



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, September 2, 2021**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: Site Review for Dover Coast, LLC. (Owners: Dover COAST, LLC and Sandra Pontbriand), Assessor's Map 28, Lots 13 & 14, zoned G-Gateway & O-Office, located at 725 Central Ave & 4 Brick Road. (Proposal is to construct a new 4 story apartment building with 13 units (10 via TDR) and a basement level garage plus a surface parking lot. (P21-53)
2. 11:15 AM – 12:00 PM: Site Review for 1 Progress Drive, LLC., Assessor's Map H, Lot 36-1, zoned I-2, located at 1 Progress Drive. (Proposal is to pave a 4,940 s.f. fenced in area to support tenant equipment). (P21-55)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dover Coast, LLC - Scott Silver Telephone # 781-454-9866

Address of Applicant: 286 High Street, Topsfield, MA 01983

E-Mail Address: schuinias@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 725 Central Avenue & 4 Brick Road, Dover, NH 03820

Assessor's Map # 28 Lot(s) # 13 & 14

Zoning District(s) Gateway G & O Overlay District(s) _____

Size of Parcel: 14,293 sq. ft. _____ ac. Property Deed: Book 4709 & 999 Page: 759 & 752

Existing Use of Property: Building abandoned, and single family residence

SITE PLAN INFORMATION

Describe Proposed Use: Remove existing structures and replace with new structures with 13 residential units.

Area of Parcel to be Developed: Full lot development sq. ft.

If Multi-family Residential: Number of Units 13 Units & Buildings Proposed 1 new

If lodging: Number of Units _____ & number of Buildings _____

Number of Parking Spaces: Existing 5 Proposed 23

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

Number of Employees Total: 0 In Maximum Shift: 0

Disposition of Parcel:

Building Setbacks:

Building Footprint 4,850 sq. ft.

Front Yard 5.9 ft (Central) ft.

Total Building Area 19,303 sq. ft.

Rear Yard Not applicable ft.

Paved Area 5,670 sq. ft.

Side Yard: Right 10.6 ft. Left 10 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? Existing connectionCity Sewer? ☒ Yes ☐ No How far is city sewer from the property? Existing connection**TRANSFER OF DEVELOPMENT RIGHTS INFORMATION**

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☒ Residential ☐ Residential (reduced size) ☐ Industrial | ☐ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☒ Increase by 10 units

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

TBD Information to be provided

BUILDING INFORMATIONType of Building to be Built: Wood FrameHeight of Building: 3 stories plus basement Finished Floor Elevation: 124⁺Number of Seats (where applicable) N/AEstimated value of construction: 2.5 M Refuse removal: Public/Private (circle one)**WAIVER REQUESTS**Site Review Regulations section(s) to be waived: Parking Section 153-17.cJustification for waiver request(s) (*attach additional sheets as needed*):Parking setback < 5' - The proposed encroachment area is located adjacent
to an abutting parking lot. The site will have additional landscaping
to shield the encroachment.

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.) Geoffrey R. Aleva, PE- Civil Consultants

Address 293 Main Street, South Berwick, ME 03908 Telephone #: 207-384-2550

Professional License #: NH PE #9920 E-mail address: geoff@civcon.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) Art Guadano, AIA AG Architects

Address 634 Central Avenue, Dover, NH 03820 Telephone #: 603-743-3700

Professional License #: 1689 E-mail address: art@agarchitects.com

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

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: _____ Date: _____

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: _____

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

PLEASE FOLLOWING PAGES

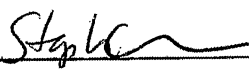
City Water? ☒ Yes ☐ No How far is city water from the property? Existing connectionCity Sewer? ☒ Yes ☐ No How far is city sewer from the property? Existing connection**BUILDING INFORMATION**Type of Building to be Built: Wood FrameHeight of Building: 4 stories w/basement Finished Floor Elevation: 124' ±Number of Seats (where applicable) N/AEstimated 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 INFORMATIONName of Surveyor and Company (Licensed in N.H.) Christopher H. Mende, LLS - Civil ConsultantsAddress 293 Main Street, South Berwick, ME 03908 Telephone #: 207.384.2550Professional License #: NH LLS #792 E-mail address: chris@civcon.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Geoffrey R. Alewa, PE - Civil ConsultantsAddress 293 Main Street, South Berwick, ME 03908 Telephone #: 207.384.2550Professional License #: NH PE #9920 E-mail address: geoff@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:  Date: 8/11/21

