

CITY OF DOVER PLANNING DEPARTMENT

APPLICANT: _____

FILE NUMBER: _____

List of Common Subdivision Plan Notes

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

1. The intent of this plan is to *(describe the purpose of the plan)*.
2. Owners of Record are: Name
 Street address
 Municipality, State, Zip Code

 Authorized Signature
3. The parcel(s) is (are) shown as Lot No. _____, Map ____ of the City of Dover Tax Assessor's Maps.
4. The subject parcel(s) contains ____ acres or _____ sq. ft. area of land.
5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. ____, Page No. ____.
6. Reference Plans: *(List all reference plans and their SCRD #)*
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note.
8. Zoning dimensional and density requirements are as follows:
 - a. zoning district _____
 - b. minimum lot size is _____ acres (sq. ft.)
 - c. minimum lot frontage is _____ ft.
 - d. minimum yard setbacks are:

Front	_____	ft.
Side	_____	ft.
Rear	_____	ft.

maximum lot coverage _____ %
maximum bldg. height _____ ft.

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

9. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from _____ Plan, prepared by (surveyor))*.

10. Subject parcel is (*is not*) located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: May 17, 2005).
11. Wetlands were delineated by _____, Certified Wetlands Scientist, Certification Number _____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on _____, 20__ .
12. Topography depicted is based on U.S.G.S. NVD 1929. (**or** Topography depicted is based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).
13. Basis of bearing is the City of Dover GIS system stations _____ and _____ which were used to determine location, orientation and vertical datum.
14. As-built plans of the subdivision shall be submitted on a reproducible mylar medium and in a digital DXF format on disk 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.
15. All on-site utilities shall be installed underground.
16. The subdivision lots are proposed to be served by municipal water and sewer (*or will be served by on-site well and septic system*).
17. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT) "Standard Specifications for Road and Bridge Construction", hereinafter referred to as the "City of Dover Standard Specifications".
18. 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.
19. The limits of construction disturbance that are located in or within the 50 ft. of Conservation and Wetland Districts shall be staked, flagged and clearly identified prior to the commencement of site work.
20. All treatment swales to be constructed shall have sod bottoms.
21. A letter of credit for the cost of revegetating all disturbed areas on the site shall be submitted prior to any earth disturbing activity occurs.
22. 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.
23. Street addresses for each lot shall be assigned by the Building Inspector at the time of issuance of a building permit.
24. The proposed use for the site is single family, duplex, multi-family, non-residential, or any other use type.

25. The following federal and state permits have been issued for the subject property:
(List permit type, number and date of issuance.)

26. List any variances or special exceptions granted by the Zoning Board of Adjustment
for the property, including the case number and date of decision.

REMARKS:
