CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Revised

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, August 24, 2021**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 27, 2021 Regular Meeting Minutes

3. OLD BUSINESS

A. Public hearing and possible vote on amendments to Chapter 170 entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include changes to the wetland protection district, 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 170 entitled "Zoning Ordinance" of the code of the City of Dover. Amendments regarding Floodplain zoning*

4. NEW BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Edward Atkinson, Assessor's Map 10, Lot 31, zoned HR, located at 241 Washington Street. (Proposal is to allow construction of a deck 25' from the rear property line instead of 30'). *(P21-48)

B. Consideration and acceptance of a Conditional Use Permit for One First Street, LLC. Assessor's Map 6, Lot 20, zoned CBD-G, located at 1 First Street. (Proposal is to allow less than 80% of the façade to be windows for both the new building and existing building) *(P21-38)

C. Consideration and acceptance of a Site Review for One First Street, LLC., Assessor's Map 6, Lot 20, zoned CBD-General, located at 1 First Street. (Proposal is to renovate existing building for commercial space and 14 apartments as well as construct a new 4 story building with 44 apartments). *(P21-30)

D. Consideration and acceptance of a Conditional Use Permit for Equine Properties, LLC, Assessor's Map H, Lot 37A, zoned Commercial, located at 239 Knox Marsh Road. (Proposal is for a 64 unit residential development with the construction of a 1,350 foot long road and 99 parking spaces. The project proposes 10,699 square feet of wetland buffer impacts due to road side slopes and drainage facilities and 28.6% of impervious cover in a Secondary Groundwater Protection Zone, where 20% is allowed. *(P21-05)

E. Consideration and acceptance of a Site Review for Equine Properties, LLC., Assessor's Map H, Lot 37A, zoned Commercial, located at 239 Knox Marsh Road. (Proposal is to construct a private roadway to provide access to two (2) mixed use buildings, each building consisting of commercial space on the first floor with 26 residential units on the second and third floor & construct twelve (12) single family dwellings). *(P21-04)

F. Consideration and possible posting of amendments to Chapter 153 entitled "Site Review Regulations" regarding landscape/tree calipers. *

G. Consideration and possible posting of amendments to Chapter 157 entitled "Land Subdivision Regulations" regarding landscape/tree calipers.*

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, July 27, 2021**
Meeting Time:	**7:00 pm**

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

Vice Chair Hayley Harmon called the meeting to order at 7:00 p.m and noted that M. Speidel will sit tonight for G. Cruikshank.
The City of Dover has continued to be aware of the need to ensure the physical location of this meeting is frequently sanitized, and encourage those who wish to wear face masks do so. 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

June 22, 2021 Regular Meeting Minutes

Motion: F. Torr moved to approve the minutes as submitted. Seconded by D. Ciotti. 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 second of three public hearings that will be held on this item to hear public comment. No Board action will be taken tonight.

Public Hearing Opened
Dave Dupont, 24 Lisa Beth Cir spoke about the land between his neighborhood and the industrial area which has always been a green space with a brook, wetlands and wildlife. He believes these lots could be put in conservation as a buffer between the industrial and the neighborhood and the city wells.

No calls were received. An email from Nicholas Marchuk, 18 Cherrywood Dr in support of two-family units and encouraging the Board to consider reducing parking needs to encourage affordable housing. An email from Diane Stowell, 5 Old Littleworth noted the need to strengthen the wetlands ordinance.
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. This is the second public hearing and the board is able to take action tonight.

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

Motion: J. Kaspari moved to approve the amendments and update the site regulations. Seconded by T. Clark. Vote: 8-1 with D. White opposed.

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. This is the second public hearing and the board is able to take action tonight.

Public Hearing Opened
No calls were received. An email from Diane Stowell, 5 Old Littleworth, noted the need to strengthen land and wildlife protections.
Public Hearing Closed

Motion: T. Clark moved to approve the amendments. Seconded by D. White. Vote: U/A

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)

C. Parker explained the applicant is requesting to adjust the lot lines 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. Staff considers this application to be reducing the non-conformity.

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.

DRAFT

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

There will be two votes, the waiver and the lot line adjustment.

D. Ciotti recused himself from this item.

Gordon Clark, owner reviewed the application and project. The purpose is to expand the area in the back for storage. No buildings will go there, and it will be fenced in.

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

Public Hearing Opened
Elain Burns, 4 Ridge St was interested in more information about the zoning amendments. C. Parker offered to meet with her at a separate time.

No calls or emails were received.
Public Hearing Closed

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 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 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 157-17A(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.

Motion: T. Clark moved to approve the waiver with condition, as the request is consistent with the regulations. Seconded by D. White. Vote: U/A

STAFF RECOMMENDATION- Lot Line
C. Parker noted that the plan is consistent with 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. The Planning Department recommends that the Planning Board vote to approve the adjustment 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.

Motion: T. Clark moved to approve the Lot Line Adjustment plan, with Conditions, as it is consistent with the regulations. Seconded by F. Torr. Vote: U/A

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. Parker explained the applicant is requesting 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.

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.

There will be two votes, the waiver and the minor subdivision.

Kevin McEneaney, McEneaney Survey reviewed the application and project.

D. Ciotti asked about an adjacent lot. Mr. McEneaney explained the easements on that property.

K. Pimental asked about the waterline easement that is noted as undetermined location. Would that need to be determined prior to any development?
They have a general idea where it is, but it will be located prior to development.

Mr. McEneaney explained access points for D. Landry.

Motion: F. Torr moved to accept the applications and noted that this is not a development of regional impact. Seconded by T. Clark. Vote: U/A

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

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 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 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 157-27G (wetlands survey) and that the Board found the criteria of Chapter 157-51.A have been met.
2. Any future subdivision or development of the property will require any applicable wetland survey

Motion: D. Landry moved to approve the waiver with condition, as the request is consistent with the regulations. Seconded by D. White. Vote: U/A

STAFF RECOMMENDATION- Subdivision
C. Parker noted that the plan is consistent with Chapter 157-14 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 adjustment 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
    g. The owners' signatures for recording at Strafford County Registry of Deeds
    h. Planning File # P21-41
    i. Common Notes 23 & 33
    j. A note that any further subdivision requires following the requirements for a major subdivision.
    k. Any drainage easements on either portion of the land.
    l. Remove reference to Crosby Rd from the title block

Motion: T. Clark moved to approve the Minor Subdivision plan, with Conditions, as it is consistent with the regulations. Seconded by J. Kaspari. Vote: U/A

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)

C. Parker explained 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.

Kevin McEneaney noted he is a principle in this development, then reviewed the application and project. He itemized the improvements they have made in the public areas around the site. The cost of the infrastructure they have implemented far exceeds the $45,000 of impact fees they are asking for waiver from.

F. Torr asked if there will be signage indicating the public has access. The applicant is talking about that with City staff.

K. Pimental thought it's a strange location for a canoe launch but has heard there are not many options for river access in that area. The falls are very close, and he suggests signage indicating boaters need to go upstream from that launch.

D. Landry asked where the parking would be to unload canoes at the launch. Mr. McEneaney explained his vision of pulling onto First St to unload, then moving the vehicle to the train station parking area. D. Landry appreciates the thought, but also wants to make sure if they build the launch that it would be used.

The more he looks at the plan, D. Ciotti doesn't think a boat launch is appropriate so close to the falls. Perhaps an iron fenced landing area to fish from would make more sense. There will be a boat launch at the new waterfront so maybe the recreation fee can go towards the boat launch at the waterfront.

C. Parker clarified that the improvements could take place on another property. K. Pimental also pointed out the Riverwalk across the river from there could use some improvement as well.

Motion: F. Torr moved to accept the applications and noted that this is not a development of regional impact. Seconded by T. Clark. Vote: U/A

DRAFT

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

STAFF RECOMMENDATION
C. Parker noted that the plan is consistent with 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 has paid the school and fire impact fees.

The Planning Department recommends the Planning Board vote to approve the waiver for Police and table the Recreation impact fees until further notice.

Motion: D. Ciotti moved to approve the waiver for Police, as it is consistent with the regulations and table the waiver for Recreation. Seconded by J. Kaspari. Vote: U/A

The Vice Chair noted that items 4D and E will be heard together.

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)

C. Parker explained the applicant 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.

The request for a Conditional Use Permit is 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.

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.

There will be three votes, the CUP, the waiver and the site plan.

Jim Schutte, Bruton & Berube explained the applications and how all four applications are related and are being presented tonight. Each application has a request for CUP relating to the buffer impacts. He explained the waiver requests.

Steve Haight, Civilworks, New England reviewed the application and project. He gave background of the project and the timeline of the process over the past several years of the project going through City reviews. The hours of operation are 24 hours a day, 7 days a week which has been discussed at all previous approvals.

D. Landry is in favor of the shared driveway. He prefers a round-about option. Does the placement of the curb cut impact having a traffic light vs a round-about? C. Parker noted staff prefers a round-about to keep the traffic moving slowly rather than having the traffic stack in that area.

D. Landry asked for more detail about the electric vehicle station. S. Haight noted it would be a single pedestal which could service two vehicles. It would also be a fast-charging unit.

K. Pimental asked for more information about the rain garden drainage. Are there systems that are designed for gas stations due to the extra fluids that are involved? Mr. Haight noted yes, there is a rain garden and extended detention pond. It's designed so nothing goes into the pond before being filtered.

J. Kaspari asked for more detail about the location of the EV station. Mr. Haight addressed the question.

Motion: F. Torr moved to accept the applications and noted that this is not a development of regional impact. Seconded by T. Clark. Vote: U/A

Public Hearing Opened
Kristina Wayne, 26 Dover Point Rd discussed her health concerns about the gas station being located so close to her home.

Liz Bratter, 177 Bartlett Street, Portsmouth, owner of 16 St John St, does not want the board to approve the 3rd waiver to place the driveway within 125 feet of the intersection. The driveway proposed on Dover Point Rd will defeat the purpose of the traffic controls. People will make a left before the light/ round-about and block up the road. If the waiver is granted, she asks that the Dover Point driveway be right-turn only when coming out of the gas station.

Chris Wayne, 26 Dover Point Rd is concerned about the traffic back-up in front of his home, health concerns about the gas station, the hours discussed before were that it would be closed at 10pm. He believes the special exception was granted under false pretenses that the lot next door would remain residential. Why are we building gas stations when in the next 30 years vehicles will be electric?

Cynthia Walter 22 West Concord St would like the project paused. The 24/7 hours is a big difference. Another gas station is not needed. The stream is so stressed there because of the development already in

the area. A full assessment of Varney Creek should be done. She agrees that the neighbors would be inhaling benzine which is not safe.

Marilyn Follansbee, 25 Dover Point Rd spoke against the project. She has been vocal against this project before. Another gas station is not needed. The applicant clearly doesn't care if they get a location in Dover because they haven't gone forward with the project before. It will cause traffic issues. The convenience store could be helpful to those at Point Place, but the gas station is not needed.

Chris Nowack, 15 Littleworth Rd works in the oil and gas industry and appreciates the opposition. He doesn't think the gas station is needed, but asked the board to look at the 24/7 hours and how crime might increase.

No calls were received.
Emails were received from:
Cora Quisumbing-King, 40 Sandpiper
Richard Spence, 8 Madelyn
Bill Baber, 5 Gerry's
Liz Bratter, 77 Spur
Debbie & Charlie Reed, 40 Dover Point
Robert Paolini, 31 Dover Point
Public Hearing Closed

C. Parker addressed public comment. There is no guidance in the regulations about hours of operation unless it's a drive-thru. That can be looked at- but wouldn't affect this application.

S. Haight addressed public comment. He noted the next project the board is going to review is predicated on the proposed shared driveway location. The traffic has been reviewed and that's why the entrances/exits have been designed as it is. That entrance from Dover Point acts as full access to the medical building. If that is removed, a separate entrance would be needed in front of that building with rights and lefts in and out and it would be much closer the residential home next door.
There are state and federal standards for ground water that will be met for the gas to be allowed on site.

Kim Hazvartian, traffic engineer for the applicant noted it's a classic and clean design.

D. Ciotti asked if they looked at an option of a separate entrance for the medical building with one in and one out lane and how that would affect traffic. Mr. Haight said they did look at that option with staff. C. Parker noted it seemed to create conflicts with having the two separate driveways so close together.

C. Parker explained the process and status of the traffic control device and reiterated that the board does not have authority to decide which option is chosen. It's being worked on with staff and DOT and the townhouse developers.

J. Kaspari asked if the applicant would consider a 10pm or 12am close of business to be considerate of the neighbors. Mr. Haight said he can ask Circle K who is the convenience store owner.

J. Kaspari noted he is an atmospheric chemist and validated the abutters concerns about the fumes from the gas station. He noted that the City looks at ground water standards, but perhaps in the future the atmospheric conditions should also be evaluated.

K. Pimental noted some electric charging station times and miles gained from a fast charge.
D. Landry asked why it's not a good idea to have the access to both businesses off Dover Point and then the customer chooses which business they go to? That will get the traffic off the main road and is a common solution.
Mr. Haight noted they looked at it and the grade drops off at the back of the property and there is a sewer easement back there and would also cause more impact. There's no room to do a loop access road.

STAFF RECOMMENDATION - CUP:
C. Parker noted 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.

The Planning Department recommends the Planning Board 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.

Motion: D. White moved to approve the Conditional Use Permit with condition, as the request is consistent with the regulations. Seconded by D. Ciotti. Vote: 7-2 with Kaspari and Landry opposed.

STAFF RECOMMENDATION- Waivers:
C.Parker noted that 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.

Condition to Be Met Prior to Signing of Plans:

1. Update waiver note and indicate 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.

Motion: D. White moved to approve the waiver with condition, as the request is consistent with the regulations. He further noted his approval is because both lots are working together to make one entrance. Seconded by M. Speidel Vote: 5-4 with Landry, Kaspari, Ciotti, Torr opposed.

STAFF RECOMMENDATION- Site Plan
C. Parker noted that the plan is consistent with 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. The Planning Department recommends that the Planning Board vote to approve the adjustment with the following conditions:

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 including a 3-foot buffer along the front.
    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 constructed or approved, 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.

Motion: D. White moved to approve the Site Plan, with Conditions, as it is consistent with the regulations. Seconded by D. Ciotti.

The board discussed and clarified the conditions and the entrance/exit during construction.
D. Landry made clear he likes the shared driveway, but does not like the distance of the driveway from the intersection. He is concerned about the environmental impact to the brook as well.
Vote: 6-3 with Landry, Torr, Ciotti opposed.

The Vice Chair noted that items 4F and G will be heard together.

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)

C. Parker explained the applicant 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.

The requested Conditional Use Permit is 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.

In reviewing the application, in conjunction with not only items 4D and E 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.

The request for a Conditional Use Permit is 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.

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.

There will be three votes, the CUP, the waiver and the site plan.

Steve Haight, Civilworks, New England reviewed the application and project. He noted the grading on the site brings the driveway lower than Dover Point rd so there will be a landscaped buffer there along the road. All runoff is captured in subsurface drainage.

Motion: J. Kaspari 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
Marilyn Follansbee, 25 Dover Point Rd asked for clarification on the location of the properties.

Elizabeth Bratter, 177 Bartlett Street, Portsmouth, owner of 16 St John Street, asked for clarification about the shared driveway. She thinks the medical building should have its own driveway closer to the residential home.

Cynthia Walter 22 West Concord St is concerned about the wetland area. The CUP should be for projects that are needed and a gas station is not needed. The wetland should have stringent controls protecting it. The land is so steep it will get runoff. She is concerned that someone has mowed the area. The area should be studied and the improvements should be pulled away from the stream. Lysimeters can be put in the ground to collect percolation of substances to determine if the raingardens are working or not.

No calls or emails were received.
Public Hearing Closed

C. Parker addressed public comment.

STAFF RECOMMENDATION - CUP:
C. Parker noted 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. The proposal was approved by the Conservation Commission with no conditions.

The Planning Department recommends the Planning Board vote to approve the Conditional Use Permit with the following condition, as the plans meet the standards outlined:

1. Site plan P21-35 is approved.

J. Kaspari asked Mr. Haight to speak to the lysimeter and if he's used them before. He knows what they are, but they have not been used on this site. The raingardens efficiencies are captured by the state AOT standards.
Motion: T. Clark moved to approve the Conditional Use Permit with condition, as the request is consistent with the regulations. Seconded by D. White. Vote: 8-1 with Landry opposed

STAFF RECOMMENDATION- Waivers:
C.Parker noted that 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.

Condition to Be Met Prior to Signing of Plans:

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.

Motion: F. Torr moved to approve the waiver with condition, as the request is consistent with the regulations. Seconded by D. White. Vote: U/A

STAFF RECOMMENDATION- Site Plan
C. Parker noted that the plan is consistent with 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. The Planning Department recommends that the Planning Board vote to approve the site with the following conditions:

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.

Motion: D. White moved to approve the Site Plan, with Conditions, as it is consistent with the regulations. Seconded by T. Clark. Vote: 8-1 with Landry opposed

5. STAFF COMMENTS

- C. Parker updated the Board on:
  - the latest TRC: 13 house subdivision on Sixth Street, a multi-family project on Cataract Avenue, and a 6 unit building on Whittier Street
- Interviews are underway for the Resiliency Coordinator
- Question about which Board members want paper copies.
- Successful sign sweep last week
- CWDAC has the final site plans for the waterfront and will be considering approving the design at its August meeting. They will then be provided to the TRC for review.

6. MEMBER COMMENTS

- D. Landry noted the CWDAC meetings are available and are interesting to listen to. A lot has changed along the way.
- K. Pimental noted his difficulty with the cases tonight that were linked and wondered how common that is to have multiple properties presenting applications together. The board discussed tonight's meeting and the cases they heard.

7. ADJOURNMENT

Motion: T. Clark made a motion to adjourn at 10:36 p.m. Seconded by D. White.

DRAFT

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-48

Application Type:	Conditional Use Permit
Applicant(s):	Edward Atkinson
Owner(s):	Edward Atkinson Trustee
Location:	241 Washington St. (Tax Map 10, Lot 31)
Meeting Date:	August 24, 2021

INTENT: To build a deck in the rear yard 25' from rear property line instead of 30'. In the HR, these dimensional requests can be permitted via a CUP rather than a variance.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 0.09 acres

ZONING DISTRICT: HR

EXISTING LAND USE: Residential

PROPOSED LAND USE: Same

SURROUNDING LAND USE: Residential Commercial, mixed use

ZBA ACTION: None

ATTACHMENTS: Application materials and 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 Setback Relief

WAIVER(S) REQUESTED: None

Summary of Request and Background
The applicant is requesting a Conditional Use Permit to allow a deck to be built 25' from the rear property line instead of 30' as required.

The Board may notice the typical HR side setbacks would not be met by the proposed deck but staff feels that since the new deck would be further from the side property lines than the existing house that relief wasn't necessary. If the property did not slope the way it does and the deck could be built on the ground, setbacks would not need to be met.

Consistency with Land Use Regulations
The Heritage Residential table requires a 30' rear setback unless the Planning Board grants a CUP. In other districts, relief is reviewed by the Zoning Board of Adjustment.

Chapter 170-20-B(1)of the City Code states that conditional use approval for relief from the standards may be granted by the Planning Board provided that the proposed project complies with the following standards:

(a) That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
(e) That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
(f) That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.
(g) That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.
(h) That the preservation and renewal of historic BUILDINGs shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use

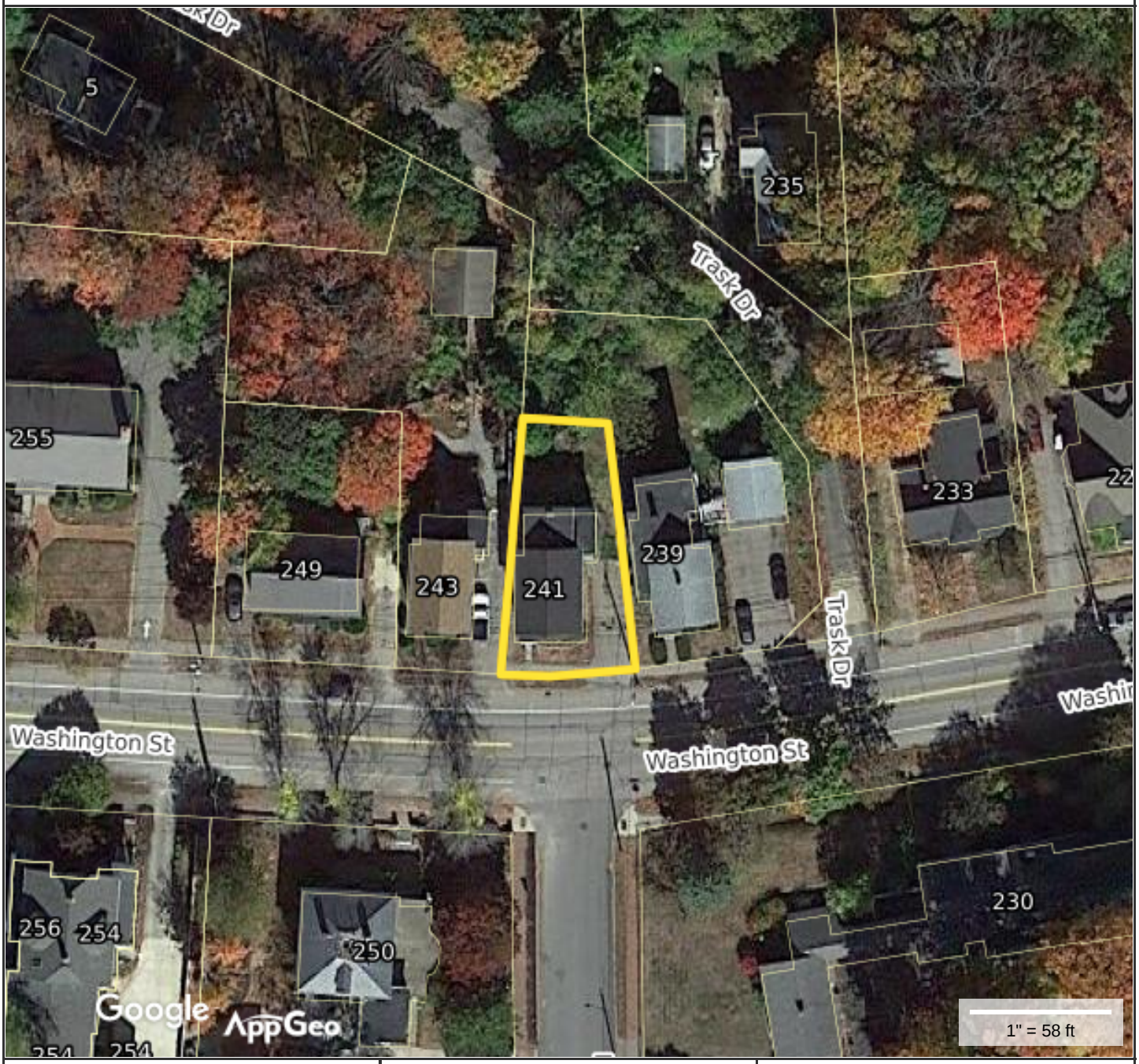
Considering the justification provided in the applicant's narrative, the Conditional Use Permit request meets these requirements.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board accept the applications, open the public hearing, and vote to grant the Conditional Use Permit with the following condition:

Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

241 Washington Street



Property Information

Property ID	10031-000000
Location	241 WASHINGTON ST
Owner	ATKINSON EDWARD P TRUSTEE
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
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

RECEIVED
Planning Office
JUL 23 2021
Dover, New Hampshire

Office Use Only	Project #:	P21-48	Date Received:	
	Amount Paid:	CK# 3009 346.00	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Edward Atkinson Telephone # 617-568-2867

Address of Applicant: 241 Washington Street

E-Mail Address: epatkinson@aol.com

Name of Property Owner (if different from applicant): N.A. Telephone #

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # 10 Lot(s) # 10-31-0-0

Address of Property: 241 Washington Street

Zoning District(s) HR Overlay District(s) none

Existing Use of Property: Single family 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:

Addition of 10'x20' deck to rear of house. Proposed deck is not within setback limits. It would be 7' above ground level.

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

Name of Professional That Prepared Plans: prepared by owner (Edward Atkinson)

Address 241 Washington Street Dover NH Telephone #: 617-568-2867

Professional License #: none E-mail address: Epatkinson@aol.com

SIGNATURES

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

Signature of Property Owner: _____ Date: 7/22/21

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.

Signature of Property Owner: _____ Date: 7/22/21

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
10	10-31-0-0	Edward Atkinson	241 Washington Street, Dover NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

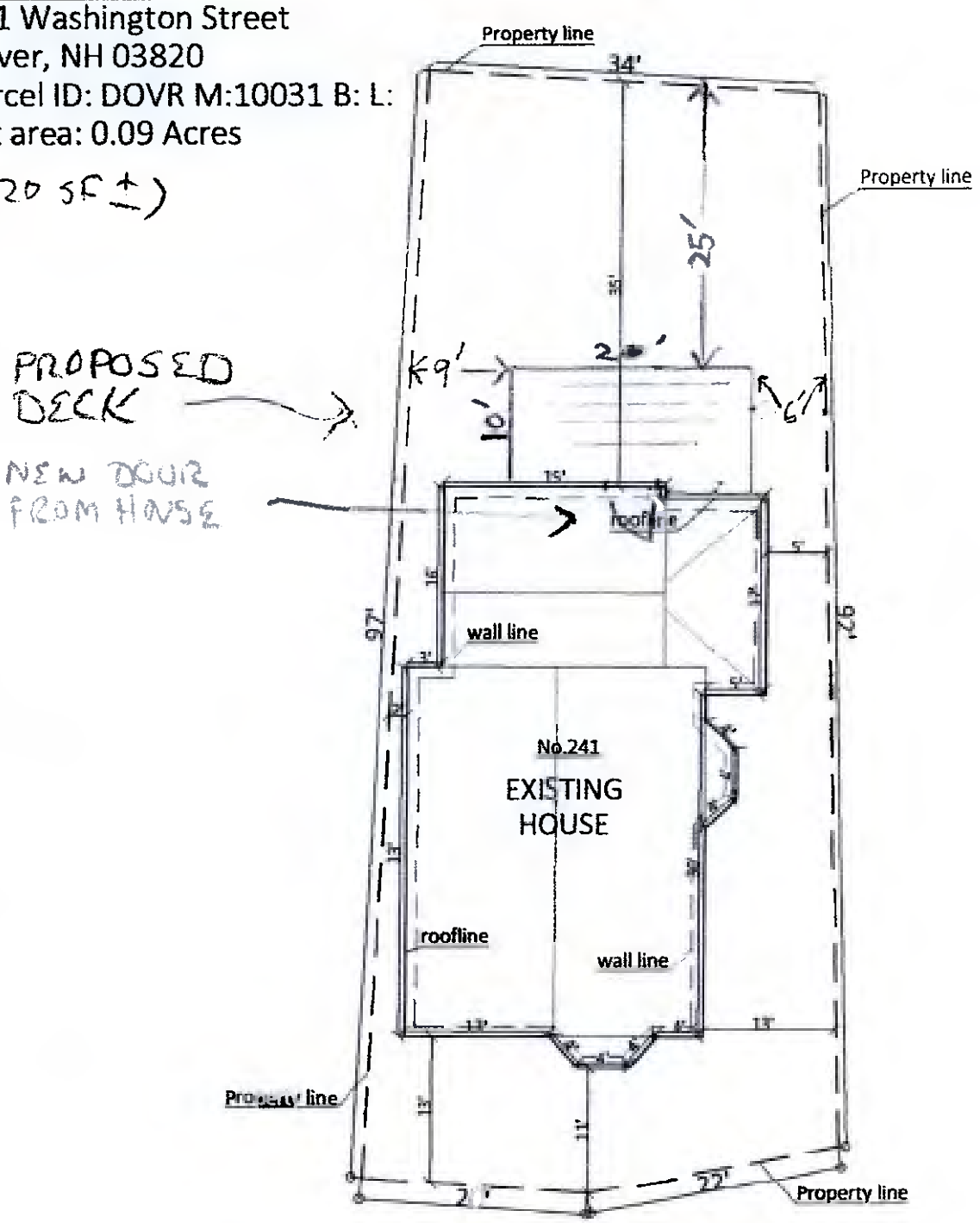
NAME	COMPANY	MAILING ADDRESS

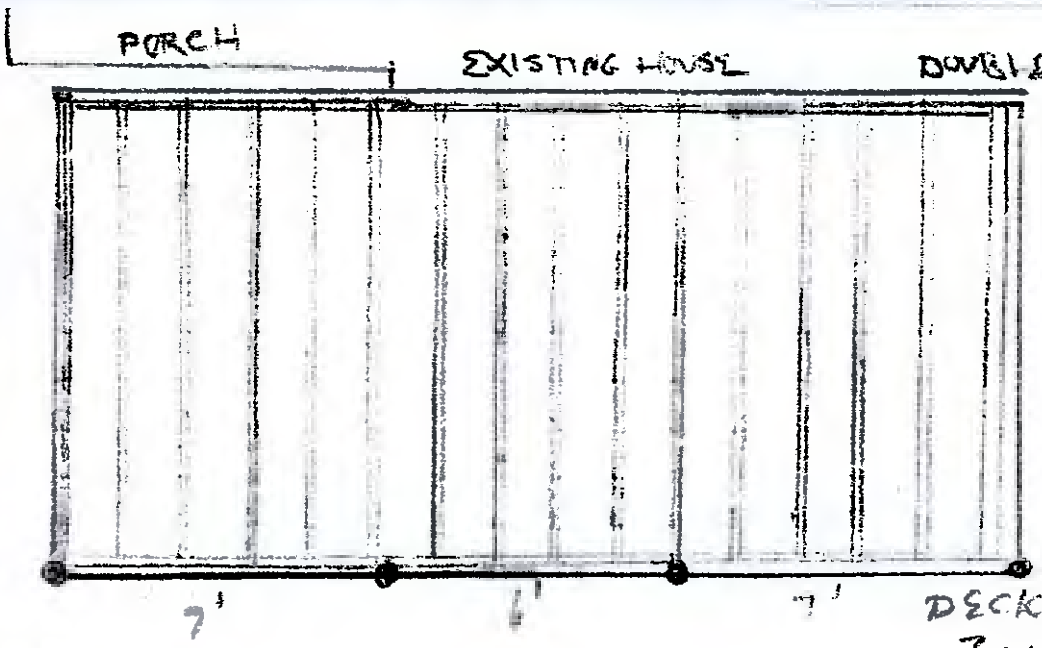
Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

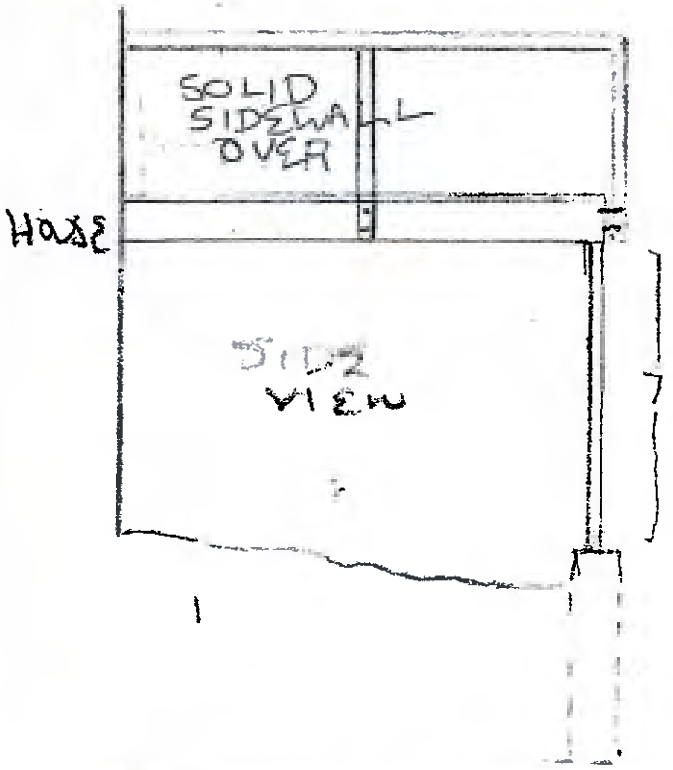
SITE PLAN

241 Washington Street
Dover, NH 03820
Parcel ID: DOVR M:10031 B: L:
Lot area: 0.09 Acres
(3920 SF ±)





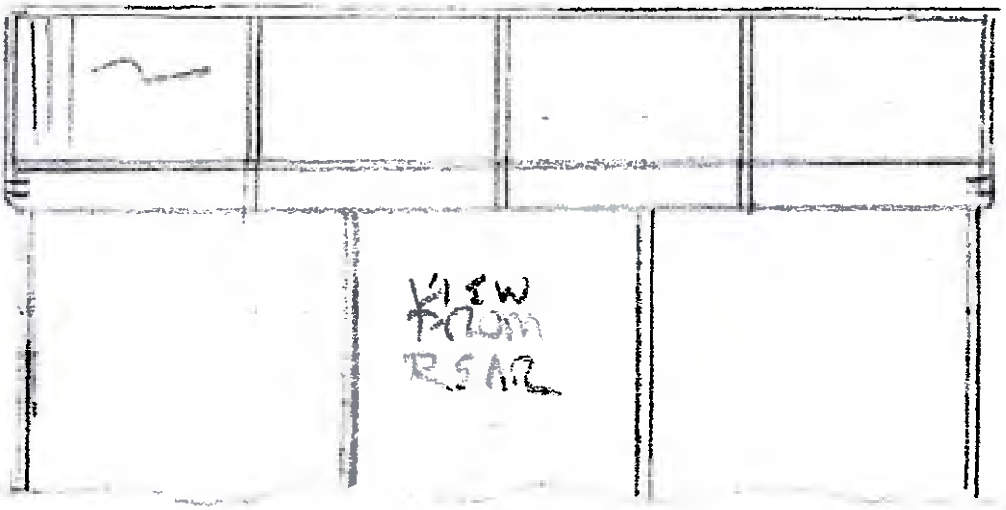
ALL FRAMING 2×10 PT
ALL POSTS 4×4
JOISTS BY JOIST HANGERS
DECKING MATERIAL 3/4" TREX



RAILING SUPPORTS EVERY 6'
DOUBLE BOLTED ½ BOLTS
SOLID SIDEWALL TO MATCH EXISTING TRIM

ALL 12' DIA CONCRETE FOOTINGS 4' BELOW GRADE

FRAMING PLAN PROPOSED DECK 241 WASHINGTON ST, DOVER



BALUSTERS EVERY 4"

Conditional Use Permit Application for 241 Washington Street, Dover

As the homeowner, I propose to construct a deck 20' wide and 10' deep off the rear of 241 Washington Street, that would be 7' above ground level, opening off the first floor of the home. If the ground level did not slope downward from the front of the home, such a deck would not require a building permit. However, as proposed, the deck does not meet the setback requirements of its lot.

The purpose of the deck is to improve the usability of a now-restored home in the Heritage Residential District, for outdoor dining and enjoyment. The design of the deck will extend existing elements of a small side porch on the east side of the home, and will have minimal impact on its appearance. It will not be visible at all on the west side of the home. On the accompanying photo, I have shown in white the maximum portion of the deck that would be visible from a point on the sidewalk on the east side. Before moving to Dover, my wife and I have renovated historic properties in the Beacon Hill landmark district of downtown Boston, and in the Historic Design Overlay district of East Boston. The proposed deck is designed with those standards in mind, in that it may only be seen from a public way by looking through private land.

With respect to the specific standards for a conditional use permit:

Zoning Chapter 170-20-B.1
B. Conditional Use Permit
(1) Conditional use approval for relief from the standards herein may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:
(a) That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.

Not applicable.

(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

Not applicable

(c) That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.

