CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date:	**Tuesday, July 27, 2021**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - June 22, 2021 Regular Meeting Minutes
3. **OLD BUSINESS**
   - **A.** Public hearing to consider amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include changes to the wetland protection district, floodplain ordinance, accessory structure definition, rezoning part of the R-40 to R-20 on Bellamy Road and Cold Springs Road, allowing all residential structures in the R-12, R-20, and R-40 districts to be converted into a duplex, increasing lot area required in the RM-U table for 3-4 family dwellings, revising exceptions to lot size, frontage and setback requirements using TDR, swimming pools, customary home occupations, allowing residential to make up any 20% of a building in the CBD, allowing an extra Accessory Dwelling unit if it meets HUD Fair Market rent rates, revising the RCM Overlay District, nonconforming structure setbacks, TDR regulations, changing definitions of nonconforming lot and conservation lot.*
   - **B.** Public hearing and possible vote on amendments to Chapter 153, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include electric vehicle charging readiness and stations, eliminating I-1, replacing I-2 with CM, replacing B-1 with G, replacing I-4 or ETP with IT, replacing B-3, B-4, or B-5 with C, revising certification section, location of parking lots section, revising Various Sections of the City section, and Physical Arrangements section to allow outdoor dining and display of goods.*
   - **C.** Public hearing and possible vote on amendments to Chapter 157, entitled "Land Subdivision Regulations" of the code of the City of Dover. Amendments include revising the Final Plat requirements, street layouts to a 30 ft easement, reference monument size, street markers and traffic signs to conform with MUTCD.*
4. **NEW BUSINESS**
   - **A.** Consideration and acceptance of a Minor Lot Line Adjustment for Gordon Clark, (Owners: Gordon Clark and Dover Lodge #184 of the Benevolent Protective Order of the Elks), Assessor's Map I, Lots 22-D, 122, & 123, zoned IT, and located at 294, 282 & 304 Durham Road. *(P21-40)
   - **B.** Consideration and acceptance of a Minor Subdivision for Westfield, LLC, Assessor's Map G, Lot 2, zoned CM, located at 64 Littleworth Road. (1 new lot) *(P21-41)
   - **C.** Consideration and acceptance of an Impact Fee Waiver Request for First Street at Garrison, LLC., Assessor's Map 6, Lot 3-1, zoned CBD-G, located at 200 First Street. *(P18-25A)
   - **D.** Consideration and acceptance of a Conditional Use Permit for Macs Convenience Stores, LLC, Assessor's Map K, Lot 19C, zoned R-12, C & IT; located on Dover Point Road. (Proposal is to allow wetland buffer impacts of 656 s.f. and Conservation District impacts of 767 s.f. adjacent to Varney Brook for grading for building and stormwater drainage structures). *(P21-16)
   - **E.** Consideration and acceptance of a Site Review for Macs Convenience Stores, LLC, Assessor's Map K, Lot 19C, zoned R-12, C & IT, located at Dover Point Road. (Proposal is to construct a 5,358 s.f. convenience store with 6 vehicle refueling and one electric recharging stations). *(P21-15)
   - **F.** Consideration and acceptance of a Conditional Use Permit for Dover Point Village, LLC., (Owner: Sebring Holdings, LLC), Assessor's Map K, Lot 26, zoned R-12; located on Dover Point Road. (Proposal is to allow wetland buffer impacts of 901 s.f. and Conservation District impacts of 896 s.f. adjacent to Varney Brook for grading for building and storm water drainage structures). *(P21-36)
   - **G.** Consideration and acceptance of a Site Review for Dover Point Village, LLC., (Owner: Sebring Holdings, LLC.) Assessor's Map K, Lot 26, zoned R-12, located on Dover Point Road. (Proposal is to construct a 3,600 s.f. professional /medical office building with associated parking). *(P21-35)
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting, continued
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, June 22, 2021**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Dennis Ciotti (Councilor), Steph George (Alternate), Mark Speidel (Alternate), Dave Landry, Jackson Kaspari, Dave White, Kyle Pimental, Hayley Harmon (Vice Chair), Erin Allgood (Alternate)
Members Not Present (excused): Tom Clark, Frank Torr
Members Not Present (un-excused): None
Staff Present: Christopher Parker, Assistant City Manager

Chair G. Cruikshank called the meeting to order at 7:00 p.m and noted Frank Torr and Tom Clark are absent, and Erin Allgood and Steph George will be sitting in. She also noted that the City of Dover has taken extra steps to ensure the physical location of this meeting conforms with all safety provisions during the pandemic, including social distancing, face coverings, and frequently sanitized facilities. Although qualified members of the public can participate in the meeting by speaking at the physical location, the public is encouraged to leave comments in advance by calling 516-MEET (6338), emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.

1. CITIZENS' FORUM

Citizens Forum Open.
None
Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

May 25, 2021 Regular Meeting Minutes

Motion: D. White moved to approve the minutes as submitted. Seconded by H. Harmon. Vote: U/A

3. OLD BUSINESS

A. Public hearing to consider amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include changes to the wetland protection district, floodplain ordinance, accessory structure definition, rezoning part of the R-40 to R-20 on Bellamy Road and Cold Springs Road, allowing all residential structures in the R-12, R-20, and R-40 districts to be converted into a duplex, increasing lot area required in the RM-U table for 3-4 family dwellings, revising exceptions to lot size, frontage and setback requirements using TDR, swimming pools, customary home occupations, allowing residential to make up any 20% of a building in the CBD, allowing an extra Accessory Dwelling unit if it meets HUD Fair Market rent rates, revising the RCM Overlay District, nonconforming structure setbacks, TDR regulations, changing definitions of nonconforming lot and conservation lot.*

C. Parker explained the process to develop these zoning amendments and reviewed the posted zoning amendments. He noted tonight is the first of three public hearings that will be held on this item to hear public comment. No Board action will be taken tonight.

D. Landry asked about the properties not fronting on Bellamy and where the access is. C. Parker explained. D. Ciotti asked if a particular lot is losing access and becoming landlocked and commented to make sure the parcel doesn't get left off the maps in the future. C. Parker noted the deed says they have access through Cold Springs off Bellamy.

D. Landry asked for clarification on amendment 10: more than one ADU. The density for the R40 zone is bothersome to him. C. Parker noted the amendment will affect any zone that allows residential.

K. Pimental asked if the second ADU is accepted by any other communities in NH and is there anything in place to prevent the additional ADUs from becoming condos (separate ownership).
C. Parker is not aware of any other community in NH looking to allow this. The ordinance restricts that the ADU can be a rental but cannot be a condo. The deed has to be restricted to ensure it stays with the land.

Public Hearing Opened
No calls were received. An email from Liz Brater, 77 Spur Road, and Kyle Dacruzer were received and forwarded on to the Board.
Public Hearing Closed

B. Public hearing to consider amendments to Chapter 153, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include electric vehicle charging readiness and stations, eliminating I-1, replacing I-2 with CM, replacing B-1 with G, replacing I-4 or ETP with IT, replacing B-3, B-4, or B-5 with C, revising certification section, location of parking lots section, revising Various Sections of the City section, and Physical Arrangements section to allow outdoor dining and display of goods.*

C. Parker explained the process that there will be one more public hearing on this item next month and the Board can take action at that next meeting if they want.

Public Hearing Opened
No calls were received. An email from Liz Brater, 77 Spur Road, was received with suggestion about Electric Vehicles.
Public Hearing Closed

C. Public hearing to consider amendments to Chapter 157, entitled "Land Subdivision Regulations" of the code of the City of Dover. Amendments include revising the Final Plat requirements, street layouts to a 30 ft easement, reference monument size, street markers and traffic signs to conform with MUTCD.*

C. Parker explained the process that there will be one more public hearing on this item next month and the Board can take action at that next meeting if they want.

Public Hearing Opened
No calls or emails were received.
Public Hearing Closed

4. NEW BUSINESS

Motion: K. Pimental moved to hear item E first. Seconded by J. Kaspari Vote: U/A

K. Pimental recused himself from item E because he works for the consulting firm Dover used. M. Speidel sat in.

E. Discussion of Complete Street Policy endorsed by the Transportation Advisory Committee

C. Parker noted the City created a Complete Street and Traffic Calming policy in 2014. As part of a resiliency grant the City and Strafford Regional Planning reviewed the policy after reviewing and creating the downtown street tree plan. The Transportation Advisory Commission reviewed and endorsed the policy in May and it is before the Board for endorsement.

C. Parker reviewed the proposed changes.
Colin Lentz, SRPC, was present to address technical questions.

D. Landry asked about regional projects and if the other cities have a similar document as this. C. Lentz noted Somersworth and Rochester agree with it and follow it, but might not have a document this specific.

J. Kaspari asked if once we start gathering data, target values will be placed on the metrics so we understand of our performance. The consultant did not go that far, but the City can look at that.

Motion: D. Landry moved to endorse the policy changes and encourage staff to use them as a guide in creating Capital Improvements Program projects. Seconded by H. Harmon. Vote: U/A

A. Consideration and acceptance of a waiver request for Stabile Townhomes at the Landing, LLC., Assessor's Map K, Lot 19, zoned IT & RCM, located at Pointe Place. (Proposal is for minor architectural adjustments). *(P20-32A)

C. Parker explained the amendment was a result of the developer wishing to change the basic look of the townhomes from "Craftsman Style" to "Farmhouse" to help differentiate the units from units on Artisan Way. The Board doesn't have jurisdiction over the color, but it does over the shingle style vs board and batten and the stonework on the columns.

This amendment was simple enough to not require review by the Technical Review Committee.

Eric Jackson, Stabile Homes, 1 Steeple Ln Amherst NH, presented the request.

D. Landry clarified that there are some units already built in the craftsman style.

Motion: D. Ciotti moved to accept the application and that it is not a development of regional impact. Seconded by D. White. Vote: U/A

Public Hearing Opened
Debbie Impietro, 53Artisan Way would like more screening between the buildings.
No calls or emails were received to the office
Public Hearing Closed

C. Parker noted the Planning Department finds that request is within the Board's purview under 153-4 of the Site Review Regulations of the City of Dover Code. Staff recommends the Planning Board vote to amend the original approval to allow for the proposed architectural features and materials provided in this application with the following conditions:

Conditions to Be Met Prior to Amending the Plans:

1. Four copies of the revised architectural design be submitted for review by staff and signature by the Planning Board Chair.

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2. All other Conditions Prior to Building Permit and Occupancy from P20-32 must also be met.

Motion: D. Ciotti moved to approve the amendment. Seconded by D. White. Vote: U/A

The Vice Chair noted that items B and C would be heard together.

B. Consideration and acceptance of a Conditional Use Permit for Zeland Schwartz Revocable Trust, (Agent: Stephen Haight, Civilworks New England), Assessor's Map H, Lot 14D, zoned R-20, located at 26 ½ Bellamy Road. (Proposal is for a 5 lot subdivision with the construction of a 400 foot long road. The project proposes 23 s.f. impact to a 20% slope and 8,630 s.f of grading impact in the Conservation District adjacent to the Bellamy River). *(P21-27)

C. Consideration and acceptance of a Subdivision using Transfer of Development Rights for Zeland Schwartz Revocable Trust, Assessor's Map H, Lot 14D, zoned R-20, located at 26 ½ Bellamy Road. (Proposal is to buy 2 units through TDR and subdivide one lot into 5 with the existing house and converting accessory structure). *(P21-25)

C. Parker explained the applicant is requesting to subdivide one lot into 5 using Transfer of Development Rights. The lots would be 0.36 acres, 0.91 acres, 0.63 acres, 0.75 acres and 0.52 acres. Twenty-three square feet of impact is expected to the 20% slope/Conservation District area and 8,630 square feet of grading impact is expected in the Conservation District to the Bellamy River.

As a Major Subdivision, this application appeared twice before the TRC, most recently on April 22, 2021, and the project is served by municipal water and sewer.

The applicant is requesting the Board grant a waiver to Section 157-10.D to waiver the full traffic impact analysis, Section 157-31.F/32.J Block Length of Dead-end Streets to allow approximately 397' instead of the required 500', Section 157-47.A to allow a road width of 20' instead of 24'and to allow the right of way to be within the 30' no cut no disturb buffer.

The Conservation Commission endorsed the CUP application on June 14, 2021 with the condition that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules which is a recommended condition of approval for this CUP and the Site Plan.

There will be four votes tonight, CUP for steep slope impact, TDR, waivers, and subdivision.

Steve Haight and Jayce Gregwire, Civilworks New England reviewed the application and project.

J. Kaspari asked some clarifying questions regarding drainage and flooding which Mr. Gregwire and Mr. Haight answered.

K. Pimental asked if there is a chance of undercutting/ river erosion on the property. S. Haight explained there isn't an issue.

D. Landry asked about the shore land impact permit and impervious surfaces. Mr. Haight explained this plan addresses the shore land permit regulations.

D. Ciotti is concerned about the spacing of the walkway and the trees and the building. If it's paved, that will cause issues with the root system of the trees.

M. Speidel had a question about vegetation in front of unit 26 which makes turning around difficult. S. Haight noted that vegetation will be cut back.
The width of the road is only 20' and M. Speidel is concerned about fire access. S. Haight noted this is designed to handle a fire truck, there are hydrants and no parking signs.

Discussion occurred regarding the road width of 20' vs 24'.

Motion: D. White moved to accept the applications and noted that this is not a development of regional impact. Seconded by J. Kaspari. Vote: U/A

Public Hearing Opened
No calls or emails were received.
Public Hearing Closed

STAFF RECOMMENDATION: CUP
C. Parker noted the plan is consistent with the Conservation District ordinance which provides for Conditional Use Permits to allow impacts to conservation districts if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department recommends that the Planning Board vote to grant the Conditional Use Permit with the following conditions:
Conditions to Be Met Prior to Granting of the Conditional Use Permit:

1. Provide copy of the NHDES Shoreland Permit to the Planning Department.
2. Revise plan set to add a note that that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules
3. Revise plan set to indicate the walkway from new driveway to existing home be pavers or permeable-not paved.

Motion: D. White moved to grant the Conditional Use Permit with Conditions, as it is consistent with the regulations. Seconded by E. Allgood. Vote: 8-1 with D. Landry opposed.

STAFF RECOMMENDATION- TDR:
C. Parker noted the proposal is consistent with Chapter 170-27.2 for the sale of units, if the proposed intensity and density is consistent with the neighborhood and master plan. The Planning Department recommends that the Planning Board vote to grant the additional 2 units via Transfer of Development Rights with the following conditions:

1. Payment of TDR fees.
2. Add a note to the plat that the Board granted a waiver to Chapter 170-27.2.G(7).

Motion: D. White moved to approve the sale of two units with conditions, as the request is consistent with the regulations. Seconded by J. Kaspari. Vote: 8-1 with D. Landry opposed.

STAFF RECOMMENDATION- Waivers:
C.Parker noted that Chapter 157-51 states a waiver may be granted if the Board finds that
"(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believes criterion 2 has been met for this request, and recommends that the Planning Board vote to grant the waivers with the following condition:

Condition to Be Met Prior to Signing of Plans:

1. Add a note to the plat that the Board granted a waiver to Chapter 157-10.D (traffic impact analysis), Chapter 157-31.F and 32.J (for road/block length), and Section 157-47.A (minimum road width) and that the Board found the criteria of Chapter 157-51.A have been met.

Motion: D. White moved to approve the waiver with conditions, as the request is consistent with the regulations. Seconded by D. Landry. Vote: 8-1 with D. Ciotti opposed

STAFF RECOMMENDATION- Subdivision

C. Parker noted that the plan is consistent with Chapter 157-15 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots. The Planning Department recommends that the Planning Board vote to approve the subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The Planning Board approve
    a. The TDR application
    b. The Conditional Use Permit.
2. The applicant shall provide the Planning Department with:
    a. A digital version of the final plat.
    b. A CAD file to the satisfaction of the Asset Management Administrator.
    c. A Copy of a sample deed for lots 3 and 4 documenting that portions of the property within the 250' shoreline buffer, 100' conservation district, and the 100-year floodplain, and that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules
3. The Assistant City Manager in consultation with the City's General Legal Counsel will review and approve the homeowners association to ensure private road, stormwater infrastructure maintenance, buffer and common space, space, conservation district maintenance, prior to converting ownership and maintenance obligations, and deed/easement requirements per Section 170.27.2.
4. The applicant shall revise the plat to:
    a. Add signature and stamp of LLS and PE
    b. Add owners' signatures for recording at Strafford County Registry of Deeds
    c. Add a note that that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules.
    d. Show new water line from street be added rather than reuse existing water line to the satisfaction of the City Engineer.
    e. Add a note that the existing detached garage structure and the single family dwelling at 26 ½ Bellamy Road will require renumbering.

Conditions to be Met Prior to Building Permit:

5. The new dwellings shall be assessed and pay the current Water and Sewer Investment Fees in place at the time of application for service.
6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any

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unfinished work.

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

Conditions to Be Met Prior to Occupancy:

8. Issuance of the Certificate of Occupancy.
9. Any applicable easements shall be recorded.
10. Documentation that the HOA has been created and is in place.
11. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision.
12. Prior to the last Certificate of Occupancy being issued, the Engineer of Record shall meet with the Association and review the as-builts for the project.
13. Proof that the deeds to be recorded for lots 3 and 4 match the sample deeds provided.

Motion: D. White moved to approve the site plan, with Conditions, as it is consistent with the regulations. Seconded by K. Pimental. Vote: 8-1 with D. Landry opposed

D. Consideration and acceptance of an Extension Request for a previously approved Site Plan for Gulf Landing Properties, Assessor's Map 38, Lot 9-A-2, zoned C, and located at Central Avenue. (Proposal was to construct a three story medical rehabilitation facility). The Site Plan was approved by the Board, with conditions, on October 27, 2020. *(P19-85B)

C. Parker noted the applicant received conditional approval (for a second time) in December 2020. Due to financing, the applicant was not able to meet the initial 90 day period to meet conditions of approval or the extra 90 day administrative extension and is now requesting a second extension which requires Planning Board approval.

The administrative extension expired on June 13th. The request was made before that, so the Board is acting to extend the request until September 12, 2021.

The applicant is still proposing a medical withdrawal management facility on Central Ave near Dover Bowl. The secured building is proposed to have 64 beds and 24/7 staff.

James Hayden, Berry Survey and Engineering presented the request.

Motion: D. White moved to accept the applications and noted that this is not a development of regional impact. Seconded by D. Ciotti. Vote: U/A

Public Hearing Opened
No calls or emails were received.
Public Hearing Closed

C. Parker noted Chapter 153-8 of the Site Review Regulations of the City Code provides that the Planning Director may grant one 90-day administrative extension for Conditional Approvals. Any further extensions must be approved by the Planning Board. This request is consistent with those regulations.

The Planning Department recommends the Planning Board vote to approve the extension request, establishing a new date for completion of September 12, 2021.

Motion: D. White moved to grant the 90-day extension. Seconded by J. Kaspari. Vote: U/A

5. STAFF COMMENTS

- C. Parker updated the Board on:
  - the latest TRC: Old Courthouse Project, two adjacent projects on Dover Point Road
- FY 22 Budget includes a new position: Resiliency Coordinator. Position is posted and interviews will be the end of July.
- The bus tour did not happen as planned two weeks ago, but if the Board is interested it can be scheduled.

6. MEMBER COMMENTS

- G. Cruickshank noted she had signed plans for 379 Tolend Road
- K. Pimental asked why there are updates to the signs. One was hit so needs to be replaced.
- D. Ciotti received a complaint that a sign was put right in a resident's yard. He wondered if those affected were notified. C. Parker said they were notified, and no changes will be made in the first few months.
- D. Ciotti asked for an update with the City's talks with Severino. As far as C. Parker knows, all changes discussed have been made and there have been no additional complaints.
- D. Landry noted the SRPC annual meeting is coming up on Thursday June 24th and C. Parker will be speaking about pipelines for funding projects and how to use the funds.
- K. Pimental noted Mirage Studios on Union St is being recognized as the birthplace of Teenage Mutant Ninja Turtles
- K. Pimental noted a conversation occurred whether the NH Planners Association spring conference should be virtual or in-person

7. ADJOURNMENT

Motion: D. White made a motion to adjourn at 8:38 p.m. Seconded by H. Harmon.

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-40

Application Type:	Lot Line Adjustment
Applicant(s):	Gordon Clark, GC/AAA Fences Inc
Owner(s):	Gordon Clark, GC/AAA Fences Inc; Order of Elks
Location:	294, 282, and 304 Durham Road (Map I-22-D, 122 & 123)
Meeting Date:	July 27, 2021

INTENT: Proposal is to adjust the lot lines between three lots. Lot 122 will convey 9,733 sf to Lot 123 and 26,426 sf to Lot 122-D.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

AREA:

	Existing:	Proposed:
Lot 122:	33.2 +/- ac	32.4+/- ac
Lot 123:	0.22 +/- ac	0.45 +/-ac
Lot 22-D:	3.67 +/-ac	4.25+/- ac

ZONING DISTRICT: IT

EXISTING LAND USE: IT

PROPOSED LAND USE: No change

SURROUNDING LAND USE: Residential and commercial

ZBA ACTION: Z17-14 for parking setback relief (22-D), Z85-58 for use (22-D) and Z73-22 for use. None affect the lot line adjustment.

ATTACHMENTS: Application materials including lot line adjustment plan and waiver narrative

APPLICATION IS COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: 157-17A (e) and (h): show all lot lines and structures

Summary of Request and Background
The applicant is requesting to complete a lot line adjustment between three lots. Lot I-122 will convey 9.733 square feet to Lot I-123 and 26,426 square feet to Lot-122-D.

Lot I-123 will not meet the minimum dimensional regulations, however the lot line adjustment will bring it closer to conforming.

The applicant is applying for a Boundary Line Waiver, and just showing Lot I-122, as it is conveying smaller area to the two abutting lots.

As a Lot Line Adjustment, this application did not appear before the TRC.

Summary of Waiver Requests:
The applicant is requesting the Board grant a waiver from the requirement for fully showing all structures and showing all the lot lines for lots included. The applicant provided justification in their narrative.

Consistency with Land Use Regulations – Waiver
Section 157-51 of the Land Subdivision Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believe criterion 1 has been met noting that the larger "Elk" parcel is solely impacted by the areas shown and there is no impact to the conformity with dimensional requirements by adjusting the lot lines.

STAFF RECOMMENDATION Waivers:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to grant the waivers with the following condition:

1. Add a note to the plat that the Board granted a waiver to Chapter 157-17A(e) (plan to show all lot lines) and 157-17A(f) (plan to show all existing structures) and that the Board found criteria 1 of Chapter 157-51.A has been met.

Consistency with Land Use Regulations
Chapter 157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

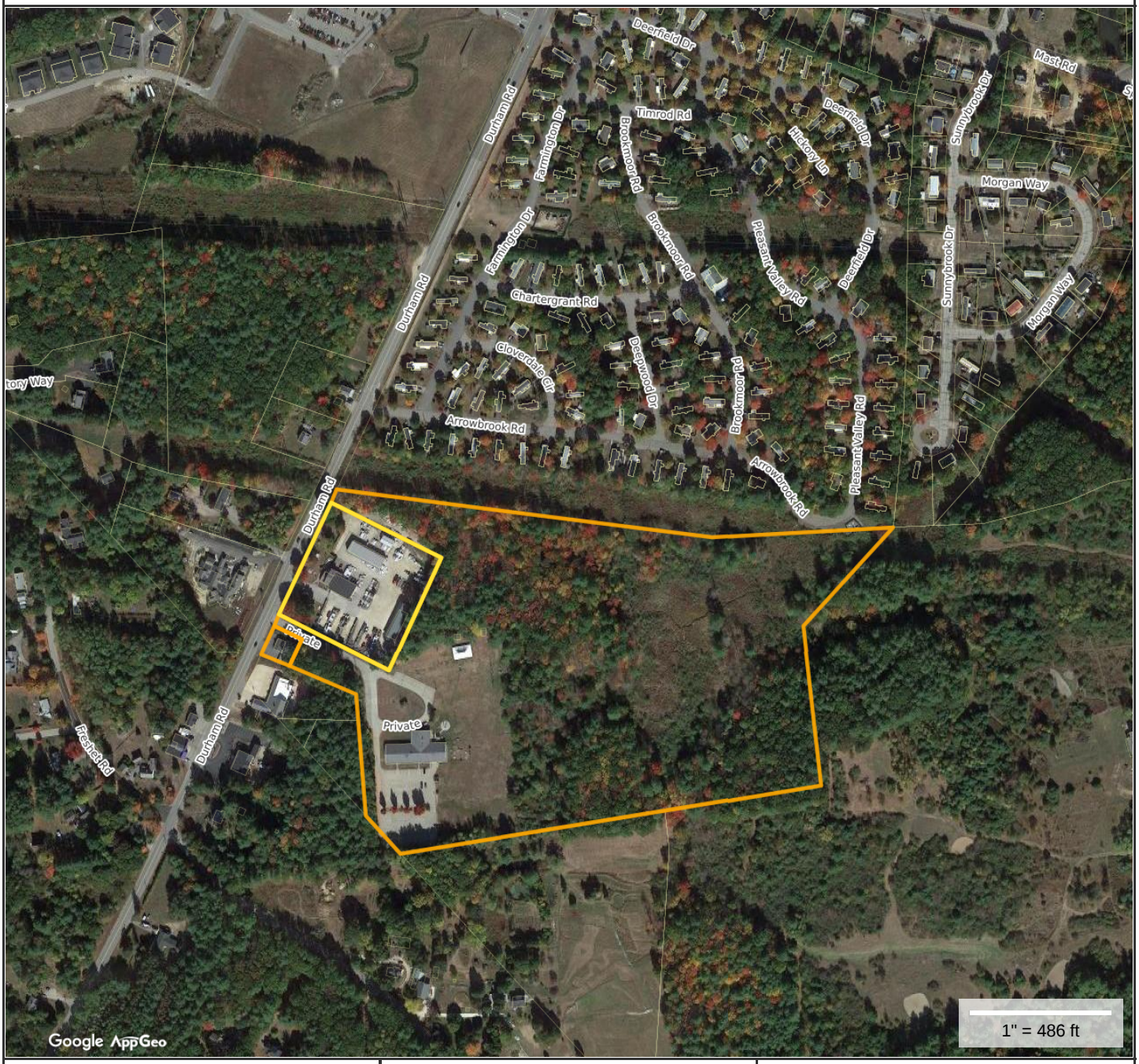
STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the

application for review, open the public hearing, and approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. The signature and stamp of LLS
    b. The owner's signatures for recording at Strafford County Registry of Deeds.
    c. Revising the Planning File # to P21-40 (listed as P21-4)
    d. Common Lot Line Adjustment Plan Notes 9, 10, 12 and 13
    e. Updated zoning information to include the lot coverage and building height
    f. A note referring to easement or other arrangement in place for I-123's driveway off I-122 private roadway.

294, 282 & 304 Durham Road



Property Information

Property ID	I0022-D00000
Location	294 DURHAM RD
Owner	CLARK GORDON D
Land Use	316

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: November 2019]

RECEIVED
Planning Office
JUL 13 2021
Dover, New Hampshire

Office Use Only	Project #:	P21-40	Date Received:	JUL 13 2021
	Amount Paid:		Time Received:	

APPLICANT INFORMATION

Name of Applicant: Gordon Clark, GC/AAA Fences Inc. Telephone # 603-660-0833

Address of Applicant: 294 Durham Road, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Same as applicant Telephone #

Address of 1st Property Owner:

Address of Property: 294 Durham Road

Assessor's Map # I Lot(s) # 22-D

Property Deed: Book 2160 Page: 253

Zoning District(s) Innovation Technology (IT)) Overlay District(s)

Size of Existing Parcel (sq. ft.): 160,228 Size of Proposed Parcel (sq. ft.): 186,654

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Order of the Elks Telephone #

Address of 2nd Property Owner: 282 Durham Road, Dover, NH 03820

Address of Property: 282 Durham Road

Assessor's Map # I Lot(s) # 122

Property Deed: Book 933 & 953 Page: 196 & 395

Zoning District(s) Innovation Technology (IT) Overlay District(s)

Size of Existing Parcel (sq. ft.): 33.2+/- Size of Proposed Parcel (sq. ft.): 32.4+/-

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (*if different from applicant*): Same as applicant Telephone #

Address of 3rd Property Owner:

Address of Property: 304 Durham Road

Assessor's Map # I Lot(s) # 123

Property Deed: Book 4443 Page: 740

Zoning District(s) Innovation Technology (IT) Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 9,976 Size of Proposed Parcel (sq. ft.): 19,709

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Joel D. Runnals, LLS; Norway Plains Associates, Inc.

Address PO Box 249, Rochester, NH 03866 Telephone #: 603-335-3948

Professional License #: 865 E-mail address: jrunnals@norwayplains.com

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

Name of 2nd Easement Holder: N/A Telephone #_____

Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: Gordon Clark Date: 6/30/21

Signature of Second Property Owner: _____ Date: 6/29/21

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

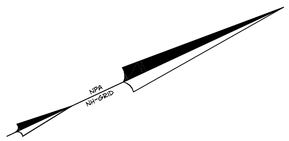
Signature of Agent: Joel D Runnals Date: 06-30-21

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6/29/21

Gordon Clark 6/30/21



PARCEL ID H-1-0
REAL MCKOY PROPERTIES, LLC

PARCEL ID H-1-B
DAVID GEANOULIS

PARCEL ID H-2-0
CITY OF DOVER

DURHAM ROAD / NH ROUTE 108

N 24°55'29" E
98.90'

"ELKS LODGE" SIGN

N 23°54'29" E
201.00'

"AAA" "FENCE"

N 24°21'12" E
199.89'

3/4" IRON PIPE FOUND "O"

3/4" IRON ROD FOUND "O"

PAVED PARKING

N 11°50'24" E
22.46'

S 64°18'33" E
101.37'

PARCEL ID I-123-0

N 26°06'34" E 99.95'
LOT LINE TO BE ABANDONED

1" IRON PIPE FOUND "O"

AREA TO BE CONVEYED FROM PARCEL I-122-0 TO PARCEL I-123-0
9,733 sf

PARCEL ID I-123-0
EXISTING AREA:
9,976 sf
3.678 acre
PROPOSED AREA
19,709 sf
0.452 acre

N 63°32'51" W
100.00'

S 63°32'51" E
100.00'

"NPA" MON. TO BE SET

PROPOSED LOT LINES
S 26°10'14" W 94.81'

"NPA" MON. TO BE SET

PAVED PARKING

PAVED PARKING

S 63°35'28" E
258.05'

N 63°42'28" W
400.20'

PARCEL ID I-22-0
SUN JENSEN, LLC
BOOK 4623, PAGE 816

NOTES:

1. THE PURPOSE OF THIS PLAN IS PERFORM A LOT LINE ADJUSTMENT BETWEEN TAX MAP PARCELS ID I-22-D, I-122-0 & I-123-0.
2. THE PARCELS ARE LOCATED IN THE INNOVATIVE TECHNOLOGY DISTRICT (IT) DISTRICT.
3. DIMENSIONAL REQUIREMENTS (IT):
   LOT SIZE; 2 acres
   FRONTAGE; 200'
   SETBACKS; FY= 50', SY= 50', RY= 50'
4. PARCEL AREAS:
   PARCEL ID I-22-D
   OLD AREA= 160,228 sf / 3.678 acres
   NEW AREA= (26,426 sf CONVEYED FROM PARCEL I-122) 186,654 sf / 4.285 acres
   PARCEL ID I-122-0
   OLD AREA= 33.2 +/- acres
   NEW AREA= 32.4 +/- acres
   PARCEL ID I-123-0
   OLD AREA= 9,976 sf / 0.229 acre
   NEW AREA= (9,733 sf CONVEYED FROM PARCEL I-122) 19,709 sf / 0.452 acre
6. A PORTION OF PARCEL ID I-122 IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 33017C0320E DATED 09-30-15.
8. HORIZONTAL DATUM IS BASED ON NHSC2800 (DOVER'S GIS).

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

STATE OF NEW HAMPSHIRE No 865 JOEL D. RUNNALS LICENSED LAND SURVEYOR

SIGNATURE 2021

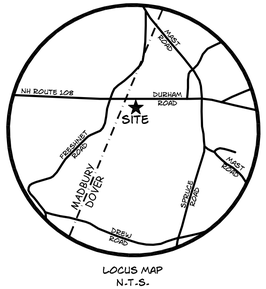
JOEL D. RUNNALS, LLS 865 DATE
on behalf of Norway Plains Associates, Inc.

GORDON D. CLARK DATE

ORDER OF ELKS DATE

PARCEL ID I-129-0
LEO CROISETIERE
BOOK 1658, PAGE 356

LEO CARROLL DRIVE
PRIVATE ROAD / RIGHT-OF-WAY



LOCUS MAP
N.T.S.

PARCEL ID I-22-D
EXISTING AREA:
160,228 SF / 3.678 AC
PROPOSED AREA
186,654 SF / 4.285 AC

"LLS 370" STEEL STAKE FOUND "O"

S 24°07'32" W
400.07'

LOT LINES TO BE ABANDONED

1" IRON PIPE FOUND "O"

AREA TO BE CONVEYED FROM PARCEL I-122-0 TO PARCEL I-22-D
26,426 SF / 0.607 AC

132.89'
S 46°13'40" W

325.00'
S 24°07'32" W

PROPOSED LOT LINES (TYPICAL)

"NPA" MON. TO BE SET

"NPA" MON. TO BE SET

N 26°24'32" E
50.00'

"NPA" MON. TO BE SET

S 63°35'28" E
141.95'

S 63°35'28" E
190.00'

PARCEL ID I-122-0
EXISTING AREA:
33.2+/- AC
PROPOSED AREA
32.4+/- AC

REFERENCE PLAN:

1. "PLAN OF LAND, CHESTER W. BRYSON, DOVER, NH"
   DATED: SEPT 1980 BY FREDERICK E. DREW ASSOCIATES
   RECORDED: SCRD 20D-62

TAX MAP I, LOT 22-D
OWNER OF RECORD:
GORDON D. CLARK
c/o GC/AAA FENCES, INC.
294 DURHAM ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2160, PAGE 253

TAX MAP I, LOT 123
OWNER OF RECORD:
GORDON D. CLARK
c/o GC/AAA FENCES, INC.
294 DURHAM ROAD
DOVER, NH 03820
S.C.R.D. BOOK 4443, PAGE 740

TAX MAP I, LOT 122
OWNER OF RECORD:
DOVER LODGE #184
of the BENEVOLENT PROTECTIVE ORDER OF ELKS
282 DURHAM ROAD, DOVER, NH 03820
S.C.R.D. BOOK 933, PAGE 196
S.C.R.D. BOOK 953, PAGE 395

CHECK PRINT FOR APPLICATION ONLY
07-13-21

LOT LINE ADJUSTMENT PLAN
282, 294 & 304 DURHAM ROAD
NH ROUTE 108
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
GORDON D. CLARK
and DOVER LODGE #184
of the BENEVOLENT PROTECTIVE ORDER OF ELKS

CITY OF DOVER PLANNING FILE NUMBER P-21-4

SCALE: 1" = 30' JUNE 2021

30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FEET

REVISIONS:
-

FILE NO. 305
PLAN NO. C-3180-LLA
DWG. NO. 21106-LDD\LLA-1
F.B. NO." TJR"

City of Dover, New Hampshire
APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY

[Revised August 20, 2020]

Office Use Only Amount Paid: _____ Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: GORDON CLARK Telephone # 603-660-0833

Address of Applicant: 294 DURHAM ROAD, DOVER, NH E-Mail GORDON@VINYLFENCESINC.COM

Project Name: LLA Project Location: 282, 294 & 304 DURHAM ROAD

Planning File Number: P21-4 Date of Original Approval _____

File Type: Conditional Use _____ Site Plan Review _____ Subdivision LLA

EXTENSION INFORMATION (*Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 157-23.B only)*

Extension type requested *(check one)*: ___Sec. 153-8.A ___Sec. 153-9.B ___Sec. 157-13.A ___Sec. 157-23.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*): _____

_____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____

Reason(s) for amendment/comments (*attach additional sheets as needed*): _____

_____

_____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: 157-17A (e) & (h)

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

SEE ATTACHED LETTER & SKETCH

_____

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: Joel D Rumrale Date: 07-21-21

Dover, NH Subdivision Regulations:
157-17 Application submittal and review for minor lot line adjustments...

A. To be considered complete, an application shall:

(2)

(e) Lot lines with accurate dimensions...

(h) Existing features.

Justification for waiver requests:

We are submitting an aerial sketch showing the parcels and the areas that are being proposed for the Lot Line Adjustment application. This sketch shows the relationship of the LLA proposed property lines and the existing structures and development. No new development is being proposed at this time of the Elks' Property, parcel ID I-122-0.

The plan and application shows the structures and development in the areas of the LLA. We believe that the submitted plans adequately represent those features that are in the vicinity of the new lot lines.

We feel that "strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations."

Thank you for your consideration.
Sincerely, Gordon Clark

☐ § 157-17. Application submittal and review for minor lot line adjustments and boundary agreements.

[Amended 8-26-2008; 3-23-2010]

Anyone desiring to alter a lot line shall file an application with the Planning Board in accordance with the following requirements. Only complete applications will be reviewed by the Board.

A. To be considered complete, an application shall:

(1) Be made on forms available at the Planning Board office.

(2) Include 15 copies and an electronic copy of a surveyed plat layout that contains the following information:

(a) Date, approximate true North point and scale.

(b) Name, address and signature of owner and stamp of registered New Hampshire surveyor.

(c) Names of owners of record of abutting properties or developments.

(d) Square footage within newly adjusted lot lines.

(e) Lot lines with accurate dimensions and bearings of a sufficient scale to determine readily the location, bearing and length of all lines.

(f) Zoning information and building setback lines for the zone.

(g) Location map.

(h) Existing structures.

(3) Be filed with the Director of Planning and Community Development at least 21 calendar days prior to a regularly scheduled meeting of the Board.
[Amended 1-14-2020]

(4) Include a fee in an amount to be determined in accordance with the fee schedule contained in § **157-53** of this chapter.

§ 157-51 Waivers.

[Amended 3-23-2010]

A. The Planning Board may waive specific provisions of this chapter. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

B. In granting waivers, the Planning Board may require such conditions as will, in the Board's judgment, secure substantially the objectives of the standards or requirements of this chapter.

C. Procedures. A petition for any such waiver shall be submitted, in writing, by the applicant at the time when the application is filed for consideration by the Planning Board. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the petitioner. The basis for any waiver granted by the Planning Board shall be recorded in the minutes of the Planning Board.

P21-40 Durham Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0001-000000	301 DURHAM RD	REAL MCKOY PROPERTIES LLC		PO BOX 1727	DOVER	NH	03821
H0001-B00000	299 DURHAM RD	GEANOULIS DAVID S		299 DURHAM RD	DOVER	NH	03820
H0002-000000	275 DURHAM RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
H0002-B00000	291 DURHAM RD	LEMIEUX PAUL L & CATHERINE E & DAVID P T	LEMIEUX FAMILY TRUST	291 DURHAM ROAD	DOVER	NH	03820
I0022-000000	13 BROOKMOOR RD	SUN JENSEN LLC		27777 FRANKLIN RD #200	SOUTHFIELD	MI	48034
I0022-000075	3 PLEASANT VALLEY RD	NOEL MARK R		3 PLEASANT VALLEY RD	DOVER	NH	03820
I0022-000076	1 PLEASANT VALLEY RD	ROOT GREGORY J		1 PLEASANT VALLEY RD	DOVER	NH	03820
I0022-000077	2 PLEASANT VALLEY RD	GREBIN GEORGE P		2 PLEASANT VALLEY RD	DOVER	NH	03820
I0022-000093	33 ARROWBROOK RD	WEBB MARY V		33 ARROWBROOK RD	DOVER	NH	03820
I0022-000094	31 ARROWBROOK RD	SCHMIDT EDWARD J TRUSTEE	SCHMIDT LOUELLA B REVOCABLE TRUST	31 ARROWBROOK ROAD	DOVER	NH	03820
I0022-000095	29 ARROWBROOK RD	MULLANEY TIMOTHY P &	MULLANEY JUDITH M	29 ARROWBROOK RD	DOVER	NH	03820
I0022-000096	27 ARROWBROOK RD	FUENTES EUGENE M &	WEINSTEIN LISA J	27 ARROWBROOK RD	DOVER	NH	03820
I0022-000097	25 ARROWBROOK RD	LANCIANO LUANNE M &	LANCIANO RICHARD A	25 ARROWBROOK RD	DOVER	NH	03820
I0022-000098	23 ARROWBROOK RD	MICHALCZYK JESSICA		23 ARROWBROOK RD	DOVER	NH	03820
I0022-000099	21 X ARROWBROOK RD	WARD MARTIN F TRUSTEE	WARD MARTIN F LIVING TRUST	PO BOX 144	STRATHAM	NH	03885
I0022-000143	19 ARROWBROOK RD	TULLY KEVIN J		19 ARROWBROOK RD	DOVER	NH	03820
I0022-000144	17 ARROWBROOK RD	COPPOLA FRANCIS J		17 ARROWBROOK RD	DOVER	NH	03820
I0022-000145	15 ARROWBROOK RD	GRONBLOM FRANK C &	GRONBLOM LOIS D	15 ARROWBROOK RD	DOVER	NH	03820
I0022-000146	11 ARROWBROOK RD	JENNISON JAMES C & JENNISON CARLA I	JENNISON TUCKER B	18 CATE RD	BARRINGTON	NH	03825
I0022-000147	9 ARROWBROOK RD	BERNIER ARTHUR W		9 ARROWBROOK RD	DOVER	NH	03820
I0022-000148	7 ARROWBROOK RD	ALLEN DEBORAH M		7 ARROWBROOK RD	DOVER	NH	03820
I0022-000149	5 ARROWBROOK RD	MCMANUS KATIE E TRUSTEE	MCMANUS FAMILY IRREVOCABLE TRUST	5 ARROWBROOK RD	DOVER	NH	03820-5302
I0022-000150	3 ARROWBROOK RD	BLIER PIERRETTE		3 ARROWBROOK RD	DOVER	NH	03820
I0022-000151	1 ARROWBROOK RD	ROSEWALL KATHLEEN		1 ARROWBROOK RD	DOVER	NH	03820
I0024-000000	DURHAM RD	ENGALICHEV NICOLAS		50 FRESHET RD	MADBURY	NH	03823
I0027-000000	33 MESERVE RD	COLPRIT STEPHEN W & PHEBE C TRUSTEES	COLPRIT STEPHEN W AND PHEBE C REV LIV TR	33 MESERVE RD	DOVER	NH	03820
I0030-B00000	SUNNYBROOKE DR	WHITE ENTERPRISES INC		ROUTE 108	DURHAM	NH	03824
I0030-B00012	23 SUNNYBROOKE DR	BUCKSON LESLIE	C/O BRIAN BLAIR	PO BOX 9	SOMERSWORTH	NH	03878-0009
I0030-B00013	24 SUNNYBROOKE DR	LYNDES JUM		24 SUNNYBROOKE DR	DOVER	NH	03820
I0129-000000	308 DURHAM RD	CROISETIERE LEO		308 DURHAM RD	DOVER	NH	03820
I0131-000000	DURHAM RD	MARTOCCHIO AMANDA	FISHER MATTHEW THORNTON	8 SALEM ST	MEDFORD	MA	02155
I0132-000000	DURHAM RD	COLDSTREAM PROPERTIES LLC		314 RT 108 (DURHAM RD)	MADBURY	NH	03823
I0022-D00000	294 DURHAM RD	CLARK GORDON D		294 DURHAM RD	DOVER	NH	03820
I0122-000000	282 DURHAM RD	ELKS ORDER OF		282 DURHAM RD	DOVER	NH	03820
I0123-000000	304 DURHAM RD	CLARK GORDON D	C/O GC/AAA FENCES INC	294 DURHAM RD	DOVER	NH	03820
		NIKKI TRUST	NICOLLETTA VASTAS	320 ROTE 108	MADBURY	NH	03823
		NORWAY PLAINS ASSOCIATES, INC	JOEL D RUNNALS LLS	P.O. BOX 249	ROCHESTER	NH	03866

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-41

Application Type:	Minor Subdivision
Applicant(s):	Westfield, LLC
Owner(s):	Westfield, LLC
Location:	64 Littleworth Road (Tax Map G, Lot 2)
Meeting Date:	July 27, 2021

INTENT: To subdivide one 65.72- acre lot into two lots. Lot 2 of 6.81-ac. and remaining land 58.91-ac.

LOTS/UNITS PROPOSED: 1 new

AGENDA ITEM #: 4-A

ACREAGE: 65.72 acres

ZONING DISTRICT: CM

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential and Industrial

ZBA ACTION: None

ATTACHMENTS: Application materials including subdivision plan, abutter list and waiver narrative

APPLICATION IS COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: 157-27.G: Wetlands Survey

Summary of Request and Background
The applicant is looking to subdivide lot G/2 into two lots. One would be accessed from Littleworth Road and contain 6.81 acres with 656.99' of frontage and the other lot would also be accessed from Littleworth Road and contain 58.91 acres with a frontage of 408.04' . The lots are proposed to be serviced by municipal water and sewer. As a minor subdivision, this application did not appear before the TRC.

This lot was before the Planning Board in March 2021 to subdivide off one lot near Crosby Road. Per the Subdivision regulations, should one additional lot be subdivided from the original lot within the next four year timeframe, the subdivision would need to be considered a major subdivision.

Any development on either lot would require site plan approval. This application is to subdivide only.

Summary of Waiver Requests:
The applicant is requesting a waiver request from 157-27.G for wetland review. The previously approved plan (P21-07) had a similar request and a condition was added that a note be added indicating "Any future subdivision or development of the property will require an applicable wetland survey" of the new parcel. Staff recommends granting the waiver for the remaining land with the same condition of approval.

Consistency with Land Use Regulations – Waiver
Section 157-51 of the Land Subdivision Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believe criterion 2 has been met noting that the parcels both exceed the 20,000 square foot minimum lot size and there is no impact to the conformity with dimensional requirements by creating the new lot.

STAFF RECOMMENDATION Waivers:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to grant the waiver with the following condition:

1. Add a note to the plat that the Board granted a waiver to Chapter 157-27G (wetlands survey) and that the Board found the criteria of Chapter 157-51.A have been met.

Consistency with Land Use Regulations
The plan is consistent with Chapter 157-14 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-41

Application Type:	Minor Subdivision
Applicant(s):	Westfield, LLC
Owner(s):	Westfield, LLC
Location:	64 Littleworth Road (Tax Map G, Lot 2)
Meeting Date:	July 27, 2021

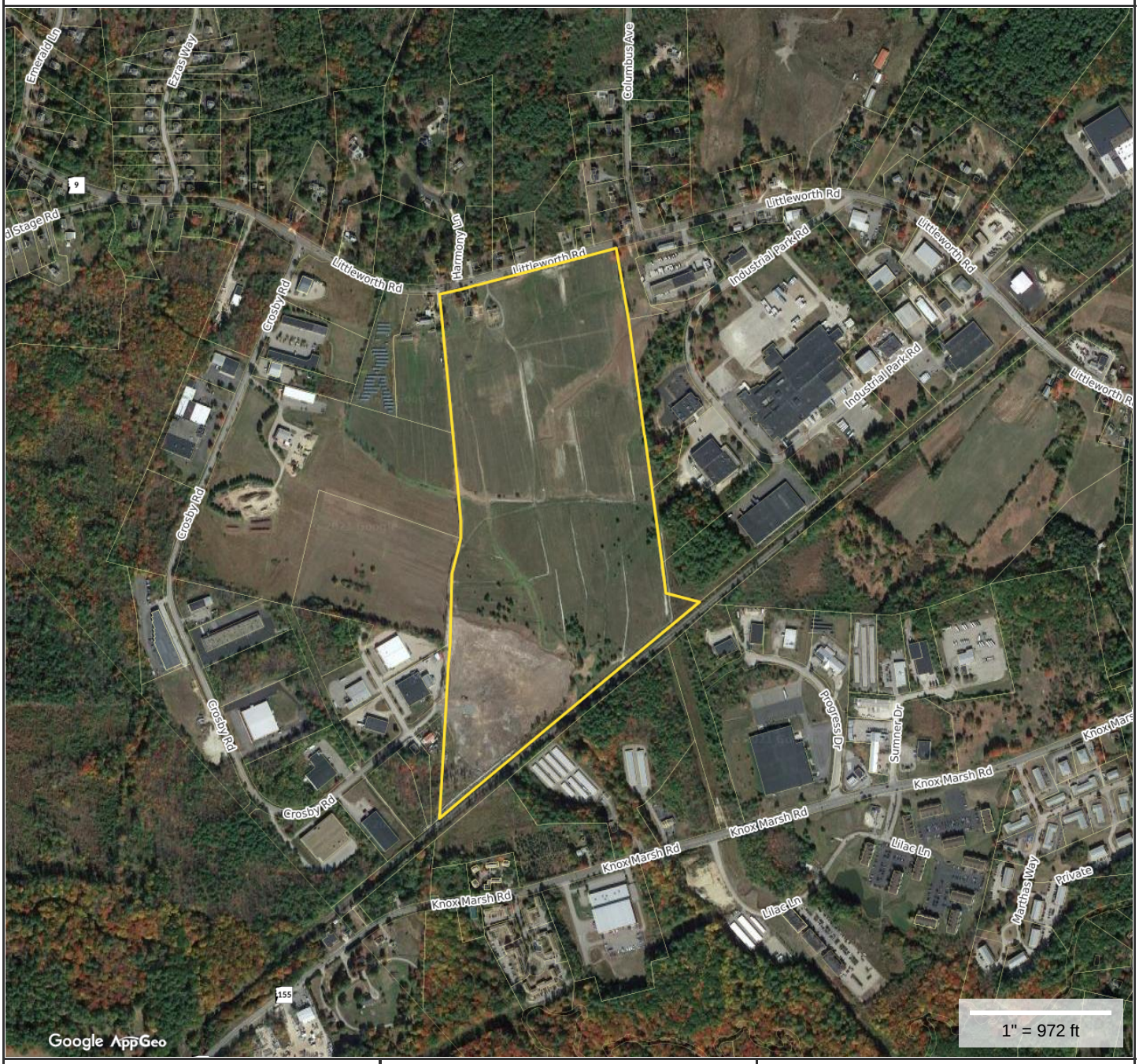
STAFF RECOMMENDATION- Minor Subdivision

The Planning Department recommends that the Planning Board vote to approve the minor subdivision with the following conditions, as the plans meet the regulations outlined:

Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. The signature and stamp of LLS
    a. The owners' signatures for recording at Strafford County Registry of Deeds
    b. Planning File # P21-41
    c. Common Notes 23 & 33
    d. A note that any further subdivision requires following the requirements for a major subdivision.
    e. Any drainage easements on either portion of the land.

64 Littleworth



Property Information

Property ID	G0002-000000
Location	64 LITTLEWORTH RD
Owner	WESTFIELD LLC
Land Use	101

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover, New Hampshire
MINOR SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Westfield, LLC Telephone # 603-749-2800

Address of Applicant: 340 Central Avenue, Suite 202 Dover, NH 03820

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

Address of Property Owner: SAME

E-Mail Address: chad@summitlanddev.com

PROPERTY INFORMATION

Address of Property: Littleworth Road

Assessor's Map # G Lot(s) # 2

Zoning District(s) CM Overlay District(s) Conservation District

Size of Parcel: 2,862,775 s.f. (65.72 ac) Property Deed: Book 4733 Page: 471

Existing Use of Property: Vacant - Residential Building

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 2

TDR Relief sought (Check All That Apply): □ Lot Size □ Frontage □ Setback □ 30' Buffer □ Purchase ____ units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

N/A

Circle one for each category:

Water: City/Well (circle one) How far is city water from the property? at street

Sewer: City/Septic (circle one) How far is city sewer from the property? at street

Highway Access City Street/State Highway (circle one) | Roadway Public or Private Road (circle one)

Refuse removal: Public/Private (circle one) | Estimated Length of Proposed Road: N/A feet

Estimated value of construction: N/A New impervious area (in s.f.): N/A

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: Chapter 157, Article VI, 157-27. G.

Justification for waiver request(s) (*attach additional sheets as needed*): No site development is being proposed as part of this subdivision.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin M. McEneaney, LLS McEneaney Survey Associates

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911

Professional License #: Kevin M. McEneaney NH LLS #661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION N/A

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION N/A

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

~~SOIL~~ WETLAND SCIENTIST INFORMATION

Name of ~~Soil~~ Wetland Scientist and Company (Licensed in N.H.) Bruce A. Gilday, NH CWS BAG Land Consultants

Address 43 Rockingham Street Concord, NH 03301 Telephone #: 603-228-5775

Professional License #: Bruce A. Gilday, NH CWS #88 E-mail address: _____

CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

X Signature of Property Owner: _____ Date: _____

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.

X Signature of Property Owner: _____ Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY N/A

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

Signature of Property Owner: _____ Date: _____

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

CERTIFICATION OF FEES

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

X Signature of Property Owner: _____ Date: _____

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE N/A

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: _____ Date: _____

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

CITY OF DOVER SUBDIVISION
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
G	2	Westfield, LLC	340 Central Ave, Ste 202 Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin M. McEneaney	McEneaney Survey Associates	24 Chestnut Street Dover, NH 03820
Bruce Gilday	BAG Land Consultants	43 Rockingham Street Concord, NH 03301

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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 # 1 new lots created = $ 350.00
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT Application fee $200.00 x # _____ per Application = $_____
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE (A) = $ 350.00

AND

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 review the list for accuracy and provide to us 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 # 3 of x $8.00= $ 24.00
- ☒ Certified letters fee: # of abutters 29 X $8.00= $ 232.00
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☒ Creating/Printing Abutter Labels in triplicate per sheet 1 x $10.00= $ 10.00

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

SUBTOTAL NOTICE FEE (B & C) = $ 366.00

TOTAL INVOICE AMOUNT (A, B & C) = $ 716.00

PLAN REVIEW FEE COLLECTED/PAID = $ 716.00

BALANCE DUE = $ 0.00

The balance due must be paid 28 hours prior to the Planning Board Meeting, to be heard.

City of Dover, New Hampshire
MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision 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.

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. Abutter/Notice Fees will be invoiced and are due 28 hours prior to Planning Board.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Westfield, LLC File Number: P21-

PROJECT TITLE: Westfield Subdivision

PROPERTY LOCATION: Littleworth Road Tax Map: G Lot: 2

	Where/How Provided	Reviewed
1. Completed and signed Application form	ATTACHED, DELIVERED	
2. Plan Review Fees are provided	DELIVERED, IN FULL 7/2/21	
3. Electronic copy of the surveyed plat layout	DELIVERED VIA EMAIL	
4. Electronic copy of supplementary materials and application	DELIVERED VIA EMAIL	
5. Waiver requests to the Subdivision Regulations, with written justification	ATTACHED, DELIVERED	
6. Conditional Use Permit applications	N/A	
7. ~~Fifteen~~ folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	PER PLANNING DEPT, 1 FULL SIZE SET, 5 HALF SIZE (11X17) SET	
Location map at appropriate scale	✓	
Proposed subdivision name and title and Planning File #	✓	
Date, north arrow and scale	✓	
Names of all abutting property owners	✓	
Name and address of owners and/or applicants	✓	
Signature & stamp of NH licensed land surveyor and/or engineer	✓	
Zoning District boundaries, including any special or overlay districts	✓	
Location of Conservation District areas	✓	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	EXISTING PROVIDED, AS APPLICABLE, NONE PROPOSED	
Location and widths of existing & proposed easements & right of ways	EXISTING PROVIDED, NONE PROPOSED	
Location and widths of existing and proposed sidewalks	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	✓	
Existing and proposed lot areas in square feet	✓	
Existing and proposed topographic information at two foot intervals	✓	
Existing and proposed buildings and structure locations	EXISTING PROVIDED, NONE PROPOSED	
Minimum building setbacks or build to lines on all lots	✓	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	EXISTING PROVIDED, AS APPLICABLE, NONE PROPOSED	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	N/A	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	N/A	
Existing and proposed stormwater lines and facilities	N/A	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	✓	
Location of wetlands and buffers	WAIVER REQUESTED	
Existing natural features and/or significant vegetation on property	✓	
Soil types	✓	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	✓	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	N/A	
Location, material and size of existing and proposed permanent monuments	✓	
Existing railroad lines	✓	
Note regarding solid waste disposal	N/A	
All applicable Dover Common Subdivision notes	✓	
8. Construction Detail Sheets shall contain the following information (if appropriate): N/A		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets		
Profiles showing the locations & a typical cross-section detail of streets		
Location of street trees, street lighting poles and street signs		
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants		
Location and size of all water, gas and other underground utilities		
9. Additional Information if appropriate N/A		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis		
Stormwater Management System Operation and Maintenance Plan		
Letter to Serve from Public and Private Utilities		
Erosion and Sedimentation Control Plan		
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE_____

P21-41 **64 Littleworth Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
F0026-000000	LITTLEWORTH RD	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
F0026-A00000	69 LITTLEWORTH RD	NUGENT LISA A		69 LITTLEWORTH RD	DOVER	NH	03820
F0027-000000	67 LITTLEWORTH RD	RAVELING DAVID L		16 FORD DR	BARRINGTON	NH	03825
F0028-000000	75 LITTLEWORTH RD	BOVEE DAVID G & CAROL A TRUSTEES	BOVEE FAMILY REVOCABLE TRUST OF 2014	75 LITTLEWORTH ROAD	DOVER	NH	03820
F0028-A00000	73 LITTLEWORTH RD	SHOCKLEY LUANNE K &	HARVEY DAVID MICHAEL	73 LITTLEWORTH ROAD	DOVER	NH	03820
F0029-000000	77 LITTLEWORTH RD	FAIRCHILD JOANNE M TRUSTEE	FAIRCHILD JOANNE M 1999 TRUST	77 LITTLEWORTH ROAD	DOVER	NH	03820
F0030-000000	81 LITTLEWORTH RD	PEARSON GABRIEL		81 LITTLEWORTH RD	DOVER	NH	03820
G0001-C00001	CROSBY RD	AI SOLUTIONS INC		1735 FIFTH AVENUE	MCKEESPORT	PA	15132
G0001-C00002	207 CROSBY RD	AI SOLUTIONS INC		1735 FIFTH AVENUE	MCKEESPORT	PA	15132
G0001-C00003	211 CROSBY RD	COLBATH WILLIAM C		211 CROSBY RD	DOVER	NH	03820
G0001-E00000	5 FARADAY DR	VIRTUOUS REALTY LLC	C/O TURBOCAM INC	607 CALEF HIGHWAY #200	BARRINGTON	NH	03825-7237
G0001-L00000	15 FARADAY DR	CHAUVIN ARNOUX INC		15 FARADAY DR	DOVER	NH	03820
G0003-A00100	80 INDUSTRIAL PARK RD	RECON REALTY LLC		40 TOPAZ LN UNIT 1	ROCHESTER	NH	03839-5704
G0003-A00101	74 INDUSTRIAL PARK RD	JUMAJA SEACOAST LLC		74 INDUSTRIAL PARK RD	DOVER	NH	03820
G0003-C00000	44 INDUSTRIAL PARK RD	SOLVETTA SALES INC		44 INDUSTRIAL PARK RD	DOVER	NH	03820
G0003-D00002	62 LITTLEWORTH RD	IWORX REAL ESTATE LLC		62 LITTLEWORTH RD	DOVER	NH	03820
G0004-E00000	92 INDUSTRIAL PARK RD	WILLMANCH CORP	C/O BT-NEWYO LLC ATTN CORP REAL ESTATE	55 GLENLAKE PARKWAY NE	ATLANTA	GA	30328
G0005-000000	LITTLEWORTH RD	BOSTON & MAINE RR	IRON HORSE PARK	HIGH STREET	NORTH BILLERICA	MA	01862
G0031-000000	66 LITTLEWORTH RD	CASWELL BRUCE		68 LITTLEWORTH RD	DOVER	NH	03820-4330
G0031-001000	50 CROSBY RD	MCGUIRE GROUP LLC		PO BOX 988	DOVER	NH	03821
G0041-000000	LITTLEWORTH RD	BT-NEWYO LLC	ATTN CORP REAL ESTATE DEPT TAX MRG	55 GLENLAKE PARKWAY NE	ATLANTA	GA	30328
H0031-000000	30 LITTLEWORTH RD	SOUSANE RUTH K &	QUINLAN NANCY K	30 LITTLEWORTH RD	DOVER	NH	03820
H0036-004000	8 PROGRESS DR	PROGRESS OF DOVER LLC		PO BOX 1409	DOVER	NH	03821-1409
H0036-005000	10 PROGRESS DR	RETROSI PROPERTIES LLC		318 DOVER POINT RD	DOVER	NH	03820
H0036-B00001	221 KNOX MARSH RD	NSA OPTIVEST ACQUISITION HOLDINGS LLC		24901 DANA PT HARBOR DR #200	DANA POINT	CA	92629
H0036-C00000	KNOX MARSH RD	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
H0037-A00000	239 KNOX MARSH RD	EQUINE PROPERTIES LLC		PO BOX 190	EXETER	NH	03833-0190
H0038-000000	289 KNOX MARSH RD	CRAGIN PATRICK J TRUSTEE	CRAGIN PATRICK J LIVING REV TRUST	PO BOX 250	DOVER	NH	03820
G0002-000000	64 LITTLEWORTH RD	WESTFIELD LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN M MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820
		BAG LAND CONSULTANTS	BRUCE GILDAY	43 ROCKINGHAM STREET	CONCORD	NH	03301

REFERENCE PLANS:

1.) SUBDIVISION PLAN – LIONEL & DORIS CHENARD, LITTLEWORTH ROAD AND CROSBY ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: MAY 1, 2002, REVISED THROUGH 5/16/02; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 66–22.

2.) MINOR SUBDIVISION PLAN OF LAND OF NAPOLEON J. & MARYANNE BOUCHER – PROPOSED CROSBY ROAD INDUSTRIAL PARK, PHASE II, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: NOVEMBER 25, 1986; BY: LECLERC STOWELL ASSOCIATES. RECORDED S.C.R.D. PLAN 30–116.

3.) PLAN OF LAND – DOVER INDUSTRIAL PARK – DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JANUARY 1956; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 3, FOLDER 4, PLAN 34.

4.) PROPOSED DEVELOPMENT – S.E.N.H. INDUSTRIAL PARK PROPERTY LINES, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MARCH 31, 1958, REVISED THROUGH 7/19/1963; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 6, FOLDER 2, PLAN 38C. ALSO SEE POCKET 6, FOLDER 2, PLAN 38; POCKET 6, FOLDER 2, PLAN 38A; POCKET 6, FOLDER 2, PLAN 38B; POCKET 6, FOLDER 2, PLAN 38D.

5.) SUBDIVISION OF LOT 3 S.E.N.H. INDUSTRIAL PARK, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MAY 1966; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. VOL. 815, PAGE 202.

6.) SUBDIVISION PLAN 74 INDUSTRIAL PARK, LLC, 74 INDUSTRIAL PARK ROAD AND LITTLEWORTH ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: JANUARY 6, 2010, REVISED THROUGH 1/22/2010; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 99–24.

7.) NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT No. W.P.M.H. 54 CENTRAL ROAD, SHEETS 8 & 9; DATED: 1933. OBTAINED FROM NH D.O.T. PROJECT VIEWER WEBSITE "https://nhdotprojects.sr.unh.edu/"; "https://gis.dot.nh.gov/plan/50835.ASB.pdf".

8.) SUBDIVISION PLAN LOTS 1, 2, 3 AND COMPOSITE PLAN OF CROSBY ROAD INDUSTRIAL PARK, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JUNE 30, 1985, REVISED THROUGH 8/12/85; BY: LECLERC STOWELL ASSOCIATES. RECORDED S.C.R.D. PLAN 27A–2.

9.) LOT LINE ADJUSTMENT PLAN PREPARED FOR BUSINESS PARTNERS, INC. AND CHAUVIN ARNOUX, INC., CROSBY ROAD & FARADAY DRIVE, TAX MAP G, LOTS 1L & 31–1, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 100'; DATED: NOVEMBER 5, 1999. BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 57–65.

10.) ALTA –ACSM LAND TITLE SURVEY – COCHECO LAND MANAGEMENT, INC. – FARADAY DRIVE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: MARCH 25, 1998; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 51–69.

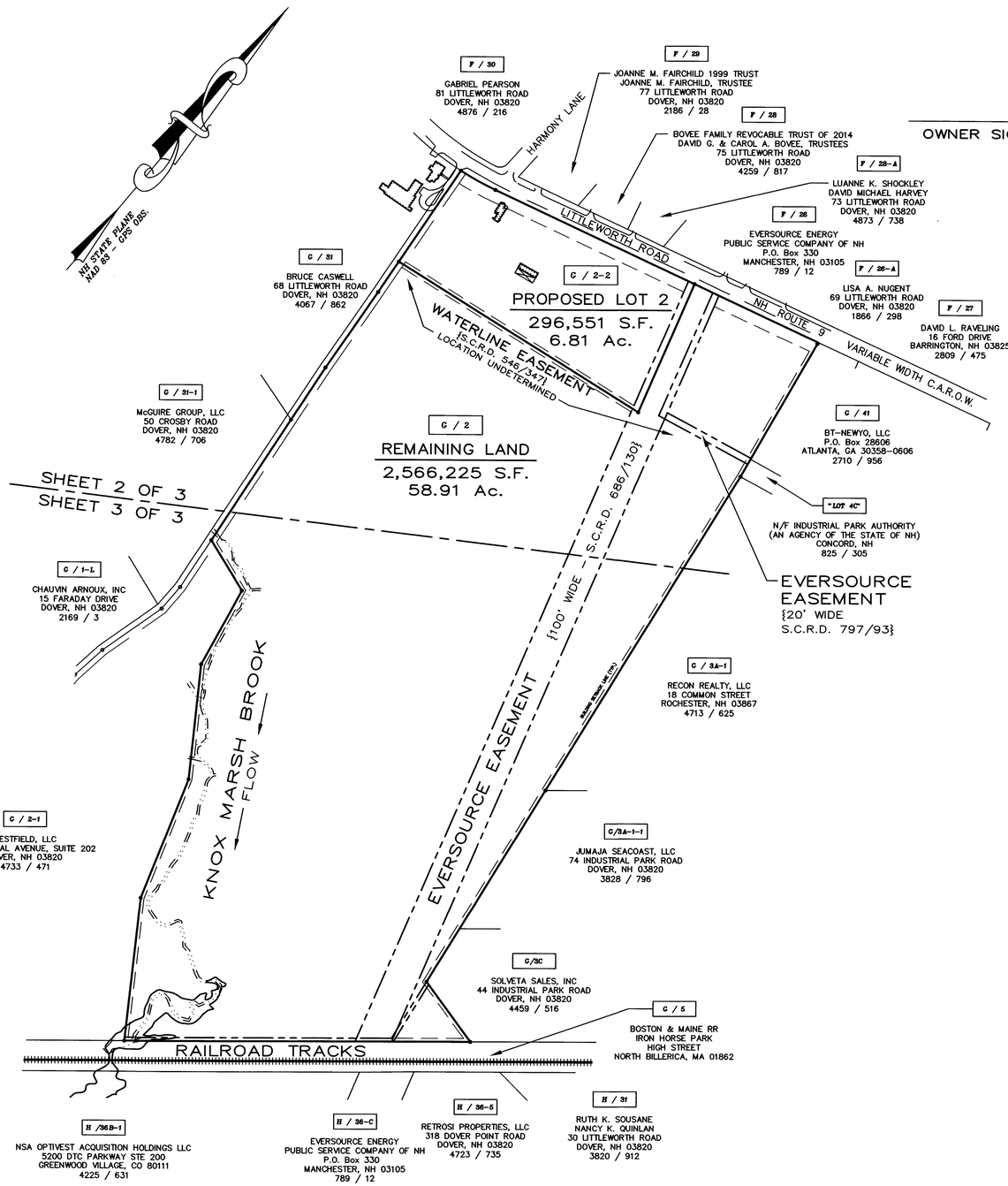
11.) SUBDIVISION OF LAND FOR THE DOVER INDUSTRIAL DEVELOPMENT AUTHORITY IN DOVER, N.H. SCALE: 1" = 50'; DATED: JUNE 21, 1991; BY: BRUCE L. POHOPEK. RECORDED S.C.R.D. PLAN 39–39.

