

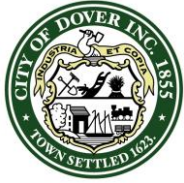


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, June 17, 2021**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:00 AM: Site Review for One First Street, LLC, Assessor's Map 6, Lot 20, zoned CBD-General SUB, located at 1 First Street. (Proposal is to renovate existing building with 14 apartments and 2 commercial units, as well as construct a new 4 story building with 44 apartments). Two related CUP applications will also appear before the Planning Board. (P21-30)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-37

Application Type: Site Plan Review
Applicant(s): Dover Housing Authority
Owner(s): Dover Housing Authority
Location: 48 Whittier Street (Tax Map 33, Lot 1-A)
Date: June 3, 2021

INTENT: To “buy” 4 TDR units to build a 6 unit residential building.

UNITS PROPOSED: 6

AGENDA ITEM #: 1

ACREAGE: 0.35 acre (15,394 sq. ft.)

ZONING DISTRICT: RM-U

EXISTING LAND USE: Former Single Family Residential

PROPOSED LAND USE: Multi-family Housing

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: CUP for 30' buffer

WAIVERS REQUESTED:
-153-15-C Parking Isle Width

ATTENDANCE:

Members:

Donna Benton, Planning
Amanda Nolan, Zoning
Dan Barufaldi, Economic Development
Lt. Mark Collopy, Police
Jim Maxfield, Inspection Services/Fire
Max Kenney, Engineering

Others:

Chris Berry
Allan Krans
Eric Sanderson

Approval of 5/27/2021 Meeting Minutes

Lt. Collopy moved to approve the minutes of May 27, 2021. D. Barufaldi seconded. Vote: U/A

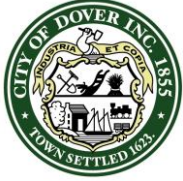
PLAN REVIEW:

Planning:

- Water and Sewer Investment Fees will be collected
- Impact Fees will be collected at CO
- TDR fees waived if HUD rental rate
- Add PE stamp to TIA
- CUP for 30' buffer
- Provide shoreland permit as a COA
- Board acknowledgement in addition to application
- Have you spoken with property owner of Lot 33/1? Confirm address of that abutter.
- Provide copy of lease
- Provide development agreement to annually provide HUD rental rate
- Who will use front porch?
- Revise plan set to:
 - Add owner's signatures
 - Add professional signatures and stamps
 - Indicate width of curb cut
 - Add “provided” column to zoning note
 - Update streetscape to correct curbing and provide for accessibility, add crosswalk, trees, etc. to match plan
 - Revise Chapter 109 to 81 and 149 to 153
 - Screen toter area
 - Revise active recreation note if not providing active recreation, fees may be required
 - Show active recreation mentioned
 - Add file number P21-37
 - All professional signatures and stamps on each submission
 - Indicate mail kiosk

Engineering Comments:

- A stormwater report and maintenance plan is required.
- Any existing water or sewer service shall be discontinued (cut and capped) at the main in the street.
- Bike rack shall be installed on a concrete pad.
- What is the plan for trash collection? Add detail to plans.
- Show bollards around the electrical transformer.
- Combine front walk ways into a single walkway and staircase.
- Sidewalk tipdowns should be added at the driveway entrance.
- Where does the drainage at the driveway entrance go? Add CBs to capture drainage before it enters the street.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-37

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Date: June 3, 2021

- Confirm parking lot flow will be directed to the rain garden for treatment.
- Add existing utilities in Whittier Street.
- Explain the intent of the Stormtech system. What water will be stored/treated?
- The slope of the rain garden against the sidewalk is pretty steep for a multifamily complex. Consider reducing side slope.
- What is the condition of the existing sewer MH in Whittier street where the sewer will be tied into?
- Sidewalk in the area of the new sewer lateral will need to be replaced.
- Show water connections entering perpendicular to the building wall.
- 9" of crushed gravel under bituminous sidewalk per City standard details.
- Drain and sewer pipes shall be bedded and covered with crushed stone not sand per City standard details.

Police Department Comments:

- Add one lamp post to rear corner of parking lot for better security lighting

Fire/Inspections Comments:

- First floor units shall be Type B accessible units
- Sheet 4 Accessible aisle appears to conflict with the accessible detail on sheet 17 – C2 detail
- Sheet 4 Remove Fire lane signage at accessible aisle adjacent to van space
- Sheet 4, note 12 revise suppression language to Chapter 81 Article IV and 2015 building codes.
- Provide location of sprinkler room within plan set and Architectural drawings.
- 7 electric and 6 gas meters are needed
- Sprinkler entrance?

Economic Development Comments:

- Attractive building

Planning Board Comments:

- Add landscaping around building and totter area

Next Steps:

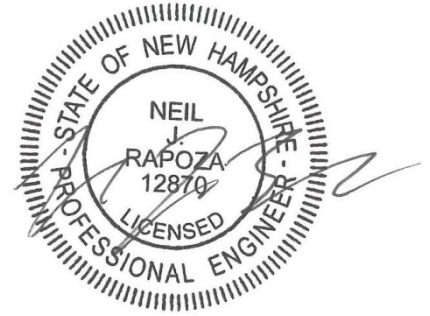
Come back for a second unofficial TRC then submit for Planning Board review in July.

Adjournment:

Lt. Collopy moved to adjourn at 10:51am. J.Maxfield seconded. Vote: U/A

CIVIL CONSULTANTS MEMORANDUM

TO: Donna Benton, Planner, City of Dover **DATE:** 6/3/2021
FROM: Neil J. Rapoza, PE
CIVIL CONSULTANTS
SUBJECT: One First Street Redevelopment - TRC Response Memo
PROJECT: 20-279.00 One First Street, LLC (Dover project #P21-30)



Following please find CIVIL CONSULTANTS's responses to the memorandum summarizing the findings of the Dover Technical Review Committee as presented in a meeting on May 6, 2021.

COMMENT	RESPONSE
<u>Planning:</u>	
1) Water and Sewer Investment Fees	
2) Impact Fees (\$262,257) a) Will adjust for commercial space, when floor plan is provided	
3) Reach out to Postmaster about mail kiosk	<i>The Postmaster has been contacted and has indicated that an interior kiosk would be appropriate for this development.</i>
4) Will you be blasting to remove hillside?	<i>No blasting is anticipated. The south side of the site is primarily fill material and clay, which will be taken into account during building design.</i>
5) Will need to finalize Community Trail and Transportation Center easements	<i>It is requested that this be a Condition of Approval prior to receiving a Certificate of Occupancy.</i>
6) Will parking at DTC lot be managed by City?	<i>The parking at DTC will continue to be managed by the City, with the spaces required for the proposed development incorporated in the existing agreement between Cocheco Mills Holdings and the City of Dover.</i>
7) Confirm unit and commercial counts throughout application	<i>There will be 58 residential apartments and 2 commercial units. The commercial units will total 3,500 sf. See floor plans.</i>
8) Provide:	
a) Floor plans	<i>Provided.</i>
b) Draft Rental agreement/lease regarding HUD rental rates and draft of deed restriction on low-rental	<i>Please refer to the draft rental agreements and associated information included with this submission.</i>



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CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

c) A narrative on how you'll do construction on the tight urban site	<i>Please refer to the Construction Management Plan included with this submission.</i>
d) Landscape O and M plan	<i>See Landscape O & M plan provided by Ironwood Design Group.</i>
e) Approval of Public Art by Arts Commission	<i>The applicant will continue to work with the Commission to determine the public art that will be installed. It is requested that this approval be made a condition of approval.</i>
f) Revise traffic impact analysis to include proximity to transit, and address how people parking on Chestnut Street will get to apartments, and if any improvements are needed at First and Chestnut Street crossing.	<i>The traffic impact analysis has been revised to address these items.</i>
g) CUP for less commercial than required	<i>The CUP application has been completed and is included in this submission.</i>
h) CUP for fenestration	<i>The CUP application has been completed and is included in this submission.</i>
i) More detailed streetscape and correct to one way traffic	<i>See provided building elevations.</i>
9. Revise plan to:	
a) Add owner's signatures	<i>Owner's signature block has been added to the plans, signature to be located on cover sheet.</i>
b) Add professional signature and stamps	<i>All necessary stamps and signatures are on the plans.</i>
c) Add planning file number throughout (P21-30)	<i>The file number has been added to the plans.</i>
d) Landscaping Plan- min 3.5"-4" caliper and shrubs/plantings	<i>See letter included in this submission prepared by Ironwood Design Group.</i>
e) Lighting plan needs table with uniformity ratio, etc.	<i>Refer to the revised lighting plan prepared by Ironwood Design Group for more details.</i>
f) Update note 29 on sheet 4 to replace "paved" with brick, though loading zone are should remain concrete	<i>The note has been revised.</i>
g) Note the walkway between First and Second Street shall be concrete or brick not bituminous.	<i>This note has been added.</i>
h) Revise note 4 on sheet 4 to include the square footage	<i>The note has been revised.</i>
i) Add Common Site Plan Notes: 9,10, 12, 15, 16, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, 34, 40, and 41	<i>These notes have been added.</i>
j) Update all references from Chapter 149 to 153, from Chapter 58 to 45 and Chapter 109 to 81	<i>References have been updated</i>
k) Add note relative to any easements along the alley way	<i>No easements impacting the subject lot exist at the east alley.</i>
l) LP2 notes landscape details on L3, L3 is demo plan.	<i>References have been corrected.</i>
m) Consider replacing lawn areas with mulched flower beds	<i>The landscape plan has been revised to remove lawn area.</i>
n) Add a note to Demo plan that an archeologist will be on site documenting excavation	<i>This note has been added to sheet L3.</i>
o) Add Fire Department Connections	<i>Fire department connections have been relocated as indicated per discussion during TRC meeting.</i>
p) Locate a public solid waste and recycling bin (city specs) on each street	<i>Receptacles have been added as requested. Refer to provided landscaping plan.</i>
q) Identify green roof or solar panels for 30% of roof area	<i>The architectural plans indicate the available</i>



	<i>areas for solar panels. The roof will be solar ready for those locations. The proposed roof area is small and is not expected to produce enough power to create an efficient system using existing technology.</i>
r) Identify solar ready components	<i>See roof plan included in the architectural drawings and site plan sheet L8.</i>
s) Neighborhood plan should show proposed project	<i>The development is now shown on the neighborhood plan.</i>
t) Note how solid waste is disposed	<i>The waste disposal will be addressed by the property management contractors hired by the owner. Private pick-up will be utilized.</i>
u) Update renderings to show whiskey barrels and trees, and have cars in correct direction	<i>The proposed elevations and renderings have been updated to coordinate with the landscaping plans, and to indicate actual conditions at the City roadways. Refer to the submitted renderings and landscaping plan.</i>
v) Revise note regarding no Saturday or Sunday site work hours	<i>This note has been revised.</i>
w) Note signage regarding visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer.	<i>This note has been added to sheet L3.</i>
x) Add note that annually owner will let Planning Department know which units are designated to be affordable	<i>This note has been added to sheet L2, note 43.</i>
y) Provide a note on plan the project will require pre-baiting and an integrated pest management plan.	<i>This note has been added to sheet L2, note 44.</i>
<u>Engineering Comments:</u>	
10. Cut and cap any existing water services at the main	<i>This note has been added to sheet L5.</i>
11. Show the proposed utility tie ins in the street.	<i>The tie-in locations are now shown on the Utility Plans.</i>
12. Do you need an 8 inch sewer service or could you do with a 6 inch?	<i>A 6 inch is expected to be sufficient; this has been indicated on the revised plan set. This will be confirmed by the MEP design team.</i>
13. Is the garage heated or will the sewer line be insulated?	<i>All sewer and water lines in the garage will be insulated. No heat is proposed beyond passive transfer from adjacent fill.</i>
14. Any way to utilize the existing sewer penetration into the smh vs a new one? Otherwise you will need a drop.	<i>The connection has been revised to utilize the lower penetration. The higher abandoned connection will be sealed.</i>
15. Sidewalk detail?	<i>Details for both brick and concrete sidewalks have been added to sheet L7.</i>
16. Change detail--Stone over sewer line.	<i>The sewer and stormline detail has been modified to match Dover standard details.</i>
17. City can provide as-builts for First St and show	<i>The connections have been designed to avoid</i>



approximate snow melt system.	<i>the snow melt system. No such system is proposed for this development.</i>
18. First St side	
19. Move the trees back to the property line or onto your property.	<i>The trees will be moved back to the property line. The placement and height of the building would prevent the trees from flourishing if planted on the subject lot.</i>
20. Replace the sidewalk and close up the old drive way with curb and sidewalk.	<i>The east driveway will be closed and the existing paved sidewalk will be replaced with a brick sidewalk.</i>
21. The previous plan had a brick patio and sidewalk. Will you consider that motif?	<i>The brick patio area has been expanded with the revised site plan, with increase in landscaping and eliminating turf/grass cover as requested.</i>
22. 2nd St side	
23. There is no drainage along the frontage on Second St. from our records. It ends at the catchbasin.	<i>The drainage has been modified to route drain lines along the east side of the building and outlet to the new stormwater system connecting to the catch basin across First Street.</i>
24. The proposed water and drainage are too close. There should be at least 7 ft of separation.	<i>This has been resolved with the re-routing of the storm drain to First Street and removing the water service from Second Street.</i>
<u>Fire/Inspections Comments:</u>	
24. Clarify the overall scope of the project as there appears to be conflicting information within the application and plan set.(i.e. number and location of residential and commercial tenancies)	<i>The number and use of units are indicated on the floor plans and site plan, as well as in the application. The number of residential units has been updated to 58 (previously 57). There are 2 commercial units proposed, with a total area of 3,500 sf.</i>
25. Open dialog regarding the proposed number of buildings, the number of proposed stories as application and architectural drawings appear to have conflicting information. It may be beneficial to establish the average grade plane	<i>Average grade plan is established as 54.6 ft with the proposed configuration. This results in the garage finished floor 8.1 ft below grade plane and the first floor 1.9 ft above grade plane, resulting in a 4 story building by IBC regulations. The building has been configured to have a main level of discharge at the first floor level, with 4 stories above.</i>
26. Provide elevation plans of all sides of the building(s) with overhangs, projections and materials. Indicate distances from property lines for the new and existing structures. This would include elevations between the new and existing structures.	<i>See provided building elevations.</i>



27. Provide a site street scape view including building openings and projections (i.e. ventilation opening etc.). Is First Street proposed to be two way as part of this project as the traffic study does not appear to indicate that.	<i>See provided building elevations.</i>
28. Indicate the provisions for alternative energy – many different roof pitches.	<i>See provided roof plan.</i>
29. Indicate the building entrances /exits within plan set identifying the accessible route and means of egress.	<i>See provided floor plans.</i>
30. Provide a floor plan of each floor with stairways/exit enclosure locations, mechanical, electrical, sprinkler, laundry, trash, etc. rooms and tenancies.	<i>See provided floor plans.</i>
31. The enclosed parking garage appears to indicate a fresh air intake on Plan L2 however there does not appear to be an exhaust location. Architectural plans appear to indicate both on A3.0 and 3.1. Clarify.	<i>The intention is to locate the exhaust vent shaft within the building and outlet to the roof.</i>
32. Indicate if both buildings are intended to be occupied in a utility power outage and if there is a proposed generator in the scope of the project.	<i>No generator is proposed. The residents will be evacuated after 1 ½ hours of continuous loss of power, as determined by the capacity of battery back-up of emergency lights and signage.</i>
33. Discuss the location and means for recycling and trash removal.	<i>The recycling and trash will be stored in the garage trash room as shown on the floor plans. The removal will be performed by a private contractor, with frequency of removal to be determined as needed.</i>
34. Provide the means for illuminating the east side walk / exit discharge and limiting illumination to the site.	<i>Refer to the lighting plan prepared by Ironwood Design Group for more details.</i>
35. Provide a total of two FDCs (one on each street) on the street side in an unobstructed readily accessible location.	<i>Fire department connections have been relocated and indicated per discussion during TRC meeting.</i>
36. Remove note regarding location of sprinkler room location on Plan L-4.	<i>This note has been removed.</i>
37. Coordinate site plans with architectural plans (i.e. security gates, access, accessibility, etc.)	<i>Site plans have been coordinated with the current architectural plans.</i>
38. Overall utility discussion, scope of work regarding the UGE/OHW plan sheet L2, L3, L4, gas services -2? and meter locations, domestic (plan L2, L4) and suppression services.	<i>The utilities will be relocated entirely to Second Street. A single gas service line is proposed and will be confirmed by Unitil prior to obtaining a building permit.</i>
39. Clarify exit from parking garage and stairwell enclosure on L5 does not appear to exit the building.	<i>The stairwell in question has been relocated and the resulting egress locations are now indicated on sheet L2 and L5. A personnel door is now located in the area formerly occupied by the stairwell on the First Street side of the building. See provided floor plans.</i>



40. Provide note building permit is required for retaining walls over 4' in height.	<i>This has been added to sheet L2 (note 26).</i>
41. Edit Plan L2 note 23 to Chapter 81-27	<i>This note has been revised (now note 36).</i>
42. Edit Plan L4 note 8 referring to Maine solid waste and insert applicable NH and Dover language Chapter 145	<i>The notes have been removed from this sheet, all erosion control notes are now on sheet L6 with reference to Chapter 145.</i>
43. Plan set shall indicate design compliance with all applicable accessible regulations (i.e. IBC 2015 ed., ANSI 117.1 2009 ed., NH amendments, etc.)	<i>The development has been designed in accordance with accessibility regulations. The codes referenced have been included on sheet L2, note 39.</i>
44. Plan set shall include fence /gate detail with specified hardware	<i>Refer to the revised landscaping plan prepared by Ironwood Design Group for details, also included on sheet L8.</i>
45. Plan set shall include detail for applicable handrails/guardrails on stairways.	<i>The plans indicate handrail clearances on sheet L8, these will also apply to exterior stairways. Final details regarding finish and material will be provided on the building plans.</i>
46. Plan set shall include detail on accessible signage, parking space(s) and access aisles.	<i>Signage and accessible space details have been added to sheet L8.</i>
47. Plan set shall include a note requiring a building permit for retaining walls over 4'	<i>This has been added as note 26 on sheet L2.</i>
48. Plan set shall include detail on retaining wall and any applicable fall protection.	<i>A detail has been added to sheet L8 for the proposed safety railing. The final design for the retaining walls will be completed by the structural engineer and approved by code enforcement prior to the issuance of a building permit.</i>
49. The subject property will have a second and First Street addressing with numbering to be determined at a later date.	<i>To be determined by Fire Department/Code Enforcement. See note 23 on sheet L2.</i> <i>Discussions with Inspection Services indicate that all units will have Second Street addresses. To be confirmed prior to building permit.</i>
50. Provide roof deck plan	<i>See provided roof plan.</i>
<u>Police:</u>	
51. Looking for explanation of access points. What is the "main" entrance? 2nd street or the alley way? Is there an emergency access on 1st? Police and EMS/Fire access. Access for emergency services in alleyway in winter months can be tricky.	<i>It is the intention that all emergency access will be via the entrance on Second Street. This will allow EMS to utilize the new accessible walkway for ease of travel. The garage will also be accessible if needed. No access for emergency services is proposed at the alley locations.</i>



52. Will there be security measures taken (surveillance, key card, etc.)? Concern personal safety with utilization of alleyway.	<i>The alley will have restricted access and video.</i>
53. Is this considered one building? What would the address be?	<i>The building will be operated as a single building per Owner. Addresses will remain as a Second Street address, with final number to be determined by Fire Department.</i>
54. Discuss with staff the need for a loading zone on Second Street	<i>It is proposed that space located west of the existing curb cut on Second Street be designated as a loading zone.</i> <i>This will allow the curb cut to continue to be utilized while not impacting a use that may occupy the exterior space west of the main entrance.</i>
55. Consider an accessible parking space on Second Street	<i>After reviewing the existing conditions of the parking on Second Street, it is our opinion that implementing an accessible parking space would not be beneficial due to the visibility limitations and the lack of available area.</i> <i>The existing tip-down will be renovated to include a detectable warning and appropriate slopes to improve the safety and accessibility of the sidewalk.</i>
<u>Economic Development:</u>	
56. Need building elevations, size/ shape, placement on lot, renderings, materials façade, landscaping, and building use re parking considerations.	<i>See provided building elevations.</i>
57. Clarification on intended commercial use of first floor.	<i>The final uses of the commercial space will be determined by the renter. Calculations for municipal impacts have assumed the uses with the highest impact. The use will be one of the following:</i> - Professional Services - Offices - Eating & Drinking Establishments - Retail/Personal Services
<u>Planning Board Comments:</u>	
58. Put all utilities in that area underground	<i>All proposed utilities will be underground. One overhead wire that connects to the on-site utility pole and spans to the adjacent building will be relocated to connect directly to that building.</i>
59. Appreciate preserving Courthouse Building	

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**CIVIL
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P.O. Box 100 South Berwick, Maine 03908 207-384-2550



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 02, 2018]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: One First Street, LLC. Telephone # 603.868.5995

Address of Applicant: 3 Penstock Way, Newmarket, NH 03857

E-Mail Address: pgoodwin@chinburg.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 10 Second Street

Assessor's Map # 6 Lot(s) # 20

Zoning District(s) CBD Overlay District(s) _____

Size of Parcel: _____ sq. ft. 0.53 ac. Property Deed: Book 4877 Page: 844

Existing Use of Property: Building abandoned, City parking at lower lot

SITE PLAN INFORMATION

Describe Proposed Use: Renovate existing building to house 2 commercial units totaling 3,500 sf and 14 apartments, construct new 4 story building to house 44 apartments.

Area of Parcel to be Developed: 23,086 (full lot development) sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 1 existing (14 units), 1 new (44 units)

Number of Parking Spaces: Existing 24 Proposed 19

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

Number of Employees Total: 12 (approx) In Maximum Shift: 12 (approx)

Disposition of Parcel:

Building Setbacks:

Building Footprint 15,517 sq. ft.

Front Yard 6.1 ft (First St.) ft.

Total Building Area 57,000 sq. ft.

Rear Yard Not applicable ft.

Paved Area 4,535 (includes existing) sq. ft.

Side Yard: Right 7.3 ft. Left 5.5 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? Existing connection
City Sewer? ☒ Yes ☐ No How far is city sewer from the property? Existing connection

BUILDING INFORMATION

Type of Building to be Built: Timber over first floor steel frame
Height of Building: 4 stories w/basement Finished Floor Elevation: New 56.5', Existing 56.5'
Number of Seats (where applicable) Assumed 50 seat restaurant at Second St (Final TBD)
Estimated value of construction: 6.6 M 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

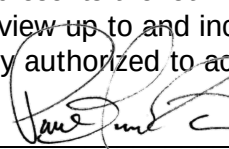
Name of Surveyor and Company (Licensed in N.H.) Christopher H. Mende, LLS - Civil Consultants
Address 293 Main Street, South Berwick, ME 03908 Telephone #: 207.384.2550
Professional License #: NH LLS #792 E-mail address: chris@civcon.com

ENGINEER INFORMATION

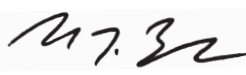
Name of Engineer and Company (Licensed in N.H.) Neil J. Rapoza, PE - Civil Consultants
Address 293 Main Street, South Berwick, ME 03908 Telephone #: 207.384.2550
Professional License #: NH PE #12870 E-mail address: neil@civcon.com

SIGNATURES

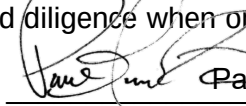
I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/we submit that the existing conditions 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:  Paul Goodwin, agent for owner Date: 6/2/2021

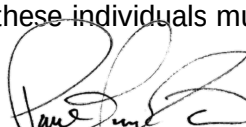
Signature of Applicant (*if different from owner*): _____ Date: _____

Signature of Agent:  Date: _____**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

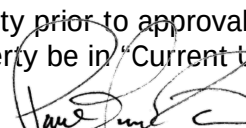
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction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

Signature of Property Owner:  Paul Goodwin, agent for owner Date: 6/2/2021**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:  Paul Goodwin, agent for owner Date: 6/2/2021Signature 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:  Paul Goodwin, agent for owner Date: 6/2/2021Signature of Applicant (*if different from owner*): _____ Date: _____

CITY OF DOVER SITE REVIEW LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
6	20	One First Street, LLC.	3 Penstock Way, Newmarket, NH 03857

Applicant (if different from owner):

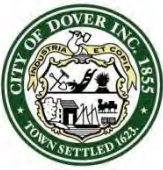
APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Neil J. Rapoza, PE	Civil Consultants	293 Main St., South Berwick, ME 03908
Chris H. Mende, LLS	Civil Consultants	293 Main St., South Berwick, ME 03908
Carla Goodknight, AIA	CJ Architects	233 Vaughn St., Portsmouth, NH 03801

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only

Project #:

Date Received:

Amount Paid:

Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: One First Street, LLC. Telephone # 603.868.5995

Address of Applicant: 3 Penstock Way, Newmarket, NH 03857

E-Mail Address: pgoodwin@chinburg.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 20

Address of Property: 10 Second Street

Zoning District(s) CBD Overlay District(s) _____

Existing Use of Property: Building abandoned, City parking at lower lot

CONDITIONAL USE PERMIT INFORMATION

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

- | | | |
|--|---|--|
| ☐ Conservation District | ☐ RCM Use Overlay District | ☐ Gateway District |
| ☐ 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:

A portion of the ground floor on Second Street is proposed to be residential apartments.

This requires a CUP due to the requirement that all ground floor uses are to be commercial

This is not expected to have a negative impact, as an abundance of available commercial space exists in the neighborhood.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

A NH DES Sewer Connection Permit will be required prior to connection, not yet filed.

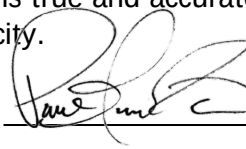
Name of Professional That Prepared Plans: Neil J. Rapoza, PE - Civil Consultants

Address 293 Main Street, South Berwick, ME 03908 Telephone #: 207.384.2550

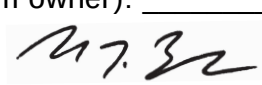
Professional License #: NH PE #12870 E-mail address: neil@civcon.com

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.

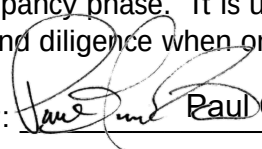
Signature of Property Owner:  Paul Goodwin, agent for owner Date: 6/2/2021

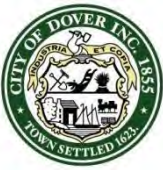
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent:  Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Paul Goodwin, agent for owner Date: 6/2/2021



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: One First Street, LLC. Telephone # 603.868.5995

Address of Applicant: 3 Penstock Way, Newmarket, NH 03857

E-Mail Address: pgoodwin@chinburg.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 20

Address of Property: 10 Second Street

Zoning District(s) CBD Overlay District(s) _____

Existing Use of Property: Building abandoned, City parking at lower lot

CONDITIONAL USE PERMIT INFORMATION

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

- | | | |
|--|---|--|
| ☐ Conservation District | ☐ RCM Use Overlay District | ☐ Gateway District |
| ☐ 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:

It is proposed that the existing court house building remain with minimal changes to the facade.

This requires a CUP due to the requirement that ground floor facade be no less than 80%

windows. The approval of the CUP will allow the existing historic building to remain.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

A NH DES Sewer Connection Permit will be required prior to connection, not yet filed.

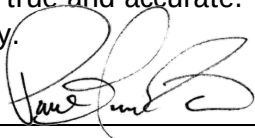
Name of Professional That Prepared Plans: Neil J. Rapoza, PE - Civil Consultants

Address 293 Main Street, South Berwick, ME 03908 Telephone #: 207.384.2550

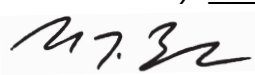
Professional License #: NH PE #12870 E-mail address: neil@civcon.com

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.

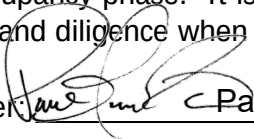
Signature of Property Owner:  Paul Goodwin, agent for owner Date: 6/2/2021

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

Signature of Agent:  Date: 6/2/2021

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:  Paul Goodwin, agent for owner Date: 6/2/2021

PLANNING BOARD FEE SCHEDULE

(Revised September 17, 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 # 58 per dwelling unit = \$ 6,000
 - ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ 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 # 3500 sq. ft. = \$ 350
 - ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # 2 per Application = \$ 400
 - ☐ 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. TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee \$200.00 + \$.07 sq. ft. x # 1523 = \$ 107
- TOTAL PLAN REVIEW FEE =** \$ 6857

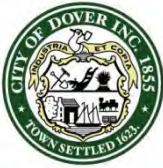
B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (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 # 4 of x \$8.00 = \$ 32
 - ☐ Certified letters fee: # of abutters 21 X \$8.00 = \$ 168
 - ☐ 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 3 x \$10.00 = \$ 30
- SUB TOTAL =** \$ 230

C. Foster's newspaper public notice fee \$100.00 x # 1 applications = \$ 100

TOTAL NOTICE FEE = \$ 7187-6623.75 Pd

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard. \$563.25 Due



City of Dover, New Hampshire

SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 25, 2018]

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.

Fees will be invoiced and are due along with fifteen (15), folded, copies of the plan set and materials, including response to TRC comments, will be due 3 weeks 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: One First Street, LLC. File Number: P21-30

PROJECT TITLE: Second Street Courthouse

PROPERTY LOCATION: 10 Second Street Tax Map: 6 Lot: 20

	Explain How Provided	Reviewed
1. Completed and signed Application form	Included in submission	
2. Electronic copy of the engineered/surveyed plan layout	Included in submission (PDF)	
3. Electronic copy of supplementary materials and application	Included in submission (PDF)	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	Included in submission (Standard)	
5. Waiver requests to the Site Plan Review Regulations, with written justification	None requested	
6. Conditional Use Permit applications	Included for Fenestration and Res. use	
7. A colored rendering of the streetscape that will be created along the existing public right-of-way	Included in submission (by CJ Architects)	
8. A colored architectural plan showing all sides of buildings	Included in submission	
9. List of all professional agents to be notified for Planning Board	Included in submission (application)	
10. Letter to Serve from Public and Private Utilities	Included in submission	
11. Eight 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:	Included in submission	
Location map at appropriate scale	Sheet L1	
Proposed Project name and title and Planning File #	'Second St Courthouse' P21-30	
Date, north arrow and scale	Sheet EC1 & L1	
Names of all abutting property owners	Sheet C1 - Neighborhood Plan	
Name and address of owners and/or applicants	Sheet C1 - Neighborhood Plan	
Signature & stamp of NH licensed land surveyor and/or engineer	Included on all plans	
Zoning District boundaries, including any special or overlay districts	CBD-G (No boundaries within 500')	
Location of Conservation District areas	No boundaries within 500 ft	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Sheet L1 & L2	
Location and widths of existing & proposed easements & right of ways	Not applicable, none proposed	
Depict pedestrian walkways and accessible access	Sheet L2	
Location and width of existing and proposed access/egress ways	Sheet L2	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Sheet EC1	
	Explain How Provided	Reviewed

Existing and proposed topographic information at two foot intervals	<i>Sheet L1 & L2</i>	
Existing and proposed buildings and structure locations	<i>Sheet EC1 & L2</i>	
Minimum building setbacks or build to lines on all lots	<i>Sheet L2</i>	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	<i>Sheet L2, L3 & L4</i>	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	<i>Sheet L2, L3 & L4</i>	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	<i>Sheet L2, L3 & L4</i>	
Existing and proposed stormwater lines and facilities	<i>Sheet L3</i>	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	<i>See proposed lighting plan, no exterior parking proposed</i>	
Location of Flood Hazard Zone	<i>Sheet L1 & L2</i>	
Location of all bodies of water and watercourses	<i>Sheet C1 (none on site)</i>	
Location of wetlands and buffers	<i>None present or proposed</i>	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	<i>Sheet C1</i>	
Existing natural features and/or significant vegetation on property	<i>Sheet EC1</i>	
Depict existing contours up to 100 ft. beyond project limits	<i>Sheet L1</i>	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	<i>Sheet LP1</i>	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	<i>Sheet L2</i>	
Location, material and size of existing and proposed pavement area	<i>Sheet L2</i>	
Location of proposed fire lanes	<i>Access via street, fully sprinklered</i>	
Specify finished floor elevations of buildings	<i>Sheet L2</i>	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	<i>Sheet L2</i>	
Depict all service, storage, loading bays and utility areas	<i>Sheet L2</i>	
All applicable Dover Common Site Plan notes	<i>Sheet L2</i>	
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	<i>Included in submission materials</i>	
Stormwater Management System Operation and Maintenance Plan	<i>Included in submission materials</i>	
Erosion and Sedimentation Control Plan	<i>Sheet L5</i>	
Landscape Operation and Maintenance Plan	<i>Sheet LP1</i>	
Proposed restrictive covenants or homeowners association documents	<i>N/A, none proposed</i>	
Dates and permit numbers of all required state and federal permits	<i>N/A, none required</i>	
If wetland buffer, indicate placards locations, as applicable	<i>N/A, none required</i>	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	<i>SCS soils included in stormwater management plan</i>	
Location of proposed drive-in facilities	<i>N/A, none proposed</i>	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	<i>Refer to enclosed additional materials requested by TRC</i>	

REVIEWED BY: _____ DATE _____ TRC DATE _____



Construction Management Plan (CMP):

Property Address: 1 First Street

Owner: One First Street, LLC (*affiliate of Chinburg Properties*)

Map/Lot: 6-20

26 May 2021

Project Description: Renovation of the existing, brick courthouse structure and a new 4-story + parking addition for mixed residential and commercial use, with related sidewalk improvements, utilities, landscaping, drainage and other site improvements.

General Considerations:

As a tight urban site, it is expected that the general contractor will be required to coordinate site activities with neighboring property owners and the various departments within the city of Dover. The owner and contractor will require an arrangement with the City of Dover to utilize the sidewalk adjacent to the First Street side of the property.

Throughout the construction process, the contractor will need to periodically take a portion of First Street to facilitate deliveries to the building and/or for tying in utilities. It is expected that the contractor will be required to meet with The City and provide details on when this will occur and how through traffic will be allowed.

The limited availability of an onsite staging area will be mitigated through a combination of an "On-Time" delivery system and placement of equipment and materials in an offsite storage area. The Owner/GC will reach out to the City of Dover to see if an agreement can be reached to utilize an area in the nearby Dover Transportation Center lot.

In consideration of the series of one-way streets, deliveries to either the First or Second Street sides of the site will need to come from Central Avenue. The Contractor will encourage tractor trailer deliveries to come off Spaulding Turnpike at Exit 9 and head south on Central Avenue.

The initial Geotechnical Report indicates that blasting will not be required. However, it is likely that steel H-Piles will be required due to poor soil conditions. There will not be a partial or full basement for the new addition. Currently, it is believed that embankment shoring will not be necessary. All utility trenching, etc will be "benched" and/or shored to meet OSHA requirements.

Preconstruction Meeting: The Owner/GC shall hold a Pre-Construction meeting for abutters and, as required, city officials per Planning Board requirements.

Construction Schedule: The overall construction schedule is anticipated to run from October 2021 through December 2022. If requested, a more detailed construction schedule can be shared with City Engineering, DPW and Inspectional Services during the permitting process.

Hour of Construction: The Owner/GC agrees that construction hours will be per The City Ordinances (7 AM to 6 PM, Monday through Friday). No work is permitted on the weekends.

Signage: The Owner/GC agrees to provide signage regarding visibility and noise to be installed and used during any earthwork, to the satisfaction of the City Engineer.

Nuisance Controls:

Dust and other Fine Particulate Control: The Owner/GC shall control dust and debris on the site and abutting streets daily. Temp fencing will include fabric material to further control dust mitigation. Owner will provide temporary water to use to control dust generated by the project.

Noise: The Owner/GC shall require that truck idling be kept to a minimum. No loud music or radios will be allowed to disturb abutters.

Daily Housekeeping: At the end of each construction day, the owner/contractor will inspect the project site and remove any trash and/or remedy any nuisance conditions. A Trash Dumpster will be located on site.

Security: The Owner/GC shall secure the site with construction fencing.

Portable Toilets: Portable Toilets for construction workers will be located onsite.

Miscellaneous:

- All Materials will have appropriate MSDS information in the field office.
- Construction Fire Extinguishers and Signage will be placed throughout the site.
- A construction layout plan can be provided on request during permitting.
- A list of construction personnel including emergency contact information can be provided upon request during the permitting.



One First Street, LLC

3 Penstock Way | Newmarket, NH 03857 | P: (603)749-3355

RESIDENTIAL APARTMENT LEASE / AGREEMENT

Lease Property Address: 10 Second Street #____, Dover, NH 03820

Lessee #1_____. Cell #_____ Email:_____

Lessee #2_____. Cell #_____ Email:_____.

LESSOR: One First Street, LLC: 3 PENSTOCK WAY, NEWMARKET, NH 03857

Amount of Earnest Money Received \$_____ Date Submitted / Received by LESSOR:_____

At no time, the LESSEE may not deduct the Earnest Money Received and/or Security Deposit for rent due.

INITIAL PRO-RATED AMOUNT: \$_____ (From _____ to _____)

Actual Monthly Rent.....\$_____

Monthly Pet Fee.....\$_____

Monthly Storage.....\$_____

TOTAL ACTUAL MONTHLY RENT OWED.....\$_____

PUNCTUAL PAYMENT DISCOUNT.....\$-50.00.

(provided rent is paid by the 1st of each month)

TOTAL PUNCTUAL PAYMENT RENT.....\$_____

PLEASE MAKE CHECKS OUT TO: One First Street, LLC

1. I/We agree to Lease the above apartment from the LESSOR starting on _____ & ending on _____ Leased Property is to accommodate a total of 1 adult(s) and/or child(ren), unless written approval is given by the LESSOR for a variance & is **only** to be used as a private residential dwelling.

I/We agree to pay the LESSOR the accumulation of all actual rent plus applicable fees for said apartment. This being a grand total of \$_____per lease, in allowable installments of \$_____per month, ** due on the first day of the month by mailing to:

One First Street, LLC

3 Penstock Way

Newmarket, NH 03857

****As a rental incentive to the LESSEE, the LESSOR will deduct \$50.00/month "PUNCTUAL PAYMENT" if rent is paid in full on or before the 1st of each month. If rent is not received by the LESSOR by the 1st day of each month, LESSEE will not be entitled to the punctual payment discount.

Payments received by LESSOR when there are arrearages, shall be credited first to any outstanding balance, & then applied to the current amount due.

2. RETURNED PAYMENTS:

A returned payment fee of \$35.00 will be added to actual rent for all returned payments. If there are more than two instances of returned payment within one calendar year, LESSEE(s) agree that LESSOR may require all future payments to be made by certified check, cash, or money order.

INITIAL (1) _____

INITIAL (2) _____

INITIAL (3) _____

3. **PET POLICY:**

This Agreement acknowledges an Agreement between the Landlord & LESSEE(S) to allow & keep a pet(s) in the apartment which is being leased. This Agreement specifically prohibits keeping pets without the Owners' permission. No other animals such as, but not limited to, ferrets, birds, snakes shall be permitted on property without LESSOR written consent. LESSEE fully understands that if he/she obtains a pet without written consent from LESSOR, he/ she can/will be evicted.

This Property permits the following Pets:

Dogs: Yes. Maximum of two (2) dogs.

Cats: Yes. Lessor allows indoor cat(s) only. Outdoor cats are strictly prohibited. Maximum of two (2) cats.

The LESSEE agrees that they will be charged an additional:	
<u>Indoor Cat(s):</u> For \$25/per month/per pet (\$40/mo for two cats). Maximum of two.	
Lessee(s) has a total of:	Choose an item. Cat(s) x \$25 = Choose an item.
<u>Dog(s):</u> For \$40/per month/per pet. Maximum of two.	
Lessee(s) has a total of:	0 Dog(s) x \$40 = \$0.00
Total Monthly Fee in Addition to Base Rent: Choose an item.	

LESSEE agrees to the following terms & conditions:

- A. Provide their pet with an ID tag that the pet will wear at all times while on the premises, & make sure all pets are housebroken at time of occupancy.
- B. Clean up after pet & dispose of animal waste properly & quickly.
- C. Flee bomb & have carpets professionally cleaned twice annually as well as when LESSEE(S) vacates.
- D. Pay for pest infestation services resulting from pets allowed in the property by LESSEE after termination of occupancy.
- E. Not place litter box on any carpeted areas, in order to prevent and/or eliminate odor. Litter boxes shall be kept on hard surfaces such as tile or concrete with a protective tray underneath to avoid staining.
- F. Abide by any State & Local laws with regards to vaccinations. The STATE OF NH requires that all cats be vaccinated at 3 months of age & every 3 years after that.
- G. Not breed any pet privately owned, as it is strictly prohibited. All cats must be neutered and/or spayed.
- H. Keep the pet from being unnecessarily noisy or aggressive & causing any annoyance or discomfort to others & will remedy immediately any complaints made through the Owners or Manager.