The deck will meet building code safety standards.

(d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.

The deck will reflect existing design.

(e) That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

Not applicable

(f) That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.

Not applicable

(g) That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.

Not applicable

(h) That the preservation and renewal of historic BUILDINGs shall be facilitated.

The design will update a recently restored historic home.

(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use.

Decks, generally, are a contemporary use adaptable to older structures.

P21-48 **241 Washington Street**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
10028-000000	255 WASHINGTON ST	RCD OF DOVER LLC		255 WASHINGTON ST	DOVER	NH	03820
10029-000000	249 WASHINGTON ST	PERRON JEFFREY S &	LAPORTE SUZANNE M	249 WASHINGTON ST	DOVER	NH	03820
10029-A00000	243 245 WASHINGTON ST	MITCHELL JONATHAN R		243 WASHINGTON ST	DOVER	NH	03820
10030-000000	5 TRASK DR	SCHNEIDER FREDERICK C &	CALTABIANO-SCHNEIDER ELAINE	5 TRASK DR	DOVER	NH	03820
10032-000000	239 WASHINGTON ST	ROBINSON MICHAEL G		239 WASHINGTON STREET	DOVER	NH	03820
10032-001000	WASHINGTON ST	ROBINSON MICHAEL G		239 WASHINGTON STREET	DOVER	NH	03820
10033-000000	235 WASHINGTON ST	DRAKE MARJORIE A		235 WASHINGTON ST	DOVER	NH	03820
10035-000000	233 WASHINGTON ST	MEIKLE DAVID T & HOWARD JUDITH H TRUSTEE	MEIKLE DAVID AND HOWARD JUDITH REV TRUST	80 BURKITT ST	PORTSMOUTH	NH	03801
10035-A00000	227 229 WASHINGTON ST	227-229 WASHINGTON STREET LLC		230 WASHINGTON STREET	DOVER	NH	03820
10104-000000	230 WASHINGTON ST	DUNNINGTON THOMAS C JR & BARBARA M TRUST	DUNNINGTON FAMILY REVOCABLE TRUST	230 WASHINGTON STREET	DOVER	NH	03820
10105-000000	4 LEXINGTON ST	HAYDEN ROGER JR & LINDA L TRUSTEES	HAYDEN ROGER JR AND LINDA REV LIVING TRU	4 LEXINGTON ST	DOVER	NH	03820
10125-000000	250 WASHINGTON ST	CARTER ANNE MICHELE		250 WASHINGTON ST	DOVER	NH	03820
10126-000000	254 WASHINGTON ST	254 WASHINGTON STREET CORP		254 WASHINGTON ST	DOVER	NH	03820
10126-000001	254 1 WASHINGTON ST	STEVENS MELISSA J		254 WASHINGTON ST #1	DOVER	NH	03820
10126-000002	256 WASHINGTON ST	GILL DAVID L &	SUSA ROSEMARY T	256 WASHINGTON ST	DOVER	NH	03820
10126-000003	254 3 WASHINGTON ST	YORK CHRISTOPHER R		254 3 WASHINGTON ST	DOVER	NH	03820
10140-000000	5 LEXINGTON ST	ALLEN MICHAEL T &	ALLEN CHRISTINE A	5 LEXINGTON ST	DOVER	NH	03820
10031-000000	241 WASHINGTON ST	ATKINSON EDWARD P TRUSTEE	ATKINSON EDWARD P 2007 TRUST	241 WASHINGTON ST	DOVER	NH	03820

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-38

Application Type:	Conditional Use Permit
Applicant(s):	One First Street, LLC
Owner(s):	One First Street, LLC
Location:	1 First Street (Tax Map 6, Lot 20)
Meeting Date:	August 24, 2021

INTENT: To allow for less than 80% of the building façade (existing and proposed building) to be windows/openings. The proposed percentages of the new building are 5% of windows and 18% openings (including windows and doors).

LOTS/UNITS PROPOSED: 57

AGENDA ITEM #: 4-B

ACREAGE: 0.53 acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Vacant Non-residential building

PROPOSED LAND USE: Mixed Use

SURROUNDING LAND USE: Residential Commercial, mixed use

ZBA ACTION: None

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 Fenestration

WAIVER(S) REQUESTED: N/A

Summary of Request and Background
The site plan request is to renovate existing building to house commercial space and 17 apartments and build a new building with 40 apartments. The CUP request would cover the existing building which has a historic look and feel to the building and the new building which per the Development Agreement is supposed to blend in and complement with the existing building.

Consistency with Land Use Regulations
The CBD-General table requires 80% of the façade to be windows or openings unless the Planning Board grants a CUP. In other districts, relief is reviewed by the Zoning Board of Adjustment.

Chapter 170-20-B(1)of the City Code states that conditional use approval for relief from the standards may be granted by the Planning Board provided that the proposed project complies with the following standards:

(a) That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
(e) That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
(f) That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.
(g) That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.
(h) That the preservation and renewal of historic BUILDINGs shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use

Considering the justification provided in the applicant's narrative, the Conditional Use Permit request meets these requirements.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board accept the applications, open the public hearing, and vote to grant the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:
1. Site Plan (P21-30) be approved.
2. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3)

1 First Street

Property Information

Property ID	06020-000000
Location	1 FIRST ST
Owner	ONE FIRST STREET LLC
Land Use	340

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

PLANNING BOARD - STAFF MEMO FILE #P21-30

Application Type:	Site Plan Review
Applicant(s):	One First Street, LLC
Owner(s):	One First Street, LLC
Location:	1 First Street (Tax Map 6, Lot 20)
Meeting Date:	August 24, 2021

INTENT: To renovate existing building to house commercial space and 17 apartments, construct new 5 story building to house 40 apartments.

LOTS/UNITS PROPOSED: 57

AGENDA ITEM #: 4-C

ACREAGE: 0.53 acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Vacant Non-residential building

PROPOSED LAND USE: Mixed Use

SURROUNDING LAND USE: Residential Commercial, mixed use

ZBA ACTION: None

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 Fenestration

WAIVER(S) REQUESTED:
N/A

Summary of Request and Background
The Board may recall it approved a previous site plan for this site (P19-16) will no longer valid and is replaced with this request.

The current site plan request is to renovate existing building to house commercial space and 17 apartments and build a new building with 40 apartments. The site will be serviced by municipal water and sewer. Nineteen parking spaces are proposed under the new building and the rest would park at the Transportation Center. This application was reviewed by the Technical Review Committee on May 6 and June 16, 2021 (minutes attached).

Staff and the applicant executed a Development Agreement on February 24, 2021. Part of the agreement is that 20% of the apartments in the building be restricted to HUD rental rates of 80% of the median income for a period of 21 years. These apartments may float in the building and reporting would be provided the Planning Department annually (draft income verification documents are included in the submission).

Initially, staff considered two additional CUPs required for solar and non-residential percentage but worked with the applicant to meet those requirements. A narrative on those subjects and how the project meets the intent of the regulations is included with their submission.

Consistency with Land Use Regulations
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:
The Planning Department recommends the Planning Board accept the applications, open the public hearing, and vote to approve the Site Plan with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. Provide:
    a. Letter from Licensed Pest Control Specialist regarding if a pest management plan is needed.
    b. Revised draft easement documents with easement plan or description noted.
2. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    a. Signature and stamp of PE, LLA, and LLS
    b. Owner's signature
    c. Provide 2"x2" space on lower right corner of sheet L2 for Dover's approval stamp
    d. Add permit number to note 24 on sheet L2
    e. Replace vinyl windows with windows that meet architectural standards
    f. The elevator shall provide an accessible means of egress and shall comply with emergency operation and signaling devices.

g. Update plans to the satisfaction of the Building Official regarding ventilation and accessibility.
h. Add note to plan that this approval supersedes any previous site approval.

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. Site Construction sign shall indicate level of visibility/noise/vibration disturbance anticipated each day.
4. An archaeologist be retained to be on site documenting excavation.
5. A neighborhood meeting shall be held.
6. Public art presented to Dover Arts Commission and Planning Staff.

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

7. Water and sewer investment fees shall be paid at the time of request of service.
8. Report from Archaeologist provided to the satisfaction of the Assistant City Manager.

Conditions to Be Met Prior to Occupancy:

9. Issuance of a certificate of occupancy.
10. Impact fees shall be paid per the invoice included with the Notice of Decision.
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
12. Community Trail and Transportation Center easements have been recorded.
13. Public art installed.
14. Conditions required by the Development Agreement with the City Council (re: Community Revitalization Tax Credit) shall be in place.

1 First Street

Property Information

Property ID	06020-000000
Location	1 FIRST ST
Owner	ONE FIRST STREET LLC
Land Use	340

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: April 02, 2018]

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

APPLICANT AND OWNER INFORMATION

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

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

E-Mail Address: *pgoodwin@chinburg.com*

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: *10 Second Street*

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

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

Size of Parcel: _____sq. ft. *0.53*ac. Property Deed: Book *4877* Page: *844*

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

SITE PLAN INFORMATION

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

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

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

Number of Parking Spaces: Existing *24* Proposed *19*

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

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

Disposition of Parcel:

Building Footprint *15,517* sq. ft.

Total Building Area *57,000* sq. ft.

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

Building Setbacks:

Front Yard *6.1 ft (First St.)* ft.

Rear Yard *Not applicable* ft.

Side Yard: Right*7.3* ft. Left*5.5* ft.

City Water? X Yes ___ No How far is city water from the property? *Existing connection*

City Sewer? X Yes ___ No How far is city sewer from the property? *Existing connection*

BUILDING INFORMATION

Type of Building to be Built: *Timber over first floor steel frame*

Height of Building: *4 stories w/basement* Finished Floor Elevation: *New 56.5', Existing 56.5'*

Number of Seats (where applicable) *Assumed 50 seat restaurant at Second St (Final TBD)*

Estimated value of construction: *6.6 M* Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

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

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

_____

_____

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) *Christopher H. Mende, LLS - Civil Consultants*

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

Professional License #: *NH LLS #792* E-mail address: *chris@civcon.com*

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) *Neil J. Rapoza, PE - Civil Consultants*

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

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

SIGNATURES

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

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

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

Signature of Agent: _____ Date: 6/2/2021

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

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

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

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

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

CERTIFICATION OF FEES

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

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

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

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
6	*20*	*One First Street, LLC.*	*3 Penstock Way, Newmarket,NH 03857*

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 25, 2018]

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

Fees will be invoiced and are due along with fifteen (15), folded, copies of the plan set and materials, including response to TRC comments, will be due 3 weeks prior to the Planning Board meeting.

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

APPLICANT: One First Street, LLC. File Number: P21-30

PROJECT TITLE: Second Street Courthouse

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

	Explain How Provided	Reviewed
1. Completed and signed Application form	*Included in submission*	
2. Electronic copy of the engineered/surveyed plan layout	*Included in submission (PDF)*	
3. Electronic copy of supplementary materials and application	*Included in submission (PDF)*	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	*Included in submission (Standard)*	
5. Waiver requests to the Site Plan Review Regulations, with written justification	*None requested*	
6. Conditional Use Permit applications	*Fenestration, Solar and %Res. use*	
7. A colored rendering of the streetscape that will be created along the existing public right-of-way	*Included in submission (by CJ Architects)*	
8. A colored architectural plan showing all sides of buildings	*Included in submission*	
9. List of all professional agents to be notified for Planning Board	*Included in submission (application)*	
10. Letter to Serve from Public and Private Utilities	*Included in submission*	
11. Eight folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	*Included in submission*	
Location map at appropriate scale	*Sheet L1*	
Proposed Project name and title and Planning File #	*'Second St Courthouse' P21-30*	
Date, north arrow and scale	*Sheet EC1 & L1*	
Names of all abutting property owners	*Sheet C1 - Neighborhood Plan*	
Name and address of owners and/or applicants	*Sheet C1 - Neighborhood Plan*	
Signature & stamp of NH licensed land surveyor and/or engineer	*Included on all plans*	
Zoning District boundaries, including any special or overlay districts	*CBD-G (No boundaries within 500')*	
Location of Conservation District areas	*No boundaries within 500 ft*	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	*Sheet L1 & L2*	
Location and widths of existing & proposed easements & right of ways	*Not applicable, none proposed*	
Depict pedestrian walkways and accessible access	*Sheet L2*	
Location and width of existing and proposed access/egress ways	*Sheet L2*	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	*Sheet EC1*	
	Explain How Provided	**Reviewed**

Existing and proposed topographic information at two foot intervals	*Sheet L1 & L2*	
Existing and proposed buildings and structure locations	*Sheet EC1 & L2*	
Minimum building setbacks or build to lines on all lots	*Sheet L2*	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	*Sheet L2, L4 & L5*	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	*Sheet L2, L4 & L5*	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	*Sheet L2, L4 & L5*	
Existing and proposed stormwater lines and facilities	*Sheet L3*	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	*See proposed lighting plan LP1 & LP5, no exterior parking proposed*	
Location of Flood Hazard Zone	*Sheet L1 & L2*	
Location of all bodies of water and watercourses	*Sheet C1 (none on site)*	
Location of wetlands and buffers	*None present or proposed*	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	*Sheet C1*	
Existing natural features and/or significant vegetation on property	*Sheet EC1*	
Depict existing contours up to 100 ft. beyond project limits	*Sheet L1*	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	*Sheet LP2*	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	*Sheet L2*	
Location, material and size of existing and proposed pavement area	*Sheet L2*	
Location of proposed fire lanes	*Access via street, fully sprinklered*	
Specify finished floor elevations of buildings	*Sheet L2*	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	*Sheet L2, trash room in basement.*	
Depict all service, storage, loading bays and utility areas	*Sheet L2*	
All applicable Dover Common Site Plan notes	*Sheet L2*	
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	*Included in submission materials*	
Stormwater Management System Operation and Maintenance Plan	*Included in submission materials*	
Erosion and Sedimentation Control Plan	*Sheet L6*	
Landscape Operation and Maintenance Plan	*Included in submission materials*	
Proposed restrictive covenants or homeowners association documents	*N/A, none proposed*	
Dates and permit numbers of all required state and federal permits	*N/A, none required*	
If wetland buffer, indicate placards locations, as applicable	*N/A, none required*	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	*SCS soils included in stormwater management plan*	
Location of proposed drive-in facilities	*N/A, none proposed*	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	*Refer to enclosed additional materials requested by TRC*	

REVIEWED BY: _____ DATE_____ TRC DATE_____

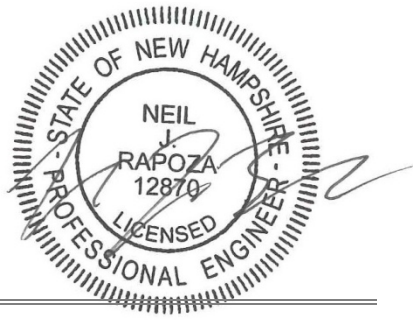
CIVIL CONSULTANTS MEMORANDUM

TO: **City of Dover, Planning** **DATE:** 06/30/2021

FROM: Neil J. Rapoza, PE

SUBJECT: Project Summary, Site Plan Review
Tax Map 6, Lot 20, File #21-30

PROJECT: Second Street Courthouse 20-279.00



This memo has been prepared to provide a summary of the redevelopment of the former Strafford County Courthouse proposed by One First Street, LLC:

The project will consist of the redevelopment of an the existing Strafford County Courthouse as well as the construction of a new 4 story apartment building with a basement level garage.

Improvements will be made to the existing building, which has been unoccupied since 2017. The improvements will allow the structure to increase the energy code compliance and create 14 residential apartments. The ground floor on Second Street will also house 3,500 sf of commercial space, with the final use to be determined by the tenant.

A new 4 story building will be constructed that will house 44 residential apartment units. A rooftop deck is proposed that can be utilized by the residents, along with an outdoor courtyard located in the area between the new building and the south side of the existing building. The building will have an elevator servicing all floors, the basement parking area and the rooftop deck.

The basement of this building will have indoor parking for 19 cars, along with interior trash storage.

The site improvements at Second Street will include the reconstruction of the existing sidewalk and entry to the existing building, new landscaping and drainage facilities, as well as an accessible entry to the building. First Street site improvements consist of replacing the existing street trees with more appropriate species, drainage facility reconfiguration and reconstruction of the existing sidewalk.

The project is intended to provide needed residential units while preserving a part of Dover's history and bringing a vibrant use to a currently idle and underutilized portion of the City.

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Photo 1. First Street elevation of existing building. (2016).

Photo 2. Second Street elevation of existing building (2016).

Photo 3. East alley (2016).

Photo 4. Second Street elevation from roadway. (2016).

Photo 5. Second Street elevation from across the roadway (2016).

J:\aaa\2020\2027900\PHOTOS\20210630-2027900-Photosheet.docx

July 16, 2021

City of Dover, New Hampshire
288 Central Avenue
Dover, NH 03820

RE: 1 First Street, Dover, New Hampshire, Revised CUP Language

Dear Mr. Parker:

I am writing you today on behalf of One First Street LLC about their project located at 1 First Street in Dover, NH and to your comments on the Conditional Use Permits (CUP) as currently submitted to the Planning Board. In consideration of your comments and our discussion, we are suggesting the below revisions to the CUP language:

Commercial Space Requirement

Considering our discussion, we were able to reevaluate the balance of spaces in the project more critically and believe that we can meet the 20 percent requirement by more fully counting supporting commercial spaces (parking, trash rooms, etc.) and by adapting a few of the ground/street level units to live-work. A rough summary of this calculation is below. Please advise if this approach is acceptable.

Commercial Assessment	
43,930	*RSF in project*
8,786	*20% for Commercial*
2,966	Commercial Second Street
1,105	Commercial Storage [Lower level]
1,876	Live work unit 112
918	Live-work unit 113
860	Live-work unit 212
800	4 parking spaces for commercial
200	Commercial laundry
200	Commercial trash room
8,925	Total RSF Commercial

Green Roof/ Solar

We understand the intent of the standard is to create a more energy efficient building, lessen the impact on the existing and future energy supply systems, reduce urban heat island effects, and create more resilient buildings. Below is our revised overview of the two buildings and their green roof features.

Existing Courthouse

The courthouse will be redeveloped with the existing rooflines. Given the historic character, size, and aspects of the existing building's roof solar is not feasible. However, the existing structure will be upgraded to be highly energy efficient. A high-performance building envelope will be incorporated into the existing building during the renovation, and the limited flat-roofed areas will utilize a high albedo TPO roofing material. Reuse of this structure not only preserves historic and community assets but takes advantage of significant embodied carbon in the existing materials and structure and will greatly improve the building's efficiency.

New Structure

A new structure will be built adjacent to the Courthouse. The new building is intended to be Energy Star Certified; a federal program administered through the EPA which exceeds national energy code requirements. This building will utilize a high-performance building envelope as well as high efficiency appliances, lighting, and heating/cooling systems. The building will also feature a contextual roofline that relates to abutting historic and residential uses and will have varying ridge directions and locations. This contextual roof will preserve the character of the neighborhood but will limit space for future solar and green features.

The green roof system will utilize a light gray, high albedo, TPO roofing material on flat-roofed areas. This highly reflective roofing system greatly reduces urban heart island effects, allows roof equipment to operate more efficiently, and reduces energy requirements for cooling. The new structure will be made "solar ready" with appropriate conduits and access points to accommodate the installation of solar panels if appropriate in the future. The roof will also feature a high albedo roof deck, planters, and heat pump condenser units. In total high albedo TPO will cover 35 percent of the roof (including mechanical areas), high albedo pavers and planters will cover 17 percent, and 10 percent of the roof will be reserved for future solar. In total 62 percent of the roof will be deploying green features to increase resiliency and minimize energy needs.

For these reasons, it is our opinion that the proposal meets the intent of the standard to provide a highly energy efficient building that reduces the impact on the existing and future energy supply systems. That the granting of this CUP is appropriate to reflect the historical and architectural context of this project.

Please let me know if you need any more information. We appreciate the City's support to advance this project at the heart of Dover's downtown.

Sincerely,

Paul Goodwin
Senior Project Manager
Agent on behalf of One First Street LLC

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

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

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

E-Mail Address: *pgoodwin@chinburg.com*

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

Address of Property Owner: _____

PROPERTY INFORMATION

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

Address of Property: *10 Second Street*

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

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

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District	☐ RCM Use Overlay District	☐ Gateway District
☐ Groundwater Protection	☐ Off-Street Parking and Loading	☐ Alternative Treatment Center
☐ Wetland Protection District	x| Central Business District	☐ Heritage Residential District

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

It is proposed that the existing court house building remain with minimal changes to the facade. This requires a CUP due to the requirement that ground floor facade be no less than 80% windows. The approval of the CUP will allow the existing historic building to remain.

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

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

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

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

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

SIGNATURES

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

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

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

Signature of Agent: _____ Date: *6/2/2021*

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

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

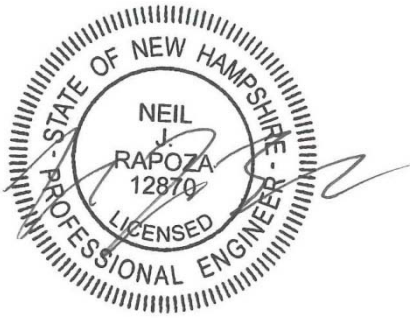
CIVIL CONSULTANTS MEMORANDUM

TO: Donna Benton, Planner, City of Dover **DATE:** 6/7/2021

FROM: Neil J. Rapoza, PE
CIVIL CONSULTANTS

SUBJECT: Ground Floor Fenestration CUP Standards Response Memo

PROJECT: 20-279.00 One First Street, LLC (Dover project #P21-30)



Following please find CIVIL CONSULTANTS's responses to the conditional use approval standards for adjustment to the CBD Architectural Standard: - *No less than 80% of the ground floor façade shall be windows.*

The project will have a drive-out basement garage on First Street that would not benefit from an abundance of windows, nor would it benefit the adjacent street and sidewalk. The Second Street façade will be the existing courthouse with minimal exterior modification. While this does not meet the requirement for new construction, it is intended to maintain historical architecture.

STANDARD	RESPONSE
170-20.B(1)	
(a)That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.	*The project is in an area with well defined rights of way and civic spaces in the form of new and existing sidewalks and proposed fencing. Window coverage is not expected to impact this standard.*
(b)That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.	*The basement garage will utilize an existing entrance over the sidewalk on First Street, with little impact to existing public areas. Window coverage is not expected to impact this standard.*
(c)That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.	*The design as proposed creates safer and more secure environments throughout the building and along its perimeter. Accessibility has been improved, with several accessible routes being created as part of the project. Window coverage is not expected to impact this standard.*
(d)That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.	*The landscape architect has designed the site coverage in accordance with this standard. Window coverage is not expected to impact this standard.*
(e)That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.	*The window coverage as proposed will provide a clear sense of geography and climate. The renovations to the courthouse will improve efficiency and the new structure will be constructed to meet or exceed energy efficiency standards.*

(f)That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.	*While not a civic building, the site will have benches, plantings and accommodations as required by the streetscape standards. Window coverage is not expected to impact this standard.*
(g)That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.	*The project is not considered a civic building. Window coverage is not expected to impact this standard.*
(h)That the preservation and renewal of historic BUILDINGs shall be facilitated.	*The project proposes to renovate the existing Strafford County Courthouse. Increasing the window coverage would have a detrimental effect with respect to this standard.*
(i)That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use.	*The proposed uses address needs of residential housing in the area and provide flexible commercial spaces providing for various opportunities for incoming businesses. Window coverage is not expected to impact this standard.*
170-20.B(2)	
(a)The requested use shall be compatible with abutting uses and the surrounding NEIGHBORHOOD.	*The uses proposed would consist of reviving a commercial use on Second Street and adding residential units on First Street. Both uses are similar to those existing in abutting properties. Window coverage is not expected to impact this standard.*
(b)The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.	*The project proposes to maintain existing traffic entrances to the site and improve pedestrian safety through the improvement of adjacent sidewalks and ADA access points. Please refer to the Traffic Assessment provided with the application. Window coverage is not expected to impact this standard.*
(c)The requested use will not result in objectionable noise or odor which would constitute a NUISANCE.	*Commercial uses will be similar to existing adjacent uses and will not create noises or odors that are dissimilar to those already existing in the area. Window coverage is not expected to impact this standard.*
170-20.B(3)	
Conditional use approval shall be subject to a formal agreement between the PLANNING BOARD and the APPLICANT. Said agreement shall be recorded at the Strafford County Registry of Deeds	*The applicant will record the agreement once it is presented by the Planning Board and agreed upon by both parties.*

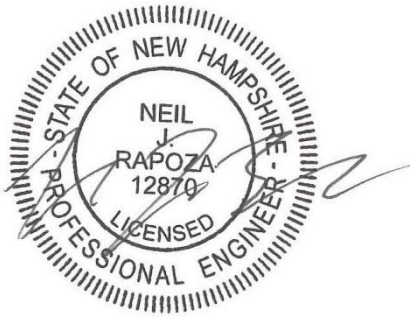
CIVIL CONSULTANTS MEMORANDUM

TO: **Donna Benton, Planner, City of Dover** **DATE:** **6/3/2021**

FROM: **Neil J. Rapoza, PE**
CIVIL CONSULTANTS

SUBJECT: **One First Street Redevelopment - TRC Response Memo**

PROJECT: **20-279.00 One First Street, LLC (Dover project #P21-30)**



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

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

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

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

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

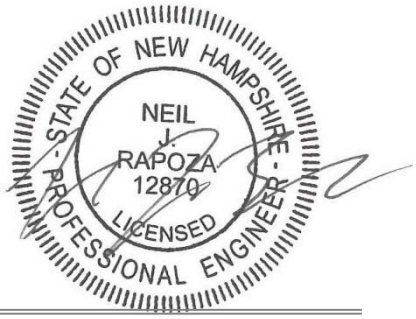
27. Provide a site street scape view including building openings and projections (i.e. ventilation opening etc.). Is First Street proposed to be two way as part of this project as the traffic study does not appear to indicate that.	*See provided building elevations.*
28. Indicate the provisions for alternative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

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

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

CIVIL CONSULTANTS MEMORANDUM

TO:	**Donna Benton, Planner** **City of Dover**
FROM:	**Neil J. Rapoza, PE** **CIVIL CONSULTANTS**
DATE:	**6/23/2021**
SUBJECT:	**TRC Review Comment Responses**
PROJECT:	**20-279.00 Second Street Courthouse (Dover P21-30)**



Following please find CIVIL CONSULTANTS's responses to the comments provided by the Dover Technical Review Committee in the Site Plan Review meeting held on June 17, 2021. CIVIL CONSULTANTS responses are noted *in italics*.

COMMENT	RESPONSE
Plan Review:	
Planning:	
Combine into one set	*All project drawings will be included in the plan set submitted for Planning Board approval, with the applicable professional seals on the appropriate drawings.*
What percent of the building is commercial?	*The proposed development will include 6.5% of the total floor space as commercial use. (3,500 sf / 54,200 sf) This has been added to sheet L2 as note 45.*
Architect stamp and all other stamps on each submission	*All applicable required stamps have been added to the appropriate plan sheets.*
Provide Lighting Details	*Cut sheets individual lighting components have been added to sheet LP5.*
Landscape Plan-Brick sidewalk leader?	*The brick sidewalk is to be rebuilt per Dover standards. Refer to the detail located on sheet L7.*
Why crushed stone near brick sidewalk?	*The area of crushed stone and landscape boulders is intended to be a pet relief area to be utilized by residents. The purpose of this feature is now indicated on sheet LP2.*
Add light to Second Street	*It is the opinion of the lighting designer that the existing ambient light on Second Street is adequate to illuminate the space in question. This will continue to be monitored and additional lighting installed if required.*
Show turning radius for parking spaces 10 & ~~29~~ *19*	*For clarity, this has been provided as a separate 11x17 plan, sheet VM1. It is now indicated that spaces 10 & 19 will be reserved for compact car use, with the corresponding vehicle shown on the vehicle movement plan. Although tolerances are tight, the plan indicates that exiting the spaces is possible without having to reverse multiple times.*
Wildfire Tupelo is not on recommended street tree list	*It is the opinion of the landscape designer that specified tree is a good choice for this urban application and we propose that the species be installed. Refer to attached letter provided by Ironwood Design Group.*

Confirm wheelchair and snow plow can manage that sidewalk design	*The unobstructed width of the sidewalk was taken as the distance between the inside face of the First Street curb and the opening of the tree grate. The distance measures 5.9 ft and is noted on sheet L2.*
Sheet L3, number 2, change to No work on Saturdays and Sundays	*The note on sheet L3 has been corrected.*
Fill in blank areas on architectural drawings	*The neighboring structures will be shown with representative facades on the plan set submitted to the Planning Board.*
Replace vinyl materials	*The vinyl siding has been replaced by a HardiePlank fiber cement siding, with equivalent colors.*
Update CUP request to 20% of building rather than first floor	*The CUP for commercial space has been updated to address the change implemented in the February 2020 revision to the ordinance requiring that 20% of the total structure be non-residential. See attached revised documentation.*
Engineering Comments:	
Show old retired water service will be shut off and cut at the main.	*This has been added to the plan on sheet L5, and remains as note 1 on the same sheet.*
Trench detail needs to show min 4" pavement (2.5" base and 1.5" top), or replace existing thickness if greater than 4".	*The detail on sheet L7 has been revised to indicate this requirement.*
Construction entrance detail, show stone behind sidewalk and temp asphalt sidewalk.	*The construction entrance has been revised on sheet L6.*
For new water service show tapping sleeve and gate at main and gate on either side of "tee" by building.	*The gate locations have been noted on sheet L5.*
Figure out what is required for sewer pipe below underground parking area, sdr35 remove cleanout or sch 40.	*The pipe will remain SDR35. The cleanout has been removed. Refer to sheet L5.*
Fire/Inspections Comments:	
All Floor units shall be Type B accessible units	*This is acknowledged by the design team. This will be addressed in the building permit plans. No notes have been added to the plan set to be submitted for Planning Board approval.*
Provide location of sprinkler room within the plan set and Architectural drawings	*The final location of the sprinkler room will be provided on the architectural drawings and MEP plans to be approved by Code Enforcement prior to issuing a building permit. The location of the sprinkler supply line is indicated on the plan and will run below the garage slab into the existing building and the to-be-determined sprinkler room location.*

Clarify water piping for domestic and suppression to the structure on plan L4/L5	*The domestic and fire suppression supply lines will be split via a tee outside the First Street face of the building, with gate valves to each line allowing for independent shut-off of either. The domestic supply line will be a 4" DI pipe and the sprinkler supply will be a 6" DI pipe (pending final design by sprinkler design professional to be submitted to CEO for approval).*
Provide a knox box on First Street as well as Second Street	*The knox box has been added to the First Street personnel door on sheet L2.*
Plan L2 note 22 indicate No Saturday/Sunday work hours however L3 note 2 indicates Saturday Site work hours	*This note has been corrected.*
Discuss garage ventilation intake as shown on L5	*As discussed during the 6/17/21 TRC meeting, the intake as shown is intended to indicate the location of the intake and the method of draining runoff/snowmelt that may enter the horizontal vent. The design of the ventilation itself will be detailed on the MEP plans that will be submitted with the building permit application. The intake has been located in a way that prevents appreciable snow accumulation by installing it in an area where the roof slopes in the opposite direction.*
Provide pest management verification documentation prior to pre-con	*The applicant will provide pest management verification documentation. It is noted that this can be a 6 month process to complete and should be done as soon as possible, but is not required for approvals.*
Correlate Plan site plan and Ao with fence and gates	*The gates and fencing will be added to the plans submitted for Planning Board review.*
Unit numbers will be assigned by the building official	*Acknowledged. The numbers presented for the units in the architectural plans will be updated per the building official during the building permit application review.*
Indicate the location of the Automatic door opener(s)	*The architect has reviewed the regulations and determined that automatic door openers are not required for this building, and as such are not indicated on the plans.*
Correlate plan L5 with A3 elevation plan to indicate gas meters	*The gas meters are now indicated on sheet L5 and on the architectural elevations. Final location will be determined by Unitil review.*
Police:	
Trash is brought to garage? How is it picked up?	*The trash will be removed from the premises by private haulers. Totes will be wheeled from the trash room and to the loading area on First Street. Timing and frequency will be adjusted to accommodate the needs of the tenants. It is expected that pickup will occur in the late morning or afternoons when no deliveries are taking place at the adjacent businesses.*

Security for gate in alley.	*The alley will have video surveillance and a FOB-based security gate.*
Economic Development:	
Number of bedrooms in units.	*There are 11 two-bedroom, 32 one-bedroom, and 15 studio apartment units planned.*
Not happy about vinyl.	*The vinyl has been replaced by a fiber-cement based board (HardiePlank).*
Venting for restaurant.	*The venting for a restaurant use (if proposed) will be incorporated into the renovation plans for the structure to accommodate the needs of the use without disturbance of residential units above.*

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TO: **City of Dover Planning and Community Development**

FROM: **Neil J. Rapoza, PE - Project Engineer**

SUBJECT: **Standard Traffic Analysis, *10 Second Street***

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

PROJECT: **20-279.00 ONE FIRST STREET**

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

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

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

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

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

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

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

Proposed Development:

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

Following this above scenario would result in the following:

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

			Total
Daily Trip Ends Weekday/Unit	7.32 average	(range 4.45 -10.97)	*425* Trips
Peak Hour AM Trip Ends Weekday/ Unit –Generator	0.56 average	(range 0.34-0.97)	*33* Trips
Peak Hour PM Trip Ends Weekday/ Unit–Generator	0.67 average	(range 0.41-1.25)	39 Trips
Peak Hour AM Trip Ends Weekday/ Unit–Adjacent St	0.46 average	(range 0.18-0.74)	27 Trips
Peak Hour PM Trip Ends Weekday/ Unit–Adjacent St	0.56 average	(range 0.18-1.25)	*33* Trips
Daily Trip Ends Saturday/ Unit	8. 14 average	(range 3.36-11.40)	***472* Trips**
Peak Hour Generator Trip Ends Saturday/ Unit	0.70 average	(range 0.41-0.93)	***41* Trips**
Daily Trip Ends Sunday/ Unit	6.28 average	(range 2.61-8.22)	*364* Trips
Peak Hour Generator Trip Ends Sunday/ Unit	0.67 average	(range 0.36-0.93)	39 Trips

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

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

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

Following this above scenario would result in the following:

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

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

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

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

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

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

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

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

Combined Trip Generation

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

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

Conclusion

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

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

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

March 24, 2021

Paul Goodwin, Senior Development Manager

Chinburg Properties
3 Penstock Way
Newmarket, NH 03857

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

To whom it may concern,

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

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

You may review these documents at:
http://www.puc.nh.gov/Regulatory/Tariffs/FairPoint_83/FairPointLST.HTM

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

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

Melissa Auclair
NH Senior Network Engineer
Consolidated Communications

EVERSOURCE ENERGY

March 1, 2021

1700 Lafayette Road
Portsmouth, NH 03801

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

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

Dear Mr. Goodwin:

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

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

The developer will be responsible for the installation of all underground facilities and infrastructure required to service the new building. The service will be as shown on future 1 First Street Utility Design provided by Eversource. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground facilities listed above.

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

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

Respectfully.

Trevor S Mmons

Trevor Emmons
Eastern Regional Engineer, Eversource

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

March 24, 2021

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

RE: Tax Map 6 Lot 20-1 First Street

To Whom It May Concern:

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

Sincerely,

Dave White

Dave White, PE
City Engineer

March 18, 2021

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

RE: Natural Gas Availability to 1 First St Dover NH

Dear Paul,

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

Unitil hereby confirms natural gas service will be available to the One First Street Project, at 1 First St Dover NH to serve a mixed use building.

Installation is pending an authorized installation agreement with One First Street LLC and street opening approval from the City of Dover DPW.

