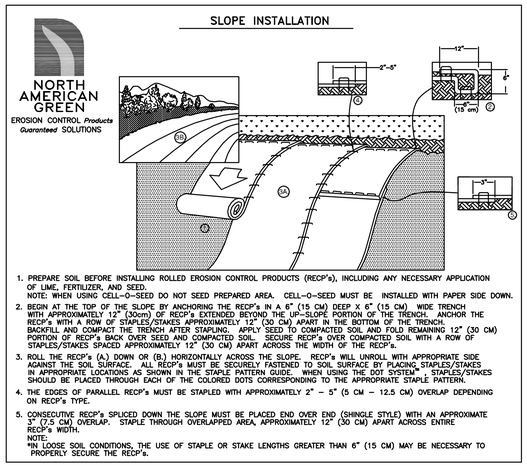
NOT TO SCALE

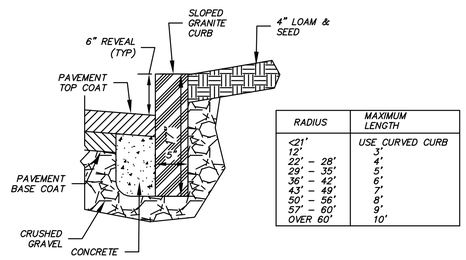


NOTE:
1. SEE SITE PLAN FOR PAVEMENT LOCATION & GRADE.
2. A TEST STRIP OF RECLAIMED STABILIZED BASE SHALL BE TESTED FOR GRADATION PER NHDOT STD. SPEC. 306 PRIOR TO CONTINUATION OF WORK.

TYPICAL PAVEMENT SECTION

NOT TO SCALE

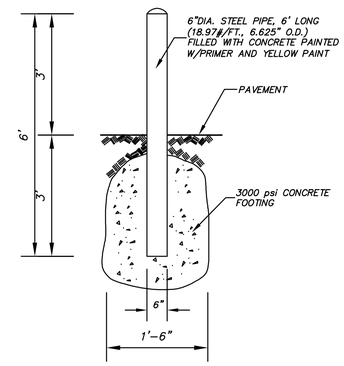




RADIUS	MAXIMUM LENGTH
<21'	USE CURVED CURB
12'	3'
22' – 28'	4'
29' – 35'	5'
36' – 42'	6'
43' – 49'	7'
50' – 56'	9'
57' – 60'	9'
OVER 60'	10'

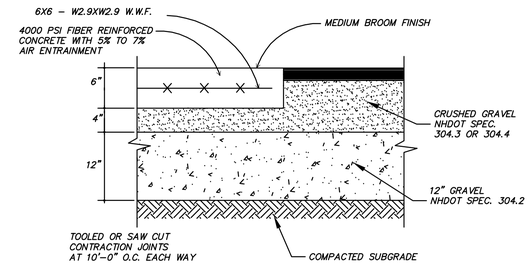
CITY OF DOVER VERTICAL GRANITE CURB

NOT TO SCALE



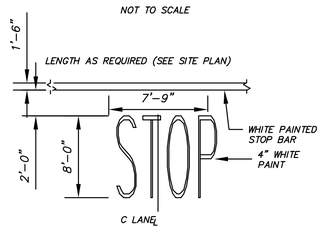
BOLLARD DETAIL

NOT TO SCALE



DUMPSTER PAD DETAIL

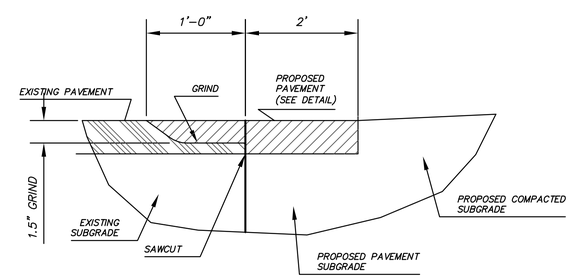
NOT TO SCALE



NOTE: SEE SITE PLAN FOR LOCATIONS

STOP BAR & LEGEND

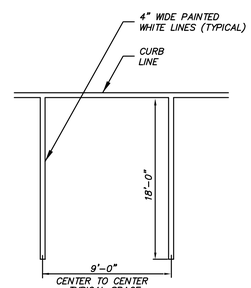
NOT TO SCALE



NOTE: APPLY TACK COAT ON HORIZONTAL AND VERTICAL EDGES

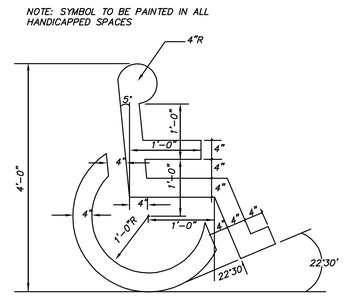
SAWCUT GRINDING

NOT TO SCALE



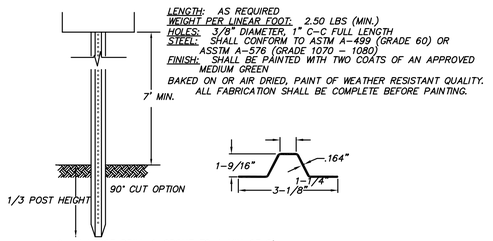
SINGLE STRIPED PARKING STALL

NOT TO SCALE

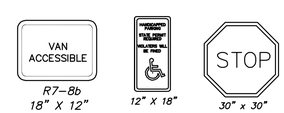


PAINTED HANDICAP SYMBOL

NOT TO SCALE



NOTE:
ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



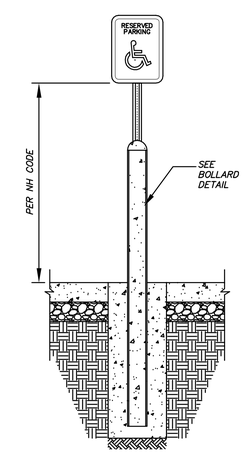
R7–8b
18" X 12"

12" X 18"

30" x 30"

SIGN LEGEND & SIGN POST

NOT TO SCALE



SIGN IN BOLLARD

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING BOARD
FILE NO: P20–15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

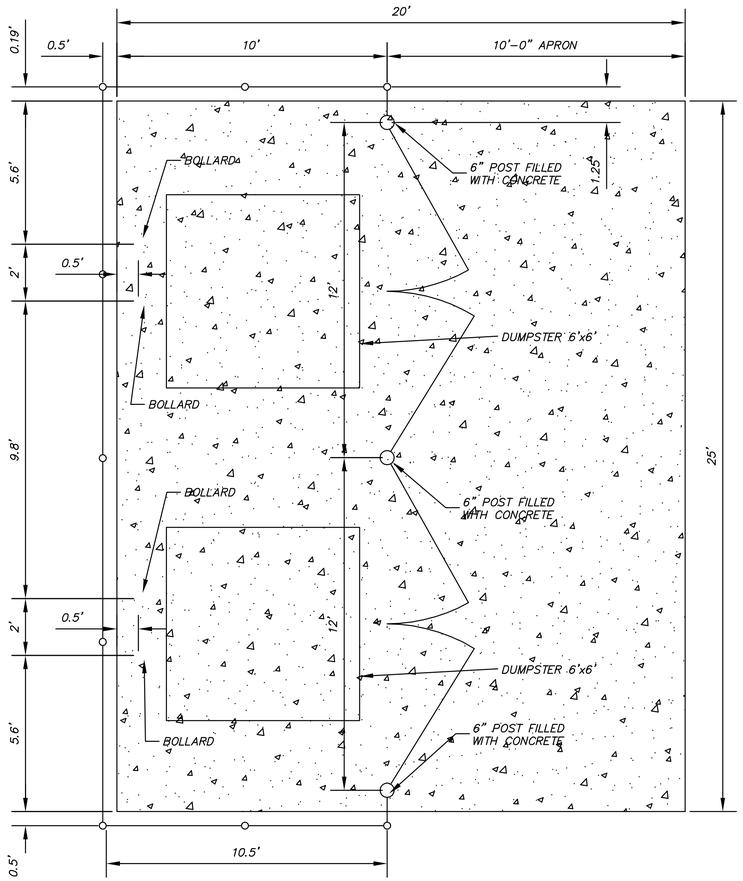
NO.	REVISION	APP'D	DATE
1	REV PER TRC COMMENTS	SJH	2–28–20

DATE: 2–13–20
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:18007
FILE: SITE.DWG

COCHECHO COUNTRY CLUB
GULF ROAD
DOVER, NH

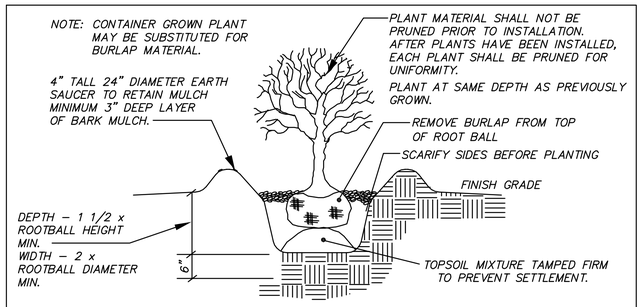
PARKING LOT
RESURFACING PROJECT
DOVER, NH

DETAIL SHEET



CONCRETE DUMPSTER PAD WITH APRON DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

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DETAIL SHEET

COCHECHO COUNTRY CLUB
GULF ROAD
DOVER, NH

PARKING LOT
RESURFACING PROJECT
DOVER, NH

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-52

Application Type: Conditional Use Permit
Applicant(s): STF Development Corp
Owner(s): STF Development Corp
Location: Snow's Court
Meeting Date: March 24, 2020

INTENT: To obtain a Conditional Use Permit (CUP) to build a single family dwelling within the 100' Conservation District adjacent to the Cochecho River. The house is proposed to be 73' from the river and site grading would be 61' from the river with 4,600 s.f. of disturbance. The Conservation Commission endorsed this application at their October 7, 2019 meeting.

LOTS/UNITS PROPOSED: One single family

AGENDA ITEM: # 4-B

ACREAGE: 0.92 ac

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and Cochecho River

ZBA ACTION: N/A

ATTACHMENTS:

- Conditional Use Permit Application Materials including plans

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Shoreland Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to build a single family home within 73' of the Cochecho River and within the flood zone. The home would be serviced by public water and sewer.

The Conservation Commission endorsed this application at their October 7, 2019 meeting with the condition that a vernal pools study be completed. The applicant had the study completed and found no vernal pools present.

The applicant supplemented their materials with an example of a subdivision, which will create a conservation/passive recreation lot to be conveyed to the City, to preserve the non-single family home portion of the lot.

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to land within 100 feet of a tidal river if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with said standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following condition:

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

1. The applicant shall provide the Planning Department with a:
    a. Copy of the NH Department of Environmental Services Shoreland Permit.
    b. Revised plan with:
        i. Owners signatures
        ii. Certified Wetland Scientist. PE, and LLS signatures and stamps
        iii. File number P19-52 on title block
        iv. A note shall be added to the plan and deed that no further development shall occur on the parcel.

Conditions to Be Met Prior to Building Permit is Issued:

2. The Planning Board shall review a subdivision plan, which includes a note that the new lot created will be conveyed to the City for passive recreational or Conservation use only.

Condition to be Met Prior to Occupancy:

3. Issuance of a Certificate of Occupancy
4. Should the Board approve the subdivision, the land be conveyed to the City.

Snows Court

Property Information

Property ID	32035-A00000
Location	SNOW'S CT
Owner	STF DEVELOPMENT CORP
Land Use	130

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/18/2019
Data updated Daily

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: STF Development Corp 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 # 32 Lot(s) # 35A

Address of Property: Snows Court

Zoning District(s) R-12 Overlay District(s) Conservation Overlay and Flood Zone

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

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

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

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

For work within the Conservation District and construction within the flood zone.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Shoreland Protection Permit.

