



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, September 24, 2020**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: Consideration and acceptance of an Amendment to a previously approved Site Review for DMC Real Estate Holdings, LLC, Assessor's Map H, Lot 33, zoned B-4, located at 67 Knox Marsh Road. (Proposal is to construct an auxiliary 44 parking field and to add an electric car charging station). (P18-57A)
2. 11:15 AM - 11:45 AM: Site Review for Gulf Landing Properties LLC., Assessor's Map 38, Lot 9-A2, zoned B-3, and located at Central Avenue. (Proposal is to construct a three story treatment center with a parking lot for visitors and employees. A related CUP application will also go before the Planning Board for work within the wetland buffer.) [*Previously heard on December 19, 2019*] (P19-85)

CIVILWORKS NEW ENGLAND

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

September 15, 2020

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

Subject: Broadview Urgent Care Animal Hospital
67 Knox Marsh Road (Map H, Lot 33)
Dover, NH 03820
Our Reference No. 18031

Re: Amended Site Review Application (P18-57)

On behalf of our client, DMC Real Estate Holdings, LLC we are pleased to submit the following site plan amendment.

Broadview Animal Hospital (BVAH) opened for operation this spring just as the Covid-19 health crisis hit; in order to support the protocols recommended by the CDC and NHDES, BVAH brought on more staff which is straining the existing parking areas on site. To accommodate the additional staff BVAH is proposing to construct an auxiliary 44 parking field.

Enclosed herewith are the updated site plan and landscape plan, grading and utility plans showing the new parking field. Also, since the additional parking spaces will exceed the maximum allowed by regulation, BVAH is proposing to add an electric car charging station on site next to the northeast corner of the building.

Attached please find the following:

- Amended Site Plan Application
- 8 full size copies each of the site plan, grading and landscape plan and utility plan
- And 1 reduced set (11x17) of each plan

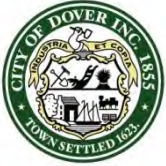
We look forward to discussing this application with Planning and the TRC. If you have any questions please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND



Stephen J Haight, PE



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: DMC REALESTATE HOLDINGS LLC Telephone # 603.767.8859

Address of Applicant: 134 TEN ROAD ROAD, ROCHESTER NH

E-Mail Address: CHAPINVET@GMAIL.COM

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 67 KNOX MARSH ROAD

Assessor's Map # H Lot(s) # 33

Zoning District(s) B-4 Overlay District(s) WETLAND

Size of Parcel: 251,352 sq. ft. 5.77 ac. Property Deed: Book 4674 Page: 145

Existing Use of Property: VETERINARY CLINIC

SITE PLAN INFORMATION

Describe Proposed Use: URGENT CARE ANIMAL HOSPITAL 44 SPACE PARKING LOT

Area of Parcel to be Developed: 15,000 sq. ft.

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

Number of Parking Spaces: Existing 44 Proposed 44 ADDITIONAL

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

Number of Employees Total: 50 In Maximum Shift: 35

Disposition of Parcel:

Building Setbacks:

Building Footprint 12,800 sq. ft.

Front Yard 122.6 ft.

Total Building Area 15,800 sq. ft.

Rear Yard 138.9 ft.

Paved Area _____ sq. ft.

Side Yard: Right 118.6 ft. Left 75.5 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? ON SITE

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? ON SITE

BUILDING INFORMATION

Type of Building to be Built: N/A EXISTING WOOD FRAME STRUCTURE

Height of Building: 32'-6" Finished Floor Elevation: 98.88

Number of Seats (where applicable) _____

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

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

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

Address PO BOX 681 DOVER NH 03821 Telephone #: 603.742.0911

Professional License #: 661 E-mail address: MSA@SURVEYNH.CO

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) CIVILWORKS NEW ENGLAND

Address PO BOX 1166 DOVER NH 03821 Telephone #: 603.749.0443

Professional License #: 7050 E-mail address: SHAIGHT@CIVILWORKSNE.CO
M

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

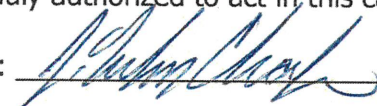
CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

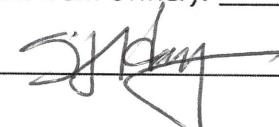
Address Easement Holder: _____

SIGNATURES

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

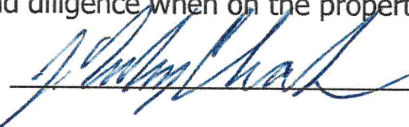
Signature of Property Owner:  Date: 9/16/20

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

Signature of Agent:  Date: 9/16/20

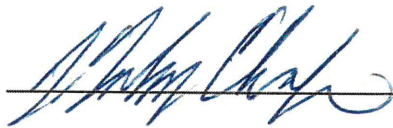
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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: 9/16/20

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

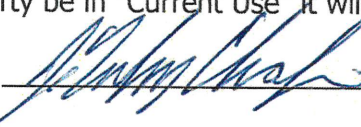
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner:  Date: 9/16/20

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

CERTIFICATION OF FEES

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

Signature of Property Owner:  Date: 9/16/20

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

PLANNING BOARD FEE SCHEDULE

(Revised July 1, 2020)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
 - ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
 - ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
 - ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
 - ☒ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - New construction \$.15 sq. ft. x # _____ sq. ft.= \$ 200
 - Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
 - ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
 - ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ per Application = \$ _____
 - ☐ GRAVEL PIT/ EXCAVATIONS
 - Application fee \$50.00= \$ _____
 - Permit fee \$75.00= \$ _____
 - ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
 - ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
 - ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- SUB TOTAL=** \$ _____

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) Application fee \$200.00 + \$.07 sq. ft. x # 15,000 = \$ 1,250

TOTAL PLAN REVIEW FEE= \$ 1,450

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

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

SUB TOTAL= \$ _____

C. Foster's newspaper public notice fee \$100.00 x # _____ applications = \$ _____

TOTAL NOTICE FEE= \$ _____

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



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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

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

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

APPLICANT: _____ File Number: _____

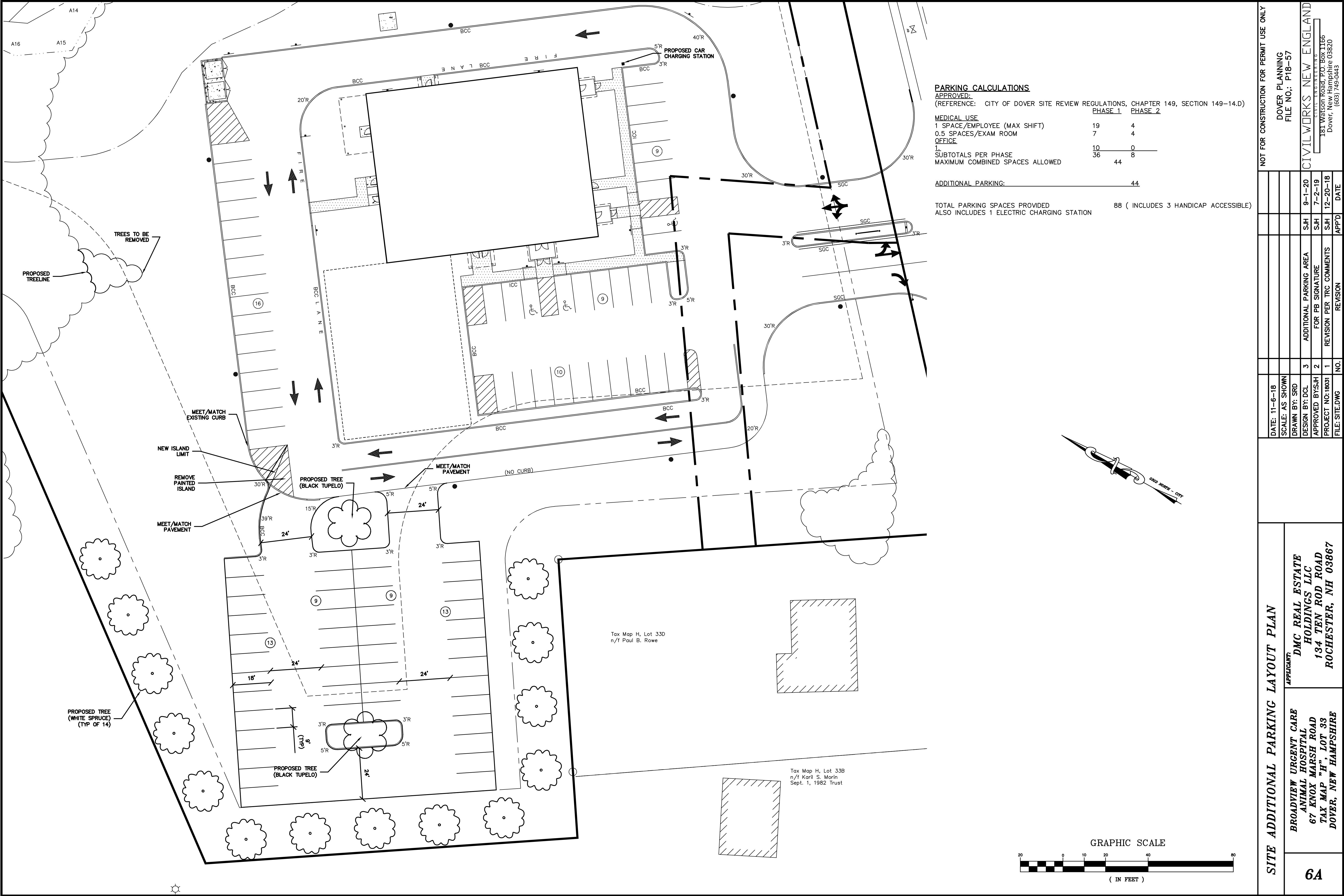
PROJECT TITLE: BROADVIEW ANIMAL HOSPITAL

PROPERTY LOCATION: 67 KNOX MARSH ROAD Tax Map: H Lot: 33

	Where/How Provided	Reviewed
1. Completed and signed Application form		
2. Plan Review Fees are provided		
3. Electronic copy of the engineered/surveyed plan layout		
4. Electronic copy of supplementary materials and application		
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	N/A	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	N/A	
9. A colored architectural plan showing all sides of buildings	N/A	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	8 COPIES AND A PDF	
Location map at appropriate scale	ON PLAN	
Proposed Project name and title and Planning File #	P18-57A	
Date, north arrow and scale	ON PLAN	
Names of all abutting property owners	"	
Name and address of owners and/or applicants	"	
Signature & stamp of NH licensed land surveyor and/or engineer		
Zoning District boundaries, including any special or overlay districts	"	
Location of Conservation District areas	"	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	ON SITE PLAN	
Location and widths of existing & proposed easements & right of ways	N/A	
Location and width of existing and proposed access/egress ways	ON SITE PLAN	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	ON SITE PLAN	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	"	
Existing and proposed topographic information at two foot intervals	"	
Existing and proposed buildings and structure locations	"	
Minimum building setbacks or build to lines on all lots	"	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	"	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	"	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	"	
Existing and proposed stormwater lines and facilities	"	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	"	
Location of Flood Hazard Zone	"	
Location of all bodies of water and watercourses	"	
Location of wetlands and buffers	"	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	"	
Existing natural features and/or significant vegetation on property	"	
Depict existing contours up to 100 ft. beyond project limits	"	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	"	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	"	
Location, material and size of existing and proposed pavement area	"	
Location of proposed fire lanes	"	
Specify finished floor elevations of buildings	"	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	"	
Depict all service, storage, loading bays and utility areas	"	
All applicable Dover Common Site Plan notes	"	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	"	
Stormwater Management System Operation and Maintenance Plan	"	
Letter to Serve from Public and Private Utilities	"	
Erosion and Sedimentation Control Plan	"	
Landscape Operation and Maintenance Plan	"	
Proposed restrictive covenants or homeowners association documents	"	
Dates and permit numbers of all required state and federal permits	"	
If wetland buffer, indicate placards locations, as applicable	"	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	"	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____



PARKING CALCULATIONS

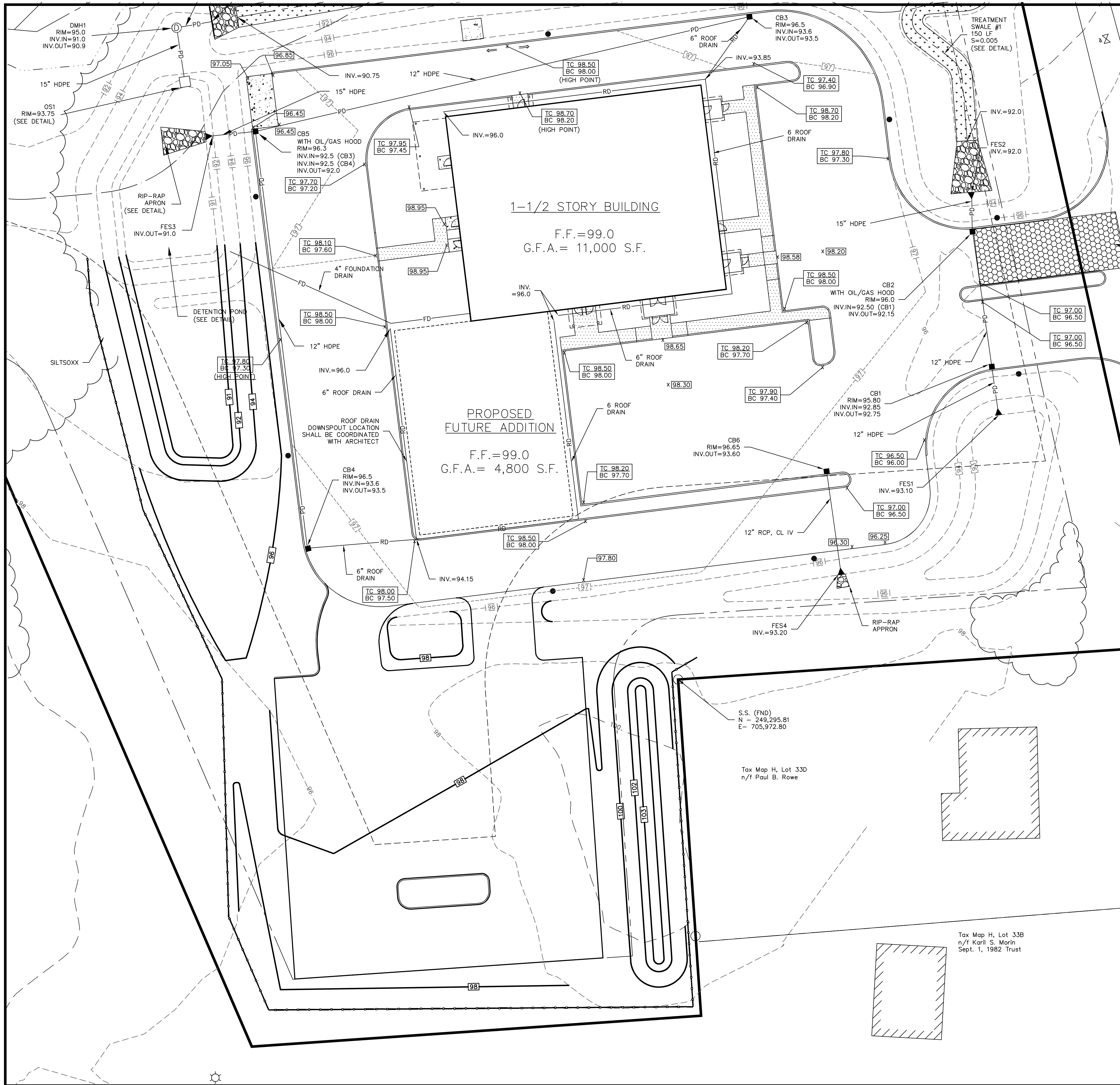
APPROVED:
(REFERENCE: CITY OF DOVER SITE REVIEW REGULATIONS, CHAPTER 149, SECTION 149-14.D)

	PHASE 1	PHASE 2
MEDICAL USE		
1 SPACE/EMPLOYEE (MAX SHIFT)	19	4
0.5 SPACES/EXAM ROOM	7	4
OFFICE		
1.	10	0
SUBTOTALS PER PHASE	36	8
MAXIMUM COMBINED SPACES ALLOWED	44	

ADDITIONAL PARKING: 44

TOTAL PARKING SPACES PROVIDED 88 (INCLUDES 3 HANDICAP ACCESSIBLE)
ALSO INCLUDES 1 ELECTRIC CHARGING STATION

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY		DOVER PLANNING FILE NO.: P18-57		CIVILWORKS NEW ENGLAND 181 Watson Road, P.O. Box 1166 Dover, New Hampshire 03820 (603) 749-0443	
DATE: 11-6-18		SCALE: AS SHOWN		9-1-20	
DRAWN BY: SRD		DESIGN BY: DCL		SJM	
APPROVED BY: SRD		APPROVED BY: SRD		SJM	
PROJECT NO: 18031		FOR PB SIGNATURE		SJM	
FILE: SITE.DWG		NO.		DATE	
SITE ADDITIONAL PARKING LAYOUT PLAN		APPLICANT: DMC REAL ESTATE HOLDINGS LLC 134 TEN ROD ROAD ROCHESTER, NH 03867		ADDITIONAL PARKING AREA FOR PB SIGNATURE	
BROADVIEW URGENT CARE ANIMAL HOSPITAL 67 KNOX MARSH ROAD TAX MAP "H", LOT 33 DOVER, NEW HAMPSHIRE		REVISION		APPD	
6A					



NOTES:

1. SEE SHEET #3 THIS PLAN SET FOR ADDITIONAL PLAN SET NOTES.

GRADING, DRAINAGE & EROSION CONTROL PLAN

**BROADVIEW URGENT CARE
ANIMAL HOSPITAL
67 KNOX MARSH ROAD
TAX MAP "H", LOT 33
DOVER, NEW HAMPSHIRE**

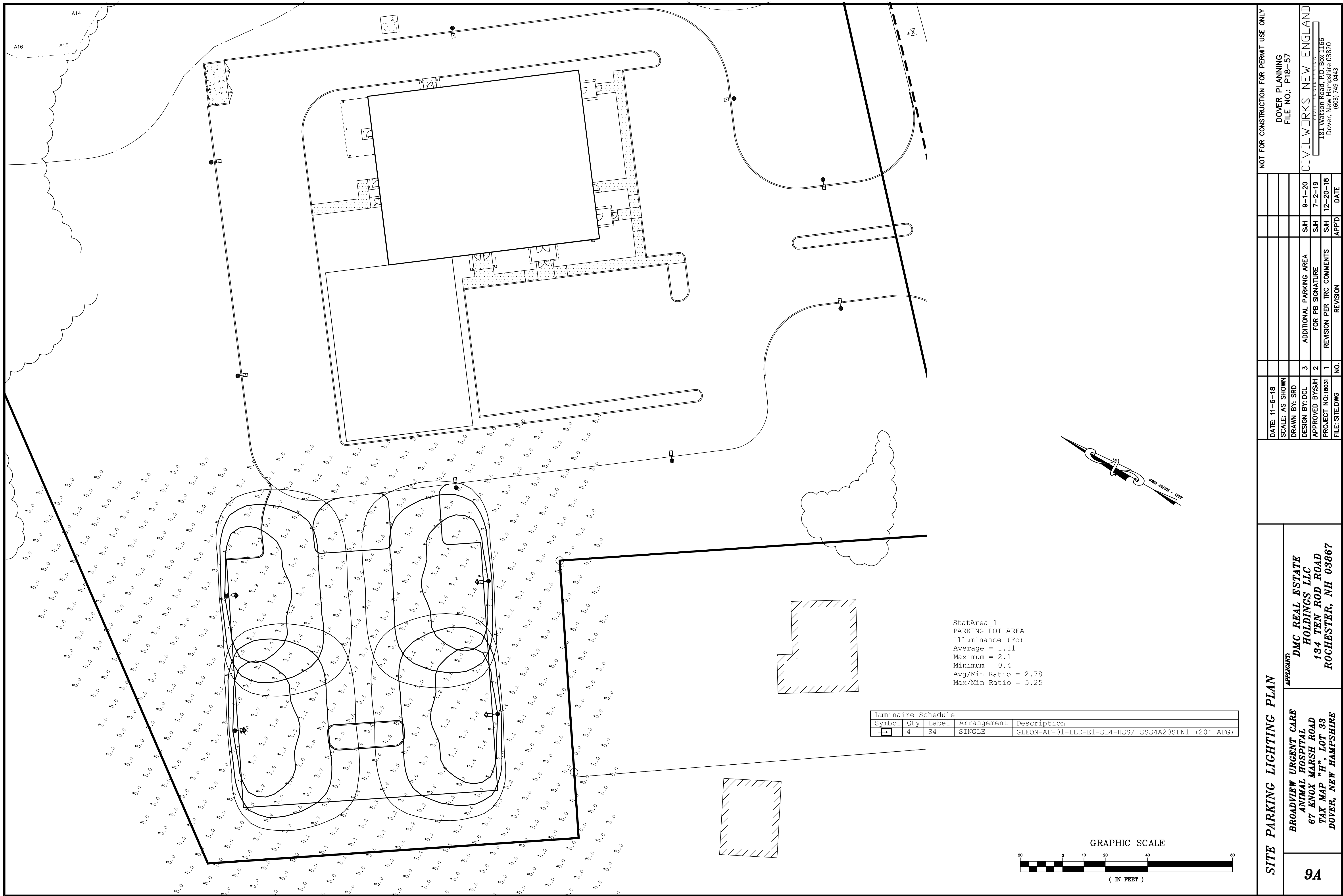
GANTT: **DMC REAL ESTATE
HOLDINGS LLC
134 TEN ROD ROAD
ROCHESTER, NH 03867**

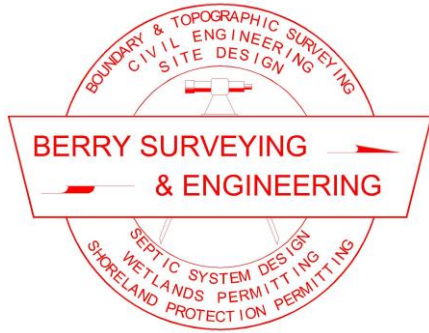
DOVER PLANNING
FILE NO.: P18-57

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

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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

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

September 11, 2020

RE: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Mrs. Benton,

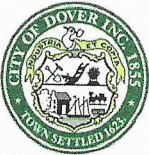
Enclosed please find the following required material in support of the Site Plan off Central Avenue:

- 9 Copies of the full size plans
- 9 Copies of the site plan application
- 9 Copies of the site plan checklist
- 9 Copies of a narrative
- 9 Copies of the Conditional use application and narrative
- 9 Copies of the Traffic Impact Analysis
- 9 Copies of the TRC Response
- Letters to Serve

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President



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: Gulf Landing Properties LLC Telephone # 978-815-4590

Address of Applicant: 9 Patriot Drive, Dover, NH 03820

E-Mail Address: RVDC1501@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: Central Avenue

Assessor's Map # 38 Lot(s) # 9-A2

Zoning District(s) B3 Overlay District(s) Wetland Conservation

Size of Parcel: 48,717 sq. ft. 1.11 ac. Property Deed: Book 4213 Page: 615

Existing Use of Property: Vacant lot

SITE PLAN INFORMATION

Describe Proposed Use: Proposed 3 story treatment facility

Area of Parcel to be Developed: 48,000 +/- sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 0 Proposed 34

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

Number of Employees Total: 16 In Maximum Shift: 8

Disposition of Parcel:

Building Setbacks:

Building Footprint 8,500 sq. ft.

Front Yard 50 ft.

Total Building Area 25,500 sq. ft.

Rear Yard 15 ft.

Paved Area 8,445 sq. ft.

Side Yard: Right 12 ft. Left 12 ft.

City Water? ☒ Yes ☐ NoHow far is city water from the property? Existing Main Lot 9-DCity Sewer? ☒ Yes ☐ NoHow far is city sewer from the property? Central Avenue (pump)**BUILDING INFORMATION**Type of Building to be Built: Medical treatmentHeight of Building: +/- 35' Finished Floor Elevation: 149.20'Number of Seats (where applicable) N/AEstimated value of construction: _____ Refuse removal: Public/Private (circle one)**WAIVER REQUESTS**Site Review Regulations section(s) to be waived: Parking & Site Specific Soils MapJustification for waiver request(s) (*attach additional sheets as needed*):See attached waiver justification**SURVEYOR INFORMATION**

Kenneth A Berry, PE, LLS

Christopher R. Berry

Name of Surveyor and Company (Licensed in N.H.) Berry Surveying & EngineeringAddress 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net**ENGINEER INFORMATION**

Kenneth A Berry, PE, LLS

Christopher R. Berry

Name of Engineer and Company (Licensed in N.H.) Berry Surveying & EngineeringAddress 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com**ARCHITECT INFORMATION**

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Terrain Planting & Design LLC
Eric Buck

Address 311 Kast Hill Road, Hopkinton NH 03229 Telephone #: 603-491-2322

Professional License #: 78 E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Damon Burt Fraggie Rock Env. Services

Address 38 Garland Road Telephone #: 603-969-5574

Professional License #: 163 E-mail address: _____

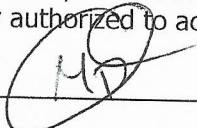
CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

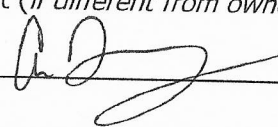
Address Easement Holder: _____ None

SIGNATURES

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

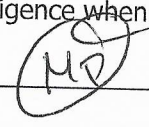
Signature of Property Owner:  Date: 11-14-19

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

Signature of Agent:  Date: 11-14-19

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 11-14-19

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

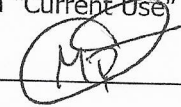
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner:  Date: 11-14-19

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

CERTIFICATION OF FEES

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

Signature of Property Owner:  Date: 11-14-19

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

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

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

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):
 - ☐ SUBDIVISION \$150.00 x # _____ new lots created= \$ _____
 - ☐ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= \$ _____
 - ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00= \$ _____
 - ☐ SITE REVIEW – RESIDENTIAL \$100.00 x # _____ per dwelling unit= \$ _____
 - ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
 - o New construction \$.15 sq. ft. x # 31,055 sq. ft.= \$ 4,658.25
 - o Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
 - ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
 - ☐ CHANGE OF USE (not to exceed \$5,000)
 - o Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ CONDITIONAL USE PERMIT \$150.00 x # 1 per application= \$ 150.00
 - ☐ GRAVEL PIT/ EXCAVATIONS
 - o Application fee \$50.00= \$ _____
 - o Permit fee \$75.00= \$ _____
 - ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN \$50.00 x # _____ per hour of review (3 hour minimum)= \$ _____
 - ☐ REQUEST FOR REZONING Application fee \$150.00= \$ _____
 - ☐ DRIVEWAY WAIVER Application fee \$100.00= \$ _____
- SUB TOTAL=** \$ 4,808.25

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # 8,445 = \$ 591.15

TOTAL PLAN REVIEW FEE= \$ 5,399.40

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

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

SUB TOTAL= \$ _____

C. Foster's newspaper public notice fee

TOTAL NOTICE FEE= \$ 80.00

\$ 80.00

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



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: Gulf Landing Properties LLC File Number: _____

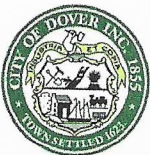
PROJECT TITLE: Allonsy Park

PROPERTY LOCATION: Central Avenue Tax Map: 38 Lot: 9-A2

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

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed topographic information at two foot intervals	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	X	
Existing and proposed stormwater lines and facilities	X	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Lighting plan included	
Location of Flood Hazard Zone	X	
Location of all bodies of water and watercourses	X	
Location of wetlands and buffers	X	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	X	
Existing natural features and/or significant vegetation on property	X	
Depict existing contours up to 100 ft. beyond project limits	X	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	Landscaping plan included	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	N/A	
Location, material and size of existing and proposed pavement area	X	
Location of proposed fire lanes	X	
Specify finished floor elevations of buildings	X	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	Private pickup	
Depict all service, storage, loading bays and utility areas	X	
All applicable Dover Common Site Plan notes	X	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	X	
Stormwater Management System Operation and Maintenance Plan	X	
Letter to Serve from Public and Private Utilities	X	
Erosion and Sedimentation Control Plan	X	
Landscape Operation and Maintenance Plan	On landscaping plan	
Proposed restrictive covenants or homeowners association documents	X	
Dates and permit numbers of all required state and federal permits	X	
If wetland buffer, indicate placards locations, as applicable	X	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	X	

REVIEWED BY: _____ DATE _____ TRC DATE _____



City of Dover, New Hampshire 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: Gulf Landing Properties LLC Telephone # 978-815-4590

Address of Applicant: 9 Patriot Drive, Dover, NH 03820

E-Mail Address: RVDC1501@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 38 Lot(s) # 9-A2

Address of Property: Central Avenue

Zoning District(s) B-3 Overlay District(s) Wetlands

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

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

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

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

For work within the 50' wetland buffer

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: EPA Notice of Intent, Natural Heritage Bureau, Department of Historical Resources

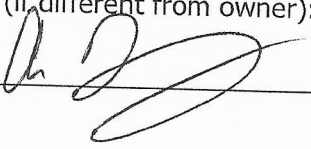
Kenneth A. Berry, PE, LLS
Name of Professional That Prepared Plans: Berry Surveying & Engineering
Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863
Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com

SIGNATURES

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

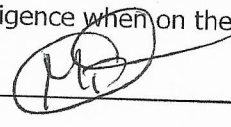
Signature of Property Owner:  Date: 11/14/2019

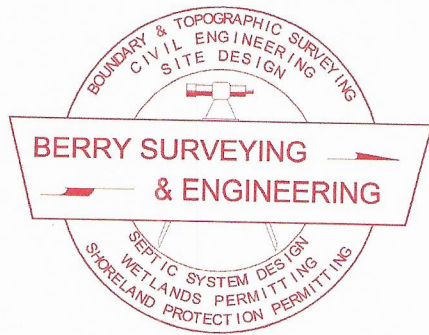
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent:  Date: 11/14/2019

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: 11/14/2019



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

November 12, 2019

Revised: August 6, 2020

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

Re: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Dear Mrs. Benton,

On behalf of the applicant, Gulf Landing Properties LLC. Berry Surveying & Engineering (BS&E) is submitting for TRC to discuss a proposed development off Central Avenue.

Background and General Narrative

Gulf Landing Properties LLC, owns the parcel off Central Avenue in Dover, NH (Tax Map 38, Lot 9-A2). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Fraggie Rock Environmental Services was on site and delineated the wetlands. The lot is vacant with no existing buildings or structures. The parcel is previously disturbed due to fill being induced on site in the early 2000's. It is open at the front and lightly wooded towards the rear.

The Proposal:

The proposal is to construct a three story treatment center in the southeast corner of the lot. A parking lot will be constructed next to the treatment facility to provide parking for visitors and employees. A sidewalk network will be constructed around the building to provide pedestrian access throughout the site. The applicant is also proposing to reclaim and resurface the existing right of way off Central Avenue.

The proposed building will be serviced by City water and sewer. A force main will be installed to pump sewer from the project site to an existing sewer manhole in Central Avenue. The proposed force main system will have a Duplex pump station with dual alternating pumps. Additionally the system will have a control panel on the rear side of the building with a built in

alarm system to warn of pump failure. Furthermore, a location for a backup generator is called out on the plans. In the event it is deemed necessary, on-site security will be in place with the use of security systems, cameras, lighting and 24-hour on-site personnel.

As part of the site plan development, an intensive drainage analysis was done. The proposed drainage analysis analyzed two final points. The first being the existing drainage system in the parking lot of Lots 9-D & 6-A. As part of the right-of-way reconstruction, some of the old pavement will be removed and replaced with grass, which will help improve the stormwater flow within the existing drain line. The second analysis point is the existing culvert that discharges behind Dover Bowl. Given the proposed development of the site, and the generation of new impervious area, the applicant will be constructing a single cell gravel wetland to capture and treat the stormwater from the proposed development. Given the shallow seasonal high water table and relative shallow slopes of the site, a subsurface gravel wetland was deemed most appropriate because it would achieve maximum treatment but limit disturbance. A representative of the University of New Hampshire Stormwater Center has been contacted regarding the single cell gravel wetland to gather input of the subsurface treatment cell. UNH Stormwater Center agreed that a single cell gravel wetland would be sufficient for the proposed development.

An erosion and control design has also been submitted to demonstrate the various methods that will be used to contain sediment throughout the construction process. Perimeter control such as silt socks or mulch berm will be used to contain sediment within the proposed limits of disturbance. Given the close proximity of the wetlands, two rows of protection will be used in addition to the installation of orange construction fence to clearly show the proposed limits of disturbance.

As part of the application process with the City, the applicant will also be requesting a conditional use permit for disturbance within the 50' buffer. The proposed development will have 14,000 Sq.Ft. of buffer disturbance. The majority of this disturbance will be for the construction of the gravel wetland and level spreader, which will serve to enhance the water quality going into the wetland.

A brief traffic analysis was done to determine the impact the proposed treatment center would have on the local traffic and the effects were minimal. Although the traffic study shows 196 daily trips, this proposed facility will not have every day visitors and patients will not be allowed to have cars on the premises, thus reducing the overall traffic impact to just employees and deliveries.

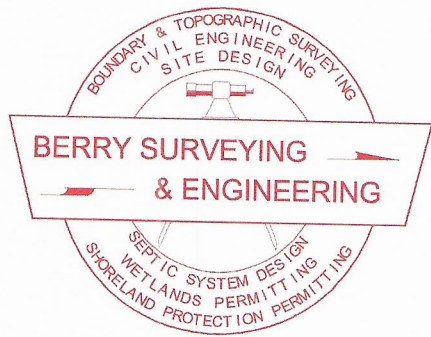
Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



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November 20, 2019
Revised: August 6, 2020

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

Re: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Chairperson & Members of the Dover Planning Board:

In accordance with the Site Review Regulations, the following waiver is hereby requested:

- 1. Identification of Waiver Request:** Submission of a Site Specific Soils Map as part of a site plan application.
 - Site Plan application without a Site Specific Soils Map (SSSM).

2. Explanation:

The proposal is to construct a three story treatment center in the southeast corner of the lot. A parking lot will be constructed next to the treatment facility to provide parking for visitors and employees. A sidewalk network will be constructed around the building to provide pedestrian access throughout the site. The applicant is also proposing to resurface the existing right of way off Central Avenue.

3. Waiver Justification:

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

The intent of this regulation is to ensure that proper data is collected in relation to soils so that the project drainage can be designed accordingly. Given the use of the NRCS Web Soil Survey, the soil type was obtained and only one soil type was found on site. This regulation is more prevalent in jobs that will utilize septic systems or require storm water management systems that utilize infiltration through natural soil types. The proposed site development will not utilize any storm water infiltration. All runoff will be diverted to a subsurface gravel wetland that will treat the runoff and discharge it to a level spreader. The system will be lined with MIRAFLI fabric so that none of the runoff can infiltrate through the system.

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

Strict conformity to this regulation will require the applicant to involve a certified soils scientist, who will have to go on site and delineate the soils type, on a site with uniform soils.

1. Identification of Waiver Request: Exterior lighting shall be down lit so as not to illuminate abutting properties.

- Proposed lighting that will illuminate parking spaces on Lot 9-D.

2. Explanation:

The proposed treatment facility will be serviced by onsite parking as well as parking granted through on easement on Lot 9-D. The applicant is proposing to install lights on the backside of the building in order to illuminate the parking area on Lot 9-D. This is the only area where on site lighting affects an abutting parcel.

3. Waiver Justification:

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

The intent of this regulation is to ensure that no proposed lighting goes onto abutting lots. In the proposed site development, the offsite lighting will only illuminate parking spaces granted to the applicant. Furthermore, the area behind the parking spaces, is more parking and there are no residential uses in the area.

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

Strict conformity to this regulation will require the applicant to not illuminate parking spaces, which would result in the need for a new waiver.

1. Identification of Waiver Request: Lighting uniformity ratio of 6:1 within the B-3 zone.

- Proposed lighting uniformity ratio of 4:1 within the B-3 zone.

2. Explanation:

The proposed treatment facility will be serviced by onsite parking as well as parking granted through on easement on Lot 9-D. The applicant is proposing to install lights around the parking lot and building in order to illuminate the parking lot area. The uniformity ratio is a function of the average lumen, divided by the minimum lumin. Dover's site plan regulations have a minimum illumination level of 0.2 foot candles. That means in order to have a uniformity ratio of

August 6, 2020

6:1, the average foot candle needs to be 1.2. However the Dover Site Plan Regulations also state that the highest foot candles within the parking area can be 0.5.

3. Waiver Justification:

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

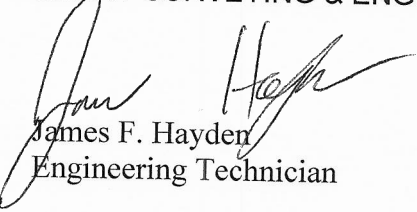
The intent of this regulation to ensure that parking areas are well lit. Even though the proposed parking lot has a uniformity ratio less than 6:1, the parking lot will still be well lit given the down lit fixtures and types of light s proposed.

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

Strict conformity to this regulation will require the applicant to add additional, unnecessary lights and becoming non-conforming in another Site Plan Regulation.

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

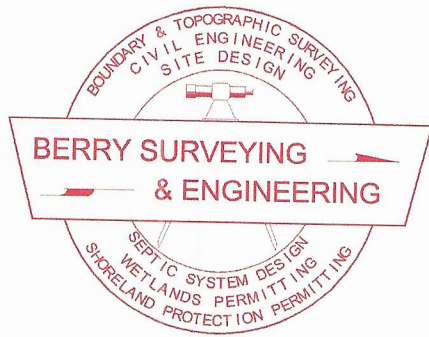
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James F. Hayden
Engineering Technician



Christopher R. Berry
Principal, President



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November 12, 2019
Revised: August 6, 2020

City of Dover Planning Board
Attn: Steve Bird
288 Central Ave
Dover, NH 03820

RE: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Mr. Bird and the Dover Conservation Commission

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

- Disturbance within the 50' wetland buffer (14,000 SF)

1. Identification of Conditional Use Permits

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

2. Compliance with the following standards

- a) The APPLICANT shall demonstrate that the proposed use is essential to the productive use of land not in the district; is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas, where it is physically impossible to locate DOVER CODE P 170-101 such use on land not in the district; and economic advantage alone shall not be deemed a sufficient reason for such proposed use.
 - **The proposed building and parking lot are positioned as close to the right of way as possible without breaching the**

required setbacks. The gravel wetland was held close to the building and parking lot in order to capture the runoff from the proposed development. The majority of the of the disturbance is for the gravel wetland and related grading.

- b) A soil erosion and sedimentation control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water.
 - **A full erosion and sediment control plan will be submitted as part of this design. Silt soxx or mulch berm will be used to contain the sediment within the project limits. Rip-Rap and natural fiber matting will be used for slope stabilization. All necessary precautions will be taken to ensure that no sediment goes into the remaining wetland or buffer areas.**
- c) Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the Conditional Use Permit by the Planning Department.
 - **The applicant will be applying for a EPA Notice of Intent, Department of Historical Resources and Natural Heritage Bureau. Copies of the approved applications will be given to the City when acquired.**
- d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
 - **An in depth landscaping design will also be done to ensure that new vegetation is promoted to grow throughout the construction site. In addition, the disturbed buffer and wetland areas will receive a special conservation seed mix that will allow for re-vegetation of those areas. A highbush blueberry buffer will be planted between the proposed disturbance and the wetland to provide a vegetated buffer. Additional habitat not currently available on site.**

3. Justification for approval of Conditional Use Permits

As part of this design, a full drainage analysis will also be conducted. All of the proposed impervious surface will be directed to the proposed gravel wetland. The runoff will be treated and discharged towards a level spreader. The gravel wetland and level spreader are designed so that there will be no increase in runoff to the wetlands.



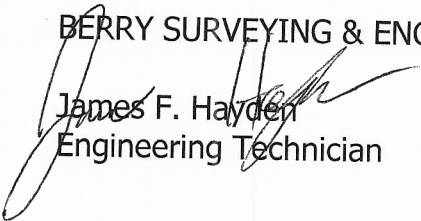
BERRY SURVEYING & ENGINEERING

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

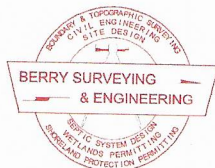
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BERRY SURVEYING & ENGINEERING


James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President

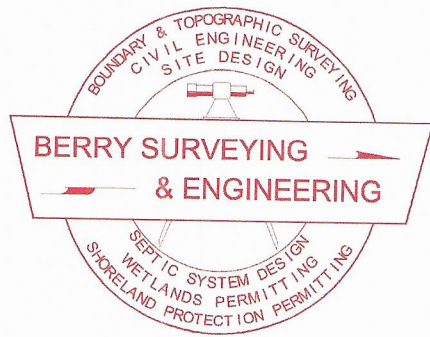


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City of Dover Planning Department
Attention: City Planner Donna Benton
288 Central Ave.
Dover, NH 03820

November 20, 2019
Revised: August 6, 2020

RE: Traffic Impact Summary
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Mrs. Benton,

Pursuant to the City of Dover Site Review Regulations, Berry Surveying & Engineering (BS&E), on behalf of Gulf Landing Properties LLC, has prepared a Traffic Impact Summary for the development of a 64 bed treatment facility off Central Avenue.

The following trip generation is calculated from the 10th Edition Trip Generation Manual using Code 620, Nursing Home:

The definition of a nursing home within the 10th Edition Trip Generation Manual is "Any facility whose primary function is to provide care for persons who are unable to care for themselves. They are occupied by residents who do little to no driving". The proposed treatment facility will be for long term use of patients. Admitted patients will not have their own vehicles and visitors will only be permitted on certain days. Given the proposed use, the nursing home code was deemed the best available alternative for this analysis.

Allonsy Proposed Trip Generation (2020)

Time Method		Weekday Total (Page 47)		Time Method		AM Peak Adj. Street (Page 48)		Time Method		PM Peak Adj. Street (Page 49)	
		Beds				Beds				Beds	
# Beds		64		# Beds		64		# Beds		64	
Avg. Rate		3.06		Avg. Rate		0.17		Avg. Rate		0.22	
Total Trips		195.8		Total Trips		10.9		Total Trips		14.1	
% Enter	50.0	Total Enter	97.9	% Enter	72.0	Total Enter	7.8	% Enter	67.0	Total Enter	9.4
% Exit	50.0	Total Exit	97.9	% Exit	28.0	Total Exit	3.0	% Exit	33.0	Total Exit	4.6

The calculated trip generation, although based off the manual, is still relatively high. The nursing home manual assumes some patient trips and a large amount of visitor trips. However, the proposed treatment facility will yield no patient trips and even less visitor trips than the nursing home code. This will result in very minimal traffic generation from the proposed treatment facility. The majority of the trips will be generated by employees (8 employees maximum on shifts) and deliveries. It can be assumed that the total daily trips will be half of what the trip

August 6, 2020

generation shows because the total daily trips will only account for the employees and deliveries. However, the AM and PM peak rates seem appropriate for the number of employees.

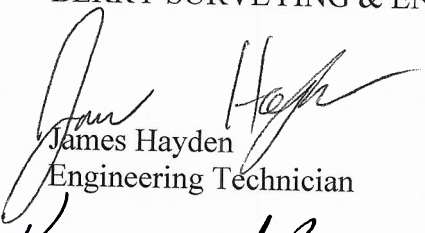
With respect to general safety of Central Avenue in relation to the peak hour trip generation and AADT, it is our assessment that the cross section of pavement and shoulder widths are appropriate.

The proposed build out presents an opportunity for the utilization of public transportation for patients and guests alike. There is an existing COAST bus stop within ¼ mile of the proposed parking lot, in front of the Shaws Plaza Shopping Center.

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

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

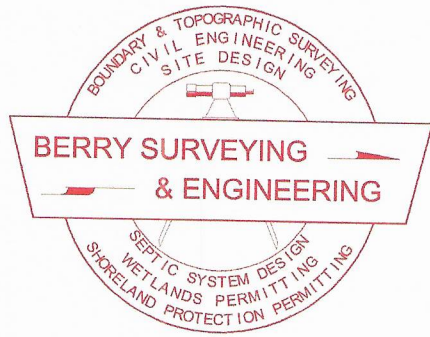

James Hayden
Engineering Technician


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

Christopher R. Berry, SIT
Principal President



BERRY SURVEYING & ENGINEERING
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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

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Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

August 6, 2020

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

Re: Proposed Site Plan
Gulf Landing Properties LLC
Central Avenue
Tax Map 38, Lot 9-A2

Dear Mrs. Benton,

On behalf of the applicant, Gulf Landing Properties LLC. Berry Surveying & Engineering (BS&E) is submitting for a second TRC to discuss the TRC comments made on December 12, 2019. Our responses are in **bold**.

PLAN REVIEW:

Planning Comments:

- ☐ Impact fees (\$12,240)

Applicant will pay the impact fees.

- ☐ Water/sewer investment fees

Applicant will pay the investment fees.

- ☐ Revise application to add architect's information and to indicate parking lot lighting waiver

Application has been revised to include the parking lot lighting waiver and the architects information.

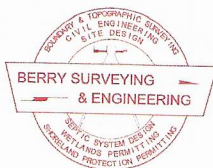
- ☐ Show outdoor access/benches

Benches are shown on sheet 3, with a detail provided on sheet C-103.

- ☐ How do you get 60 beds? Update plan and application materials

The parking table has been updated to read the correct number of beds (64) and match the floor plans provided. The application material has been updated.