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

Sincerely,

Janet Oliver
Senior Business Development Representative

neil@civcon.com

From: Paul Goodwin <pgoodwin@Chinburg.com>
Sent: Friday, June 25, 2021 2:45 PM
To: Neil Rapoza
Subject: Fwd: [EXTERNAL] 10 Second St Dover [Mailroom Coordination]

Hi Neil,

See below from the post master. Can you please include this in the PB package, let me know if you need anything else.

Paul Goodwin

Sent from my iPhone

Begin forwarded message:

> **From:** "Cahill, Harry J - Dover, NH" <Harry.J.Cahill@usps.gov>
> **Date:** June 25, 2021 at 12:42:17 PM EDT
> **To:** Paul Goodwin <pgoodwin@chinburg.com>
> **Subject: RE: [EXTERNAL] 10 Second St Dover [Mailroom Coordination]**
>
> Paul,
>
> I believe you have already spoken to my supervisor regarding this. We spoke with the carrier and this should be fine. Please provide plans when you can.
>
> Thank You
> Harry Cahill
> Postmaster (a)
> Dover, NH 03820
>
> ---
>
> **From:** Paul Goodwin <pgoodwin@Chinburg.com>
> **Sent:** Thursday, June 24, 2021 2:09 PM
> **To:** Cahill, Harry J - Dover, NH <Harry.J.Cahill@usps.gov>
> **Subject:** [EXTERNAL] 10 Second St Dover [Mailroom Coordination]
>
> CAUTION: This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.
>
> Hi Harry,
>
> Thanks for connecting on the phone. As we discussed, I am working on a development project currently being permitted in the city of Dover. The project is located at 10 Second Street, it's the former Strafford County Courthouse. We be renovating the building and building an addition on what is currently a parking lot. The project will have approximately 57 apartments and 2-3 commercial suites. The building will have one primary entry on Second Street.

We are proposing the property to have one internal mail room which will be located just off the main entry/lobby. The mail room will confirm to USPS requirements for mailbox specifications and installation, and we are happy to provide plans, once available, for your review and comment. To provide mail carrier access to this mailroom, we will be installing a key keeper at the main entry.

Please confirm whether this approach is acceptable and if there are any specific requirements we should be incorporating.

My best,

Paul

CHINBURG

Paul Goodwin
Senior Development Manager

Cell: (603) 692-6016
Email: pgoodwin@chinburg.com

3 Penstock Way
Newmarket, NH 03857

www.chinburg.com

Construction Management Plan (CMP):

Property Address: 1 First Street
Owner: One First Street, LLC *(affiliate of Chinburg Properties)*
Map/Lot: 6-20

26 May 2021

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

General Considerations:

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

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

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

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

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

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

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

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

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

Nuisance Controls:

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

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

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

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

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

Miscellaneous:

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

One First Street, LLC

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

RESIDENTIAL APARTMENT LEASE / AGREEMENT

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

Lessee #1_____. Cell #_____ Email:_____
Lessee #2_____. Cell #_____ Email:_____.

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

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

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

INTIAL PRO-RATED AMOUNT: $_____ (From _____ to _____)

Actual Monthly Rent……$_____
Monthly Pet Fee..…… $_____
Monthly Storage……...$_____

TOTAL ACTUAL MONTHLY RENT OWED……..$_____

PUNCTUAL PAYMENT DISCOUNT……...$-50.00.
(provided rent is paid by the 1st of each month)

TOTAL PUNCTUAL PAYMENT RENT……..……...$_____

PLEASE MAKE CHECKS OUT TO: One First Street, LLC

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

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

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

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

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

2. **RETURNED PAYMENTS:**

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

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

3. PET POLICY:

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

This Property permits the following Pets:

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

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

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

LESSEE agrees to the following terms & conditions:

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

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

INTIAL (1) _____INTIAL (2) _____INITIAL (3) _____

4. KEYS & LOCK OUTS:

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

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

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

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

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

5. SECURITY NOT PROMISED:

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

6. APPLIANCES:

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

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

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

7. UTILITIES:

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

LESSEE agrees to pay the following utilities:

Phone / Cable / Internet X Electric Power X

8. WIRELESS INTERNET:

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

Hospitality Wi-Fi
Network:
Password:

9. CONDITION OF PROPERTY:

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

10. RULES & REGULATIONS:

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

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

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

11. ENDING, RENEWING THE LEASE AGREEMENT:

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

12. CANCELLATION/TERMINATION:

A. This Lease may be canceled only if the LESSEE receives a full-time job transfer at least fifty (50) miles distance from the apartment. The LESSEE terminating agrees to pay rent & tenant paid utilities in full the first of each month until the apartment is re-rented, up to a maximum of six (6) months. Additionally, the LESSEE agrees to pay one half months' rent as a re-rental fee. Written proof of the transfer must be submitted with the notice to vacate.

B. If this Lease is canceled for reasons other than a job transfer, the LESSEE agrees to pay a re-rental fee of one-half month's rent, plus rent & utilities for any vacant period during the remaining term of the Lease.

C. After the LESSEE terminates his/her Lease & removes his/her belongings from the premises, the LESSEE & LESSOR shall inspect the apartment together completing the Move-Out Checklist, noting any damages caused by the lessee, transfer all keys & custody of the apartment. CM will refund the Security Deposit, less any unpaid liabilities & repair damages, within thirty (30) days of either the end Lease date, the end of the 60-day notice date, or the date of re-rental for a Lease break.

D. **Military Clause:** In the event the LESSEE is a member of the United States Armed Forces on extended active duty & receives permanent changes of station orders or is relieved of active duty (with honorable discharge), the LESSEE may terminate the lease upon giving at least (30) days' notice to the LESSOR attaching a copy of the official orders which warrant termination.

E. **In all cases except military,** at least a 60-day written notice is required unless a tenant is month to month tenancy. All Leases, including extensions & holdovers, end on the last day of the calendar month.

INTIAL (1) _____INTIAL (2) _____INITIAL (3) _____

13. RIGHT OF ENTRY / PERMISSION TO ENTER:

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

14. MAINTENANCE, REQUESTS & REPAIRS:

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

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

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

15. PARKING:

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

16. EVICTION:

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

17. INSURANCE:

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

18. LEGAL & COURT COSTS:

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

19. ABANDONMENT:

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

20. LANDLORD REMEDIES:

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

21. SUBORDINATION:

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

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

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

22. JOINT & SEVERAL LIABILITY:

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

23. SEVERABILITY:

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

24. ENTIRE AGREEMENT:

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

25. ADDENDUMS:

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

A. Residential Application _X_
B. Move In/ Out Condition (Addendum 1) _X_
C. Lead Based Paint EPA Pamphlet & discloser _X_
D. Guarantor Form (Addendum 2) _____
E. Parking (Afddendum 3) X__

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

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

LESSOR/ LANDLORD/ AGENTS SIGNATURE: _____ DATE: _____

LEASE ADDENDUM No. 4

RESTRICTED RESIDENTIAL UNITS – AFFORDABLE RENTS

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

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

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

a. The Restricted Units are permitted to float within the building; the designated units may change over time so long as the total number of Restricted Units remains constant.

b. At each lease-up of a Restricted Unit, the tenant and property manager shall fill out a tenant income certification form and keep on file at the property manager's office. The City shall have access to the form and should any violation be found, the property manager shall have sixty (60) days to cure the violation. If the violation is not cured, the City may impose a penalty by requiring an additional Restricted Unit for a period of up to 12 months.

c. The tenant income certification forms shall be updated every twelve (12) months. Should any tenant no longer meet the income eligibility requirements of the Restricted Units, the unit will continue to count towards the total for up to twelve (12) months while the property manager identifies and leases a different unit to a tenant who complies with the income requirements. The Restricted Unit designation will transfer to the newly leased unit.

-INTENTIONALLY BLANK -

DRAFT

LEASE ADDENDUM No. 4

DESIGNATION OF RESTRICTED RESIDENTIAL UNIT

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

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

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

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

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

LESSOR/ LANDLORD/ AGENTS SIGNATURE: _____ DATE: _____

DRAFT

RESTRICTED RESIDENTIAL UNIT
INCOME CERTIFICATION FORM

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

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

WHAT ARE THE HOUSEHOLD SIZE PREFERENCES?

Household size preferences are based on the following:

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

WHAT HAPPENS IF MY HOUSEHOLD INCOME EXCEEDS THE INCOME LIMIT?

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

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

HOUSEHOLD SIZE:_____

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

LESSEE's SIGNATURE: _____ DATE: _____

<INSERT CHINBURG STANDARD TENANT INCOME FORMS>

DRAFT

DECLARATION OF COVENANTS

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

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

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

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

a. The Restricted Units are permitted to float within the building; the designated units may change over time so long as the total number of Restricted Units remains constant.

b. At each lease-up of a Restricted Unit, the tenant and property manager shall fill out a tenant income certification form and keep on file at the property manager's office. The City shall have access to the form and should any violation be found, the property manager shall have sixty (60) days to cure the violation. If the violation is not cured, the City may impose a penalty by requiring an additional Restricted Unit for a period of up to 12 months.

c. The tenant income certification forms shall be updated every twelve (12) months. Should any tenant no longer meet the income eligibility requirements of the Restricted Units, the unit will continue to count towards the total for up to twelve (12) months while the property manager identifies and leases a different unit to a tenant who complies with the income requirements. The Restricted Unit designation will transfer to the newly leased unit.

d. The obligations set forth in this section shall be imposed and run with title to the Project Site by way of deed restrictions, covenants running with the land, or other similar mechanisms, any and all of which shall, with the exception of the Performance Mortgage discussed below and/or any rights of the City pursuant to RSA chapter 80, be superior in title to any other mortgage, encumbrance, or other interest of record encumbering or affecting the Project Site.

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

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

Witness my hand this ____ day of _____, 2020.

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

_____
Eric J. Chinburg, Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF _____

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

_____
Justice of the Peace/Notary Public

_____
My commission expires:

Return to:

EASEMENT DEED

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

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

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

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

[Signature continues on next page.]

Executed this ___ day of ____, 2021.

One First Street, LLC

By: _____
Eric J. Chinburg, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

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

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

Ironwood
Landscape Architecture • Planning

May 27, 2021

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

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

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

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

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

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

Sincerely,

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

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

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

Ironwood
Landscape Architecture • Planning

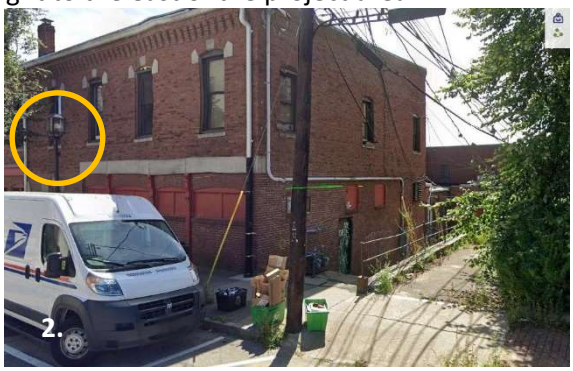
June 24, 2021

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

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

Dear Ms. Benton:
This letter is meant to elaborate on the lighting proposed for the One First Street Redevelopment as shown on sheet LP1 and reviewed by the City's Technical Review Committee (TRC) on June 17, 2021. Specifically, I wish to address a TRC comment to Add Lighting on Second St.

Several site visits have occurred, and it is my opinion that there is sufficient ambient light from two existing lights 1. A cobra head light to the west of the project area. and 2. A pole mounted ornamental light to the east of the project area.



While existing light levels along the Second St sidewalk varies it does not result in a public safety concern. Additional lights would likely create an undesirable over illumination of the area.

Sincerely,

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

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

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

Landscape Best Management Practices
Operations and Maintenance Plan

One First Street Redevelopment

Dover Project #P21-30

Prepared For:
Chinburg Properties, Inc
Penstock
Newmarket, NH 03857
May 28, 2021
Revised: June 24, 2021

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

Landscape Maintenance

Introduction

The landscape enhancements proposed for the One First Street Redevelopment will require only modest maintenance at various times throughout the year. For the site plantings, maintenance is most important during the first 1-2 years following installation when plants are becoming established. Anyone involved in the upkeep of the facility should become familiar with the site design and features.

Identified below are basic (minimum) maintenance tasks:

Weekly Tasks

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

Annual Tasks

Early Spring:

1. Prune any winter damage such as tree branches that interfere with public safety. Prune all street trees yearly to encourage strong growth. Trees adjacent to pedestrian sidewalks shall have branches pruned to 6-foot height.
2. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.
3. Add new mulch to plant beds where the mulch depth has been reduced to less than 2 inches. Mulch depth shall not exceed two inches. Mulch is not required where shrubs or groundcover completely hide the soil surface from view.
4. Gently prune shrubs at appropriate time of year based on species, for shape and form. **DO NOT** shear.
5. Inspect the gravel surface and waste station for damage or excessive wear. Repair as required to return the area to the intended condition. If necessary, top-dress the area with additional crushed stone.

Monthly Tasks

June:

No additional items

July:

No additional items

August:

No additional items

September:

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

October:

No additional items

November:

1. Remove leaves from lawn areas and planting beds.
2. Remove perennial vegetation that has died back for the season.
3. Apply “WILT-PRUF” to broadleaf evergreens when temperature permits.
4. Prior to a hard freeze disconnect the garden hose from the building hose bib.

December:

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

Stormwater Treatment Facilities

Introduction

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

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

Management Task or Activity	Time or Frequency						
	Weekly	Monthly	Spring	Summer	Fall	Winter	After Major Rain Events
Replace dead or dying plants			X				
Rake and redistribute/replenish soil that has eroded			X				X
Remove weeds	X		X	X	X		
Cut down grasses			X				
Inspect for standing water							X
Remove accumulated leaves, litter, and plant debris		X					
Clean-up, wash-down dog relief area*	X						X
Empty waste station refuse container and replenish bags*	X						X

*For the first three months following installation, the area will be monitored closely. Should more frequent maintenance activities be required this maintenance plan should be modified to reflect the dynamic needs of the location.

Erosion

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

Sediment Accumulation & Clogging

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

Outlet Structure Maintenance

The outlet structure requires maintenance. Periodically, the orifice on the outlet pipe may clog with debris. Debris should be removed and appropriately disposed of off-site.

Riprap

To prevent erosion of soils from stormwater flows, the facility may have surface stone armoring where runoff enters or leaves the facility. The facility shall be monitored after rain events to make sure that an adequate amount of stone exists to prevent erosion; additional stone can be added if necessary.

Debris & Litter

Debris and litter should be removed monthly to maintain aesthetic appearance and public acceptance.

Plant Maintenance

The vegetation type is important to ensure that the facility operates correctly. Proper vegetation maintenance includes watering while plants are being established.

Snow Storage

Snow shall not be dumped directly onto the facility.

Chlorides

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

Dog Relief Area

Introduction

Providing a designated dog relief area reduces the likelihood that residents' pets will relieve themselves in undesirable locations on the site or on adjacent properties.

As depicted on drawing LP2, the dog relief area is approximately 184 square feet in size; it is comprised of a crushed stone surface, an underlying support (GravelPave2, see descriptor), and drainage materials to ensure durability and effective percolation for the facility.

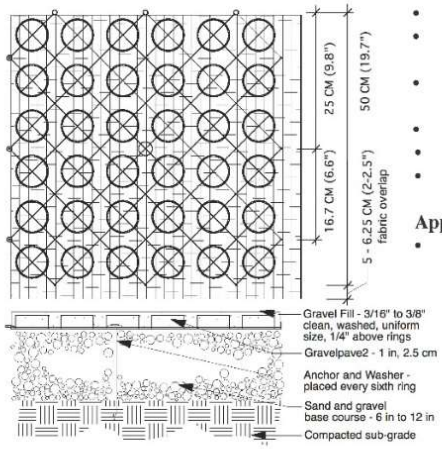
GRAVELPAVE2
BY INVISIBLE STRUCTURES™

Gravel Containment Porous Pavement

Grasspave2 Flexible Plastic Porous Pavement

Gravelpave2 porous pavement allows you to park, drive, walk, or ride on a beautiful decorative gravel surface. Gravelpave2 consists of a geotextile fabric injection molded to the ring and grid structure. Gravelpave2 comes in 4 standard colors to match your aggregate fill. Gravelpave2 also requires a base course.

Gravelpave2 is a structure to provide heavy load bearing support and true containment of gravel to create a porous surface with unlimited traffic volume and/or duration time for parking. The system can be used for storage and filtration of rainwater. For example, a cross-section with an 12" deep base course (at 20% void space) and the one inch of Gravelapve2 (at 35%) would store 2.75" of rain. Although bacteria concentrations are lower than with Grasspave2, polluted runoff and vehicle drippings are consumed prior to reaching the water table.



Benefits

- Pervious Load Bearing Surface
- Stormwater Pollution Filtration and Treatment
- Heat Energy Reflection Reduction, "Cool" Surface
- Tree Growth within Parking Areas
- 5,721 psi Compressive Strength
- Large Rolls for Easy Installation

Applications

- All Parking Aisles and Bays
- Handicap Parking Spaces
- Automobile and Truck Storage Yards
- All Service and Access Drives
- Loading Dock Areas
- Trails for Multiple Uses
- Boat Ramps
- Outdoor Bulk Storage Areas
- Infiltration Basins
- High-Use Pedestrian Areas

CSI 32 12 43

Gravelpave2 is listed in the Construction Specifiers Master Spec Format in Section 32 12 43. You may also place it in the 1995 Master Format Version in section 02795.

Base Course

Base thickness is determined by matching bearing capacity of existing soils with design loads. For instance, a golf cart path on sand soils may not need base course, while a fire lane over silt or expansive clay may need 12" of gravel over geogrid. Base must be determined by Engineer, or by site testing.

Fill Material

Choose your gravel fill, from local sources, to match the color of the Gravelpave2 mats, availability, and to meet the following criteria:

- Clean/Washed
- Sharp, hard and angular
- 3/16" to 3/8" uniform

Specifications

Unit Size – 20"x 20"x 1" (50 x 50 x 2.5cm)
Unit Weight – 18oz (510 grams)
Strength – 15,940 psi (109,906 kPa)
Connector Pull Apart Strength (Tensile) - 458 lbf/in
Color – Black
Resin – 100% recycled HDPE
Shipped in Rolls (431 sq ft standard, other roll sizes available)

Invisible Structures, Inc.
303-233-8383
www.invisiblestructures.com
US Patent #5,250,340

INVISIBLE STRUCTURES

The area will also feature several accent boulders that help to define the area's boundaries, protect the area during snow removal operations, and promote the use of the area for its intended purpose.

Also included in the area is a pet waste station (with signage and bags, see example provided), as well as a hose bib and garden hose for periodic rinsing and general cleaning of the area.

Dog Waste Station

Product Summary

The Dog Waste Station has a Roll Bag dispenser system (holds 400 bags) & lidded, 11 gallon aluminum can. This waste station is constructed from commercial grade aluminum and powder coated in forest green. The station is suported by a Square Galvanized Post and and includes an informational sign.

City of Dover
Site Plan Review Application

STORMWATER MANAGEMENT SUBMISSION

ONE FIRST STREE

1 First Street
Dover, New Hampshire

Prepared for

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

April, 2021
REV May, 2021

CIVIL
CONSULTANTS

Engineers

Planners

Surveyors

Stormwater Management Narrative

CITY OF DOVER
SITE REVIEW PERMIT APPLICATION
STORMWATER MANAGEMENT PLAN

Site Redevelopment
One First Street

10 Second Street
Dover, New Hampshire

Prepared for:

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

April, 2021
Revised May, 2021

INTRODUCTION:

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

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

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

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

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

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

METHODOLOGY:

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

SITE & SOIL INFORMATION:

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

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

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

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

ANALYSIS:

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

Pre-Development Areas

Two subcatchments were used to model the existing drainage conditions.

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

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

Post-Development Areas

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

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

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

RESULTS:

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

The detailed analysis for this project was performed by computer utilizing "HYDROCAD". The computer print-outs are attached. The following table summarizes the results of the analysis:

SITE RUNOFF RATES - 2 Year Storm

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

SITE RUNOFF RATES - 10 Year Storm

Outlet	Site Runoff Rates (CFS) Pre	Post	Change
OUT 1	3.90	***3.95***	***+0.05***
Volume(ac-ft)	0.31	***0.36***	***+0.05***
OUT 2	0.59	***0.00***	***-0.59***
Volume(ac-ft)	0.04	***0.00***	***-0.04***

SITE RUNOFF RATES - 25 Year Storm

Outlet	Site Runoff Rates (CFS) Pre	Post	Change
OUT 1	4.97	***5.04***	***+0.07***
Volume(ac-ft)	0.39	***0.46***	***+0.07***
OUT 2	0.76	***0.00***	***-0.76***
Volume(ac-ft)	0.06	***0.00***	***-0.06***

SITE RUNOFF RATES - 50 Year Storm

Outlet	Site Runoff Rates (CFS) Pre	Post	Change
OUT 1	5.96	***6.05***	***+0.09***
Volume(ac-ft)	0.48	***0.56***	***+0.08***
OUT 2	0.93	***0.00***	***-0.93***
Volume(ac-ft)	0.07	***0.00***	***-0.07***

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

STORMWATER TREATMENT:

The development does not propose any new coverage requiring treatment.

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

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

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

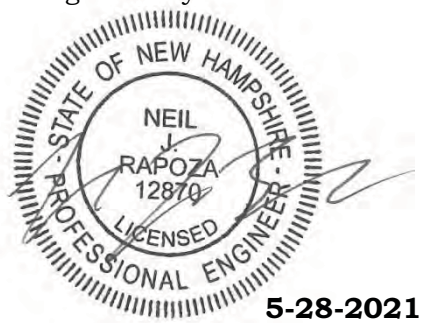
CONCLUSIONS:

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

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

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

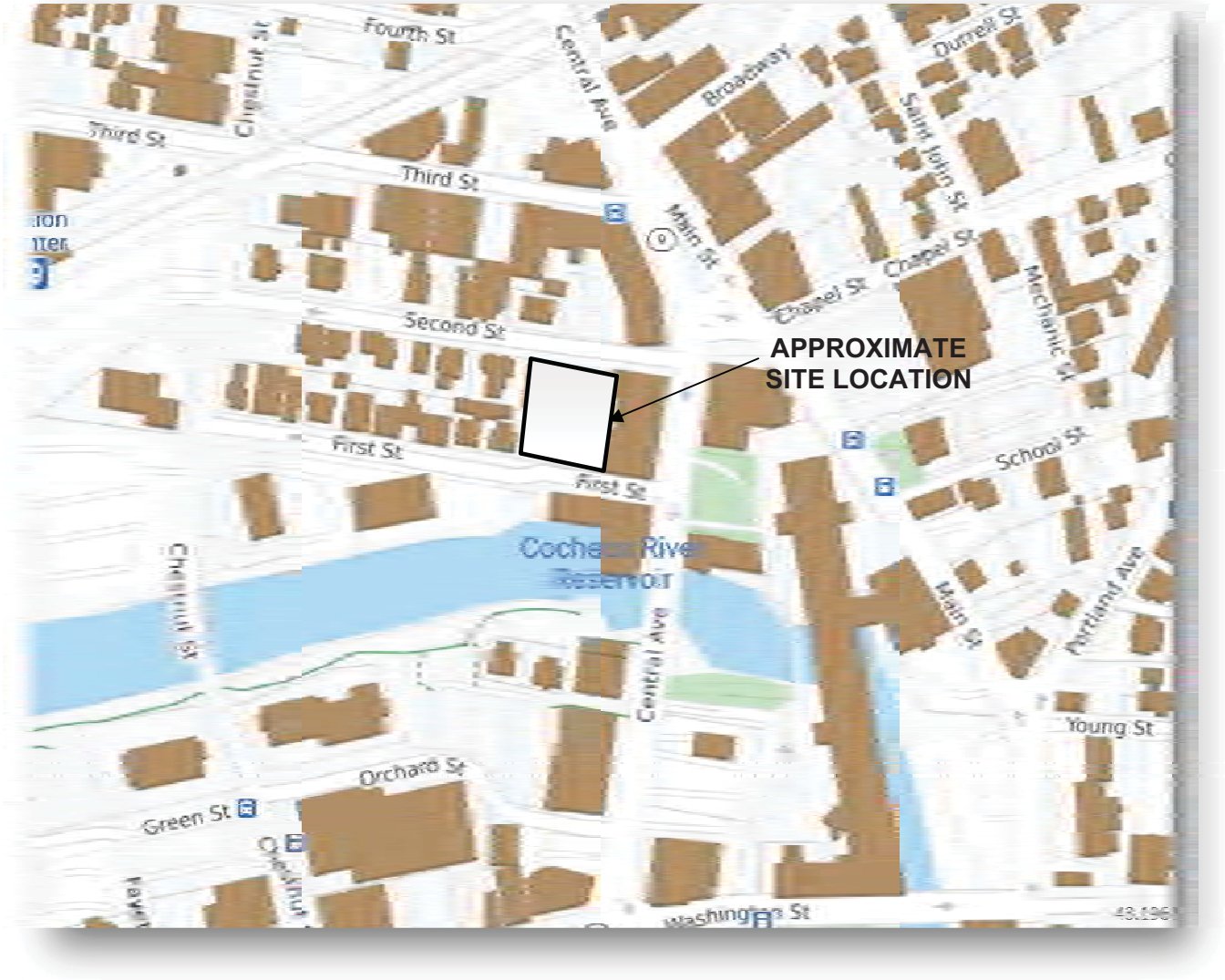
A stormwater maintenance plan has also been attached to indicate the procedures and requirements to maintain the stormwater management system.



5-28-2021

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

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



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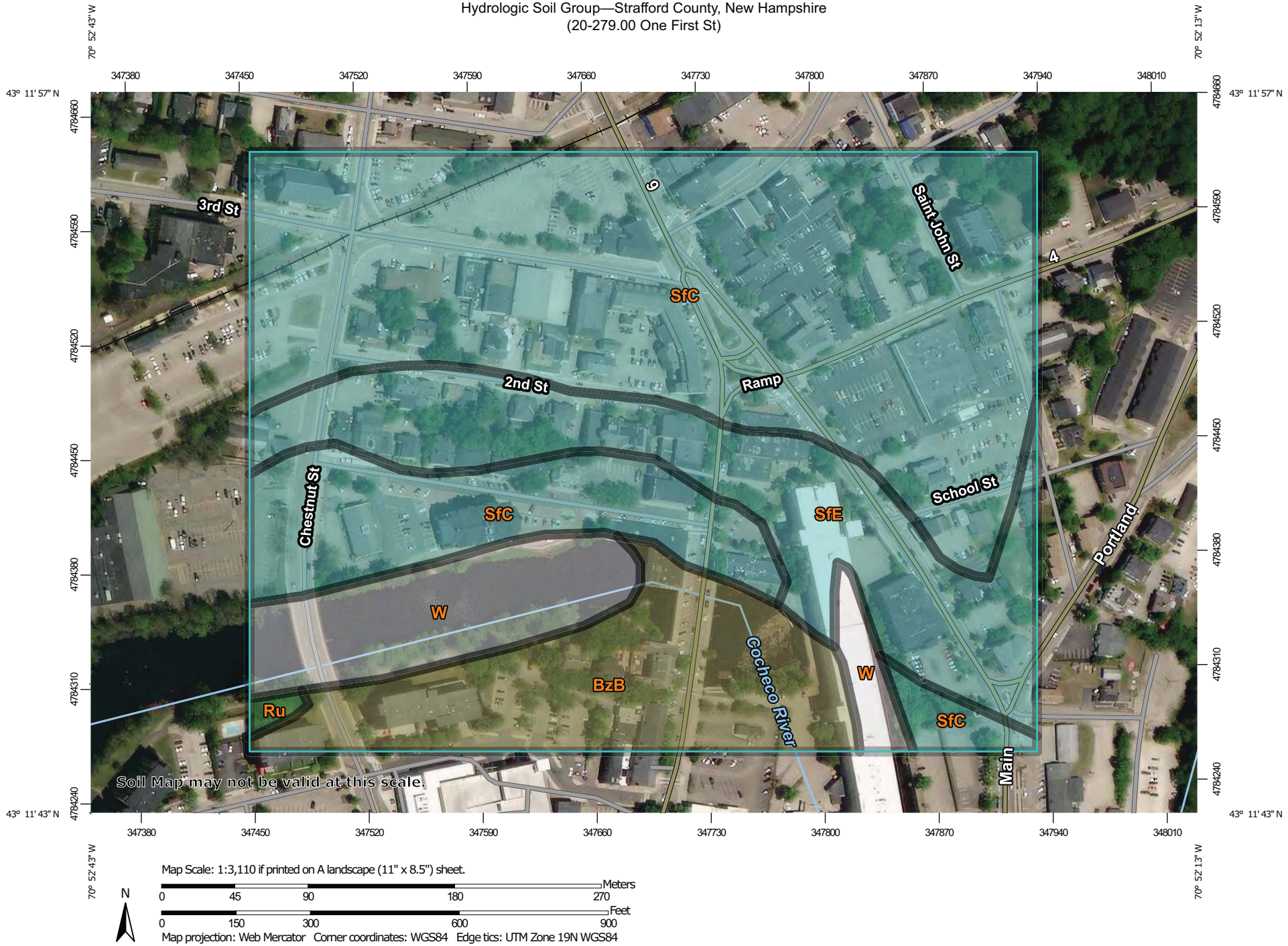
Hydrologic Soil Group—Strafford County, New Hampshire
(20-279.00 One First St)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

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

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Extreme Precipitation Tables

Northeast Regional Climate Center

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

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

Extreme Precipitation Estimates

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

Lower Confidence Limits

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

Upper Confidence Limits

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

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Northeast Regional Climate Center

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Engineers

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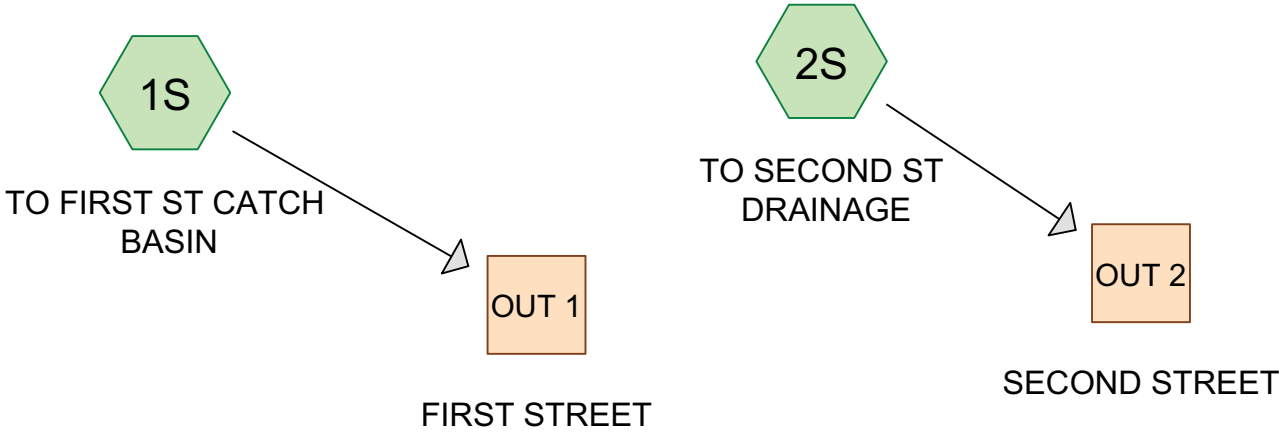
Pre-Development Calculations



Subcat Reach Pond Link

Routing Diagram for 2027900-PRE
Prepared by Civil Consultants, Printed 4/8/2021
HydroCAD® 10.00-13 s/n 00552 © 2014 HydroCAD Software Solutions LLC

Area Listing (all nodes)

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

Soil Listing (all nodes)

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

Ground Covers (all nodes)

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

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

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

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

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

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

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

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

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

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

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

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

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

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

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

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

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

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

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

Summary for Subcatchment 1S: TO FIRST ST CATCH BASIN

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

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

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

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

Summary for Subcatchment 2S: TO SECOND ST DRAINAGE

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

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

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

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

Summary for Reach OUT 1: FIRST STREET

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

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

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

Summary for Reach OUT 2: SECOND STREET

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

Inflow Area = 0.137 ac, 67.88% Impervious, Inflow Depth = 5.07" for 25-YR event
Inflow = 0.76 cfs @ 12.08 hrs, Volume= 0.058 af
Outflow = 0.76 cfs @ 12.08 hrs, Volume= 0.058 af, Atten= 0%, Lag= 0.0 min

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

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

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

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

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

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

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

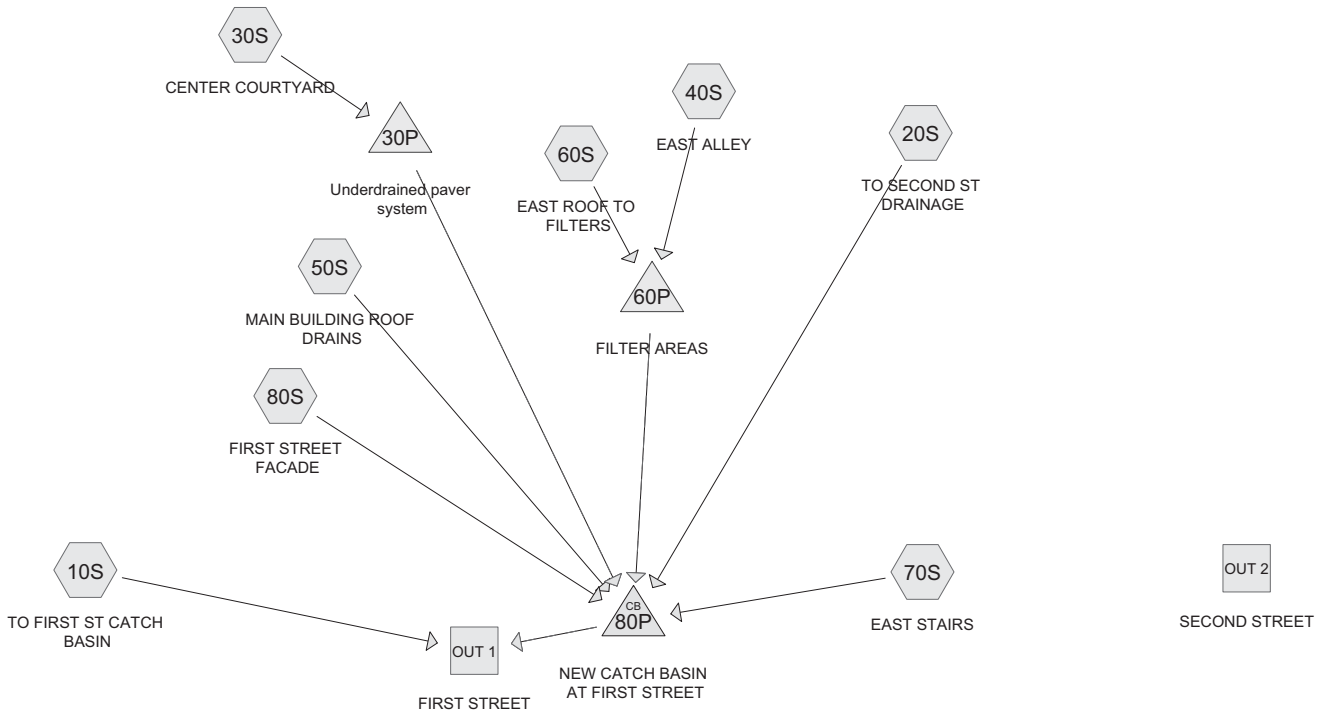
CIVIL
CONSULTANTS

Engineers

Planners

Surveyors

Post-Development Calculations



Subcat Reach Pond Link

Routing Diagram for 2027900-POST-rev-1
Prepared by Civil Consultants, Printed 5/28/2021
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Area Listing (all nodes)