The Landlord reserves the right to inspect the leased premises (proper notification is required) periodically in order to assess any possible damage. If the LESSEE(s) violate any part of this addendum, the LESSEE(s) is in default of the Lease. In the event of a default, the LESSOR may initiate legal proceedings in accordance with Local & State regulations to evict or have LESSEE (s) removed from said premises' as well as seek judgment for any monies owed.

INITIAL (1) _____ INITIAL (2) _____ INITIAL (3) _____

4. **KEYS & LOCK OUTS:**

LESSEE understands that it is not permitted without written permission from LESSOR to duplicate building entrance, apartment entrance and/ or mail keys. All keys shall be returned to LESSOR upon final walk through inspection or upon mutual agreement between lessee & LESSOR.

There will be a \$25.00 charge per key not returned to LESSOR. It is not permitted to re-key or change apartment lock set anytime unless permitted by LESSOR. Fob keys not returned to the LESSOR will be a \$25.00 charge.

FOBS ISSUED: ____ APARTMENT KEYS: ____ MAIL BOX: 1

There will be a lockout charge of \$30.00 per occurrence paid in cash upon lock out for lock outs between 8:00am-5:00pm M-F. The lockout charge will be \$50.00 per occurrence paid in cash after normal business hours & holidays. Please contact the after-hours emergency phone number for lock outs after 5:00pm M-F & on weekends.

If the after hour emergency contact is not available- the LESSEE will be responsible for calling/cost of a locksmith.

INITIAL (1) _____

INITIAL (2) _____

INITIAL (3) _____

5. **SECURITY NOT PROMISED:**

LESSEE understands & acknowledges that although the Landlord makes every effort to the leased premises safe & secure, this in no way creates a promise of security.

6. **APPLIANCES:**

The LESSOR does not provide washer/ dryer units. The apartment has one available 110vt vent-less washer/dryer hook up. **LESSOR will supply the following appliances:**

Electric Stove X Dishwasher X Refrigerator X Built in Microwave X Garbage Disposal X

It is the LESSEE's responsibility to keep appliances provided by landlord in good working order & shall report any malfunction to the LESSOR. Any damaged sustained due to the neglect or misuse by LESSEE will become the full responsibility of the LESSEE, either in appliance repair or replacement.

7. **UTILITIES:**

Upon or before lease start date, LESSEE shall contact & establish an account with the following utility providers: Utilities paid by LESSEE shall remain in LESSEE's name until lease expiration. LESSEE agrees that LESSOR will not be held responsible for the loss of use or discontinues or interruption of any utility or service beyond the Landlord's control. i.e.: power outages. The LESSOR holds the right to set limitations on heating & cooling temperatures to coincide with NH State RSA. ***Electric – Eversource (1-800-662-7764)***

LESSEE agrees to pay the following utilities:

Phone / Cable / Internet X Electric Power X

8. **WIRELESS INTERNET:**

Synonymous with entertainment, hospitality Wi-Fi is free entertainment/enjoyment for tenants & guests & is not guaranteed. It does not support VPN & other work-related activities i.e., uploading large data files. Wi-Fi or wireless fidelity is the way to connect many devices together without wires. Many devices may be connected; however, it is not a secure network & depending on the number of devices attached, you may not have the same speed or quality of video. The availability of service cannot be guaranteed.

Hospitality Wi-Fi

Network:

Password:

9. **CONDITION OF PROPERTY:**

The LESSEE acknowledges that he or she has inspected the leased property & at the commencement of the Lease Agreement, the interior as well as the exterior of the leased property, as well as the equipment & any appliances are found to be in acceptable condition & in good working order. LESSEE shall return Move in Condition Checklist (ADDENDUM 1) within 5 days of occupancy. When the Lease term expires or when the LESSEE vacates, LESSEE agrees to return the leased premise to LESSOR in the same condition it was at the beginning of the Lease term.

10. **RULES & REGULATIONS:**

- A. Late fees are strictly enforced & any unpaid rent fees or rent will not be waived.
- B. PEACEFUL ENJOYMENT / RESPECT YOUR NEIGHBOR. LESSEE may not interfere with the peace & quiet of abutting neighbors. Quiet Hours are from 8:00pm -9:00am. No LESSEES or LESSEES' guests shall play radio, TV. Musical instruments, etc. that may infringe on other residents' quiet enjoyment.
 - B1. Club rooms fall under the same quiet enjoyment rules, with quiet hours falling from 8:00pm -9:00am
- C. All trash shall be discarded in proper manner. No bags of trash / garbage/shoes/personal items shall be left or stored for any amount of time outside apartment. There shall be no trash left in the hallway or shared common areas of the building. Do not place trash in front or on the side of the dumpster. **ALL TRASH MUST BE BAGGED WHEN PLACED IN TRASH/RECYCLING CENTER.**
- D. LESSEE shall abide by all Federal, State, & Local laws when on the premises.
- E. Absolutely no hazardous materials shall be brought, used or stored on premises. LESSEE agreed that working on vehicle on grounds is not permitted.

- F. If heat is provided & paid for by LESSOR, all windows & exterior doors must remain closed at all times during heating season. Heating season is from October 1st – May 1st. The apartment should / kept at a minimum of 60 degrees at all times to prevent a freeze up / bust pipe.
- G. Waterbeds or any other liquid filled furniture is not permitted.
- H. Antennas or any other satellite devices are not to be attached to the building at any time.
- I. **STRICTLY ENFORCED & NOT TOLERATED;** Smoking, including the use of marijuana, is not permitted on the premises, inside the leased apartment or in any common area to include within 50 feet of the property boundary lines. This applies to tenants, guests, staff, contractors, and all other visitors at the Mill. Smoking refers to the inhaling, exhaling, burning and holding any cigar, cigarette, pipe or vaporizer.
- J. To prevent a safety problem, no bicycles or toys are to be left in the parking area. All toys / bicycles are to be stored in dedicated bicycle room, or in apartment when not in use.
- K. There is no outside water use permitted.
- L. No business may be operated from within the apartment. Guests are permitted for short periods of stay. Should guests stay more than thirty (30) days, or if more persons are found to occupy the apartment than stipulated, the additional rent shall be ten dollars (\$10.00) per day and/or night per individual.

11. **ENDING, RENEWING THE LEASE AGREEMENT:**

At the end of the initial term of this Lease, the Lease Agreement shall automatically continue on a month-to-month basis at market rent, until a new Lease Agreement is signed, or the LESSEE chooses to vacate the property. The LESSOR may end the Lease by giving in writing, the other party 30 days' notice, and prior to the termination. In all cases, a Lease always ends the last day of each month. If the LESSEE plans to move at the end of the initial term the LESSEE is required to give the LESSOR written notice at least 60 days in advance of the expiration date. Failure to provide a written 60-day notice may result in forfeiture of your Security Deposit. **All leases, including extensions & holdovers, end on the last day of the calendar month.**

12. **CANCELLATION/TERMINATION:**

- A. This Lease may be canceled only if the LESSEE receives a full-time job transfer at least fifty (50) miles distance from the apartment. The LESSEE terminating agrees to pay rent & tenant paid utilities in full the first of each month until the apartment is re-rented, up to a maximum of six (6) months. Additionally, the LESSEE agrees to pay one half months' rent as a re-rental fee. Written proof of the transfer must be submitted with the notice to vacate.
- B. If this Lease is canceled for reasons other than a job transfer, the LESSEE agrees to pay a re-rental fee of one-half month's rent, plus rent & utilities for any vacant period during the remaining term of the Lease.
- C. After the LESSEE terminates his/her Lease & removes his/her belongings from the premises, the LESSEE & LESSOR shall inspect the apartment together completing the Move-Out Checklist, noting any damages caused by the lessee, transfer all keys & custody of the apartment. CM will refund the Security Deposit, less any unpaid liabilities & repair damages, within thirty (30) days of either the end Lease date, the end of the 60-day notice date, or the date of re-rental for a Lease break.
- D. **Military Clause:** In the event the LESSEE is a member of the United States Armed Forces on extended active duty & receives permanent changes of station orders or is relieved of active duty (with honorable discharge), the LESSEE may terminate the lease upon giving at least (30) days' notice to the LESSOR attaching a copy of the official orders which warrant termination.
- E. **In all cases except military,** at least a 60-day written notice is required unless a tenant is month to month tenancy. All Leases, including extensions & holdovers, end on the last day of the calendar month.

INITIAL (1) _____ INITIAL (2) _____ INITIAL (3) _____

13. **RIGHT OF ENTRY / PERMISSION TO ENTER:**

LESSOR and/or his agents, with 24 hours written or verbal notice shall have the right during the term of this Lease Agreement to enter during reasonable hours to inspect the premises', make repairs or improvements or show prospective buyers and/or tenants the property. In the event of an emergency life safety and/or property damage, LESSOR reserves the right to enter leased premises without notice.

14. **MAINTENANCE, REQUESTS & REPAIRS:**

LESSOR shall be responsible for repairs in or about the leased property unless caused by misuse or negligence of the tenant. LESSEE(S) will be responsible for any repairs caused by his or her misuse or negligence.

- A. It is responsibly of the LESSEE to promptly notify the LESSOR of the need or any such repair of which the LESSEE becomes aware.
- B. The LESSEE must keep the leased apartment clean & sanitary at all times & remove all trash, rubbish & other waste in a clean & sanitary manner.
- C. The LESSEE is not permitted paint, make alterations, improvements and/or additions to the premises.

The LESSEE shall first submit non-emergency work orders through the online Chinburg Management website/portal at www.Chinburg.com. Should there be an emergency work order please contact the AFTER-HOURS EMERGENCY extension through the Chinburg Management phone number at (603)749-3355 ext. 7. Any requests made during weekend or holidays will not be honored until next business day unless the safety to the Tenants and/or property damage is in jeopardy.

15. **PARKING:**

LESSEE understands & acknowledges that parking is not assigned to a specific space & the LESSOR allows the LESSEE to park within allotted parking lot(s). LESSOR holds the right to tow any unidentified vehicle missing the appropriate parking tag(s) distributed by LESSOR.

16. **EVICITION:**

Failure to adhere to these regulations will result in eviction. The LESSEE(S) is liable for the unpaid portion of the term of the Rental Agreement until the apartment is re-rented (i.e. rent, heat, etc.) The LESSEE(S) will pay all legal & court costs & damages to the property.

17. **INSURANCE:**

LESSEE agrees to be solely responsible for any damage to whether due to theft, fire, water, rain or snow or any other cause which may occur in loss of the tenant's personal property. Accordingly, the LESSEE is strongly encouraged to obtain renters' insurance with an insurance company properly licensed to do business in the State.

18. **LEGAL & COURT COSTS:**

The LESSEE agrees to pay all court costs & reasonable attorney fees which may be paid or incurred by the Landlord in enforcing the covenants, Conditions, obligations, & agreements of this rental Agreement in the event of default by LESSEE. **Parties agree all Landlord/Tenant actions, including Small Claim Actions, will be in the Brentwood District Court at 10 Route 125, Brentwood, NH 03833. All Attorney, Court, & other costs & fees immediately become Rent Due.**

19. **ABANDONMENT:**

If LESSEE(s) vacates the leased property before the expiration of said Lease term without written permission from the Landlord, the leased premises is then considered to be abandoned & LESSEE is in default of this Lease Agreement. Under these circumstances, LESSEE will/may be responsible for damages & losses allowed by Federal & State regulations. If said apartment is abandoned, LESSOR can dispose of all articles left in said unit at LESSOR discretion.

20. **LANDLORD REMEDIES:**

If LESSEE violated any part of this Lease Agreement including non-payment of rent, the LESSEE is in default of this Lease Agreement. In the event of default, the Landlord may initiate legal proceedings in accordance to State & Local laws / regulations to evict or have LESSEE(S) removed from leased premises as well as seek judgment against LESSEE(S) for any monies owed to LESSOR as a result of LESSEE(S) default.

21. **SUBORDINATION:**

This Lease Agreement is subject & subordinates to any Lease, financing, loans, other arrangements, or right to possession with regards to the building or land that the Landlord is obligated to now or in the future including existing & future financing, and/or loans or leases on the building & land.

ASSIGNMENT OR SUBLEASE – LESSEE(S) agrees to not transfer, assign or sub-let the leased premises without the LESSORS written permission.

22. **JOINT & SEVERAL LIABILITY:**

The LESSEE understands & agrees that if there is more than one LESSEE that has signed the Lease Agreement, each LESSEE is individually & completely responsible for all obligations stated within.

23. **SEVERABILITY:**

If any part of this Lease Agreement is not valid, enforceable, legal, or binding, it will not canal or void the rest of this Lease Agreement. The remainder of the Lease Agreement will continue to be valid & enforceable by the LESSOR, to the maximum extent of the laws & regulations set forth by Local & State governments.

24. **ENTIRE AGREEMENT:**

Landlord & LESSEE(S) agree that this Lease Agreement & any attached Addendums, Rules & Regulations, and/or special terms & conditions accurately represent all terms & agreements between the LESSOR & LESSEE regarding the Leased Premises. LESSEE acknowledges the receipts of any disclosures required by the State of New Hampshire as well as any disclosures required by Federal & Local jurisdictions.

25. **ADDENDUMS:**

The following addendums, attached to this Lease Agreement, shall become part of this agreement.

- | | |
|--|---------------|
| A. Residential Application | <u>X</u> |
| B. Move In/ Out Condition (Addendum 1) | <u>X</u> |
| C. Lead Based Paint EPA Pamphlet & discloser | <u>X</u> |
| D. Guarantor Form (Addendum 2) | <u> </u> |
| E. Parking (Afdendum 3) | <u>X</u> |

By signing this Lease Agreement, the LESSEE certifies that he/she has read, understood & agrees to comply with all terms, conditions, Rules & Regulations of this Lease Agreements including & all addendums that have been received.

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

LESSOR/ LANDLORD/ AGENTS SIGNATURE: _____ DATE: _____



LEASE ADDENDUM No. 4

RESTRICTED RESIDENTIAL UNITS – AFFORDABLE RENTS

Pursuant to a Development Agreement with the City of Dover, One First Street, LLC has committed to reserving 20% of the apartments in the Building as affordable housing for a period of 21 years.

One First Street, LLC shall restrict the rental rates for designated apartments (referred to as the “Restricted Residential Units” or “Restricted Units”) so as not to exceed the HUD eighty percent (80%) Rent Limit for the Portsmouth/Dover/Rochester MSA and shall be rented to tenants earning no more than eighty percent (80%) of the median income for the Portsmouth/Dover/Rochester MSA (the “Restricted Units”)

To ensure this affordable housing provision is adequately accomplished, the City and One First Street, LLC agreed that:

- a. The Restricted Units are permitted to float within the building; the designated units may change over time so long as the total number of Restricted Units remains constant.
- b. At each lease-up of a Restricted Unit, the tenant and property manager shall fill out a tenant income certification form and keep on file at the property manager’s office. The City shall have access to the form and should any violation be found, the property manager shall have sixty (60) days to cure the violation. If the violation is not cured, the City may impose a penalty by requiring an additional Restricted Unit for a period of up to 12 months.
- c. The tenant income certification forms shall be updated every twelve (12) months. Should any tenant no longer meet the income eligibility requirements of the Restricted Units, the unit will continue to count towards the total for up to twelve (12) months while the property manager identifies and leases a different unit to a tenant who complies with the income requirements. The Restricted Unit designation will transfer to the newly leased unit.

-INTENTIONALLY BLANK -





LEASE ADDENDUM No. 4

DESIGNATION OF RESTRICTED RESIDENTIAL UNIT

The apartment identified as 10 Second Street #____, Dover, NH 03820 is a Restricted Residential Unit.

The rental rate for the Restricted Residential Unit has been determined by Lessor to not exceed the HUD 80% Rent Limit for the Portsmouth/Dover/Rochester MSA.

The Lessee certifies that his/her income does not exceed eighty percent (80%) of the median income for the Portsmouth/Dover/Rochester MSA. Lessee certifies that he/she has completed and submitted an Income Certification Form and that all information is true and accurate as of the date of the form.

By signing this Lease Addendum, the LESSEE certifies that he/she has read, understood and agrees to comply with all terms and conditions stated herein.

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

LESSOR/ LANDLORD/ AGENTS SIGNATURE: _____ DATE: _____





**RESTRICTED RESIDENTIAL UNIT
INCOME CERTIFICATION FORM**

Restricted Residential Unit shall be rented to tenants earning no more than 80% of the median income for the Portsmouth/Dover/Rochester MSA. HUD publishes the income data on an annual basis. The following income table outlines current income requirements for the period of XXXX, which is adjusted for household size:

Household Size	1	2	3	4
Maximum Allowable Income	\$XX,XXX	\$XX,XXX	\$XX,XXX	\$XX,XXX

WHAT ARE THE HOUSEHOLD SIZE PREFERENCES?

Household size preferences are based on the following:

1. There is at least one occupant per bedroom.
2. A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom. Other household members may share but shall not be required to share a bedroom.
3. A husband and wife, or those in a similar living arrangement, shall not be required to share a bedroom if a consequence of sharing would be a severe adverse impact on his or her mental or physical health and management receives reliable medical documentation as to such impact of sharing.
4. A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application.
5. If the applicant is in the process of a divorce or separation, the applicant must provide legal proof that the divorce or separation has begun or has been finalized, as set forth in the application.

WHAT HAPPENS IF MY HOUSEHOLD INCOME EXCEEDS THE INCOME LIMIT?

Annually on your lease start anniversary date, you will be recertified for eligibility and required to complete an updated Income Certification Form. Once your household income exceeds the maximum allowable income adjusted for household size, then after the end of your current lease you will have the option of staying in your unit and paying the market rent or not renewing your lease.

By signing below the LESSEE certifies that his/her household income does not exceed 80% of the median income for the Portsmouth/Dover/Rochester MSA.

HOUSEHOLD SIZE: _____

LESSEE's SIGNATURE: _____

DATE: _____

LESSEE's SIGNATURE: _____

DATE: _____

LESSEE's SIGNATURE: _____

DATE: _____





<INSERT CHINBURG STANDARD TENANT INCOME FORMS>

DRAFT



DECLARATION OF COVENANTS

KNOW ALL MEN BY THESE PRESENTS that One First Street LLC, as assignee of Chinburg Management, LLC, owner of property located at 10 Second Street, Dover, County of Strafford, State of New Hampshire (the “Grantor”), for consideration of tax relief granted by the City of Dover, a municipal corporation with a principal place of business at 288 Central Avenue, Dover, New Hampshire, 03820 (the “Grantee” or “City”), pursuant to the provisions of RSA Chapter 79-E, grant and agree to the following COVENANTS for the public benefit of the City,

These covenants are made in exchange for property tax relief granted with respect to a certain property owned by Grantor, identified in the City’s records as 10 Second Street and as Parcel ### on the City’s tax maps, and further described by Exhibit A, attached hereto and incorporated herein (the “Property”). This property tax relief has been granted as the result of the substantial rehabilitation or replacement of a qualifying structure located on the Property by Grantor in accordance with Grantor’s proposal, as described by Exhibit B, attached hereto and incorporated herein (the “Project”), as approved by the Dover Planning Board, after a public hearing duly noticed, by Resolution ###, on July 27th, 2021.

The terms of these Covenants hereby granted by the Grantor to the City with respect to the Property shall be effective for twenty one years and are stated as follows:

1. RESTRICTED RESIDENTIAL UNITS. Provided that the RSA 79-E is tax benefits in effect and to provide a public benefit as required by RSA chapter 79-E, Developer agrees to create residential units in the City’s urban center and restrict a minimum of 20% of the residential units created for a twenty-one-year period, which shall begin with the issuance of the Certificate of Occupancy for the first residential unit and will overlap with the duration of the RSA chapter 79 E period. The rental rates for restricted 20% shall not exceed the HUD 80% Rent Limit for the Portsmouth/Dover/Rochester MSA, which restricted units shall be rented to tenants earning no more than 80% of the median income for the Portsmouth/Dover/Rochester MSA (the “Restricted Units”). To ensure this provision is adequately accomplished, the City and Applicant agree that:

- a. The Restricted Units are permitted to float within the building; the designated units may change over time so long as the total number of Restricted Units remains constant.
- b. At each lease-up of a Restricted Unit, the tenant and property manager shall fill out a tenant income certification form and keep on file at the property manager’s office. The City shall have access to the form and should any violation be found, the property manager shall have sixty (60) days to cure the violation. If the violation is not cured, the City may impose a penalty by requiring an additional Restricted Unit for a period of up to 12 months.

- c. The tenant income certification forms shall be updated every twelve (12) months. Should any tenant no longer meet the income eligibility requirements of the Restricted Units, the unit will continue to count towards the total for up to twelve (12) months while the property manager identifies and leases a different unit to a tenant who complies with the income requirements. The Restricted Unit designation will transfer to the newly leased unit.
- d. The obligations set forth in this section shall be imposed and run with title to the Project Site by way of deed restrictions, covenants running with the land, or other similar mechanisms, any and all of which shall, with the exception of the Performance Mortgage discussed below and/or any rights of the City pursuant to RSA chapter 80, be superior in title to any other mortgage, encumbrance, or other interest of record encumbering or affecting the Project Site.

2. RECORDING. Grantee shall record this Declaration of Covenants at the Strafford County Registry of Deeds at the sole expense of the Grantor.

Grantor shall be bound by all applicable provisions of RSA Chapter 79-E for the term of these Covenants. These Covenants are a burden upon the Property and shall bind all agents, employees, successors, assigns, legal representatives or transferees of Grantor. Such Covenants may not be amended, modified or terminated except by consent of the City.

Witness my hand this ____ day of _____, 2020.

Grantor – One First Street, LLC, as assignee of
Chinburg Management LLC

Eric J. Chinburg, Manager
Duly Authorized

STATE OF NEW HAMPSHIRE

COUNTY OF _____

On this ____ day of _____, 2020, before me, the undersigned officer, personally appeared Eric J. Chinburg, who acknowledged himself to be the Manager of Monadnock Mills, LLC, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Justice of the Peace/Notary Public

My commission expires:

Return to:

EASEMENT DEED

One First Street, LLC, a New Hampshire limited liability company, having a place of business at 3 Penstock Way, Rockingham County, Newmarket, New Hampshire 03857 (“Grantor”), for consideration paid, with Warranty Covenants, grants to the **City of Dover**, a municipal corporation organized under the laws of New Hampshire, having a place of business at 288 Central Avenue, Dover, New Hampshire 03820 (“Grantee”),

A non-exclusive public pedestrian easement to access and cross over a portion of Grantor’s property (Tax Map ____ Lot ____) for the public to access Grantee’s land described as Tax Map _____. The easement area (the “Easement Area”) is as shown and described as the “X” Wide Public Access Easement” on a certain plan entitled, “_____” prepared by _____, dated _____, 2021, as revised through _____, 2021, recorded in the Strafford County Registry of Deeds as Plan No. _____ (hereinafter the “Plan”).

Meaning and intending to describe and convey easements over a portion of the land conveyed to the grantor by deed dated _____, recorded in the Strafford County Registry of Deeds at Book _____, Page _____.

This transaction is exempt from real estate transfer tax pursuant to R.S.A. 78-B:2, I.

[Signature continues on next page.]

Executed this ____ day of ____, 2021.

One First Street, LLC

By: _____
Eric J. Chinburg, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

This instrument was acknowledged before me on ____, 2021 by Eric J. Chinburg,
Manager of One First Street, LLC.

Notary Public / Justice of the Peace
(My commission expires: _____)



May 27, 2021

Ms. Donna Benton
City Planner
City of Dover
288 Central Avenue
Dover, NH 03820-4169

RE: One First Street Redevelopment (Dover project #P21-30)

Dear Ms. Benton:

This letter is meant to elaborate on the landscape planting proposed for the One First Street Redevelopment landscape plan reviewed by the City's Technical Review Committee (TRC). Specifically, I wish to address a TRC comment that all trees are to be a minimum 3.5"-4" caliper. On the recently submitted revised plan set (revision date of 5/28/21 all street / shade trees have been increased to 3.5"-4".

The remaining trees proposed are not street / shade trees; they are not planned for locations near the roadways but rather clustered in common community green spaces, and layered in plantings within the landscape.

The remaining proposed trees are more specifically multi-stemmed trees and small flowering trees. These trees are valuable, as they offer visual and scale diversity to the landscape and provide a variety of desirable attributes such as seasonal flowering and sculptural branching. Multi-stemmed trees are not specified according to caliper but by their height. Small flowering trees are sold by caliper, but varieties may take 25 years to reach a 3.5"-4" caliper, while other small flowering tree varieties may never reach that large size.

Even though the multi-stemmed and small flowering trees cannot meet the City's caliper requirement, they do contribute meaningfully to the landscape. Overall, the proposed landscape plantings for the One First Street Redevelopment meet and exceed the intent of the City's landscape requirements with respect to aesthetic value, hardiness, diversity, and wildlife and pollinator benefit.

Sincerely,

A handwritten signature in blue ink, consisting of a series of loops and flourishes, representing Jeffrey R. Hyland.

Jeffrey R. Hyland, PLA, ASLA, CLARB
Ironwood Design Group, LLC
Firm Principal

Ironwood Design Group
P.O. Box 873
Exeter, NH 03833
603.772.0590 | voice

JHyland@FeWood.com
www.FeWood.com | web



Landscape Best Management Practices Operations and Maintenance Plan

One First Street Redevelopment Dover Project #P21-30

Prepared For:
Chinburg Properties, Inc
Penstock
Newmarket, NH 03857
May 28, 2021

Prepared By:
Ironwood Design Group, LLC
Exeter, New Hampshire 03833



Landscape Maintenance

Introduction

The landscape enhancements proposed for the One First Street Redevelopment will require only modest maintenance at various times throughout the year. This is particularly true during the first 1-2 years following installation when plants are becoming established.

Identified below are basic (minimum) maintenance tasks:

Weekly Tasks

1. Prune back any shrubs overhanging curbs or sidewalks.
2. Remove litter from plants bed.
3. Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
4. Remove weeds larger than 2 inches high or wide from plant beds. Weeds 2 inches and larger must be removed, not just killed. **The application of herbicides such as Roundup is discouraged.**
5. Any invasive species seedlings observed should be removed and disposed of properly.
6. Replace bark mulch which has been washed out of plant beds. Smooth mulch layer if it has been disturbed.
7. Check plants for signs of stress, pests or disease and notify Owner for authorization to replace.
8. If a significant decline in plant health is attributed to an insect pest, **only an organic product and/or process shall be used** to control the pest.
9. Complete any items required on the Monthly Checklist.
10. Water any plants that are dry and stressed.

Annual Tasks

Early Spring:

1. Prune any winter damage such as tree branches that interfere with public safety. Prune all street trees yearly to encourage strong growth. Trees adjacent to pedestrian sidewalks shall have branches pruned to 6' height.
2. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.
3. Add new mulch to plant beds where the mulch depth has been reduced to less than 2 inches. Mulch depth shall not exceed 2". Mulch is not required where shrubs or groundcover completely hide the soil surface from view.
4. Gently prune shrubs at appropriate time of year based on species, for shape and form. **DO NOT shear.**

Monthly Tasks

June:

No additional items

July:

No additional items

August:

No additional items

September:

1. Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees.
Replace any dead or missing plants.

October:

No additional items

November:

1. Remove leaves from lawn areas and planting beds.
2. Remove perennial vegetation that has died back for the season.
3. Apply "WILT-PRUF" to broadleaf evergreens when temperature permits.

December:

1. Prune any tree branches that interfere with public safety. Prune all street trees yearly to encourage strong growth.

Stormwater Treatment Facilities

Introduction

The stormwater management facilities for the One First Street Redevelopment are used to attenuate stormwater flow and treat stormwater. The stormwater treatment areas consist of terraced masonry planters containing a filter / growing media and durable and vigorous ornamental grasses.

The stormwater planters have overflow pipes to discharge water that cannot be adequately stored and treated in the facility.

Task or Activity	Time or Frequency					
	Weekly	Spring	Summer	Fall	Winter	After Major Rain Events
Replace dead or dying plants		X				
Rake and redistribute/replenish soil that has eroded		X				X
Remove weeds	X	X	X	X		
Cut down grasses		X				
Inspect for standing water						X
Remove accumulated leaves, litter, and plant debris		X		X		
Remove accumulated debris and garbage	X					X

Erosion

The soil in the facility and in areas draining to the facility shall be inspected for eroded areas. Eroded areas shall be filled with soil or mulch and seeded.

Sediment Accumulation & Clogging

Sediment accumulation within the facility may reduce the infiltration capacity and impair proper performance of the facility. The facility shall be inspected for accumulation of sediment and excessive sediment accumulation shall be removed with the area re-mulched and replanted.

Outlet Structure Maintenance

The Owner will be responsible for outlet structure maintenance. Periodically, the orifice on the outlet pipe may

clog with debris. Debris should be removed and appropriately disposed of off-site.

Riprap

The facility may have surface stone armoring where runoff enters or leaves the facility. The stone is used to prevent erosion of soils from stormwater flows. The facility shall be checked to make sure that an adequate amount of stone exists to prevent erosion and additional stone added if necessary.

Debris & Litter

A facility is expected to accumulate debris and litter. Debris and litter should be removed on a monthly basis to maintain appearance and public acceptance and aesthetic.

Plant Maintenance

The vegetation type is important to ensure that the facility operates correctly. Proper vegetation maintenance includes watering during establishment of plants.

Snow Storage

Snow shall not be dumped directly onto the facility.

Chlorides

The facility is not suitable for treating chlorides. Chloride use on source areas tributary to the Facility should be reduced or eliminated if possible. Chloride use can be reduced or eliminated by minimizing the amount of compound used, using alternative deicers or using clean sand. Aggressive sweeping in these areas, along with pretreatment sumps and filter strips, will reduce the impact of the sand on the facility.

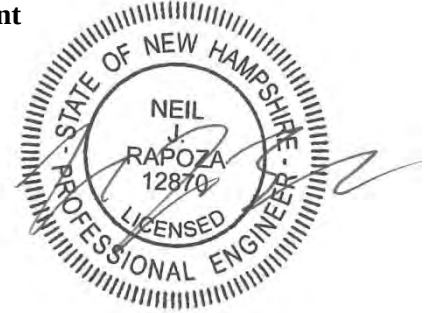
TO: City of Dover Planning and Community Development

FROM: Neil J. Rapoza, PE - Project Engineer

SUBJECT: Standard Traffic Analysis, 10 Second Street

DATE: APRIL 12, 2021 (REVISED MAY 24, 2021)

PROJECT: 20-279.00 ONE FIRST STREET



One First Street, LLC, is proposing to construct one new 4 story apartment building with a basement level garage at One First Street, and renovate an existing building to house new apartments and commercial space. The buildings will be located on Map 6, Lot 20 on the City of Dover Tax Map system. The existing building is the former Strafford County Courthouse, located on Second Street. The court house building and an associated parking lot are located the subject property. The lot has frontage on both First Street and Second Street, with one curb cut to a small loading area on Second Street and two curb cuts to the existing on-site parking lot on First Street. Both First Street and Second Street have one-way traffic originating from Central Avenue and outletting to Chestnut Street.

The site is located approximately 230 ft west of Central Avenue, with the main entrance on First Street at the most western curb cut to the existing parking lot. This entrance is to remain with minimal modification. The existing secondary curb cut will be abandoned.

The existing speed limit on Central Avenue is 30 mph, with traffic entering First Street from the north.

The existing speed limit on Chestnut Street is 30 mph, with a sight distance of approximately 240 ft for traffic exiting to the south and 450 ft for traffic exiting to the north.

Public transportation in the form of COAST bus service is available nearby, with a stop located one block north of the property at the intersection of Third Street and Central Avenue (400ft +/- walking). A COAST bus stop is also available across Central Avenue and Main Street to the east (550ft +/- walking).

Some of the residents of the proposed apartments will utilize the train station parking lot on Chestnut Street, and will travel from that location to the subject lot on foot. The intent is that they cross Chestnut Street at the First Street intersection and enter the building from the sidewalk without crossing any additional streets. The Chestnut Street crossing has a traffic light with a pedestrian crossing signal. It is our opinion that the route as existing does not require any upgrades to serve the proposed development.

Part of the City review process requires an estimate of the average daily traffic projected to be generated by the proposed use. The following information is provided as that estimate (based in the Institute of Traffic Engineer – ITE Trip Generation Manual, 10th Edition):

Proposed Development:

For the purpose of this traffic analysis, the 58 unit building will be classified as a low-rise multifamily use (Land Use Code 220). Per the ITE, low-rise is considered as less than 3 stories. While the new and existing buildings have 4 and 3 stories of residential uses respectively, it has been conservatively assumed that all dwelling units would fall within the low-rise category. This results in a larger number of trips in the analysis than is expected in the field.

Following this above scenario would result in the following:



ITE Land Use Code 220 – Apartment Buildings (58 Dwelling Units)

		<u>Total</u>
Daily Trip Ends Weekday/Unit	7.32 average (range 4.45 -10.97)	<u>425 Trips</u>
Peak Hour AM Trip Ends Weekday/ Unit –Generator	0.56 average (range 0.34-0.97)	<u>33 Trips</u>
Peak Hour PM Trip Ends Weekday/ Unit–Generator	0.67 average (range 0.41-1.25)	39 Trips
Peak Hour AM Trip Ends Weekday/ Unit–Adjacent St	0.46 average (range 0.18-0.74)	27 Trips
Peak Hour PM Trip Ends Weekday/ Unit–Adjacent St	0.56 average (range 0.18-1.25)	<u>33 Trips</u>
Daily Trip Ends Saturday/ Unit	8.14 average (range 3.36-11.40)	<u>472 Trips</u>
Peak Hour Generator Trip Ends Saturday/ Unit	0.70 average (range 0.41-0.93)	<u>41 Trips</u>
Daily Trip Ends Sunday/ Unit	6.28 average (range 2.61-8.22)	<u>364 Trips</u>
Peak Hour Generator Trip Ends Sunday/ Unit	0.67 average (range 0.36-0.93)	39 Trips

Based upon the above, the highest average day figure would be the Daily Trip Ends Saturday rate of 8.14 trip ends – or – (58 Dwelling Units) x 8.14 = **472 trip ends for the day.**

Based upon the above, the highest peak hour figure would be the Saturday Peak Hour Trip Ends rate of 0.70 trip ends in the peak hour – or – (58 Dwelling Units) x 0.70 = **41 trip ends in the peak hour.**

To determine the traffic impact of the commercial use, the development was analyzed as a high-turnover restaurant (Land Use Code 932) for half of the space, and as general office space (Land Use Code 710) for the other half. This is a conservative analysis, as it is likely that the majority of floor space will be a lower impact use such as office space or professional services.

Following this above scenario would result in the following:

ITE Land Use Code 710 – General Office Building (1,750 sf)

		<u>Total</u>
Daily Trip Ends Weekday/1,000 sf	9.74 average (range 2.71-27.56)	<u>17 Trips</u>
Peak Hour AM Trip Ends Weekday - Generator	1.47 average (range 0.57-4.93)	<u>3 Trips</u>
Peak Hour PM Trip Ends Weekday - Generator	1.42 average (range 0.49-6.20)	3 Trips
Peak Hour AM Trip Ends Weekday - Adjacent Street	1.16 average (range 0.37-4.23)	2 Trips
Peak Hour PM Trip Ends Weekday - Adjacent Street	1.15 average (range 0.47-3.23)	<u>2 Trips</u>
Daily Trip Ends Saturday/ Unit	2.21 average (range 1.24-7.46)	<u>4 Trips</u>
Peak Hour Generator Trip Ends Saturday/ Unit	0.53 average (range 0.30-1.57)	1 Trips
Daily Trip Ends Sunday/ Unit	0.70 average (range 0.19-3.05)	2 Trips
Peak Hour Generator Trip Ends Sunday/ Unit	0.21 average (range 0.11-0.68)	1 Trips

Based upon the above, the highest average day figure would be the Daily Trip Ends Weekday rate of 9.74 trip ends per 1000 sf – or – (1.75) x 9.74 = 17.04 say **17 trip ends for the day.**

Based upon the above, the highest peak hour figure would be the Peak Hour PM Trip Ends rate of 1.47 trip ends in the peak hour per 1000 sf – or – (1.75) x 1.47 = 2.57 say **3 trip ends in the peak hour.**

ITE Land Use Code 932 – High-Turnover (sit-down) Restaurant (1,750 sf)

		<u>Total</u>
Daily Trip Ends Weekday/1,000 sf (Friday)	135.48 average	237 Trips
Peak Hour AM Trip Ends Weekday – Generator	14.04 average	25 Trips
Peak Hour PM Trip Ends Weekday - Generator (Friday)	21.19 average	37 Trips
Peak Hour AM Trip Ends Weekday - Adjacent Street	9.94 average	18 Trips
Peak Hour PM Trip Ends Weekday - Adjacent Street	9.77 average	17 Trips
Daily Trip Ends Saturday/ Unit	122.40 average	215 Trips
Peak Hour Generator Trip Ends Saturday/ Unit	11.19 average	20 Trips
Daily Trip Ends Sunday/ Unit	142.64 average	<u>250 Trips</u>
Peak Hour Generator Trip Ends Sunday/ Unit	25.83 average	<u>46 Trips</u>

Based upon the above, the highest average day figure would be the Daily Trip Ends Sunday rate of 142.64 trip ends per 1000 sf – or – (1.75) x 142.64 = 249.6 say **250 trip ends for the day.**

Based upon the above, the highest peak hour figure would be the Sunday Peak Hour PM Trip Ends rate of 25.83 trip ends in the peak hour per 1000 sf – or – (1.75) x 25.83 = 45.2 say **46 trip ends in the peak hour.**



Combined Trip Generation

The following table indicates the cumulative traffic generation from the total building usage.

	<u>Restaurant</u>	<u>Office</u>	<u>Residential</u>	<u>Total</u>
Daily Trip Ends Weekday/1,000 sf (Friday)	237	17	<u>425</u>	<u>679</u>
Peak Hour AM Trip Ends Weekday – Generator	25	3	<u>33</u>	<u>61</u>
Peak Hour PM Trip Ends Weekday - Generator (Friday)	37	3	39	79
Peak Hour AM Trip Ends Weekday - Adjacent Street	18	2	27	47
Peak Hour PM Trip Ends Weekday - Adjacent Street	17	2	<u>33</u>	<u>52</u>
Daily Trip Ends Saturday/ Unit	215	4	<u>472</u>	<u>691</u>
Peak Hour Generator Trip Ends Saturday/ Unit	20	1	<u>41</u>	<u>62</u>
Daily Trip Ends Sunday/ Unit	250	2	<u>364</u>	<u>616</u>
Peak Hour Generator Trip Ends Sunday/ Unit	46	1	39	86

Conclusion

The on-site parking will be limited to 19 spaces dedicated to the building use. The remaining required parking will be located at separate dedicated spaces in a nearby parking lot. With this in mind, the projected traffic generated by the project will be less than the predicted values for the immediate area, since the vehicles used by patrons or residents likely will not be present and they will arrive as pedestrians. The traffic values are useful, however, in predicting the amount of traffic brought to the City as a whole as a result of the completed project.

The maximum total daily trip generation is 691 trip ends (Saturday), with a maximum peak-hour trip generation of 86 trip ends (Sunday). Per Section 150-10.D, the threshold for requiring an “advanced” traffic impact analysis is a maximum total daily trip generation of 1,000 trip ends, with a maximum peak-hour trip generation of 100 trip ends. Since neither of these thresholds is exceeded by the proposed development as shown with this conservative standard analysis, we believe the intent of the site plan regulations has been satisfied.

It is our opinion that the proposed project will not adversely impact traffic on adjacent roadways, provided the actual occupancy is as described in the analysis, and that an advanced traffic study is not required for the proposed development.





March 24, 2021

Paul Goodwin, Senior Development Manager

Chinburg Properties
3 Penstock Way
Newmarket, NH 03857

RE: Will Serve Letter for 1 First St, Dover, NH

To whom it may concern,

Consolidated Communications has agreed to provide communications service to this property subject to the Tariffs and terms of NHPUC No. 83, section 2.

Please note that a payment may be required from the customer requesting service as described in NH PUC Tariff No. 83, section 2.1.3.

You may review these documents at:

http://www.puc.nh.gov/Regulatory/Tariffs/FairPoint_83/FairPointLST.HTM

Subsequent to the customer responsibilities being satisfied, Consolidated Communications will proceed with construction of the services requested.

Should you have any questions, please feel free to contact me at (603) 703-9716.

Melissa Auclair
NH Senior Network Engineer
Consolidated Communications



March 1, 2021

One First Street, LLC
3 Penstock Way
Newmarket, NH 03857

1700 Lafayette Road
Portsmouth, NH 03801

Trevor S Emmons
603-332-7515
Trevor.emmons@eversource.com

Dear Mr. Goodwin:

I am responding to your request to confirm the availability of electric service for the proposed 1 First Street project being constructed for/by One First Street, LLC.