- ☐ Has Shaw's signed off on the easement? Provide proof.
A copy of the easement has been provided in the submission. This is a right granted to the applicant in the chain of title. No further sign of is required.
- ☐ This is in the secondary groundwater protection zone
A note has been added to sheet 2 stating that the project is within the groundwater protection zone.
- ☐ Review narrative and letters to match staff person with Board
All application material has been revised accordingly.
- ☐ Provide letters to serve
Letters to serve are enclosed.
- ☐ Please revise plan to:
 - Add proposed site plan to neighborhood plan
Proposed site plan has been added to the neighborhood plan
 - Add owners' signatures and date
Owner's signature will be added to the final plans.
 - Add LLS, LLA, Architect & PE signature
All necessary stamps and signatures will be added to the final plans.
 - Add dates and numbers of permits
Dates and permit numbers will be added to the final plans when acquired.
 - Add Planning file number P19-85
Planning File number P19-85 has been added to the title block of every sheet.
 - Revise note 22 on sheet 3 referencing Zoning Board case and conditions of variance
Note 22 on sheet 3 has been revised to reference the Zoning Board case.
 - Add Common Site Plan notes: 1, 7, and provided column to zoning table
Notes 42 & 43 have been added to sheet 3 to reference common site plan notes 1 & 7 respectfully. The zoning note on sheet 3 has been revised to show all proposed setbacks.
 - On lighting plan:
 - Add security lighting to rear of building
Lights are included on the back of the building and are down lit, in order to illuminate the sidewalk and parking area. The lighting plan was updated with this change.



- Add light near site entrance and re-do calculations
A light has been added to the entrance and the calculations have been updated.
- Add height to lighting plan as well
Note 9 has been added to the lighting plan stating the lamp heights.
- On sheet 2:
 - Indicate width of ROW
Right of way width has been indicated on sheet 2.
 - Property line shown for lot 9A is not accurate
The property line shown is the right of way line. The callouts have been revised.
 - Provide more topo to the north west of the site (where notes are)
Additional topo has been provided to the North West side of the lot.
- On sheet 3:
 - Revise note 5 for provided column and front setback is 30' not 50'
Note 5 has been revised to show a setback of 30' instead of 50'.
 - Indicate how the intersection with Central Ave will be updated?
The applicant will reclaim and overlay the existing access road up to Central Avenue. More detail of the intersection of Central Avenue has been shown on sheet 3. Street sign, stop sign and stop bar are also proposed at the entrance off Central Ave.
 - Indicate location of tip down for ADA access
The proposed sidewalk is to be at grade. There are no tip downs required.
 - Show transformer which is in snow storage area
Transformer is now shown on sheet 3 and the snow storage has been moved away from the transformer location.
 - Show building setback line on both sides.
The building setbacks are now shown on sheet 3 in all areas outside of the wetland buffer.
 - What existing handicap sign is there?
The callout has been revised accordingly.
 - Revise waiver requests to adjacent "parking" not "lights"
The waiver request has been revised.



- Provide more detail on existing utility easement
A copy of the easement has been included in the submission.
- Indicate bike rack
A bike rack has been added to the site plan.
- On Landscaping Plan:
 - Provide more landscaping
Additional landscaping has been provided.
 - Indicate minimum caliper is 3.5"
The calipers have been revised to show a minimum of 3.5"
 - Are the plans in snow storage are tolerant to those conditions?
Plants have been modified in location to be outside snow storage areas.
- On Architectural renderings:
 - Add cultured stone to center entrance way on front and rear elevations
Cultured stone has been added to the architectural renderings.
 - Break up left and right elevations more
The right elevation has been broken up more because it will face proposed "King Pin Lane". The left elevation will remain slightly less broken up because it will face the wetlands and woods.
 - Provide updated streetscape
Updated streetscapes have been provided.

Police Department Comments:

- ☐ Show more detail for existing ROW driveway off Central Avenue, including the Central Ave intersection
More detail has been provided for the intersection with Central Avenue.
- ☐ Consider a street name for access road; will defer to the Dover Building Official on property address assignment
The access road will be called "King Pin Lane" the plans have been revised to show the new road name.
- ☐ Sheet 3: Why is lamp type "A" proposed for west corner of building instead of building mounted type "C"
Lamp "A" is proposed because it generates a lower level of lumens than lamp "C". Given the close proximity to the wetlands, this lamp was deemed most appropriate to prevent light pollution into the wetland.



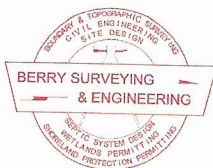
- ☐ Sheet 3: amend note regarding Access Aisle no parking sign
The proposed no parking sign callout has been revised.
- ☐ Expand striped area adjacent to accessible parking spaces for ambulance access; this may result in loss of 1 parking space
An ambulance pull in has been added to the western side of the parking lot, to allow backing to the front door.
- ☐ Is a site sign proposed for ROW site driveway?
A stop sign, stop bar and lane delineator are proposed for the ROW site driveway.
- ☐ Provide bicycle rack(s)
A bicycle rack has been added to sheet 3.
- ☐ Expand narrative to include information about security/facility operations
Narrative has been expanded to include information regarding security.

Fire/Inspections Comments:

- Sheet 3 note 21 indicates (apt/units) and note 39 indicates 60 bed treatment facility. Applicant to indicate the overall building use(s).
Note 21 has been revised to remove the reference to apartments/units. 64 beds proposed.
- Will the project be seeking licensure through DHHS. Is it a 24/7 defend in place facility.
The applicant will ratify required licensing with Inspection Services and will ensure all required licensing is applied for.
- Indicate ambulance access where applicable.
An ambulance turn around has been included on the site plan.
- Sheet 3 Note 26: the 2015 IBC requires permits for over 7'.
Note 26 has been revised accordingly.
- Sheet 3 indicate the sign type for both accessible spaces.
Sign sizes and types are included on the neighborhood plan.
- Sheet 3 clarify the ability of waste vehicle to navigate the turn to access dumpster.
The dumpster has been moved so that it can be more accessible. A painted area is proposed in front of it, to allow vehicles more room to access the dumpster.



- Submitted plans to indicate all entrances/exits.
All entrances and exits are shown on the site plan.
- Provide the proposed termination point of the kitchen hood.
This has still not been resolved.
- Sheet 8 Waste water pumping controller shall be within sight of pump location.
Tank has been moved to the backside of the parking lot and will be visible from the controller.
- Sheet 8 utilities shall be sufficiently remote from one another. Has utility transformer location been confirmed.
Utilities have been designed to meet the minimum separation. Eversource has confirmed location.
- Is the generator classification determined at this time. Will generator have a WP enclosure or be installed in its own building.
It is our understanding that a generator is no longer needed. An overflow tank will be used in conjunction with the force main tank. It is our understanding that the applicant has worked with Inspections Services on this issue.
- Is a connection for a portable power supply been determined, if so locate on plan.
There is no proposed connection for portable power at this time.
- Sheet 19 Pump Station & Valve does not appear to coincide w/ sheet 8 configuration. Please clarify.
Sheet 19 has been revised to match sheet 8.
- Submitted plans shall indicate the classification of the tank and the area around it.
This is unresolved.
- Sheet 19 note 16 and 17 should be edited.
Notes 16 and 17 have been revised to be more clear.
- Submitted plans do not appear to indicate stair details for the east parking lot. Please include.
Detail C22 has been added to sheet C103 to provide a detail for the staircase.
- The elevation plans appear to indicate a sloped roof- indicate if there will be any roof mounted mechanical systems.
Mechanicals are placed adjacent to the building on the northwest side. Two 10' x 10' pads are reserved for this space.



Engineering Comments:

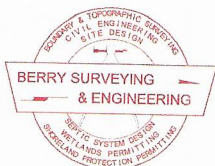
- ☐ Recommend removing one 45 degree bend in the FM to straighten it out.
The location of the pump chamber has been moved to the back side of the parking lot. All unnecessary 45 degree bends have been removed.
- ☐ Note to rework the existing SMH invert to accept the new service.
A note has been added to state that the existing SMH is to be reworked to accept the new service.

- ☐ Where will the sewer PS control panel be located?
The control panel is located on the westerly corner of the building.

The watermain is shown too close to the sewer forcemain. There should be 10 ft of separation.

The existing forcemain has been field located and is now shown in the correct location.

- ☐ The hydrant seems too close to the building and is on the slope.
The grading has been revised to show a flat area around the proposed hydrant.
- ☐ Restrain between the hydrant and gate and back to the 45 degree bend.
A note has been added to the utility plan referencing the above comment.
- ☐ Foster the hydrant gate to the 6x6 anchor tee
A note has been added to the utility plan referencing the above comment.
- ☐ Increase the green space in the right of way like the old plan
Additional green space has been added to the right of way.
- ☐ Add a catchbasin to capture the stormwater leaving the right of way like the old plan
A curb line is proposed along the right of way to divert runoff to the existing catch basins. The applicant is not proposing to add additional drainage structures at this time.
- ☐ Install a berm to prevent the parking lot drainage going into the wetland or snow storage.
A small swale has been added to direct flow to the forebay.
- ☐ C101 page 15/20 detail C6-check the stone size.
The stone size on detail C6 has been revised to be correct.



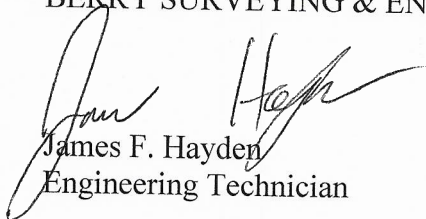
Economic Development Comments:

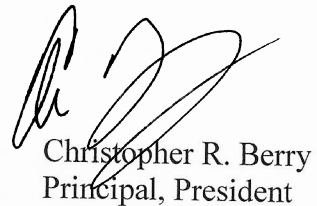
- ☐ Does the small unidirectional color rendering provided reflect the actual colors of the building materials that will be used? Would like to see samples.
Updated color renderings have been provided. These are proposed to be vinyl with a stone veneer.
- ☐ What will the landscaping look like from all perspectives?
Updated streetscapes have been provided.
- ☐ Described alternatively as a "Treatment Center" and a "Recovery Facility" Treatment for what? Recovery for what?
The proposed building will be both a treatment facility and recovery facility. It is a center for people with substance abuse issues.
- ☐ What will be the age variation of the occupants
The proposed facility will be open to every age group except for minors.

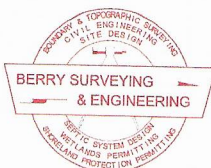
Planning Board Comments:

- ☐ Easement include dumpster truck?
Dumpster trucks will be allowed access to the site through the easement.
- ☐ Screening of transformer, generator and dumpster
**The transformer will be screened in accordance with Eversource and City of Dover.
The dumpster will be screened with a proposed fence.**
- ☐ Height of retaining wall?
Height of retaining wall is depicted on the grading plan, it is proposed to be 2-3 feet tall.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



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



February 5, 2020

Gulf Landing Properties LLC
Attention: Michael Patenaude
9 Patriot Drive
Dover, NH 03820

1700 Lafayette Road
Portsmouth, NH 03801

Michael J Busby
603-436-7708 x555-5678
michael.busby@eversource.com

Dear Mike,

I am responding to your request to confirm the availability of electric service for the proposed project being constructed for/by your company Gulf Landing Properties LLC, in conjunction with River Valley Development Corp. in Dover, NH off Central Ave, ahead of Dover Bowl.

The proposed project consists of a 3-story building for a 64 bed treatment facility. The proposed development will be constructed off Central Ave.

The developer will be responsible for the installation of all underground facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Utility Plan by Berry Surveying & Engineering DB 2019-143. The proposed building service will be fed from to be determined by Eversource Engineering as depicted on the same utility plan. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached drawing titled "Utility Plan, Land of Gulf Landing Properties" dated 11-14-19, revised 02-02-20 shows transformer locations to service your proposed project.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (<https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2>).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-436-7708 Ext. 555-5678

Respectfully,

Michael J. Busby, PE
NH Eastern Regional Engineering and Design Manager, Eversource

cc: (via e-mail)
Michael Lee, Eastern Region Operations Manager, Eversource
Mary Jo Hanson, Field Supervisor, Electric Design, Eversource



February 5, 2020

Mike Patenaude
Dover Narrows Properties LLC
9 Patriot Way
Dover NH 03820

RE: Natural Gas Availability to 887 Central Ave Dover NH

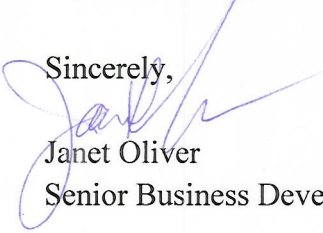
Dear Mike,

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas service will be available to the Dover Narrows Properties LLC. Installation is pending an authorized installation agreement with Dover Narrows Properties LLC and street opening approval from the City of Dover DPW.

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,



Janet Oliver

Senior Business Development Representative

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SHEET 1	~ NEIGHBORHOOD PLAN
SHEET 2	~ EXISTING CONDITIONS PLAN
SHEET 3	~ SITE PLAN
SHEET 4	~ GRADING AND DRAINAGE PLAN
SHEET 5	~ PLAN AND PROFILE ACCESS WAY
SHEET 6	~ P-101 GRAVEL WETLAND DETAILS
SHEET 7	~ EROSION & SEDIMENT CONTROL PLAN
SHEET 8	~ UTILITY PLAN
SHEET 9	~ UTILITY PLAN & PROFILE
SHEET 10	~ LANDSCAPING PLAN
SHEET 11	~ LIGHTING PLAN
SHEET 12	~ CROSS SECTIONS ACCESS WAY
SHEET 13	~ E101-SEDIMENT & EROSION DETAILS
SHEET 14	~ E102-SEDIMENT & EROSION DETAILS
SHEET 15	~ C101-CONSTRUCTION DETAILS
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SHEET 17	~ C103-CONSTRUCTION DETAILS
SHEET 18	~ U101- UTILITY DETAILS
SHEET 19	~ U102- PUMP DESIGN DETAILS
SHEET 20	~ L101- LANDSCAPING DETAILS

NO PLANS TO BE RECORDED

OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

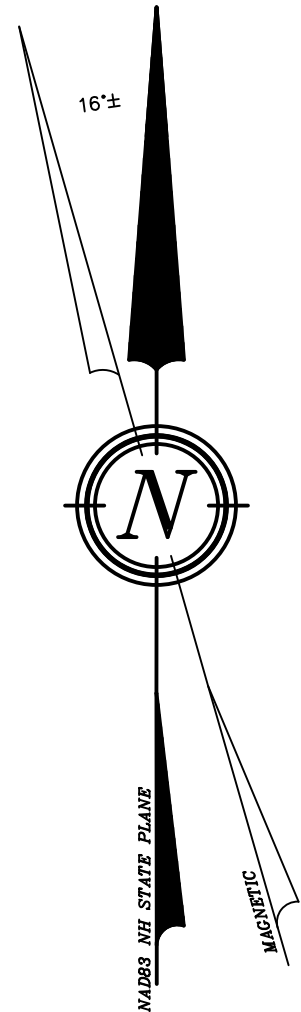
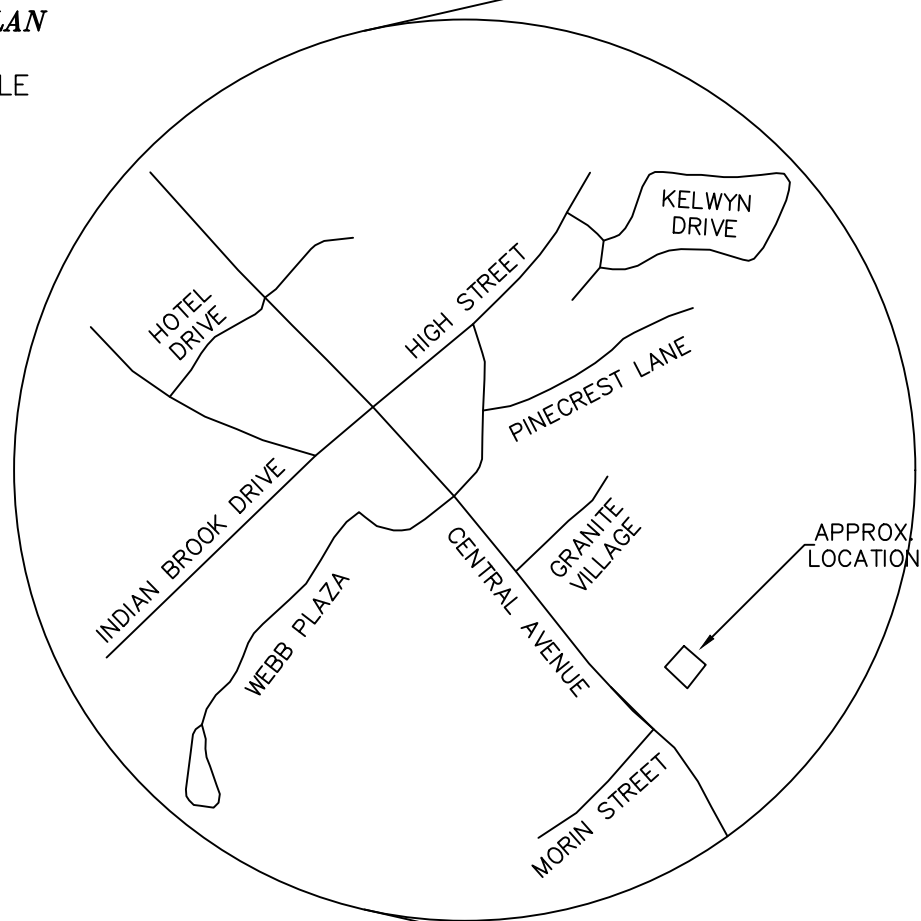
APPLICANT: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820

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: FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163
38 GARLAND ROAD
STRAFFORD, NH 03884
(603) 969-5574

LOCATION PLAN
DOVER, NH
NOT TO SCALE



GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

REQUIRED PERMITS:

- 1.) NHDES SEWER DISCHARGE PERMIT: PENDING
- 2.) DEPARTMENT OF HISTORICAL RESOURCES: 11267
- 3.) NATURAL HERITAGE BUREAU (NHB): NHB19-3615

ALLONSY PARK
FOR
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

NOTE:

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

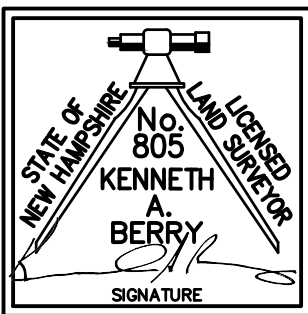
VICINITY SKETCH
DOVER, NH
SCALE: 1" = 500' ±



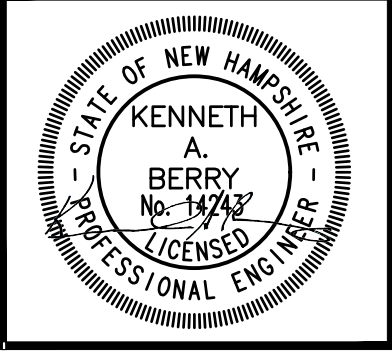
OWNER'S SIGNATURE

DATE

APPROVED DOVER



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143



SITE PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

#1	REVISION	DATE	DESCRIPTION
		08-06-20	REVISED PER TRC COMMENTS

DOVER FILE #P19-85

ABBREVIATION LEGEND:

E.O.P. EDGE OF PAVEMENT
C.C.C. CAST IN PLACE CONCRETE CURB
S.G.C. SLOPED GRANITE CURB
BITUM. BITUMINOUS
E.O.P. EDGE OF PAVEMENT
TYP. TYPICAL
U.G.E. UNDER GROUND ELECTRIC / UTILITY
U.D. UNDER DRAIN
C.O. CLEAN OUT
INV. INVERT
ELEV. ELEVATION
F.E.S. FLARED END SECTION
HDPE HIGH DENSITY POLYETHYLENE
RCP REINFORCED CONCRETE PIPE
RECB ROLLED EROSION CONTROL BLANKET

F.G. FINISHED GRADE
E.G. EXISTING GRADE
T.B.R. TO BE REMOVED
PL PROPERTY LINE
EL EASEMENT LINE
CL CENTER LINE
CF CUBIC FEET
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.V.C. POINT OF VERTICAL CURVE
P.V.I. POINT OF VERTICAL INTERSECTION
P.V.T. POINT OF VERTICAL TANGENCY
EX. EXISTING
PROP. PROPOSED
STA. STATION

'/, FEET / FEET

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

EXISTING LEGEND:

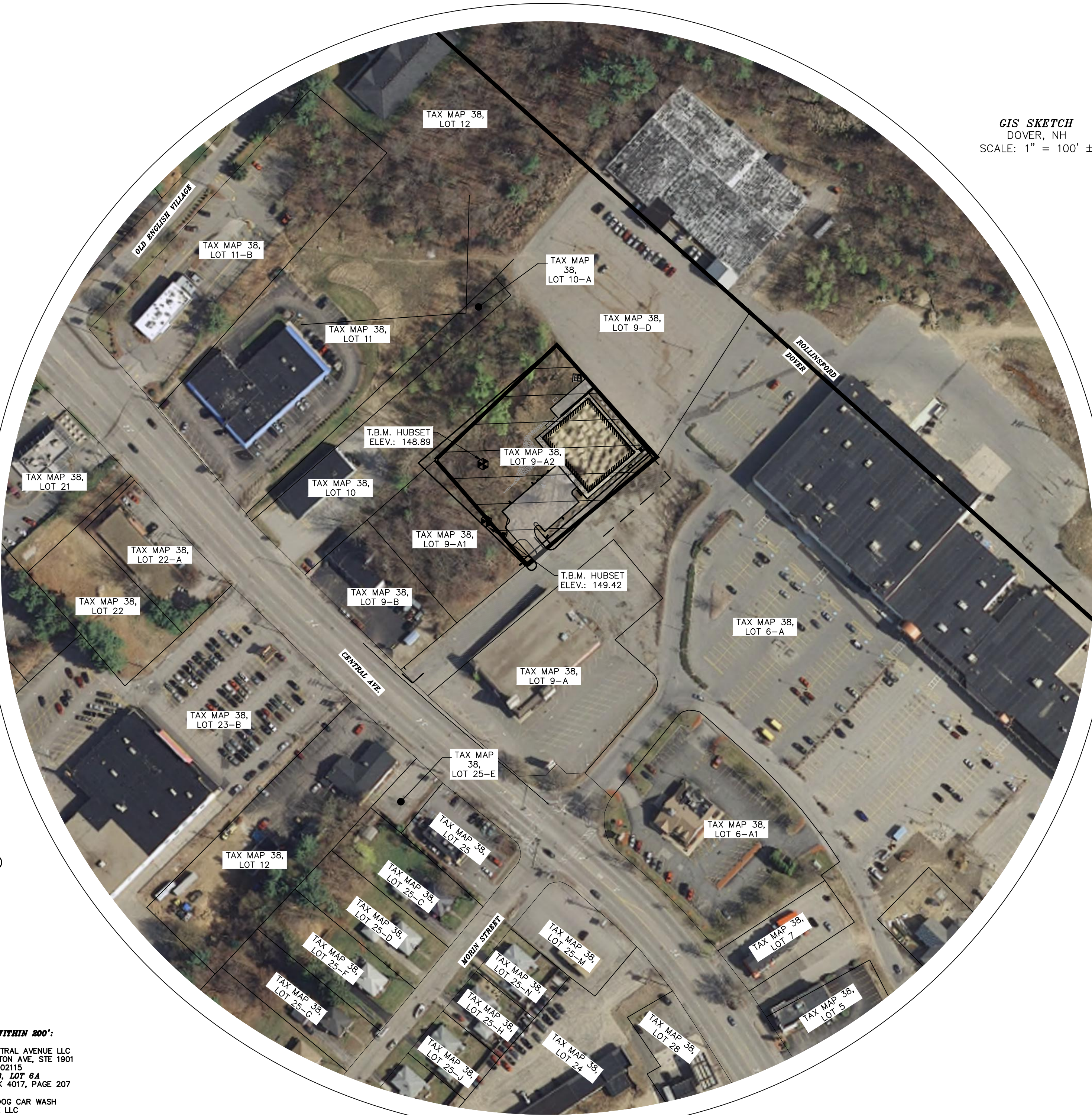
IRON BOUND (FND)
REBAR (FND)
RAILROAD SPIKE (FND)
UTILITY POLE / GUY WIRE
SINGLE POST SIGN
CURB STOP
GATE VALVE
GAS VALVE
FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE
DRAIN MANHOLE
TREE

EXISTING SPOT ELEVATION
BUILDING SETBACK LINE
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING DRAIN LINE
OVERHEAD UTILITIES
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR

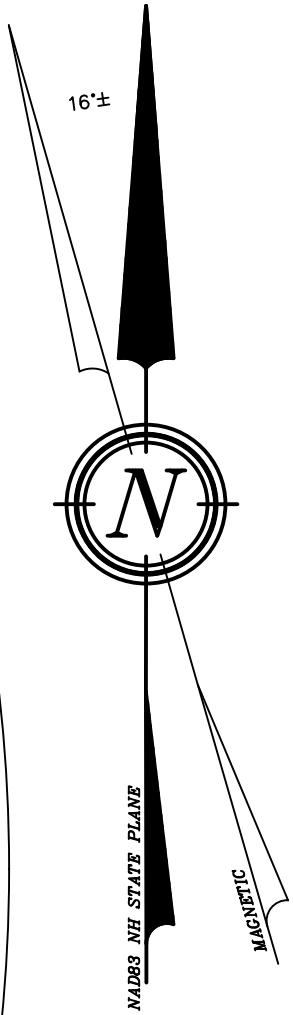
PROPOSED LEGEND:

IRON BOUND (FND)
TEMPORARY BENCHMARK
CURB STOP
GATE VALVE
GAS VALVE
CATCH BASIN
SHEET DETAIL
THRUST BLOCK

PROPOSED SPOT ELEVATION
EASEMENT LINE
PROPOSED GAS LINE
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED FORCE MAIN
PROPOSED DRAIN LINE
PROPOSED UNDERDRAIN
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR
SAW CUT LINE
PROPOSED UNDERGROUND UTILITY
SILT FENCE / EROSION MIX BERM
FILTREXX SILT SOXX (8" or 12" AS NOTED)
ORANGE CONSTRUCTION PERIMETER FENCE



CIS SKETCH
DOVER, NH
SCALE: 1" = 100' ±



SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	RED	WHITE	WHITE	SQUARE (2)
R7-8	12"x18"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (2)
R7-8a	12"x6"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (0)
R8-31	12"x18"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	RED	RED	SQUARE (2)
R8-31	12"x18"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	RED	RED	SQUARE (1)

ABUTTERS WITHIN 200':

N/F 851 CENTRAL AVENUE LLC
177 HUNTINGTON AVE, STE 1901
BOSTON, MA 02115
TAX MAP 38, LOT 6A
S.C.R.D. BOOK 4017, PAGE 207

N/F BLACK DOG CAR WASH
CENTRAL AVE LLC
PO BOX 6
WATSFIELD, VT 05673
TAX MAP 38, LOT 9A
S.C.R.D. BOOK 3854, PAGE 235

N/F THIRD STREET
TERRACE CONDOMINIUMS,
53 THIRD STREET, LLC
277 MAIN STREET
DURHAM, NH 03824
TAX MAP 31, LOT 21
S.C.R.D. BOOK 3446, PAGE 119

N/F DRISCOLL REALTY INC
BOX 207
KITTEERY POINT, ME 03905
TAX MAP 38, LOT 8A-7
S.C.R.D. BOOK 709, PAGE 130

N/F NANTUCKET HOLDING COMPANY LLC
340 CENTRAL AVE STE 202
DOVER, NH 03820
TAX MAP 38, LOT 10
S.C.R.D. BOOK 1739, PAGE 29

887B CENTRAL AVENUE LLC
C/O THE ANAGNOST COMPANIES
1662 ELM STREET STE 100
MANCHESTER, NH 03101-1243
TAX MAP 38, LOT 9D
S.C.R.D. BOOK 3678, PAGE 355

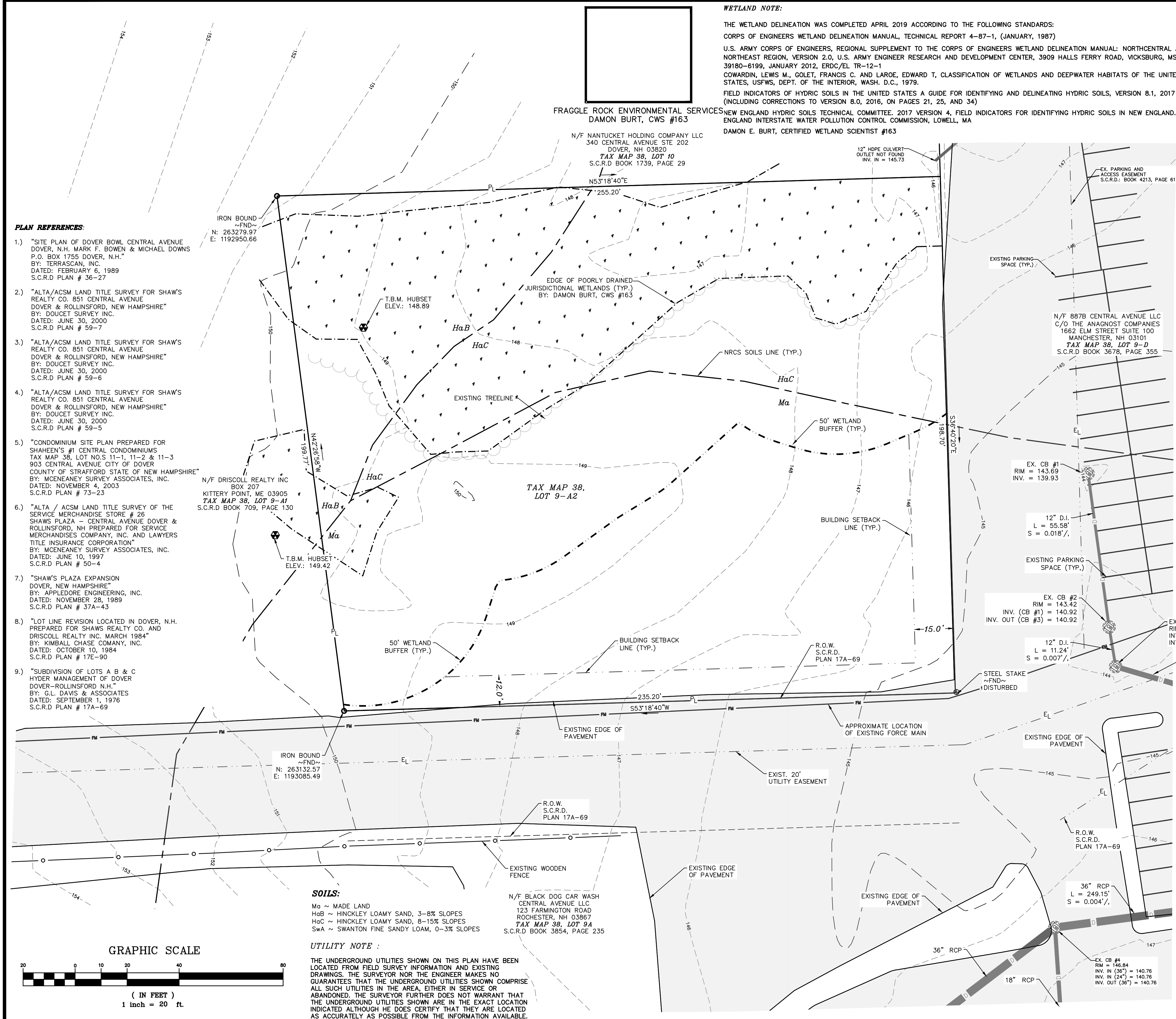
DOVER FILE #P19-85

#1	08-06-20	REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN LAND OF GULF LANDING PROPERTIES LLC CENTRAL AVENUE DOVER, N.H. TAX MAP 38, LOT 9-42
--

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 34743
LICENSED PROFESSIONAL ENGINEER

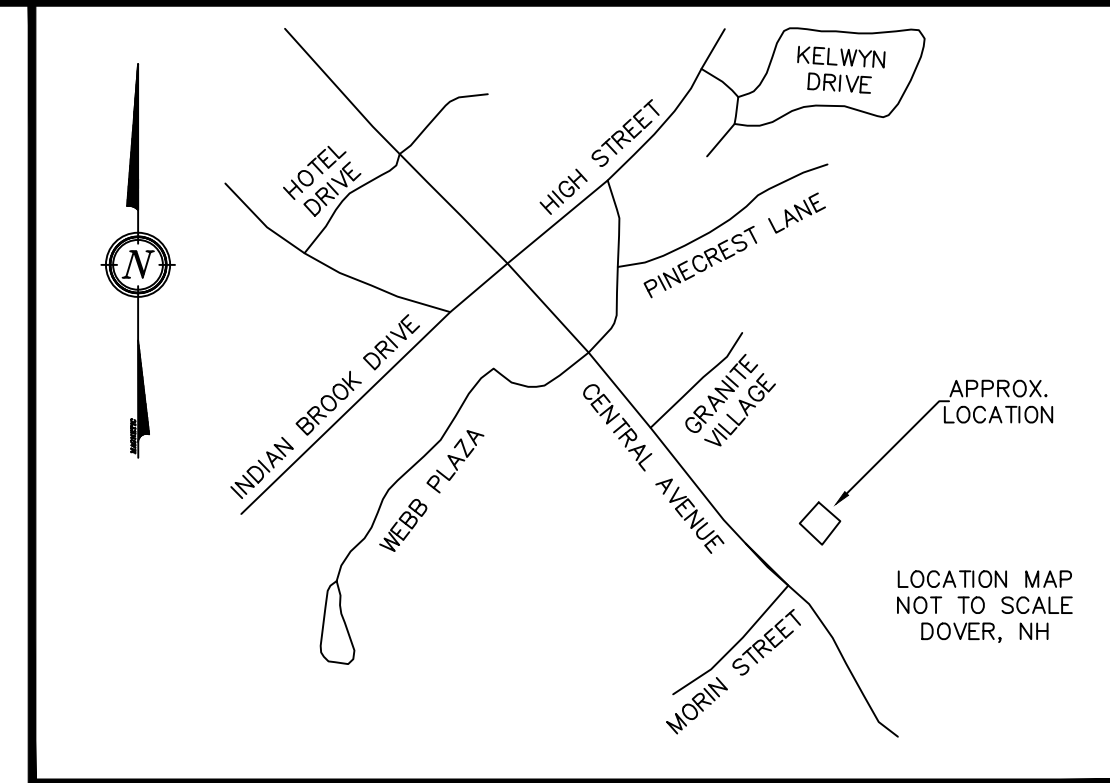


- PLAN REFERENCES:**
- "SITE PLAN OF DOVER BOWL CENTRAL AVENUE DOVER, N.H. MARK F. BOWEN & MICHAEL DOWNS P.O. BOX 1755 DOVER, N.H." BY: TERRASCAN, INC. DATED: FEBRUARY 6, 1989 S.C.R.D. PLAN # 36-27
 - "ALTA/ACSM LAND TITLE SURVEY FOR SHAW'S REALTY CO. 851 CENTRAL AVENUE DOVER & ROLLINSFORD, NEW HAMPSHIRE" BY: DOUCET SURVEY INC. DATED: JUNE 30, 2000 S.C.R.D. PLAN # 59-7
 - "ALTA/ACSM LAND TITLE SURVEY FOR SHAW'S REALTY CO. 851 CENTRAL AVENUE DOVER & ROLLINSFORD, NEW HAMPSHIRE" BY: DOUCET SURVEY INC. DATED: JUNE 30, 2000 S.C.R.D. PLAN # 59-6
 - "ALTA/ACSM LAND TITLE SURVEY FOR SHAW'S REALTY CO. 851 CENTRAL AVENUE DOVER & ROLLINSFORD, NEW HAMPSHIRE" BY: DOUCET SURVEY INC. DATED: JUNE 30, 2000 S.C.R.D. PLAN # 59-5
 - "CONDOMINIUM SITE PLAN PREPARED FOR SHAHEEN'S #1 CENTRAL CONDOMINIUMS TAX MAP 38, LOT NO.S 11-1, 11-2 & 11-3 903 CENTRAL AVENUE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: MCNEANEY SURVEY ASSOCIATES, INC. DATED: NOVEMBER 4, 2003 S.C.R.D. PLAN # 73-23
 - "ALTA / ACSM LAND TITLE SURVEY OF THE SERVICE MERCHANDISE STORE # 28 SHAW'S PLAZA - CENTRAL AVENUE DOVER & ROLLINSFORD, NH PREPARED FOR SERVICE MERCHANDISES COMPANY, INC. AND LAWYERS TITLE INSURANCE CORPORATION" BY: MCNEANEY SURVEY ASSOCIATES, INC. DATED: JUNE 10, 1997 S.C.R.D. PLAN # 50-4
 - "SHAW'S PLAZA EXPANSION DOVER, NEW HAMPSHIRE" BY: APPLIEDORE ENGINEERING, INC. DATED: NOVEMBER 28, 1989 S.C.R.D. PLAN # 37A-43
 - "LOT LINE REVISION LOCATED IN DOVER, N.H. PREPARED FOR SHAW'S REALTY CO. AND DRISCOLL REALTY INC. MARCH 1984" BY: KIMBALL CHASE COMPANY, INC. DATED: OCTOBER 10, 1984 S.C.R.D. PLAN # 17E-90
 - "SUBDIVISION OF LOTS A B & C HYDER MANAGEMENT OF DOVER DOVER-ROLLINSFORD N.H." BY: G.L. DAVIS & ASSOCIATES DATED: SEPTEMBER 1, 1976 S.C.R.D. PLAN # 17A-69

SOILS:
Ma ~ MADE LAND
HaB ~ HINCKLEY LOAMY SAND, 3-8% SLOPES
HaC ~ HINCKLEY LOAMY SAND, 8-15% SLOPES
SwA ~ SWANTON FINE SANDY LOAM, 0-3% SLOPES

UTILITY NOTE :
THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

WETLAND NOTE:
THE WETLAND DELINEATION WAS COMPLETED APRIL 2019 ACCORDING TO THE FOLLOWING STANDARDS:
CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)
U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1
COWARDIN, LEWIS M., GOLET, FRANCIS C. AND LAROE, EDWARD T, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH. D.C., 1979.
FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)
NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA
DAMON E. BURT, CERTIFIED WETLAND SCIENTIST #163



- NOTES:**
- OWNER: GULF LANDING PROPERTIES LLC 9 PATRIOT DRIVE DOVER, NH 03820
 - DOVER TAX MAP 38, LOT 9-A2
 - LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
 - S.C.R.D. BOOK 4213, PAGE 615
 - ZONING: B3 BUILDING SETBACK REQUIREMENTS:
FRONT (EXISTING) - 30.0'
SIDE - 12.0'
REAR - 15.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE ~ 20,000 Sq. Ft.
MIN. LOT FRONTAGE ~ 125'
MAX. BLDG. HEIGHT ~ 40'
MAX. LOT COVERAGE ~ 50%
 - PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING 2013 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 UNDER NO SNOW CONDITIONS.
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD, REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015
 - WETLANDS WERE DELINEATED BY DAMON BURT, CERTIFIED WETLAND SCIENTIST CERTIFICATE NUMBER 163, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN SPRING 2013
 - TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING OF 2013 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 1 FOOT INTERVALS.
 - DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN SPRING 2013 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988. CONVERSION TO NAD 1927 AND NGVD 1929 (DOVER GIS GRID) PROVIDED.
 - THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE GROUNDWATER PROTECTION ZONE.

- LEGEND:**
- IRON BOUND/REBAR (FND)
 - RAILROAD SPIKE/SPIKE (FND)
 - UTILITY POLE
 - GUY WIRE
 - BORING
 - DRAIN MANHOLE W/ STRUCTURE
 - SEWER MANHOLE W/ STRUCTURE
 - CATCH BASIN W/ STRUCTURE
 - WATER LINE
 - GAS LINE
 - OVER HEAD UTILITIES
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING DRAIN LINE
 - EXISTING SEWER LINE
 - NRCS SOILS LINE
 - EASEMENT LINE
 - 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

DOVER FILE #P19-85

EXISTING CONDITIONS PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

REVISED PER TRC COMMENTS
08-06-20
#1
REVISION
DATE
DESCRIPTION

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

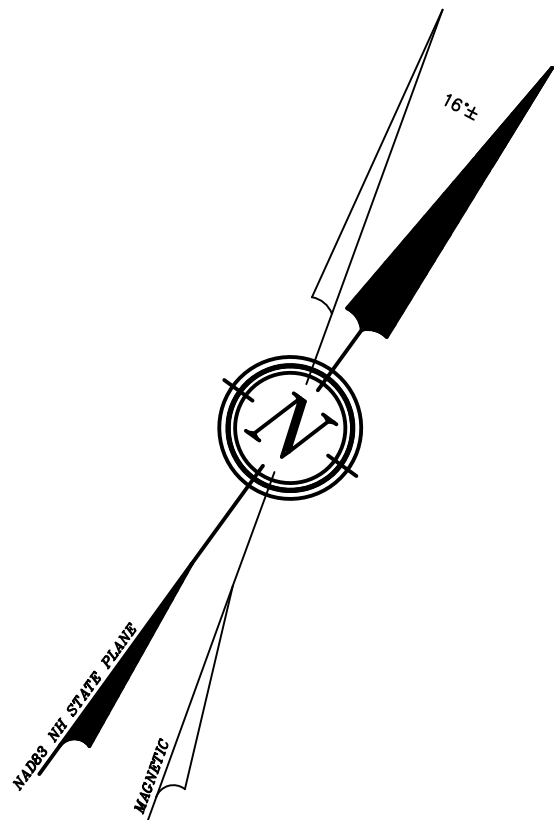
STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
SIGNATURE

SHEET 2 OF 20

- 1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820
- 2.) DOVER TAX MAP 38, LOT 9-A2
- 3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
- 4.) S.C.R.D. BOOK 4213, PAGE 615
- 5.) ZONING: B3
BUILDING SETBACK REQUIREMENTS:
FRONT - 30.0' (135.5' PROPOSED)
SIDE - 12.0' (12.5' PROPOSED)
REAR - 15.0' (15.3' PROPOSED)
WETLANDS SETBACK - 50.0'
MIN. LOT SIZE - 20,000 Sq. Ft. (48,717 Sq. Ft. PROVIDED)
MIN. LOT FRONTAGE - 125' (235.2' PROVIDED)
MAX. BLDG. HEIGHT - 40'
MAX. LOT COVERAGE - 50% (17.4% PROPOSED)
- 6.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING 2013 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 UNDER NO SNOW CONDITIONS.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0310C, DATED: SEPTEMBER 30, 2015
- 8.) WETLANDS WERE DELINEATED BY DAMON BURT, CERTIFIED WETLAND SCIENTIST CERTIFICATE NUMBER 163, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN SPRING 2013
- 9.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN SPRING OF 2013 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 1 FOOT INTERVALS.
- 10.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER RECEIVER IN SPRING 2013 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.
- 11.) AS-BUILT PLANS OF THE SITE PLAN SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- 12.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES.
- 13.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- 14.) ALL CONSTRUCTION SHALL COMPLY 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.
- 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 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 DISTURBING ACTIVITY OCCURS.
- 17.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 18.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 19.) 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.
- 20.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY 9 AM 4 PM. NO SUNDAY HOURS. 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. CITY OF DOVER -SITE PLAN COMMON NOTES PAGE 3 OF 4
- 21.) BUILDING ADDRESSE SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 22.) THE PROPOSED USE FOR THE SITE IS A MEDICAL REHABILITATION FACILITY (HOSPITAL USE CATEGORY). VARIANCE REQUEST Z19-13 WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT, ON SEPTEMBER 25, 2019 TO ALLOW THE PROPOSED USE WITHIN THE ZONE.
- 23.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SEWER DISCHARGE PERMIT: PENDING
DEPARTMENT OF HISTORICAL RESOURCES (DHR): 11267
NATURAL HERITAGE BUREAU (NHB): NHB19-3615

- 24.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOWRY CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- 25.) ANY FENCE WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES. STRUCTURAL DESIGN PLANS WILL BE PROVIDED IF NEEDED.
- 26.) ANY FENCE TALLER THAN SIX 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.
- 28.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
- 29.) PROJECT SITE SHALL REMAIN ACCESSIBLE IN ALL WEATHER CONDITIONS.
- 30.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. WAIVER REQUIRED.
- 31.) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 32.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM.
- 33.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
- 34.) FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
- 35.) THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
- 36.) EXISTING BUILDING IMPERVIOUS AREA: 0 Sq.Ft. (0%)
EXISTING PAVED IMPERVIOUS AREA: 0 Sq.Ft. (0%)
TOTAL EXISTING IMPERVIOUS COVER: 0 Sq.Ft. (0%)
PROPOSED BUILDING IMPERVIOUS AREA: 8,500 Sq.Ft. (17.4%)
PROPOSED PAVED IMPERVIOUS AREA: 8,445 Sq.Ft. (17.3%)
TOTAL PROPOSED IMPERVIOUS COVER: 16,945 Sq.Ft. (34.7%)
- 37.) ALL DISTURBED UNPAVED AREAS TO RECEIVE 4" QUALITY LOAM AND SEED.
- 38.) THIS PROJECT PROPOSES 32,000 Sq.Ft. OF DISTURBANCE.
- 39.) THE PROPOSED FACILITY WILL BE A 64 BED TREATMENT FACILITY, WITH A MAXIMUM OF 8 EMPLOYEES ON A SHIFT AT ONE TIME.
- 40.) WETLAND LINE SHALL BE STAKED OUT AND FLAGGED WITH PINK AND BLACK FLAGGING BY BERRY SURVEYING AND ENGINEERING, PRIOR TO CONSTRUCTION.
- 41.) IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION. PAVEMENT COVERAGE: 8,445 Sq. Ft.
SNOW STORAGE: 1,408 Sq. Ft.
6:1 RATIO PROVIDED
- 42.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE SITE PLAN ASPECTS OF THE PROPOSED SITE PLAN DEVELOPMENT.
- 43.) SEE SHEET 2 FOR A LIST OF PLAN REFERENCES AND EASEMENT REFERENCES.
- 44.) ALL BOUNDS ARE TO BE RESET.