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

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

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

SIGNATURES

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

Signature of Property Owner: _____ Date: 6/30/2019

Signature of Applicant (if different from owner): _____ Date: 6/30/2019

Signature of Agent: _____ Date: 6/30/2019

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: 6/30/2019

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

February 17, 2020

City of Dover
288 Central Ave
Dover, NH 03820

Re: Propose Conditional Use Permit
STF Development Corporation
Snows Court
Tax Map 32, Lot 35A

Mr. Bird and the Dover Conservation Commission

On behalf of our client STF Development Corporation. Berry Surveying & Engineering (BS&E) is submitting to Planning Board to discuss a proposed conditional use permit off Snows Court.

Background and General Narrative:

STF Development Corporation owns the parcel off Snows Court, known as Tax Map 32, Lot 35A. Berry Surveying and 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, which was shown to be the edge of Cochecho River. The site is fully wooded, and gradually slopes down from Snows Court to Cochecho River.

The Proposal:

The proposal is to construct a single family home on Lot 35A. The proposed single family home will be constructed in the front northwest corner of the lot so that it is as far away from the river as possible, and situated out of the floodway.

The house will be serviced by City sewer and water, which are both located in Snows Court. All proper erosion and sediment control measures will be taken to ensure that no sediment runs outside the proposed limit of disturbance or onto Snows Court.

As part of review the applicant is also requesting two conditional use permits from the Planning Board. The first being disturbance within the 100' conservation district. The proposed site layout was designed so that there would be as little impact within the conservation district as

possible. By placing the house in the northwest corner of the lot, the whole driveway and roughly a third of the house will remain outside the conservation district. Most of the disturbance within the 100' conservation district will be re-vegetated after the construction process.

The second conditional use permit is to allow for construction within the flood zone. The subject parcel falls entirely within the flood zone. However, the Board should note that all proposed work will be done outside of the flood way (as denoted on the plans). The proposed single family home will be three stories. The first story will strictly be a garage with no living space or mechanicals. While the top two floors will have the living space.

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
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BERRY SURVEYING & ENGINEERING
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February 17, 2020

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

RE: Proposed Minor Subdivision
STF Development Corporation
Snows Court
Conditional Use Permit

Member of the Dover Conservation Commission,

Berry Surveying & Engineering (BS&E,) on behalf of STF Development Corporation, respectfully requests the City of Dover Planning Board to approve the following Conditional Use Permits:

- Disturbance within the 100' Conservation District.
- Construction within the flood zone

1. Identification of Conditional Use Permits

Regulations in the zoning ordinance do not allow for earth disturbance within the 100' conservation district. 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.

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.

- **The Lot is currently underutilized and fully wooded. Most of the lot is within the 100' conservation district, except for the northwest corner of the lot, which is where the applicant is proposing to construct the single family home.**

By constructing the house in this location, it will allow for the lot to be reasonably developed and limit the amount of disturbance within the conservation district.

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.

- **Included on the site plan are several best management practices (BMP's), which will be utilized to contain the sediment from the construction and protect the surrounding conservation area. Silt soxx or mulch berm will be placed at the edge of disturbance to provide a barrier from the proposed construction to the rest of the lot. The side slopes around the proposed duplex will be constructed at 4:1 to encourage increased stabilization and promote grass growth. In addition, a crushed stone drip edge will installed around the single family home to capture the roof runoff and re-infiltrate back into the ground.**

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 the lot development, the applicant will also be filing for a shoreland protection permit through NHDES. A copy of this permit will be provided to the city when acquired.**

d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.

- **The applicant presented the conditional use permit application in front of the conservation commission, where the necessary criteria regarding the buffer impacts were discussed in depth. No disturbance within 50' is proposed. All disturbed areas are proposed to be seeded & planted with native grass. Modern building and site development practices are being used to minimize impact on the 100' buffer and flood zone.**

The construction of this single family home will also take place within the flood zone. As part of this design, the first level of the home will only be utilized as a drive under garage. There will no mechanicals or living space on the first floor. Although the

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician

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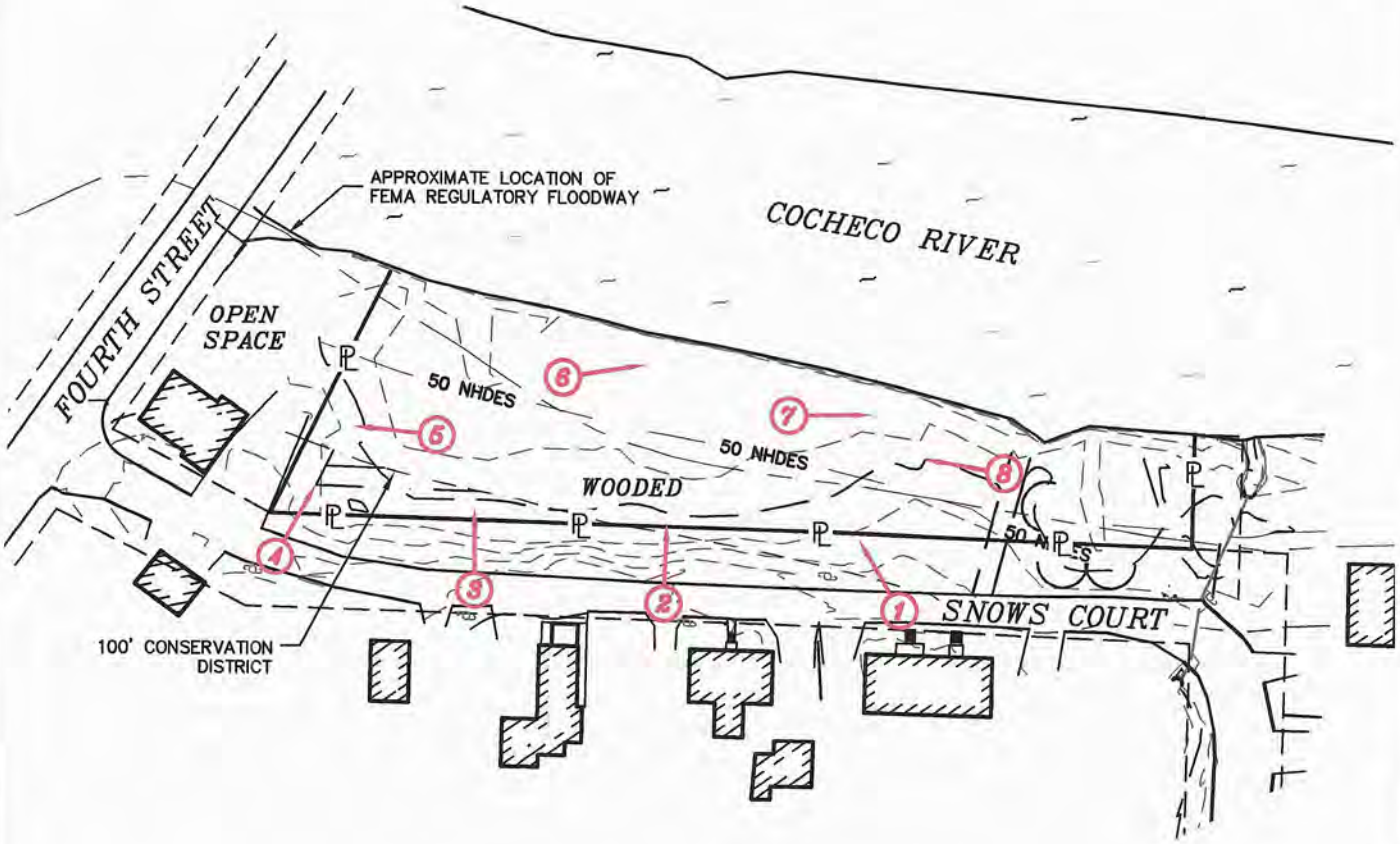


NOTES:

1.) OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 32, LOT 35A

3.) THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF PHOTOS TAKEN OF TAX MAP 32, LOT 35A IN DOVER, N.H.

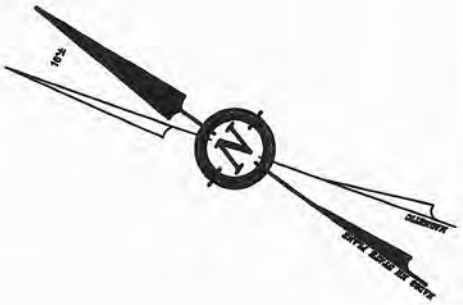


PHOTO LOCATIONS
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON , N.H. (603)332-2863

SCALE :	1 IN. EQUALS 100 FT.
DATE :	FEBRUARY 17, 2020
FILE NO. :	DB 2019-013

#1

#2

#3

#4

#5

#6

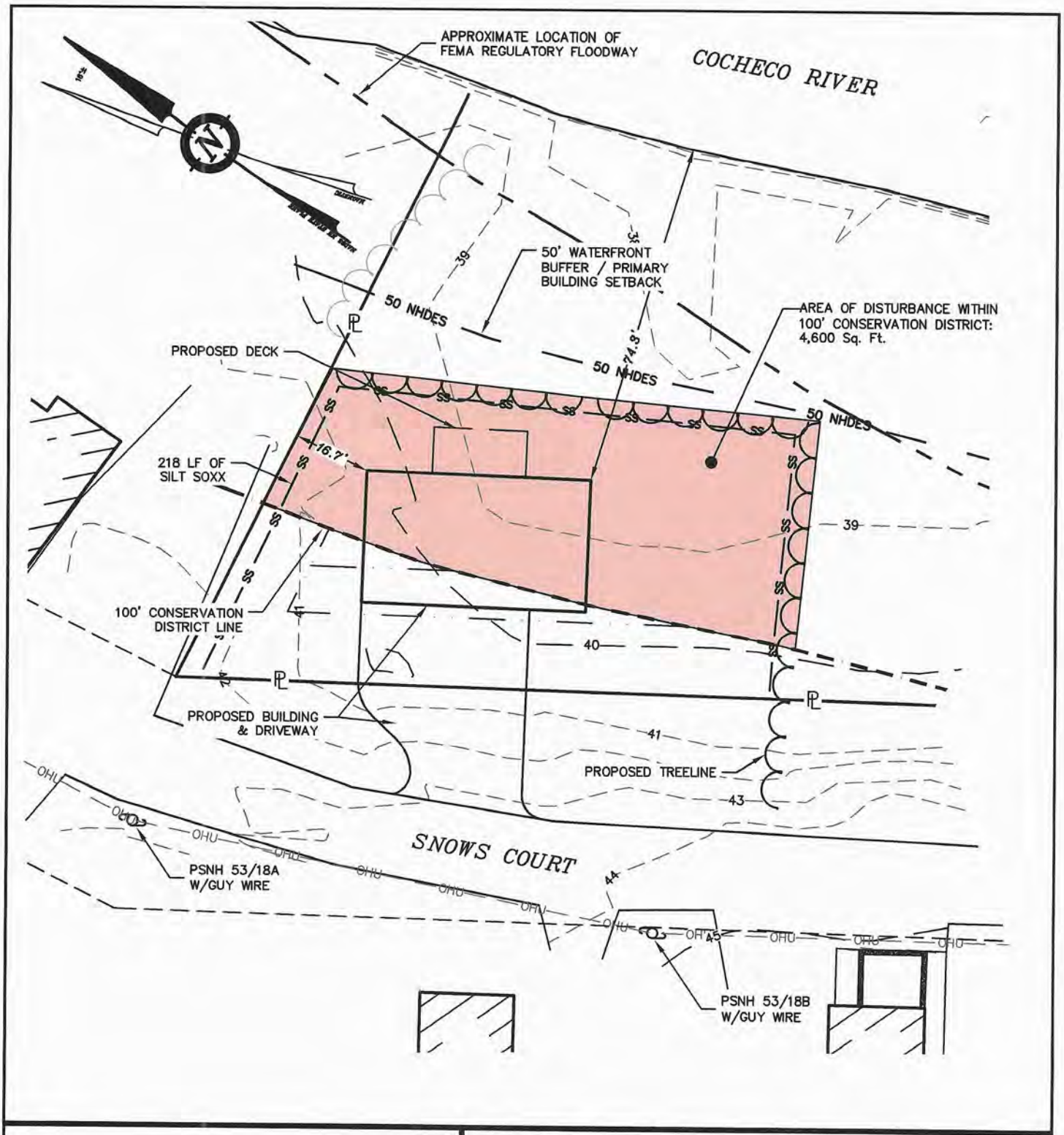
#7

#8

PROJECT PHOTOS
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON , N.H. (603)332-2863

SCALE :	NONE
DATE :	FEBRUARY 17, 2020
FILE NO. :	DB 2019-013



100' CONSERVATION DISTRICT
IMPACT AREA
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON , N.H. (603)332-2863

SCALE :	1 IN. EQUALS 30 FT.
DATE :	FEBRUARY 17, 2020
FILE NO. :	DB 2019-013

P19-52 **Snows Court**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
10001-B00000	59 PROSPECT ST	KENNEDY EDWARD J & MARGARET TRUSTEES	KENNEDY EDWARD J AND MARGARET IRREV TRUS	59 PROSPECT ST	DOVER	NH	03820
10001-C00000	61 PROSPECT ST	JACQUES ARMAND P & DIXIE L TRUSTEES	JACQUES ARMAND AND DIXIE REVOCABLE LIVIN	61 PROSPECT STREET	DOVER	NH	03820
10001-D00000	63 PROSPECT ST	SHAHEEN THOMAS H		356 BENHAM RD	GROTON	CT	06340
31002-000000	63 FOURTH ST	OSTERMAN PROPANE LLC		18 SPRING ST	BRUNSWICK	ME	04011
31003-000000	60 FOURTH ST	MURPHY CAROL	O'REILLY JOHN R.	60 FOURTH STREET	DOVER	NH	03820
31003-A00000	FOURTH ST	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820-4169
32001-000000	72 FOURTH ST	LAW GERORGE JR & GLENNA TRUSTEES	LAW GEORGE JR AND GLENNA TRUSTS	72 FOURTH ST	DOVER	NH	03820
32002-000000	FOURTH ST	GEORGE EDWARD J FAMILY TRUST		151 ROBERTS RD	ROLLINSFORD	NH	03869
32003-000000	78 80 FOURTH ST	EIGHTY FOURTH STREET LLC	C/O REYNOLDS	PO BOX 396	DOVER	NH	03821
32031-000000	15 SNOW'S CT	HELLO SNOWS COURT LLC		PO BOX 504	PORTSMOUTH	NH	03801
32032-000000	11 13 SNOW'S CT	SNOW'S COURT CONDOMINIUMS	C/O WHITE CREST DEVELOPERS LLC	79 EXETER RD	NORTH HAMPTON	NH	03862-2002
32032-000001	11 SNOW'S CT	COLLINS KAREN E		11 SNOW'S CT	DOVER	NH	03820
32032-000002	13 A SNOW'S CT	MARTIN KARLA A		11-13 SNOW'S CT UNIT 13A	DOVER	NH	03820
32032-000003	13 B SNOW'S CT	RITCHINGS DOUGLAS J &	RITCHINGS ROBERTA A	13 B SNOW'S COURT	DOVER	NH	03820
32033-000000	9 SNOW'S CT	CHENEY CATHERINE ANN		9 SNOWS CT	DOVER	NH	03820
32034-000000	7 SNOW'S CT	PERKINS DOROTHY S	PERKINS DANIEL O	7 SNOW'S COURT	DOVER	NH	03820
32035-000000	68 FOURTH ST	ARRIGONI SCOTT A &	ARRIGONI ELLEN A	400 SLIGO RD	ROLLINSFORD	NH	03869-5812
32036-D00000	73 FOURTH ST	JAFFE MARTIN J &	JAFFE CAROLE	73 FOURTH ST	DOVER	NH	03820
32035-A00000	SNOW'S CT	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
		BERRY SURVEYING AND ENGINEERING	CHRISTOPHER R. BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825

CITY OF DOVER	**DOVER CONSERVATION COMMISSION – MINUTES**
	Meeting Type: Regular Meeting Meeting Location: **1st Floor Conference Room** - 288 Central Avenue, Dover, NH Meeting Date: Monday, October 7, 2019 Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows, Abby Lyon, Robert Atwood (Secretary), Amy Kramer Perry, Jason Aube, Zach Schmidt (Alternate)

Absent (Excused): Richard Erickson

Absent (Un-excused):

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry, Catherine Cheney, Jessie Galt, Susan Galt, Rick Schnable, others

1. **The meeting was convened at 5:31 PM and a roll call was done.**
2. **APPROVAL OF THE PRIOR MEETING MINUTES** – September 9, 2019

Kramer-Perry moved to approve the September 9, 2019 minutes, Aube seconded. Vote: 3 in favor, Lyon and Atwood abstained

3. **OLD BUSINESS:**

A. City of Dover Conditional Use Permit for STF Development Corp., Assessor's Map 32, Lot 35A, zoned R-12, located on Snow's Court.

Chris Berry was present to explain the proposal to construct a one family dwelling within the 100 foot Conservation District adjacent to the Cochecho River. House would be 73 feet from the river, with site grading being 61 feet from the river, with 4,600 square feet of disturbance in the Conservation District. We went from a duplex to a single family, which is allowed in this district, reduced the size of the footprint and increased the distance from the river by 4 feet. House is only 28 feet wide and is as far from the river as possible. I have a letter from Stoney Ridge Environmental stating that there are no vernal pools on site. We are proposing the same Best Management Practices and the driveway is smaller.

Kramer-Perry: How does the construction deal with flooding that will happen?

Berry: We are not in the floodway but in the floodplain. Construction is slab on grade with no habitable space below the flood elevation.

Hunt: How far from the street is the building.

Berry: The house is 17 feet from the property line but closer to 35 feet from the pavement.

Lyon: What relief would be needed to place the house closer to the street?

Bird: You could apply for a variance for a reduced front setback but there is no guarantee that a variance would be granted. Have to meet five criteria.

Fellows: We are being asked to bend the environmental rules but a variance is an option. We should be protecting the environment first.

Hunt: Could this lot be subdivided in the future?

Berry: Technically it could be but it would be very difficult to get another CUP for a second house.

Hunt: What would your options be if the CUP is not granted?

Berry: Frankly it would be superior court since the City would have taken any viable use of the lot that has been taxed as a building lot for years and the lot existed prior to the ordinance being put in place.

DRAFT

Bird: Zoning puts restrictions in place on land but there are relief valves put in place to make sure there is not a taking of the owner's property rights. In this case you have the CUP for relief from the Conservation District setback requirements and you have a variance for relief from the front setback requirement.

Hunt: I will now let the abutters speak and ask that you speak just once.

Catherine Cheney: I live right across the street. Developer told me that the lot wasn't developable and would be used for TDR. Deck is the same size as before. Flooding goes to Snows Court. The lot could be subdivided in the future as you can't predict that. Not much has changed since last month. Vernal pools appear in April, but there study was done in February. I have a handout that has been updated. They need to do the study in the spring.

Lyon: Does the City have special protections for vernal pools?

Bird: They are protected as part of the wetlands ordinance, but there is no special protection.

Cheney: The site slopes back up as you go towards the river. There was no flood this year so the on-site water is from snow melt. The consultants are being paid by the developer so you need an independent study.

Berry: There are primary indicators for vernal pools which can be found at any time of year. There are no jurisdictional wetlands so how can there be vernal pools.

Fellows: The developer is not building a home to live here, he is going to sell or rent it.

Aube: Could the grading around the house be adjusted to reduce the footprint of disturbance?

Berry: We could look at that.

Fellows: I am at the same place as last week. Is this the least impacting plan? We are being asked to make accommodations. Planning Board can do as they see fit.

Aube: They are leaving s significant tree buffer between the house and the river and placing the house in the only place possible.

Aube made a motion to recommend the project as presented provided that a vernal pool study be conducted by a certified wetland scientist and if a vernal pool is present, the project be redesigned to minimize the impacts as much as practical and that a vegetative buffer be maintained in perpetuity around the vernal pool to the greatest extent possible, Lyon seconded. Vote: 4 in favor, 2 opposed (Fellows and Kramer-Perry) and 1 abstention (Schmidt)

4. NEW BUSINESS:

A. City of Dover Conditional Use Permit for 46 Venture Drive Properties, LLC (Owner: Hussey Manufacturing Technology, LLC), Assessor's Map D, Lot 11-2, zoned I-4, located at 46 Venture Drive.

No one was present for the applicant so no action was taken.

B. Preliminary Discussion with Berry Surveying & Engineering on a City of Dover Conditional Use Permit and a NHDES Expedited Wetland Permit for DRVP Developers., LLC, Assessor's Map 14, Lot 10-G, zoned R-12, located at 40A Cataract Avenue.

Bird: This project has not been to the Technical Review Committee yet so no vote will be taken tonight.

DRAFT

Stoney Ridge
ENVIRONMENTAL LLC

December 18, 2019

Christopher Berry
Berry Surveying & Engineering
Barrington, NH

Re: Snows Court
Tax Map 32 - Block 35 - Lot A
Dover, New Hampshire

Dear Chris:

On February 6, 2019, Stoney Ridge Environmental (SRE) completed a wetland delineation on the project site referenced above. The following standards were utilized to identify the New Hampshire Department of Environmental Services (NHDES) Jurisdictional Wetlands on site:

1) United States Department of Agriculture, Natural Resources Conservation Service. 2016. *Field Indicators of Hydric Soils in the United States*, Version 8.0. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
2) New England Hydric Soils Technical Committee. 2019 Version 4, *Field Indicators for Identifying Hydric Soils in New England.* New England Interstate Water Pollution Control Commission, Lowell, MA.
3) *North American Digital Flora: National Wetland Plant List, version 3.3 (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 2016 Wetland Plant List*. Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List: 2016 wetland ratings.* Phytoneuron 2016-30:1-17.
5) *Corps of Engineers Wetlands Delineation Manual*. January 1987. Wetlands Research Program Technical Report Y-87-1.
6) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*: Northcentral and Northeast Region. January 2012, version 2. U.S. Army Corps of Engineers. Environmental Laboratory ERDC/EL TR-12-1.
7) *Classification of Wetlands and Deepwater Habitats of the United States*. December 1979. L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.

At the time of this delineation, the ground was almost completely bare. SRE easily was able to look at the soils and look for any hydrological indicators both surficial and in the soils. The site is wooded and the trees are easily identifiable as were any woody shrubs and ground cover. Our initial delineation found no jurisdictional wetlands on this site.

This conclusion was based on using the 3 criteria for delineation as outlined above. The dominant vegetation on site was red oak, white pine, white ash, black cherry and red maple. All these species are considered upland tree species. There are limited shrub species on site but SRE did observe barberry and some shrub sized eastern hemlock along with some oriental bittersweet, a vine species. Sensitive fern was present on site in some areas but was not dominant. The soils on site are sandy outwash soils and consist of both Windsor loamy sand and Deerfield loamy sand. These soils consist of sands and coarse sands and infiltrate water very quickly. Soil auger holes found no redoximorphic features in most areas on site and some high chroma redoximorphic features at 28 to 30 inches below the surface in the lowest topographic areas on site. Based on this soil data, these soils range from Excessively Drained to Moderately Well Drained. There are no hydric soils on site, neither poorly drained or very poorly drained soils are present.

This is a view of the site showing the generally flat, gently sloping topography lacking closed depressions and ponded water in February of 2019.

Soils on site are sandy and coarse sandy soils that infiltrate water very effectively. These coarse textures are very easily viewed in these photos taken December 13, 2019.

SRE visited the site again on December 13, 2019 to re-verify the original wetland delineation. Cynthia M. Balcius CWS, CSS & CPESC transected the site recording vegetation data, soil auger holes and hydrological data. SRE again found no hydrological indicators. No flow patterns, water stained leaves, water marks, nor did SRE document any water in any of the soil holes. November and December have been very rainy months and hydrology has been easily discernible and observable on all of the sites throughout New Hampshire that SRE has conducted field work on. If there was hydrology present it would be easily observable in current conditions. We again documented both sandy soils with no redoximorphic features and some soils with a seasonal high water table of 27 inches or deeper classified as Moderately Well Drained Soils. Vegetation on site was verified as being dominated by upland species as well.

Another view of the site illustrating the lack of hydrological indicators and wetland plant species.