The proposed project consists of the adaptive-reuse of the old Strafford County Courthouse and the construction of a new 4-story building. Together they will comprise 52-60 residential units and approximately 3,500 SF of commercial space with parking below grade.

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 future 1 First Street Utility Design provided by Eversource. 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.

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>).

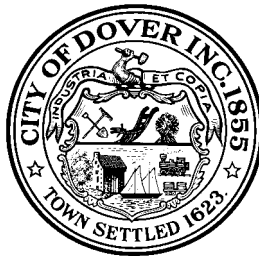
Respectfully.

Trevor S Emmons

Trevor Emmons
Eastern Regional Engineer, Eversource

cc: (via e-mail)
Michael J. Busby, PE, Eastern Regional Engineering and Design Manager, Eversource
Thomas Boulter, Eastern Region Operations Manager, Eversource
Nickolai Kosko, Field Supervisor, Electric Design, Eversource

DAVE WHITE, P.E.
City Engineer
d.white@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6450
www.dover.nh.gov

City of Dover, New Hampshire
COMMUNITY SERVICES DEPARTMENT

March 24, 2021

Paul Goodwin
Senior Development Manager
Chinburg Properties
3 Penstock Way
Newmarket, NH 03857

RE: Tax Map 6 Lot 20-1 First Street

To Whom It May Concern:

This letter is written confirmation that the City of Dover is able to serve the above referenced development with water and sanitary sewer service. Water and sanitary sewer work shall conform to the City's Water and Sewer Ordinances, as well as the requirements of Dover's Community Services Utilities Division. There is also adequate supply and capacity in the water and sewer system. If you have any questions, please feel free to call me at 516-6450.

Sincerely,

Dave White

Dave White, PE
City Engineer



March 18, 2021

Paul Goodwin
One First Street LLC
3 Penstock Way
Newmarket NH 03857

RE: Natural Gas Availability to 1 First St Dover NH

Dear Paul,

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 One First Street Project, at 1 First St Dover NH to serve a mixed use building.

Installation is pending an authorized installation agreement with One First Street 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

City of Dover
Site Plan Review Application

STORMWATER MANAGEMENT SUBMISSION

ONE FIRST STREET
1 First Street
Dover, New Hampshire

Prepared for

One First Street, LLC
3 Penstock Way
Newmarket, NH 03857
April, 2021



CIVIL CONSULTANTS

Engineers

Planners

Surveyors

Stormwater Management Narrative

**CITY OF DOVER
SITE REVIEW PERMIT APPLICATION
STORMWATER MANAGEMENT PLAN**

Site Redevelopment
One First Street

10 Second Street
Dover, New Hampshire

Prepared for:

One First Street, LLC
3 Penstock Way
Newington, NH 03857

April, 2021
Revised May, 2021

INTRODUCTION:

Stormwater runoff conditions have been evaluated for the proposed site redevelopment to house a new apartment building and renovated space in the former Strafford County Court House located at 1 First Street. This report includes a review of the 1-, 2-, 10-, 25- and 50-yr storm events, as well as a description of treatment and flow attenuation methods proposed.

The site is on a fully developed lot, Tax Map 6, Lot 20, in the Commercial Business District (General). The area to be developed is currently occupied by the former court house building on Second Street and an associated paved parking lot on First Street.

The proposed project does not result in a significant change in impervious or developed area, as the lot has been fully built-out for decades.

The area at the First Street entrance will be converted from pavement to a grassed green space between the proposed building and the existing sidewalk. A portion of the existing lawn at Second Street will be converted to an ADA accessible pathway. Various other locations on the site will be modified as

needed for drainage and accessibility requirements.

A series of small filters are proposed along the east alley stairs. These will act as limited planters, as well as filters to reduce runoff from the proposed roof in smaller rain events.

The analysis was performed to assess the influence of the proposed project area on future runoff and to recommend measures to control or mitigate runoff increases due to development, and to address ground water recharge as required by Dover Site Review Regulations.

METHODOLOGY:

All runoff calculations were performed using the methods based on USDA-SCS Technical Release No. 20 (also known as TR-20). The two-, ten-, twenty five-, and fifty-year, twenty-four hour storm event (Type III rainfall distribution) were used for the site specific analysis to determine pre- and post-development peak discharge rates. Runoff curve numbers (CN) and times of concentration (Tc) were determined by the methods outlined in USDA-SCS Technical Release No. 55 (better known as TR-55). Watershed areas were determined from the topographic map prepared for the site by on the ground survey.

SITE & SOIL INFORMATION:

The area to be developed is Suffield soils and urban fill, as determined by the USDA Web Soil Survey.

Per the SSSNNE Special Publication No. 5 (2009), the Ksat for Suffield soils is unsuitable for infiltration, and as such no infiltration has been proposed for the site.

Flow from the site drains to the municipal storm sewer, and eventually discharges into the Cocheco River.

There are no wetlands and/or streams that will be directly impacted by the proposed work.



ANALYSIS:

As noted above, all surface waters within the site flow into the City storm sewer system. The north portion of the property drains to a catch basin at the intersection of Second Street and Central Avenue. The south portion drains to a catch basin just west of the site on the opposite side of First Street.

Pre-Development Areas

Two subcatchments were used to model the existing drainage conditions.

Subcatchment 1S drains to First Street (OUT 1) and includes the majority of the lot and contributing areas from adjacent lots.

Subcatchment 2S drains to Second Street (OUT 2) and mostly consists of the former court house entrance and lawn.

Post-Development Areas

Eight sub-areas were identified for the post development analysis. These reflect the intended separation of flows due to new building area and modified land cover.

Subcatchments 10S, 30S, 40S, 50S, 60S, 70S & 80S all contribute to the catch basin system on First Street (OUT 1). Several catch basins are proposed to control runoff and prevent overland flow across the street.

Subcatchment 20S representsS roughly the same as the pre-developed subcatchment 2S contributing to Second Street. However, to alleviate conflicts with utilities that exist within the Second Street ROW all flow will now be directed to First Street (OUT 1).

RESULTS:

Pre- and post- development runoff rates were computed for the project as outlined above.

The detailed analysis for this project was performed by computer utilizing

"HYDROCAD". The computer print-outs are attached. The following table summarizes the results of the analysis:

SITE RUNOFF RATES - 2 Year Storm

Outlet	Runoff	Runoff Rate (CFS)	
	Pre	Post	Change
OUT 1	2.52	<u>2.55</u>	<u>+0.03</u>
Volume (ac-ft)	0.19	<u>0.23</u>	<u>+0.04</u>
OUT 2	0.36	<u>0.00</u>	<u>-0.36</u>
Volume (ac-ft)	0.03	<u>0.00</u>	<u>-0.03</u>

SITE RUNOFF RATES - 10 Year Storm

Outlet	Site Runoff Rates (CFS)	
	Pre	Post
OUT 1	3.90	<u>3.95</u>
Volume (ac-ft)	0.31	<u>0.36</u>
OUT 2	0.59	<u>0.00</u>
Volume (ac-ft)	0.04	<u>0.00</u>

SITE RUNOFF RATES - 25 Year Storm

Outlet	Site Runoff Rates (CFS)	
	Pre	Post
OUT 1	4.97	<u>5.04</u>
Volume (ac-ft)	0.39	<u>0.46</u>
OUT 2	0.76	<u>0.00</u>
Volume (ac-ft)	0.06	<u>0.00</u>

SITE RUNOFF RATES - 50 Year Storm

Outlet	Site Runoff Rates (CFS)	
	Pre	Post
OUT 1	5.96	<u>6.05</u>
Volume (ac-ft)	0.48	<u>0.56</u>
OUT 2	0.93	<u>0.00</u>
Volume (ac-ft)	0.07	<u>0.00</u>

See the attached plans and HydroCAD reports for details and calculations.

STORMWATER TREATMENT:

The development does not propose any new coverage requiring treatment.

An effort has been made to provide some filtration along the east stairs in the form of narrow underdrained planters that will utilize stone layers at the surface to store runoff prior to filtering it to the underdrain below. In larger storm events (3"+ in 24 hours), runoff will flow through small risers in these basins and drain directly to the downstream culverts.



The center courtyard outdoor patio area will also utilize an underdrained paver system (30P) that will detain a small amount of runoff, but is intended more to prevent stormwater from ponding in the area and creating safety issues.

The garage area is intended **to be graded in a manner to prevent outside runoff from entering the garage, and will utilize an evaporative drain system to accommodate snowmelt and moisture brought into the structure by vehicular traffic.**

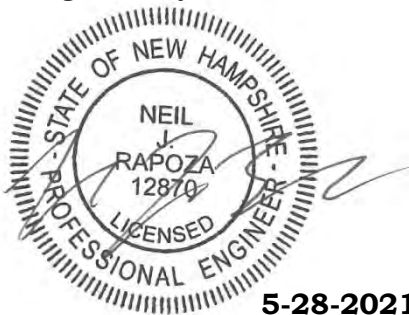
CONCLUSIONS:

The project is designed to improve the existing drainage conditions on site by directing flows to appropriately sized culverts and BMPs. It is intended that this will improve current drainage shortfalls at the site and provide a more predictable and controlled flow to the City storm drain system.

The results of the analysis predict post-development flows will remain approximately the same to the project outlet points for the 2-, 10-, 25- and 50-year events.

In our opinion, redevelopment of the property and implementation of the facilities described on the plan will not adversely affect downstream property, City storm drain system, or associated waterways.

A stormwater maintenance plan has also been attached to indicate the procedures and requirements to maintain the stormwater management system.



5-28-2021

The seal affixed above applies to this report which consists of 3 pages of text and attached calculations.

J:\aaa\2020\2027900\DRAINAGE\COMPONENTS\20210526_DRAINAGE_NARRATIVE.docx



**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550



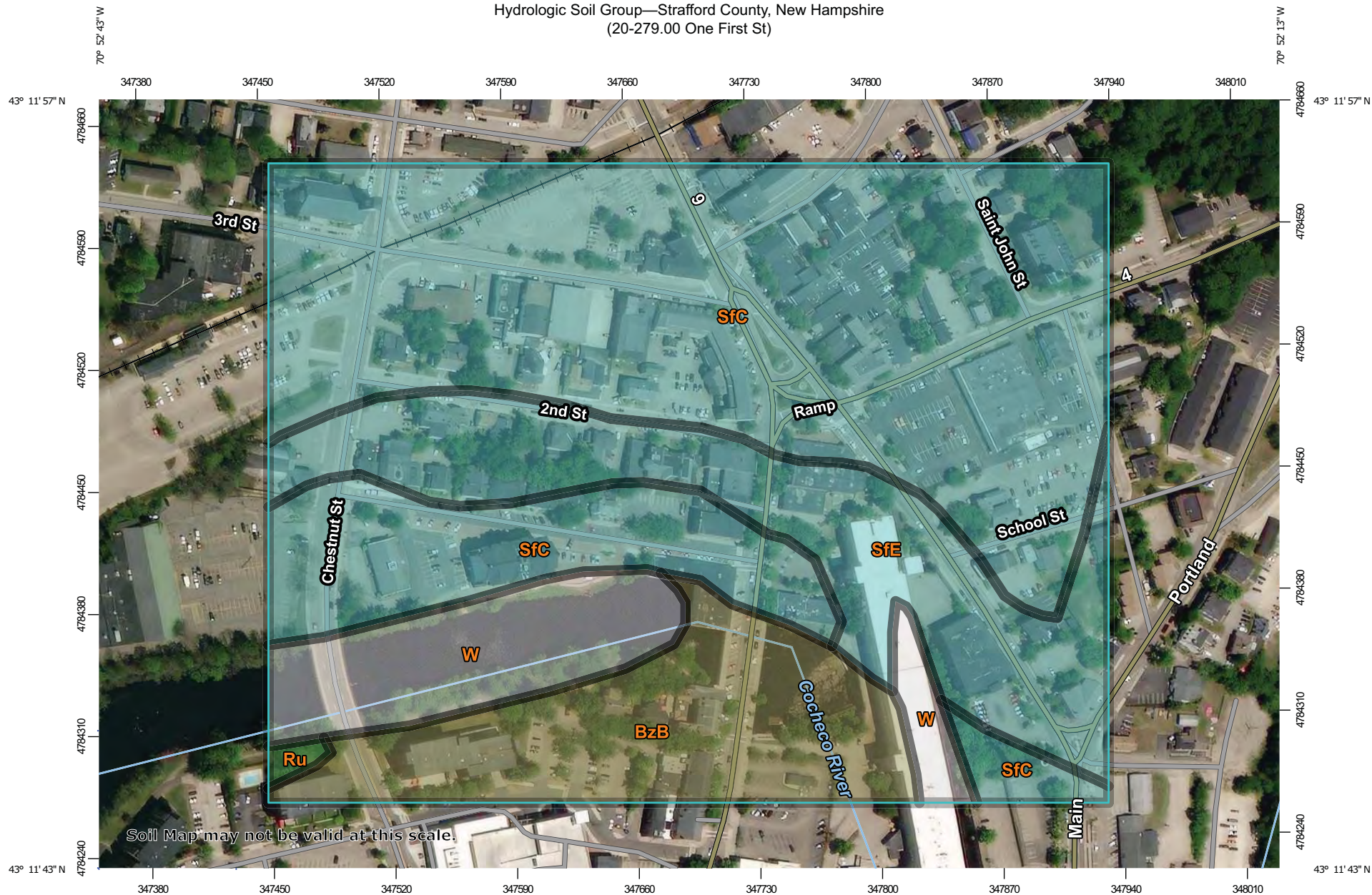
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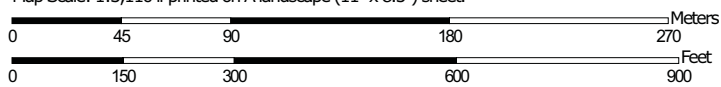
**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

Hydrologic Soil Group—Strafford County, New Hampshire (20-279.00 One First St)



Map Scale: 1:3,110 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

4/6/2021
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire
Survey Area Data: Version 20, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BzB	Buxton silt loam, 3 to 8 percent slopes	C/D	6.3	14.4%
Ru	Rumney fine sandy loam	A/D	0.2	0.4%
SfC	Suffield silt loam, 8 to 15 percent slopes	C	25.5	57.9%
SfE	Suffield silt loam, 15 to 35 percent slopes	C	7.9	18.0%
W	Water		4.2	9.5%
Totals for Area of Interest			44.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New Hampshire
Location	
Longitude	70.875 degrees West
Latitude	43.197 degrees North
Elevation	0 feet
Date/Time	Tue, 06 Apr 2021 19:24:07 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.03	1yr	0.70	0.98	1.20	1.54	2.00	2.60	2.87	1yr	2.30	2.76	3.16	3.88	4.45	1yr
2yr	0.32	0.49	0.61	0.81	1.01	1.29	2yr	0.88	1.17	1.50	1.91	2.45	3.15	3.51	2yr	2.79	3.37	3.87	4.60	5.24	2yr
5yr	0.37	0.57	0.72	0.96	1.23	1.58	5yr	1.06	1.44	1.85	2.39	3.08	3.98	4.49	5yr	3.52	4.32	4.94	5.81	6.57	5yr
10yr	0.40	0.63	0.80	1.09	1.42	1.85	10yr	1.22	1.69	2.18	2.83	3.66	4.75	5.42	10yr	4.20	5.21	5.95	6.93	7.80	10yr
25yr	0.46	0.74	0.94	1.30	1.72	2.27	25yr	1.49	2.09	2.70	3.53	4.61	6.00	6.95	25yr	5.31	6.68	7.62	8.77	9.79	25yr
50yr	0.52	0.83	1.06	1.48	2.00	2.67	50yr	1.73	2.46	3.18	4.19	5.49	7.17	8.40	50yr	6.35	8.07	9.19	10.47	11.64	50yr
100yr	0.58	0.94	1.21	1.71	2.32	3.12	100yr	2.01	2.89	3.75	4.96	6.53	8.57	10.15	100yr	7.58	9.76	11.08	12.52	13.84	100yr
200yr	0.64	1.05	1.36	1.95	2.70	3.67	200yr	2.33	3.40	4.43	5.89	7.79	10.25	12.26	200yr	9.07	11.79	13.36	14.97	16.46	200yr
500yr	0.76	1.24	1.62	2.36	3.31	4.54	500yr	2.85	4.22	5.50	7.37	9.81	12.98	15.75	500yr	11.49	15.15	17.14	18.97	20.72	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.37	0.45	0.60	0.74	0.90	1yr	0.64	0.88	0.92	1.25	1.57	2.13	2.46	1yr	1.88	2.36	2.89	3.36	4.04	1yr
2yr	0.31	0.49	0.60	0.81	1.00	1.18	2yr	0.86	1.16	1.36	1.83	2.36	3.04	3.40	2yr	2.69	3.27	3.75	4.47	5.06	2yr
5yr	0.35	0.54	0.67	0.91	1.16	1.40	5yr	1.00	1.37	1.61	2.15	2.78	3.71	4.12	5yr	3.28	3.97	4.61	5.41	6.11	5yr
10yr	0.38	0.59	0.73	1.02	1.32	1.60	10yr	1.14	1.56	1.81	2.44	3.13	4.27	4.78	10yr	3.78	4.60	5.32	6.24	7.01	10yr
25yr	0.44	0.66	0.83	1.18	1.55	1.91	25yr	1.34	1.87	2.11	2.84	3.65	4.95	5.78	25yr	4.38	5.56	6.48	7.54	8.41	25yr
50yr	0.48	0.73	0.91	1.31	1.76	2.19	50yr	1.52	2.14	2.35	3.19	4.10	5.65	6.67	50yr	5.00	6.41	7.53	8.70	9.64	50yr
100yr	0.54	0.81	1.02	1.47	2.01	2.51	100yr	1.74	2.45	2.63	3.57	4.57	6.44	7.68	100yr	5.70	7.39	8.74	10.03	11.03	100yr
200yr	0.59	0.90	1.13	1.64	2.29	2.87	200yr	1.98	2.81	2.93	3.99	5.10	7.33	8.85	200yr	6.48	8.51	10.13	11.57	12.65	200yr
500yr	0.69	1.03	1.33	1.93	2.74	3.46	500yr	2.37	3.38	3.40	4.62	5.92	8.67	10.65	500yr	7.67	10.24	12.31	14.00	15.11	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.43	0.53	0.71	0.87	1.08	1yr	0.75	1.05	1.23	1.74	2.21	2.87	3.09	1yr	2.54	2.97	3.43	4.22	4.81	1yr
2yr	0.33	0.51	0.62	0.85	1.04	1.25	2yr	0.90	1.22	1.48	1.95	2.51	3.29	3.63	2yr	2.91	3.49	4.00	4.75	5.45	2yr
5yr	0.39	0.61	0.75	1.03	1.31	1.58	5yr	1.13	1.55	1.86	2.50	3.20	4.24	4.86	5yr	3.75	4.67	5.28	6.23	7.00	5yr
10yr	0.46	0.70	0.87	1.22	1.57	1.92	10yr	1.36	1.88	2.23	3.04	3.86	5.21	6.07	10yr	4.61	5.83	6.67	7.65	8.54	10yr
25yr	0.56	0.85	1.05	1.50	1.97	2.48	25yr	1.70	2.42	2.88	3.96	4.96	7.05	8.15	25yr	6.24	7.84	8.93	10.08	11.12	25yr
50yr	0.64	0.98	1.22	1.75	2.35	2.99	50yr	2.03	2.93	3.49	4.83	6.02	8.71	10.22	50yr	7.70	9.82	11.17	12.39	13.60	50yr
100yr	0.75	1.13	1.42	2.04	2.80	3.62	100yr	2.42	3.54	4.24	5.90	7.32	10.75	12.80	100yr	9.52	12.31	13.95	15.27	16.64	100yr
200yr	0.87	1.30	1.65	2.39	3.34	4.39	200yr	2.88	4.29	5.15	7.22	8.89	13.32	16.07	200yr	11.79	15.45	17.44	18.80	20.38	200yr
500yr	1.06	1.58	2.03	2.95	4.20	5.63	500yr	3.62	5.51	6.66	9.45	11.52	17.70	21.69	500yr	15.66	20.86	23.46	24.79	26.67	500yr



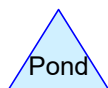
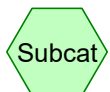
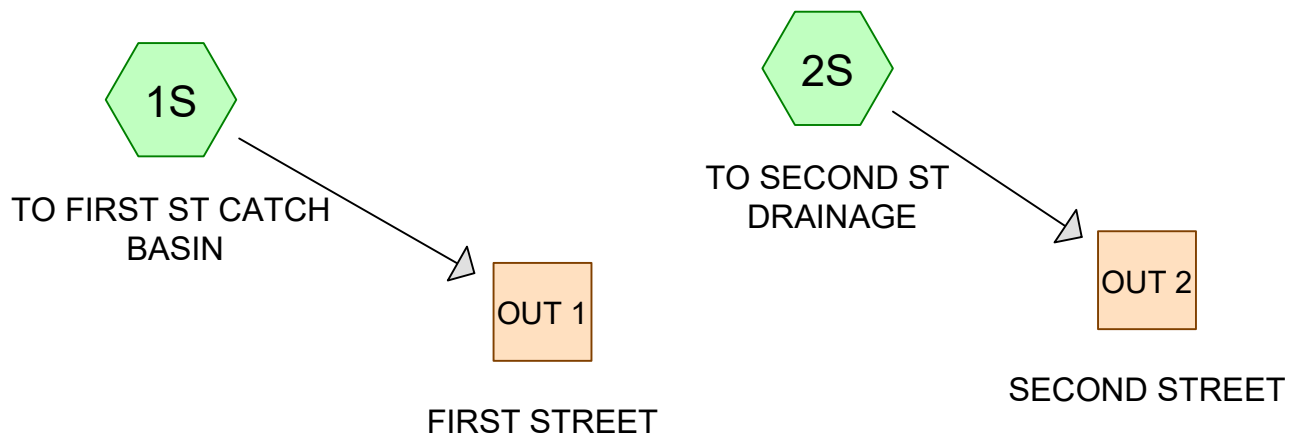
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Routing Diagram for 2027900-PRE

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.136	79	50-75% Grass cover, Fair, HSG C (1S, 2S)
0.856	98	Paved parking, HSG C (1S, 2S)
0.992	95	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.992	HSG C	1S, 2S
0.000	HSG D	
0.000	Other	
0.992		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.136	0.000	0.000	0.136	50-75% Grass cover, Fair	1S, 2S
0.000	0.000	0.856	0.000	0.000	0.856	Paved parking	1S, 2S
0.000	0.000	0.992	0.000	0.000	0.992	TOTAL AREA	

2027900-PRE*Type III 24-hr 2-YR Rainfall=3.15"*

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: TO FIRST ST CATCH Runoff Area=0.855 ac 89.24% Impervious Runoff Depth=2.70"
Tc=6.0 min CN=96 Runoff=2.52 cfs 0.192 af

Subcatchment 2S: TO SECOND ST Runoff Area=0.137 ac 67.88% Impervious Runoff Depth=2.30"
Tc=6.0 min CN=92 Runoff=0.36 cfs 0.026 af

Reach OUT 1: FIRST STREET Inflow=2.52 cfs 0.192 af
Outflow=2.52 cfs 0.192 af

Reach OUT 2: SECOND STREET Inflow=0.36 cfs 0.026 af
Outflow=0.36 cfs 0.026 af

Total Runoff Area = 0.992 ac Runoff Volume = 0.219 af Average Runoff Depth = 2.65"
13.71% Pervious = 0.136 ac 86.29% Impervious = 0.856 ac

2027900-PRE*Type III 24-hr 10-YR Rainfall=4.75"*

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: TO FIRST ST CATCH Runoff Area=0.855 ac 89.24% Impervious Runoff Depth=4.28"
Tc=6.0 min CN=96 Runoff=3.90 cfs 0.305 af

Subcatchment 2S: TO SECOND ST Runoff Area=0.137 ac 67.88% Impervious Runoff Depth=3.85"
Tc=6.0 min CN=92 Runoff=0.59 cfs 0.044 af

Reach OUT 1: FIRST STREET Inflow=3.90 cfs 0.305 af
Outflow=3.90 cfs 0.305 af

Reach OUT 2: SECOND STREET Inflow=0.59 cfs 0.044 af
Outflow=0.59 cfs 0.044 af

Total Runoff Area = 0.992 ac Runoff Volume = 0.349 af Average Runoff Depth = 4.22"
13.71% Pervious = 0.136 ac 86.29% Impervious = 0.856 ac

2027900-PRE*Type III 24-hr 25-YR Rainfall=6.00"*

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: TO FIRST ST CATCH Runoff Area=0.855 ac 89.24% Impervious Runoff Depth=5.53"
Tc=6.0 min CN=96 Runoff=4.97 cfs 0.394 af

Subcatchment 2S: TO SECOND ST Runoff Area=0.137 ac 67.88% Impervious Runoff Depth=5.07"
Tc=6.0 min CN=92 Runoff=0.76 cfs 0.058 af

Reach OUT 1: FIRST STREET Inflow=4.97 cfs 0.394 af
Outflow=4.97 cfs 0.394 af

Reach OUT 2: SECOND STREET Inflow=0.76 cfs 0.058 af
Outflow=0.76 cfs 0.058 af

Total Runoff Area = 0.992 ac Runoff Volume = 0.452 af Average Runoff Depth = 5.46"
13.71% Pervious = 0.136 ac 86.29% Impervious = 0.856 ac

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Type III 24-hr 25-YR Rainfall=6.00"

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Summary for Subcatchment 1S: TO FIRST ST CATCH BASIN

Runoff = 4.97 cfs @ 12.08 hrs, Volume= 0.394 af, Depth= 5.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (ac)	CN	Description
0.092	79	50-75% Grass cover, Fair, HSG C
0.763	98	Paved parking, HSG C
0.855	96	Weighted Average
0.092		10.76% Pervious Area
0.763		89.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 1.1

Summary for Subcatchment 2S: TO SECOND ST DRAINAGE

Runoff = 0.76 cfs @ 12.08 hrs, Volume= 0.058 af, Depth= 5.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (ac)	CN	Description
0.044	79	50-75% Grass cover, Fair, HSG C
0.093	98	Paved parking, HSG C
0.137	92	Weighted Average
0.044		32.12% Pervious Area
0.093		67.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 2.1

Summary for Reach OUT 1: FIRST STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.855 ac, 89.24% Impervious, Inflow Depth = 5.53" for 25-YR event
 Inflow = 4.97 cfs @ 12.08 hrs, Volume= 0.394 af
 Outflow = 4.97 cfs @ 12.08 hrs, Volume= 0.394 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 3

2027900-PRE

Type III 24-hr 25-YR Rainfall=6.00"

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Summary for Reach OUT 2: SECOND STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.137 ac, 67.88% Impervious, Inflow Depth = 5.07" for 25-YR event

Inflow = 0.76 cfs @ 12.08 hrs, Volume= 0.058 af

Outflow = 0.76 cfs @ 12.08 hrs, Volume= 0.058 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 3

2027900-PRE*Type III 24-hr 50-YR Rainfall=7.17"*

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: TO FIRST ST CATCH Runoff Area=0.855 ac 89.24% Impervious Runoff Depth=6.69"
Tc=6.0 min CN=96 Runoff=5.96 cfs 0.477 af

Subcatchment 2S: TO SECOND ST Runoff Area=0.137 ac 67.88% Impervious Runoff Depth=6.22"
Tc=6.0 min CN=92 Runoff=0.93 cfs 0.071 af

Reach OUT 1: FIRST STREET Inflow=5.96 cfs 0.477 af
Outflow=5.96 cfs 0.477 af

Reach OUT 2: SECOND STREET Inflow=0.93 cfs 0.071 af
Outflow=0.93 cfs 0.071 af

Total Runoff Area = 0.992 ac Runoff Volume = 0.548 af Average Runoff Depth = 6.63"
13.71% Pervious = 0.136 ac 86.29% Impervious = 0.856 ac



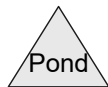
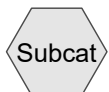
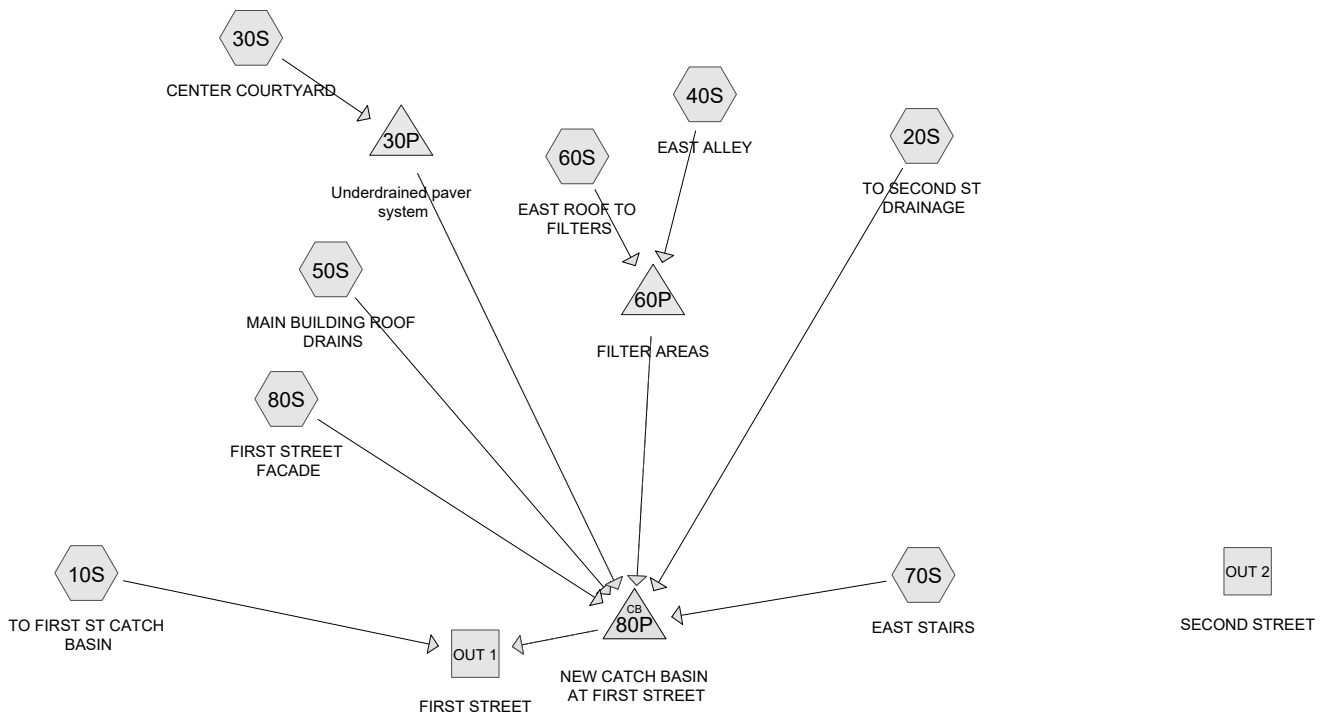
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.014	79	50-75% Grass cover, Fair, HSG C (10S)
0.048	74	>75% Grass cover, Good, HSG C (20S)
0.930	98	Paved parking, HSG C (10S, 20S, 30S, 40S, 50S, 60S, 70S, 80S)
0.992	97	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.992	HSG C	10S, 20S, 30S, 40S, 50S, 60S, 70S, 80S
0.000	HSG D	
0.000	Other	
0.992		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.014	0.000	0.000	0.014	50-75% Grass cover, Fair	10S
0.000	0.000	0.048	0.000	0.000	0.048	>75% Grass cover, Good	20S
0.000	0.000	0.930	0.000	0.000	0.930	Paved parking	10S, 20S, 30S, 40S, 50S, 60S, 70S, 80S
0.000	0.000	0.992	0.000	0.000	0.992	TOTAL AREA	

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Type III 24-hr 2-YR Rainfall=3.15"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=2.81"
Tc=6.0 min CN=97 Runoff=1.51 cfs 0.117 af

Subcatchment20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=2.12"
Tc=6.0 min CN=90 Runoff=0.34 cfs 0.024 af

Subcatchment30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=2.92"
Tc=100.0 min CN=98 Runoff=0.12 cfs 0.032 af

Subcatchment40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.19 cfs 0.015 af

Subcatchment50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.28 cfs 0.022 af

Subcatchment60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.06 cfs 0.004 af

Subcatchment70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.02 cfs 0.002 af

Subcatchment80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.13 cfs 0.010 af

Reach OUT 1: FIRST STREET Inflow=2.55 cfs 0.227 af
Outflow=2.55 cfs 0.227 af

Reach OUT 2: SECOND STREET Outflow=0.00 cfs 0.000 af

Pond 30P: Underdrained paver system Peak Elev=53.68' Storage=50 cf Inflow=0.12 cfs 0.032 af
Outflow=0.12 cfs 0.032 af

Pond 60P: FILTER AREAS Peak Elev=47.79' Storage=0.001 af Inflow=0.24 cfs 0.019 af
Outflow=0.24 cfs 0.019 af

Pond 80P: NEW CATCH BASIN AT FIRST STREET Peak Elev=43.41' Inflow=1.04 cfs 0.110 af
Primary=1.04 cfs 0.110 af Secondary=0.00 cfs 0.000 af Outflow=1.04 cfs 0.110 af

Total Runoff Area = 0.992 ac Runoff Volume = 0.227 af Average Runoff Depth = 2.75"
6.20% Pervious = 0.062 ac 93.80% Impervious = 0.930 ac

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Type III 24-hr 10-YR Rainfall=4.75"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=4.40"
Tc=6.0 min CN=97 Runoff=2.31 cfs 0.184 af

Subcatchment20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=3.64"
Tc=6.0 min CN=90 Runoff=0.57 cfs 0.042 af

Subcatchment30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=4.51"
Tc=100.0 min CN=98 Runoff=0.18 cfs 0.049 af

Subcatchment40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.29 cfs 0.023 af

Subcatchment50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.43 cfs 0.035 af

Subcatchment60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.08 cfs 0.007 af

Subcatchment70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.04 cfs 0.003 af

Subcatchment80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.20 cfs 0.016 af

Reach OUT 1: FIRST STREET Inflow=3.95 cfs 0.358 af
Outflow=3.95 cfs 0.358 af

Reach OUT 2: SECOND STREET Outflow=0.00 cfs 0.000 af

Pond 30P: Underdrained paver system Peak Elev=53.80' Storage=86 cf Inflow=0.18 cfs 0.049 af
Outflow=0.17 cfs 0.049 af

Pond 60P: FILTER AREAS Peak Elev=47.81' Storage=0.001 af Inflow=0.37 cfs 0.030 af
Outflow=0.37 cfs 0.030 af

Pond 80P: NEW CATCH BASIN AT FIRST STREET Peak Elev=43.61' Inflow=1.64 cfs 0.175 af
Primary=1.64 cfs 0.175 af Secondary=0.00 cfs 0.000 af Outflow=1.64 cfs 0.175 af

Total Runoff Area = 0.992 ac Runoff Volume = 0.358 af Average Runoff Depth = 4.33"
6.20% Pervious = 0.062 ac 93.80% Impervious = 0.930 ac

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Type III 24-hr 25-YR Rainfall=6.00"

Printed 5/28/2021

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=5.64"
Tc=6.0 min CN=97 Runoff=2.93 cfs 0.236 af

Subcatchment20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=4.85"
Tc=6.0 min CN=90 Runoff=0.75 cfs 0.056 af

Subcatchment30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=5.76"
Tc=100.0 min CN=98 Runoff=0.23 cfs 0.063 af

Subcatchment40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.36 cfs 0.030 af

Subcatchment50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.54 cfs 0.044 af

Subcatchment60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.11 cfs 0.009 af

Subcatchment70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.05 cfs 0.004 af

Subcatchment80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.25 cfs 0.020 af

Reach OUT 1: FIRST STREET Inflow=5.04 cfs 0.461 af
Outflow=5.04 cfs 0.461 af

Reach OUT 2: SECOND STREET Outflow=0.00 cfs 0.000 af

Pond 30P: Underdrained paver system Peak Elev=54.25' Storage=215 cf Inflow=0.23 cfs 0.063 af
Outflow=0.17 cfs 0.063 af

Pond 60P: FILTER AREAS Peak Elev=47.82' Storage=0.001 af Inflow=0.47 cfs 0.038 af
Outflow=0.47 cfs 0.038 af

Pond 80P: NEW CATCH BASIN AT FIRST STREET Peak Elev=43.79' Inflow=2.10 cfs 0.225 af
Primary=2.10 cfs 0.225 af Secondary=0.00 cfs 0.000 af Outflow=2.10 cfs 0.225 af

Total Runoff Area = 0.992 ac Runoff Volume = 0.461 af Average Runoff Depth = 5.57"
6.20% Pervious = 0.062 ac 93.80% Impervious = 0.930 ac

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Type III 24-hr 25-YR Rainfall=6.00"

Printed 5/28/2021

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 6

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=5.64"
Tc=6.0 min CN=97 Runoff=2.93 cfs 0.236 af

Subcatchment20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=4.85"
Tc=6.0 min CN=90 Runoff=0.75 cfs 0.056 af

Subcatchment30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=5.76"
Tc=100.0 min CN=98 Runoff=0.23 cfs 0.063 af

Subcatchment40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.36 cfs 0.030 af

Subcatchment50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.54 cfs 0.044 af

Subcatchment60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.11 cfs 0.009 af

Subcatchment70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.05 cfs 0.004 af

Subcatchment80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.25 cfs 0.020 af

Reach OUT 1: FIRST STREET Inflow=5.04 cfs 0.461 af
Outflow=5.04 cfs 0.461 af

Reach OUT 2: SECOND STREET Outflow=0.00 cfs 0.000 af

Pond 30P: Underdrained paver system Peak Elev=54.25' Storage=215 cf Inflow=0.23 cfs 0.063 af
Outflow=0.17 cfs 0.063 af

Pond 60P: FILTER AREAS Peak Elev=47.82' Storage=0.001 af Inflow=0.47 cfs 0.038 af
Outflow=0.47 cfs 0.038 af

Pond 80P: NEW CATCH BASIN AT FIRST STREET Peak Elev=43.79' Inflow=2.10 cfs 0.225 af
Primary=2.10 cfs 0.225 af Secondary=0.00 cfs 0.000 af Outflow=2.10 cfs 0.225 af

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Type III 24-hr 25-YR Rainfall=6.00"

Printed 5/28/2021

Summary for Subcatchment 10S: TO FIRST ST CATCH BASIN

Runoff = 2.93 cfs @ 12.08 hrs, Volume= 0.236 af, Depth= 5.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Description
589	79	50-75% Grass cover, Fair, HSG C
21,235	98	Paved parking, HSG C
21,824	97	Weighted Average
589		2.70% Pervious Area
21,235		97.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 10.1

Summary for Subcatchment 20S: TO SECOND ST DRAINAGE

Runoff = 0.75 cfs @ 12.08 hrs, Volume= 0.056 af, Depth= 4.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (ac)	CN	Description
0.048	74	>75% Grass cover, Good, HSG C
0.090	98	Paved parking, HSG C
0.138	90	Weighted Average
0.048		34.78% Pervious Area
0.090		65.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 20.1

Summary for Subcatchment 30S: CENTER COURTYARD

Runoff = 0.23 cfs @ 13.23 hrs, Volume= 0.063 af, Depth= 5.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Description
5,704	98	Paved parking, HSG C
5,704		100.00% Impervious Area

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Type III 24-hr 25-YR Rainfall=6.00"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
100.0					Direct Entry, 80.1

Summary for Subcatchment 40S: EAST ALLEY

Runoff = 0.36 cfs @ 12.08 hrs, Volume= 0.030 af, Depth= 5.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (ac)	CN	Description
0.062	98	Paved parking, HSG C
0.062		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 60.1

Summary for Subcatchment 50S: MAIN BUILDING ROOF DRAINS

Runoff = 0.54 cfs @ 12.08 hrs, Volume= 0.044 af, Depth= 5.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (ac)	CN	Description
0.092	98	Paved parking, HSG C
0.092		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 50.1

Summary for Subcatchment 60S: EAST ROOF TO FILTERS

Runoff = 0.11 cfs @ 12.08 hrs, Volume= 0.009 af, Depth= 5.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (ac)	CN	Description
0.018	98	Paved parking, HSG C
0.018		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 60.1

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Type III 24-hr 25-YR Rainfall=6.00"

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Summary for Subcatchment 70S: EAST STAIRS

Runoff = 0.05 cfs @ 12.08 hrs, Volume= 0.004 af, Depth= 5.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (ac)	CN	Description
0.008	98	Paved parking, HSG C
0.008		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 60.1

Summary for Subcatchment 80S: FIRST STREET FACADE

Runoff = 0.25 cfs @ 12.08 hrs, Volume= 0.020 af, Depth= 5.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-YR Rainfall=6.00"