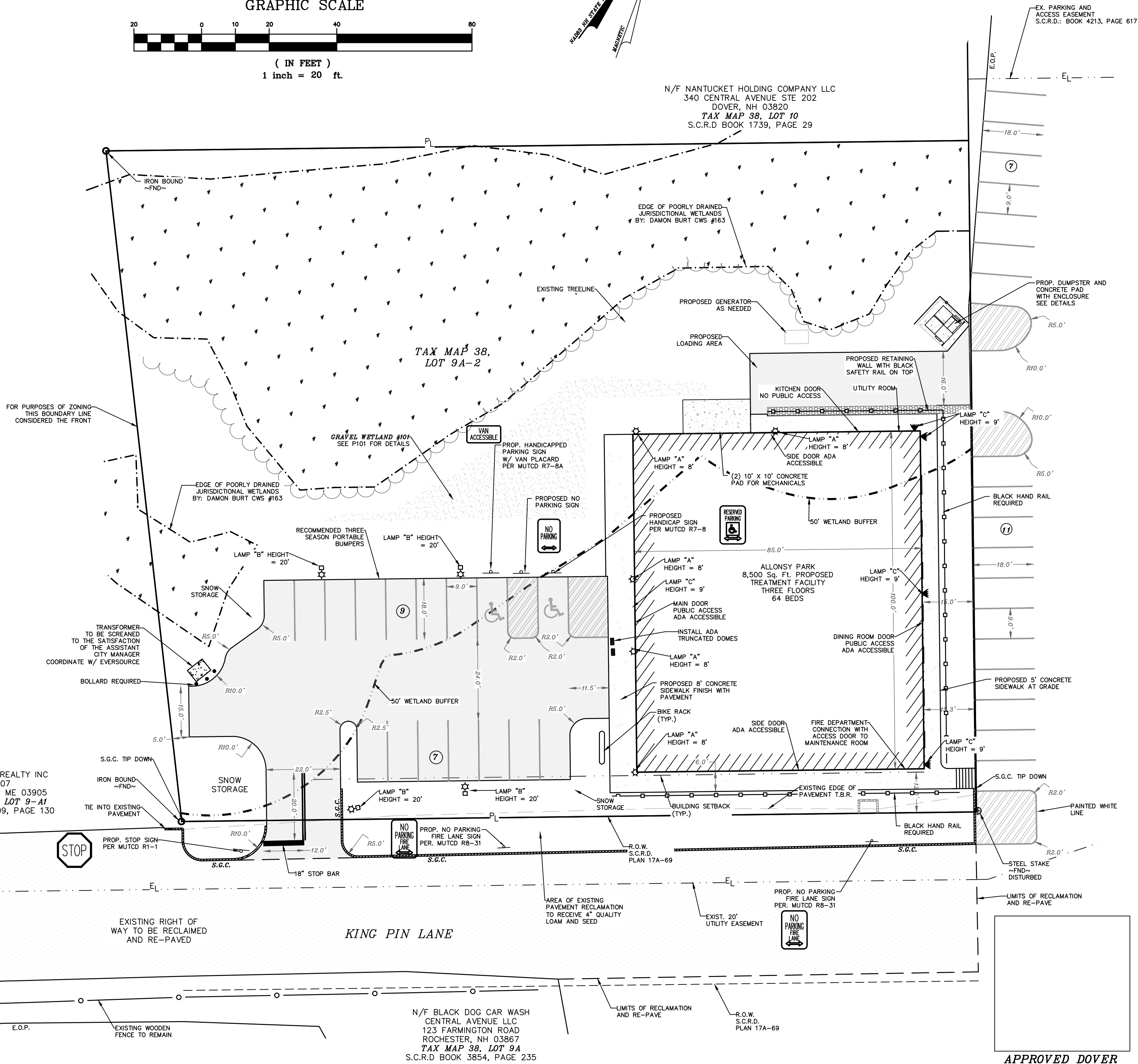
WAIVER REQUESTS:
SITE SPECIFIC SOILS MAP: PENDING
LIGHTING ONTO ADJACENT PARKING: PENDING
UNIFORMITY RATIO OF 6:1: PENDING



CHAPTER 149 PARKING TABLE

- MEDICAL
 - 0.5 SPACES PER BED * 64 BEDS = 32 SPACES
 - 1 SPACE PER EMPLOYEE SHIFT (8 EMPLOYEES) = 8 SPACES

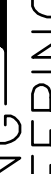
TOTAL REQUIRED = 32 SPACES
TOTAL PROPOSED = 34 SPACES



APPROVED DOVER

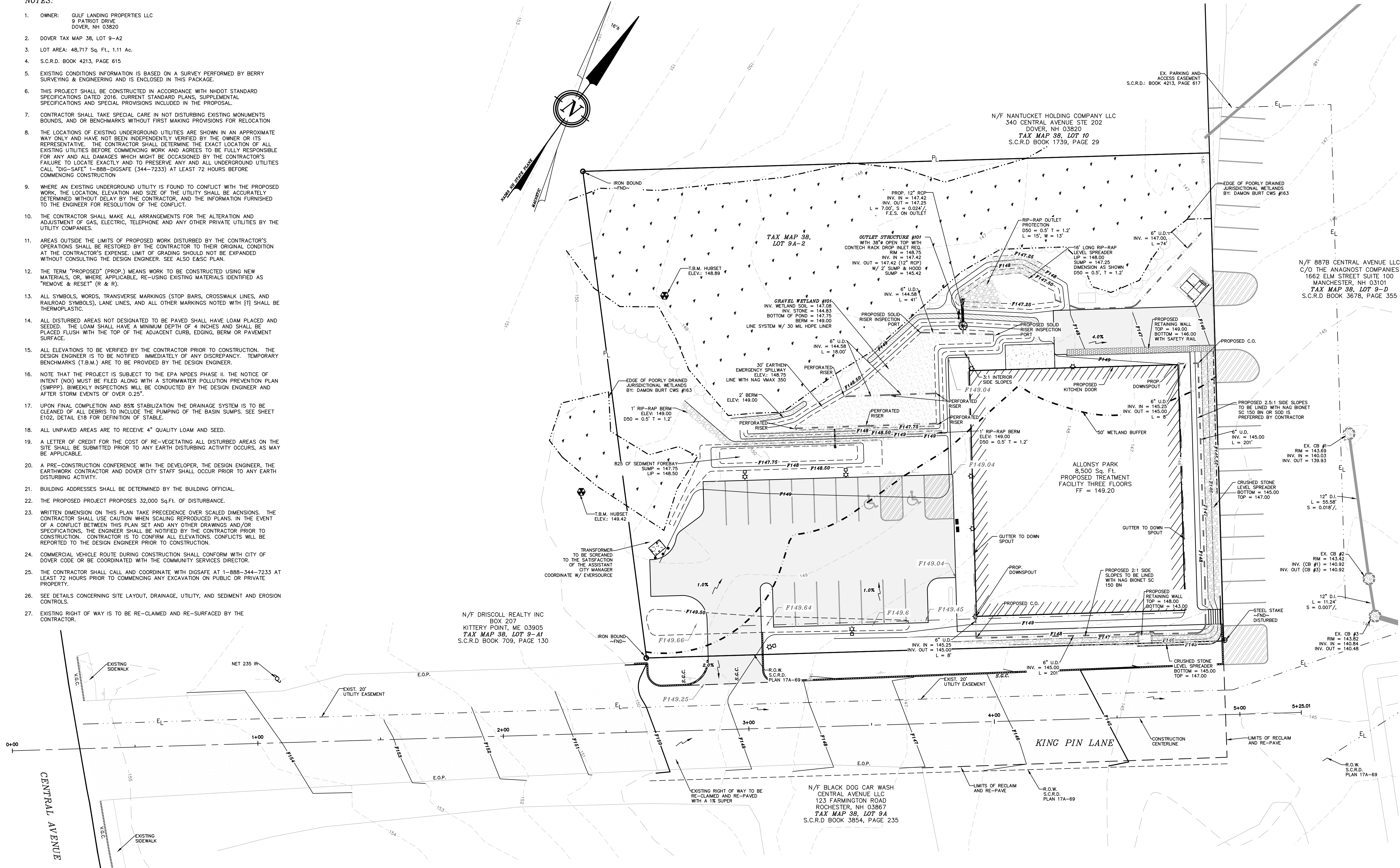
#1	08-06-20	REVISED PER TRC COMMENTS
REVISION	DATE	DESCRIPTION

SITE PLAN
LAND OF
GULF LANDING PROPE
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT

	BERRY SURVEYING & ENGINEERING 	
	335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863	
	SCALE : 1 IN. EQUALS 20 FT.	
	DATE : NOVEMBER 14, 2019	
FILE NO. : DB 2019 - 143		

NOTES:

- OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820
- DOVER TAX MAP 38, LOT 9-A2
- LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
- S.C.R.D. BOOK 4213, PAGE 615
- EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&SC PLAN.
- THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). BIWEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER AND AFTER STORM EVENTS OF OVER 0.25".
- UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS. SEE SHEET E102, DETAIL E18 FOR DEFINITION OF STABLE.
- ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND DOVER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
- THE PROPOSED PROJECT PROPOSES 32,000 Sq.Ft. OF DISTURBANCE.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH CITY OF DOVER CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.
- EXISTING RIGHT OF WAY IS TO BE RE-CLAIMED AND RE-SURFACED BY THE CONTRACTOR.



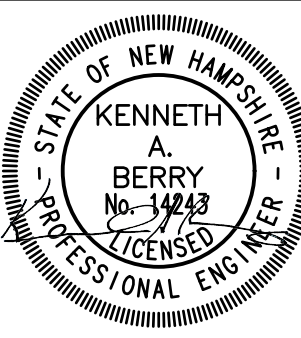
DOVER FILE #P19-85

REVISED PER TRC COMMENTS				
#1	08-06-20			
REVISION	DATE	DESCRIPTION		

GRADING AND DRAINAGE PLAN		DATE	REVISION	DESCRIPTION
#1				
		08-06-20		

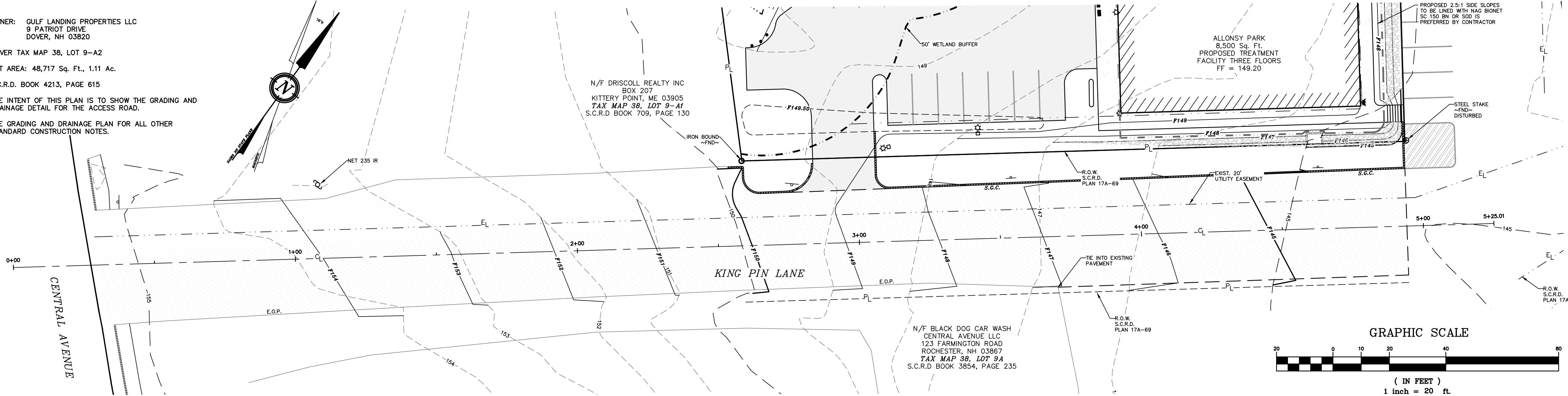
BERRY SURVEYING & ENGINEERING		DATE : NOVEMBER 14, 2019	FILE NO. : DB 2019 - 143	
335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863				
SCALE : 1 IN. EQUALS 20 FT.				

Professional Engineer Seal for Kenneth A. Berry, State of New Hampshire, License No. 15963, Mechanical Engineering.



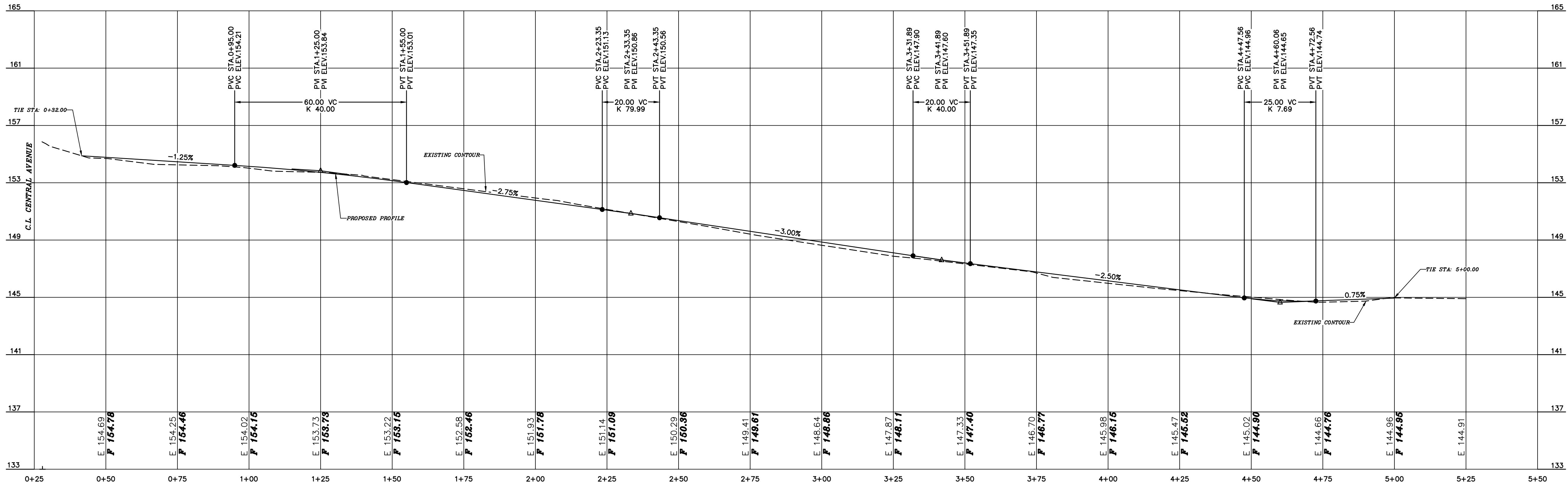
NOTES:

- 1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820
- 2.) DOVER TAX MAP 38, LOT 9-A2
- 3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
- 4.) S.C.R.D. BOOK 4213, PAGE 615
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE DETAIL FOR THE ACCESS ROAD.
- 6.) SEE GRADING AND DRAINAGE PLAN FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



PLAN VIEW ACCESS ROAD 0+00 TO END

PROFILE VIEW ACCESS ROAD 0+00 TO END



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

DOVER FILE #P19-85

#1	REVISION	DATE	DESCRIPTION
		08-06-20	REVISED PER TRC COMMENTS

PLAN AND PROFILE ACCESS ROAD 0+00 TO END

LAND OF
GULF LANDING PROPERTIES LLC

CENTRAL AVENUE
DOVER, N.H.

TAX MAP 38, LOT 9-A2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

KENNETH A. BERRY
No. 1443
LICENSED PROFESSIONAL ENGINEER -

MAINTENANCE REQUIREMENTS

ACTIVITY CLOGGING AND SYSTEM PERFORMANCE FREQUENCY

INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETRIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING.

REMEDY:
REPAIR OR REPLACE ANY DAMAGED STRUCTURAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.

CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS.

REMEDY:
SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR.

CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS.

REMEDY:
REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.

ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION

ACTIVITY VEGETATION FREQUENCY

CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS

REMEDY:
VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED

CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE

REMEDY:
THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM

ANNUALLY, OR AS NEEDED

ONCE EVERY 3 YEARS

1-1/2" WASHED CRUSHED STONE*		
SIEVE SIZE	% PASSING BY WEIGHT	
2"	100	
1-1/2"	90 - 100	
1"	20 - 55	
1/2"	0 - 15	
3/8"	0 - 5	

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

WETLAND SOIL		
SIEVE SIZE	% PASSING BY WEIGHT	
0.5	100	
#10	90 - 75	
#100	40 - 50	
#200	25 - 50	

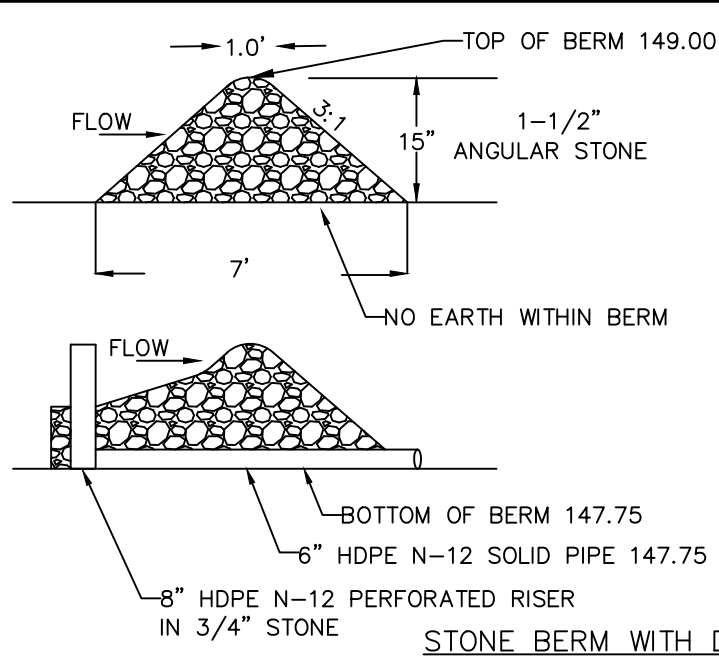
SIEVE SIZE	% PASSING TOLERANCES
0.5	±10.0
#10	±5.0
#100	±5.0
#200	±5.0

MAINTENANCE REQUIREMENTS DESIGN REFERENCES

1 UNH STORMWATER CENTER

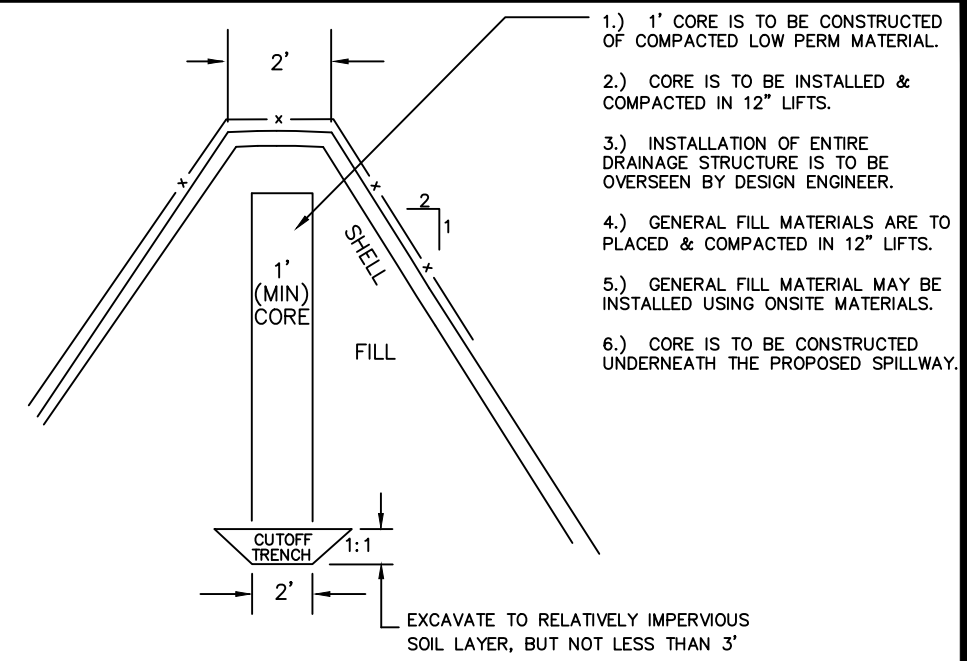
3/8" WASHED CRUSHED STONE*		
SIEVE SIZE	% PASSING BY WEIGHT	
1/2"	100	
3/8"	95 - 100	
# 4	22 - 55	
# 8	0 - 10	

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

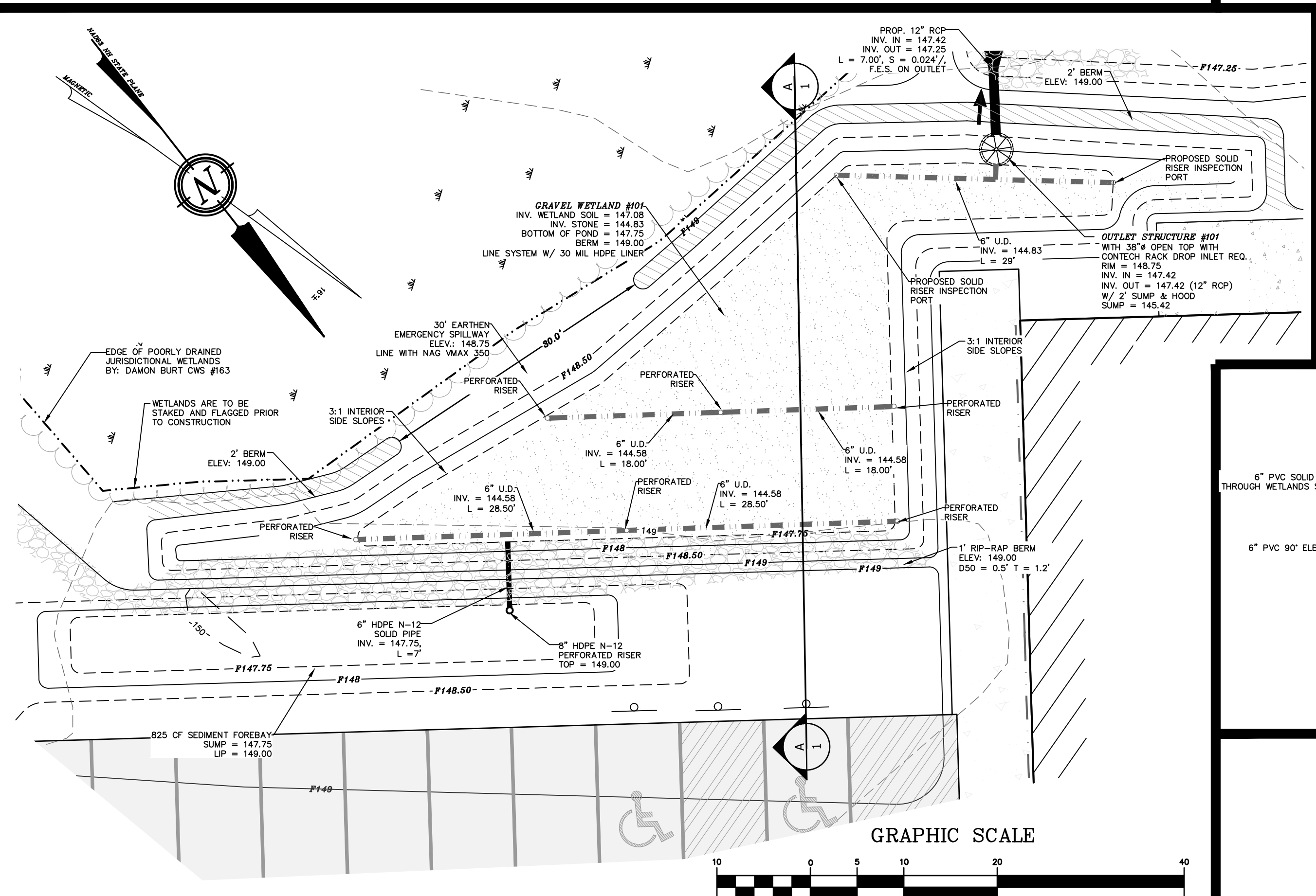


STONE BERM FOR FOREBAY

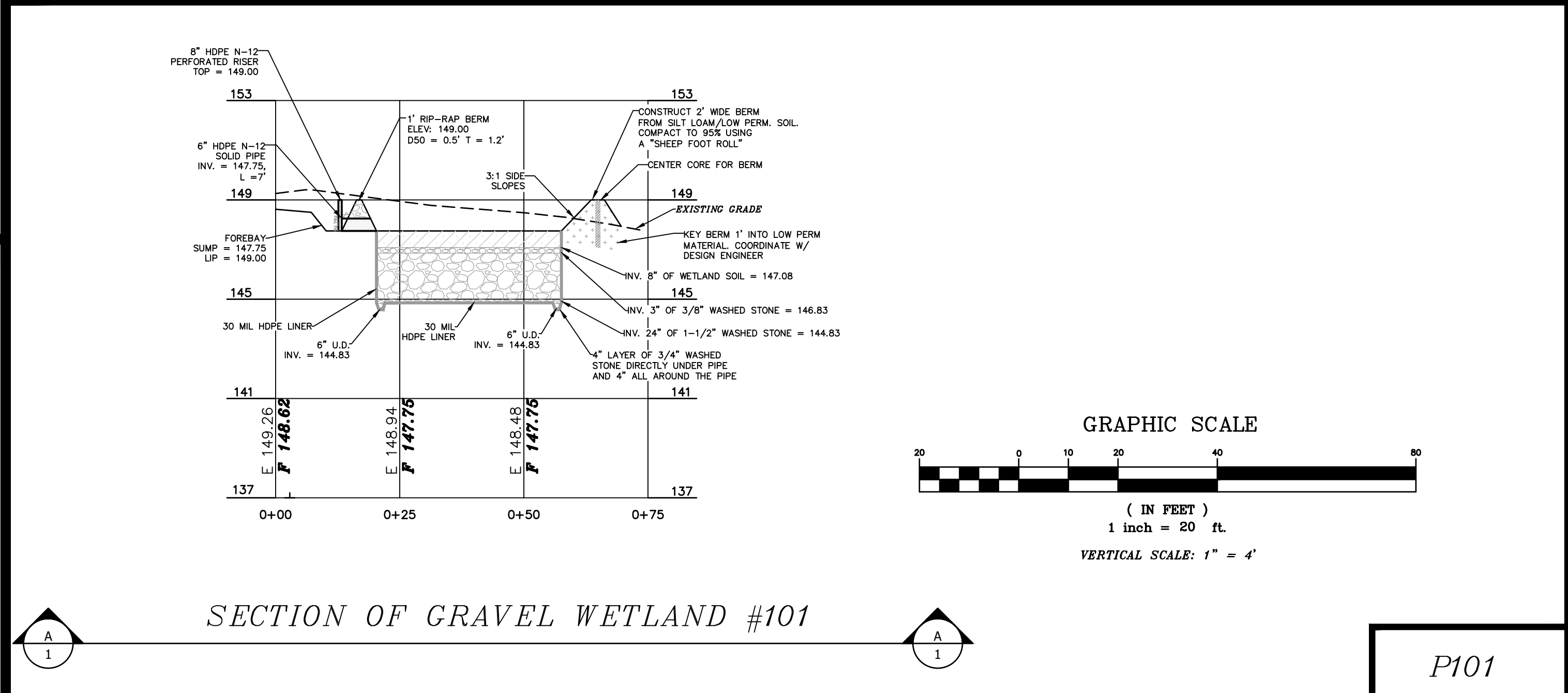
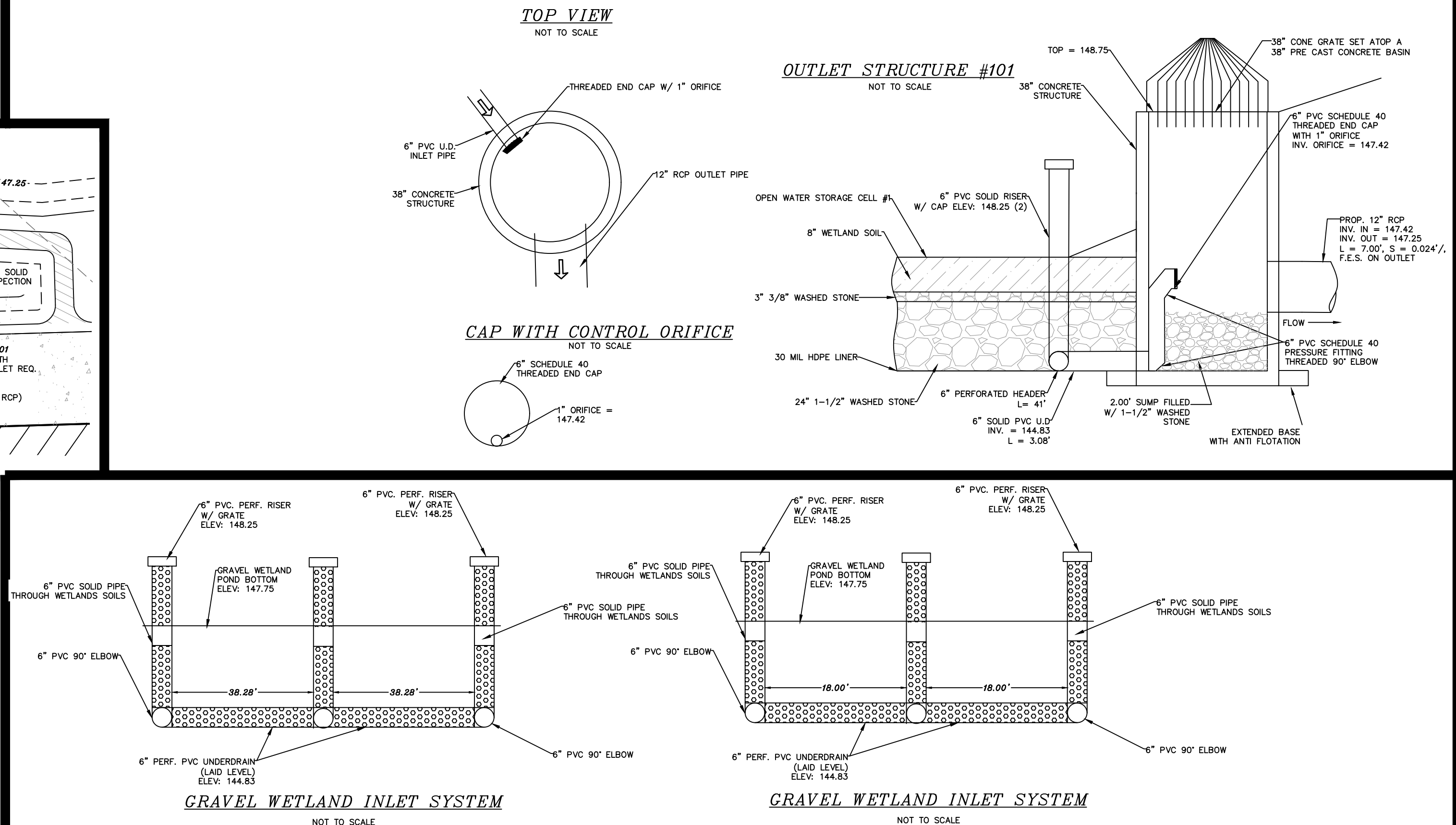
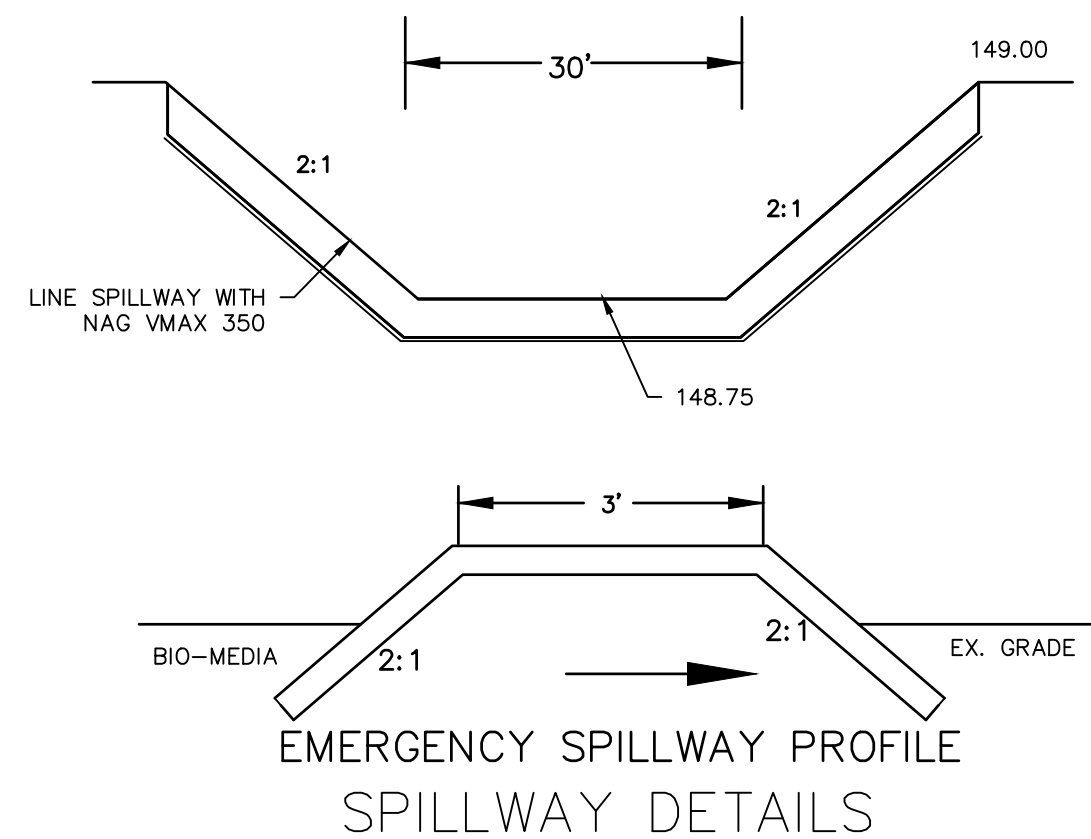
LOW PERMEABILITY MATERIAL GRADATION		
SIEVE SIZE	% PASSING BY WEIGHT	
#40	95 - 100	
#60	60 - 95	
#100	40 - 60	
#200	25 - 45	



- 1) 1" CORE IS TO BE CONSTRUCTED OF COMPACTED LOW PERM MATERIAL.
- 2) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.
- 3) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.
- 4) GENERAL FILL MATERIALS ARE TO BE PLACED & COMPACTED IN 12" LIFTS.
- 5) GENERAL FILL MATERIAL MAY BE INSTALLED USING ON-SITE MATERIALS.
- 6) CORE IS TO BE CONSTRUCTED UNDERNEATH THE PROPOSED SPILLWAY.



PLAN VIEW GRAVEL WETLAND #101



DOVER FILE #P19-85

REVISION	DATE	DESCRIPTION
#1	08-06-20	REVISED PER TRC COMMENTS

GRAVEL WETLAND #101
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1443
LICENSED PROFESSIONAL ENGINEER

P101

SHEET 6 OF 20

SOILS & DEWATERING:

Hsb HINCKLEY LOAMY SAND K= N/A
Hsc HINCKLEY LOAMY SAND K= N/A

SEE SITE SPECIFIC SOILS MAP (SSSM)

SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVROCERT INTERNATIONAL INC. &
ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION
PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY
DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN
ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE
CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES
CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

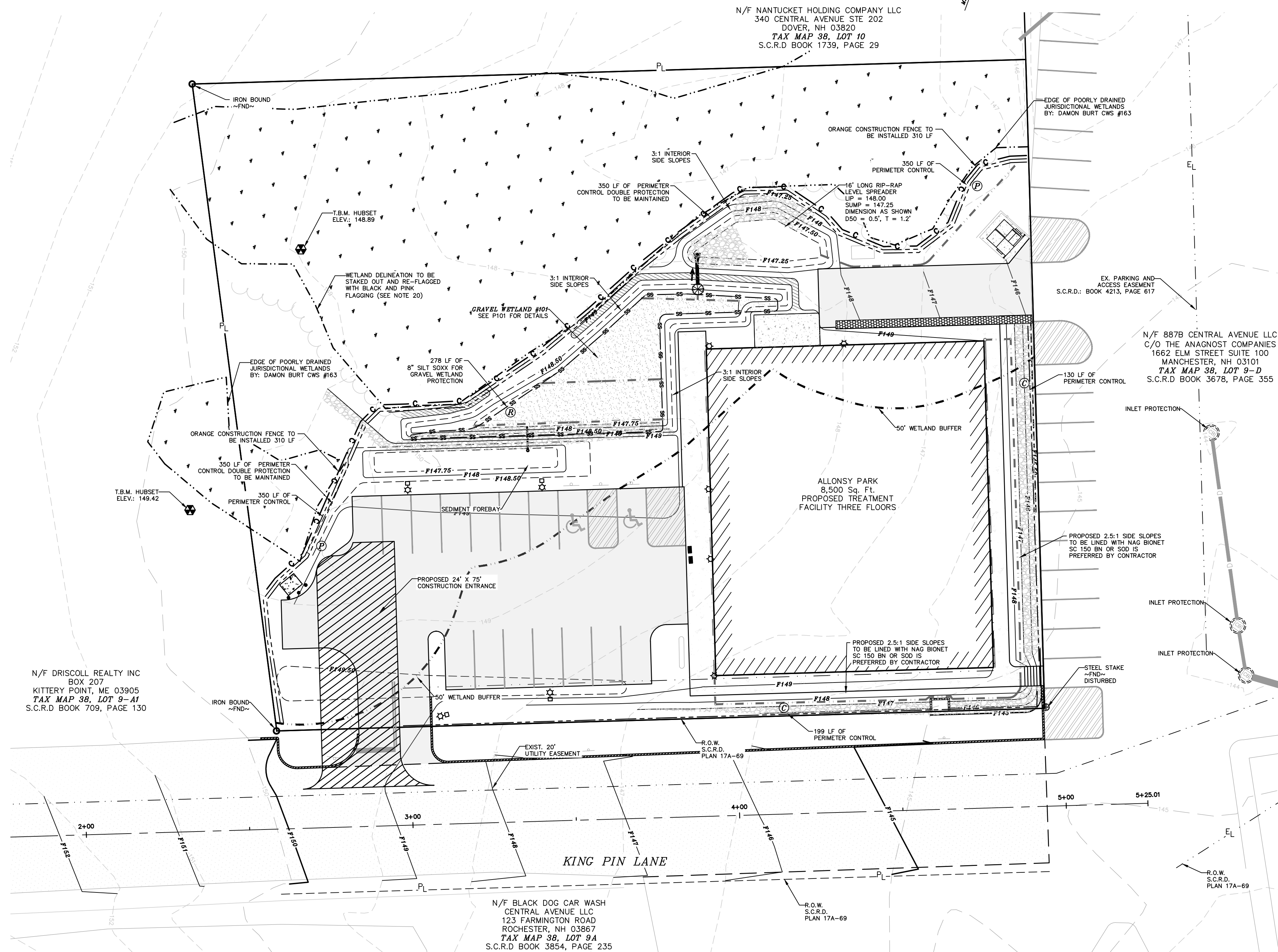
COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY /
STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL
RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL
REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL
SHEETS,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

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

LEGEND:

- (R) RAIN GARDEN BIO-MEDIA
PROTECTION
(P) PERIMETER CONTROL
(C) RESIDENTIAL/ROADWAY CONSTRUCTION
IRON PIPE (FND)
IRON BOUND (FND)
REBAR (FND)
UTILITY POLE
GUY WIRE
BENCHMARK

SS SS SF SS
SILT FENCE
FILTREXX SILT/XXX
TREE LINE



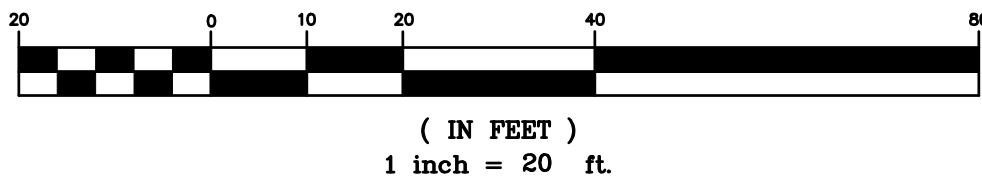
NOTES:

- OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820
- DOVER TAX MAP 38, LOT 9-A2
- LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
- S.C.R.D. BOOK 4213, PAGE 615
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED. SEE ALSO CITY OF DOVER ADDITIONAL INSPECTION REQUIREMENTS BELOW.
- SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL.
- PER EPA CGP 2.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&S PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.
- CITY OF DOVER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS (149-14) THE FOLLOWING STORMWATER MEASURES ARE REQUIRED. THE CONTIGUOUS LAND DISTURBANCE IS 48,000 SQUARE FEET.

- ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
- TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED.
- COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
- THE PLANNING BOARD OR COMMUNITY SERVICES MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT, THIRD-PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL AT THEIR DISCRETION. THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
- ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION ENTRANCE SO THAT NO SEDIMENT GETS TRACKED ONTO CENTRAL AVENUE.
- CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ANYTHING DISTURBED.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.
- FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.
- CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.
- WETLANDS ARE TO BE RE-FLAGGED WITH PINK AND BLACK FLAGGING PRIOR TO CONSTRUCTION.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION.
- CONTRACTOR IS ENCOURAGED TO USE MULCH BERM AS A MEANS FOR PERIMETER CONTROL DURING THE CONSTRUCTION PROCESS.

GRAPHIC SCALE



DOVER FILE #P19-85

REVISION		DATE	DESCRIPTION
#1	08-06-20		REVISED PER TRC COMMENTS

EROSION AND SEDIMENT CONTROL PLAN

LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.

TAX MAP 38, LOT 9-A2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
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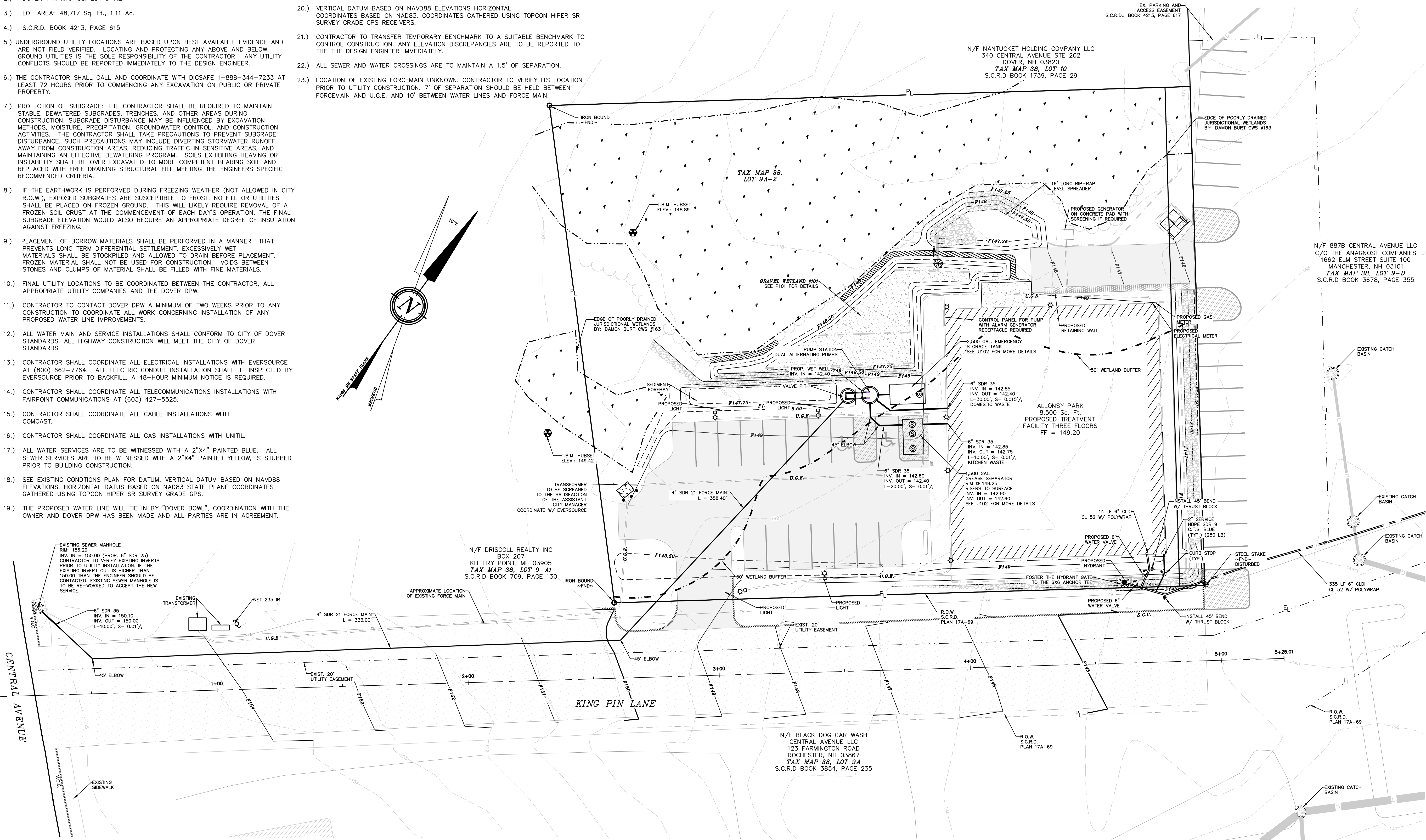
KENNETH A. BERRY
No. 1443
LICENSED PROFESSIONAL ENGINEER

NOTES:

- OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820
- DOVER TAX MAP 38, LOT 9-A-2
- LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
- S.C.R.D. BOOK 4213, PAGE 615
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 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.
- 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.
- 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.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.
- 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.
- ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS.
- 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.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
- CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
- CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATIONS WITH UNITIL.
- 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.
- SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUMS BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- THE PROPOSED WATER LINE WILL TIE IN BY "DOVER BOWL", COORDINATION WITH THE OWNER AND DOVER DPW HAS BEEN MADE AND ALL PARTIES ARE IN AGREEMENT.