Conclusions:

This site does not contain any jurisdictional wetlands or vernal pools. If there are any ponded water areas during heavy rain events or flooding, the water is not present long enough to create hydric soils or support wetland vegetation. Ponding of water during snow melt and rain events on frozen soils is a common occurrence, but in order to be considered pertinent, this needs to occur during the growing season. This temporary condition is usually for a short duration and outside of the growing season.

This same concept is also true for vernal pools. Water must be present long enough into the breeding season for vernal pool organisms to complete their life cycle. This life cycle runs approximately 6 to 8 weeks in the growing season and these ponded locations would exhibit hydrological indicators and hydric soils. None of these indicators have been observed on site. SRE notes that the soils on site are probably too coarse to hold water for a long enough time period in the right season to sustain any of the necessary indicator species. Ponding water in the winter does not create the conditions necessary for a vernal pool either. Again the water needs to be there long enough during the vernal pool species breeding season which usually parallels most of the early growing season Late-April to early June for vernal pool indicator species.

Given the location of the river, and this section above the dam, flooding may occur at this site, but seemingly would be largely dam controlled. If and when flooding occurs, the waters are not there long enough to influence and develop any wetland characteristics as noted above.

If you have any additional questions about our site work and observations please feel free to contact me with any questions at 603-776-5825.

Sincerely,

Stoney Ridge Environmental LLC

STATE OF NEW HAMPSHIRE CYNTHIA M. BALCIUS CERTIFIED WETLAND SCIENTIST No. 061

STATE OF NEW HAMPSHIRE CYNTHIA M. BALCIUS NO. 084 CERTIFIED SOIL SCIENTIST

Cynthia M. Balcius CWS, CSS, CPESC
Senior Project Manager

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ EXISTING CONDITIONS PLAN
SHEET 3 ~ SITE PLAN
SHEET 4 ~ GRADING PLAN
SHEET 5 ~ E101–SEDIMENT & EROSION DETAILS
SHEET 6 ~ E102–SEDIMENT & EROSION DETAILS
SHEET 7 ~ C101–CONSTRUCTION DETAILS

PROPOSED CONDITIONAL USE PERMIT
FOR
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

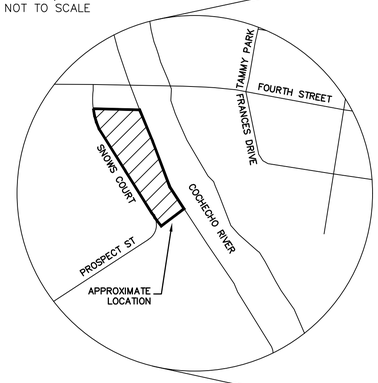
APPLICANT: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

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
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332–2863

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

LOCATION PLAN
DOVER, NH
NOT TO SCALE



REQUIRED PERMITS:

1.) NHDES SHORELAND IMPACT PERMIT

GENERAL PLAN SET NOTES:

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

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

APPROVED DOVER

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

STATE OF NEW HAMPSHIRE KENNETH A. BERRY No. 14248 LICENSED PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION

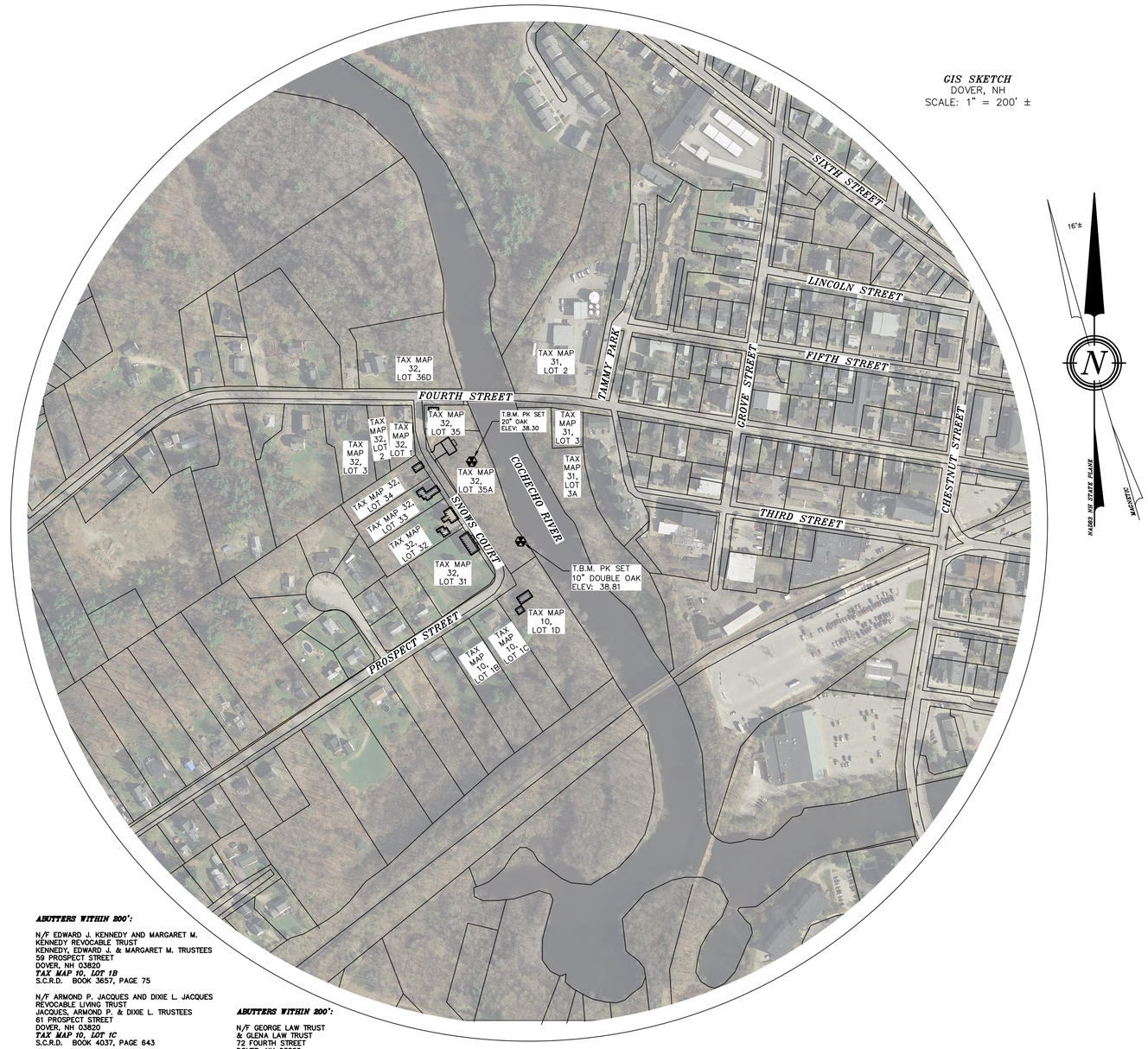
CONDITIONAL USE PERMIT
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

SCALE : AS SHOWN
DATE : JUNE 14, 2019
FILE NO. : DB 2019 – 013

ABBREVIATION LEGEND:

E.O.P.	EDGE OF PAVEMENT
BITUM.	BITUMINOUS
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
HDPE	HIGH DENSITY POLYETHYLENE
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
L.D.	LINEAR FOOT
F.F.	FINISHED FLOOR
FND	FOUND
T.B.R.	TO BE REMOVED
P.L.	PROPERTY LINE
T.B.M.	TEMPORARY BENCHMARK
'/,	FEET / FEET



PROPOSED LEGEND:

- IRON BOUND (FND)
- TEMPORARY BENCHMARK
- TEST PIT/BORING
- CURB STOP
- GATE VALVE
- GAS VALVE
- E101 / E6 — SHEET DETAIL
- F114.05 — PROPOSED SPOT ELEVATION
- GAS — PROPOSED GAS LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- F41 — PROPOSED CONTOUR MINOR
- F40 — PROPOSED CONTOUR MAJOR
- SAW CUT LINE
- UGE — PROPOSED UNDERGROUND UTILITY
- SS — FILTREXX SILT SOXX (8" or 12" AS NOTED)
- C — ORANGE CONSTRUCTION PERIMETER FENCE

EXISTING LEGEND:

- IRON BOUND (FND)
- REBAR (FND)
- RAILROAD SPIKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- TREE
- E113.83 — EXISTING SPOT ELEVATION
- BUILDING SETBACK LINE
- GAS — EXISTING GAS LINE
- EWL — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- D — EXISTING DRAIN LINE
- OHU — OVERHEAD UTILITIES
- 116 — EXISTING CONTOUR MINOR
- 115 — EXISTING CONTOUR MAJOR

ABUTTERS WITHIN 200':

N/F EDWARD J. KENNEDY AND MARGARET M. KENNEDY REVOCABLE TRUST
KENNEDY, EDWARD J. & MARGARET M. TRUSTEES
59 PROSPECT STREET
DOVER, NH 03820
TAX MAP 10, LOT 1B
S.C.R.D. BOOK 3657, PAGE 75

N/F ARMOND P. JACQUES AND DIXIE L. JACQUES REVOCABLE LIVING TRUST
JACQUES, ARMOND P. & DIXIE L. TRUSTEES
61 PROSPECT STREET
DOVER, NH 03820
TAX MAP 10, LOT 1C
S.C.R.D. BOOK 4037, PAGE 643

N/F SHAHEEN, THOMAS
356 BENHAM ROAD
GROTON, CT 06340
TAX MAP 10, LOT 1D
S.C.R.D. BOOK 2042, PAGE 177

N/F OSTERMAN PROPANE, LLC
18 SPRING STREET
BRUNSWICK, ME 04011
TAX MAP 31, LOT 2
S.C.R.D. BOOK 4030, PAGE 524

N/F O'REILLY, JOHN R. & MURPHY CAROL
60 FOURTH STREET
DOVER, NH 03820
TAX MAP 31, LOT 3
S.C.R.D. BOOK 1099, PAGE 615

N/F CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
TAX MAP 31, LOT 3A
S.C.R.D. BOOK 1714, PAGE 396

ABUTTERS WITHIN 200':

N/F GEORGE LAW TRUST
& GLENA LAW TRUST
72 FOURTH STREET
DOVER, NH 03820
TAX MAP 32, LOT 1
S.C.R.D. BOOK 3376, PAGE 652

N/F EDWARD J. GEORGE FAMILY TRUST
GEORGE, CHARLES E., SILVA, DELORES E. & LUTSK, DEBORAH A. TRUSTEES
151 ROBERTS ROAD
ROLLINSFORD, NH 03869
TAX MAP 32, LOT 2
S.C.R.D. BOOK 1675, PAGE 756

N/F EIGHTY FOURTH STREET, LLC
C/O REYNOLDS
PO BOX 396
DOVER, NH 03821
TAX MAP 32, LOT 3
S.C.R.D. BOOK 4269, PAGE 485

N/F HELLO SNOWS COURT, LLC
PO BOX 504
PORTSMOUTH, NH 03801
TAX MAP 32, LOT 31
S.C.R.D. BOOK 4589, PAGE 706

ABUTTERS WITHIN 200' CONT.:

N/F SNOW'S COURT CONDOMINIUMS
C/O WHITE CREST DEVELOPERS, LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862-2002
TAX MAP 32, LOT 32
S.C.R.D. BOOK 3341, PAGE 456

N/F CHENEY, CATHERINE ANN
9 SNOWS COURT
DOVER, NH 03820
TAX MAP 32, LOT 33
S.C.R.D. BOOK 2372, PAGE 731

N/F PERKINS, DOROTHY & DANIEL
7 SNOWS COURT
DOVER, NH 03820
TAX MAP 32, LOT 34

ABUTTERS WITHIN 200' CONT.:

N/F ARRIGONI, SCOTT A. & ELLEN A.
400 SLIGO ROAD
ROLLINSFORD, NH 03869
TAX MAP 32, LOT 35
S.C.R.D. BOOK 3689, PAGE 609

N/F JAFFE, MARTIN J. & CAROLE
73 FOURTH STREET
DOVER, NH 03820
TAX MAP 32, LOT 36D
S.C.R.D. BOOK 4154, PAGE 840

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

REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

SCALE : AS SHOWN
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY — No. 14245 — LICENSED — PROFESSIONAL ENGINEER

SHEET 1 OF 7

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JANUARY, 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. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012. VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

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

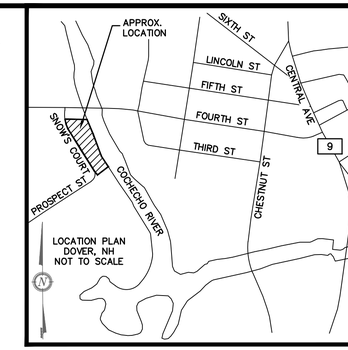
PLAN REFERENCES:

1.) "WHITE ENTERPRISES INC. PLAN OF LOTS, PROSPECT ST., DOVER NEW HAMPSHIRE"
BY: GL DAVIS & ASSOCIATES
DATED: APRIL, 1968
S.C.R.D PLAN #9A, POCKET #9, FOLDER #2

2.) "PLAN OF LAND OF LEWIS & SARAH BROWN, EASTERLY SIDE OF SNOWS'S COURT, DOVER, N.H."
BY: G.A. CRAWFORD
DATED: APRIL 27, 1955
S.C.R.D. PLAN #55, POCKET #3, FOLDER #1

3.) "PLAN OF LAND, GERARD R. COTE, DOVER, N.H."
BY: GL DAVIS & ASSOCIATES
S.C.R.D. PLAN #55, POCKET #2, FOLDER #15

4.) "SNOWS COURT CONDOMINIUMS"
BY: T.D. BROUILLETTE LAND SURVEYORS
DATED: NOVEMBER 19, 2006
S.C.R.D. PLAN #88-61



NOTES:

1.) OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

1A.) APPLICANT: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 32, LOT 35A

3.) LOT AREA: 40,592 Sq. Ft., 0.92 Ac.