Area (ac)	CN	Description
0.042	98	Paved parking, HSG C
0.042		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, 80.1

Summary for Reach OUT 1: FIRST STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.992 ac, 93.80% Impervious, Inflow Depth = 5.57" for 25-YR event
 Inflow = 5.04 cfs @ 12.08 hrs, Volume= 0.461 af
 Outflow = 5.04 cfs @ 12.08 hrs, Volume= 0.461 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 6

Summary for Reach OUT 2: SECOND STREET

[40] Hint: Not Described (Outflow=Inflow)

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Type III 24-hr 25-YR Rainfall=6.00"

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Summary for Pond 30P: Underdrained paver system

Inflow Area = 0.131 ac, 100.00% Impervious, Inflow Depth = 5.76" for 25-YR event
 Inflow = 0.23 cfs @ 13.23 hrs, Volume= 0.063 af
 Outflow = 0.17 cfs @ 13.85 hrs, Volume= 0.063 af, Atten= 25%, Lag= 37.6 min
 Primary = 0.17 cfs @ 13.85 hrs, Volume= 0.063 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 6
 Peak Elev= 54.25' @ 13.85 hrs Surf.Area= 736 sf Storage= 215 cf
 Flood Elev= 59.25' Surf.Area= 2,373 sf Storage= 749 cf

Plug-Flow detention time= 10.6 min calculated for 0.063 af (100% of inflow)
 Center-of-Mass det. time= 10.6 min (842.9 - 832.3)

Volume	Invert	Avail.Storage	Storage Description
#1	53.50'	442 cf	10.00'W x 70.00'L x 1.50'H Prismatic - STONE Z=0.3 1,104 cf Overall x 40.0% Voids
#2	55.00'	105 cf	10.00'W x 70.00'L x 1.00'H Prismatic CHOKER 700 cf Overall x 15.0% Voids
#3	57.00'	203 cf	Ponding over filter surface (Conic) Listed below (Recalc)
		749 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
57.00	725	0	0	725
57.25	900	203	203	902

Device	Routing	Invert	Outlet Devices
#1	Primary	53.00'	12.0" Round Culvert - through alley to First L= 76.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 53.00' / 43.80' S= 0.1211 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	53.15'	4.0" Round Culvert-collector L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 53.15' / 53.00' S= 0.0050 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#3	Device 2	53.50'	10.000 in/hr Exfiltration over Surface area Phase-In= 0.25'
#4	Device 1	57.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.17 cfs @ 13.85 hrs HW=54.25' TW=43.10' (Dynamic Tailwater)

- 1=Culvert - through alley to First (Passes 0.17 cfs of 2.58 cfs potential flow)
 2=Culvert-collector (Passes 0.17 cfs of 0.32 cfs potential flow)
 3=Exfiltration (Exfiltration Controls 0.17 cfs)
 4=Orifice/Grate (Controls 0.00 cfs)

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Type III 24-hr 25-YR Rainfall=6.00"

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Summary for Pond 60P: FILTER AREAS

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=22)

Inflow Area = 0.080 ac, 100.00% Impervious, Inflow Depth = 5.76" for 25-YR event
 Inflow = 0.47 cfs @ 12.08 hrs, Volume= 0.038 af
 Outflow = 0.47 cfs @ 12.08 hrs, Volume= 0.038 af, Atten= 0%, Lag= 0.1 min
 Primary = 0.47 cfs @ 12.08 hrs, Volume= 0.038 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 6
 Peak Elev= 47.82' @ 12.08 hrs Surf.Area= 0.003 ac Storage= 0.001 af

Plug-Flow detention time= 18.2 min calculated for 0.038 af (100% of inflow)
 Center-of-Mass det. time= 18.2 min (763.4 - 745.1)

Volume	Invert	Avail.Storage	Storage Description
#1	46.00'	0.000 af	2.00'W x 24.00'L x 1.00'H Prismaoid-TOP SOIL 0.001 af Overall x 10.0% Voids
#2	43.50'	0.001 af	2.00'W x 24.00'L x 3.00'H Prismaoid-FILTER 0.003 af Overall x 20.0% Voids
#3	47.50'	0.001 af	2.00'W x 24.00'L x 0.50'H Prismaoid
		0.001 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Device 2	43.50'	6.000 in/hr Exfiltration over Surface area Phase-In= 0.10'
#2	Primary	43.45'	12.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	47.75'	10.0" Horiz. Orifice/Grate X 3.00 C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.47 cfs @ 12.08 hrs HW=47.82' TW=43.79' (Dynamic Tailwater)

2=Orifice/Grate (Passes 0.47 cfs of 7.44 cfs potential flow)

1=Exfiltration (Exfiltration Controls 0.02 cfs)

3=Orifice/Grate (Weir Controls 0.45 cfs @ 0.85 fps)

Summary for Pond 80P: NEW CATCH BASIN AT FIRST STREET

Inflow Area = 0.491 ac, 90.22% Impervious, Inflow Depth = 5.50" for 25-YR event
 Inflow = 2.10 cfs @ 12.08 hrs, Volume= 0.225 af
 Outflow = 2.10 cfs @ 12.08 hrs, Volume= 0.225 af, Atten= 0%, Lag= 0.0 min
 Primary = 2.10 cfs @ 12.08 hrs, Volume= 0.225 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 6
 Peak Elev= 43.79' @ 12.08 hrs
 Flood Elev= 46.80'

Device	Routing	Invert	Outlet Devices
#1	Primary	42.80'	12.0" Round Culvert L= 70.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 42.80' / 39.50' S= 0.0471 ' / ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

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Type III 24-hr 25-YR Rainfall=6.00"

Prepared by Civil Consultants

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#2 Secondary 46.00' **10.0' long x 6.0' breadth Broad-Crested Rectangular Weir**
Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
2.50 3.00 3.50 4.00 4.50 5.00 5.50
Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65
2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=2.10 cfs @ 12.08 hrs HW=43.79' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Inlet Controls 2.10 cfs @ 2.68 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=42.80' TW=0.00' (Dynamic Tailwater)

↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type III 24-hr 50-YR Rainfall=7.17"

Printed 5/28/2021

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 6
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=6.81"
 Tc=6.0 min CN=97 Runoff=3.51 cfs 0.284 af

Subcatchment20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=5.99"
 Tc=6.0 min CN=90 Runoff=0.91 cfs 0.069 af

Subcatchment30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=6.93"
 Tc=100.0 min CN=98 Runoff=0.27 cfs 0.076 af

Subcatchment40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=6.93"
 Tc=6.0 min CN=98 Runoff=0.44 cfs 0.036 af

Subcatchment50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=6.93"
 Tc=6.0 min CN=98 Runoff=0.65 cfs 0.053 af

Subcatchment60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=6.93"
 Tc=6.0 min CN=98 Runoff=0.13 cfs 0.010 af

Subcatchment70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=6.93"
 Tc=6.0 min CN=98 Runoff=0.06 cfs 0.005 af

Subcatchment80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=6.93"
 Tc=6.0 min CN=98 Runoff=0.30 cfs 0.024 af

Reach OUT 1: FIRST STREET Inflow=6.05 cfs 0.557 af
 Outflow=6.05 cfs 0.557 af

Reach OUT 2: SECOND STREET Outflow=0.00 cfs 0.000 af

Pond 30P: Underdrained paver system Peak Elev=54.79' Storage=377 cf Inflow=0.27 cfs 0.076 af
 Outflow=0.18 cfs 0.076 af

Pond 60P: FILTER AREAS Peak Elev=47.83' Storage=0.001 af Inflow=0.56 cfs 0.046 af
 Outflow=0.56 cfs 0.046 af

Pond 80P: NEW CATCH BASIN AT FIRST STREET Peak Elev=44.02' Inflow=2.54 cfs 0.273 af
 Primary=2.54 cfs 0.273 af Secondary=0.00 cfs 0.000 af Outflow=2.54 cfs 0.273 af

Total Runoff Area = 0.992 ac Runoff Volume = 0.557 af Average Runoff Depth = 6.74"
6.20% Pervious = 0.062 ac 93.80% Impervious = 0.930 ac

Stormwater Maintenance & Inspection Plan

Prepared by: Neil J. Rapoza, PE, CIVIL CONSULTANTS

During the construction of the One First Street development, maintenance of all erosion, sedimentation, and stormwater flow control structures and devices will be the responsibility of the contractor on site. Upon stabilization of the completed Development (or current phase), the developer will assume all responsibilities. The developer will be responsible for the required maintenance of the stormwater treatment system.

The developer will be responsible for the maintenance of all erosion, sedimentation, and stormwater flow control structures and devices within the limits of the development and will retain that responsibility until such time as another individual and/or agency (acceptable to the City) accepts the responsibility.

During and after construction all erosion control devices and structures shall be checked monthly and after each “significant rainfall”**. Necessary repairs will be made to correct undermining or deterioration of the devices and/or structures. Sediment in the stormwater structures, pretreatment structures and forebays will be removed annually or as needed to maintain functionality of the structure.

The developer shall maintain inspection logs as shown below (or similar) of all stormwater and erosion control measures. The log shall reflect the dates of the inspections and describe actions taken (if any) and be kept on file for a minimum of 5 years. This logbook will be made available to the City upon request.

Where a major storm event is noted in the plan, this is classified as a rainfall exceeding 3.0 inches (2yr) storm event.

** significant rainfall is ½” in 24 hr

Catch Basins & Culverts

All catch basins, and any other field inlets throughout the collection system, need to be inspected on a monthly basis to assure that the inlet entry point is clear of debris and will allow the intended water entry. These will be cleared, if necessary on a yearly basis or when sediment reaches two thirds of total volume. Catch basins need to be vacuumed and cleaned of all accumulated sediment. This work must be done by a vacuum truck. The removed material must be disposed of in accordance with the Maine Solid Waste Disposal Rules.

Catch Basins Systems				
	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
Remove and legally dispose of accumulated sediments and debris from the bottom of the basin, inlet grates, inflow channels to the basin, and pipes between basins.	X	X		
Remove floating debris and floating oils (using oil absorptive pads) from any trap designed for such	X	X		

Culverts				
	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit	X	X	X	
Repair any erosion damage at the culvert's inlet and outlet	X	X	X	

Vegetated Areas

All areas of maintained lawn are to be inspected regularly for signs of erosions and channelization. Areas where erosion is occurring or areas of sparse growth shall be replanted and stabilized. Channelized flows from the eroded land shall be diverted to buffers or other areas able to withstand the high sediment load in the erosive runoff.

	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
Vegetated Areas				
Inspect all slopes and embankments	X		X	
Replant bare areas or areas with sparse growth	X		X	
A armor areas with fill erosions with an appropriate lining or divert the erosive flows to on-site areas able to withstand concentrated flows. Any materials used to armor/stabilize the affected areas shall be submitted to the Town and Engineer for review and approval prior to installation.	X		X	



Filtration Facilities

Applicable structures: East stair filter vaults

Soil Filter Inspection: The soil filter should be inspected after every major storm in the first few months to ensure proper function. Thereafter, the filter should be inspected at least once every six months to ensure that it is draining between 24 and 48 hours.

Soil Filter Replacement: The top several inches of the filter shall be replaced with fresh material when water ponds on the surface of the bed for more than 72 hours. The removed sediments should be disposed in an acceptable manner.

Sediment Removal: Sediment and plant debris should be removed from the pre-treatment structure at least annually.

Fertilization: Fertilization of the underdrained filter area should be avoided unless absolutely necessary to establish vegetation in the individual planter containments (per landscape architect).

Harvesting and Weeding: Harvesting and pruning of excessive growth will need to be done occasionally. Weeding to control unwanted or invasive plants may also be necessary.

Filtration Facilities				
	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
The soil filter should be inspected after every major storm in the first few months to ensure proper function. Thereafter, the filter should be inspected at least once every six months to ensure that it is draining between 24 and 48 hours	X	X	X	
Fertilization of the underdrained filter area should be avoided unless absolutely necessary to establish vegetation				
Harvesting and pruning of excessive growth will need to be done occasionally. Weeding to control unwanted or invasive plants may also be necessary		X		



Filtration Facilities (Underdrained Pavers)

Applicable structures: Center courtyard

Monitoring and Inspections: The filter area should be inspected several times in the first year of operation and at least annually thereafter. Conduct inspections after large storms to check for surface ponding at the inlet that may indicate clogging. Water levels in the observation wells (if applicable) should be recorded over several days after the storm to ensure that the system drains as designed. Records should be kept of all maintenance operations to help plan future work and identify problem areas.

Clearing Outlet Structures: The outlet structures should be checked periodically to ensure that they are not blocked by debris. Inspections should be conducted monthly during wet weather conditions from March to November.

Snow Storage: Snow removed from any on-site or off-site areas may not be stored over an infiltration area.

Surface condition maintenance: Areas of underdrained pavers shall not be sealed or repaved with impermeable materials. Permeable pavers shall be inspected annually for deterioration or spalling. Power washing may be necessary to dislodge trapped particles.

Filtration Facilities – Underdrained Pavers				
	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
The BMP surface should be inspected several times in the first several months and at least annually thereafter		X		
Monitor sediment accumulation on the BMP surface, remove sediment as needed (see below)		X	X	
Inspect and clear outlet structures. Inspections to be conducted monthly from March to November.	X	X	X	
Any pervious asphalt shall be inspected annually for pavement deterioration or spalling. Power washing may be necessary to dislodge trapped particles.	X			

J:\aaa\2020\2027900\DRAINAGE\COMPONENTS\20210526-2027900_Appendix.docx



Stormwater Maintenance
One First Street Development
Maintenance Log

This log is intended to accompany the Stormwater Management Facilities Maintenance Plan for the One First Street Development. The following items shall be checked, cleaned and maintained on regular basis as specified in the Maintenance Plan and as described in the table below. This log shall be kept on file for a minimum of five years and shall be available for review by the City. Qualified personnel familiar with drainage systems and soils shall perform all inspections.

Item	Maintenance Required & Frequency					Date Completed	Maintenance Personnel	Comments
Catch Basins and Culverts		Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years			
	Remove and legally dispose of accumulated sediments and debris from the bottom of the basin, inlet grates, inflow channels to the basin, and pipes between basins.	X	X					
	Remove floating debris and floating oils (using oil absorptive pads) from any trap designed for such	X	X					
	Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit	X	X	X				
	Repair any erosion damage at the culvert's inlet and outlet	X	X	X				



Item	Maintenance Required & Frequency					Date Completed	Maintenance Personnel	Comments
Filters	Filtration Facilities							
		Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years			
	The soil filter should be inspected after every major storm in the first few months to ensure proper function. Thereafter, the filter should be inspected at least once every six months to ensure that it is draining between 24 and 48 hours	X	X	X				
	Sediment and plant debris should be removed from the pre-treatment structure at least annually	X						
	Fertilization of the underdrained filter area should be avoided unless absolutely necessary to establish vegetation							
	Harvesting and pruning of excessive growth will need to be done occasionally. Weeding to control unwanted or invasive plants may also be necessary		X					



Item	Maintenance Required & Frequency					Date Completed	Maintenance Personnel	Comments
Underdrained pavers	Filtration Facilities – Underdrained Pavers							
		Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years			
	The BMP surface should be inspected several times in the first several months and at least annually thereafter		X					
	Monitor sediment accumulation on the BMP surface, remove sediment as needed (see below)		X	X				
	Inspect and clear outlet structures. Inspections to be conducted monthly from March to November.	X	X	X				
	Any pervious asphalt shall be inspected annually for pavement deterioration or spalling. Power washing may be necessary to dislodge trapped particles.	X						

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Stormwater Management System
One First Street Development

Inspection & Maintenance Checklist

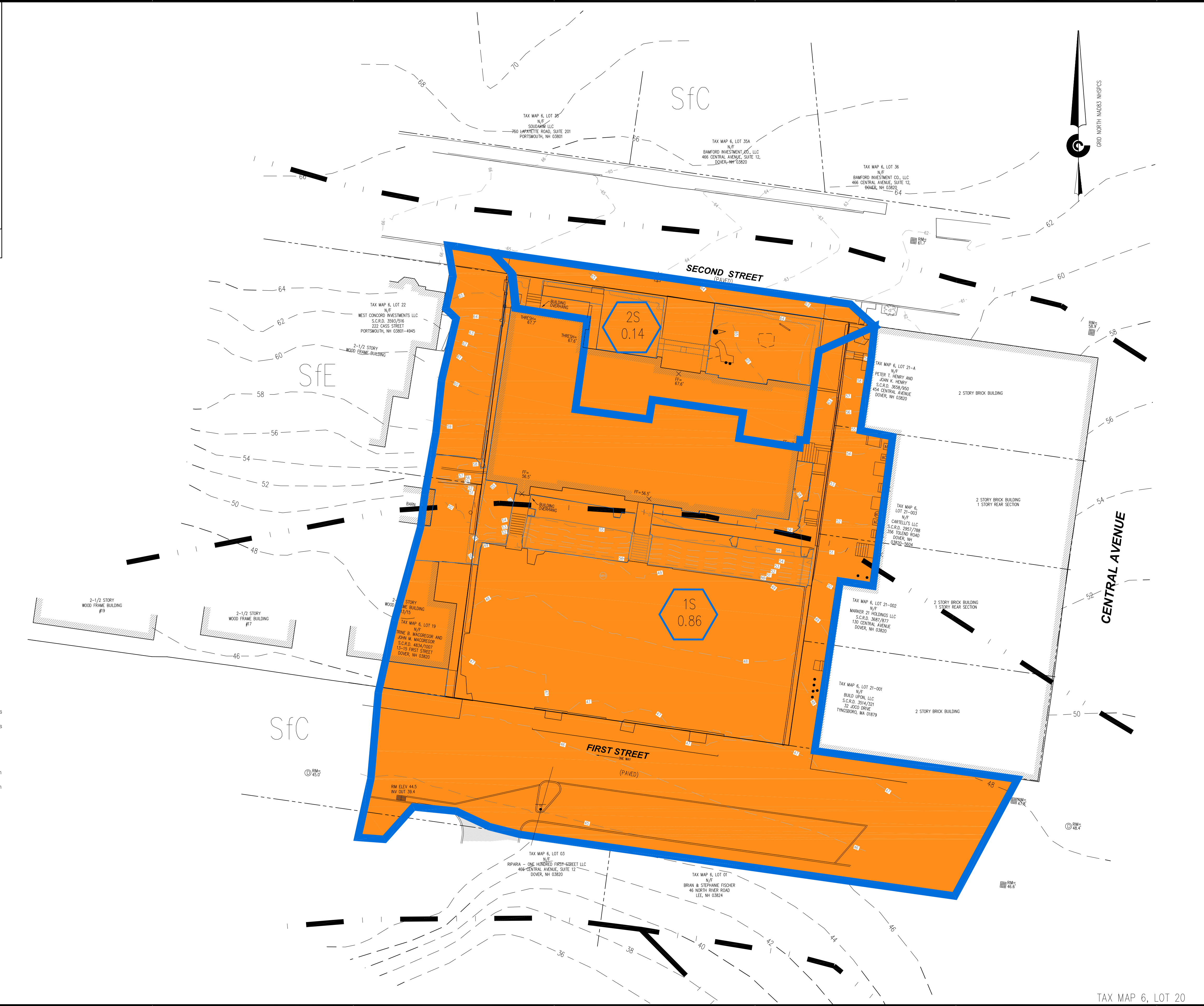
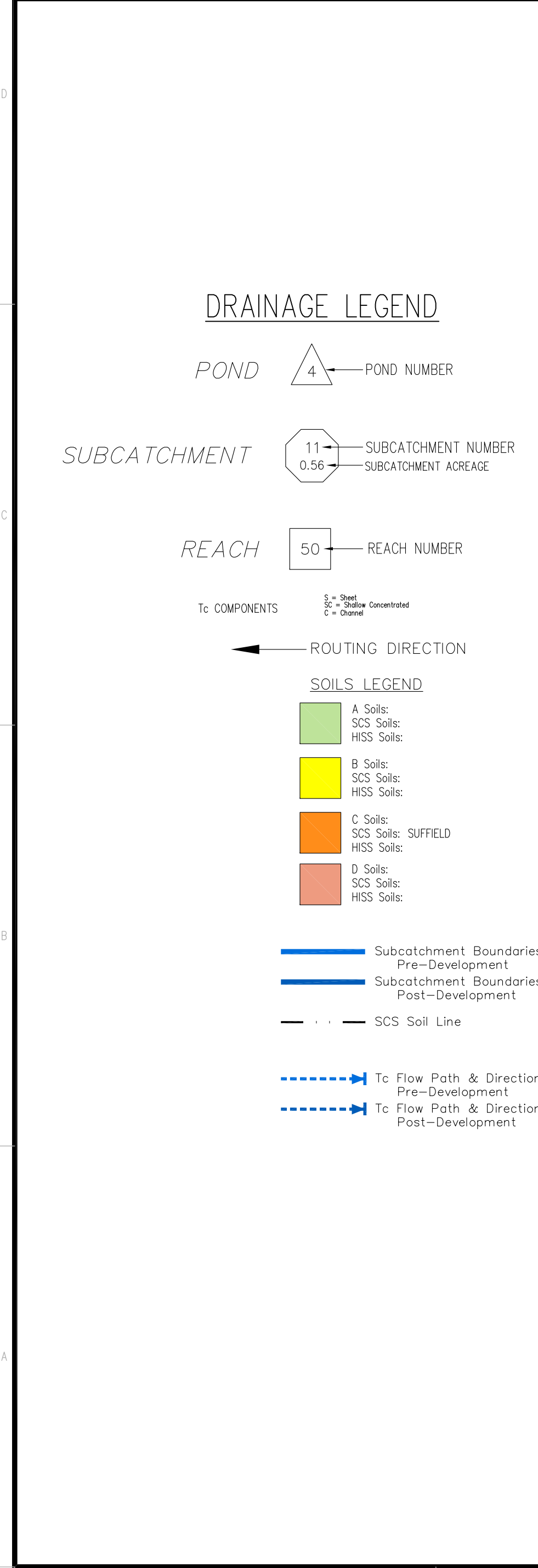
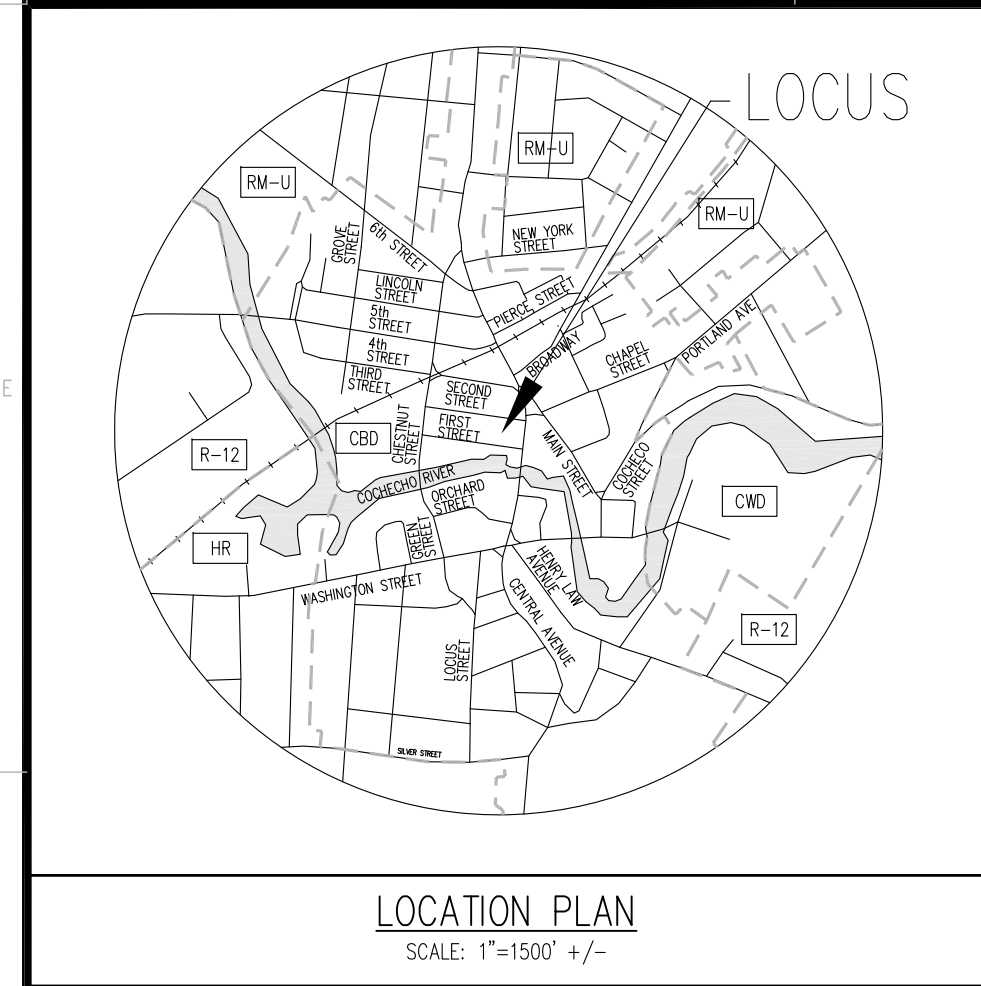
BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed (List Items/Comments)	Date of Cleaning/Repair	Performed By

J:\aaa\2020\2027900\DRAINAGE\COMPONENTS\20210408-2027900_Appendix.docx

**CIVIL
CONSULTANTS**



P.O. Box 100 South Berwick, Maine 03908 207-384-2550



NEIL J. RAPOZA
12870
LICENSED PROFESSIONAL ENGINEER
5/27/2021

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Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	DATE
2	REVISED PER TRC/STAFF REVIEW COMMENTS	5/27/21
1	ISSUED FOR COVER TRC SUBMISSION	4/13/21

RECORD OWNER:
ONE FIRST STREET, LLC
ADDRESS:
3 PENISTOCK WAY
NEW MARKET, NH 03857

**PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE**

PREPARED FOR:
ONE FIRST STREET, LLC.
CLIENT ADDRESS:
3 PENISTOCK WAY, NEW MARKET, NH 03857

DATE: 4/13/2021
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

**PRE-DEVELOPMENT
STORMWATER
MANAGEMENT PLAN**

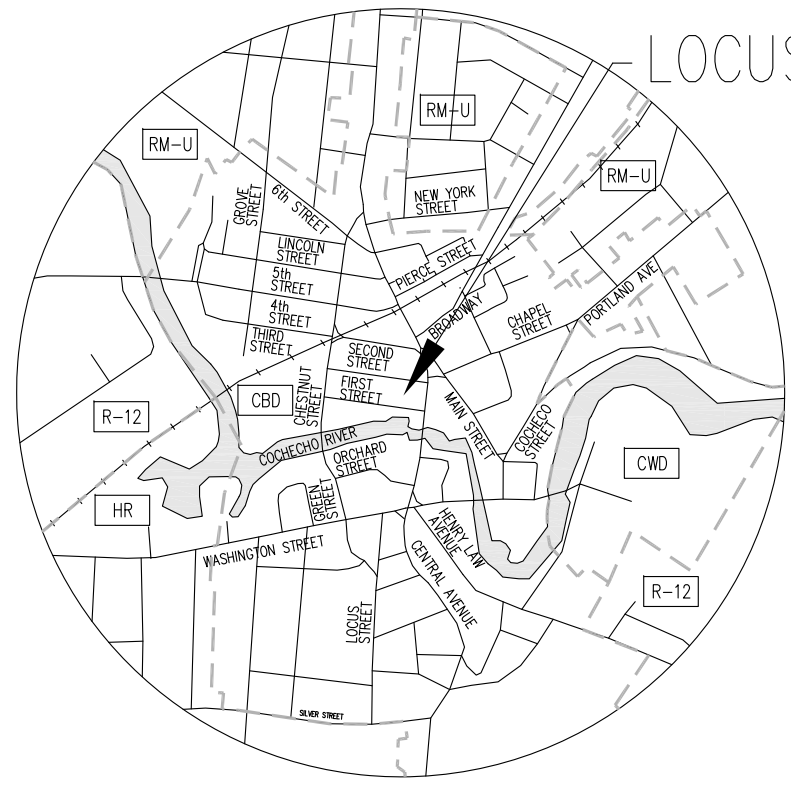
PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

D1

SHEET: 1 OF 2

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CADD FILE: J:\AAA\2020\2027900\CARLSON\2027900-ST.DWG

SCALE IS 1/2 NOTED WHEN PLOTTED AT 11X17



LOCATION PLAN
SCALE: 1"=1500' +/-

DRAINAGE LEGEND

POND 4 POND NUMBER

SUBCATCHMENT 11 SUBCATCHMENT NUMBER
0.56 SUBCATCHMENT ACREAGE

REACH 50 REACH NUMBER

Tc COMPONENTS
S = Spot
C = Channel

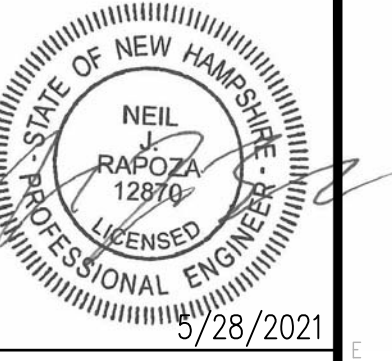
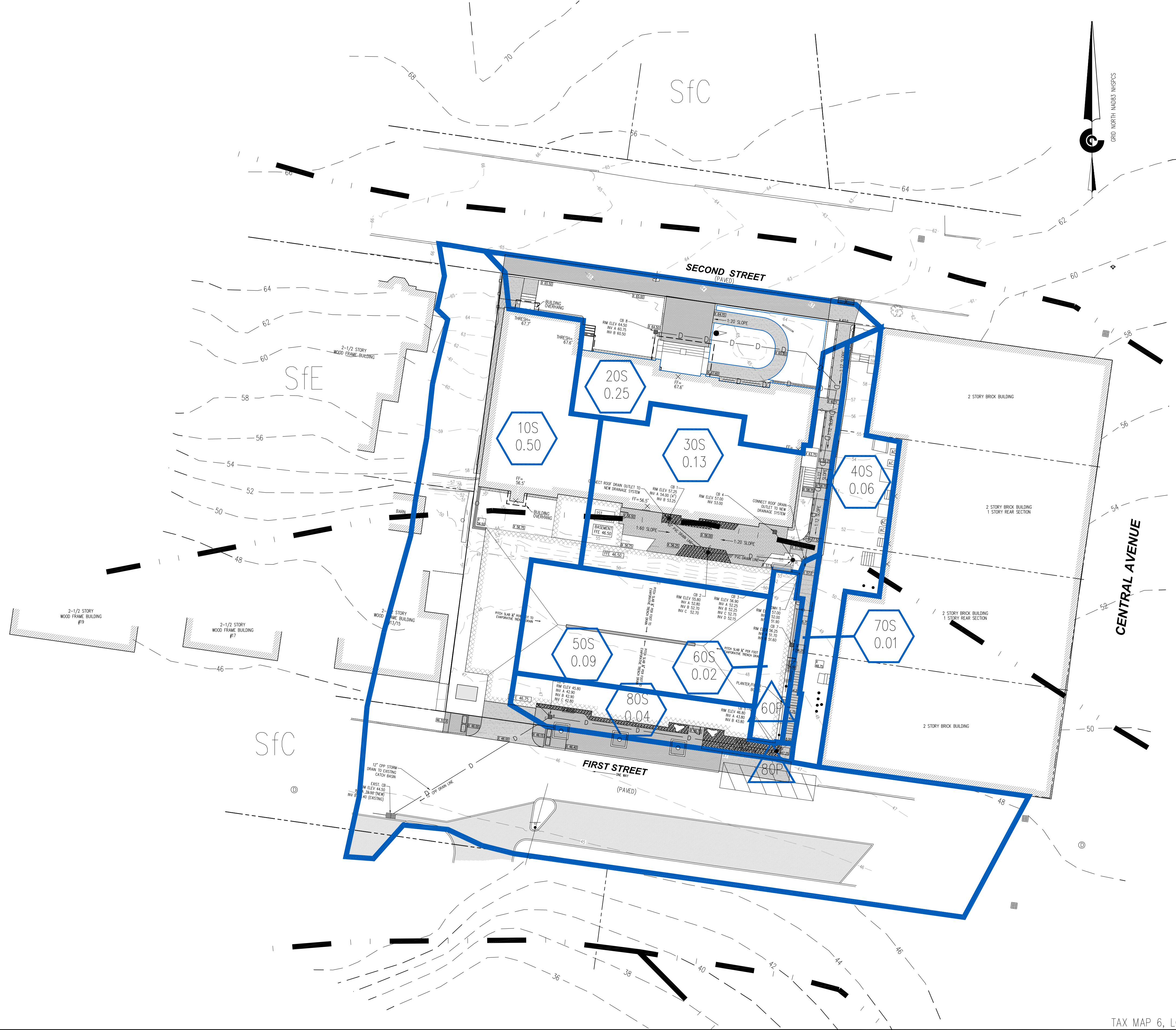
ROUTING DIRECTION
SOILS LEGEND

HATCHING NOT SHOWN FOR CLARITY, SEE SHEET D1

- A Soils: SCS Soils: HISS Soils:
- B Soils: SCS Soils: HISS Soils:
- C Soils: SCS Soils: SUFFIELD HISS Soils:
- D Soils: SCS Soils: HISS Soils:

- Subcatchment Boundaries Pre-Development
- Subcatchment Boundaries Post-Development
- SCS Soil Line

- Tc Flow Path & Direction Pre-Development
- Tc Flow Path & Direction Post-Development

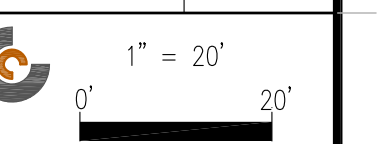


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207-384-2550
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NO.	REVISIONS	DATE
2	REVISED PER TRC/STAFF REVIEW COMMENTS NLR	5/27/21
1	ISSUED FOR COVER TRC SUBMISSION	4/13/21

RECORD OWNER:
ONE FIRST STREET, LLC
ADDRESS:
3 PENSTOCK WAY
NEW MARKET, NH 03857

PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
PREPARED FOR:
ONE FIRST STREET, LLC.
CLIENT ADDRESS:
3 PENSTOCK WAY, NEW MARKET, NH 03857



DATE: 4/13/2021
DRAWN BY: NLR
CHECKED BY:
APPROVED BY:

POST-DEVELOPMENT
STORMWATER
MANAGEMENT PLAN

PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

D2
SHEET: 2 OF 2

SCALE IS 1/2" NOTED WHEN PLOTTED AT 11X17

COORDINATE FILE: J:\AAA\2016\1611600\CARLSON\SURVEY\POINTS\1611600.CRD

CADD FILE: J:\AAA\2020\2027900\CARLSON\2027900-ST.DWG

FORMER STRAFFORD COUNTY COURT HOUSE REDEVELOPMENT AND EXPANSION "SECOND STREET COURT HOUSE"

10 SECOND STREET
DOVER, NEW HAMPSHIRE

PREPARED FOR:
ONE FIRST STREET, LLC.
3 PENSTOCK WAY
NEWMARKET, NH 03857

SUBJECT PROPERTY

6-20 ONE FIRST STREET, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

- 6-22 WEST CONCORD INVESTMENTS LLC,
4 WEST CONCORD ST DOVER, NH 03820
- 6-18 SOUDAKIM, LLC
750 LAFAYETTE RD, SUITE 201, PORTSMOUTH, NH 03801
- 6-19 MACGREGOR, JOHN M. & KATRINE B.,
13-15 FIRST ST DOVER, NH 03820
- 6-21A HENRY PETER T & HENRY JOAN
454 CENTRAL AVE DOVER, NH 03820
- 6-21-3 CARTELLI'S LLC,
30 GOVERNOR SAWYER LN DOVER, NH 03820-4266
- 6-21-2 MARKER 21 HOLDINGS LLC,
130 CENTRAL AVE DOVER, NH 03820
- 6-21-1 BUILD UPON LLC,
56 SUMMER ST DOVER, NH 03820
- 6-24 CAMIRE DAVID R & CAMIRE STACEY L
281 WASHINGTON STREET, DOVER, NH 03820
- 6-15 KAB REALTY MANAGEMENT LLC
35 THIRD ST DOVER, NH 03820-3316
- 6-16 ANDERSON, KIMBERLEY E., TRUSTEE, FIRST DOVER REALTY TRUST
84 SHORE DRIVE, NORTHWOOD, NH 03261
- 6-17 HOLGATE LIMITED PARTNERSHIP
130 CENTRAL AVE DOVER, NH 03820
- 6-25 CAMIRE DAVID R & CAMIRE STACEY L
281 WASHINGTON STREET, DOVER, NH 03820
- 6-26 FREEBOARD PROPERTIES, LLC
P O BOX 1818, DOVER, NH 03820-1818
- 6-1 FISCHER BRIAN & FISCHER STEPHANIE
46 NORTH RIVER ROAD LEE, NH 03824
- 6-3 RIPARIA - ONE HUNDRED FIRST STREET LLC,
466 CENTRAL AVE STE 12 DOVER, NH 03820
- 6-37 ANBELWOLD LLC
161 MILL ROAD, DURHAM, NH 03824-2910
- 6-38 ROSS FURNITURE COMPANY INC
38 THIRD STREET DOVER, NH 03820
- 6-39 ROSS FURNITURE COMPANY INC
38 THIRD STREET DOVER, NH 03820
- 6-33 ROSS FURNITURE COMPANY INC
38 THIRD STREET DOVER, NH 03820
- 6-34 WOODS PHYLLIS L TRUSTEE, WOODS PHYLLIS L REV TRUST
1 BARRY STREET DOVER, NH 03820
- 6-36 BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12 DOVER, NH 03820
- 6-36A BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12 DOVER, NH 03820
- 6-35 SOUDAKIM, LLC
750 LAFAYETTE RD, SUITE 201, PORTSMOUTH, NH 03801
- 6-35A BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12 DOVER, NH 03820
- 3-64 PILLAR INVESTMENT CORP
340 CENTRAL AVE #202 DOVER, NH 03820
- 3-66 COCHECO MILLS HOLDINGS LLC
3 PENSTOCK WAY NEWMARKET, NH 03857-4416
- 3-67 421 CENTRAL AVENUE LLC
113 BUNKER HILL AVENUE STRATHAM, NH 03885



NEIGHBORHOOD PLAN & TAX MAP SKETCH
APPROXIMATE SCALE: 1" = 60'

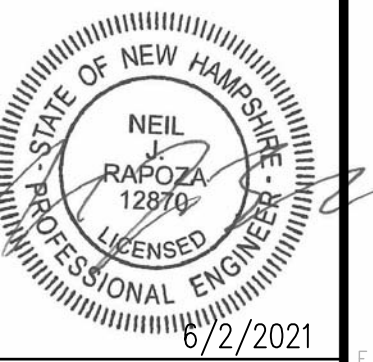
INDEX:

- C1 NEIGHBORHOOD PLAN AND ABUTTER INFORMATION
- EC1 EXISTING CONDITIONS PLAN
- L1 NEIGHBORHOOD TOPOGRAPHY PLAN
L2 PROPOSED SITE PLAN
L3 DEMOLITION PLAN
L4 SECOND STREET UTILITY PLAN
L5 FIRST STREET UTILITY PLAN
L6 EROSION CONTROL PLAN
L7 CONSTRUCTION NOTES AND DETAILS
L8 CONSTRUCTION NOTES AND DETAILS
- LP1 EXTERIOR LIGHTING PLAN (IRONWOOD)
LP2 LANDSCAPE PLAN (IRONWOOD)
LP3 LANDSCAPE DETAILS (IRONWOOD)
LP4 LANDSCAPE DETAILS (IRONWOOD)
LP5 LANDSCAPE DETAILS (IRONWOOD)

OWNER:

6-20 ONE FIRST STREET, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857


Paul Goodwin, agent for owner
OWNER SIGNATURE



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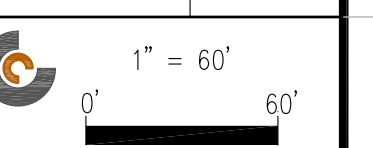
REVISED PER TRC/STAFF REVIEW COMMENTS	NJR	DATE
2	6/2/21	4/13/21
1	ISSUED FOR DOVER TRC SUBMISSION	INT.
	NO	

RECORD OWNER:
ONE FIRST STREET, LLC
ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

**PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE**

PREPARED FOR:
ONE FIRST STREET, LLC.
3 PENSTOCK WAY, NEWMARKET, NH 03857

CLIENT ADDRESS:

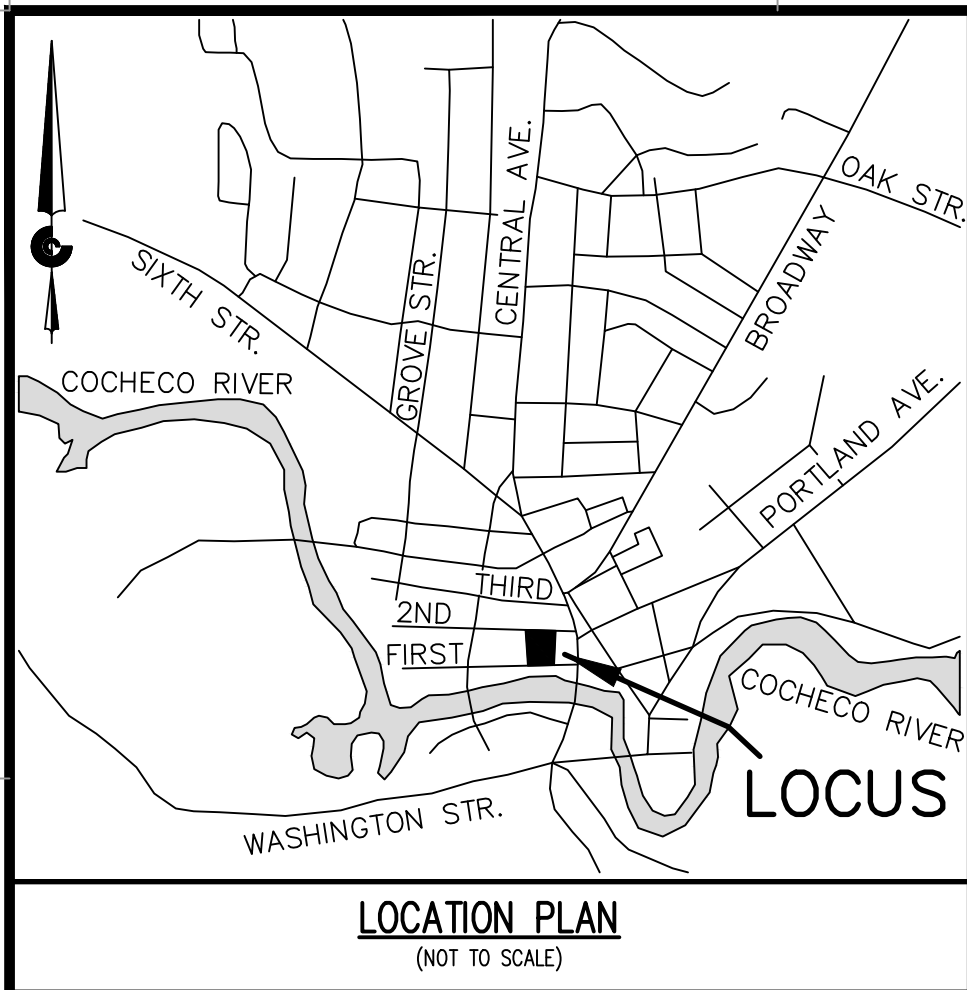


DATE: 4/9/2021
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

NEIGHBORHOOD
PLAN AND ABUTTER
INFORMATION

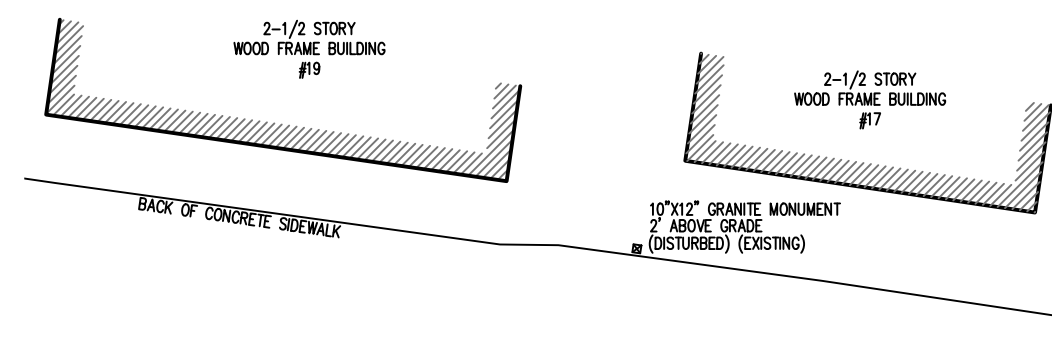
PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

C1
SHEET: 1 OF 15



NOTES:

- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON APRIL 13 & 15, 2016 AND MARCH 15 & 23, 2021.
- NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2010.0000. THE SURVEY IS TIED TO CORRS STATIONS BOSTON WAS 1 CORRS (ZEWI), BARLETT CORRS (BARN) AND BRUNSMOCK 1 CORRS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCES BY 0.999980490 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD83 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.72']
- RECORD OWNER: ONE FIRST STREET, LLC
- ASSESSOR'S INFORMATION: CITY OF DOVER, ASSESSOR'S MAP 6, LOT 20
- DEED REFERENCE: S.C.R.D. 4877/844
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. THE APPROXIMATE UNDERGROUND WATER, SEWER, GAS AND DRAINAGE LINES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF DISSAFE PAINT (BY OTHERS). CONTRACTORS NEED TO CONTACT DISSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON REFERENCE PLANS 1 AND 2. RECORD GEOMETRY AS SHOWN ON THE PLANS WAS HELD FIXED AND FIT TO FOUND MONUMENTS AND BUILDING CORNERS AS SHOWN ON THE PLANS. ROAD LINES AS SHOWN ARE BASED ON THESE SAME PLANS.
- THE SUBJECT PARCEL IS SHOWN TO BE LOCATED IN FLOOD ZONE X ON FLOOD INSURANCE RATE MAPS (FIRM) 3301700330E AND 3301700310E FOR STRAFFORD COUNTY, NEW HAMPSHIRE, DATED SEPTEMBER 9, 2015. THE BUILDING IS LOCATED IN THAT PORTION OF ZONE X DESIGNATED AS HAVING LESS THAN A 0.2% ANNUAL CHANCE FLOOD HAZARD. A PORTION OF THE PARKING AREA IS LOCATED IN THAT PORTION OF ZONE X WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD.



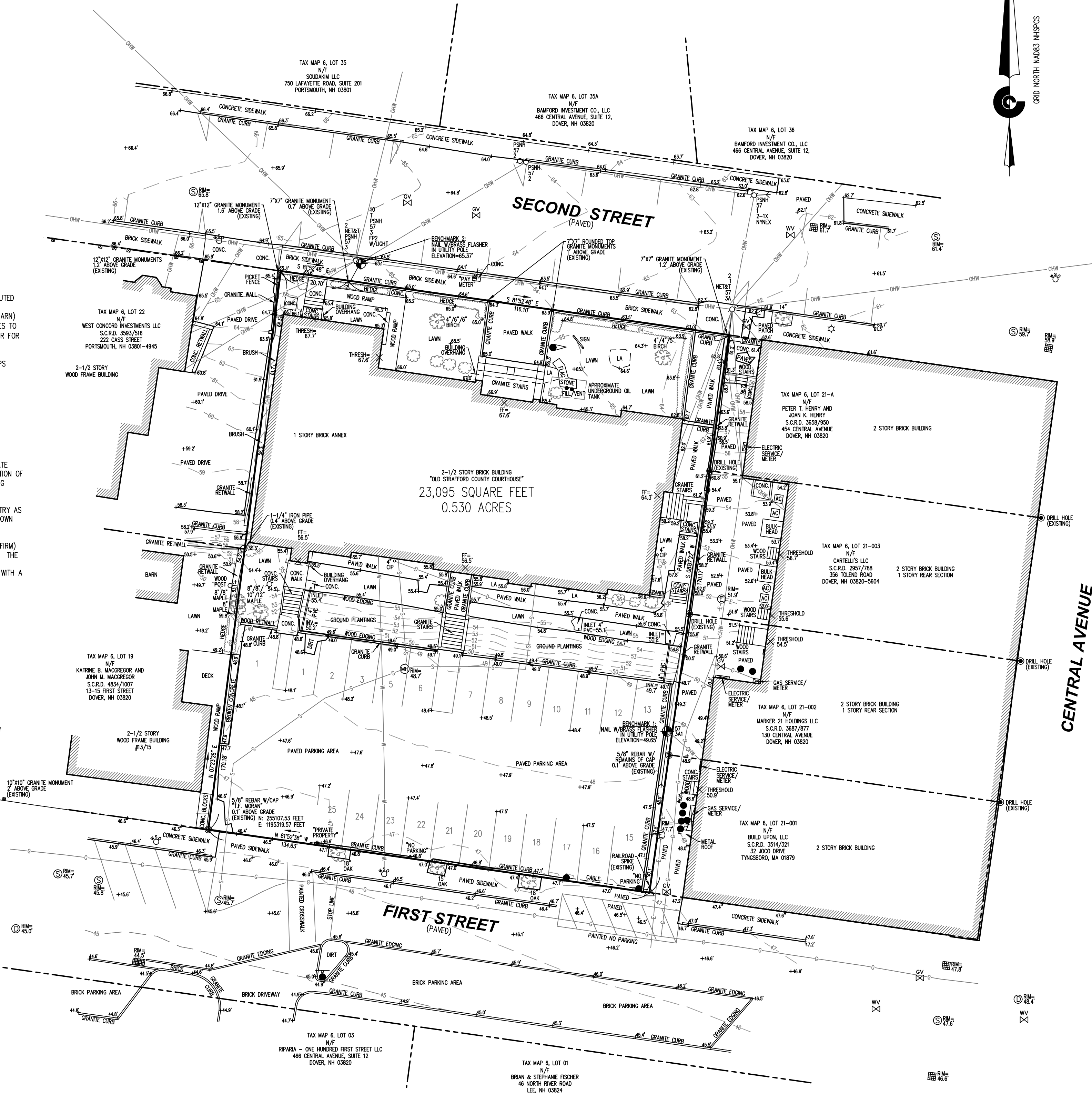
CERTIFICATION:

(IN ACCORDANCE WITH NHRSA 676:18, III - EFFECTIVE JANUARY 1, 1996) I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

THIS SURVEY WAS PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH THE ETHICS AND STANDARDS ESTABLISHED BY THE NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS ON JANUARY 1, 2009 FOR A STANDARD PROPERTY SURVEY, URBAN CLASSIFICATION.

CHRISTOPHER H. MENDE
NEW HAMPSHIRE LICENSED LAND SURVEYOR #792
CIVIL CONSULTANTS
SOUTH BERWICK, MAINE 03908

DATE: MARCH 30, 2021



LEGEND:

- | | |
|----------|---------------------------------------|
| 3528/151 | DEED BOOK/PAGE |
| CIP | CAST IRON PIPE |
| CONC. | CONCRETE |
| INV. | INVERT |
| LA | LANDSCAPED AREA |
| N/F | NOW OR FORMERLY |
| PVC | POLYVINYL CHLORIDE |
| RETWALL | RETAINING WALL |
| S.C.R.D. | STRAFFORD COUNTY REGISTRY OF DEEDS |
| AC | AIR CONDITIONER |
| WV | WATER VALVE |
| WSO | WATER SHUT OFF |
| UWL | APPROXIMATE UNDERGROUND WATER LINE |
| CB | CATCH BASIN |
| DMH | DRAIN MANHOLE |
| UDL | APPROXIMATE UNDERGROUND DRAIN LINE |
| SSMH | SANITARY SEWER MANHOLE |
| USL | APPROXIMATE UNDERGROUND SEWER LINE |
| GV | GAS VALVE |
| UGL | APPROXIMATE UNDERGROUND GAS LINE |
| EM | ELECTRIC MANHOLE |
| UP | UTILITY POLE |
| GW | GUY WIRE |
| OW | OVERHEAD WIRES |
| UEL | APPROXIMATE UNDERGROUND ELECTRIC LINE |
| LP | LIGHT POLE |
| FP | FLAG POLE |
| B | BOLLARD |
| DT | DECIDUOUS TREE |
| B | BUSH |
| SB | SURVEY BENCHMARK |
| EDH | EXISTING DRILL HOLE (AS NOTED) |
| ER | EXISTING REBAR (AS NOTED) |
| ERS </tr | |

STANDARD PROPERTY/EXISTING CONDITIONS SURVEY
LAND OF ONE FIRST STREET, LLC
1 FIRST STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

RECORD OWNER:
ONE FIRST STREET, LLC
ADDRESS:
3 PENSTOCK WAY
NEW MARKET, NH 03857

PREPARED FOR:
ONE FIRST STREET, LLC
CLIENT ADDRESS:
3 PENSTOCK WAY, NEW MARKET, NH 03857

1" = 20'

DATE: MARCH 30, 2021
DRAWN BY: MPP
CHECKED BY: CHM
APPROVED BY: CHM

BOUNDARY/EXISTING
CONDITIONS
PLAN

PROJECT NO: 2027900
DOVER PLANNING FILE: P16-15

EC1

SHEET: 1 OF 1



SCALE: 1"=1500' +/-

1. THIS PLAN HAS BEEN PROVIDED TO INDICATE THE TOPOGRAPHY OFF-SITE WITHIN A RADIUS OF 100FT.
2. TOPOGRAPHIC INFORMATION INDICATED HEREON WAS OBTAINED FROM THE GRANITVIEW GIS MAPPING SYSTEM.
3. ALL EXISTING TOPOGRAPHY WITHIN THE LOT BOUNDARIES WAS OBTAINED VIA ON THE GROUND SURVEY.



**CIVIL
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*Engineers
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Surveyors*
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
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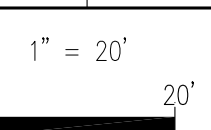
DATE	INITIALS	REVISIONS	COMMENTS
6/2/21	NJR		REVISED PER TRC/STAFF REVIEW
4/13/21	NJR		ISSUED FOR DOVER TRC SUBMISSION

RECORD OWNER:
ONE FIRST STREET, LLC

ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
ONE FIRST STREET, LLC.
3 PENNSLOTT WAY, NEW HAMPTON, NH 03857
ADDRESS:



DATE: 4/9/2021
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

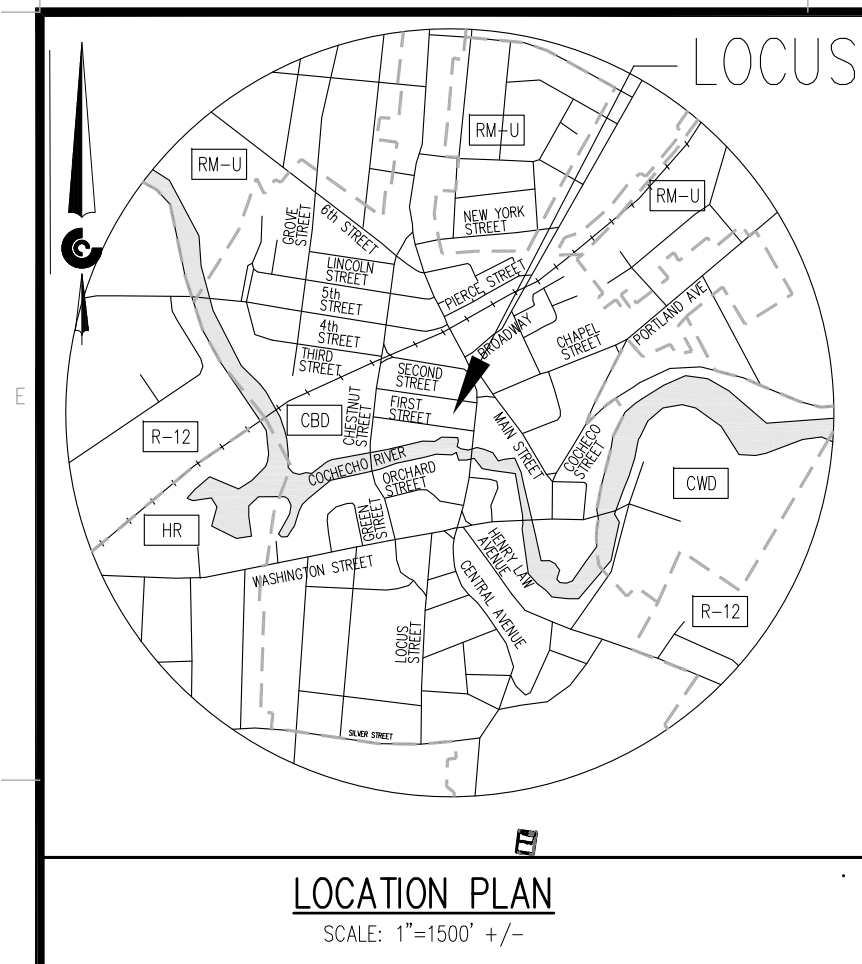
NEIGHBORHOOD TOPOGRAPHY PLAN

PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

L1

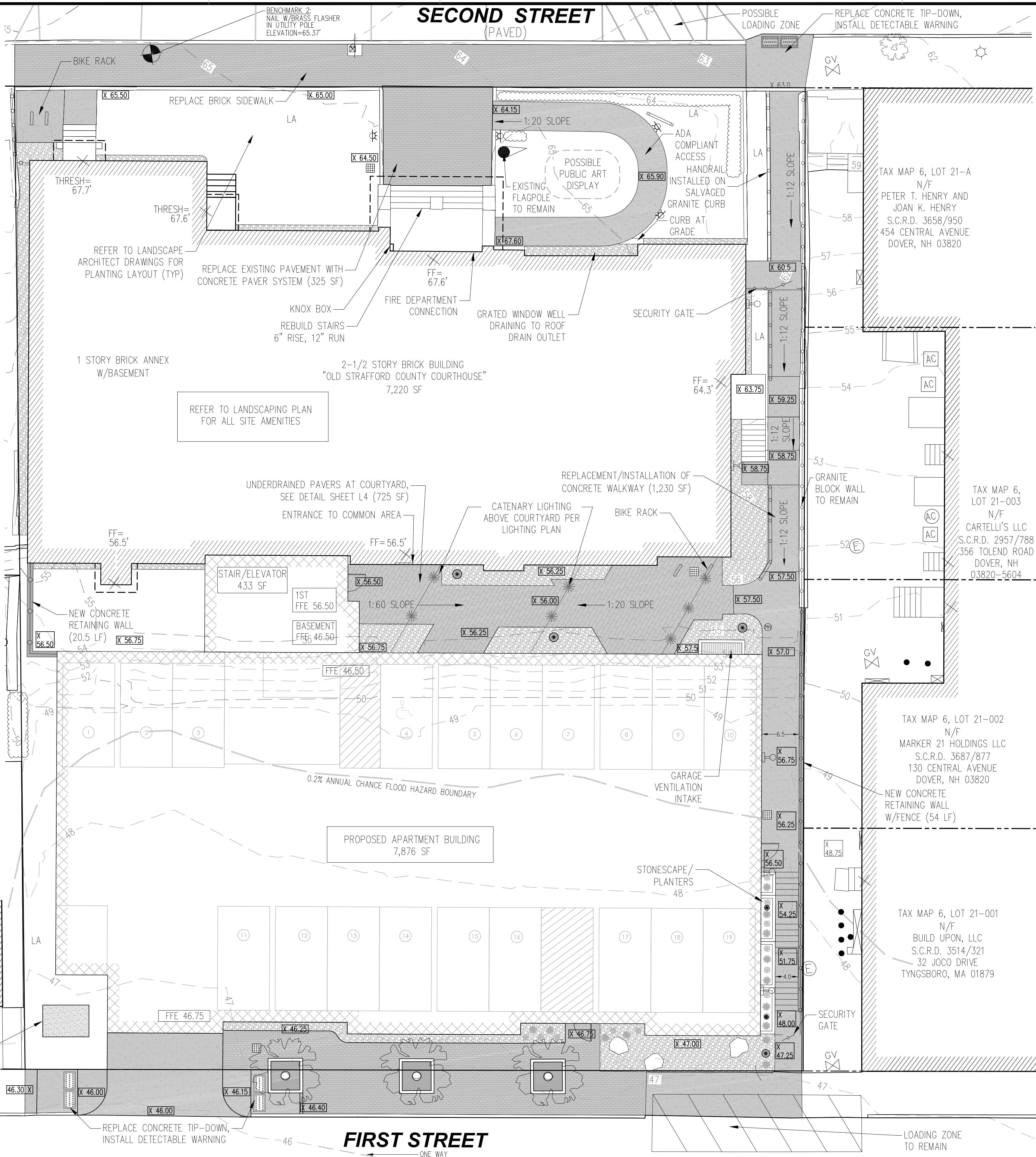
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COORDINATE FILE: J:\AAA\2016\1611600\CARLSON\SURVEY\POINTS\1611600.CRD CADD FILE: J:\AAA\2020\2027900\CARLSON\2027900-ST.DWG



LEGEND:

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RET.WALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
AC	AIR CONDITIONER
WV	WATER VALVE
WSO	WATER SHUT OFF
CB	CATCH BASIN
DM	DRAIN MANHOLE
SSM	SANITARY SEWER MANHOLE
GV	GAS VALVE
UP	UTILITY POLE
GW	GUY WIRE
OW	OVERHEAD WIRES
LP	LIGHT POLE
FP	FLAG POLE
B	BOLLARD
DT	DECIDUOUS TREE
B	BUSH
SB	SURVEY BENCHMARK
EH	EXISTING DRILL HOLE (AS NOTED)
ER	EXISTING REBAR (AS NOTED)
ES	EXISTING RAILROAD SPIKE (AS NOTED)
FE	FINISH FLOOR ELEVATION
TH	THRESHOLD ELEVATION
SE	EXISTING SPOT ELEVATION
PS	PROPOSED SPOT ELEVATION
LB	LOCUS PARCEL BOUNDARY LINE
AB	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
S	APPROXIMATE EXISTING SEWER
V	APPROXIMATE EXISTING WATER
E	EXISTING OVERHEAD ELECTRIC
PW	PROPOSED WATER (SIZE PER SPRINKLER DESIGN)
PS	PROPOSED SEWER
GAS	PROPOSED NATURAL GAS
SD	PROPOSED STORM DRAIN LINE
CO	EXISTING CONTOUR
PO	PROPOSED CONTOUR
DS	PROPOSED DRAINAGE STRUCTURE
BL	PROPOSED BOLLARD LIGHT



NOTES:

- THE INTENT OF THIS PLAN IS TO COMPLETE A PROPOSED REDEVELOPMENT OF THE SITE THAT WILL CONSIST OF THE CONSTRUCTION OF A NEW BUILDING AND CONVERT THE USE OF THE EXISTING BUILDING FROM RENTED OFFICE/COMMERCIAL SPACE TO PRODUCE A TOTAL OF 58 RESIDENTIAL APARTMENTS AND 3,500 SF OF RENTED COMMERCIAL SPACE.
- RECORD OWNER: ONE FIRST STREET, LLC, 3 PENSTOCK WAY, NEWMARKET, NH 03857
- ASSESSOR'S INFORMATION: CITY OF DOVER, ASSESSOR'S MAP 6, LOT 20, 0.53 ACRES (23,095 SF)
- DEED REFERENCE: S.C.R.D. 4877 / 844
- REFERENCE PLANS:
 - BOUNDARY PLAN PREPARED FOR GREGORIOS KOUTRELAKOS, DOVER, N.H., DATED DECEMBER 5, 1985, PREPARED BY THOMAS F. MORAN, INC.
 - SUBDIVISION PLAN PREPARED FOR ROGERS LIVING TRUST "NATIONAL BLOCK", 436 - 446 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE, DATED OCTOBER 3, 1996, LAST REVISED DECEMBER 17, 1996, PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 49-19.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE (1-888-344-7233) AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. WATER AND SEWER CONNECTION LOCATIONS ARE NOT EXACT.
- ZONING INFORMATION: DISTRICT: CBD-G (SEE CURRENT ZONING REGULATIONS)
- DIMENSIONAL REGULATIONS:

	REQUIRED	PROVIDED
LOT SIZE	N/A	0.53 AC
LOT COVERAGE	75% MIN	90.0% (FIRST)
FRONTAGE BUILD-OUT	70% MIN	91.0% (FIRST)
FRONT PRIMARY BUILD TO LINE	21 FT - 121 FT (71 FT AVG ADJACENT +/- 5 FT)	6.1 FT (FIRST)
SIDE SETBACK	0 FT TO 24 FT (MAX)	7.3 FT (EAST)
REAR SETBACK	N/A	5.5 FT (WEST)
PRINCIPAL BUILDING HEIGHT	5 STORY MAX, 2 STORY MIN	4 STORY (AVE. GRADE PLANE 54'-6")
- THE PROPOSED USE HAS RECEIVED CONDITIONAL USE PERMITS FOR THE FOLLOWING:

RESIDENTIAL USE ON GROUND FLOOR OF CBD DEVELOPMENT	CASE#	DATE OF DECISION
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 1.
- THE PARKING LOT ON THE SUBJECT PARCEL LOCATED ON FIRST STREET IS WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA AS SHOWN ON FEMA PANELS 33017C0310E AND 33017C0330E, EFFECTIVE DATE 9-30-2015.
- THE LOT IS CONSIDERED 100% DEVELOPED, AND AS SUCH NO EXISTING WETLANDS ON SITE. THIS HAS BEEN SUBSTANTIATED BY EVALUATIONS PERFORMED FOR PREVIOUS APPLICATIONS FOR DEVELOPMENT, MOST RECENTLY IN APPLICATION P19-16 & -17.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL DWF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLAN COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- REFER TO SHEET L6 FOR ALL EROSION CONTROL NOTES.
- 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 BEFORE ANY EARTH DISTURBING ACTIVITY OCCURS.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 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.
- 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.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM. NO SITE WORK IS TO BE PERFORMED ON SATURDAY OR SUNDAY. 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 IN AN AREA APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
- BUSINESS USES ON SECOND STREET PREVIOUSLY INDICATED ADDRESS AS "10 SECOND STREET". THIS WILL CONTINUE WITH THE NEW USE. FINAL ADDRESS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

PERMIT	DATE
NHDES SEWER CONNECTION PERMIT	
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED, VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING (PTAPP) PORTAL: <https://www.lincoln.edu/unhsc/ptapp>
- THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE AN INTEREST IN THE PROPERTY 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.
- PARKING:

	58 RESIDENTIAL UNITS * 2 SPACE/UNIT =	116 SPACES
	1,750 SF OFFICE AREA * 325 SPACE/1,000 SF =	6 SPACES*
	50 SEAT RESTAURANT * 0.5 SPACE/SEAT =	25 SPACES*
		116 TOTAL SPACES

*WHERE COMMERCIAL AND RESIDENTIAL CO-EXIST, ONLY RESIDENT SPACES PERMITTED
- PROVIDED PARKING: 19 SPACES ON SITE (1 H.C.) (REMAINING SPACES OFF-SITE ON LOT 31-4-B VIA PERMITS)
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. NO BUILDING PERMIT SHALL BE ISSUED THAT DOES NOT INDICATE BUILDING LIGHTING WHICH MEETS 153-14.E, INCLUDING THE SUBMISSION OF A PLAN INDICATING LIGHT LOCATIONS ON THE BUILDING.
- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON APRIL 13 AND 15, 2016. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD83 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.72']
- NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPLETED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORSEB EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (BZM1), BARTLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCES BY 0.999980490 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
- APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- THE EXISTING AND PROPOSED BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 13, 2015 NH STATE BUILDING CODES AND CHAPTER 81-27 OF THE CODE OF THE CITY OF DOVER.
- THE SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24, AND A CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NPFA13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (NH RSA 155-A-5, IRC 2015 Ed, ICC ANS1 117.1 2009 Ed., SUBJECT TO NEW HAMPSHIRE AMENDMENTS)
- BUILDING FOOTPRINT: 7,220 sft± EXISTING, + 8,298 sft± ADDITION = 15,518 sft± TOTAL FOOTPRINT
- SNOW STORAGE SHALL BE MANAGED THROUGH PROPER OFF-SITE DISPOSAL. TEMPORARY SNOW STORAGE AREAS WILL BE LOCATED DIRECTLY ADJACENT TO ALL SIDEWALKS ON-SITE.
- THE BRICK SIDEWALK ON SECOND STREET AND THE PAVED SIDEWALK ON FIRST STREET ARE TO BE RECONSTRUCTED AS BRICK SIDEWALKS TO THE SATISFACTION OF THE CITY ENGINEER, WITH THE EXCEPTION OF LOADING AREAS WHICH ARE TO BE CONCRETE.
- THE OWNER WILL ANNUALLY NOTIFY THE DOVER PLANNING DEPARTMENT WHICH RESIDENTIAL UNITS WILL BE DESIGNATED AS "AFFORDABLE". THIS PROJECT WILL REQUIRE PRE-BATING AND AN INTEGRATED PEST MANAGEMENT PLAN.

CHANGE IN USE IMPACT TABLE

ITEM	EXISTING (PREVIOUS USE)	PROPOSED	COMMENT
TRAFFIC	145 DAILY TRIP ENDS 22 PEAK HOUR TRIP ENDS	691 DAILY TRIP ENDS 86 PEAK HOUR TRIP ENDS	PROPOSED TRAFFIC TO BE LESS THAN 1,000 DAILY TRIP ENDS AND 100 PEAK HOUR TRIP ENDS
PARKING (PER CH 153-14-D)	14,800 SF * 1 SP/325 SF = 46 SPACES (GEN OFFICE)	58 UNITS * 2 SPACE/UNIT = 116 SPACES (RESIDENTIAL) 1,750 SF * 1 SP/325sf = 6 SPACES (GEN OFFICE)	TOTAL OF 116 SPACES REQ'D 19 SPACES ON SITE, 97 OFF SITE AT LOT OWNED BY APPLICANT (31-4-B) *WHERE COMMERCIAL AND RESIDENTIAL CO-EXIST, ONLY RESIDENT SPACES PERMITTED
WATER/SEWER (PER NHDES)	14,800 * 15 GPD/100 SF = 2,220 GPD (GEN OFFICE)	50 SEATS * 0.5 SP/SEAT = 25 SPACES (EATING & DRINKING ESTABLISHMENT) 58 * 225 PER 1-BR UNIT + 11 * 150 PER BR (RESIDENTIAL) = 14,700 GPD (RESIDENTIAL)	TOTAL OF 16,963 GPD REQ'D INCREASE OF 14,743 GPD
		1,750 SF * 15 GPD/100 SF = 263 GPD (GEN OFFICE)	
		50 SEATS * 40 GPD/SEAT = 2,000 GPD (FOOD SERVICE)	

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6/2/2021

RECEIVED PER TRC/STAFF REVIEW COMMENTS N/R 6/2/21
ISSUED FOR DOVER TRC SUBMISSION N/R 4/13/21

RECORD OWNER: ONE FIRST STREET, LLC
ADDRESS: 3 PENSTOCK WAY, NEWMARKET, NH 03857

PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR: ONE FIRST STREET, LLC
CLIENT ADDRESS: 3 PENSTOCK WAY, NEWMARKET, NH 03857

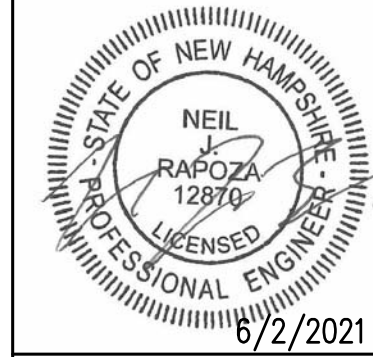
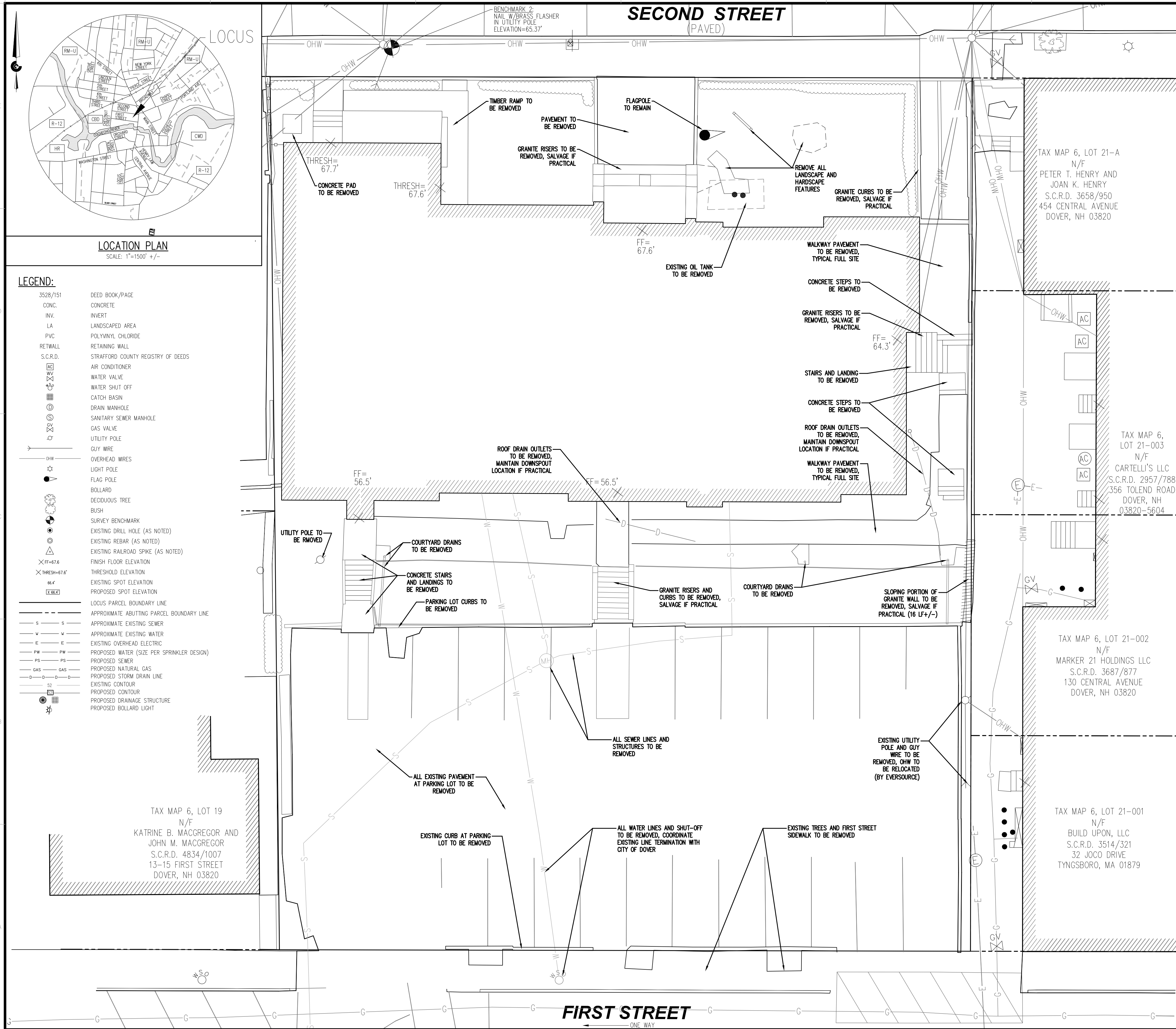
DATE: 4/13/2021
DRAWN BY: NJR
CHECKED BY:

PROPOSED SITE PLAN

PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

L2

SHEET: 4 OF 15



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REVISED PER TRC/STAFF REVIEW COMMENTS	DATE
2	6/2/21
1	4/13/21

RECORD OWNER:
ONE FIRST STREET, LLC
ADDRESS:
3 PENSTOCK WAY
NEW MARKET, NH 03857

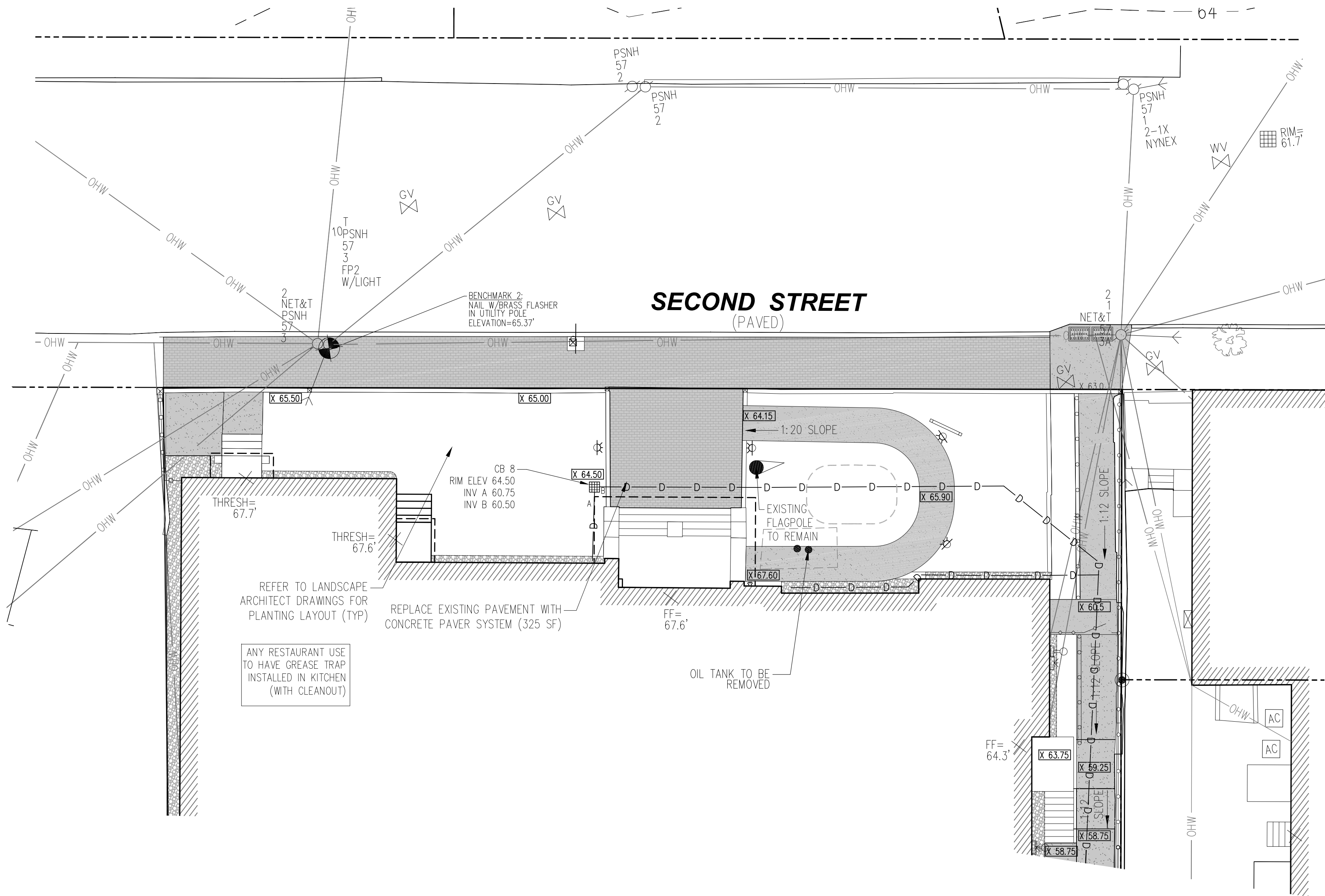
PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
PREPARED FOR:
ONE FIRST STREET, LLC
CLIENT ADDRESS:
3 PENSTOCK WAY, NEW MARKET, NH 03857

DATE: 4/9/2021
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

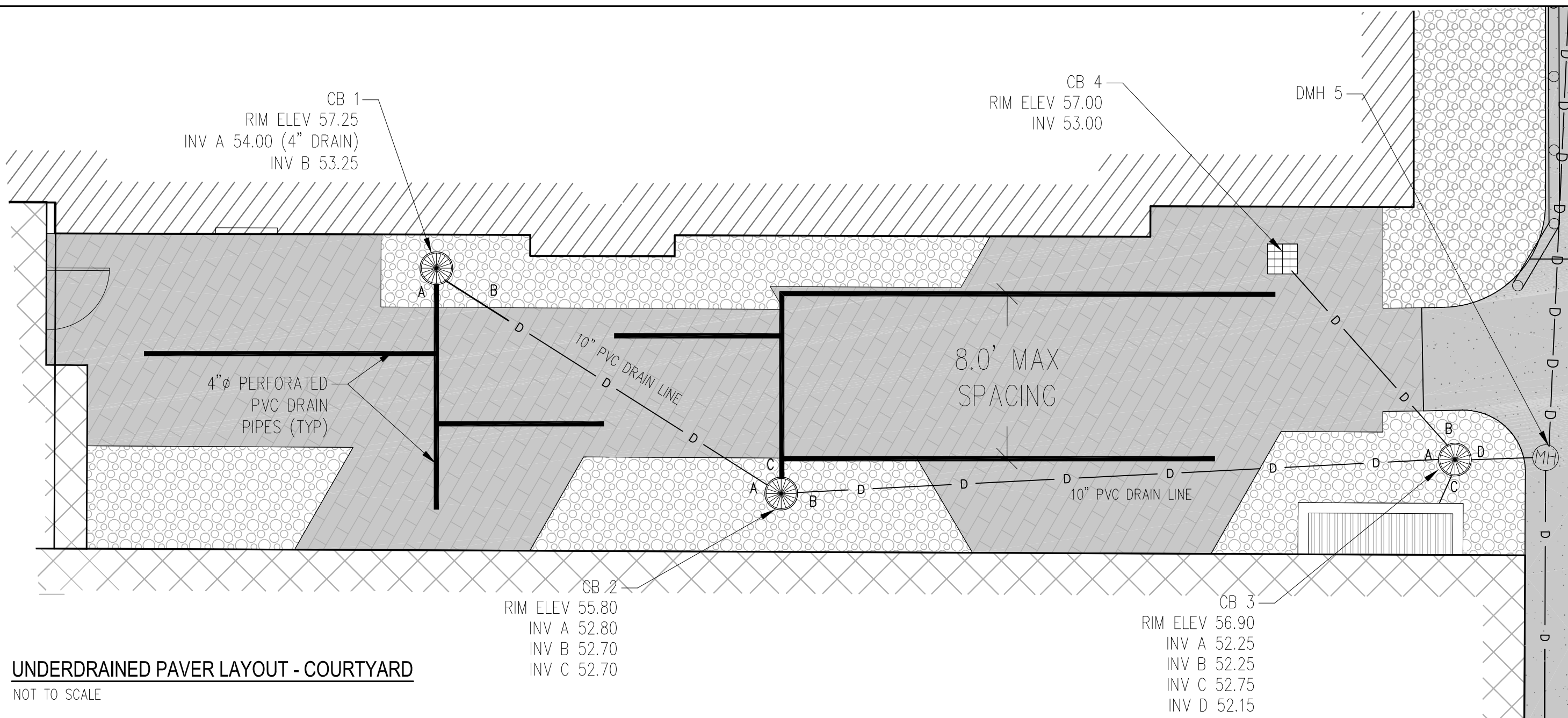
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PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

