

CITY OF DOVER

CITY OF DOVER - ORDINANCE

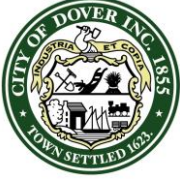
Posted: February, 9, 2021

Ordinance Title: Subdivision of Land Regulation Amendments
Chapter: 157

1. Chapter 157 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 157-13 “Final Plat Certification and recording; letter of credit or escrow agreement”, by adding Section F as follows:

157-13. Final Plat Certification; Recording, Performance and Maintenance Guaranty.

- A. The APPLICANT shall submit to the Planning Department an electronic copy, a digital CAD file and five (5) copies of the FINAL PLAT layout for PLANNING BOARD Chairman's signature within ninety (90) days of receipt of FINAL PLAT approval by the PLANNING BOARD. The Planning Director may grant one ninety (90) day extension if circumstances arise beyond the control of the APPLICANT. An extension denial by the Planning Director can be appealed to the PLANNING BOARD. Any additional extensions can only be granted by the PLANNING BOARD. The Planning Department shall file a signed unfolded paper copy of the FINAL PLAT with the Office of the Registry of Deeds of Strafford County within thirty (30) days of the date of said signing. All applicable handling and recording fees charged by the Registry of Deeds shall be paid by the APPLICANT.
 - B. The FINAL PLAT layout shall conform to the specifications detailed in 157-29.
 - C. Every FINAL PLAT application granted approval shall be deemed to be an amendment of or an addition to the City of Dover OFFICIAL MAP and a part thereof. Approval of a FINAL PLAT application shall not be deemed to constitute or effect an acceptance by the City of the dedication of any STREET, open space, or parks shown upon the FINAL PLAT layout.
 - D. The APPLICANT shall file, an irrevocable letter of credit or an ESCROW agreement as required by 157-25 prior to the issuance of a Building Permit, or as per the judgment of the PLANNING BOARD, prior to the start of construction of any IMPROVEMENTS.
 - E. An APPLICANT may, at the discretion of the PLANNING BOARD, be required to enter into an ESCROW agreement with the City as security for the performance of its obligation under 157-25, in lieu of filing an IRREVOCABLE LETTER OF CREDIT. Such ESCROW agreements shall be executed on forms provided by the City Engineer.
 - F. Any application which is not signed by the Planning Board Chair as complete, in accordance with this section, is deemed expired, and null and void.”
2. Chapter 157 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 157-31 “Street Layout”, by revising Section E as follows:
“E. Dead-end STREETS (cul-de-sac). The creation of dead- end or loop residential STREETS shall be encouraged whenever the PLANNING BOARD finds that such type of development will not interfere with normal traffic circulation in the area. In the case of dead-end STREETS, where needed or desirable, the PLANNING BOARD may require the reservation of a ~~20~~ 30 foot wide EASEMENT to provide for continuation of pedestrian traffic, emergency access ways and utilities to the next STREET.



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3. Chapter 157 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 157-38 “Reference Monuments”, by revising Section B as follows:

“157-38 Reference monuments.

Utility and street improvements shall be provided by the subdivider in accordance with the standards and requirements described hereinafter. The standards contained hereinafter shall be considered as minimum requirements, and nothing contained herein shall be construed to imply that the subdivider cannot construct or provide improvements of a higher quality.

A. The developer shall provide permanent reference monuments along the side of street rights-of-way and reference pins along the side of any easement.

B. Monument specifications.

(1) Permanent monuments shall be of stone or reinforced concrete ~~four inches by four inches by 48~~ ~~six inches by six inches by 54~~ inches, with a drill hole in the center, set in such a manner so that they will not be disengaged by frost; if of concrete, the mix shall be Class A.

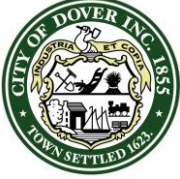
(2) All reference pins shall be of ferrous metal, 1/2 inch in diameter or larger and a minimum of 24 inches in length. The pin may be solid, hollow, round, square or any other standard configuration normally used by surveyors. The pin shall be driven into the ground and shall not protrude above the ground surface more than 1 1/2 inches.”

4. Chapter 157 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 157-43 “Street Markers and Traffic Signs”, by revising as follows:

“All regulatory signs shall be installed in conformance with the Manual on Uniform Traffic Control Devices ~~Uniform Code for Traffic Signs~~. A permanent STREET marker shall be placed at each intersection designating the names of the STREETS entering said intersection and shall comply with the specifications as provided by the City. All STREET signs shall be of the approved size, color and type set forth by the Community Services Department and shall be purchased at a nominal rate from the Department or other suitable source of supply. The signs shall be installed at the expense of the DEVELOPER and done to the satisfaction of the Community Services Department. If a roadway is to remain private, a private sign marker shall be added to the street sign.

5. Chapter 157 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 157-16 “Application Submittal and Review”, subsection B, by revising as follows:

Included with the application shall be the names and mailing addresses of all owners, applicants, and professionals assisting with the application. The Planning Department will create a list of the names and addresses of all abutters obtained from City records or the Strafford County Registry of Deeds not more than five calendar days before the date of filing



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for the applicants to review. ~~In addition to the abutters list, two duplicate sets of adhesive mailing labels for all abutters shall be submitted for use by staff in preparing verified mailings.~~

6. Chapter 157 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 157-60 “Definitions”, by revising as follows:

TECHNICAL REVIEW COMMITTEE

Shall be comprised of the Planning Board Chair, City Engineer, Fire and Rescue Chief, Police Chief, Zoning Administrator, Economic Development Director and Director of Planning and Community Development, who shall serve as Chair. All Committee members shall have a designated alternate available in their absence.