4.) S.C.R.D. BOOK 2515, PAGE 207

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 REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015

7.) THE FEMA FLOOD ZONE IS AT ELEVATION 46.4', LOCATED ACROSS THE STREET.

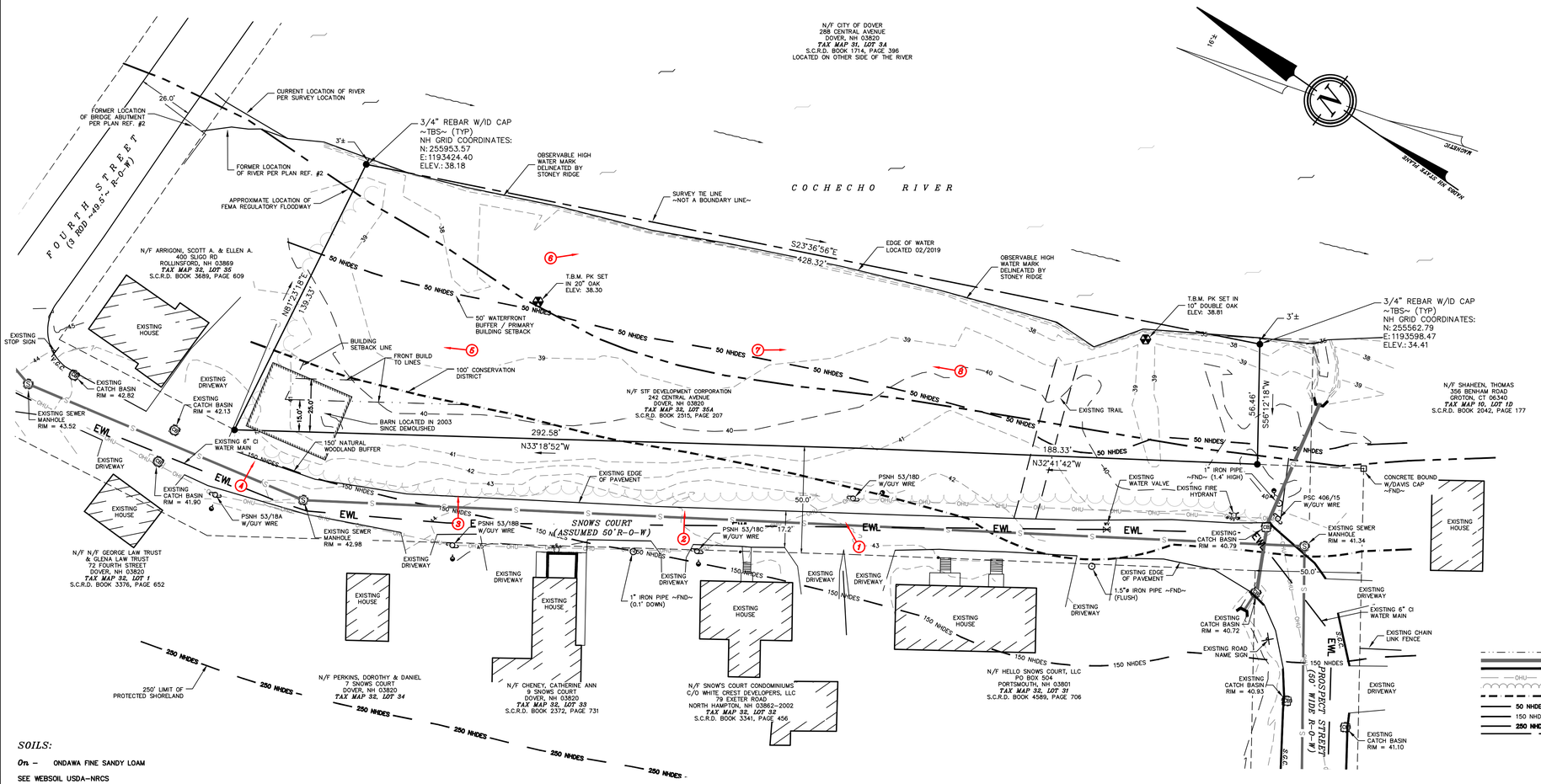
8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 21,612.70.

10.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 32, LOT 35A AS OF THE DATE OF THIS PLAN.

11.) THE EXISTING LOT COVERAGE IS 0.00 Sq. Ft.

12.) THE EXISTING IMPERVIOUS LOT COVERAGE IT 0 Sq. Ft.



SOILS:

On – ONDAWA FINE SANDY LOAM

SEE WEBSOIL USDA-NRCS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:

- IRON PIPE ~FND~
- CONCRETE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- SEWER MANHOLE W/ STRUCTURE
- CATCH BASIN W/ STRUCTURE
- PHOTO POINT
- BUILDING SETBACK LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVER HEAD UTILITIES
- EXISTING TREELINE
- 100' CONSERVATION DISTRICT
- 50 NHDES — 50' PRIMARY BUILDING SETBACK LINE (NHDES)
- 150 NHDES — 150' NATURAL WOODLAND BUFFER LINE (NHDES)
- 250 NHDES — 250' SHORELAND ZONE LINE (NHDES)
- FEMA FLOODWAY LINE
- CONCRETE HEADWALL OR RETAINING WALL
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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

REVISION	DATE	DESCRIPTION

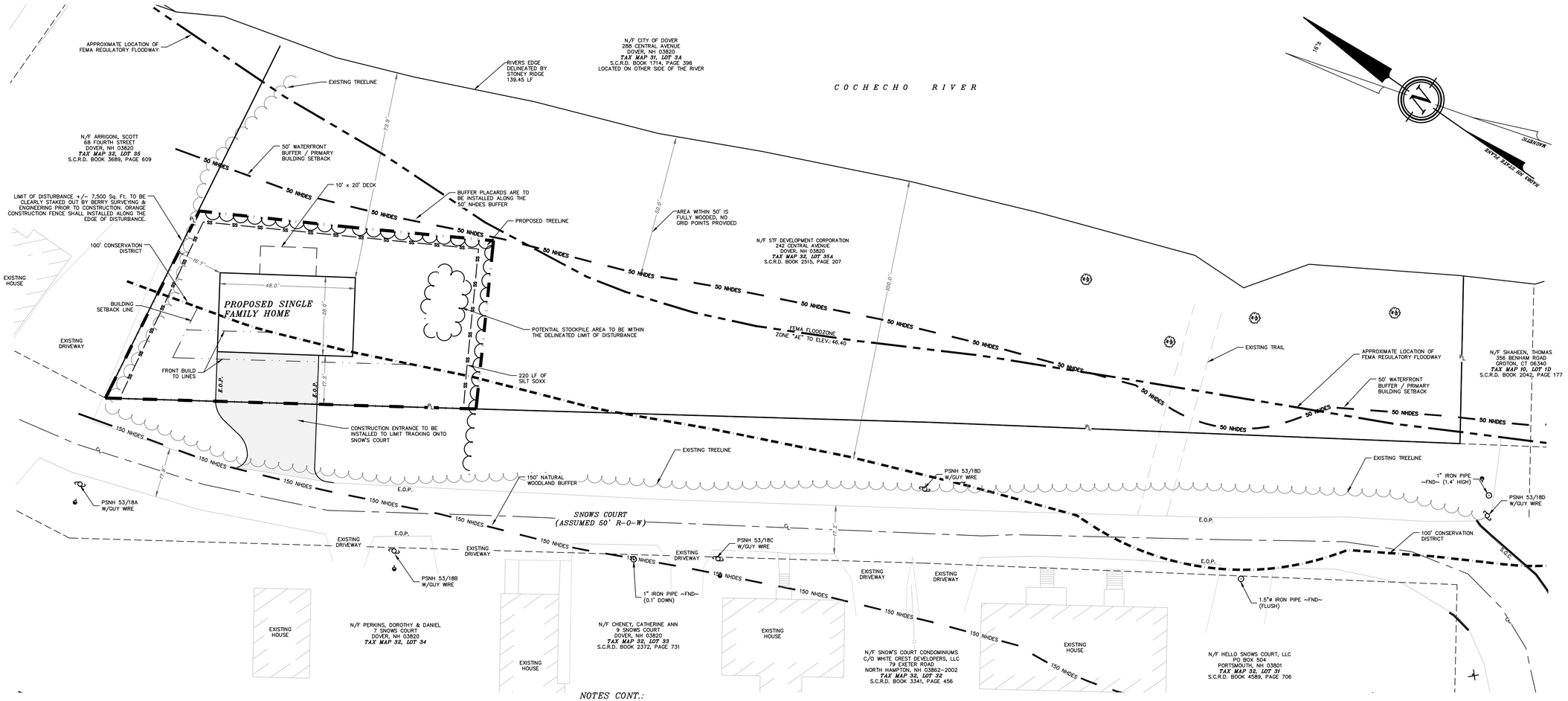
EXISTING CONDITIONS PLAN
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 14, 2019
FILE NO. : DB 2019 – 013

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

SHEET 2 OF 7



NOTES:

1.) OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

1A.) APPLICANT: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 32, LOT 35A

3.) LOT AREA: 40,592 Sq. Ft., 0.92 Ac.

4.) S.C.R.D. BOOK 2515, PAGE 207

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, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015 FLOOD ELEVATION IS 46.40.

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 FEBRUARY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 21,612.70.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN ELEMENTS FOR THE PROPOSED SINGLE FAMILY HOME.

10.) WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE.

NOTES CONT.:

11.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

12.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

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

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

15.) 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.

16.) THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

17.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

18.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
SHORELAND PROTECTION PERMIT: (PENDING)

19.) THIS PLAN PROPOSES 8,000 SQ. FT. OF DISTURBANCE.

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

21.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.

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

NOTES CONT.:

23.) 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.

24.) THE PROPOSED USE FOR THE SITE IS A DUPLEX.

25.) CONDITIONAL USE PERMITS REQUIRED BY THE PLANNING BOARD:
CONSTRUCTION WITHIN THE 100' CONSERVATION DISTRICT: (PENDING)
CONSTRUCTION WITHIN THE FEMA FLOOD ZONE: (PENDING)

26.) THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9 AM-4PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.