NOTES CONTINUED:

- ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 / 11 / 9 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. THE FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.09.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- CONTRACTOR TO TRANSFER TEMPORARY BENCHMARK TO A SUITABLE BENCHMARK TO CONTROL CONSTRUCTION. ANY ELEVATION DISCREPANCIES ARE TO BE REPORTED TO THE THE DESIGN ENGINEER IMMEDIATELY.
- ALL SEWER AND WATER CROSSINGS ARE TO MAINTAIN A 1.5' OF SEPARATION.
- LOCATION OF EXISTING FORCEMAIN UNKNOWN. CONTRACTOR TO VERIFY ITS LOCATION PRIOR TO UTILITY CONSTRUCTION. 7' OF SEPARATION SHOULD BE HELD BETWEEN FORCEMAIN AND U.G.E. AND 10' BETWEEN WATER LINES AND FORCE MAIN.



GRAPHIC SCALE



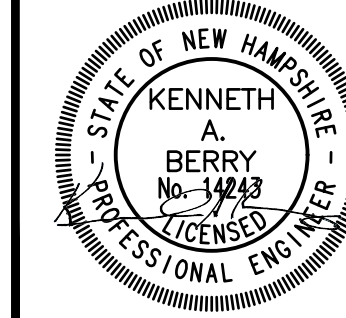
(IN FEET)
1 inch = 20 ft.

DOVER FILE #P19-85

#1	REVISION	DATE	DESCRIPTION
		08-06-20	REVISED PER TRC COMMENTS

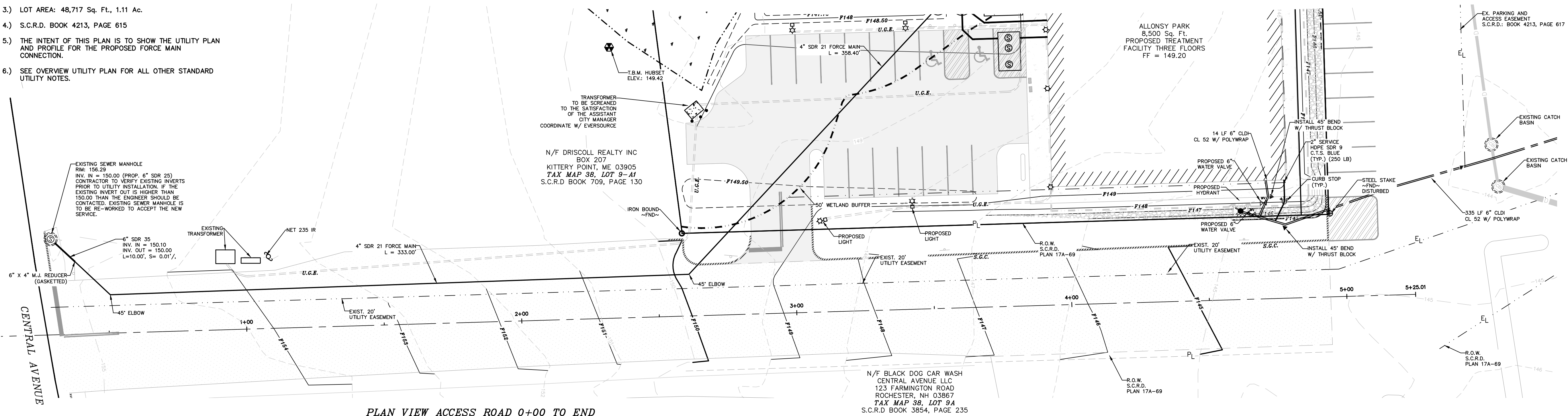
OVERVIEW UTILITY PLAN
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A-2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
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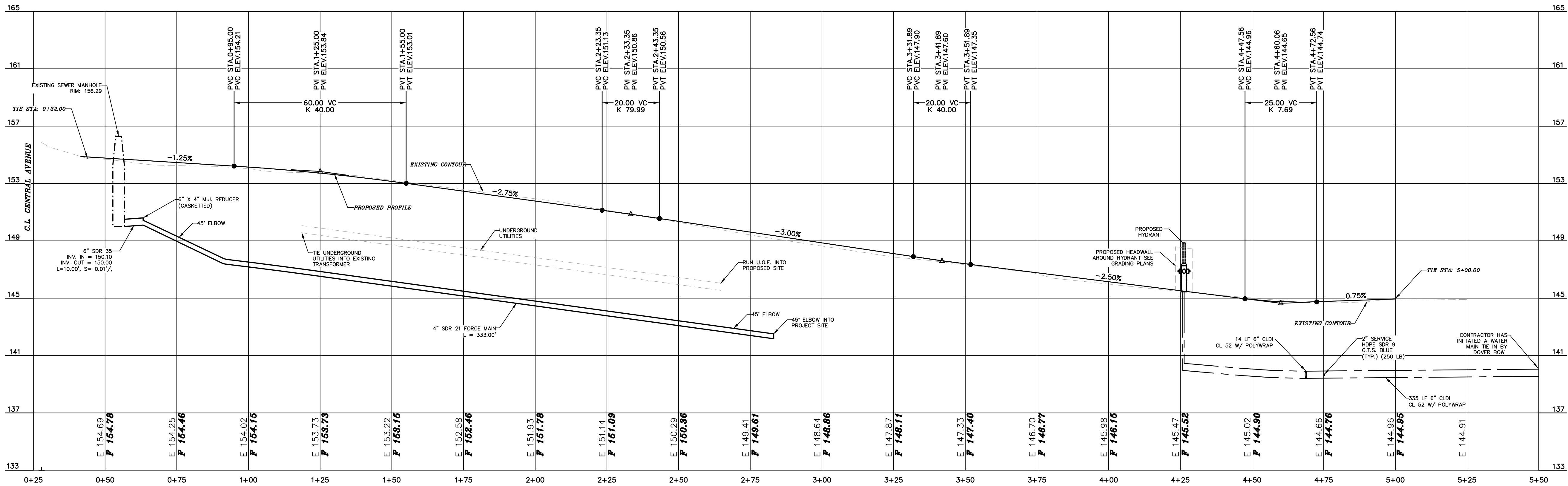
NOTES:

- 1.) OWNER: GULF LANDING PROPERTIES LLC
9 PATRIOT DRIVE
DOVER, NH 03820
- 2.) DOVER TAX MAP 38, LOT 9-A2
- 3.) LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
- 4.) S.C.R.D. BOOK 4213, PAGE 615
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE UTILITY PLAN AND PROFILE FOR THE PROPOSED FORCE MAIN CONNECTION.
- 6.) SEE OVERVIEW UTILITY PLAN FOR ALL OTHER STANDARD UTILITY NOTES.



PLAN VIEW ACCESS ROAD 0+00 TO END

PROFILE VIEW ACCESS ROAD 0+00 TO END



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

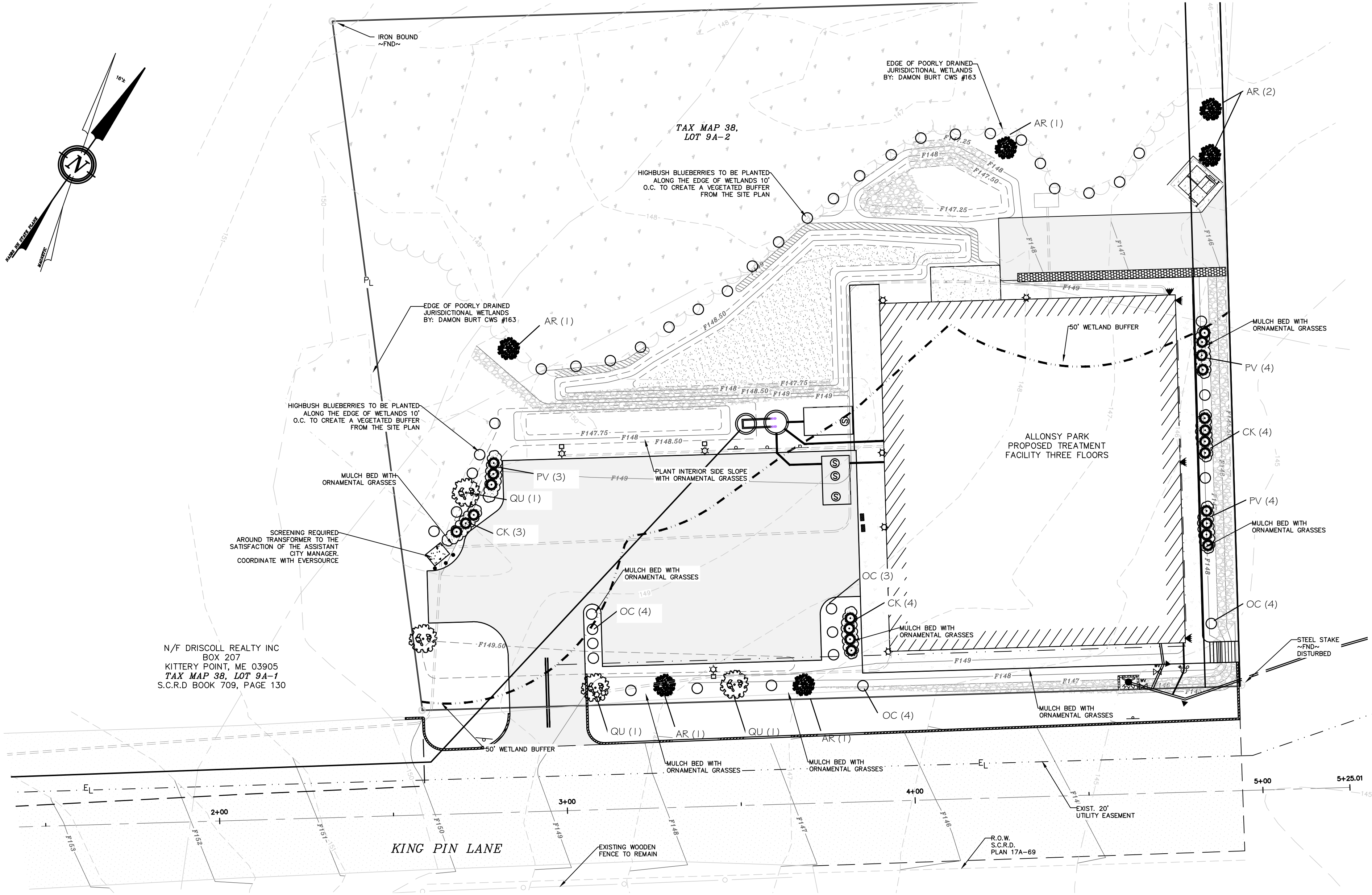
DOVER FILE #P19-85

REVISED PER TRC COMMENTS		DATE	DESCRIPTION
#1	08-06-20		

UTILITY PLAN & PROFILE
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

KENNETH A. BERRY
No. 1443
LICENSED PROFESSIONAL ENGINEER

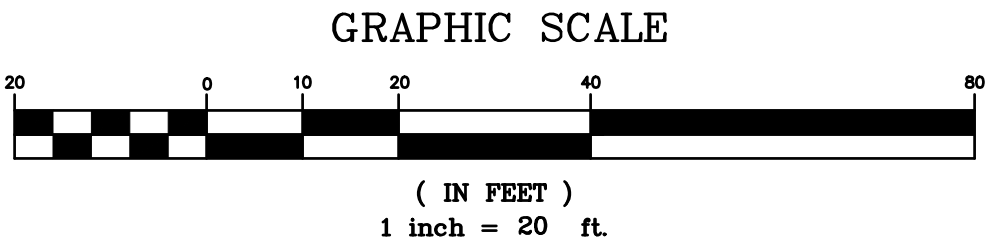


- NOTES:**

 - CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
 - CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
 - PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
 - ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
 - ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
 - ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
 - ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
 - NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
 - ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
 - MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
 - THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
 - ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
 - SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
 - ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
 - TREES ARE TO BE 6' TALL AT PLANTING.
 - ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
 - 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL)
- SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.

 - PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
 - ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
 - TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
 - ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
 - ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
 - PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
 - ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
 - BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
 - THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

- PLANTING NOTES**
- CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
 - CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
 - LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
 - CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
 - ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
 - ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMETER OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.
- TEMPORARY WATERING NOTES**
- CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.
 - THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.
 - TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.



PLANTING SCHEDULE
Central Avenue
Botanical Name/ Common Name

Trees	Size	Qty	Label
<i>Acer Rubrum</i> / Red Maple	3.5" Cal.	6	AR
<i>Quercus</i> / Oak	3.5" Cal.	4	QU
Shrubs			
<i>Cornus sericea 'Cardinal'</i> / Cardinal Dogwood	#3 3-4'	15	OC
<i>Vaccinium Corymbosum</i> / Highbush Blueberry	#3 3-4'	27	VC
Grasses			
<i>Panicum Virgatum</i> / Shenandoah Switch Grass	#1	11	PV
<i>Calamagrostis Karl Forester</i> / Feather Reed Grass	#1	11	CK



General Plant Maintenance Guide

General Plant Bed Maintenance:

- All plant maintenance should be performed by a qualified horticulturalist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.

Trees

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31" or after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time

Woody Shrubs

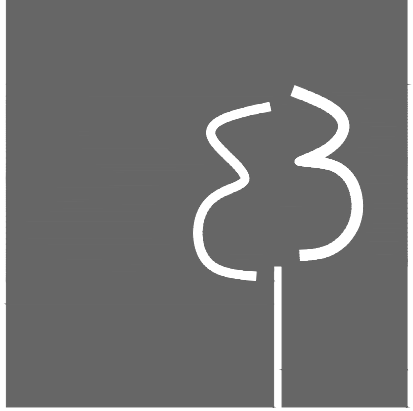
- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the stems.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31" or after shrubs have dropped their leaves or gone dormant for the year.
- Prune dead wood once a year.

Grasses

- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
- Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.

Perennials

- All perennials need to be pruned back after the first or second hard frost. A two-step method: first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.



terrain
planning & design llc

311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

**ALLONSY
PARK**

Site Location:
CENTRAL AVENUE
Dover, NH
Tax Map: 38, Lot 9-A2

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

**LANDSCAPE
PLAN**

DATE:

SCALE: 1" = 20'

PROJECT #: 19-143

Drawn By: ID

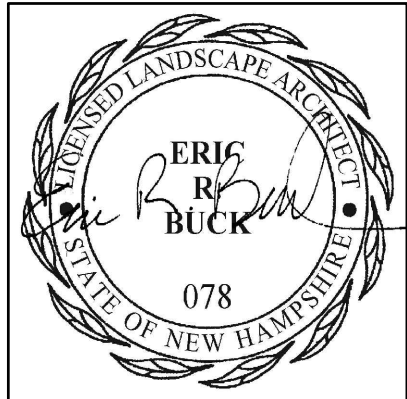
Checked By: ERB

REVISIONS: DATE:
Issued for Client Review

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SHEET 10 OF 20

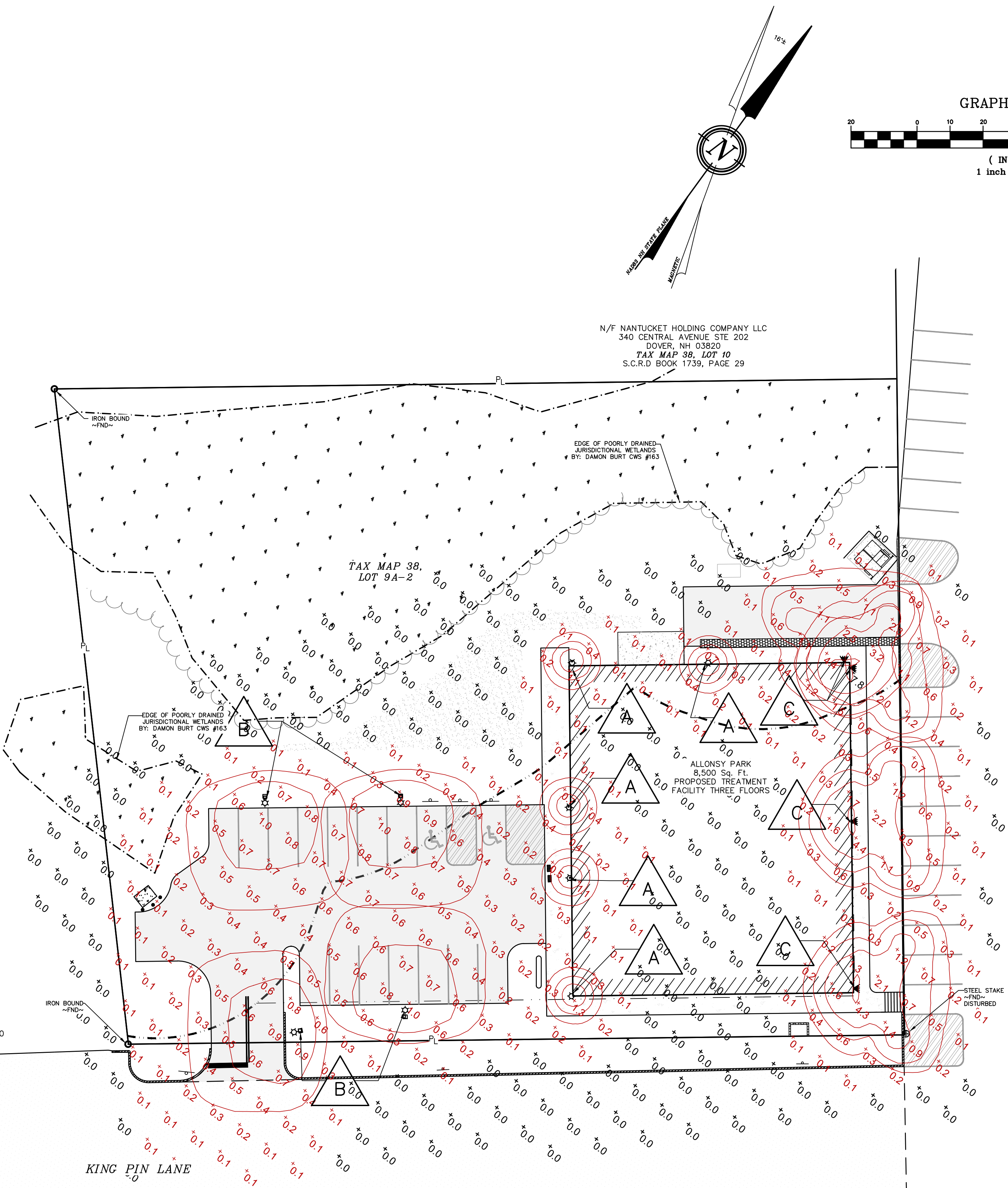


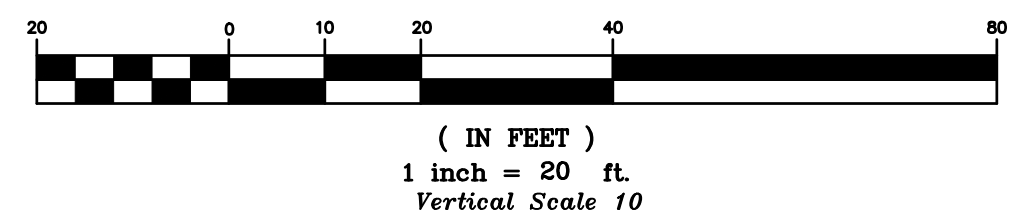
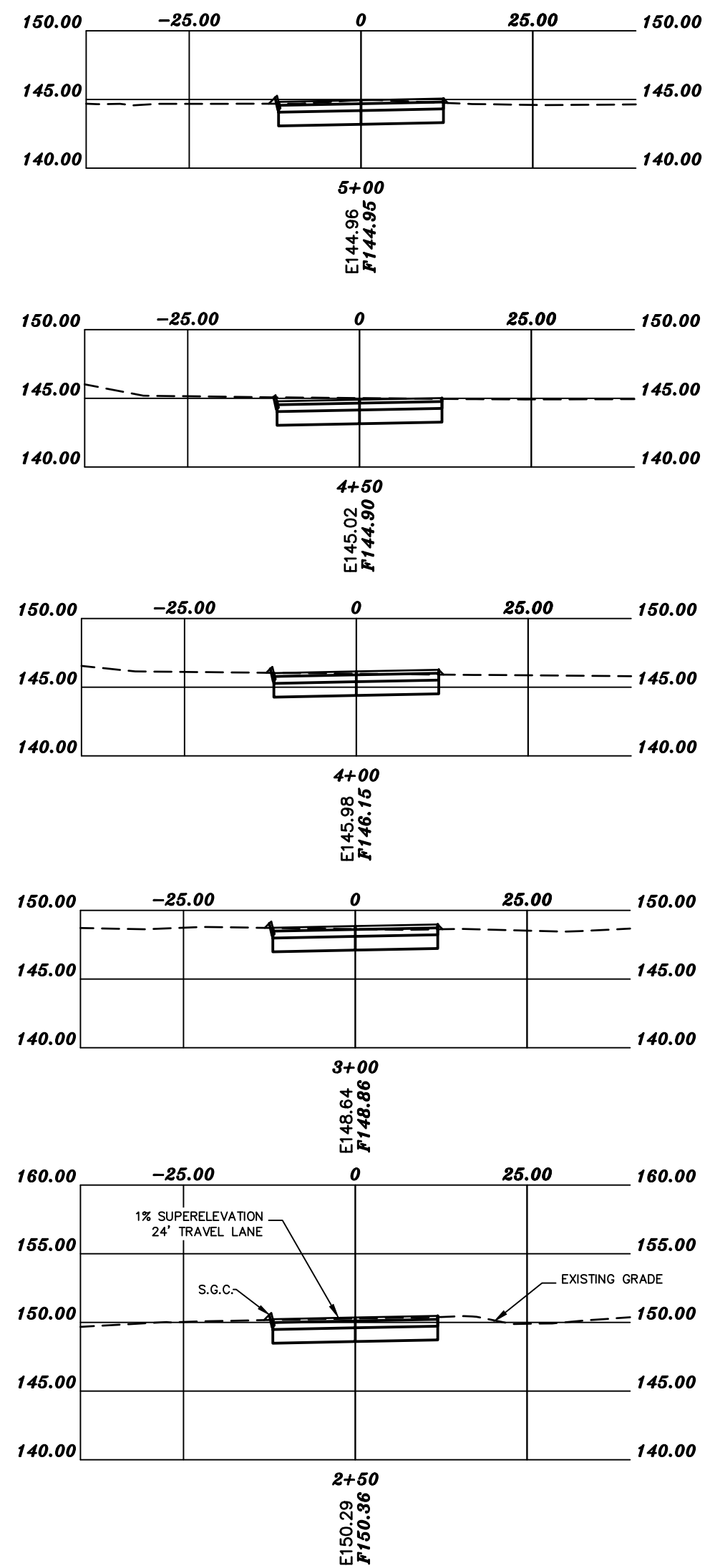
NOTES:

- OWNER: GULF LANDING PROPERTIES
9 PATRIOT DRIVE
DOVER, NH 03820
- DOVER TAX MAP 38, LOT 9-A2
- LOT AREA: 48,717 Sq. Ft., 1.11 Ac.
- S.C.R.D. BOOK 4213, PAGE 615
- THE INTENT OF THIS PLAN IS TO PROVIDE THE LIGHTING SCHEME FOR THE PROPOSED PROJECT.
- ALL LAMPS ARE SHOWN ON THE SITE PLAN WITH LOCATION, TYPE AND HEIGHT.
- SEE CONSTRUCTION DETAILS FOR PRODUCT CUT SHEETS.
- LAMP A HEIGHT: 8 FEET
LAMP B HEIGHT: 20 FEET
LAMP C HEIGHT: 9 FEET

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1	X	0.8 fc	2.2 fc	0.2 fc	11:0:1	4:1

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp
A	A	5	Lithonia Lighting	ODSL10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER, 4.25" DIA. X 6.65" HIGH, ELECTRONIC BALLAST	ONE 13-WATT T4 SPIRAL COMPACT FLUORESCENT, VERTICAL BASE UP POSITION.	1	ODSL10_SR C.ies	900
B	B	4	Lithonia Lighting	MRT1 42TRT SR4SC	OMERO ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SEGMENTED TYPE IV SHARP CUTOFF REFLECTOR MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION	1	MRT1_42TRT SR4Sc.ies	3200
C	C	3	Lithonia Lighting	WSR LED 1 10A700/40K SR4 MVOLT	WSR LED WITH 1 MODULE, 10 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	LED	1	WSR_LED_1 10A700_40 K_SR4_MVO LT.ies	1927





#1	08-06-20	REVISED PER TRC COMMENTS
REVISION	DATE	DESCRIPTION

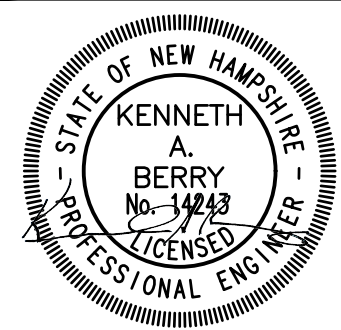
ROSS SECTIONS 0+00 - END
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-A2

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

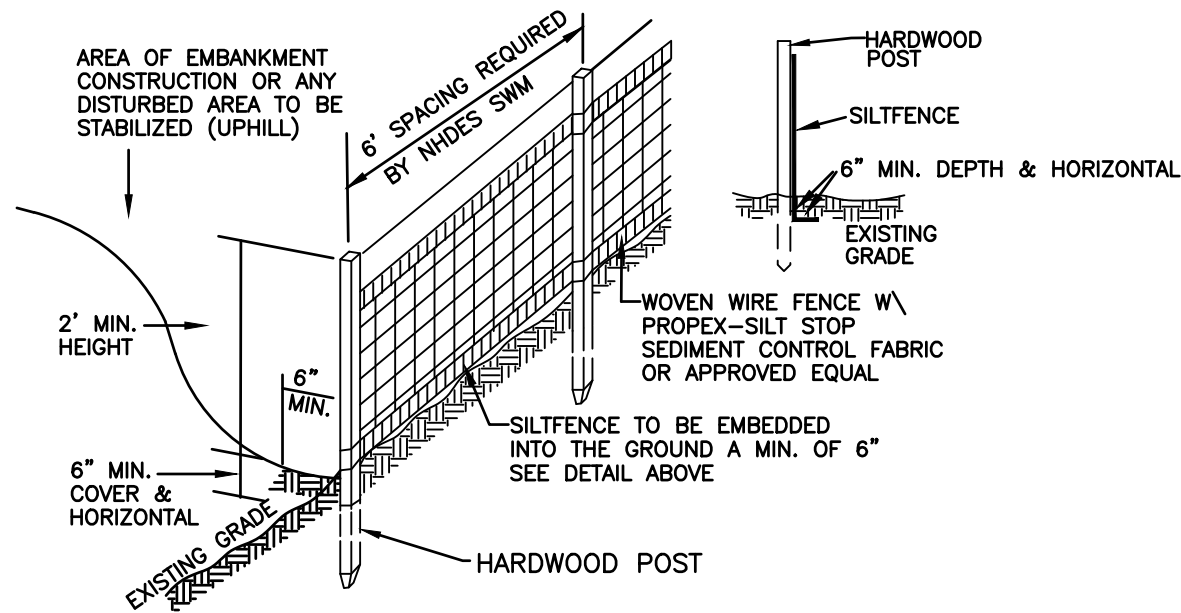
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DATE : NOVEMBER 14, 2019

FILE NO. : DB 2019 - 143



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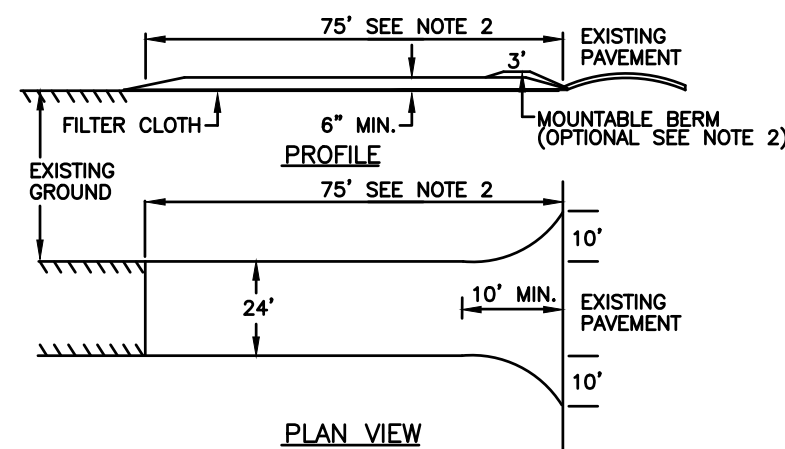


SILT FENCE CONSTRUCTION SPECIFICATIONS

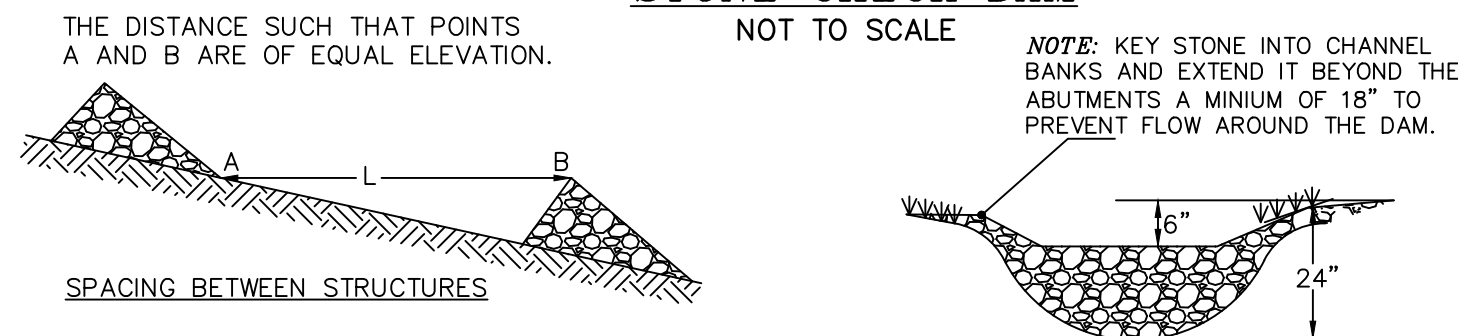
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- 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.
- 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.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
- THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
- TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

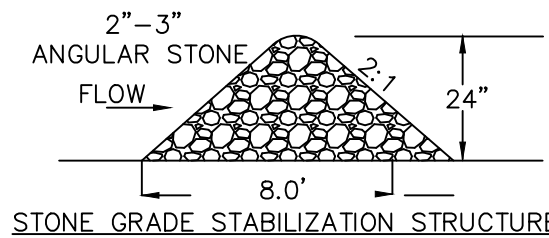
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
- 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 SCALEE5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

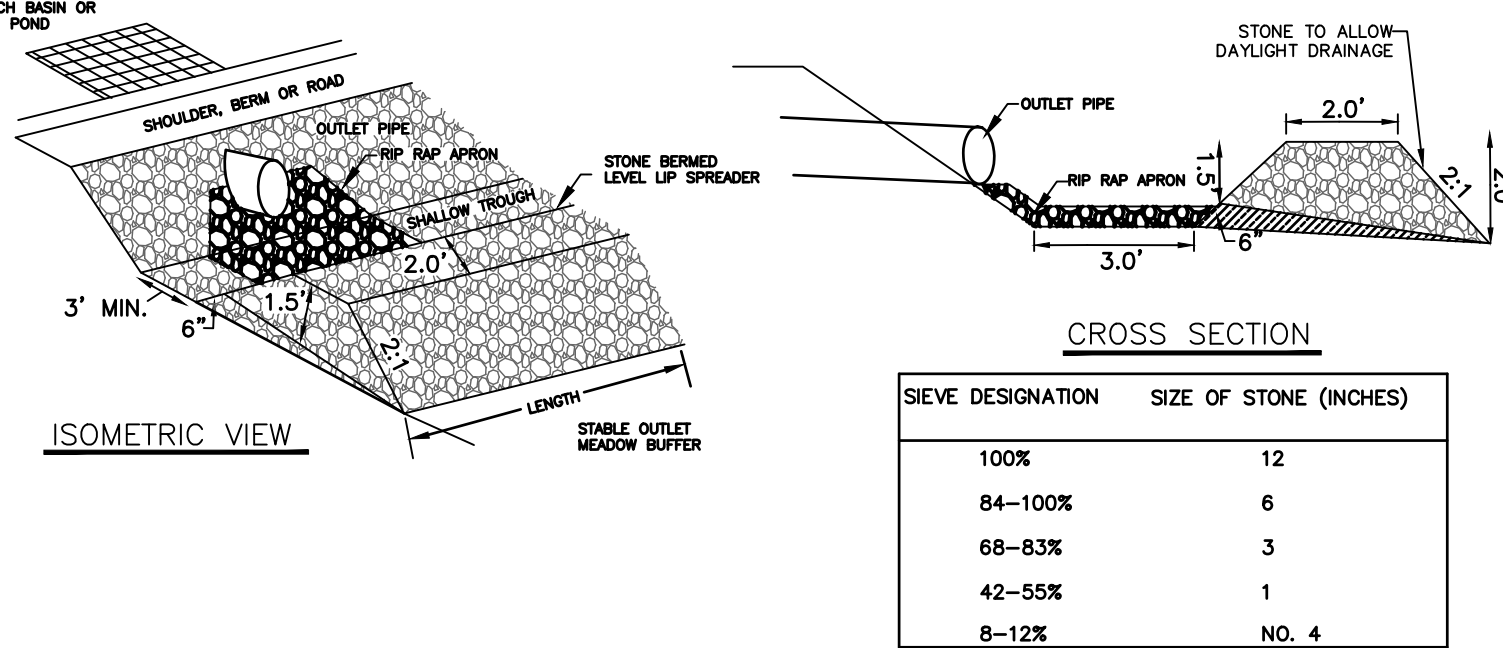
- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
- ALL SURFACE WATER THAT IS 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.
- 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.
- TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

STONE CHECK DAM
NOT TO SCALE

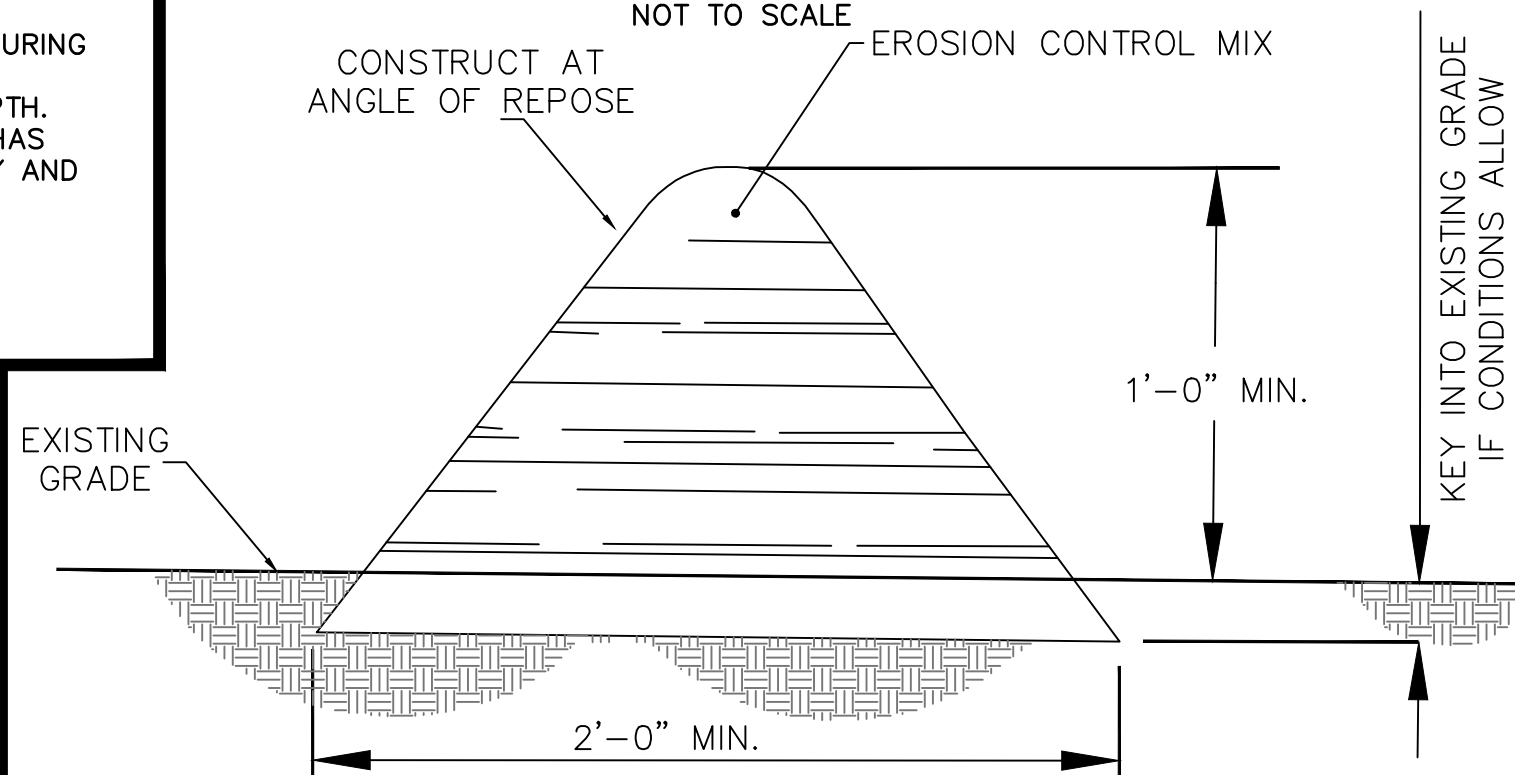
- CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
- THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THAN ONE ACRE.
- THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
- THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
- THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
- CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
- TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
- TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.



E2



- CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
- LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
- THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
- THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
- MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.
- REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162

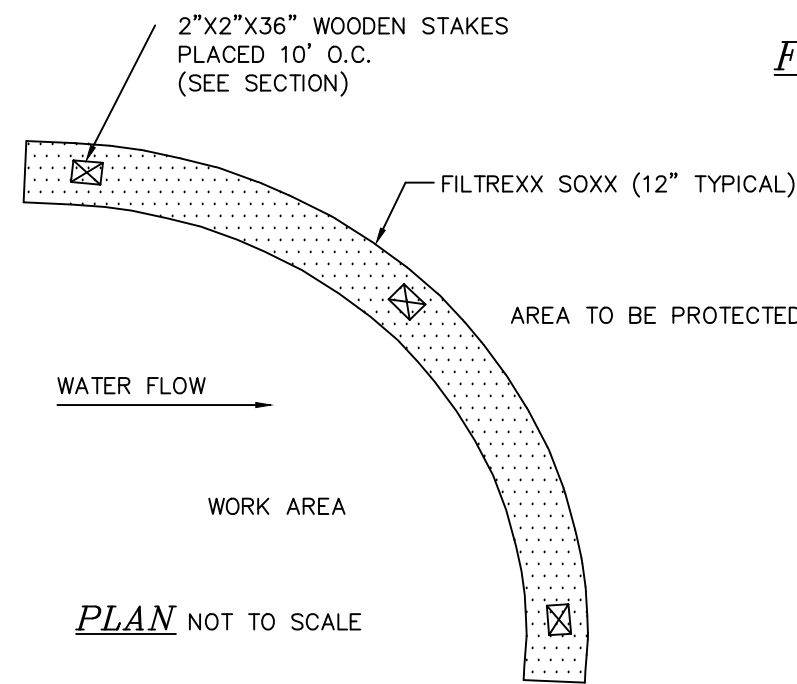
STONE BERM LEVEL SPREADER
NOT TO SCALEE6 EROSION CONTROL MIX BERM
NOT TO SCALE

EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

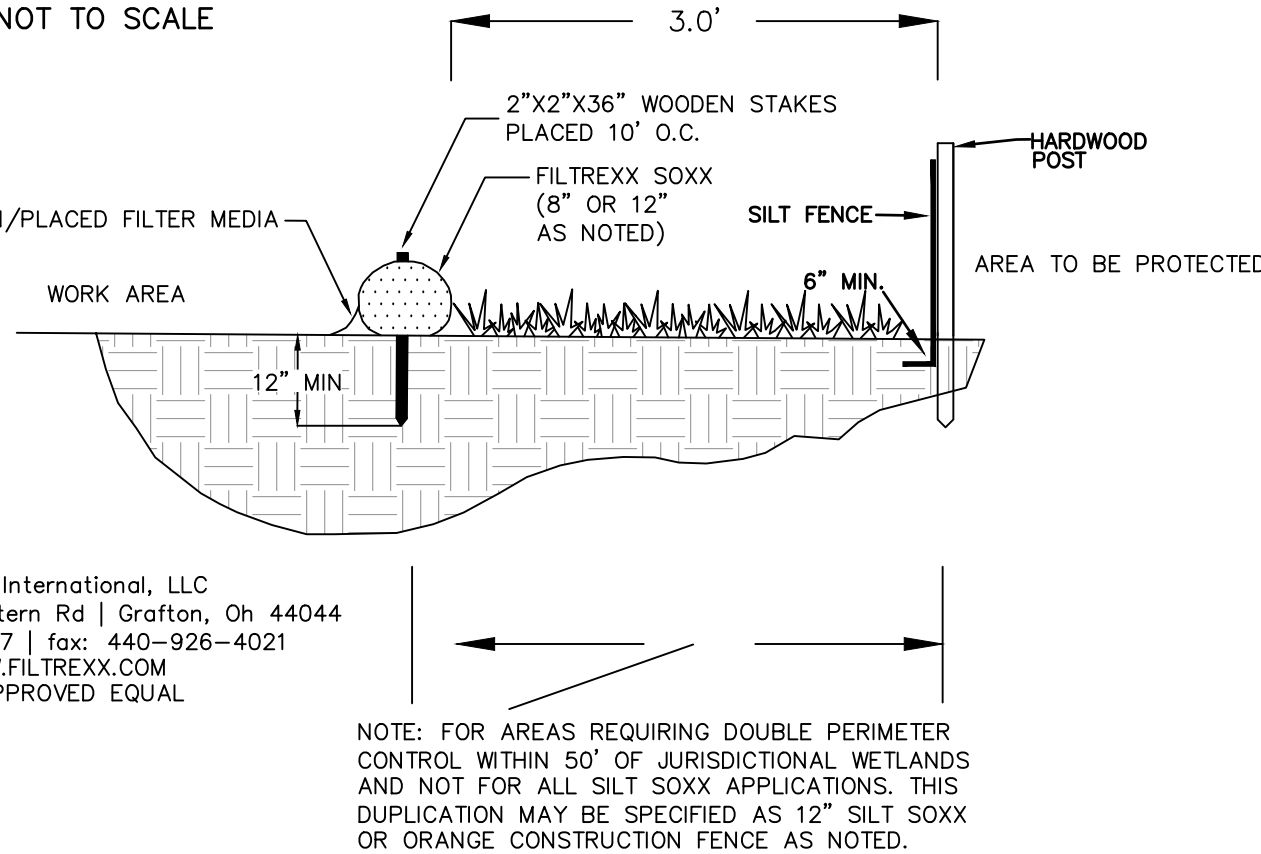
- BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
- THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
- THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
- 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. WOOD AND BARK FROM GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
- THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
- 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.
- THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
- THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
- TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E9

E10

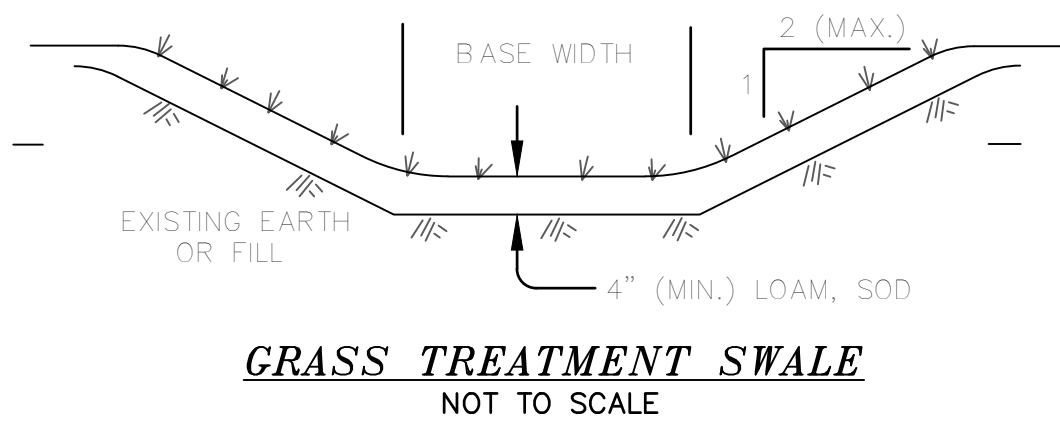


- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
- FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
- SILT SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- SILT SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL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