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: Stephen Date: 8/11/21**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: Stephen Date: 8/11/21

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: Stephen Date: 8/11/21

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

**CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS**

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
28	13&14	Dover Coast, LLC	286 High Street Topsfield, MA 01983

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Geoffrey R Aleva, PE	Civil Consultants	293 Main St, South Berwick, ME 03908
Chris H Mende, LLS	Civil Consultants	293 Main St, South Berwick, ME 03908
Art Guadano, AIA	AG Architects	634 Central Ave, Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

Below are the fees associated with plan review and are subject to a nonrefundable application fee to cover administrative expenses. Please complete the information below and provide payment with your application submittal. **Plan Review Fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover".

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ 200
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # 13 per dwelling unit = \$ 1,500
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft.= \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ per Application = \$ _____
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00= \$ _____
 - ☐ Permit fee \$75.00= \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # 5670 sq. ft. = \$ 396.90

SUBTOTAL PLAN REVIEW FEE (A) = \$ 2,096.90

AND

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - ☐ Certified letters fee # 4 of x \$8.00= \$ 32
- ☐ Certified letters fee: # of abutters 11 X \$8.00= \$ 88
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= \$ _____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet 4 x \$10.00= \$ 40

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

SUBTOTAL NOTICE FEE (B & C) = \$ 260

TOTAL INVOICE AMOUNT (A, B & C) = \$ 2,356.90

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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



City of Dover, New Hampshire **SITE PLAN REVIEW SUBMISSION CHECKLIST**

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: Dover Coast, LLC-Scott Silver File Number: _____

725 Central Ave Apartments

PROJECT TITLE: _____

PROPERTY LOCATION: 725 Central Avenue, Dover, NH Tax Map: 28 Lot: 13& 14

	Where/How Provided	Reviewed
1. Completed and signed Application form	Included in submission	
2. Plan Review Fees are provided	Provided	
3. Electronic copy of the engineered/surveyed plan layout	Included in submission (PDF)	
4. Electronic copy of supplementary materials and application	Included in submission (PDF)	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Included in submission (standard)	
6. Waiver requests to the Site Plan Review Regulations, with written justification	None requested	
7. Conditional Use Permit applications	None required	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	Included in submission by AG Architects	
9. A colored architectural plan showing all sides of buildings	Included in submission	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	Included in submission	
Location map at appropriate scale	Sheet L1	
Proposed Project name and title and Planning File #	To be determined	
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"	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Sheet L1 & L2, EC1	
Location and widths of existing & proposed easements & right of ways	To be determined	
Location and width of existing and proposed access/egress ways	Sheet L2	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	Sheet L2	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Sheet EC1	
Existing and proposed topographic information at two foot intervals	Sheet L1 & L2, EC1	
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, L3 & L4	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	Sheet L2, L3 & L4	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	Sheet L2, L3 & L4	
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 LP2, No exterior parking proposed to be provided	
Location of Flood Hazard Zone	Sheet EC1 (none on site)	
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	To be provided	
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 vis 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	
Depict all service, storage, loading bays and utility areas	Sheet L2	
All applicable Dover Common Site Plan notes	Sheet L2	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	To be provided	
Stormwater Management System Operation and Maintenance Plan	Included in submission materials	
Letter to Serve from Public and Private Utilities	To be provided	
Erosion and Sedimentation Control Plan	Sheet L5	
Landscape Operation and Maintenance Plan	To be provided	
Proposed restrictive covenants or homeowners association documents	To be provided	
Dates and permit numbers of all required state and federal permits	To be provided	
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	plan to be provided	
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		

REVIEWED BY: _____ DATE _____ TRC DATE _____

CIVIL CONSULTANTS MEMORANDUM

TO: City of Dover, Planning **DATE:** 08/12/2021
FROM: Geoffrey R. Aleva, PE
SUBJECT: Project Summary, Site Plan Review
Tax Map 28, Lots 13&14
PROJECT: 725 CENTRAL AVE -2117800

This memo has been prepared to provide a summary of the redevelopment of the properties at 725 Central Ave and 4 Brick Rd proposed by Dover Coast, LLC. Tax Map 28, Lot 13 is located in the CBD Gateway District, lot 14 is located in the mixed use Office (O) district. The lots are to be combined for this development. The building will be located on lot 13, with site access on lot 14.

The project will consist of redevelopment of the existing lots as well as the construction of a new 4 story apartment building with a basement level garage. The current properties have 3 residential units. The proposed building will house 13 units. The applicant will be submitting an application for transfer of development rights to achieve the additional residential units

Improvements will be made for access for the project. The existing Central Ave curb cut will be removed and all access will be via Brick Rd. The Central Ave curb cut will be replaced with a concrete sidewalk and curbing to match the adjacent areas.

The parking standards indicate the requirement of 18.2 parking spaces for tenant and 6.5 spaces for visitors for a total requirement of 25 parking stalls. The proposed design provides 20 spaces on site for tenants and visitors. The project proposes site revisions to Brick Road to allow for the construction of an additional three new parallel parking spaces for visitors.

The site improvements at the project will include the reconstruction of the existing sidewalk and entry to the building, new landscaping, lighting and drainage facilities, as well as an accessible entry to the building.

The project is seeking a waiver to section 153-17.C, for parking closer than 5 ft to the property line. In this location the proposed parking is adjacent to the abutting lots parking area. The area will be landscaped or fences and to provide additional buffering along this property line.

We are currently working on the stormwater design to meet the City requirements.

The project is intended to provide needed residential units to the Gateway section of Central Ave.

J:\aaa\2021\2117800\PLANNINGBOARD\20210812-TRC\2117800-Project_summary_memo.docx



**CIVIL
CONSULTANTS**

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

TO: City of Dover Planning and Community Development

FROM: Geoffrey R. Aleval, PE – Sr. Project Engineer

SUBJECT: Standard Traffic Analysis, 725 Central Ave

DATE: AUGUST 10, 2021

PROJECT: 2117800 – DOVER COAST LLC

Dover Coast, LLC, is proposing to construct a new 4 story - 13 unit residential building with a basement level garage at 725 Central Ave. The buildings will be located on Map 28, Lots 13 & 14 on the City of Dover Tax Map system. All existing buildings and impervious surfaces will be removed from the properties. The lot has frontage on both Central Ave and Brick Rd. The intent is to have access to onsite parking from Brick Road. It is proposed that 3 parallel parking stalls be placed along Brick Rd to supplement the onsite parking. The existing Central Ave curb cut will be removed and the sidewalk replaced.

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

The existing speed limit on Brick Street is not posted.

Public transportation in the form of COAST bus service is available past the property (Route 12), with a stop located 650 ft south of the property at the Rite Aid on Central Avenue.

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 13 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 building will have 4 stories of residential uses, it has been assumed that all dwelling units would fall within the low-rise category. Following this above scenario would result in the following:

ITE Land Use Code 220 – Multifamily Buildings (13 Dwelling Units)

		<u>Total</u>
Daily Trip Ends Weekday/Unit	7.32 average (range 4.45 -10.97)	95 Trips
Peak Hour AM Trip Ends Weekday/ Unit –Generator	0.56 average (range 0.34-0.97)	8 Trips
Peak Hour PM Trip Ends Weekday/ Unit–Generator	0.67 average (range 0.41-1.25)	9 Trips
Peak Hour AM Trip Ends Weekday/ Unit–Adjacent St	0.46 average (range 0.18-0.74)	6 Trips
Peak Hour PM Trip Ends Weekday/ Unit–Adjacent St	0.56 average (range 0.18-1.25)	8 Trips
Daily Trip Ends Saturday/ Unit	8.14 average (range 3.36-11.40)	106 Trips
Peak Hour Generator Trip Ends Saturday/ Unit	0.70 average (range 0.41-0.93)	9 Trips
Daily Trip Ends Sunday/ Unit	6.28 average (range 2.61-8.22)	82 Trips
Peak Hour Generator Trip Ends Sunday/ Unit	0.67 average (range 0.36-0.93)	9 Trips

Based upon the above, the highest average day figure would be the Daily Trip Ends Saturday rate of 8.14 trip ends – or – (13 Dwelling Units) x 8.14 = **106 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 – (13 Dwelling Units) x 0.70 = **9 trip ends in the peak hour.**



Conclusion

The maximum total daily trip generation is 106 trip ends (Saturday), with a maximum peak-hour trip generation of 9 trip ends (Weekday PM and Weekend days). 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 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.



Stormwater Maintenance & Inspection Plan

Prepared by: Geoffrey R. Aleva, PE, CIVIL CONSULTANTS

During the construction of the Dover Coast LLC 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) such as a homeowner association 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: **TO BE DETERMINED**

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		



Stormwater Maintenance
725 CENTRAL AVE
Maintenance Log

This log is intended to accompany the Stormwater Management Facilities Maintenance Plan for the 725 Central Ave Development. The following items shall be checked, cleaned and maintained on regular basis as specified in the Maintenance Plan and as described in the table below. This log shall be kept on file for a minimum of five years and shall be available for review by the City. Qualified personnel familiar with drainage systems and soils shall perform all inspections.

Item	Maintenance Required & Frequency					Date Completed	Maintenance Personnel	Comments
		Spring	Fall or Yearly	After a Major Storm	Every 2-5 Years			
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				



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

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**CIVIL
CONSULTANTS**



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

Stormwater Management System
725 CENTRAL AVE

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

DOVER COAST, LLC 725 CENTRAL AVE. APARTMENTS

725 - 727 CENTRAL AVENUE & 4 BRICK ROAD
DOVER, NEW HAMPSHIRE

PREPARED FOR:
STEPHEN CHUNIAS
DOVER COAST, LLC
286 HIGH STREET
TOPSFIELD, MA 01983

SUBJECT PROPERTY'S

28-13	DOVER COAST, LLC 18 MORNINGSIDE DRIVE, TOPSFIELD, MA 01983
28-14	PONTBRIAND SANDRA & NORMAN J. 4 BRICK ROAD, DOVER, NH 03820
28-9-C	6 BRICK ROAD, LLC 42J DOVER POINT ROAD DOVER, NH 03820
28-12-A	WIRE BENDER REALTY TRUST, RICHARD W. MILLER II, TRUSTEE 6 OXBOW FARM, STRATHAM, NH 03885-2360
28-15-A	HERBERT, KAREN A. & HANSCOM, FRANK J., 10 BRICK ROAD DOVER, NH 03820
28-18-B	BRICK ROAD HOLDINGS, LLC, C/O UNIVERSAL PROPERTY MANAGEMENT 750 LAFAYETTE ROAD, SUITE 201 PORTSMOUTH, NH 03801
28-18-C	BRICK ROAD HOLDINGS, LLC, C/O UNIVERSAL PROPERTY MANAGEMENT 750 LAFAYETTE ROAD, SUITE 201 PORTSMOUTH, NH 03801
29-12	PETER MENOUNOS, TRUSTEE, PETER MENOUNOS TRUST 1997 720 CENTRAL AVE DOVER, NH 03820
29-16	HOLGATE LIMITED PARTNERSHIP 130 CENTRAL AVE DOVER, NH 03820
29-17	CENTRAL COMMONS 750 CENTRAL AVE DOVER, NH 03820
29-100	MARKER 21 HOLDINGS, LLC 130 CENTRAL AVE DOVER, NH 03820



NEIGHBORHOOD PLAN & TAX MAP SKETCH
APPROXIMATE SCALE: 1" = 40'

ARCHITECT
AG ARCHITECTS, PC
634 CENTRAL AVENUE
DOVER, NH 03820
(603) 743-3700

CIVIL ENGINEER/SURVEYOR
CIVIL CONSULTANTS
P.O. BOX 100
SOUTH BERWICK, ME 03901
(207) 384-2550

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L5	PROPOSED ENTRANCE WALK AND RAMP DETAIL
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A2.3	PROPOSED ROOF PLAN
A4.1	PROPOSED EXTERIOR ELEVATIONS AND RENDERINGS

OWNER:

28-13	DOVER COAST, LLC 286 HIGH STREET TOPSFIELD, MA 01983
28-14	

OWNER SIGNATURE

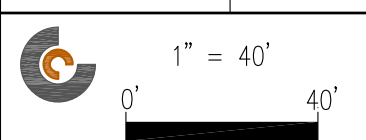


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Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
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DATE	INT.	REVISIONS	NO.
			1