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

28.) EXISTING BUILDING IMPERVIOUS AREA: 0 Sq. Ft. (0%)
EXISTING PAVED IMPERVIOUS AREA: 0 Sq. Ft. (0%)
PROPOSED BUILDING IMPERVIOUS AREA: 1,344 Sq. Ft. (3.3%)
PROPOSED DECK AREA: 200 Sq. Ft. (0.5%)
PROPOSED PAVED IMPERVIOUS AREA: 836 Sq. Ft. (2.0%)
TOTAL PROPOSED IMPERVIOUS COVER IS 2,380 Sq. Ft. (5.8%)

29.) THE APPLICANT IS ALLOWED ONE UNIT BY RIGHT AND IS PURCHASING THE SECOND UNIT THROUGH TDR.

30.) THE LIMITS OF DISTURBANCE THAT ARE WITHIN THE CONSERVATION DISTRICT SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

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

32.) SOLID WASTE DISPOSAL IS PROPOSED AS CURB SIDE PICKUP.

33.) BUFFER PLACARDS WILL BE INSTALLED ALONG THE 50' BUFFER.

34.) THIS PLAN REQUESTS RELIEF FROM TDR FOR UNIT COUNT AND MINIMUM LOT SIZE: PENDING

EROSION AND SEDIMENT CONTROL NOTES:

1.) SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SIILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL, WITHIN THE RAIN GARDENS.

2.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THIS PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THE STORMWATER VIOLATIONS DO NOT OCCUR.

3.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

4.) ALL E&SC BEST MANAGEMENT PRACTICES (BMP'S) SUCH AS CONSTRUCTION ENTRANCE, INLET PROTECTION AND PERIMETER CONTROL SHALL BE IN PLACE PRIOR TO AND CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO MAINTAIN BMPS UNTIL THE CONSTRUCTION PROCESS IS COMPLETE.

CONDITIONAL USE PERMIT
DISTURBANCE WITHIN THE 100' CONSERVATION DISTRICT: PENDING
CONSTRUCTION WITHIN THE FLOOD ZONE: PENDING

PROPOSED IMPERVIOUS AREAS
AREA BETWEEN 50' & 150' BUFFER: 10,875 Sq.Ft.
AREA BETWEEN 50' & 150' BUFFER (UNALTERED):2,894 Sq.Ft.
PROPOSED BUILDINGS: 1,344 Sq.Ft. 3.3%
DECK: 200 Sq.Ft. 0.5%
DRIVEWAY: 836 Sq.Ft. 2.0%
TOTAL: 2,380 Sq.Ft. 5.8%

AREAS ARE CALCULATED USING THE AREA WITHIN 250' (40,492 Sq. Ft.)
4,600 Sq. Ft. OF UNALTERED AREA WITHIN THE 150' IS REQUIRED, 10,847 Sq. Ft. IS PROVIDED.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

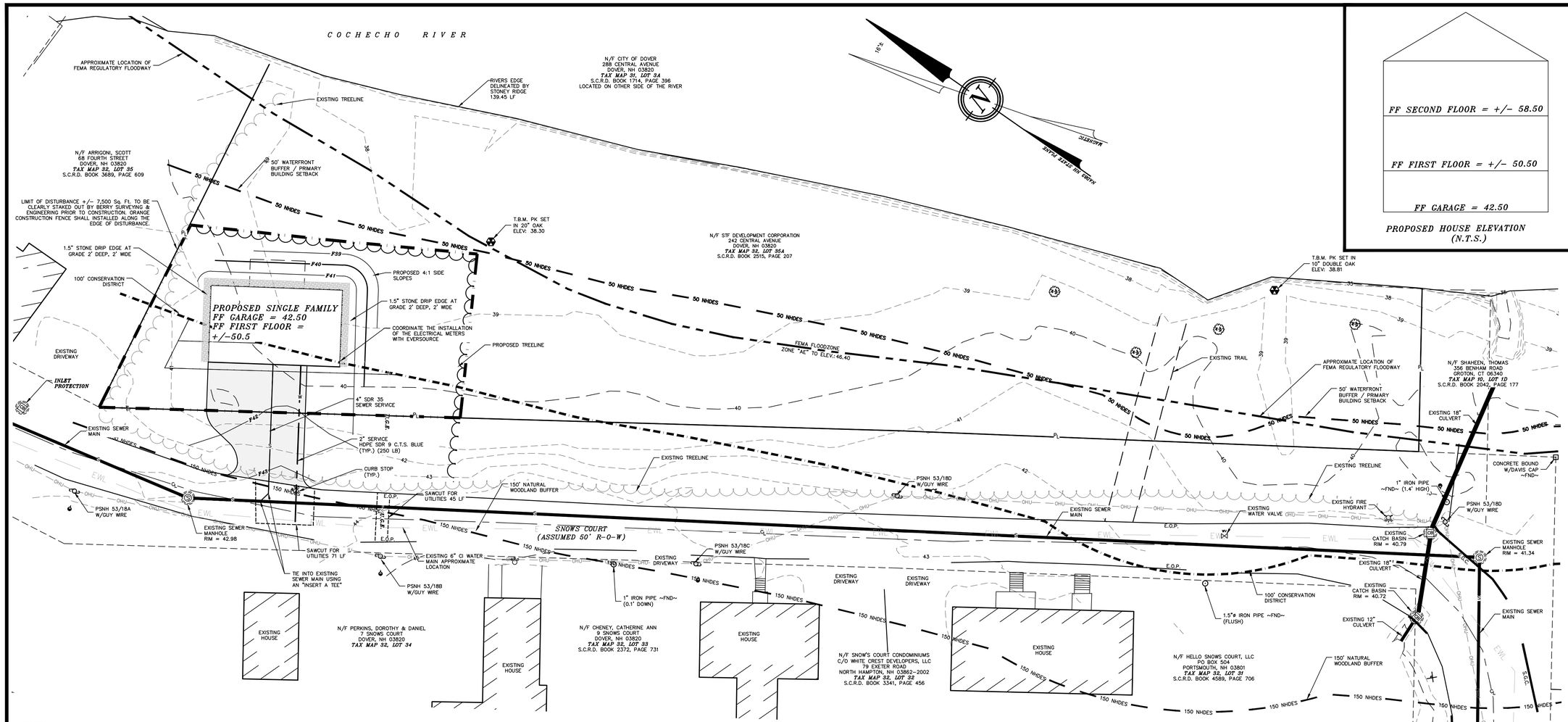
SITE PLAN
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7863
LICENSED
PROFESSIONAL ENGINEER

SHEET 3 OF 7



PROPOSED HOUSE ELEVATION
(N.T.S.)

REVISION	DATE	DESCRIPTION

GRADING PLAN
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

NOTES:

1.) OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

1A.) APPLICANT: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 32, LOT 35A

3.) LOT AREA: 40,592 Sq. Ft., 0.92 Ac.

4.) S.C.R.D. BOOK 2515, PAGE 207

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, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015. THE FLOOD ELEVATION IS 46.40

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 FEBRUARY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 21,612.70.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE GRADING AND UTILITY DESIGN FOR THE PROPOSED SINGLE FAMILY HOME.

STANDARD CONSTRUCTION NOTES:

1.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

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

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

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

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

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

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

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

STANDARD CONSTRUCTION NOTES CONTINUED:

9.) 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.

10.) 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.

11.) 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.

12.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

13.) 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.

14.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.

15.) 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.

16.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS.

STANDARD CONSTRUCTION NOTES CONTINUED:

17.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

18.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC PIPE IS TO CONFORM WITH ENV-WQ 704.05(c)-(e).

19.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

20.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.

21.) CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNITIL.

22.) 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.

23.) CONTRACTOR IS MAINTAIN 1.5' OF SEPARATION BETWEEN SEWER LINES AND WATER LINES.

24.) EXISTING WATER MAIN IN SNOWS COURT IS APPROXIMATE, CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.

25.) PERIMETER CONTROL IS TO BE INSTALLED ALONG THE EDGE OF DISTURBANCE AS SHOWN ON THE SITE PLAN, PRIOR TO ANY CONSTRUCTION.

26.) SEE SITE PLAN FOR EROSION AND SEDIMENT CONTROL NOTES AND BEST MANAGEMENT PRACTICES.

27.) PER CITY OF DOVER ZONING ORDNANCE, THERE ARE TO BE NO MECHANICALS PLACED ON THE GROUND FLOOR OF THE PROPOSED DUPLEX BECAUSE THE BUILDING IS WITHIN THE FLOOD ZONE.

GRAPHIC SCALE

20 0 10 20 40 80

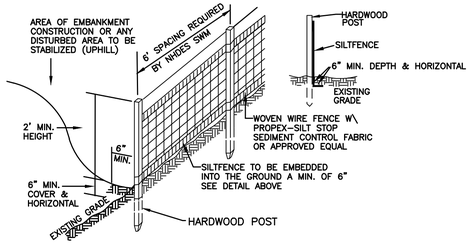
(IN FEET)
1 inch = 20 ft.

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7842
LICENSED
PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

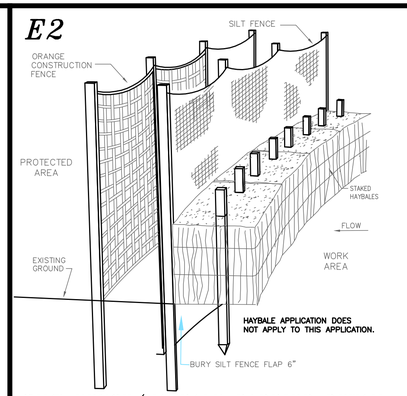
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
NOT TO SCALE

E2



SILT FENCE/HAYBALE BARRIER DETAIL
THIS METHOD TO BE USED ALONG THE REAR OF THE PROPERTY
NOT TO SCALE

E3

DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED..
3. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ADDITION STABILIZATION NOTES:

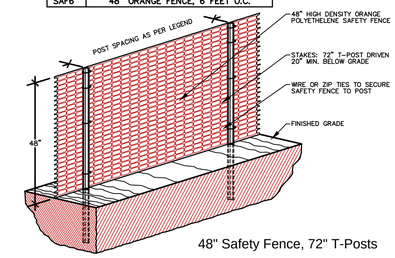
5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E4

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.

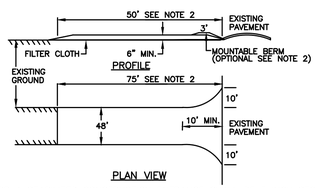


48" Safety Fence, 72" T-Posts

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

E5

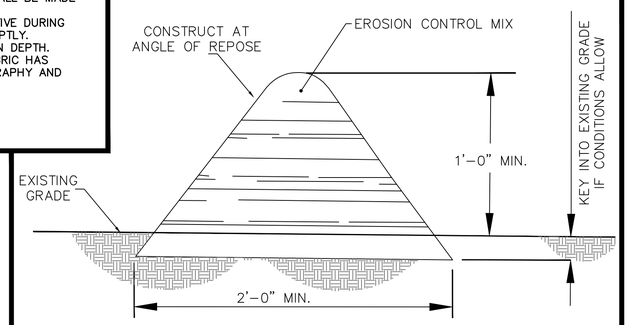
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

E6

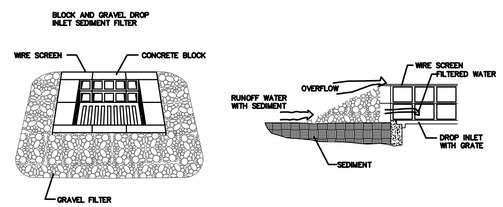
EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E7



MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

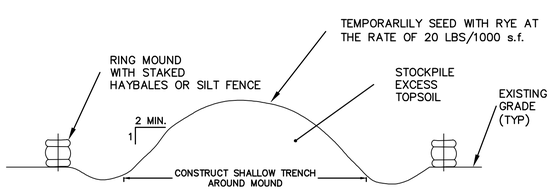
TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

E8

TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SPLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
    - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

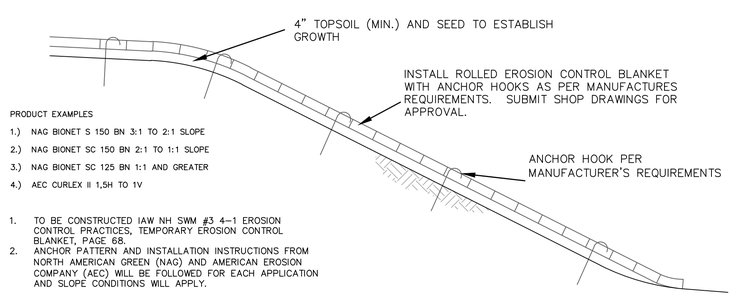
E9



TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

TOPSOIL STOCKPILE MOUND
NOT TO SCALE

E10



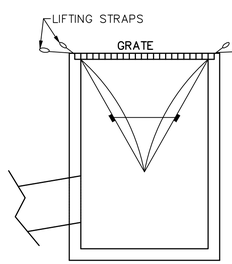
PRODUCT EXAMPLES

1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
3.) NAG BIONET SC 125 BN 1:1 AND GREATER
4.) AEC CURLEX II 1,5H TO 1V

1. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.