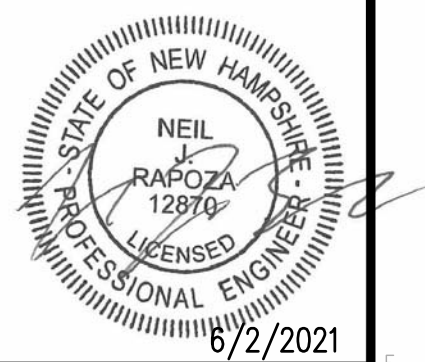
L3
SHEET: 5 OF 15

**LEGEND:**

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RET WALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
	AIR CONDITIONER
	WATER VALVE
	WATER SHUT OFF
	CATCH BASIN
	DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	GAS VALVE
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRES
	LIGHT POLE
	FLAG POLE
	BOLLARD
	DECIDUOUS TREE
	BUSH
	SURVEY BENCHMARK
	EXISTING DRILL HOLE (AS NOTED)
	EXISTING REBAR (AS NOTED)
	EXISTING RAILROAD SPIKE (AS NOTED)
	FINISH FLOOR ELEVATION
	THRESHOLD ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
	APPROXIMATE EXISTING SEWER
	APPROXIMATE EXISTING WATER
	EXISTING OVERHEAD ELECTRIC
	PROPOSED WATER (SIZE PER SPRINKLER DESIGN)
	PROPOSED SEWER
	PROPOSED NATURAL GAS
	PROPOSED STORM DRAIN LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED BOLLARD LIGHT



UNDERDRAINED PAVER LAYOUT - COURTYARD
NOT TO SCALE

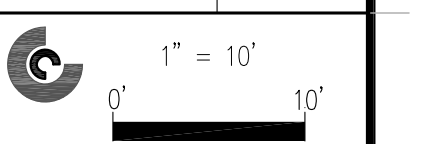


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NO.	REVISIONS	DATE
2	REVISED PER IRC/STAFF REVIEW COMMENTS	6/2/21
1	ISSUED FOR COVER, IRC SUBMISSION	4/13/21

RECORD OWNER:
ONE FIRST STREET, LLC
ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
PREPARED FOR:
ONE FIRST STREET, LLC.
CLIENT ADDRESS:
3 PENSTOCK WAY, NEWMARKET, NH 03857

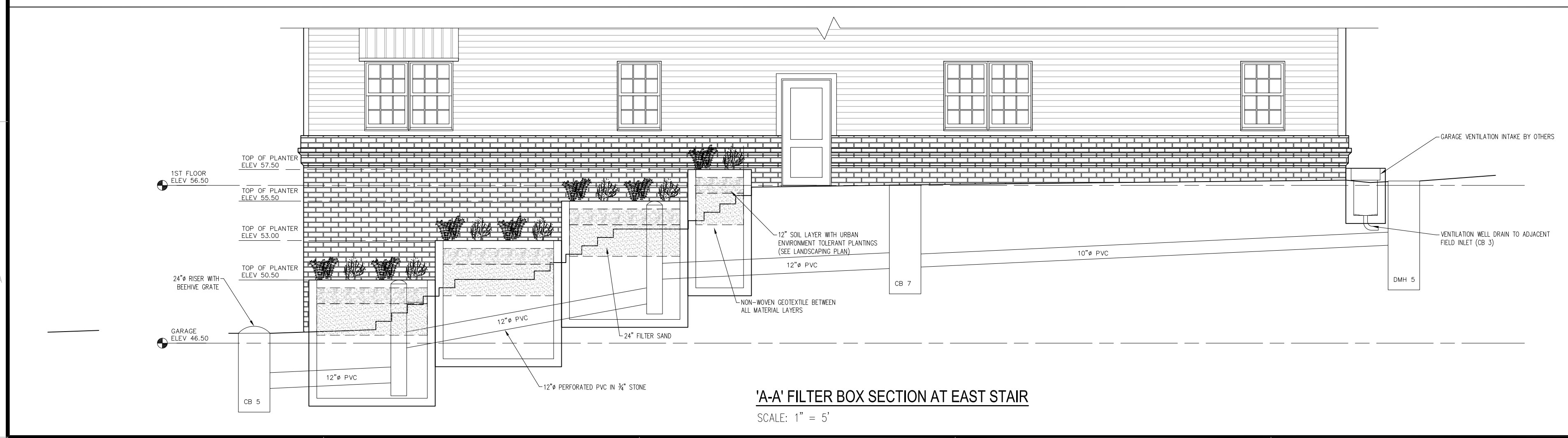
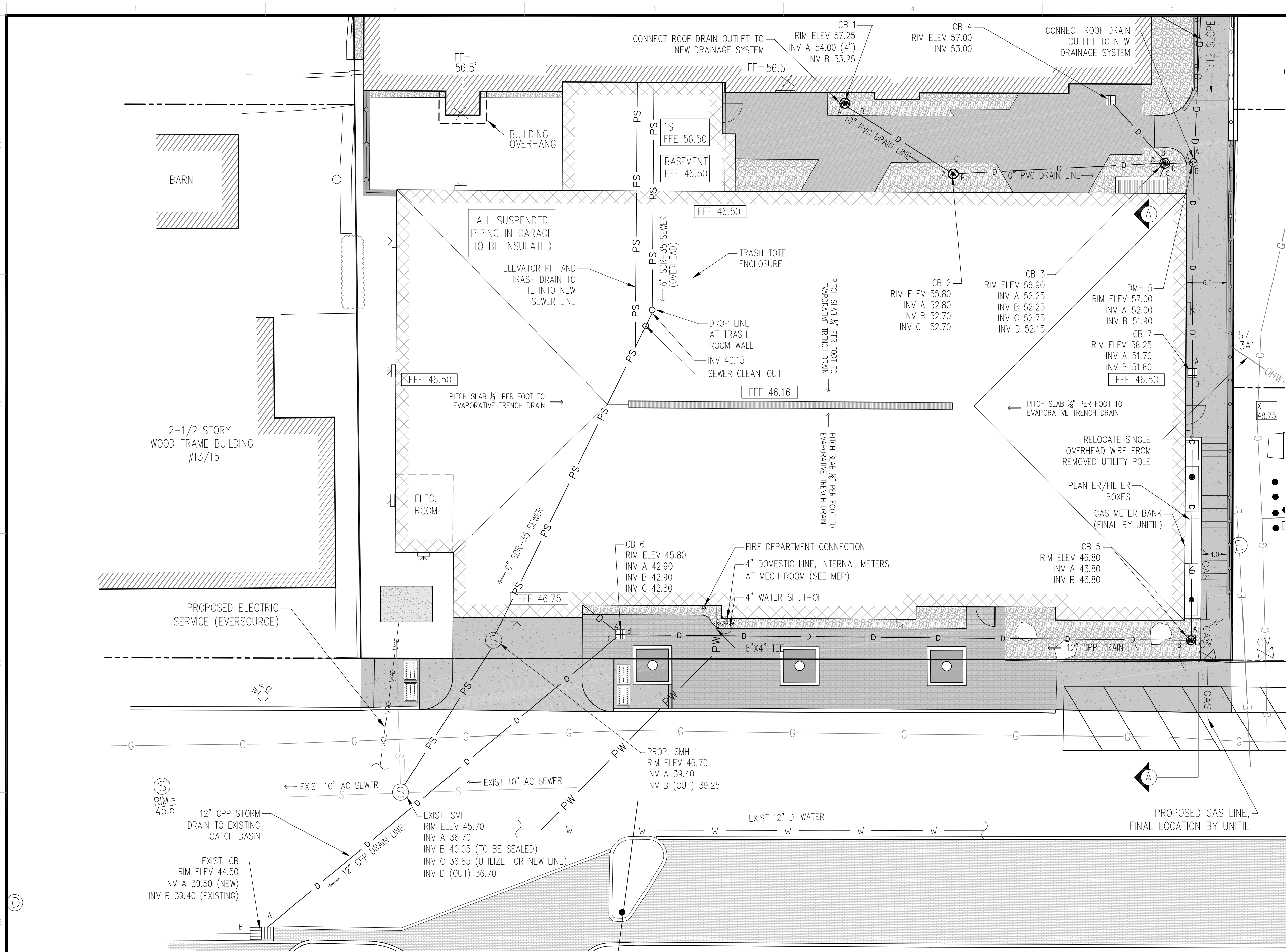


DATE: 4/9/2021
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

PROPOSED
SECOND STREET
UTILITY PLAN

PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

L4
SHEET: 6 OF 15

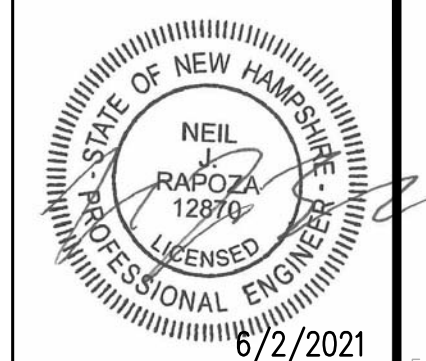


LEGEND:

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RET.WALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
AIR CONDITIONER	AIR CONDITIONER
WATER VALVE	WATER VALVE
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CATCH BASIN	CATCH BASIN
DRAIN MANHOLE	DRAIN MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
GAS VALVE	GAS VALVE
UTILITY POLE	UTILITY POLE
GUY WIRE	GUY WIRE
OVERHEAD WIRES	OVERHEAD WIRES
LIGHT POLE	LIGHT POLE
FLAG POLE	FLAG POLE
BOLLARD	BOLLARD
DECIDUOUS TREE	DECIDUOUS TREE
BUSH	BUSH
SURVEY BENCHMARK	SURVEY BENCHMARK
EXISTING DRILL HOLE (AS NOTED)	EXISTING DRILL HOLE (AS NOTED)
EXISTING REBAR (AS NOTED)	EXISTING REBAR (AS NOTED)
EXISTING RAILROAD SPIKE (AS NOTED)	EXISTING RAILROAD SPIKE (AS NOTED)
FINISH FLOOR ELEVATION	FINISH FLOOR ELEVATION
THRESHOLD ELEVATION	THRESHOLD ELEVATION
EXISTING SPOT ELEVATION	EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION	PROPOSED SPOT ELEVATION
LOCUS PARCEL BOUNDARY LINE	LOCUS PARCEL BOUNDARY LINE
APPROXIMATE ABUTTING PARCEL BOUNDARY LINE	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
APPROXIMATE EXISTING SEWER	APPROXIMATE EXISTING SEWER
APPROXIMATE EXISTING WATER	APPROXIMATE EXISTING WATER
EXISTING OVERHEAD ELECTRIC	EXISTING OVERHEAD ELECTRIC
PROPOSED WATER (SIZE PER SPRINKLER DESIGN)	PROPOSED WATER (SIZE PER SPRINKLER DESIGN)
PROPOSED SEWER	PROPOSED SEWER
PROPOSED NATURAL GAS	PROPOSED NATURAL GAS
PROPOSED STORM DRAIN LINE	PROPOSED STORM DRAIN LINE
EXISTING CONTOUR	EXISTING CONTOUR
PROPOSED CONTOUR	PROPOSED CONTOUR
PROPOSED DRAINAGE STRUCTURE	PROPOSED DRAINAGE STRUCTURE
PROPOSED BOLLARD LIGHT	PROPOSED BOLLARD LIGHT

UTILITY NOTES:

- CUT AND CAP ANY EXISTING WATER SERVICES AT THE MAIN.
- TRANSFORMER PAD PLACED TO ALLOW 3' CLEAR AT SIDEWALK BEYOND 10' WORK AREA IN FRONT OF PAD.
- THE EXISTING UTILITY POLE ON THE EAST PROPERTY LINE WILL BE REMOVED, WITH THE OVERHEAD WIRE RELOCATED TO CONNECT DIRECTLY TO THE ADJACENT BUILDING.



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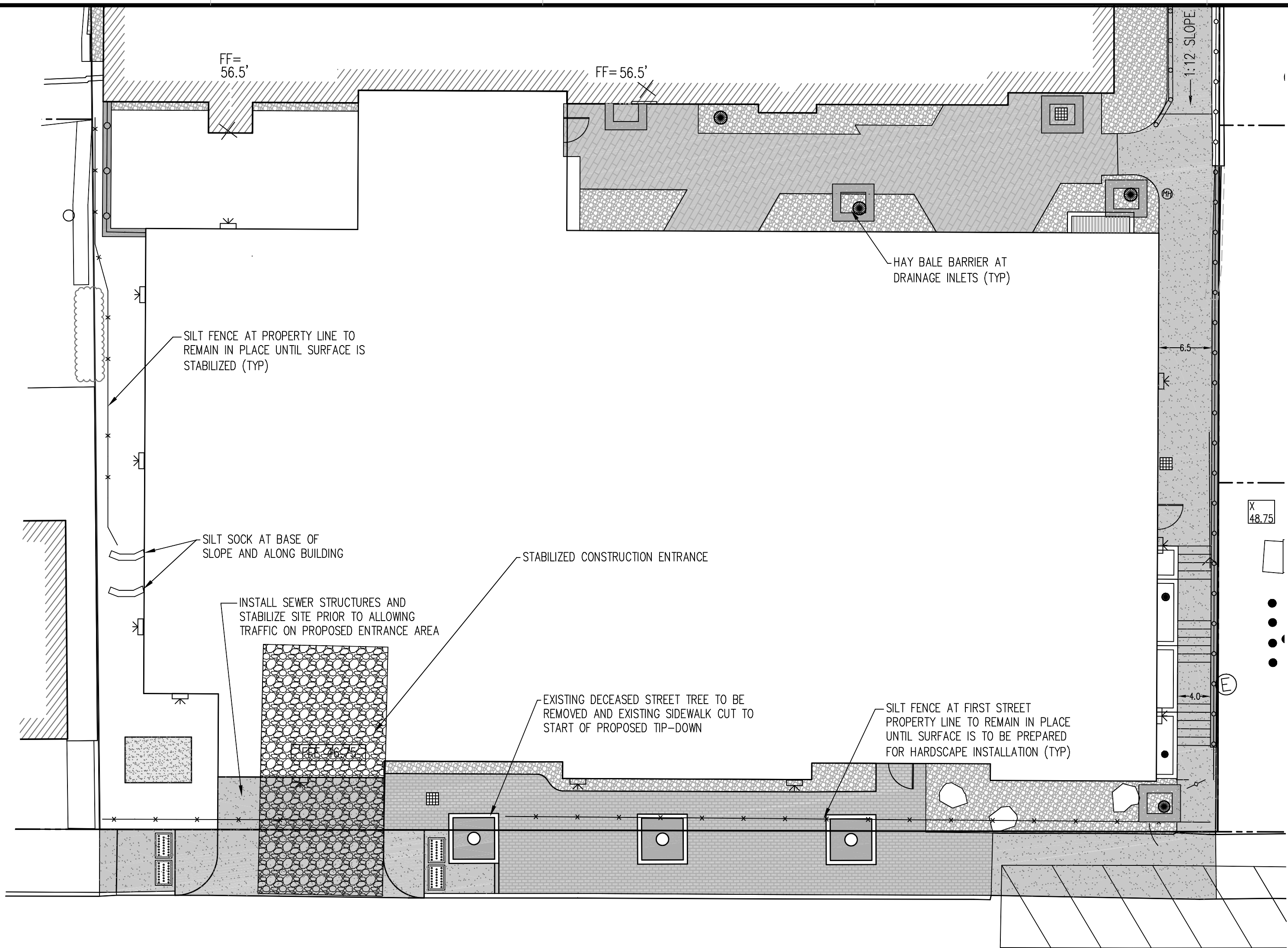
NO.	REVISIONS	DATE
2	REVISED PER TRC/STAFF REVIEW COMMENTS	5/27/21
1	ISSUED FOR COVER TRC SUBMISSION	4/13/21

RECORD OWNER:
ONE FIRST STREET, LLC
ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
PREPARED FOR:
ONE FIRST STREET, LLC.
CLIENT ADDRESS:
3 PENSTOCK WAY, NEWMARKET, NH 03857

1" = 10'
0' 10'
DATE: 4/9/2021
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

PROPOSED
FIRST STREET
UTILITY PLAN
PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30
L5
SHEET: 7 OF 15



EROSION AND SEDIMENT CONTROL PRACTICES

- NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
- DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
- HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
- IF MULCH IS LIKELY TO BE REMOVED DUE TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
- IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
- MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
- PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIPRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
- DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH APPLICABLE LOCAL AND STATE REGULATIONS. REFER TO CHAPTER 145 OF THE CITY OF DOVER ORDINANCES FOR ADDITIONAL INFORMATION.
- LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:
GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
FERTILIZER, 10-10-10 OF EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

SEEDING MIXTURE AND SCHEDULE:

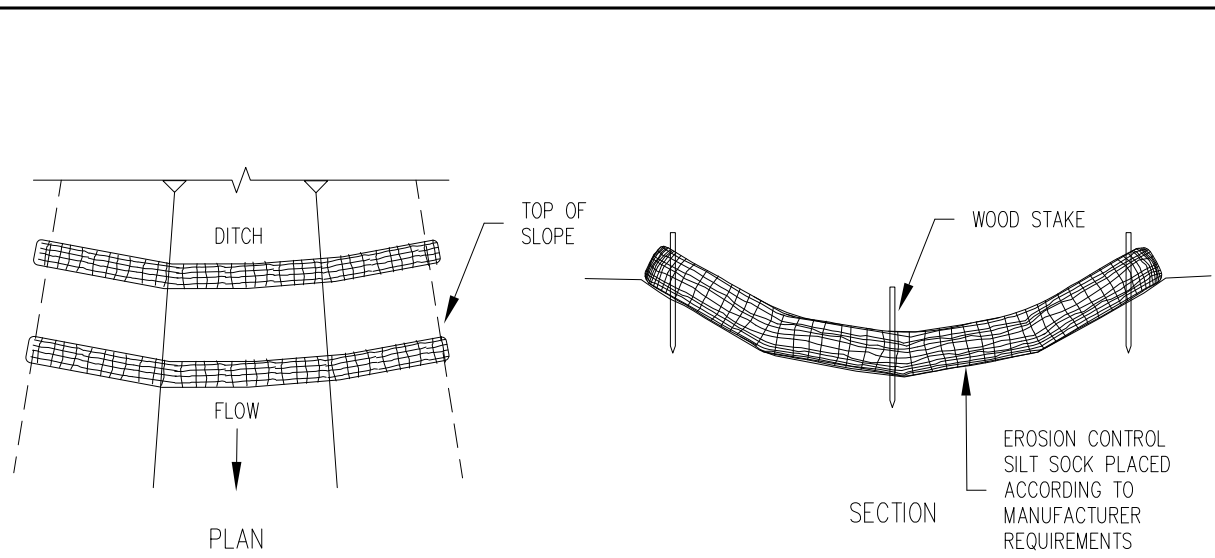
SPREAD TOPSOIL UNIFORMLY 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

LAWNS:	
KENTUCKY BLUEGRASS	0.46 LBS./1000 S.F.
CREeping RED FESCUE	0.46 LBS./1000 S.F.
PERENNIAL RYE GRASS	0.11 LBS./1000 S.F.
TOTAL	1.03 LBS./1000 S.F.

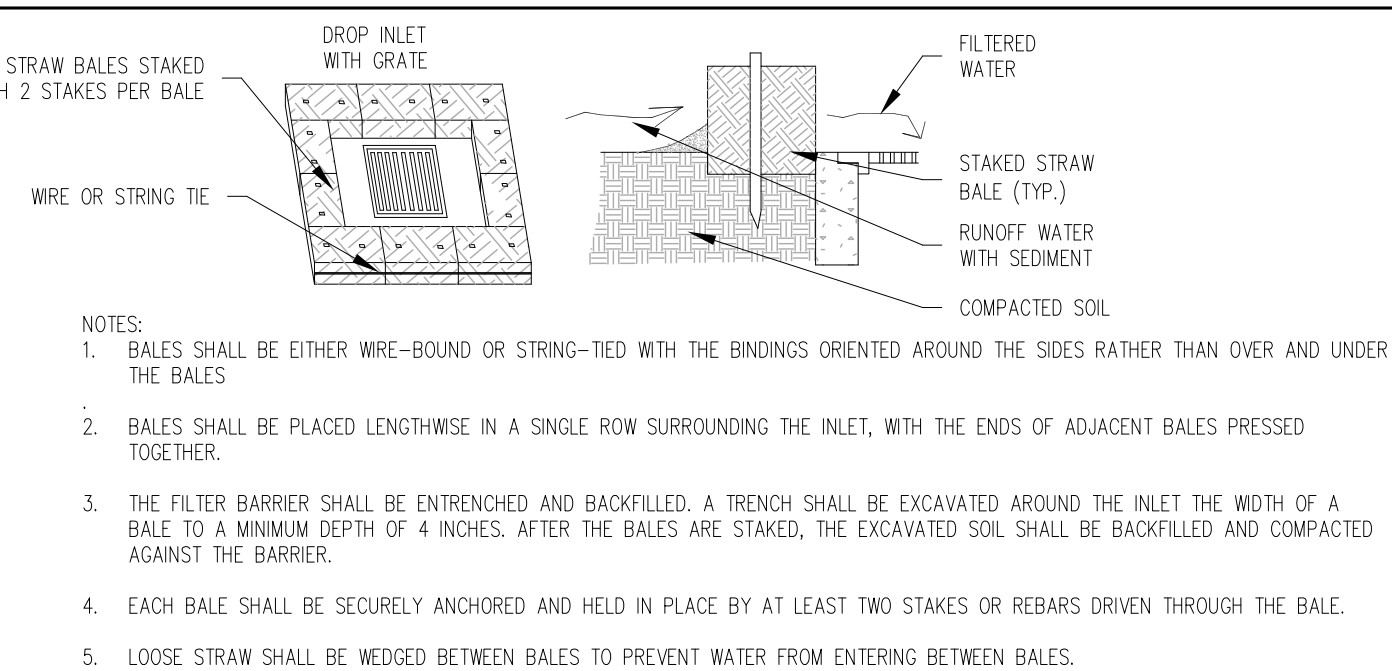
APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED. ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 15 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON-ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.

LEGEND:

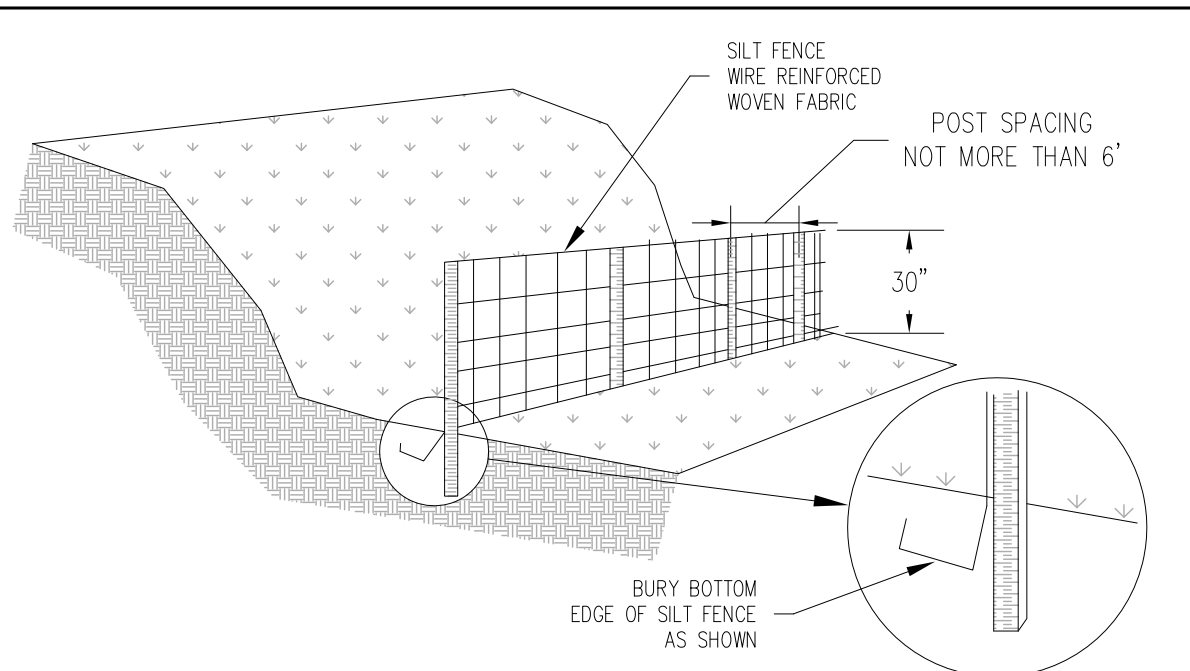
3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RET WALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
AC	AIR CONDITIONER
WV	WATER VALVE
WS	WATER SHUT OFF
CB	CATCH BASIN
DM	DRAIN MANHOLE
SM	SANITARY SEWER MANHOLE
GV	GAS VALVE
UP	UTILITY POLE
GW	GUY WIRE
OW	OVERHEAD WIRES
LP	LIGHT POLE
FP	FLAG POLE
B	BOLLARD
DT	DECIDUOUS TREE
B	BUSH
SB	SURVEY BENCHMARK
EH	EXISTING DRILL HOLE (AS NOTED)
ER	EXISTING REBAR (AS NOTED)
ERS	EXISTING RAILROAD SPIKE (AS NOTED)
FE	FINISH FLOOR ELEVATION
TE	THRESHOLD ELEVATION
SE	EXISTING SPOT ELEVATION
PE	PROPOSED SPOT ELEVATION
LPB	LOCUS PARCEL BOUNDARY LINE
ASB	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
S	APPROXIMATE EXISTING SEWER
W	APPROXIMATE EXISTING WATER
E	EXISTING OVERHEAD ELECTRIC
FW	PROPOSED WATER (SIZE PER SPRINKLER DESIGN)
PS	PROPOSED SEWER
GS	PROPOSED NATURAL GAS
DS	PROPOSED STORM DRAIN LINE
SZ	EXISTING CONTOUR
PC	PROPOSED CONTOUR
DS	PROPOSED DRAINAGE STRUCTURE
BL	PROPOSED BOLLARD LIGHT



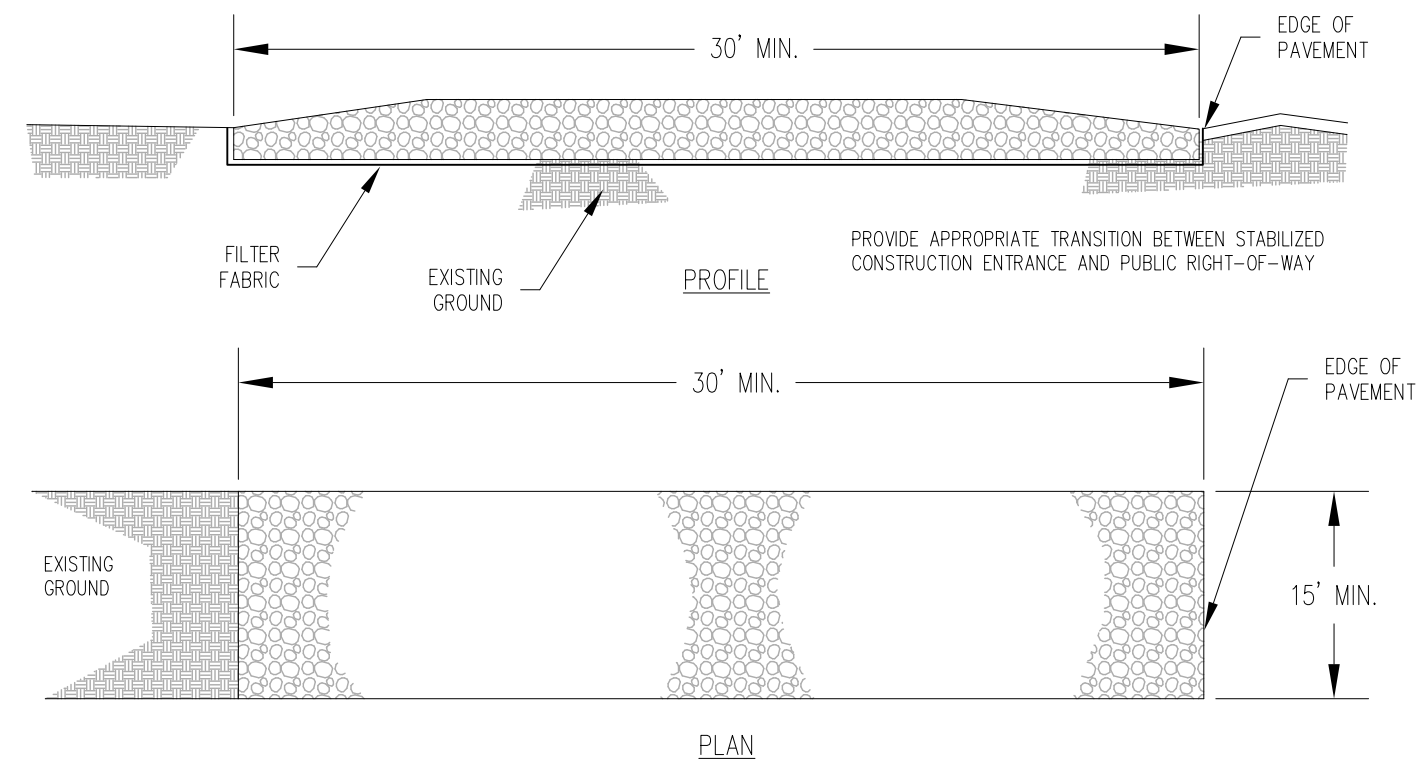
SILT SOCK - DITCH LINE
NOT TO SCALE



CATCH BASIN HAY BALE BARRIER
NOT TO SCALE



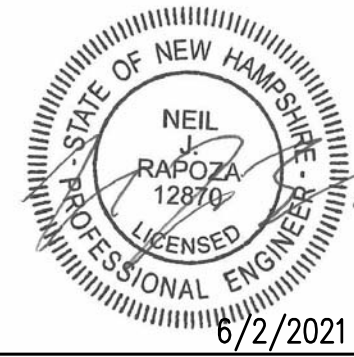
SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - ANGOST DESIGNATION M43, SIZE NO 2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 30 FEET (SITE SPECIFIC, LIMITED AVAILABLE LENGTH).
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH 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 PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED, ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

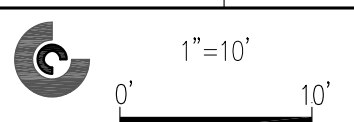


CIVIL CONSULTANTS
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Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	DATE
2	REVISED PER TRC/STAFF REVIEW COMMENTS NJR	6/2/21
1	ISSUED FOR DOVER TRC SUBMISSION	4/13/21

RECORD OWNER: ONE FIRST STREET, LLC
ADDRESS: 3 PENSTOCK WAY
NEWMARKET, NH 03857

PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
PREPARED FOR: ONE FIRST STREET, LLC.
CLIENT ADDRESS: 3 PENSTOCK WAY, NEWMARKET, NH 03857

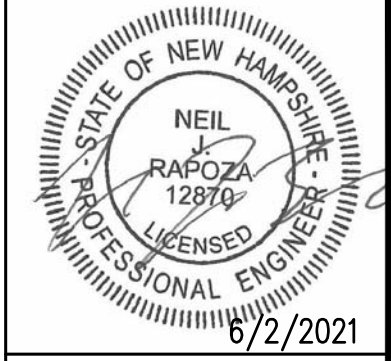
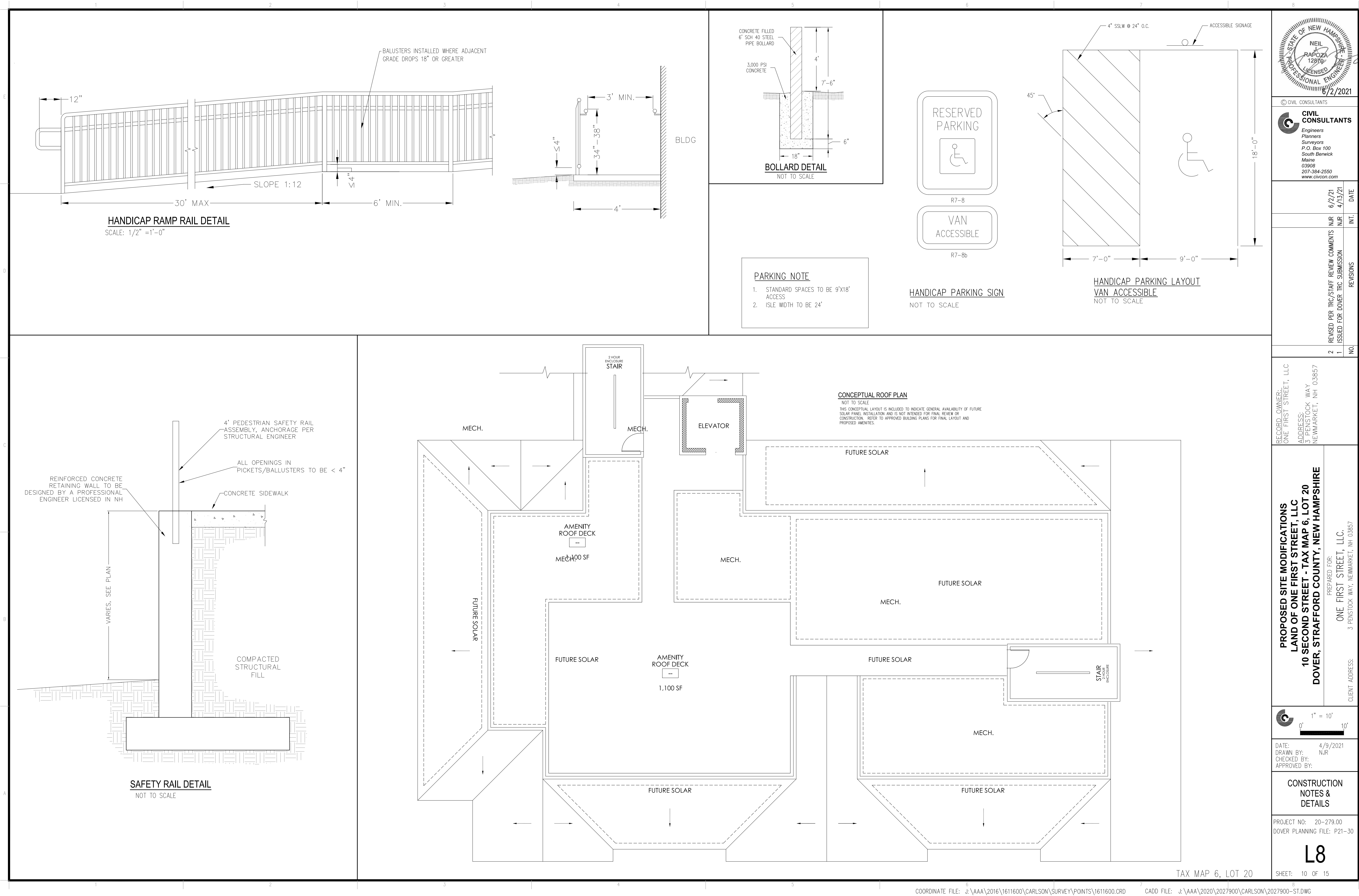


DATE: 4/9/2021
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

EROSION CONTROL PLAN

PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

L6
SHEET: 8 OF 15

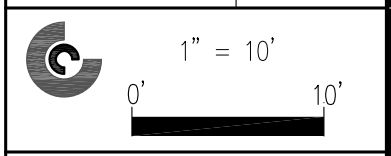


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NO.	REVISIONS	DATE
2	REVISED PER TRC/STAFF REVIEW COMMENTS NJR	6/2/21
1	ISSUED FOR DOVER TRC SUBMISSION	4/13/21

RECORD OWNER:
ONE FIRST STREET, LLC
ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROPOSED SITE MODIFICATIONS
LAND OF ONE FIRST STREET, LLC
10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
PREPARED FOR:
ONE FIRST STREET, LLC.
CLIENT ADDRESS:
3 PENSTOCK WAY, NEWMARKET, NH 03857



DATE: 4/9/2021
DRAWN BY: NJR
CHECKED BY: NJR
APPROVED BY: NJR

CONSTRUCTION
NOTES &
DETAILS

PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

L8
SHEET: 10 OF 15



VIEW FROM FIRST STREET



VIEW FROM SECOND STREET

NOT FOR CONSTRUCTION

REVISIONS:

SECOND STREET COURTHOUSE

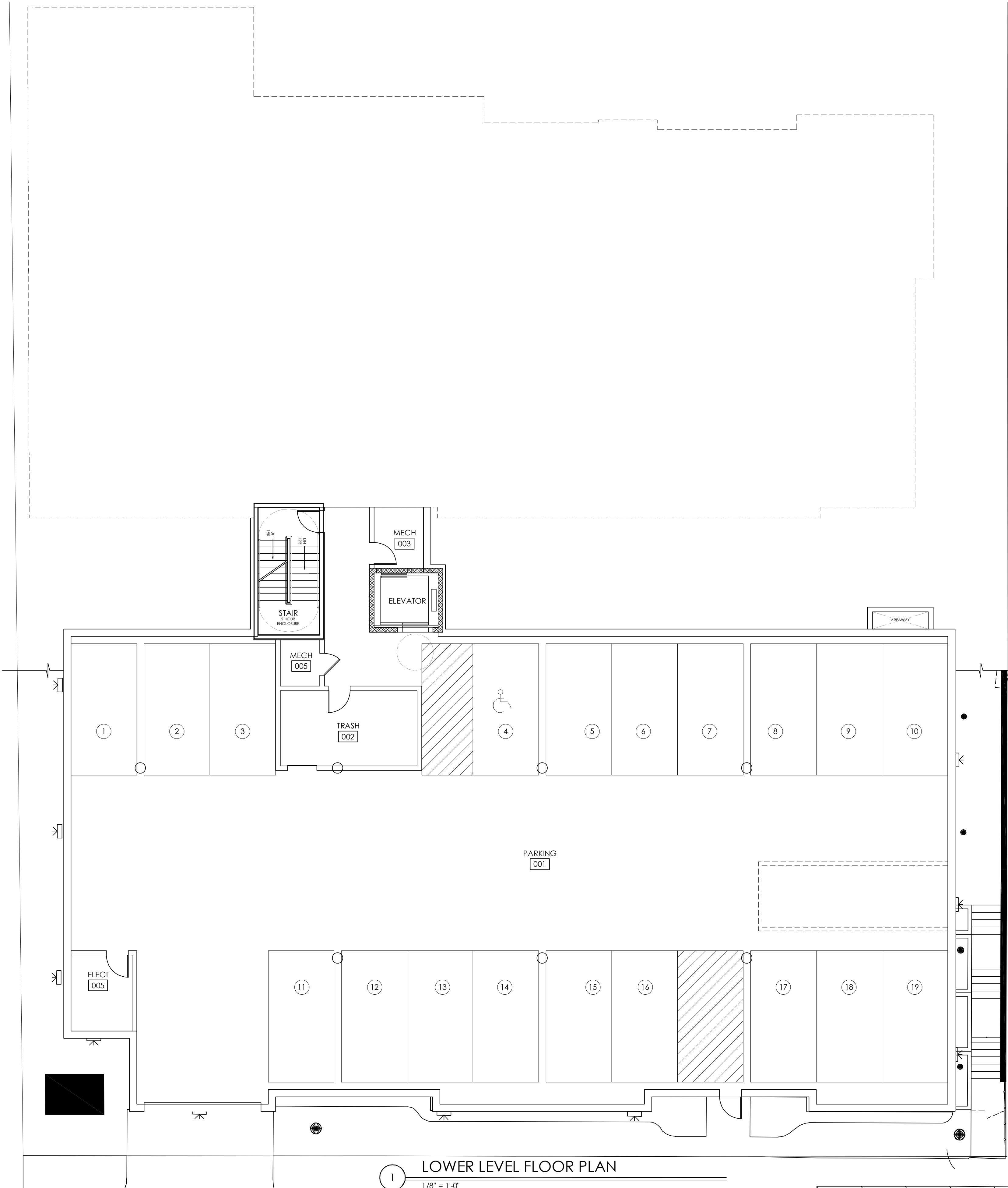
CHINBURG PROPERTIES, INC.
SECOND STREET, DOVER, NH



PROPOSED
VIEWS

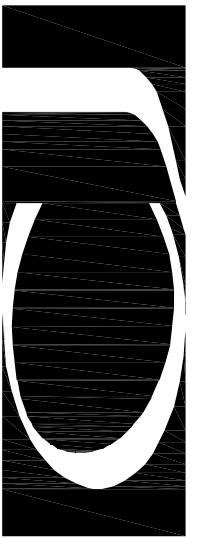
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DRAWN BY: KGM
APPROVED BY: C.J.G.
SCALE: 1/8" = 1'-0"
JOB NUMBER: -

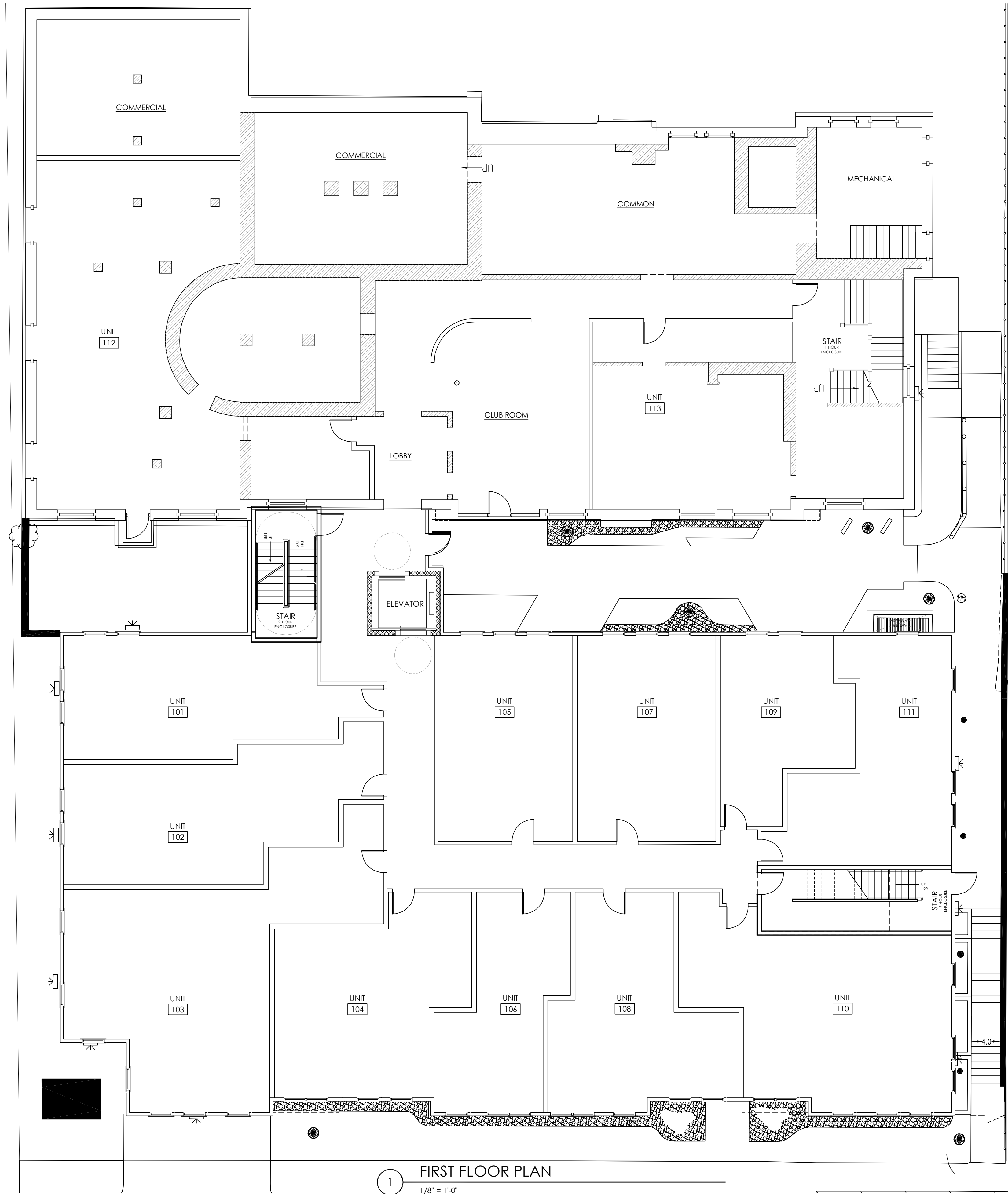
A0



1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

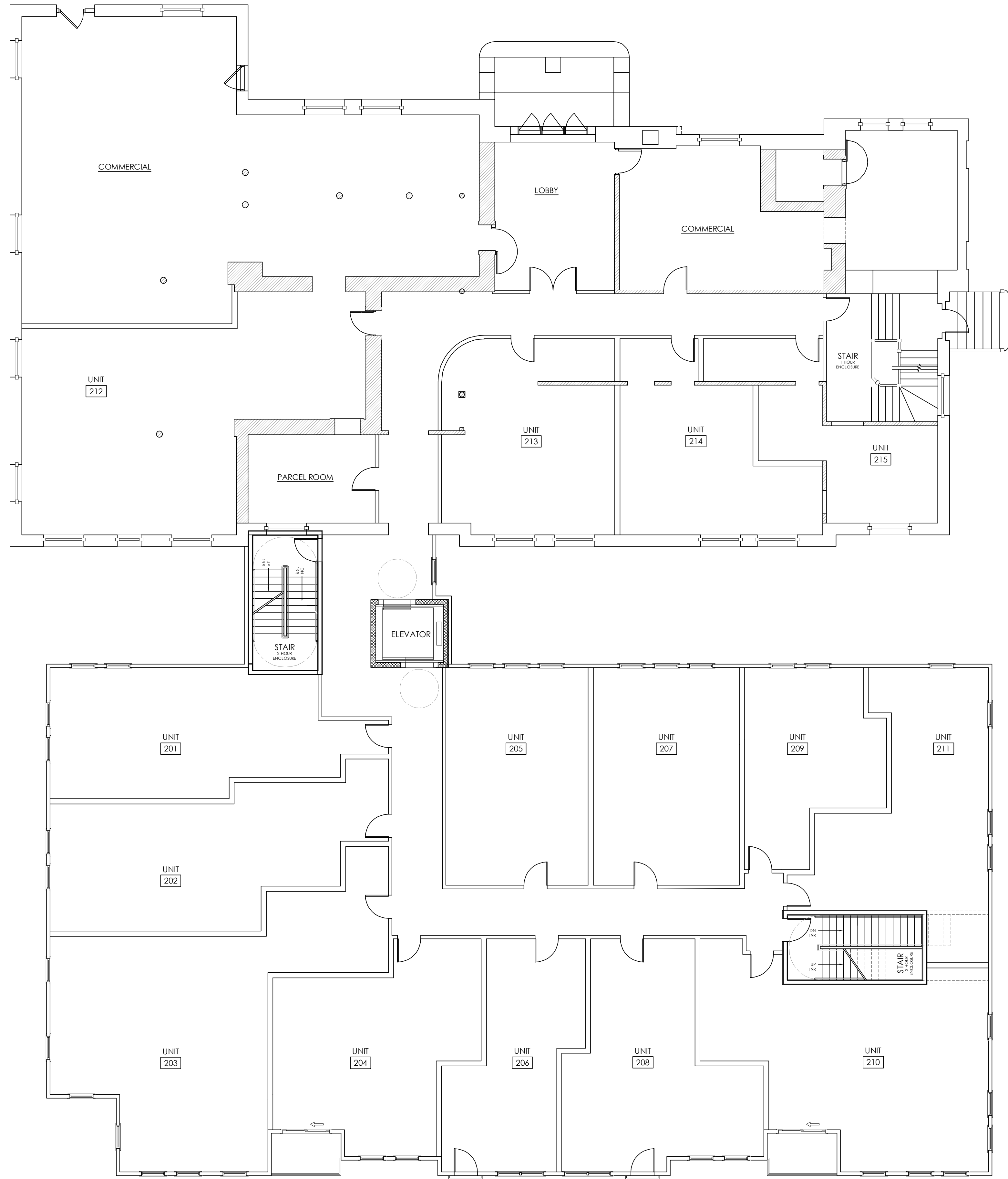
REVISIONS:	
SECOND STREET COURTHOUSE	
CHINBURG PROPERTIES, INC.	
SECOND STREET, DOVER, NH	
	
CJ ARCHITECTS 233 VAUGHAN ST. SUITE 101 06034-9129 PORTSMOUTH, NH 03801 www.cjarchitects.com	
LOWER LEVEL FLOOR PLAN	
DATE:	06/02/2021
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-
A1.0	



1 FIRST FLOOR PLAN
1/8" = 1'-0"

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REVISIONS:	
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CHINBURG PROPERTIES, INC.	
SECOND STREET, DOVER, NH	
	
CJ ARCHITECTS	
233 VAUGHAN ST. SUITE 101 603.431.2808	
PORTSMOUTH, NH 03801 www.cjarchitects.com	
FIRST FLOOR PLAN	
DATE:	05/27/21
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-
A1.1	



1 SECOND FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS:

SECOND STREET COURTHOUSE

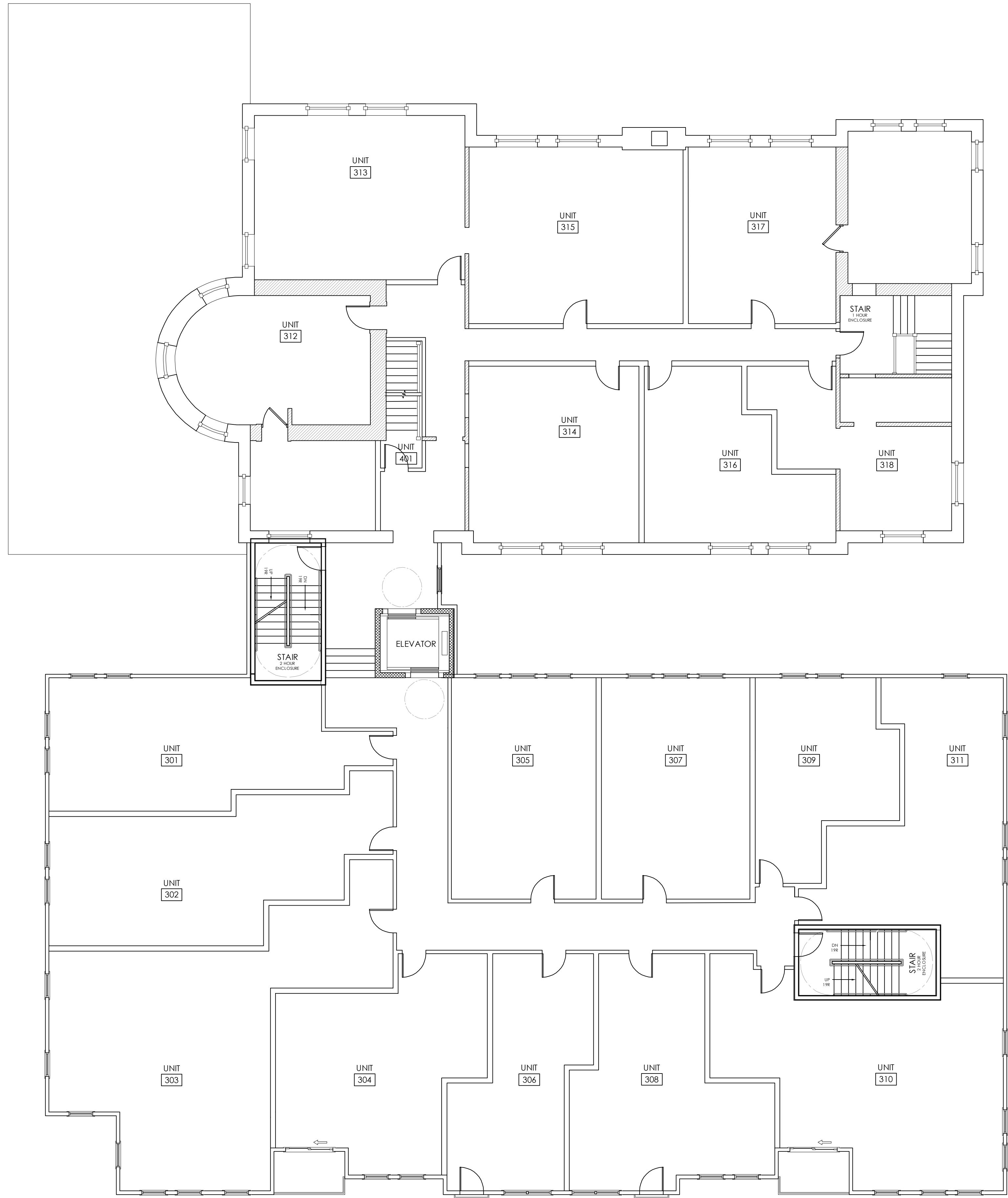
CHINBURG PROPERTIES, INC.
SECOND STREET, DOVER, NH



SECOND
FLOOR PLAN

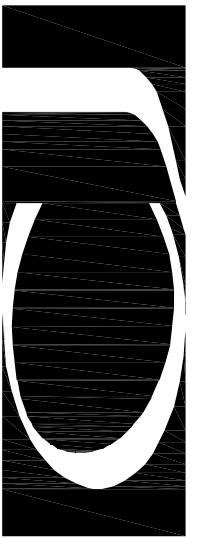
DATE: 05/27/21
DRAWN BY: KGM
APPROVED BY: CJG
SCALE: 1/8" = 1'-0"
JOB NUMBER: -

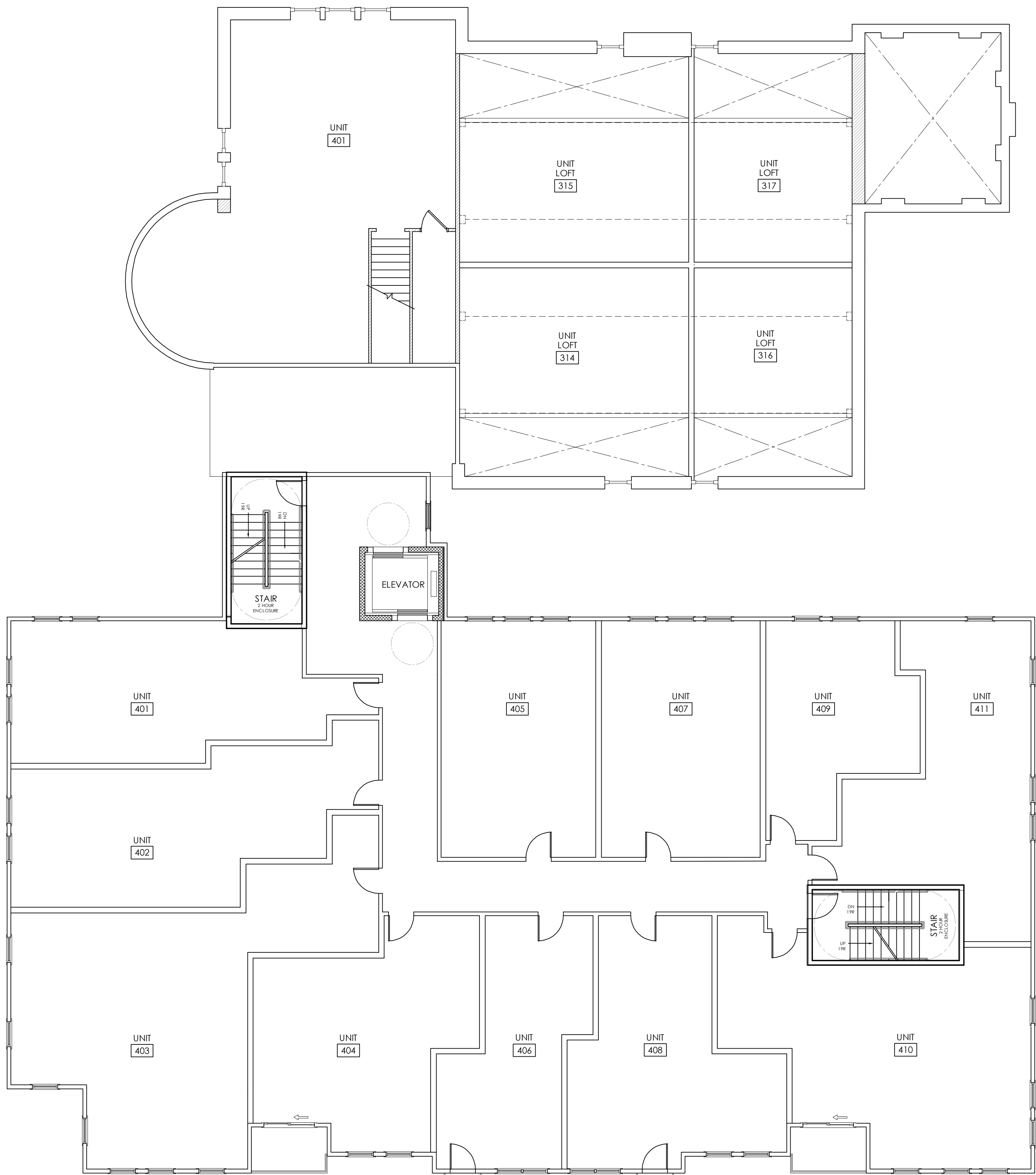
A1.2



1 THIRD FLOOR PLAN
1/8" = 1'-0"

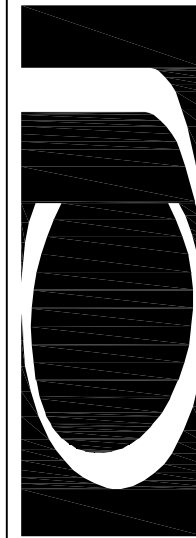
NOT FOR CONSTRUCTION

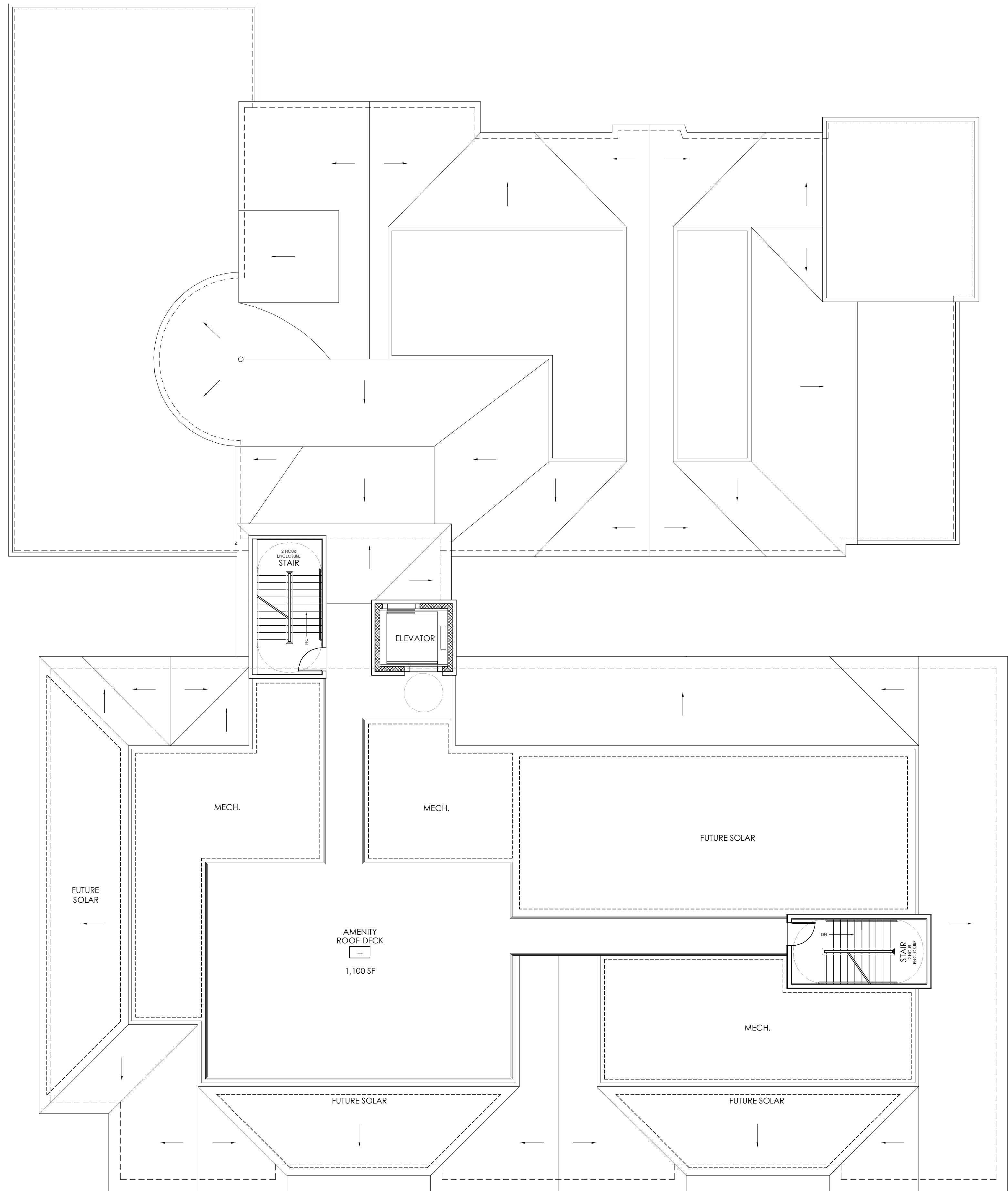
REVISIONS:	
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SECOND STREET, DOVER, NH	
 CJ ARCHITECTS 233 VAUGHAN ST. SUITE 101 603.431.2808 PORTSMOUTH, NH 03801 www.cjarchitects.com	
THIRD FLOOR PLAN	
DATE:	06/02/2021
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-
A1.3	



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

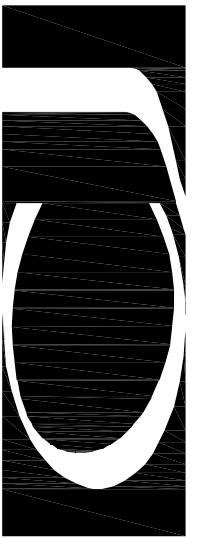
NOT FOR CONSTRUCTION

REVISIONS:	
SECOND STREET COURTHOUSE	
CHINBURG PROPERTIES, INC.	
SECOND STREET, DOVER, NH	
 CJ ARCHITECTS 233 VAUGHAN ST. SUITE 101 DOVER, NH 03820 PORTSMOUTH, NH 03801 www.cjarchitects.com	
FOURTH FLOOR PLAN	
DATE:	05/27/21
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-
A1.4	



1 ROOF PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS:	
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CHINBURG PROPERTIES, INC.	
SECOND STREET, DOVER, NH	
	
CJ ARCHITECTS 233 VAUGHAN ST. SUITE 101 PORTSMOUTH, NH 03801 (603) 431-2808 www.cjarchitects.com	
ROOF PLAN	
DATE:	05/27/21
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-
A1.5	



AVERAGE GRADE PLANE

1 NORTH ELEVATION (SECOND STREET)
1/8" = 1'-0"



AVERAGE GRADE PLANE

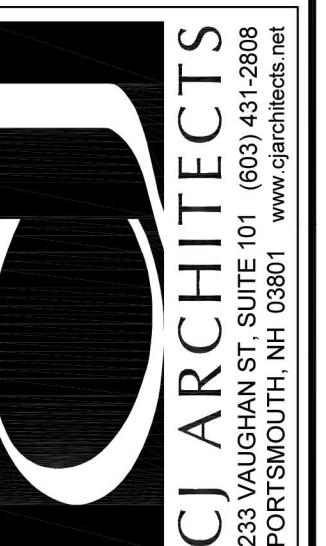
2 WEST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS:

SECOND STREET COURTHOUSE

CHINBURG PROPERTIES, INC.
SECOND STREET, DOVER, NH



ELEVATIONS

DATE: 06/02/2021
DRAWN BY: KGM
APPROVED BY: C.J.G.
SCALE: 1/8" = 1'-0"
JOB NUMBER: -

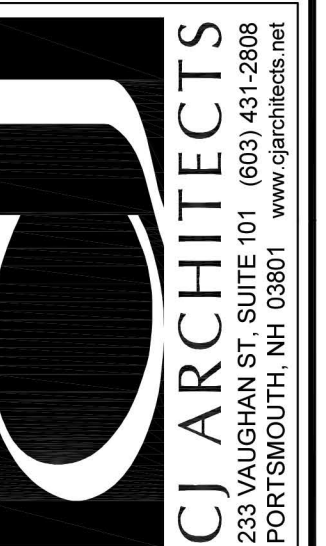
A2



NOT FOR CONSTRUCTION

REVISIONS:

SECOND STREET COURTHOUSE
CHINBURG PROPERTIES, INC.
SECOND STREET, DOVER, NH



ELEVATIONS

DATE:	06/02/2021
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

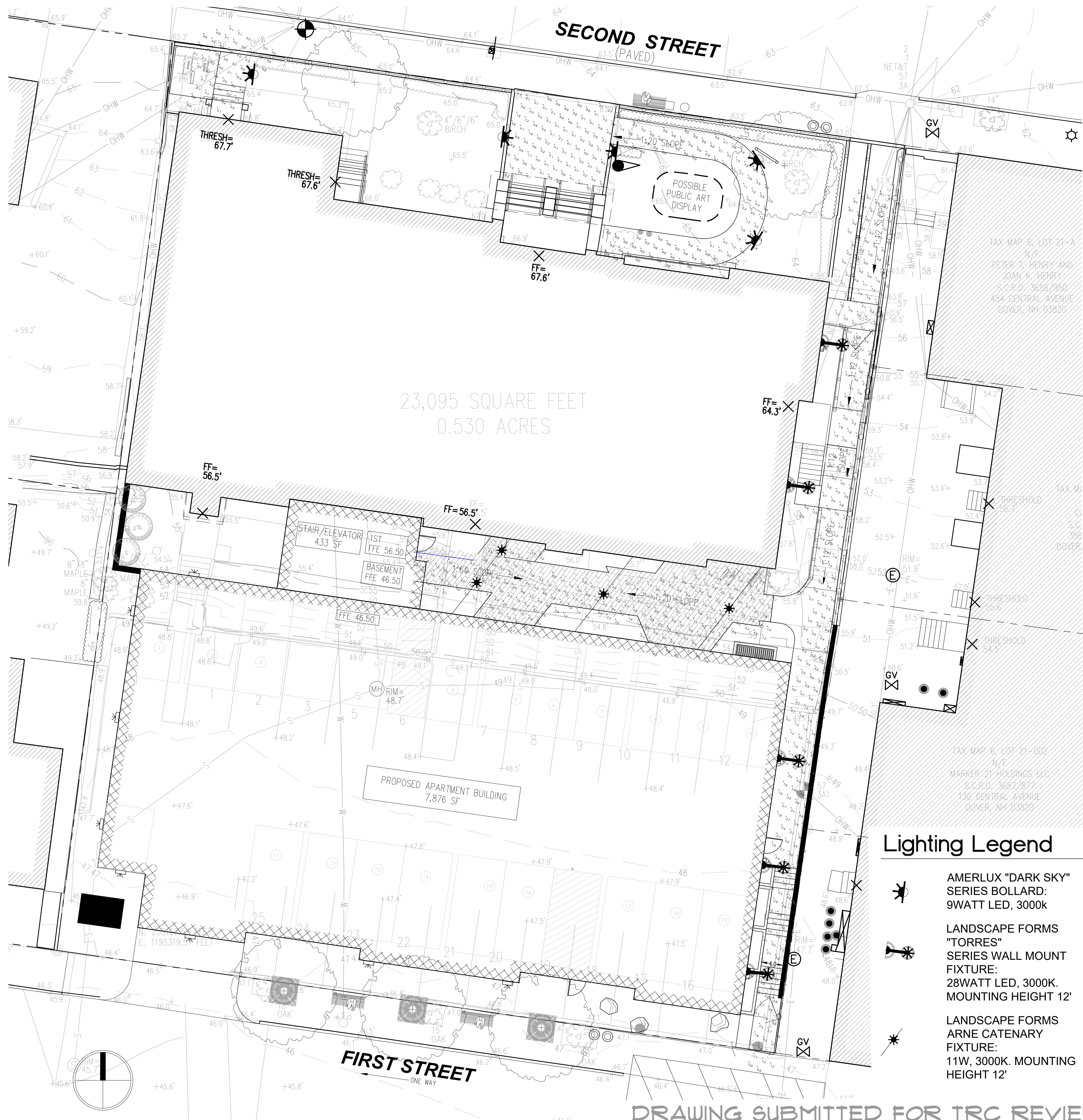
A3

Light Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	Catenary	4	Landscape Forms	ARPS-8-A-1-WF	"Arne" Series 11 watt LED Luminaire, 350mA, 3000K	8 White LEDs	1	LF_Arne-S_ARPS8A1 WF.ies	896	0.81	11
	Bollard	5	Amerlux	B5HQF1X16 U3K	"Dark Sky" series Bollard, 19 watt LED, 3000K		1	ABS-3K-GS-IES	508	0.81	17
	Wall Mount	5	Landscape Forms	AH-004L3-100F-UV1-MW1	"Torres" series Wall Mount Fixture, 28 watt LED, 3000K	Four white LEDs	1	LF_Torres_W allMt_AH004 L3 (1).ies	2005	0.81	27.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2nd St Courtyard and Walkway	+	1.2 fc	12.5 fc	0.0 fc	N/A	N/A
Courtyard Area - Catenary	+	1.7 fc	4.4 fc	0.2 fc	22.0:1	8.5:1
Perimeter Walkway	+	2.0 fc	4.4 fc	0.1 fc	44.0:1	20.0:1



SECOND STREET COURTHOUSE
REDEVELOPMENT

CHINBURG PROPERTIES, INC.
SECOND STREET DOVER, NEW HAMPSHIRE

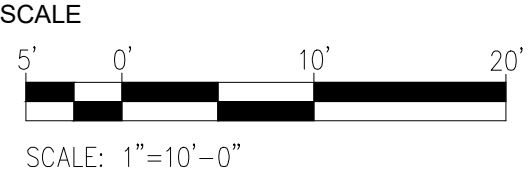
SHEET TITLE

EXTERIOR
LIGHTING PLAN

REVISION LOG

1	△	6/3/21	REVISED PER TRC COMMENTS
	△		
	△		
	△		

REV#	DATE	DESCRIPTION
PROJECT NO.	21014.0	
DESIGN BY	J. HYLAND / J. MARTEL	
DRAWN BY	J. COLOPY	
CHECKED BY	J. HYLAND	
DATE	APRIL 15, 2021	



SEAL



LP1

- PLEASE REVIEW AND BECOME FULLY ACQUAINTED WITH THESE NOTES, THE PLANTING PLAN, AND THE PLANTING PLAN.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICT TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN SOCIETY OF NURSERY MEN, INC. LATEST EDITION.
4. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL THE PROPOSED PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. NO PLANTS SHALL BE PLANTED BEFORE THE ACCEPTANCE OF ROUGH GRADING. THE BASE OF THE FLARE OF THE TREE TRUNK SHALL BE EXPOSED, IF NECESSARY, AND PLACED 2" ABOVE FINISH GRADE.
5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY THE LANDSCAPE ARCHITECT.
6. EXISTING LOAM: STOCKPILING OF EXISTING LOAM IS SPECIFIED ELSEWHERE. REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND OTHER FOREIGN MATERIALS.
7. ADDITIONAL LOAM: IF STOCKPILED LOAM QUANTITY IS INSUFFICIENT, PROVIDE LOAM, WHICH IS A "FINE SANDY LOAM", OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE "U.S.D.A. CLASSIFICATION SYSTEM." IT SHALL BE OF UNIFORM COMPOSITION, WITHOUT ADMIXTURE OF SUBSOIL. LOAM SHALL HAVE AN ACIDITY RANGE OF PH 5.8 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVEN-DRIED SAMPLES. PROVIDE LOAM WHICH IS FERTILE, FRIABLE, NATURAL LOAM FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY FOREIGN MATERIALS.
8. PINE MULCH: PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED PINE BARK MULCH WITH DARK BROWN COLOR AND FREE OF WEEDS, EXCESSIVE FINE PARTICLES, STRINGY MATERIAL, AND CHUNKS OF WOOD THICKER THAN 1/2". PROVIDE BARK MULCH APPROVED BY THE LANDSCAPE ARCHITECT. APPLY TACKIFIED MULCH TO ALL SEEDED AREAS.
9. ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.
10. ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING.
11. LESS OTHERWISE INDICATED, DICTATED BY CONDITIONS AT THE SITE, AND DIRECTED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, BACKFILL SHALL CONSIST OF UNAMENDED SOIL EXCAVATED FROM THE PLANTING PIT. BACKFILL IN 3-4" LAYERS AND CONSOLIDATE EACH LAYER WITH WATER TO ELIMINATE VOIDS AND ARE POCKETS BEFORE PLACING SUBSEQUENT LAYERS. CONTINUE UNTIL BACKFILL HAS REACHED FINISHED GRADE. WATER THOROUGHLY WHEN EXCAVATION IS BACK FILLED AND CONTINUE WATERING UNTIL SATURATED. IF EXISTING UNAMENDED SOIL IS NOT ACCEPTED, PROVIDE PLANTING SOIL MIXTURE CONSISTING OF 7 PARTS LOAM AND 1 PART HUMUS. MIX QUANTITY OF FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED BY SOIL ANALYSIS AND APPROVED BY THE LANDSCAPE ARCHITECT.
12. WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
13. LOAMING: LOOSEN SUBGRADE AND EXISTING LOAM AREAS BY DISCING OR ROTOTILLING TO MINIMUM DEPTH OF 6". REMOVE STONES GREATER THAN 2" AND ALL RUBBISH AND DEBRIS. PLACE LOAM IN TWO EQUAL LIFTS MIXING FIRST APPLICATION INTO LOOSENED SUBGRADE THEN PLACE SECOND LIFT TO BRING LOAM AFTER SETTLING AND COMPACTING TO THE LINES AND GRADES SHOWN IN THE CONTRACT DOCUMENTS, 6" DEEP MINIMUM. DO NOT HANDLE LOAM OR SUBSOIL IF IT IS WET OR FROZEN.
14. AFTER LOAM HAS BEEN SPREAD, IT SHALL BE CAREFULLY PREPARED BY SCARIFYING AND HAND RAKING. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, STUMPS, LITTER AND FOREIGN MATTER, AND STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE LOAM. LOAM SHALL ALSO BE FREE OF SMALLER STONES IN EXCESSIVE QUANTITIES AS DETERMINED BY THE LANDSCAPE ARCHITECT.
15. FINE GRADING: SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES. GRADES SHALL BE ESTABLISHED THAT ARE ACCURATE TO 1/10TH OF A FOOT EITHER WAY. CONNECT CONTOURS AND SPOT ELEVATIONS WITH AN EVEN SLOPE. ALL GRADING WILL INSURE DRAINAGE AWAY FROM STRUCTURES.
16. FINE GRADE LAWN AREAS TO SMOOTH, FREE DRAINING, EVEN SURFACES WITH FINE TEXTURE. ROLL, RAKE AND DRAW LAWN AREAS TO FLATTEN RIDGES AND FILL DEPRESSIONS, EXCEPT AT SELECT AREAS SHOWN ON THE DRAWINGS. CONTROL MOISTURE CONTENT TO MAINTAIN OPTIMUM CONDITIONS, BUT DO NOT CREATE A MUDDY CONDITION.
17. ROLLING - TYPICAL: ROLL THE ENTIRE AREA WITH A HAND ROLLER WEIGHING NOT MORE THAN 100 POUNDS. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM AND THE SURFACE SHALL BE REGARDED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE OR TO THE SHAPES AND CONFIGURATIONS AS SHOWN ON THE DETAILS.
18. THE SILT FENCE SHALL BE LIMIT OF SEEDING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE SEEDDED AS INDICATED ON THE DRAWINGS.
19. IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.