FILTREXX SEDIMENT CONTROL
OR APPROVED EQUAL
NOT TO SCALE

SECTION NOT TO SCALE

E3

GRASS TREATMENT SWALE
NOT TO SCALE

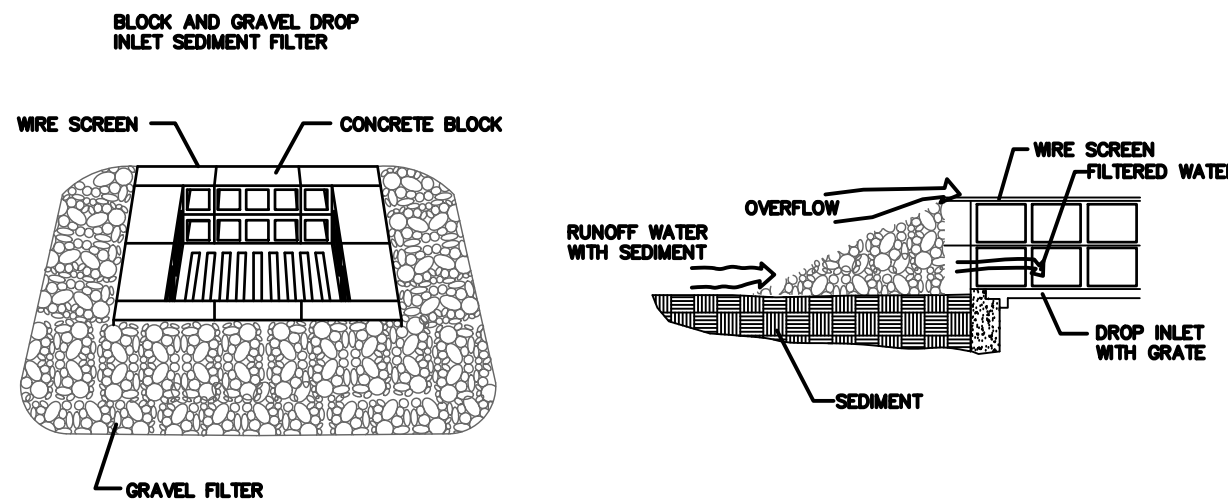
INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCTION

TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

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

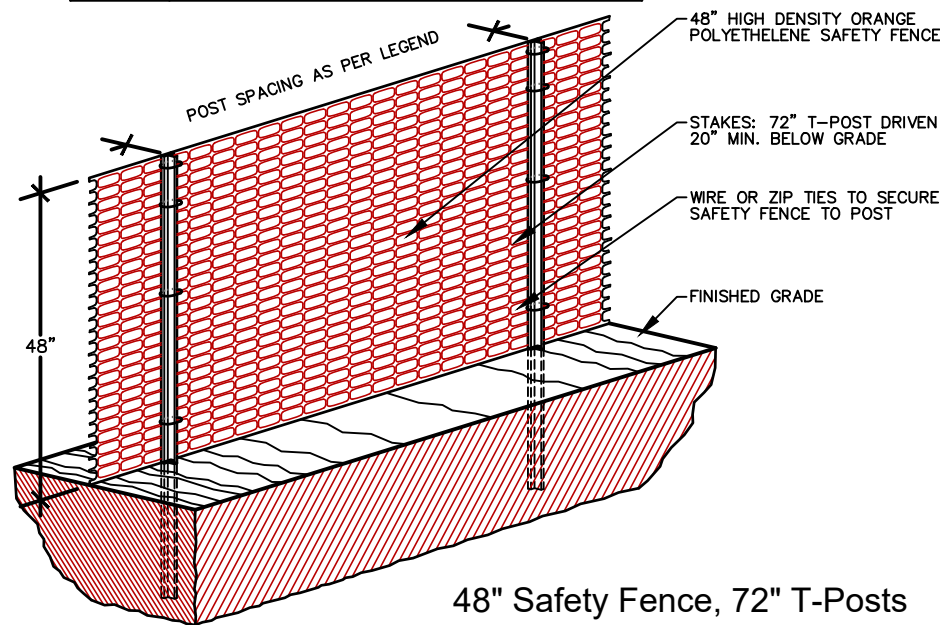
TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

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

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

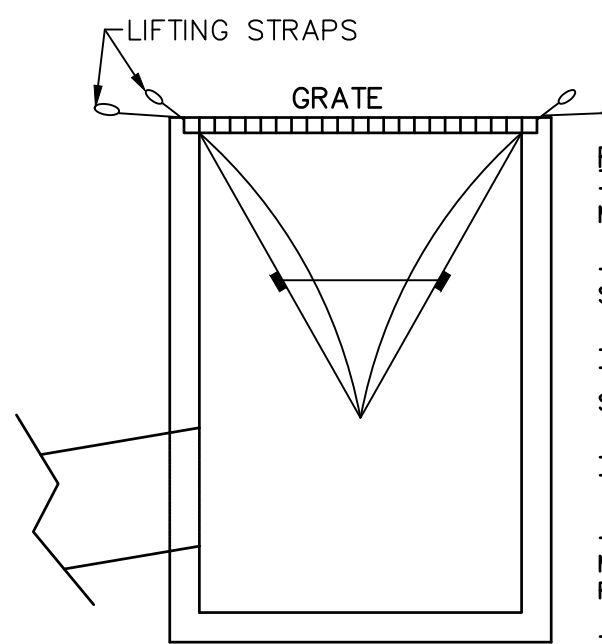
- ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
- WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
- SAFETY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

E8

TEMPORARY EROSION CONTROL MEASURES

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDING WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
- 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.
- 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.
- 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.
- 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.
- DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
- STABILIZATION MEANS:
 - A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- 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.
- 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)

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

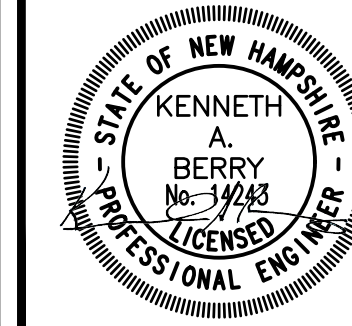
E-101

DOVER FILE #P19-85

REVISION		DATE	DESCRIPTION
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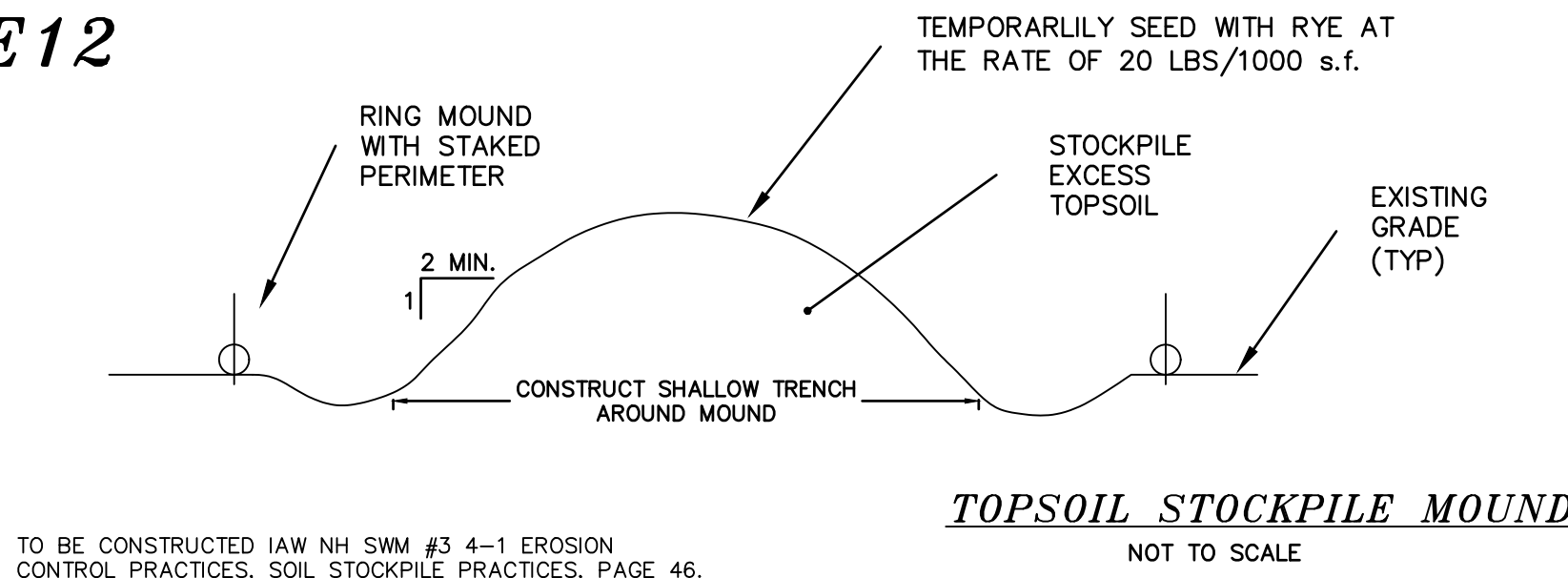
EROSION & SEDIMENT CONTROL DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

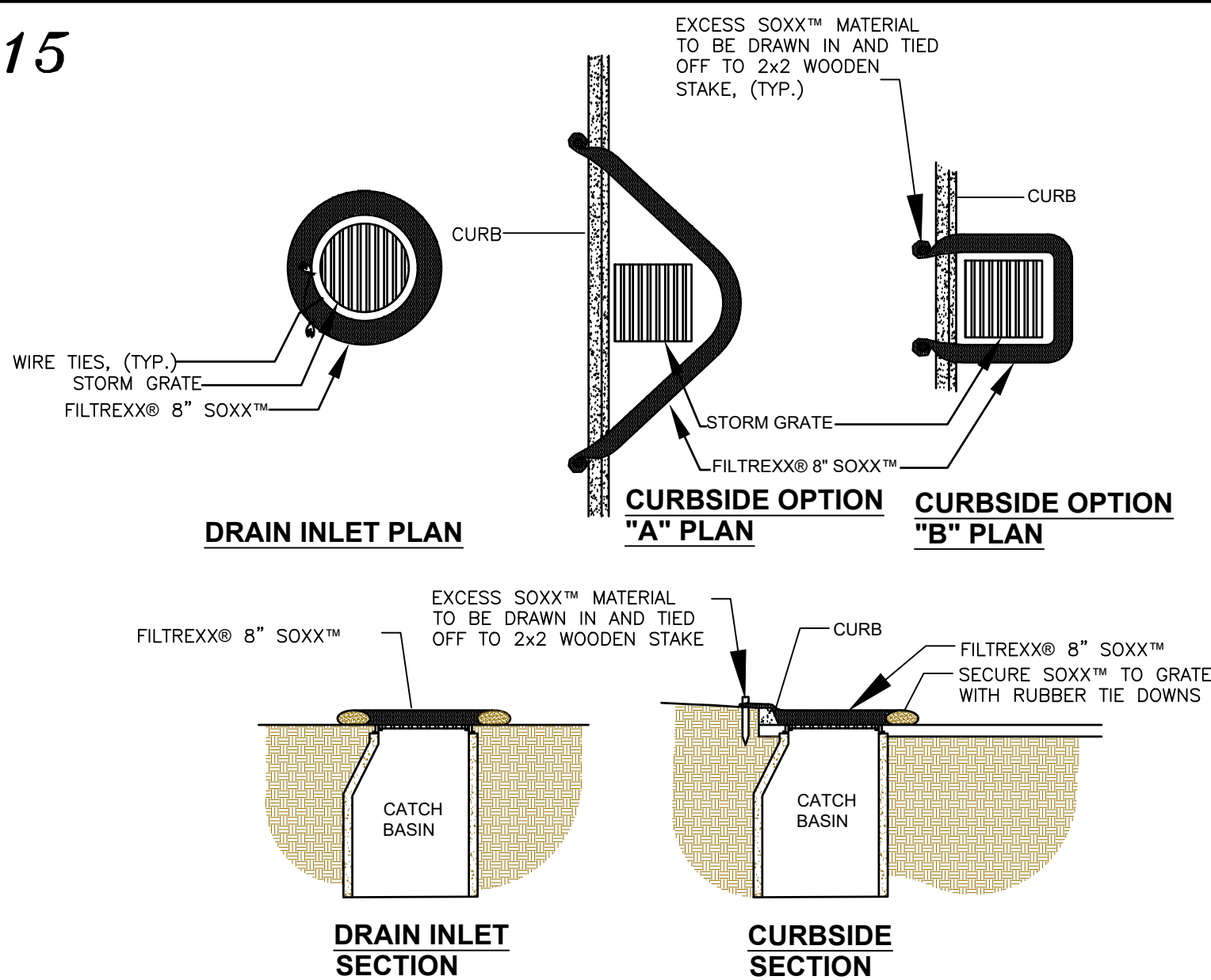


SHEET 13 OF 20

E12



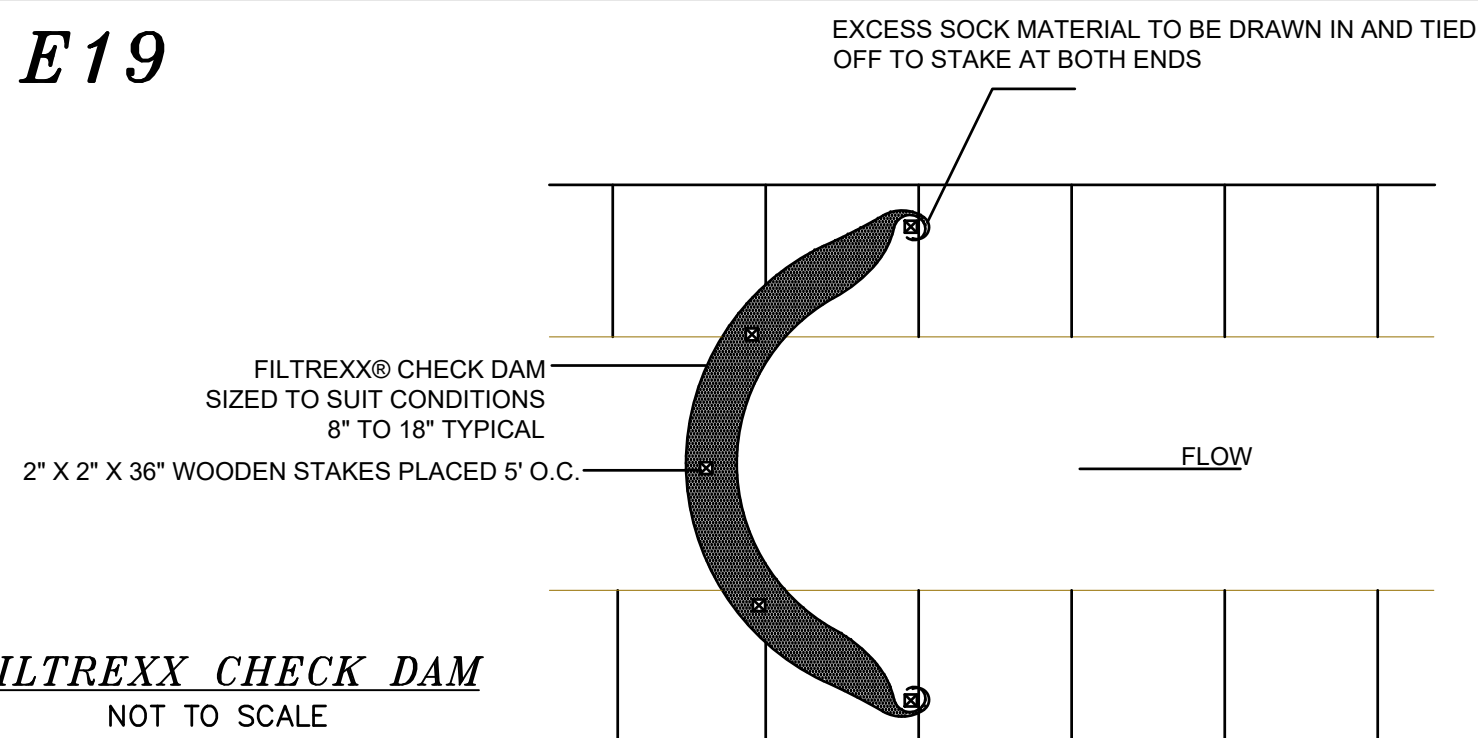
E15



FILTREXX INLET PROTECTION

- 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.

E19



FILTREXX CHECK DAM

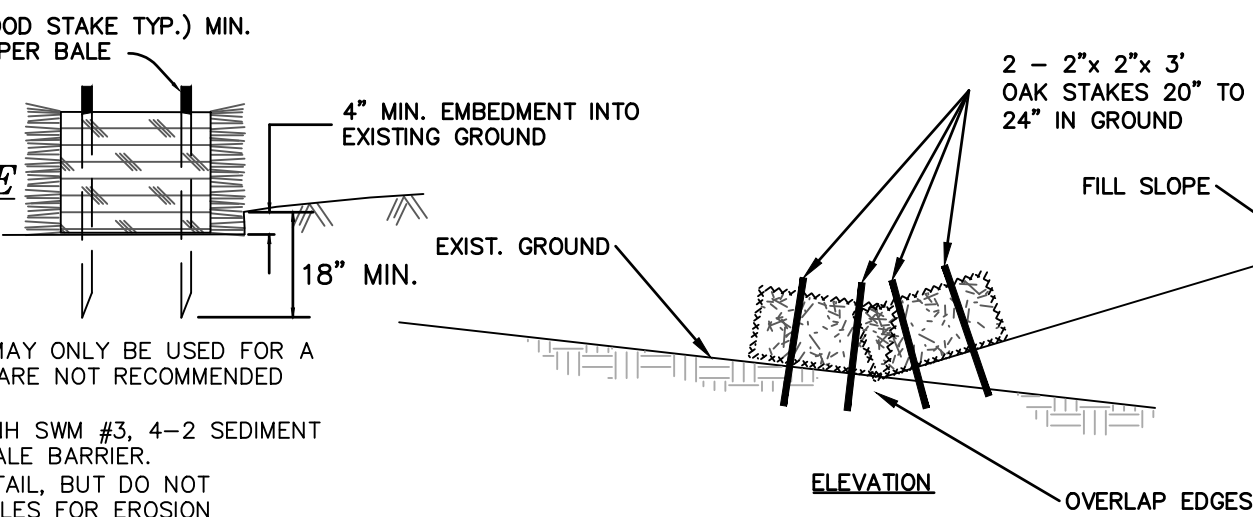
- NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
 3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
 4. CHECK DAM CAN BE DIRECT SEED AT THE TIME OF INSTALLATION.
 5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

E20

STAKED HAYBALE DETAIL

NOT TO SCALE

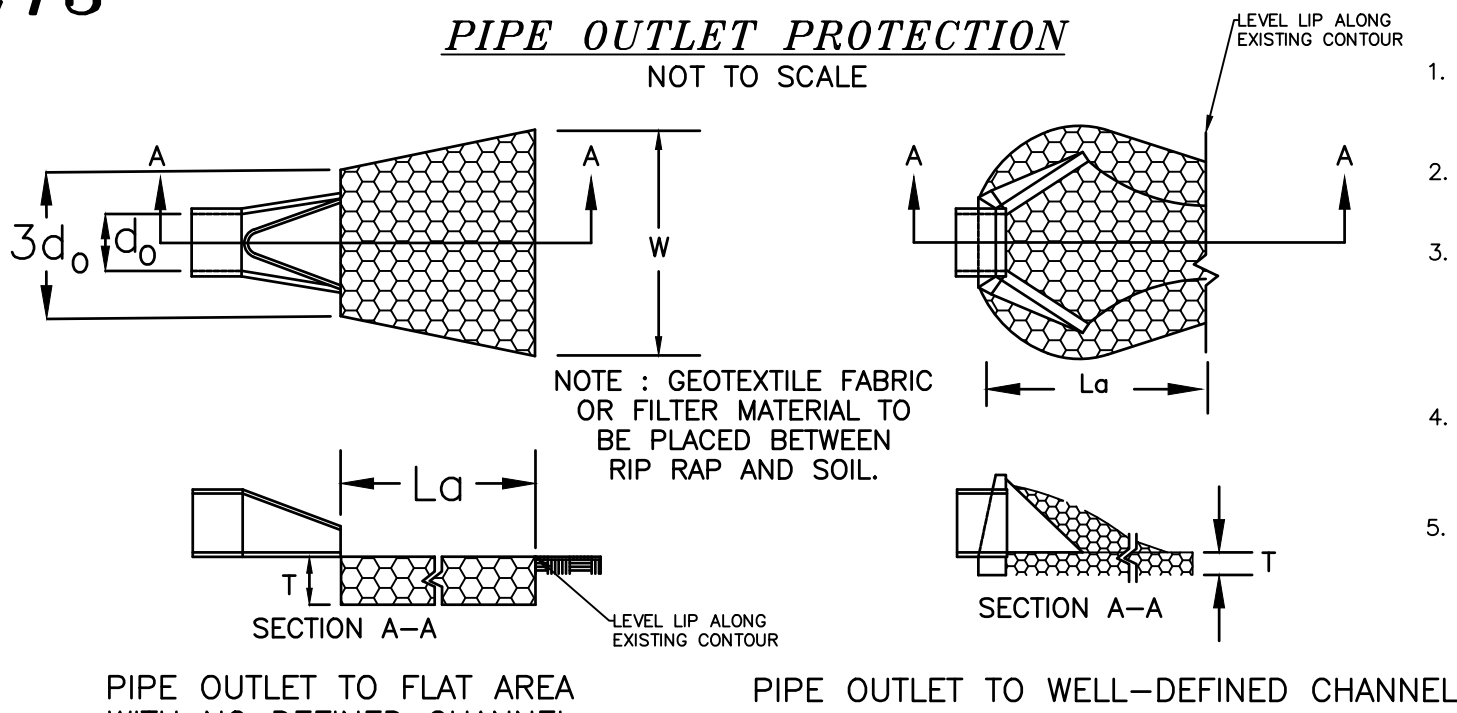
- 1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
- 2.) TO BE INSTALLED IAW NH SWM #3, 4-2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
- 3.) REQUIRED TO SHOW DETAIL, BUT DO NOT RECOMMEND USE OF HAY BALES FOR EROSION CONTROL.



E13

PIPE OUTLET PROTECTION

NOT TO SCALE



E16

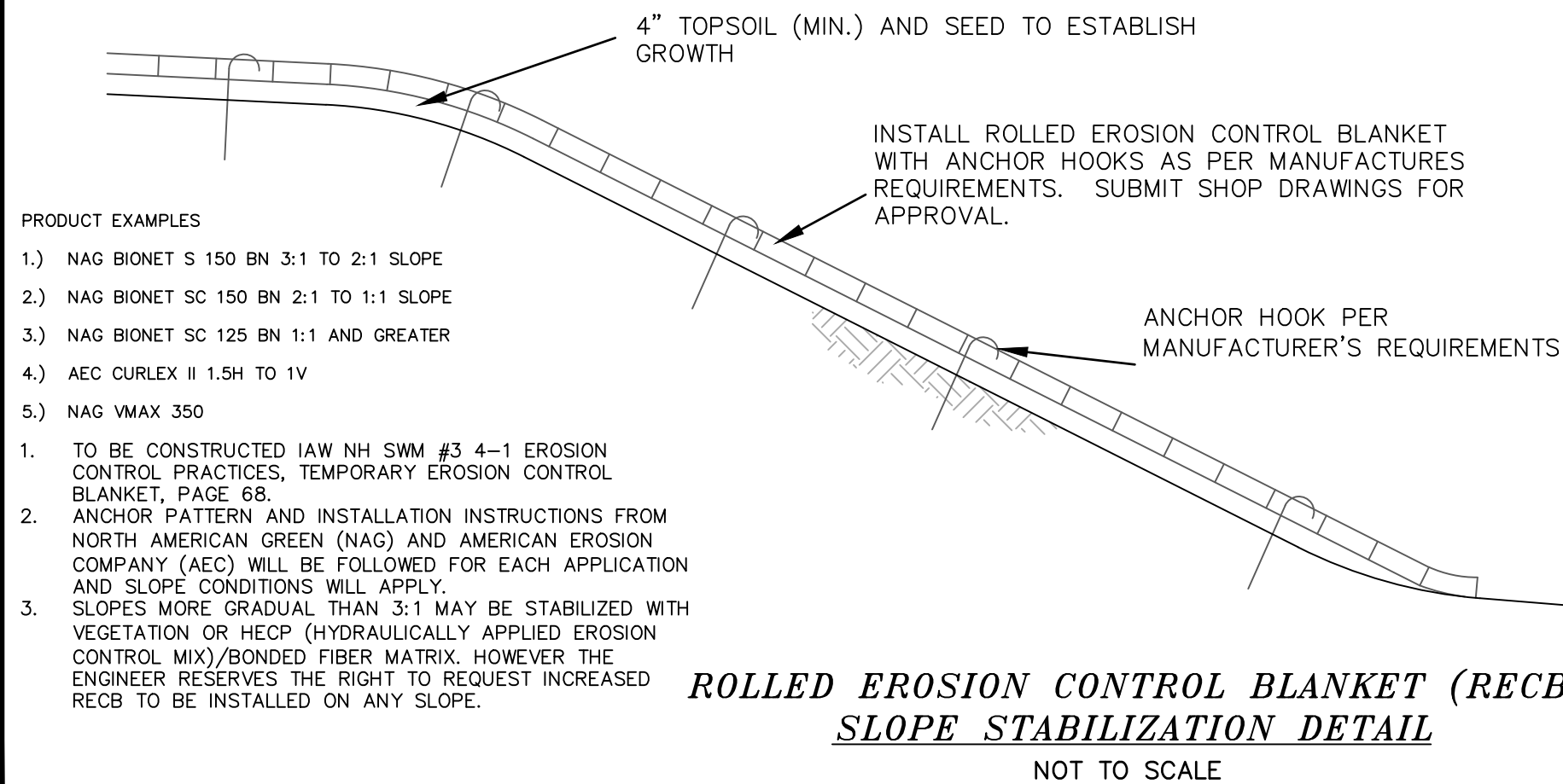
NOTE: Temporary seed mix for stabilization of turf shall be winter type or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING GUIDE					
USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	GOOD	FAIR
	C	FAIR	GOOD	GOOD	FAIR
	D	FAIR	GOOD	GOOD	FAIR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	FAIR
	C	GOOD	GOOD	GOOD	FAIR
	D	GOOD	GOOD	GOOD	FAIR
LIGHTLY USED PARKING LOTS, GOOD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	FAIR
	C	GOOD	GOOD	GOOD	FAIR
	D	GOOD	GOOD	GOOD	FAIR
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	FAIR
	C	GOOD	GOOD	GOOD	FAIR
	D	GOOD	GOOD	GOOD	FAIR
GRAVEL PIT - SEE NH-PW-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	FAIR
	C	GOOD	GOOD	GOOD	FAIR
	D	GOOD	GOOD	GOOD	FAIR
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	FAIR
	C	GOOD	GOOD	GOOD	FAIR
	D	GOOD	GOOD	GOOD	FAIR
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	GOOD	FAIR
	C	GOOD	GOOD	GOOD	FAIR
	D	GOOD	GOOD	GOOD	FAIR

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
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.
7. SEE RAIN GARDEN AND INFILTRATION DETAIL SHEETS FOR SPECIFIC PLANTING INSTRUCTIONS AND SEEDING.

E21



ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL

NOT TO SCALE

PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

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

E14

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

E17

CONSTRUCTION SEQUENCE:

- 1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- 2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- 3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.
- 4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- 5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- 6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY
- 7.) START BUILDING CONSTRUCTION
- 8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- 9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 45 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
- 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 (CESSWI), 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.

E18 DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED..
 3. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
 4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ADDITION STABILIZATION NOTES:
5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEED 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.

E22

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 OCTOBER 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 OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
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 SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

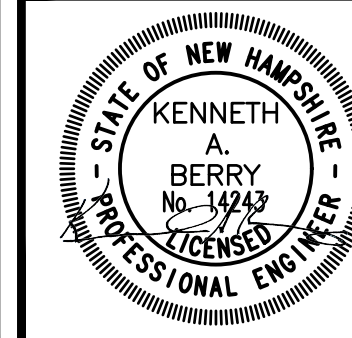
E-102

DOVER FILE #P19-85

REVISION		DATE	DESCRIPTION
#1	08-06-20		REVISED PER TRC COMMENTS

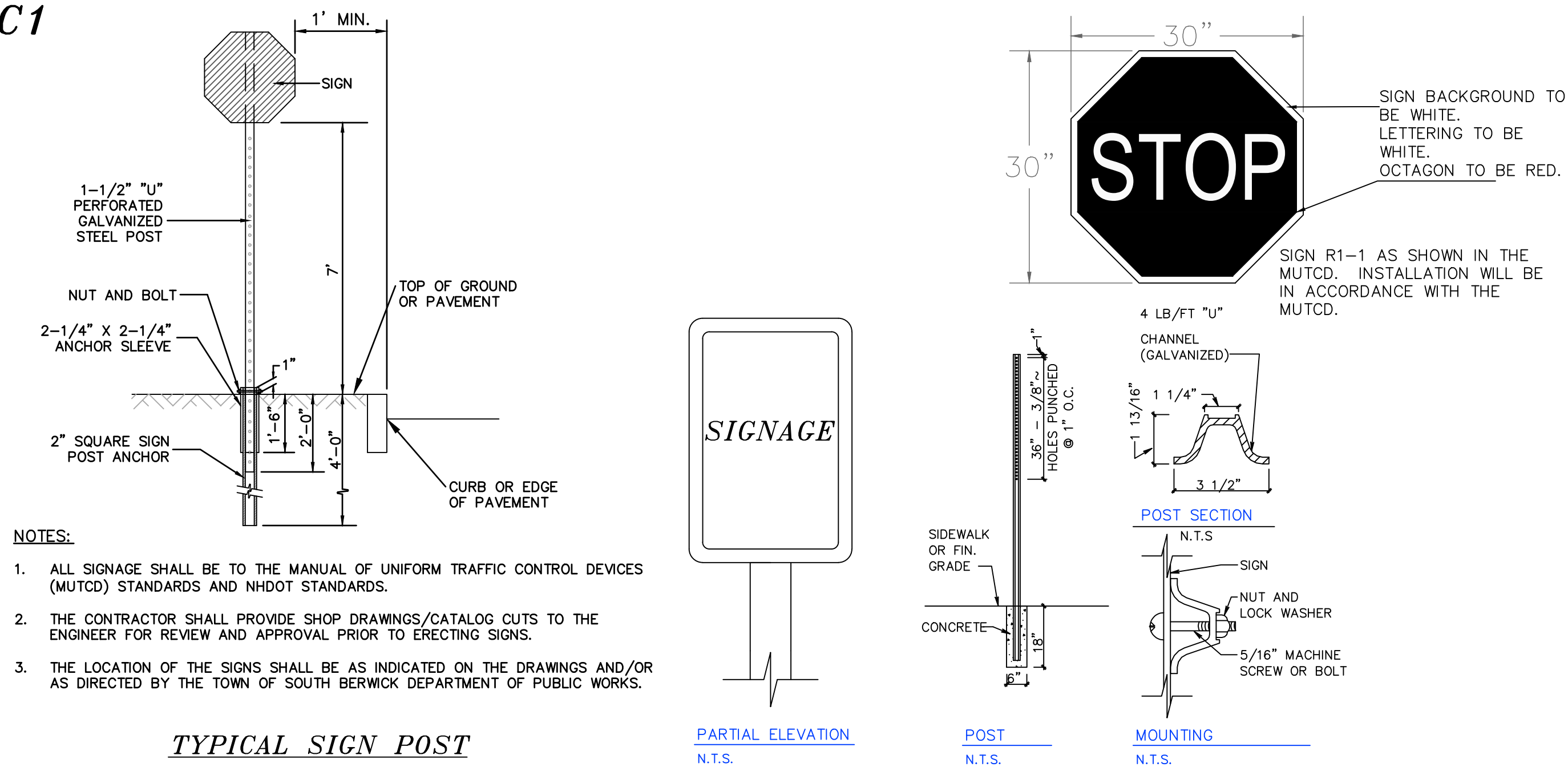
EROSION & SEDIMENT CONTROL DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143



SHEET 14 OF 20

C1



TYPICAL SIGN POST
(NOT TO SCALE)

PARTIAL ELEVATION
N.T.S.

POST
N.T.S.

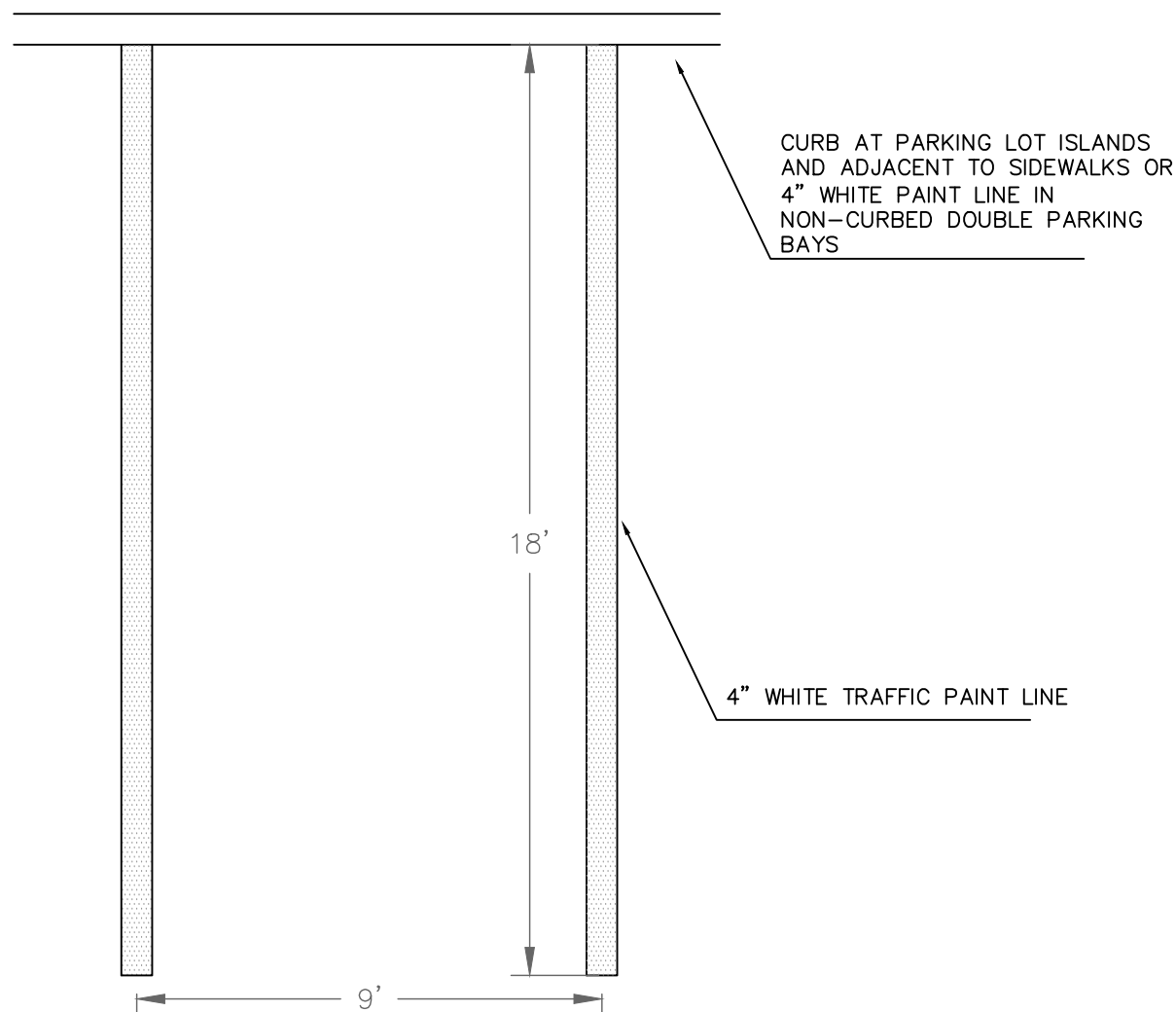
MOUNTING

N.T.S.

C2

PARKING SPACE DETAIL

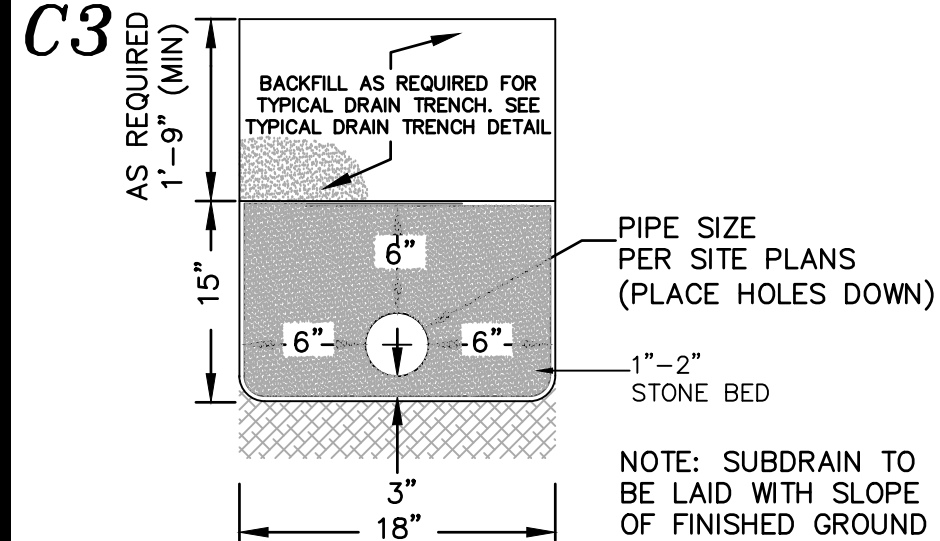
NOT TO SCALE



NOTES:

- 1.) PROVIDE TWO COATS OF PAINT ON ALL PARKING LINES.
- 2.) SEE PROPOSED SITE PLANS FOR LOCATION OF PARKING SPACES.
- 3.) PAINTED SPACES ONLY WHERE MARKED ON SITE PLAN

C3



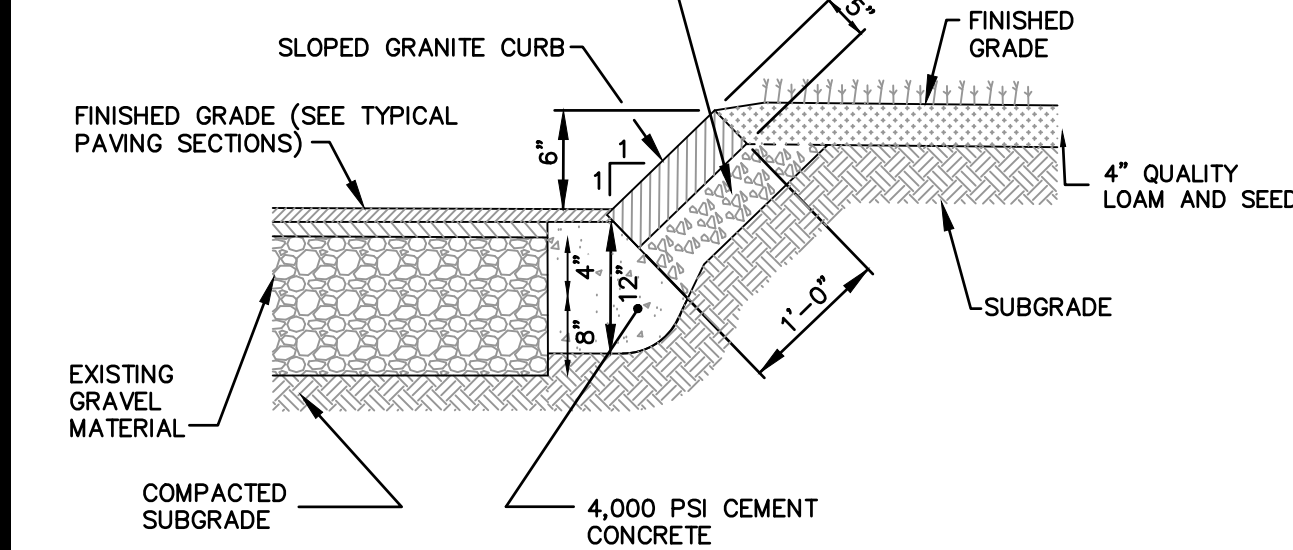
NOTES:
CROWN OF 6" SUBDRAIN PIPES TO MATCH CROWN OF DRAIN PIPES IN CATCH BASINS
SUBDRAIN TO BE INSTALLED AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.

SHORING AND STABILIZING OF TRENCH SIDEWALLS DURING EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY TRENCH EXCAVATION BEYOND THE LIMITS OF PAY EXCAVATION INDICATED.