ROLLED EROSION CONTROL BLANKET (RECB)
SLOPE STABILIZATION DETAIL
NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE

-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

E-101

REVISION	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL DETAILS
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

AS NOTED
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14242
LICENSED
PROFESSIONAL ENGINEER

E12

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	GOOD	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

RECOMMENDED *

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (24%)	15	0.35
CREEPING RED FESCUE (24%)	15	0.35
ANNUAL RYEGRASS (8.5%)	5	0.12
PERENNIAL RYEGRASS (8.5%)	5	0.12
KENTUCKY BLUEGRASS (24%)	15	0.35
WHITE CLOVER (11%)	7	0.16

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
   WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING
   AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE.
   LOW PHOSPHORUS AND NITROGEN SEEDING USES SHALL BE IMPLEMENTED PER THE NHDES SHORELAND REGULATIONS.
   B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   C. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
   D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
6. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E13 CONSTRUCTION SEQUENCE:

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.

4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY

5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED

6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY

7.) START BUILDING CONSTRUCTION

8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALLDISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.

10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL ROADWAYS.

NOTE: CITY OF DOVER'S "CONSTRUCTION GUIDELINES, PERMITS, RULES AND REGULATIONS" ARE A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (D-CGPRR)

E14 WINTER STABILIZATION NOTES

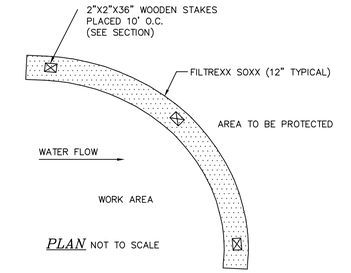
1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

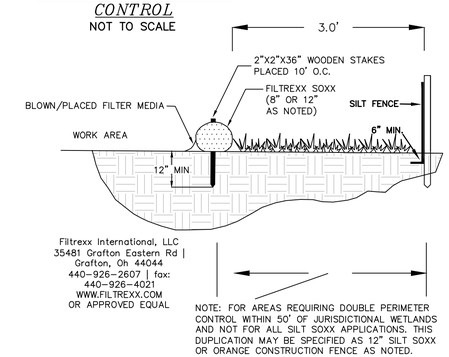
E15



PLAN NOT TO SCALE

NOTES
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIRMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1:EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL

FILTREXX SEDIMENT CONTROL
NOT TO SCALE

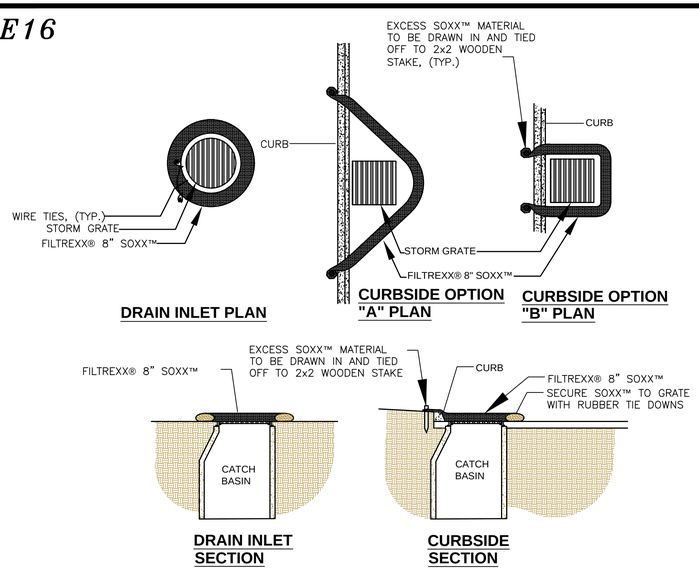


Filtrexx International, LLC
35481 Grafton Eastern Rd |
Grafton, Oh 44044
440-926-2607 | fax:
440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E16



NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX INLET PROTECTION
NOT TO SCALE

REVISION	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL DETAILS
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

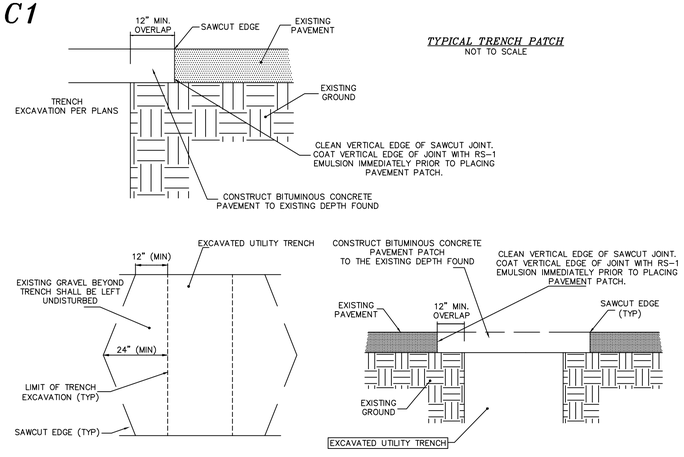
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS NOTED
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 10043
LICENSED
PROFESSIONAL ENGINEER

E-102

C1



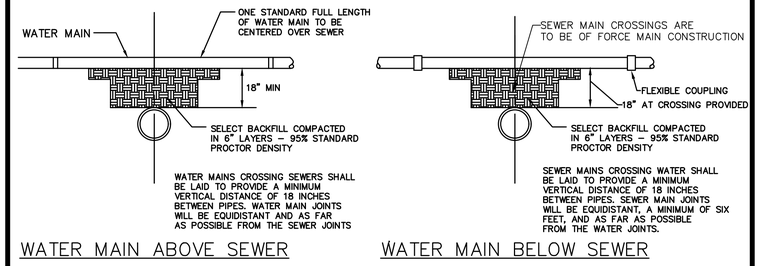
TYPICAL TRENCH PATCH
NOT TO SCALE

NOTES
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

C2

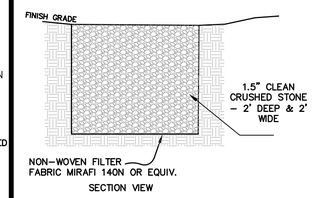
SEPERATION NOTES:

1. WATER MAIN SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS AND NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DESIGN STANDARDS, ENV-WQ 700 ADOPTED OCTOBER 14, 2014.
2. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
3. VERTICAL SEPARATION REQUIREMENTS APPLY TO WATER AND SEWER MAINS AND SERVICE LINES. WHERE SEWER CROSSES WATER MAIN AND WATER SERVICE CROSSES SEWER MAIN, 18 INCH VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER.



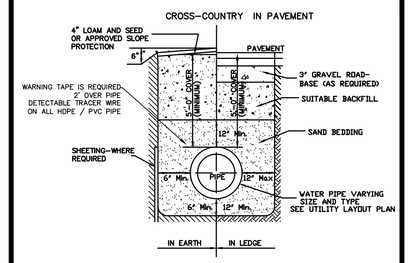
TYPICAL WATER/SEWER SEPERATION DETAILS
NOT TO SCALE

C3



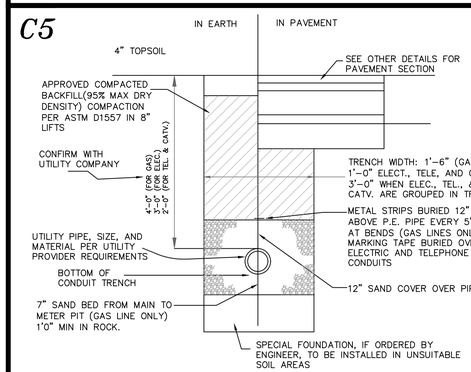
STONE DRIP EDGE DETAIL
NOT TO SCALE

C4



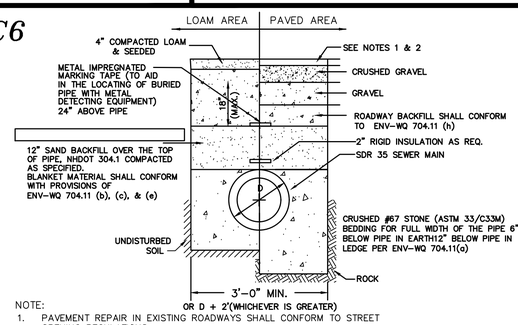
TYPICAL TRENCH DETAIL FOR WATER SYSTEM
NOT TO SCALE

C5



ELECTRICAL, TELEPHONE, AND GAS TRENCH
NOT TO SCALE

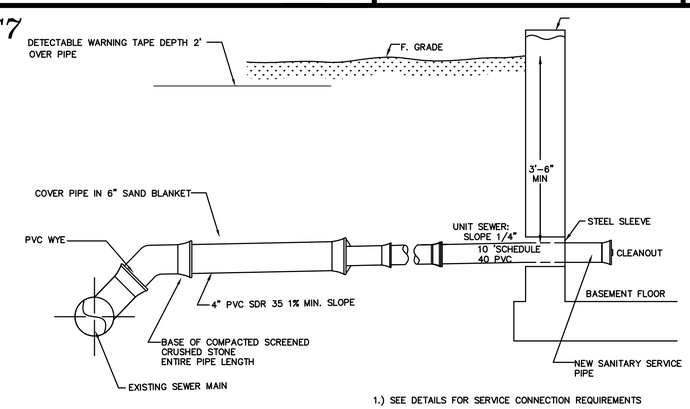
C6



NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.
3. ANTI-SEEP COLLARS OR CLAY CHECK DAMS ON STEEP RUNS IN WET CONDITIONS.
4. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & ROCHESTER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121.
5. SEE DETAIL U8, SHEET U-101 FOR INSULATION DETAILS. INSULATION SHALL BE PROVIDED WHERE INDICATED ON PLANS.

TYPICAL SEWER PIPE TRENCH
NOT TO SCALE

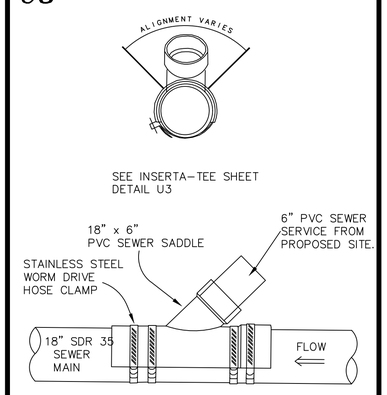
C7



DETAIL OF UNIT SEWER SERVICE
NOT TO SCALE

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

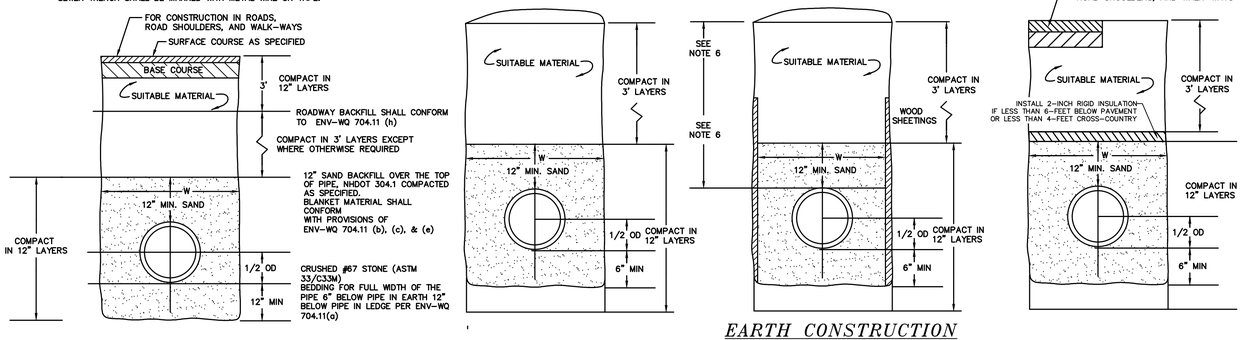
C8



SEWER SADDLE DETAIL
NOT TO SCALE

C9

SEE ALSO TYPICAL SEWER AND DRAINAGE TRENCH DETAIL, SHEET U-102, DETAIL U13
SEWER TRENCH SHALL BE MARKED WITH METAL WIRE OR TAPE.