12.) SUBDIVISION PLAN PREPARED FOR BRUCE CASWELL, TAX MAP G, LOT No. 31, 66 LITTLEWORTH ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: AUGUST 3, 2020, REVISED THROUGH 11/30/20; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 12323.

13.) RIGHT–OF–WAY AND TRACK MAP – BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. – STATION 3390+17 TO STATION 3442+97. SCALE: 1" = 100'; DATED: JUNE 30, 1914, REVISED THROUGH MARCH 1982. BY: OFFICE OF VALUATION ENGINEER, BOSTON, MASS. PLAN V2N.H./63.

14.) CITY OF DOVER, PUBLIC WORKS DEPT., PROPOSED DRAINAGE DITCH FROM DOVER INDUSTRIAL PARK THROUGH RILEY LAND TO BROOK. SCALE: 1" = 100'; DATED: MARCH 23, 1965; BY: CITY OF DOVER ENGINEERING, FILE No. 12–49.

15.) SUBDIVISION PLAN OF LAND PREPARED FOR WESTFIELD, LLC TAX MAP G, LOT No. 2 LITTLEWORTH ROAD & CROSBY ROAD CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE. SCALE: 1" = 200' / 400'; DATED: FEBRUARY 9, 2021, REVISED THROUGH 3/24/21; BY THIS OFFICE. DOVER PLANNING FILE 21–07. RECORDED S.C.R.D. PLAN 12388, 12389, 12390.



NOTES:

1.) OWNERS OF RECORD:

WESTFIELD, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4733, PAGE 471 (200002182)

OWNER SIGNATURE

2.) [C / 2] – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. LOTS ARE SERVED BY MUNICIPAL SEWER AND WATER SERVICE.

4.) TOTAL PARCEL AREA: 2,862,775 S.F. / 65.72 Ac.

5.) ZONING DISTRICT: COMMERCIAL MANUFACTURING (CM) DISTRICT:

MINIMUM LOT SIZE	= 20,000 S.F.
LOT COVERAGE	= 50 PERCENT
MINIMUM FRONTAGE	= 100 FEET
FRONT SETBACK	= 35 FEET
SIDE SETBACK	= 10 FEET MIN.
REAR SETBACK	= 10 FEET MIN.
BUILDING HEIGHT	= 50 FEET MAX.

6.) A PORTION OF THE SUBJECT PARCEL IS LOCATED IN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANELS 0310 & 0320; SUFFIX E; MAP NUMBERS 33017C0310E & 33017C0320E; EFFECTIVE DATE SEPTEMBER 30, 2015, THAT AREA DIRECTLY ADJACENT TO THE RAILROAD TRACKS AT KNOX MARSH BROOK.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JANUARY 22, 2021.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY 2021 WITH AN ERROR NOT GREATER THAN 1 IN 10,000

9.) THE PARCEL IS SUBJECT TO A TEN (10) FOOT WIDE DRAINAGE EASEMENT GRANTED TO THE CITY OF DOVER, AS DESCRIBED IN S.C.R.D. VOLUME 806, PAGE 244. (SEE REFERENCE PLAN No. 14).

10.) THE PARCEL IS SUBJECT TO RIGHTS OF DOVER TO MAINTAIN A WATER LINE AS DESCRIBED IN S.C.R.D. VOLUME 546, PAGE 347.

11.) THE PARCEL IS SUBJECT TO A 100' WIDE EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE DATED MARCH 12, 1958 AND DESCRIBED IN S.C.R.D. VOLUME 686, PAGE 130.

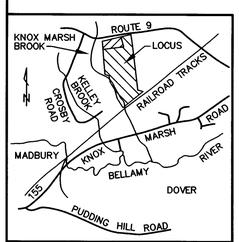
12.) THE PARCEL IS SUBJECT TO A 20' WIDE EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE DATED MAY 27, 1965 AND DESCRIBED IN S.C.R.D. VOLUME 797, PAGE 93.

13.) HANSON ROAD (A/K/A HANSON WAY) IS AN UNIMPROVED 33'WIDE ROAD. THE CITY OF DOVER DISCONTINUED HANSON ROAD AS A PUBLIC WAY WITH THE 2008 RESOLUTION, R–2008.05.14–80. PER ACCEPTED PRACTICE, TITLE TO THE UNDERLYING LAND OF THE ROAD EXTENDS TO THE CENTERLINE FOR ABUTTING PARCELS. THE USE RIGHTS OF THE ENTIRE WIDTH OF HANSON ROAD MAY EXIST FOR ABUTTING OWNERS.

14.) SEE SHEETS 2 AND 3 OF 3 FOR PARCEL METES AND BOUNDS.

15.) THE PARCELS ARE SUBJECT TO A DOVER CONSERVATION OVERRIDING DISTRICT, 170–27B.(2), AREAS WITHIN FIFTY (50) FEET OF A FRESHWATER BROOK.

SHEET 1 OF 3



LOCATION PLAN
(NO SCALE)

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

19–2210	SUBDIVISION	20–13	65–75
PROJECT NO	TYPE	FIELDBOOK & PAGES	

LEGEND

C.A. – CONTROLLED ACCESS
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
-o- UP – UTILITY POLE

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

SUBDIVISION PLAN OF LAND
PREPARED FOR
WESTFIELD, LLC
TAX MAP G, LOT No. 2
LITTLEWORTH ROAD & CROSBY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 21–___

DRAWN BY: RJM	FILE: \2210\Dwgs\21–2210S1
SCALE: 1" = 200'	DATE: JUNE 21, 2021

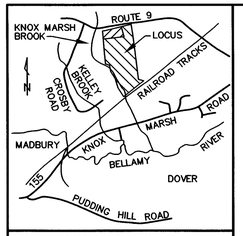
200 100 0 100 200 400 600 800

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

McENEANEY SURVEY ASSOCIATES of NEW ENGLAND

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

SURVEYING – PLANNING – CONSULTING



LOCATION PLAN
(NO SCALE)

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	07°28'41"	901.74	117.69	117.61	N78°39'33"E

No.	Bearing	Distance
L1	N05°49'11"W	109.82'

NH STATE PLANE
NAD 83 - GPS OBS.

F / 30
GABRIEL PEARSON
81 LITTLEWORTH ROAD
DOVER, NH 03820
4876 / 216

IRON ROD FOUND
N - 251,522.086
E - 1,185,475.706

HARMONY LANE

F / 29
JOANNE M. FAIRCHILD 1999 TRUST
JOANNE M. FAIRCHILD, TRUSTEE
77 LITTLEWORTH ROAD
DOVER, NH 03820
2186 / 28

F / 28
BOVEE FAMILY REVOCABLE TRUST OF 2014
DAVID G. & CAROL A. BOVEE, TRUSTEES
75 LITTLEWORTH ROAD
DOVER, NH 03820
4259 / 817

F / 28-A
LUANNE K. SHOCKLEY
DAVID MICHAEL HARVEY
73 LITTLEWORTH ROAD
DOVER, NH 03820
4873 / 738

F / 26
EVERSOURCE ENERGY
PUBLIC SERVICE COMPANY OF NH
P.O. Box 330
MANCHESTER, NH 03105
789 / 12

F / 26-A
LISA A. NUGENT
69 LITTLEWORTH ROAD
DOVER, NH 03820
1866 / 298

F / 27
DAVID L. RAVELING
16 FORD DRIVE
BARRINGTON, NH 03825
2809 / 475

EXISTING HOUSE
EXISTING BARN
IRON ROD FOUND
C1
EXISTING HOUSE
LITTLEWORTH ROAD
N74°55'12"E 656.99'
NH ROUTE 9
VARIABLE WIDTH C.A.R.O.W.
N74°55'12"E 408.04'
IRON ROD (SET)
UP 3425 /57
UP 305/19Y 102'
LOT CORNER
36" TREE
N - 251,822.299
E - 1,186,619.374
IRON ROD FOUND AT 5.0' ON LINE

N05°49'11"W
327.68'
L1
N05°12'28"W
274.32'
N06°32'55"W
185.10'
N06°32'55"W
429.88'

G / 31
BRUCE CASWELL
68 LITTLEWORTH ROAD
DOVER, NH 03820
4067 / 862

IRON ROD (SET)
IRON ROD FOUND
LIMITS OF FORMER HANSON ROAD RIGHT OF WAY
IRON ROD FOUND
IRON ROD FOUND

EXISTING BARN

C / 2-2
PROPOSED LOT 2
296,551 S.F.
6.81 Ac.

S81°47'48"W 842.67'
WATERLINE EASEMENT
(SEE NOTE 10)
LOCATION UNDETERMINED

IRON ROD (SET)
S16°23'24"E 416.75'
UP 3425 /56
EVERSOURCE EASEMENT
(20' WIDE)
(SEE NOTE 12)
461.57'
S09°56'54"E

G / 41
BT-NEWYO, LLC
P.O. Box 28606
ATLANTA, GA 30358-0606
2710 / 956

G / 31-1
McGUIRE GROUP, LLC
50 CROSBY ROAD
DOVER, NH 03820
4782 / 706

G / 2
REMAINING LAND
2,566,225 S.F.
58.91 Ac.

FORMER HANSON ROAD
(SEE NOTE 13)

IRON ROD FOUND
IRON ROD FOUND
"LOT 4C"
N/F INDUSTRIAL PARK AUTHORITY
(AN AGENCY OF THE STATE OF NH)
CONCORD, NH
825 / 305

UP 3425 /55
UP 3425 /54

MATCH LINE
SHEET 3 OF 3

N71°33'50"W
175.63'
IRON ROD FOUND
249.86'
N11°02'19"W
IRON ROD FOUND

G / 2-1
WESTFIELD, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NH 03820
4733 / 471

KNOX MARSH BROOK
FLOW
(SEE NOTE 15)
343.87'
N33°53'16"W

EVERSOURCE EASEMENT
(100' WIDE)
(SEE NOTE 11)
BUILDING SETBACK LINE (TYP.)
1099.34'
S08°12'12"E

G / 3A-1
RECON REALTY, LLC
18 COMMON STREET
ROCHESTER, NH 03867
4713 / 625

NOTES:

1.) SEE SHEET 1 OF 3 FOR NOTES, REFERENCE PLANS. AND LEGEND.

OWNER SIGNATURE

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

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

19-2210	SUBDIVISION	20-13	65-75
PROJECT NO	TYPE	FIELDBOOK & PAGES	

SHEET 2 OF 3

SUBDIVISION PLAN OF LAND
PREPARED FOR
WESTFIELD, LLC
TAX MAP G, LOT No. 2
LITTLEWORTH ROAD & CROSBY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

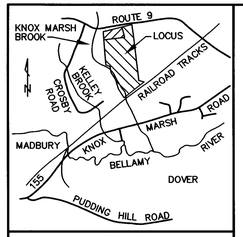
DOVER PLANNING FILE No. P 21-__

DRAWN BY: RJM	FILE: \2210\Dwgs\21-2210S1
SCALE: 1" = 100'	DATE: JUNE 21, 2021

100 50 0 50 100 200 300 400

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

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



LOCATION PLAN
(NO SCALE)

NH STATE PLANE
NAD 83 - GPS OBS.

SHEET 2 OF 3
MATCH LINE

C / 31-1
McGUIRE GROUP, LLC
50 CROSBY ROAD
DOVER, NH 03820
4782 / 706

IRON ROD FOUND

N71°33'50"W
175.63'

IRON ROD FOUND

C / 1-L
CHAUVIN ARNOUX, INC
15 FARADAY DRIVE
DOVER, NH 03820
2169 / 3

N11°02'19"W
249.86'

IRON ROD FOUND

N33°53'16"W
343.87'

FORMER HANSON ROAD
(SEE NOTE 13)

IRON ROD FOUND

N18°02'44"W
379.68'

KNOX MARSH BROOK
FLOW
(SEE NOTE 15)

C / 2-1
WESTFIELD, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NH 03820
4733 / 471

IRON ROD FOUND

N33°34'05"W
427.72'

AREA OF FEMA FLOODPLAIN
(SEE NOTE 6)

IRON ROD FOUND

C / 2
REMAINING LAND
2,566,225 S.F.
58.91 Ac.

10' WIDE DRAINAGE EASEMENT TO THE
CITY OF DOVER (SEE NOTE 9)

1032.77'

S49°58'51"W

RAILROAD TRACKS

H /36B-1
NSA OPTIVEST ACQUISITION HOLDINGS LLC
5200 DTC PARKWAY STE 200
GREENWOOD VILLAGE, CO 80111
4225 / 631

C / 5
BOSTON & MAINE RR
IRON HORSE PARK
HIGH STREET
NORTH BILLERICA, MA 01862

H / 36-C
EVERSOURCE ENERGY
PUBLIC SERVICE COMPANY OF NH
P.O. Box 330
MANCHESTER, NH 03105
789 / 12

H / 36-5
RETROSI PROPERTIES, LLC
318 DOVER POINT ROAD
DOVER, NH 03820
4723 / 735

H / 31
RUTH K. SOUSANE
NANCY K. QUINLAN
30 LITTLEWORTH ROAD
DOVER, NH 03820
3820 / 912

EVERSOURCE EASEMENT
(SEE NOTE 11)
(100' WIDE)

UP
3425
/54

BUILDING SETBACK LINE (TYP.)

1099.34'
S08°12'12"E

C / 3A-1
RECON REALTY, LLC
18 COMMON STREET
ROCHESTER, NH 03867
4713 / 625

IRON ROD FOUND

C/3A-1-1
JUMAJA SEACOAST, LLC
74 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3828 / 796

671.15'
S08°12'12"E

IRON ROD FOUND

C/3C
SOLVETA SALES, INC
44 INDUSTRIAL PARK ROAD
DOVER, NH 03820
4459 / 516

S76°21'00"E
220.84'

IRON ROD FOUND
N - 249,563.177
E - 1,187,166.334

OWNER SIGNATURE

NOTES:

1.) SEE SHEET 1 OF 3 FOR NOTES, REFERENCE PLANS. AND LEGEND.

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

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

19-2210	SUBDIVISION	20-13	65-75
PROJECT NO	TYPE	FIELDBOOK & PAGES	

SHEET 3 OF 3

SUBDIVISION PLAN OF LAND
PREPARED FOR
WESTFIELD, LLC
TAX MAP G, LOT No. 2
LITTLEWORTH ROAD & CROSBY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 21-__

DRAWN BY: RJM	FILE: \2210\Dwgs\21-2210S1
SCALE: 1" = 100'	DATE: JUNE 21, 2021

100 50 0 50 100 200 300 400

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

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

SURVEYING – PLANNING – CONSULTING

REFERENCE PLANS:

1.) SUBDIVISION PLAN – LIONEL & DORIS CHENARD, LITTLEWORTH ROAD AND CROSBY ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: MAY 1, 2002, REVISED THROUGH 5/16/02; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 66–22.

2.) MINOR SUBDIVISION PLAN OF LAND OF NAPOLEON J. & MARYANNE BOUCHER – PROPOSED CROSBY ROAD INDUSTRIAL PARK, PHASE II, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: NOVEMBER 25, 1986; BY: LECLERC STOWELL ASSOCIATES. RECORDED S.C.R.D. PLAN 30–116.

3.) PLAN OF LAND – DOVER INDUSTRIAL PARK – DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JANUARY 1956; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 3, FOLDER 4, PLAN 34.

4.) PROPOSED DEVELOPMENT – S.E.N.H. INDUSTRIAL PARK PROPERTY LINES, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MARCH 31, 1958, REVISED THROUGH 7/19/1963; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 6, FOLDER 2, PLAN 38C. ALSO SEE POCKET 6, FOLDER 2, PLAN 38; POCKET 6, FOLDER 2, PLAN 38A; POCKET 6, FOLDER 2, PLAN 38B; POCKET 6, FOLDER 2, PLAN 38D.

5.) SUBDIVISION OF LOT 3 S.E.N.H. INDUSTRIAL PARK, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MAY 1966; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. VOL. 815, PAGE 202.

6.) SUBDIVISION PLAN 74 INDUSTRIAL PARK, LLC, 74 INDUSTRIAL PARK ROAD AND LITTLEWORTH ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: JANUARY 6, 2010, REVISED THROUGH 1/22/2010; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 99–24.

7.) NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT No. W.P.M.H. 54 CENTRAL ROAD, SHEETS 8 & 9; DATED: 1933. OBTAINED FROM NH D.O.T. PROJECT VIEWER WEBSITE "https://nhdotprojects.sr.unh.edu/"; "https://gis.dot.nh.gov/plan/50835.ASB.pdf".

8.) SUBDIVISION PLAN LOTS 1, 2, 3 AND COMPOSITE PLAN OF CROSBY ROAD INDUSTRIAL PARK, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JUNE 30, 1985, REVISED THROUGH 8/12/85; BY: LECLERC STOWELL ASSOCIATES. RECORDED S.C.R.D. PLAN 27A–2.

9.) LOT LINE ADJUSTMENT PLAN PREPARED FOR BUSINESS PARTNERS, INC. AND CHAUVIN ARNOUX, INC., CROSBY ROAD & FARADAY DRIVE, TAX MAP G, LOTS 1L & 31–1, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 100'; DATED: NOVEMBER 5, 1999. BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 57–65.

10.) ALTA –ACSM LAND TITLE SURVEY – COCHECO LAND MANAGEMENT, INC. – FARADAY DRIVE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: MARCH 25, 1998; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 51–69.

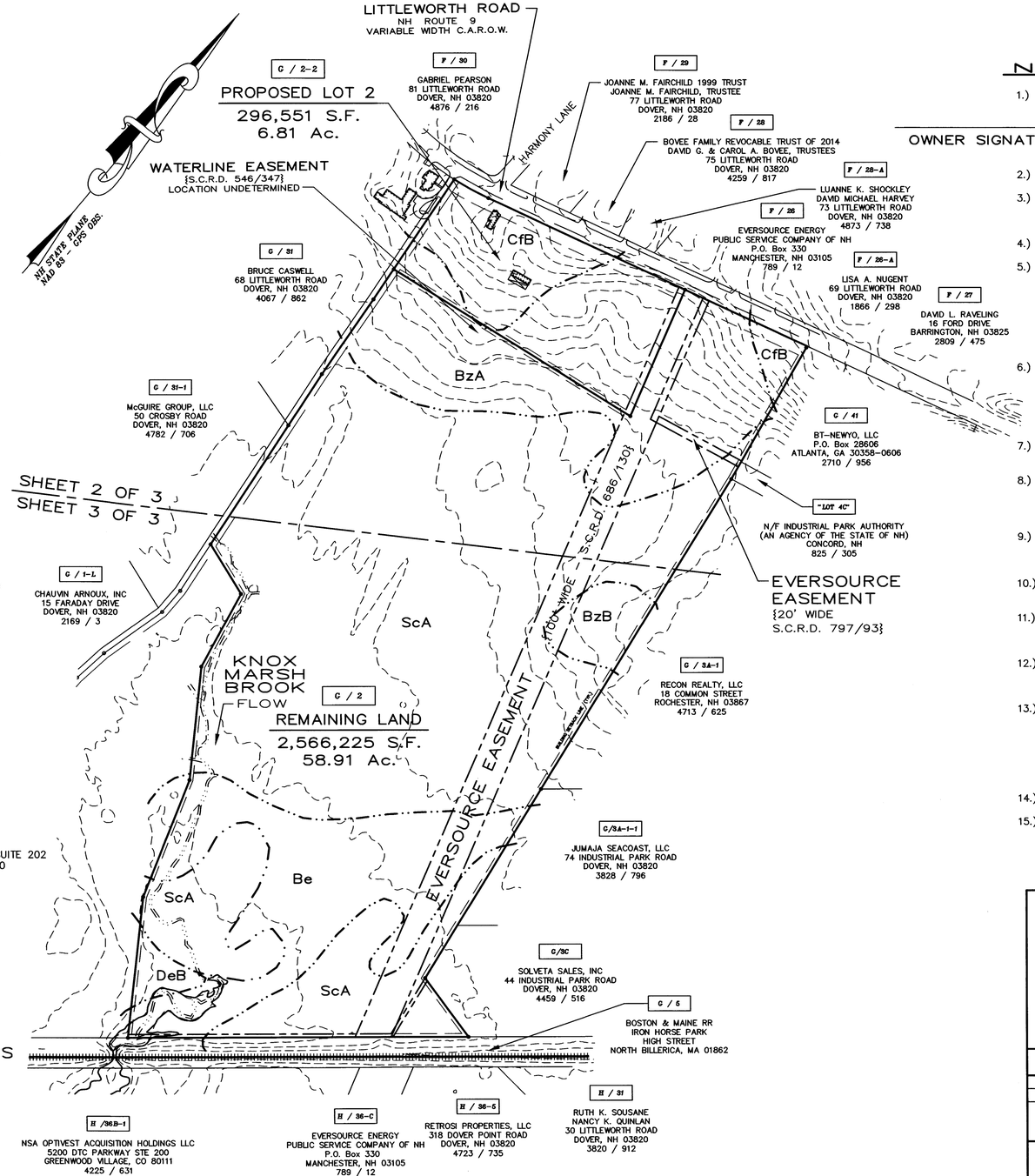
11.) SUBDIVISION OF LAND FOR THE DOVER INDUSTRIAL DEVELOPMENT AUTHORITY IN DOVER, N.H. SCALE: 1" = 50'; DATED: JUNE 21, 1991; BY: BRUCE L. POHOPEK. RECORDED S.C.R.D. PLAN 39–39.

12.) SUBDIVISION PLAN PREPARED FOR BRUCE CASWELL, TAX MAP G, LOT No. 31, 66 LITTLEWORTH ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: AUGUST 3, 2020, REVISED THROUGH 11/30/20; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 12323.

13.) RIGHT–OF–WAY AND TRACK MAP – BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. – STATION 3390+17 TO STATION 3442+97. SCALE: 1" = 100'; DATED: JUNE 30, 1914, REVISED THROUGH MARCH 1982. BY: OFFICE OF VALUATION ENGINEER, BOSTON, MASS. PLAN V2N.H./63.

14.) CITY OF DOVER, PUBLIC WORKS DEPT., PROPOSED DRAINAGE DITCH FROM DOVER INDUSTRIAL PARK THROUGH RILEY LAND TO BROOK. SCALE: 1" = 100'; DATED: MARCH 23, 1965; BY: CITY OF DOVER ENGINEERING, FILE No. 12–49.

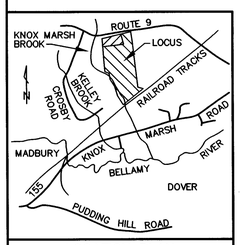
15.) SUBDIVISION PLAN OF LAND PREPARED FOR WESTFIELD, LLC TAX MAP G, LOT No. 2 LITTLEWORTH ROAD & CROSBY ROAD CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE. SCALE: 1" = 200' / 400'; DATED: FEBRUARY 9, 2021, REVISED THROUGH 3/24/21; BY THIS OFFICE. DOVER PLANNING FILE 21–07. RECORDED S.C.R.D. PLAN 12388, 12389, 12390.



THE SOIL TYPES ON THE SITE ARE:

Be	BIDDEFORD SILTY CLAY LOAM
BzA	BUXTON SILT LOAM, 0 TO 3 PERCENT SLOPES
BzB	BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
CfB	CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
DeB	DEERFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
ScA	SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES

THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx



LOCATION PLAN
(NO SCALE)

LEGEND

C.A. – CONTROLLED ACCESS
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
-o- UP – UTILITY POLE

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

19–2210	SUBDIVISION	20–13	65–75
PROJECT NO	TYPE	FIELDBOOK & PAGES	

NOTES:

1.) OWNERS OF RECORD:

WESTFIELD, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4733, PAGE 471 (200002182)

OWNER SIGNATURE

2.) C / 2 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. LOTS ARE SERVED BY MUNICIPAL SEWER AND WATER SERVICE.

4.) TOTAL PARCEL AREA: 2,862,775 S.F. / 65.72 Ac.

5.) ZONING DISTRICT: COMMERCIAL MANUFACTURING (CM) DISTRICT:

MINIMUM LOT SIZE	= 20,000 S.F.
LOT COVERAGE	= 50 PERCENT
MINIMUM FRONTAGE	= 100 FEET
FRONT SETBACK	= 35 FEET
SIDE SETBACK	= 10 MIN.
REAR SETBACK	= 10 FEET MIN.
BUILDING HEIGHT	= 50 FEET MAX.

6.) A PORTION OF THE SUBJECT PARCEL IS LOCATED IN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANELS 0310 & 0320; SUFFIX E; MAP NUMBERS 33017C0310E & 33017C0320E; EFFECTIVE DATE SEPTEMBER 30, 2015, THAT AREA DIRECTLY ADJACENT TO THE RAILROAD TRACKS AT KNOX MARSH BROOK.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JANUARY 22, 2021.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY 2021 WITH AN ERROR NOT GREATER THAN 1 IN 10,000

9.) THE PARCEL IS SUBJECT TO A TEN (10) FOOT WIDE DRAINAGE EASEMENT GRANTED TO THE CITY OF DOVER, AS DESCRIBED IN S.C.R.D. VOLUME 806, PAGE 244. (SEE REFERENCE PLAN No. 14).

10.) THE PARCEL IS SUBJECT TO RIGHTS OF DOVER TO MAINTAIN A WATER LINE AS DESCRIBED IN S.C.R.D. VOLUME 546, PAGE 347.

11.) THE PARCEL IS SUBJECT TO A 100' WIDE EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE DATED MARCH 12, 1958 AND DESCRIBED IN S.C.R.D. VOLUME 686, PAGE 130.

12.) THE PARCEL IS SUBJECT TO A 20' WIDE EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE DATED MAY 27, 1965 AND DESCRIBED IN S.C.R.D. VOLUME 797, PAGE 93.

13.) HANSON ROAD (A/K/A HANSON WAY) IS AN UNIMPROVED 33' WIDE ROAD. THE CITY OF DOVER DISCONTINUED HANSON ROAD AS A PUBLIC WAY WITH THE 2008 RESOLUTION, R–2008.05.14–80. PER ACCEPTED PRACTICE, TITLE TO THE UNDERLYING LAND OF THE ROAD EXTENDS TO THE CENTERLINE FOR ABUTTING PARCELS. THE USE RIGHTS OF THE ENTIRE WIDTH OF HANSON ROAD MAY EXIST FOR ABUTTING OWNERS.

14.) SEE SHEETS 2 AND 3 OF 3 FOR PARCEL METES AND BOUNDS.

15.) THE PARCELS ARE SUBJECT TO A DOVER CONSERVATION OVERRIDING DISTRICT, 170–27B.(2), AREAS WITHIN FIFTY (50) FEET OF A FRESHWATER BROOK.

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

TOPOGRAPHIC PLAN OF SUBDIVISION
PREPARED FOR
WESTFIELD, LLC
TAX MAP G, LOT No. 2
LITTLEWORTH ROAD & CROSBY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

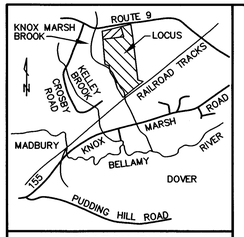
DOVER PLANNING FILE No. P 21–___

DRAWN BY: RJM	FILE: \2210\Dwgs\21–2210S1T
SCALE: 1" = 200'	DATE: JUNE 21, 2021

200 100 0 100 200 400 600 800

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

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



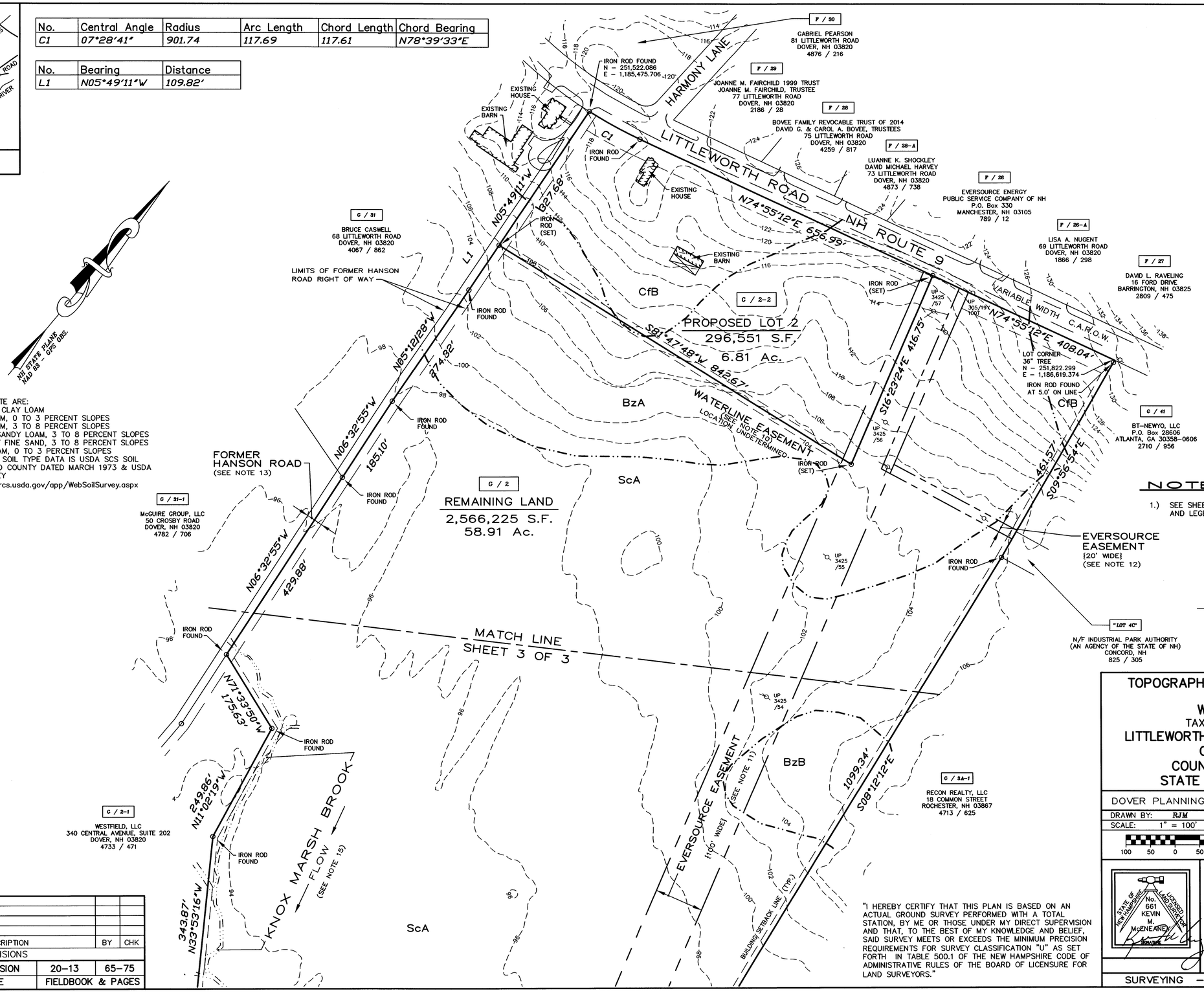
LOCATION PLAN
(NO SCALE)

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	07°28'41"	901.74	117.69	117.61	N78°39'33"E

No.	Bearing	Distance
L1	N05°49'11"W	109.82'

THE SOIL TYPES ON THE SITE ARE:
- Be BIDDEFORD SILTY CLAY LOAM
- BzA BUXTON SILT LOAM, 0 TO 3 PERCENT SLOPES
- BzB BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
- CfB CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- DeB DEERFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
- ScA SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES

THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx



NOTES:

1.) SEE SHEET 1 OF 3 FOR NOTES, REFERENCE PLANS. AND LEGEND.

OWNER SIGNATURE

SHEET 2 OF 3

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

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

19-2210	SUBDIVISION	20-13	65-75
PROJECT NO	TYPE	FIELDBOOK & PAGES	

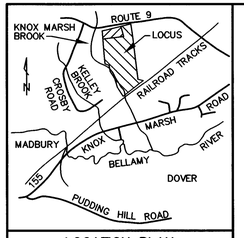
TOPOGRAPHIC PLAN OF SUBDIVISION
PREPARED FOR
WESTFIELD, LLC
TAX MAP G, LOT No. 2
LITTLEWORTH ROAD & CROSBY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 21-___

DRAWN BY: RJM	FILE: \2210\Dwgs\21-2210S1T
SCALE: 1" = 100'	DATE: JUNE 21, 2021

100 50 0 50 100 200 300 400

McENEANEY SURVEY ASSOCIATES
of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING – PLANNING – CONSULTING



LOCATION PLAN
(NO SCALE)

NH STATE PLANE
NAD 83 - GPS OBS.

THE SOIL TYPES ON THE SITE ARE:
- Be BIDDEFORD SILTY CLAY LOAM
- BzA BUXTON SILT LOAM, 0 TO 3 PERCENT SLOPES
- BzB BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
- CfB CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- DeB DEERFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
- ScA SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES

THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

C / 31-1
McGUIRE GROUP, LLC
50 CROSBY ROAD
DOVER, NH 03820
4782 / 706

C / 1-L
CHAUVIN ARNOUX, INC
15 FARADAY DRIVE
DOVER, NH 03820
2169 / 3

SHEET 2 OF 3
MATCH LINE

IRON ROD FOUND

N71°33'50"W 175.63'

IRON ROD FOUND

N11°02'19"W 249.86'

IRON ROD FOUND

N33°53'16"W 343.87'

IRON ROD FOUND

FORMER HANSON ROAD
(SEE NOTE 13)

C / 2
REMAINING LAND
2,566,225 S.F.
58.91 Ac.

UP 3425 /54

BzB

S08°12'12"E 1099.34'

C / 34-1
RECON REALTY, LLC
18 COMMON STREET
ROCHESTER, NH 03867
4713 / 625

BUILDING SETBACK LINE (TYP.)

IRON ROD FOUND

ScA

KNOX MARSH BROOK

FCD W (SEE NOTE 15)

N18°02'44"W 379.68'

Be

EVERSOURCE EASEMENT (SEE NOTE 9)
(100' WIDE)

S08°12'12"E 671.15'

C/34-1-1
JUMAJA SEACOAST, LLC
74 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3828 / 796

C / 2-1
WESTFIELD, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NH 03820
4733 / 471

IRON ROD FOUND

N33°34'05"W 427.72'

AREA OF FEMA FLOODPLAIN (SEE NOTE 6)

DeB

ScA

10' WIDE DRAINAGE EASEMENT TO THE CITY OF DOVER (SEE NOTE 9)

IRON ROD FOUND

S76°21'00"E 220.84'

IRON ROD FOUND
N - 249,563.177
E - 1,187,166.334

C/3C
SOLVETA SALES, INC
44 INDUSTRIAL PARK ROAD
DOVER, NH 03820
4459 / 516

IRON ROD FOUND

1032.77'
S49°58'51"W

RAILROAD TRACKS

H /36B-1
NSA OPTIVEST ACQUISITION HOLDINGS LLC
5200 DTC PARKWAY STE 200
GREENWOOD VILLAGE, CO 80111
4225 / 631

C / 5
BOSTON & MAINE RR
IRON HORSE PARK
HIGH STREET
NORTH BILLERICA, MA 01862

H / 36-C
EVERSOURCE ENERGY
PUBLIC SERVICE COMPANY OF NH
P.O. Box 330
MANCHESTER, NH 03105
789 / 12

H / 36-6
RETROSI PROPERTIES, LLC
318 DOVER POINT ROAD
DOVER, NH 03820
4723 / 735

H / 31
RUTH K. SOUSANE
NANCY K. QUINLAN
30 LITTLEWORTH ROAD
DOVER, NH 03820
3820 / 912

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

19-2210	SUBDIVISION	20-13	65-75
PROJECT NO	TYPE	FIELDBOOK & PAGES	

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OWNER SIGNATURE

NOTES:

1.) SEE SHEET 1 OF 3 FOR NOTES, REFERENCE PLANS. AND LEGEND.

SHEET 3 OF 3

TOPOGRAPHIC PLAN OF SUBDIVISION
PREPARED FOR
WESTFIELD, LLC
TAX MAP G, LOT No. 2
LITTLEWORTH ROAD & CROSBY ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 21-___

DRAWN BY: RJM	FILE: \2210\Dwgs\21-2210S1T
SCALE: 1" = 100'	DATE: JUNE 21, 2021

100 50 0 50 100 200 300 400

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

McENEANEY SURVEY ASSOCIATES
of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING – PLANNING – CONSULTING

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-25A

Application Type:	Extension Request
Applicant(s):	First Street at Garrison, LLC
Owner(s):	First Street at Garrison, LLC
Location:	200, 206 and 210 First Street (Tax Map 6, Lot 3-1)
Meeting Date:	July 27, 2021

INTENT: The applicant seeks waivers for recreation and public safety – police impact fees ($45,297.57), in exchange for providing infrastructure to the City.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: N/A

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Parking lot

PROPOSED LAND USE: Mixed residential and commercial

SURROUNDING LAND USE: Mixed residential and commercial

ZBA ACTION: N/A.

ATTACHMENTS: Application materials

APPLICATION IS COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

NOTICES SENT: N/A

PERMITS REQUIRED:
N/A

ORIGINAL WAIVERS:
N/A

Summary of Request and Background
The applicant received conditional approval in March 2019 to re-use an existing building and construct three new buildings. In total there are 37 residential units and 3,729 sq. ft. of commercial space. The applicant is seeking certificate of occupancies for the residential units.

This project was developed as part of a public private partnership with the City. In the 2013 Development Agreement the parties considered that the developer was contributing public amenities as part of the development and the cost for said amenities, over $120,000, could be credited towards impact fees.

As part of the first phase of the development (100 First Street), the developer provided lighted walkways for the public, revegetated the riverbank and landscaping within the traffic islands, rebuilt the public sidewalks. They also allow the public to pass and repass over the private site and along the river front within phase I.

The agreement contemplates additional infrastructure improvements such as a public canoe/boat launch, an ADA compliant walkway from Chestnut Street into the site, and improvements to the sidewalks along Chestnut Street and First Street.

The applicant seeks to implement these changes in exchange for relief as they close out the project. Additionally, they installed infrastructure to upgrade the traffic lights at Chestnut and First Street. Furthermore the ability to pass and repass through the site will be extended to the boat launch and up to Chestnut Street.

The four fee values are:

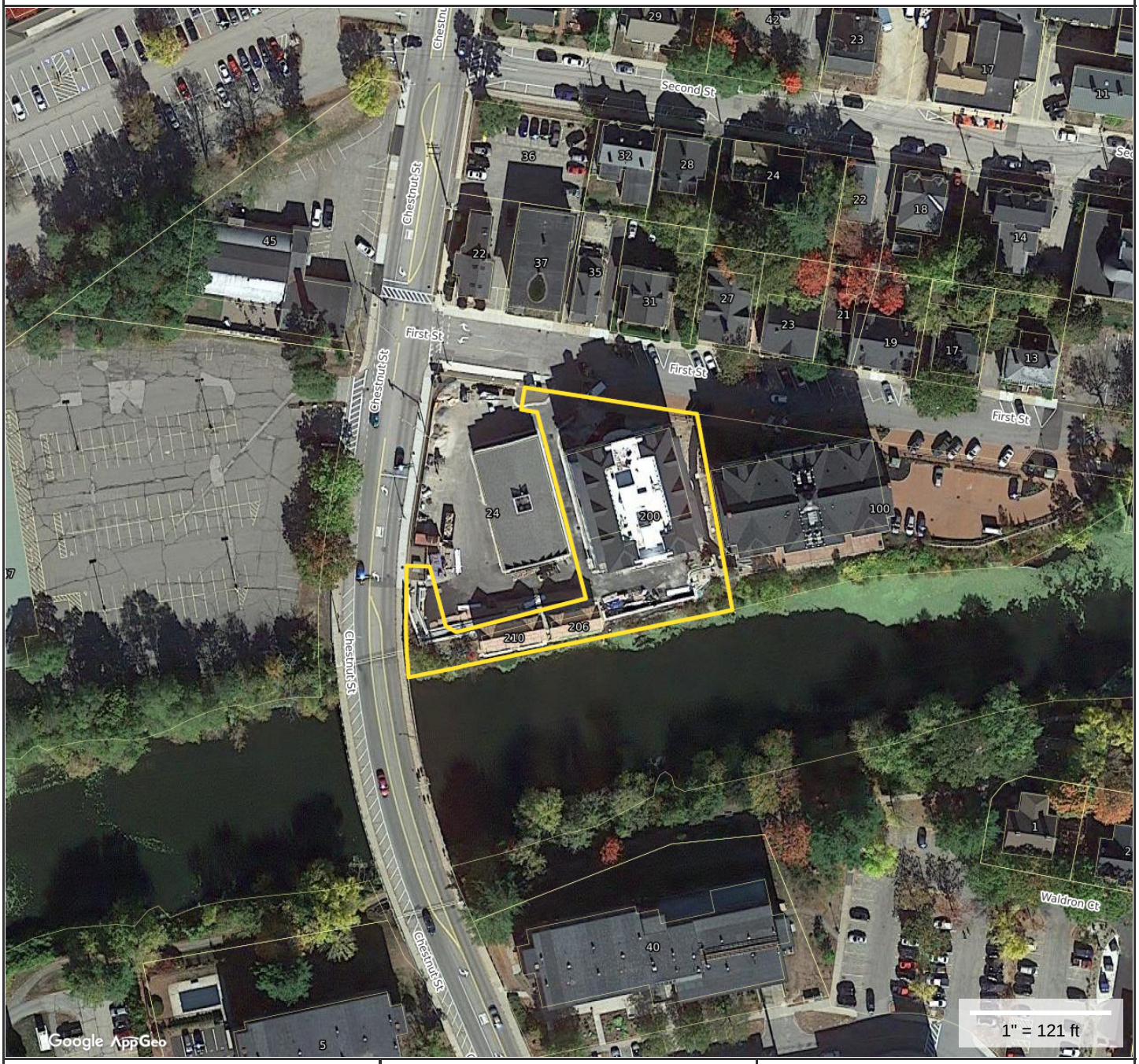
Police:	$11,703.57	|	Fire:	$18,244.11
Recreation:	$33,594	|	School:	$31,393

The City Council approved accepting the infrastructure as part of the Development Agreement

Consistency with Land Use Regulations
Chapter 170-23(F) of the Zoning Ordinance allows the Planning Board to waive impact fees, if there is an equal value of infrastructure provided. This request is consistent with those regulations. The applicant will still pay the school and fire impact fees.

STAFF RECOMMENDATION- Site Plan
The Planning Department recommends the Planning Board vote to approve the waiver for Police and Recreation impact fees upon completion of the Boat/Canoe launch and the recording of a signed agreement memorializing the public right to pass and repass.

200 First Street



Property Information

Property ID	06003-001000
Location	200 FIRST ST
Owner	FIRST STREET AT GARRISON LLC
Land Use	303

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover, New Hampshire
Impact Fee Waiver Request Form

[Revision Date: November 18, 2014]

Office Use Only	Date Received: _____	Date of Planning Board Meeting: _____
	Waiver Request #: _____	

PROPERTY OWNER AND PARCEL INFORMATION

Name of Property Owner: First Street at Garrison, LLC aka Rivers Mark Telephone # 603.740.0000

Address of Property Owner: 466 Central Avenue, Suite 12, Dover, NH 03820

Address of Property Being Assessed Impact Fee: 200 First Street, 206 First Street and 210 First Street

Assessor's Map # 06003 Lot(s) # 001000

Type of Building Proposed (check one):

RESIDENTIAL

_____ Single Family Detached

_____ Single Family Attached (townhouse)

XX Duplex or 3-Unit Structure

XX Multi-family Structure (4+ Units)

_____ Manufactured Home

NON-RESIDENTIAL

_____ Retail, Restaurant, or Club building

XX Office or Commercial Services building

_____ Industrial, Transportation, Warehouse or Communication Building

_____ Nursing Home or Assisted Living Building

_____ Other Institutional Use Building

Amount of impact fee invoiced by City: $ 45,297.57 Fees for Police and Recreation Inv #00024888 and #00024873

Use the space provided to explain why you feel that the impact fee assessed for your property should be waived by the Planning Board, per Chapter 170-23. (attach additional sheet if necessary):

Per Chapter 170-23, we are seeking a waiver from the police and recreation portions of the impact fees levied against the Rivers Mark development project.

POLICE:
During the construction of Rivers Mark, we reconstructed approximately 200 lineal feet of the easterly sidewalk on Chestnut Street near the intersection of First Street which included installation of utility conduits not required for the development of Rivers Mark. We also installed new conduit and upgraded wiring for the traffic signal at the intersection of First and Chestnut Streets.

RECREATION:
We propose to construct a new boat lauch on the Cochecho River adjacent to the Rivers Mark development and upgrade the access to this boat launch (completion anticipated by 5/2022). We have completed the construction of a new walkway from Chestnut Street to the proposed boat launch.

Owner's Signature

Date 2/1/21

P18-25A **First Street at Garrison**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
01041-000000	5 GREEN ST	RIVERVIEW BUILDING CONDOMINIUM		40 COURT ST STE 650	BOSTON	MA	02108
01042-000000	3 GREEN ST	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
02054-000000	40 CHESTNUT ST	COCHECO PARK PRESERVATION ASSOCIATES		920 MAIN ST STE 115	KANSAS CITY	MO	64105
02083-001000	ORCHARD ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
06003-000000	100 FIRST ST	RIPARIA - ONE HUNDRED FIRST STREET LLC		466 CENTRAL AVE STE 12	DOVER	NH	03820
06009-000000	24 CHESTNUT ST	FIRST STREET AT CHESTNUT LLC		466 CENTRAL AVE	DOVER	NH	03820
06010-000000	22 CHESTNUT ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
06010-A00000	37 39 FIRST ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
06011-000000	35 FIRST ST	LONG STEPHANIE N		35 FIRST ST	DOVER	NH	03820
06012-000000	31 33 FIRST ST	MURPHY BRIAN J		496 WALLIS RD	RYE	NH	03870
06014-000000	27 29 FIRST ST	29 FIRST STREET LLC		43 NELSON ST	DOVER	NH	03820
06015-000000	23 25 FIRST ST	KAB REALTY MANAGEMENT LLC		35 THIRD ST	DOVER	NH	03820-3316
06016-000000	21 FIRST ST	ANDERSON KIMBERLEY E TRUSTEE	FIRST DOVER REALTY TRUST	84 SHORE DRIVE	NORTHWOOD	NH	03261
06017-000000	19 FIRST ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
06018-000000	17 FIRST ST	SOUDAKIM LLC		750 LAFAYETTE RD STE 201	PORTSMOUTH	NH	03801
06024-000000	18 20 SECOND ST	CAMIRE DAVID R &	CAMIRE STACEY LEE	281 WASHINGTON ST	DOVER	NH	03820
06025-000000	22 SECOND ST	CAMIRE DAVID R &	CAMIRE STACEY LEE	281 WASHINGTON ST	DOVER	NH	03820-3608
06026-000000	24 26 SECOND ST	FREEBOARD PROPERTIES LLC		PO BOX 1818	DOVER	NH	03821-1818
06027-000000	28 30 SECOND ST	REDDY INFOSYS INC	ATTN OFFICE BERLIN PROPERTIES	295 PRINCETON HGHTS TWN #11354	PRINCETON	NJ	08550
06028-000000	32 34 SECOND ST	KMTM CAPITAL LLC		43 NELSON ST	DOVER	NH	03820
06029-000000	36 42 SECOND ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
31005-000000	47 CHESTNUT ST	HARLECH LLC		273 CORPORATE DR STE 150	PORTSMOUTH	NH	03801
31006-000000	45 CHESTNUT ST	LOYAL ORDER OF MOOSE #443		45 CHESTNUT STREET	DOVER	NH	03820
06003-001000	200 FIRST ST	FIRST STREET AT GARRISON LLC		466 CENTRAL AVE STE 12	DOVER	NH	03820

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-16

Application Type:	Conditional Use Permit
Applicant(s):	Macs Convenience Stores, LLC
Owner(s):	Macs Convenience Stores, LLC
Location:	30 Dover Point Road (Tax Map K, Lot 19C)
Meeting Date:	July 27, 2021

INTENT: The applicant is requesting a Conditional Use Permit to allow 656 s.f. of wetland buffer impacts and 767 s.f. of Conservation District impacts to Varney Brook for grading for the building and stormwater drainage structures.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

ACREAGE: 2.10 acre (91,443 sq. ft.)

ZONING DISTRICT: R-12/C/IT

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE:
Residential, Commercial, Mixed-Use

ZBA ACTION: Special Exception Z18-18

ATTACHMENTS: Application materials, CC minutes, and Impact Plan

APPLICATION IS COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED:
CUP

WAIVER(S) REQUESTED: N/A

Summary of Request and Background
The applicant is requesting a Conditional Use Permit in conjunction with a site plan approval to construct a 5,358 square foot convenience store and vehicle refueling and recharging station. The CUP is for grading for the building and drainage structures requires 656 s.f of wetland buffer impacts and 767 s.f of Conservation District (stream proximity) impacts.

The Conservation Commission endorsed the CUP at their meeting on June 14, 2021 (minutes attached).

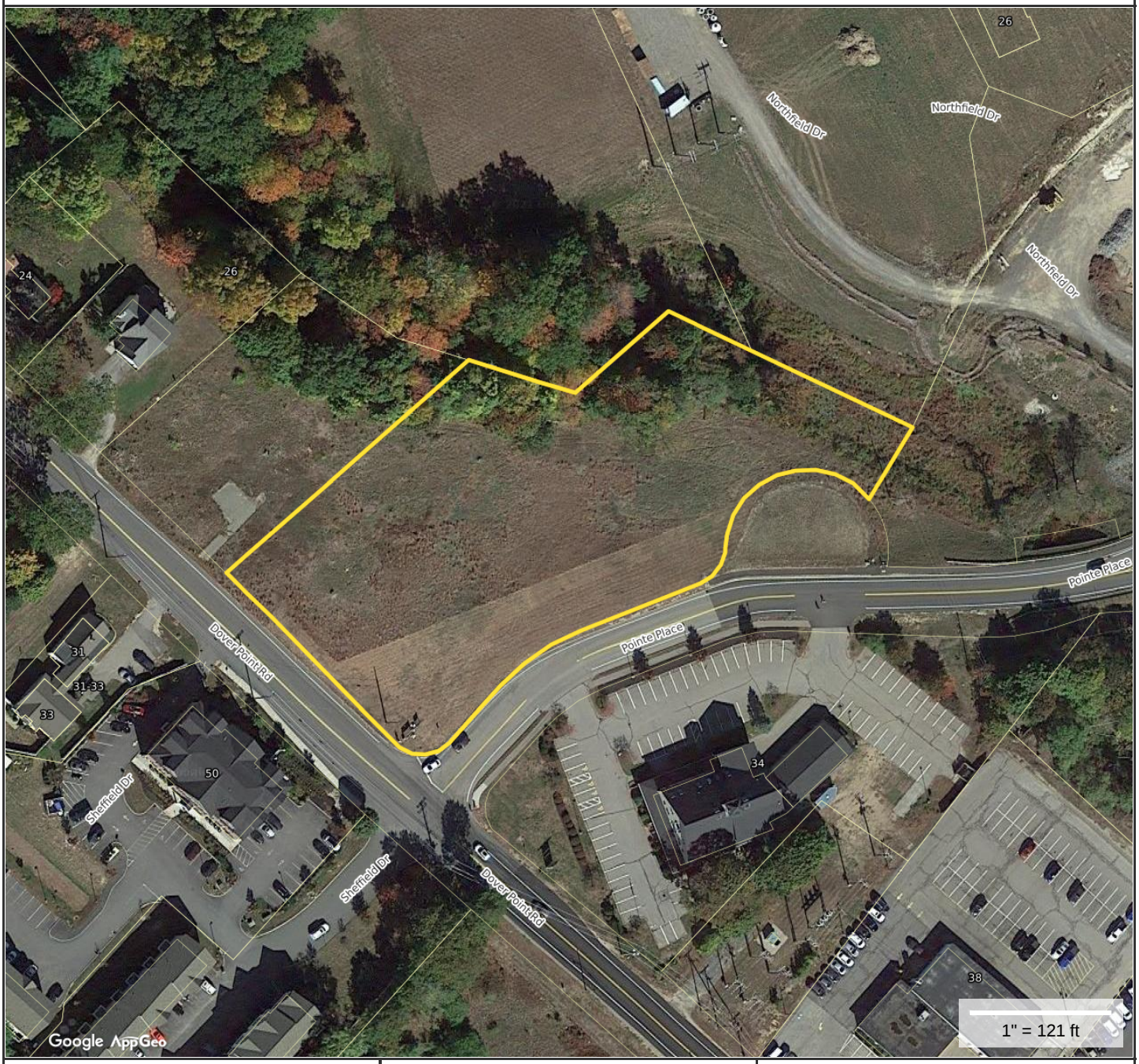
Consistency with Land Use Regulations
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Staff feels that the applicant reviewed options and due to the lot layout and grades, there was no partible alternative for the impacts, which have been minimized. The stormwater infrastructure was relocated out of the buffers except for the pond outlet and the grading is at the building comer to protect the foundation. Staff believes this proposal is consistent with the cited standards.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following condition, as the plans meet the standards outlined:

1. Site plan P21-15 is approved.

Dover Point Road



Property Information

Property ID	K0019-C00000
Location	DOVER POINT RD
Owner	MACS CONVENIENCE STORES LLC
Land Use	390

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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: Macs Convenience Stores, LLC Telephone # 330-696-9715

Address of Applicant: 935 East Tallmadge Avenue Akron, OH 44310

E-Mail Address: sjpeet@circlek.com

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # K Lot(s) # 19C

Address of Property: Dover Point Road

Zoning District(s) C, R-12, IT Overlay District(s) Conservation District

Existing Use of Property: Vacant

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:

To allow disturbances totaling 656 s.f. within Wetland Buffers and 767 s.f. within Conservation District Buffers (See Site Plan, Sheet 7 - wetland buffer impacts 347 + 309 = 656 s.f., conservation district buffer impacts 737 + 30 = 767 s.f.) during site construction. The disturbance would be for grading activity associated with the proposed building and stormwater drainage structures. No structures are proposed within these buffers.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE REQUIRED

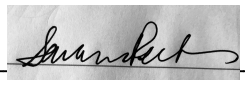
Name of Professional That Prepared Plans: Stephen J. Haight, P.E. - Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: Stephen J. Haight, P.E.#7978 E-mail address: shaight@civilworksne.com

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.

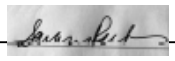
X Signature of Property Owner:  Date: 2/26/21

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.

X Signature of Property Owner:  Date: 2/26/21

CITY OF DOVER CONDITIONAL USE
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
K	19C	Macs Convenience Stores, LLC	935 East Tallmadge Avenue Akron, OH 44310

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, P.E.	Civilworks New England	P.O. Box 1166 Dover, NH 03821
Kevin M. McEneaney, LLS	McEneaney Survey Associates	24 Chestnut Street Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Fraggle Rock Environmental
Damon E. Burt, CWS, CPESC
38 Garland Road, Strafford NH 03884
603-969-5574
FRenvironmental@gmail.com

Wetland Report March 1, 2021
Circle K and Seabring Lots
Dover Point Road/Point Place
Dover NH

Fraggle Rock Environmental performed wetlands delineation on January 14, 2021. Wetland Flags A1 – A26; B1 –B32: Wetlands were delineated according to the following standards:

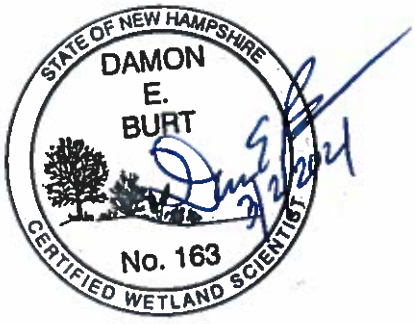
Wetland Delineation Standards

- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
- U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
- Cowardin, Lewis M., Golet, Francis C. and LaRoe, Edward T, Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
- Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
- New England Hydric Soils Technical Committee. 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA
- U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3

Sincerely,

Damon E. Burt

Damon E. Burt, CWS, CPESC
Fraggle Rock Environmental Services
NH Certified Wetland Scientist
Certified Professional in Erosion and Sediment Control



Haight: No that area is not being touched. That happened quite a few years ago.

Murphy: I like that you are planting native species, but white pines have shallow roots systems.

Haight: They were recommended by the landscape architect.

Lyon: Does the hydrology analysis take into account the removal of the Sawyer Mill dams?

Haight: I was involved in that study and it does use current conditions with the dams gone.

Lyon: In the future I would like to see any TRC notes or minutes to understand the plan changes.

Bird: I will be glad to supply those to you.

Fellows moved to endorse the application as presented, with the condition that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules, Erickson seconded. Vote: 7-0

B. City of Dover Conditional Use Permit for Dover Point Village, LLC, (Owner: Sebring Holdings, LLC), (Agent: Stephen Haight, Civilworks New England), Assessor's Map K, Lot 26, zoned R-12; located on Dover Point Road.

Steve Haight was present to explain the proposal for a 3,600 square foot medical office building, with wetland buffer impacts of 901 square feet and Conservation District impacts of 896 square feet adjacent to Varney Brook for grading for building and storm water drainage structures. We received a variance to have commercial uses. The drainage is all directed to the rear. We have a shared driveway with the parcel to the east.

Fellows: Will the trees along the brook be disturbed by the construction?

Haight: No the trees will not be removed.

Hunt: What about the quality of the water that be entering the brook?

Haight: The drainage facility will treat the water to be low phosphorous, nitrogen and salt. It is the best treatment you can do.

Lyon: Who is responsible for the maintenance of the drainage?

Haight: The owner is responsible and has to follow the storm water operation and maintenance manual and the landscaping maintenance plan.

Murphy: What about snow storage?

Haight: Snow storage is shown on the sides of the parking lot, with run-off going into the pond.

Fellows moved to endorse the application as presented, Erickson seconded. Vote: 7-0

C. City of Dover Conditional Use Permit for Macs Convenience Stores, LLC, (Agent: Stephen Haight, Civilworks New England), Assessor's Map K, Lot 19C, zoned R-12, C & IT; located on Dover Point Road.

Steve Haight was present to explain the proposal for a convenience store and vehicle refueling station, with wetland buffer impacts of 656 square feet and Conservation District impacts of 767 square feet adjacent to Varney Brook for grading for building and storm water drainage structures.

This site has been approved several times over the years. The drainage has been moved out of the buffers except for the pond outlet. The grading at the building comer is to protect the foundation.

Lyon confirmed that the drainage on each site was independent.

Murphy: Will they use fertilizer on the grass behind the building?

Haight: They will use a slope mix not like a lawn.

Kramer-Perry moved to endorse the application as presented, Fellows seconded. Vote: 7-0

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received From NH Department of Environmental Services:

1. DES Letter to owner of 38 Waterloo Circle approving restoration plan for enforcement action.

7. OTHER BUSINESS:

A. Update on Committee to Work on Amendments to Wetland Protection District Ordinance

Bird: The City and the SRPC has received a PREP grant to hire SRPC and a wetlands scientist to assist in reviewing the ordinance. The application was for $6,500 from PREP with a $4,000 local match. The committee had another meeting on April 13th to work on amendments. On April 27th Bird attended the Planning Board meeting to present the amendments along with Dave Landry. The amendments were approved and the Planning Board is holding public hearings in June, July and August. The committee will meet again once the contract with the SRPC is final.

B. Open Lands Committee Pollineighbor Celebration Event – June 19th at 9:00 AM, 201 Tolend Rd.

Bird: This is an event planned to celebrate the 20th anniversary of the OLC, delayed one year due to the pandemic. Come and learn about pollinators for your gardens.

C. Garrison Hill Community Garden Pictures

Bird showed members some pictures taken of the community garden that the Conservation Commission approved funding to support.

D. Book received from the NH Audubon entitled "The State of NH Birds – A Conservation Guide 2020"

Kramer-Perry asked to borrow the book.

B. ADJOURNMENT

Lyon moved to adjourn at 6:42 PM, Fellows seconded. Vote: Motion passes 7-0

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-15

Application Type:	Site Plan Review
Applicant(s):	Macs Convenience Stores, LLC
Owner(s):	Macs Convenience Stores, LLC
Location:	30 Dover Point Road (Tax Map K, Lot 19C)
Meeting Date:	July 27, 2021

INTENT: To construct a 5,358 sq. ft. building with a convenience store and vehicle refueling and recharging station. A related CUP would also appear before the Board for wetland buffer impacts.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

ACREAGE: 2.38 acre (103,673 sq. ft.)

ZONING DISTRICT: R-12/C/IT

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE: Residential, Commercial, Mixed-Use

ZBA ACTION: Special Exception Z18-18

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED: CUP for Wetlands buffer

WAIVER(S) REQUESTED:
153-14 C. (5)-entrance width
153-14.G(2)(b) Minimum tree caliper
153-15 C - Parking Areas & Pedestrian Circulation
153-14 H —Driveway Location & Spacing Standards for Nonresidential Uses

Summary of Request and Background
The applicant is requesting site plan approval to construct a 5,358 square foot convenience store and vehicle refueling and recharging station. The site is proposed to be serviced by municipal water and sewer. This project in different iterations has been previously approved and expired.

The Zoning Board approved a Special Exception was approved for a Vehicle Recharging and Refueling Station in 2019. This application was reviewed by the Technical Review Committee on May 27, 2021 (minutes attached).

In reviewing the application, in conjunction with not only items 4F and G on the agenda but the larger development at Pointe Place, traffic concerns along Dover Point and at the Pointe Place intersection have been reviewed. In 2020, the Planning Board approved the latest phase of Pointe Place noting that the traffic control device at the intersection needs to be in place before a final CO is issued for the first portion of that phase. The timing of the improvements will need to be coordinated with this project.

Summary of Waiver Requests:
The applicant is requesting the Board grant a waiver to the entrance width to 35 feet on Dover Point Road and 40 feet on Pointe Place instead of 24 feet as allowed. Another waiver request is to allow more than the 50% of parking in front rather than side or rear of the building. The third waiver is to allow a driveway within 125 feet of the intersection with Pointe Place and Dover Point Road where as 155 feet is required. A fourth waiver is to provide 3" caliper trees where 3.5" are required. The applicant provided justification in their narrative.

Consistency with Land Use Regulations – Waivers
Section 153-21 of the Site Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believe criterion 2 has been met noting that in deference to environment, the building placement and parking layout are done to ensure that as minimal impacts to the wetlands were provided. Furthermore, a previous version of this plan had two entrances on Pointe Place, reducing to one, reduced environmental impacts, but increased the width of the entrance. As part of the waiver for the parking location, the applicant has agreed to bolster the landscaping and provide the screening intent through vegetation. Furthermore, the tree caliper request is consistent with ones the City has received relative to the health and viability of trees that are the required size.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-15

Application Type:	Site Plan Review
Applicant(s):	Macs Convenience Stores, LLC
Owner(s):	Macs Convenience Stores, LLC
Location:	30 Dover Point Road (Tax Map K, Lot 19C)
Meeting Date:	July 27, 2021

STAFF RECOMMENDATION Waivers:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to grant the waivers with the following condition:

1. Update waiver note and indicate Add a note to the plat that the Board granted a waiver to Chapter 153-14.C (entrance width), 153-14.G(2)(b) (Minimum tree caliper), 153-15.C (parking area location), and Chapter 153-14.H (driveway location and spacing), and that the Board found the criteria of Chapter 153-21.A have been met.

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

STAFF RECOMMENDATION Site Plan:
The Planning Department recommends the Planning Board vote to approve the Site Plan with the following conditions, as the plans meet the regulations outlined:

Conditions to Be Met Prior to the Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. Signature and stamp of PE, LLA, CWS, and LLS
    b. Owner's signature
    c. Revised EVC to a Level 3 "Quick Charge".
    d. Revised lighting plan including all security lighting
    e. Revised landscaping plan with enhanced vegetation along Dover Point Road
    f. Revised Streetscape rendering to match the landscape plan.
    g. Revised notes on sheet 4:
        1. utility note 28 with correct references to Chapter 81, Article IV, section 81-27.
        2. Site note 15 with correct reference to NH RSA 155-A:5.
        3. Site note 21 to add the word "no" before "Saturday".
    h. A note that a traffic control device is to be installed by others.
    i. A note that if the Medical office building (P21-35) on lot K/26 is not approved or constructed, the driveway on Dover Point shall become right-in, right-out only.
    j. A note that the offsite striping, for all of Dover Point Road, shall be completed by whichever project (Circle K or the Medical Office) seeks a Certificate of Occupancy first.
2. The traffic control device design be finalized to the satisfaction of the Assistant City Manager and City Engineer.

Conditions to Be Met Prior to any Construction Activity:

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

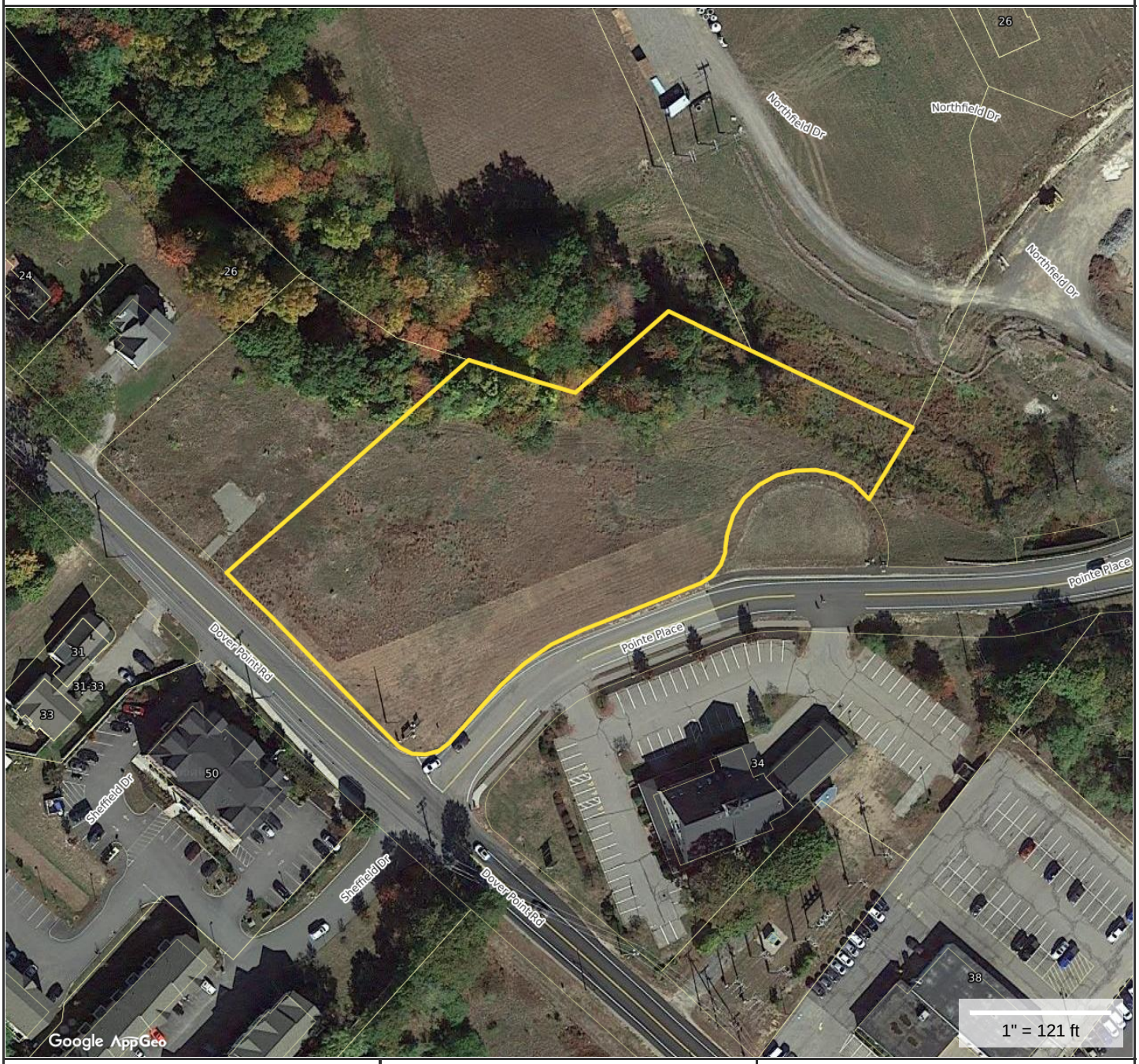
Condition to Be Met Prior to Issuance of a Building Permit:

4. Water and sewer investment fees shall be paid at the time of request of service.

Conditions to Be Met Prior to Occupancy:

5. Issuance of a certificate of occupancy.
6. Impact fees shall be paid per the invoice included with the Notice of Decision.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
8. The traffic control device shall be in place to the satisfaction of the Assistant City Manager and City Engineer.
9. If the Medical office building on lot K/26 is not under construction or constructed, the driveway on Dover Point shall be installed as a right-in, right-out only.
10. The offsite striping, for all of Dover Point Road, shall be completed.

Dover Point Road



Property Information

Property ID	K0019-C00000
Location	DOVER POINT RD
Owner	MACS CONVENIENCE STORES LLC
Land Use	390

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Macs Convenience Stores, LLC Telephone # 330-696-9715

Address of Applicant: 935 East Tallmadge Avenue Akron, OH 44310

E-Mail Address: sjpeet@circlek.com

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

Address of Property Owner:

PROPERTY INFORMATION

Address of Property: Dover Point Road

Assessor's Map # K Lot(s) # 19C

Zoning District(s) C, IT, R-12 Overlay District(s) Conservation District

Size of Parcel: 91,443 sq. ft. 2.10 ac. Property Deed: Book 4114/4848 Page: 608/526

Existing Use of Property: Vacant

SITE PLAN INFORMATION

Describe Proposed Use: Vehicle Refueling & Charging Station with Convenience Store

Area of Parcel to be Developed: 65,870 sq. ft.

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

Number of Parking Spaces: Existing 0 Proposed 29

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

Number of Employees Total: 4 In Maximum Shift: 4

Disposition of Parcel:

Building Footprint 5358 sq. ft.
Canopy Footprint 3698
Total Building Area 9056 sq. ft.

Paved Area 28,885 sq. ft.

Building Setbacks:

Front Yard 164 ft.

Rear Yard 67 ft.

Side Yard: Right 52 ft. Left 50 ft.

City Water? X Yes ___ No How far is city water from the property? Pointe Place ROW

City Sewer? X Yes ___ No How far is city sewer from the property? Crosses Subject Parcel

BUILDING INFORMATION

Type of Building to be Built: Masonry & Mortar

Height of Building: 25' Finished Floor Elevation: 66.2'

Number of Seats (where applicable) N/A

Estimated value of construction: $600,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: NONE REQUESTED

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin M. McEneaney, LLS
McEneaney Survey Associates

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911

Professional License #: Kevin M. McEneaney NH LLS #661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, P.E.
Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: Stephen J. Haight, P.E.#7978 E-mail address: shaight@civilworksne.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) Susan Moore, Sr. Project Architect
CUPKOVIC Architecture, LLC

Address 6060 Rockside Woods Blvd., Ste 100 Cleveland, OH 44131 Telephone #: 216-524-8400

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Roberta N. Woodburn
Woodburn & Company Landscape Architecture, LLC

Address 103 Kent Place Newmarket, NH 03857 Telephone #: 603-659-5949

Professional License #: Roberta N. Woodburn, NH Licensed Architect #00002 E-mail address: robbi@woodburnandcompany.com

WETLAND
~~SOIL~~ **SCIENTIST INFORMATION**

Wetland
Name of ~~Soil~~ Scientist and Company (Licensed in N.H.) Damon E. Burt, CWS
Fraggle Rock Environmental

Address 38 Garland Road Strafford, NH 03884 Telephone #: 603-969-5574

Professional License #: Damon E. Burt, NH CWS#163 E-mail address: frenvironmental@gmail.com

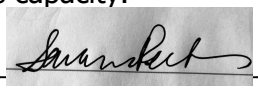
CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

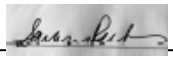
X Signature of Property Owner:  Date:2/26/21

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
X reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner:  Date: 2/26/21

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
X called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

if different from owner

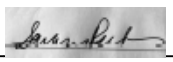
Signature of Property Owner: _____ Date: _____

Signature of Applicant ( ): _____ Date: 2/26/21

CERTIFICATION OF FEES

Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.
I, and my successors, hereby certify that I understand that the City of Dover collects impact fees,
X 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.

if different from owner

Signature of Property Owner:  Date: 2/26/21

Signature of Applicant ( ): same as owner Date: _____

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 # __ per dwelling unit = $_____
- ☒ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000) $ 200.00
  - New construction $.15 sq. ft. x # 9056 sq. ft.= $1358.40
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☒ CONDITIONAL USE PERMIT Application fee $200.00 x # 1 per Application = $ 200.00
- ☐ 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= $ 1758.40

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 + $.07 sq. ft. x # 28,885 = **$** 2021.95

TOTAL PLAN REVIEW FEE= PD 3/5/21 **$**3780.35

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

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

SUB TOTAL= $_____

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

TOTAL NOTICE FEE= $_____

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

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

Two weeks prior to Planning Board, ~~three (3)~~ one (1) full size and ~~twelve (12)~~ five (5) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

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

APPLICANT: Macs Convenience Stores, LLC File Number: P21-15

PROJECT TITLE: Vehicle Refueling & Charging Station with Convenience Store

PROPERTY LOCATION: Dover Point Road Tax Map: K Lot: 19C

	Where/How Provided	Reviewed
1. Completed and signed Application form	ATTACHED	
2. Plan Review Fees are provided	PAID 3/5/21	
3. Electronic copy of the engineered/surveyed plan layout	VIA EMAIL	
4. Electronic copy of supplementary materials and application	VIA EMAIL	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	UPDATED COPY ATTACHED/STANDARD	
6. Waiver requests to the Site Plan Review Regulations, with written justification	ATTACHED PER TRC COMMENTS	
7. Conditional Use Permit applications	COPY ATTACHED	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	UPDATED PER TRC, INCLUDED IN PLAN SET	
9. A colored architectural plan showing all sides of buildings	UPDATED PER TRC, INCLUDED IN PLAN SET	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	1 FULL SIZE, 5 HALF SIZE, ATTACHED	
Location map at appropriate scale	SHOWN ON PLAN SHEETS 2,3,5,6,7,8	
Proposed Project name and title and Planning File #	SHOWN ON PLAN SHEETS 2,3,5,6,7,8, 17, 20	
Date, north arrow and scale	SHOWN ON PLAN SHEETS 2,3,5,6,7,8, 17, 20	
Names of all abutting property owners	SHOWN ON PLAN SHEETS 2, 3, 5	
Name and address of owners and/or applicants	SHOWN ON PLAN SHEETS 1 - 20	
Signature & stamp of NH licensed land surveyor and/or engineer	PROVIDED UPON APPROVALS	
Zoning District boundaries, including any special or overlay districts	SHOWN ON PLAN SHEETS 2,5,6,7,8	
Location of Conservation District areas	SHOWN ON PLAN SHEETS 2,5,6,7,8	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	SHOWN ON PLAN SHEETS 2,5,6,7,8	
Location and widths of existing & proposed easements & right of ways	SHOWN ON PLAN SHEETS 2, 5, 6, 7, 8	
Location and width of existing and proposed access/egress ways	SHOWN ON PLAN SHEETS 2, 5, 6, 7, 8	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	SHOWN ON PLAN SHEET 6	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	SHOWN ON PLAN SHEET 2	
Existing and proposed topographic information at two foot intervals	SHOWN ON PLAN SHEET 2	
Existing and proposed buildings and structure locations	SHOWN ON PLAN SHEETS 5, 6, 7, 8	
Minimum building setbacks or build to lines on all lots	SHOWN ON PLAN SHEETS 5, 6, 7, 8	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	SHOWN ON PLAN SHEETS 2, 5, 6, 7, 8	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	SHOWN ON PLAN SHEETS 2, 6, 8, 16	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed stormwater lines and facilities	SHOWN ON PLAN SHEETS 2, 6, 7	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	SHOWN ON PLAN SHEETS 17, 18	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	SHOWN ON PLAN SHEETS 2, 5, 6, 7, 8	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	SHOWN ON PLAN SHEET 3	
Existing natural features and/or significant vegetation on property	SHOWN ON PLAN SHEETS 2, 5, 6, 7, 8	
Depict existing contours up to 100 ft. beyond project limits	SHOWN ON PLAN SHEETS 2, 7	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	SHOWN ON PLAN SHEET 19	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	SHOWN ON PLAN SHEET 6	
Location, material and size of existing and proposed pavement area	SHOWN ON PLAN SHEETS 2, 5, 6	
Location of proposed fire lanes	SHOWN ON PLAN SHEET 6	
Specify finished floor elevations of buildings	SHOWN ON PLAN SHEET 7, 8	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	SHOWN ON PLAN SHEETS 6, 11	
Depict all service, storage, loading bays and utility areas	SHOWN ON PLAN SHEETS 6, 11	
All applicable Dover Common Site Plan notes	SHOWN ON PLAN SHEET 4	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	COPY ATTACHED	
Stormwater Management System Operation and Maintenance Plan	COPY ATTACHED	
Letter to Serve from Public and Private Utilities PROVIDED FOR	PREVIOUS APPLICATION SUBMITTALS	
Erosion and Sedimentation Control Plan	SHOWN ON PLAN SHEETS 7, 9, 10	
Landscape Operation and Maintenance Plan	COPY ATTACHED	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	SHOWN ON PLAN SHEET 4, SITE NOTE 36	
If wetland buffer, indicate placards locations, as applicable	TBD	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	COPIES ATTACHED	

REVIEWED BY: _____ DATE_____ TRC DATE_____

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

June 22, 2021

City of Dover
288 Central Ave
Dover, NH 03820

Attn: Christopher G. Parker, Assistant City Manager/Director of Planning

Re: Site Review & Conditional Use Permit Applications
Mac's Convenience Stores, LLC (Tax Map K, Lot 19C)
Dover Planning file: P21-15

Civilworks New England Reference No. 1677

Dear Mr. Parker:

On behalf of the applicant Mac's Convenience Stores, LLC, we are pleased to submit the Site Plan in accordance with the 5/27/21 TRC comments.

We have addressed the Committee Notes (**Responses in Bold)** as follows:

Comments:
PLAN REVIEW:
Planning:

- *Water and Sewer Investment Fees will be collected*
  The Applicant is aware of the amount and that that fees will be collected at CO
- *Submit full traffic study*
  TEPP LLC has prepared an update (attached) to the original traffic study for the area which includes the Circle K project.
- *Waivers from 2010 are expired and would need to be granted again for distance from intersection, and minimum driveway separation.*
  The following waivers are being requested: Curb cut width on Pointe Place to allow a tanker delivery truck adequate width to ingress and egress the site from Point Place, To allow the driveway on Dover Point to be xx" north of the intersection with Pointe Place to allow the access to be shared with the abutting parcel; To allow for a more common tree caliper size of 3-31/2" instead of 3 ½" -4" requested as the larger trees have a higher mortality and are uncommon size, and to allow parking in front of the building in keeping with the adjoining commercial lots and to allow the building to meet zoning setbacks.
- *Who will be building concrete sidewalk?*
  The project proponent will be responsible for constructing the sidewalks shown on the site plan within the City ROW.

- *Construction vehicles should not use Pointe Place*
  Note 37 under the site notes on sheet 4 has been added. " Construction Vehicles shall limit access to the site to the lot frontage along Pointe Place. A note has been added to the note sheet.
- *Revise plan set to:*
  - *Revise intersection of Pointe Place and Dover Point Road to show roundabout or at least note "Roundabout or other form built by others"*
    As discussed at TRC the plans will not be updated to show a round-a-bout. The City Engineer has provided a round-a-bout sketch which the project engineer has incorporated into a sketch plan which has been provided to the City Engineer and Planning under separate cover.
  - *Dover Point Road driveway should be right-in, right-out if Middleton project is not approved/built*
    As discussed a TRC the project Proponent has agree to share a driveway with the abutting lot. The Abutting lot has been granted a variance which codifies the driveway location.
  - *Add owner's signatures*
    The Owners signature will be added to the final plan prior to PB Chair signature.
  - *Add professional signatures and stamps*
    The appropriate stamps and signatures will be added to the final plan prior to PB Chair signature.
  - *Reduce curb cut to 32' wide on Pointe Place*
    A waiver is being sought to allow for a wider entrance to allow tractor trailer access to and from the site from Pointe Place.
  - *What is Sp on landscape plan?*
    Woodburn Architects has updated the landscape plan. SP was a miss spelled abbreviation and should be SN.
  - *Use same plantings here as shown on Middleton Plan*
    The Landscape Plan has been updated to be consistent with abutting project plan.
  - *Provide narrative that it meets 153-14.L*
  - *Note digital signage is not allowed or provide location of note if missed*
    The requested note has been added to the notes sheet under Site Notes.
  - *Show screening for transformer*
    Additional screening has been added and is shown on the Landscape Plan.
  - *Work with COAST to include a bus shelter in the area*
    We have coordinated with COAST and will be providing a sign along the back of the proposed sidewalk on Dover Point. There is not enough room within the Dover Point ROW to add a shelter and due to the utility corridor there is no room on site either. COAST is happy with just the COAST sign on a post at the location.
  - *Sign easement for K-19 violates sign ordinance*

Acknowledged: as discussed at TRC the sign easement is an existing easement from a previous approval and is a recorded easement for another project and not for Circle K.

Remove concrete pad on floor plans if not on-site plan. Loading zone or parking?
The building plans are consistent and have been updated.

- *Provide location on plan set of common site plan notes: 34, 38 (correct chapter), 41 in entirety*
  The notes have added to the notes sheet.
- *Confirm deed in note 9 on sheet 4 is correct*
  The deed is correct.
- *Sheet 6, add numbers to the notes*
  The notes on sheet 6 have been numbered.
- *Provide streetscape from Pointe Place as well*
  The additional streetscape prospective has been provided.

Engineering Comments:

- *Change the traffic signal easement to just easement and show overlay of a roundabout at the intersection of Point Place and Dover Point Road. The City may require a larger easement on the subject property for future traffic improvements.*
  We have changed the easement note on the site plan. The round-a-bout sketch has been provided to Engineering and Planning under separate cover.
- *Show existing utilities in Point Place and Dover Point Road.*
  As discussed at TRC with Engineering the utilities are shown on the plans as appropriate.
- *Remove cleanout on sewer service after the grease trap.*
  As discussed at TRC with Engineering the clean out is to remain as it is being used as a drop in elevation as part of the sewer service design.
- *What type of street light is proposed at the intersection of Dover Point Road and Point Place?*
  As discussed at TRC with Engineering, the project proponent will install whichever style of light the City designates.
- *Extend the Chiropractor's water service to water line on Point Place. If water service remains as shown.*
  The utility plan has been upgraded to show the extension of the water service for the abutting lot.
- *Renderings show new granite curb along Dover Point Road, design drawings do not. Update drawings to show new curbing*
  As discussed at TRC with Engineering the granite curb along Dover Point Road is existing. This curbing was installed by Point Place development as offsite improvements in conjunction with that site approval.
- *Update details to match City standards, found on Engineering's webpage.*
  The City standard details have been added to the site detail sheets as appropriate.
- *Make sure trees are not planted over utilities.*

Landscape design has been coordinated with the utility plan.

Police Department Comments: *N/A*

Fire/Inspections Comments:

- *Provide a left turn lane into the Dover Point Road curb cut*
- **As discussed at TRC ...the offsite striping plan includes the left hand turn lane into the site**
- *Edit sheet 4 Utility Notes number 28 to reference Chapter 81, Article IV, section 81-27*
  The note has been updated as requested.
- *Clarify the locations of the previously proposed recharging stations*
  The proposed charging stations are shown on the south side of the building with overwide parking spaces.
- *Add hydrant in upper corner*
  A hydrant has been added to the site just east of the proposed Point Place driveway.

Economic Development:

- *Architectural amenities are needed to make this building loo more New England style such as dormers*
  The building design has been updated to provide clapboard siding, a cupola and the gables will be white. The updated architectural drawings are included in the plan set.

Planning Board Comments:

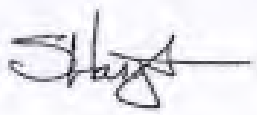
- *More landscaping on the backside*
  As discussed at TRC there is a significant amount of proposed landscaping along the back side of the building proposed that has been coordinated with the utilities for the building.
- *Concerned about entrance on Dover Point Road after roundabout as people accelerate out of a roundabout*
  As discussed at TRC the intersection improvements for this location include a stop light and pavement restriping to include a left hand turn lane into Point Place. A round-a-bout is not part of the Circle K project.
- *Construction hours*
  Construction hours are identified on the notes sheet with limited Saturday hours and not Sunday hours.
  - *Sidewalks on Dover Point Road in front of both projects*
    A sidewalk is shown for both projects along Dover Point Road with the sidewalk to be butted to the existing sloped granite curbing.
  - *Urban compact? State approval?*

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

As discussed at TRC this project is within the Urban compact...NHDOT jurisdiction begins farther south of the Point Place intersection in front of Patti B's

We look forward to discussing this application with the Planning Board. Please feel free to call with any questions or comments.

Sincerely,
CIVILWORKS NEW ENGLAND



Stephen J Haight PE

CIVILWORKS NEW ENGLAND
P.O. BOX 1166, 181 WATSON ROAD
DOVER, NH
TEL: (603) 749-0443, FAX: (603)749-7348

WAIVER REQUESTS

ACCOMPANYING SITE REVIEW APPLICATION
for
CIRCLE K
26 Dover Point Road
TAX MAP K, LOT 19C

Site Review Regulations: 153-14 C. (5) - Driveways, Accessways & Internal Roads

For access to a proposed nonresidential or to a multifamily dwelling containing more than four dwelling units, driveway entrances and exits shall be as follows: [Added 6-12-2018]
(b) *Where two entrances/exits are designed to service a parcel, the width of each shall not exceed 24 feet.*

The site design includes entrances/exits, with the Dover Point Road access having a width of 35 feet, and the Pointe Place access having a width of 40 feet. The additional width is to accommodate larger vehicles (emergency vehicles, delivery trucks, fuel delivery tractor trailers,) that require wider turning radius onto and of the site the main roads.

Site Review Regulations: 153-15 C - Parking Areas & Pedestrian Circulation

(1) *Parking areas shall be screened from public streets and existing residential uses so as to minimize the visibility of such areas.*
(2) *A majority of the parking spaces shall be located to the side or rear of the buildings.*

The lot is bifurcated by the zone line which by zoning limits how close the building can be towards the front of the lot. Also, with the parking out front of the building the drainage system collects all runoff and sends it to treatment. Also, the site design is for refueling stations located toward the front of the lot, with the convenience store located further back. Parking for the convenience store would be located in front of the store and shielded by the refueling canopy. Also, the location of the building is consistent with the other existing structures abutting the lot and is consistent with the building location for the abutting site proposal.

The site design is typical for a service business of this nature. The site will have extensive landscaping along Dover Point Road and Pointe Place promoting curb appeal from these vantage points. There will be a screening fence along the northerly property line to minimize visibility of this site from adjacent properties.

CIVILWORKS NEW ENGLAND
P.O. BOX 1166, 181 WATSON ROAD
DOVER, NH
TEL: (603) 749-0443, FAX: (603)749-7348

Site Review Regulations: **153-14 H –**
Driveway Location **& Spacing Standards for Nonresidential Uses**

(1) *To reduce the number of conflict points for vehicles, reduce traffic congestion, and improve traffic safety along nonresidential corridors.*

The project site is located on the corner of Dover Point Road and Pointe Place. The site design has an access point on each of these roads which will streamline traffic flow within the site, minimize congestion at both access points, and improve traffic safety in the general area. On Pointe Place the driveway is located across the street for the access to Patti B's providing for a typical 4 way intersection. Pointe Place is considered a local road which for minimum speed limit of 35 mph requires the drive way to be offset 155' from the intersection. This waiver is to allow the driveway on Point Place to be 125' from the intersection to be located directly across the street from the access to the Patti B's site.

Dover Point Road is an arterial street with a posted speed limit of 40 mph which would require a setback from the intersection 380'. This waiver is to allow the driveway to be 250' from the intersection at the shared driveway access with the abutting property. Dover Point striping is proposed to provide for a dedicated left turn lane into this shared access.

(4) *When a nonresidential zoned parcel straddles a residential zone, nonresidential traffic shall be prohibited from exiting into or entering from the residential zone, unless there is no other viable option.*

This non-residential (IT) project straddles a residential zone (R12). Due to unique zoning circumstances, this site design has incorporated an access way to be shared with an abutting a commercial/office development (allowed with Variance) within the R12 zone, minimizing the number of access points onto Dover Point Road.

woodburn
&company
LANDSCAPE ARCHITECTURE
Since 1994 reflecting your vision.

June 25, 2021

Mr. Chris Parker
Director of Planning
City of Dover
288 Central Avenue
Dover, New Hampshire 03820

Re: ***PROPOSED CIRCLE K – DOVER POINT ROAD***
REQUEST FOR WAIVER
MINIMUM TREE CALIPER

Dear Mr. Parker:

This letter is to request a waiver for the requirement of minimum tree caliper of 3.5-4" caliper for the proposed Circle K on Dover Point Road.

It is our experience that trees of smaller caliper (2-2.5" caliper) generally establish themselves more quickly and begin to produce new growth sooner and with less maintenance than those of the required caliper of 3.5- 4" caliper. For a local example, the City of Portsmouth now requires trees planted within the City right of way to be no larger than 2-2.5" caliper so that maintenance required by the City is minimized with the best chance of long-term tree survival as possible. Our plans currently call for 3-3.5" caliper shade trees, which we offer as a compromise from the 3.5-4" caliper requirement.

Sincerely,

Victoria Martel ASLA

103 KENT PLACE
NEWMARKET, NH 03857
603.659.5949
woodburnandcompany.com

PROJECT NARRATIVE

for

MAC'S CONVENIENCE STORES, LLC

CIRCLE K

30 Dover Point Road, Dover, NH

Tax Map K, Lots 19C

February 2021

PROJECT OVERVIEW

The project applicant is proposing to construct a +/- 5,358 SF commercial building with (6) refueling stations and canopy, including new driveway entrances along Dover Point Road and Point Place. The proposed site will include a new convenience store and refueling stations, (1) electric recharging station, public water and sewer connections, underground electric service, natural gas service and associated drainage improvements. A small portion (+/- 967 SF) of the work is within the 50' conservation district buffer but does not disturb any wetlands.

The project consists of the following general improvements:

- Remove existing portion of curbing and asphalt
- Construction of +/- 5,358 SF new convenience store, (6) vehicle refueling stations and +/- 3,698 SF canopy, and (1) electric vehicle recharge station.
- Construction of stormwater treatment structures, grading, and other drainage requirements
- Site utility construction
- Construction of (2) new entrances and internal access ways
- Stabilize remaining areas with loam and seed
- Special Exception Z18-18 was granted 3/21/19 to allow a refueling station in the B3 zone. The Zoning for this area has since been amended by the City to the C-Commercial District.

PROJECT LOCATION AND SITE CHARACTERISTICS

The project area consists of a parcel of land shown on Tax Map K as Lot 19C and is located within the C - Commercial and R-12 – Residential Districts. Lot K/19C contains +/- 2.10 acres and is currently undeveloped. The project proposes to develop the existing lot with access from Dover Point Road as well as Point Place.

DRIVEWAY AND PARKING LOT

There are two proposed driveway entrances. The Dover Point Road entrance will be 35' wide, and the Pointe Place entrance will be 40' wide with curbing, including a newly proposed sidewalk along Pointe Place. Lighting for the proposed parking lot and driveway will be per the Lighting Plan.

For the proposed development, the City of Dover parking maximums allow for the following:

Allowed:

- Retail (5,358 SF)/(275 SF) = 19 Spaces Maximum
    - Total for Site = **19 Spaces Maximum (Surface)**
    - 10 additional spaces are allowable based on review and at discretion of the by Planning with the addition of the electric vehicle charging station.

Proposed:

- Proposed Retail = 17 Surface Spaces**
- Proposed Gas Island = 12 Surface Spaces
    - Total proposed = **29 Spaces (includes 2 Accessible Spaces)**
- ** (1) space is an electric vehicle recharge station

WETLAND SETBACK IMPACT TYPE

The project work requires a conditional use permit from the City of Dover. Approximately +/- 967 SF of non-tidal wetland buffer will be impacted. The total area of the 50' wetland buffer is 18,539 S.F. on the lot. The project does not impact bogs, marshes, sand dunes, tidal wetlands, cedar swamps, undisturbed tidal buffer zone, or involve any work within 50 feet of a salt marsh. The project is not located within 100 feet of prime wetlands.

DRAINAGE

The parcel is located at 30 Dover Point Road, Dover, NH. The site contains approximately 2.10 acres and is bounded on the west by Dover Point Road, the east by commercial development, and the north by residential and mixed use properties. The watershed of the parcel includes the project site. The project site consists of undeveloped land adjacent to Pointe Place. On site soils are a mix of Windsor Loamy Fine Sand, Windsor Loamy Sand, Suffield Silt Loam, and Buxton Silt Loam. The Windsor series soils are HSG A with the Suffield and Buxton series soils classified as HSG C. The proposed development of the site includes the demolition of some structures in the right-of-way, as well as the construction of a convenience store and refueling area with canopy. The project also includes the construction of two access points, parking for the commercial use of the site, utility upgrades, and drainage improvements including stormwater quality treatment using a rain garden, detention pond, and a closed stormwater conveyance system.

The post development watershed is modeled utilizing the same point of analysis as the predevelopment watershed, allowing direct comparison of the peak runoff between the pre and post developed conditions (see drainage report).

The analysis indicates that the proposed development of the site will have negligible impact on the watershed leading to Varney Brook. Slight increases in runoff due to sidewalk and entrance improvements within the Point Place right-of-way are shown at the catch basin system within Pointe Place. However minimal these increases are, there is still additional pavement being removed outside of this analysis area where the existing cul-de-sac area is located which further mitigate any increases.

UTILITIES

The proposed project expects to connect to City of Dover water and sewer as well as Unitil for natural gas, and Eversource for electricity. Natural Gas lines are located within the Dover Point Road right-of-way which is the anticipated location for this connection. The existing site is undeveloped and will require new services. City of Dover water lines are located within the Dover Point Road and Pointe Place. There is an existing service connection from the 8” line in Pointe Place that is anticipated to be used. A sewer easement and gravity sewer line runs through the property which is the intended point of connection for the project. Buildings will be sprinkled and connections made per the City’s Community Services Utility Division and Fire Department requirements and standards. Underground electric for the site is to be provided by the existing electric lines located along Dover Point Road.

Landscape Operation & Maintenance Plan For Circle K – Dover Point Road

Weekly Tasks

1. Mow and edge lawns if needed. Lawns to be cut to 3.5" height.
2. Prune back any shrubs overhanging curbs or sidewalks.
3. Prune back any groundcover overhanging curbs or sidewalks.
4. Remove litter and leaves from plants, planters, and parking lots.
5. Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
6. Remove any weeds larger than 2 inches (5 cm) high or wide from planters. Weeds 2 inches (5 cm) and larger must be removed, not just killed.
7. Replace bark mulch which has been knocked or washed out of planters. Smooth mulch layer if it has been disturbed.
8. Replace decorative rock which has been knocked or washed out of drip strips. Smooth decorative rock surface if it has been disturbed.
9. Check plants for signs of stress, pests or disease. Request authorization to replace other dead or missing plants. Note: Maintenance contractor must request authorization to make replacements within one week of the damage becoming evident.
10. Sweep or blow clean all walkways, curbs, and gutters.
11. Treat for any signs of disease or pest infestation.
12. Complete any items required on the Monthly Checklist.
13. Hand water any plants that are dry and stressed.
14. Check the irrigation system (if there is a system). Make emergency repairs as needed or request authorization to make major repairs. Note: Maintenance contractor must request authorization for repairs within one week of the damage becoming evident.
15. Adjust the irrigation controllers for current water needs of plants.
16. **Gently prune shrubs at appropriate time of year based on species, for shape and form. DO NOT shear.**

Yearly Tasks

Early Spring

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.
2. Apply granular fertilizer to shrubs beds and lawns. Be sure to make application prior to a moderate rainfall in drip-irrigated planters so the rain will wash the fertilizer in.
3. Submit receipts to owner's authorized representative as proof of fertilizer purchase.
4. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.
5. Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch depth shall not exceed 2". Additional mulch not required where shrubs or groundcover completely hide the soil surface from view.
6. Where there is irrigation and after threat of frost is gone, flush out irrigation systems as needed and check for proper operation of each valve zone.

7. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
8. Replace irrigation controller program back-up batteries.

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, itemized by planter. Replace any dead or missing plants.

October:

1. Prepare irrigation system for winter. Make sure backflow preventer is well insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage.
2. Mow field areas.

November:

1. "WILT-PRUF" broadleaf evergreens when temperature permits.

December:

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

Stormwater Management System Inspection & Maintenance Plan

For

CIRCLE K
MAP K, LOT 19

30 Dover Point Road
Dover, New Hampshire
Strafford County

February, 2021

Prepared For:

MAC'S CONVENIENCE STORES, LLC
935 E Talmadge Ave
Akron, OH 44310

Prepared By:

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

Introduction

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

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

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

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

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

Owner

MAC'S CONVENIENCE STORES, LLC
935 E Talmadge Ave
Akron, OH 44310

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

Contact / Responsible Party

MAC'S CONVENIENCE STORES, LLC
935 E Talmadge Ave
Akron, OH 44310
Richard Lawrence
(330) 630-6300 x1830

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

Management Company

MAC'S CONVENIENCE STORES, LLC
935 E Talmadge Ave
Akron, OH 44310

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

Inspection Schedule / Record Retention

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

Stormwater Management System Components

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

- Culverts
- Raingarden
- Energy Dissipation Structures (Rip Rap)
- Catch Basins
- Pavement
- Outlet Structures
- Litter / Trash Removal

Structure callouts in ( ) correlate to the design plans, a copy of which shall be maintained with this Inspection and Maintenance Plan.

Inspection and Maintenance Plan

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

CULVERTS:

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

RAINGARDEN:

- Inspection, by a **qualified professional**, of raingarden at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24 hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- Embankments and spillways should be inspected by a **qualified professional** for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability for impounding water. Immediate corrective action should be implemented if any such conditions are found.
- Inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances should be inspected by a **qualified professional**, and corrective action implemented (e.g., maintenance, repairs, or replacement) as indicated by such inspection.
- The bottoms, interior and exterior side slopes, and crest of earthen detention basins should be mowed, and the vegetation maintained in healthy condition, as appropriate to the function of the facility and type of vegetation.
- Vegetated embankments that serve as "berms" or "dams" that impound water should be mowed at least once annually to prevent the establishment of woody vegetation.
- Trash and debris should be removed from the pond and any inlet or outlet structures whenever observed.
- Accumulated sediment should be removed when it significantly affects pond capacity.

ENERGY DISSIPATION STRUCTURES (RIP RAP): As Applicable

- Inspect the outlet protection annually for damage and deterioration. Repair damages immediately.
- If stones become displaced from the riprap areas they should be replaced immediately and chinked in to assure stability. Add additional riprap as needed. Vegetation growing through the riprap should be eliminated at least yearly.

OUTLET STRUCTURE(S):

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

CATCH BASIN(S):

- Inspect once per year.
- Inspect for floatables, sediment accumulation, and hydrocarbons (oils and grease).
- Remove all floatables immediately and sediment accumulations ≥ 2 feet.
- Hydrocarbons shall be removed immediately by skimming, absorbent materials, or other methods and should be disposed of in accordance with applicable State and Federal regulations.

PAVEMENT:

- Minimize sanding.
- Minimize application of salt for ice control.
- Monitor periodically to ensure that the pavement surface drains effectively after storms.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS

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

ANTI-ICING AND SALT MINIMIZATION

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

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Culverts	Annually	Check for sediment accumulation and clogging	≥ 2 in. sediment depth
Raingarden • Outlet Structure • Inlet/Outlet Piping • Embankments • Pond Sediment • Trash/Debris • Vegetation (Veg.)	 Bi-Annually " " " " Periodically " " " "	 See Catch Basin (CB) Requirements (Req.) See Outlet Structure (OS) Req. Check for erosion, settlement, seepage, etc. Check for sediment accumulation in pond Check for trash (in pond and structures) • Maintain 95% veg. (pond & slopes) • Maintain healthy stand of veg.	 See CB Req. See OS Req. Repair immediately ≥ 2 in. sediment Remove all trash/debris Restore veg. in-kind Mow when ≥ 6 in
Energy Dissipation (ED) Structures (RipRap)	Annually	Check for displaced stones Check for woody vegetation	Replace immediately Remove annually
Outlet Structure(s)	Annually	• Inspect once per year. • Inspect for clogging and sediment accumulation. • Remove all debris immediately and sediment accumulations ≥ 2 inches.	≥ 2 in. sediment Remove immediately
Catch Basins	Annually	• Check for sediment accumulation • Check for floatable contaminants	≥ 2 ft. sediment depth Remove all floatables
Pavement • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	 Limit use As Req. 1 - 2 x's Year Periodically	 Minimize use to prevent tracking issues RECORD APPLICATION RATES Sweep or vacuum to prevent tracking issues Check for trash/debris	 Sweep to prevent issues Minimize as Req. Sweep/Vac as needed Remove when noticed
Litter / Trash Removal	Periodically	Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

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

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance: _____ Inspector: _____

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

Deicing Salt Quantity Use Log

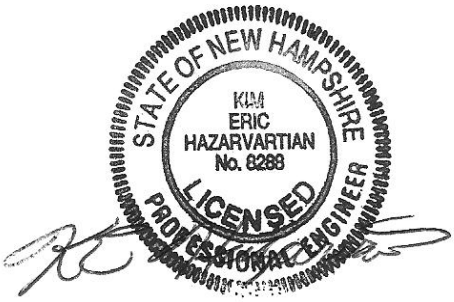
Date	Amount of Material Applied	Comments

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING AND POLICY

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

MEMORANDUM

Ref: 1466
Subject: Traffic Assessment
Dover Point Road and Pointe Place Area
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: June 30, 2021



INTRODUCTION

TEPP LLC has prepared this traffic-assessment memorandum (TAM) regarding the Dover Point Road and Pointe Place area in the City of Dover, New Hampshire. This memorandum presents:

- area traffic volumes
- calculated trip generation for the current potential Pointe Place mixed-use development program
- calculated trip generation for the proposed convenience market/gasoline station
- calculated trip generation for a proposed medical-office building
- proposed site access for the proposed convenience market/gasoline station and medical-office building

This TAM concludes that:

- Dover Point Road traffic volumes have not sustained significant overall growth through many years
- the combined vehicle trips of the current potential Pointe Place development program, the proposed convenience market/gas station, and proposed medical-office building are less than the already-analyzed vehicle-trips for the Pointe Place site
- proposed convenience market/gasoline station is anticipated to have no significant overall traffic impact to the general area
- no significant impact is anticipated due to the proposed medical-office building
- the proposed site driveway along Dover Point Road will provide appropriate safety and operations with all movements and both land uses

- the proposed left-turn lane on the Dover Point Road southbound approach to the driveway is of appropriate length to accommodate queuing

AREA TRAFFIC VOLUMES

Table 1 shows two-way average-annual daily traffic (AADT) from New Hampshire Department of Transportation (NHDOT) continuous count station 02125001, on Dover Point Road south of Middlebrook Road (and Pointe Place). Table 1 shows overall flat volumes.

Table 1. Area traffic volumes.

Year	Two-Way AADT[a]
2019	11,100
2018	10,938
2017	11,436
2016	12,219
2015	12,396
2014	12,490
2013	12,461
2012	12,639
2011	13,024
2010	13,567
2009	13,500
2008	13,393
2007	14,000
2004	12,912

[a] NHDOT continuous count station 02125001, on Dover Point Road south of Middlebrook Road. From NHDOT Transportation Data Management System, accessed June 29, 2021.

The original traffic-impact and access study for the Pointe Place site showed 14,200 vehicles per weekday and 13,200 for Saturday.[1]

[1] TEPP LLC, *Draft Traffic Impact and Access Study, Proposed Thornwood Common, Dover Point Road, Thornwood Lane and Middle Road, Dover, New Hampshire* (Salem, New Hampshire, September 2006), page 12.

TRIP GENERATION

The current potential Pointe Place mixed-use development program consists of:

- apartments, 80 dwelling units
- townhouses, 30 dwelling units
- apartments over first-floor commercial space, 244 dwelling units
- detached senior housing, 100 dwelling units
- senior townhouses, 20 dwelling units
- congregate care, 56 units

The proposed convenience market/gasoline station has a 12 vehicle-fueling positions (VFPs).

The proposed medical-office building has a floor area of 3,600 square feet (sf).

The Institute of Transportation Engineers (ITE) compiles trip-generation information in the authoritative reference *Trip Generation Manual*.[2] This information is based on empirical data for a variety of land uses including:

- multifamily housing (low-rise), land use 220, based on dwelling units
- multifamily housing (mid-rise), land use 221, based on dwelling units[3][4]
- mid-rise residential with 1st-floor commercial, land use 231, based on dwelling units
- senior adult housing—detached, land use 251, based on dwelling units[5]
- senior adult housing—attached, land use 252, based on dwelling units[6]
- congregate care facility, land use 253, based on units[7]
- super convenience market/gas station, land use 960, based on VFPs[8]
- medical-dental-office building, land use 720, based on floor area[9]

Table 2 includes the following trip-generation results:

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[2] ITE, *Trip Generation Manual,* 10th edition (Washington DC, September 2017).
[3] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 332 to 359.
[4] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 29 to 70.
[5] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 337 to 351.
[6] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 352 to 372.
[7] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 373 to 386.
[8] IT*E, Volu*me 2: Data—Services (Land Uses 900-999), pages 402 to 425.
[9] IT*E, Volu*me 2: Data—Office (Land Uses 700-799), pages 151 to 173.

- for the weekday AM-street-peak hour, 515 revised vehicle-trips, which is less than the 555 vehicle-trips for the previous Pointe Place development program alone
- for the weekday PM-street-peak hour, 500 revised vehicle-trips, which is less than the 1,128 previous development-program vehicle-trips
- for the Saturday site-peak hour, 599 revised vehicle-trips, which is less than the 1,244 previous development-program vehicle-trips

Therefore, the tabulated vehicle-trips are less than the vehicle-trips already analyzed for the Pointe Place site.[10]

Regarding the proposed convenience market/gas station, Hooper shows the following for primary trips that are added to the area and are primarily for visiting the site:

- weekday AM-peak period, 11 percent
- weekday PM peak period, 14 percent[11]

On this basis, the proposed convenience market/gasoline station is anticipated to have no significant overall traffic impact to the general area.

Regarding the proposed medical-office building, Table 3 shows the following weekday vehicle-trips:

- daily, 51 (total of in and out)
- AM-street-peak hour, 12 (9 in and 3 out)
- PM street-peak hour, 14 (4 in and 10 out)
- Saturday, 31 (total of in and out)
- Saturday site-peak hour, 11 (6 in and 5 out)

On this basis, the proposed medical-office building is anticipated to have no significant impact.

[10] TEPP LLC, September 2006.

[11] Kevin G. Hooper, P.E., Principal Editor, *Trip Generation Handbook,* 3rd edition (Washington DC: Institute of Transportation Engineers, September 2017), pages 198 and 200. Convenience market with gasoline pumps, land use 853.

Table 2. Calculated mixed-use development trip generation.

Time and Direction	Vehicle-Trips: Pointe Place Site Previous Program[a]	Pointe Place Site Current Program: Townhouses[b]	Apartments[c]	Apartments and Commercial[d]	Senior Detached Housing[e]	Senior Townhouses[f]	Congregate Care[g]	Convenience Market/Gas Station[h]	Medical-Office Building[i]	Total
Weekday Daily	9,992	186	434	839	563	74	113	2,766	51	5,026
Weekday AM-Street-Peak Hour										
In	352	3	8	20	13	1	3	168	9	225
Out	203	12	20	53	28	3	2	169	3	290
Total	555	15	28	73	41	4	5	337	12	515
Weekday PM-Street-Peak Hour										
In	536	13	22	61	29	3	7	138	4	277
Out	592	7	14	27	19	2	6	138	10	223
Total	1,128	20	36	88	48	5	13	276	14	500
Saturday Daily	11,380	244	393	839	273	74	113	3,500	31	5,467
Saturday Site-Peak Hour										
In	651	11	17	105	11	4	7	139	6	300
Out	593	10	18	105	12	3	6	140	5	299
Total	1,244	21	35	210	23	7	13	279	11	599

[a] From TEPP LLC, September 2006, page 22.

[b] Based on ITE, *Trip Generation Manual*. Multifamily housing (low-rise), land use 220, 30 units.

[c] Based on ITE, *Trip Generation Manual*. Multifamily housing (mid-rise), land use 221, 80 units.

[d] Based on ITE, *Trip Generation Manual*. Mid-rise residential with 1st-floor commercial, land use 231, 244 units. Weekday daily as estimate for Saturday daily. Weekday AM-site-peak hour as estimate for weekday AM-street-peak hour. Saturday site-peak hour estimated as 50 percent in and 50 percent out.

[e] Based on ITE, *Trip Generation Manual* Senior adult housing—detached, land use 251, 100 units.

[f] Based on ITE, *Trip Generation Manual.* Senior adult housing—attached, land use 252, 20 units.

[g] Based on ITE, *Trip Generation Manual*. Congregate care facility, land use 253, 56 units. Weekday daily as estimate for Saturday daily. Weekday PM-street-peak hour as estimate for Saturday peak hour.

[h] Based on ITE, *Trip Generation Manual.* Super convenience market/gas station, land use 252, 12 VFPs.

[i] Based on ITE, *Trip Generation Manual.* Medical-dental-office building, land use 720, 3,600-sf floor area.

SITE ACCESS

The City approved two driveways along the north side of Pointe Place east of Dover Point Road. The applicant now seeks to:

- eliminate one driveway along Point Place
- provide one driveway along the east side of Dover Point Road north of Pointe Place
- provide full movements to and from Dover Point Road
- include one lane entering the two lanes exiting

The Dover Point Road driveway will be more-than-adequately separated from Pointe Place by about 250 feet (ft), center to center, and by about 200 ft, edge to edge. NHDOT sets forth the following:[12]

- 100-ft desirable separation, edge to edge, between driveways and street intersections
- 30-ft minimum and 50-ft desirable separation, edge to edge, between two-way driveways

Further, the Dover Point Road driveway will serve both the medical-office building and the convenience market/gasoline station. This:

- eliminates the need for a separate driveway for the medical-office building
- reflect desirable driveway-consolidation and access-management principles
- benefit safety and operations by providing a direct connection to Dover Point Road that reduces circulation through the convenience market/gasoline station site

Also, the proposed left-turn lane on the Dover Point Road southbound approach to the driveway is of appropriate length to accommodate queuing.

Finally, the Dover Point Road driveway will provide appropriate safety and operations with all movements and both land uses

CONCLUSION

In conclusion:

[12] NHDOT Office of the Commissioner, Declaratory Ruling No. 2000-01, Driveway Permits (Concord, New Hampshire, adopted March 10, 2000), Figure V.

- Dover Point Road traffic volumes have not sustained significant overall growth through many years
- the combined vehicle trips of the current potential Pointe Place development program, the proposed convenience market/gas station, and proposed medical-office building are less than the already-analyzed vehicle-trips for the Pointe Place site
- proposed convenience market/gasoline station is anticipated to have no significant overall traffic impact to the general area
- no significant impact is anticipated due to the proposed medical-office building
- the proposed site driveway along Dover Point Road will provide appropriate safety and operations with all movements and both land uses
- the proposed left-turn lane on the Dover Point Road southbound approach to the drive-way is of appropriate length to accommodate queuing

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-15

Application Type:	Site Plan Review
Applicant(s):	Mac's Convenience Stores, LLC
Owner(s):	Mac's Convenience Stores, LLC
Location:	30 Dover Point Road (Tax Map K, Lot 19C)
Date:	May 27, 2021

INTENT: To construct a 5,358 sq. ft. building with a convenience store and vehicle refueling and recharging station. A related CUP would also appear before the Board for wetland buffer impacts.

UNITS PROPOSED: Convenience Store and Refueling Station

AGENDA ITEM #: 3

ACREAGE: 2.38 acre (103,673 sq. ft.)

ZONING DISTRICT: R-12/C/IT

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: Special Exception Z18-18

PERMITS REQUIRED: CUP for Wetlands buffer and extra parking spaces

WAIVERS REQUESTED: None requested but needed for:
-Curb cut width
-Driveway distance on Dover Point
-Landscaping caliper
-Parking in front of building

ATTENDANCE:
Members: Donna Benton, Planning
Amanda Nolan, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Mark Collopy, Police
Dan Barufaldi, Economic Development
Frank Torr, Planning Board
Max Kenney, Engineering
Others: Steve Haight
Kim Hazarvartian
FX Bruton
Richard Driscoll

Approval of 5/6/2021 Meeting Minutes
J.Maxfield moved to approve the minutes of May 6, 2021. M.Kenney seconded. Vote: U/A

PLAN REVIEW:
Planning:

- Water and Sewer Investment Fees will be collected
- Impact Fees will be collected at CO ($8,466)
- Submit full traffic study
- Waivers from 2010 are expired and would need to be granted again for distance from intersection, and minimum driveway separation. Why does application still say "None requested?" Will need narratives.
- Who will be building concrete sidewalk?
- Construction vehicles should not use Pointe Place
- Revise plan set to:
  - Revise intersection of Pointe Place and Dover Point Road to show roundabout or at least note "Roundabout or other form built by others"
  - Dover Point Road driveway should be right-in, right-out if Middleton project is not approved/built
  - Add owner's signatures
  - Add professional signatures and stamps
  - Reduce curb cut to 32' wide on Pointe Place
  - What is Sp on landscape plan?
  - Use same plantings here as shown on Middleton Plan
  - Provide narrative that it meets 153-14.L
  - Note digital signage is not allowed or provide location of note if missed
  - Show screening for transformer
  - Work with COAST to include a bus shelter in the area
  - Sign easement for K-19 violates sign ordinance
  - Remove concrete pad on floor plans if not on-site plan. Loading zone or parking?
  - Provide location on plan set of common site plan notes: 34, 38 (correct chapter), 41 in entirety
  - Confirm deed in note 9 on sheet 4 is correct
  - Sheet 6, add numbers to the notes
  - Provide streetscape from Pointe Place as well

Engineering Comments:

- Change the traffic signal easement to just easement and show overlay of a roundabout at the intersection of Point Place and Dover

Point Road. The City may require a larger easement on the subject property for future traffic improvements.
- Show existing utilities in Point Place and Dover Point Road.
- Remove cleanout on sewer service after the grease trap.
- What type of street light is proposed at the intersection of Dover Point Road and Point Place?
- Extend the Chiropractor's water service to water line on Point Place. If water service remains as shown.
- Renderings show new granite curb along Dover Point Road, design drawings do not. Update drawings to show new curbing.
- Update details to match City standards, found on Engineering's webpage.
- Make sure trees are not planted over utilities.

Police Department Comments: N/A

Fire/Inspections Comments:
- Provide a left turn lane into the Dover Point Road curb cut
- Edit sheet 4 Utility Notes number 28 to reference Chapter 81, Article IV, section 81-27
- Clarify the locations of the previously proposed recharging stations
- Add hydrant in upper corner

Economic Development:
- Architectural amenities are needed to make this building loo more New England style such as dormers

Planning Board Comments:
- More landscaping on the backside
- Concerned about entrance on Dover Point Road after roundabout as people accelerate out of a roundabout
- Construction hours
- Sidewalks on Dover Point Road in front of both projects
- Urban compact? State approval?

Next Steps:
Submit for Conservation Commission and Planning Board including written response to these comments.

Adjournment:
F. Torr moved to adjourn at 11:32am seconded. Vote: U/A

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	**Council Chambers, City Hall** – 288 Central Ave., Dover, NH 03820
Meeting Date:	**Thursday, March 21, 2019**
Meeting Time:	**7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior, George Reagan, Otis Perry, Rich Onufry (Alternate), Nick Couturier (Alternate)

Members Absent: Bob Hall (Vice Chair), Frank Landford, Anthony Sillitta (Alternate)

Staff Present: Elena Piekut (Assistant City Planner, Zoning Administrator)

The Chair called the meeting to order at 7:00 PM and explained the process used to hear cases.

2. APPROVAL OF MEETING MINUTES OF FEBRUARY 21, 2019

Motion: Otis Perry moved to approve the minutes of February 21, 2019 as submitted. Seconded by George Reagan. Vote: U/A

3. HEARINGS

A. Z19-04 Applicant/Owner Quantum Real Estate Group, LLC, Littleworth Road (Tax Map H, Lot 29-A-3), located in the Low-Density Residential (R-20) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit a self-service storage facility, where self-service storage facilities are not permitted in the R-20 Zoning District.

The applicant wished to continue the case to the April 18th meeting.
Motion: Otis Perry moved to refer the case to the April 18th ZBA meeting. Seconded by Rich Onufry. Vote U/A

B. Z19-03 Applicant White Birch Armory and Owner Dover Business & Industrial Development Authority, Quality Way (Tax Map D, Lot 11-7), located in the Assembly & Office (I-4) Zoning District, request a variance from **Section 170-12.A** of the Zoning Ordinance to permit a commercial recreation use (indoor shooting range), where commercial recreation is not a permitted use in the I-4 Zoning District.

The applicant wished to continue the case to the April 18th meeting.
Motion: Otis Perry moved to refer the case to the April 18th ZBA meeting. Seconded by Rich Onufry. Vote U/A

C. Z18-18 Applicant/Owner Mac's Convenience Stores, LLC, Dover Point Road (Tax Map K, Lot 19-C and 19-A), located in the Thoroughfare Business (B-3), Medium Density Residential (R-12), and Executive Technology Park (ETP) Zoning Districts, requests a special exception per **Section 170-11.B** of the Zoning Ordinance to permit a vehicle refueling and recharging station in the B-3 Zoning District.

FX Bruton, Bruton and Berube representing the applicant presented the case.
This is an application for Special Exception. Plans have been submitted and are in the packet.
The proposed use is a Circle K station with a convenience store. The last time this was proposed, they were seeking 35 parking spaces. This time they are proposing 30 parking spaces and one of those will be a recharging space.
They are proposing six pumping stations. There will be buffering on the northern side.

This case will go to Planning Board and TRC for review and approvals. 12,000 cars pass this location a day. The applicant is not looking to attract new traffic, but to add a convenience for passing traffic.

Mr. Bruton reviewed the criteria for special exception. There is no other gas and convenience store in that area but one is needed. They don't anticipate attracting more traffic but are looking to service the current travelers. They do not anticipate overloading City infrastructure. The use will not diminish area property values. There is a lot of construction going on in that area including commercial uses. A report was submitted regarding not diminishing values. The applicant meets and exceeds dimensional requirements and submitted a report explaining that. A drive-thru is not proposed for this location. The fuel storage tank locations meet all criteria.

This project was previously approved, though the time table has lapsed which is why the application is before the board again.

There is a proposal for a traffic light to go in. FX Bruton has spoken to the Assistant City Manager who confirmed the plans for a traffic light. It will work with the applicant's plans and they will discuss it at the Planning Board level.

Steve Haight, Civilworks explained the traffic light, street widening, sidewalks and curb cuts have all been taken into account in the plans.

Public hearing opened.
John Gray, owner of Jback Realty LLC, abutter said his property value has increased since they announced they were putting in the gas and convenience. He is in favor of the project. It will enhance his property.

John Sullivan, owner Sebring Holdings LLC, abutter stated he is in favor of the proposed use. It's a great use for the property. He is the direct abutter and if approved will share the driveway with the applicant. He explained the expanding growth that has occurred over the past few years with apartments, townhouses, single-family homes and commercial properties. The gas station is needed in that area.

Patty Barish, owner Patty B's Italian restaurant, abutter said she is in full support of the project. Circle K is the best gas station brand option. The proposal shouldn't hurt or help her business, but it, along with the traffic light, will make the intersection much safer than it is now.

Marilyn Follansbee, 25 Dover Point Rd, said a traffic light will make it difficult for those houses to get out of their driveways. This proposal will affect neighboring abutters. The reasons given to approve this project in 2010 by some board members were not sufficient. She would like to hear reasoning from all board members tonight.
There are already multiple gas stations a mile from this location so another one is not needed.
There was a proposal for a grocery store which has not gone in, but a convenience store in this location will detract from getting a grocery store.
There are conflicting reports and letters regarding property values. If the gas station was there before she purchased her home, she would not have bought at that location. She is concerned about lights, noise, fumes and late hours. She read a letter from a realtor written to her this week. It describes the project having a negative effect on her property.

Chris Wayne, 26 Dover Point Rd, direct abutter is opposed to the project. The applicant has not met the requirement of showing a need for this project. 2010 documentation is too old to use for appraisal purposes. Gas stations are closing down due to fuel efficiency. There are other convenience stores in walking distance of this location.

There are health risks living so close to fuel tanks. He is not comfortable starting a family living so close to a gas station. An appraiser communicated that his home could go down in value up to 10%. If he chooses to sell his property, it would be difficult to do so with a gas station next door.

Christina Wayne, 26 Dover Point Rd, direct abutter is opposed to the gas station at this location due to the health risks.

Virginia Towler, Cricklewood on the Bellamy asked the board to make the decision in the interests of the residents. Dover is a beautiful place and this gas station is not necessary.

FX Bruton addressed some comments. They submitted an appraisal from a licensed appraiser. The criteria has been met for special exception.
Steve Haight clarified the ZBA portion was granted in 2010, but it went through Planning Board approval and was most recently approved there in 2017.

STAFF RECOMMENDATION:
Assistant City Planner Elena Piekut stated the department was neutral on the project. They did receive the updated appraisal on Monday and are now supportive of the project. The property value issue has to be weighed: the professional information submitted against the testimonials given.
Regarding the proposed traffic light or round-about, one of these will happen soon due to the next phase of development coming at Pointe Place. The approval of this project may speed up getting traffic addressed, but it would not be the tipping point.

Public hearing closed.

The Chair reviewed the criteria for special exception and asked the board members if the criteria has been met.

George Reagan noted this is an area under construction and change. He looks to the zoning regulations for clarification. This is a City in high-demand. There are projects in that area that are both enhancing it and diminishing it. Based on what he's read and what he knows, he believes the applicant meets the criteria.

Motion: George Reagan moved the criteria has been met for special exception and to approve the application. Seconded by Otis Perry. Vote: 3-2 with Nick Couturier and Rich Onufry opposed. Rich Onufry specifically addressed the traffic as a concern.

4. OTHER BUSINESS
None.

5. ADJOURN
Motion: Otis Perry moved to adjourn at 7:52 PM. Seconded by George Reagan. Vote U/A

Persons with questions or interested in reviewing the meeting materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm and Friday from 8:30 am to 4:00 pm. The meeting materials are also available online at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning.

The Stabile Companies

H.J. Stabile & Son, Inc.
Stabile Homes, Inc.

Stabile Construction Services, Inc.
Stabile Property Management, Inc.

July 20, 2021

Planning Board
C/O Mr. Chris Parker
Dover City Hall
288 Central Ave
Dover NH, 03820

Subject: Proposed Circle K and Office Building at Pointe Place

Dear Dover Planning Board,

I am writing to offer our support for the proposed Circle K and office building under consideration at Pointe Place. We believe both buildings will serve as valuable amenities to the residents at Pointe Place. The Circle K in particular will allow Pointe Place residents for whom we are currently constructing homes to access necessary convenience items and avoid the trip downtown for refueling. We hope you will join us in support of these projects.

Thank you and best regards.

John Stabile
President
The Stabile Companies

20 Cotton Road, Suite 200
Nashua, New Hampshire 03063
603/889-0318 FAX 603/595-2571
www.stabilecompanies.com

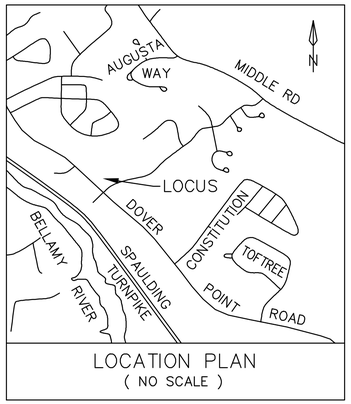
P21-15 & P21-16 Dover Point Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0018-A00010	APPLEVALE DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
K0019-000000	DOVER POINT RD	POINTE WEST LLC &	CITY OF DOVER	340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-A00000	28 DOVER POINT RD	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-B00000	34 DOVER POINT RD	JBACK REALTY LLC		34 DOVER POINT RD	DOVER	NH	03820
K0026-000000	DOVER POINT RD	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0026-001000	26 DOVER POINT RD	WAYNE CHRISTOPHER M &	WONG CHRISTINA	26 DOVER POINT RD	DOVER	NH	03820
K0035-000000	25 DOVER POINT RD	FOLLANSBEE MARILYN E TRUSTEE	FOLLANSBEE MARILYN E REV TRUST OF 2011	25 DOVER POINT ROAD	DOVER	NH	03820
K0036-000000	31 33 DOVER POINT RD	31 33 DOVER POINT RD CONDOMINIUM	PAOLINI ROBERT TRUSTEE AND WILKINSON STE	15 BRIARWOOD LN	DOVER	NH	03820
K0036-000031	31 DOVER POINT RD	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	242 CENTRAL AVE	DOVER	NH	03820
K0036-000033	33 DOVER POINT RD	WILKINS KENNETH &	WILKINS HEIDI G	58 TEMPERANCE HILL DR	NORTHWOOD	NH	03261
K0037-000000	50 SHEFFIELD DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
K0038-000000	1 16 SHEFFIELD DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
K0039-000000	DOVER POINT RD	ROMAN CATHOLIC BISHOP		153 ASH ST	MANCHESTER	NH	03104
K0019-C00000	DOVER POINT RD	MACS CONVENIENCE STORES LLC		935 EAST TALLMADGE AVE	AKRON	OH	44310
		MCENEANEY SURVEY ASSOCIATES	KEVIN M. MCENEANEY, LLS	24 CHESTNUT STREET	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEPHEN J. HAIGHT, P.E.	P.O. BOX 1166	DOVER	NH	03821
		CUPKOVIC ARCHITECTURE, LLC	SUSAN MOORE, SR PROJECT ARCHITECT	6060 ROCKSIDE WOODS BLVD., STE 100	CLEVELAND	OH	44131
		WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LL	ROBERTA N. WOODBURN	103 KENT PLACE	NEWMARKET	NH	03857
		FRAGGLE ROCK ENVIRONMENTAL	DAMON E BURT, CWS	38 GARLAND ROAD	STRAFFORD	NH	03884

PROPOSED
VEHICLE REFUELING & RECHARGING STATION & CONVENIENCE STORE

CIRCLE K #7264 DOVER
DOVER POINT ROAD
TAX MAP K, LOT 19C
DOVER, NEW HAMPSHIRE

MARCH 1, 2021
REVISED: APRIL 22, 2021
REVISED: MAY 7, 2021
REVISED: JUNE 22, 2021



LOCATION PLAN
(NO SCALE)

OWNER / APPLICANT:
MAC'S CONVENIENCE STORES, LLC
935 E TALLMADGE AVE
AKRON, OH 44310
TEL.: 330-696-9715

OWNER REPRESENTATIVE SIGNATURE

CIVIL ENGINEER:
CIVILWORKS NEW ENGLAND
CIVIL - WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

SURVEYOR:
MCENEANEY SURVEY OF NEW ENGLAND
P.O. BOX 681
DOVER, NEW HAMPSHIRE 03820
TEL.: 603-742-0911

WETLAND SCIENTIST:
DAMON BURT
FRAGGLE ROCK ENVIRONMENTAL
38 GARLAND ROAD
STRAFFORD, NH 03884
TEL.: 603-969-5574

LANDSCAPE ARCHITECT:
WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LLC
103 KENT PLACE
NEWMARKET, NH 03857
TEL: 603-659-5949

INDEX

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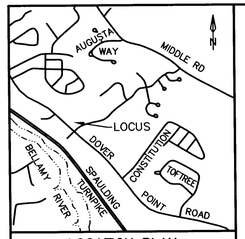
P21-15



LOCATION PLAN
(NO SCALE)

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	137°56'13"	65.00	156.48	121.34	S70°15'47"W
C2	66°49'33"	31.63	36.89	34.84	S34°42'27"W
C3	26°38'00"	175.00	81.35	80.62	S54°48'14"W
C4	90°39'01"	30.00	47.46	42.67	S86°48'44"W
C5	01°06'45"	5696.65	110.60	110.60	N47°18'23"W

No.	Bearing	Distance
L1	N46°29'57"W	50.00'
L2	S73°26'36"E	29.44'
L3	N46°45'01"W	9.82'
L4	N46°29'57"W	24.79'

REFERENCE PLANS:

1.) LOT ELIMINATION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR SEBRING HOLDINGS, LLC AND MACS CONVENIENCE STORES, LLC, TAX MAP K, LOT Nos. 19A, 19C, & 26, DOVER POINT ROAD & POINTE PLACE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. DOVER PLANNING FILE No. P 20-62. SCALE: 1" = 30'; DATED: SEPTEMBER 10, 2020, REVISED THROUGH 10/16/20; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 12241.

2.) BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN - ELLIOTT ROSE COMPANY OF DOVER, INC., DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JUNE 28, 2002, REVISED TO 8/25/03; BY: TRITECH ENGINEERING CORP. RECORDED S.C.R.D. PLAN 72-49.

SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "A" EXISTING CITY CROSS-COUNTRY LINE
- RIM ELEV: = 60.62
- INVERT IN: = (8")
- INVERT IN: = 51.32 (12")
- INVERT OUT: = 51.30 (12")

EXIST. SMH "B" EXISTING CITY CROSS-COUNTRY LINE
- RIM ELEV: = 59.34
- INVERT IN: = 48.74 (12")
- INVERT OUT: = 48.64 (12")

EXIST. SMH "C" EXISTING CITY CROSS-COUNTRY LINE
- RIM ELEV: = 54.06
- INVERT IN: = 44.26 (12")
- INVERT OUT: = 44.16 (12")

STORMDRAINAGE STRUCTURE SCHEDULE

EXIST. CB "A"
- RIM = 61.38
- INVERT OUT: = 57.28 (CB "B")
- SUMP = 54.2
- 12" HDPE
- LENGTH: = 29.8

EXIST. DMH "B"
- RIM = 62.27
- INVERT IN: = 57.57 (CB "A")
- INVERT IN: = 57.7 (CB "B1")
- INVERT OUT: = 57.47 (CB "C")
- SUMP = 54.8
- 12" HDPE
- LENGTH: = 173.0

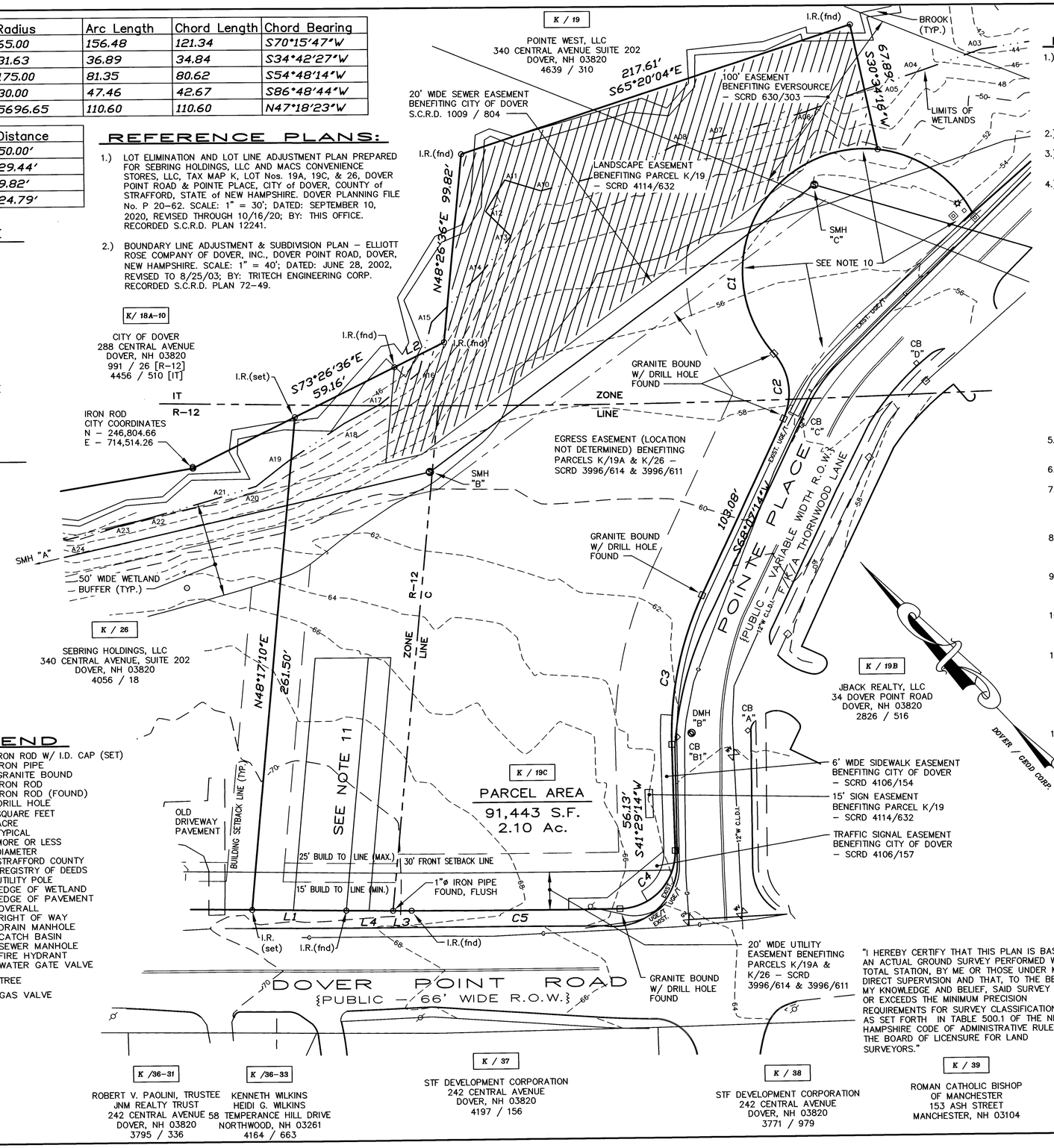
EXIST. CB "C"
- RIM = 58.46
- INVERT IN: = 54.06 (CB "B")
- INVERT OUT: = 53.96 (CB "D")
- SUMP = 51.0
- 12" HDPE
- LENGTH: = 69.5

EXIST. CB "D"
- RIM = 56.96
- INVERT IN: = 52.76 (CB "C")
- INVERT OUT: = 52.66
- SUMP = 49.5
- 12" HDPE

EXIST. CB "B1"
- RIM = 61.55
- INVERT OUT: = 57.0
- SUMP = 54.8
- 12" HDPE

LEGEND

- I.R. (set) o - IRON ROD W/ I.D. CAP (SET)
- O I.P. - IRON PIPE
- □ G.B. - GRANITE BOUND
- O I.R. - IRON ROD
- O I.R.(fnd) - IRON ROD (FOUND)
- D.H. - DRILL HOLE
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- ø - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- -o- UP - UTILITY POLE
- — · · · — - EDGE OF WETLAND
- — — — — - EDGE OF PAVEMENT
- O.A. - OVERALL
- R.O.W. - RIGHT OF WAY
- Ⓓ DMH - DRAIN MANHOLE
- □ CB - CATCH BASIN
- Ⓢ SMH - SEWER MANHOLE
- HYD. - FIRE HYDRANT
- WV - WATER GATE VALVE
- GV - GAS VALVE
- TREE



NOTES:

1.) OWNERS OF RECORD:

MACS CONVENIENCE STORES LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310
S.C.R.D. VOL. 4114, PAGE 608
S.C.R.D. VOL. 4848, PAGE 526

2.) K / 19C - DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL) AND THE C (COMMERCIAL DISTRICT) AND IT (INNOVATIVE TECHNOLOGY DISTRICT).

4.) DIMENSIONAL REGULATIONS:

ZONE:	R-12 - MEDIUM DENSITY RESIDENTIAL
MINIMUM LOT SIZE	= 12,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING REQUIREMENTS:	
FRONT BUILD TO	= 15 FEET MIN.
	= 25 FEET MAX.
SIDE SETBACK	= 15 FEET
REAR SETBACK	= 30 FEET
ZONE:	C - COMMERCIAL
MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 50 PERCENT
MINIMUM FRONTAGE	= 125 FEET
BUILDING REQUIREMENTS:	
FRONT	= 30 FEET
SIDE SETBACK	= 12 FEET
REAR SETBACK	= 15 FEET
ZONE:	IT - INNOVATIVE TECHNOLOGY
MINIMUM LOT SIZE	= 2 ACRES
MAXIMUM LOT COVERAGE	= 33 PERCENT
MINIMUM FRONTAGE	= 200 FEET
BUILDING REQUIREMENTS:	
FRONT BUILD TO	= 50 FEET
SIDE SETBACK	= 50 FEET
REAR SETBACK	= 50 FEET

5.) PLAN INTENT: TO SHOW THE EXISTING SITE CONDITIONS AS OF THE DATE OF THIS PLAN.

6.) PARCEL AREA = 91,443 S.F. / 2.10 Ac.

7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

8.) BASIS OF BEARING IS THE CITY OF DOVER G.I.S. SYSTEM STATIONS TR 112 AND TR 113 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION. VERTICAL DATUM - NAVD 88.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2018 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) THIS PORTION OF THE CUL-DE-SAC IS TO BECOME PART OF PARCEL K / 19C WHEN THE (FKA THORNWOOD LANE), (NOW POINTE PLACE) RIGHT OF WAY IS CONTINUED. SEE REFERENCE PLAN #1.

11.) REFERENCE IS MADE TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4848, PAGE 528, DATED DECEMBER 14, 2020. ALSO, REFERENCE IS MADE TO RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4114, PAGE 610, DATED APRIL 4, 2013.

12.) WETLANDS FLAGGED LINE "A" SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JANUARY 14, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

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

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

21-1720	EXIST. COND.		
PROJECT NO	TYPE	FIELDBOOK & PAGES	

EXISTING CONDITIONS PLAN
PREPARED FOR
MACS CONVENIENCE STORES LLC
TAX MAP K, LOT No. 19C
DOVER POINT ROAD & POINTE PLACE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 21-15

DRAWN BY: RJM	FILE: 1720\DWGS\21-1720
SCALE: 1" = 30'	DATE: JANUARY 5, 2021

30 15 0 15 30 60 90 120

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

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

ABUTTERS LIST
(WITHIN 200 FT)

TAX MAP	LOT NO.	NAME & ADDRESS
K 18-A	18-A	CITY OF DOVER 288 CENTRAL AVENUE DOVER, NH 03820
K 26	19-A	SERBRING HOLDINGS LLC 340 CENTRAL AVENUE SUITE 202 DOVER, NH 03820
K 19-B	19-B	JBACK REALTY LLC 34 DOVER POINT ROAD DOVER, NH
K 19-C	19-C	MAC CONVENIENCE STORES LLC. 935 EAST TALLMADGE AVE AKRON, OH 44310
K 26	26	CHRISTOPHER M WAYNE & CHRISTINA WONG 26 DOVER POINT ROAD DOVER, NH 03820
K 35	35	FOLLANSBEE MARILYN E TRUSTEE FOLLANSBEE MARILYN E REV TRUST OF 2011 25 DOVER POINT ROAD DOVER, NH 03820
K 36	36	31 33 DOVER POINT ROAD CONDOMINIUM PAOLINI ROBERT TRUSTEE AND WILKINSON STE 15 BRIARWOOD LANE DOVER, NH 03820
K 37	37	STF DEVELOPMENT CORP. 242 CENTRAL AVENUE DOVER, NH 03820

K / 19-C — TAX MAP / LOT NUMBER

MAGNETIC

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
3	REV PER TRC COMMENTS & P.B. SUBMIT	SLH	6-22-21
2	REV PER STAFF COMMENTS	SLH	5-7-21
1	REV PER STAFF COMMENTS	SLH	4-22-21

DESIGN BY: SRD
DRAWN BY: SRD
SCALE: AS SHOWN
DATE: 3-1-21
PROJECT NO: 1677
APPROVED BY: SJH
FILE: SITE.DWG

NEIGHBORHOOD PLAN

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

3

GENERAL NOTES:

1. OWNERS OF RECORD:
   MACS CONVENIENCE STORES, LLC
   935 EAST TALLMADGE AVENUE
   AKRON, OHIO 44310
   S.C.R.D. VOL. 4114, PAGE 608
   S.C.R.D. VOL. 4848, PAGE 526
2. K/ 19C – DENOTES TAX MAP AND PARCEL NUMBER.
3. THIS PARCEL IS SHOWN AS LOT 19C MAP K OF THE CITY OF DOVER TAX MAPS.
4. ZONING DISTRICT IS R–12 (MEDIUM DENSITY RESIDENTIAL) AND THE C (COMMERCIAL DISTRICT) AND IT (INNOVATIVE TECHNOLOGY DISTRICT)
5. DIMENSIONAL REGULATIONS:
   ZONE: R–12 – MEDIUM DENSITY RESIDENTIAL
   MINIMUM LOT SIZE = 12,000 S.F. MAXIMUM LOT COVERAGE = 30 PERCENT
   MINIMUM FRONTAGE= 100 FEET
   BUILDING REQUIREMENTS:
   FRONT BUILD TO = 15 FEET MIN.
   = 25 FEET MAX.
   SIDE SETBACK= 15 FEET
   REAR SETBACK = 30 FEET
   ZONE: C – COMMERCIAL
   MINIMUM LOT SIZE = 20,000 S.F.
   MAXIMUM LOT COVERAGE = 50 PERCENT
   MINIMUM FRONTAGE = 125 FEET
   BUILDING REQUIREMENTS:
   FRONT = 30 FEET
   SIDE SETBACK = 12 FEET
   REAR SETBACK = 15 FEET
   ZONE: IT – INNOVATIVE TECHNOLOGY
   MINIMUM LOT SIZE = 2 ACRES
   MAXIMUM LOT COVERAGE = 33 PERCENT
   MINIMUM FRONTAGE = 200 FEET
   BUILDING REQUIREMENTS:
   FRONT BUILD TO = 50 FEET
   SIDE SETBACK = 50 FEET
   REAR SETBACK = 50 FEET
6. PARCEL AREA = 91,443 S.F. / 2.10 Ac.
7. THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.
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11. WETLANDS FLAGGED LINE "A"SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JANUARY 14, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE IN JANUARY 2021.

DEMOLITION NOTES:

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

SITE NOTES:

1. CURRENT OWNER: MAC'S CONVENIENCE STORES, LLC
   935 E TALLMADGE AVE
   AKRON, OH 44310
2. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED AND PREPARED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND (SEE EXISTING CONDITIONS PLAN IN THIS PLAN SET)
3. THE PURPOSE OF THIS PLAN IS TO DEPICT IMPROVEMENTS ASSOCIATED WITH A 5,358 SF REFUELING STATION & CONVENIENCE STORE ALONG WITH A GAS PUMP CANOPY. THE NEW ENTRANCE/EXIT ONTO DOVER POINT ROAD WILL BECOME A SHARED DRIVE WITH THE ABUTTING LOT TAX MAP K, LOT 26.
4. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. VOL 4114 PAGE 608.
5. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 153–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

SITE NOTES CONT.:

7. ON–SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
8. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
9. SEE DETAILS FOR SIGN LEGENDS.
10. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
11. THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
12. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
14. BUILDING ADDRESSES TO BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
15. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI–117.1) AND NH RSA 155A.5.
16. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
17. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
18. THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND SEWER.
19. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBANCE ACTIVITY OCCURRING.
20. AS–BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS–BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO–REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
21. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7 AM–6 PM, SATURDAY AND NO SUNDAY HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR AND THE SIGN SHALL NOTE THE THE ROADWAY IS PRIVATE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
22. A PRE–CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
23. 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.
24. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
25. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
26. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. HTTP://WWW.UNH.EDU/UNHSC/PTAPP.
27. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
28. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN, THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
29. FIRE DEPARTMENT ACCESS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
30. REFUSE PICKUP WILL BE BY PRIVATE CONTRACTOR AND WILL BE VIA DUMPSTER ON–SITE.
31. SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED.
32. ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.
33. THIS ENTRANCE/EXIT ONTO DOVER POINT ROAD WILL BE SHARED BY PARCELS K–19C AND K–26 AND IS DEFINED WITHIN THE "RECIPROCAL ACCESS AGREEMENT" WHICH WILL BECOME PART OF THIS PLAN WHEN THE PLAN IS APPROVED. THE COPY OF THE FULL "AGREEMENT" IS ON FILE WITH THE DOVER PLANNING OFFICE. WHEN THIS PLAN IS APPROVED THE EXISTING PAVED ACCESS FOR PARCEL K–26 WILL ABANDONED.
34. WHEN PARCEL K–26 IS DEVELOPED, ACCESS TO THE PARCEL WILL BE ALLOWED FROM THE SHARED DRIVEWAY. AS REQUESTED BY THE PLANNING BOARD A "POTENTIAL" ACCESS HAS BEEN SHOWN FOR REFERENCE ONLY AND THE ACTUAL LOCATION IS SUBJECT TO CHANGE AND WILL BE DEFINED ON FUTURE DEVELOPMENT PLANS FOR PARCEL K–26. THE DEVELOPER OF PARCEL K–26 WILL DESIGN AND IMPLEMENT THEIR ACCESS TO THE SHARED DRIVEWAY AND WILL RELOCATE THE FENCE AND VEGETATED SCREENING AS APPROPRIATE TO MAINTAIN SCREENING.
35. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: N/A
36. CONSTRUCTION VEHICLES SHALL LIMIT ACCESS SITE TO THE LOT FRONTAGE ALONG POINTE PLACE.
37. DIGITAL SIGNAGE IS NOT ALLOWED.
38. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.
   ZBA SPECIAL EXCEPTION Z18–18: GRANTED MARCH 21, 2019
   PLANNING BOARD CONDITIONAL USE PERMIT: PENDING
   EPA NOI: PENDING

UTILITY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
   THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
3. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
4. THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND SEWER.
5. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
6. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
7. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.
8. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.
9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
13. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
14. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
15. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
16. A 10–FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18–INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
17. THE CONTRACTOR SHALL CONTACT "DIG–SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG–SAFE" NUMBER ON SITE AT ALL TIMES.
18. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAI
19. GATNE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.
21. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
22. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
23. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
24. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
25. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
26. A SECURITY ALARM SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58–2 OF THE CODE OF THE CITY OF DOVER.
27. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 109, ARTICLE IV, SECTION 109–30 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.
28. FINAL PLANS FOR TANK LOCATIONS, DISTRIBUTION SYSTEMS, AND CROSS SECTIONS ASSOCIATED WITH THE FUEL BAYS, SHALL BE PROVIDED TO THE CITY OF DOVER ENGINEER PRIOR TO CONSTRUCTION.
29. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
30. THE STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 81–30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NEW HAMPSHIRE BULDING & FIRE CODE.
31. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
32. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO FDC SHALL BE MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
33. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
34. SEWAGE LOADING (PER ENV. – Wq 1008.03 TABLE 1008–1)

SERVICE STATION:	75 GPD/ISLAND x 6 = 450
	10 GPD/EMPLOYEE x = 800
TOTAL	= 1250 GPD

LEGEND

I.R. (set) o	– IRON ROD W/ I.D. CAP (SET)
o I.P.	– IRON PIPE
□ G.B.	– GRANITE BOUND
o I.R.	– IRON ROD
o I.R.(fnd)	– IRON ROD (FOUND)
D.H.	– DRILL HOLE
S.F.	– SQUARE FEET
Ac.	– ACRE
(TYP.)	– TYPICAL
±	– MORE OR LESS
ø	– DIAMETER
S.C.R.D.	– STRAFFORD COUNTY REGISTRY OF DEEDS
UP	– UTILITY POLE
– – – –	– EDGE OF WETLAND
O.A.	– OVERALL
TBR	– TO BE REMOVED
R.O.W.	– RIGHT OF WAY
DMH	– DRAIN MANHOLE
CB	– CATCH BASIN
SMH	– SEWER MANHOLE
HYD.	– FIRE HYDRANT
WV	– WATER GATE VALVE
	– TREE
GV	– GAS VALVE
5'R	– PROPOSED PAVEMENT RADIUS
PW	– PROPOSED WATER
PE	– PROPOSED ELECTRIC
PS	– PROPOSED SEWER
PD	– PROPOSED DRAINAGE
PG	– PROPOSED GAS
55	– PROPOSED FINISH GRADE
x 55	– PROPOSED SPOT GRADE

GRADING NOTES:

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

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

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

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

UTILITY CONTACTS

NATURAL GAS: – UNITIL CORPORATION
CONTACT: DAVID BEAULIEU
325 WEST ROAD
PORTSMOUTH, NH 03801
TEL: (603)–294–5144

WATER & SEWER: – CITY OF DOVER COMMUNITY SERVICES DEPARTMENT – PUBLIC WORKS & UTILITIES
CONTACT: BILL BOULANGER
271 MAST ROAD
DOVER, NH 03820
TEL: (603)–516–6450

ELECTRIC: – EVERSOURCE
CONTACT: PIERRE BOUGIE
4 OLD DOVER ROAD
ROCHESTER, NH 03867
TEL: (603)–332–4227

TELEPHONE: – FAIRPOINT COMMUNICATIONS, INC.
CONTACT: ED LANAGAN
HIGHWAY 33, BOX 307
1575 GREENLAND ROAD
GREENLAND, NH 03804
TEL (603)–528–7335

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21–15

NO.	REVISION	APP'D	DATE
3	REV PER TRC COMMENTS & P.B. SUBMIT	SLH	6–22–21
2	REV PER STAFF COMMENTS	SLH	5–7–21
1	REV PER STAFF COMMENTS	SLH	4–22–21

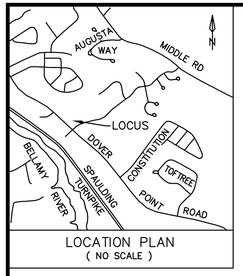
DATE: 3–1–21
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:1677
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NOTE SHEET

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD & POINTE PLACE
DOVER, NH



LOCATION PLAN
(NO SCALE)

SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "A" EXISTING CITY CROSS-COUNTRY LINE
- RIM ELEV: = 60.62
- INVERT IN: = (8")
- INVERT IN: = 51.32 (12")
- INVERT OUT: = 51.30 (12")

EXIST. SMH "B" EXISTING CITY CROSS-COUNTRY LINE
- RIM ELEV: = 59.34
- INVERT IN: = 48.74 (12")
- INVERT OUT: = 48.64 (12")

EXIST. SMH "C" EXISTING CITY CROSS-COUNTRY LINE
- RIM ELEV: = 54.06
- INVERT IN: = 44.26 (12")
- INVERT OUT: = 44.16 (12")

STORMDRAINAGE STRUCTURE SCHEDULE

EXIST. CB "A"
- RIM = 61.38
- INVERT OUT: = 57.28 (CB "B")
- SUMP = 54.2
- 12" HDPE
- LENGTH: = 29.8

EXIST. DMH "B"
- RIM = 62.27
- INVERT IN: = 57.57 (CB "A")
- INVERT IN: = 57.7 (CB "B1")
- INVERT OUT: = 57.47 (CB "C")
- SUMP = 54.8
- 12" HDPE
- LENGTH: = 173.0

EXIST. CB "C"
- RIM = 58.46
- INVERT IN: = 54.06 (CB "B")
- INVERT OUT: = 53.96 (CB "D")
- SUMP = 51.0
- 12" HDPE
- LENGTH: = 69.5

EXIST. CB "D"
- RIM = 56.96
- INVERT IN: = 52.76 (CB "C")
- INVERT OUT: = 52.66
- SUMP = 49.5
- 12" HDPE

EXIST. CB "B1"
- RIM = 61.55
- INVERT OUT: = 57.0
- SUMP = 54.8
- 12" HDPE

K / 19
POINTE WEST, LLC
340 CENTRAL AVENUE SUITE 202
DOVER, NH 03820
4639 / 310

K / 18A-10
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
991 / 26 [R-12]
4456 / 510 [IT]

K / 19C
PARCEL AREA
91,443 S.F.
2.10 Ac.

K / 26
SEBRING HOLDINGS, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NH 03820
4056 / 18

K / 26-1
CHRISTOPHER M. WAYNE
CHRISTINA WONG
26 DOVER POINT ROAD
DOVER, NH 03820
4213 / 231
DWELLING #26

K / 19B
JBACK REALTY, LLC
34 DOVER POINT ROAD
DOVER, NH 03820
2826 / 516

K / 35
HERBERT E. FOLLANSBEE
MARILYN FOLLANSBEE
25 DOVER POINT ROAD
DOVER, NH 03820
987 / 64

K / 36-31
ROBERT V. PAOLINI, TRUSTEE
JNM REALTY TRUST
242 CENTRAL AVENUE
DOVER, NH 03820
3795 / 336

K / 36-33
KENNETH WILKINS
HEIDI G. WILKINS
58 TEMPERANCE HILL DRIVE
NORTHWOOD, NH 03261
4164 / 663

K / 37
STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820
4197 / 156

K / 38
STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820
3771 / 979

K / 39
ROMAN CATHOLIC BISHOP
OF MANCHESTER
153 ASH STREET
MANCHESTER, NH 03104

20' WIDE SEWER EASEMENT BENEFITING CITY OF DOVER S.C.R.D. 1009 / 804
20' WIDE SEWER EASEMENT BENEFITING CITY OF DOVER S.C.R.D. 1021 / 712
30' WIDE UTILITY EASEMENT S.C.R.D. 3399 / 798
30' WIDE x 50' ACCESS EASEMENT S.C.R.D. PLAN 88-27
50' BROOK SETBACK
50' WIDE WETLAND BUFFER (TYP.)
100' EASEMENT BENEFITING EVERSOURCE-SCRD 630/303
LANDSCAPE EASEMENT BENEFITING PARCEL K/19 - SCRD 4114/632
6' WIDE SIDEWALK EASEMENT BENEFITING CITY OF DOVER - SCRD 4106/154
15' SIGN EASEMENT BENEFITING PARCEL K/19 - SCRD 4114/632
EASEMENT BENEFITING CITY OF DOVER - SCRD 4106/157
UTILITY EASEMENT BENEFITING PARCELS K/19A & K/26 - SCRD 3996/614 & 3996/611
BROOK (TYP.)
LIMITS OF WETLANDS
SEE NOTE 10 ON EXISTING CONDITIONS PLAN
SEE NOTE 11 REFERENCE PLAN
BUILDING SETBACK LINE (TYP.)
25' BUILD TO LINE (MAX.)
15' BUILD TO LINE (MIN.)
30' FRONT SETBACK LINE
ZONE LINE
IT
R-12
C
LIGHT POLE
SMH "A"
SMH "B"
SMH "C"
SMH "1"
CB "A"
CB "B1"
CB "C"
CB "D"
DMH "B"
TREE 84IN MAPLE (TBR)
TREE 22D MAPLE
TREE 33D MAPLE
TREE 18D MAPLE
TREE GROW OAK (TBR)
OLD DRIVEWAY PAVEMENT
UP 1/193A
UP 1/193
UP 1/194
12"W C.L.D.I.
8"S
EXIST. UGE
EXIST. GV
OHW
LIMIT OF CURBING TO BE REMOVED
CURBING TO BE REMOVED
UTILITY POLE TO BE REMOVED
OVERHEAD WIRE TO BE REMOVED AND INSTALLED UNDERGROUND
EXIST. USE/A
POINTE PLACE
{PUBLIC - VARIABLE WIDTH R.O.W.}
12"W C.L.D.I.
F/K/A THORNWOOD LANE
DOVER POINT ROAD
{PUBLIC - 66' WIDE R.O.W.}
APPROXIMATE LOCATION OF WATERLINE STUB (TO BE FIELD VERIFIED)
DOVER / GRDD CORP.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
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1	REV PER STAFF COMMENTS	SLH	4-22-21

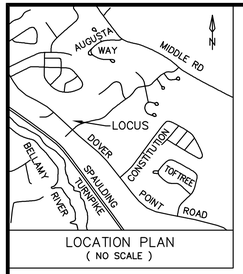
DATE: 3-1-21
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:1677
FILE: SITE.DWG

DEMOLITION PLAN

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

5



LOCATION PLAN
(NO SCALE)

REFERENCE PLAN:

1. "EXISTING CONDITIONS PLAN" PREPARED FOR MACS CONVENIENCE STORES, LLC; TAX MAP K, LOT NO. 19C; DOVER POINT ROAD & POINTE PLACE; CITY OF DOVER; COUNTY OF STRAFFORD; STATE OF NEW HAMPSHIRE; PREPARED BY: MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND; SCALE: 1"=30'; DATE: JANUARY 5, 2021.

BROOK (TYP.)
100' EASEMENT BENEFITING EVERSOURCE–SCRD 630/303
LIMITS OF WETLANDS
100' PSNH EASEMENT
LIGHT POLE
LANDSCAPE EASEMENT BENEFITING PARCEL K/19 – SCRD 4114/632
SEE NOTE 10 ON EXISTING CONDITIONS PLAN
50' BROOK SETBACK (CONSERVATION DISTRICT)
PARCEL AREA
91,443 S.F.
2.10 Ac.
ZONE LINE
20.0' SSCRD EASEMENT
SNOW STORAGE
IT
R–12
IT
C
DOVER / GRDD CORP.
20' WIDE SEWER EASEMENT BENEFITING CITY OF DOVER S.C.R.D. 1021 / 712
PROPOSED 12'x34' CONCRETE PAD WITH (2) BOLLARDS AT END
50' BROOK SETBACK
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE TRANSFORMER PAD (COORDINATE SIZE AND LOCATION WITH LOCAL UTILITY COMPANY)
PROPOSED 8' HIGH WHITE VINYL FENCE
114'
PROPOSED BUILDING
5,358 S.F.
DOOR
6.25'
47'
R–12
PROPOSED R7–8 AND R7–8a SIGN
PROPOSED QUICK CHARGE RECHARGING STATION
DOOR
DOOR
5' CONCRETE SIDEWALK
6'
9.5' (TYP)
18'
NO REVEAL
50' WIDE WETLAND BUFFER (TYP.)
30' WIDE UTILITY EASEMENT S.C.R.D. 3399 / 798
PROPOSED FENCED DUMPSTER ENCLOSURE (SEE DETAILS)
NO PARKING
18'
9.33'
9.5' (TYP)
PROPOSED FIRE DEPT. CONNECTION WITH SIGN
PROPOSED CONCRETE PAD WITH ADA APPROVED TACTILE MAT
PROPOSED BIKE RACK ON CONCRETE PAD
ZONE LINE
37'
NO REVEAL
86'
PROPOSED PAINTED TRAFFIC ARROW
PROPOSED 40' WIDE ENTRANCE
PROPOSED 8' WIDE PAINTED CROSSWALK
DWELLING #26
11'
32'
32'
11'
END SGC BEGIN PCC
30'
PROPOSED R1–1 "STOP" SIGN AND 18" STOP BAR & LEGEND
PROPOSED CONCRETE PAD WITH ADA APPROVED TACTILE MAT
SEE NOTE 11 REFERENCE PLAN
PROPOSED 3,698 S.F. CANOPY
6' WIDE SIDEWALK EASEMENT BENEFITING CITY OF DOVER – SCRD 4106/154
PROPOSED 8' LONG TRANSITION FENCE PANEL (4' HIGH TO 8' HIGH)
30' WIDE x 50' ACCESS EASEMENT S.C.R.D. PLAN 88–27
OLD DRIVEWAY PAVEMENT
PROPOSED UNDERGROUND TANKS
PROPOSED CONCRETE PAD
PROPOSED CANOPY 3,698 SF
15' SIGN EASEMENT BENEFITING PARCEL K/19 – SCRD 4114/632
PROPOSED SD–R–53RA5 "NO PARKING FIRE LANE" SIGN
PROPOSED PAINTED TRAFFIC ARROW (TYP)
25' BUILD TO LINE (MAX.)
15' BUILD TO LINE (MIN.)
BUILDING SETBACK LINE (TYP.)
30' FRONT SETBACK LINE
PROPOSED TIP–DOWN RAMP
PROPOSED 6' WIDE CROSSWALK
BEGIN SGC WITH TIP–DOWN
END SGC BEGIN PCC
EASEMENT BENEFITING CITY OF DOVER – SCRD 4106/157
UP 1/193A
16.52'
18.73'
PROPOSED R1–1 "STOP" SIGN AND 18" STOP BAR
PROPOSED LIGHT POLE BASE (TYP)
PROPOSED TIP–DOWN RAMP
PROPOSED 5' WIDE CONCRETE SIDEWALK
PROPOSED R1–1 "STOP" SIGN
UTILITY EASEMENT BENEFITING PARCELS K/19A & K/26 – SCRD 3996/614 & 3996/611
PROPOSED SIGN
PROPOSED TIP–DOWN RAMP
PROPOSED SD–R–53RA5 "NO PARKING FIRE LANE" SIGN
PROPOSED "COAST BUS STOP" SIGN (SEE DETAIL)
DOVER POINT ROAD
(PUBLIC – 66' WIDE R.O.W.)
POINTE PLACE
(PUBLIC – VARIABLE WIDTH R.O.W.)
F/K/A THORNWOOD LANE
UP 1/193
UP 1/194

NOTES:

1. **BICYCLE RACK REQUIREMENTS**

	REQUIRED	PROVIDED
MINIMUM NUMBER OF BIKE STORAGE SPACES: 5% TOTAL REQUIRED PARKING	2 SPACES	5 SPACES

2. **DRIVEWAY REQUIREMENTS**

# OF DRIVEWAYS 1/400 FT OF FRONTAGE (ARTERIAL ROAD)	1	1
# OF DRIVEWAYS 1/125 FT OF FRONTAGE (LOCAL ROAD)	3	1
MINIMUM DISTANCE FROM INTERSECTION (LOCAL ROAD –35 MPH)	250'	*135

3. **DIMENSIONAL REQUIREMENTS**

(ZONE R–12)	REQUIRED	PROPOSED
MINIMUM LOT SIZE	12,000 S.F	±91,443 .SF
MIN LOT COVERAGE	30%	5%
MINIMUM LOT FRONTAGE	100'	±219'
BUILDING REQUIREMENTS		
FRONT BUILD TO	15' MIN 25' MAX	±164'
SIDE SETBACK	15'	±50'
REAR SETBACK	30'	±65'
(ZONE C)		
MINUMIN LOT SIZE	20,000 S.F.	±91,443 S.F.
MINIMUM LOT COVERAGE	50%	10.6%
MIN FRONTAGE	125'	>125'
BUILDING REQUIREMENTS		
FRONT SETBACK	30'	±164'
SIDE SETBACK	12'	±50'
REAR SETBACK	15'	±89'

REQUIRED AS SPECIAL EXCEPTION CRITERIA FOR VEHICLE REFUELING AND RECHARGING STATION

	REQUIRED	PROPOSED
MIN. LOT SIZE	80,000 S.F.	91,443 S.F.
MIN LOT WIDTH	150 FT	214 FT
OPEN SPACE	30%	45%
SIGN AREA	100 S.F.	NOT REQUESTING SIGNAGE AT THIS TIME

ZBA SPEICAL EXCEPTION – , GRANTED 3–21–19

4. **PARKING REQUIREMENTS**

	MAX ALLOWED	PROPOSED
PARKING STALL SIZE (90')	9'x18'	9.5'x18'
MINIMUM ACCESS WAY WIDTH	22' AISLE	24' AISLE
PARKING CALCULATIONS:		
RETAIL (1 SPACE PER 275 SF) (±5,358 SF)	20 SPACES	16 SPACES 1 RECHARGE STATION
GAS ISLAND (2 SPACES PER FUELING LOCATION)	(6 X 2)	12 SPACES
TOTAL		29* SPACES

* 1 SPACE IS A RECHARGING STATION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21–15

NO.	REVISION	DATE	APP'D
3	REV PER TRC COMMENTS & P.B. SUBMIT	6–22–21	SLH
2	REV PER STAFF COMMENTS	5–7–21	SLH
1	REV PER STAFF COMMENTS	4–22–21	SLH

DATE: 3–1–21
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:1677
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

SITE PLAN

CIRCLE K #7264
DOVER POINT ROAD & POINTE PLACE
DOVER, NH

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

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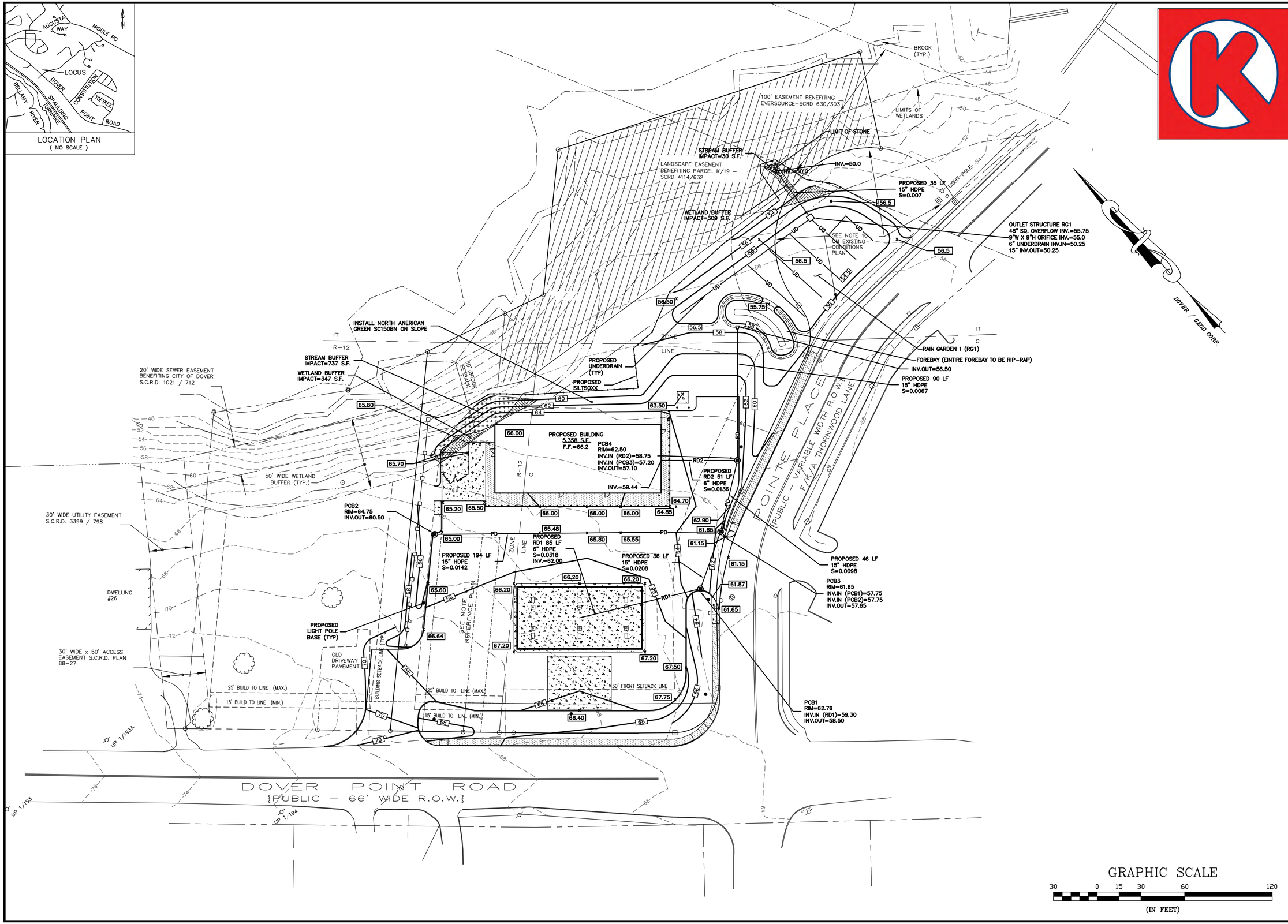
LOCATION PLAN
(NO SCALE)



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

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GRADING, DRAINAGE & EROSION CONTROL PLAN

CIRCLE K #7264
DOVER POINT ROAD & POINTE PLACE
DOVER, NH

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

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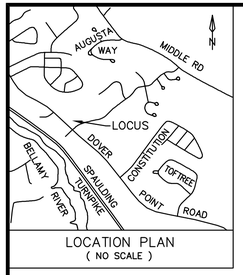

LOCATION PLAN
(NO SCALE)

SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "A"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 60.62
INVERT IN:	= (8")
INVERT IN:	= 51.32 (12")
INVERT OUT:	= 51.30 (12")
EXIST. SMH "B"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 59.34
INVERT IN:	= 48.74 (12")
INVERT OUT:	= 48.64 (12")
EXIST. SMH "C"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 54.06
INVERT IN:	= 44.26 (12")
INVERT OUT:	= 44.16 (12")

20' WIDE SEWER EASEMENT BENEFITING CITY OF DOVER S.C.R.D. 1009 / 804

100' EASEMENT BENEFITING EVERSOURCE-SCRD 630/303

LIMITS OF WETLANDS

BROOK (TYP.)

LANDSCAPE EASEMENT BENEFITING PARCEL K/19 - SCRD 4114/632

LIGHT POLE

SMH "C"

SEE NOTE 10 ON EXISTING CONDITIONS PLAN

EXIST. UP

DOVER / GRZD CORP.

IT R-12

IT C

20' WIDE SEWER EASEMENT BENEFITING CITY OF DOVER S.C.R.D. 1021 / 712

50' BROOK SETBACK

INV.=47.04

PROPOSED 59.2 LF 6" PVC S=0.080

ZONE LINE

PROPOSED CLEAN OUT RIM=61.75 INV.IN=59.38 INV.OUT=51.78

PROPOSED 1000 GAL. GREASE TRAP RIM=64.0 INV.IN=60.0 INV.OUT=59.7

SMH "B"

INV.=59.54

PROPOSED 22.3 LF 6" PVC S=0.029

PROPOSED TRANSFORMER PAD (COORD. SIZE & LOCATION W/EVERSOURCE)

PROPOSED HYDRANT BEHIND SIDEWALK)

PROPOSED BUILDING 5,358 S.F.

INV.OUT=60.2

F.F.=66.2

PROPOSED CHARGING STATION

RD2

R-12 C

50' WIDE WETLAND BUFFER (TYP.)

SMH "A"

PROPOSED 2" & 6" DI WITH GATE VALVES (COORDINATE LOCATIONS WITH BUILDING DRAWINGS)

PROPOSED FIRE DEPT. CONNECTION WITH SIGN

POINTE PLACE

(PUBLIC - VARIABLE WIDTH R.O.W.)

EXIST. UP

EXIST. 12"W C.L.D.I.

PROPOSED 12"x6" TAPPING SLEEVE WITH GTATE VALVE & THRUST BLOCK

30' WIDE UTILITY EASEMENT S.C.R.D. 3399 / 798

PROPOSED TRUST BLOCK (TYP)

APPROXIMATE LOCATION OF WATERLINE STUB (TO BE FIELD VERIFIED)

PROPOSED 6" D.I. WATER LINE

PROPOSED LIGHT POLE BASE (TYP)

DWELLING #26

SEE NOTE 11 REFERENCE PLAN

RD1

PROPOSED 2" GAS SERVICE (COORDINATE LOCATION WITH BUILDING DRAWINGS) MAINTAIN REQUIRED SEPARATION

PROPOSED UNDERGROUND PRIMARY ELECTRIC SERVICE/TELEPHONE/CABLE (COORDINATE SIZE & LOCATION WITH ELECTRIC PLANS & LOCAL UTILITY COMPANIES

30' WIDE x 50' ACCESS EASEMENT S.C.R.D. PLAN 88-27

OLD DRIVEWAY PAVEMENT

BUILDING SETBACK LINE (TYP.)

25' BUILD TO LINE (MAX.)

15' BUILD TO LINE (MIN.)

30' FRONT SETBACK LINE

PROPOSED UNDERGROUND TANK 10,000 GAL. CAPICITY (3-EA)

SMH "1"

UP 1/193A

PROPOSED STREET LIGHT TO BE INSTALLED PER DIRECTION OF CITY OF DOVER ENGINEERING DEPARTMENT

PROPOSED UNDERGROUND PRIMARY ELECTRIC SERVICE/TELEPHONE/CABLE (BY OTHERS)

PROPOSED WATER (BY OTHERS)

PROPOSED ELECTRICAL VAULT

PROPOSED 2" GAS SERVICE CONNECT TO EXISTING (COORDINATE WITH UNITIL)

UTILITY EASEMENT BENEFITING PARCELS K/19A & K/26 - SCRD 3996/614 & 3996/611

DOVER POINT ROAD
(PUBLIC - 66' WIDE R.O.W.)

UP 1/193 #6

UP 1/194

COORDINATE INSTALLATION OF LANDSCAPING WITH UNDERGROUND UTILITIES TO ENSURE THAT THE TREES ARE NOT PLANTED DIRECTLY OVER BURIED UTILITIES

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
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UTILITY PLAN

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

8

NAME OF RECEIVING WATERS

The storm water runoff will be discharged into Varney Brook.

PROJECT NAME AND LOCATION

Vehicle Refueling, Recharging Station & Convenience Store
Dover Point Road & Pointe Place
Dover, NH 03820

LATITUDE N43°-10'-26"
LONGITUDE W70°-51'-44"

DESCRIPTION

The project provides for the construction of a 5,358 s.f. building, driveway and associated parking areas, on a 2.10± acre site.

The work is anticipated to start in Spring 2021 and be completed by Fall 2021.

SOIL CHARACTERISTICS

Soil types on the sibject parcel were obtained from th U.S.D.A – S.C.S. "Soil Survey of Strafford County, New Hampshire", sheet 28; issued March 1973. The soil decsription is Windsor loamy sand, 0 to 3 percent slopes (WdA) and Suffield silt loam (SfC).

DISTURBED AREA

The total area to be disturbed is approximately 65,870 sq.ft. or 1.35 acres.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control siltsock and silt fences, construct stabilized entrances.
2. Construct temporary drainage facilities.
3. Construct new building, utilities and parking fields.
4. When all construction activity is complete and site is stabilized, remove all siltsock silt fences and sediment that has been trapped by these devices.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.
- All control measures will be inspected at least once each week and following any storm event of 1/4 inch or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from silt fence or siltsock barriers when it has reached one third the height of the fence or bale.
- All diversion dikes will be inspected and any breaches promptly repaired.
- Temporary seeding and planting will be inspected for bare spots, washouts, and unhealthy growth.

B. FILTERS

1. Silt Fence

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

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

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

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

b. The height of a silt fence shall not exceed thirty–six (36) inches.

c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum six (6) inch overlap, and securely sealed.

d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (minimum of 16 inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.

e. Posts for silt fences shall be 2–inch square wood with a minimum length of 5 feet.

f. Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.

g. A trench shall be excavated approximately four (4) inches wide and four (4) inches deep along the line of posts and upslope from the barrier.

h. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.

i. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

j. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (i) applying.

k. The trench shall be backfilled and the soil compacted over the filter fabric.

l. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

3. Maintenance

a. Inlet Protection and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one third (1/3) the height of the barrier.

d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

C. MULCHING

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.

a. Apply mulch prior to any storm event.

It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.

b. Required Mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on a area, the length of time varying with site conditions. Professional judgement shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Application Rate

Mulch shall be applied at a rate of between 1.5 to 2 tons per acre, or 90 to 100 pounds per 1000 square feet.

3. Guidelines for Winter Mulch Application

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6,000 pounds of hay or straw per acre. A tackifier may be added to the mulch.

4. Maintenance

All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

5. Excelsior Matting

Excelsior Matting shall be used in place of mulch on all slopes steeper than 3:1.

D. TEMPORARY GRASS COVER

1. Seedbed Preparation

Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding

a. Utilize annual rye grass at a rate of 40 lbs/acre.

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. PERMANENT SEEDING

1. Bedding – stones larger than 1 ½ ", trash, roots, and other debris interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.

2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.
10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended)

Rate:

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

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

Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.

5. Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

6. When seeded areas are mulched, seeding may be made from early spring to early October.

7. When seeded areas are not mulched, seeding should be made from early spring to May 20th or August 10 to September 30.

F. STORM DRAIN INLET PROTECTION

1. Straw/Hay Bale Inlet Structure

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

TIMING OF CONTROLS/MEASURES

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

WASTE DISPOSAL

A. WASTE MATERIALS

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

B. HAZARDOUS WASTE

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

C. SANITARY WASTE

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

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

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

Good Housekeeping:

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

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

Hazardous Products:

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

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

B. PRODUCT SPECIFICATION PRACTICES

The following product specific practices will be followed on site:
Petroleum Products:

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

Fertilizers:

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

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

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

C. SPILL CONTROL PRACTICES

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

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

OPERATION & MAINTENANCE PLAN OF STORMWATER MANAGEMENT FACILITIES

Facility owner will be responsible for the operation and maintenance of all stormwater management facilities on site. At a minimum, the appropriate and relevant activities for each of the storm water management systems will be performed on the prescribed schedule.

Sweeping

1. Paved surfaces should be swept or vacuumed at least once annually. In the Spring to remove all Winter sand, and on an as–needed basis to minimize transportation of sediment during rainfall events.

Ditches, Swales and Rip–rap.

1. The open swales and ditches should be inspected on a monthly basis and/or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system. Erosion or blockage shall be immediately repaired and a vigorous growth of vegetation should be established to maintain the stability of the swale and for its proper function.

2. The Vegetated ditch should be mowed at least monthly during the growing season and brush or trees must not be allowed to become established in the channel. Any areas where the vegetation fails will be subject to erosion and should be repaired and revegetated.

3. If stones have become displaced from the rip–rap splash pads they should be replaced immediately and chinked in to assure stability. Add additional riprap as needed. Vegetation growing through riprap should be eliminated at least yearly.

Bio Retention

1. Sediments accumulated in the sediment forebay should be removed when the depth of the sediments reaches 3".
2. The Rain Garden should be mowed on a monthly basis during the growing season and debris and sediments should be cleaned from the pond as needed to maintain the detention volume of the pond.
3. The Pond outlet structure should be inspected at least on a monthly basis and after each major storm event of more than ½" of rainfall. The outlet structure should be repaired immediately if deficiencies are observed.
4. In all cases any debris observed obstructing the outlet structure should be removed immediately.
5. Removal of debris from pond bottom.
6. Removal of accumulated sediment.
7. Inspection and repair of stone lined forebay or oulet protection.
8. Inspection of infiltration basin at least twice annually, and following any rainfall event exceeding 2.5" in a 24 hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
9. If an infiltration system does not drain within 72 hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration functions, including but not limited to removal of accumulated sediment or reconstruction of the infiltration trench.

Winter Construction Notes

1. All proposed post–development vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 4:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The placement of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt.

2. All ditches, swales and detention pond slopes and bottoms which do not exhibit a minimum of 85 % vegetative growth by October 15th, or which are disturbed after October 15th shall be stabilized with stone or erosion control blankets.

3. After October 15th, incomplete road or parking surfaces shall be protected with a minimum of 3–inches of crushed gravel per NHDOT item 403.3, or if construction is to continue through the winter season be cleared of any accumulated snow after each storm event.

Note:
The Owner of Record shall record at the registry of deeds documentation sufficient to provide notice to all persons that may acquire the property subject to the requirements and responsibilities described in the approved stormwater management plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchases to the requirements for maintenance and reporting.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21–15

NO.	REVISION	APP'D	DATE
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2	REV PER STAFF COMMENTS	SLH	5–7–21
1	REV PER STAFF COMMENTS	SLH	4–22–21

DATE: 3–1–21
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:1677
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

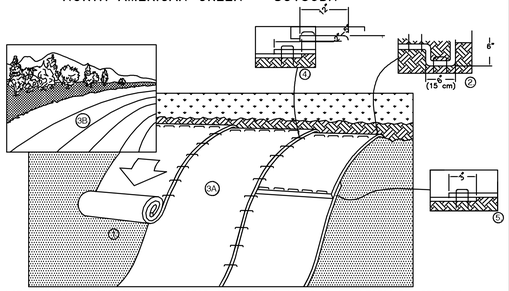
EROSION CONTROL NOTES

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

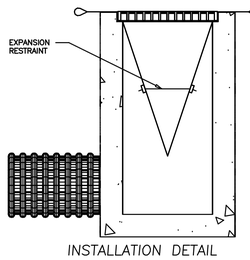
SLOPE INSTALLATION
NORTH AMERICAN GREEN – SC150BN

NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.



INSTALLATION DETAIL

SILTSACK●
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK●
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	100 LBS
MULLEN BURST	ASTM D-3786	300 LBS
ULTRAVIOLED TEAR	ASTM D-4355	90%
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

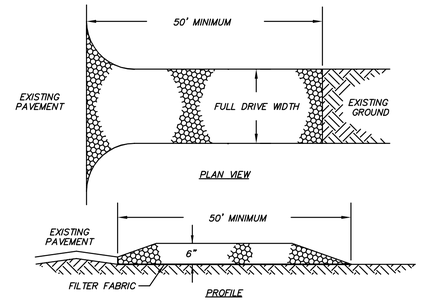
HI-FLOW SILTSACK●
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	430 PSI
ULTRAVIOLED TEAR	ASTM D-4355	90 %
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

OIL-ABSORBANT SILTSACK●

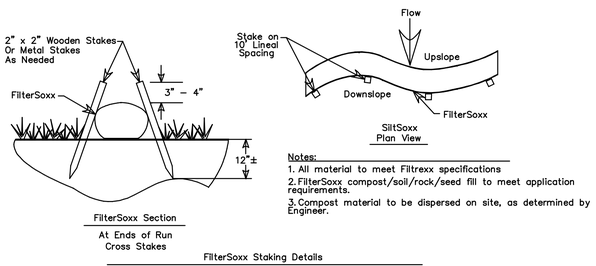
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK● CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK●, WITH A WOVEN PILLOW INSERT.

DETAIL OF INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE



NOTES:
1. SEE EROSION CONTROL NOTES FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.

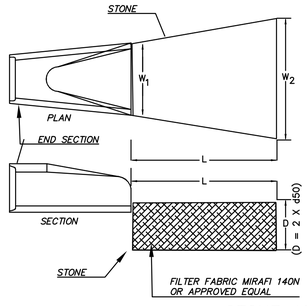
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



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

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

SILTSOXX DETAILS
NOT TO SCALE



NOTES:
1. STONE SIZE AND MAT DIMENSIONS DETAILED ON PLANS.
2. STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE STONE SHALL BE HARD AND OF SUCH QUALITY THAT IT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING, BE CHEMICALLY STABLE AND IT SHALL BE SUITABLE IN ALL OTHER RESPECTS FOR THE PURPOSE INTENDED. THE BULK SPECIFIC GRAVITY (SATURATED SURFACE-DRY BASIS) OF THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5.
3. THE STONE SHALL BE COMPOSED OF A WELL-GRADED MIXTURE DOWN TO THE ONE-INCH SIZE PARTICLE SUCH THAT 50 PERCENT OF THE MIXTURE BY WEIGHT SHALL BE LARGER THAN THE D50 SIZE SPECIFIED. A WELL-GRADED MIXTURE IS DEFINED AS A MIXTURE COMPOSED PRIMARILY OF THE LARGER STONE SIZE BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL THE PROGRESSIVELY SMALLER VOIDS BETWEEN THE STONES. THE DIAMETER OF THE LARGEST STONE SIZE IN SUCH A MIXTURE SHALL BE 1.5 TIMES THE D50 SIZE.

STONE APRON DETAIL
NOT TO SCALE

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CIVIL ENGINEERING
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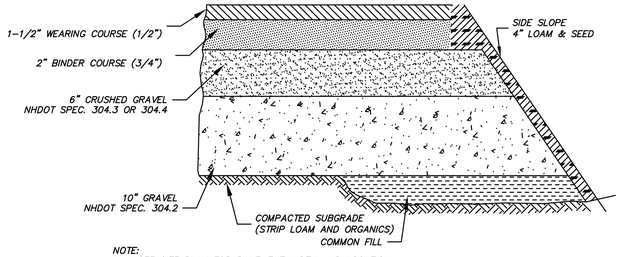
EROSION CONTROL DETAILS

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

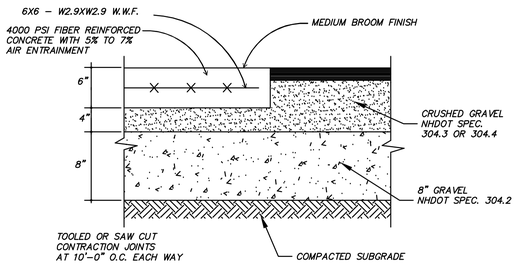
10



NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

TYPICAL PAVEMENT SECTION

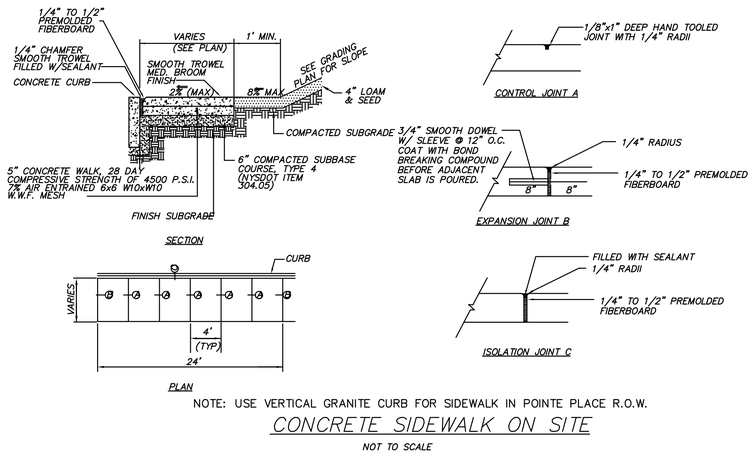
NOT TO SCALE



NOTE: PITCH CONCRETE PAD GRADING PLAN

DUMPSTER & DELIVERY PAD DETAIL

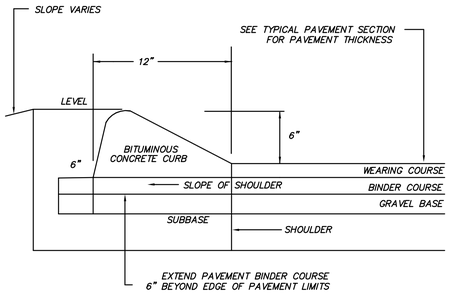
NOT TO SCALE



NOTE: USE VERTICAL GRANITE CURB FOR SIDEWALK IN POINTE PLACE R.O.W.

CONCRETE SIDEWALK ON SITE

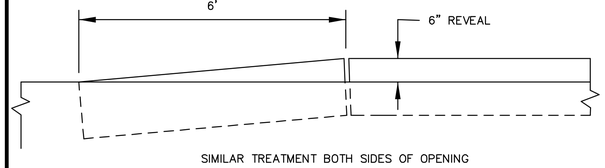
NOT TO SCALE



BITUMINOUS SLOPED CURB

NOT TO SCALE

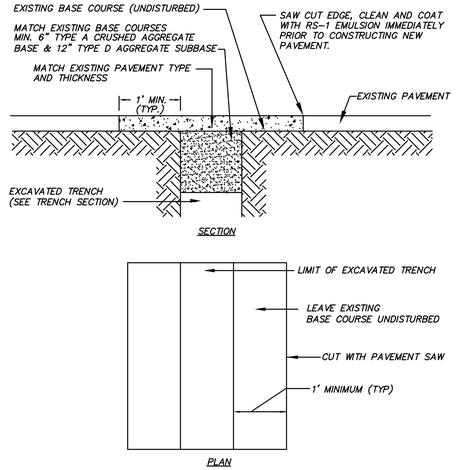
GRANITE CURB & MORTAR JOINTS
SLOPE LAST SECTION TO MEET EXISTING GROUND



SIMILAR TREATMENT BOTH SIDES OF OPENING

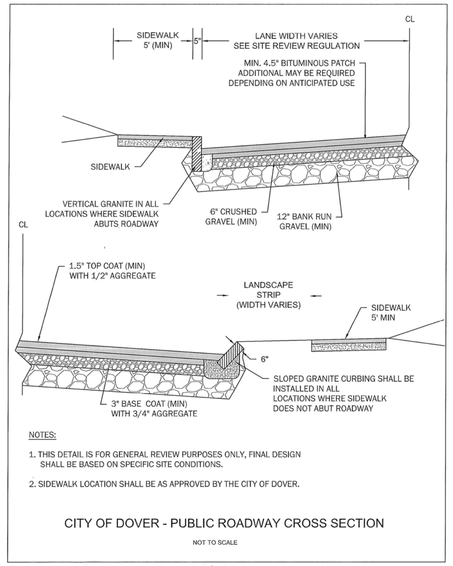
"TIP-DOWN" CURB DETAIL

NOT TO SCALE



ROADWAY TRENCH PATCH DETAIL

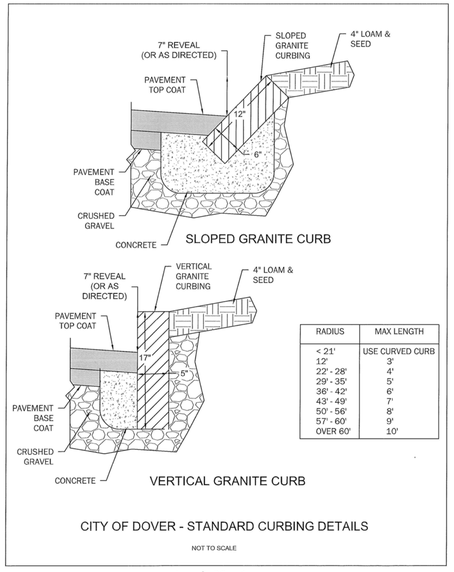
NOT TO SCALE



NOTES:
1. THIS DETAIL IS FOR GENERAL REVIEW PURPOSES ONLY, FINAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS.
2. SIDEWALK LOCATION SHALL BE AS APPROVED BY THE CITY OF DOVER.

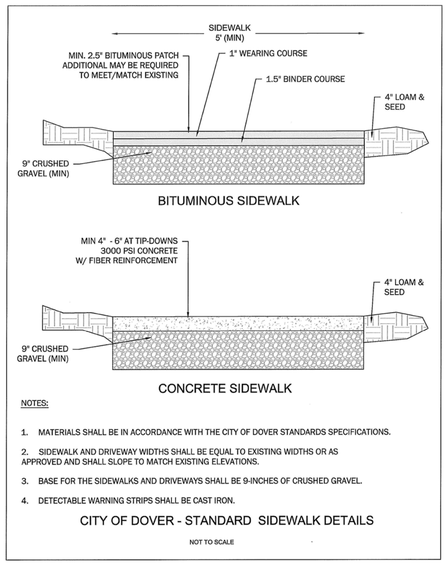
CITY OF DOVER - PUBLIC ROADWAY CROSS SECTION

NOT TO SCALE



CITY OF DOVER - STANDARD CURBING DETAILS

NOT TO SCALE



NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.
4. DETECTABLE WARNING STRIPS SHALL BE CAST IRON.

CITY OF DOVER - STANDARD SIDEWALK DETAILS

NOT TO SCALE

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CIRCLE K #7264
DOVER POINT ROAD & POINTE PLACE
DOVER, NH

DETAIL SHEET

11

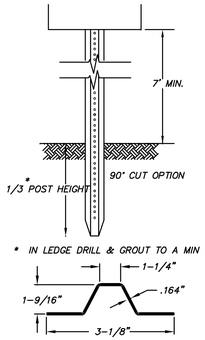
R1-1
30" x 30"

R7-8
12" x 18"

R7-8b
18" X 12"

6" RED LETTERS
WHITE BACK GROUND
FIRE SIGN
12" x 18"

SD-R-53RA5
12" x 18"



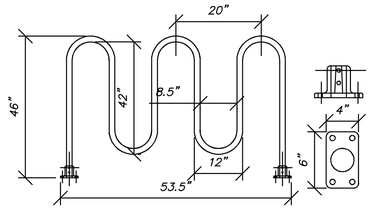
NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 – 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN

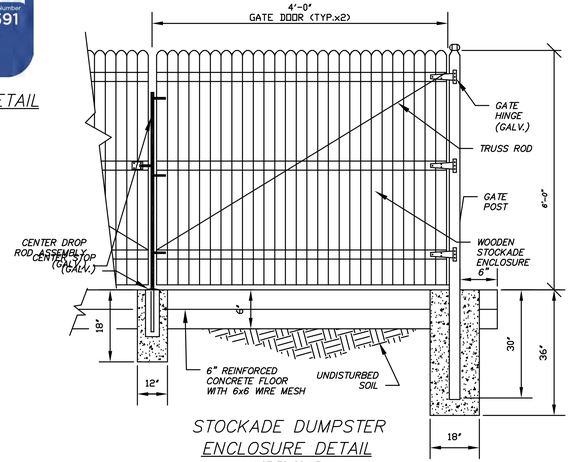
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

SIGN LEGEND & SIGN POST
NOT TO SCALE

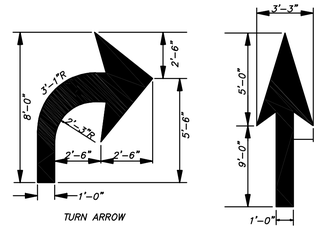
COAST BUS STOP SIGN DETAIL
NOT TO SCALE



BIKE RACK DETAIL
NOT TO SCALE



STOCKADE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



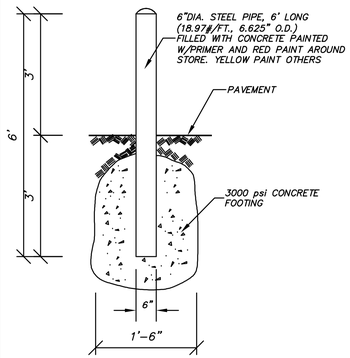
TURN ARROW

THROUGH (STRAIGHT) ARROW

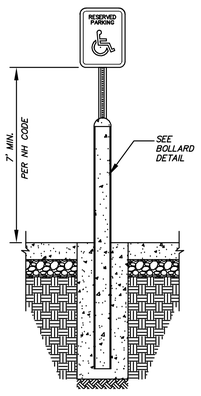
GENERAL NOTES :

1. ALL WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE LATEST VERSION OF THE MUTCD.
2. MULTI-WORD MESSAGES SHALL READ "UP", THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
3. THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A WORD/SYMBOL SHALL PRECEED THE WORD "ONLY".
4. COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE AS SHOWN.
5. PREFORMED WORDS AND SYMBOLS SHALL BE PRE-CUT BY THE MANUFACTURER.
6. WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.

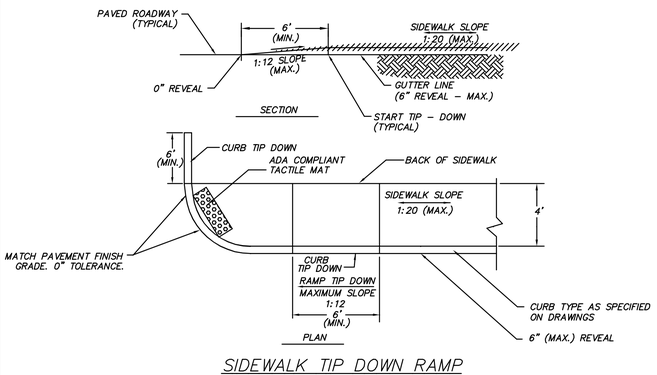
PAINTED ARROWS
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



SIGN IN BOLLARD
NOT TO SCALE



SIDEWALK TIP DOWN RAMP
NOT TO SCALE

-chargepoint+

CT4000 Family

ChargePoint® Level 2 Commercial Charging Stations

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.

The CT4000 full motion color LCD display instructs drivers and supports dynamic updates of custom branded videos and advertisements.

Intelligent power management options double the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holsters, each port supplying up to 7.2kW. With this standard connector, ChargePoint level 2 stations can charge any EV.

Stations are available in bollard and wall mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6' and 8' tall models with 18' and 23' cords, respectively. With multiple options for size and cord reach, your station can service up to four parking spaces, reach all car models regardless of parking style or car sizes and increase the usability of your EV spots.

Driver Friendly User interface

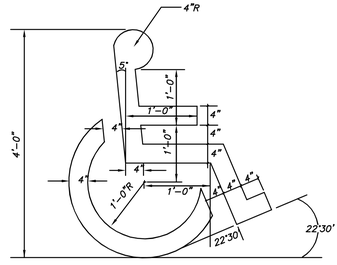
- Instructional video shows how to use the station
- Multi-language: English, French, Spanish
- Touch button interface; works in rain, ice and with gloves
- Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's prominent LCD screen makes it easy to reach EV drivers:

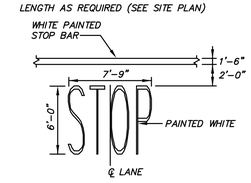
- Daylight readable, with auto brightness control
- 640 X 480 resolution active matrix
- Full motion 30fps video support
- Upload up to 60 seconds of high quality video on a color LCD screen to individual stations as often as desired
- Brand your charging stations to communicate with drivers
- Instructional video in English, Spanish or French

The First ENERGY STAR® Certified EV Charger



NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES

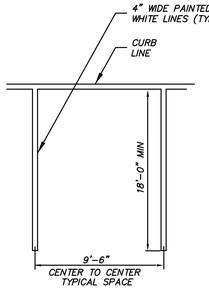
PAINTED HANDICAP SYMBOL
NOT TO SCALE



NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS. APPLY TWO COATS.