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

Soil Listing (all nodes)

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

Ground Covers (all nodes)

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

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

Subcatchment 10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=2.81"
Tc=6.0 min CN=97 Runoff=1.51 cfs 0.117 af

Subcatchment 20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=2.12"
Tc=6.0 min CN=90 Runoff=0.34 cfs 0.024 af

Subcatchment 30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=2.92"
Tc=100.0 min CN=98 Runoff=0.12 cfs 0.032 af

Subcatchment 40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.19 cfs 0.015 af

Subcatchment 50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.28 cfs 0.022 af

Subcatchment 60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.06 cfs 0.004 af

Subcatchment 70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.02 cfs 0.002 af

Subcatchment 80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=98 Runoff=0.13 cfs 0.010 af

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

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

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

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

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

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

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

Subcatchment 10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=4.40"
Tc=6.0 min CN=97 Runoff=2.31 cfs 0.184 af

Subcatchment 20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=3.64"
Tc=6.0 min CN=90 Runoff=0.57 cfs 0.042 af

Subcatchment 30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=4.51"
Tc=100.0 min CN=98 Runoff=0.18 cfs 0.049 af

Subcatchment 40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.29 cfs 0.023 af

Subcatchment 50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.43 cfs 0.035 af

Subcatchment 60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.08 cfs 0.007 af

Subcatchment 70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.04 cfs 0.003 af

Subcatchment 80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=4.51"
Tc=6.0 min CN=98 Runoff=0.20 cfs 0.016 af

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

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

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

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

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

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

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

Subcatchment 10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=5.64"
Tc=6.0 min CN=97 Runoff=2.93 cfs 0.236 af

Subcatchment 20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=4.85"
Tc=6.0 min CN=90 Runoff=0.75 cfs 0.056 af

Subcatchment 30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=5.76"
Tc=100.0 min CN=98 Runoff=0.23 cfs 0.063 af

Subcatchment 40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.36 cfs 0.030 af

Subcatchment 50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.54 cfs 0.044 af

Subcatchment 60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.11 cfs 0.009 af

Subcatchment 70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.05 cfs 0.004 af

Subcatchment 80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.25 cfs 0.020 af

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

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

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

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

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

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

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

Subcatchment 10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=5.64"
Tc=6.0 min CN=97 Runoff=2.93 cfs 0.236 af

Subcatchment 20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=4.85"
Tc=6.0 min CN=90 Runoff=0.75 cfs 0.056 af

Subcatchment 30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=5.76"
Tc=100.0 min CN=98 Runoff=0.23 cfs 0.063 af

Subcatchment 40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.36 cfs 0.030 af

Subcatchment 50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.54 cfs 0.044 af

Subcatchment 60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.11 cfs 0.009 af

Subcatchment 70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.05 cfs 0.004 af

Subcatchment 80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=5.76"
Tc=6.0 min CN=98 Runoff=0.25 cfs 0.020 af

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

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

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

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

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

Summary for Subcatchment 10S: TO FIRST ST CATCH BASIN

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

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

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

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

Summary for Subcatchment 20S: TO SECOND ST DRAINAGE

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

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

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

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

Summary for Subcatchment 30S: CENTER COURTYARD

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

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

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

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

Summary for Subcatchment 40S: EAST ALLEY

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

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

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

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

Summary for Subcatchment 50S: MAIN BUILDING ROOF DRAINS

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

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

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

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

Summary for Subcatchment 60S: EAST ROOF TO FILTERS

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

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

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

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

Summary for Subcatchment 70S: EAST STAIRS

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

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

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

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

Summary for Subcatchment 80S: FIRST STREET FACADE

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

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

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

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

Summary for Reach OUT 1: FIRST STREET

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

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

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

Summary for Reach OUT 2: SECOND STREET

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

Summary for Pond 30P: Underdrained paver system

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

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

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

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

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

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

Primary OutFlow Max=0.17 cfs @ 13.85 hrs HW=54.25' TW=43.10' (Dynamic Tailwater)
- **1=Culvert - through alley to First** (Passes 0.17 cfs of 2.58 cfs potential flow)
  - **2=Culvert-collector** (Passes 0.17 cfs of 0.32 cfs potential flow)
    - **3=Exfiltration** (Exfiltration Controls 0.17 cfs)
  - **4=Orifice/Grate** (Controls 0.00 cfs)

Summary for Pond 60P: FILTER AREAS

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

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

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

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

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

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

Primary OutFlow Max=0.47 cfs @ 12.08 hrs HW=47.82' TW=43.79' (Dynamic Tailwater)
└─**2=Orifice/Grate** (Passes 0.47 cfs of 7.44 cfs potential flow)
  ├─**1=Exfiltration** (Exfiltration Controls 0.02 cfs)
  └─**3=Orifice/Grate** (Weir Controls 0.45 cfs @ 0.85 fps)

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

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

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

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

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

Primary OutFlow Max=2.10 cfs @ 12.08 hrs HW=43.79' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Inlet Controls 2.10 cfs @ 2.68 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=42.80' TW=0.00' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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

Subcatchment 10S: TO FIRST ST CATCH Runoff Area=21,824 sf 97.30% Impervious Runoff Depth=6.81"
Tc=6.0 min CN=97 Runoff=3.51 cfs 0.284 af

Subcatchment 20S: TO SECOND ST Runoff Area=0.138 ac 65.22% Impervious Runoff Depth=5.99"
Tc=6.0 min CN=90 Runoff=0.91 cfs 0.069 af

Subcatchment 30S: CENTER COURTYARD Runoff Area=5,704 sf 100.00% Impervious Runoff Depth=6.93"
Tc=100.0 min CN=98 Runoff=0.27 cfs 0.076 af

Subcatchment 40S: EAST ALLEY Runoff Area=0.062 ac 100.00% Impervious Runoff Depth=6.93"
Tc=6.0 min CN=98 Runoff=0.44 cfs 0.036 af

Subcatchment 50S: MAIN BUILDING Runoff Area=0.092 ac 100.00% Impervious Runoff Depth=6.93"
Tc=6.0 min CN=98 Runoff=0.65 cfs 0.053 af

Subcatchment 60S: EAST ROOF TO Runoff Area=0.018 ac 100.00% Impervious Runoff Depth=6.93"
Tc=6.0 min CN=98 Runoff=0.13 cfs 0.010 af

Subcatchment 70S: EAST STAIRS Runoff Area=0.008 ac 100.00% Impervious Runoff Depth=6.93"
Tc=6.0 min CN=98 Runoff=0.06 cfs 0.005 af

Subcatchment 80S: FIRST STREET Runoff Area=0.042 ac 100.00% Impervious Runoff Depth=6.93"
Tc=6.0 min CN=98 Runoff=0.30 cfs 0.024 af

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

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

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

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

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

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

Stormwater Maintenance & Inspection Plan

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

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

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

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

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

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

** significant rainfall is ½" in 24 hr

Catch Basins & Culverts

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

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

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

Vegetated Areas

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

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

Filtration Facilities

Applicable structures: East stair filter vaults

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

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

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

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

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

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

Filtration Facilities (Underdrained Pavers)

Applicable structures: Center courtyard

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

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

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

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

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

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Stormwater Maintenance

One First Street Development

Maintenance Log

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

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

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

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

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

Stormwater Management System
One First Street Development

Inspection & Maintenance Checklist

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

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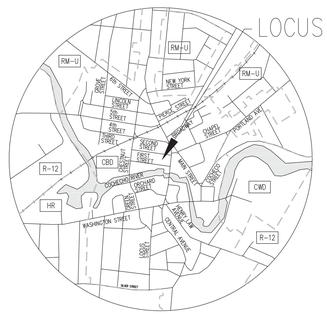

LOCATION PLAN
SCALE: 1"=1500' +/-

DRAINAGE LEGEND

POND — 4 — POND NUMBER

SUBCATCHMENT — 11 / 0.56 — SUBCATCHMENT NUMBER / SUBCATCHMENT ACREAGE

REACH — 50 — REACH NUMBER

Tc COMPONENTS — S = Sheet, Sc = Shallow Concentrated, C = Channel

ROUTING DIRECTION

SOILS LEGEND

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

Subcatchment Boundaries Pre-Development

Subcatchment Boundaries Post-Development

SCS Soil Line

Tc Flow Path & Direction Pre-Development

Tc Flow Path & Direction Post-Development

SCALE IS ½ NOTED WHEN PLOTTED AT 11X17

STATE OF NEW HAMPSHIRE
NEIL J. RAPOZA
12970
LICENSED PROFESSIONAL ENGINEER
5/27/2021

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

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

RECORD OWNER:
ONE FIRST STREET, LLC

ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

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

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

CLIENT ADDRESS:

1" = 20'
0' 20'

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

PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN

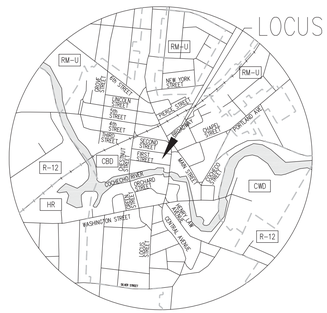
PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

D1

SHEET: 1 OF 2

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

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



LOCATION PLAN

SCALE: 1"=1500' +/-

DRAINAGE LEGEND

POND — 4 — POND NUMBER

SUBCATCHMENT — 11 / 0.56 — SUBCATCHMENT NUMBER / SUBCATCHMENT ACREAGE

REACH — 50 — REACH NUMBER

Tc COMPONENTS — S = Sheet, SC = Shallow Concentrated, C = Channel

ROUTING DIRECTION

SOILS LEGEND

HATCHING NOT SHOWN FOR CLARITY, SEE SHEET D1

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

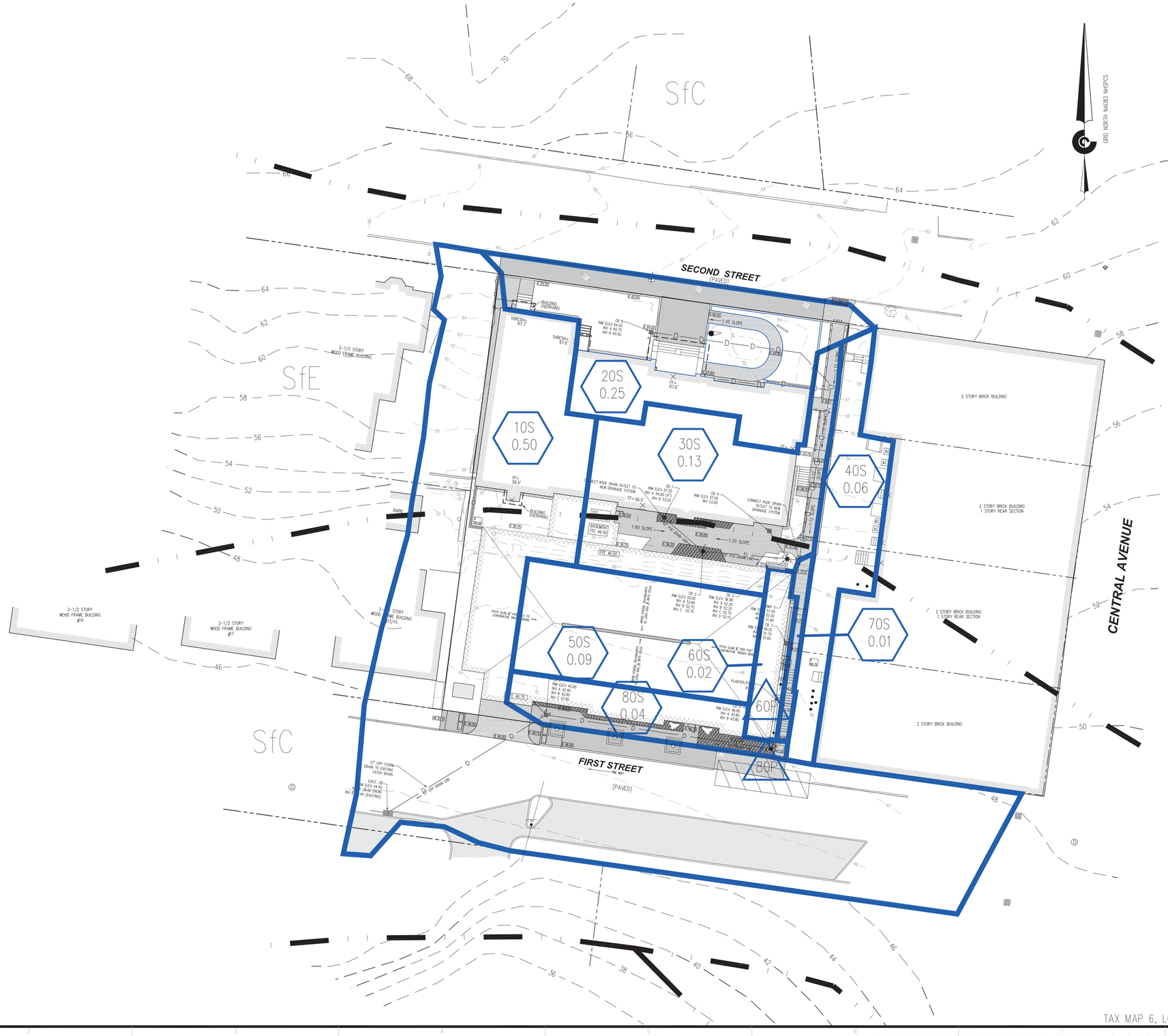
Subcatchment Boundaries Pre-Development

Subcatchment Boundaries Post-Development

SCS Soil Line

Tc Flow Path & Direction Pre-Development

Tc Flow Path & Direction Post-Development



SCALE IS ½ NOTED WHEN PLOTTED AT 11X17

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

STATE OF NEW HAMPSHIRE
NEIL J. RAPOZA
12970
LICENSED PROFESSIONAL ENGINEER
5/28/2021

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Maine
03908
207-384-2550
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NO.	REVISIONS	INT.	DATE
2	REVISED PER TRC/STAFF REVIEW COMMENTS	NJR	5/27/21
1	ISSUED FOR DOVER TRC SUBMISSION	NJR	4/13/21

RECORD OWNER:
ONE FIRST STREET, LLC

ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

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

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

1" = 20'
0' 20'

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

POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN

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

D2

SHEET: 2 OF 2

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

10 SECOND STREET
DOVER, NEW HAMPSHIRE

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

SUBJECT PROPERTY

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

6-22 WEST CONCORD INVESTMENTS LLC,
4 WEST CONCORD ST DOVER, NH 03820

6-18 SOUDAKIM, LLC
750 LAFAYETTE RD, SUITE 201, PORTSMOUTH, NH 03801

6-19 MACGREGOR, JOHN M. & KATRINE B.,
13-15 FIRST ST DOVER, NH 03820

6-21A HENRY PETER T &, HENRY JOAN
454 CENTRAL AVE DOVER, NH 03820

6-21-3 CARTELLI'S LLC,
30 GOVERNOR SAWYER LN DOVER, NH 03820-4266

6-21-2 MARKER 21 HOLDINGS LLC,
130 CENTRAL AVE DOVER, NH 03820

6-21-1 BUILD UPON LLC,
56 SUMMER ST DOVER, NH 03820

6-24 CAMIRE DAVID R &, CAMIRE STACEY L
281 WASHINGTON STREET, DOVER, NH 03820

6-15 KAB REALTY MANAGEMENT LLC
35 THIRD ST DOVER, NH 03820-3316

6-16 ANDERSON, KIMBERLEY E., TRUSTEE, FIRST DOVER REALTY TRUST
84 SHORE DRIVE, NORTHWOOD, NH 03261

6-17 HOLGATE LIMITED PARTNERSHIP
130 CENTRAL AVE DOVER, NH 03820

6-25 CAMIRE DAVID R &, CAMIRE STACEY L
281 WASHINGTON STREET, DOVER, NH 03820

6-26 FREEBOARD PROPERTIES, LLC
P O BOX 1818, DOVER, NH 03820-1818

6-1 FISCHER BRIAN &, FISCHER STEPHANIE
46 NORTH RIVER ROAD LEE, NH 03824

6-3 RIPARIA - ONE HUNDRED FIRST STREET LLC,
466 CENTRAL AVE STE 12 DOVER, NH 03820

6-37 ANBELWOLD LLC
161 MILL ROAD, DURHAM, NH 03824-2910

6-38 ROSS FURNITURE COMPANY INC
38 THIRD STREET DOVER, NH 03820

6-39 ROSS FURNITURE COMPANY INC
38 THIRD STREET DOVER, NH 03820

6-33 ROSS FURNITURE COMPANY INC
38 THIRD STREET DOVER, NH 03820

6-34 WOODS PHYLLIS L TRUSTEE, WOODS PHYLLIS L REV TRUST
1 BARRY STREET DOVER, NH 03820

6-36 BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12 DOVER, NH 03820

6-36A BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12 DOVER, NH 03820

6-35 SOUDAKIM, LLC
750 LAFAYETTE RD, SUITE 201, PORTSMOUTH, NH 03801

6-35A BAMFORD INVESTMENT CO LLC,
466 CENTRAL AVE SUITE 12 DOVER, NH 03820

3-64 PILLAR INVESTMENT CORP
340 CENTRAL AVE #202 DOVER, NH 03820

3-66 COCHECO MILLS HOLDINGS LLC
3 PENSTOCK WAY NEWMARKET, NH 03857-4416

3-67 421 CENTRAL AVENUE LLC
113 BUNKER HILL AVENUE STRATHAM, NH 03885

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

CJ ARCHITECTS
233 VAUGHAN ST. SUITE 101 (603) 431-2666
PORTSMOUTH, NH 03801 www.cjarchitects.net

Ironwood
Landscape Architecture • Planning
P.O. Box 873
Exeter, NH 03833
603.772.0590 | voice

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L2 PROPOSED SITE PLAN
L3 DEMOLITION PLAN
L4 SECOND STREET UTILITY PLAN
L5 FIRST STREET UTILITY PLAN
L6 EROSION CONTROL PLAN
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A1.4 FOURTH FLOOR PLAN (CJ)
A1.5 ROOF PLAN (CJ)
A2 ELEVATIONS (CJ)
A3 ELEVATIONS (CJ)
A4 ELEVATIONS (CJ)

3

OWNER:

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

OWNER SIGNATURE

TAX MAP 6, LOT 20

STATE OF NEW HAMPSHIRE
NEIL RAPOZA 12970 LICENSED PROFESSIONAL ENGINEER
6/23/2021

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

RECORD OWNER:
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ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

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

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

CLIENT ADDRESS:

1" = 60'
0' 60'

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

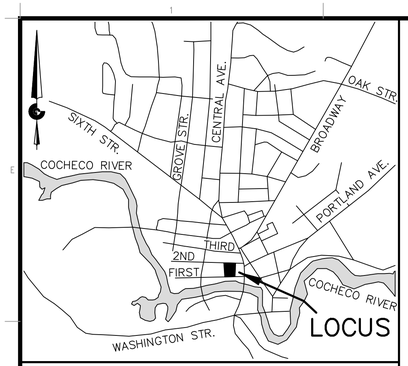
NEIGHBORHOOD PLAN AND ABUTTER INFORMATION

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

C1

SHEET: 1 OF 25

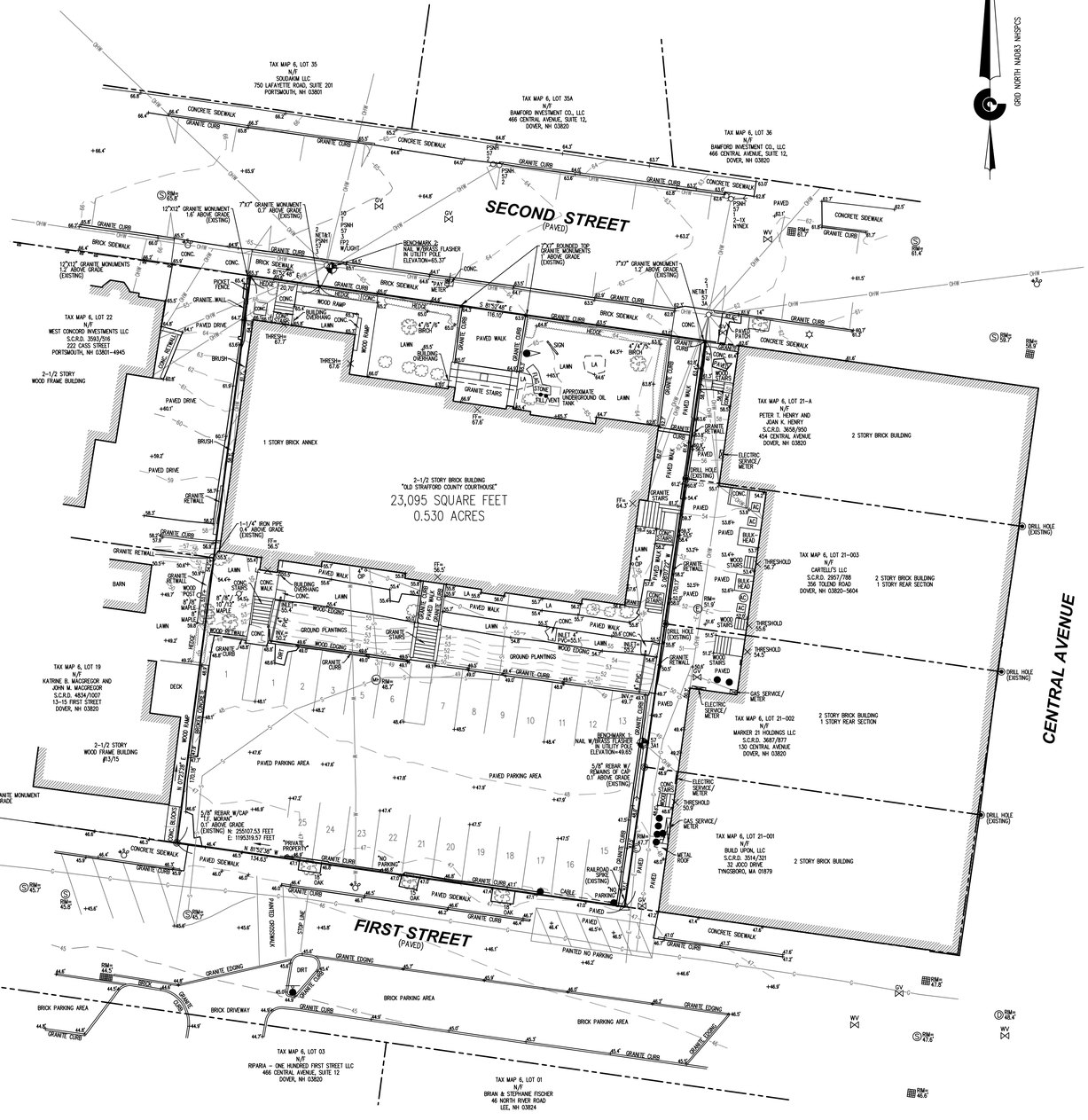
COORDINATE FILE: J:\AAA\2016\1611600\CARLSON\SURVEY\POINTS\1611600.CRD CADD FILE: J:\AAA\2020\2027900\CARLSON\2027900-ST.DWG



LOCATION PLAN
(NOT TO SCALE)

NOTES:

1. PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON APRIL 13 & 15, 2016 AND MARCH 15 & 23, 2021.
2. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBW1), BARTLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCES BY 0.999980490 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
3. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. **[TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.72']**
4. RECORD OWNER: ONE FIRST STREET, LLC
5. ASSESSOR'S INFORMATION: CITY OF DOVER ASSESSOR'S MAP 6, LOT 20
6. DEED REFERENCE: S.C.R.D. 4877/844
7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. THE APPROXIMATE UNDERGROUND WATER, SEWER, GAS AND DRAINAGE LINES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF DIGSAFE PAINT (BY OTHERS). CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. THE BOUNDARY LINES AS SHOWN HEREON ARE BASED ON REFERENCE PLANS 1 AND 2. RECORD GEOMETRY AS SHOWN ON THE PLANS WAS HELD FIXED AND FIT TO FOUND MONUMENTS AND BUILDING CORNERS AS SHOWN ON THE PLANS. ROAD LINES AS SHOWN ARE BASED ON THESE SAME PLANS.
9. THE SUBJECT PARCEL IS SHOWN TO BE LOCATED IN FLOOD ZONE X ON FLOOD INSURANCE RATE MAPS (FIRM) 33017I0330E AND 33017I0310E FOR STRAFFORD COUNTY, NEW HAMPSHIRE, DATED SEPTEMBER 9, 2015. THE BUILDING IS LOCATED IN THAT PORTION OF ZONE X DESIGNATED AS HAVING LESS THAN A 0.2% ANNUAL CHANCE FLOOD HAZARD. A PORTION OF THE PARKING AREA IS LOCATED IN THAT PORTION OF ZONE X WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD.



CERTIFICATION:

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

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

MARCH 30, 2021

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

REFERENCE PLANS:

1. "SUBDIVISION PLAN PREPARED FOR ROGERS LIVING TRUST "NATIONAL BLOCK", 436 – 446 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE", DATED OCTOBER 3, 1996, LAST REVISED DECEMBER 17, 1996, PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 49–19.
2. "BOUNDARY PLAN PREPARED FOR GREGORIOS KOUTRELAKOS, DOVER, N.H.", DATED DECEMBER 5, 1985, PREPARED BY THOMAS F. MORAN, INC.
3. "BOUNDARY PLAN PREPARED FOR JEAN FIELD, TAX MAP 6, LOT 36, 24 SECOND STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE", DATED APRIL 18, 2006, PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 85–63.
4. "DISPOSITION PLAN OF LAND TO THE CITY OF DOVER, PARCEL M/1/1, PARCEL P/1/1, DOWNTOWN DOVER NO. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE", PREPARED BY METCALF & EDDY, INC., DATED APRIL 29, 1977, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 19–43.
5. "MINOR SUBDIVISION OF LAND PREPARED FOR THE CITY OF DOVER, NH, TAX MAP 6, LOT NO. 3, FIRST STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE", DATED JANUARY 6, 2014, PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 107–62.
6. "EASEMENT AND LICENSE PLAN PREPARED FOR FIRST STREET AT GARRISON, LLC, TAX MAP 6, LOT NO. 3, FIRST STREET & CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE", DATED JANUARY 2, 2014, PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 107–63.
7. "SURVEY PLAN FOR ROLAND A. HANSCOME, #28 & 30 SECOND STREET IN DOVER, N.H.", DATED NOVEMBER 12, 1987, PREPARED BY BRUCE POHOPEK, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 26–118.
8. "PLAN OF LOTS FOR NASEM P. HASEM, DOVER, NEW HAMPSHIRE", DATED FEBRUARY 1970, BY G.L. DAVIS & ASSOCIATES, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 26–76.
9. SKETCH OF LAND OF COCHECO MANFG. CO. ADJOINING DEBORAH DUNN'S, SECOND STREET, DOVER, NH", DATED MAY 6, 1889, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 290, PAGE 351A.
10. PLAN IN THE VICINITY OF CHESTNUT STREET, SECOND STREET AND FIRST STREET – NO TITLE, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 264, PAGE 443.
11. PLAN OF LOTS IN THE VICINITY OF CHESTNUT STREET, FIRST STREET AND SECOND STREET – NO TITLE, DATED MARCH 19, 1842, DRAW BY ALEX WADSWORTH, SURVEYOR, RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 191, PAGE 88.
12. "STANDARD PROPERTY/EXISTING CONDITIONS SURVEY, LAND OF FREEBOARD PROPERTIES, LLC, 1 FIRST STREET – TAX MAP 6, LOT 20, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, TENNYSON PROPERTY MANAGEMENT, CLIENT ADDRESS: P.O. BOX 1818 DOVER, NH 03281", DATED MAY 12, 2016, LAST REVISED JUNE 2, 2016, PREPARED BY CIVIL CONSULTANTS.

LEGEND:

3528/151	DEED BOOK/PAGE
CIP	CAST IRON PIPE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
N/F	NOW OR FORMERLY
PVC	POLYVINYL CHLORIDE
RETWALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
AC	AIR CONDITIONER
WV	WATER VALVE
WS	WATER SHUT OFF
	APPROXIMATE UNDERGROUND WATER LINE
CB	CATCH BASIN
DMH	DRAIN MANHOLE
	APPROXIMATE UNDERGROUND DRAIN LINE
SMH	SANITARY SEWER MANHOLE
	APPROXIMATE UNDERGROUND SEWER LINE
GV	GAS VALVE
	APPROXIMATE UNDERGROUND GAS LINE
EMH	ELECTRIC MANHOLE
UP	UTILITY POLE
GW	GUY WIRE
OHW	OVERHEAD WIRES
	APPROXIMATE UNDERGROUND ELECTRIC LINE
LP	LIGHT POLE
FP	FLAG POLE
BOL	BOLLARD
DT	DECIDUOUS TREE
BU	BUSH
BM	SURVEY BENCHMARK
DH	EXISTING DRILL HOLE (AS NOTED)
RB	EXISTING REBAR (AS NOTED)
RS	EXISTING RAILROAD SPIKE (AS NOTED)
MON	EXISTING GRANITE MONUMENT (AS NOTED)
FF=67.6	FINISH FLOOR ELEVATION
THRESH=67.6'	THRESHOLD ELEVATION
+66.4'	SPOT ELEVATION
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
N: 2551017.53 FEET E: 1195319.57 FEET	NEW HAMPSHIRE STATE PLANE COORDINATES

TAX MAP 6, LOT 20

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

NO.	REVISIONS	INT.	DATE

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

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

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

1" = 20'
0' 20'

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

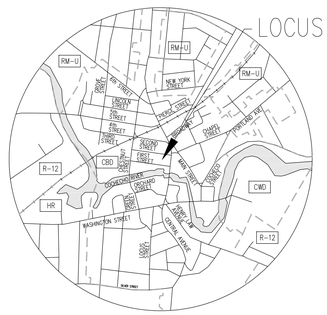
BOUNDARY/EXISTING CONDITIONS PLAN

PROJECT NO: 2027900
DOVER PLANNING FILE: P16-15

EC1

SHEET: 1 OF 1

COORDINATE FILE: J:\AAA\2016\1611600\CARLSON\SURVEY\POINTS\1611600.CRD
CADD FILE: J:\AAA\2020\2027900\CARLSON\SURVEY\DWG\2027900S-EX-1D.DWG

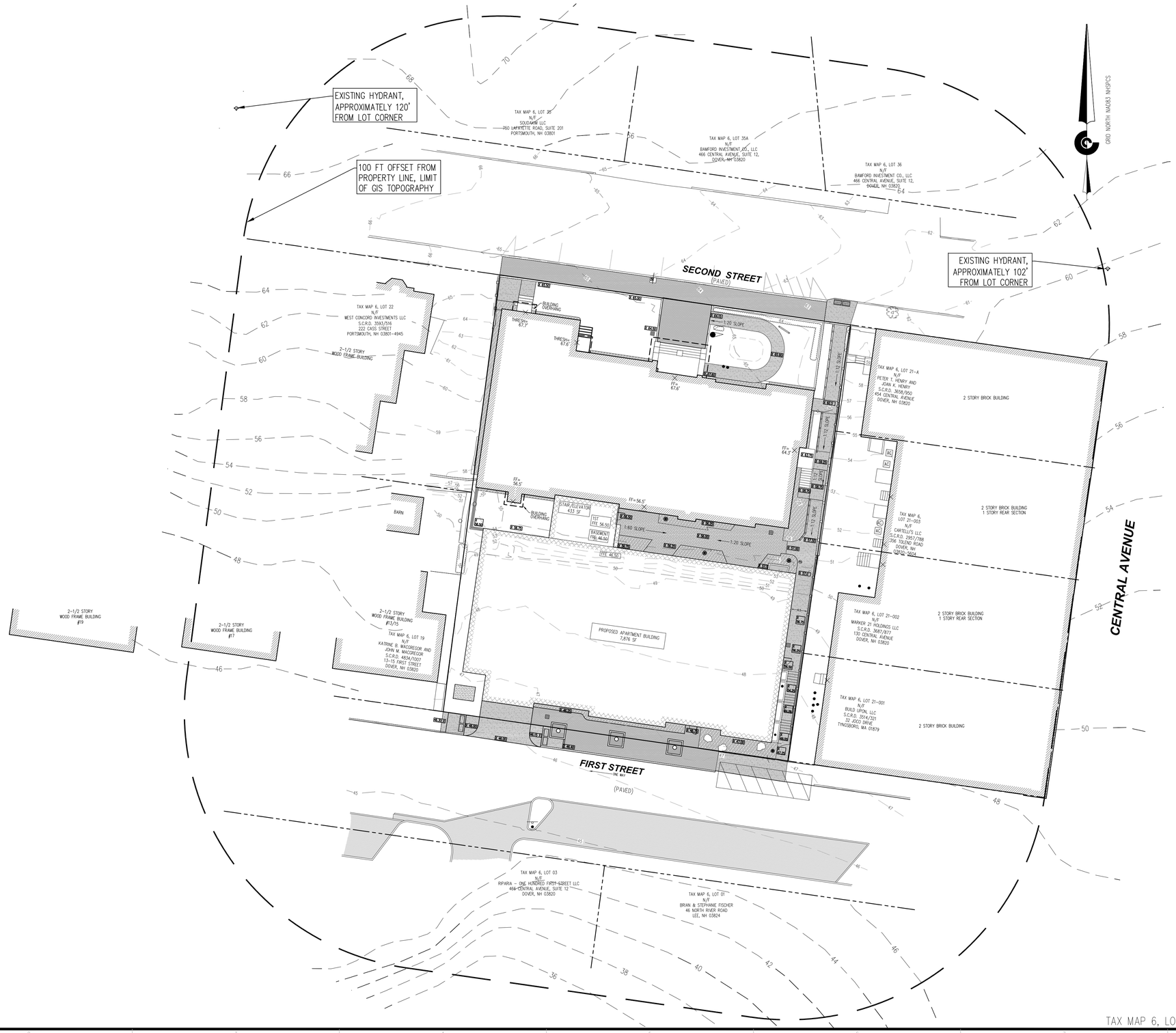


LOCATION PLAN

SCALE: 1"=1500' +/-

NOTES:

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



STATE OF NEW HAMPSHIRE
NEIL R. RAPOZA 12970 LICENSED PROFESSIONAL ENGINEER
6/23/2021

© CIVIL CONSULTANTS

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

NO.	DATE	INT.	REVISIONS
3	6/23/21	N.J.R	REVISED PER TRC/STAFF REVIEW COMMENTS
2	6/2/21	N.J.R	REVISED PER TRC/STAFF REVIEW COMMENTS
1	4/13/21	N.J.R	ISSUED FOR DOVER TRC SUBMISSION

RECORD OWNER:
ONE FIRST STREET, LLC

ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

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

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

1" = 20'
0' 20'

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

NEIGHBORHOOD TOPOGRAPHY PLAN

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

L1

SHEET: 3 OF 25

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

LOCATION PLAN

SCALE: 1"=1500' +/-

LEGEND:

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RETWALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
AC	AIR CONDITIONER
WV	WATER VALVE
WSO	WATER SHUT OFF
CB	CATCH BASIN
D	DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
GAS	GAS VALVE
	UTILITY POLE
	GUY WIRE
OHW	OVERHEAD WIRES
	LIGHT POLE
	FLAG POLE
	BOLLARD
	DECIDUOUS TREE
	BUSH
	SURVEY BENCHMARK
	EXISTING DRILL HOLE (AS NOTED)
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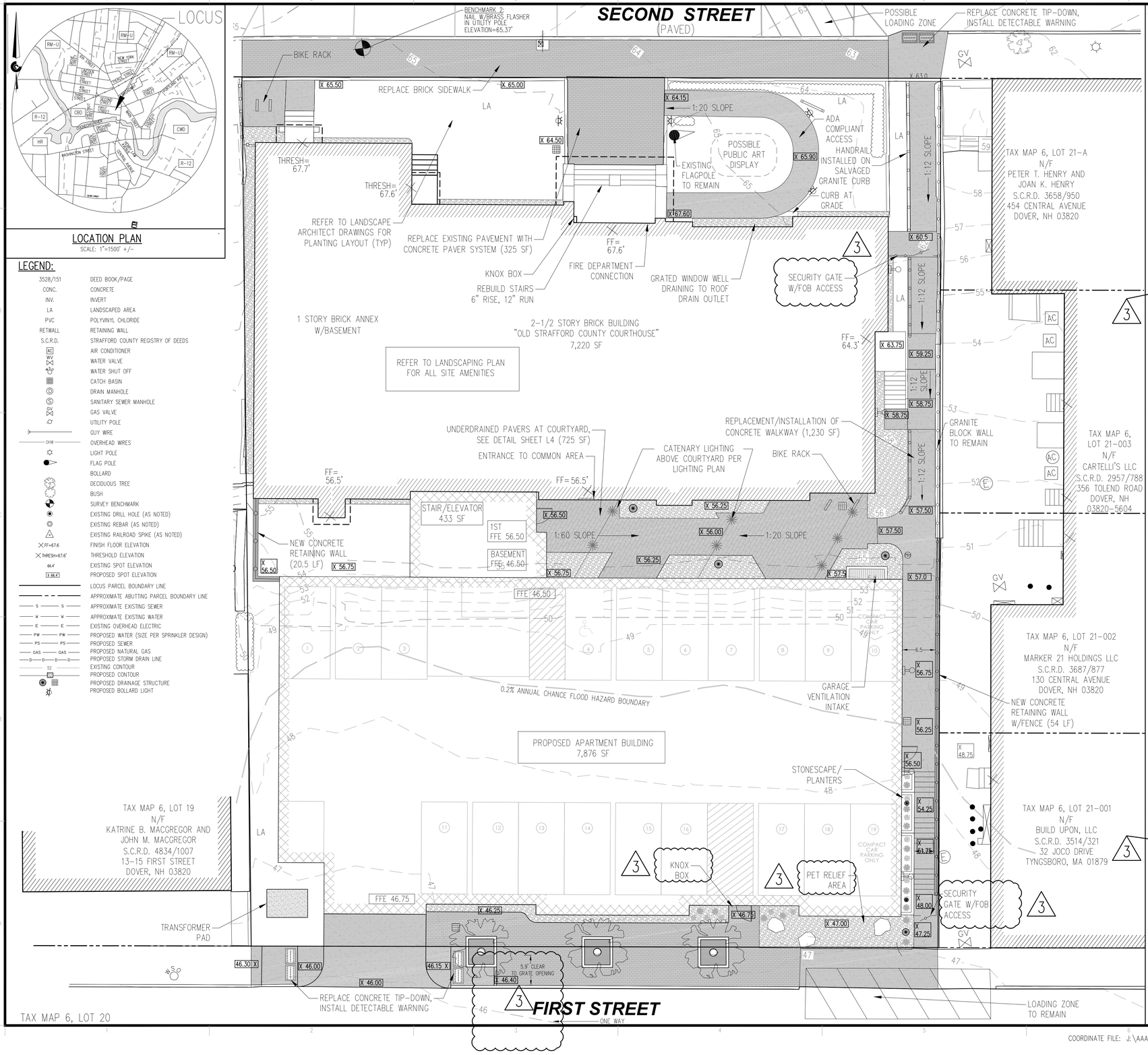
	EXISTING RAILROAD SPIKE (AS NOTED)
FF=67.6	FINISH FLOOR ELEVATION
THRESH=67.6'	THRESHOLD ELEVATION
66.4'	EXISTING SPOT ELEVATION
X 66.4'	PROPOSED SPOT ELEVATION
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
S S	APPROXIMATE EXISTING SEWER
W W	APPROXIMATE EXISTING WATER
E E	EXISTING OVERHEAD ELECTRIC
PW PW	PROPOSED WATER (SIZE PER SPRINKLER DESIGN)
PS PS	PROPOSED SEWER
GAS GAS	PROPOSED NATURAL GAS
D D D D	PROPOSED STORM DRAIN LINE
52	EXISTING CONTOUR
50	PROPOSED CONTOUR
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED BOLLARD LIGHT



NOTES:

1. THE INTENT OF THIS PLAN IS TO COMPLETE A PROPOSED REDEVELOPMENT OF THE SITE THAT WILL CONSIST OF THE CONSTRUCTION OF A NEW BUILDING AND CONVERT THE USE OF THE EXISTING BUILDING FROM RENTED OFFICE/COMMERCIAL SPACE TO PRODUCE A TOTAL OF 58 RESIDENTIAL APARTMENTS AND 3,500 SF OF RENTED COMMERCIAL SPACE.
2. RECORD OWNER: ONE FIRST STREET, LLC, 3 PENSTOCK WAY, NEWMARKET, NH 03857
3. ASSESSOR'S INFORMATION: CITY OF DOVER, ASSESSOR'S MAP 6, LOT 20
4. LOT AREA: 0.53 ACRES (23,095 SF)
5. DEED REFERENCE: S.C.R.D. 4877 / 844
6. REFERENCE PLANS:
   1. "BOUNDARY PLAN PREPARED FOR GREGORIOS KOUTRELAKOS, DOVER, N.H.", DATED 12-5-1985, PREPARED BY THOMAS F. MORAN, INC.
   2. "SUBDIVISION PLAN PREPARED FOR ROGERS LIVING TRUST "NATIONAL BLOCK", 436 - 446 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE", DATED OCTOBER 3, 1996, LAST REVISED DECEMBER 17, 1996, PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 49-19.
7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE (1-888-344-7233)AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. WATER AND SEWER CONNECTION LOCATIONS ARE NOT EXACT.
8. ZONING INFORMATION:
   DISTRICT: CBD-G (SEE CURRENT ZONING REGULATIONS)

DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED
LOT SIZE	N/A	0.53 AC
LOT COVERAGE	75% MIN	90.0%
FRONTAGE BUILD-OUT	70% MIN	91.0% (FIRST) 91.2% (SECOND)
FRONT PRIMARY BUILD TO LINE	2.1 FT - 12.1 FT (7.1 FT AVG ADJACENT +/- 5 FT)	6.1 FT (FIRST)
SIDE SETBACK	0 FT TO 24 FT(MAX)	7.3 FT (EAST) 5.5 FT (WEST)
REAR SETBACK	N/A	--
PRINCIPAL BUILDING HEIGHT	5 STORY MAX, 2 STORY MIN	4 STORY (AVE. GRADE PLANE 54.6')

9. THE PROPOSED USE HAS RECEIVED CONDITIONAL USE PERMITS FOR THE FOLLOWING:
   - RESIDENTIAL USE ON GROUND FLOOR OF CBD DEVELOPMENT — CASE#: _____ — DATE OF DECISION: _____
   - LESS THAN 80% WINDOW AREA ON GROUND FLOOR — CASE#: _____ — DATE OF DECISION: _____
   - SOLAR/GREEN ROOF REQUIREMENT (SOLAR READY ONLY) — CASE#: _____ — DATE OF DECISION: _____
10. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 1.
11. THE PARKING LOT ON THE SUBJECT PARCEL LOCATED ON FIRST STREET IS WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA AS SHOWN ON FEMA PANELS 33017C0310E AND 33017C0330E, EFFECTIVE DATE 9-30-2015.
12. THE LOT IS CONSIDERED 100% DEVELOPED, AND AS SUCH NO EXISTING WETLANDS ON SITE. THIS HAS BEEN SUBSTANTIATED BY EVALUATIONS PERFORMED FOR PREVIOUS APPLICATIONS FOR DEVELOPMENT, MOST RECENTLY IN APPLICATION P19-16 & -17.
13. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLAN COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
14. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
15. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
16. 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.
17. REFER TO SHEET L6 FOR ALL EROSION CONTROL NOTES.
18. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED BEFORE ANY EARTH DISTURBING ACTIVITY OCCURS.
19. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
20. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
21. 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.
22. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM. NO SITE WORK IS TO BE PERFORMED ON SATURDAY OR SUNDAY. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED IN AN AREA APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
23. BUSINESS USES ON SECOND STREET PREVIOUSLY INDICATED ADDRESS AS "10 SECOND STREET". THIS WILL CONTINUE WITH THE NEW USE. FINAL ADDRESS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT.
24. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

PERMIT	NUMBER	DATE
NHDES SEWER CONNECTION PERMIT		

25. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
26. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
27. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
28. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED, VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL: HTTPS://WWW.UNH.EDU/UNHSC/PTAPP
29. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE AN 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 LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
30. PARKING:
    - 58 RESIDENTIAL UNITS * 2 SPACE/UNIT = 116 SPACES
    - 1,750 SF OFFICE AREA * 325 SPACE/1,000 SF = 6 SPACES*
    - 50 SEAT RESTAURANT * 0.5 SPACE/SEAT = 25 SPACES*
    - 116 TOTAL SPACES

    *WHERE COMMERCIAL AND RESIDENTIAL CO-EXIST, ONLY RESIDENT SPACES PERMITTED

    PROVIDED PARKING: 19 SPACES ON SITE (1 H.C.)
    (REMAINING SPACES OFF-SITE ON LOT 31-4-B VIA PERMITS)
31. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. NO BUILDING PERMIT SHALL BE ISSUED THAT DOES NOT INDICATE BUILDING LIGHTING WHICH MEETS 153-14.E, INCLUDING THE SUBMISSION OF A PLAN INDICATING LIGHT LOCATIONS ON THE BUILDING.
32. PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON APRIL 13 AND 15, 2016. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. **[TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.72']**
33. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBW1), BARTLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCES BY 0.999980490 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
34. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
35. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
36. THE EXISTING AND PROPOSED BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 13, 2015 NH STATE BUILDING CODES AND CHAPTER 81-27 OF THE CODE OF THE CITY OF DOVER.
37. THE SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24, AND A CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
38. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
39. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (NH RSA 155-A:5, IBC 2015 Ed, ICC ANSI 117.1 2009 Ed., SUBJECT TO NEW HAMPSHIRE AMMENDMENTS)
40. BUILDING FOOTPRINT: 7,220 sf± EXISTING + 8,298 sf ADDITION = 15,518 sf TOTAL FOOTPRINT
41. SNOW STORAGE SHALL BE MANAGED THROUGH PROPER OFF-SITE DISPOSAL. TEMPORARY SNOW STORAGE AREAS WILL BE LOCATED DIRECTLY ADJACENT TO ALL SIDEWALKS ON-SITE.
42. THE BRICK SIDEWALK ON SECOND STREET AND THE PAVED SIDEWALK ON FIRST STREET ARE TO BE RECONSTRUCTED AS BRICK SIDEWALKS TO THE SATISFACTION OF THE CITY ENGINEER, WITH THE EXCEPTION OF LOADING AREAS WHICH ARE TO BE CONCRETE.
43. THE OWNER WILL ANNUALLY NOTIFY THE DOVER PLANNING DEPARTMENT WHICH RESIDENTIAL UNITS WILL BE DESIGNATED AS "AFFORDABLE".
44. THIS PROJECT WILL REQUIRE PRE-BAITING AND AN INTEGRATED PEST MANAGEMENT PLAN.
45. THE PROPOSED COMMERCIAL SPACE WILL OCCUPY 6.5% OF THE TOTAL FLOOR SPACE ON THE PROPERTY (3,500sf/54,200sf).

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

STATE OF NEW HAMPSHIRE
NEIL J. RAPOZA 12870 LICENSED PROFESSIONAL ENGINEER
6/23/2021

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

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

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

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

CLIENT ADDRESS:

1" = 10'
0' 10'

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

PROPOSED SITE PLAN

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

L2

SHEET: 4 OF 25

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

LOCATION PLAN

SCALE: 1"=1500' +/-

LEGEND:

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RETWALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
AC	AIR CONDITIONER
WV	WATER VALVE
	WATER SHUT OFF
	CATCH BASIN
	DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
GV	GAS VALVE
	UTILITY POLE
	GUY WIRE
OHW	OVERHEAD WIRES
	LIGHT POLE
	FLAG POLE
	BOLLARD
	DECIDUOUS TREE
	BUSH
	SURVEY BENCHMARK
	EXISTING DRILL HOLE (AS NOTED)
	EXISTING REBAR (AS NOTED)
	EXISTING RAILROAD SPIKE (AS NOTED)
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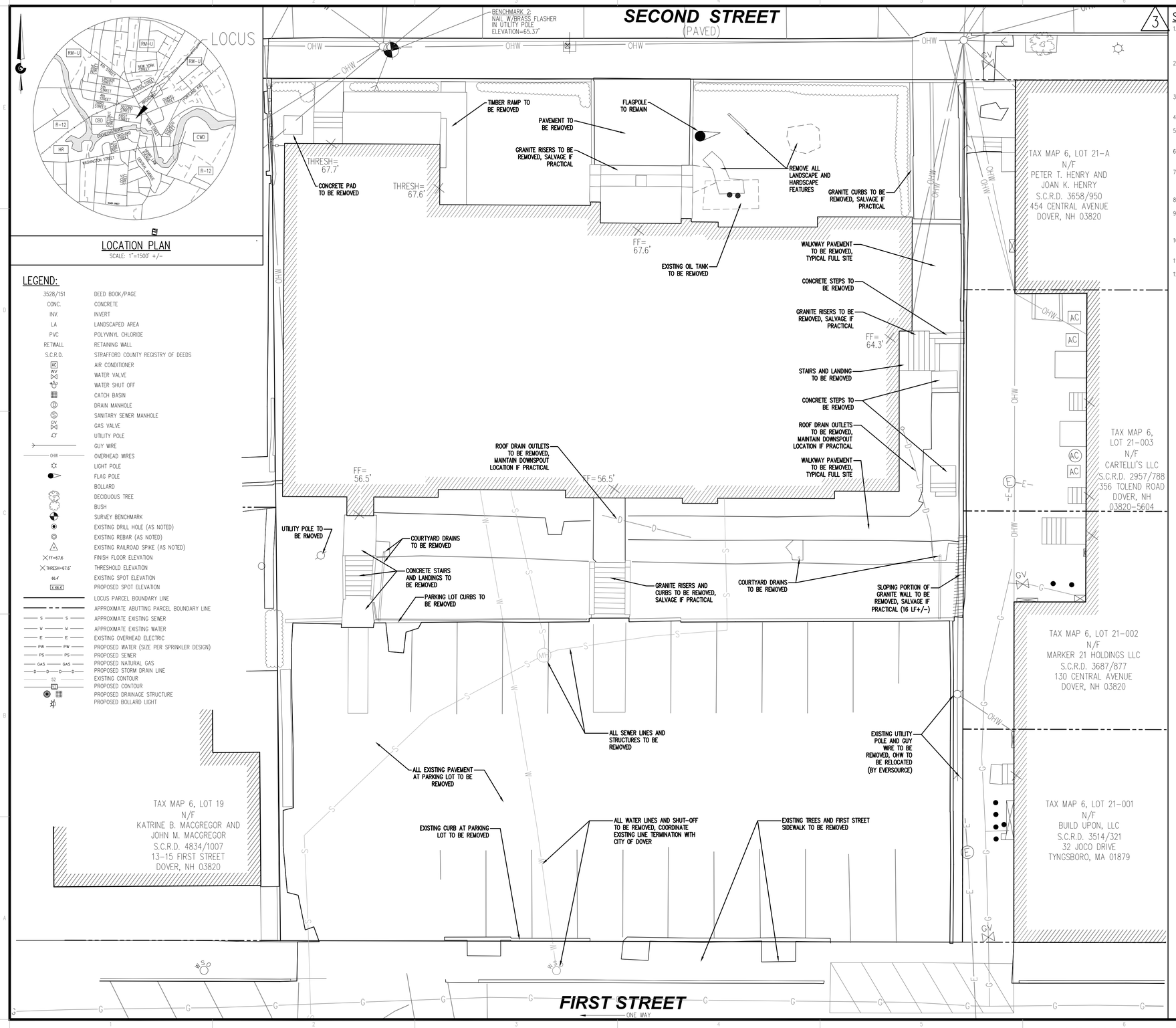
THRESH=67.6'	THRESHOLD ELEVATION
66.4'	EXISTING SPOT ELEVATION
X 66.4'	PROPOSED SPOT ELEVATION
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
S	APPROXIMATE EXISTING SEWER
W	APPROXIMATE EXISTING WATER
E	EXISTING OVERHEAD ELECTRIC
PW	PROPOSED WATER (SIZE PER SPRINKLER DESIGN)
PS	PROPOSED SEWER
GAS	PROPOSED NATURAL GAS
D	PROPOSED STORM DRAIN LINE
52	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED BOLLARD LIGHT



SITE DEMOLITION NOTES:

1. THE INTENT OF THIS PLAN IS TO COMPLETE A PROPOSED REDEVELOPMENT OF THE SITE THAT WILL CONSIST OF THE CONSTRUCTION OF A NEW BUILDING AND CONVERT THE USE OF THE EXISTING BUILDING FROM RENTED OFFICE/COMMERCIAL SPACE TO PRODUCE A TOTAL OF 57 RESIDENTIAL APARTMENTS AND 3,500 SF OF RENTED COMMERCIAL SPACE.
2. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6PM. NO SITE WORK IS TO BE PERFORMED ON SATURDAY OR SUNDAY. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED IN AN AREA APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
3. 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.
4. THE CONTRACTOR SHALL CONTACT DIGSAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
5. ALL EXCAVATED MATERIALS THAT ARE TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WILL LOCAL, STATE AND FEDERAL REGULATIONS.
6. WHERE POSSIBLE, GRANITE STEPS AND CURBING ARE TO BE SALVAGED AND UTILIZED IN PROPOSED SITE/LANDSCAPING FEATURES.
7. AN EXCAVATION PERMIT WILL BE OBTAINED FROM THE CITY PRIOR TO ANY EXCAVATION OR CUTTING OF PAVEMENT/CONCRETE WITHIN THE CITY RIGHT OF WAY. NO EXCAVATION IN THE RIGHT OF WAY IS PERMITTED WITHOUT PERMISSION FROM THE COMMUNITY SERVICES DEPARTMENT.
8. AN ARCHEOLOGIST WILL BE ON–SITE TO DOCUMENT EXCAVATION.
9. AN OBSTRUCTION PERMIT WILL BE OBTAINED FROM THE CITY IN THE EVENT THAT WORK WILL OBSTRUCT A PUBLIC WAY, INCLUDING SIDEWALKS. IF ACCESS WILL BE OBSTRUCTED FOR ADJACENT PROPERTIES, THE CONTRACTOR SHALL NOTIFY ABUTTERS AT LEAST 24 HOURS PRIOR TO THE WORK.
10. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR RELOCATION OR REMOVAL OF OVERHEAD AND SUBSURFACE LINES AS NEEDED.
11. SIGNAGE SHALL BE INSTALLED ON SITE TO ADDRESS VISIBILITY AND NOISE, AT THE DIRECTION OF THE CITY ENGINEER.
12. DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV–A 1002 THROUGHOUT THE DEMOLITION.

STATE OF NEW HAMPSHIRE
NEIL J. RAPOZA 12970 LICENSED PROFESSIONAL ENGINEER
6/23/2021

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2	REVISED PER TRC/STAFF REVIEW COMMENTS	NJR	6/2/21
1	ISSUED FOR DOVER TRC SUBMISSION	NJR	4/13/21

RECORD OWNER:
ONE FIRST STREET, LLC

ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

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

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

1" = 10'
0' 10'

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

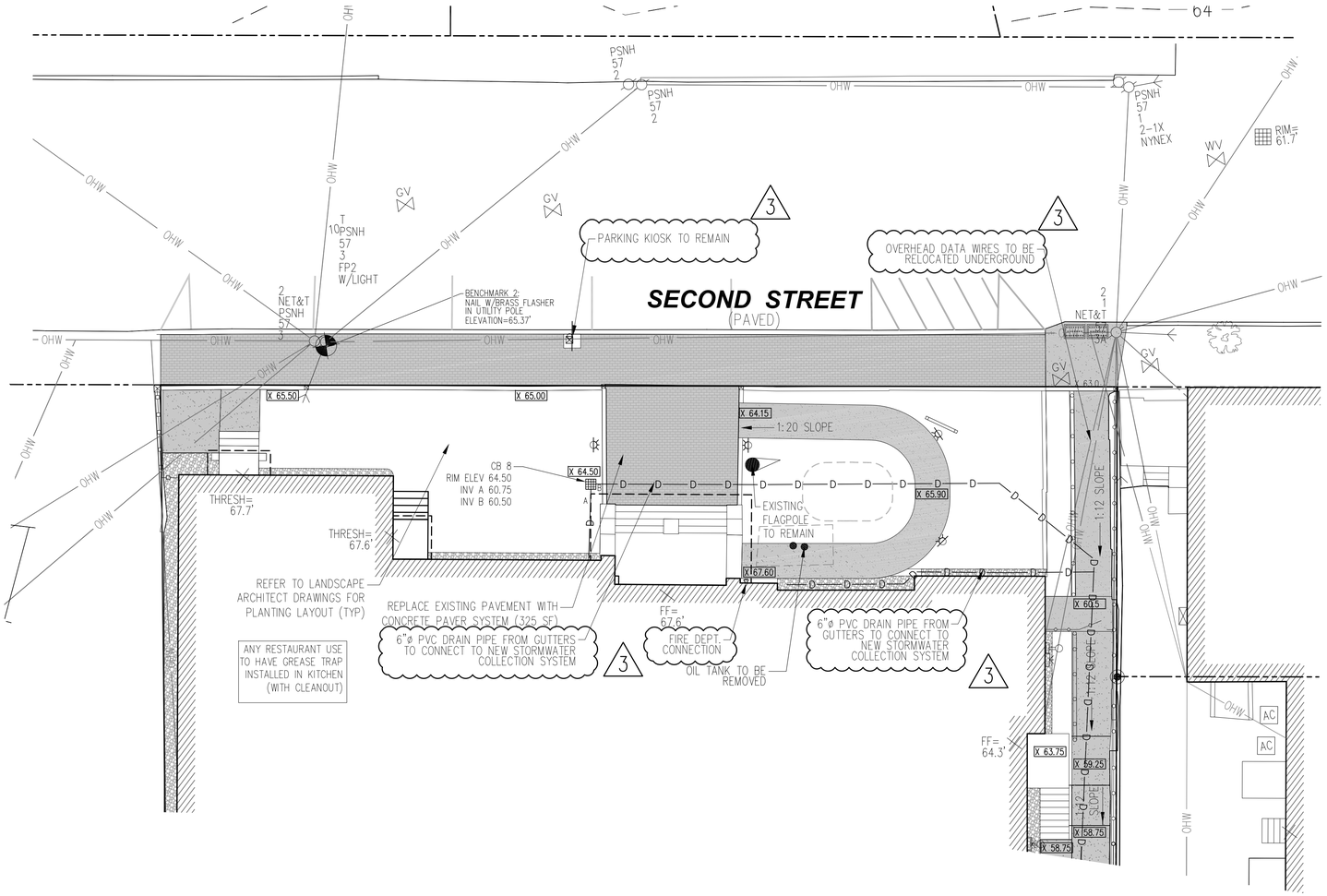
DEMOLITION PLAN

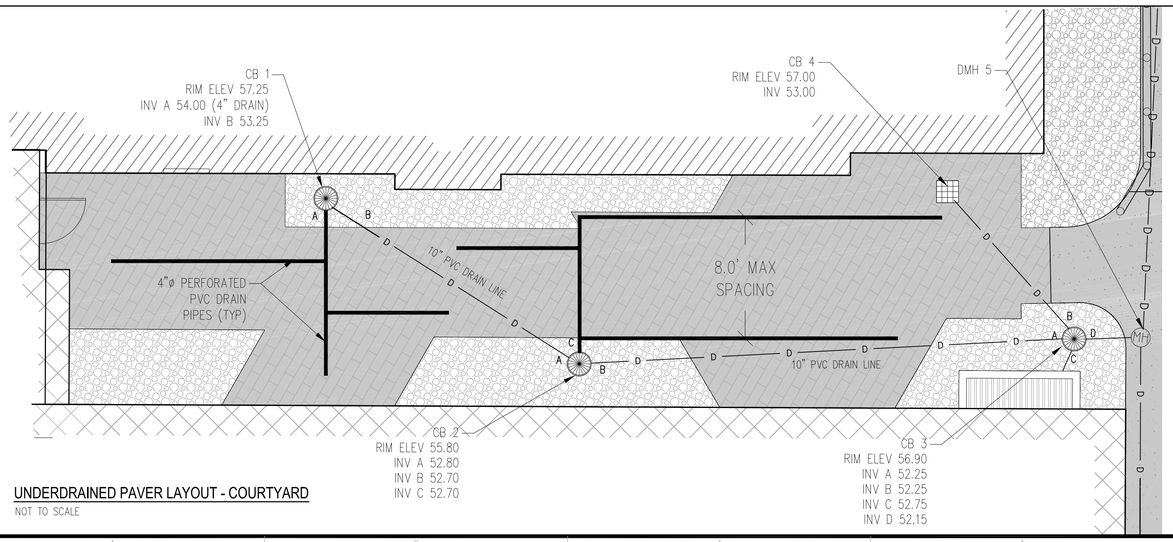
PROJECT NO: 20-279.00
DOVER PLANNING FILE: P21-30

L3

SHEET: 5 OF 25

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





UNDERDRAINED PAVER LAYOUT - COURTYARD
NOT TO SCALE

TAX MAP 6, LOT 20

LEGEND:

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RETWALL	RETAINING WALL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
AC	AIR CONDITIONER
WV	WATER VALVE
	WATER SHUT OFF
	CATCH BASIN
	DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
	GAS VALVE
	UTILITY POLE
	GUY WIRE
OHW	OVERHEAD WIRES
	LIGHT POLE
	FLAG POLE
	BOLLARD
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W W	APPROXIMATE EXISTING WATER
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PW PW	PROPOSED WATER (SIZE PER SPRINKLER DESIGN)
PS PS	PROPOSED SEWER
GAS GAS	PROPOSED NATURAL GAS
D D D D	PROPOSED STORM DRAIN LINE
52	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED BOLLARD LIGHT

STATE OF NEW HAMPSHIRE
NEIL J. RAPOZA 12870 LICENSED PROFESSIONAL ENGINEER
8/23/2021

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RECORD OWNER:
ONE FIRST STREET, LLC

ADDRESS:
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NEWMARKET, NH 03857

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

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

1" = 10'
0' 10'

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

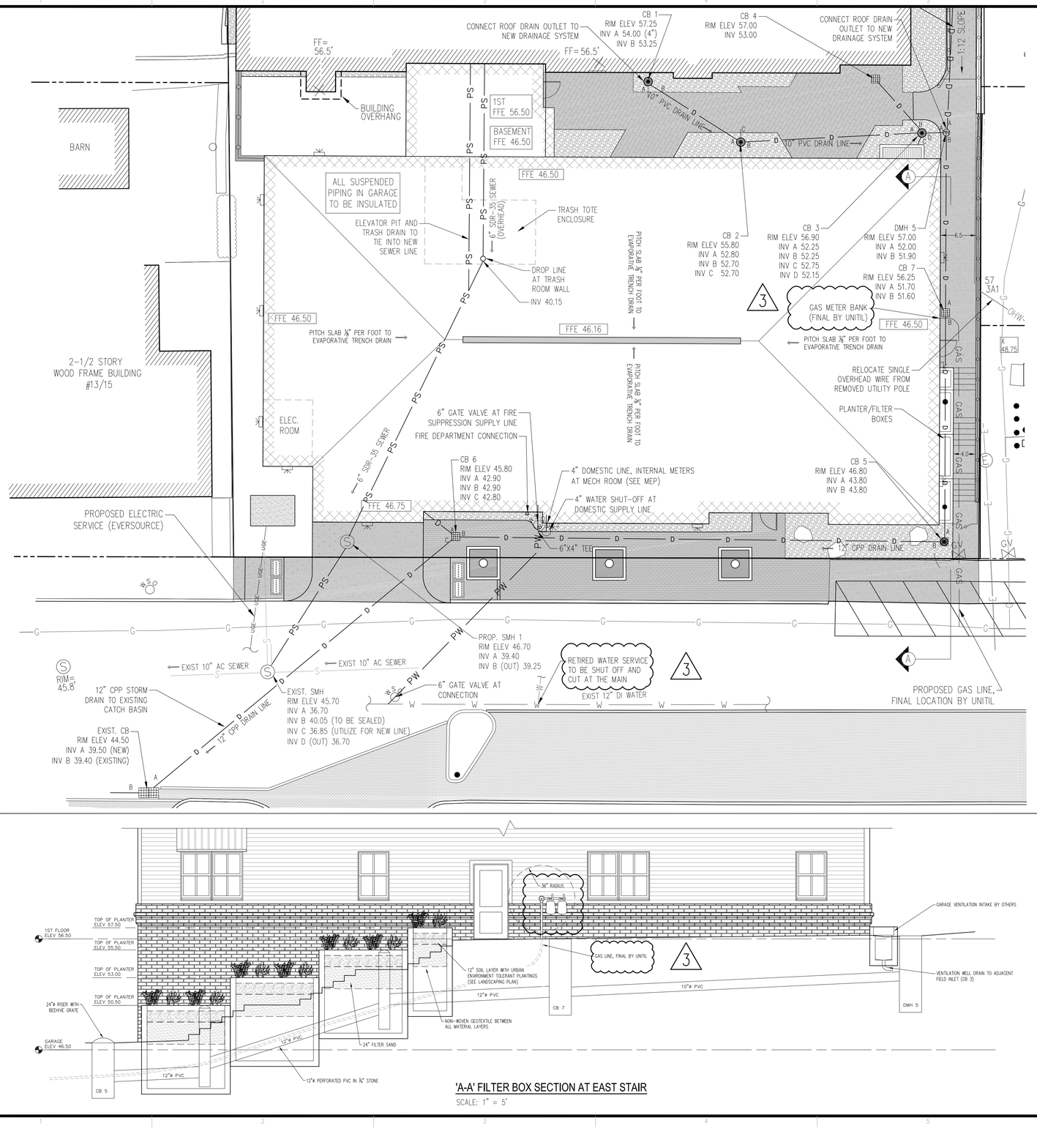
PROPOSED
SECOND STREET
UTILITY PLAN

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

L4

SHEET: 6 OF 25

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



'A-A' FILTER BOX SECTION AT EAST STAIR

SCALE: 1" = 5'

LEGEND:

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
INV.	INVERT
LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
RETWALL	RETAINING WALL
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GAS GAS	PROPOSED NATURAL GAS
D D D D	PROPOSED STORM DRAIN LINE
52	EXISTING CONTOUR
52	PROPOSED CONTOUR
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED BOLLARD LIGHT

UTILITY NOTES:

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

TAX MAP 6, LOT 20

STATE OF NEW HAMPSHIRE
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RECORD OWNER:
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NEWMARKET, NH 03857

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10 SECOND STREET - TAX MAP 6, LOT 20
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

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

CLIENT ADDRESS:

1" = 10'
0' 10'

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

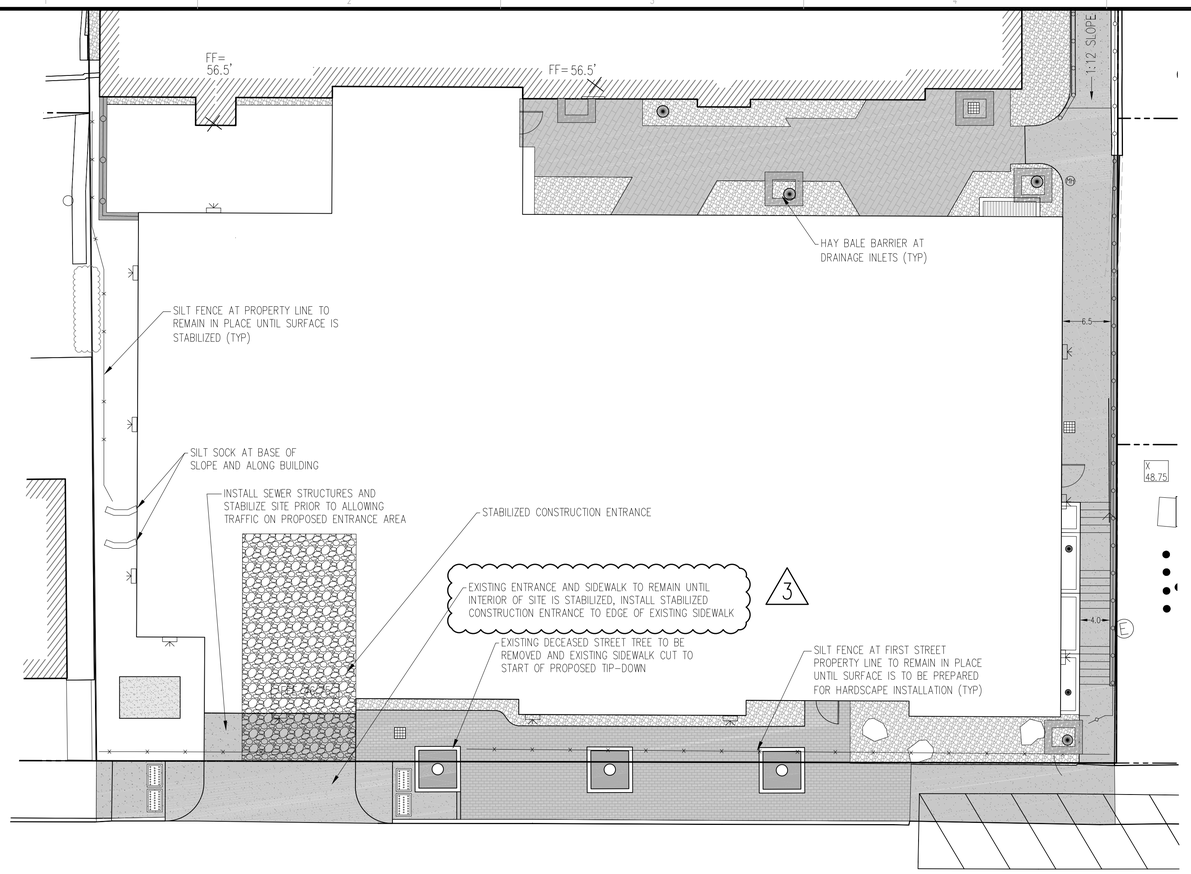
PROPOSED
FIRST STREET
UTILITY PLAN

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

L5

SHEET: 7 OF 25

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



EROSION AND SEDIMENT CONTROL PRACTICES

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

   GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
   FERTILIZER, 10–10–10 OF EQUIVALENT: 600 LBS./ACRE
   (14 LBS./1000 S.F.)