LEDGE CONSTRUCTION
NOT TO SCALE

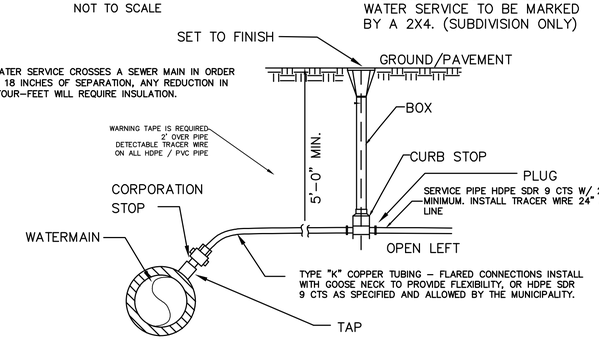
EARTH CONSTRUCTION
NOT TO SCALE

EARTH CONSTRUCTION WITH SHEETING
NOT TO SCALE

TRENCH INSULATION
NOT TO SCALE

C10

TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



C-101

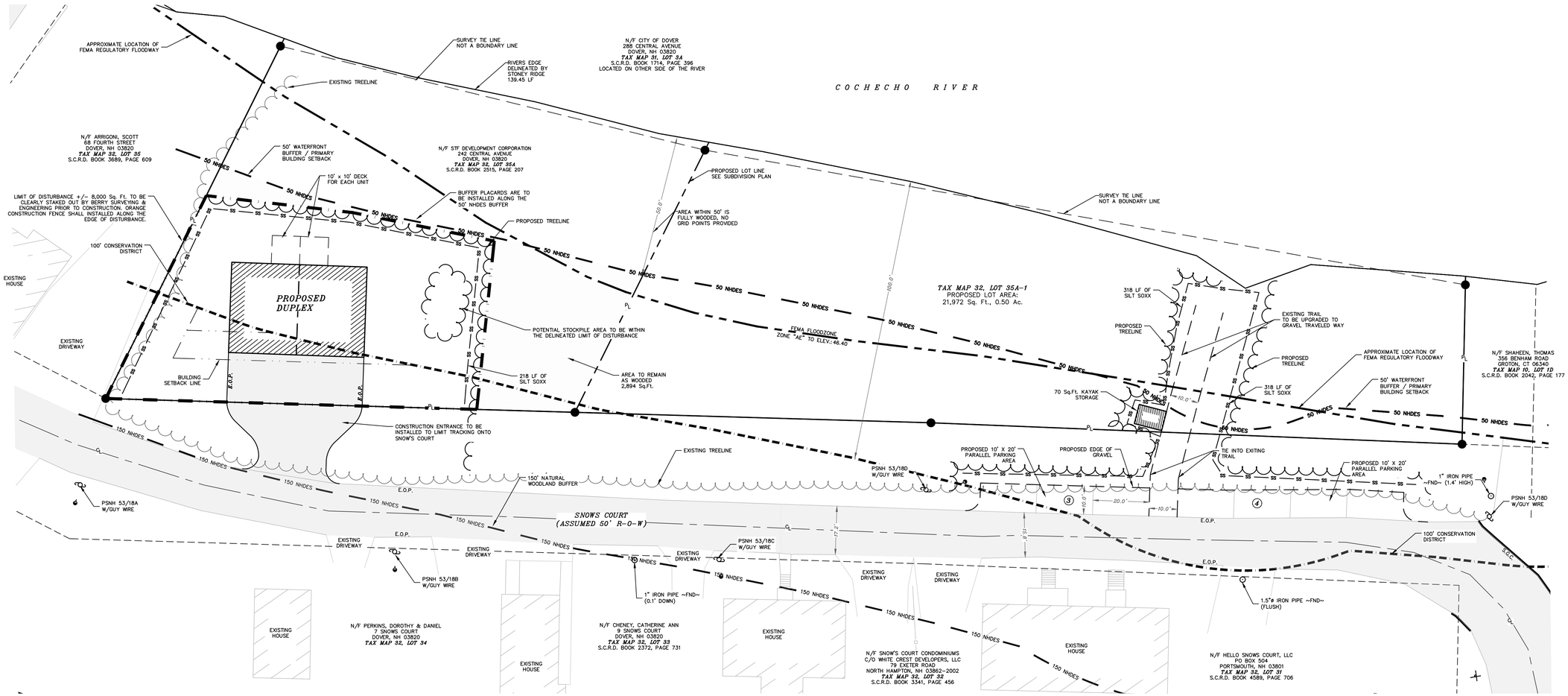
REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

AS NOTED
DATE : JUNE 14, 2019
FILE NO. : DB 2019 – 013

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7247
LICENSED
PROFESSIONAL ENGINEER



NOTES:

1.) OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

1A.) APPLICANT: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 32, LOT 35A

3.) LOT AREA: 40,592 Sq. Ft., 0.92 Ac.

4.) S.C.R.D. BOOK 2515, PAGE 207

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, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015 FLOOD ELEVATION IS 46.40.

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 FEBRUARY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 21,612.70.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN ELEMENTS FOR LOT 35A-1.

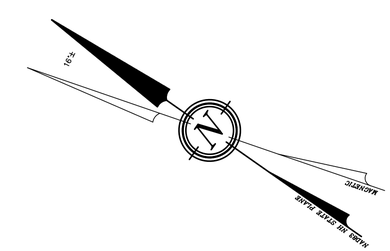
10.) WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE.

NOTES:

11.) EXISTING 10' TRAIL IS TO BE OVERLAYED WITH CRUSHED GRAVEL.

12.) PROPOSED STRUCTURE WILL BE USED FOR KAYAK STORAGE.

13.) EXISTING TRAIL AND PROPOSED PARKING WILL BE PUBLIC.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

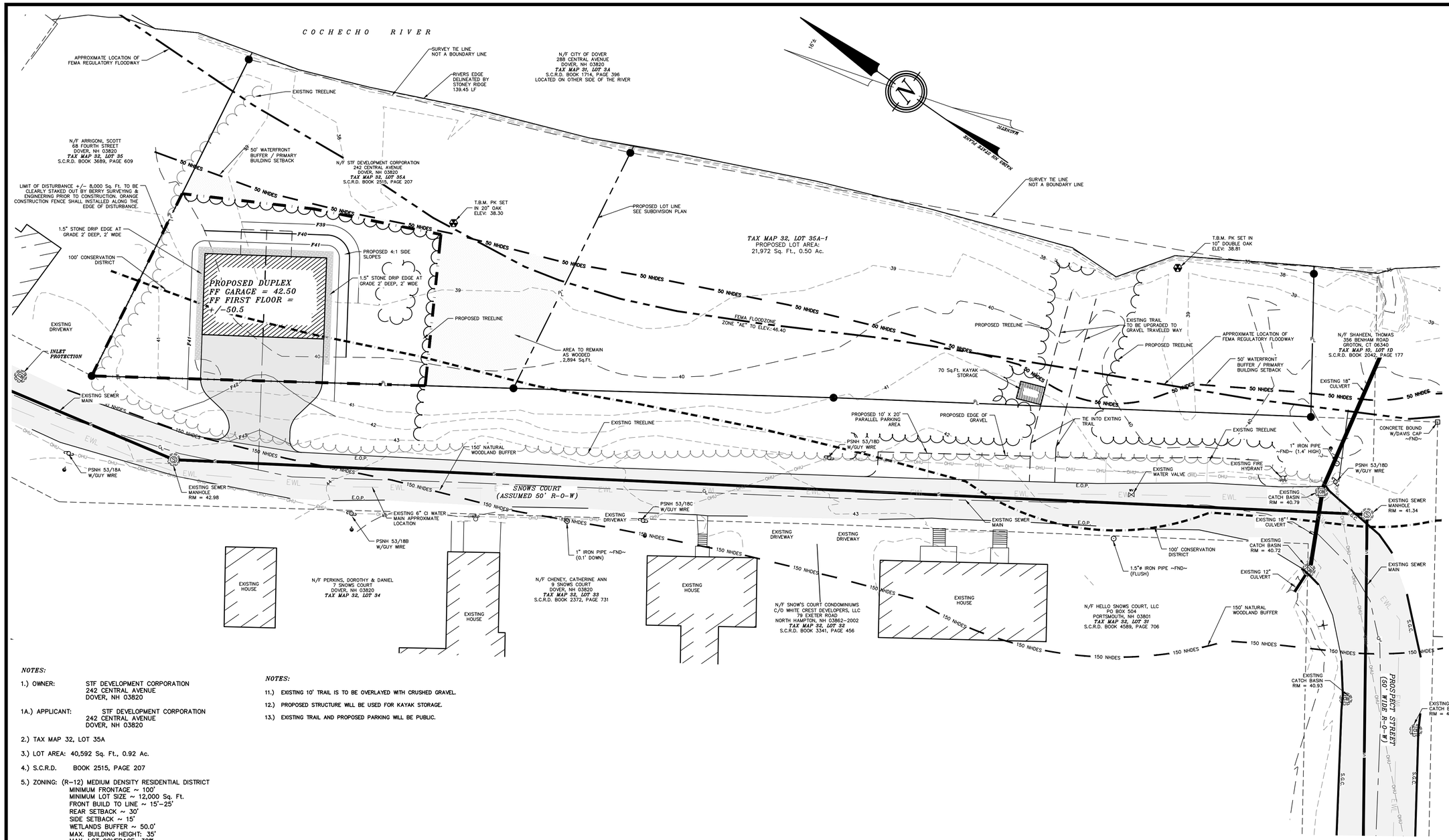
SITE PLAN LOT 35A-1
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013

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

SHEET 1 OF 2



NOTES:

1.) OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

1A.) APPLICANT: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

2.) TAX MAP 32, LOT 35A

3.) LOT AREA: 40,592 Sq. Ft., 0.92 Ac.

4.) S.C.R.D. BOOK 2515, PAGE 207

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, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
THE FLOOD ELEVATION IS 46.40

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 FEBRUARY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 21,612.70.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE GRADING FOR THE PROPOSED PARKING AREA AND TRAIL ON LOT 35A-1.

NOTES:

11.) EXISTING 10' TRAIL IS TO BE OVERLAYED WITH CRUSHED GRAVEL.

12.) PROPOSED STRUCTURE WILL BE USED FOR KAYAK STORAGE.

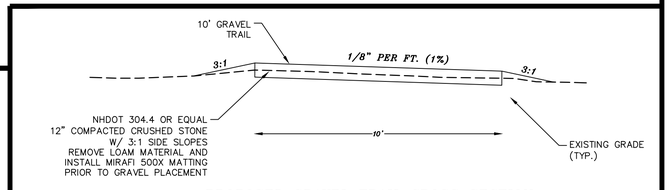
13.) EXISTING TRAIL AND PROPOSED PARKING WILL BE PUBLIC.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (35%)	15	0.35
CREEPING RED FESCUE (25%)	15	0.35
ANNUAL RYEGRASS (12%)	5	0.12
PERENNIAL RYEGRASS (10%)	5	0.12
KENTUCKY BLUEGRASS (10%)	15	0.35
WHITE CLOVER (3%)	7	0.16



PROPOSED GRAVEL TRAIL CROSS SECTION
NOT TO SCALE

REVISION	DATE	DESCRIPTION

GRADING PLAN
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013

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

SHEET 2 OF 2