SUBDRAIN DETAIL TYPICAL

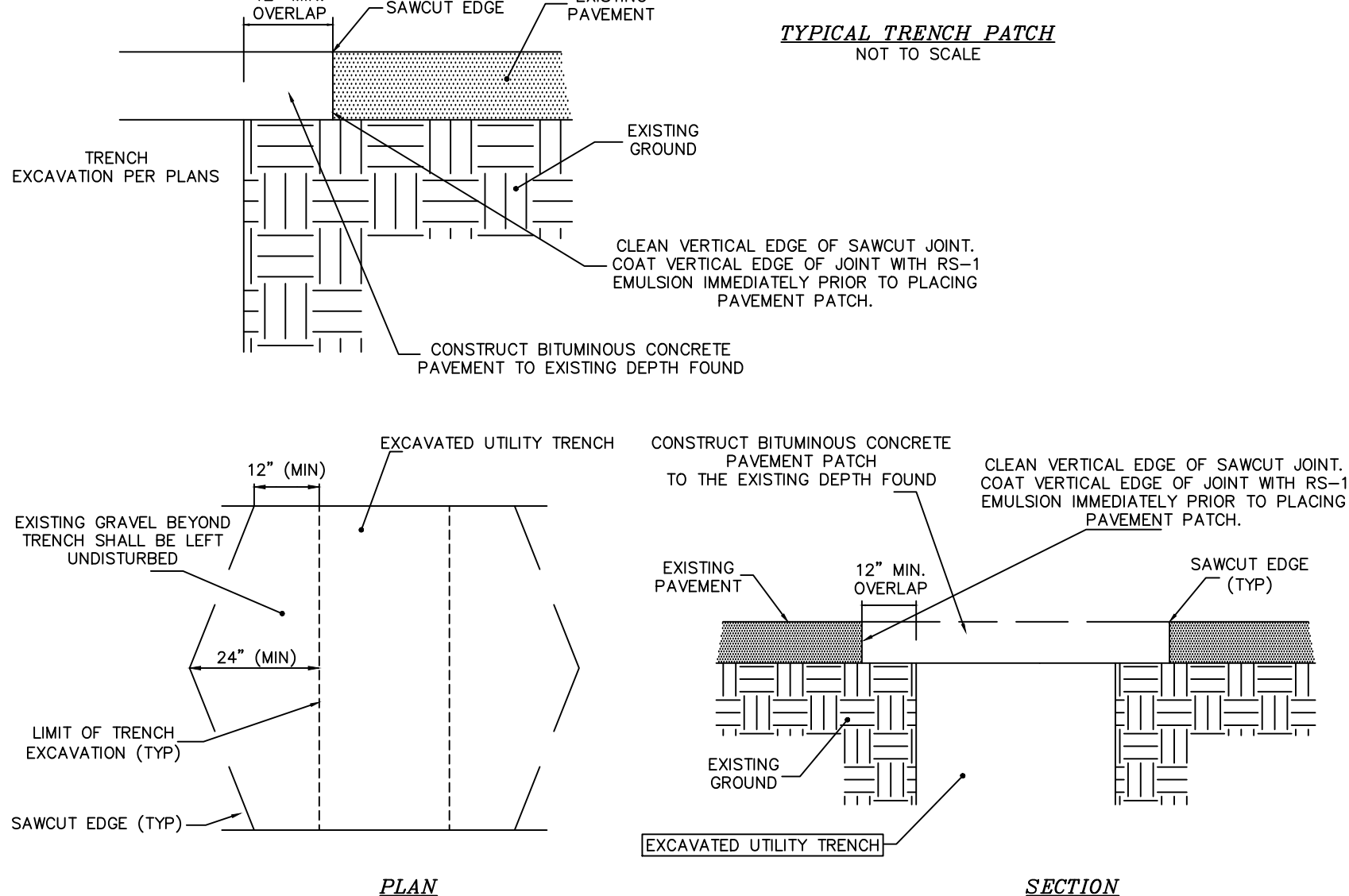
NOT TO SCALE

C4



SLOPE GRANITE CURB DETAIL

C5

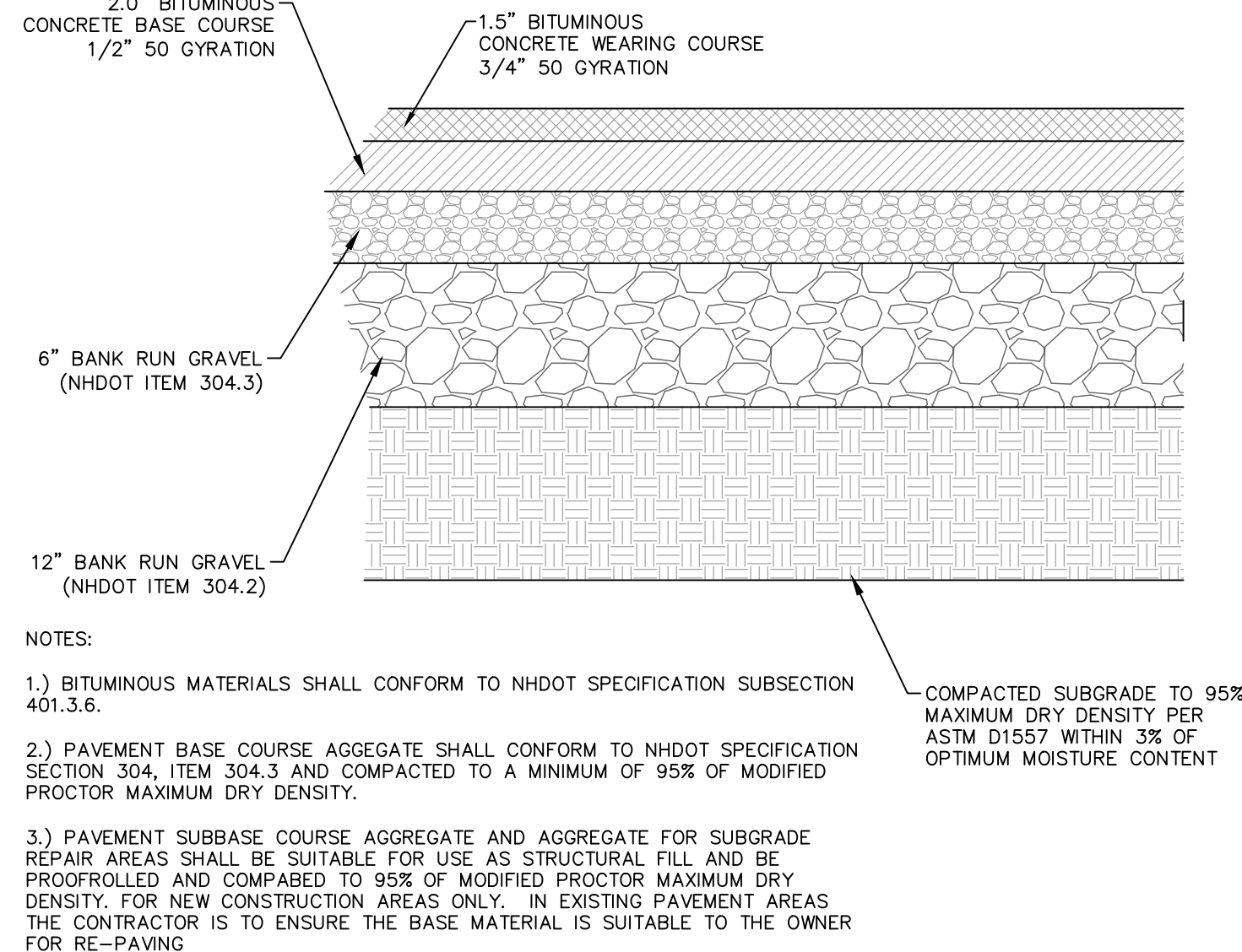


TYPICAL TRENCH PATCH
NOT TO SCALE

NOTES

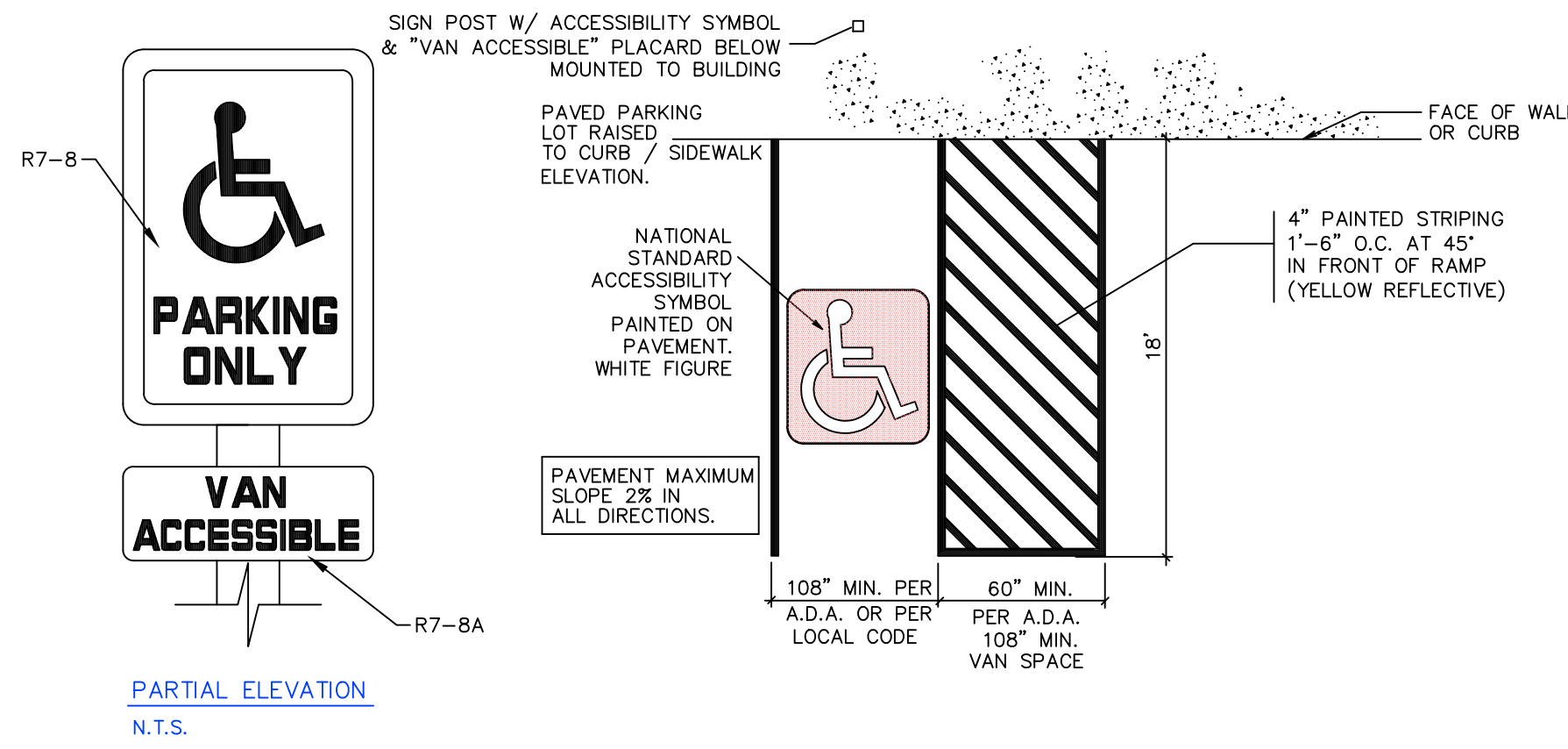
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

C6



BITUMINOUS CONCRETE PAVEMENT SECTION

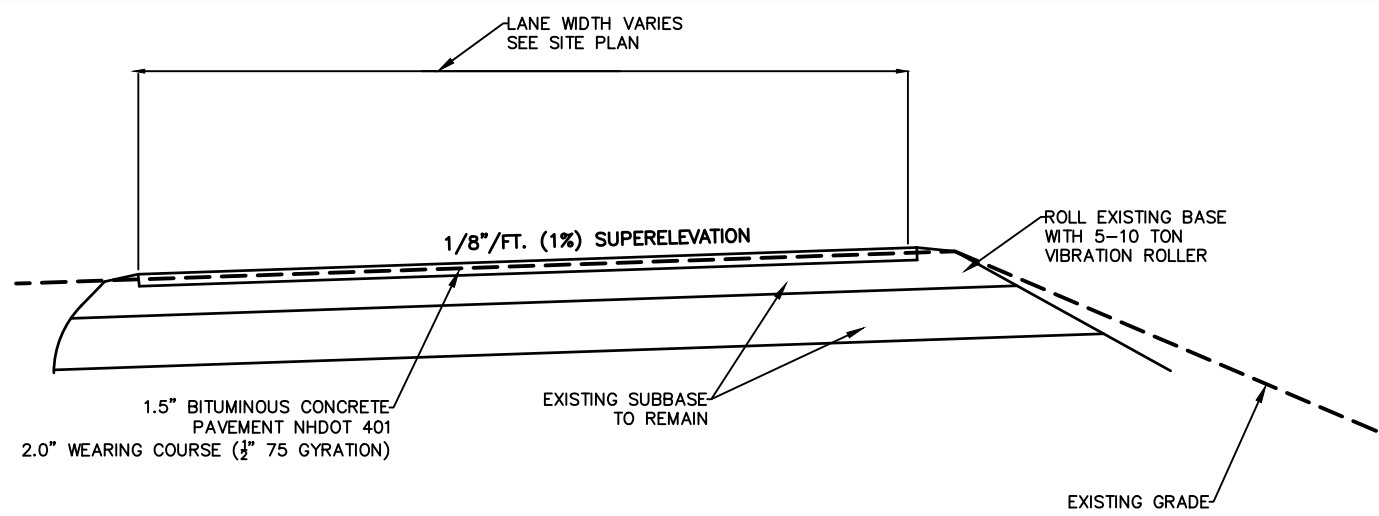
C7



PARTIAL ELEVATION
N.T.S.

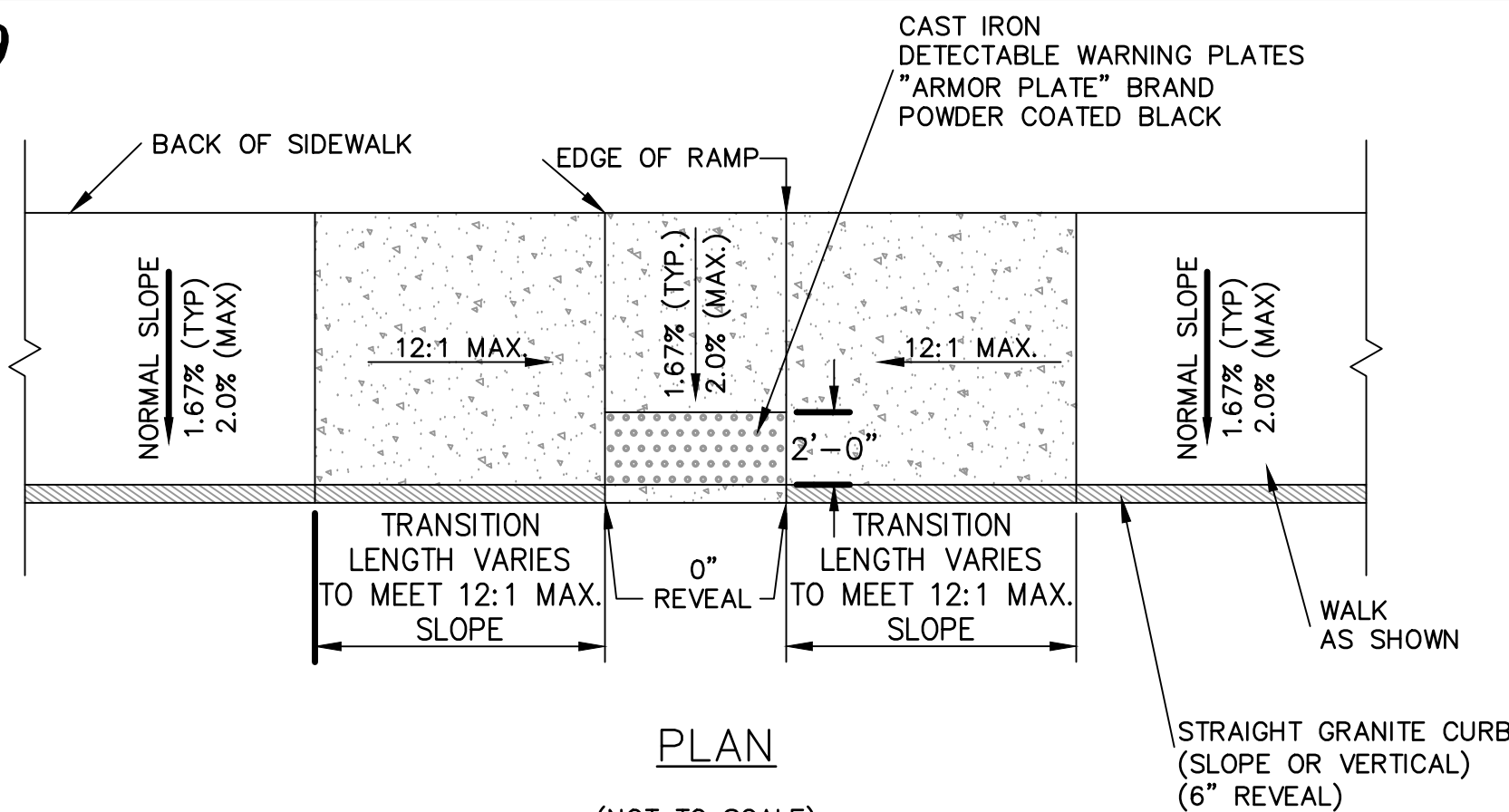
PARKING STALL SIGNAGE FOR THE PHYSICALLY CHALLENGED
NOT TO SCALE

C8

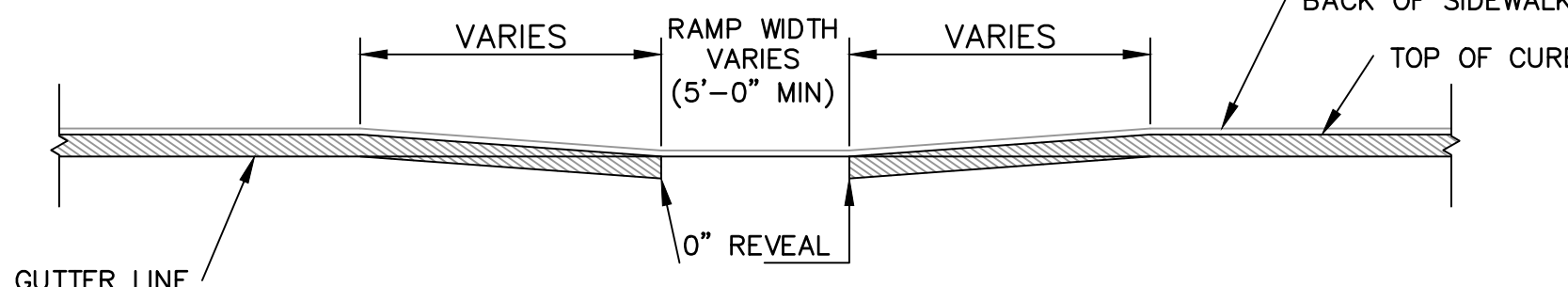


TYPICAL ACCESS WAY RECLAIM AND RE-SURFACING DETAIL

C9



(NOT TO SCALE)

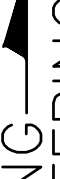
ELEVATION

TYPICAL DETAIL FOR WHEELCHAIR RAMP

C-101

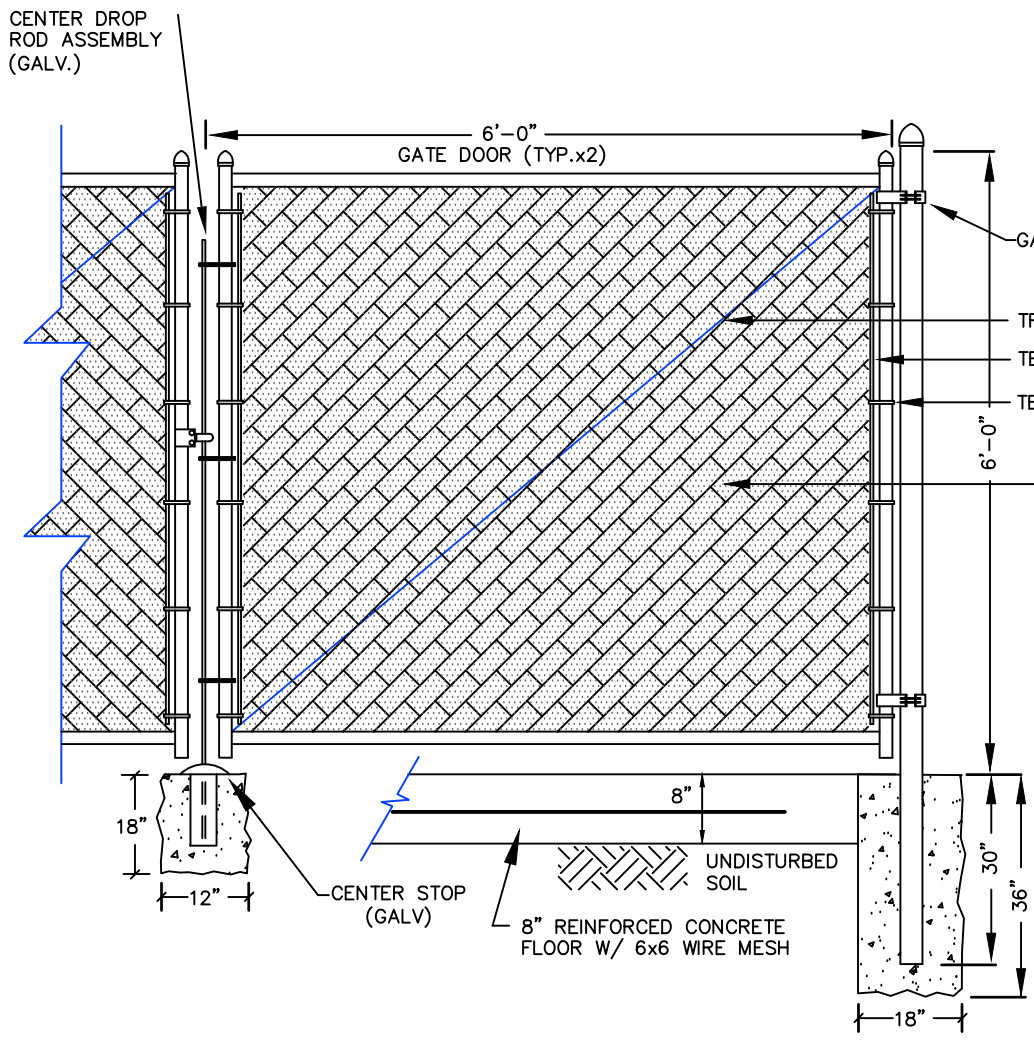
DOVER FILE #P19-85

#1	08-06-20	REVISED PER TRC COMMENTS
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 BERRY SURVEYING & ENGINEERING
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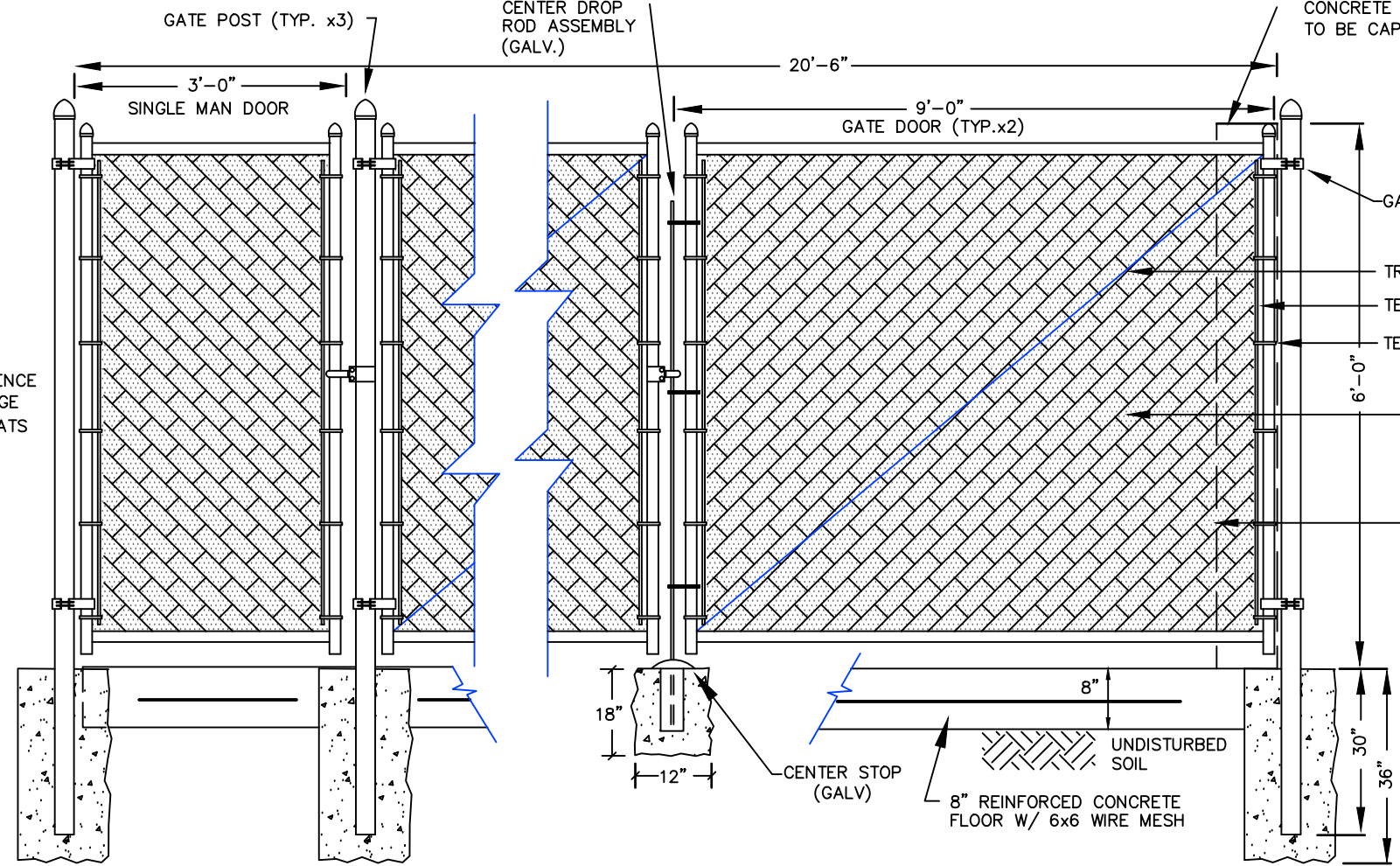
SHEET 15 OF 20

C10



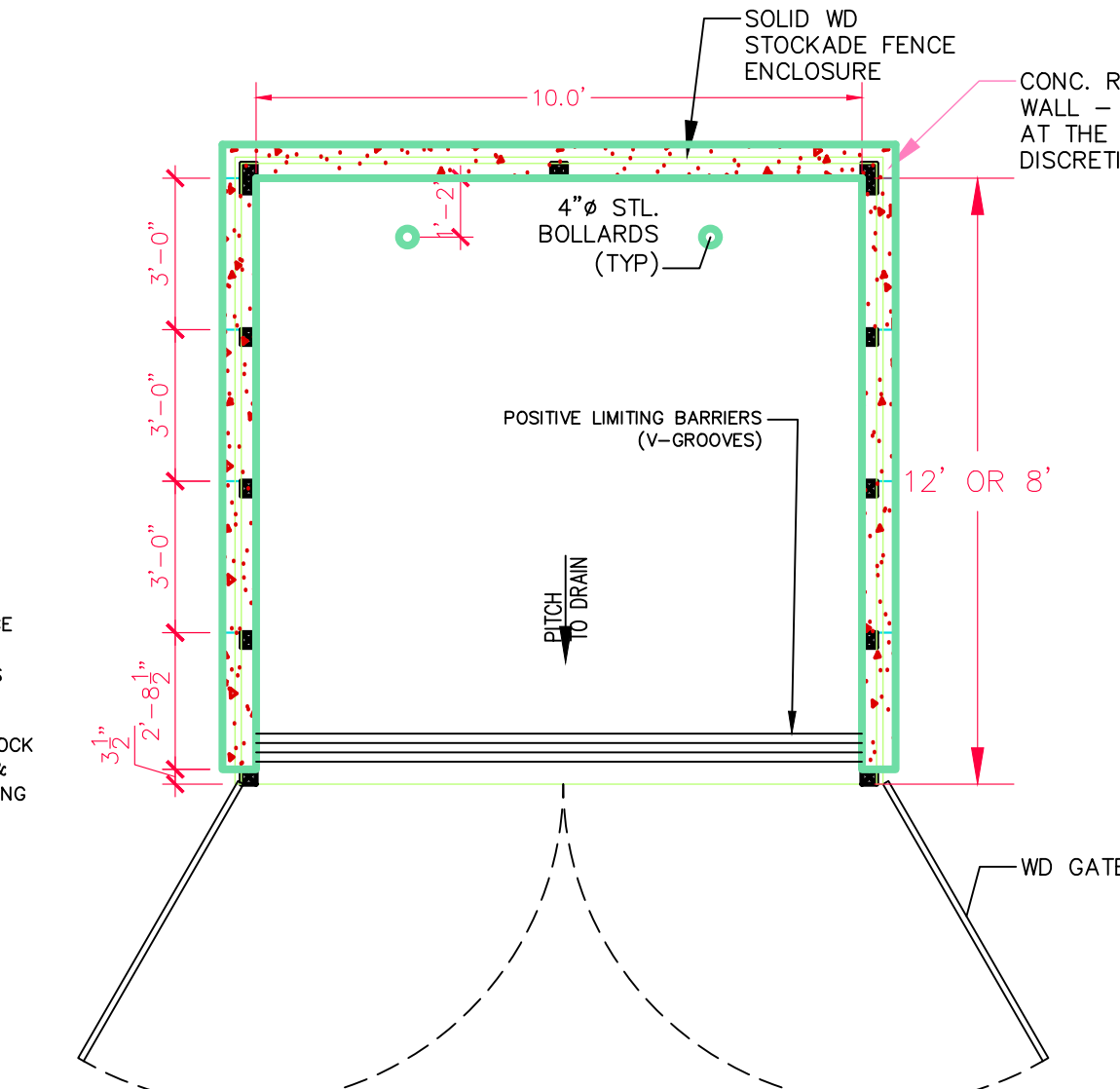
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"



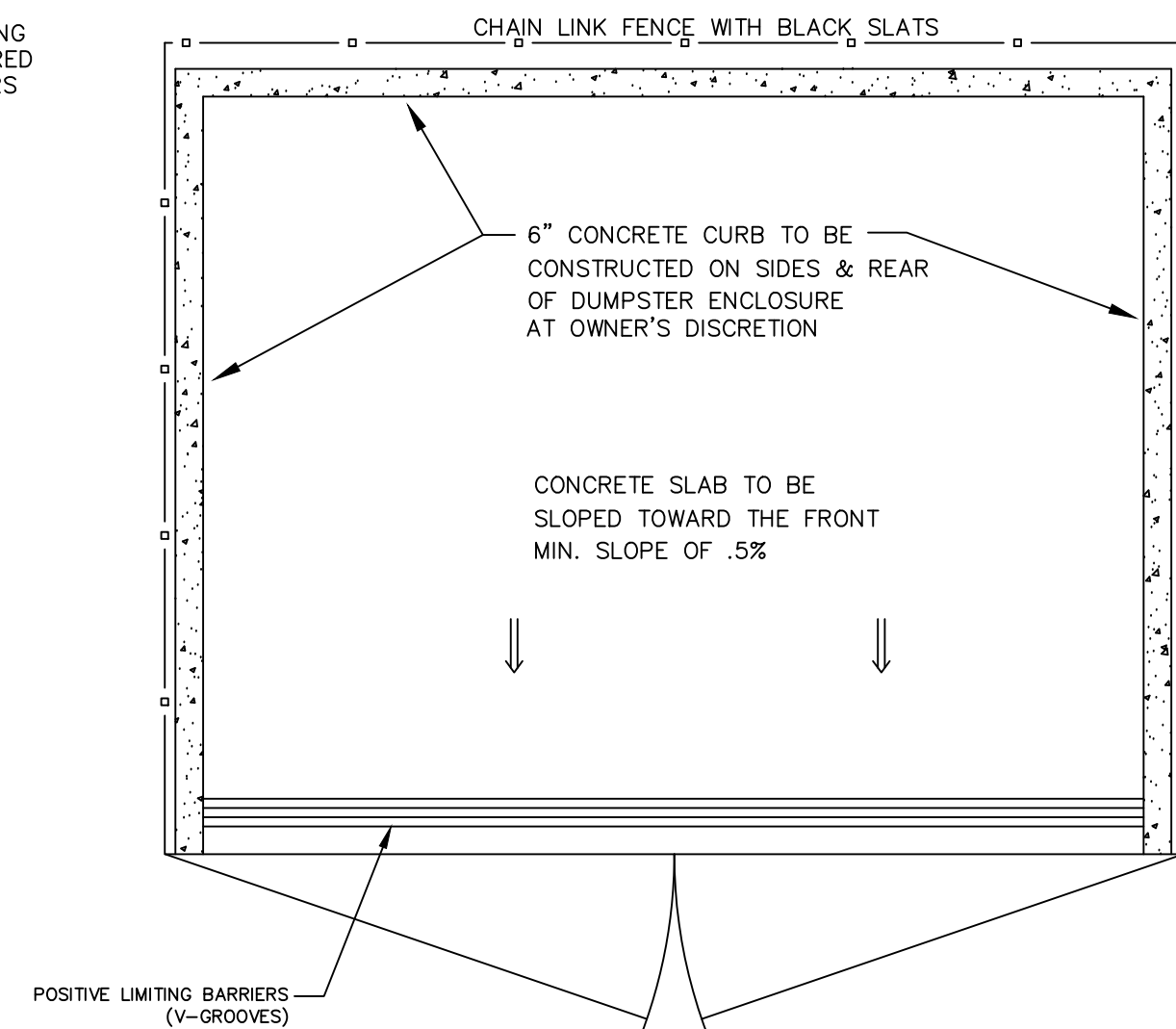
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"



DUMPSTER ENCLOSURE & CONCRETE PAD PLAN

NOT TO SCALE



DUMPSTER SLAB DETAILS

NOT TO SCALE

C11

MRT1 LED
LED Area Luminaire

Specifications

EPA: 0.54 W/ft
Length: 26 1/2" (673 mm)
Width: 18 3/8" (467 mm)
Height: 18 3/8" (467 mm)
Weight: 27.1 lbs (12.3 kg)

Ordering Information

EXAMPLE: MRT1 LED 42C 700 40K SRS MVOLT SPA DOBKO

Order	LED	Color Temp	Color Rend	Beam Angle	Mounting	Notes
MRT1 LED	42C	4000K	90	120°	120°	120°

Drilling

Template #17

Accessories

Template #17

Notes

1. MRT1 LED driver operates on any line voltage from 120-277V (50/60 Hz).
2. MRT1 LED driver is not suitable for use in wet or damp locations.
3. MRT1 LED driver is not suitable for use in corrosive environments.
4. MRT1 LED driver is not suitable for use in high temperature environments.
5. MRT1 LED driver is not suitable for use in high vibration environments.
6. MRT1 LED driver is not suitable for use in high humidity environments.
7. MRT1 LED driver is not suitable for use in high salt environments.
8. MRT1 LED driver is not suitable for use in high sulfur environments.
9. MRT1 LED driver is not suitable for use in high chlorine environments.
10. MRT1 LED driver is not suitable for use in high ammonia environments.
11. MRT1 LED driver is not suitable for use in high hydrogen sulfide environments.
12. MRT1 LED driver is not suitable for use in high carbon dioxide environments.
13. MRT1 LED driver is not suitable for use in high nitrogen dioxide environments.
14. MRT1 LED driver is not suitable for use in high sulfur dioxide environments.
15. MRT1 LED driver is not suitable for use in high hydrogen chloride environments.
16. MRT1 LED driver is not suitable for use in high hydrogen fluoride environments.
17. MRT1 LED driver is not suitable for use in high phosphoric acid environments.
18. MRT1 LED driver is not suitable for use in high nitric acid environments.
19. MRT1 LED driver is not suitable for use in high sulfuric acid environments.
20. MRT1 LED driver is not suitable for use in high hydrochloric acid environments.

LAMP "B" MOUNTED 20" ABOVE GRADE

WSR LED
Architectural Wall Sconce

Specifications

Height: 7 1/4" (188 mm)
Width: 18" (457 mm)
Depth: 9" (229 mm)
Weight: 17 lbs (7.7 kg)

Ordering Information

EXAMPLE: WSR LED P2 40K SRS MVOLT DOBKO

Order	LED	Color Temp	Color Rend	Beam Angle	Mounting	Notes
WSR LED	P1	4000K	90	120°	120°	120°

Emergency Battery Operation

The emergency battery backup (EBBC) is an optional integral to the luminaire - no external wiring required! This device provides reliable emergency operation while maintaining the aesthetic of the luminaire.

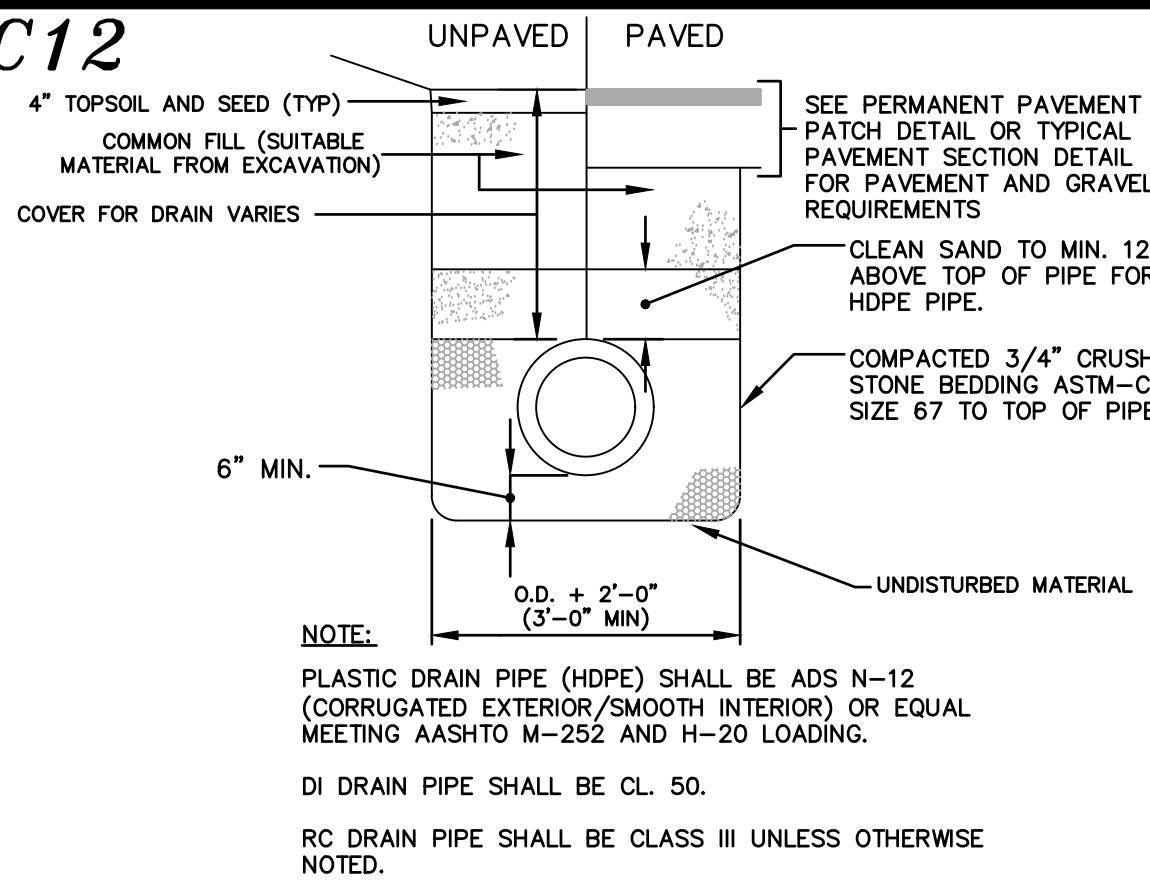
At EBBC and EBBC configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of 180 minutes) from the time backup power is lost, per UL 1644 (UL 1644 is a UL standard for emergency lighting systems). The EBBC is not a UL listed product and is not intended for use in life safety applications. The EBBC is not a UL listed product and is not intended for use in life safety applications.

Notes

1. EBBC driver operates on any line voltage from 120-277V (50/60 Hz).
2. EBBC driver is not suitable for use in wet or damp locations.
3. EBBC driver is not suitable for use in corrosive environments.
4. EBBC driver is not suitable for use in high temperature environments.
5. EBBC driver is not suitable for use in high vibration environments.
6. EBBC driver is not suitable for use in high humidity environments.
7. EBBC driver is not suitable for use in high salt environments.
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18. EBBC driver is not suitable for use in high nitric acid environments.
19. EBBC driver is not suitable for use in high sulfuric acid environments.
20. EBBC driver is not suitable for use in high hydrochloric acid environments.

LAMP "C" MOUNTED 9" ON BUILDING

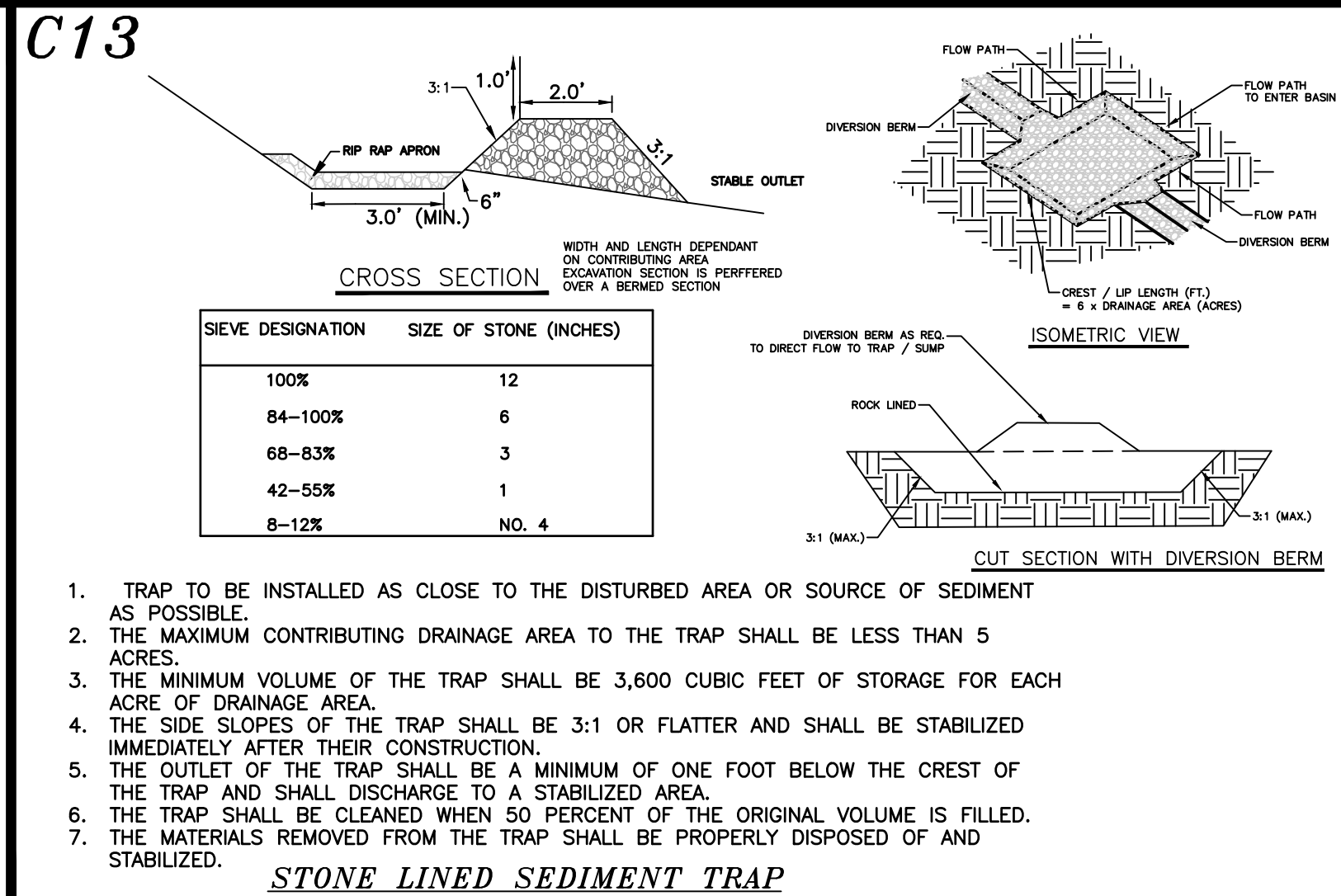
C12



TYPICAL DRAIN AND SEWER PIPE TRENCH

NOT TO SCALE

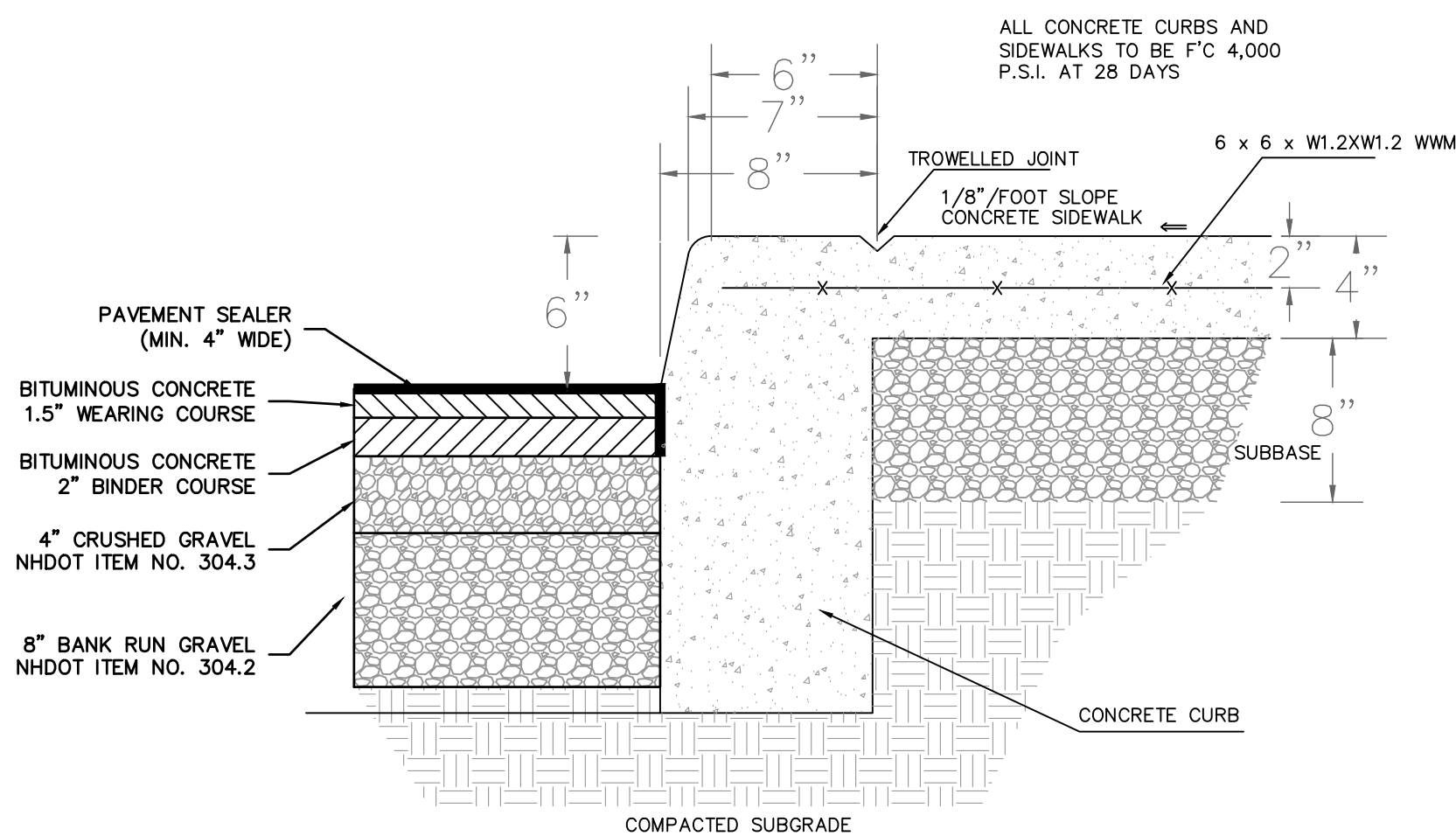
C13



STONE LINED SEDIMENT TRAP

1. TRAP TO BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

C15



CURB DETAIL WITH MONOLITHIC SIDEWALK

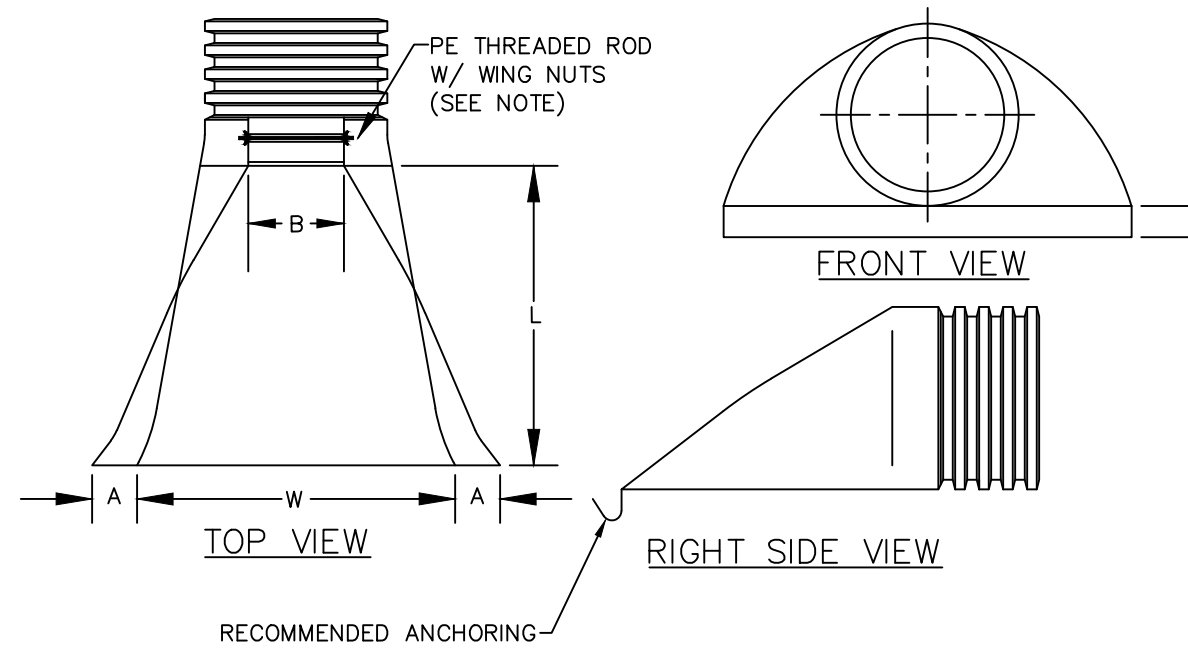
NOT TO SCALE

C14

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15"	6.5"	10"	6.5"	25"	29"
1810-NP	18"	7.5"	15"	6.5"	32"	35"
2410-NP	24"	7.5"	18"	6.5"	36"	45"
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
3610-NP	36"	10.5"	N/A	7.0"	53"	68"