STOP BAR & LEGEND

PAVEMENT MARKINGS
NOT TO SCALE



STANDARD PARKING STALL
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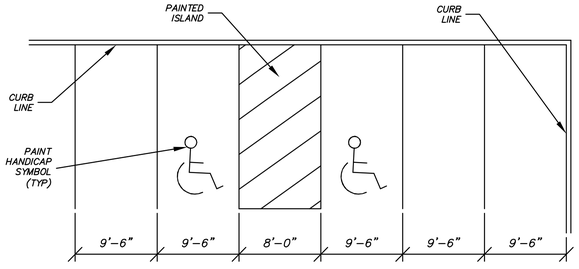

HANDICAP PARKING LAYOUT
NOT TO SCALE

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PLANNING FILE NO.: P21-15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
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2	REV PER STAFF COMMENTS	SLH	5-7-21
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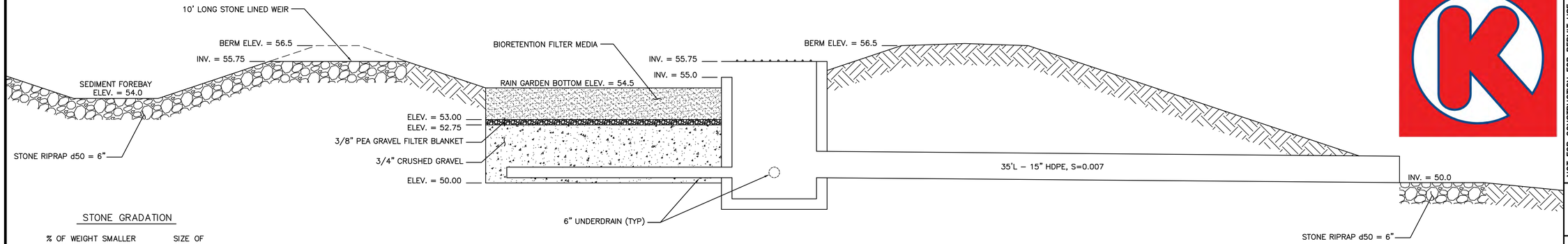
DATE: 3-1-21
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:1677
FILE: SITE.DWG

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

DETAIL SHEET

12



STONE GRADATION

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.3 TO 0.5 D50

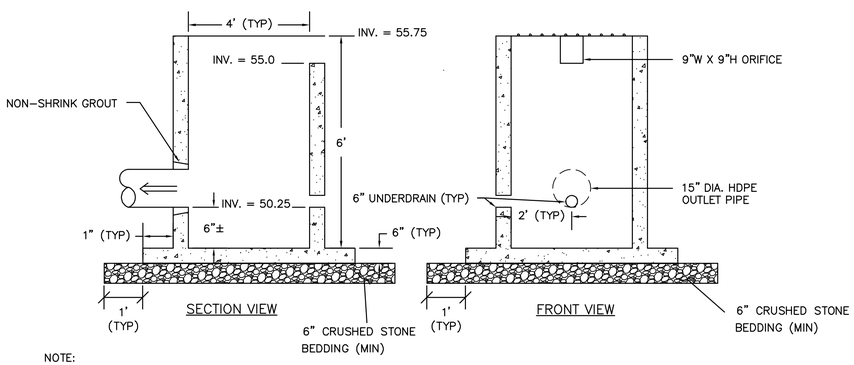
NOTES:

1. *CONSTRUCT GRASSED OVERFLOW SPREADER EARLY DURING INITIAL CONSTRUCTION TO ESTABLISH TURF PRIOR TO CONSTRUCTION OF BIORETENTION SYSTEM.*
2. *DO NOT BEGIN CONSTRUCTION OF THE BIORETENTION AREA UNTIL LAWN AREA ON THE ENTIRE SITE AREA ESTABLISHED WITH AT LEAST 80 PERCENT TURF. FILTER ALL DRAIN INLETS IN THE SEDIMENT FOREBAYS TO PREVENT SILTATION INTO THE BIORETENTION AREA.*
3. *THE RAIN GARDEN SUBGRADE SHALL BE EXCAVATED TO THE DESIGN DEPTH PLUS TWO (2) INCHES. AT THAT DEPTH FOUR (4) INCHES OF COMPOST SHALL BE TILLED INTO THE EXISTING SOILS SUCH THAT THE SOILS ARE WILL MIXED.*
4. *DO NOT DRIVE CONSTRUCTION EQUIPMENT ON FILTER SUBGRADE NOR ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.*
5. *MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE. MULCH SHALL BE SHREDDED HARDWOOD, AGES IN A STOCKPILE OR STORED FOR AT LEAST 12 MONTH. NON–WOVEN GEOTEXTILE BE 4 TO 6 OZ. PER SQUARE YARD WITH A.O.S. OF #70 SIEVE OR LOWER, AND A MINIMUM FLOW RATE OF 125 GAL PER SQUARE FEET.*
6. *REFER TO LANDSCAPING DRAWINGS FOR GRASS SEED MIXES AND PLANTINGS. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.*
7. *INITIAL ESTABLISHMENT: DURING THE FIRST 2–3 MONTHS OF ESTABLISHMENT WATER THE GARDEN ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).*
8. *ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE GARDEN) SHALL ALSO BE REMOVED. DURING THE GROWING SEASON THE RAIN GARDEN SHALL BE WEEDED TWO (2) TIMES AND ADDITIONAL HARDWOOD MULCH SHALL BE ADDED AS NEEDED TO ASSIST IN WEED SUPPRESSION. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWING SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.*
9. *PLANTINGS SHALL BE NATIVE NON–INVASIVE SPECIES, SEE LANDSCAPE ARCHITECT DRAWINGS.*

BIORETENTION FILTER MEDIA SPECIFICATIONS			
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C–33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15

BIORETENTION SYSTEM DETAIL (RAIN GARDEN 1)

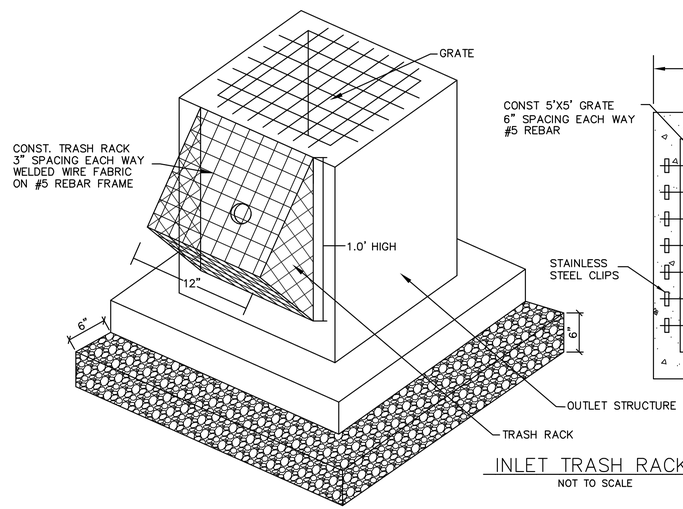
NOT TO SCALE



NOTE:
1) ALL OUTLET STRUCTURES SHALL BE PRE CAST WITH A MINIMUM CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EACH STRUCTURE FOR REVIEW BY THE CITY.

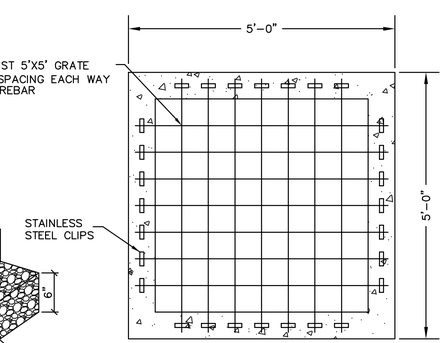
OUTLET STRUCTURE RAIN GARDEN 1 DETAIL

NOT TO SCALE



INLET TRASH RACKS

NOT TO SCALE



GRATE

NOTE:

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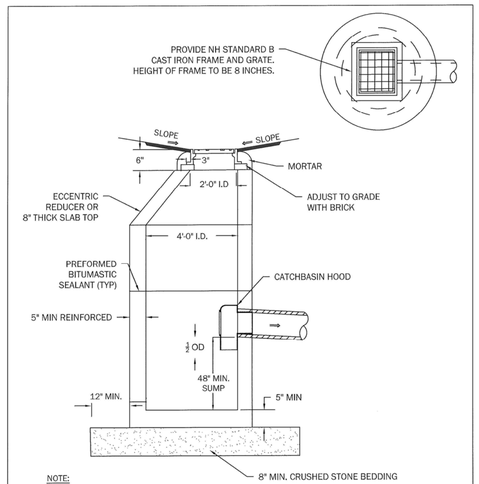
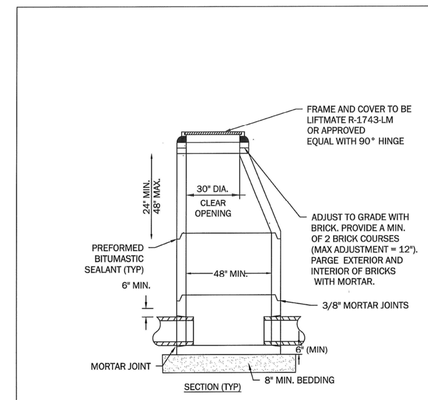


CITY OF DOVER - CATCHBASIN

NOT TO SCALE

Appendix B Page 16



CITY OF DOVER - DRAIN MANHOLE

NOT TO SCALE

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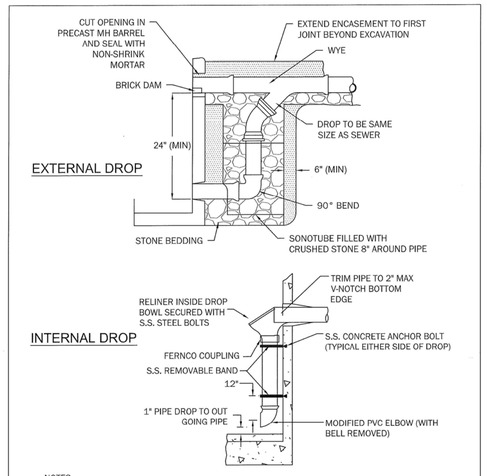


NOTES:

1. INTERNAL DROPS ARE PROHIBITED IN MOST CASES.
2. REWORK SHELF TO FORM NEW CHANNEL FOR NEW DROP CONNECTIONS.

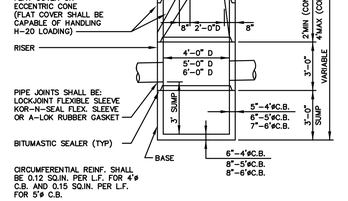
CITY OF DOVER - SEWER DROP INLET
MANHOLE CONNECTION

NOT TO SCALE

Appendix B Page 14

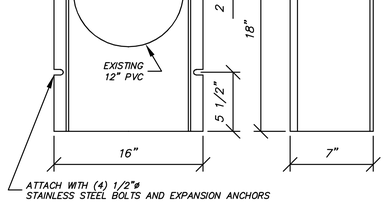
SPECIFICATIONS

1. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT), "Standard Specifications for Road and Bridge Construction"; hereinafter referred to as the "Standard Specifications".
2. Storm drains shall be ADS N12 or approved equal, and shall be jointed with neoprene "O" rings.
3. Catch basins and manholes shall be pre–cast reinforced concrete designed by an engineer registered in New Hampshire, and able to withstand loadings of 8 tons (H20 Loading).
4. Manholes shall have cast iron frames and covers with 30" inside diameter openings. A 3–inch (minimum) letter "D" for drain shall be plainly cast into the center of each cover.
5. Catch basins and manholes shall be adjusted to grade with courses of brick. Maximum adjustment to grade shall be 12 inches. Frames shall be set on a full bed of mortar, true to grade and concentric with the masonry. All voids between the top of the structure and the bottom flange of the frame shall be completely filled to make a watertight fit. A ring of mortar at least one inch thick and pitched to shed water away from the frame, shall be placed over and around the outside of the bottom flange. The mortar shall extend to the outer edge of the masonry all around its circumference and shall be finished smooth. No visible leakage will be permitted.
6. Invert channels of sewer manholes shall be formed smoothly to the largest pipe radius. Changes in grade shall be formed smoothly and evenly. The floor of the structure outside the channels shall be sloped towards the channels at approximately 1/2 inch per foot. The floor at the channel shall match the crown of the largest pipe.
7. Trench construction will conform with Section 603.3.1 of the Standard Specifications (1974).
8. Wood sheeting or a suitable trench box shall be used to support the trench as necessary. If wood sheeting is used, it shall be driven at a distance of 1 foot from the outside diameter of the pipe to a depth 6 inches below the invert of the pipe. Wood sheeting shall be cut off and left in place to an elevation not less than 1 foot above the top of the pipe, but not greater than 3 feet below the finished grade.
9. Bedding shall conform with Section 603.3.2 of the Standard Specifications (1974).
10. Backfill material will conform with Section 603.3.5 of the Standard Specifications (1974) and, in addition, shall exclude debris, pieces of pavement, organic matter, top soil, all wet or soft muck, peat or clay, all excavated ledge material, frozen material, all rocks over 6 inches in largest dimension, or any material which, as determined by the Engineer, will not provide sufficient support or maintain the completed construction in a stable condition. Backfill shall not be placed on frozen or previously frozen material.
11. All backfill and bedding compaction shall meet the requirements of AASHO T 99 Method C. Density shall be 95 percent. Compaction shall be 6 inch lifts for bedding and backfill to a plane 1 foot above the pipe and in 12 inch lifts thereafter by an approved mechanical compactor.
12. Should frozen material be encountered, it shall not be placed in the backfill nor shall backfill be placed upon frozen material. Previously frozen material shall be removed as required before new backfill is placed.
13. The Contractor shall be responsible for any damage to frames and grates during and from the time of removal from the existing structure to and during the time of resetting, and shall replace in kind any damaged frames or grates at no additional compensation.
14. All trenches will be covered and debris, including any rejected materials, shall be removed daily. Strict safety precautions shall be maintained at all times.
15. Location of utilities shown on the plans are approximate.
    a) The Contractor shall, 48 hours prior to construction, notify the utility companies and have all utilities in the vicinity of the construction marked in the field.
    b) After the utilities have been located and prior to construction, the Contractor with the Engineer, shall layout the proposed drainage system in the field and rectify any utility conflicts which may be found.
    c) Any conflicts with utilities found during construction by the Contractor shall be immediately brought to the attention of the Engineer and the Utility Company and properly rectified.
    d) The Contractor is responsible for the cost of repair for any utilities damaged during construction. The Contractor shall contact the Utility Company to repair any damages, however, the Contractor may make appropriate repairs with the Utility Company's permission.
16. Complete shop drawings for pipe, manholes, catch basins, frames, grates and covers shall be submitted in triplicate for approval by the Engineer prior to the start of construction. Each shop drawing shall be checked and initialized by the Contractor to indicate approval before it is submitted to the Engineer.
17. Shop drawings for flat concrete covers shall be stamped prior to submission for approval by a New Hampshire Registered Professional Engineer.
18. Brick masonry for setting frames and brick and mortar plugs shall conform to the Standard Specification Section 604.2.4.



PRE–CAST REINFORCED CATCH BASIN

NOT TO SCALE



CATCH BASIN HOOD DETAIL

(NOT TO SCALE)

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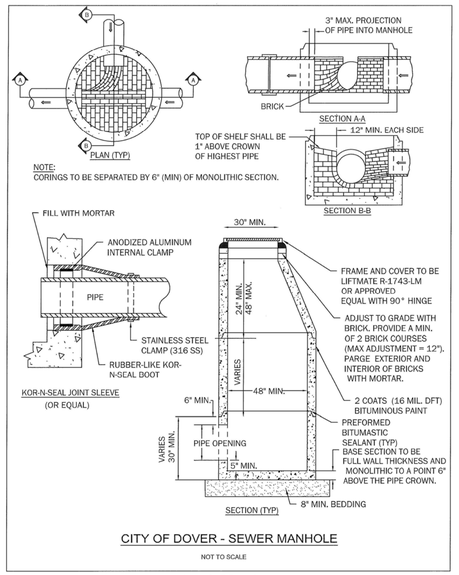

CITY OF DOVER - SEWER MANHOLE

NOT TO SCALE

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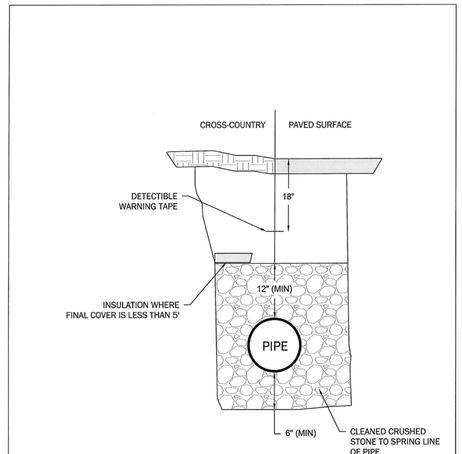

CITY OF DOVER- TYPICAL SEWER/DRAINLINE TRENCH

NOT TO SCALE

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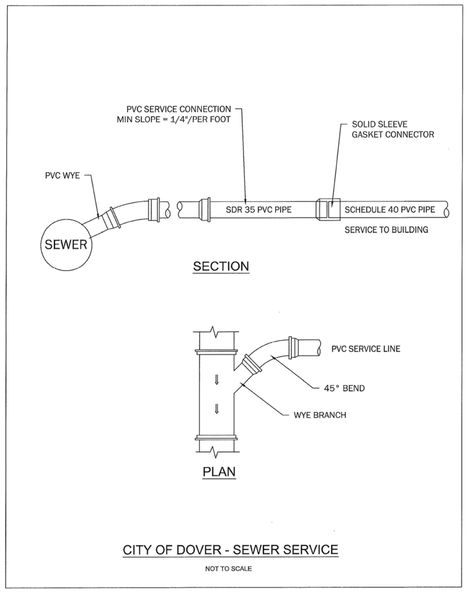

CITY OF DOVER - SEWER SERVICE

NOT TO SCALE

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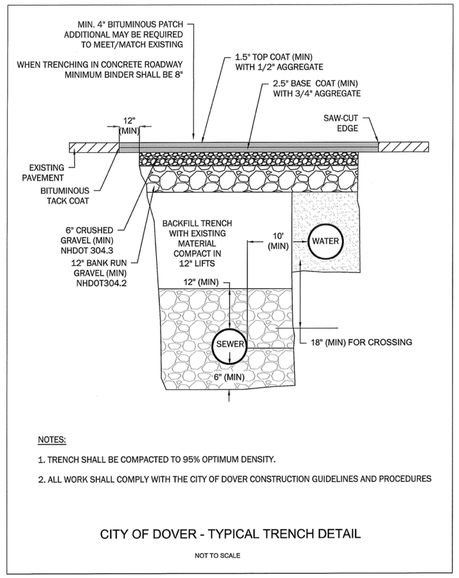
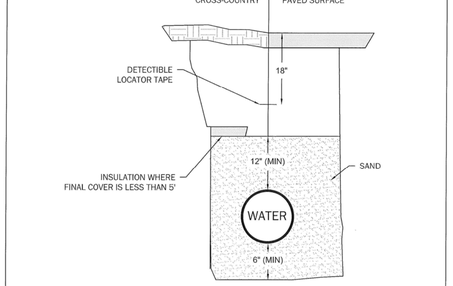


CITY OF DOVER - TYPICAL TRENCH DETAIL

NOT TO SCALE

Appendix B Page 3

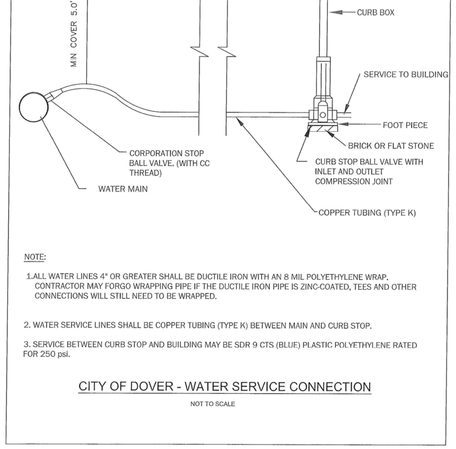


NOTE:

1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP. CONTRACTOR MAY FORGO WRAPPING PIPE IF THE DUCTILE IRON PIPE IS ZINC-COATED, TEES AND OTHER CONNECTIONS WILL STILL NEED TO BE WRAPPED.

CITY OF DOVER - WATERLINE TRENCH

NOT TO SCALE



NOTE:

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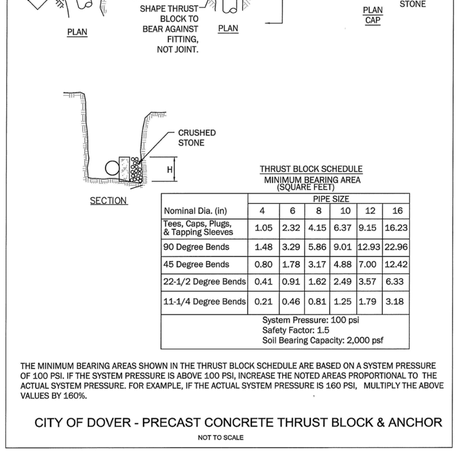
2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.

3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE SDR 9 CTS (BLUE) PLASTIC POLYETHYLENE RATED FOR 250 psi.

CITY OF DOVER - WATER SERVICE CONNECTION

NOT TO SCALE



THRUST BLOCK SCHEDULE

MINIMUM BEARING AREA (SQUARE FEET)

	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Tees, Caps, Plugs, & Tapping Sleeves	1.05	2.32	4.15	6.37	9.15	16.23
90 Degree Bends	1.48	3.29	5.86	9.01	12.93	22.96
45 Degree Bends	0.80	1.78	3.17	4.88	7.00	12.42
22-1/2 Degree Bends	0.41	0.91	1.62	2.49	3.57	6.33
11-1/4 Degree Bends	0.21	0.46	0.81	1.25	1.79	3.18

System Pressure: 100 psi
Safety Factor: 1.5
Soil Bearing Capacity: 2,000 psf

THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 100 PSI. IF THE SYSTEM PRESSURE IS ABOVE 100 PSI, INCREASE THE NOTED AREAS PROPORTIONAL TO THE ACTUAL SYSTEM PRESSURE. FOR EXAMPLE, IF THE ACTUAL SYSTEM PRESSURE IS 160 PSI, MULTIPLY THE ABOVE VALUES BY 160%.

CITY OF DOVER - PRECAST CONCRETE THRUST BLOCK & ANCHOR

NOT TO SCALE

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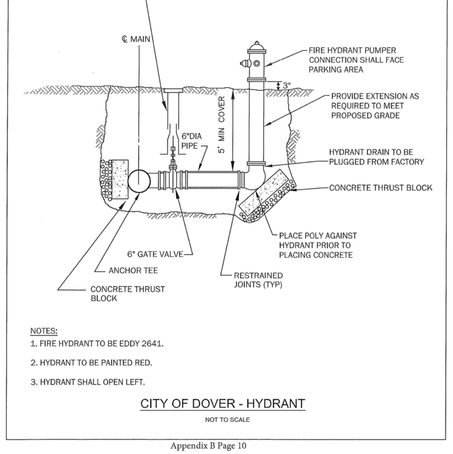

NOTES:

1. FIRE HYDRANT TO BE EDDY 2641.

2. HYDRANT TO BE PAINTED RED.

3. HYDRANT SHALL OPEN LEFT.

CITY OF DOVER - HYDRANT

NOT TO SCALE

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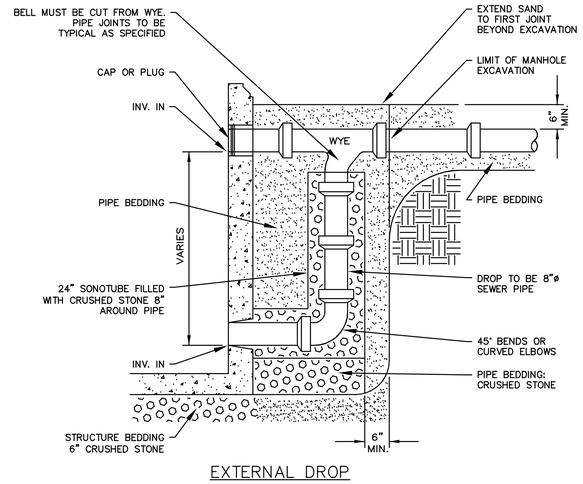
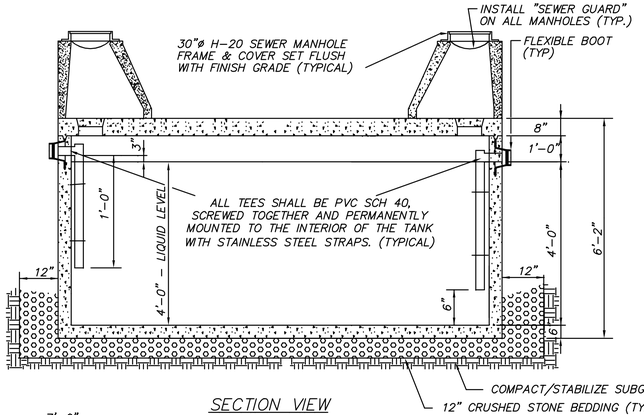
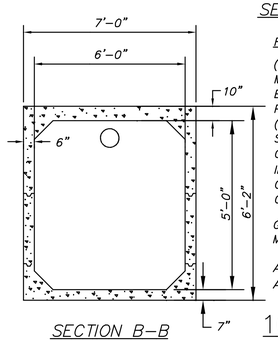


EXTERNAL DROP

NOTE:
DIMENSIONS AND CONSTRUCTION OF DROP MANHOLE TO BE SIMILAR TO TYPICAL MANHOLE EXCEPT AS SHOWN



SECTION VIEW



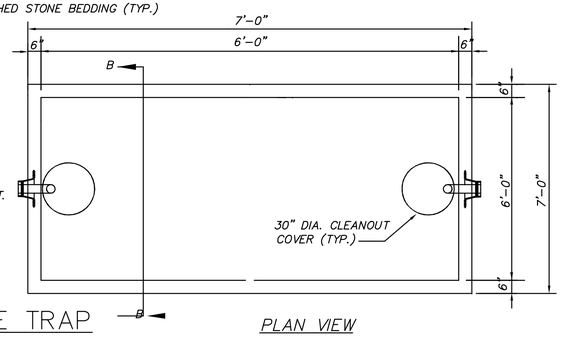
SECTION B-B

FRAMES AND COVERS

(INCLUDING RAISED INSPECTION COVERS) MANHOLE FRAME AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30" CLEAR OPENING. A 3" (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER (LEBARON FOUNDRY, INC., CATALOG NO. LA 326. ADJUST COVER TO GRADE WITH BRICKS OR PRECAST CONCRETE RINGS - MAXIMUM 12" ADJUSTMENT.

GREASE TRAP TO BE MODEL GT6x6-1 AS MANUFACTURED BY ROTONDO & SONS, INC.

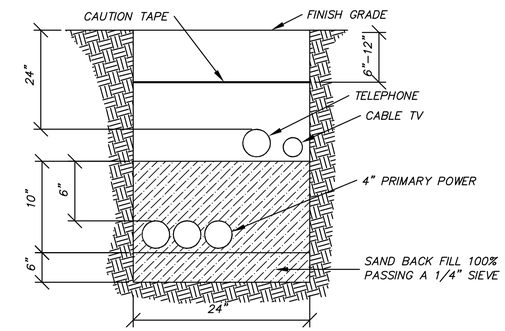
ALL COMPONENTS TO BE DESIGNED FOR AASHTO HS20-44 LOADING.



PLAN VIEW

1000 GALLON GREASE TRAP

NOT TO SCALE



1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
2. LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
3. FOR COMPLETE SPECIFICATIONS SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

UTILITY TRENCH

NOT TO SCALE

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PLANNING FILE NO.: P21-15

NO.	REVISION	APP'D	DATE
3	REV PER TRC COMMENTS & P.B. SUBMIT	SLH	6-22-21
2	REV PER STAFF COMMENTS	SLH	5-7-21
1	REV PER STAFF COMMENTS	SLH	4-22-21

DATE: 3-1-21
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:JH
PROJECT NO:1677
FILE: SITE.DWG

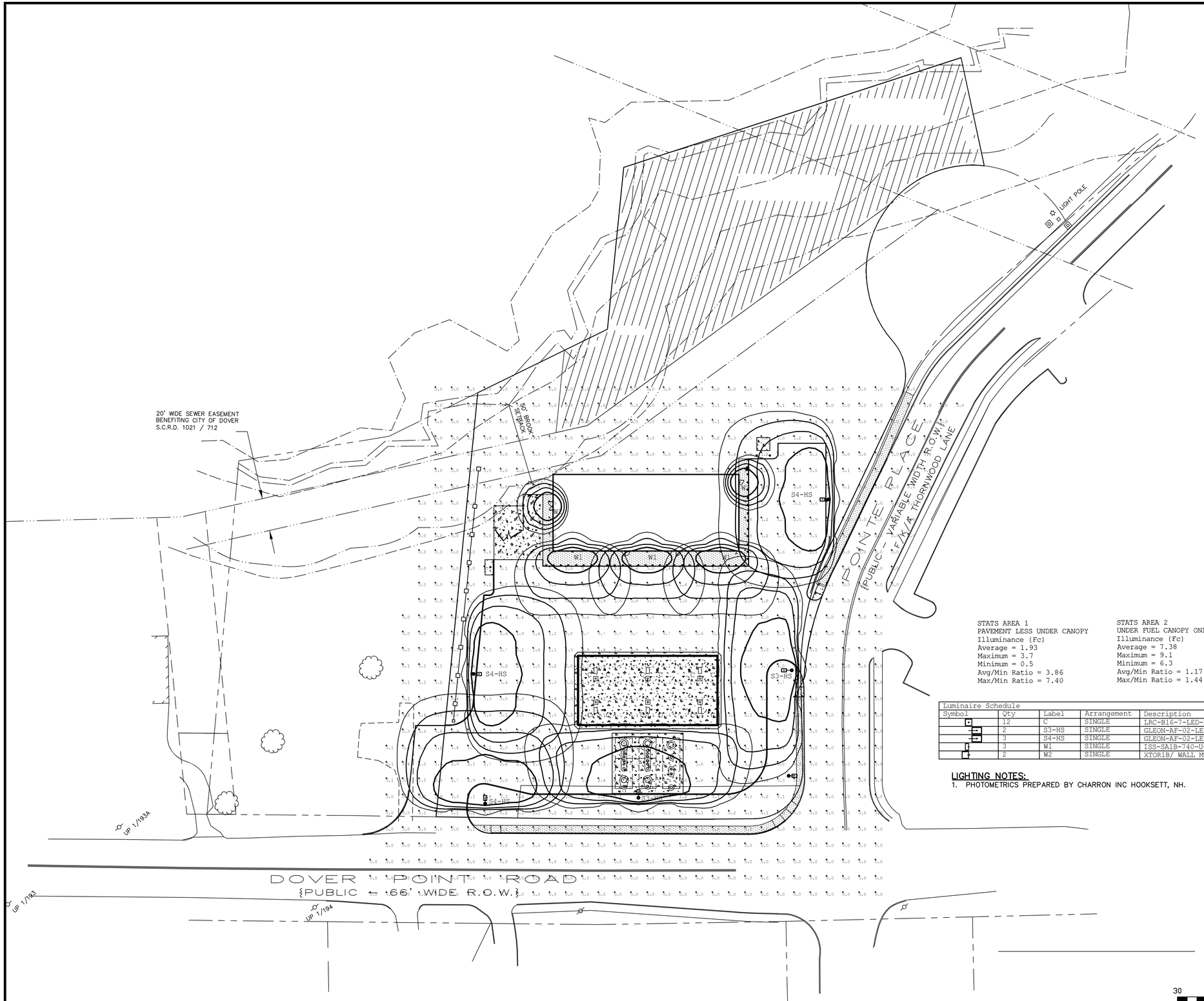
CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DETAIL SHEET

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

16



STATS AREA 1
PAVEMENT LESS UNDER CANOPY
Illuminance (Fc)
Average = 1.93
Maximum = 3.7
Minimum = 0.5
Avg/Min Ratio = 3.86
Max/Min Ratio = 7.40

STATS AREA 2
UNDER FUEL CANOPY ONLY
Illuminance (Fc)
Average = 7.38
Maximum = 9.1
Minimum = 6.3
Avg/Min Ratio = 1.17
Max/Min Ratio = 1.44

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	12	C	SINGLE	LRC-B16-7-LED-E1-WST / CANOPY MOUNTED
	2	S3-HS	SINGLE	GLEON-AF-02-LED-E1-SL3-HSS/ SSS4A20SFN1 (20' AFG)
	3	S4-HS	SINGLE	GLEON-AF-02-LED-E1-SL4-HSS/ SSS4A20SFN1 (20' AFG)
	3	W1	SINGLE	ISS-SA1B-740-U-SL4/ WALL MTD 12' AFG
	2	W2	SINGLE	XTOR1B/ WALL MTD 10' AFG

LIGHTING NOTES:
1. PHOTOMETRICS PREPARED BY CHARRON INC HOOKSETT, NH.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

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PLANNING FILE NO.: P21-15

NO.	REVISION	APP'D	DATE
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DATE: 3-1-21
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
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935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

LIGHTING PLAN

17

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance, 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation.The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

GLEON
GALLEON LED

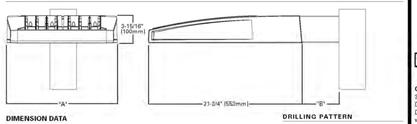
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LuminisEdge Technology LEARN MORE

WaveLinx

DIMENSIONS



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"

EATON
Powering Business Worldwide

*www.designlights.org

CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

Electronic LED Driver
≥0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

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Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Typical Applications
Outdoor • Wall Mount • Walkways

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications

Quick Facts

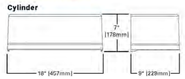
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

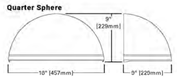
- Enlighted
- WaveLinx

Dimensional Details

Cylinder

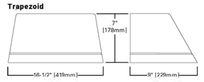


Quarter Sphere

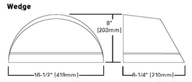


Hook -n- Lock

Trapezoid



Wedge



COOPER Lighting Solutions

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Steel Poles

RSS ROUND
STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" poles, 2" x 4" on 4" poles
- 10'-30' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. Learn more.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

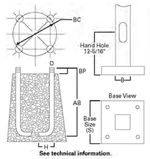
ORDERING INFORMATION

SAMPLE NUMBER: RSS6A10SF2XG

Product Family	Shaft Size (inches)[1]	Wall Thickness (inches)	Mounting Height (feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
RSS=Round Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" * **M**=0.188"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30'	**S**=Square Steel Base	**F**=Dark Bronze **G**=Galvanized Steel **J**=Summit White **K**=Carbon Bronze **L**=Dark Platinum **N**=Textured Green **R**=Red **T**=Graphite Metallic **V**=Grey **W**=White **X**=Custom Color **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **5**=3" O.D. Tenon (4" Long) **6**=3-1/2" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **S**=Standard Upsweep Arm **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=Trunnion **4**=4 at 90° **5**=2 at 90° **6**=3 at 90° **7**=3 at 120° **X**=None	**X**=None **2**=2' **2+2**=2' **4**=4' **6**=6' **8**=8'	**A**=1/2" Tapped Hub† **B**=3/4" Tapped Hub† **C**=Convenience Outlet† **E**=Double Convenience Outlet† **G**=Ground Lug **H**=Additional Hand Hole* **V**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. **6.** Available in 4" shaft size only.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
RSS4	TMP4	AB1	11	4	3/4 x 25 x 3
RSS5	TMP4	AB1	11	4	3/4 x 25 x 3
RSS6	TMP5	AB3	12.5	4	1 x 36 x 4

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PLANNING FILE NO.: P21-15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
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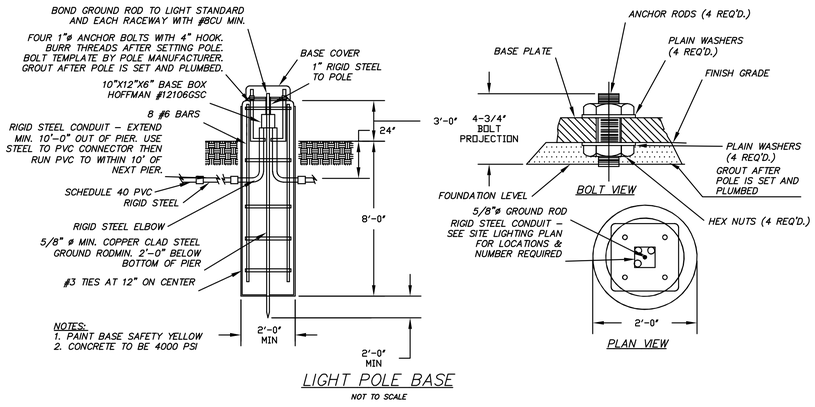
DATE: 3-1-21
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:1677
FILE: SITE.DWG

LIGHTING DETAILS

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

18



LIGHT POLE BASE
NOT TO SCALE

McGraw-Edison

DESCRIPTION

The LRC LED Recessed Canopy Luminaire is specifically designed for recessed applications in single or double skin canopies. Three specialized optics are optimized for efficiency and uniformity, delivering high light levels on task. Typical applications include retail gas stations, convenience stores, banks and pharmacy drive thru canopies. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-duty cast aluminum housing with aluminum mounting frame. Wet location driver enclosure is elevated to prevent water ingress. 1/2" knockouts provided for wiring connections. IP66 Rated.

Optics
Dedicated optical cavities for the array of 16 individual LEDs to maximize the efficiency and control of the distribution out of each module. To enhance visual comfort, a glare-reducing optical system is utilized to maximize delivered lumens while minimizing glare. Scalable in 1, 2 or 4 Light Square LED modules to optimize cost and lumen output. Each reflector is precision manufactured via injection molding and coated with a highly reflective optical coating via vacuum metallization. Two symmetric optics and one asymmetric optic are specifically designed for efficiency and uniformity. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 6000K CCT with nominal 70 CRI, and 3000K with nominal 80 CRI.

Electrical
LED driver is enclosed in a wet location box, designed to manage thermals for longevity. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. Optional proprietary circuit module designed to withstand 10kV of transient line surge. 90% lumen maintenance expected at 60,000 hours. The LRC LED Recessed Canopy Luminaire is suitable for operation in -40°C to 40°C ambient operations.

Mounting
Designed to recess in single or double skin canopies. Luminaire can be installed from above or below canopy, through 14" square cutout in the canopy.

Finish
Housing and lens frame are finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard housing and lens frame trim finished in true white color. Optional lens frame trim colors include white, grey, black, bronze, dark platinum, and graphite metallic. RAL and color matches available.

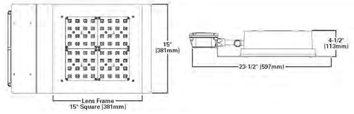
Warranty
Five-year warranty.

LRC
LED RECESSED CANOPY

1, 2 or 4 Light Squares
Solid State LED

CANOPY LUMINAIRE

DIMENSIONS



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
ISO 9001

ENERGY DATA

Electronic LED Driver
≥0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Maximum Ambient Temperature

SHIPPING DATA

Approximate Net Weight:
20-29 lbs. (9.07-13.15 kgs.)

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Powering Business Worldwide

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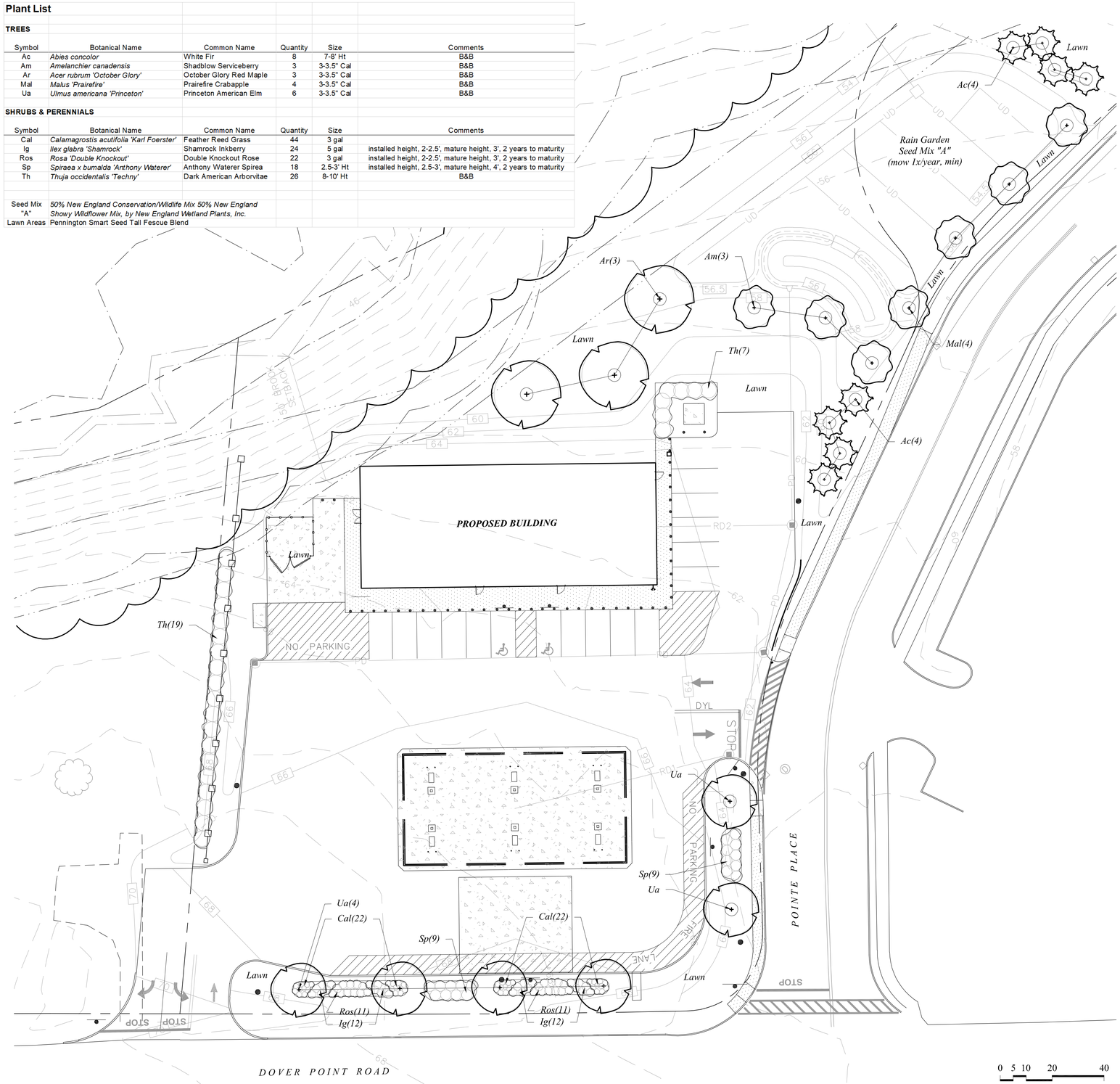
Plant List

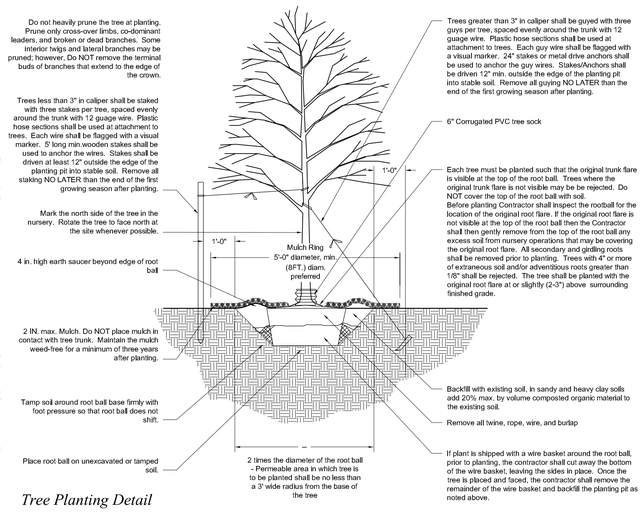
TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ac	*Abies concolor*	White Fir	8	7-8' Ht	B&B
Am	*Amelanchier canadensis*	Shadblow Serviceberry	3	3-3.5" Cal	B&B
Ar	*Acer rubrum 'October Glory'*	October Glory Red Maple	3	3-3.5" Cal	B&B
Mal	*Malus 'Prairefire'*	Prairefire Crabapple	4	3-3.5" Cal	B&B
Ua	*Ulmus americana 'Princeton'*	Princeton American Elm	6	3-3.5" Cal	B&B

SHRUBS & PERENNIALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	44	3 gal	
Ig	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	24	5 gal	installed height, 2-2.5', mature height, 3', 2 years to maturity
Ros	*Rosa 'Double Knockout'*	Double Knockout Rose	22	3 gal	installed height, 2-2.5', mature height, 3', 2 years to maturity
Sp	*Spiraea x bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	18	2.5-3' Ht	installed height, 2.5-3', mature height, 4', 2 years to maturity
Th	*Thuja occidentalis 'Techny'*	Dark American Arborvitae	26	8-10' Ht	B&B
Seed Mix "A"	*50% New England Conservation/Wildlife Mix 50% New England Showy Wildflower Mix, by New England Wetland Plants, Inc.*				
Lawn Areas	Pennington Smart Seed Tall Fescue Blend				





Tree Planting Detail

Landscape Notes

1. Design is based on drawings by Civilworks New England and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with either of the following
    a. An underground sprinkling system
    b. An outside hose attachment within 150 feet
20. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
21. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
22. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
23. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
24. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
25. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
26. Landscape Architect is not responsible for the means and methods of the contractor.

woodburn &company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

~PERMIT PLAN~
NOT FOR CONSTRUCTION

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

NO.	REVISION	APPD	DATE
4	PER TRC COMMENTS	VM	6.25.2021
3	PER REVISED SITE PLAN	VM	5.5.2021
2	PER REVISED SITE PLAN	VM	2.16.2021
1	PER REVISED SITE PLAN	VM	3.1.2019

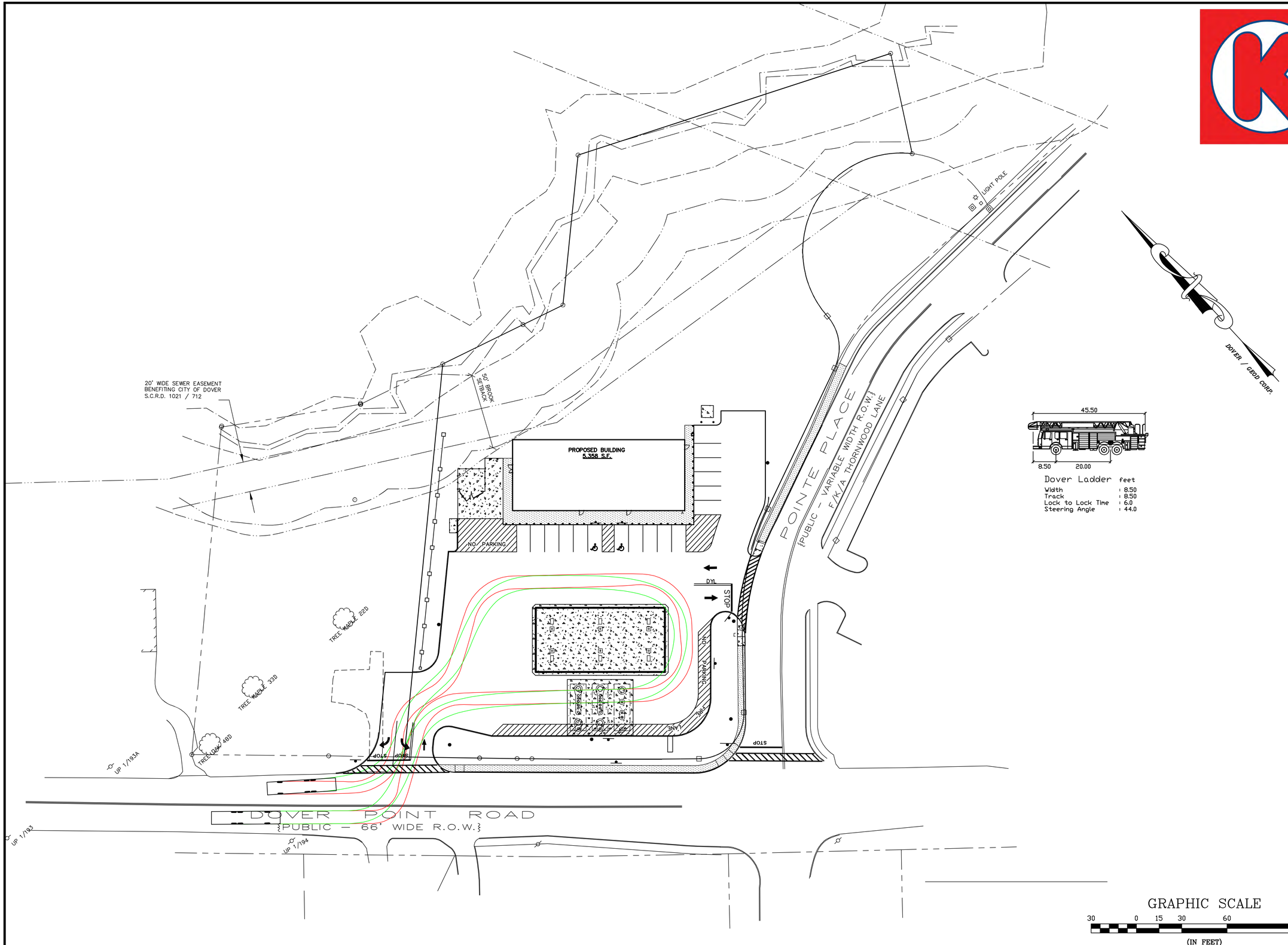
DATE: 7-6-2017
SCALE: 1"=20'
DRAWN BY: VM
DESIGN BY: VM
APPROVED BY:RW
PROJECT NO:1677
FILE: SITE.DWG

APPLICANT/OWNER OF RECORD:
MAC'S CONVENIENCE STORES, LLC
935 E TALLMADGE AVE
AKRON, OH 44310

PROJECT:
CIRCLE K
MAP K, LOT 19
30 DOVER POINT ROAD
DOVER, NH 03820

PLANNING FILE:

LANDSCAPE PLAN



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PLANNING FILE NO.: P21-15

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CIVIL ENGINEERING
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Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
3	REV PER TRC COMMENTS & P.B. SUBMIT	SLH	6-22-21
2	REV PER STAFF COMMENTS	SLH	5-7-21
1	REV PER STAFF COMMENTS	SLH	4-22-21

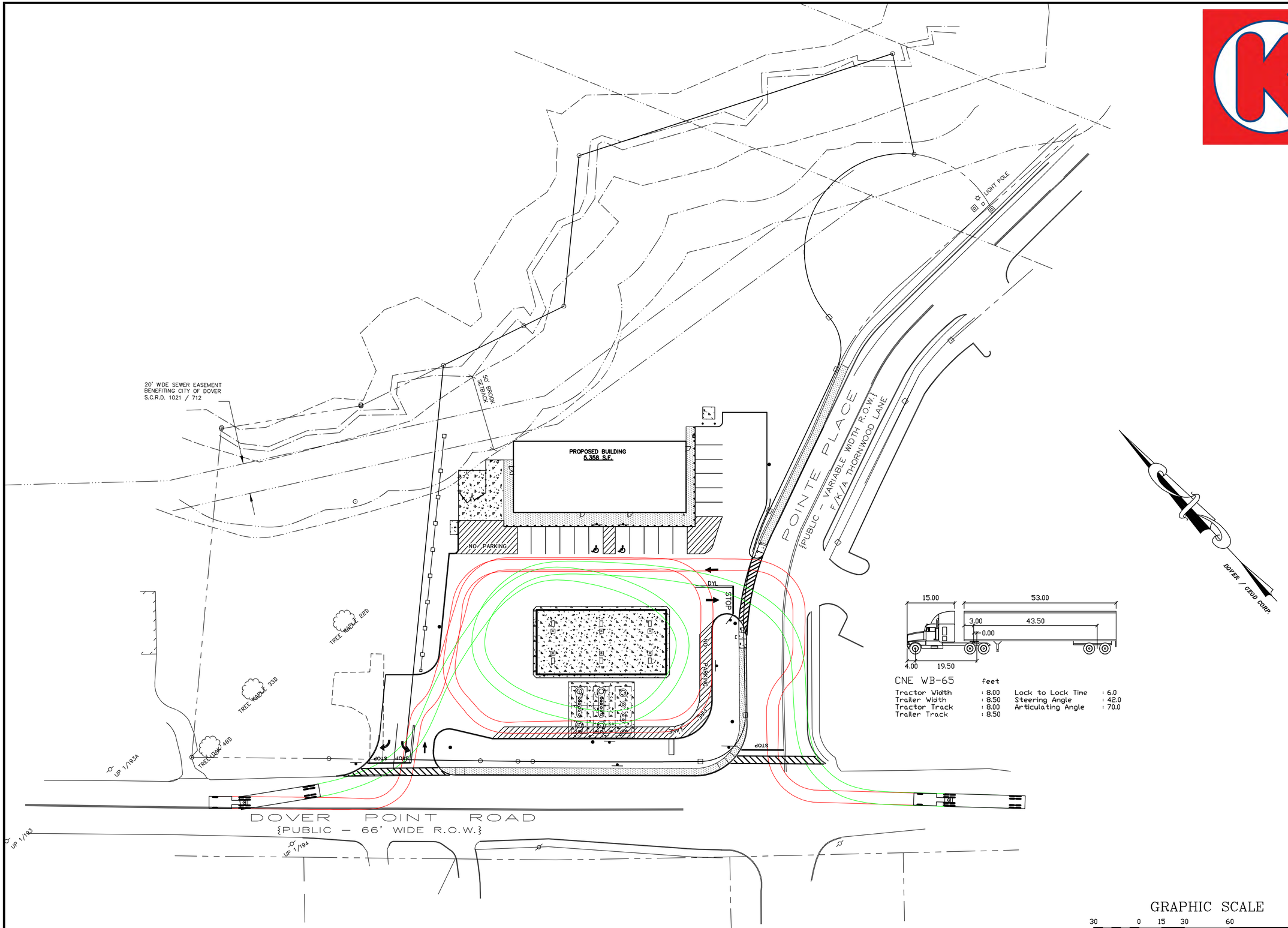
DATE: 3-1-21
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:JH
PROJECT NO:1677
FILE: SITE.DWG

DOVER LADDER TRUCK MOVEMENT PLAN

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

20



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

NO.	REVISION	APP'D	DATE
3	REV PER TRC COMMENTS & P.B. SUBMIT	SLH	6-22-21
2	REV PER STAFF COMMENTS	SLH	5-7-21
1	REV PER STAFF COMMENTS	SLH	4-22-21

DATE: 3-1-21
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:JH
PROJECT NO:1677
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

TRUCK MOVEMENT

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

1 OF 1

30 Dover Point Rd
Dover, NH

"Any site plan(s), floor plan(s), rendering(s), lighting layout(s) and photometric plan(s) including but not limited to any project(s) created/produced by Red Leonard Associates Inc., are only intended for illustration and quoting purposes only. Red Leonard Associates has the right to use third party lasers, scanners, and cameras but actual project conditions, dimensions, and accuracy of measurements may differ from these or any parameters. Red Leonard Associates Inc. assumes no liability for what is created/produced in these recreations. This includes but is not limited to the use of, installation of and/or integrity of existing building(s), surrounding area for product(s) such as existing pole(s), anchor bolt(s), base(s), architectural and signage structure(s), landscaping plan(s), lighting plan(s), fixture selection(s) and placement, material(s), color accuracy, texture(s), and anything attributed to photo realism that is created. Furthermore, Red Leonard Associates Inc., does not assume liability whatsoever for any purchases made by client before, during, or at the conclusion of the published work. The customer, its relative affiliates, as well as any other person(s) in viewing of this product is responsible for verifying compliance with any but not limited to all codes, permits, restrictions, instructions, purchases, and installations of objects viewed within this document(s) or project(s). Symbols are not drawn to scale. Size is for clarity purposes only. Sizes and dimensions are approximate, actual measurements may vary. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. This docu-

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513-57 4-9500

RLA TECHNOLOGY SOLUTIONS

30 Dover Point Rd
Dover, NH

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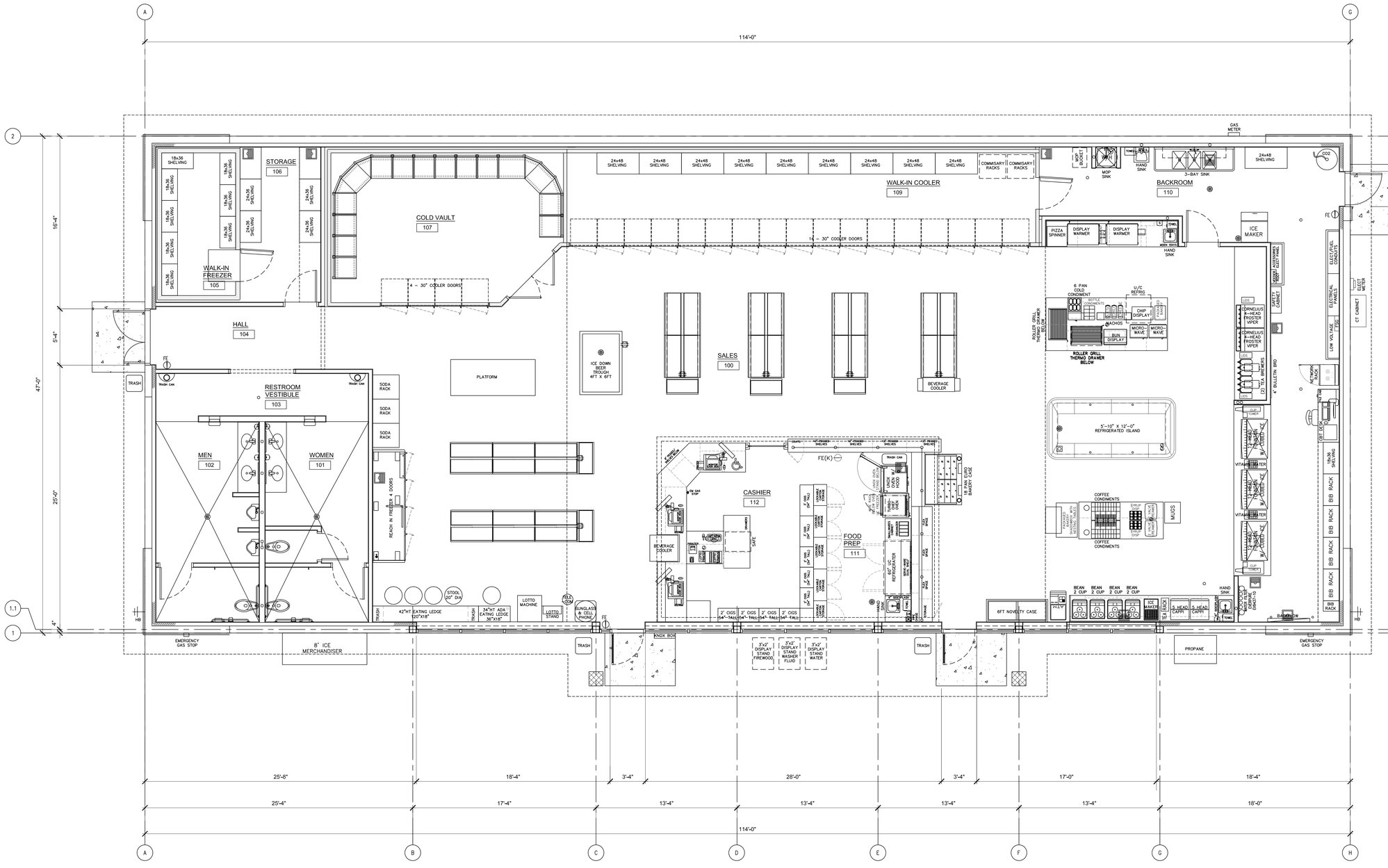
RLA TECHNOLOGY SOLUTIONS



1 / A1-01 FLOOR PLAN
SCALE: 1/4"= 1'-0"

PROJECT
Circle K #7264 Dover
30 Dover Point Road
Dover, New Hampshire 03820

CLIENT
Circle K Great Lakes
935 East Tallmadge Ave
Akron, OH 44310

CUPKOVIC architecture llc
6060 Rockside Woods Blvd | 216.524.8400 phone | www.cuparc.com
Cleveland, Ohio 44131 | 216.524.8401 fax | info@cuparc.com

SEAL

NUMBER	DESCRIPTION	DATE
	CLIENT REVIEW - OPTION L	06-03-2021

NUMBER	DESCRIPTION	DATE
	CLIENT REVIEW	04-10-2017
	CLIENT REVIEW	05-10-2017
	CLIENT REVIEW	05-22-2017
	CLIENT REVIEW - OPTION E	11-19-2018
	CLIENT REVIEW - OPTION F	12-13-2018
	CLIENT REVIEW - OPTION H	04-02-2019
	CLIENT REVIEW - OPTION J	01-18-2021

DRAWING TITLE
CIRCLE K #7264 DOVER
FLOOR PLAN OPTION L

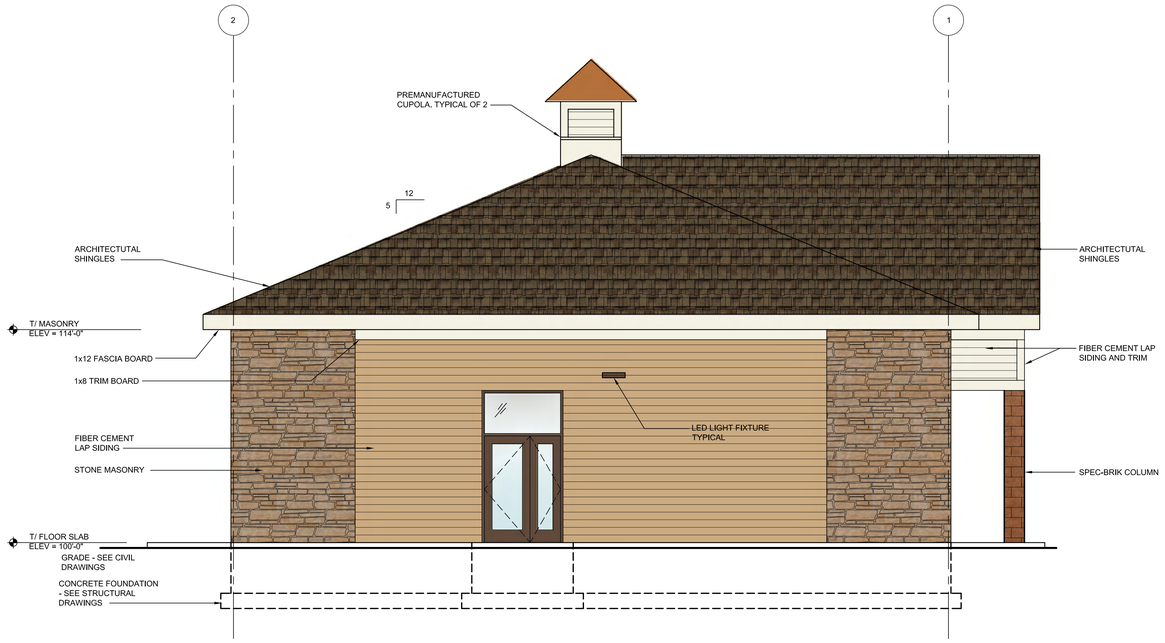
DRAWN BY	CHECKED BY
BSD/M	SDM

SCALE
1/4" = 1'-0"

ISSUE DATE
-

JOB NUMBER
79-101

DRAWING NUMBER
A1-01



B / A4-01 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:

1. MASONRY & MORTAR

   MANUFACTURER: OBERFEILDS
   PRODUCT: SPEC-BRIK
   COLOR: CONCORD BLEND

   MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
   COLOR: 55-C KEYSTONE

2. STONE MASONRY

   MANUFACTURER: DUTCH QUALITY STONE
   PRODUCT: WEATHER LEDGE
   COLOR: NATURAL BLEND
   PATTERN: ASHLAR
   PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

   MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
   COLOR: 10-C IVORY

3. PAINTED HOLLOW METAL DOORS AND FRAMES

   MANUFACTURER: SHERWIN WILLIAMS
   PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
   COLOR: SHERWIN-WILLIAMS SW6115 TOTALLY TAN

6. GLAZING

   MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
   PRODUCT: PPG 1" INSULATING GLASS
   SOLARBAN60 (2) CLEAR + CLEAR
   CAVITY: 1/2" AIR FILL

7. STOREFRONT

   MANUFACTURER: KAWNEER
   PRODUCT: VG 4511/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS.
   COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

8. STOREFRONT DOORS

   MANUFACTURER: KAWNEER OR APPROVED EQUAL
   PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL.
   COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

9. FASCIA BOARD AND TRIM

   MANUFACTURER: JAMES HARDIE
   PRODUCT: HARDIETRIM BOARDS.
   COLOR: SHERWIN-WILLIAMS SW7103 WHITETAIL

10. LAP SIDING AND TRIM

    MANUFACTURER: JAMES HARDIE
    PRODUCT: HARDIEPLANK LAP SIDING SMOOTH.
    COLOR: SHERWIN-WILLIAMS SW7103 WHITETAIL

    MANUFACTURER: JAMES HARDIE
    PRODUCT: HARDIEPLANK LAP SIDING SMOOTH.
    COLOR: SHERWIN-WILLIAMS SW6115 TOTALLY TAN

11. ROOF SHINGLES

    MANUFACTURER: GAF
    PRODUCT: TIMBERLINE NATURAL SHADOW ROOFING SHINGLES
    COLOR: BARKWOOD

GENERAL NOTES:

1. TOP OF FLOOR SLAB ELEVATION 100'-0" = ACTUAL ELEVATION xxx.xx' ABOVE SEA LEVEL, SEE CIVIL DRAWINGS.
2. CJ = CONTROL JOINT; REFER TO DETAIL 9/A9-05.

BUILDING MATERIAL CALCULATIONS:

FRONT ELEVATION (SOUTH)

TOTAL	1,837 S.F.	
STOREFRONT	433 S.F.	24%
STONE MASONRY	509 S.F.	28%
LAP SIDING	788 S.F.	43%
TRIM BOARD	107 S.F.	5%

SIDE ELEVATION (WEST)

TOTAL	682 S.F.	
STOREFRONT	53 S.F.	8%
STONE MASONRY	228 S.F.	33%
LAP SIDING	372 S.F.	55%
TRIM BOARD	29 S.F.	4%

REAR ELEVATION (NORTH)

TOTAL	1307 S.F.	
STONE MASONRY	226 S.F.	14%
LAP SIDING	1307 S.F.	82%
TRIM BOARD	65 S.F.	4%

SIDE ELEVATION (EAST)

TOTAL	682 S.F.	
DOOR	24 S.F.	4%
STONE MASONRY	204 S.F.	30%
LAP SIDING	433 S.F.	63%
TRIM BOARD	21 S.F.	3%

A / A4-01 SOUTH ELEVATION
1/4" = 1'-0"

PROJECT
Circle K #7264 Dover
30 Dover Point Road
Dover, New Hampshire 03820

CLIENT
Circle K Great Lakes
935 East Tallmadge Ave
Akron, OH 44310

SEAL

CUPKOVIC architecture llc
6060 Rockside Woods Blvd | 216.524.8400 phone | www.cuparc.com
Cleveland, Ohio 44131 | 216.524.8401 fax | info@cuparc.com

NUMBER	DESCRIPTION	DATE
	CLIENT REVIEW - OPTION H	04-01-2019
	CLIENT REVIEW - OPTION J	01-22-2021
	CLIENT REVIEW - OPTION K	05-07-2021

NUMBER	DESCRIPTION	DATE
	CLIENT REVIEW	04-10-2017
	CLIENT REVIEW	05-10-2017
	CLIENT REVIEW	05-22-2017
	CLIENT REVIEW	05-24-2017
	CLIENT REVIEW	06-27-2017
	CLIENT REVIEW - OPTION E	11-19-2018
	CLIENT REVIEW - OPTION F	12-13-2018

DRAWING TITLE
CIRCLE K #7264 DOVER
EXTERIOR ELEVATIONS
OPTION L

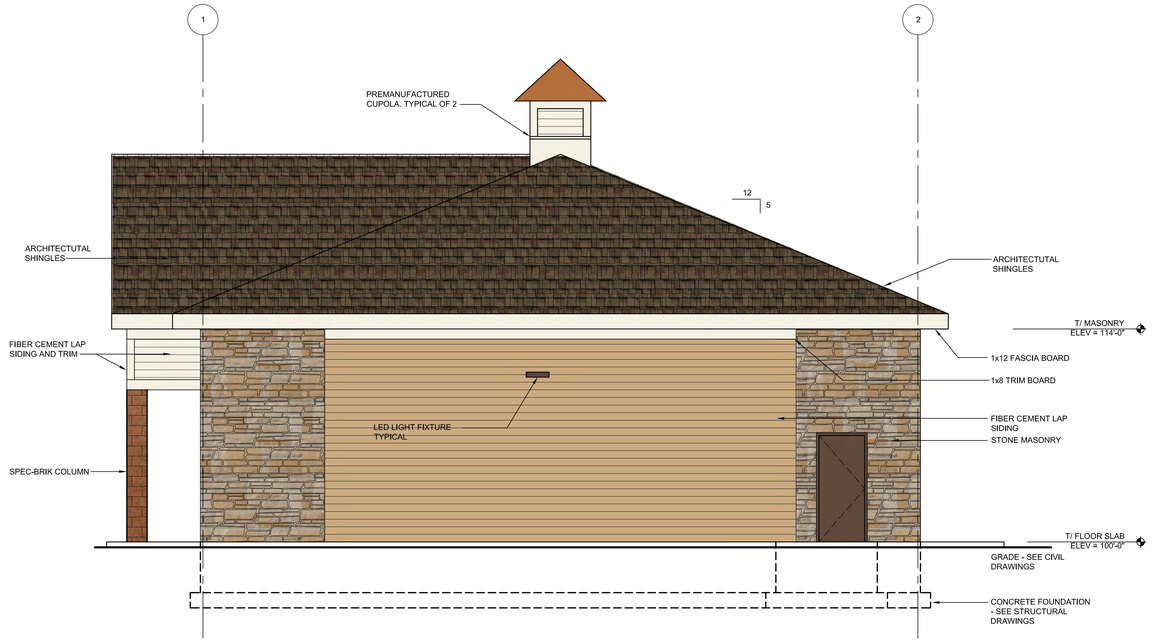
DRAWN BY	CHECKED BY
SDM	SDM

SCALE
1/4" = 1'-0"

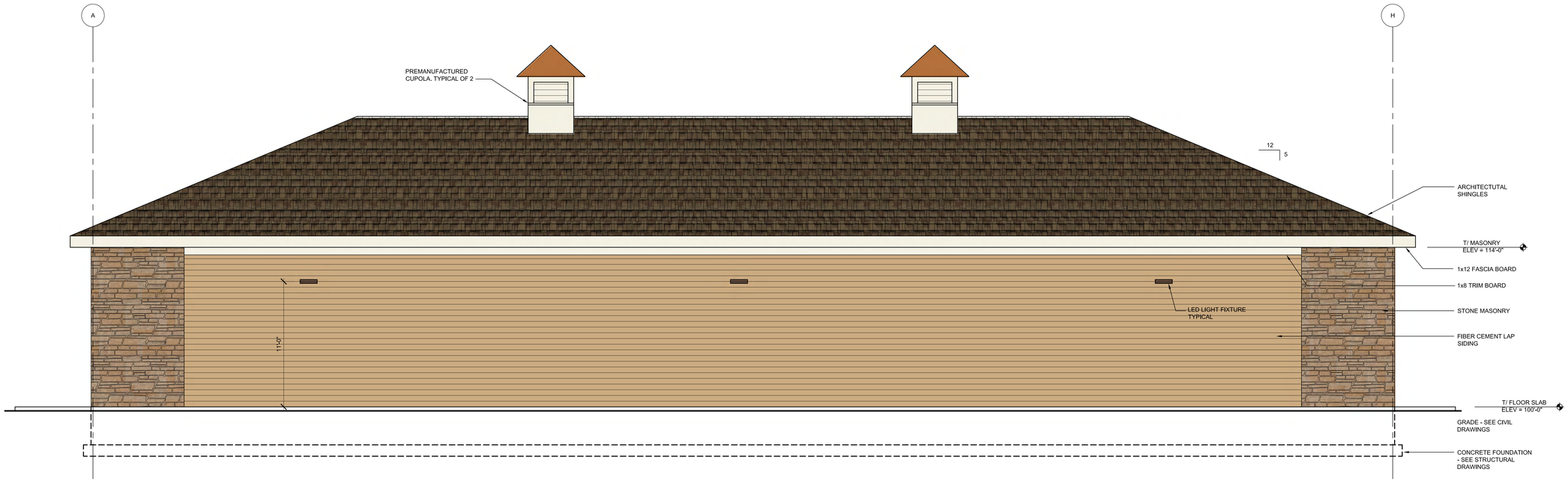
ISSUE DATE
-

JOB NUMBER
79-101

DRAWING NUMBER
A4-01



D / A4-02 EAST ELEVATION
1/4" = 1'-0"



C / A4-02 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:

1. MASONRY & MORTAR

   MANUFACTURER: OBERFEILDS
   PRODUCT: SPEC-BRIK
   COLOR: CONCORD BLEND

   MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
   COLOR: 55-C KEYSTONE

2. STONE MASONRY

   MANUFACTURER: DUTCH QUALITY STONE
   PRODUCT: WEATHER LEDGE
   COLOR: NATURAL BLEND
   PATTERN: ASHLAR
   PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

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   COLOR: SHERWIN-WILLIAMS SW6115 TOTALLY TAN

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   MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
   PRODUCT: PPG 1" INSULATING GLASS
   SOLARBAN60 (2) CLEAR + CLEAR
   CAVITY: 1/2" AIR FILL

7. STOREFRONT

   MANUFACTURER: KAWNEER
   PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS.
   COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

8. STOREFRONT DOORS

   MANUFACTURER: KAWNEER OR APPROVED EQUAL
   PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL.
   COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

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   MANUFACTURER: JAMES HARDIE
   PRODUCT: HARDIETRIM BOARDS.
   COLOR: SHERWIN-WILLIAMS SW7103 WHITETAIL

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    MANUFACTURER: JAMES HARDIE
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11. ROOF SHINGLES

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    PRODUCT: TIMBERLINE NATURAL SHADOW ROOFING SHINGLES
    COLOR: BARKWOOD

GENERAL NOTES:

1. TOP OF FLOOR SLAB ELEVATION 100'-0" = ACTUAL ELEVATION xxx.xx' ABOVE SEA LEVEL. SEE CIVIL DRAWINGS.
2. CJ = CONTROL JOINT; REFER TO DETAIL 9/A9-05.

BUILDING MATERIAL CALCULATIONS:

FRONT ELEVATION (SOUTH)

TOTAL	1,837 S.F.	
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TRIM BOARD	107 S.F.	5%

SIDE ELEVATION (WEST)

TOTAL	682 S.F.	
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Cleveland, Ohio 44131 | 216.524.8401 fax | info@cuparc.com

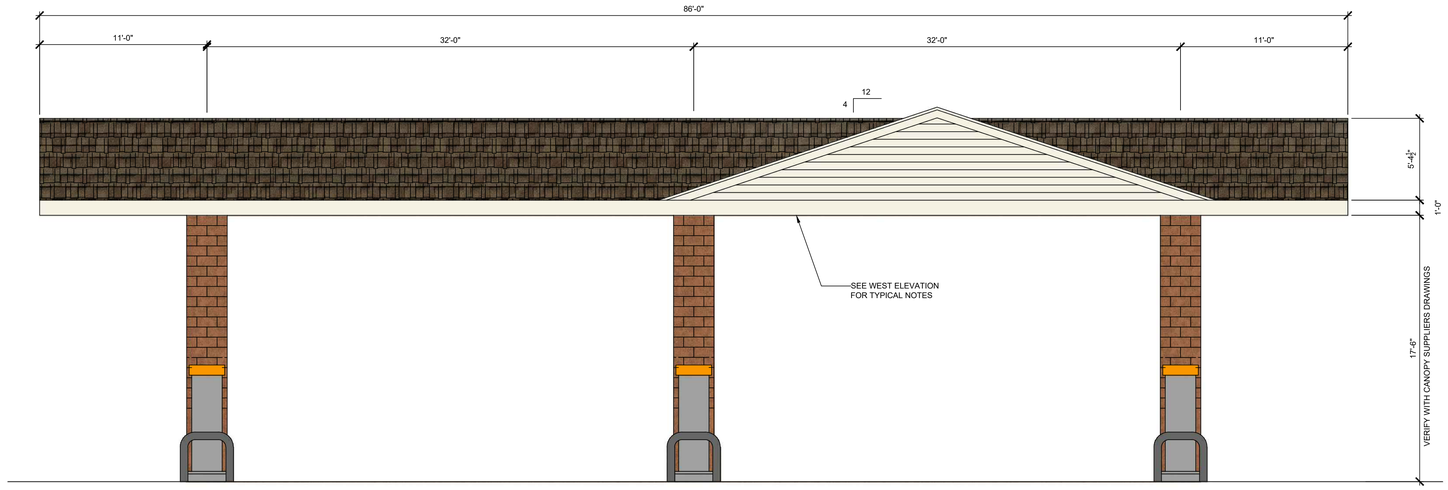
NUMBER	DESCRIPTION	DATE
	CLIENT REVIEW - OPTION H	04-01-2019
	CLIENT REVIEW - OPTION J	01/20/2021
	CLIENT REVIEW - OPTION K	05/06/2021

NUMBER	DESCRIPTION	DATE
	CLIENT REVIEW	04-10-2017
	CLIENT REVIEW	05-10-2017
	CLIENT REVIEW	05-22-2017
	CLIENT REVIEW	05-24-2017
	CLIENT REVIEW	06-27-2017
	CLIENT REVIEW - OPTION E	11-19-2018
	CLIENT REVIEW - OPTION F	12-13-2018

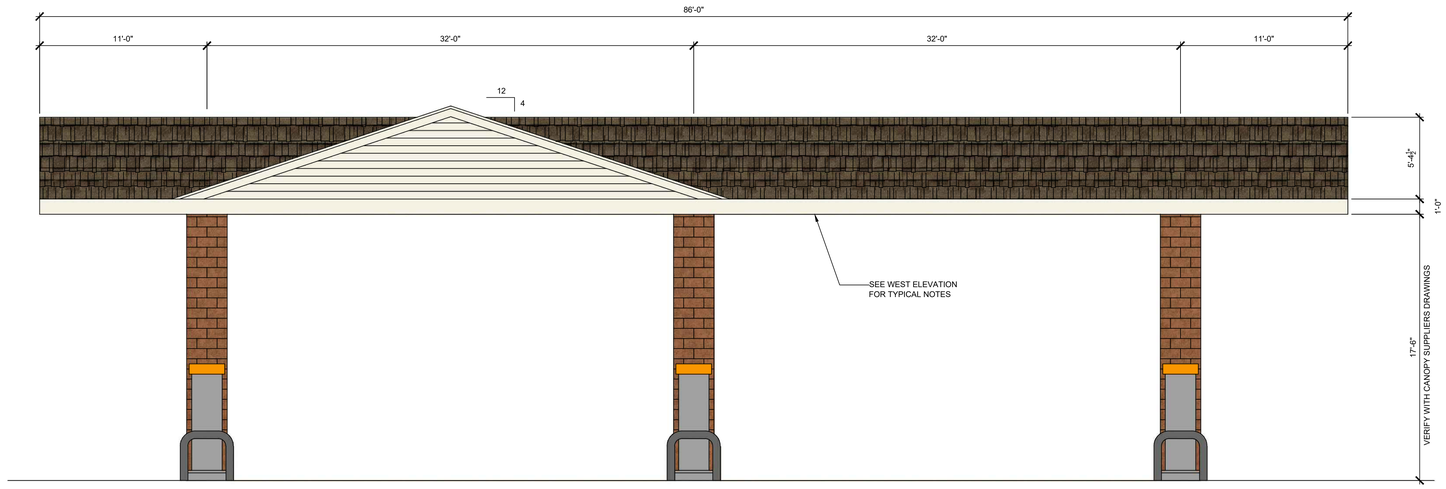
DRAWING TITLE
CIRCLE K #7264 DOVER
EXTERIOR ELEVATIONS
OPTION L

DRAWN BY	CHECKED BY
SDM	SDM

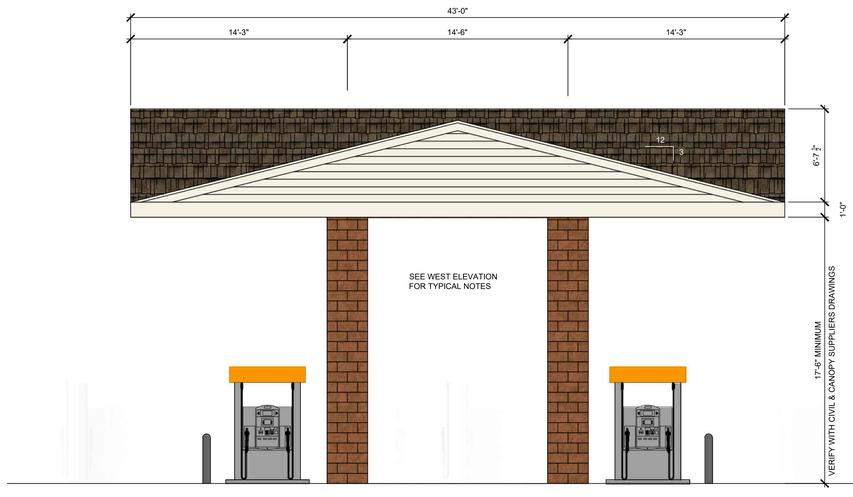
SCALE: 1/4" = 1'-0"
ISSUE DATE: -
JOB NUMBER: 79-101
DRAWING NUMBER: **A4-02**



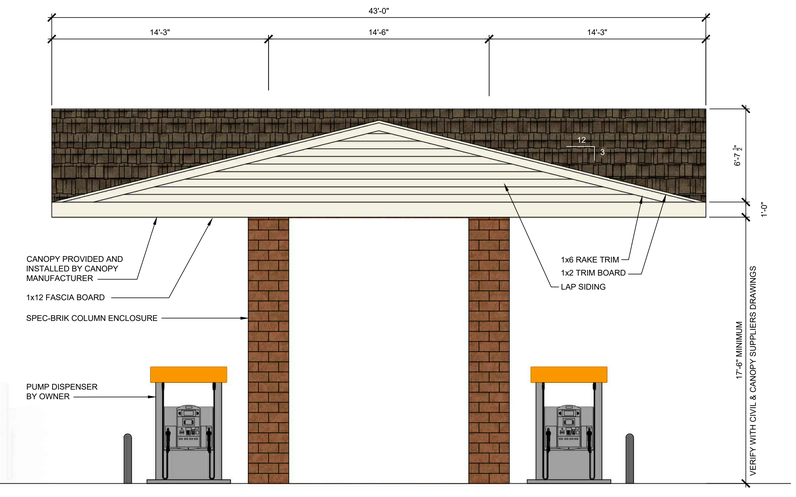
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

1. GAS CANOPY ELEVATIONS ISSUED FOR SIGN LOCATIONS AND FINISHES ONLY. SEE GAS CANOPY DRAWINGS FROM SUPPLIER FOR CONSTRUCTION INFORMATION.
2. SEE SHEET A9-04 FOR COLUMN ENCLOSURE DETAIL

EXTERIOR FINISHES:

1. MASONRY & MORTAR

   MANUFACTURER: OBERFEILDS
   PRODUCT: SPEC-BRIK
   COLOR: CONCORD BLEND

   MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
   COLOR: 55-C KEYSTONE

9. FASCIA BOARD AND TRIM

   MANUFACTURER: JAMES HARDIE
   PRODUCT: HARDIETRIM BOARDS.
   COLOR: COLOR: SHERWIN-WILLIAMS SW7103 WHITETAIL

10. LAP SIDING

    MANUFACTURER: JAMES HARDIE
    PRODUCT: HARDIEPLAN LAP SIDING SMOOTH.
    COLOR: SHERWIN-WILLIAMS SW7103 WHITETAIL

11. ROOF SHINGLES

    MANUFACTURER: GAF
    PRODUCT: TIMBERLINE NATURAL SHADOW ROOFING SHINGLES
    COLOR: BARKWOOD

    PAINTED BOLLARDS AND MISCELLANEOUS

    MANUFACTURER: SHERWIN WILLIAMS
    PRODUCT: PRO-INDUSTRIAL DTM ACRYLIC
    PAINT: ONE (1) COAT SHERWIN-WILLIAMS PRIMER AS RECOMMENDED
    TWO (2) COATS SHERWIM-WILLIAMS PRO-INDUSTRIAL DTM ACRYLIC
    COLOR: B66W311KG CK GRAY

PROJECT
Circle K #7264 Dover
30 Dover Point Road
Dover, New Hampshire 03820

CLIENT
Circle K Great Lakes
935 East Tallmadge Ave
Akron, OH 44310

CUPKOVIC architecture llc
6060 Rockside Woods Blvd | 216.524.8400 phone | www.cuparc.com
Cleveland, Ohio 44131 | 216.524.8401 fax | info@cuparc.com

SEAL

NUMBER	DESCRIPTION	DATE
	CLIENT REVIEW - OPTION J	01-22-2021
	CLIENT REVIEW - OPTION K	05-07-2021
	CLIENT REVIEW - OPTION L	06-03-2021

NUMBER	DESCRIPTION	DATE
	CLIENT REVIEW	04-10-2017
	CLIENT REVIEW	05-24-2017
	CLIENT REVIEW	06-27-2017
	CLIENT REVIEW - OPTION E	11-19-2018
	CLIENT REVIEW - OPTION F	12-14-2018
	CLIENT REVIEW - OPTION G	02-27-2019
	CLIENT REVIEW - OPTION H	04-02-2019

DRAWING TITLE
CIRCLE K #7264 DOVER
GAS CANOPY ELEVATIONS
OPTION L

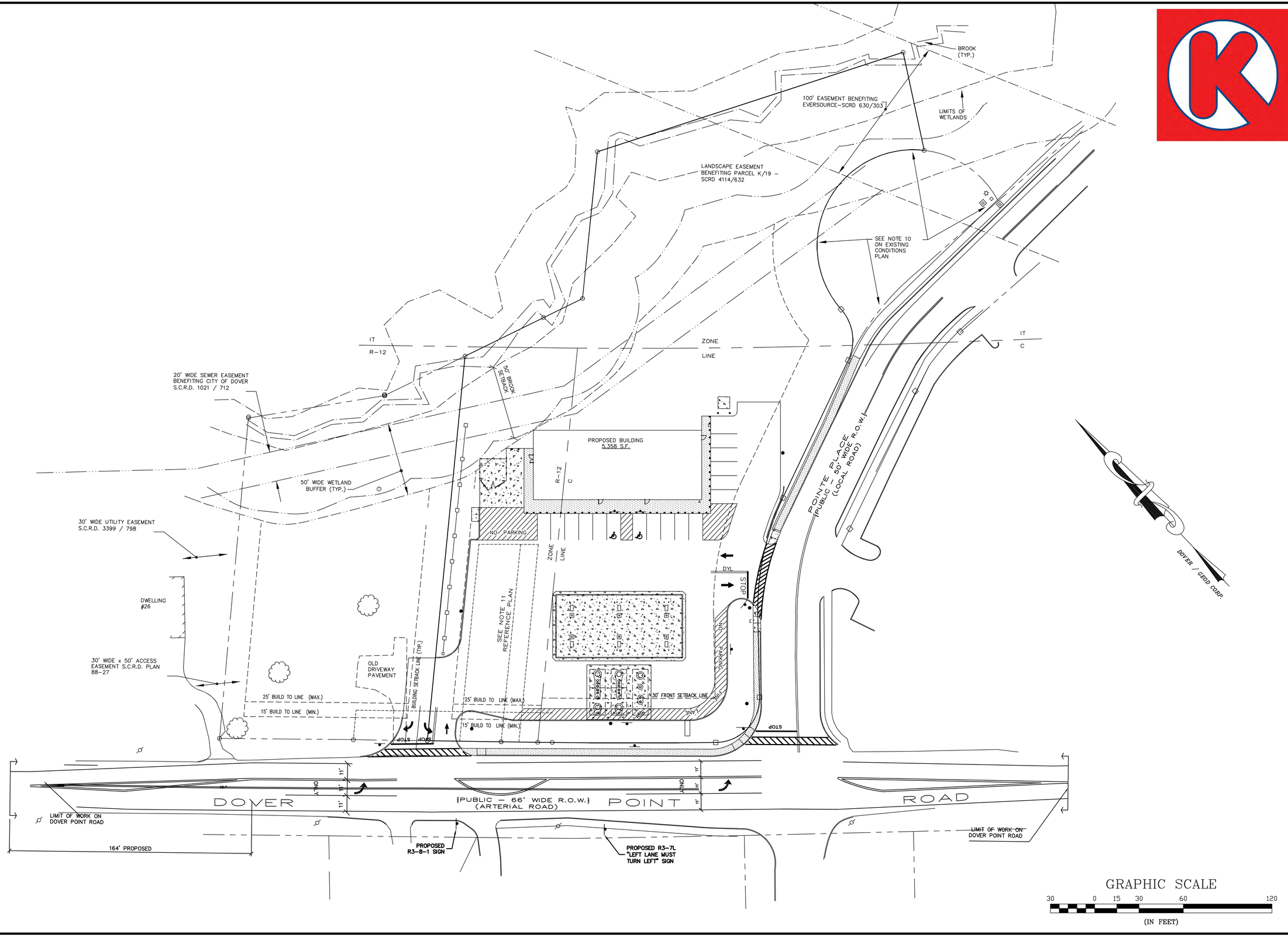
DRAWN BY	CHECKED BY
BSD	SDM

SCALE
1/4" = 1'-0"

ISSUE DATE
-

JOB NUMBER
79-101

DRAWING NUMBER
A4-03



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21–15

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
3	REV PER TRC COMMENTS & P.B. SUBMIT	SLH	6–22–21
2	REV PER STAFF COMMENTS	SLH	5–7–21
1	REV PER STAFF COMMENTS	SLH	4–22–21

DATE: 3–1–21
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:JH
PROJECT NO:1677
FILE: SITE.DWG

DOVER POINT ROAD STRIPING PLAN

MAC CONVENIENCE STORES, LLC
935 EAST TALLMADGE AVENUE
AKRON, OHIO 44310

CIRCLE K #7264
DOVER POINT ROAD &
POINTE PLACE
DOVER, NH

1 OF 1

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-36

Application Type:	Conditional Use Permit
Applicant(s):	Dover Point Village, LLC
Owner(s):	Sebring Holdings, LLC
Location:	Dover Point Road (Tax Map K, Lot 26)
Meeting Date:	July 27, 2021

INTENT: To request a conditional use permit to allow construction activity related to drainage and grading impacting 901 s.f. of wetland buffer and 896 s.f. within a wetland buffer along a stream.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-F

ACREAGE: 0.76 acres (32,964 sq. ft.)

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Medical Office

SURROUNDING LAND USE:
Residential and recreation

ZBA ACTION: Z21-03: Variance to allow the professional/medical office within a residential district with a distance of 64.5' from a residential structure and 77.8' from front lot line with conditions

ATTACHMENTS: Application materials, TRC minutes, CC minutes and Impact plan

DECLARE REGIONAL IMPACT: No

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
CUP

WAIVER(S) REQUESTED:
N/A for this case

Summary of Request and Background
The applicant is requesting a Conditional Use Permit, in conjunction with a site plan approval for a 3,600 square foot medical office, to allow construction activity related to drainage and grading impacting 901 s.f. of wetland buffer and 896 s.f. within a wetland buffer along a stream.

The Conservation Commission endorsed the CUP at their meeting on June 14, 2021 (minutes attached), with no conditions.

Consistency with Land Use Regulations – Conditional Use Permit
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Staff feels that the applicant reviewed options and due to the lot grades, and the desire to lessen impacts on the abutter, there was no partible alternative for the impacts, which have been minimized, by placing the impervious surface and building away from the buffers. Staff believes this proposal is consistent with the cited standards.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the Conditional Use Permit the waivers with the following condition, as the plans meet the standards outlined:

1. Site plan (P21-35) be approved.

Dover Point Road

Property Information

Property ID	K0026-000000
Location	DOVER POINT RD
Owner	SEBRING HOLDINGS LLC
Land Use	390

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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: Dover Point Village, LLC Telephone # 603-742-2045

Address of Applicant: 10 Waterloo Circle Dover, NH 03820

E-Mail Address: N/A

Name of Property Owner (if different from applicant): Sebring Holdings, LLC Telephone # 603-749-2800

Address of Property Owner: 340 Central Avenue, Suite 202 Dover, NH 03820

PROPERTY INFORMATION

Assessor's Map # K Lot(s) # 26

Address of Property: Dover Point Road

Zoning District(s) R-12 Overlay District(s) NONE

Existing Use of Property: Vacant - Residential

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:

To allow construction activity related to drainage and grading impacting 901s.f. within a wetland buffer, and 896 s.f. within a wetland buffer along a stream.

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

Name of Professional That Prepared Plans: Stephen J. Haight, P.E. - Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: Stephen J. Haight, P.E.#7978 E-mail address: shaight@civilworksne.com

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.

X Signature of Property Owner: _____ Date: 4/28/2021

Signature of Applicant (if different from owner): _____ Date: 5/5/2021

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.

X Signature of Property Owner: _____ Date: 4/28/2021

Fraggle Rock Environmental
Damon E. Burt, CWS, CPESC
38 Garland Road, Strafford NH 03884
603-969-5574
FRenvironmental@gmail.com

Wetland Report March 1, 2021
Circle K and Seabring Lots
Dover Point Road/Point Place
Dover NH

Fraggle Rock Environmental performed wetlands delineation on January 14, 2021. Wetland Flags A1 – A26; B1 –B32: Wetlands were delineated according to the following standards:

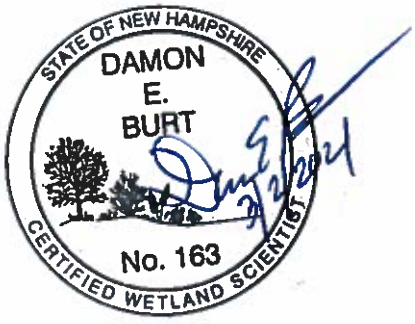
Wetland Delineation Standards

- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
- U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
- Cowardin, Lewis M., Golet, Francis C. and LaRoe, Edward T, Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
- Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
- New England Hydric Soils Technical Committee. 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA
- U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3

Sincerely,

Damon E. Burt

Damon E. Burt, CWS, CPESC
Fraggle Rock Environmental Services
NH Certified Wetland Scientist
Certified Professional in Erosion and Sediment Control



Haight: No that area is not being touched. That happened quite a few years ago.

Murphy: I like that you are planting native species, but white pines have shallow roots systems.

Haight: They were recommended by the landscape architect.

Lyon: Does the hydrology analysis take into account the removal of the Sawyer Mill dams?

Haight: I was involved in that study and it does use current conditions with the dams gone.

Lyon: In the future I would like to see any TRC notes or minutes to understand the plan changes.

Bird: I will be glad to supply those to you.

Fellows moved to endorse the application as presented, with the condition that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules, Erickson seconded. Vote: 7-0

B. City of Dover Conditional Use Permit for Dover Point Village, LLC, (Owner: Sebring Holdings, LLC), (Agent: Stephen Haight, Civilworks New England), Assessor's Map K, Lot 26, zoned R-12; located on Dover Point Road.

Steve Haight was present to explain the proposal for a 3,600 square foot medical office building, with wetland buffer impacts of 901 square feet and Conservation District impacts of 896 square feet adjacent to Varney Brook for grading for building and storm water drainage structures. We received a variance to have commercial uses. The drainage is all directed to the rear. We have a shared driveway with the parcel to the east.

Fellows: Will the trees along the brook be disturbed by the construction?

Haight: No the trees will not be removed.

Hunt: What about the quality of the water that be entering the brook?

Haight: The drainage facility will treat the water to be low phosphorous, nitrogen and salt. It is the best treatment you can do.

Lyon: Who is responsible for the maintenance of the drainage?

Haight: The owner is responsible and has to follow the storm water operation and maintenance manual and the landscaping maintenance plan.

Murphy: What about snow storage?

Haight: Snow storage is shown on the sides of the parking lot, with run-off going into the pond.

Fellows moved to endorse the application as presented, Erickson seconded. Vote: 7-0

C. City of Dover Conditional Use Permit for Macs Convenience Stores, LLC, (Agent: Stephen Haight, Civilworks New England), Assessor's Map K, Lot 19C, zoned R-12, C & IT; located on Dover Point Road.

Steve Haight was present to explain the proposal for a convenience store and vehicle refueling station, with wetland buffer impacts of 656 square feet and Conservation District impacts of 767 square feet adjacent to Varney Brook for grading for building and storm water drainage structures.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-35

Application Type:	Site Plan Review
Applicant(s):	Dover Point Village, LLC
Owner(s):	Sebring Holdings, LLC
Location:	Dover Point Road (Tax Map K, Lot 26)
Meeting Date:	July 27, 2021

INTENT: Proposal is to construct a 3,600 +/- square foot medical/ office building with parking and shared driveway entrance.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-G

ACREAGE: 0.76 acres (32,964 sq. ft.)

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Medical Office

SURROUNDING LAND USE: Residential and recreation

ZBA ACTION: Z21-03: Variance to allow the professional/medical office within a residential district with a distance of 64.5' from a residential structure and 77.8' from front lot line with conditions

ATTACHMENTS: Application materials, CC minutes, and Impact Plan

APPLICATION IS COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED: CUP for Wetlands buffer and Conservation District

WAIVER(S) REQUESTED: Minimum tree caliper 153-14.G(2)(b) Security lighting 153-14.E(1)(c)

Summary of Request and Background
The applicant is requesting site plan approval to construct a 3,600 square foot medical office building. The project was reviewed by the Zoning Board of Adjustment on February 18, 2021. The ZBA granted a variance for setback relief and for a commercial use in a residential district with the following conditions:

- The property shall be served by a single, shared driveway with Map K lot 19C.
- The applicant shall relinquish any rights to the shared driveway over Map K lot 26-1
- The Site Plan submitted shall include an 8' tall fence and landscaped buffer between the proposed structure and Map K lot 26-1, and landscaping along the frontage of Dover Point road to shield the cars from the abutters across the street.

The proposed site plan includes all of those provisions. The site will be serviced by municipal water and sewer, off Pointe Place, to minimize pavement impacts to Dover Point Road. This application was reviewed by the Technical Review Committee on May 27, 2021 (minutes attached).

Summary of Waiver Requests:
The applicant is requesting the Board grant a waiver from the requirement for security lighting on all sides of the building and a second waiver to provide 3" caliper trees where 3.5" is required. The applicant provided justification in their narrative.

Consistency with Land Use Regulations – Waiver
Section 153-21 of the Site Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believe criterion 1 has been met noting that the lack of security lighting will minimize impacts to the abutting residence and due to the fences along the property line. Furthermore, the tree caliper request is consistent with ones the City has received relative to the health and viability of trees that are the required size.

STAFF RECOMMENDATION Waivers:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to grant the waivers with the following condition:

1. Add a note to the plat that the Board granted a waiver to Chapter 153-14.G(2)b) (minimum tree caliper) and 153-14.E(1)(c) (security lighting) and that the Board found the criteria of Chapter 153-21.A have been met.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-35

Application Type:	Site Plan Review
Applicant(s):	Dover Point Village, LLC
Owner(s):	Sebring Holdings, LLC
Location:	Dover Point Road (Tax Map K, Lot 26)
Meeting Date:	July 27, 2021

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

STAFF RECOMMENDATION Site Plan:
The Planning Department recommends the Planning Board vote to approve the Site Plan with the following conditions, as the plans meet the regulations outlined:

Conditions to Be Met Prior to the Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. Signature and stamp of PE, LLA, CWS, and LLS
    b. Owner's signature
    c. Revised utility note 28 on sheet 3 to reference Chapter 81, Article IV, section 81-27.
    d. Revise sidewalk to concrete to match Circle K.
    e. A note that if the former utility services off Dover Point Road were not cut and capped, they will be.
    f. A note that the offsite striping, for all of Dover Point Road, shall be completed by whichever project (Circle K or the Medical Office) seeks a Certificate of Occupancy first.

Conditions to Be Met Prior to any Construction Activity:

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

Condition to Be Met Prior to Issuance of a Building Permit:

3. Water and sewer investment fees shall be paid at the time of request of service.

Conditions to Be Met Prior to Occupancy:

4. Issuance of a certificate of occupancy.
5. Impact fees shall be paid per the invoice included with the Notice of Decision.
6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
7. The offsite striping, for all of Dover Point Road, shall be completed.

Dover Point Road

Property Information

Property ID	K0026-000000
Location	DOVER POINT RD
Owner	SEBRING HOLDINGS LLC
Land Use	390

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dover Point Village, LLC Telephone # 603-742-2045

Address of Applicant: 10 Waterloo Circle Dover, NH 03820

E-Mail Address: N/A

Name of Property Owner (*if different from applicant*): Sebring Holdings, LLC Telephone # 603-749-2800

Address of Property Owner: 340 Central Avenue, Suite 202 Dover, NH 03820

PROPERTY INFORMATION

Address of Property: Dover Point Road

Assessor's Map # K Lot(s) # 26

Zoning District(s) R-12 Overlay District(s)

Size of Parcel: 32,964 sq. ft. 0.76 ac. Property Deed: Book 4056 Page: 18

Existing Use of Property: Vacant - Residential

SITE PLAN INFORMATION

Describe Proposed Use: Medical/Office (Variance Granted - Z21-03)

Area of Parcel to be Developed: 23,712 sq. ft.

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

Number of Parking Spaces: Existing 0 Proposed 20

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

Number of Employees Total: 8 In Maximum Shift: 1

Disposition of Parcel:

Building Footprint 3600 sq. ft.

Total Building Area 3600 sq. ft.

Paved Area 7520 sq. ft.

Building Setbacks:

Front Yard 15 - 25 ft.

Rear Yard 30 ft.

Side Yard: Right 15 ft. Left 15 ft.

City Water? X Yes ___ No How far is city water from the property? at street

City Sewer? X Yes ___ No How far is city sewer from the property? at street

BUILDING INFORMATION

Type of Building to be Built: single story commercial building of wood contruction on slab foundation

Height of Building: 25' Finished Floor Elevation: 71.0

Number of Seats (where applicable) N/A

Estimated value of construction: $300,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: NONE REQUESTED

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin M. McEneaney, LLS
McEneaney Survey Associates

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911

Professional License #: Kevin M. McEneaney
NH LLS #661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, P.E. - Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: Stephen J. Haight, P.E.#7978 E-mail address: shaight@civilworksne.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) Tony Fallon - Tony Fallon Architecure

Address P.O. Box 404 Wolfeboro Falls, NH 03896 Telephone #: 603-269-3206

Professional License #: NH Licensed Architect #1849 E-mail address: tony@tonyfallon.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Roberta N. Woodburn
Woodburn & Company Landscape Architecture, LLC

Address 103 Kent Place Newmarket, NH 03857 Telephone #: 603-659-5949

Professional License #: Roberta N. Woodburn, NH Licensed Architect #00002 E-mail address: robbi@woodburnandcompany.com

~~SOIL~~ WETLAND SCIENTIST INFORMATION

Name of ~~Soil~~ Wetland Scientist and Company (Licensed in N.H.) Damon E. Burt, CWS
Fraggle Rock Environmental

Address 38 Garland Road Strafford, NH 03884 Telephone #: 603-969-5574

Professional License #: Damon E. Burt, NH CWS#163 E-mail address: frenvironmental@gmail.com

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

X Signature of Property Owner: _____ Date: 4/28/2021

Signature of Applicant (*if different from owner*): _____ Date: 5/5/2021

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.

X Signature of Property Owner: _____ Date: 4/28/2021

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.

X Signature of Property Owner: _____ Date: 4/28/2021

Signature of Applicant (*if different from owner*): _____ Date: 5/5/2021

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.

X Signature of Property Owner: _____ Date: 4/28/2021

Signature of Applicant (*if different from owner*): _____ Date: 5/5/2021

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+ $100.00 x # __ per dwelling unit =$_____
- ☒ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # 3600 sq. ft.= $ 540.00
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☒ CONDITIONAL USE PERMIT Application fee $200.00 x # 1 per Application = $ 200.00
- ☐ 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= $ 740.00

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 + $.07 sq. ft. x # 7520 = **$** 726.40

TOTAL PLAN REVIEW FEE= $ 1466.40

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

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

SUB TOTAL= $_____

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

TOTAL NOTICE FEE= $_____

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

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: Dover Point Village, LLC File Number: P21-

PROJECT TITLE: Middleton Chiropractic

PROPERTY LOCATION: 28 Dover Point Road Tax Map: K Lot: 26

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

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

REVIEWED BY: _____ DATE_____ TRC DATE_____

CIVILWORKS NEW ENGLAND

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

June 23, 2021

City of Dover
288 Central Ave
Dover, NH 03820

Attn: Christopher G. Parker, Assistant City Manager/Director of Planning

Re: Site Review & Conditional Use Permit Applications
Dover Point Village, LLC (Tax Map K, Lot 26)
Dover Planning file: P21-35

Civilworks New England Reference No. 19018

Dear Mr. Parker:

On behalf of the applicant Dover Point Village, LLC, we are pleased to submit the Site Plan in accordance with the 5/27/21 TRC comments.

We have addressed the Committee Notes (**Responses in Bold)** as follows:

Comments:
PLAN REVIEW:
Planning:

- *Water and Sewer Investment Fees will be collected*
  The project proponent is aware of this requirement.
- *Impact Fees will be collected at CO*
  The project proponent is aware of this requirement.
- *Provide traffic study*
  TEPP LLC has prepared an update (attached) to the original traffic study for the area which includes the Circle K project.
- *Smart siding? – material?*
  The siding material is an engineered texture panel
- *CUP needed*
  The Conservation Commission voted unanimously at their June 14th meeting to endorse the CUP request.
- *Work with COAST to provide bus shelter*
  The Coast bus stop is shown in front of the abutting parcel.
- *Revise plan to:*
  - *Add owner's signatures on final submission*
    Acknowledged
  - *Add professional signature and stamps on all submissions*
    Acknowledged

- *Add Planning File # P21-35*
  The planning file number has been updated on the plan set
- *Revise note #19 (page 3) to no work on Saturdays or Sundays*
  The note has been updated to show no work on Saturdays or Sundays
- *Include note regarding elevations based of USGS*
  Note 8 under general notes referenced NAVD which is the reference to USGS elevations
- *Add Security lighting on all sides*
  As discussed at TRC security lighting is not provided on the north side of the building facing the residential dwelling
- *Update minimum calibers on landscape plan to 3.5 to 4"*
  As discussed with Planning the Landscape Architect is recommending that the tree caliper remain at a more common tree caliper size of 3-31/2" instead of 3 ½" -4" requested as the larger trees have a higher mortality and are uncommon size
- *Verify height of "Ros" and "Ig" on landscape plan need to be 4' high or replaced*
  The height of the shrubbery has been clarified on the landscape plan.
- *Have Neighborhood plan show both proposed developments*
  The neighborhood plan has been updated to show the proposed adjoining project.
- *Add conditions of variance to variance note*
  The variance conditions have been added to the variance note on the notes sheet.
- *Show 8' fence along property line with lot 26-1*
  The site plan has been updated to include the 8' tall fence along the property line with lot 26-1.
- *Note the access to lot 26-1 to be abandoned*
  A note indicting that the access to be abandoned has been added to the site plan.
- *Note #27 and 31 on page 3 cite different chapters*
- **The notes on page 3 have been updated to be consistent.**
- *Revise streetscape to show architecture of building*
  The streetscape plan has been updated to show the architecture of the building

Fire/Inspections Comments:

- *Left turn lane for both parcels*
  As discussed at TRC …the offsite striping plan includes the left hand turn lane into the site

Police:

- *Appreciate the shared driveway. Please place as far north as possible.*
  As discussed at TRC …the driveway has been moved as far north as is practicable to service both lots with a shared driveway.

Engineering Comments:

- *Missing spot elevation between sediment forebay and infiltration pond.*
  The spot grade leader has been added to clarify the grading intent.
- *Missing slope on the proposed sewer service on sheet 8.*
  The sewer pipe slope has been updated on the utility plan.
- *Is it possible to discharge the drainage near the sewer service? This would consolidate the area of disturbance during construction.*
  As discussed at TRC the drain discharge and the sewer line location will remain as designed.
- *Why tie the water into Point Place and not Dover Point Road?*
  As discussed at TRC the utility connections to Point Place are to minimize impacts to Dover Point Road
- *Is the old water/sewer service to the lot cut off and capped at the main?*
  As discussed at TRC, the house that was on this lot was demolished 10+ years ago and we do not have any data on the a existing utility services for the lot.
- *The proposed gate valve on the water connection in Point Place should be on the service not the water main.*
  The water valve location has been updated on the utility plan.
- *Update trench details to match City standards, found on Engineering's webpage.*
  The City of Dover standard details have been added to the detail sheets.

Economic Development:

- *Provide accurate rendering depicting the colors and materials of the building*

An updated rendering has been included in plan package.

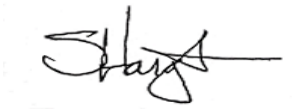
Planning Board Comments:

- *Sidewalk on Dover Point Road in front of both projects*
  As discussed at TRC the sidewalk has been extended along the frontage
- *Parking should be behind building*
  As discussed at TRC the parking is in front of the building to address the conditions of the zoning variance granted for the lot. The conditions of the ZBA approval are included on the plans.
- *Same salt parameters as Mac's project*
  The storm water and maintenance requirements are consistent with the abutting project specifications

We look forward to discussing this application with the Planning Board. Please feel free to call with any questions or comments.

Sincerely,
CIVILWORKS NEW ENGLAND

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



Stephen J Haight PE

CIVILWORKS NEW ENGLAND

P.O. BOX 1166, 181 WATSON ROAD
DOVER, NH
TEL: (603) 749-0443, FAX: (603)749-7348

WAIVER REQUEST #1

ACCOMPANYING SITE REVIEW APPLICATION

for

Middleton Chiropractic

Dover Point Road
TAX MAP K, Lot 26

Dover Site Review Regulations: Section 153-14.E(1)(c) – Principal buildings in commercial or industrial uses shall be lighted on all sides for security.

Waiver request: A waiver to allow the north side of the building to not be lighted where as it is required for all sides of the building to be lighted for security purposes.

Due to the building's orientation and close proximity to a residential structure, strict conformity of the regulation would direct light towards the property line of the abutting residential lot, potentially causing a privacy concern for the owner of the property.

Granting this waiver is in general conformance with the intent of the Site Review Regulations.

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-35

Application Type:	Site Plan Review
Applicant(s):	Dover Point Village, LLC
Owner(s):	Sebring Holdings LLC
Location:	Dover Point Road (Tax Map K, Lot 26)
Date:	May 27, 2021

INTENT: Proposal is to construct a 3600 square foot medical/office building

UNITS PROPOSED: Medical building

AGENDA ITEM #: 2

ACREAGE: 0.76 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant - Residential

PROPOSED LAND USE: Medical/Office (with Variance Z21-03)

SURROUNDING LAND USE: Residential and recreation

ZBA ACTION: Z21-03: Variance to allow the professional/medical office within a residential district with a distance of 64.5' from a residential structure and 77.8' from front lot line with conditions

PERMITS REQUIRED: CUP for wetland buffer and wetland buffer along stream

WAIVERS REQUESTED: Security Lighting

ATTENDANCE:

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

Others:
Steve Haight
Kim Hazarvartian
FX Bruton
Amy Middleton
John Sullivan
Richard Driscoll

PLAN REVIEW:

Planning:

- Water and Sewer Investment Fees will be collected
- Impact Fees will be collected at CO
- Provide traffic study
- Smart siding? – material?
- CUP needed
- Work with COAST to provide bus shelter
- Revise plan to:
  - Add owner's signatures on final submission
  - Add professional signature and stamps on all submissions
  - Add Planning File # P21-35
  - Revise note #19 (page 3) to no work on Saturdays or Sundays
  - Include note regarding elevations based of USGS
  - Add Security lighting on all sides
  - Update minimum calibers on landscape plan to 3.5 to 4"
  - Verify height of "Ros" and "Ig" on landscape plan need to be 4' high or replaced
  - Have Neighborhood plan show both proposed developments
  - Add conditions of variance to variance note
  - Show 8' fence along property line with lot 26-1
  - Note the access to lot 26-1 to be abandoned
  - Note #27 and 31 on page 3 cite different chapters
  - Revise streetscape to show architecture of building

Fire/Inspections Comments:

- Left turn lane for both parcels

Police:

- Appreciate the shared driveway. Please place as far north as possible.

Engineering Comments:

- Missing spot elevation between sediment forebay and infiltration pond.
- Missing slope on the proposed sewer service on sheet 8.
- Is it possible to discharge the drainage near the sewer service? This would consolidate the area of disturbance during construction.
- Why tie the water into Point Place and not Dover Point Road?
- Is the old water/sewer service to the lot cut off and capped at the main?
- The proposed gate valve on the water connection in Point Place should be on the service not the water main.
- Update trench details to match City standards, found on Engineering's webpage.

Economic Development:

- Provide accurate rendering depicting the colors and materials of the building

Planning Board Comments:

- Sidewalk on Dover Point Road in front of both projects
- Parking should be behind building
- Same salt parameters as Mac's project

Next Steps: Revise materials and submit for Conservation Commission and then Planning Board along with a narrative addressing these comments.

PROJECT NARRATIVE

for

MIDDLETON CHIROPRACTIC
28 Dover Point Road, Dover, NH
Tax Map K, Lots 26
May 2021

PROJECT OVERVIEW

The project applicant is proposing to construct a +/- 3600 SF professional/medical office building with associated parking located within the R-12 Zoning District which will share a driveway entrance on Dover Point Road with the abutting commercial project (see attached Variance Z21-03 Notice of Decision). The proposed site will include public water and sewer connections, underground electric service, natural gas service and associated drainage improvements. A small portion of the work is proposed within the 50' conservation district buffer but does not disturb any wetland, consisting of +/- 901 SF within a wetland buffer and +/- 896 SF within a stream buffer.

The project site consists of the following general improvements:

- Remove existing portion of asphalt currently present on site
- Construction of +/- 3600 SF professional/medical office building and associated parking
- Construction of on-site stormwater detention and treatment system, grading, and other drainage requirements
- On site utility construction
- Construction of (1) new entrance shared with abutting commercial project (See attached Variance Z21-03 Notice of Decision granted 2-19-21)
- Stabilize remaining areas with loam and seed

PROJECT LOCATION AND SITE CHARACTERISTICS

The project area consists of a parcel of land shown on Tax Map K as Lot 26 and is located within the R-12 Residential District, contains +/- .76 acres and is currently undeveloped. The project proposes to develop this existing lot with access from Dover Point.

DRIVEWAY AND PARKING LOT

A 35' wide driveway entrance is proposed for this project, located on Dover Point Road, to be shared with the abutting commercial property as well as parking associated with the construction of a proposed professional medical office, per a Variance Z21-03. Lighting for the proposed parking lot and driveway will be per the Lighting Plan.

For the proposed development, the City of Dover parking maximums allow for the following:

Required/Proposed:

- Medical: 1 space per employee (8) = 8 Surface Spaces
- Medical: 0.5 space per exam room (8) = 4 Surface Spaces
- Office: 1 space per 300 s.f. (2400 s.f.) = 8 Surface Spaces

    - Total proposed = **20 Surface Spaces (includes 1 Accessible Space)**

WETLAND SETBACK IMPACT TYPE

The project work requires a conditional use permit from the City of Dover. Approximately +/- 901 SF (and 896 SF within stream buffer) of non-tidal wetland buffer will be impacted. The total area of the 50' wetland buffer is 18,539 S.F. on the lot. The project does not impact bogs, marshes, sand dunes, tidal wetlands, cedar swamps, undisturbed tidal buffer zone, or involve any work within 50 feet of a salt marsh. The project is not located within 100 feet of prime wetlands.

DRAINAGE

The parcel is located at 28 Dover Point Road, Dover, NH. The site contains approximately .76 acres and is bounded on the west by Dover Point Road, the east by commercial development, and the north by residential and mixed use properties. The watershed of the parcel includes the project site. On site soils are a mix of Windsor Loamy Fine Sand, Windsor Loamy Sand, Suffield Silt Loam, and Buxton Silt Loam. The Windsor series soils are HSG A with the Suffield and Buxton series soils classified as HSG C.

The proposed development of the site includes the demolition and removal of a pre-existing residential driveway and the construction of a professional medical office building with associated parking having site access from Dover Point Road which will be shared with the adjacent commercial development project. The project also includes the construction of utility upgrades, and drainage improvements including on-site stormwater detention and treatment system. The post development watershed is modeled utilizing the same point of analysis as the predevelopment watershed, allowing direct comparison of the peak runoff between the pre and post developed conditions (see drainage report). The analysis indicates that the proposed development of the site will have negligible impact on the watershed leading to Varney Brook.

UTILITIES

The proposed project will connect to City of Dover water and sewer as well as Unitil for natural gas, and Eversource for electricity. Natural Gas lines are located within the Dover Point Road right-of-way which is the anticipated location for this connection. The existing site is undeveloped and will require new services. City of Dover water lines are located within the Dover Point Road and Pointe Place. There is an existing service connection from the 8” line in Pointe Place that is anticipated to be used. A sewer easement and gravity sewer line runs through the property which is the intended point of connection for the project. Building connections made per the City’s Community Services Utility Division and Fire Department requirements and standards. Underground electric for the site is to be provided by the existing electric lines located along Dover Point Road.

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@dover.nh.gov

288 Central Avenue
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www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment
NOTICE OF DECISION

February 19, 2021

Sebring Holdings, LLC
340 Central Avenue, Suite 202
Dover, NH 03820

Re: **Z21-03 – Dover Point Road (Tax Map K, Lot 26)**

Dear Sebring Holdings, LLC:

Please be advised that on February 18, 2021, the Zoning Board of Adjustment voted 5-0 to **GRANT** your request for a variance from **Section 170-12.B, 170-5 (D) and 170-11 (D)** of the Zoning Ordinance to construct and operate a professional/medical office within a residential district with a distance of 64.5 feet from a residential structure, where 150' is required and 77.8' from the front yard property line, where a 25' build to line is required. The Board imposed the following conditions:

1. The property shall be served by a single, shared driveway with Map K lot 19C.
2. The applicant shall relinquish any rights to the shared driveway over Map K lot 26-1
3. The Site Plan Submitted shall include an 8' tall fence and landscaped buffer between the proposed structure and Map K lot 26-1, and landscaping along the frontage of Dover Point road to shield the cars from the abutters across the street.

Please note that per Section 170-52.C.4(d) of the City of Dover Zoning Ordinance, if the variance is not acted upon within four (4) years of the date of approval, it shall be considered null and void.

If you have any questions, please do not hesitate to contact us at (603) 516-6008.

Sincerely,

Christopher G. Parker, AICP
Assistant City Manager, Director of Planning and Strategic Initiatives

EC: James Maxfield, Building Official
Michelle Dube, Inspections Secretary
Donna Langley, City Assessor

Stormwater Management System Inspection & Maintenance Plan

Prepared for

MIDDLETON CHIROPRACTIC
MAP K, LOT 26

Dover Point Road
Dover, New Hampshire
Strafford County

March, 2021

Owner of Record:

SEBRING HOLDINGS, LLC
340 Central Avenue, Suite 202
Dover, New Hampshire 03820

Prepared By:

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

Introduction

Civilworks NE, has prepared the following Stormwater Management System Inspection & Maintenance Plan for **Middleton Chiropractic/Sebring Holdings, LLC**. The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

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

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

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

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

Owner

Sebring Holdings, LLC
340 Central Ave. Suite 202
Dover, NH 03820

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

Contact / Responsible Party

David Middleton
90 Central Avenue
Dover, NH 03820

PHONE: 603.988.8672

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

Management Company

Sebring Holdings, LLC
340 Central Ave. Suite 202
Dover, NH 03820

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

Inspection Schedule / Record Retention

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

Stormwater Management System Components

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

- Bioretention Basins
- Pipes/Culverts
- Outlet Structures
- Energy Dissipation Structures
- Pavement
- Catch Basins
- Litter / Trash Removal

Structure callouts correlate to the design plans, a copy of which shall be maintained with this Inspection and Maintenance Plan.

Control of Invasive Species

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

Inspection and Maintenance Plan

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

BIORETENTION BASINS:

- Inspection, by a **qualified professional**, of detention ponds at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24 hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- Embankments and spillways should be inspected by a **qualified professional** for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability for impounding water. Immediate corrective action should be implemented if any such conditions are found.
- Inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances should be inspected by a **qualified professional**, and corrective action implemented (e.g., maintenance, repairs, or replacement) as indicated by such inspection.
- The bottoms, interior and exterior side slopes, and crest of earthen detention basins should be mowed, and the vegetation maintained in healthy condition, as appropriate to the function of the facility and type of vegetation.
- Vegetated embankments that serve as "berms" or "dams" that impound water should be mowed at least once annually to prevent the establishment of woody vegetation.
- Trash and debris should be removed from the pond and any inlet or outlet structures whenever observed.
- Accumulated sediment should be removed when it significantly affects pond capacity.

PIPES/CULVERTS:

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations $\geq$ 2 inches.

OUTLET STRUCTURE(S):

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations $\geq$ 2 inches.

ENERGY DISSIPATION STRUCTURES (RIP RAP): As Applicable

- Inspect the outlet protection annually for damage and deterioration. Repair damages immediately.
- If stones become displaced from the riprap areas they should be replaced immediately and chinked in to assure stability. Add additional riprap as needed. Vegetation growing through the riprap should be eliminated at least yearly.

PAVEMENT:

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

CATCH BASIN(S):

- Inspect once per year.
- Inspect for floatables, sediment accumulation, and hydrocarbons (oils and grease).
- Remove all floatables immediately and sediment accumulations ≥ 1 foot.
- Hydrocarbons shall be removed immediately by skimming, absorbent materials, or other methods and should be disposed of in accordance with applicable State and Federal regulations.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS

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

ANTI-ICING AND SALT MINIMIZATION

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

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Bio-Retention Basin • Embankments • Pond Sediment • Trash/Debris • Drawdown Time • Vegetation (Veg.)	Bi-Annually Periodically Periodically Periodically Annually Periodically	• Check for erosion, settlement, seepage, etc. • Check for sediment accumulation in pond • Check for trash (in pond and structures) • 72 hour drain time • Maintain 95% veg. (pond & slopes) • Maintain healthy stand of veg.	Repair immediately ≥ 2 in. sediment Remove all trash/debris Repair immediately Restore veg. in-kind Mow when ≥ 6 in
Pipes/Culverts	Annually	• Check for sediment accumulation • Check for erosion • Ensure swale is stabilized • Maintain healthy stand of veg., 4" minimum • Inspect for invasive species	≥ 1 in. sediment Repair immediately Restore veg. in-kind Mow twice per year Remove/Dispose of accordingly
Outlet Structure(s)	No sanding Limit 2-4 x's Year Periodically Periodically	• No sanding • Minimize salt use for ice • Vacuum to prevent tracking issues and clogging • Monitor to ensure surface drains effectively • Check for trash/debris • See attached for winter maintenance	No sanding Minimize as Req. 2-4 x's a year Remove when noticed
Energy Dissipation (ED) Structures (RipRap)	Annually	• Check for displaced stones • Check for woody vegetation	Replace immediately Remove annually
Pavement • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	Limit use As Req. 1 - 2 x's Year Periodically	• Minimize use to prevent tracking issues • RECORD APPLICATION RATES • Sweep or vacuum to prevent tracking issues • Check for trash/debris	Sweep to prevent issues Minimize as Req. Sweep/Vac as needed Remove when noticed
Catch Basins	Annually	• Check for sediment accumulation • Check for floatable contaminants	≥ 1 ft. sediment depth Remove all floatables
Litter / Trash Removal	Periodically	• Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

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

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance: _____ Inspector: _____

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

Deicing Salt Quantity Use Log

Date	Amount of Material Applied	Comments

woodburn & company
LANDSCAPE ARCHITECTURE
Since 1994 reflecting your vision.

June 25, 2021

Mr. Chris Parker
Director of Planning
City of Dover
288 Central Avenue
Dover, New Hampshire 03820

Re: ***PROPOSED MIDDLETON CHIROPRACTIC – DOVER POINT ROAD***
REQUEST FOR WAIVER
MINIMUM TREE CALIPER

Dear Mr. Parker:

This letter is to request a waiver for the requirement of minimum tree caliper of 3.5-4" caliper for the proposed Middleton Chiropractic on Dover Point Road.

It is our experience that trees of smaller caliper (2-2.5" caliper) generally establish themselves more quickly and begin to produce new growth sooner and with less maintenance than those of the required caliper of 3.5- 4" caliper. For a local example, the City of Portsmouth now requires trees planted within the City right of way to be no larger than 2-2.5" caliper so that maintenance required by the City is minimized with the best chance of long-term tree survival as possible. Our plans currently call for 3-3.5" caliper shade trees, which we offer as a compromise from the 3.5-4" caliper requirement.

Sincerely,

Victoria Martel ASLA

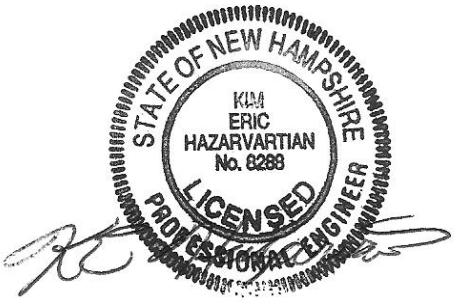
103 KENT PLACE
NEWMARKET, NH 03857
603.659.5949
woodburnandcompany.com

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING AND POLICY

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

MEMORANDUM

Ref: 1466
Subject: Traffic Assessment
Dover Point Road and Pointe Place Area
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: June 30, 2021



INTRODUCTION

TEPP LLC has prepared this traffic-assessment memorandum (TAM) regarding the Dover Point Road and Pointe Place area in the City of Dover, New Hampshire. This memorandum presents:

- area traffic volumes
- calculated trip generation for the current potential Pointe Place mixed-use development program
- calculated trip generation for the proposed convenience market/gasoline station
- calculated trip generation for a proposed medical-office building
- proposed site access for the proposed convenience market/gasoline station and medical-office building

This TAM concludes that:

- Dover Point Road traffic volumes have not sustained significant overall growth through many years
- the combined vehicle trips of the current potential Pointe Place development program, the proposed convenience market/gas station, and proposed medical-office building are less than the already-analyzed vehicle-trips for the Pointe Place site
- proposed convenience market/gasoline station is anticipated to have no significant overall traffic impact to the general area
- no significant impact is anticipated due to the proposed medical-office building
- the proposed site driveway along Dover Point Road will provide appropriate safety and operations with all movements and both land uses

- the proposed left-turn lane on the Dover Point Road southbound approach to the driveway is of appropriate length to accommodate queuing

AREA TRAFFIC VOLUMES

Table 1 shows two-way average-annual daily traffic (AADT) from New Hampshire Department of Transportation (NHDOT) continuous count station 02125001, on Dover Point Road south of Middlebrook Road (and Pointe Place). Table 1 shows overall flat volumes.

Table 1. Area traffic volumes.

Year	Two-Way AADT[a]
2019	11,100
2018	10,938
2017	11,436
2016	12,219
2015	12,396
2014	12,490
2013	12,461
2012	12,639
2011	13,024
2010	13,567
2009	13,500
2008	13,393
2007	14,000
2004	12,912

[a] NHDOT continuous count station 02125001, on Dover Point Road south of Middlebrook Road. From NHDOT Transportation Data Management System, accessed June 29, 2021.

The original traffic-impact and access study for the Pointe Place site showed 14,200 vehicles per weekday and 13,200 for Saturday.[1]

[1] TEPP LLC, *Draft Traffic Impact and Access Study, Proposed Thornwood Common, Dover Point Road, Thornwood Lane and Middle Road, Dover, New Hampshire* (Salem, New Hampshire, September 2006), page 12.

TRIP GENERATION

The current potential Pointe Place mixed-use development program consists of:

- apartments, 80 dwelling units
- townhouses, 30 dwelling units
- apartments over first-floor commercial space, 244 dwelling units
- detached senior housing, 100 dwelling units
- senior townhouses, 20 dwelling units
- congregate care, 56 units

The proposed convenience market/gasoline station has a 12 vehicle-fueling positions (VFPs).

The proposed medical-office building has a floor area of 3,600 square feet (sf).

The Institute of Transportation Engineers (ITE) compiles trip-generation information in the authoritative reference *Trip Generation Manual*.[2] This information is based on empirical data for a variety of land uses including:

- multifamily housing (low-rise), land use 220, based on dwelling units
- multifamily housing (mid-rise), land use 221, based on dwelling units[3][4]
- mid-rise residential with 1st-floor commercial, land use 231, based on dwelling units
- senior adult housing—detached, land use 251, based on dwelling units[5]
- senior adult housing—attached, land use 252, based on dwelling units[6]
- congregate care facility, land use 253, based on units[7]
- super convenience market/gas station, land use 960, based on VFPs[8]
- medical-dental-office building, land use 720, based on floor area[9]

Table 2 includes the following trip-generation results:

---

[2] ITE, *Trip Generation Manual,* 10th edition (Washington DC, September 2017).
[3] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 332 to 359.
[4] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 29 to 70.
[5] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 337 to 351.
[6] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 352 to 372.
[7] ITE, Volume 2: Data—Residential (Land Uses 200-299), pages 373 to 386.
[8] IT*E, Volu*me 2: Data—Services (Land Uses 900-999), pages 402 to 425.
[9] IT*E, Volu*me 2: Data—Office (Land Uses 700-799), pages 151 to 173.

- for the weekday AM-street-peak hour, 515 revised vehicle-trips, which is less than the 555 vehicle-trips for the previous Pointe Place development program alone
- for the weekday PM-street-peak hour, 500 revised vehicle-trips, which is less than the 1,128 previous development-program vehicle-trips
- for the Saturday site-peak hour, 599 revised vehicle-trips, which is less than the 1,244 previous development-program vehicle-trips

Therefore, the tabulated vehicle-trips are less than the vehicle-trips already analyzed for the Pointe Place site.[10]

Regarding the proposed convenience market/gas station, Hooper shows the following for primary trips that are added to the area and are primarily for visiting the site:

- weekday AM-peak period, 11 percent
- weekday PM peak period, 14 percent[11]

On this basis, the proposed convenience market/gasoline station is anticipated to have no significant overall traffic impact to the general area.

Regarding the proposed medical-office building, Table 3 shows the following weekday vehicle-trips:

- daily, 51 (total of in and out)
- AM-street-peak hour, 12 (9 in and 3 out)
- PM street-peak hour, 14 (4 in and 10 out)
- Saturday, 31 (total of in and out)
- Saturday site-peak hour, 11 (6 in and 5 out)

On this basis, the proposed medical-office building is anticipated to have no significant impact.

[10] TEPP LLC, September 2006.

[11] Kevin G. Hooper, P.E., Principal Editor, *Trip Generation Handbook,* 3rd edition (Washington DC: Institute of Transportation Engineers, September 2017), pages 198 and 200. Convenience market with gasoline pumps, land use 853.

Table 2. Calculated mixed-use development trip generation.

Time and Direction	Vehicle-Trips: Pointe Place Site Previous Program[a]	Pointe Place Site Current Program: Townhouses[b]	Apartments[c]	Apartments and Commercial[d]	Senior Detached Housing[e]	Senior Townhouses[f]	Congregate Care[g]	Convenience Market/Gas Station[h]	Medical-Office Building[i]	Total
Weekday Daily	9,992	186	434	839	563	74	113	2,766	51	5,026
Weekday AM-Street-Peak Hour										
In	352	3	8	20	13	1	3	168	9	225
Out	203	12	20	53	28	3	2	169	3	290
Total	555	15	28	73	41	4	5	337	12	515
Weekday PM-Street-Peak Hour										
In	536	13	22	61	29	3	7	138	4	277
Out	592	7	14	27	19	2	6	138	10	223
Total	1,128	20	36	88	48	5	13	276	14	500
Saturday Daily	11,380	244	393	839	273	74	113	3,500	31	5,467
Saturday Site-Peak Hour										
In	651	11	17	105	11	4	7	139	6	300
Out	593	10	18	105	12	3	6	140	5	299
Total	1,244	21	35	210	23	7	13	279	11	599

[a] From TEPP LLC, September 2006, page 22.

[b] Based on ITE, *Trip Generation Manual*. Multifamily housing (low-rise), land use 220, 30 units.

[c] Based on ITE, *Trip Generation Manual*. Multifamily housing (mid-rise), land use 221, 80 units.

[d] Based on ITE, *Trip Generation Manual*. Mid-rise residential with 1st-floor commercial, land use 231, 244 units. Weekday daily as estimate for Saturday daily. Weekday AM-site-peak hour as estimate for weekday AM-street-peak hour. Saturday site-peak hour estimated as 50 percent in and 50 percent out.

[e] Based on ITE, *Trip Generation Manual* Senior adult housing—detached, land use 251, 100 units.

[f] Based on ITE, *Trip Generation Manual.* Senior adult housing—attached, land use 252, 20 units.

[g] Based on ITE, *Trip Generation Manual*. Congregate care facility, land use 253, 56 units. Weekday daily as estimate for Saturday daily. Weekday PM-street-peak hour as estimate for Saturday peak hour.

[h] Based on ITE, *Trip Generation Manual.* Super convenience market/gas station, land use 252, 12 VFPs.

[i] Based on ITE, *Trip Generation Manual.* Medical-dental-office building, land use 720, 3,600-sf floor area.

SITE ACCESS

The City approved two driveways along the north side of Pointe Place east of Dover Point Road. The applicant now seeks to:

- eliminate one driveway along Point Place
- provide one driveway along the east side of Dover Point Road north of Pointe Place
- provide full movements to and from Dover Point Road
- include one lane entering the two lanes exiting

The Dover Point Road driveway will be more-than-adequately separated from Pointe Place by about 250 feet (ft), center to center, and by about 200 ft, edge to edge. NHDOT sets forth the following:[12]

- 100-ft desirable separation, edge to edge, between driveways and street intersections
- 30-ft minimum and 50-ft desirable separation, edge to edge, between two-way driveways

Further, the Dover Point Road driveway will serve both the medical-office building and the convenience market/gasoline station. This:

- eliminates the need for a separate driveway for the medical-office building
- reflect desirable driveway-consolidation and access-management principles
- benefit safety and operations by providing a direct connection to Dover Point Road that reduces circulation through the convenience market/gasoline station site

Also, the proposed left-turn lane on the Dover Point Road southbound approach to the driveway is of appropriate length to accommodate queuing.

Finally, the Dover Point Road driveway will provide appropriate safety and operations with all movements and both land uses

CONCLUSION

In conclusion:

[12] NHDOT Office of the Commissioner, Declaratory Ruling No. 2000-01, Driveway Permits (Concord, New Hampshire, adopted March 10, 2000), Figure V.

- Dover Point Road traffic volumes have not sustained significant overall growth through many years
- the combined vehicle trips of the current potential Pointe Place development program, the proposed convenience market/gas station, and proposed medical-office building are less than the already-analyzed vehicle-trips for the Pointe Place site
- proposed convenience market/gasoline station is anticipated to have no significant overall traffic impact to the general area
- no significant impact is anticipated due to the proposed medical-office building
- the proposed site driveway along Dover Point Road will provide appropriate safety and operations with all movements and both land uses
- the proposed left-turn lane on the Dover Point Road southbound approach to the drive-way is of appropriate length to accommodate queuing

P21-35 & P21-36 **Dover Point Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0018-A00010	APPLEVALE DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
K0019-C00000	DOVER POINT RD	MACS CONVENIENCE STORES LLC		935 EAST TALLMADGE AVE	AKRON	OH	44310
K0026-001000	26 DOVER POINT RD	WAYNE CHRISTOPHER M &	WONG CHRISTINA	26 DOVER POINT RD	DOVER	NH	03820
K0027-000000	24 DOVER POINT RD	MORIN JOHN K &	MORIN MELISSA D	48 HALL RD	BARRINGTON	NH	03825
K0028-000000	22 DOVER POINT RD	FORTUNA DAVIN M &	ASSELTA-FORTUNA CAROLYN	16 CEDAR ST	STONY BROOK	NY	11790
K0035-000000	25 DOVER POINT RD	FOLLANSBEE MARILYN E TRUSTEE	FOLLANSBEE MARILYN E REV TRUST OF 2011	25 DOVER POINT ROAD	DOVER	NH	03820
K0036-000000	31 33 DOVER POINT RD	31 33 DOVER POINT RD CONDOMINIUM	PAOLINI ROBERT TRUSTEE AND WILKINSON STE	15 BRIARWOOD LN	DOVER	NH	03820
K0036-000031	31 DOVER POINT RD	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	242 CENTRAL AVE	DOVER	NH	03820
K0036-000033	33 DOVER POINT RD	WILKINS KENNETH &	WILKINS HEIDI G	58 TEMPERANCE HILL DR	NORTHWOOD	NH	03261
K0037-000000	50 SHEFFIELD DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
K0026-000000	DOVER POINT RD	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
		DOVER POINT VILLAGE , LLC		10 WATERLOO CIRCLE	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEPHEN J HAIGHT P.E.	P.O. BOX 1166	DOVER	NH	03821
		TONY FALLON ARCHITECTURE	TONY FALLON	P.O. BOX 404	WOLFBORA FALLS	NH	03896
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY LLS	24 CHESTNUT STREET	DOVER	NH	03820
		WOODBURN & COMPANY LANDSCAPE ARCHITECTUR	ROBERTA N WOODBURN	103 KENT PLACE	NEWMARKET	NH	03857
		FRAGGLE ROCK ENVIRONMENTAL	DAMON E BURT CWS	38 GARLAND ROAD	STRAFFORD	NH	03884

The Stabile Companies

H.J. Stabile & Son, Inc.
Stabile Homes, Inc.

Stabile Construction Services, Inc.
Stabile Property Management, Inc.

July 20, 2021

Planning Board
C/O Mr. Chris Parker
Dover City Hall
288 Central Ave
Dover NH, 03820

Subject: Proposed Circle K and Office Building at Pointe Place

Dear Dover Planning Board,

I am writing to offer our support for the proposed Circle K and office building under consideration at Pointe Place. We believe both buildings will serve as valuable amenities to the residents at Pointe Place. The Circle K in particular will allow Pointe Place residents for whom we are currently constructing homes to access necessary convenience items and avoid the trip downtown for refueling. We hope you will join us in support of these projects.

Thank you and best regards.

John Stabile
President
The Stabile Companies

20 Cotton Road, Suite 200
Nashua, New Hampshire 03063
603/889-0318 FAX 603/595-2571
www.stabilecompanies.com

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	**Council Chambers, City Hall** – 288 Central Ave., Dover, NH 03820
Meeting Date:	**Thursday, January 21, 2021**
Meeting Time:	**7:00 pm**

The Chair called the meeting to order at 7:00 pm and noted certain members of the Zoning Board of Adjustment are participating in this meeting remotely. As the Chair of the Zoning Board of Adjustment he declared, per NH RSA 91-A:2, III (b), an "emergency" within the meaning of that statute and waive the requirement that a quorum be physically present at the meeting. Remote members will identify their location and any person present with them at that location. All votes will be by roll call.

The City of Dover has taken extra steps to ensure the physical location of this meeting conforms with all safety provisions during the pandemic, including social distancing, face coverings, and frequently sanitized facilities. Although qualified members of the public can participate in the meeting by speaking at the physical location, the public is encouraged to leave comments in advance by calling 516-MEET (6338), emailing DoverPlanning@dover.nh.gov, or mailing written comments to Zoning Board of Adjustment, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment

1. **ATTENDANCE**
Members Present: Chris Prior (Chair), Nick Couturier, Rich Onufry (Alternate), Anthony Sillitta, George Reagan
The following Board members called into the meeting: Otis Perry (Vice Chair), James Burdin (Alternate),
Members Absent (Excused): Casey Conley (Alternate)

Staff Present: Christopher Parker (Assistant City Manager)

2. **APPROVAL OF MEETING MINUTES OF JANUARY 21, 2021**
Motion: N. Couturier moved to approve the minutes of January 21, 2021 as amended. Seconded by A. Sillitta. Vote: C.Prior -yes, N.Couturier-yes, O.Perry-yes, G.Reagan-yes, A. Sillitta-yes, J.Burdin-yes, R.Onufry-yes

3. **HEARINGS**

Chair Prior explained the hearing process.

A. Z21-03 Owner/Applicant Sebring Holdings, LLC., Dover Point Road (Tax Map K, Lot 26), located in the Medium Density Residential (R-12) Zoning District, requests a variance from Sections 170-12.B, 170-5 (D) and 170-11 (D) to construct and operate a professional/medical office within a residential district with a distance of 64.5 feet from a residential structure, where 150' is required and 77.8' from the front yard property line, where a 25' build to line is required.

Attorney FX Bruton, Bruton and Berube representing the owner of the property presented the case.
The applicant had discussions with the abutter and a fence was agreed upon as a buffer.
The applicant has worked with Dover staff to make the area safer. The proposal includes a shared driveway. The lot is unique. It shares a 30' access way with the abutter. They would create a medical building and a shared driveway and not use the shared access way- leaving that for the abutter's use. The shared driveway would reduce the access points on Dover Point Rd.

In order to create the shared driveway, the building needs to be pushed back, for which they need a variance.
Mr. Bruton reviewed how the plan meets the five criteria. This is a low-impact commercial use. He described the other commercial properties in the neighborhood and how that creates a unique location.

The board noted staff has requested some conditions. The applicant has no issues with the conditions proposed.

Public hearing open – No one spoke.

Christopher Parker said the Planning Department supports granting the variance. This area is a mixture of uses and the request is reasonable when reviewed in the context of the roadway. There are three zones that converge in the area of this lot and while it is zoned single family residential that is not the nature of the roadway. There are non-residential uses allowed – an assembly hall, school, day care, which would have similar if not more impact on the abutters and this one with limited hours on weekends would fit that level of impact. Regarding the setbacks, the front setback meets the spirit and intent and the lot in question is unique in width and the proposed setback is reasonable. Staff suggests three conditions:

1) The property shall be served by a single, shared driveway with Map K lot 19C.
2) The applicant shall relinquish any rights to the shared driveway over Map K lot 26-1
3) The Site Plan submitted shall include an 8' tall fence and landscaped buffer between the proposed structure and Map K lot 26-1, and landscaping along the frontage of Dover Point road to shield the cars from the abutters across the street.

Public hearing was closed.

G. Reagan commented that the request is reasonable.

Motion: G. Reagan moved to grant the variance with the conditions as noted by staff. N. Couturier seconded. Vote: C.Prior -yes, N.Couturier-yes, O.Perry-yes, G.Reagan-yes, A. Sillitta-yes,

B. Z21-04 Owner/Applicant Diamond Capital, Inc., Gulf Road (Tax Map N, Lot 2-A-2), located in the Rural Residential (R-40) Zoning District, requests a variance from the definition of "lot" per Section 170-6 of the Zoning Ordinance, to permit the construction of two principal buildings (two single family dwellings) on one lot, where the definition of "lot" does not permit the placement of more than one principal building on a lot

N. Couturier recused himself from the case and the Chair noted R. Onufry will sit for the case.

Attorney FX Bruton, Bruton and Berube representing the owner of the property presented the case. The parcel is five acres and relatively square. There is a significant buffer around the parcel. A portion was cut by the previous owner. An access point was created that goes to an open field. The owners would like to build two single-family homes on the lot – one for themselves and one for their parents. There is enough room for septic on the lot. They propose a shared access to the homes.

The lot could have an ADU, except it would have to be on the second floor which wouldn't work for the parents for this forever home.

They are not proposing a subdivision. They will also not condominiumize the properties. They are proposing two single-family homes and are willing to deed restrict to that along with no commercial uses. They will also agree that no future ADU will go on the property.

Mr. Bruton highlighted the five criteria which was presented in depth in the application.

PROFESSIONAL/MEDICAL OFFICE
SITE PLAN

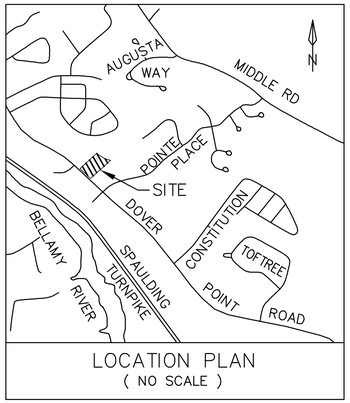
TAX MAP K, LOT 26

DOVER POINT ROAD

DOVER, NH

MAY 7, 2021

REVISED" JUNE 22, 2021



LOCATION PLAN
(NO SCALE)

OWNER OF RECORD:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

SIGNATURE DATE

APPLICANT / PREPARED FOR:
DOVER POINT VILLAGE, LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

SIGNATURE DATE

CIVIL ENGINEER:

CIVILWORKS NEW ENGLAND
CIVIL - WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

SURVEYOR:
MCENEANEY SURVEY OF NEW ENGLAND
P.O. BOX 681
DOVER, NEW HAMPSHIRE 03820

WETLAND SCIENTIST:
DAMON BURT
FRAGGLE ROCK ENVIRONMENTAL
38 GARLAND ROAD
STRAFFORD, NH 03884

LANDSCAPE ARCHITECT:
WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LLC
103 KENT PLACE
NEWMARKET, NH 03857

ARCHITECT:
TONY FALLON ARCHITECTURE
501 BARN DOOR GAP
STRAFFORD, NH 03884

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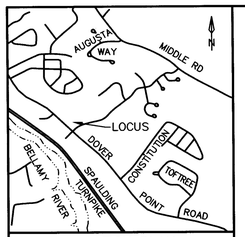
P21-35

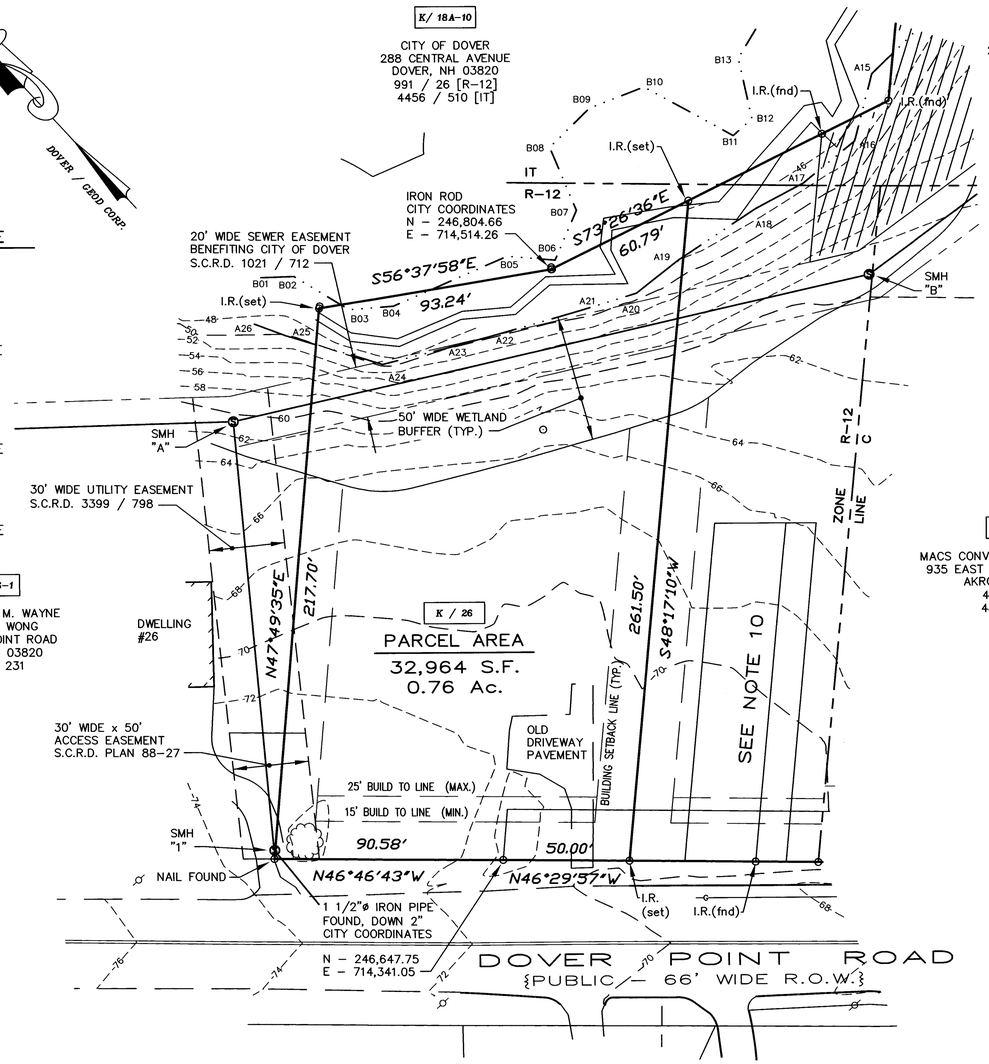


LOCATION PLAN
(NO SCALE)

DOVER / GRDD CORP.

SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "1"	EXISTING CROSS-COUNTRY LINE
RIM ELEV:	= 73.38
INVERT IN:	= 62.5 (8")
INVERT OUT:	= 62.4 (8")
EXIST. SMH "A"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 60.62
INVERT IN:	= (8")
INVERT IN:	= 51.32 (12")
INVERT OUT:	= 51.30 (12")
EXIST. SMH "B"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 59.34
INVERT IN:	= 48.74 (12")
INVERT OUT:	= 48.64 (12")
EXIST. SMH "C"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 54.06
INVERT IN:	= 44.26 (12")
INVERT OUT:	= 44.16 (12")



K / 35
HERBERT E. FOLLANSBEE
MARILYN FOLLANSBEE
25 DOVER POINT ROAD
DOVER, NH 03820
987 / 64

K /36-31
ROBERT V. PAOLINI, TRUSTEE
JNM REALTY TRUST
242 CENTRAL AVENUE
DOVER, NH 03820
3795 / 336

K /36-33
KENNETH WILKINS
HEIDI G. WILKINS
58 TEMPERANCE HILL DRIVE
NORTHWOOD, NH 03261
4164 / 663

K / 37
STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820
4197 / 156

LEGEND

I.R. (set) o - IRON ROD W/ I.D. CAP (SET)
O I.P. - IRON PIPE
□ G.B. - GRANITE BOUND
O I.R. - IRON ROD
O I.R.(fnd) - IRON ROD (FOUND)
D.H. - DRILL HOLE
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
-o- UP - UTILITY POLE
— · · · — - EDGE OF WETLAND
– – – – – - EDGE OF PAVEMENT
O.A. - OVERALL
R.O.W. - RIGHT OF WAY
Ⓓ DMH - DRAIN MANHOLE
□ CB - CATCH BASIN
Ⓢ SMH - SEWER MANHOLE
HYD. - FIRE HYDRANT
WV - WATER GATE VALVE
TREE
GV - GAS VALVE

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
21-1720		EXIST. COND.	12-1976	
PROJECT NO		TYPE	FIELDBOOK & PAGES	

REFERENCE PLANS:

1.) LOT ELIMINATION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR SEBRING HOLDINGS, LLC AND MACS CONVENIENCE STORES, LLC, TAX MAP K, LOT Nos. 19A, 19C, & 26, DOVER POINT ROAD & POINTE PLACE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. DOVER PLANNING FILE No. P 20-62. SCALE: 1" = 30'; DATED: SEPTEMBER 10, 2020, REVISED THROUGH 10/16/20; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 12241.

2.) BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN - ELLIOTT ROSE COMPANY OF DOVER, INC., DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JUNE 28, 2002, REVISED TO 8/25/03; BY: TRITECH ENGINEERING CORP. RECORDED S.C.R.D. PLAN 72-49.

NOTES:

1.) OWNERS OF RECORD:

SEBRING HOLDINGS, LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4056, PAGE 18

2.) K / 26 - DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL)

4.) DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 12,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING REQUIREMENTS:	
FRONT BUILD TO	= 15 FEET MIN.
	= 25 FEET MAX.
SIDE SETBACK	= 15 FEET
REAR SETBACK	= 30 FEET

5.) PLAN INTENT: TO SHOW THE EXISTING SITE CONDITIONS AS OF THE DATE OF THIS PLAN.

6.) PARCEL AREA = 32,964 S.F. / 0.76 Ac.

7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

8.) BASIS OF BEARING IS THE CITY OF DOVER G.I.S. SYSTEM STATIONS TR 112 AND TR 113 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION. VERTICAL DATUM - NAVD 88.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2018 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) REFERENCE IS MADE TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4848, PAGE 528, DATED DECEMBER 14, 2020. ALSO, REFERENCE IS MADE TO RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4114, PAGE 610, DATED APRIL 4, 2013.

11.) WETLANDS FLAGGED LINES "A" & "B" SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JANUARY 14, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

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

EXISTING CONDITIONS PLAN
PREPARED FOR
SEBRING HOLDINGS, LLC
TAX MAP K, LOT No. 26
DOVER POINT ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 21-___

DRAWN BY: RJM	FILE: 1720\DWGS\21-1720
SCALE: 1" = 30'	DATE: JANUARY 5, 2021

30 15 0 15 30 60 90 120

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

McENEANEY SURVEY ASSOCIATES of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

GENERAL NOTES:

1. OWNERS OF RECORD:

   SEBRING HOLDINGS, LLC
   340 CENTRAL AVENUE, SUITE 202
   DOVER, NEW HAMPSHIRE 03820
   S.C.R.D. VOL. 4056, PAGE 18

2. K/26 – DENOTES TAX MAP AND PARCEL NUMBER.
3. ZONING DISTRICT IS R–12 (MEDIUM DENSITY RESIDENTIAL)
4. DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 12,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT BUILD TO	= 15 FEET MIN.
	= 25 FEET MAX.
SIDE SETBACK	= 15 FEET
REAR SETBACK	= 30 FEET

5. PLAN INTENT: TO SHOW THE EXISTING SITE CONDITIONS AS OF THE DATE OF THIS PLAN.
6. PARCEL AREA = 32,964 S.F. / 0.76 Ac.
7. THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.
8. BASIS OF BEARING IS THE CITY OF DOVER G.I.S. SYSTEM STATIONS TR 112 AND TR 113 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION. VERTICAL DATUM – NAVD 88.
9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2018 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
10. REFERENCE IS MADE TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES LLC RECORDED AT S.C.R.D. IN BOOK 4848, PAGE 528, DATED DECEMBER 14, 2020. ALSO, REFERENCE IS MADE TO RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES, LLC, RECORDED AT S.C.R.D. IN BOOK 4114, PAGE 610, DATED APRIL 4, 2013.
11. WETLANDS FLAGGED LINES "A" & "B" SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JANUARY 14, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
12. TOPOGRAPHIC SURVEY BY MSANE THROUGH DECEMBER 2020.

DEMOLITION NOTES:

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

SITE NOTES:

1. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED AND PREPARED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND (SEE EXISTING CONDITIONS PLAN IN THIS PLAN SET).
2. THE PURPOSE OF THIS PLAN IS TO DEPICT IMPROVEMENTS ASSOCIATED WITH A 3,600 S.F. PROFESSIONAL / MEDICAL OFFICE. THE NEW ENTRANCE/EXIT ONTO DOVER POINT ROAD WILL BECOME A SHARED DRIVE WITH THE ABUTTING LOT TAX MAP K, LOT 19C.
3. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 153–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

SITE NOTES CONT.:

5. ON–SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
6. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
7. SEE DETAILS FOR SIGN LEGENDS.
8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
9. THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
10. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
12. BUILDING ADDRESSES TO BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
13. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS AND NH RSA 155–A:5. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
14. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
15. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
16. THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND SEWER.
17. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBANCE ACTIVITY OCCURRING.
18. AS–BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS–BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO–REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
19. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7 AM–6 PM. NO WORK ON SATURDAY AND SUNDAY. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR AND THE SIGN SHALL NOTE THE THE ROADWAY IS PRIVATE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
20. 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.
21. 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.
22. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
23. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
24. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. HTTP://WWW.UNH.EDU/UNHSC/PTAPP.
25. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
26. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN, THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
27. FIRE DEPARTMENT ACCESS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
28. REFUSE PICKUP WILL BE BY PRIVATE CONTRACTOR AND WILL BE VIA DUMPSTER ON–SITE.
29. SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED.
30. ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.
31. THIS ENTRANCE/EXIT ONTO DOVER POINT ROAD WILL BE SHARED BY PARCELS K–19C AND K–26 AND IS DEFINED WITHIN THE "RECIPROCAL ACCESS AGREEMENT" WHICH WILL BECOME PART OF THIS PLAN WHEN THE PLAN IS APPROVED. THE COPY OF THE FULL "AGREEMENT" IS ON FILE WITH THE DOVER PLANNING OFFICE. WHEN THIS PLAN IS APPROVED THE EXISTING PAVED ACCESS FOR PARCEL K–26 WILL ABANDONED.
32. WHEN PARCEL K–26 IS DEVELOPED, ACCESS TO THE PARCEL WILL BE ALLOWED FROM THE SHARED DRIVEWAY. AS REQUESTED BY THE PLANNING BOARD A "POTENTIAL" ACCESS HAS BEEN SHOWN FOR REFERENCE ONLY AND THE ACTUAL LOCATION IS SUBJECT TO CHANGE AND WILL BE DEFINED ON FUTURE DEVELOPMENT PLANS FOR PARCEL K–26. THE DEVELOPER OF PARCEL K–26 WILL DESIGN AND IMPLEMENT THEIR ACCESS TO THE SHARED DRIVEWAY AND WILL RELOCATE THE FENCE AND VEGETATED SCREENING AS APPROPRIATE TO MAINTAIN SCREENING.
33. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: N/A
34. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.
    ZBA VARIANCE Z21–03:
    FROM SECTIONS 170–12.B, 170–5 (D) TO CONSTRUCT AND OPERATE A PROFESSIONAL/MEDICAL OFFICE WITHIN A RESIDENTIAL DISTRICT WITH A DISTANCE OF 64.5 FEET FROM A RESIDENTIAL STRUCTURE , WHERE 150' IS REQUIRED AND 77.8' FROM THE FRONT YARD PROPERTY LINE, WHERE A 25' BUILD TO LINE IS REQUIRED. THE BOARD IMPOSED THE FOLLOWING CONDITIONS:
    1. THE PROPERTY SHALL BE SERVED BY A SINGLE, SHARED DRIVEWAY WITH MAP K, LOT 19C.
    2. THE APPLICANT SHALL RELINQUISH ANY RIGHTS TO SHARED DRIVEWAY OVER MAP K, LOT 26–1.
    3. THE SITE PLAN SUBMITTED SHALL INCLUDE AN 8' TALL FENCE AND LANDSCAPE BUFFER BETWEEN THE PROPOSED STRUCTURE AND MAP K, LOT 26–1, AND LANDSCAPING ALONG THE FRONTAGE OF DOVER POINT ROAD TO SHIELD THE CARS FROM THE ABUTTERS ACROSS THE STREET.

    170–11 (D) – GRANTED (2–19–2021)
    PLANNING BOARD CONDITIONAL USE PERMIT: PENDING
    EPA NOI: PENDING

UTILITY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
3. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND SEWER.
6. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
7. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
8. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.
9. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.
10. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
11. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
12. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
13. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
14. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
16. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
17. A 10–FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18–INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
18. THE CONTRACTOR SHALL CONTACT "DIG–SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG–SAFE" NUMBER ON SITE AT ALL TIMES.
19. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
20. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
21. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.
22. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
23. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
24. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
25. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
26. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
27. A SECURITY ALARM SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58–2 OF THE CODE OF THE CITY OF DOVER.
28. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 109, ARTICLE IV, SECTION 109–30 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.
29. FINAL PLANS FOR TANK LOCATIONS, DISTRIBUTION SYSTEMS, AND CROSS SECTIONS ASSOCIATED WITH THE FUEL BAYS, SHALL BE PROVIDED TO THE CITY OF DOVER ENGINEER PRIOR TO CONSTRUCTION.
30. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
31. THE STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 81–30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NEW HAMPSHIRE BUILDING & FIRE CODE.
32. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
33. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
34. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
35. SEWAGE LOADING (PER ENV. – Wq 1008.03 TABLE 1008–1)
    250 GPD/DOCTOR x 4 = 1000 GPD

GRADING NOTES:

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

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

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

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

LEGEND

I.R. (set) o	– IRON ROD W/ I.D. CAP (SET)
⊙ I.P.	– IRON PIPE
□ G.B.	– GRANITE BOUND
○ I.R.	– IRON ROD
⊙ I.R.(fnd)	– IRON ROD (FOUND)
D.H.	– DRILL HOLE
S.F.	– SQUARE FEET
Ac.	– ACRE
(TYP.)	– TYPICAL
±	– MORE OR LESS
ø	– DIAMETER
S.C.R.D.	– STRAFFORD COUNTY REGISTRY OF DEEDS
UP	– UTILITY POLE
– · · · –	– EDGE OF WETLAND
O.A.	– OVERALL
TBR	– TO BE REMOVED
R.O.W.	– RIGHT OF WAY
DMH	– DRAIN MANHOLE
CB	– CATCH BASIN
SMH	– SEWER MANHOLE
HYD.	– FIRE HYDRANT
WV	– WATER GATE VALVE
	– TREE
GV	– GAS VALVE
5'R	– PROPOSED PAVEMENT RADIUS
PW	– PROPOSED WATER
PE	– PROPOSED ELECTRIC
PS	– PROPOSED SEWER
PD	– PROPOSED DRAINAGE
PG	– PROPOSED GAS
55	– PROPOSED FINISH GRADE
x 55	– PROPOSED SPOT GRADE

UTILITY CONTACTS

NATURAL GAS: – UNITIL CORPORATION
CONTACT: DAVID BEAULIEU
325 WEST ROAD
PORTSMOUTH, NH 03801
TEL: (603)–294–5144

WATER & SEWER: – CITY OF DOVER COMMUNITY SERVICES DEPARTMENT – PUBLIC WORKS & UTILITIES
CONTACT: BILL BOULANGER
271 MAST ROAD
DOVER, NH 03820
TEL: (603)–516–6450

ELECTRIC: – EVERSOURCE
CONTACT: PIERRE BOUGIE
4 OLD DOVER ROAD
ROCHESTER, NH 03867
TEL: (603)–332–4227

TELEPHONE: – FAIRPOINT COMMUNICATIONS, INC.
CONTACT: ED LANAGAN
HIGHWAY 33, BOX 307
1575 GREENLAND ROAD
GREENLAND, NH 03804
TEL (603)–528–7335

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21–35

NO.	REVISION	APP'D	DATE
1	REV PER TRC COMMENTS3 & P.B. SUBMIT	SJH	6–22–21

DATE: 5–7–21
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19018
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

NOTE SHEET

3

ABUTTERS LIST
(WITHIN 200 FT)

TAX MAP	LOT NO.	NAME & ADDRESS
K	18-A	CITY OF DOVER 288 CENTRAL AVENUE DOVER, NH 03820
K	19-B	JBACK REALTY LLC 34 DOVER POINT ROAD DOVER, NH
K	19-C	MAC CONVENIENCE STORES LLC 935 EAST TALLMADGE AVE AKRON, OH 44310
K	26	SERBRING HOLDINGS LLC 340 CENTRAL AVENUE SUITE 202 DOVER, NH 03820
K	26-1	CHRISTOPHER M WAYNE & CHRISTINA WONG 26 DOVER POINT ROAD DOVER, NH 03820
K	35	FOLLANSBEE MARILYN E TRUSTEE FOLLANSBEE MARILYN E REV TRUST OF 2011 25 DOVER POINT ROAD DOVER, NH 03820
K	36	31 33 DOVER POINT ROAD CONDOMINIUM PAOLINI ROBERT TRUSTEE AND WILKINSON STE 15 BRIARWOOD LANE DOVER, NH 03820
K	37	STF DEVELOPMENT CORP. 242 CENTRAL AVENUE DOVER, NH 03820

K / 26 TAX MAP / LOT NUMBER

MAGNETIC

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

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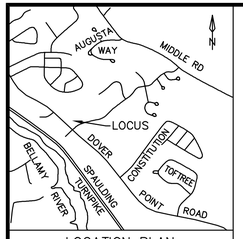
NEIGHBORHOOD PLAN

APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

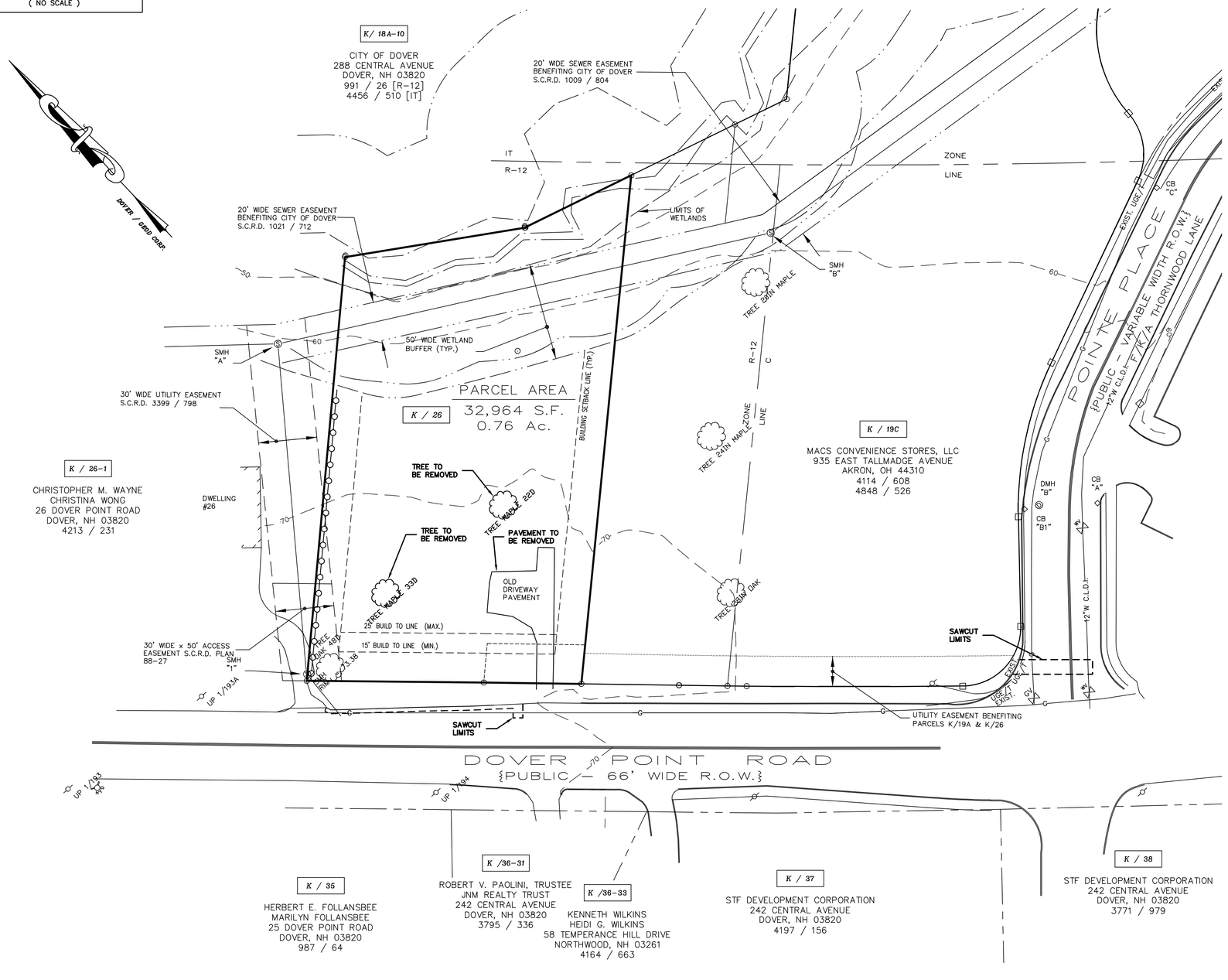
4



LOCATION PLAN
(NO SCALE)

SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "1"	EXISTING CROSS-COUNTRY LINE
RIM ELEV:	= 73.38
INVERT IN:	= 62.5 (8")
INVERT OUT:	= 62.4 (8")
EXIST. SMH "A"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 60.62
INVERT IN:	= (8")
INVERT IN:	= 51.32 (12")
INVERT OUT:	= 51.30 (12")
EXIST. SMH "B"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 59.34
INVERT IN:	= 48.74 (12")
INVERT OUT:	= 48.64 (12")
EXIST. SMH "C"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 54.06
INVERT IN:	= 44.26 (12")
INVERT OUT:	= 44.16 (12")



GRAPHIC SCALE
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(IN FEET)

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PLANNING FILE
NO.: P21-35

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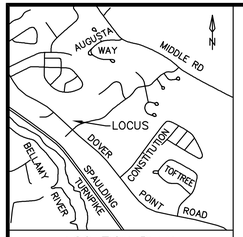
DEMOLITION PLAN

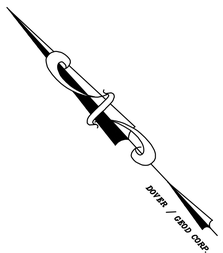
OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

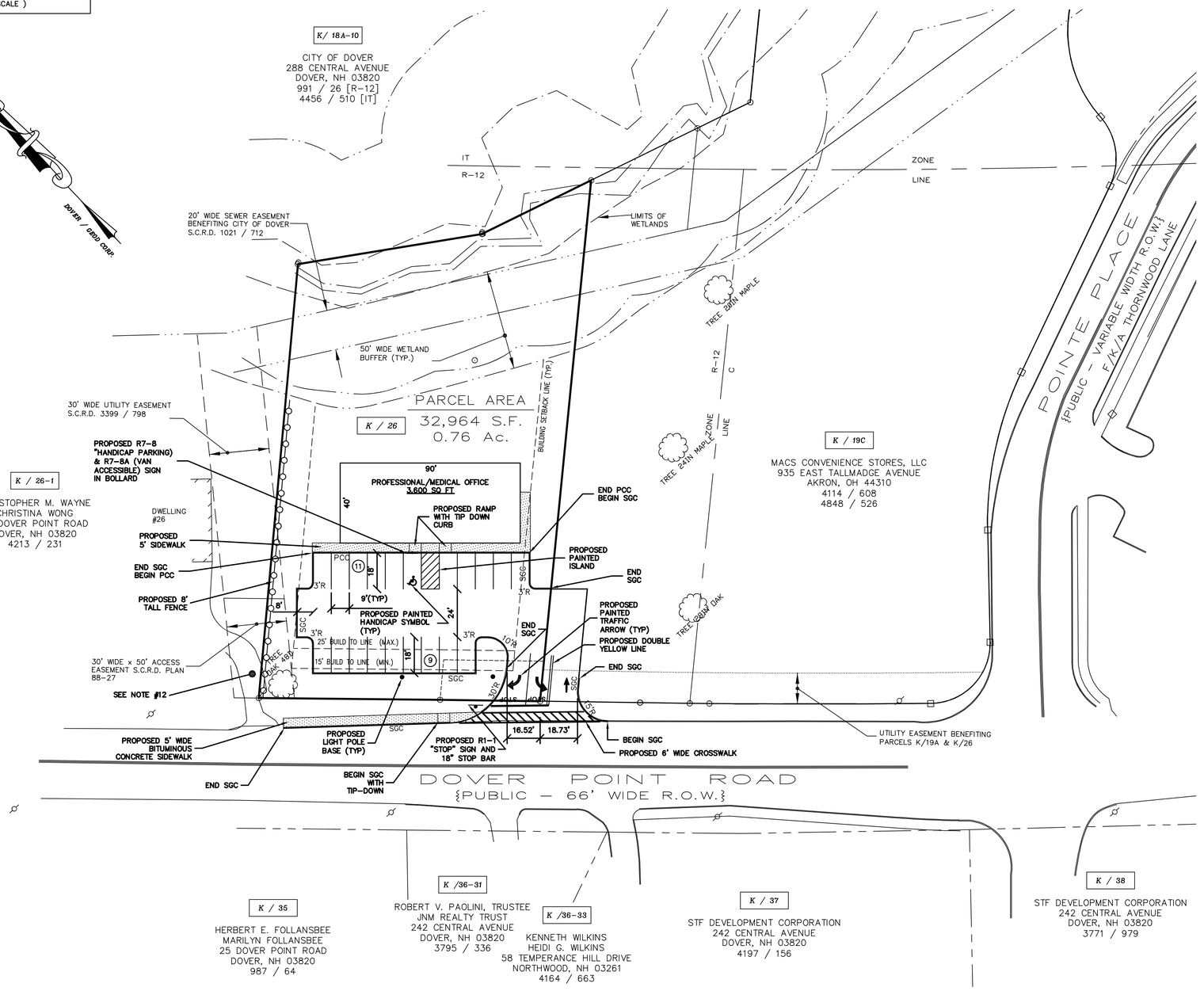
APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

5



LOCATION PLAN
(NO SCALE)





GENERAL NOTES:

1. OWNERS OF RECORD:

   SEBRING HOLDINGS, LLC
   340 CENTRAL AVENUE, SUITE 202
   DOVER, NEW HAMPSHIRE 03820
   S.C.R.D. VOL. 4056, PAGE 18

2. K/26 – DENOTES TAX MAP AND PARCEL NUMBER.
3. ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL)
4. DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 12,000 S.F.
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT BUILD TO	= 15 FEET MIN.
	= 25 FEET MAX.
SIDE SETBACK	= 15 FEET
REAR SETBACK	= 30 FEET

5. PLAN INTENT: TO SHOW THE EXISTING SITE CONDITIONS AS OF THE DATE OF REFERENCE PLAN #1.
6. PARCEL AREA = 32,964 S.F. / 0.76 Ac.
7. THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.
8. BASIS OF BEARING IS THE CITY OF DOVER G.I.S. SYSTEM STATIONS TR 112 AND TR 113 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION. VERTICAL DATUM – NAVD 88.
9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2018 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
10. REFERENCE IS MADE TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES, LLC RECORDED AT S.C.R.D. IN BOOK 4848, PAGE 528, DATED DECEMBER 14, 2020. ALSO, REFERENCE IS MADE TO RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN SEBRING HOLDINGS, LLC AND MAC'S CONVENIENCE STORES, LLC RECORDED AT S.C.R.D. IN BOOK 4114, PAGE 610, DATED APRIL 4, 2013.
11. WETLANDS FLAGGED LINES "A" & "B" SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JANUARY 14, 2021 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
12. LOT K/26 SHALL NO LONGER USE THE DRIVEWAY SHARED WITH LOT K/26-1.

REFERENCE PLANS:

1. EXISTING CONDITIONS PLAN PREPARED FOR SEBRING HOLDINGS, LLC, TAX MAP K, LOT NO. 26, DOVER POINT ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STE OF NEW HAMPSHIRE; DRAWING BY RJM; SCALE 1"=30'; DATE JANUARY 5, 2021; PREPARED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND.

PARKING CALCULATIONS:

MEDICAL USE	MAX #	PROPOSED #
1 SP/EMPLOY(MAX SHIFT)	8	
0.5 SP/EXAM ROOM (8)	4	
OFFICE		
1 SP/300S.F. (2,400 S.F.)	8	
	20	20

VARIANCE GRANTED:

ZBA Z21-03 FROM SECTIONS 170-5(D), 170-11(D) GRANTED – 2-19-21 FROM SECTIONS 170-12.B, 170-5 (D) TO CONSTRUCT AND OPERATE A PROFESSIONAL/MEDICAL OFFICE WITHIN A RESIDENTIAL DISTRICT WITH A DISTANCE OF 64.5 FEET FROM A RESIDENTIAL STRUCTURE , WHERE 150' IS REQUIRED AND 77.8' FROM THE FRONT YARD PROPERTY LINE, WHERE A 25' BUILD TO LINE IS REQUIRED.
THE BOARD IMPOSED THE FOLLOWING CONDITIONS:
1. THE PROPERTY SHALL BE SERVED BY A SINGLE, SHARED DRIVEWAY WITH MAP K, LOT 19C.
2. THE APPLICANT SHALL RELINQUISH ANY RIGHTS TO SHARED DRIVEWAY OVER MAP K, LOT 26-1.
3. THE SITE PLAN SUBMITTED SHALL INCLUDE AN 8' TALL FENCE AND LANDSCAPE BUFFER BETWEEN THE PROPOSED STRUCTURE AND MAP K, LOT 26-1, AND LANDSCAPING ALONG THE FRONTAGE OF DOVER POINT ROAD TO SHIELD THE CARS FROM THE ABUTTERS ACROSS THE STREET.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-35

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DESIGN BY: SRD
DRAWN BY: SRD
APPROVED BY:SJH
PROJECT NO:19018
FILE: SITE.DWG
DATE: 5-7-21
SCALE: 1"=30'

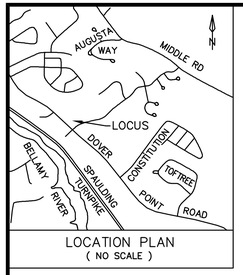
CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

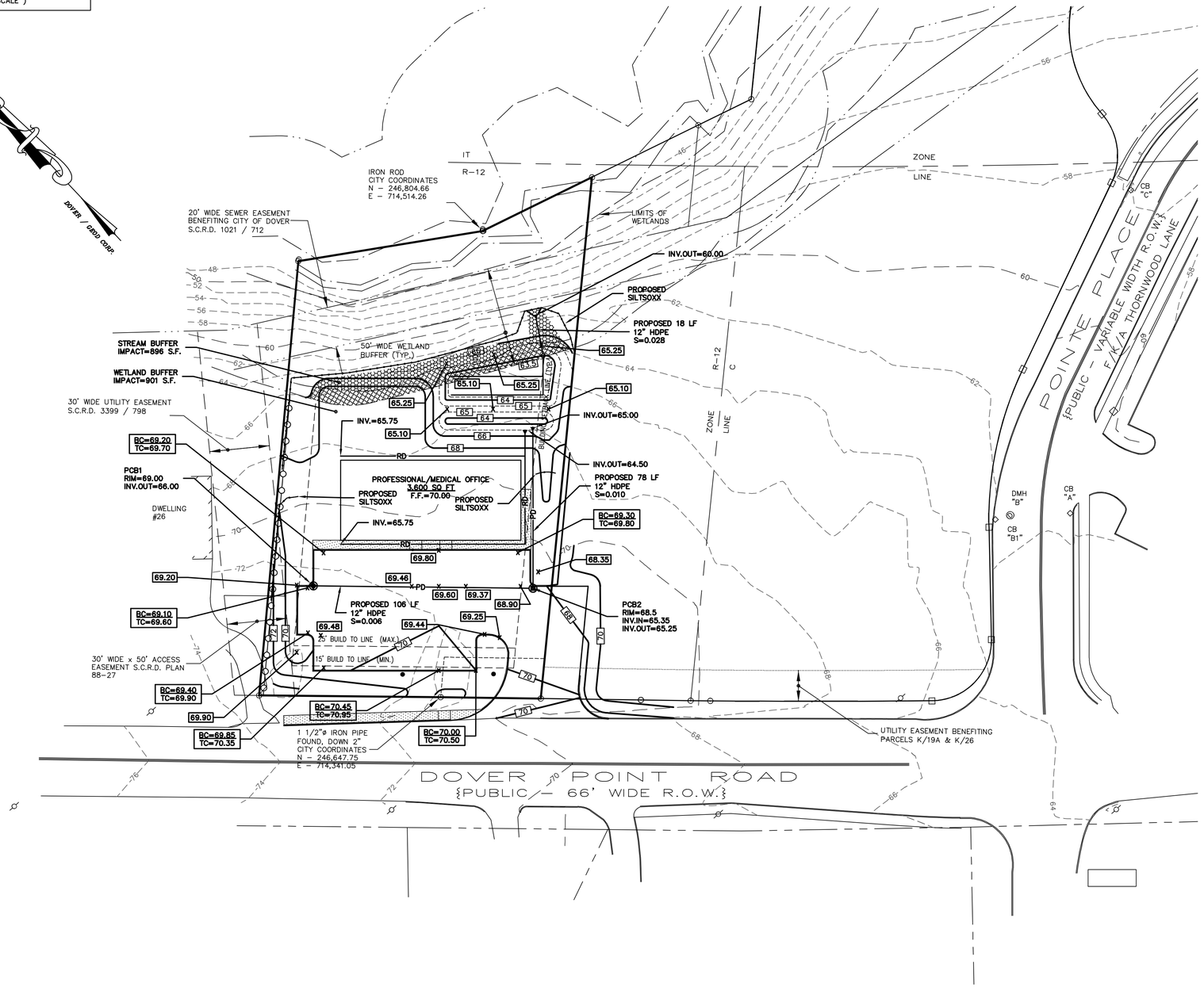
APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

SITE PLAN

6



LOCATION PLAN
(NO SCALE)



DIG-SAFE
1-888-344-7233

CALL BEFORE YOU DIG !

NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

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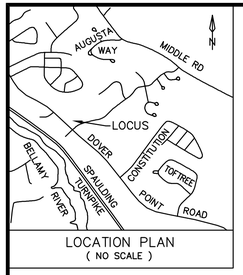
GRADING, DRAINAGE & EROSION CONTROL PLAN

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

7



LOCATION PLAN
(NO SCALE)

SANITARY SEWER STRUCTURE SCHEDULE

EXIST. SMH "1"	EXISTING CROSS-COUNTRY LINE
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INVERT IN:	= 62.5 (8")
INVERT OUT:	= 62.4 (8")
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RIM ELEV:	= 60.62
INVERT IN:	= (8")
INVERT IN:	= 51.32 (12")
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EXIST. SMH "B"	EXISTING CITY CROSS-COUNTRY LINE
RIM ELEV:	= 59.34
INVERT IN:	= 48.74 (12")
INVERT OUT:	= 48.64 (12")
EXIST. SMH "C"	EXISTING CITY CROSS-COUNTRY LINE
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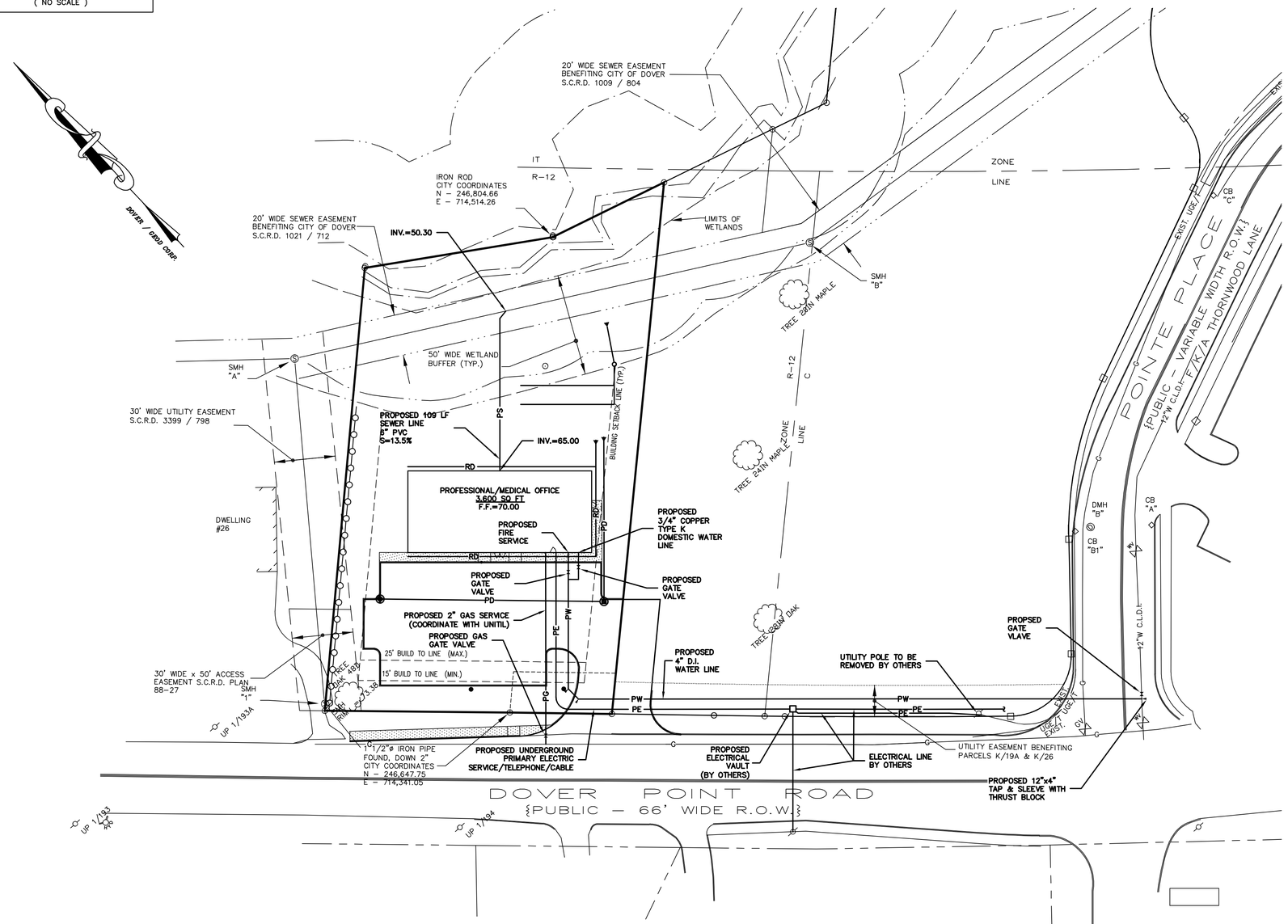

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GRAPHIC SCALE

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MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

UTILITY PLAN

8

NAME OF RECEIVING WATERS

The storm water runoff will be discharged into Varney Brook.

PROJECT NAME AND LOCATION

Middleton Chiropractic
Tax Map K, Lot 26
Dover, NH 03820

LATITUDE N43°-10'-25"
LONGITUDE W70°-51'-43"

DESCRIPTION

The project provides for the construction of a 3,600 s.f. building, driveway and associated parking areas, on a .76± acre site.

The work is anticipated to start in Spring 2021 and be completed by Fall 2021.

SOIL CHARACTERISTICS

Soil types on the silbject parcel were obtained from th U.S.D.A – S.C.S. "Soil Survey of Strafford County, New Hampshire", sheet 28; Issued March 1973. The soil decsription is Windsor loamy sand, 0 to 3 percent slopes (WdA) and Suffield silt loam (SfC).

DISTURBED AREA

The total area to be disturbed is approximately 23,712 sq.ft. or 0.54 acres.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control siltsock and silt fences, construct stabilized entrances.
2. Construct temporary drainage facilities.
3. Construct new building, utilities and parking fields.
4. When all construction activity is complete and site is stabilized, remove all siltsock silt fences and sediment that has been trapped by these devices.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.
- All control measures will be inspected at least once each week and following any storm event of 1/4 inch or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from silt fence or siltsock barriers when it has reached one third the height of the fence or bale.
- All diversion dikes will be inspected and any breaches promptly repaired.
- Temporary seeding and planting will be inspected for bare spots, washouts, and unhealthy growth.

B. FILTERS

1. Silt Fence

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

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

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

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

b. The height of a silt fence shall not exceed thirty-six (36) inches.

c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum six (6) inch overlap, and securely sealed.

d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (minimum of 16 inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.

e. Posts for silt fences shall be 2-inch square wood with a minimum length of 5 feet.

f. Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.

g. A trench shall be excavated approximately four (4) inches wide and four (4) inches deep along the line of posts and upslope from the barrier.

h. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.

i. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

j. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (i) applying.

k. The trench shall be backfilled and the soil compacted over the filter fabric.

l. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

3. Maintenance

a. Inlet Protection and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one third (1/3) the height of the barrier.

d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

C. MULCHING

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.

a. Apply mulch prior to any storm event.

It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.

b. Required Mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on a area, the length of time varying with site conditions. Professional judgement shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Application Rate

Mulch shall be applied at a rate of between 1.5 to 2 tons per acre, or 90 to 100 pounds per 1000 square feet.

3. Guidelines for Winter Mulch Application

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6,000 pounds of hay or straw per acre. A tackifier may be added to the mulch.

4. Maintenance

All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

5. Excelsior Matting

Excelsior Matting shall be used in place of mulch on all slopes steeper than 3:1.

D. TEMPORARY GRASS COVER

1. Seedbed Preparation

Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding

a. Utilize annual rye grass at a rate of 40 lbs/acre.

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. PERMANENT SEEDING

1. Bedding – stones larger than 1 ½ ", trash, roots, and other debris interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.

2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.
10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended)

Rate:

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

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

Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.

5. Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

6. When seeded areas are mulched, seeding may be made from early spring to early October.

7. When seeded areas are not mulched, seeding should be made from early spring to May 20th or August 10 to September 30.

F. STORM DRAIN INLET PROTECTION

1. Straw/Hay Bale Inlet Structure

a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.

b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.

c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.

e. Loose straw/hay shall be wedged between bales to prevent water from entering between bales.

f. All structures should be inspected after every rainstorm and repairs made as necessary.

g. Sediment should be removed from the devices after the sediment has reached a maximum of one–third the depth of the trap.

h. siltsock should be removed and the area repaired as soon as the contributing drainage area to the inlet has been completely stabilized.

TIMING OF CONTROLS/MEASURES

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

WASTE DISPOSAL

A. WASTE MATERIALS

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

B. HAZARDOUS WASTE

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

C. SANITARY WASTE

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

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

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

Good Housekeeping:

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

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

Hazardous Products:

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

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

B. PRODUCT SPECIFICATION PRACTICES

The following product specific practices will be followed on site:
Petroleum Products:

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

Fertilizers:

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

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

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

C. SPILL CONTROL PRACTICES

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

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

OPERATION & MAINTENANCE PLAN OF STORMWATER MANAGEMENT FACILITIES

Facility owner will be responsible for the operation and maintenance of all stormwater management facilities on site. At a minimum, the appropriate and relevant activities for each of the storm water management systems will be performed on the prescribed schedule.

Sweeping

1. Paved surfaces should be swept or vacuumed at least once annually. In the Spring to remove all Winter sand, and on an as–needed basis to minimize transportation of sediment during rainfall events.

Ditches, Swales and Rip–rap.

1. The open swales and ditches should be inspected on a monthly basis and/or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system. Erosion or blockage shall be immediately repaired and a vigorous growth of vegetation should be established to maintain the stability of the swale and for its proper function.

2. The Vegetated ditch should be mowed at least monthly during the growing season and brush or trees must not be allowed to become established in the channel. Any areas where the vegetation fails will be subject to erosion and should be repaired and revegetated.

3. If stones have become displaced from the rip–rap splash pads they should be replaced immediately and chinked in to assure stability. Add additional riprap as needed. Vegetation growing through riprap should be eliminated at least yearly.

Detention system.

1. Sediments accumulated in the vegetated detention pond should be removed when the depth of the sediments reaches the pond outlet.
2. The detention pond should be mowed on a monthly basis during the growing season and debris and sediments should be cleaned from the pond as needed to maintain the detention volume of the pond.
3. The Pond outlet structure should be inspected at least on a monthly basis and after each major storm event of more than ½" of rainfall. The outlet structure should be repaired immediately if deficiencies are observed.
4. In all cases any debris observed obstructing the outlet structure should be removed immediately.
5. Removal of debris from pond bottom.
6. Removal of accumulated sediment.
7. Inspection and repair of stone trench.
8. Inspection of infiltration trench at least twice annually, and following any rainfall event exceeding 2.5" in a 24 hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
9. If an infiltration system does not drain within 72 hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration functions, including but not limited to removal of accumulated sediment or reconstruction of the infiltration trench.

Winter Construction Notes

1. All proposed post–development vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 4:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The placement of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt.

2. All ditches, swales and detention pond slopes and bottoms which do not exhibit a minimum of 85 % vegetative growth by October 15th, or which are disturbed after October 15th shall be stabilized with stone or erosion control blankets.

3. After October 15th, incomplete road or parking surfaces shall be protected with a minimum of 3–inches of crushed gravel per NHDOT item 403.3, or if construction is to continue through the winter season be cleared of any accumulated snow after each storm event.

Note:
The Owner of Record shall record at he registry of deeds documentation sufficient to provide notice to all persons that may acquire and property subject to the requirements and responsibilities described in the approved stormwater management plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchases to the requirements for maintenance and reporting.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-35

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

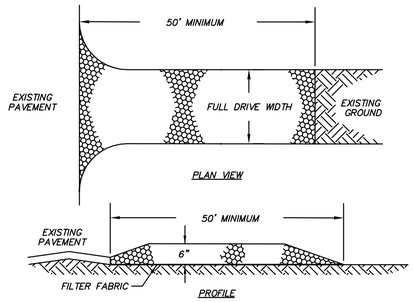
NO.	REVISION	APP'D	DATE
1	REV PER TRC COMMENTS & P.B. SUBMIT	SJH	6-22-21

DATE: 5-7-21
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19018
FILE: SITE.DWG

EROSION CONTROL NOTES

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

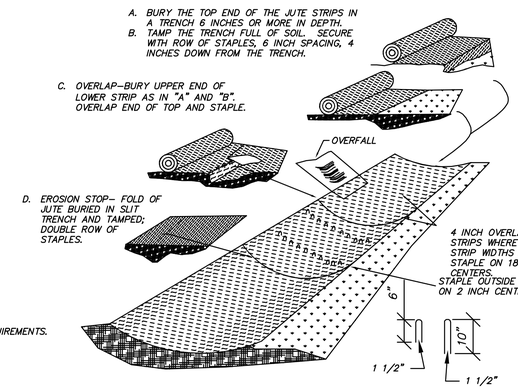


NOTES:

1. SEE EROSION CONTROL NOTES FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



JUTE MATTING DETAIL

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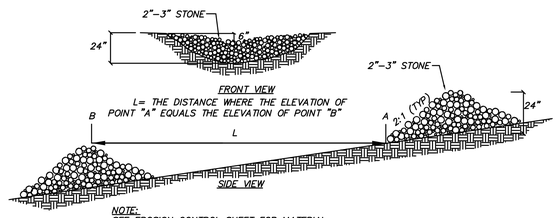
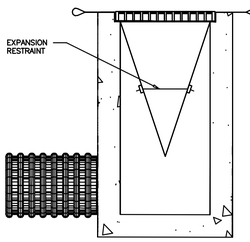


NOTE:
SEE EROSION CONTROL SHEET FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.

STONE CHECK DAM

NOT TO SCALE



SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS. AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	25 %
PUNCTURE	ASTM D-4833	125 LBS
MULLEN BURST	ASTM D-3786	435 PSI
TRAPEZOID TEAR	ASTM D-4533	95 LBS
UV RESISTANCE	ASTM D-4355	70 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

OIL-ABSORBANT SILTSACK®

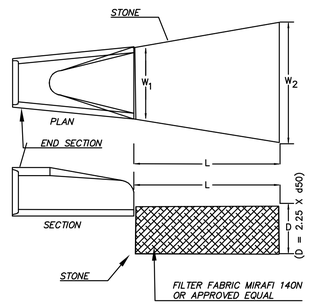
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

INSTALLATION DETAIL

DETAIL OF INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

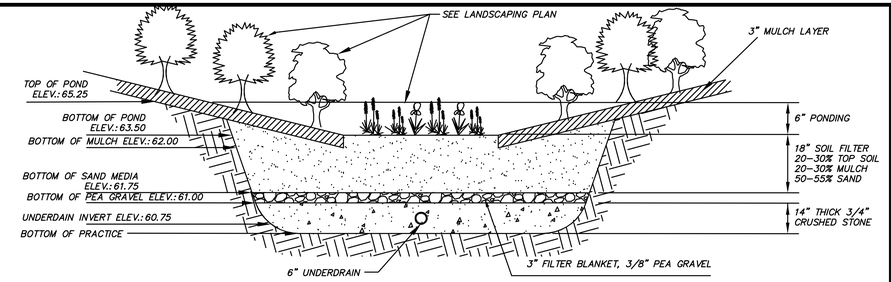


NOTES:

1. STONE SIZE AND MAT DIMENSIONS DETAILED ON PLANS.
2. STONE SHALL CONSIST OF SUB–ANGULAR FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE STONE SHALL BE HARD AND OF SUCH QUALITY THAT IT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING, BE CHEMICALLY STABLE AND IT SHALL BE SUITABLE IN ALL OTHER RESPECTS FOR THE PURPOSE INTENDED. THE BULK SPECIFIC GRAVITY (SATURATED SURFACE–DRY BASIS) OF THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5.
3. THE STONE SHALL BE COMPOSED OF A WELL–GRADED MIXTURE DOWN TO THE ONE–INCH SIZE PARTICLE SUCH THAT 50 PERCENT OF THE MIXTURE BY WEIGHT SHALL BE LARGER THAN THE D50 SIZE SPECIFIED. A WELL–GRADED MIXTURE IS DEFINED AS A MIXTURE COMPOSED PRIMARILY OF THE LARGER STONE SIZE BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL THE PROGRESSIVELY SMALLER VOIDS BETWEEN THE STONES. THE DIAMETER OF THE LARGEST STONE SIZE IN SUCH A MIXTURE SHALL BE 1.5 TIMES THE D50 SIZE.

STONE APRON DETAIL

NOT TO SCALE



BIORETENTION POND SYSTEM CHART

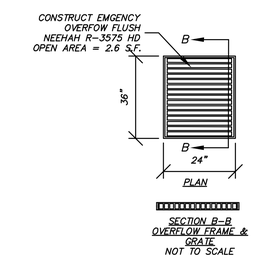
POND	POND ELEVATION						
	A	B	C	D	E	F	G
RG1	58.0	57.1	56.85	55.6	55.35	54.52	54.19

NOTES:

1. CONSTRUCT GRASSED OVERFLOW SPREADER EARLY DURING INITIAL CONSTRUCTION TO ESTABLISH TURF PRIOR TO CONSTRUCTION OF BIORETENTION SYSTEM.
2. DO NOT BEGIN CONSTRUCTION OF THE BIORETENTION AREA UNTIL LAWN AREA ON THE ENTIRE SITE AREA ESTABLISHED WITH AT LEAST 80 PERCENT TURF. FILTER ALL DRAIN INLETS IN THE SEDIMENT FOREBAYS TO PREVENT SILTATION INTO THE BIORETENTION AREA.
3. THE RAIN GARDEN SUBGRADE SHALL BE EXCAVATED TO THE DESIGN DEPTH PLUS TWO (2) INCHES. AT THAT DEPTH FOUR (4) INCHES OF COMPOST SHALL BE TILLED INTO THE EXISTING SOILS SUCH THAT THE SOILS ARE WELL MIXED.
4. DO NOT DRIVE CONSTRUCTION EQUIPMENT ON FILTER SUBGRADE NOR ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
5. MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE. MULCH SHALL BE SHREDDED HARDWOOD, AGES IN A STOCKPILE OR STORED FOR AT LEAST 12 MONTH. NON–WOVEN GEOTEXTILE BE 4 TO 6 OZ. PER SQUARE YARD WITH A.O.S. OF #70 SIEVE OR LOWER, AND A MINIMUM FLOW RATE OF 125 GAL PER SQUARE FEET. UNDERDRAIN SHALL BE PERFORATED 6" PVC OR TRIPLE WALL PE PIPE; SLOPE 1/4"/FT. MINIMUM.
6. REFER TO LANDSCAPING DRAWINGS FOR GRASS SEED MIXES AND PLANTINGS. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
7. INITIAL ESTABLISHMENT: DURING THE FIRST 2–3 MONTHS OF ESTABLISHMENT WATER THE GARDEN ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
8. ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE GARDEN) SHALL ALSO BE REMOVED. DURING THE GROWING SEASON THE RAIN GARDEN SHALL BE WEEDED TWO (2) TIMES AND ADDITIONAL HARDWOOD MULCH SHALL BE ADDED AS NEEDED TO ASSIST IN WEED SUPPRESSION. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWING SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.
9. PLANTINGS SHALL BE NATIVE NON–INVASIVE SPECIES, SEE LANDSCAPE ARCHITECT DRAWINGS.

RAIN GARDEN1 (RG1)

NOT TO SCALE

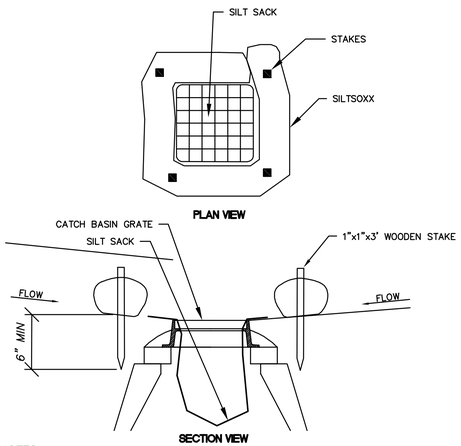


NOTES:

1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE (TYPE II CEMENT).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHED PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE OF THE THIRD WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
4. BITUMINOUS WATERPROOF COATING TO BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
5. THE STRUCTURE SHALL BE DESIGNED FOR H20 LOADING
6. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

OUTLET STRUCTURE

NOT TO SCALE

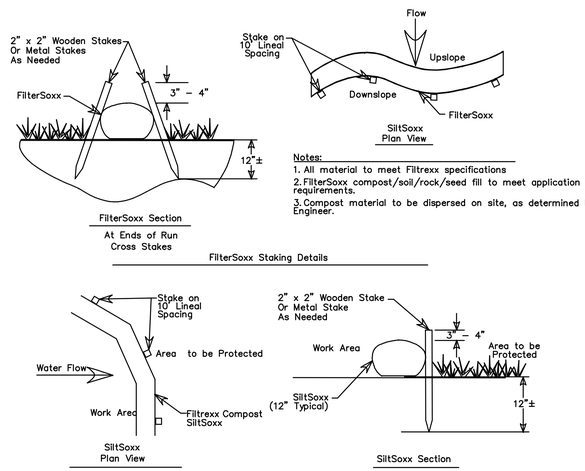


NOTES:

1. ENCLOSE STRUCTURE WITH SILTSOXX AFTER CATCH BASIN CONSTRUCTION. MAINTAIN UNTIL PAVING BINDER COURSE IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.
2. IF GRATE IS AGAINST EXISTING CURB THEN SILTSOXX ARE TO BE PLACED AROUND THREE SIDES OF GRATE ONLY.
3. GRATE TO BE PLACED OVER FILTER FABRIC.
4. SILTSOXX SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

CATCH BASIN SEDIMENT TRAP

NOT TO SCALE



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

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

SiltSoxx Details

NOT TO SCALE

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PLANNING FILE NO.: P21–35

NO.	REVISION	DATE	APP'D
1	REV PER TRC COMMENTS0 & P.B. SUBMIT	6–22–21	SJH

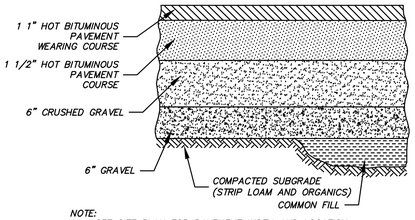
DATE: 5–7–21
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19018
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

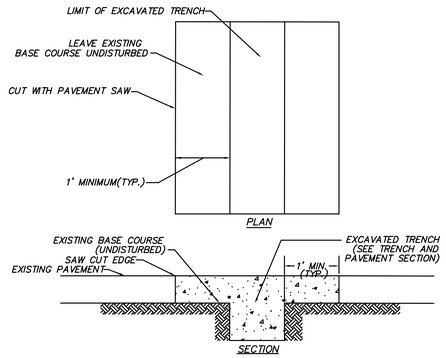
EROSION CONTROL DETAILS



NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

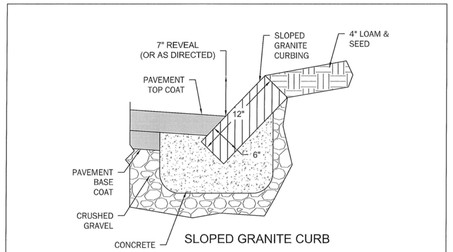
TYPICAL PAVEMENT SECTION

NOT TO SCALE

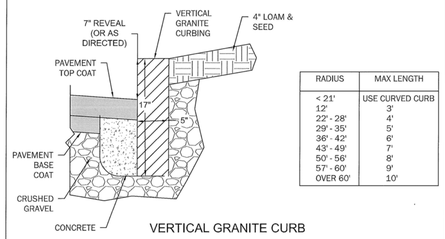


TRENCH PATCH

NOT TO SCALE



SLOPED GRANITE CURB



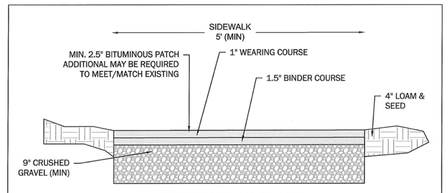
VERTICAL GRANITE CURB

RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12'	3'
22' - 28'	4'
29' - 35'	5'
36' - 42'	6'
43' - 49'	7'
50' - 56'	8'
57' - 60'	9'
OVER 60'	10'

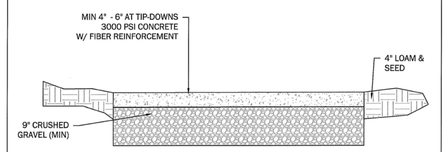
CITY OF DOVER - STANDARD CURBING DETAILS

NOT TO SCALE

Appendix B Page 6



BITUMINOUS SIDEWALK



CONCRETE SIDEWALK

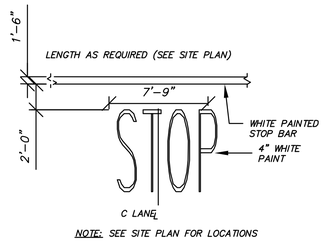
NOTES:

1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.
4. DETECTABLE WARNING STRIPS SHALL BE CAST IRON.