DECIDUOUS SHADE OR STREET TREES					
3	NSW	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	3 1/2"-4" CAL.	B&B
DECIDUOUS TREES: UNDERSTORY					
2	AGA	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'-10'	MULTI-STEM/HEAVY/B&B
13	CCP	CARPINUS CAROLINIANA 'PALISADE'	PALISADE AMERICAN HORNBEAM	2"-2 1/2" CAL.	B&B
2	FP	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PARROTIA	2"-2 1/2" CAL.	B&B
EVERGREEN TREES					
3	JUN	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERT EASTERN RED CEDAR	7'-8'	B&B
SHRUBS					
20	HAL	HYDRANGEA ARBORESCENS 'INVINCIBELLE LIMETTA'	LIMETTA INVINCIBELLE HYDRANGEA	#3	CONTAINER
7	HAE	HYDRANGEA ARBORESCENS 'TOTAL ECLIPSE'	ANNABEL HYDRANGEA	#5	CONTAINER
8	HOM	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	#5	CONTAINER
19	IGC	ILEX GLABRA COMPACTA	COMPACT INKBERRY	2 1/2'-3'	CONTAINER
4	KLC	KALMIA LATIFOLIA 'CAROL'	HYBRID MOUNTAIN LAUREL	2.5'-3' HT.	B&B
4	KLE	KALMIA LATIFOLIA 'ELF'	HYBRID MOUNTAIN LAUREL	2'-2.5' HT.	B&B
14	KLO	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	2'-2.5' HT.	B&B
5	JCB	JUNIPERUS COMMUNIS DEPRESSA 'BLUEBERRY DELIGHT'	BLUEBERRY DELIGHT JUNIPER	#2	CONTAINER
8	RA	RHUS AROMATICA 'GRO' LOW'	GROUND-COVER SUMAC	#2	CONTAINER
4	RM	RHOODENDRON MAXCAT	MAXCAT RHOODENDRON	2'-2.5' HT.	B&B
6	SB	SPIREA BUMALDA 'ANTHONY WATERER'	JAPANESE SPIREA	#2	CONTAINER
10	TME	TAXUS MEDIA 'EVER-LOW'	EVER-LOW YEW	18"-24" SPD.	B&B
PERENNIALS					
2	HBT	HEMEROCALLIS 'BIG TIME HAPPY'	BIG TIME HAPPY YELLOW DAYLILLY	#1	CONTAINER
9	HVC	HEUCHERA VILLOSA 'CAMEL'	CAMEL CORAL BELLS	#1	CONTAINER, 18" OC
GRASSES					
9	CA	CALAMAGROSTIS X ACUTIFLORA 'OVERDAAM'	OVERDA FATHER REED GRASS	#2	CONTAINER
56	CID	CAREX 'ICE DANCE'	ICE DANCE SEDGE	#1	CONTAINER
9	HMA	HAKONECHLOA MACRA 'AUROLEA'	GOLDEN JAPANESE FOREST GRASS	#1	CONTAINER
21	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2	CONTAINER



LP2



LANDSCAPE DETAILS

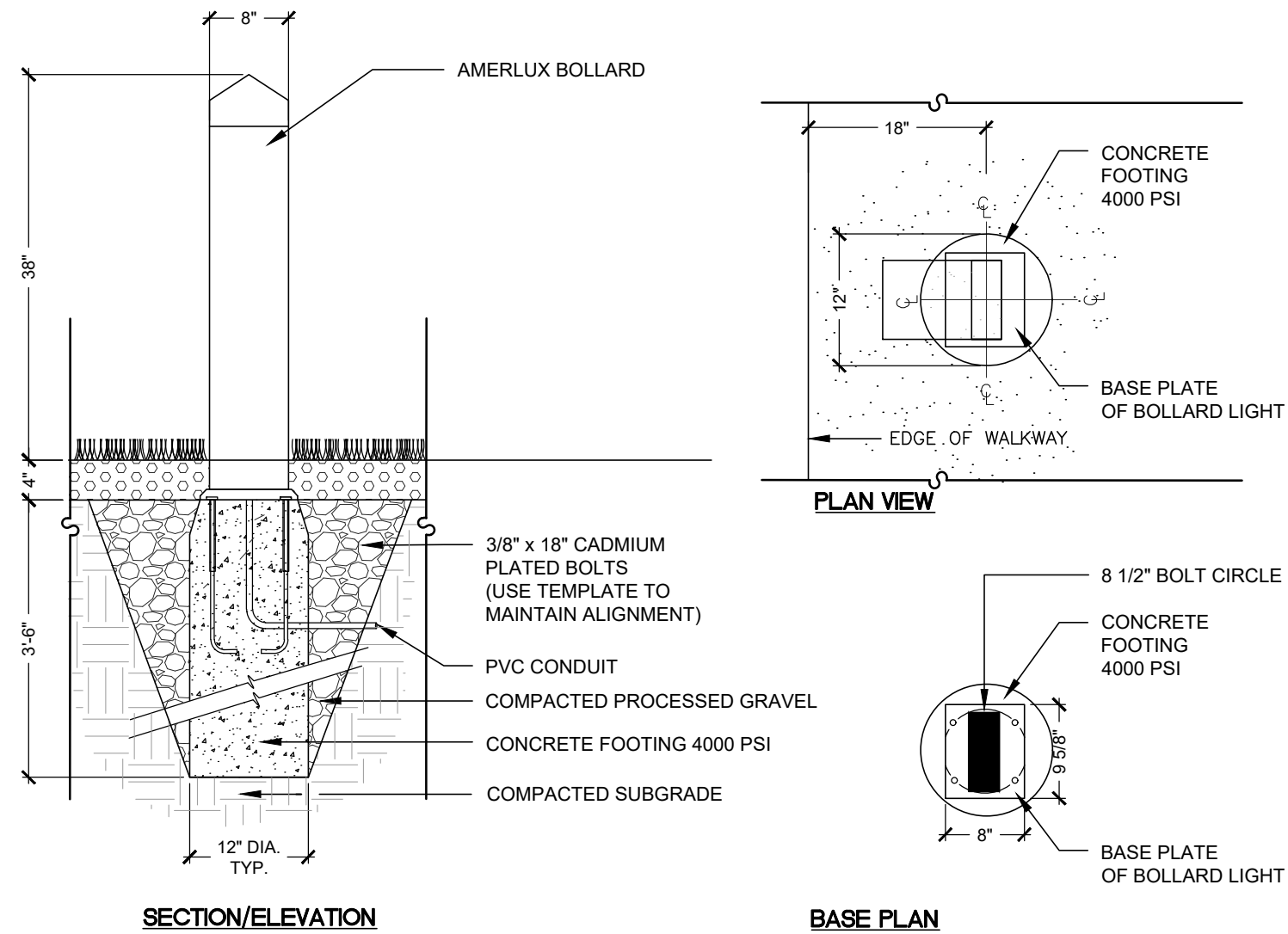
SEAL

LP3

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DRAWING SUBMITTED FOR TRC REVIEW

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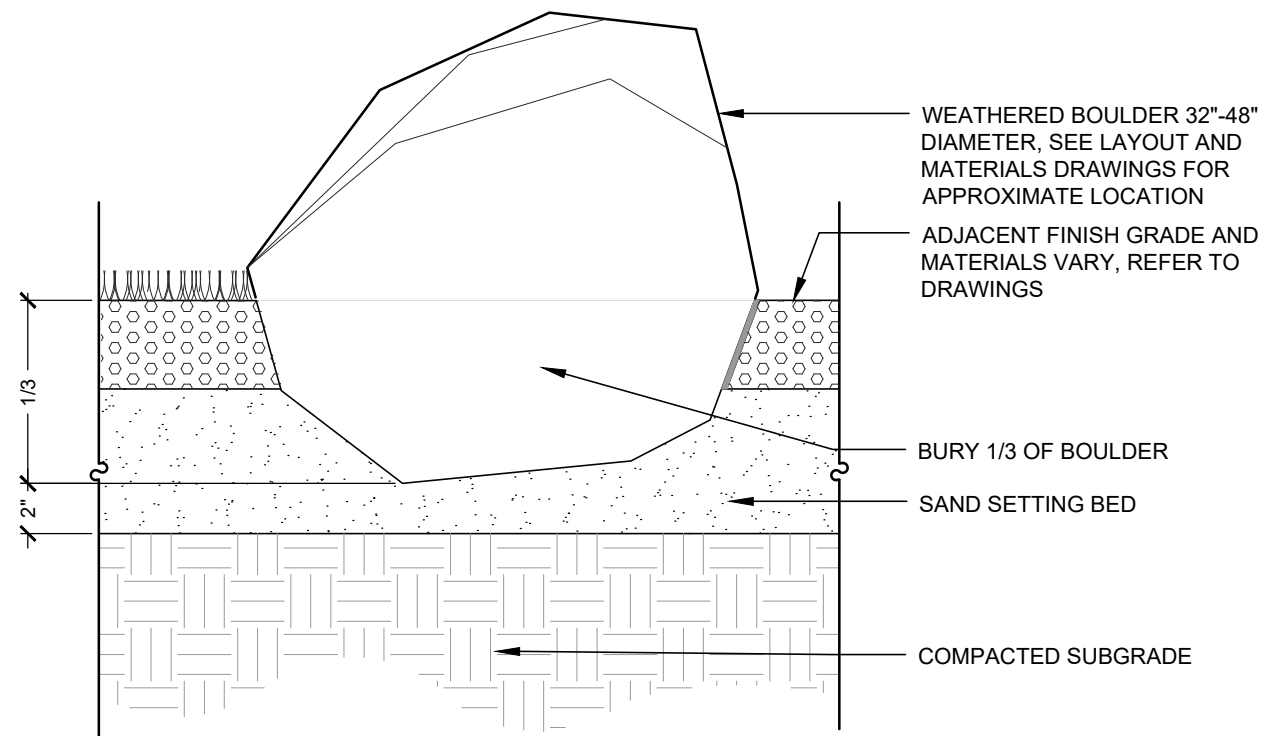


BOLLARD LIGHT

Not to Scale

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1

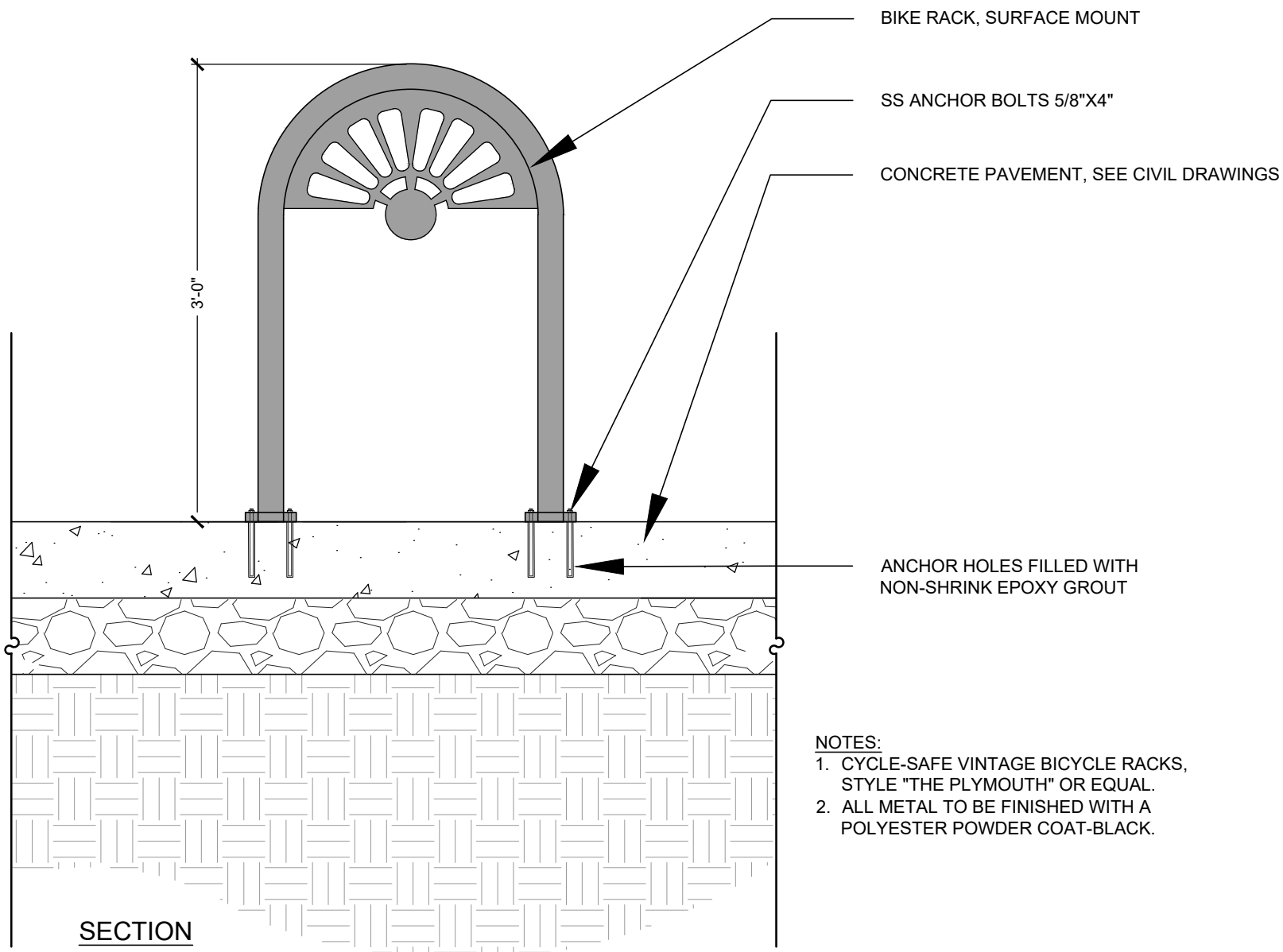


WEATHERED BOULDER

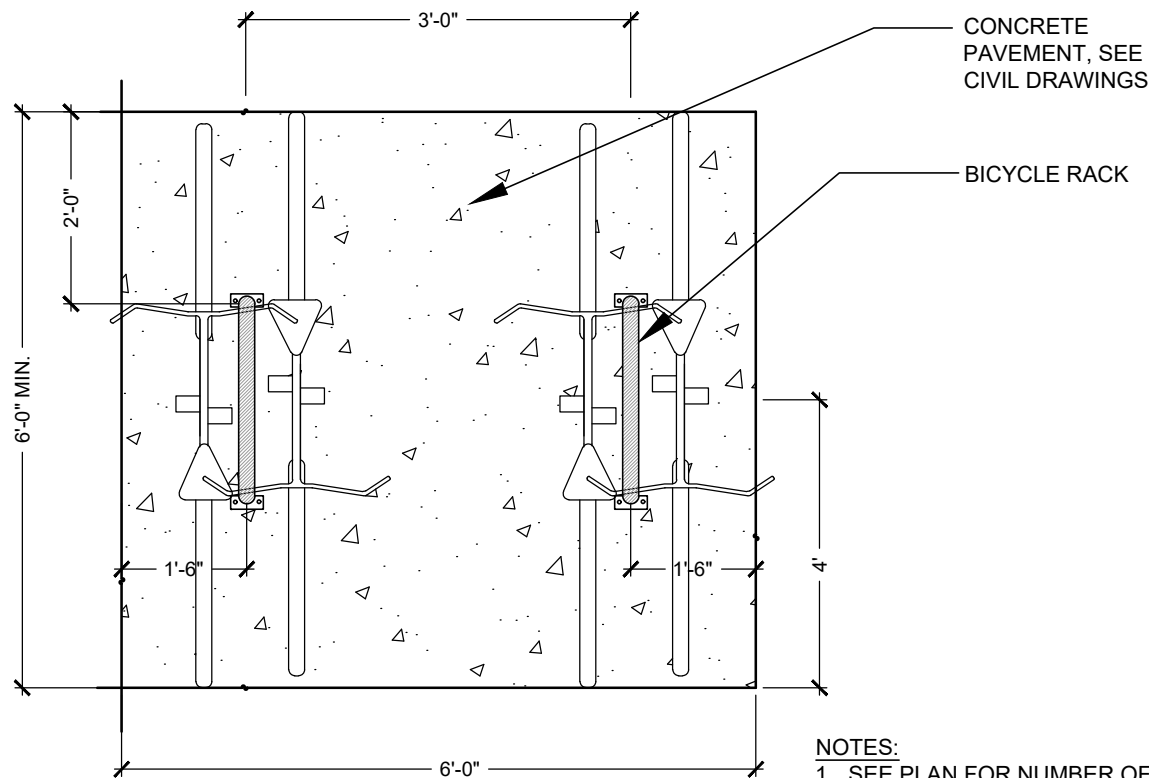
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2



PLAN

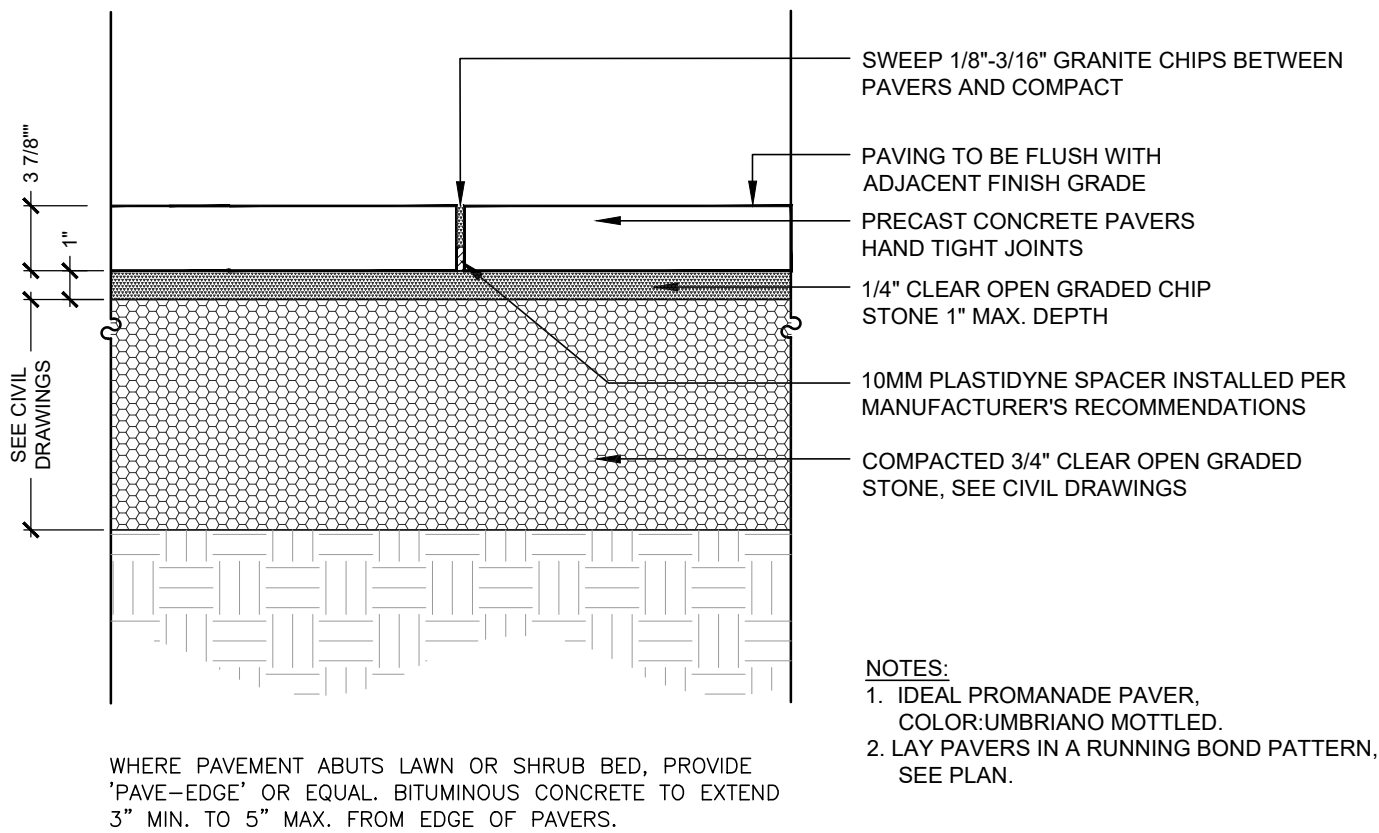


BICYCLE RACK

Not to Scale

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5

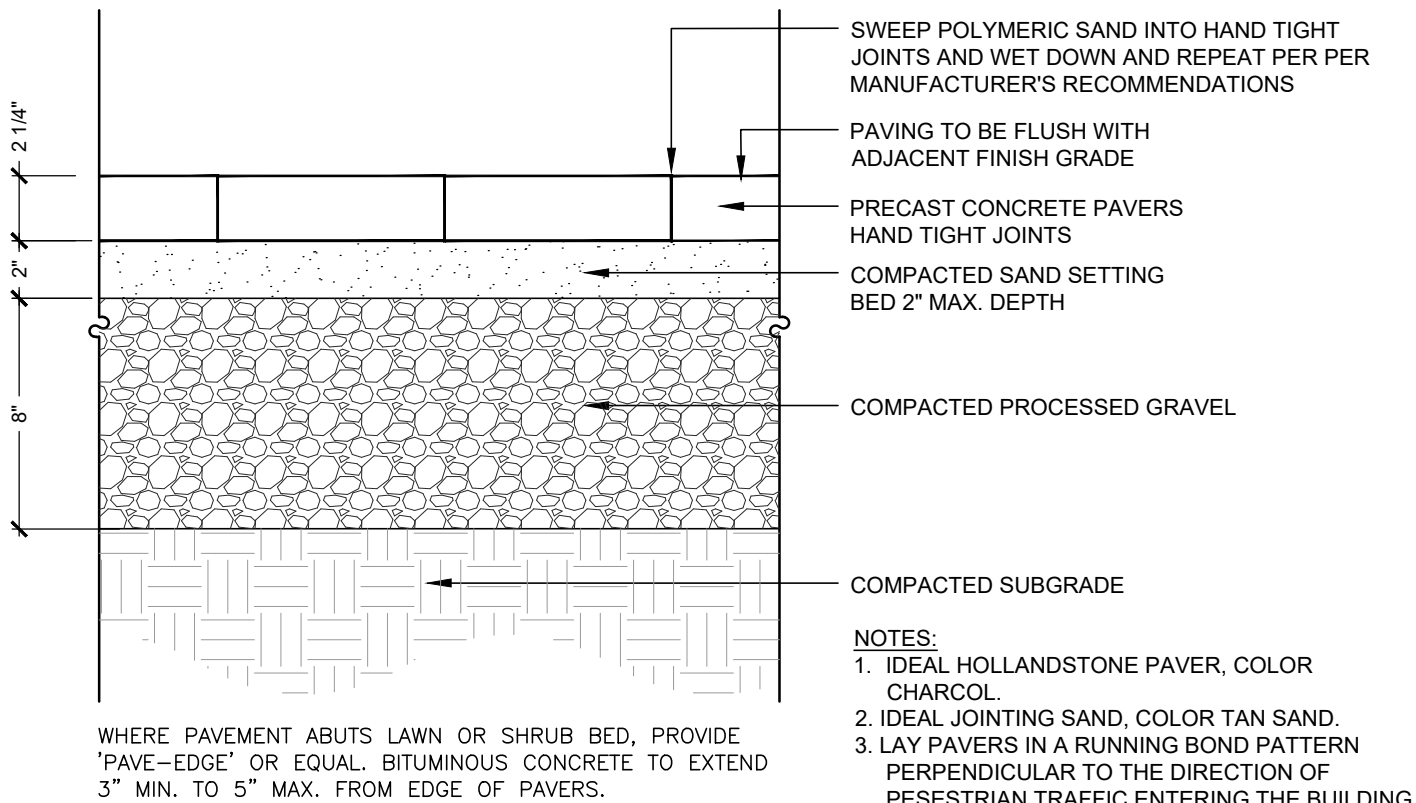


POROUS CONCRETE PAVER

Not to Scale

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3



CONCRETE UNIT PAVER

Not to Scale

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4

**SECOND STREET COURTHOUSE
REDEVELOPMENT**

CHINBURG PROPERTIES, INC.
SECOND STREET DOVER, NEW HAMPSHIRE

SHEET TITLE

**LANDSCAPE
DETAILS**

REVISION LOG

1	△	6/3/21	REVISED PER TRC COMMENTS
	△		
	△		
	△		

REV#	DATE	DESCRIPTION
PROJECT NO.	21014.0	
DESIGN BY	J. HYLAND / J. MARTEI	
DRAWN BY	J. COLOPY	
CHECKED BY	J. HYLAND	
DATE	APRIL 15, 2021	
SCALE		

SEAL

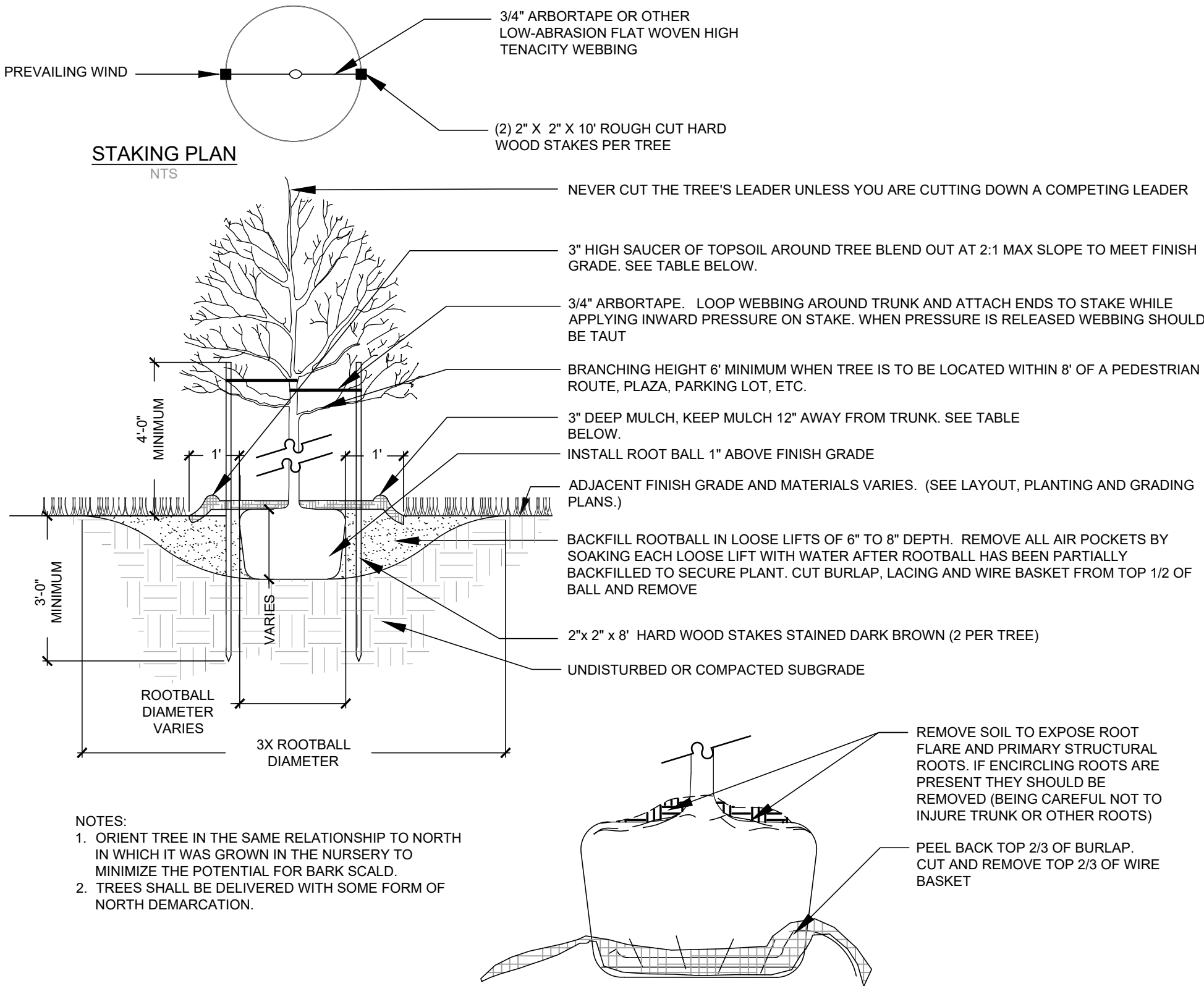


LP4

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DRAWING SUBMITTED FOR TRC REVIEW

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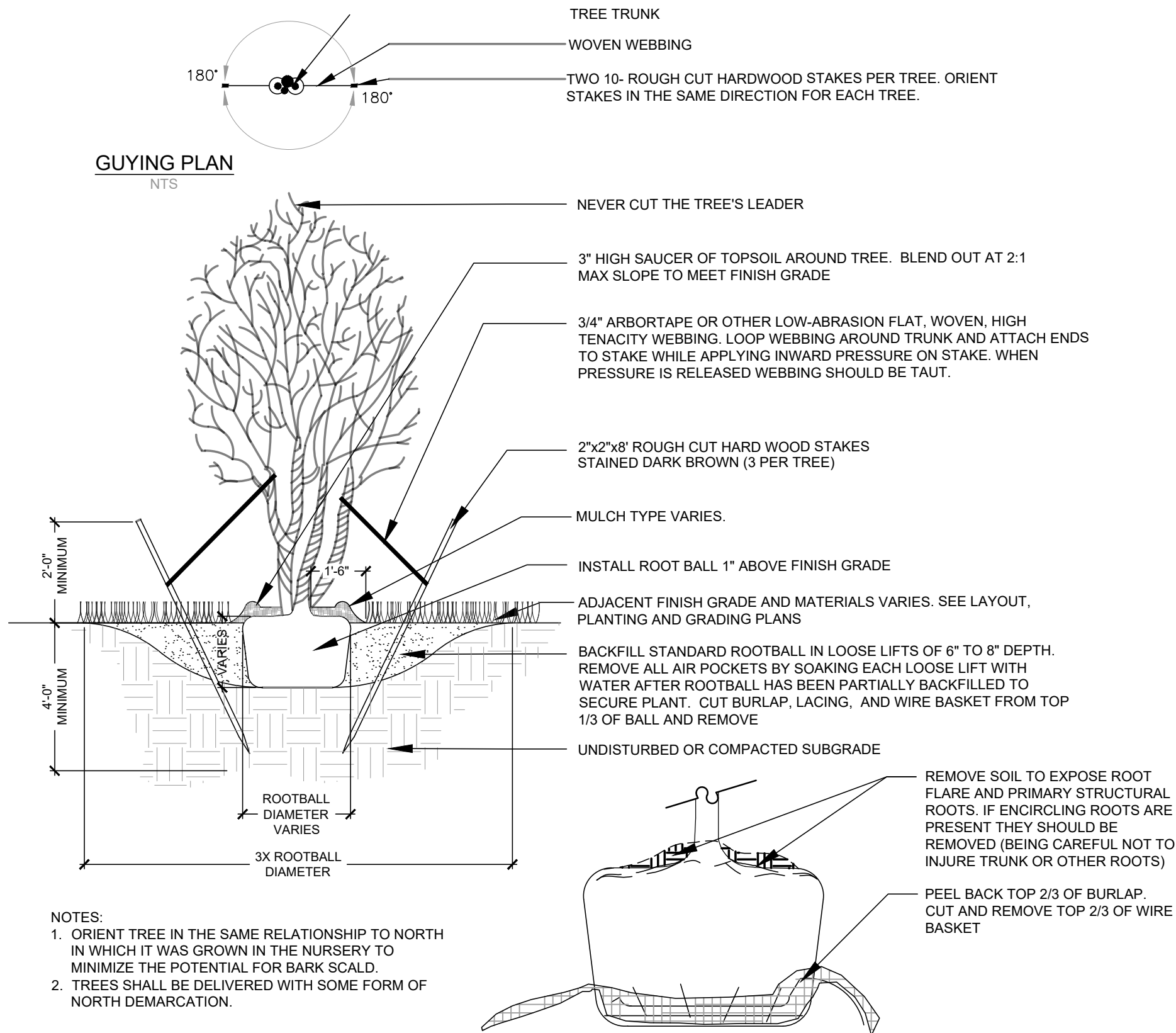


DECIDUOUS SHADE TREE PLANTING

Not to Scale

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1

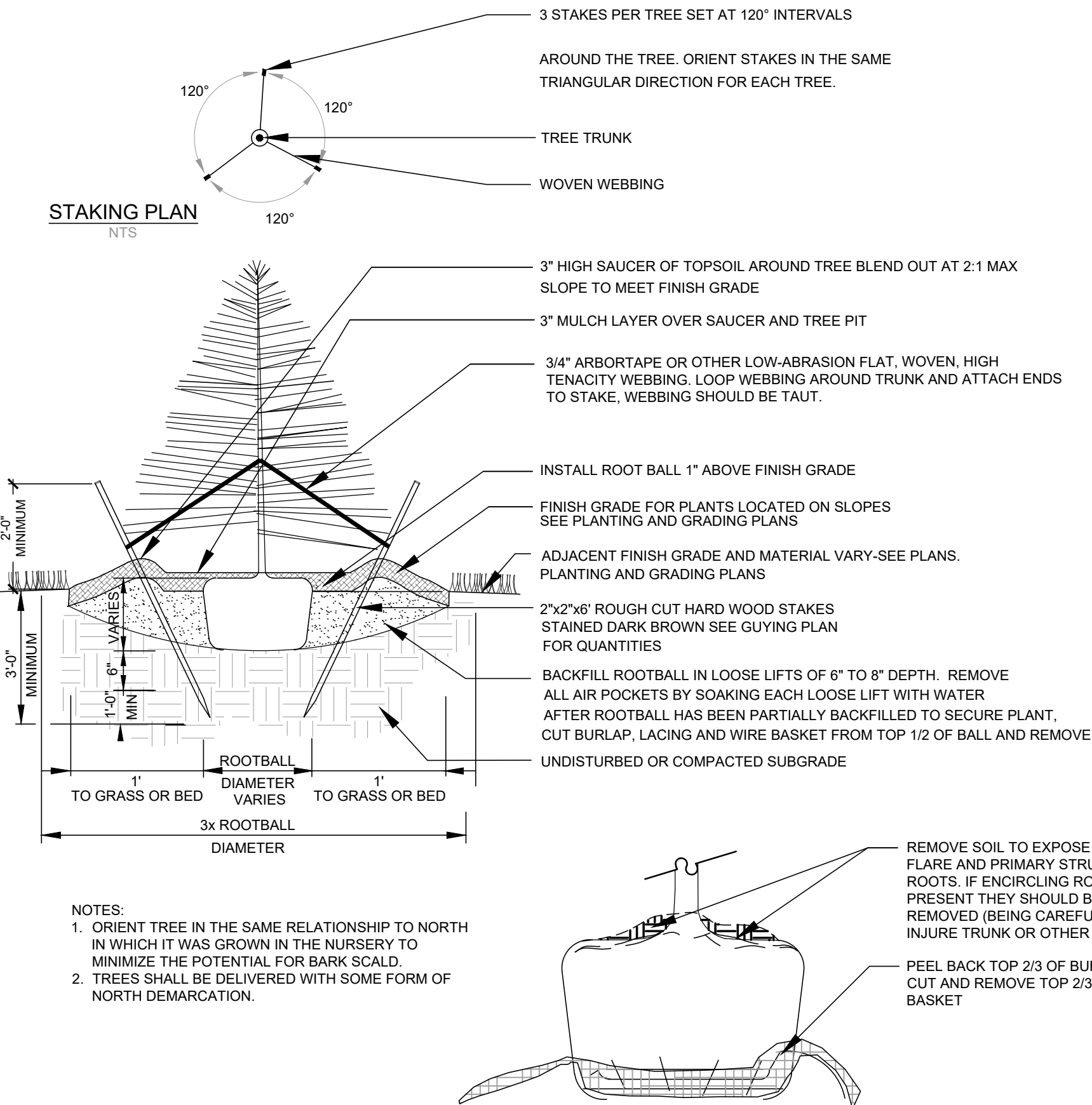


DECIDUOUS FLOWERING TREE PLANTING

Not to Scale

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2

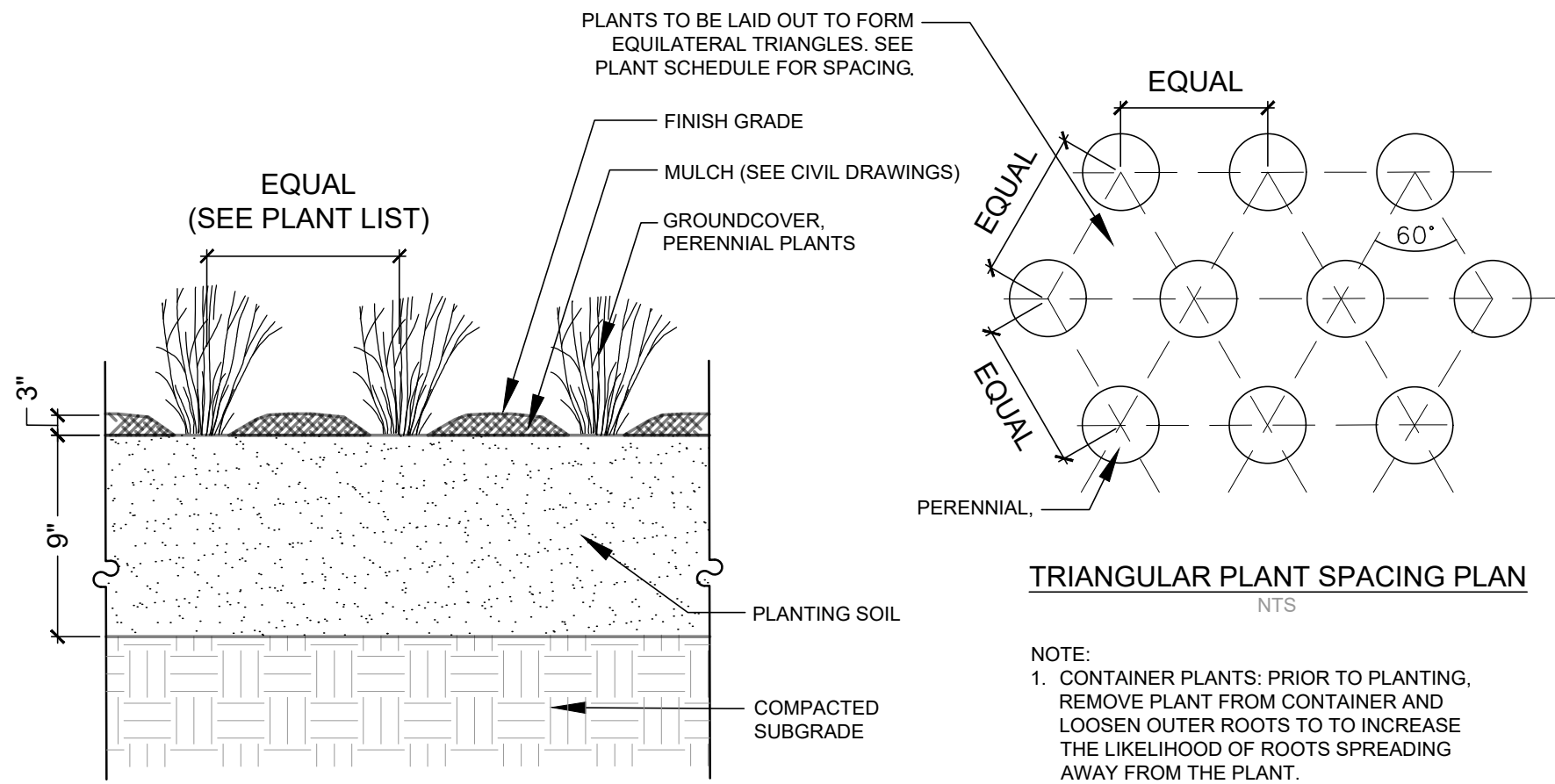


EVERGREEN TREE PLANTING

Not to Scale

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3

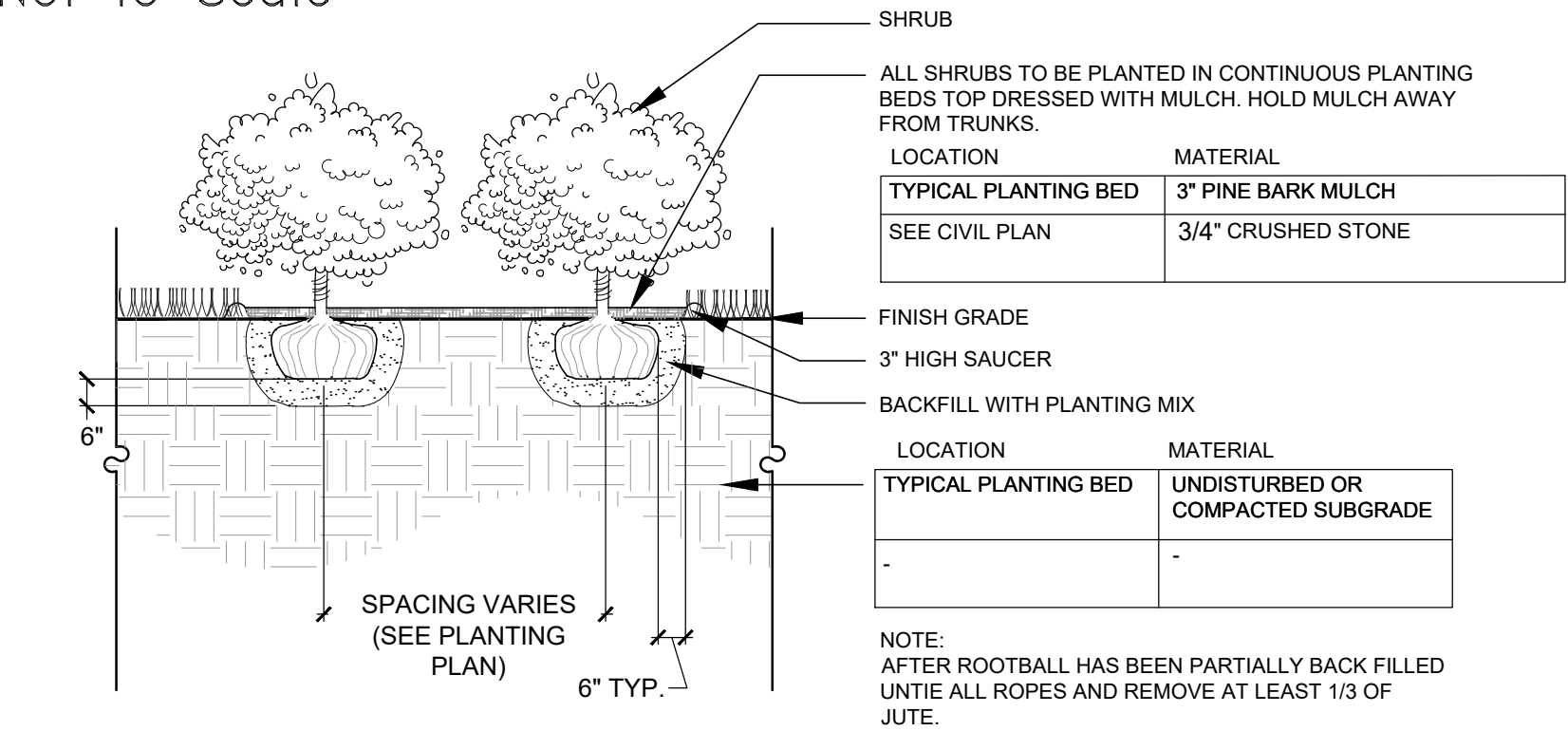


PERENNIAL AND GROUNDCOVER PLANTING

Not to Scale

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4



SHRUB PLANTING

Not to Scale

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5

SECOND STREET COURTHOUSE REDEVELOPMENT

CHINBURG PROPERTIES, INC.
SECOND STREET DOVER, NEW HAMPSHIRE

SHEET TITLE

LANDSCAPE DETAILS

REVISION LOG

REV#	DATE	DESCRIPTION
1	6/3/21	REVISED PER TRC COMMENTS
2		
3		
4		

REV#	DATE	DESCRIPTION
PROJECT NO.	21014.0	

DESIGN BY J. HYLAND / J. MARTEI

DRAWN BY J. COLOPY

CHECKED BY J. HYLAND

DATE APRIL 15, 2021

SCALE



SCALE: 1" = 20'-0"

SEAL



LP5

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DRAWING SUBMITTED FOR TRC REVIEW



REVISIONS:

SECOND STREET COURTHOUSE
CHINBURG PROPERTIES, INC.
SECOND STREET, DOVER, NH



ELEVATIONS

DATE: 06/02/2021
DRAWN BY: KGM
APPROVED BY: C.J.G.
SCALE: 1/8" = 1'-0"
JOB NUMBER: -

A4