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

ADS N-12 FLARED END SECTIONS
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



RIGHT SIDE VIEW

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DOVER FILE #P19-85

#1	REVISION	DATE	DESCRIPTION
		08-06-20	REVISED PER TRC COMMENTS

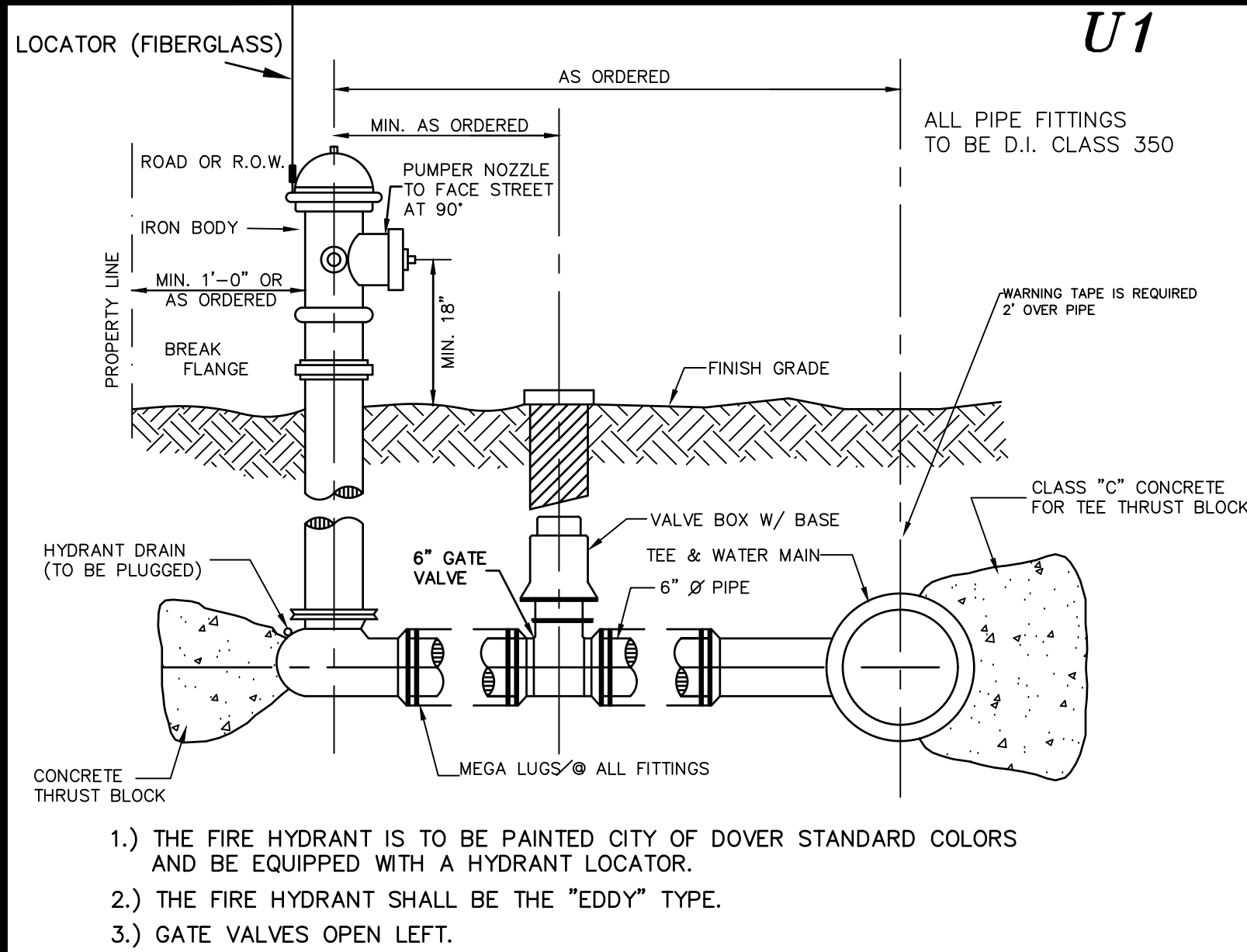
CONSTRUCTION DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

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

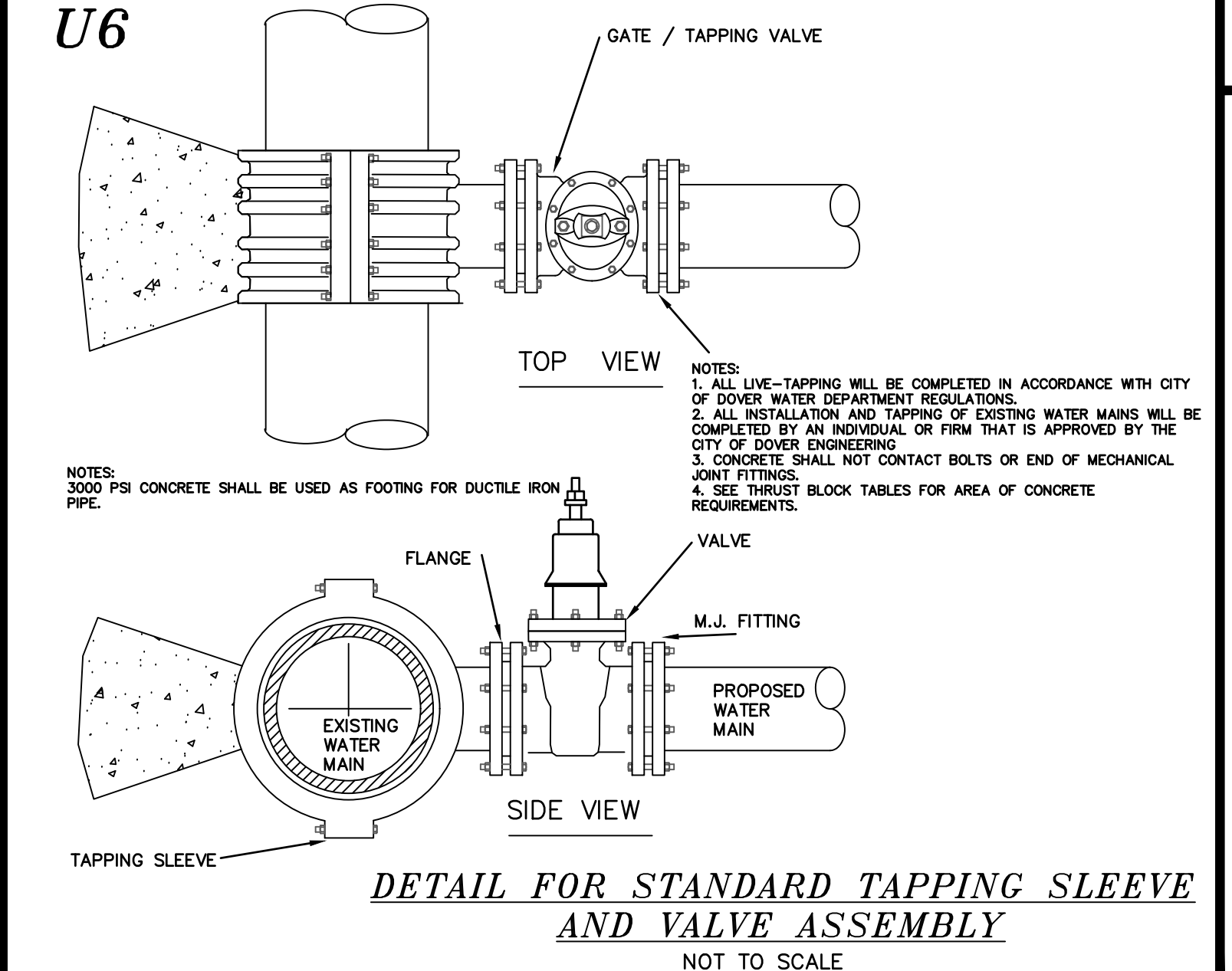
AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

KENNETH A. BERRY
No. 14283
LICENSED PROFESSIONAL ENGINEER

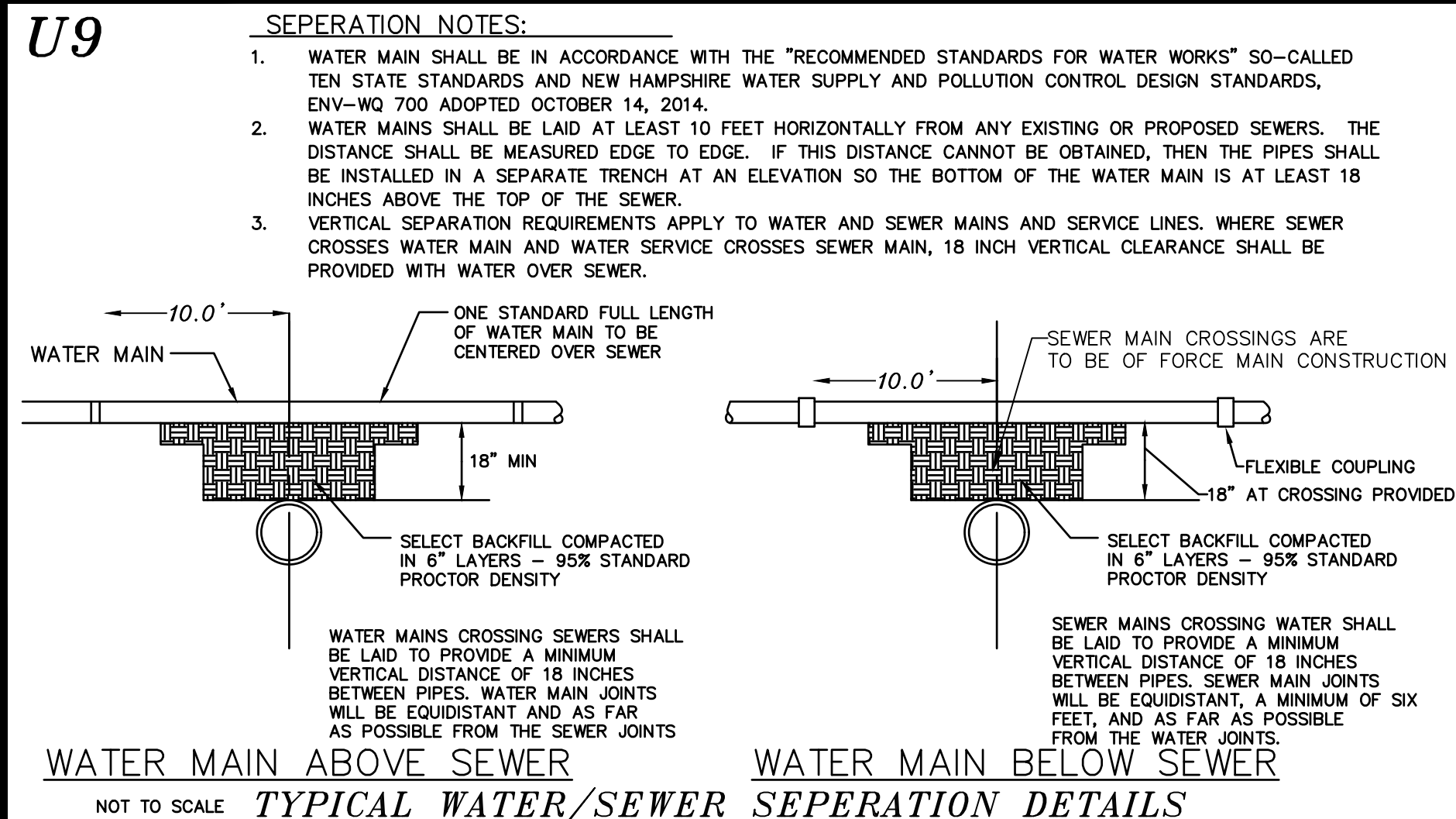
SHEET 16 OF 20



HYDRANT INSTALLATION DETAIL
NOT TO SCALE



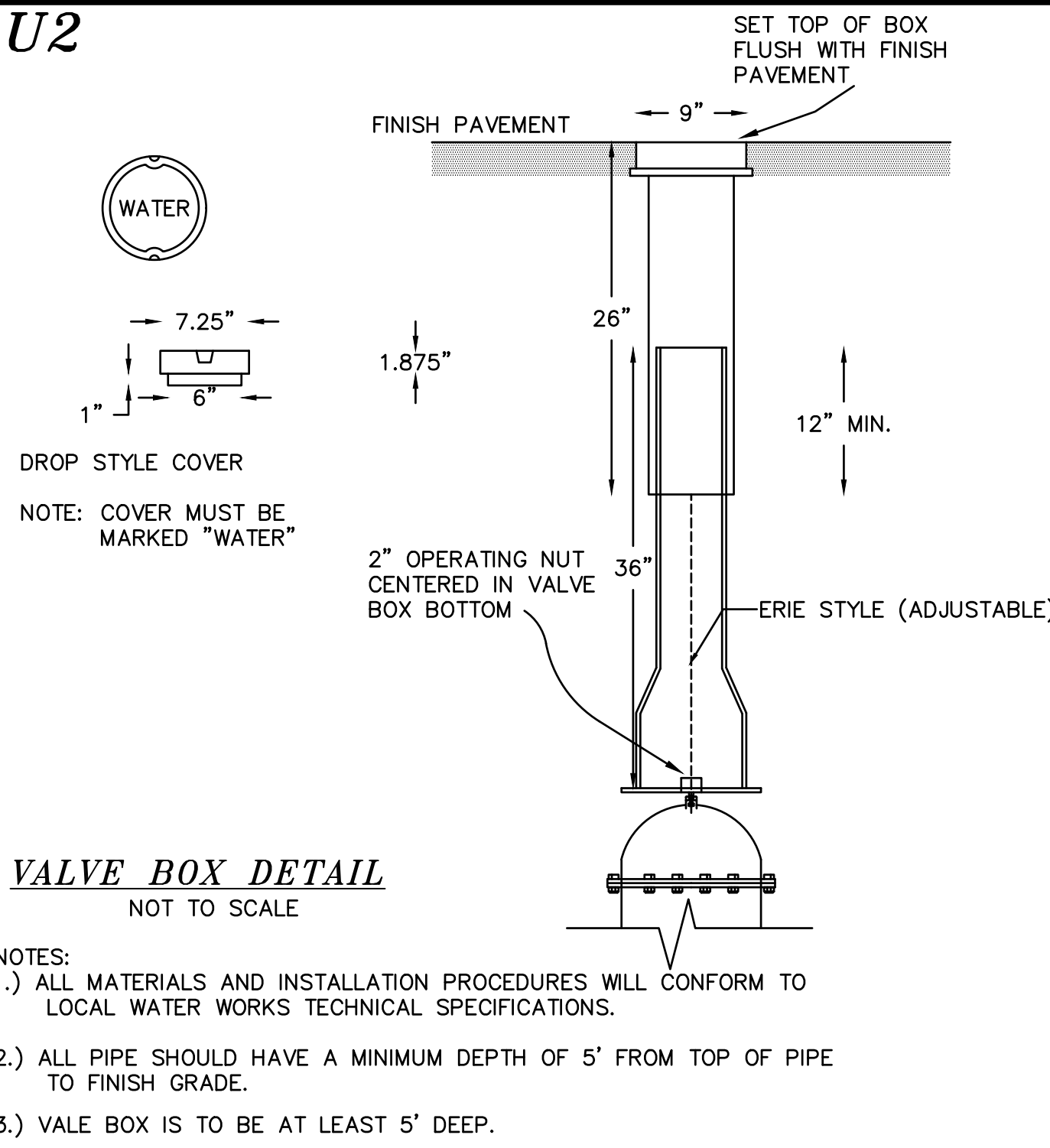
DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY
NOT TO SCALE



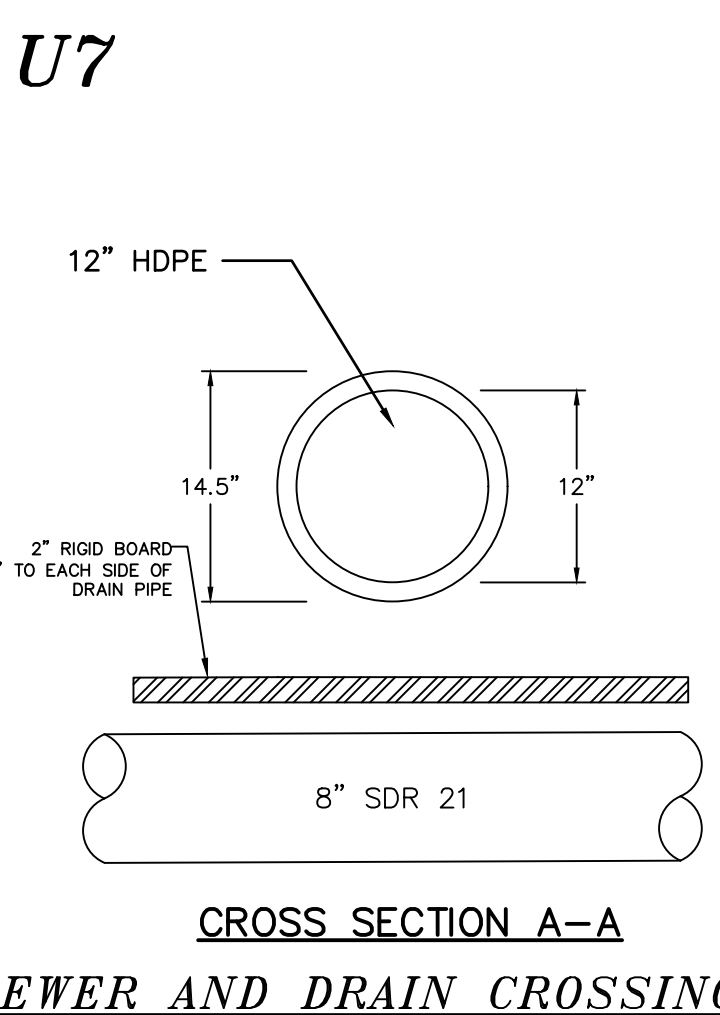
WATER MAIN ABOVE SEWER
NOT TO SCALE

WATER MAIN BELOW SEWER
NOT TO SCALE

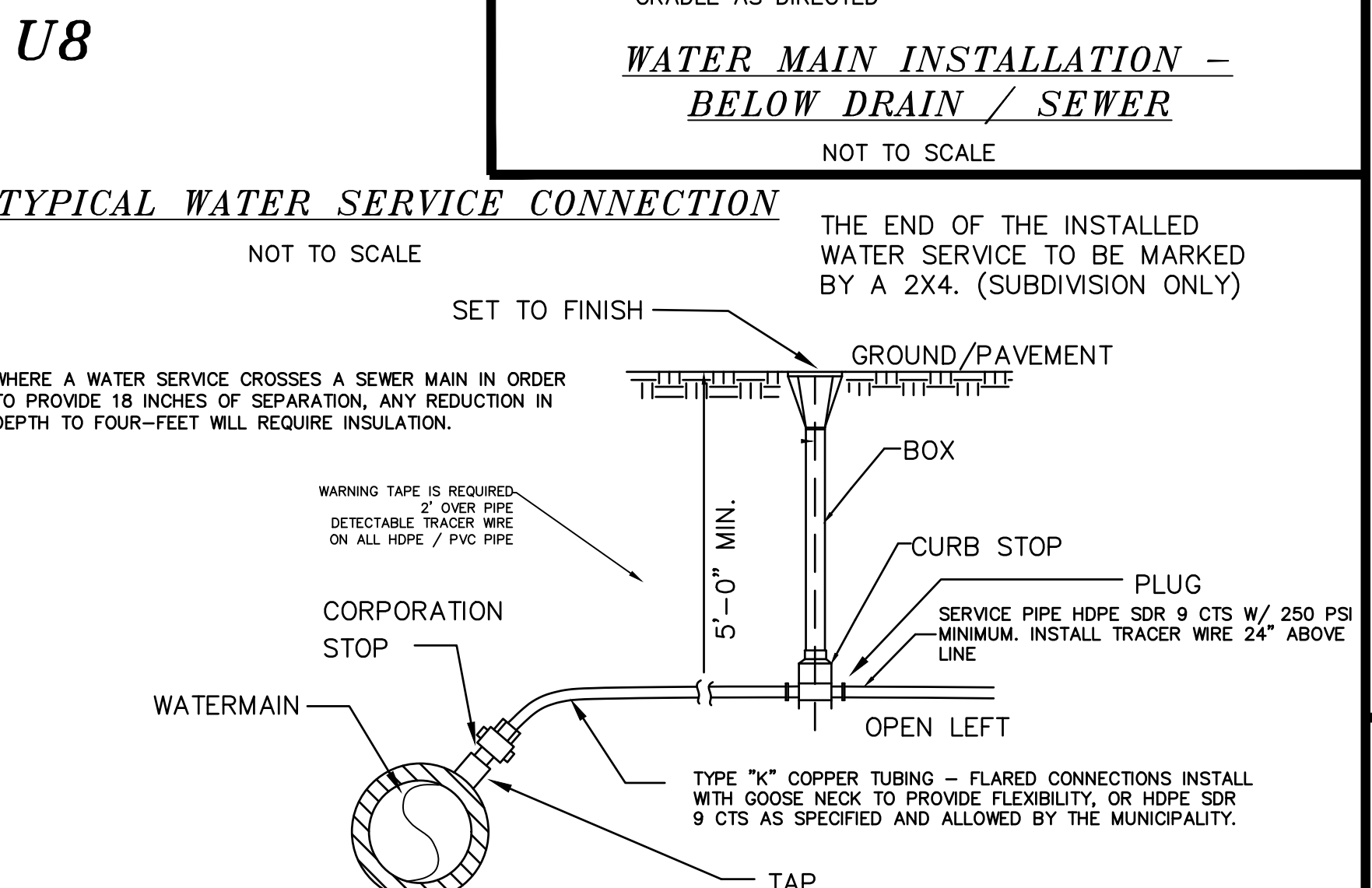
TYPICAL WATER/SEWER SEPERATION DETAILS



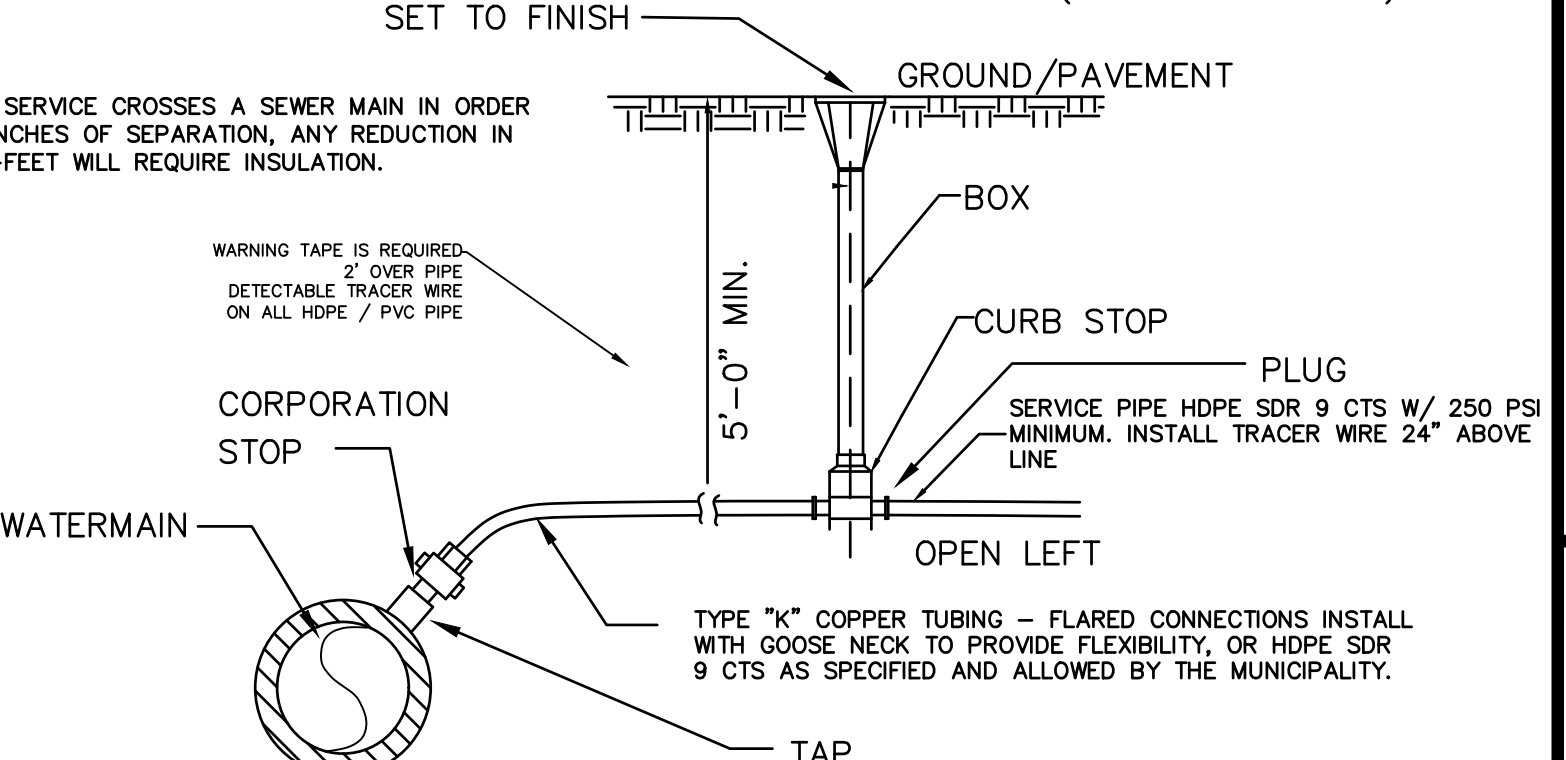
VALVE BOX DETAIL
NOT TO SCALE



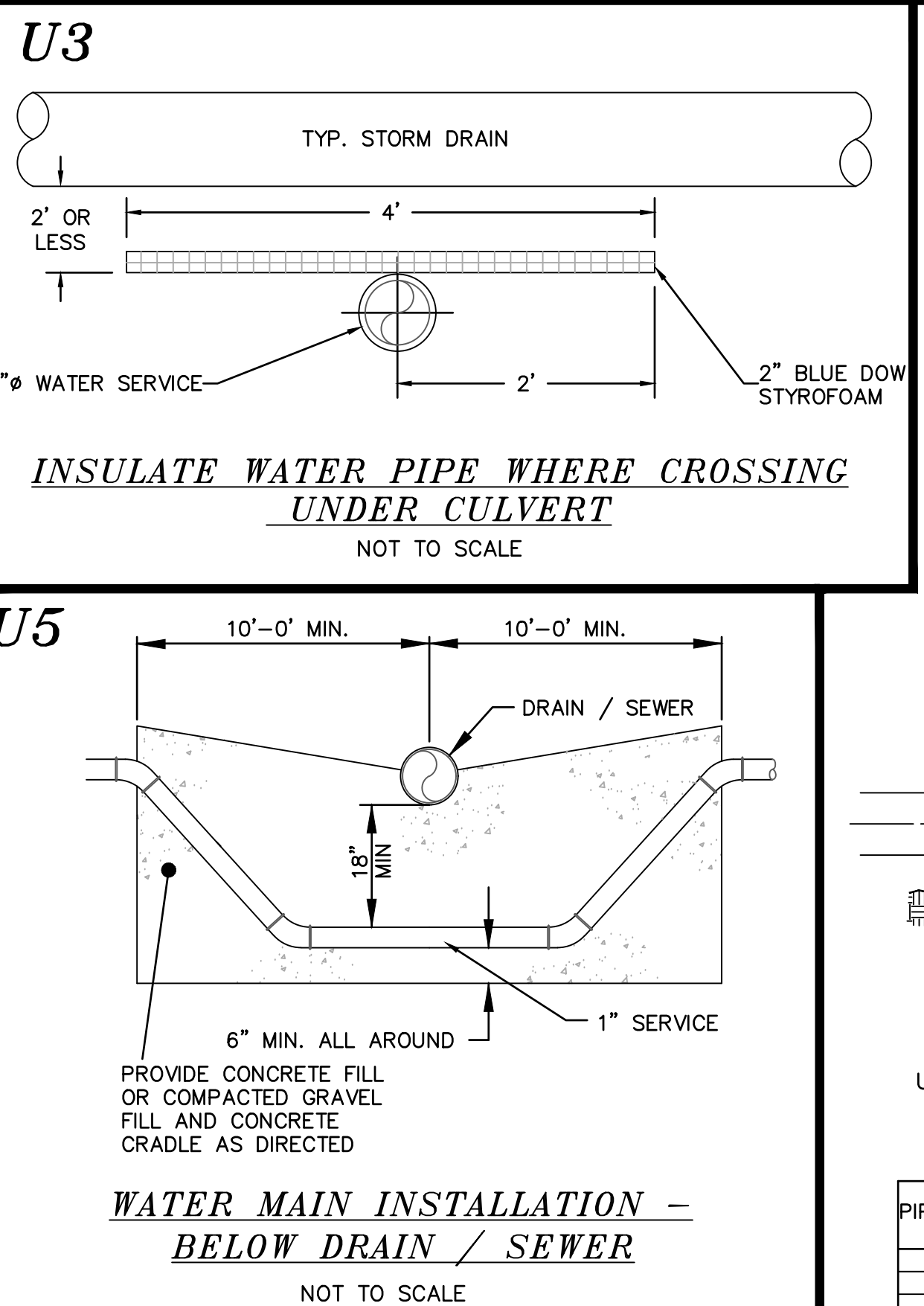
CROSS SECTION A-A
SEWER AND DRAIN CROSSING



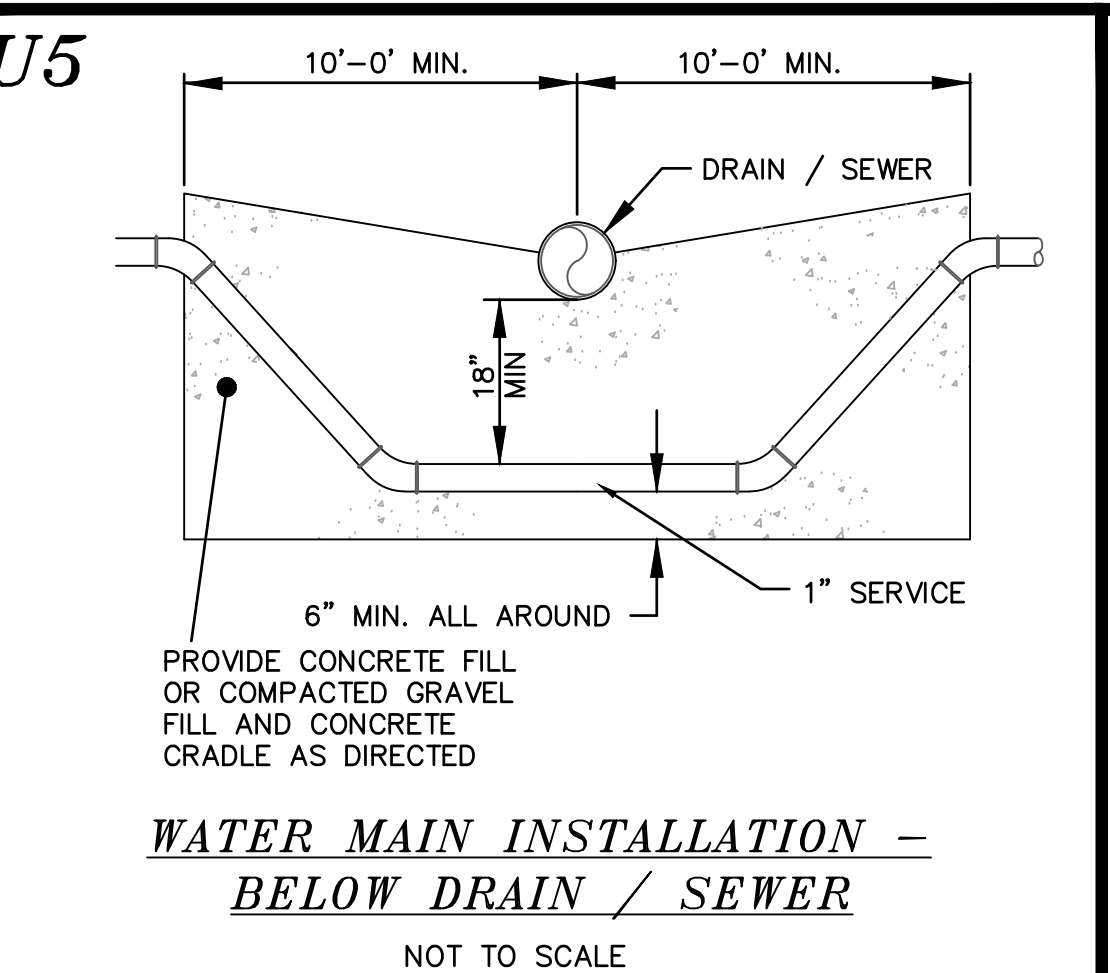
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



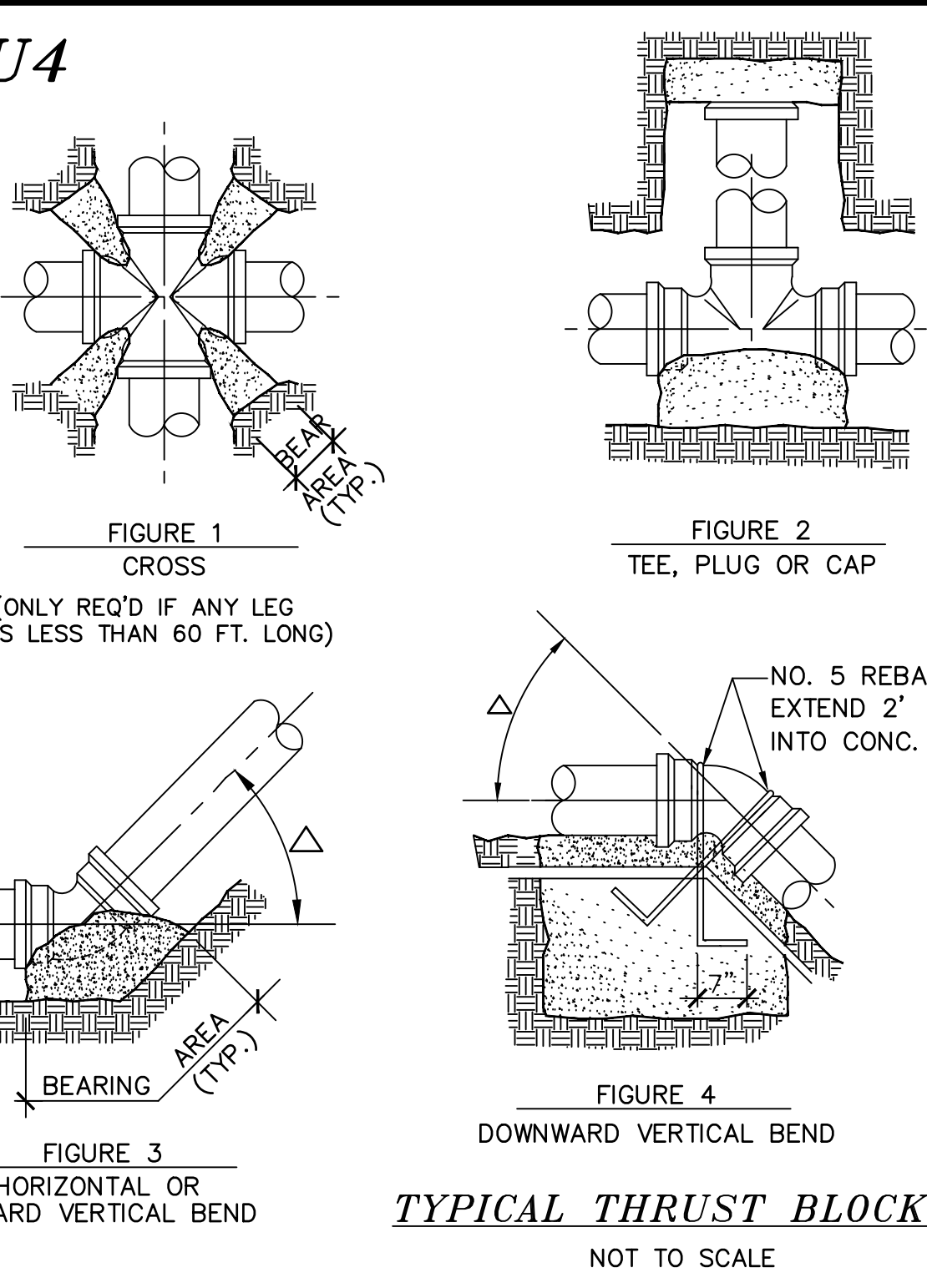
TYPICAL TRENCH DETAIL FOR WATER SYSTEM
NOT TO SCALE



INSULATE WATER PIPE WHERE CROSSING UNDER CULVERT
NOT TO SCALE



WATER MAIN INSTALLATION - BELOW DRAIN / SEWER
NOT TO SCALE



TYPICAL THRUST BLOCKS
NOT TO SCALE

PIPE I.D.	BEARING AREA, SQUARE FEET				VOLUME OF CONC. CU.YD			
	FIGURE 1	FIGURE 2	FIGURE 3	FIGURE 4	FIGURE 1	FIGURE 2	FIGURE 3	FIGURE 4
4"	2	2	2	2	1.0	.5	.5	.5
6"	2	3	3	3	1.5	1.0	.5	.5
8"	2	5	6	3	2.0	1.0	.5	.5
10"	3	7	10	5	4.0	2.0	1.0	1.0
12"	3	10	14	8	4	2		
14"	4	14	20	10	5	3		
16"	4	20	24	12	7	4		
18"	5	24	30	16	10	5		
20"	5	28	40	20	12	6		

- GENERAL NOTES:**
- ALL FITTINGS & EXPOSED REBAR TO BE RAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
 - ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
 - PLACE CONCRETE AGAINST UNDISTURBED EARTH.
 - TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. SPECIAL DESIGN FOR EACH INSTALLATION IS REQUIRED IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 3000 P.S.F.
 - VERTICAL SURFACE NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
 - KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.
 - MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS, TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DESIGN A FORCE MAIN PUMP SYSTEM TO SERVICE THE PROPOSED ALLONSY FIELDS.
 - UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS.
 - 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. SUBMERSIBLE PUMPS AND ALL OTHER ELECTRICAL SYSTEMS / COMPONENTS IN THE WET WELL SHALL MEET NEC REQUIREMENTS FOR CLASS I, DIVISION 1 ENVIRONMENT IN ACCORDANCE WITH ENV-WQ 705.07.
 - ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05 (c)-(e) FOR SDR 35 GRAVITY SEWER PIPE, CONFORM WITH ENV-WQ 704.08 FOR SDR 21 FORCE MAIN PRESSURE PIPE, AND CONFORM WITH ASTM D3034. PVC JOINT SEALS SHALL CONFORM WITH ASTM D3121. GRAVITY SEWER TESTING IS REQUIRED IN ACCORDANCE WITH (IAW) ENV-WQ 704.06. FORCE MAIN TESTING IS REQUIRED IAW ENV-WQ 704.09.
 - VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS. THE PROPOSED PUMP STATION IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, BASED ON FIRMETTE CREATED 5/28/2019 FOR PANEL 33017C0204D EFFECTIVE 5/17/2005 FOR THE CITY OF ROCHESTER.
 - A GENERATOR INSTALLED MEETING THE REQUIREMENTS OF ENV-WQ 705.11 IS REQUIRED FOR THIS INSTALLATION. THE INSTALLATION WILL REQUIRE A 20KW GENERATOR SUCH AS A BLUE STAR POWER SYSTEMS INC. CONTRACTOR TO DEMONSTRATE CONFORMANCE WITH REGULATION REQUIREMENTS.
 - THE OWNER INTENDS TO FENCE THE INSTALLATION AND MAY AT THEIR DISCRETION INSTALL SUPPORTS AND CARRYING BEAM TO ASSIST IN THE PUMP MAINTENANCE, DESIGNED BY OTHERS.
 - THE PUMP STATION ALARMS SYSTEM POWER SOURCE SHALL BE AN INDEPENDENT BATTERY WITH CONTINUOUS CHARGE, OR MAIN LINE POWER WITH BACK UP BATTERY SYSTEM, IAW ENV-WQ 705.09(e) AND SHALL INCLUDE A LOCAL AUDIBLE ENUNCIATOR AND LIGHT IAW ENV-WQ 705.09(g).
 - THIS PUMP STATION SHALL HAVE THE CAPABILITIES TO RECORD PUMP RUN TIMES OR HAVE CONTINUOUS FLOW RECORDING IAW ENV-WQ 705(g).
 - THE PUMP STATION WET WELL AND VALVE PIT HATCHES SHALL HAVE A WARNING SIGN FOR CONFINED SPACE ENTRY IAW ENV-WQ 705.08(j).
 - SEE SHEET 19 FOR PUMP DESIGN.

U-101

DOVER FILE #P19-85

REVISED PER TRC COMMENTS	DATE	REVISION	DESCRIPTION
	08-06-20	#1	

UTILITY DETAILS

LAND OF GULF LANDING PROPERTIES LLC

CENTRAL AVENUE

DOVER, N.H.

TAX MAP 38, LOT 9-42

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

AS NOTED

DATE : NOVEMBER 14, 2019

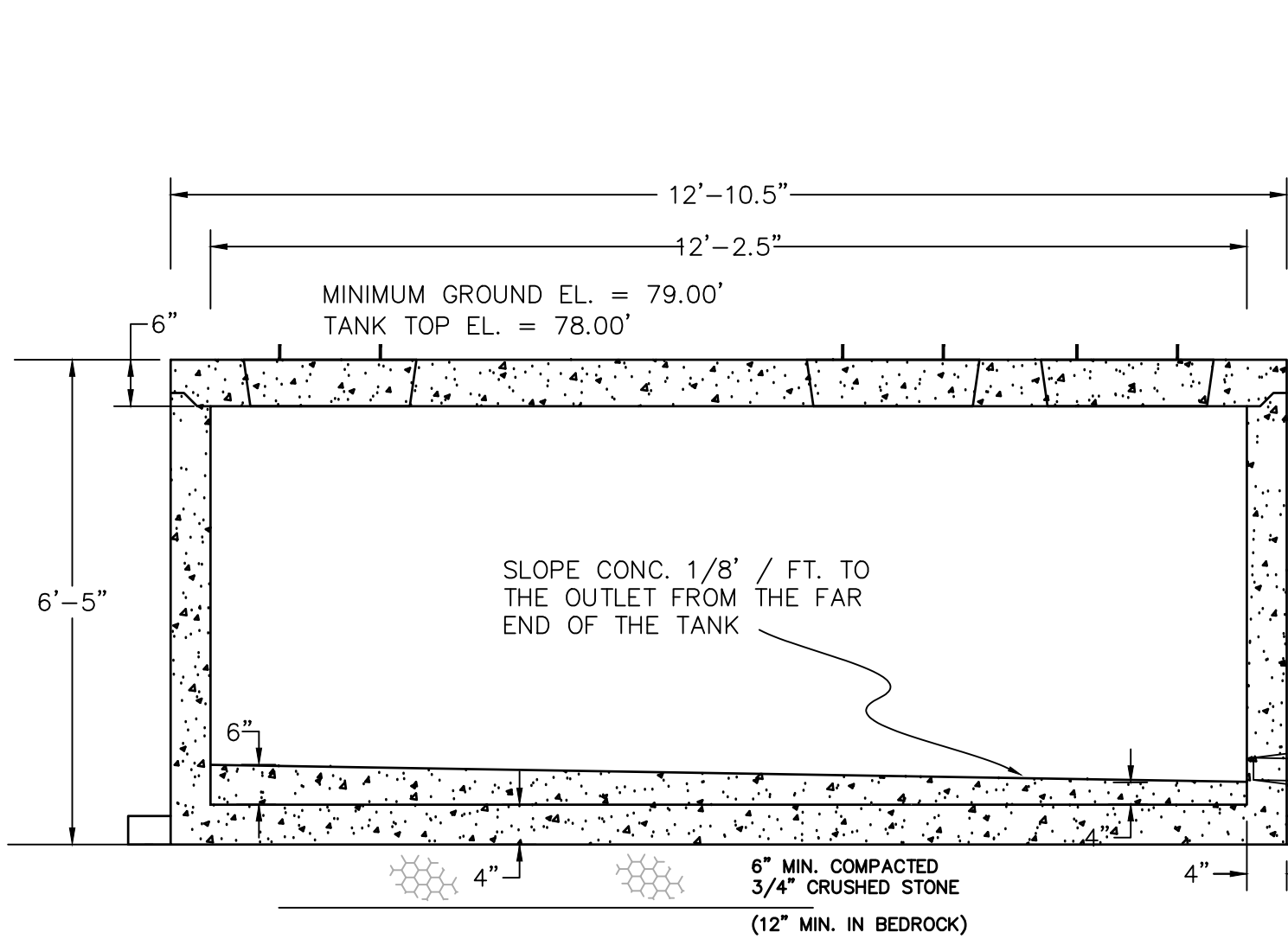
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

PROFESSIONAL ENGINEER

SHEET 18 OF 20



NOTES:
ANTI-FLOATATION CALCULATIONS AND PROVISION REQUIRED.