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

SEEDING MIXTURE AND SCHEDULE:

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

LAWNS:

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

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

LEGEND:

3528/151	DEED BOOK/PAGE
CONC.	CONCRETE
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LA	LANDSCAPED AREA
PVC	POLYVINYL CHLORIDE
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	WATER SHUT OFF
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GV	GAS VALVE
	UTILITY POLE
	GUY WIRE
OHW	OVERHEAD WIRES
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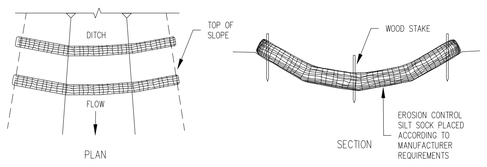
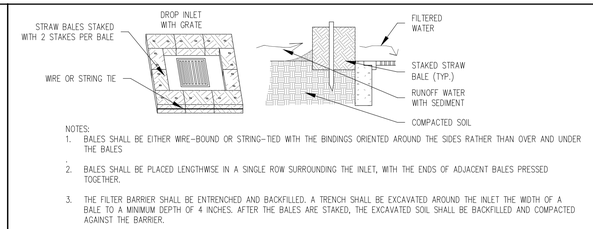
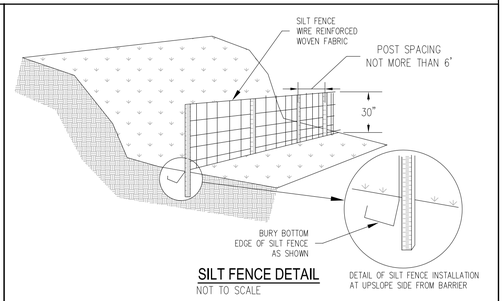


SILT SOCK - DITCH LINE
NOT TO SCALE

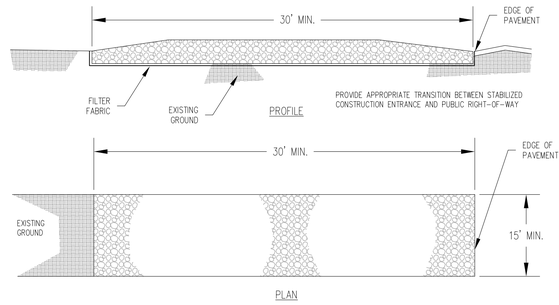


NOTES:
1. BALES SHALL BE EITHER WIRE–BOUND OR STRING–TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES
2. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
3. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE BARRIER.
4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
5. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

CATCH BASIN HAY BALE BARRIER
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

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

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

TAX MAP 6, LOT 20

STATE OF NEW HAMPSHIRE
NEIL J. RAPOZA 12970 LICENSED PROFESSIONAL ENGINEER
6/23/2021

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1	4/13/21	ISSUED FOR DOVER TRC SUBMISSION	NJR

RECORD OWNER:
ONE FIRST STREET, LLC

ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

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

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

CLIENT ADDRESS:

1"=10'
0' 10'

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

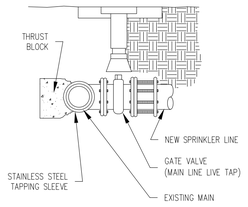
EROSION CONTROL PLAN

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

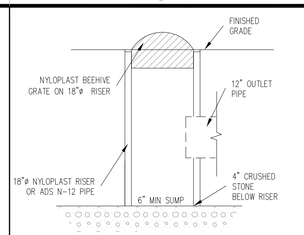
L6

SHEET: 8 OF 25

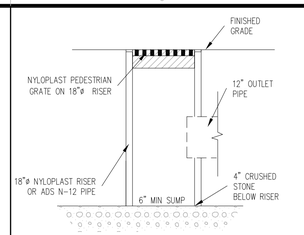
COORDINATE FILE: J:\AAA\2016\1611600\CARLSON\SURVEY\POINTS\1611600.CRD CADD FILE: J:\AAA\2020\2027900\CARLSON\2027900–ST.DWG



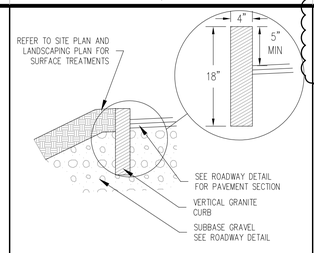
WATER MAIN CONNECTION DETAIL
NOT TO SCALE



DRAIN STRUCTURE - LANDSCAPED AREAS
*TYPICAL AT ALL DRAINAGE CATCH BASINS IN UNPAVED LOCATONS
NOT TO SCALE



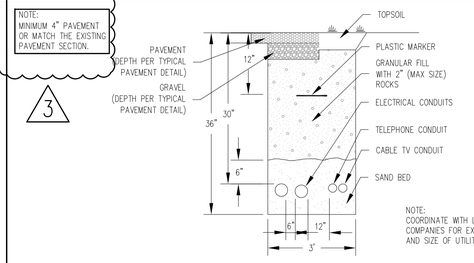
DRAIN STRUCTURE - PEDESTRIAN AREAS
*TYPICAL AT ALL DRAINAGE CATCH BASINS IN PAVED/HARDSCAPE LOCATIONS
NOT TO SCALE



VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

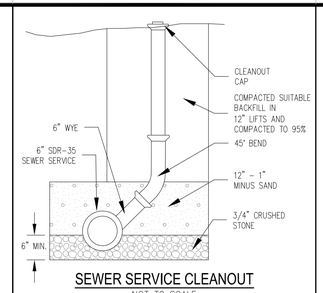
NOTE: MINIMUM 4" PAVEMENT OR MATCH THE EXISTING PAVEMENT SECTION.

3

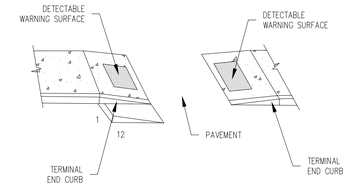


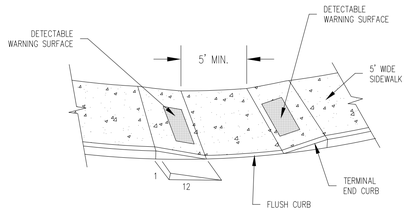
NOTE: COORDINATE WITH LOCAL UTILITY COMPANIES FOR EXACT LAYOUT AND SIZE OF UTILITY SERVICES.

ELECTRIC & TELEPHONE TRENCH DETAIL
NOT TO SCALE



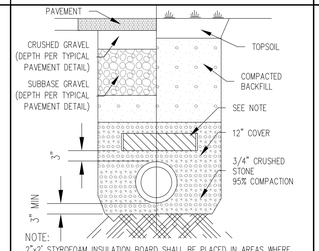
SEWER SERVICE CLEANOUT
NOT TO SCALE





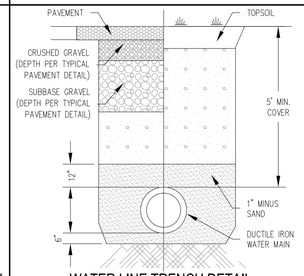
NOTE: ALL SIDEWALK AREAS TO HAVE DETECTABLE WARNING SURFACES TO BE INSTALLED TO MEET ADA REQUIREMENTS

TYPICAL SIDEWALK RAMP
NOT TO SCALE

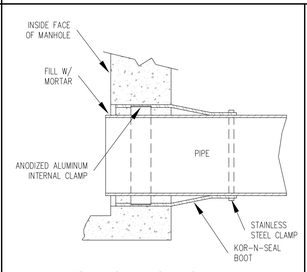


NOTE: 2"x2" STYROFOAM INSULATION BOARD SHALL BE PLACED IN AREAS WHERE COVER OVER LINE IS LESS THAN 5' OR WHERE SHOWN.

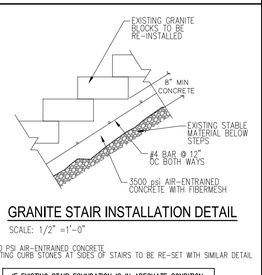
SEWER/DRAINLINE TRENCH WITH INSULATION
NOT TO SCALE



WATER LINE TRENCH DETAIL
NOT TO SCALE



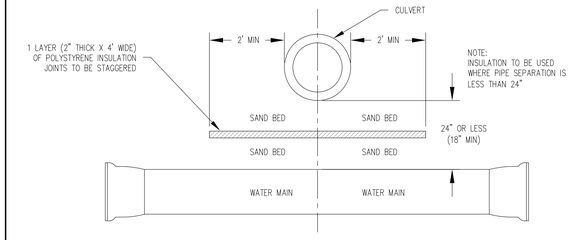
KOR-N-SEAL JOINT SLEEVE
NOT TO SCALE



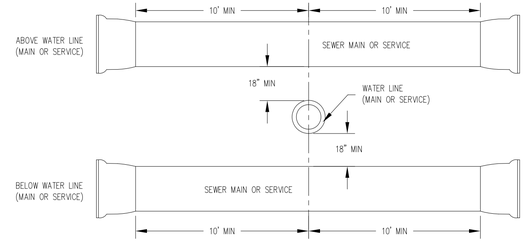
GRANITE STAIR INSTALLATION DETAIL
SCALE: 1/2" =1'-0"

NOTES:
1. 3500 PSI AIR-ENTRAINED CONCRETE
2. EXISTING CURB STONES AT SIDES OF STAIRS TO BE RE-SET WITH SIMILAR DETAIL

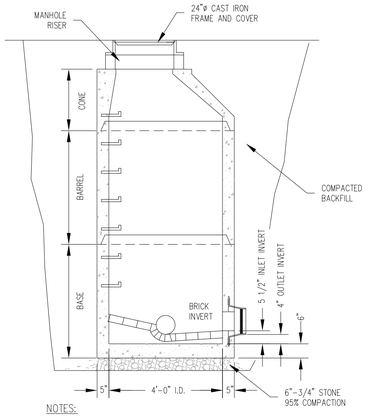
IF EXISTING STAIR FOUNDATION IS IN ADEQUATE CONDITION, IT MAY BE ACCEPTABLE FOR RE-USE. CONTACT ENGINEER WHEN EXPOSED FOR EVALUATION.



TYPICAL CULVERT CROSSING DETAIL
NOT TO SCALE

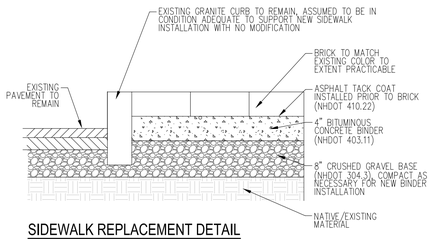


TYPICAL WATER/SEWER CROSSING DETAIL
NOT TO SCALE

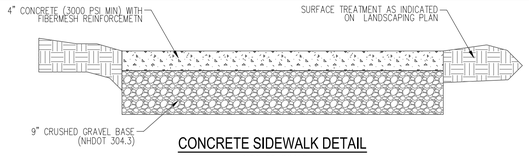


NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
2. REINFORCING: H-20 LOADING 4 X 4/4 X 4 W.W.M.
3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF 1" DIA. BUTYL RUBBER SEALANT.
4. EXTERIOR ASPHALT COATED. (SANITARY MANHOLES ONLY)
5. LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN.
6. EACH CASTING TO HAVE LIFTING HOLES CAST IN.
7. MANHOLE STEPS @ 12" O.C. (WHEN REQUIRED)
8. PROVIDE 2" LIP AT TOP OF CONE TO ACCOMODATE VACUUM TESTING. (SANITARY MANHOLES ONLY)

SEWER MANHOLE DETAIL
NOT TO SCALE

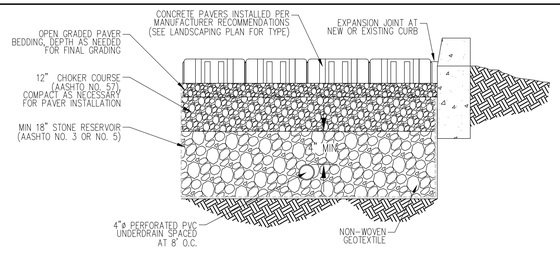


SIDEWALK REPLACEMENT DETAIL
NOT TO SCALE

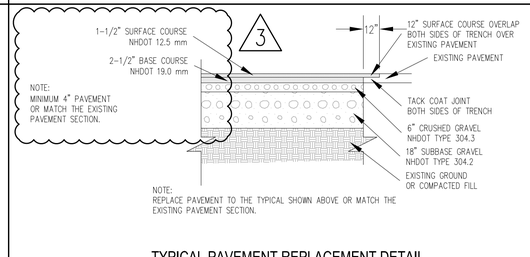


CONCRETE SIDEWALK DETAIL
NOT TO SCALE

NOTES:
1. REPLACE EXISTING SIDEWALK AT EAST WALKWAY WITH ADA COMPLIANT RAMP.
2. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARD SPECIFICATIONS.
3. SIDEWALK WIDTHS SHALL BE EQUAL TO EXISTING WIDTH OR AS APPROVED AND SHALL SLOPE TO ACHIEVE ADA ACCESSIBLE REQUIREMENTS.
4. DETECTABLE WARNING STRIPS SHALL BE CAST IRON.



UNDERDRAINED PAVER/PLANK DETAIL
NOT TO SCALE



NOTE: MINIMUM 4" PAVEMENT OR MATCH THE EXISTING PAVEMENT SECTION.

NOTE: REPLACE PAVEMENT TO THE TYPICAL SHOWN ABOVE OR MATCH THE EXISTING PAVEMENT SECTION.

TYPICAL PAVEMENT REPLACEMENT DETAIL
NOT TO SCALE

TAX MAP 6, LOT 20

STATE OF NEW HAMPSHIRE
NEIL RAPOZA 12970 LICENSED PROFESSIONAL ENGINEER
9/23/2021

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

NO.	REVISIONS	INT.	DATE
3	REVISED PER TRC/STAFF REVIEW COMMENTS	NJR	6/23/21
2	REVISED PER TRC/STAFF REVIEW COMMENTS	NJR	5/27/21
1	ISSUED FOR DOWER TRC SUBMISSION	NJR	4/13/21

RECORD OWNER:
ONE FIRST STREET, LLC

ADDRESS:
3 PENSTOCK WAY
NEWMARKET, NH 03857

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

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

CLIENT ADDRESS:

1" = 10'
0' 10'

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

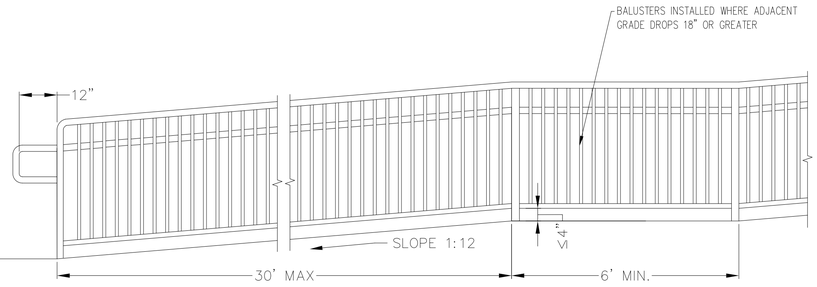
CONSTRUCTION NOTES & DETAILS

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

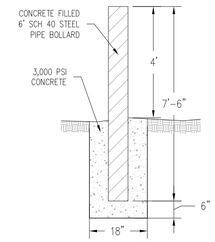
L7

SHEET: 9 OF 25

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

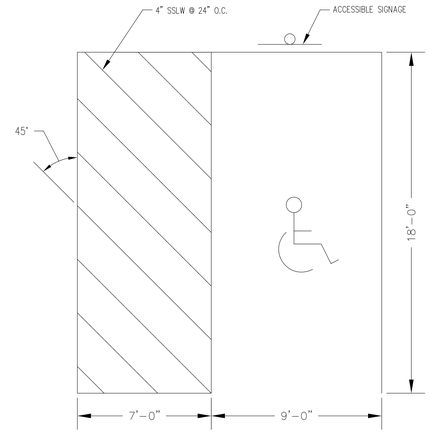


HANDICAP RAMP RAIL DETAIL
SCALE: 1/2" =1'-0"



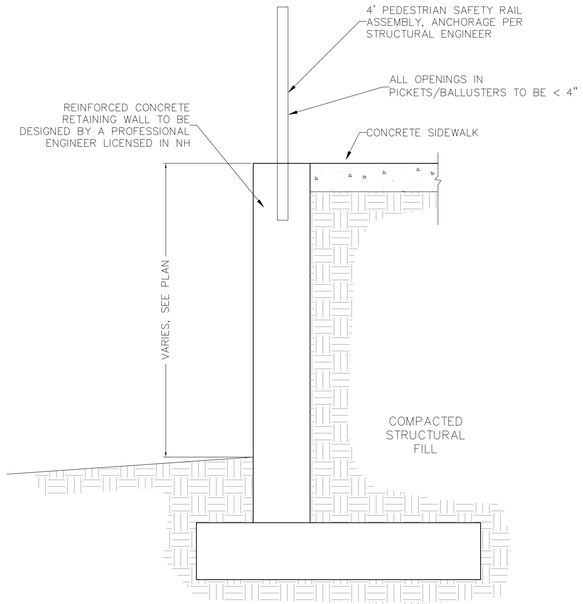
BOLLARD DETAIL
NOT TO SCALE

HANDICAP PARKING SIGN
NOT TO SCALE

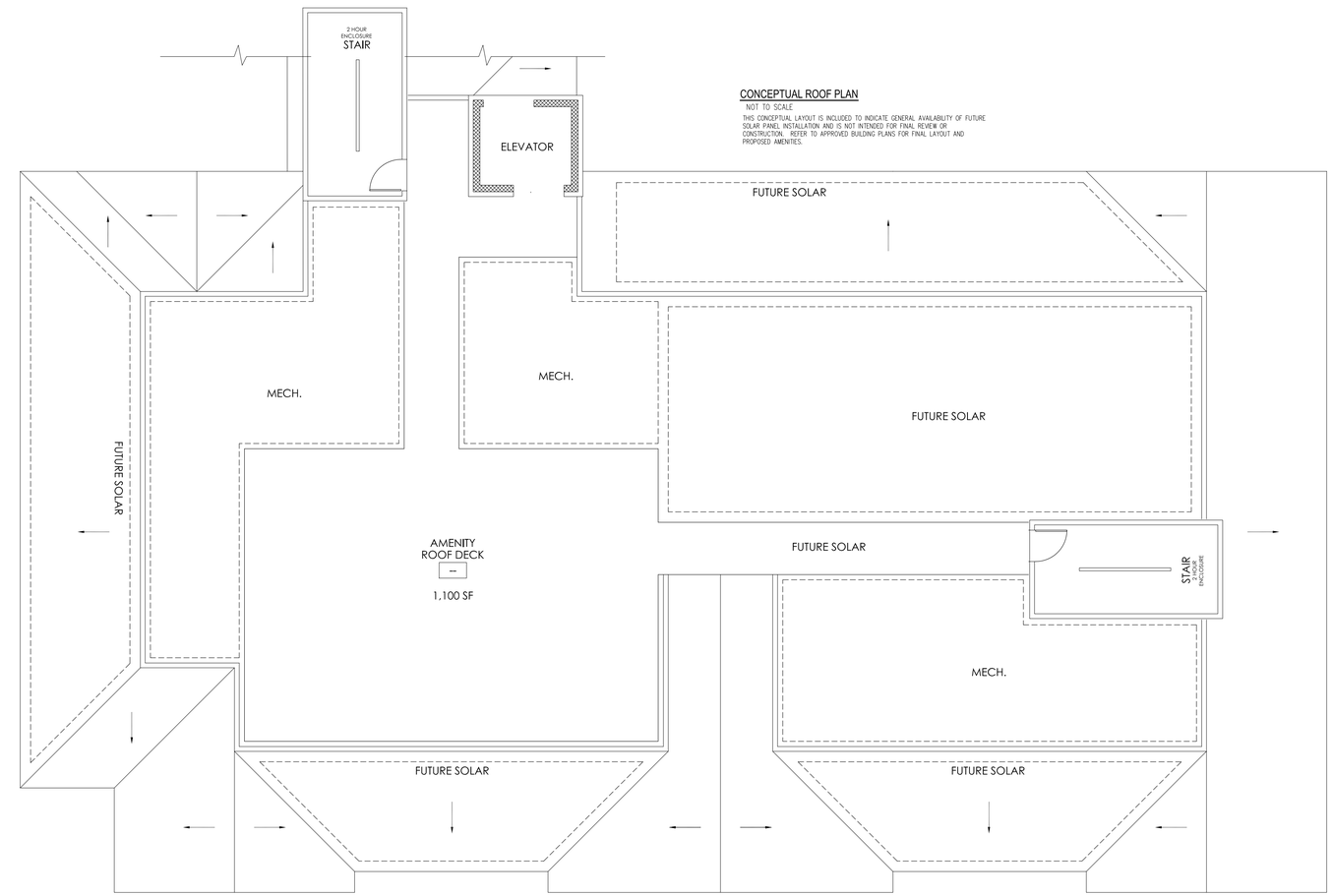


HANDICAP PARKING LAYOUT VAN ACCESSIBLE
NOT TO SCALE

PARKING NOTE
1. STANDARD SPACES TO BE 9'X18' ACCESS
2. ISLE WIDTH TO BE 24'



SAFETY RAIL DETAIL
NOT TO SCALE



CONCEPTUAL ROOF PLAN
NOT TO SCALE

THIS CONCEPTUAL LAYOUT IS INCLUDED TO INDICATE GENERAL AVAILABILITY OF FUTURE SOLAR PANEL INSTALLATION AND IS NOT INTENDED FOR FINAL REVIEW OR CONSTRUCTION. REFER TO APPROVED BUILDING PLANS FOR FINAL LAYOUT AND PROPOSED AMENITIES.

TAX MAP 6, LOT 20

STATE OF NEW HAMPSHIRE
NEIL R. RAPOZA 12970 LICENSED PROFESSIONAL ENGINEER
6/23/2021

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3 PENSTOCK WAY, NEWMARKET, NH 03857
CLIENT ADDRESS:

1" = 10'
0' 10'

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

CONSTRUCTION NOTES & DETAILS

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

L8

SHEET: 10 OF 25

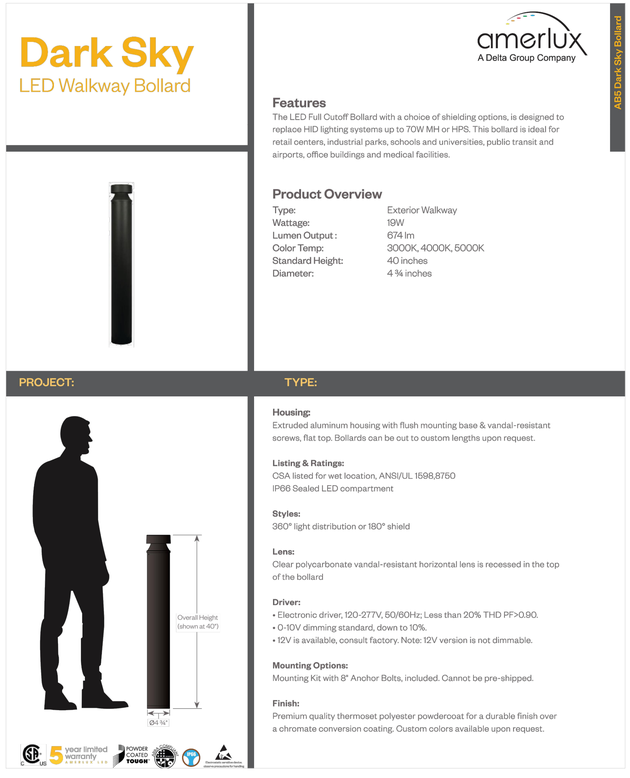
COORDINATE FILE: J:\AAA\2016\1611600\CARLSON\SURVEY\POINTS\1611600.CRD
CADD FILE: J:\AAA\2020\2027900\CARLSON\2027900-ST.DWG

Light Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	Catenary	4	Landscape Forms	ARPS-8-A-1-WF	"Arne" Series 11 watt LED Luminaire, 350mA, 3000k	8 White LEDs	1	LF_Arne-S_ARPS8A1WF.ies	896	0.81	11
	Bollard	5	Amerlux	B5HQF1X16U3K	"Dark Sky" series Bollard,19 watt LED, 3000k		1	ABS-3K-GS.IES	508	0.81	17
	Wall Mount	5	Landscape Forms	AH-004L3-100F-UV1-MW1	"Torres" series Wall Mount Fixture, 28 watt LED, 3000k	Four white LEDs	1	LF_Torres_WallMt_AH004L3 (1).ies	2005	0.81	27.9

Statistics

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



AMERLUX DARK SKY SERIES BOLLARD

Not to Scale

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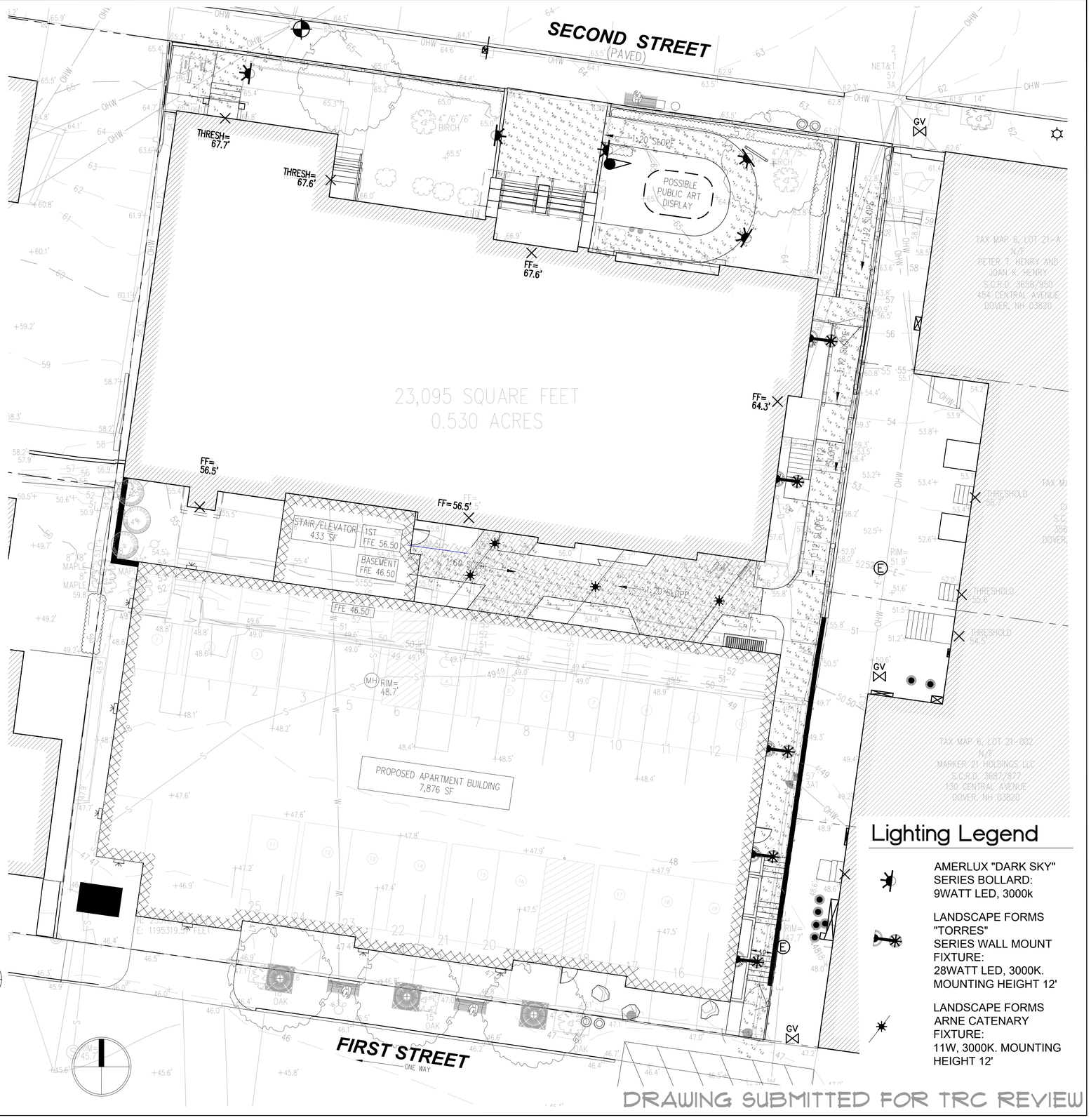
1



Lighting Legend

AMERLUX "DARK SKY" SERIES BOLLARD: 9WATT LED, 3000k

LANDSCAPE FORMS "TORRES" SERIES WALL MOUNT FIXTURE: 28WATT LED, 3000K. MOUNTING HEIGHT 12'

LANDSCAPE FORMS ARNE CATENARY FIXTURE: 11W, 3000K. MOUNTING HEIGHT 12'

Ironwood
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SECOND STREET COURTHOUSE REDEVELOPMENT

CHINBURG PROPERTIES, INC.
SECOND STREET DOVER, NEW HAMPSHIRE

SHEET TITLE

EXTERIOR LIGHTING PLAN

REVISION LOG

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

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

SCALE

5' 0' 10' 20'

SCALE: 1"=10'-0"

SEAL

LP1

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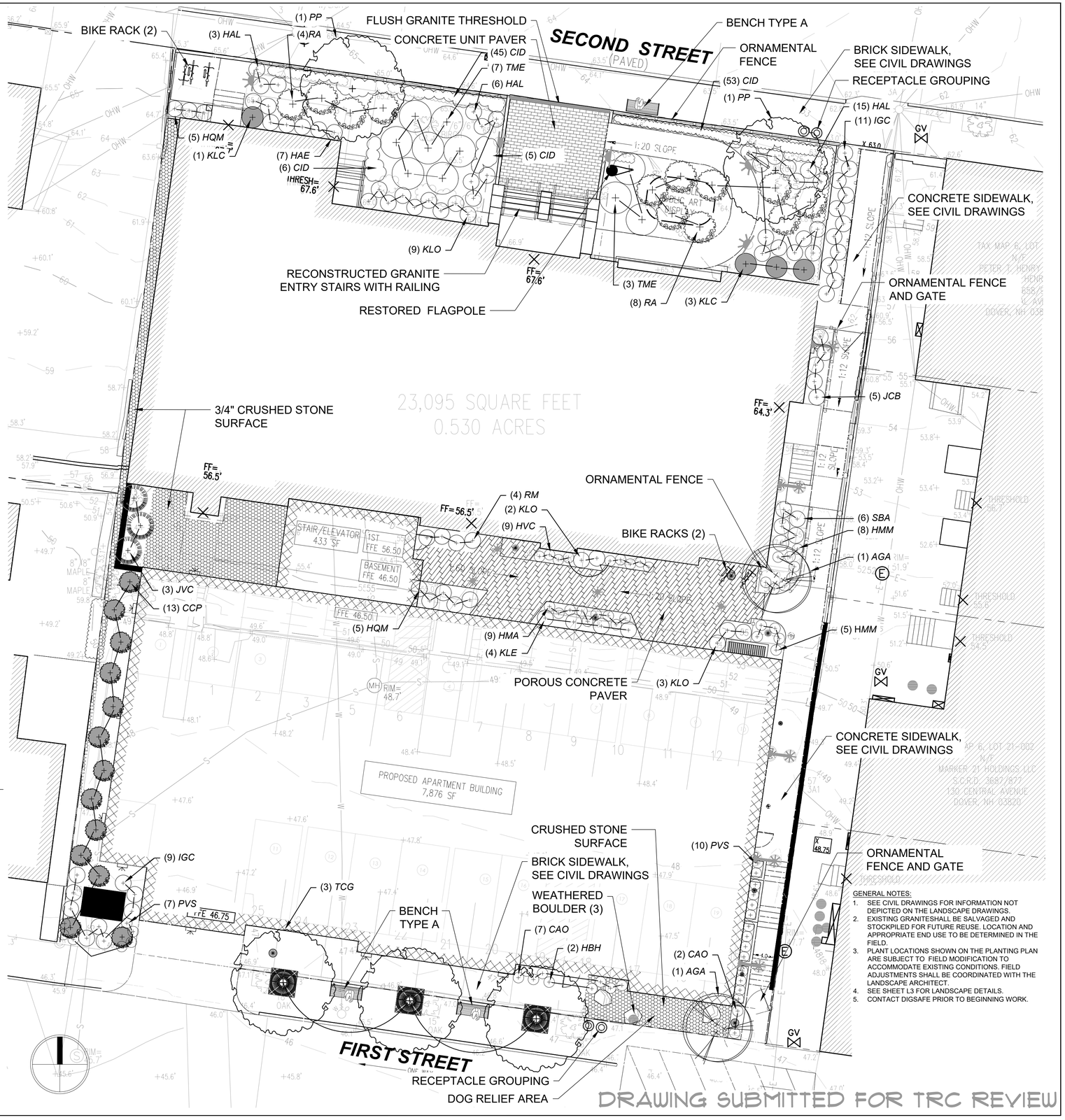
Ironwood Plans\Projects\21014.0 - Second Street Courthouse\Drawings\Site\21014.0_EXTERIOR LIGHTING PLAN.dwg, 6/4/2021 10:26:26 AM

PLANTING NOTES:

1. PLEASE REVIEW AND BECOME FULLY ACQUAINTED WITH THESE NOTES, CONSTRUCTION DETAILS, AND THE PLANTING PLAN.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICT TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN SOCIETY OF NURSERY MEN, INC. LATEST EDITION.
4. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL THE PROPOSED PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. NO PLANTS SHALL BE PLANTED BEFORE THE ACCEPTANCE OF ROUGH GRADING. THE BASE OF THE FLARE OF THE TREE TRUNK SHALL BE EXPOSED, IF NECESSARY, AND PLACED 2" ABOVE FINISH GRADE.
5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY THE LANDSCAPE ARCHITECT.
6. EXISTING LOAM: STOCKPILING OF EXISTING LOAM IS SPECIFIED ELSEWHERE. REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND OTHER FOREIGN MATERIALS.
7. ADDITIONAL LOAM: IF STOCKPILED LOAM QUANTITY IS INSUFFICIENT, PROVIDE LOAM, WHICH IS A "FINE SANDY LOAM", OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE "U.S.D.A. CLASSIFICATION SYSTEM." IT SHALL BE OF UNIFORM COMPOSITION, WITHOUT ADMIXTURE OF SUBSOIL. LOAM SHALL HAVE AN ACIDITY RANGE OF PH 5.8 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVEN-DRIED SAMPLES. PROVIDE LOAM WHICH IS FERTILE, FRIABLE, NATURAL LOAM FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY FOREIGN MATERIALS.
8. PINE MULCH: PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED PINE BARK MULCH WITH DARK BROWN COLOR AND FREE OF WEEDS, EXCESSIVE FINE PARTICLES, STRINGY MATERIAL, AND CHUNKS OF WOOD THICKER THAN ¼". PROVIDE BARK MULCH APPROVED BY THE LANDSCAPE ARCHITECT. APPLY TACKIFIED MULCH TO ALL SEEDED AREAS.
9. ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.
10. ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING.
11. LESS OTHERWISE INDICATED, DICTATED BY CONDITIONS AT THE SITE, AND DIRECTED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, BACKFILL SHALL CONSIST OF UNAMENDED SOIL EXCAVATED FROM THE PLANTING PIT. BACKFILL IN 3-4" LAYERS AND CONSOLIDATE EACH LAYER WITH WATER TO ELIMINATE VOIDS AND ARE POCKETS BEFORE PLACING SUBSEQUENT LAYERS. CONTINUE UNTIL BACKFILL HAS REACHED FINISHED GRADE. WATER THOROUGHLY WHEN EXCAVATION IS BACK FILLED AND CONTINUE WATERING UNTIL SATURATED. IF EXISTING UNAMENDED SOIL IS NOT ACCEPTED, PROVIDE PLANTING SOIL MIXTURE CONSISTING OF 7 PARTS LOAM AND 1 PART HUMUS. MIX QUANTITY OF FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED BY SOIL ANALYSIS AND APPROVED BY THE LANDSCAPE ARCHITECT.
12. WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
13. LOAMING: LOOSEN SUBGRADE AND EXISTING LOAM AREAS BY DISCING OR ROTOTILLING TO MINIMUM DEPTH OF 6". REMOVE STONES GREATER THAN 2" AND ALL RUBBISH AND DEBRIS. PLACE LOAM IN TWO EQUAL LIFTS MIXING FIRST APPLICATION INTO LOOSENED SUBGRADE THEN PLACE SECOND LIFT TO BRING LOAM AFTER SETTLING AND COMPACTING TO THE LINES AND GRADES SHOWN IN THE CONTRACT DOCUMENTS, 6" DEEP MINIMUM. DO NOT HANDLE LOAM OR SUBSOIL IF IT IS WET OR FROZEN.
14. AFTER LOAM HAS BEEN SPREAD, IT SHALL BE CAREFULLY PREPARED BY SCARIFYING AND HAND RAKING. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, STUMPS, LITTER AND FOREIGN MATTER, AND STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE LOAM. LOAM SHALL ALSO BE FREE OF SMALLER STONES IN EXCESSIVE QUANTITIES AS DETERMINED BY THE LANDSCAPE ARCHITECT.
15. FINE GRADING: SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES. GRADES SHALL BE ESTABLISHED THAT ARE ACCURATE TO 1/10TH OF A FOOT EITHER WAY. CONNECT CONTOURS AND SPOT ELEVATIONS WITH AN EVEN SLOPE. ALL GRADING WILL INSURE DRAINAGE AWAY FROM STRUCTURES.
16. FINE GRADE LAWN AREAS TO SMOOTH, FREE DRAINING, EVEN SURFACES WITH FINE TEXTURE. ROLL, RAKE AND DRAW LAWN AREAS TO FLATTEN RIDGES AND FILL DEPRESSIONS, EXCEPT AT SELECT AREAS SHOW ON THE DRAWINGS. CONTROL MOISTURE CONTENT TO MAINTAIN OPTIMUM CONDITIONS, BUT DO NOT CREATE A MUDDY CONDITION.
17. ROLLING - TYPICAL: ROLL THE ENTIRE AREA WITH A HAND ROLLER WEIGHTING NOT MORE THAN 100 POUNDS. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM AND THE SURFACE SHALL BE REGARDED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE OR TO THE SHAPES AND CONFIGURATIONS AS SHOWN ON THE DETAILS.
18. THE SILT FENCE SHALL BE LIMIT OF SEEDING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE SEEDED AS INDICATED ON THE DRAWINGS.
19. IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.

Plant Schedule

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



GENERAL NOTES:
1. SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
2. EXISTING GRANITESHALL BE SALVAGED AND STOCKPILED FOR FUTURE REUSE. LOCATION AND APPROPRIATE END USE TO BE DETERMINED IN THE FIELD.
3. PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
4. SEE SHEET L3 FOR LANDSCAPE DETAILS.
5. CONTACT DIGSAFE PRIOR TO BEGINNING WORK.

DRAWING SUBMITTED FOR TRC REVIEW

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SECOND STREET COURTHOUSE REDEVELOPMENT

CHINBURG PROPERTIES, INC.
SECOND STREET DOVER, NEW HAMPSHIRE

SHEET TITLE

LANDSCAPE PLAN

REVISION LOG

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

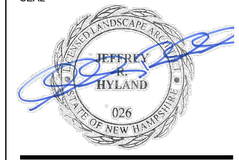
PROJECT NO.	21014.0
DESIGN BY	J. HYLAND / J. MARTEL
DRAWN BY	J. COLOPY
CHECKED BY	J. HYLAND
DATE	APRIL 15, 2021

SCALE

5' 0' 10' 20'

SCALE: 1"=10'-0"

SEAL



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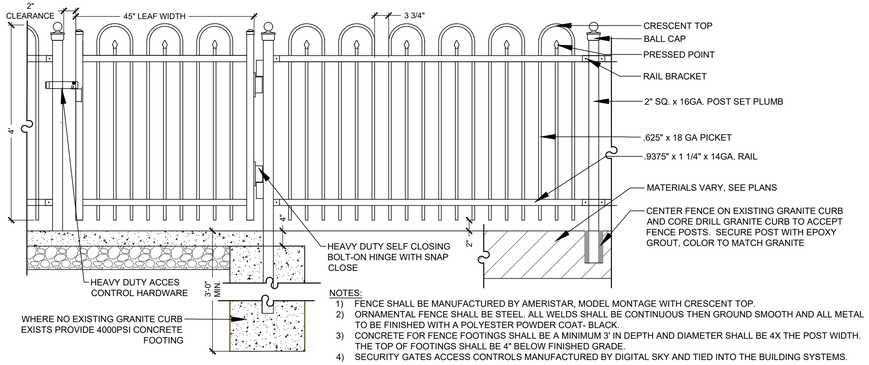

NOTES:
1) FENCE SHALL BE MANUFACTURED BY AMERISTAR, MODEL MONTAGE WITH CRESCENT TOP.
2) ORNAMENTAL FENCE SHALL BE STEEL. ALL WELDS SHALL BE CONTINUOUS THEN GROUND SMOOTH AND ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT- BLACK.
3) CONCRETE FOR FENCE FOOTINGS SHALL BE A MINIMUM 3' IN DEPTH AND DIAMETER SHALL BE 4X THE POST WIDTH. THE TOP OF FOOTINGS SHALL BE 4" BELOW FINISHED GRADE.
4) SECURITY GATES ACCESS CONTROLS MANUFACTURED BY DIGITAL SKY AND TIED INTO THE BUILDING SYSTEMS.

ORNAMENTAL FENCE AND GATE

Not to Scale

1

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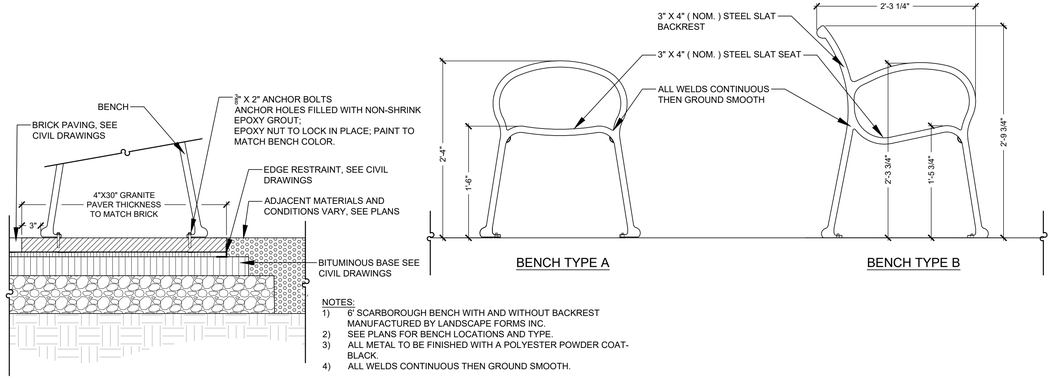

NOTES:
1) 6' SCARBOROUGH BENCH WITH AND WITHOUT BACKREST MANUFACTURED BY LANDSCAPE FORMS INC.
2) SEE PLANS FOR BENCH LOCATIONS AND TYPE.
3) ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT-BLACK.
4) ALL WELDS CONTINUOUS THEN GROUND SMOOTH.

BENCH

Not to Scale

2

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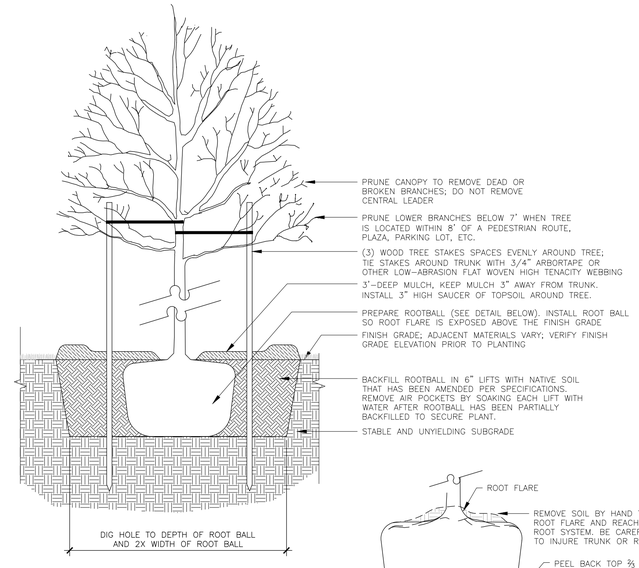

NOTES:
1. ORIENT TREE IN SAME RELATIONSHIP TO NORTH IN WHICH IT WAS GROWN IN THE NURSERY TO MINIMIZE THE POTENTIAL FOR BARK SCALD.
2. TREES SHALL BE DELIVERED WITH SOME FORM OF NORTH DEMARCATION.

ROOT BALL PREPARATION

TREE IN PLANTING BED

Not to Scale

3

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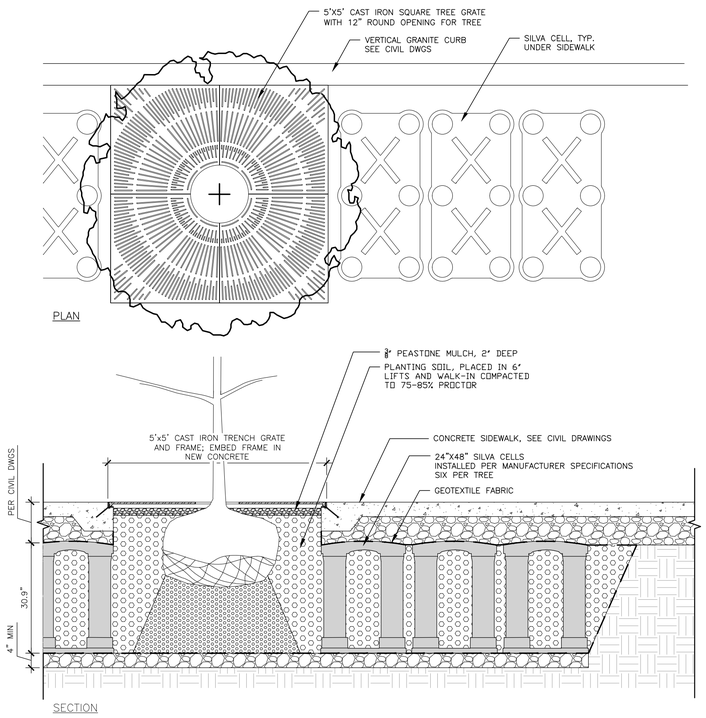

TREE IN TREE GRATE

Not to Scale

4

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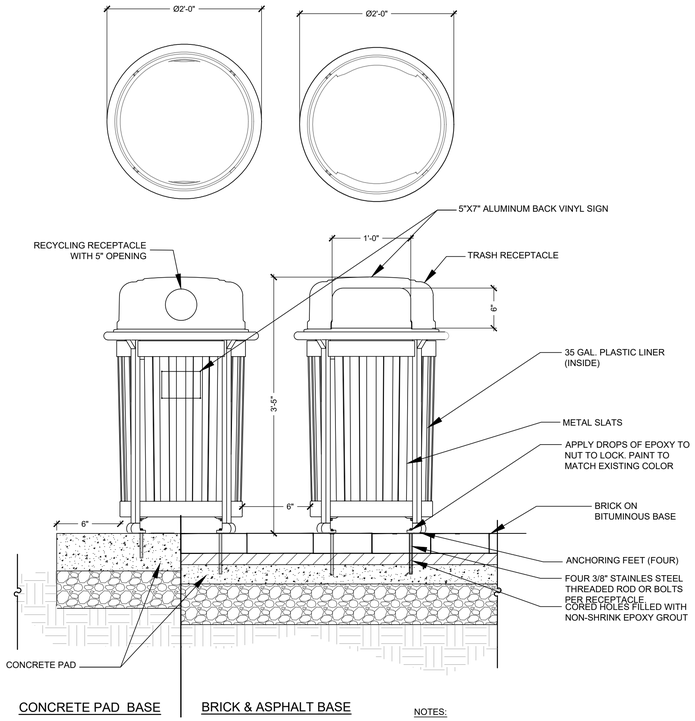

NOTES:
1. SCARBOROUGHT TRASH & RECYCLING RECEPTACLES MANUFACTURED BY LANDSCAPE FORMS INC OR EQUAL.
2. ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT-BLACK.
3. ALL WELDS CONTINUOUS THEN GROUND SMOOTH.
4. CONCRETE SLAB TO EXTEND 6" ON ALL SIDES.

RECEPTACLE GROUPING

Not to Scale

5

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CHINBURG PROPERTIES, INC.
SECOND STREET DOVER, NEW HAMPSHIRE

SHEET TITLE
LANDSCAPE DETAILS

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DRAWN BY		J. COLOPY
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DATE		APRIL 15, 2021
SCALE		

SEAL

LP3

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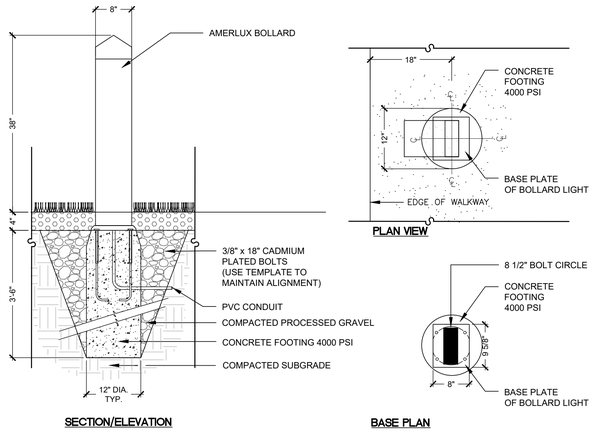

BOLLARD LIGHT

Not to Scale

1

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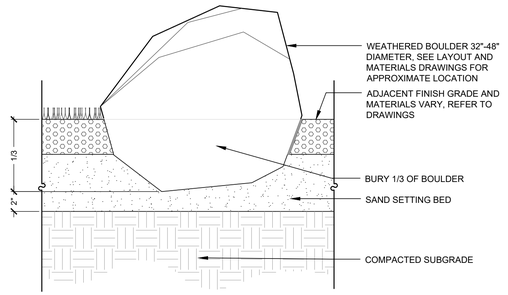

WEATHERED BOULDER

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2

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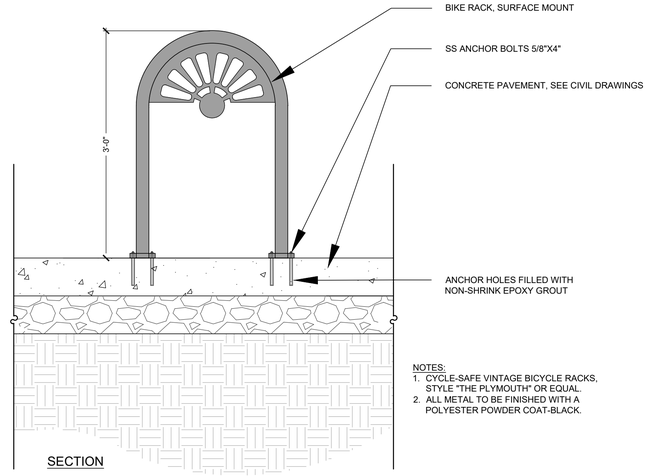
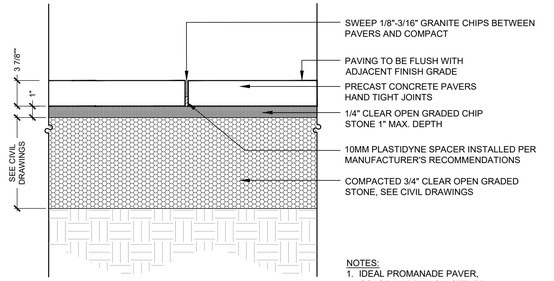


NOTES:
1. CYCLE-SAFE VINTAGE BICYCLE RACKS, STYLE "THE PLYMOUTH" OR EQUAL.
2. ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT-BLACK.



NOTES:
1. IDEAL PROMANADE PAVER, COLOR:UMBRIANO MOTTLED.
2. LAY PAVERS IN A RUNNING BOND PATTERN, SEE PLAN.

WHERE PAVEMENT ABUTS LAWN OR SHRUB BED, PROVIDE "PAVE-EDGE" OR EQUAL. BITUMINOUS CONCRETE TO EXTEND 3" MIN. TO 5" MAX. FROM EDGE OF PAVERS.

POROUS CONCRETE PAVER

Not to Scale

3

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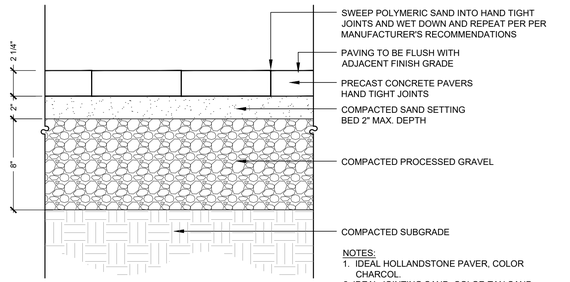

NOTES:
1. IDEAL HOLLANDSTONE PAVER, COLOR CHARCOL.
2. IDEAL JOINTING SAND, COLOR TAN SAND.
3. LAY PAVERS IN A RUNNING BOND PATTERN PERPENDICULAR TO THE DIRECTION OF PESESTRIAN TRAFFIC ENTERING THE BUILDING.

WHERE PAVEMENT ABUTS LAWN OR SHRUB BED, PROVIDE "PAVE-EDGE" OR EQUAL. BITUMINOUS CONCRETE TO EXTEND 3" MIN. TO 5" MAX. FROM EDGE OF PAVERS.

CONCRETE UNIT PAVER

Not to Scale

4

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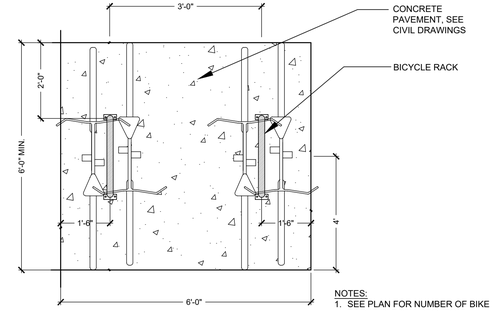

NOTES:
1. SEE PLAN FOR NUMBER OF BIKE RACKS IN EACH GROUPING.

BICYCLE RACK

Not to Scale

5

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DRAWN BY		J. COLOPY
CHECKED BY		J. HYLAND
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SCALE		

SEAL

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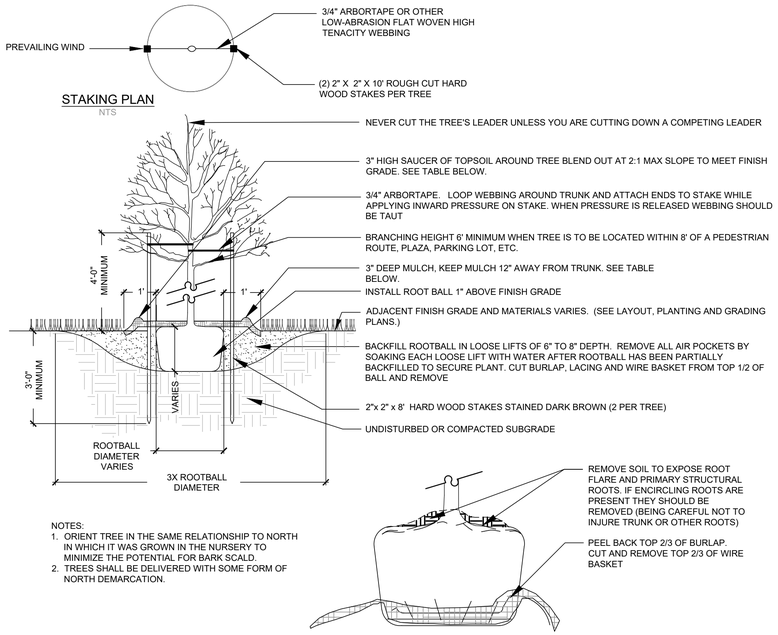

NOTES:
1. ORIENT TREE IN THE SAME RELATIONSHIP TO NORTH IN WHICH IT WAS GROWN IN THE NURSERY TO MINIMIZE THE POTENTIAL FOR BARK SCALD.
2. TREES SHALL BE DELIVERED WITH SOME FORM OF NORTH DEMARCATION.

DECIDUOUS SHADE TREE PLANTING

Not to Scale

1

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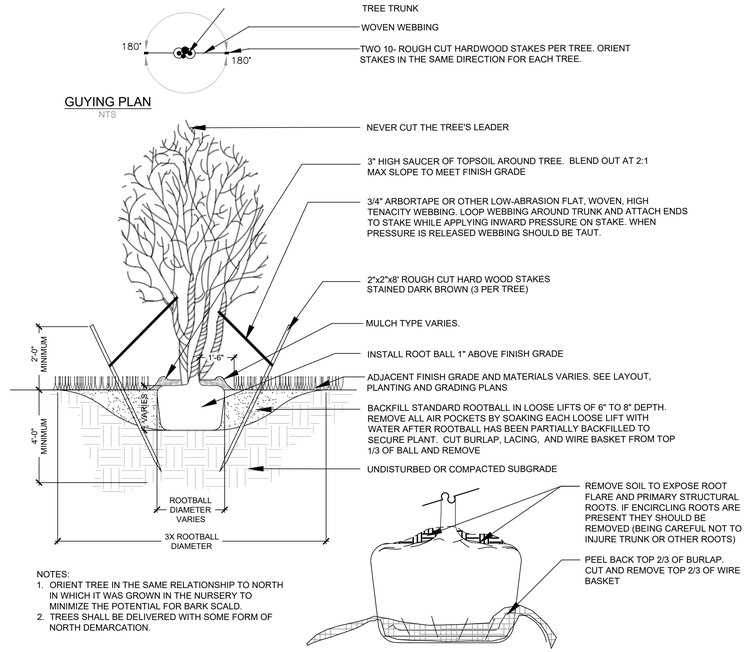

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DECIDUOUS FLOWERING TREE PLANTING

Not to Scale

2

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Arne S

landscapeforms

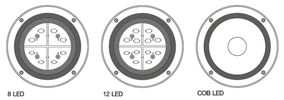
Product Data Sheet

The smaller Arne S creates intimate light experiences that bring the ambiance of indoor lighting to the outdoors. Inspired by the work of renowned Danish architect and designer Arne Jacobsen, Arne S offers multiple functions and styles for a range of applications. This versatile luminaire can be surface mounted, suspended from a cable for catenary applications, or fixed to a pole or column. Arne S provides full 360° rotation and tilt capabilities to efficiently light all aspects of the environment, from walkways and architectural structures, to monuments and landscapes.

General Description

- Pole, catenary, or surface mounting options
- Pole and surface mount brackets provide tilt and roll capabilities
- Offered in 4 standard pole heights (3.4m, 4.2m, 5.0m, 5.8m)
- Poles for catenary applications can be custom engineered for each project (cable not included)
- Available in multiple power outputs and beam options
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

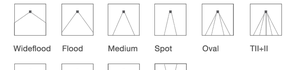
LED Configurations



Electrical

120V-277V 50/60 Hz, Class 2 integrated dimmable driver. 1-10V dimming interface is standard, DALI compatible dimming interface available upon request. Arne S ships prewired and fully assembled. Reference the installation guide for the wiring diagram and other electrical support information.

Distributions



Arne S

Housing: Die-cast aluminum
Lens: Tempered glass (clear or opal / diffused)
Light Source: PCB LED - Cree XPG2
CoB LED - Birdgleux Gen 7
Color Temperature: 3000K, 4000K
Power Supply: 120V-277V
Dimming: 1-10V (DALI available upon request)
Protection Class: IP66
Weight: 8 lbs (luminaire only)
EPA: .36 ft²

ARNE S CATENARY FIXTURE

Not to Scale

3

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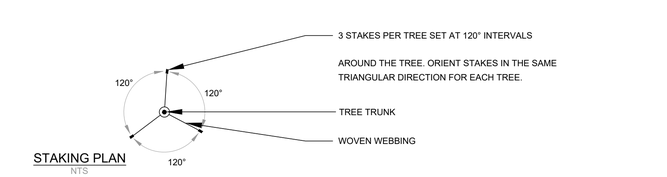

NOTES:
1. ORIENT TREE IN THE SAME RELATIONSHIP TO NORTH IN WHICH IT WAS GROWN IN THE NURSERY TO MINIMIZE THE POTENTIAL FOR BARK SCALD.
2. TREES SHALL BE DELIVERED WITH SOME FORM OF NORTH DEMARCATION.

EVERGREEN TREE PLANTING

Not to Scale

4

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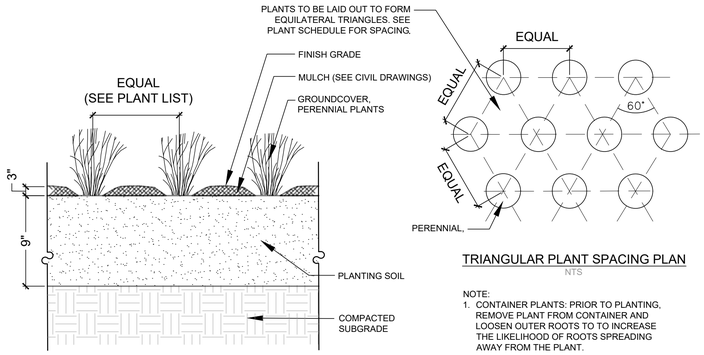

TRIANGULAR PLANT SPACING PLAN

NTS

NOTE:
1. CONTAINER PLANTS: PRIOR TO PLANTING, REMOVE PLANT FROM CONTAINER AND LOOSEN OUTER ROOTS TO TO INCREASE THE LIKELIHOOD OF ROOTS SPREADING AWAY FROM THE PLANT.

PERENNIAL AND GROUNDCOVER PLANTING

Not to Scale

5

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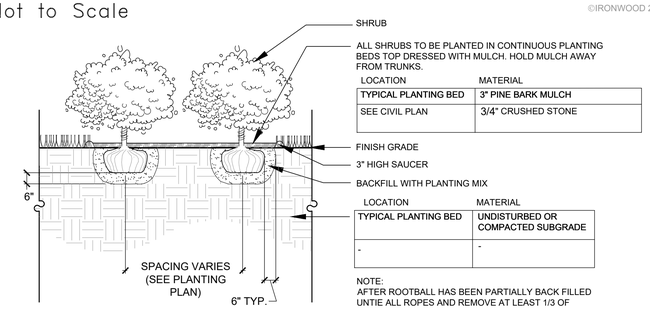

LOCATION	MATERIAL
TYPICAL PLANTING BED	3" PINE BARK MULCH
SEE CIVIL PLAN	3/4" CRUSHED STONE

LOCATION	MATERIAL
TYPICAL PLANTING BED	UNDISTURBED OR COMPACTED SUBGRADE
-	-

NOTE:
AFTER ROOTBALL HAS BEEN PARTIALLY BACK FILLED UNTIE ALL ROPES AND REMOVE AT LEAST 1/3 OF JUTE.

SHRUB PLANTING

Not to Scale

7

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landscapeforms

TORRES WALL MOUNT

Product Data Sheet

Finish

Pangard IP, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard IP contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

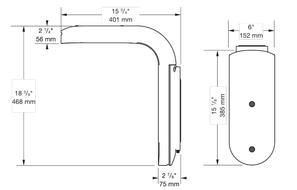
Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AH TORRES	004L3 (4, 4 LED Type 3)	100F (1050 mA)	40K (4000K) 35K (3500K) 30K (3000K)	UV1 (100-277VAC)	MW1 (Wall Mount)

EXAMPLE: AH – 004L3 – 100F – 35K – UV1 – MW1 – Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.



Warranty

LED lighting products are warranted for six years.

Other

UL Listed, RoHS Compliant, Dark-Sky Approved
US Patent Pending

Torres is designed by Rodrigo Torres

TORRES WALL MOUNT FIXTURE

Not to Scale

6

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DRAWING SUBMITTED FOR TRC REVIEW

Ironwood
Landscape Architecture • Planning
Newmarket, NH | Portland, ME | 603.772.0509 | www.FeWood.com

SECOND STREET COURTHOUSE REDEVELOPMENT

CHINBURG PROPERTIES, INC.
SECOND STREET DOVER, NEW HAMPSHIRE

SHEET TITLE

LANDSCAPE DETAILS

REVISION LOG

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

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

SCALE

10' 0' 20' 40'

SCALE: 1"=20'-0"

SEAL

LP5

©2021 Ironwood Design Group, LLC

\\DISKSTATION\Projects\21014.0 - Strafford County Courthouse\Drawings\ID-SP_210623.dwg; JRH 6/24/2021 8:59:55 AM

VIEW FROM FIRST STREET

VIEW FROM SECOND STREET

NOT FOR CONSTRUCTION

REVISIONS:

SECOND STREET COURTHOUSE

CHINBURG PROPERTIES, INC.

SECOND STREET, DOVER, NH

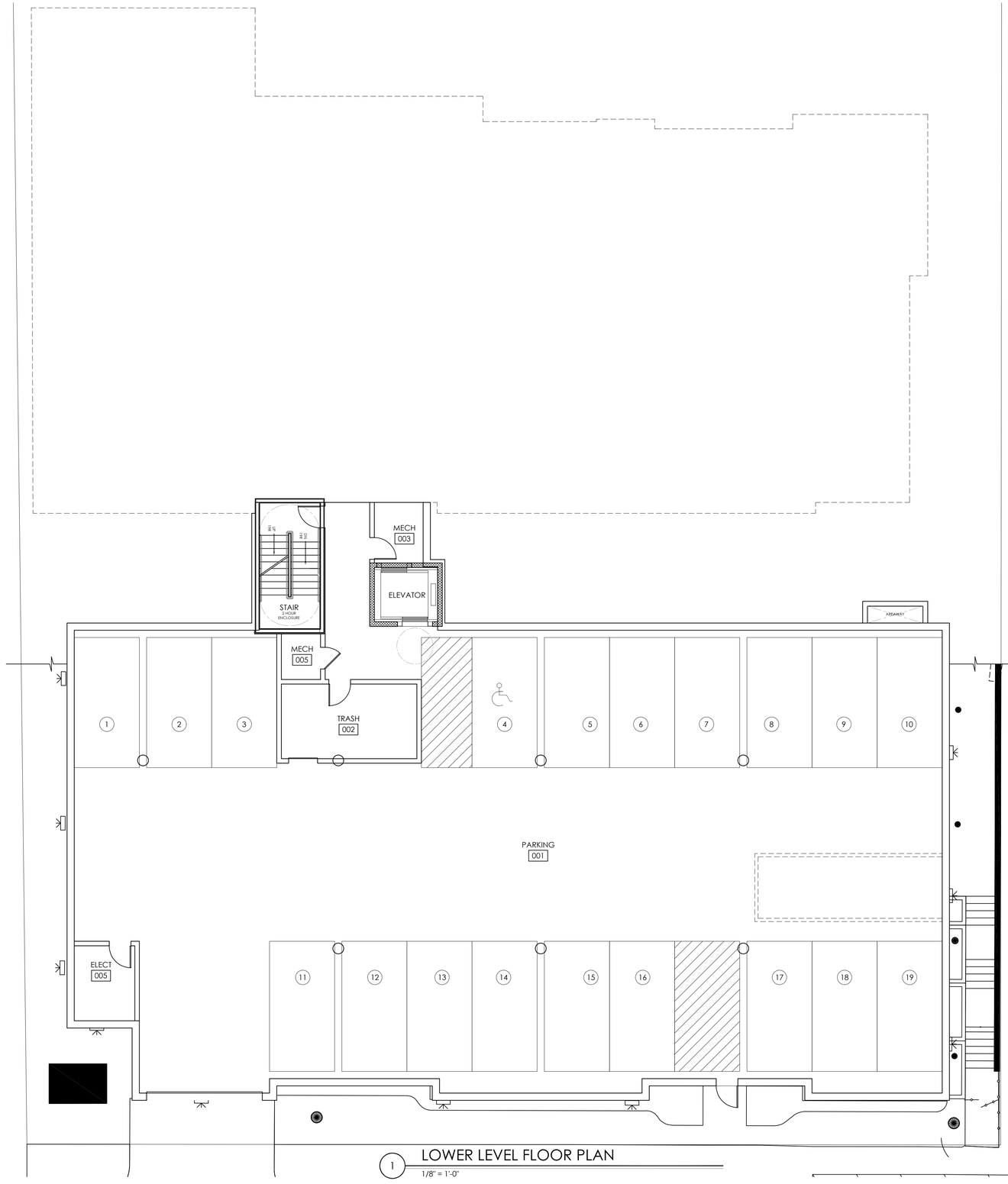
LICENSED ARCHITECT
CARLA J. GOODKNIGHT
NO. 1988
THE STATE OF NEW HAMPSHIRE

CJ ARCHITECTS
233 VAUGHAN ST. SUITE 101 (603) 431-2808
PORTSMOUTH, NH 03801 www.cjarchitects.net

PROPOSED VIEWS

DATE:	06/24/21
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A0



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

NOT FOR CONSTRUCTION

REVISIONS:

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NO. 1288
THE STATE OF NEW HAMPSHIRE

CJ ARCHITECTS
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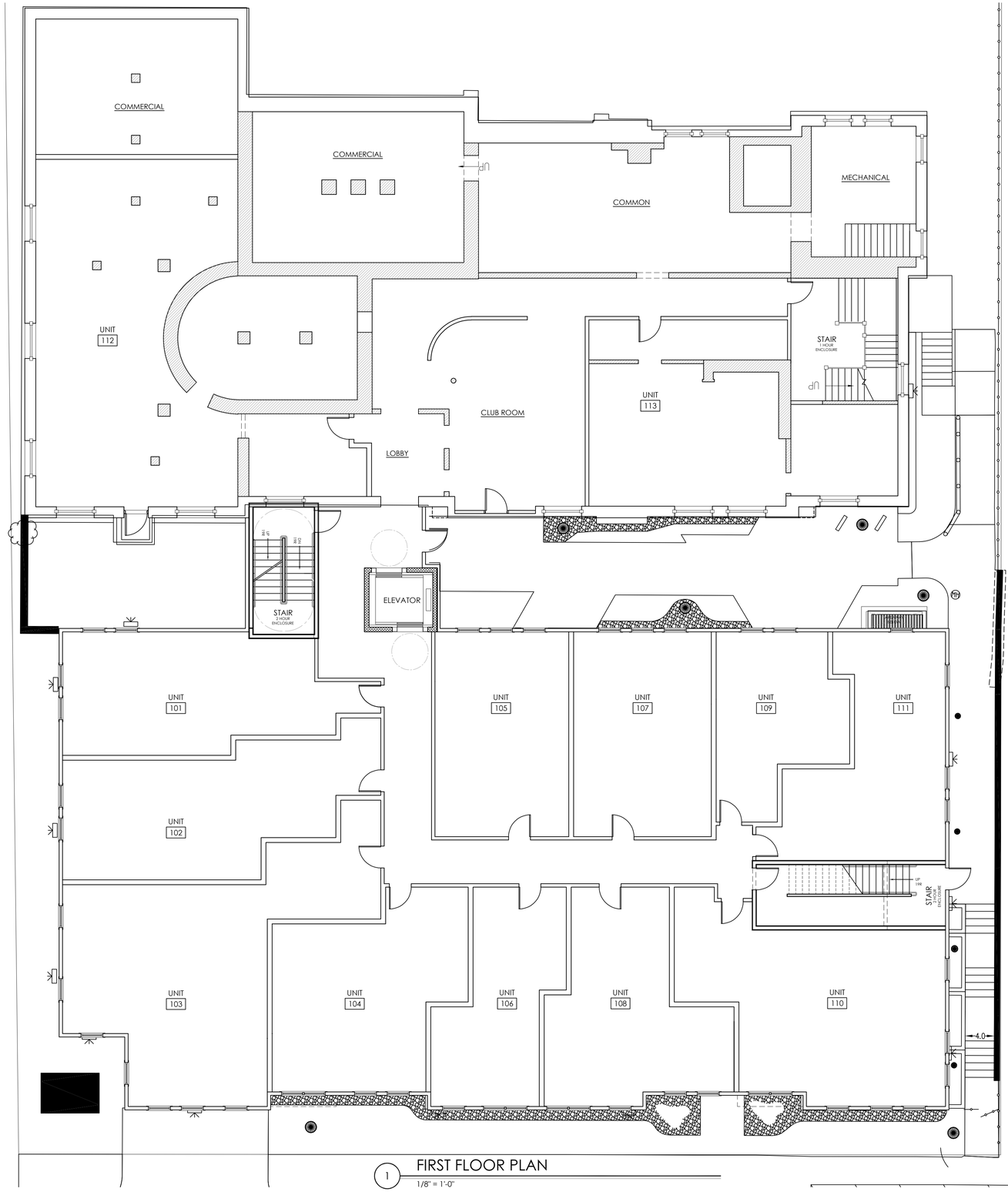
LOWER LEVEL
FLOOR PLAN

DATE:	06/24/2021
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A1.0



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

NOT FOR CONSTRUCTION

REVISIONS:

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SECOND STREET, DOVER, NH

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NO. 1958
THE STATE OF NEW HAMPSHIRE

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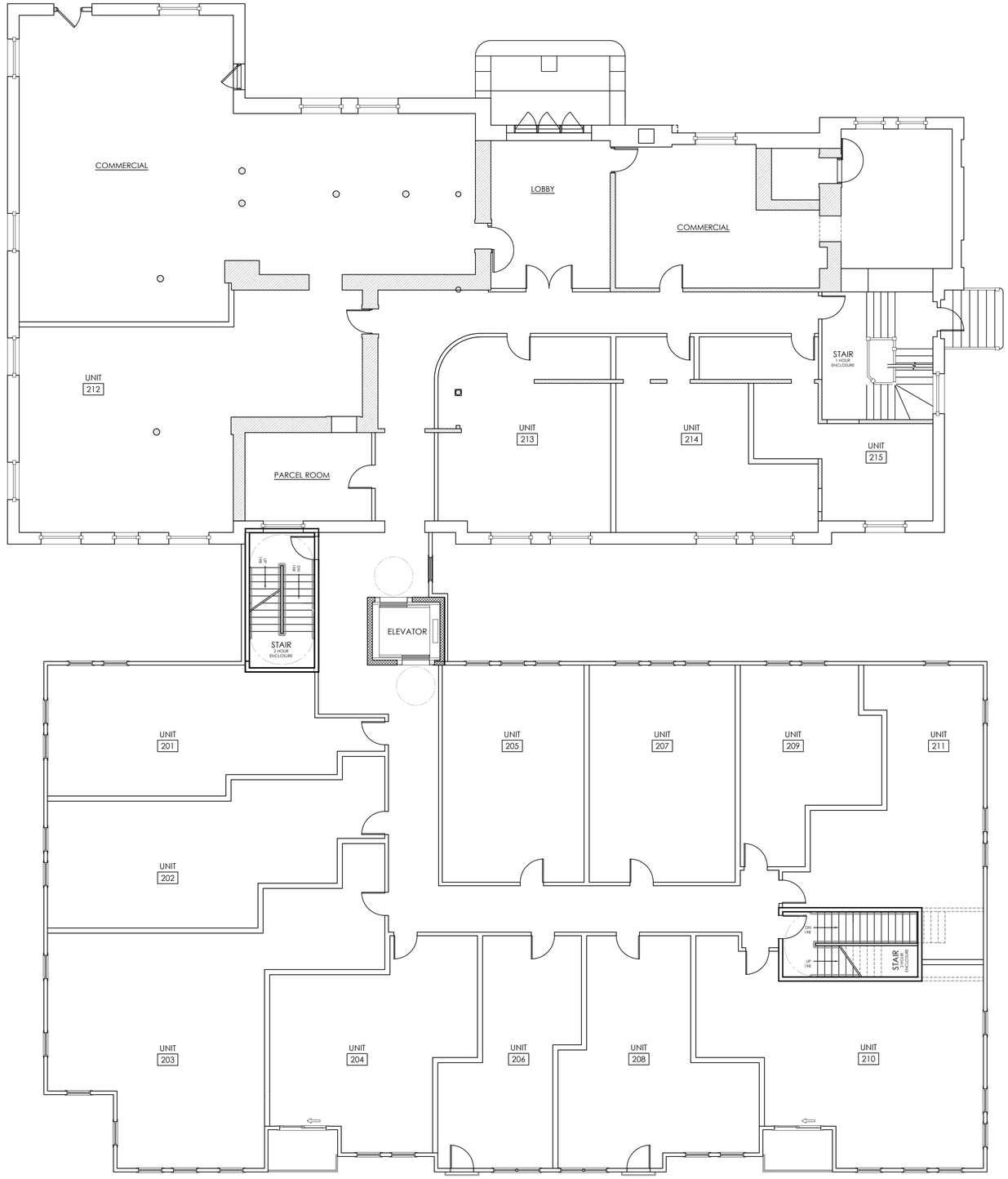
FIRST
FLOOR PLAN

DATE:	06/24/2021
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A1.1



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

NOT FOR CONSTRUCTION

REVISIONS:

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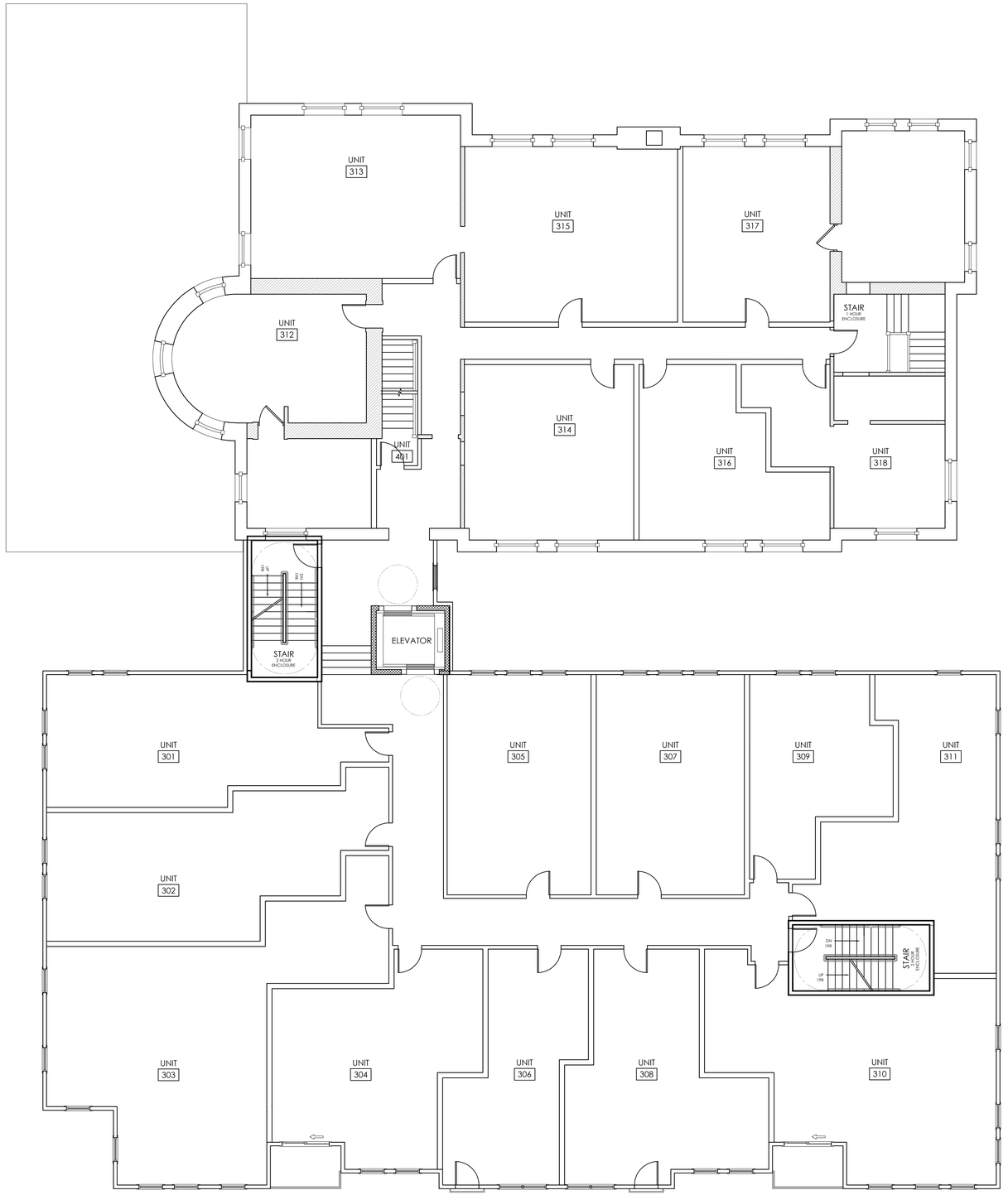
SECOND FLOOR PLAN

DATE:	06/24/2021
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A1.2



1 THIRD FLOOR PLAN

1/8" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS:

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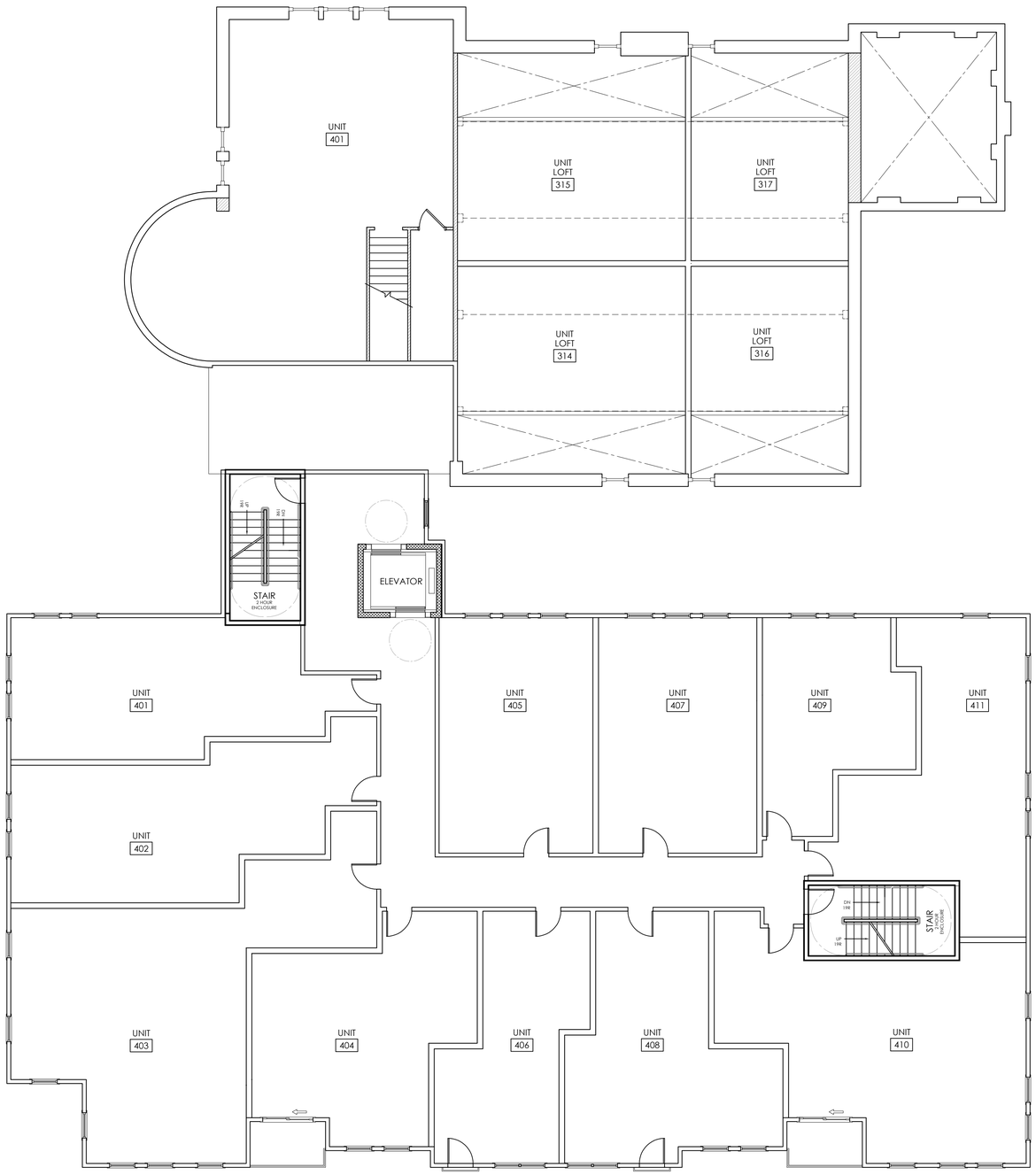
www.cjarchitects.net

THIRD FLOOR PLAN

DATE:	06/24/2021
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A1.3



1 FOURTH FLOOR PLAN

1/8" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS:

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LICENSED ARCHITECT
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STATE OF NEW HAMPSHIRE

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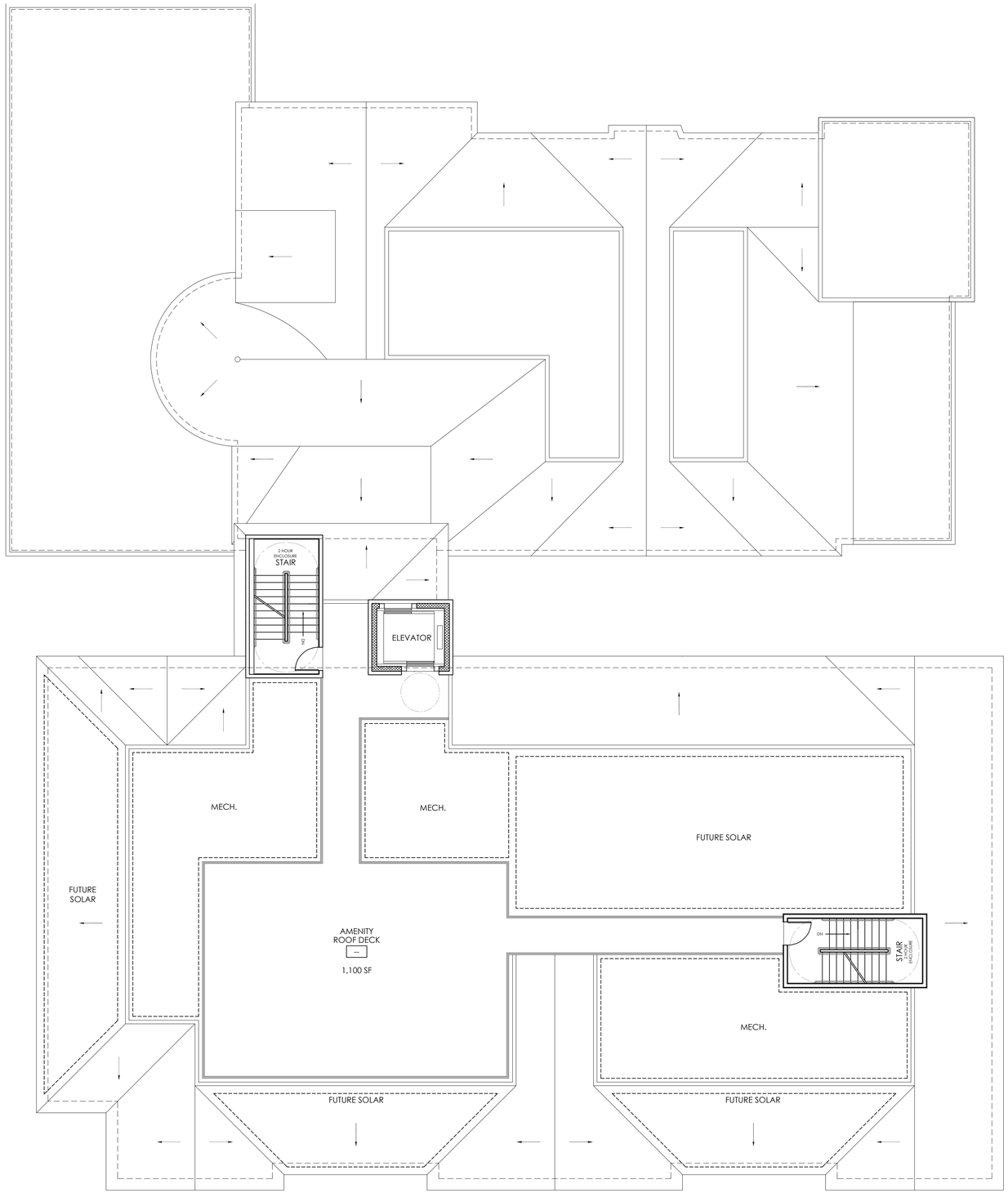
FOURTH
FLOOR PLAN

DATE:	06/24/2021
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A1.4



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

NOT FOR CONSTRUCTION

REVISIONS:

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SECOND STREET, DOVER, NH

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THE STATE OF NEW HAMPSHIRE

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233 VAUGHAN ST, SUITE 101 (603)-431-2808
PORTSMOUTH, NH 03801 www.cjarchitects.net

ROOF PLAN

DATE:	06/24/2021
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A1.5

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

MAXIMUM ALLOWABLE AREA OF EXTERIOR WALL OPENINGS IS 25% WHEN DISTANCE FROM PROPERTY LINE IS BETWEEN 5' AND 10' PER IBC 2015. NEW CONSTRUCTION AT THE WEST ELEVATION IS BETWEEN 5' AND 10' OF PROPERTY LINE, AND AREA OF EXTERIOR WALL OPENINGS IS 17.8%.

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

NOT FOR CONSTRUCTION

REVISIONS:

SECOND STREET COURTHOUSE

CHINBURG PROPERTIES, INC.
SECOND STREET, DOVER, NH

LICENSED ARCHITECT
CARLA J. GOODKNIGHT
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CJ ARCHITECTS
233 VAUGHAN ST. SUITE 101 (603) 431-2808
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ELEVATIONS

DATE:	06/30/21
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A2

1 SOUTH ELEVATION (FIRST STREET)
1/8" = 1'-0"

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

MAXIMUM ALLOWABLE AREA OF EXTERIOR WALL OPENINGS IS 25% WHEN DISTANCE FROM PROPERTY LINE IS BETWEEN 5' AND 10' PER IBC 2015.
NEW CONSTRUCTION AT THE EAST ELEVATION IS BETWEEN 5' AND 10' OF PROPERTY LINE, AND AREA OF EXTERIOR WALL OPENINGS IS 18.5%.

NOT FOR CONSTRUCTION

REVISIONS:

SECOND STREET COURTHOUSE

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SECOND STREET, DOVER, NH

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233 VAUGHAN ST. SUITE 101 (603) 431-2808
PORTSMOUTH, NH 03801 www.cjarchitects.net

ELEVATIONS

DATE:	06/30/21
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A3

1 SOUTH ELEVATION AT EXISTING BUILDING (COURTYARD)
1/8" = 1'-0"

2 NORTH ELEVATION AT NEW ADDITION (COURTYARD)
1/8" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS:

SECOND STREET COURTHOUSE

CHINBURG PROPERTIES, INC.
SECOND STREET, DOVER, NH

LICENSED ARCHITECT
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NO. 1988
THE STATE OF NEW HAMPSHIRE

CJ ARCHITECTS
233 VAUGHAN ST, SUITE 101 (603) 431-2808
PORTSMOUTH, NH 03801 www.cjarchitects.net

ELEVATIONS

DATE:	06/30/21
DRAWN BY:	KGM
APPROVED BY:	CJG
SCALE:	1/8" = 1'-0"
JOB NUMBER:	-

A4

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-30

Application Type:	Site Plan Review
Applicant(s):	One First Street, LLC
Owner(s):	One First Street, LLC
Location:	1 First (Tax Map 6, Lot 20)
Date:	June 17, 2021

INTENT: To renovate existing build to house commercial space and 17 apartments, construct new 5 story building to house 40 apartments.

UNITS PROPOSED: 57

AGENDA ITEM #: 1

ACREAGE: 0.53 acres

ZONING DISTRICT: CBD

EXISTING LAND USE: Vacant Non-residential building

PROPOSED LAND USE: Multi-family Residential

SURROUNDING LAND USE: Residential Commercial, mixed use

ZBA ACTION: None

PERMITS REQUIRED: CUPs

WAIVERS REQUESTED:
N/A

ATTENDANCE:
Members:
Steve Bird, Planning
Amanda Nolan, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Mark Collopy, Police
Dan Barufaldi, Economic Development
Alan Dews, Engineering
Others:
Bill Simons, Parking
Neil Riposa, Civil Consultants
Bill Bartell, CJ Architects
Geoff Spitzer, Ironwood

Approval of the 6/3/2021 Minutes:
Lt. Mark Collopy made a motion to approve the June 3, 2021 minutes. Seconded by Dan Barufaldi. Vote: U/A

PLAN REVIEW:
Planning:

- *Water and Sewer Investment Fees*
- *Impact Fees*
- *Reach out to Postmaster about mail kiosk*-provide email?
- *Will need to finalize Community Trail and Transportation Center easements*
- *Provide:*
  - *Approval of Public Art by Arts Commission*
- *Revise plan to*:
  - *Add Common Site Plan Notes:, 25 (include permit number)*
  - *Identify green roof or solar panels for 30% of roof area*
- Combine into one set
- What percent of the building is commercial?
- Architect stamp and all other stamps on each submission
- Provide Lighting Details
- Landscape Plan – Brick sidewalk leader?
- Add light to Second Street
- Show turning radius for parking spaces 10 & 19
- Wildfire Tupelo is not on recommended street tree list
- Confirm wheelchair and snow plow can manage that sidewalk design
- Sheet L3, number 2, change to No work on Saturdays and Sundays
- Fill in blank areas on architectural drawings
- Replace vinyl materials
- Update CUP request to 20% of building rather than first floor reference.

Engineering Comments:

- Show old retired water service will be shut off and cut at the main
- Trench detail need to show min 4" -2.5" base and 1.5 top of asphalt or replace existing thickness
- Construction entrance detail, show stone behind sidewalk and temp asphalt sidewalk
- For new water service show tapping sleeve and gate at main and gate on either side of "tee" by building
- Figure out what is required for sewer pipe below underground parking area, sdr35 remove clean out or sch 40

Fire/Inspections Comments:

- All floor units shall be Type B accessible units
- Provide location of sprinkler room within the plan set and Architectural drawings

- Clarify water piping for domestic and suppression to the structure on plan L4/L5
- Provide a knox box on First Street as well as Second Street
- Plan L2 note 22 indicate No Sat/Sun site work hours however L3 note 2 indicates Sat site work hours
- Discuss garage ventilation intake as shown on L5
- Provide pest management verification documentation prior to pre-con
- Correlate plan site plan and Ao with fence and gates.
- Unit numbers will be assigned by the building Official.
- Indicate the location of the Automatic door opener(s)
- Correlate plan L5 with A3 elevation plan to indicate gas meters

Police:

- Trash is brought to garage? How is it picked up?
- Security for gate in alley

Economic Development:

- *Need building elevations, size/ shape, placement on lot, renderings, materials façade, landscaping, and building use re parking considerations.*
- *Clarification on intended commercial use of first floor.*
- Number of bedrooms in Units
- Not happy about vinyl
- Venting for restaurant exhaust

Planning Board Comments:

- *Put all utilities in that area underground*
- *Appreciate preserving Courthouse Building*

Next Steps:
Submit for an unofficial TRC before submitting for Planning Board.

Adjournment:
Dan Barufaldi moved to adjourn the TRC at 11:36 AM. Jim Maxfield seconded. Vote: U/A

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P21-30

Application Type:	Site Plan Review
Applicant(s):	One First Street, LLC
Owner(s):	One First Street, LLC
Location:	1 First (Tax Map 6, Lot 20)
Date:	May 6, 2021

INTENT: To renovate existing build to house commercial space and 17 apartments, construct new 5 story building to house 40 apartments.

UNITS PROPOSED: 57

AGENDA ITEM #: 1

ACREAGE: 0.53 acres

ZONING DISTRICT: CBD

EXISTING LAND USE: Vacant Non-residential building

PROPOSED LAND USE: Multi-family Residential

SURROUNDING LAND USE: Residential Commercial, mixed use

ZBA ACTION: None

PERMITS REQUIRED: CUPs

WAIVERS REQUESTED:
N/A

ATTENDANCE:
Members:
Donna Benton, Planning
Christopher Parker, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Mark Collopy, Police
Dan Barufaldi, Economic Development

Others:
Bill Simons, Parking
Max Kenney, Engineering
Paul Goodwin, One First Street LLC
Neil Riposa, Civil Consultants
Bill Bartell, CJ Architects
Jeff Hyland, Ironwood

Approval of the 4/29/2021 Minutes:
D.White made a motion to approve the April 29, 2021 minutes. Seconded by M.Collopy. Vote: U/A

PLAN REVIEW:
Planning:

- Water and Sewer Investment Fees
- Impact Fees ($262,257)
  - Will adjust for commercial space, when floorplan is provided
- Reach out to Postmaster about mail kiosk
- Will you be blasting to remove hillside?
- Will need to finalize Community Trail and Transportation Center easements
- Will parking at DTC lot be managed by City?
- Confirm unit and commercial counts throughout application
- Provide:
  - Floor plans
  - Draft Rental agreement/lease regarding HUD rental rates and draft of deed restriction on low-rental
  - A narrative on how you'll do construction on the tight urban site
  - Landscape O and M plan
  - Approval of Public Art by Arts Commission
  - Revise traffic impact analysis to include proximity to transit, and address how people parking on Chestnut Street will get to apartments, and if any improvements are needed at First and Chestnut Street crossing.
  - CUP for less commercial than required
  - CUP for fenestration
  - More detailed streetscape and correct to one way traffic
- Revise plan to:
  - Add owner's signatures
  - Add professional signature and stamps
  - Add planning file number throughout (P21-30)
  - Landscaping Plan- min 3.5"-4" caliper and shrubs/plantings
  - Lighting plan needs table with uniformity ratio, etc.
  - Update note 29 on sheet 4 to replace "paved" with brick, though loading zone are should remain concrete
  - Note the walkway between First and Second Street shall be concrete or brick not bituminous.
  - Revise note 4 on sheet 4 to include the square footage
  - Add Common Site Plan Notes: 9,10, 12, 15, 16, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, 34, 40, and 41
  - Update all references from Chapter 149 to 153, from Chapter 58 to 45 and Chapter 109 to 81

- Add note relative to any easements along the alley way
- LP2 notes landscape details on L3, L3 is demo plan.
- Consider replacing lawn areas with mulched flower beds
- Add a note to Demo plan that an archeologist will be on site documenting excavation
- Add Fire Department Connections
- Locate a public solid waste and recycling bin (city specs) on each street
- Identify green roof or solar panels for 30% of roof area
- Identify solar ready components
- Neighborhood plan should show proposed project
- Note how solid waste is disposed
- Update renderings to show whiskey barrels and trees, and have cars in correct direction
- Revise note regarding no Saturday or Sunday site work hours
- Note signage regarding visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer.
- Add note that annually owner will let Planning Department know which units are designated to be affordable
- Provide a note on plan the project will require pre-baiting and an integrated pest management plan.

Engineering Comments:

- Cut and cap any existing water services at the main
- Show the proposed utility tie ins in the street.
- Do you need an 8 inch sewer service or could you do with a 6 inch?
- Is the garage heated or will the sewer line be insulated?
- Any way to utilize the existing sewer penetration into the smh vs a new one? Otherwise you will need a drop.
- Sidewalk detail?
- Change detail--Stone over sewer line.
- City can provide asbuilts for First St and show approximate snow melt system.

First St side

- Move the trees back to the property line or onto your property.
- Replace the sidewalk and close up the old drive way with curb and sidewalk.
- The previous plan had a brick patio and sidewalk. Will you consider that motif?

2nd St side

- There is no drainage along the frontage on Second St. from our records. It end at the catchbasin.
- The proposed water and drainage are too close. There should be at least 7 ft of separation.

Fire/Inspections Comments:

- Clarify the overall scope of the project as there appears to be conflicting information within the application and plan set.(i.e. number and location of residential and commercial tenancies)
- Open dialog regarding the proposed number of buildings, the number of proposed stories as application and architectural drawings appear to have conflicting information. It may be beneficial to establish the average grade plane.
- Provide elevation plans of all sides of the building(s) with overhangs, projections and materials. Indicate distances from property lines for the new and existing structures. This would include elevations between the new and existing structures.
- Provide a site street scape view including building openings and projections (i.e. ventilation opening etc.). Is First Street proposed to be two way as part of this project as the traffic study does not appear to indicate that.
- Indicate the provisions for alternative energy – many different roof pitches.
- Indicate the building entrances /exits within plan set identifying the accessible route and means of egress.
- Provide a floor plan of each floor with stairways/exit enclosure locations, mechanical, electrical, sprinkler, laundry, trash, etc. rooms and tenancies.
- The enclosed parking garage appears to indicate a fresh air intake on Plan L2 however there does not appear to be an exhaust

location. Architectural plans appear to indicate both on A3.0 and 3.1. Clarify.

- Indicate if both buildings are intended to be occupied in a utility power outage and if there is a proposed generator in the scope of the project.
- Discuss the location and means for recycling and trash removal.
- Provide the means for illuminating the east side walk / exit discharge and limiting illumination to the site.
- Provide a total of two FDCs (one on each street) on the street side in a unobstructed readily accessible location.
- Remove note regarding location of sprinkler room location on Plan L-4.
- Coordinate site plans with architectural plans (i.e. security gates, access, accessibility, etc.)
- Overall utility discussion, scope of work regarding the UGE/OHW plan sheet L2, L3, L4, gas services -2? and meter locations, domestic (plan L2, L4) and suppression services.
- Clarify exit from parking garage and stairwell enclosure on L5 does not appear to exit the building.
- Provide note building permit is required for retaining walls over 4' in height.
- Edit Plan L2 note 23 to Chapter 81-27
- Edit Plan L4 note 8 referring to Maine solid waste and insert applicable NH and Dover language Chapter 145
- Plan set shall indicate design compliance with all applicable accessible regulations (i.e. IBC 2015 ed., ANSI 117.1 2009 ed., NH amendments, etc.)
- Plan set shall include fence /gate detail with specified hardware
- Plan set shall include detail for applicable handrails/guardrails on stairways.
- Plan set shall include detail on accessible signage, parking space(s) and access aisles.
- Plan set shall include a note requiring a building permit for retaining walls over 4'
- Plan set shall include detail on retaining wall and any applicable fall protection.
- The subject property will have a second and First Street addressing with numbering to be determined at a later date.
- Provide roof deck plan

Police:

- Looking for explanation of access points. What is the "main" entrance? 2nd street or the alley way? Is there an emergency access on 1st? Police and EMS/Fire access. Access for emergency services in alleyway in winter months can be tricky.
- Will there be security measures taken (surveillance, key card, etc.)? Concern personal safety with utilization of alleyway.
- Is this considered one building? What would the address be?
- Discuss with staff the need for a loading zone on Second Street
- Consider an accessible parking space on Second Street

Economic Development:

- Need building elevations, size/ shape, placement on lot, renderings, materials façade, landscaping, and building use re parking considerations.
- Clarification on intended commercial use of first floor.

Planning Board Comments:

- Put all utilities in that area underground
- Appreciate preserving Courthouse Building

Next Steps:

Resubmit for a second TRC before going to Planning Board.

TRC paused at: 11:27

P21-30 **1 First Street**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
03064-000000	451 457 CENTRAL AV	PILLAR INVESTMENT CORP		340 CENTRAL AVE #202	DOVER	NH	03820
03066-000000	427 CENTRAL AV	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416
03067-000000	421 CENTRAL AV	421 CENTRAL AVENUE LLC		113 BUNKER HILL AVENUE	STRATHAM	NH	03885
06001-000000	432 CENTRAL AV	FISCHER BRIAN &	FISCHER STEPHANIE	46 NORTH RIVER ROAD	LEE	NH	03824
06003-000000	100 FIRST ST	RIPARIA - ONE HUNDRED FIRST STREET LLC		466 CENTRAL AVE STE 12	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
06019-000000	13 15 FIRST ST	MACGREGOR KATRINE B	MACGREGOR JOHN M	13-15 FIRST STREET	DOVER	NH	03820
06021-001000	436 CENTRAL AV	BUILD UPON LLC		32 JOCO DR	TYNGSBORO	MA	01879
06021-002000	442 CENTRAL AV	MARKER 21 HOLDINGS LLC		130 CENTRAL AVE	DOVER	NH	03820
06021-003000	446 448 CENTRAL AV	CARTELLI'S LLC		356 TOLEND RD	DOVER	NH	03820-5604
06021-A00000	450 CENTRAL AV	HENRY PETER T &	HENRY JOAN	454 CENTRAL AVE	DOVER	NH	03820
06022-000000	14 16 SECOND ST	WEST CONCORD INVESTMENTS LLC		222 CASS ST	PORTSMOUTH	NH	03801-4945
06024-000000	18 20 SECOND ST	CAMIRE DAVID R &	CAMIRE STACEY L	281 WASHINGTON ST	DOVER	NH	03820-3608
06025-000000	22 SECOND ST	CAMIRE DAVID R &	CAMIRE STACEY L	281 WASHINGTON ST	DOVER	NH	03820-3608
06026-000000	24 26 SECOND ST	FREEBOARD PROPERTIES LLC		PO BOX 1818	DOVER	NH	03821-1818
06033-000000	23 SECOND ST	ROSS FURNITURE COMPANY INC		38 THIRD STREET	DOVER	NH	03820
06034-000000	17 19 SECOND ST	WOODS PHYLLIS L TRUSTEE	WOODS PHYLLIS L REV TRUST	1 BARRY STREET	DOVER	NH	03820
06035-000000	11 13 SECOND ST	SOUDAKIM LLC		750 LAFEYETTE RD SUITE 201	PORTSMOUTH	NH	03801
06035-A00000	SECOND ST	BAMFORD INVESTMENT CO LLC		466 CENTRAL AVE SUITE 12	DOVER	NH	03820
06036-000000	456 478 CENTRAL AV	BAMFORD INVESTMENT CO LLC		466 CENTRAL AVE SUITE 12	DOVER	NH	03820
06036-A00000	4 THIRD ST	BAMFORD INVESTMENT CO LLC		466 CENTRAL AVE SUITE 12	DOVER	NH	03820
06037-000000	18 THIRD ST	ANBELWOLD LLC		161 MILL RD	DURHAM	NH	03824-2910
06038-000000	22 THIRD ST	ROSS FURNITURE COMPANY INC		38 THIRD STREET	DOVER	NH	03820
06039-000000	30 THIRD ST	ROSS FURNITURE COMPANY INC		38 THIRD STREET	DOVER	NH	03820
06020-000000	1 FIRST ST	ONE FIRST STREET LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
		CIVIL CONSULTANTS	NEIL J RAPOZA, PE	293 MAIN STREET	SOUTH BERWICK	ME	03908
		CIVIL CONSULTANTS	CHRIS H MENDE, LLS	293 MAIN STREET	SOUTH BERWICK	ME	03908
		CJ ARCHITECTS	CARLA GOODKNIGHT, AIA	233 VAUGHN STREET	PORTSMOUTH	NH	03801

The Conditional Use (P21-05) and Site Review (P21-04) for Equine Properties, LLC. Are requesting to be continued and heard on September 14, 2021

CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: August XX, 2021

Ordinance Title: Subdivision of Land Amendments
Chapter: 157

1. Chapter 157 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising Section 35 “Parks, open space and natural features” to replace any instance of “caliper of 3.5 inches” with “caliper of 3 inches”

CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: August XX, 2021

Ordinance Title: Site Review Regulations Amendments
Chapter: 153

1. Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising Section 14, Subsection G "Landscaping" to replace any instance of "caliper of 3.5 inches" with "caliper of 3 inches"