CITY OF DOVER - STANDARD SIDEWALK DETAILS

NOT TO SCALE

Appendix B Page 5

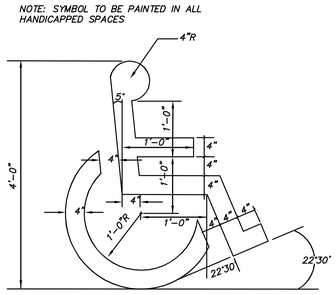


NOTE: SEE SITE PLAN FOR LOCATIONS

STOP BAR & LEGEND

NOT TO SCALE

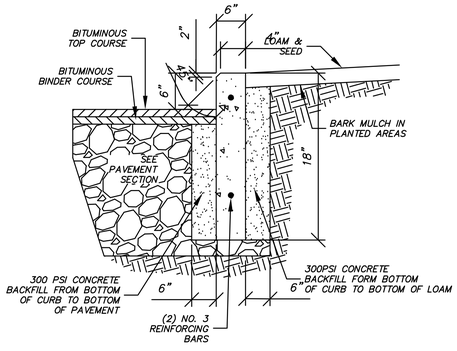
NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES



PAINTED

HANDICAP SYMBOL

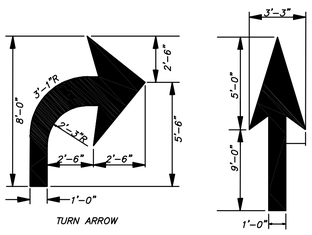
NOT TO SCALE



NOTES:
1. CONCRETE FOR CURB TO BE 4,000 PSI.
2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.
3. JOINTS BETWEEN CURB SECTIONS SHALL BE MORTARED.

PRECAST CONCRETE CURB

NOT TO SCALE

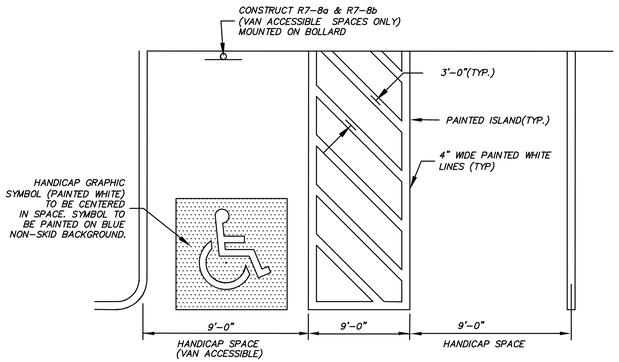


GENERAL NOTES:

1. ALL WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE LATEST VERSION OF THE MUTCD.
2. MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
3. THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A WORD/SYMBOL SHALL PRECEED THE WORD "ONLY".
4. COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE AS SHOWN.
5. PREFORMED WORDS AND SYMBOLS SHALL BE PRE-CUT BY THE MANUFACTURER.
6. WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.

PAINTED ARROWS

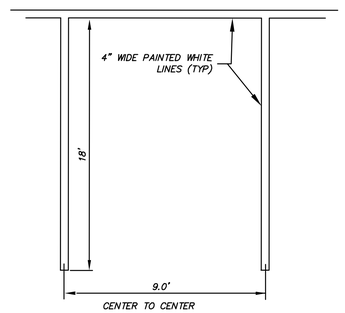
NOT TO SCALE



NOTE:
ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF ASSHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.

HANDICAP PARKING STALL

NOT TO SCALE



SINGLE STRIPED PARKING STALL

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-35

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
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Dover, New Hampshire 03821
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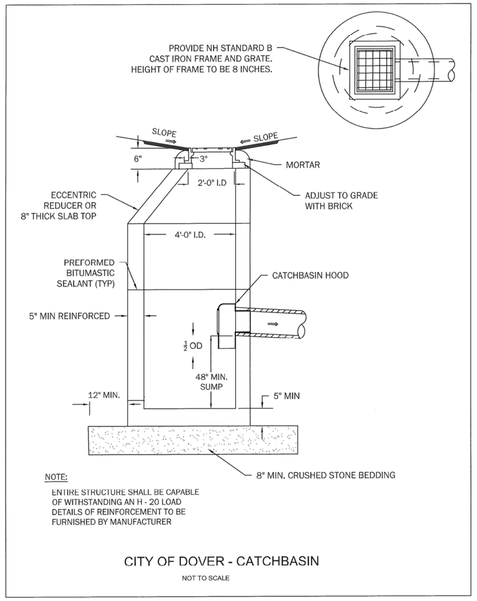
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

DETAIL SHEET

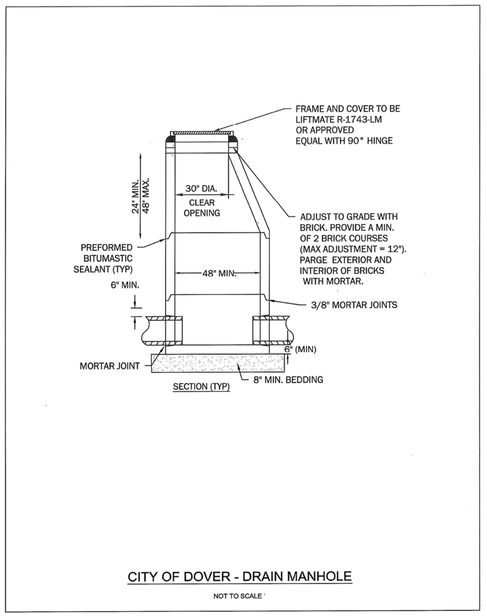
11



CITY OF DOVER - CATCHBASIN

NOT TO SCALE

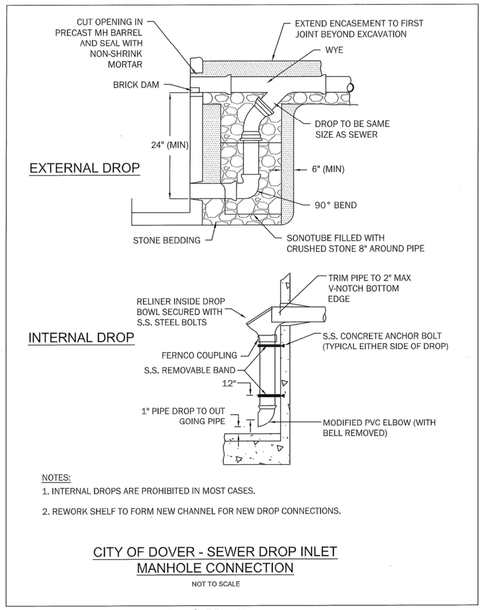
Appendix B Page 16



CITY OF DOVER - DRAIN MANHOLE

NOT TO SCALE

Appendix B Page 17



NOTES:

1. INTERNAL DROPS ARE PROHIBITED IN MOST CASES.
2. REWORK SHELF TO FORM NEW CHANNEL FOR NEW DROP CONNECTIONS.

CITY OF DOVER - SEWER DROP INLET
MANHOLE CONNECTION

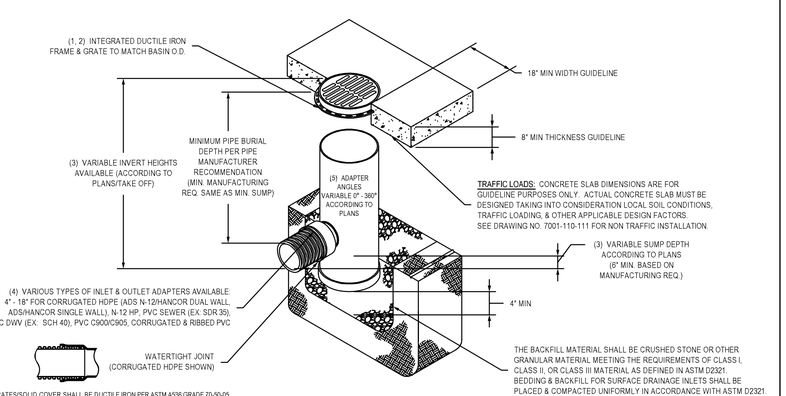
NOT TO SCALE

Appendix B Page 14

SPECIFICATIONS

1. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT), "Standard Specifications for Road and Bridge Construction"; hereinafter referred to as the "Standard Specifications".
2. Storm drains shall be ADS N12 or approved equal, and shall be jointed with neoprene "O" rings.
3. Catch basins and manholes shall be pre-cast reinforced concrete designed by an engineer registered in New Hampshire, and able to withstand loadings of 8 tons (H20 Loading).
4. Manholes shall have cast iron frames and covers with 30" inside diameter openings. A 3-inch (minimum) letter "D" for drain shall be plainly cast into the center of each cover.
5. Catch basins and manholes shall be adjusted to grade with courses of brick. Maximum adjustment to grade shall be 12 inches. Frames shall be set on a full bed of mortar, true to grade and concentric with the masonry. All voids between the top of the structure and the bottom flange of the frame shall be completely filled to make a watertight fit. A ring of mortar at least one inch thick and pitched to shed water away from the frame, shall be placed over and around the outside of the bottom flange. The mortar shall extend to the outer edge of the masonry all around its circumference and shall be finished smooth. No visible leakage will be permitted.
6. Invert channels of sewer manholes shall be formed smoothly to the largest pipe radius. Changes in grade shall be formed smoothly and evenly. The floor of the structure outside the channels shall be sloped towards the channels at approximately 1/2 inch per foot. The floor at the channel shall match the crown of the largest pipe.
7. Trench construction will conform with Section 603.3.1 of the Standard Specifications (1974).
8. Wood sheeting or a suitable trench box shall be used to support the trench as necessary. If wood sheeting is used, it shall be driven at a distance of 1 foot from the outside diameter of the pipe to a depth 6 inches below the invert of the pipe. Wood sheeting shall be cut off and left in place to an elevation not less than 1 foot above the top of the pipe, but not greater than 3 feet below the finished grade.
9. Bedding shall conform with Section 603.3.2 of the Standard Specifications (1974).
10. Backfill material will conform with Section 603.3.5 of the Standard Specifications (1974) and, in addition, shall exclude debris, pieces of pavement, organic matter, top soil, all wet or soft muck, peat or clay, all excavated ledge material, frozen material, all rocks over 6 inches in largest dimension, or any material which, as determined by the Engineer, will not provide sufficient support or maintain the completed construction in a stable condition. Backfill shall not be placed on frozen or previously frozen material.
11. All backfill and bedding compaction shall meet the requirements of AASHO T 99 Method C. Density shall be 95 percent. Compaction shall be 6 inch lifts for bedding and backfill to a plane 1 foot above the pipe and in 12 inch lifts thereafter by an approved mechanical compactor.
12. Should frozen material be encountered, it shall not be placed in the backfill nor shall backfill be placed upon frozen material. Previously frozen material shall be removed as required before new backfill is placed.
13. The Contractor shall be responsible for any damage to frames and grates during and from the time of removal from the existing structure to and during the time of resetting, and shall replace in kind any damaged frames or grates at no additional compensation.
14. All trenches will be covered and debris, including any rejected materials, shall be removed daily. Strict safety precautions shall be maintained at all times.
15. Location of utilities shown on the plans are approximate.
    a) The Contractor shall, 48 hours prior to construction, notify the utility companies and have all utilities in the vicinity of the construction marked in the field.
    b) After the utilities have been located and prior to construction, the Contractor with the Engineer, shall layout the proposed drainage system in the field and rectify any utility conflicts which may be found.
    c) Any conflicts with utilities found during construction by the Contractor shall be immediately brought to the attention of the Engineer and the Utility Company and properly rectified.
    d) The Contractor is responsible for the cost of repair for any utilities damaged during construction. The Contractor shall contact the Utility Company to repair any damages, however, the Contractor may make appropriate repairs with the Utility Company's permission.
16. Complete shop drawings for pipe, manholes, catch basins, frames, grates and covers shall be submitted in triplicate for approval by the Engineer prior to the start of construction. Each shop drawing shall be checked and initialized by the Contractor to indicate approval before it is submitted to the Engineer.
17. Shop drawings for flat concrete covers shall be stamped prior to submission for approval by a New Hampshire Registered Professional Engineer.
18. Brick masonry for setting frames and brick and mortar plugs shall conform to the Standard Specification Section 604.2.4.

NYLOPLAST 24" DRAIN BASIN:



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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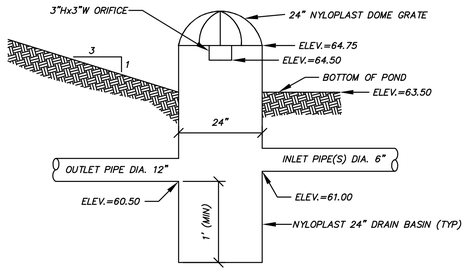
DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-03-06			
REVISED BY NHH	PROJECT NO./NAME		
DATE 03-14-16	TITLE 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL		
DWG SIZE A	SCALE 1:30 SHEET 1 OF 1 DWG NO. 7001-110-191 REV E		

DETAIL NOTES:
1) DRAIN MANHOLES PDMH1, PDMH2, PDMH3 & OS-RG4 TO USE SOLID COVERS.
2) RAINGARDEN AND DETENTION POND OUTLETS TO USE DOME COVERS
3) SEE DRAINAGE PLAN FOR INVERTS, INLETS AND OUTLET LOCATION AND SIZES.

TYPICAL OUTLET STRUCTURE DETAIL

NOT TO SCALE



OUTLET STRUCTURE DETAIL (RG1)

NOT TO SCALE

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PLANNING FILE NO.: P21-35

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CIVIL ENGINEERING
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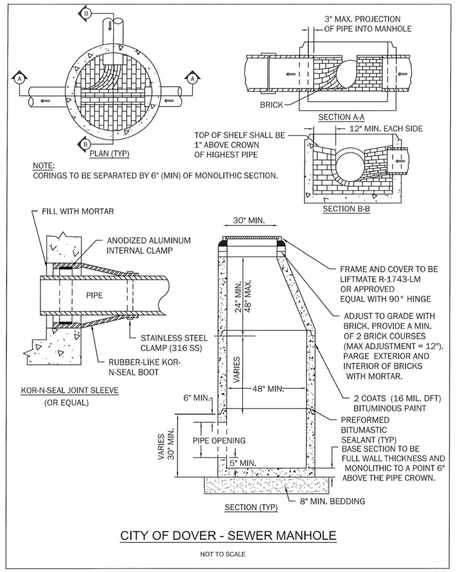
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

12



CITY OF DOVER - SEWER MANHOLE

NOT TO SCALE

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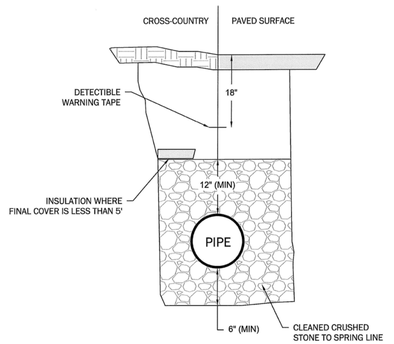
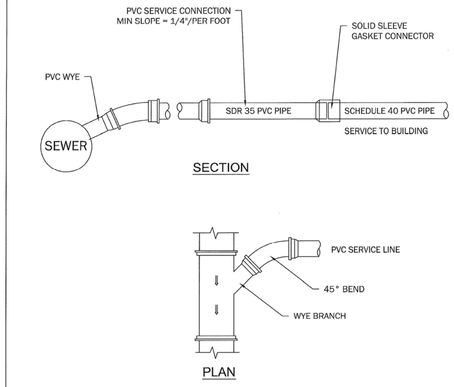


CITY OF DOVER- TYPICAL SEWER/DRAINLINE TRENCH

NOT TO SCALE

Appendix B Page 13



CITY OF DOVER - SEWER SERVICE

NOT TO SCALE

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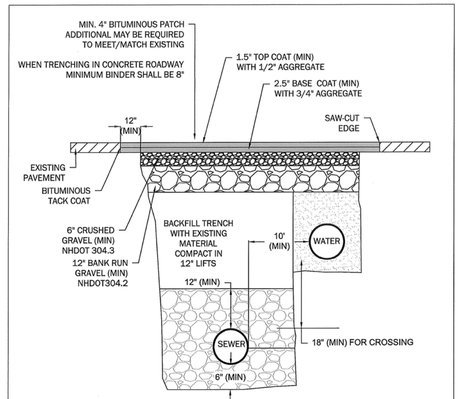


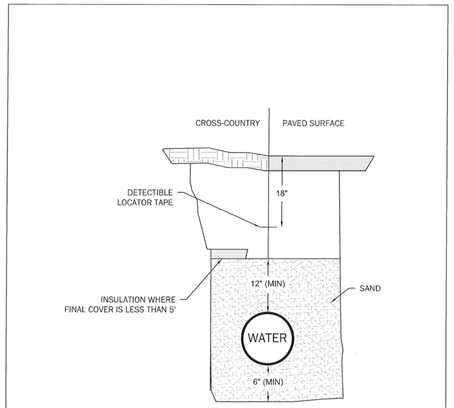
NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
2. ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES

CITY OF DOVER - TYPICAL TRENCH DETAIL

NOT TO SCALE

Appendix B Page 3

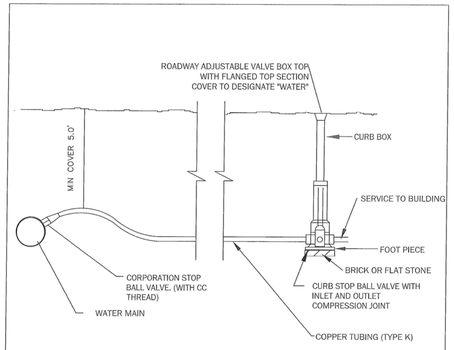


NOTE:

1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP. CONTRACTOR MAY FORGO WRAPPING PIPE IF THE DUCTILE IRON PIPE IS ZINC-COATED, TEES AND OTHER CONNECTIONS WILL STILL NEED TO BE WRAPPED.

CITY OF DOVER - WATERLINE TRENCH

NOT TO SCALE

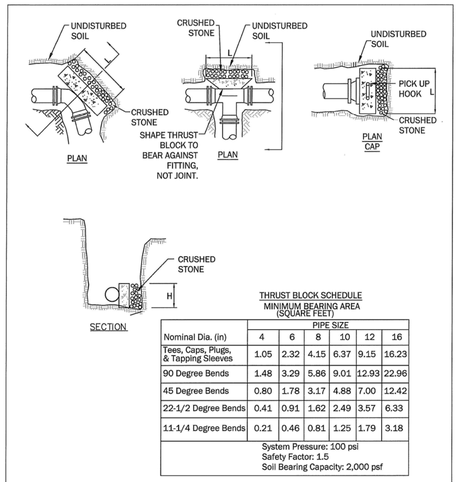


NOTE:

1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP. CONTRACTOR MAY FORGO WRAPPING PIPE IF THE DUCTILE IRON PIPE IS ZINC-COATED, TEES AND OTHER CONNECTIONS WILL STILL NEED TO BE WRAPPED.
2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE SDR 9 CTS (BLUE) PLASTIC POLYETHYLENE RATED FOR 250 psi.

CITY OF DOVER - WATER SERVICE CONNECTION

NOT TO SCALE



THRUST BLOCK SCHEDULE
MINIMUM BEARING AREA (SQUARE FEET)

	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Tees, Caps, Plugs, & Tapping Sleeves	1.05	2.32	4.15	6.37	9.15	16.23
90 Degree Bends	1.48	3.29	5.86	9.01	12.93	22.96
45 Degree Bends	0.80	1.78	3.17	4.88	7.00	12.42
22-1/2 Degree Bends	0.41	0.91	1.62	2.49	3.57	6.33
11-1/4 Degree Bends	0.21	0.46	0.81	1.25	1.79	3.18

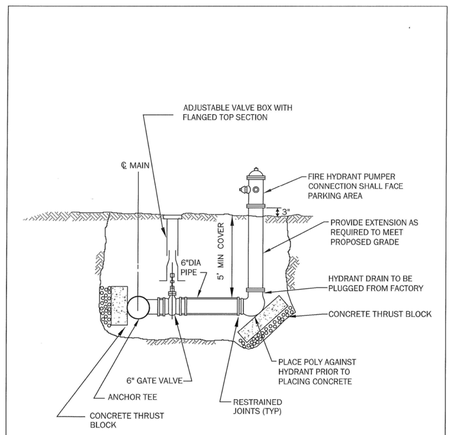
System Pressure: 100 psi
Safety Factor: 1.5
Soil Bearing Capacity: 2,000 psf

THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 100 PSI. IF THE SYSTEM PRESSURE IS ABOVE 100 PSI, INCREASE THE NOTED AREAS PROPORTIONAL TO THE ACTUAL SYSTEM PRESSURE. FOR EXAMPLE, IF THE ACTUAL SYSTEM PRESSURE IS 160 PSI, MULTIPLY THE ABOVE VALUES BY 160%.

CITY OF DOVER - PRECAST CONCRETE THRUST BLOCK & ANCHOR

NOT TO SCALE

Appendix B Page 11



NOTES:

1. FIRE HYDRANT TO BE EDDY 2641.
2. HYDRANT TO BE PAINTED RED.
3. HYDRANT SHALL OPEN LEFT.

CITY OF DOVER - HYDRANT

NOT TO SCALE

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NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REV PER TRC COMMENTS3 & P.B. SUBMIT	SJH	6-22-21

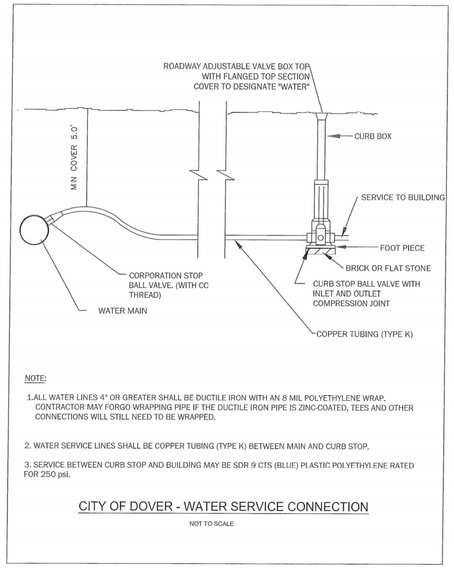
DATE: 5-7-21
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19018
FILE: SITE.DWG

DETAIL SHEET

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

13



NOTE:

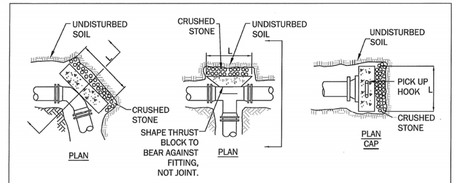
1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP. CONTRACTOR MAY FORGO WRAPPING PIPE IF THE DUCTILE IRON PIPE IS ZINC-COATED, TEES AND OTHER CONNECTIONS WILL STILL NEED TO BE WRAPPED.

2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.

3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE SDR 9 CTS (BLUE) PLASTIC POLYETHYLENE RATED FOR 250 psi.

CITY OF DOVER - WATER SERVICE CONNECTION

NOT TO SCALE



THRUST BLOCK SCHEDULE
MINIMUM BEARING AREA (SQUARE FEET)

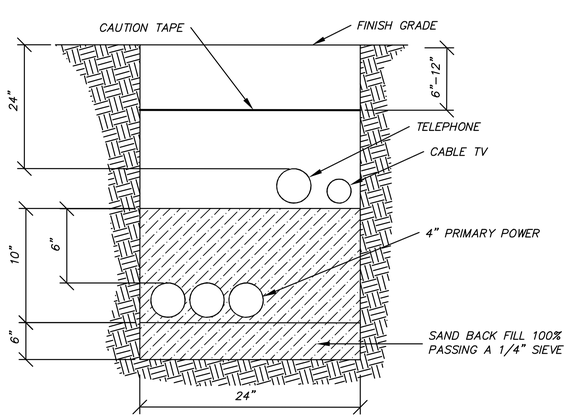
	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Tees, Caps, Plugs, & Tapping Sleeves	1.05	2.32	4.15	6.37	9.15	16.23
90 Degree Bends	1.48	3.29	5.86	9.01	12.93	22.96
45 Degree Bends	0.80	1.78	3.17	4.88	7.00	12.42
22-1/2 Degree Bends	0.41	0.91	1.62	2.49	3.57	6.33
11-1/4 Degree Bends	0.21	0.46	0.81	1.25	1.79	3.18

System Pressure: 100 psi
Safety Factor: 1.5
Soil Bearing Capacity: 2,000 psf

THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 100 PSI. IF THE SYSTEM PRESSURE IS ABOVE 100 PSI, INCREASE THE NOTED AREAS PROPORTIONAL TO THE ACTUAL SYSTEM PRESSURE. FOR EXAMPLE, IF THE ACTUAL SYSTEM PRESSURE IS 160 PSI, MULTIPLY THE ABOVE VALUES BY 160%.

CITY OF DOVER - PRECAST CONCRETE THRUST BLOCK & ANCHOR

NOT TO SCALE



1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
2. LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
3. FOR COMPLETE SPECIFICATIONS SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

UTILITY TRENCH

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P21-35

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

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DETAIL SHEET

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MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

OWNER:
SEBRING HOLDINGS, LLC
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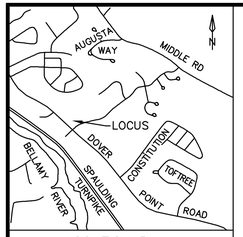
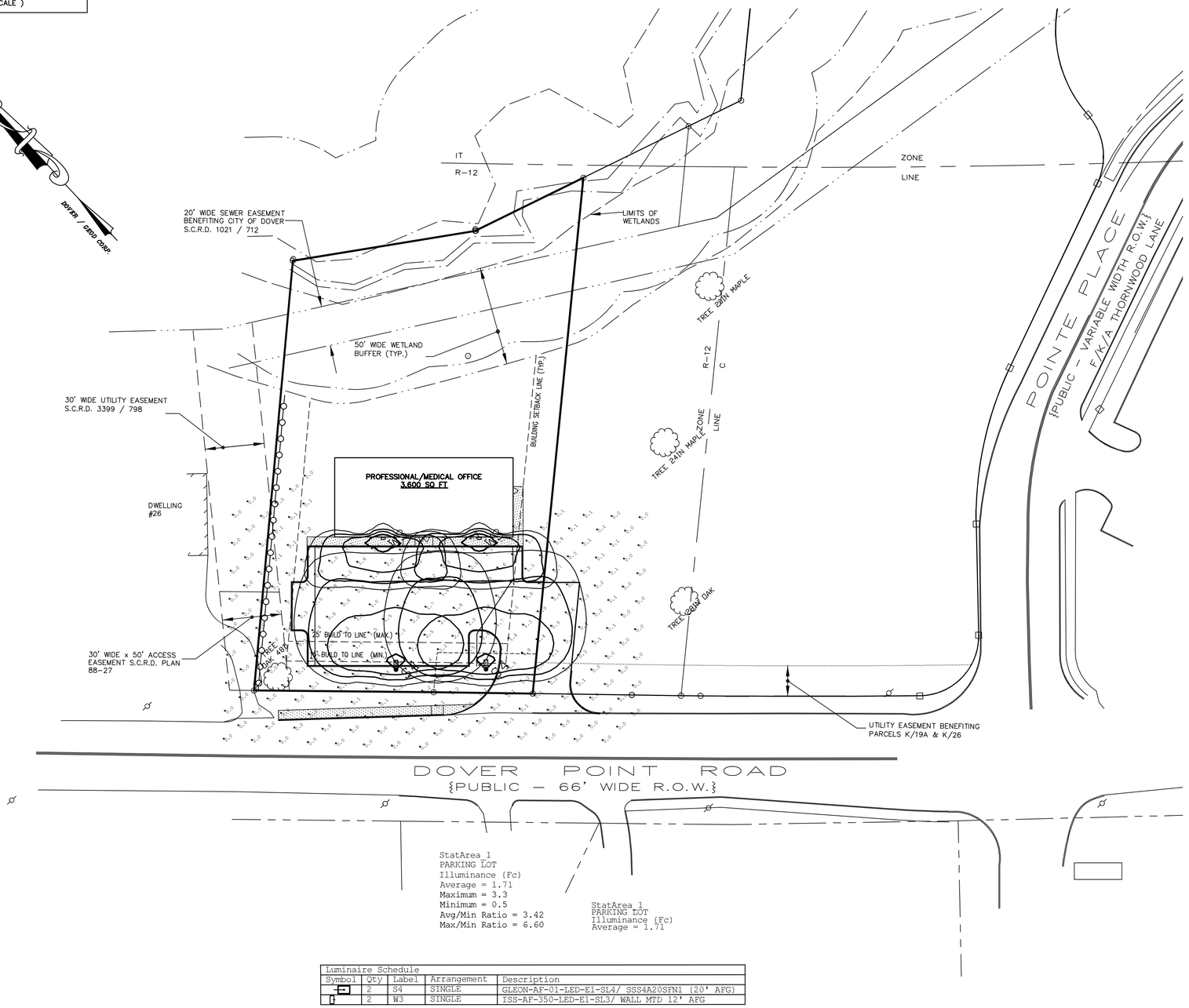


LOCATION PLAN
(NO SCALE)



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	S4	SINGLE	GLEON-AF-01-LED-E1-SL4/ SSS4A20SFN1 (20' AFG)
	2	W3	SINGLE	ISS-AP-350-LED-E1-SL3/ WALL MTD 12' AFG

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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LIGHTING PLAN

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

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Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Typical Applications

Outdoor • Wall Mount • Walkways

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications

Quick Facts

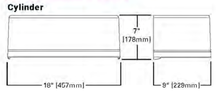
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

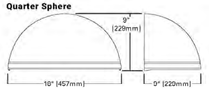
- Enlighted
- WaveLinx

Dimensional Details

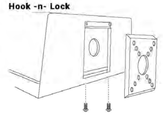
Cylinder



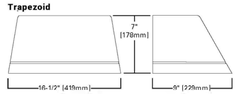
Quarter Sphere



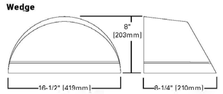
Hook -n- Lock



Trapezoid



Wedge



Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

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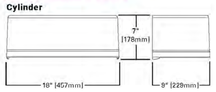

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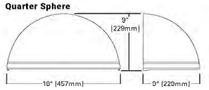
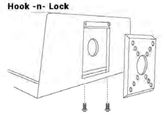
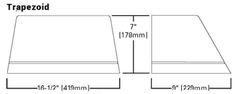


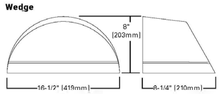
Hook -n- Lock



Trapezoid



Wedge



SSS SQUARE
STRAIGHT STEEL

Steel Poles

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. Learn more.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

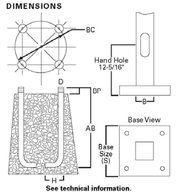
ORDERING INFORMATION

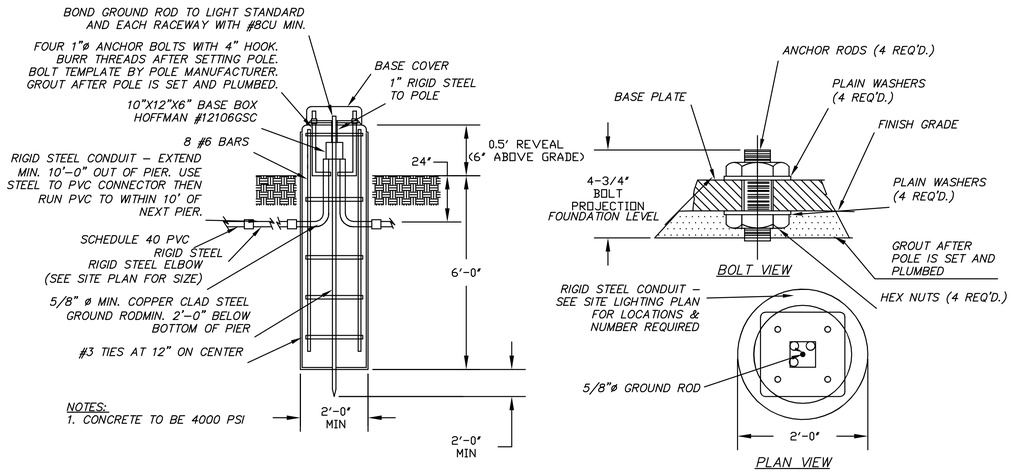
SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple[3] 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 2=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub[2] B=2/4" Tapped Hub[2] C=Convenience Outlet[4] E=GFCI Convenience Outlet[4] G=Ground Lug H=Additional Hand Hole[5] V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS





LIGHT POLE BASE

NOT TO SCALE

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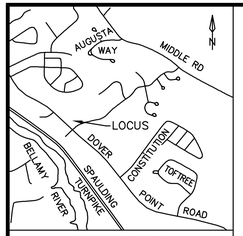
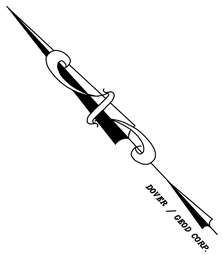
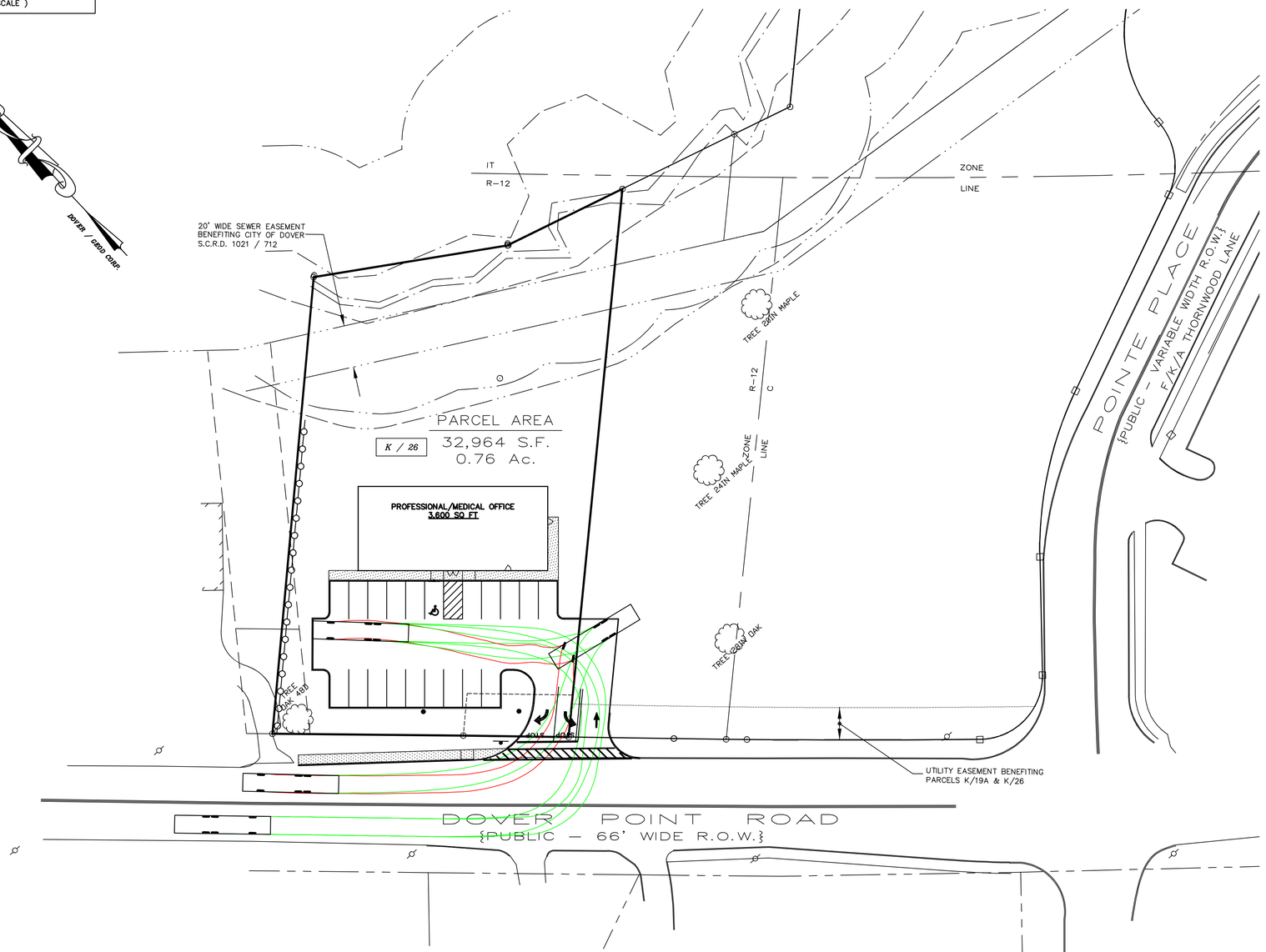
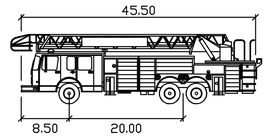


LOCATION PLAN
(NO SCALE)







Dover Ladder feet

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

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DOVER LADDER TRUCK MOVEMENT PLAN

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

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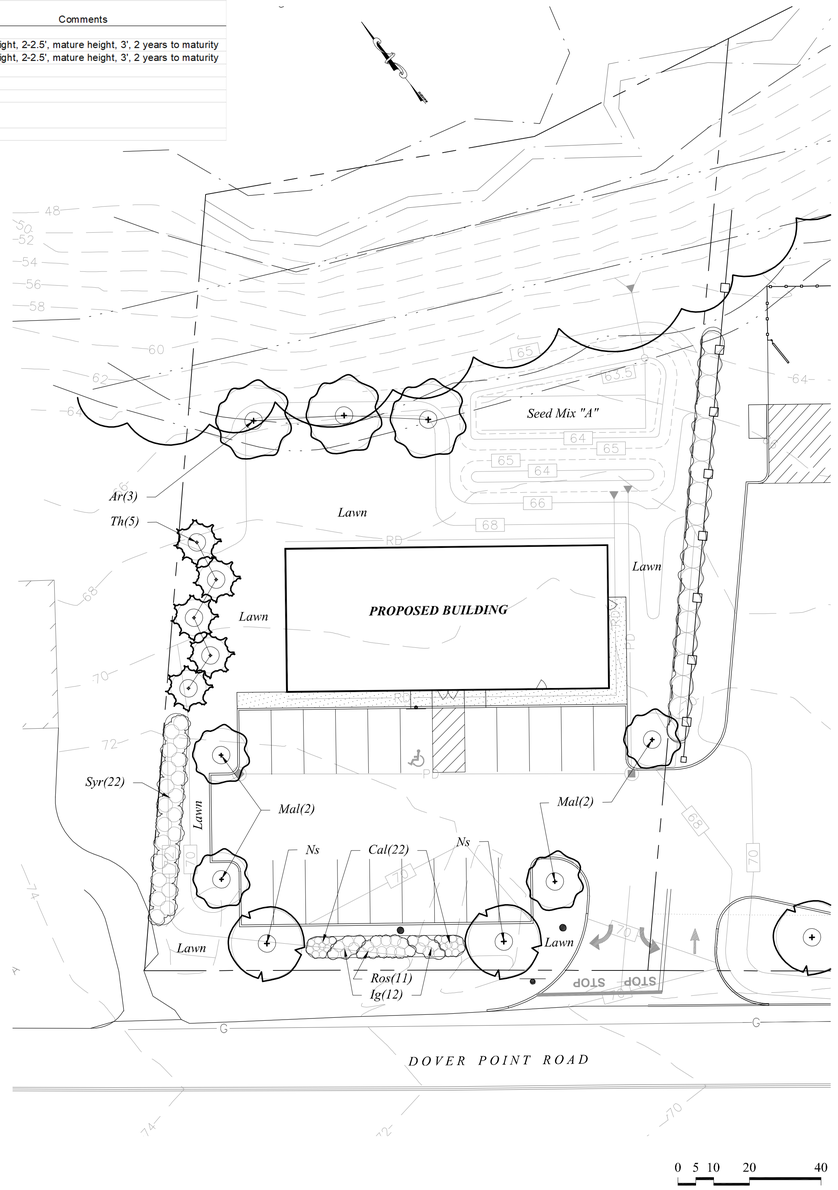
Plant List

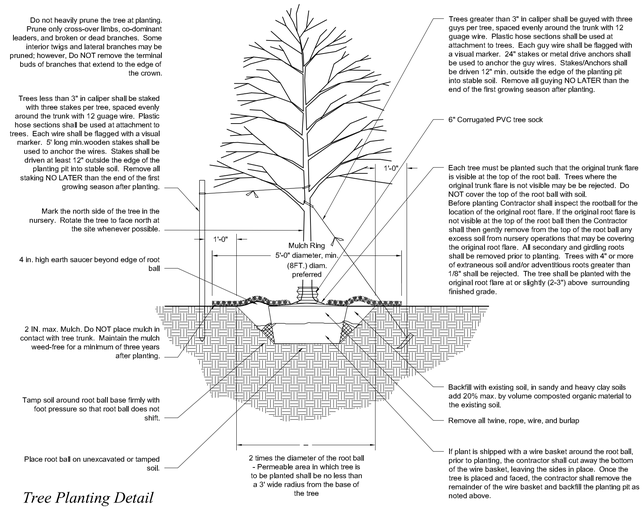
TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ar	*Acer rubrum 'October Glory'*	October Glory Red Maple	3	3-3.5" Cal	B&B
Mal	*Malus 'Prairefire'*	Prairefire Crabapple	4	3-3.5" Cal	B&B
Ns	*Nyssa Sylvatica*	Black Tupelo	2	3-3.5" Cal	B&B
Th	*Thuja plicata 'Green Giant'*	Green Giant Arborvitae	5	8-10' Ht	B&B

SHRUBS & PERENNIALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	22	3 gal	
Ig	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	12	5 gal	installed height, 2-2.5', mature height, 3', 2 years to maturity
Ros	*Rosa 'Double Knockout'*	Double Knockout Rose	11	3 gal	installed height, 2-2.5', mature height, 3', 2 years to maturity
Syr	*Syringa 'Bloomerang'*	Bloomerang Lilac	22	5 gal	
Seed Mix "A"	*50% New England Conservation/Wildlife Mix 50% New England Showy Wildflower Mix, by New England Wetland Plants, Inc.*				
Lawn Areas	Pennington Smart Seed Tall Fescue Blend				





Tree Planting Detail

Landscape Notes

1. Design is based on drawings by Civilworks New England and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with either of the following
    a. An underground sprinkling system
    b. An outside hose attachment within 150 feet
20. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
21. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
22. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
23. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
24. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
25. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
26. Landscape Architect is not responsible for the means and methods of the contractor.

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103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

~PERMIT PLAN~
NOT FOR CONSTRUCTION

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

NO.	REVISION	APP'D	DATE
2	PER TRC COMMENTS	VM	6.25.21
1	INITIAL SUBMISSION	VM	5.6.21

DESIGN BY: VM
DRAWN BY: VM
SCALE: 1"=20'
DATE: 5-6-21
PROJECT NO:19018
FILE: SITE.DWG

PLANNING FILE:

LANDSCAPE PLAN

OWNER:
SEBRING HOLDINGS, LLC
340 CENTRAL AVE, SUITE 202
DOVER, NH 03820

APPLICANT:
MIDDLETON CHIROPRACTIC
TAX MAP K, LOT 26
DOVER, NEW HAMPSHIRE

L-1

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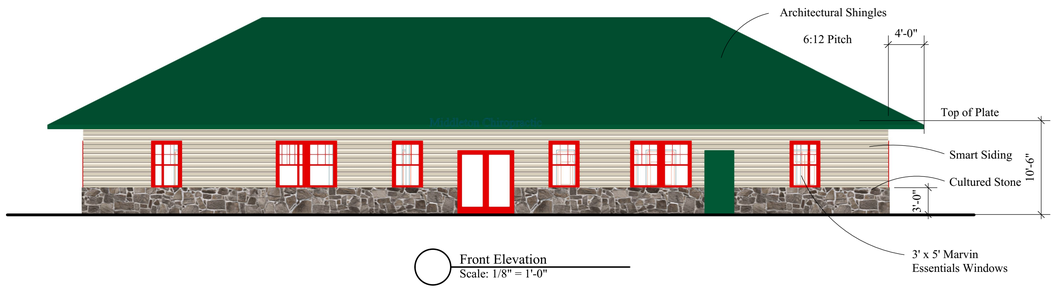
LANDSCAPE ARCHITECTURE
Since 1994 *reflecting your vision.*
103 Kent Place Newmarket New Hampshire Ph. 603-659-5949

Middleton Chiropractic

Streetscape - View from Dover Point Road

June 29, 2021



Front Elevation
Scale: 1/8" = 1'-0"

Rear Elevation
Scale: 1/8" = 1'-0"

Right Elevation
Scale: 1/8" = 1'-0"

Left Elevation
Scale: 1/8" = 1'-0"

Code Notes

Under Height and Area Tables, IBC 2009, we are allowed 9,000 SF for Type 5B construction and so fine at 3,600 Sf for 5B

Use Group is Business B

FAS is not required unless needed to monitor sprinkler (Reference Section 38.3.4 in 101, Section 907.2.2 in IBC).

Corridors are allowed to be unrated as the building will be served by one tenant (Reference Section 38.3.6 in 101 and Section 1020.1, Exception 4 in IBC).

Sprinklers not required.

LICENSED ARCHITECT
ANTHONY D.K. FALLON
No. 1849
THE STATE OF NEW HAMPSHIRE

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28 April 2021

Middleton Chiropractic
Dover Point Road
Dover, New Hampshire

Sketches & Elevations

A.01

Two Layers of 5/8" Firecode Gyp Board on Exterior Wall and Ceiling of Room 115 for Prescriptive One Hour Enclosure. 40 min. Per Layer of 5/8" Gyp Board.

90'-0"

7'-6" | 15'-2" | 9'-11" | 5'-10" | 35'-8" | 8'-5" | 7'-6"

A.04 A.05 A.06 A.07 A.08 A.09

1 A.03

10'-4 1/2" | 7'-3" | 10'-1" | 8'-2" | 8'-7" | 7'-0" | 2'-6" | 7'-0" | 9'-9" | 11'-9" | 10'-0 1/2"

6'-6" | 13'-6" | 13'-6" | 6'-6" | 40'-0"

A.03 A.02 A.01 A.10 A.11 A.12

Adjustment 101 12'-8 1/2" | 8'-5 1/2" **Storage 106** 106.1 | **Adjustment 104** 12'-8 1/2" | 14'-8 1/2" **Back Room 112** | 10'-8 3/4" **Melanie 120** | 8'-8 1/2" **Toilet 113** | **Toilet 114** | 114.1 **X Ray 116** | **Middy 117** | **Amy 118** 14'-8 1/2"

101.1 | 102.1 | 104.1 | 120.1 | 113.1 | 1'-10 1/2" | 3'-7 1/2" | 3'-7 1/2" | 3'-3" | 112.1 | 6'-0" | 116 | 117.1 | 4'-2 1/2" | 118.1 | 1'-10 1/2" | 109.1

ADA Water Fountain

Adjustment 102 12'-5" | 22'-1" | **Adjustment 105** 12'-5" | 111.1 | **Reception 111** | 3'-8" | 2'-10" High Counter. | 21'-6 3/4" | 2'-0" | 5'-3"

102.1 | 103.1 | 105.1 | 1'-10 1/2" | 5'-5" | 25'-3 1/2"

One Hour Rated Partition & Dropped Gyp/Wood Ceiling prescriptive with (2) layers, 40 minutes each of 5/8" firecode on inside of Room 115.

5'-4 1/2" | 4'-7 1/2" | 115.1 | 7'-5" | **Janitor & Mechanical 115** | 121.1 | **Exam 121** | 2'-5" | 123.1 | **Bookkeeper 123** | 8'-2" | 12'-11 1/2" | **Closet 122** 122.1 | 2'-5"

Hall 109 | 119.1 | **Doctors 119** | 20'-0 1/2" | 5'-0 1/2" | **Staff 124** 124.1 | 11'-10 1/2" | 15'-4 1/2"

ROF & Treatment 103 14'-10 1/2" | 9'-5 1/2" | 18'-9 1/2" | **Kids 107** | 14'-10 1/2" | **Waiting 108** | 22'-0" | 4'-2 1/2" | 110.2 | 12'-7 1/2" | 10'-9" | 9'-3" | 5'-5" | 109.2

7'-8 1/2" | 8'-5" | **Vesitbule 110** | 110.1

A.20 A.19 A.18 A.17 A.16 A.15 A.14 A.13

1 A.03

9'-4" | 13'-11" | 3'-5" | 9'-7" | 8'-9" | 8'-9" | 9'-1 1/2" | 3'-5" | 4'-9 1/2" | 9'-7" | 9'-4"

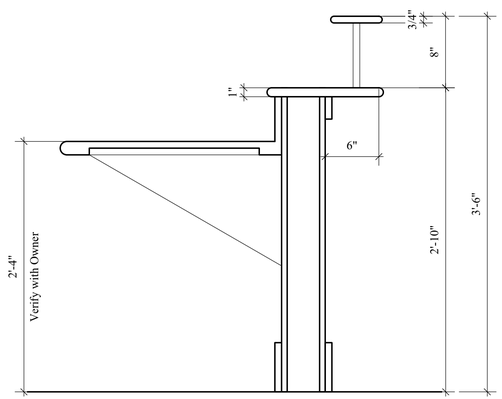
First Floor Plan
Scale: 1/4" = 1'-0"

Two Layers of 5/8" Firecode Gyp Board on Exterior Wall of Room 120 for Prescriptive One Hour Rated Support of One Hour Rated Ceiling in Room 115.

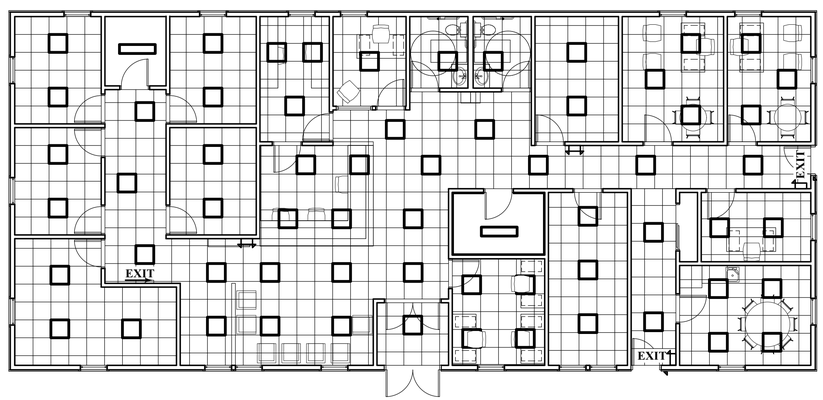
Window Schedule		
Label	Marvin Essential No.	Quantity
A	ESDH3050	20

All Doors and Windows Flashed in with Tyvek Tape per Manufacturer's Instructions.

Window Heads set at 8' above floor.



Reception Desk and Check Writing Stainds
Scale: 1 1/2" = 1'-0"



Reflected Ceiling Plan
Scale: 1/8" = 1'-0"

EXIT Illuminated Exit Sign

Emergency Light Pack

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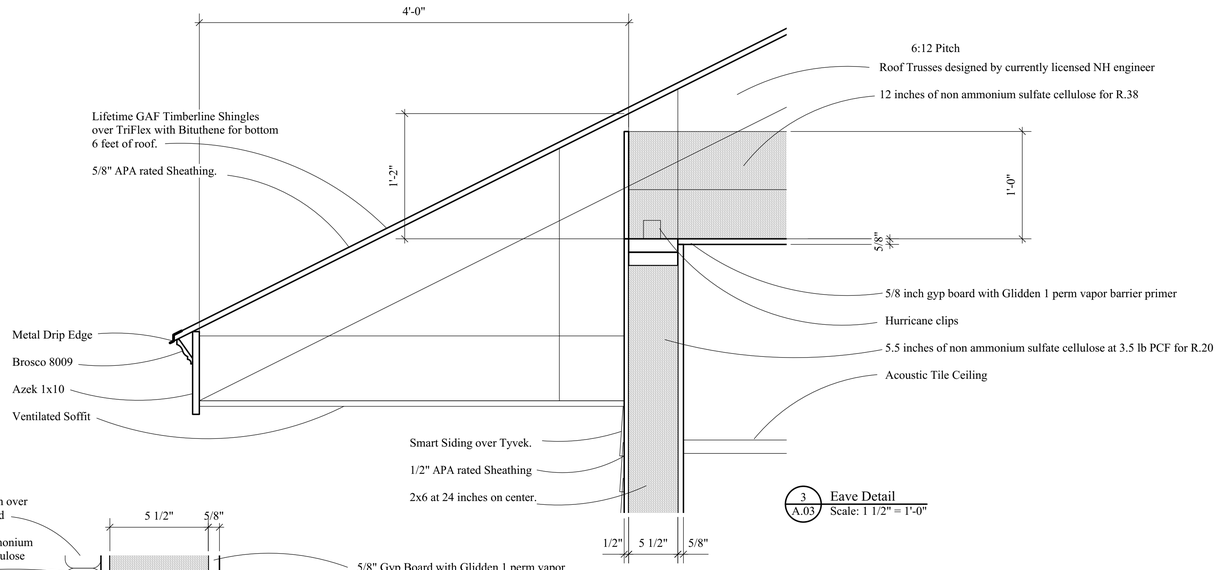
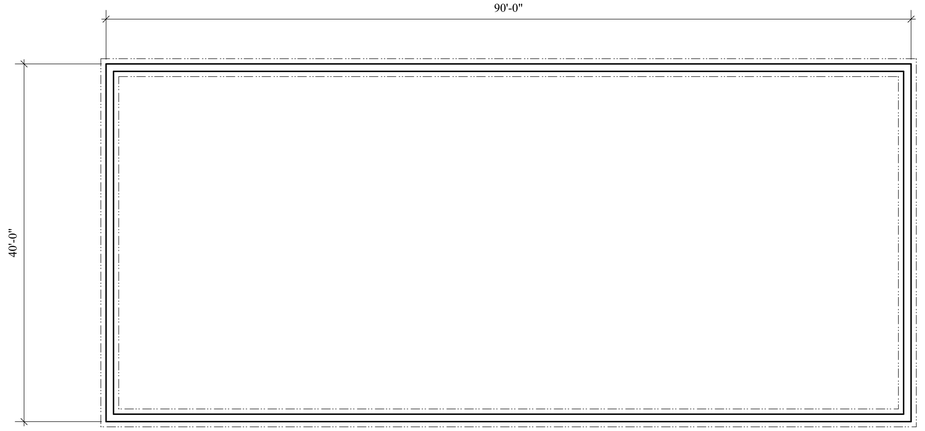
Ceiling & First Floor Plans

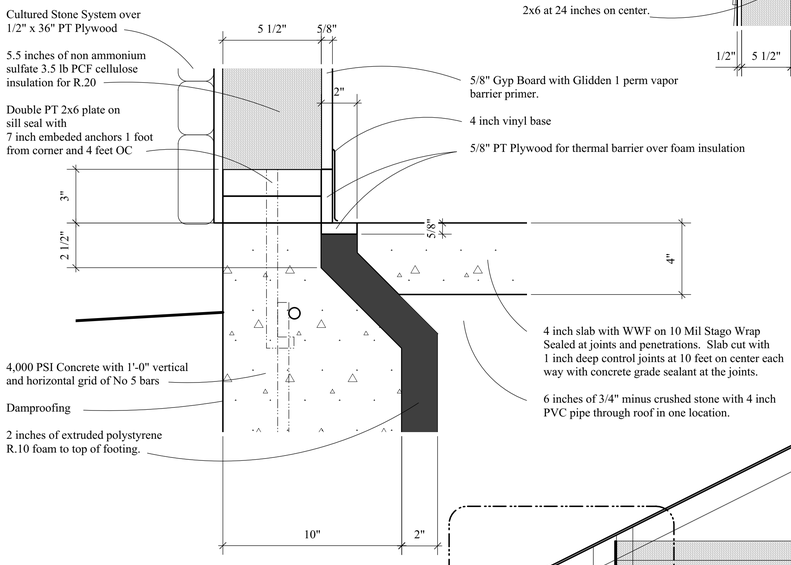
A.02



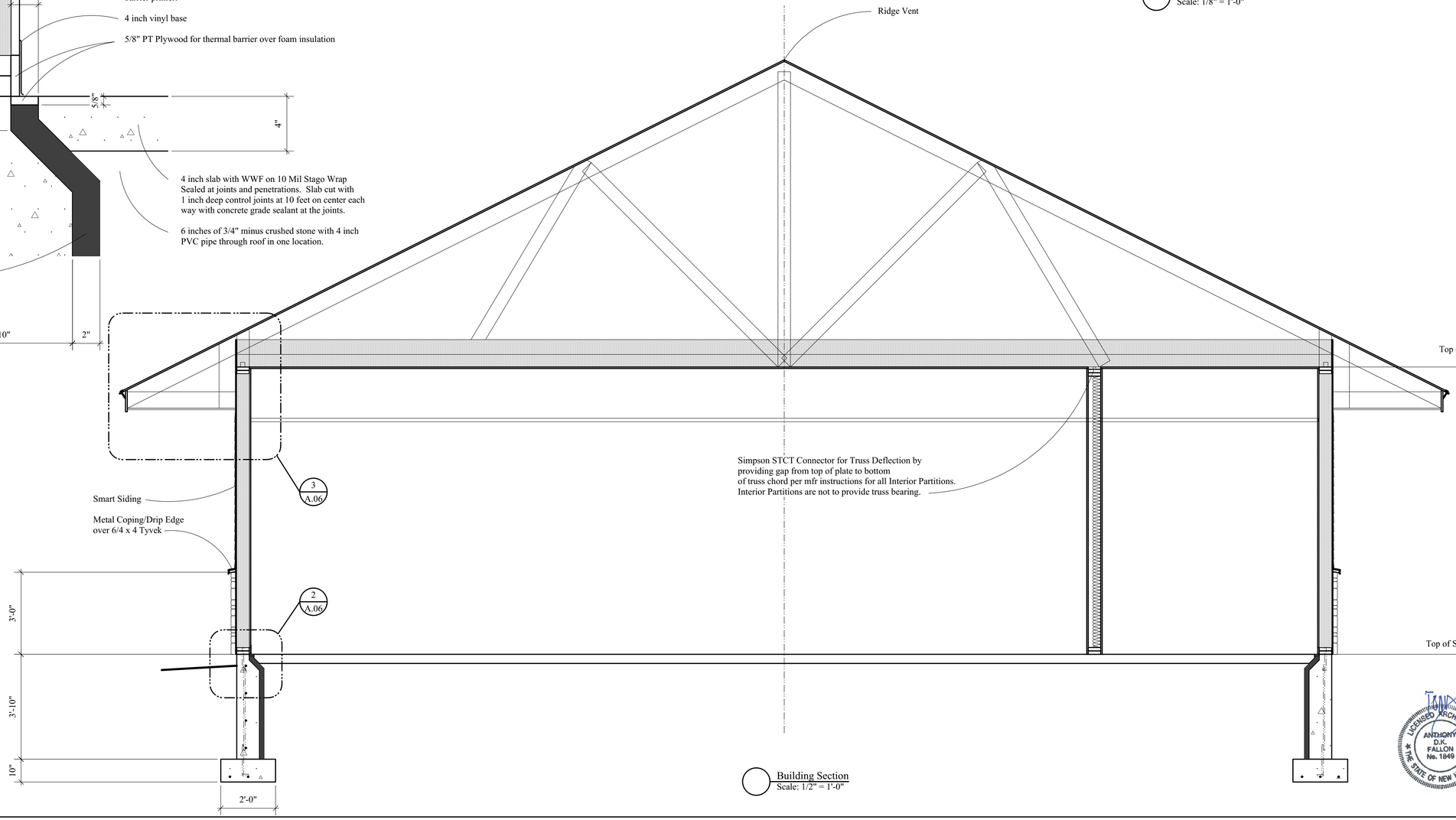
3 / A.03 Eave Detail
Scale: 1 1/2" = 1'-0"



Foundation Plan
Scale: 1/8" = 1'-0"



2 / A.03 Top of Foundation Detail
Scale: 3" = 1'-0"



Building Section
Scale: 1/2" = 1'-0"

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Section, Foundation Plan, & Details

A.03

Number	Size	Type	Leaf	Finish	Frame	Finish	Hardware Set	Fire Rating	Comments
101.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
102.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
103.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
104.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
105.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
106.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
109.1	3'x7'	Flush	Galv HM	Paint	Galv HM	Paint	2	Zero	Max U 0.45
109.2	3'x7'	Flush	Galv HM	Paint	Galv HM	Paint	2	Zero	Max U 0.45
110.1	(2) 3'x7'	Full Lite	Alum/Glass	Anodized	Alum	Anodized	3	Zero	Max U 0.77
110.2	(2) 3'x7'	Full Lite	Alum/Glass	Anodized	Alum	Anodized	4	Zero	Max U 0.77
111.1	3'x7'	Flush	Birch	Clear	HM	Paint	5	Zero	
112.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
113.1	3'x7'	Flush	Birch	Clear	HM	Paint	6	Zero	
114.1	3'x7'	Flush	Birch	Clear	HM	Paint	6	Zero	
115.1	3'x7'	Flush	HM	Paint	HM	Paint	7	60 Minutes	
116.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
117.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
118.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
119.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
120.1	3'x7'	Half Lite	Birch	Clear	HM	Paint	1	Zero	
121.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
122.1	5'x7'	Flush	Birch	Clear	Wood	Paint	8		
123.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	
124.1	3'x7'	Flush	Birch	Clear	HM	Paint	1	Zero	

HW Set 1

1.5 Hinges
1.0 ADA Leverset Office Function
1.0 Door Stop
3.0 Silencers

HW Set 2

1.5 Hinges
1.0 Schlage Mortise ADA Leverset L5493 (Ansi 20)
1.0 Closer
1.0 ADA Threshold
1.0 Weatherstripping
1.0 Door Bottom

HW Set 3

3.0 Hinges NRP
1.0 Closer
1.0 Closer/Operator with Paddles set to Power only when called for
2.0 Vertical Rod Panic Bars with Pulls
1.0 Cylinder
1.0 ADA Threshold
1.0 Weather Strip
1.0 Door Bottom

HW Set 3

3.0 Hinges NRP
1.0 Closer
1.0 Closer/Operator with Paddles set to Power only when called for
2.0 Vertical Rod Panic Bars with Pulls
1.0 ADA Threshold
1.0 Weather Strip
1.0 Door Bottom

HW Set 5

1.5 Hinges
1.0 ADA Leverset Passage Function
1.0 Door Stop
3.0 Silencers

HW Set 6

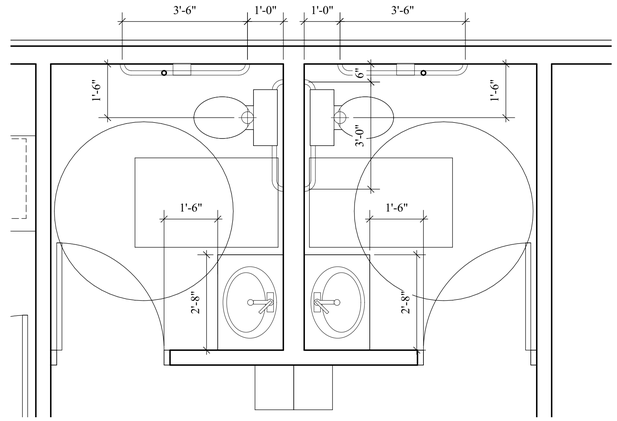
1.5 Hinges
1.0 ADA Leverset Privacy Function
1.0 Door Stop
3.0 Silencers

HW Set 7

1.5 Hinges
1.0 ADA Leverset Office Function
1.0 ADA Closer
3.0 Silencers

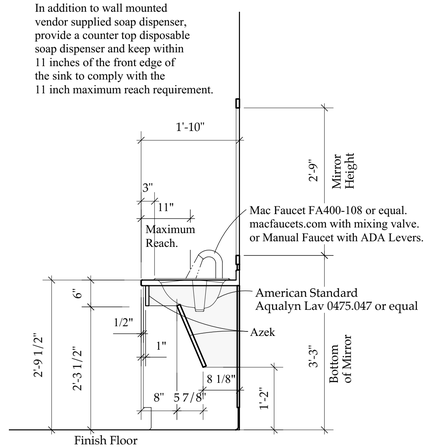
HW Set 8

Slider Door Kit

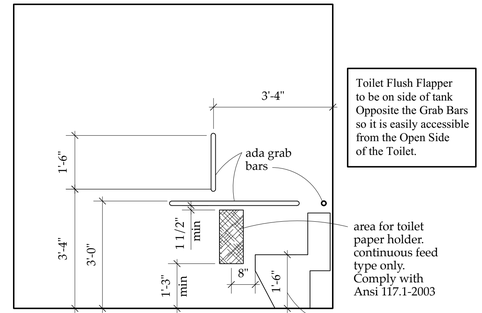


Toilet Plans
Scale: 1/2" = 1'-0"

In addition to wall mounted vendor supplied soap dispenser, provide a counter top disposable soap dispenser and keep within 11 inches of the front edge of the sink to comply with the 11 inch maximum reach requirement.



Side Elevation of Sink
Scale: 3/4" = 1'-0"



Toilet Flush Flapper to be on side of tank Opposite the Grab Bars so it is easily accessible from the Open Side of the Toilet.

Toilet Detail
Scale: 1/2" = 1'-0"

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