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. ALL REINFORCEMENT PER ASTM C1227.
3. DESIGNED FOR H-20 LOADING.
4. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

COMMERCIAL LINE TANK
2500 GALLON MONOLITHIC
NOT TO SCALE

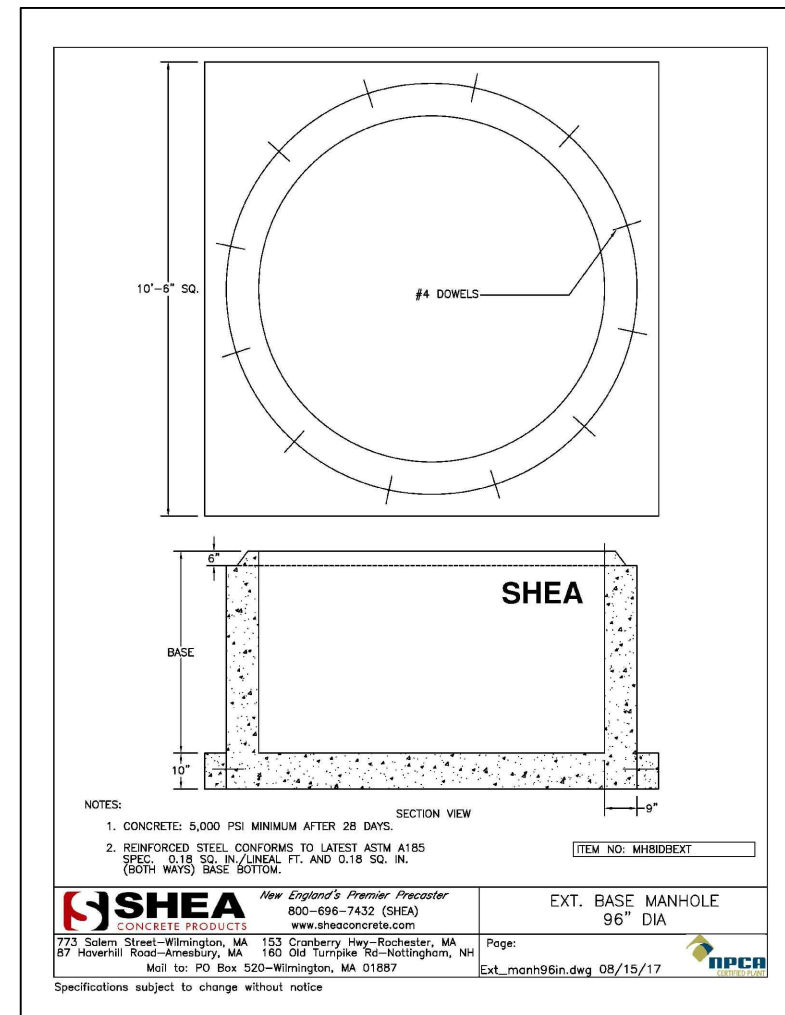
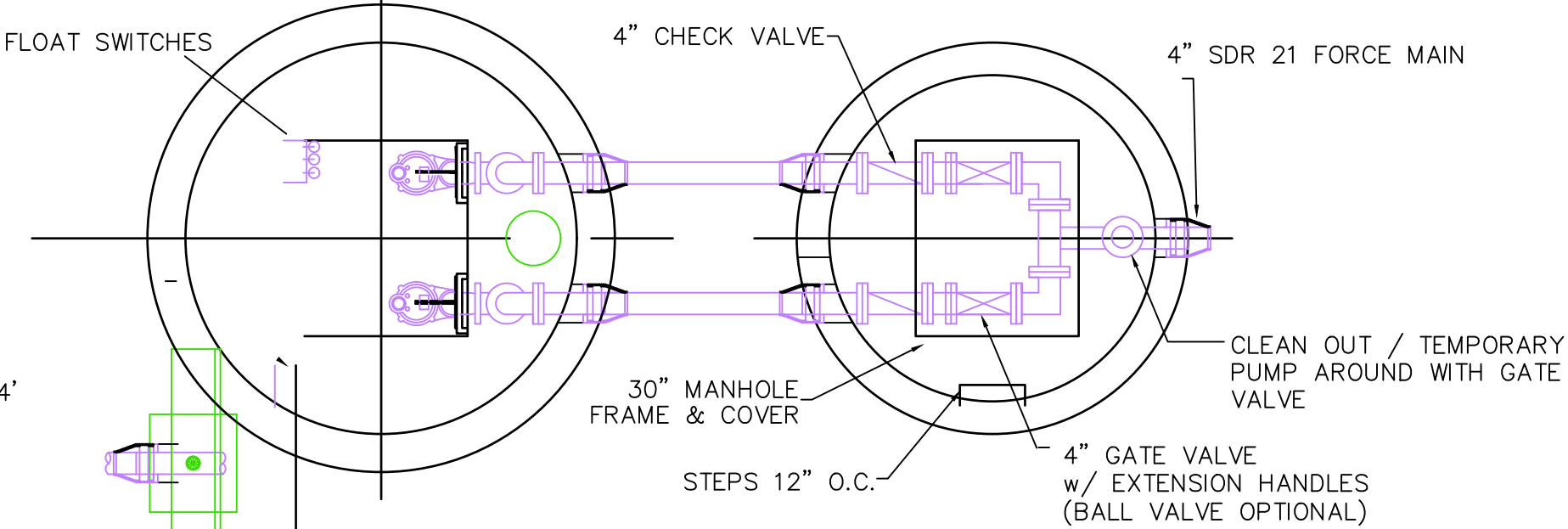
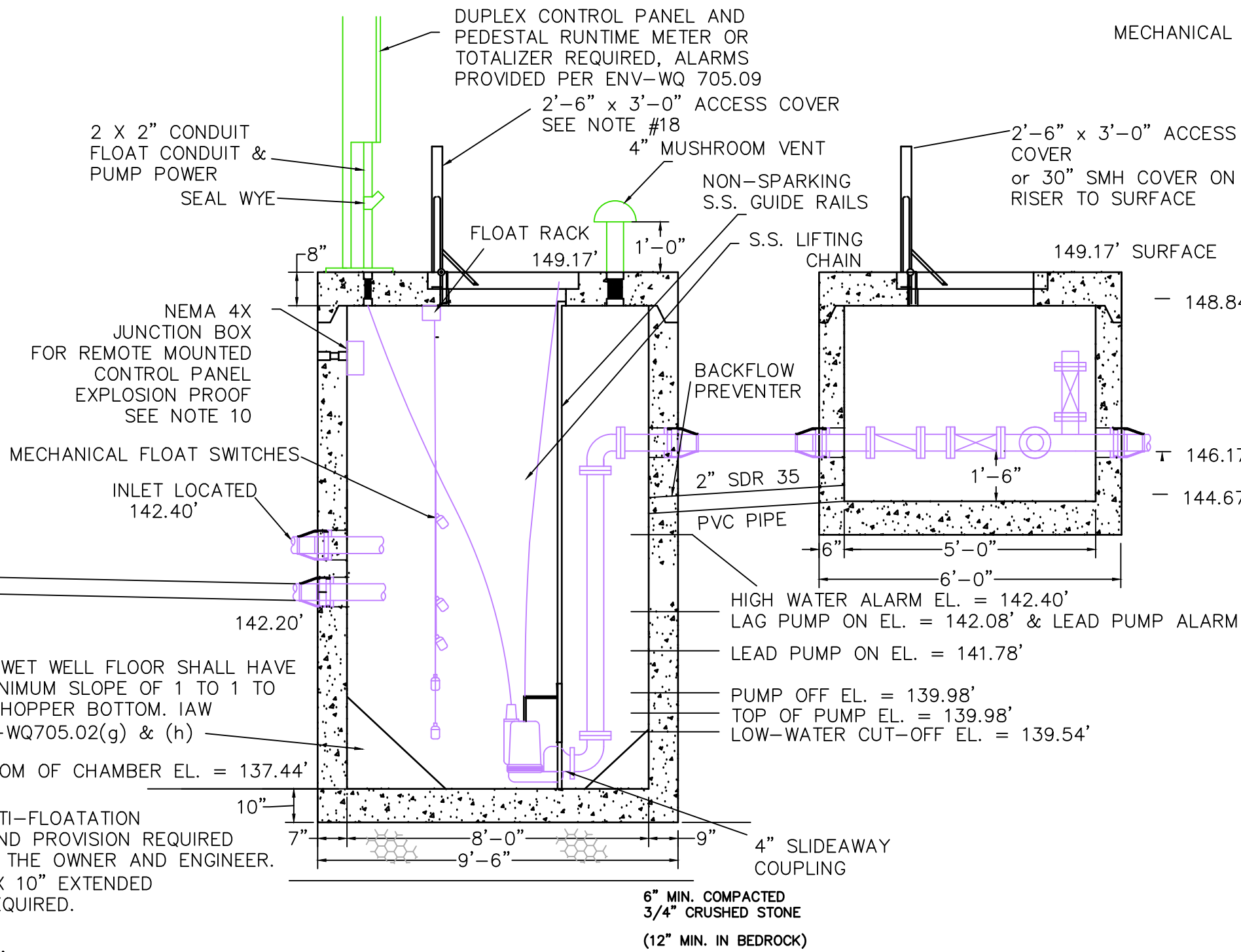
ANTI-FLOATATION CALCULATIONS AND PROVISION REQUIRED.

THE WET WELL FLOOR SHALL HAVE A MINIMUM SLOPE OF 1 TO 1 TO THE HOPPER BOTTOM. IAW ENV-WQ705.02(g) & (h)
BOTTOM OF CHAMBER EL. = 137.44'

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS. ASTM C990 SPEC
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185
 3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM
 4. WET WELL TESTING IS REQUIRED IAW ENV-WQ 705.02(i).
 5. RECOMMEND THAT THIS PRE-CAST STRUCTURE BE PRODUCED IN A NPCA CERTIFIED PLANT. DESIGN BASED ON A PRE-CAST STRUCTURE AS SUPPLIED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.

PUMP STATION & VALVE PIT

NOT TO SCALE



PUMP STATION DESIGN CALCULATIONS

DESIGN FLOW BASIS (Env.-Wq 704.03 AND CITY OF DOVER)

AVERAGE DAILY FLOW (ADF) = 70 GPD / CAPITA (NHDES ENV.-Wq 704.03)
AVERAGE DAILY FLOW (ADF) = 135 GPD / BEDROOM (NHDES ENV.-Wq 1008.03)
USE 135 GPD / BEDROOM

DAILY FLOW
NUMBER OF EMPLOYEES ON MAX SHIFT = 8
NUMBER OF BEDS = 64
DAILY FLOW = ADF (BEDS) X BEDS = 135 GPD / BED X 64 BEDS
DAILY FLOW = ADF (EMPLOYEES) = 20 GPD / EMPLOYEE X 8 EMPLOYEES
DAILY FLOW = 8,800 GPD

PEAK FLOW
PEAKING FACTOR = 6 (ADF < 100,000)
PEAK FLOW = TDF X PEAKING FACTOR
= 8,800 GPD X 6
PEAK FLOW = 52,800 GPD

EMERGENCY OPERATIONS (Env. -Wq 705.06)

EMERGENCY GENERATOR TO BE PROVIDED
REQUIRED PUMP CAPACITY = PEAK FLOW / 1440 MIN. / DAY
REQUIRED PUMP CAPACITY = 52,800 GPD / 1440 MIN. / DAY = 15.5 GPM PEAK HOURLY FLOW
36.7 GPM < 100 GPM

STORAGE CAPACITY

PROVIDED STORAGE CAPACITY: = (142.08' - 139.98') x 376.03 GAL / V. F.
(WET WELL) PUMP CYCLE
= 2.1' x 376.03 GAL / V.F. = 789.66 GAL
PROVIDED STORAGE TO ALARM:
= 2.42' x 376.03 GAL / V.F. = 910.00 GAL

WET WELL AND PUMP OPERATION NOTES:

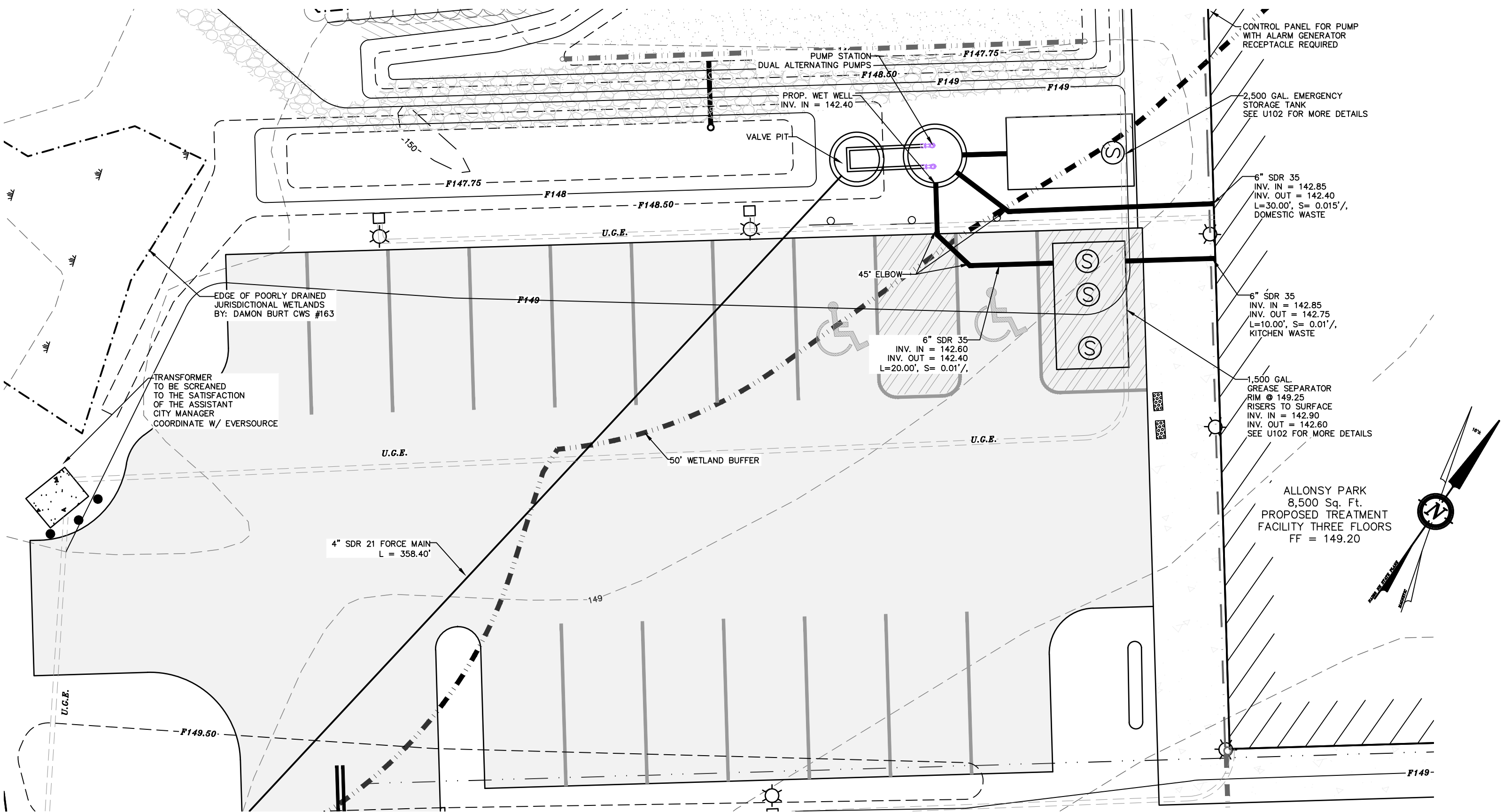
WET WELL INVERTS
INVERT IN: 142.40'
HIGH WATER ALARM: 142.40'
LAG PUMP ON: 142.08'
LEAD PUMP ON: 141.78'
DOSE DEPTH: 1.80'
PUMP OFF: 139.98'
DEPTH OF PUMP SUBMERSION: 2.54'
CHAMBER BOTTOM: 137.44'

PUMP HEAD CALCULATIONS:

STATIC HEAD = 358.40'
MINOR HEAD LOSSES (PIPE / FITTINGS) = 34.00'
TOTAL DYNAMIC HEAD = STATIC HEAD + MINOR HEAD LOSSES
= 392.40 FT
PUMP INFORMATION: BERMESA CUTTER PUMP 3" SOLIDS HANDLING VORTEX WASTEWATER (2 EA.)
SFEV3A-X, 3 HP, 6.50" IMPELLER, 3" SOLIDS HANDLING, SINGLE PHASE, OR APPROVED EQUAL
PUMP OPERATION = 145 GPM, 679 GALLONS (PROVIDED STORAGE CAPACITY)
RUN TIME = 4.67 MINUTES > 3 MINUTES (679 GAL / 140 GPM)

PEAK HOURLY FLOW: 79.6 GPM, 160 GPM > 78 GPM (ENV-WQ 705.01 (d) (9))

NOTE: CONTRACTOR / PUMP INSTALLER TO CONFIRM ALL PUMP SPECIFICATION WITH PUMP MANUFACTURER BASED ON SITE CONDITIONS AND CURRENT SPECIFICATIONS TO ENSURE A MINIMUM VELOCITY OF 3 FEET PER SECOND AND MINIMUM RUN TIME OF 3 MINUTES.



GRAPHIC SCALE



DOVER FILE #P19-85

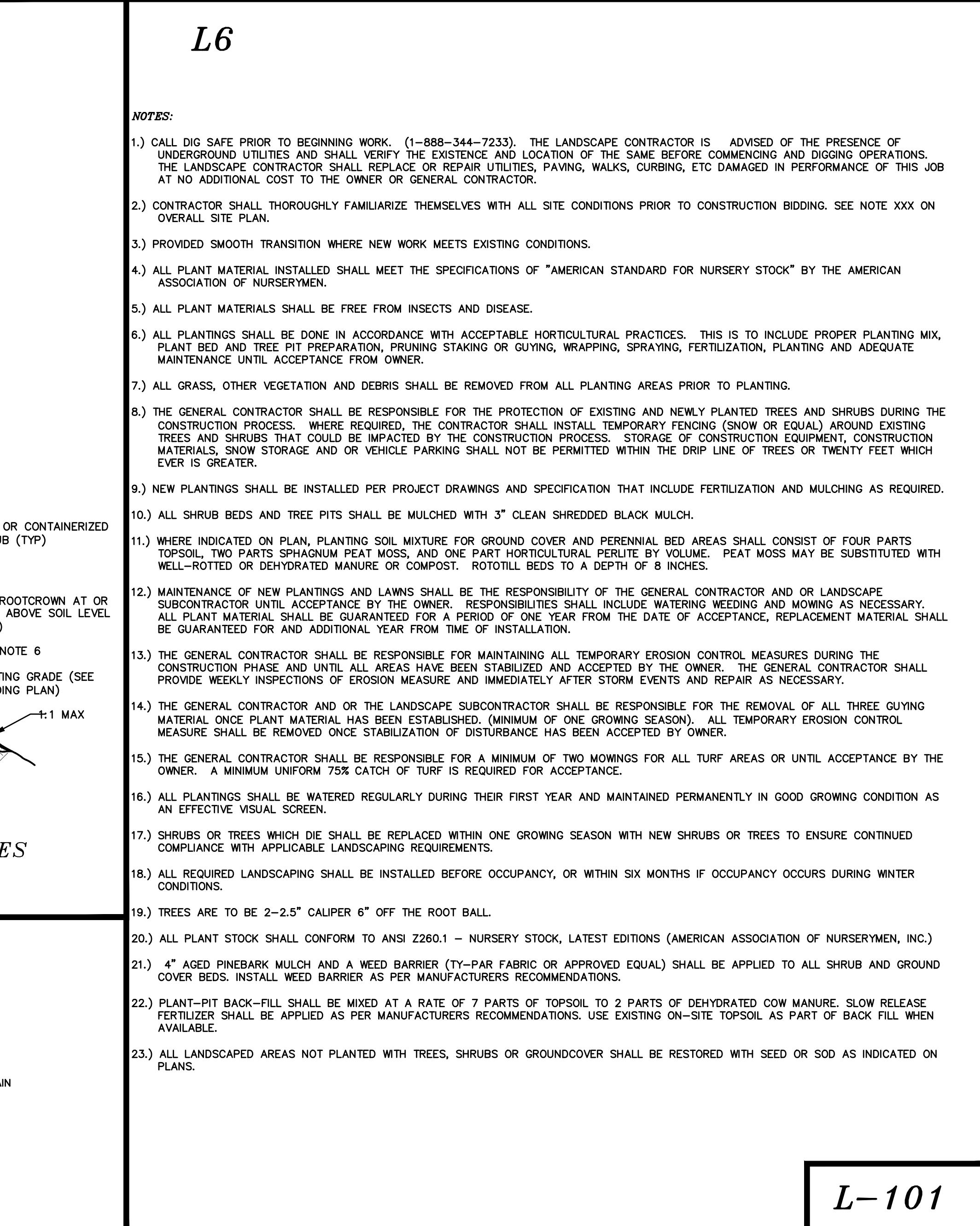
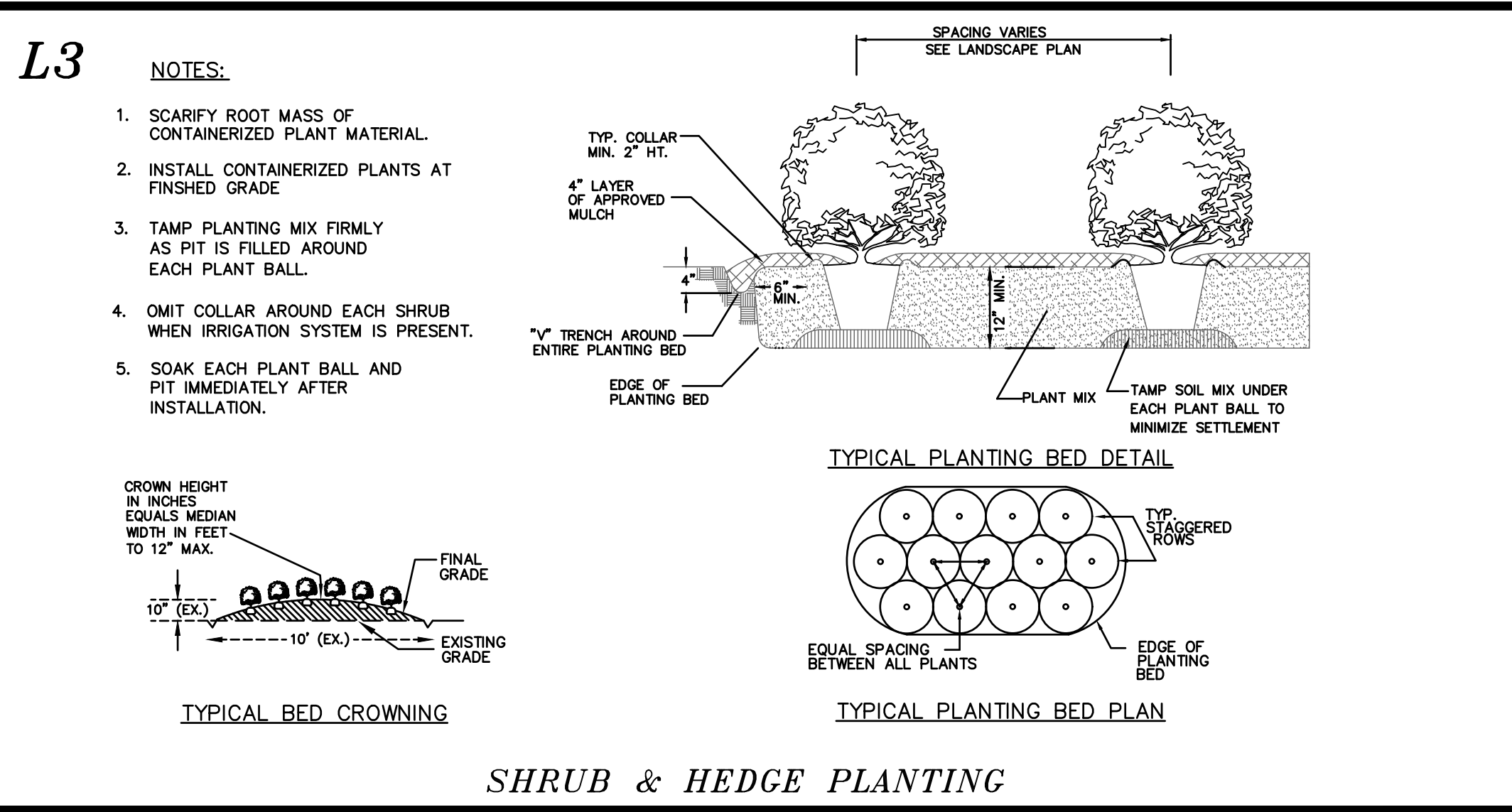
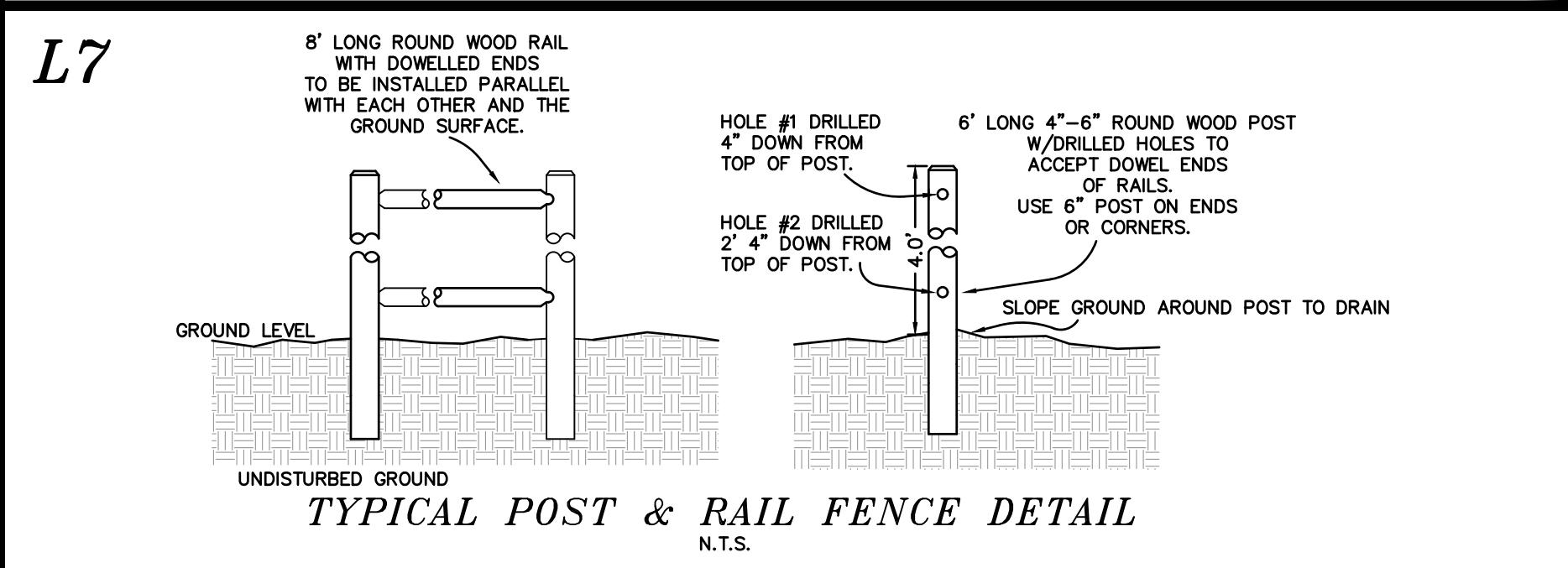
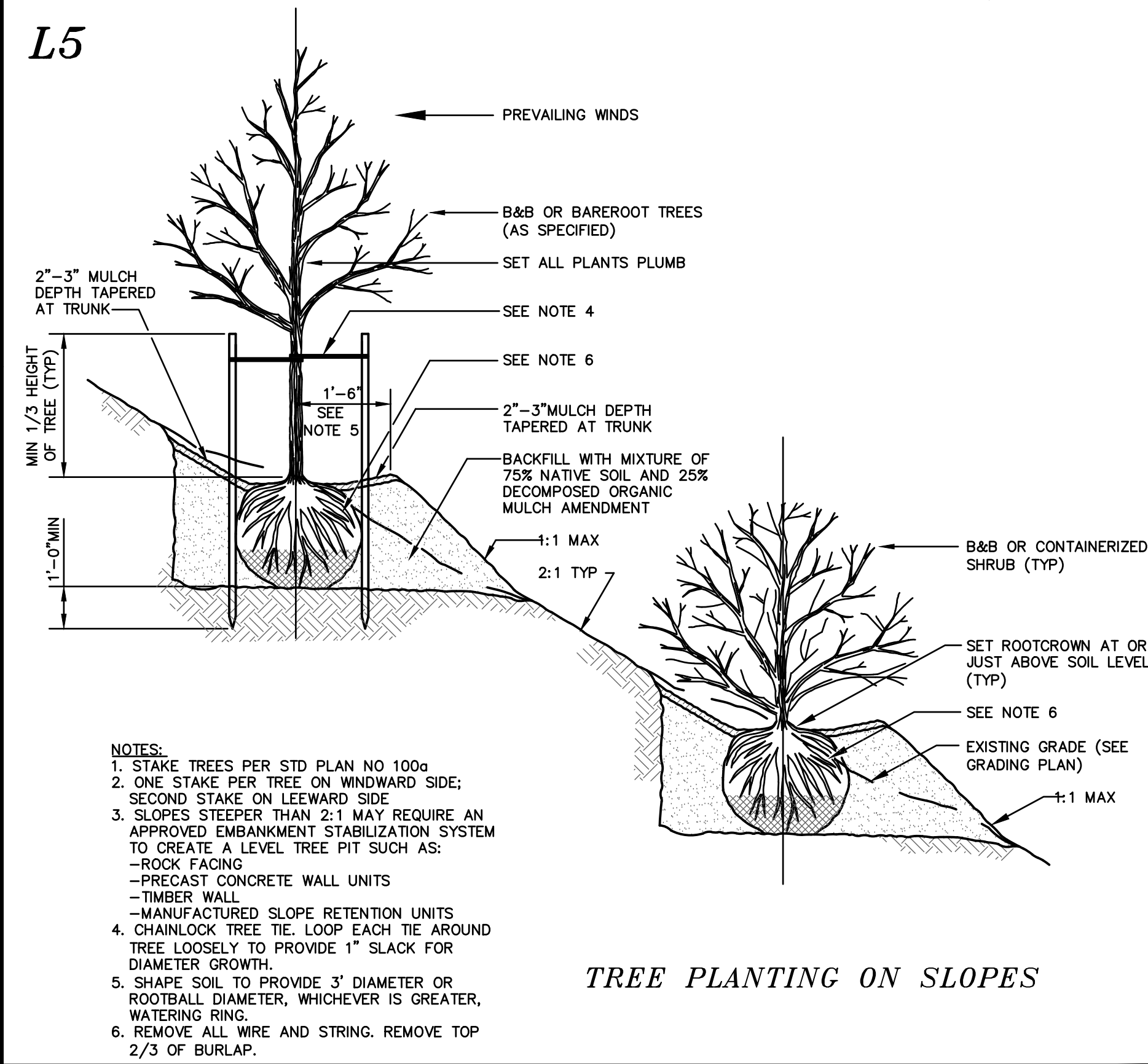
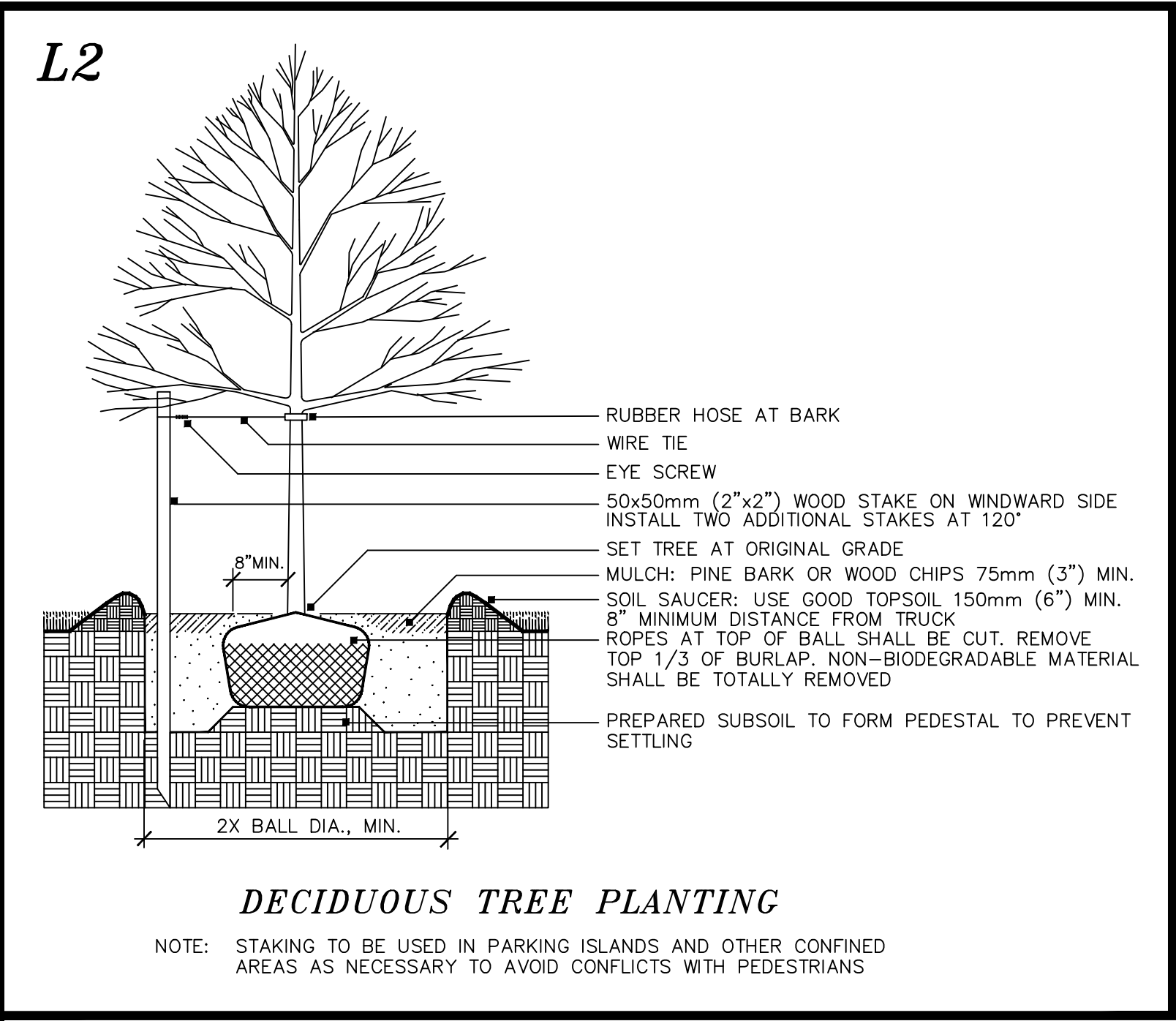
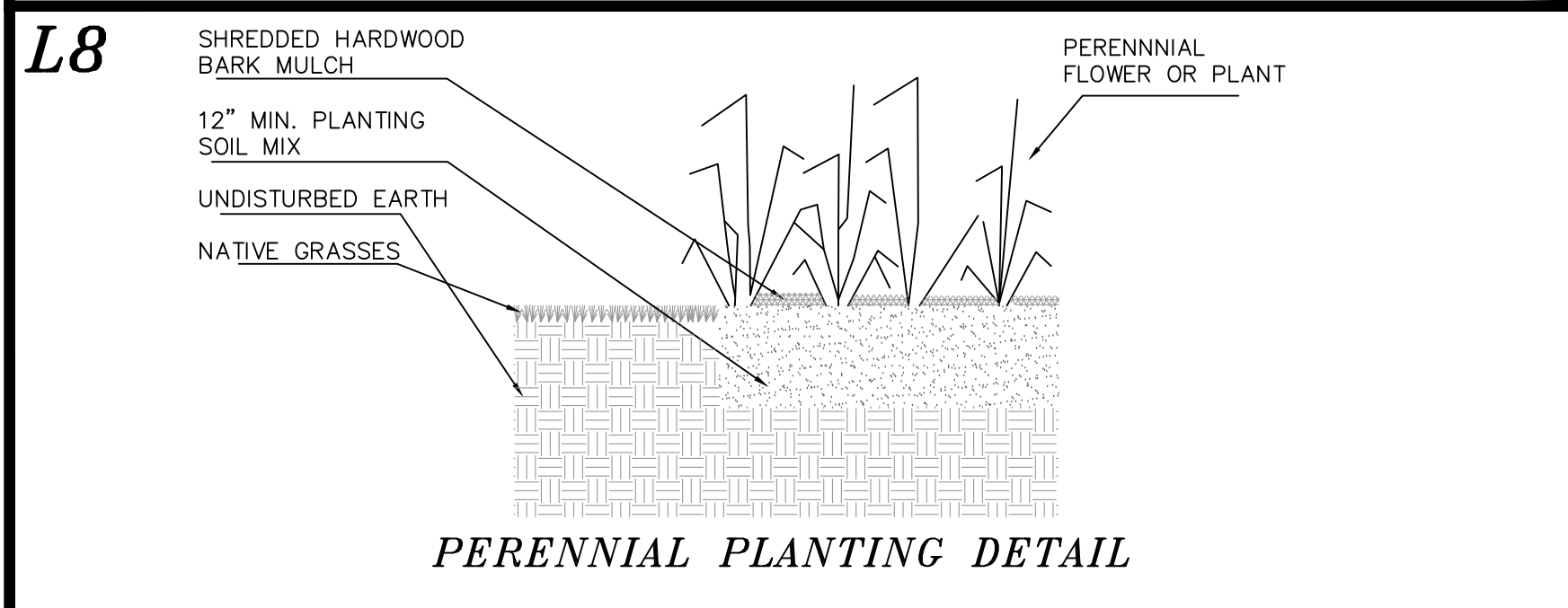
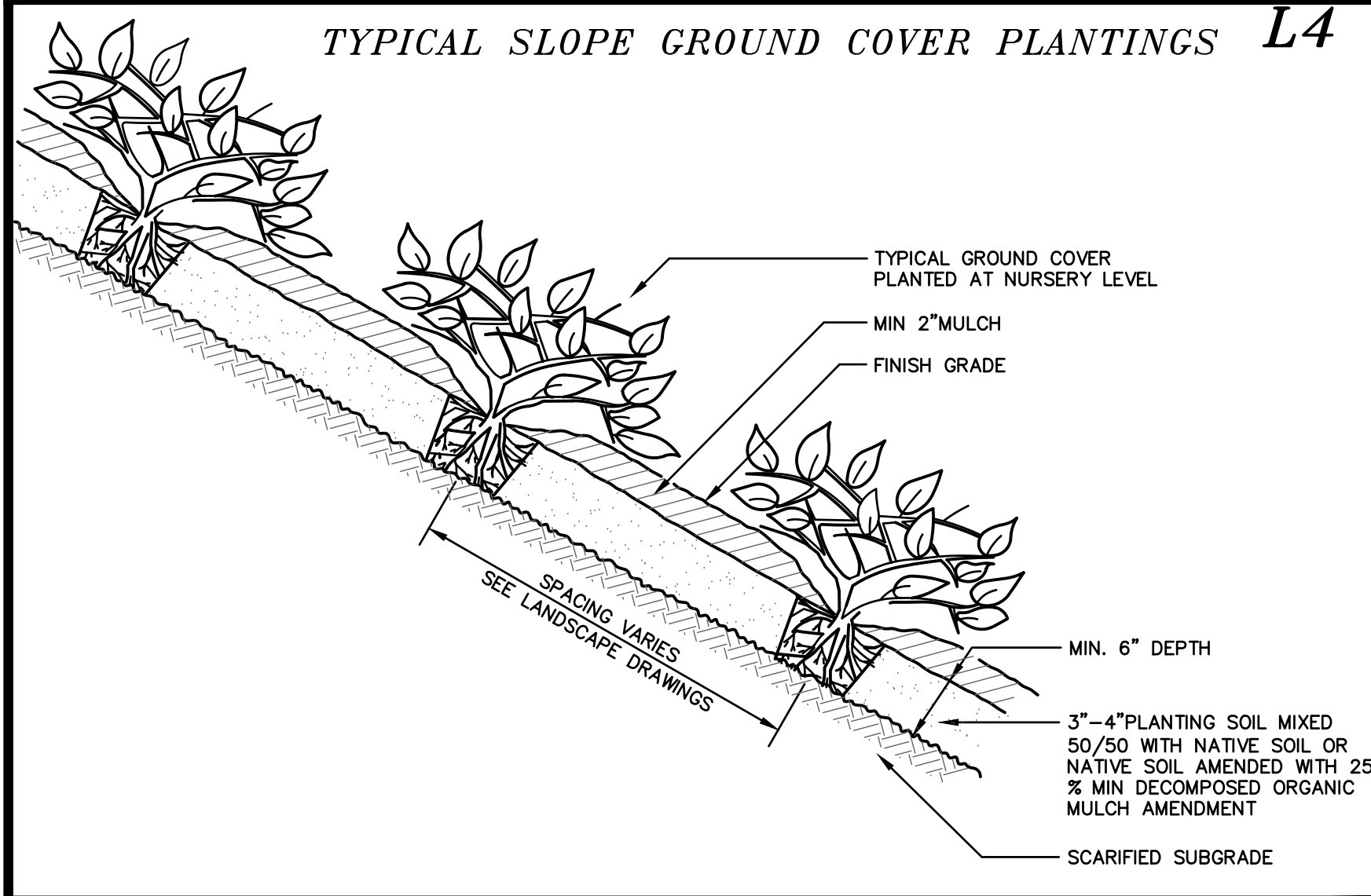
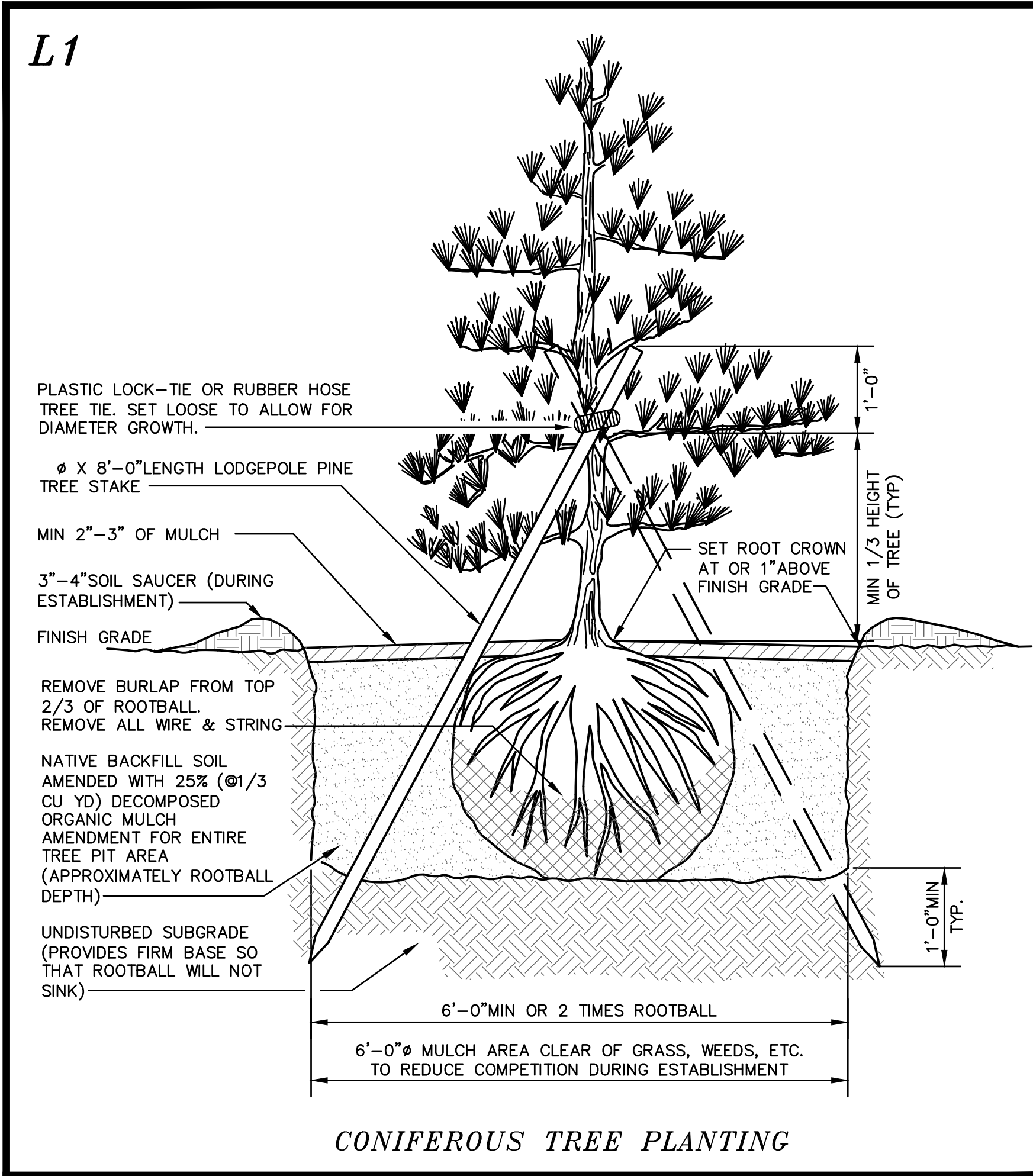
REVISION	DATE	DESCRIPTION
#1	08-06-20	REVISED PER TRC COMMENTS

PUMP DESIGN DETAILS
LAND OF
GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE : NOVEMBER 14, 2019
FILE NO. : DB 2019 - 143

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1243
LICENSED PROFESSIONAL ENGINEER

U-102



DOVER FILE #P19-85

REVISED PER TRC COMMENTS	DATE	REVISION	DESCRIPTION
	08-06-20	#1	

LANDSCAPING CONSTRUCTION DETAILS

LAND OF GULF LANDING PROPERTIES LLC
CENTRAL AVENUE
DOVER, N.H.
TAX MAP 38, LOT 9-42

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

AS NOTED

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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
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SHEET 20 OF 20