RECORD OWNERS:
LOT 13 DOVER COAST, LLC
18 MORNINGSIDE DRIVE
TOPSFIELD, MA 01983
LOT 14 SANDRA PONTBRIAND
NORMAN PONTBRIAND
4 BRICK ROAD
DOVER, NH 03820

PROPOSED SITE MODIFICATIONS
LAND OF DOVER COAST, LLC &
NORMAND & SANDRA PONTBRIAND
725-727 CENTRAL AVENUE - TAX MAP 8, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
PREPARED FOR:
AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820
CLIENT ADDRESS:



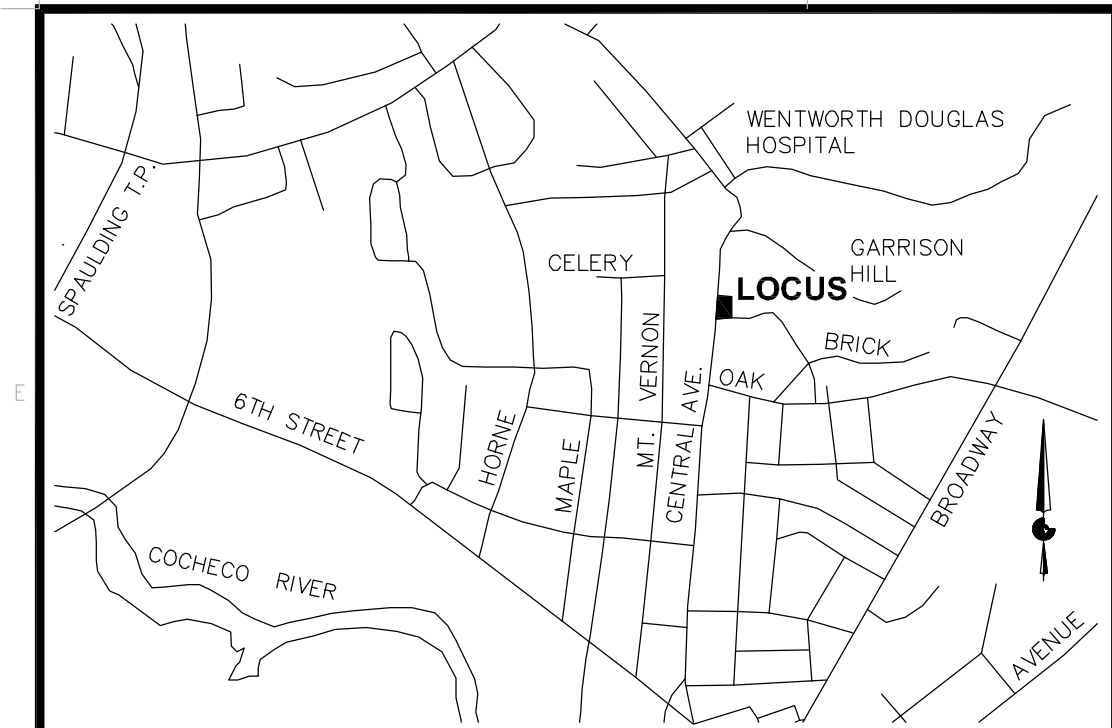
DATE: 8/11/2021
DRAWN BY: JAA
CHECKED BY: GRA
APPROVED BY: GRA

NEIGHBORHOOD
PLAN AND ABUTTER
INFORMATION

PROJECT NO: 21-178.00
DOVER PLANNING FILE:

C1

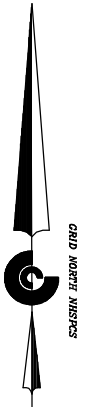
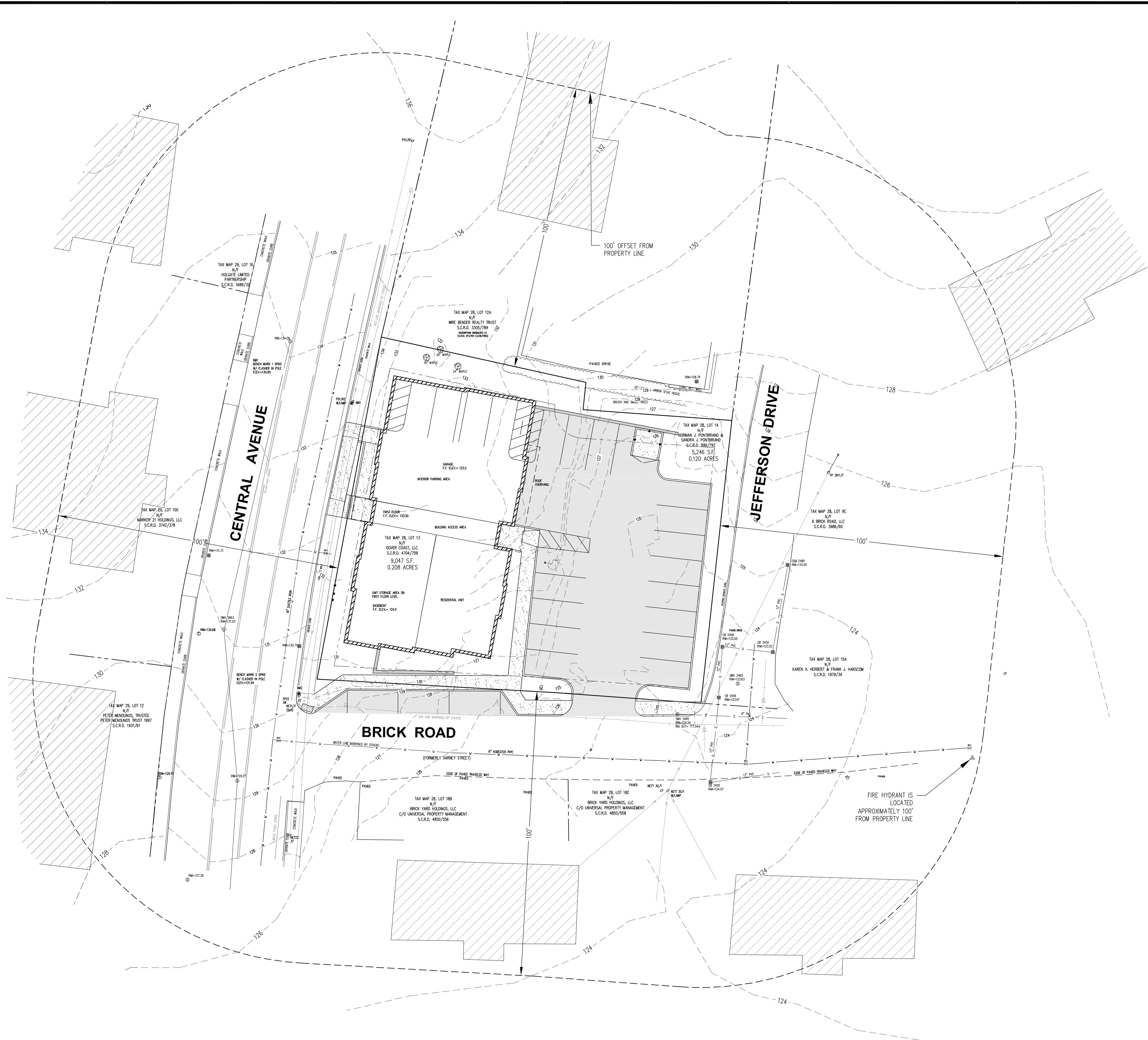
SHEET: 1 OF 10



LOCATION PLAN
(NOT TO SCALE)

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.

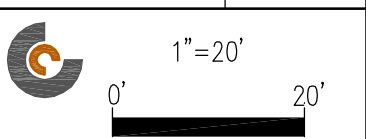


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Maine
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NO.	REVISIONS	INT.	DATE
1			

RECORDED OWNERS:
LOT 13
DOVER COAST, LLC
18 MORNINGSTAR DRIVE
TOPSFIELD, MA 01963
LOT 14
SANDRA PONTERIAND
NORMAN PONTERIAND
4 BRICK ROAD
DOVER, NH 03820

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LAND OF DOVER COAST, LLC &
NORMAND & SANDRA PONTERIAND
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DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
PREPARED FOR:
AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820
CLIENT ADDRESS:



DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

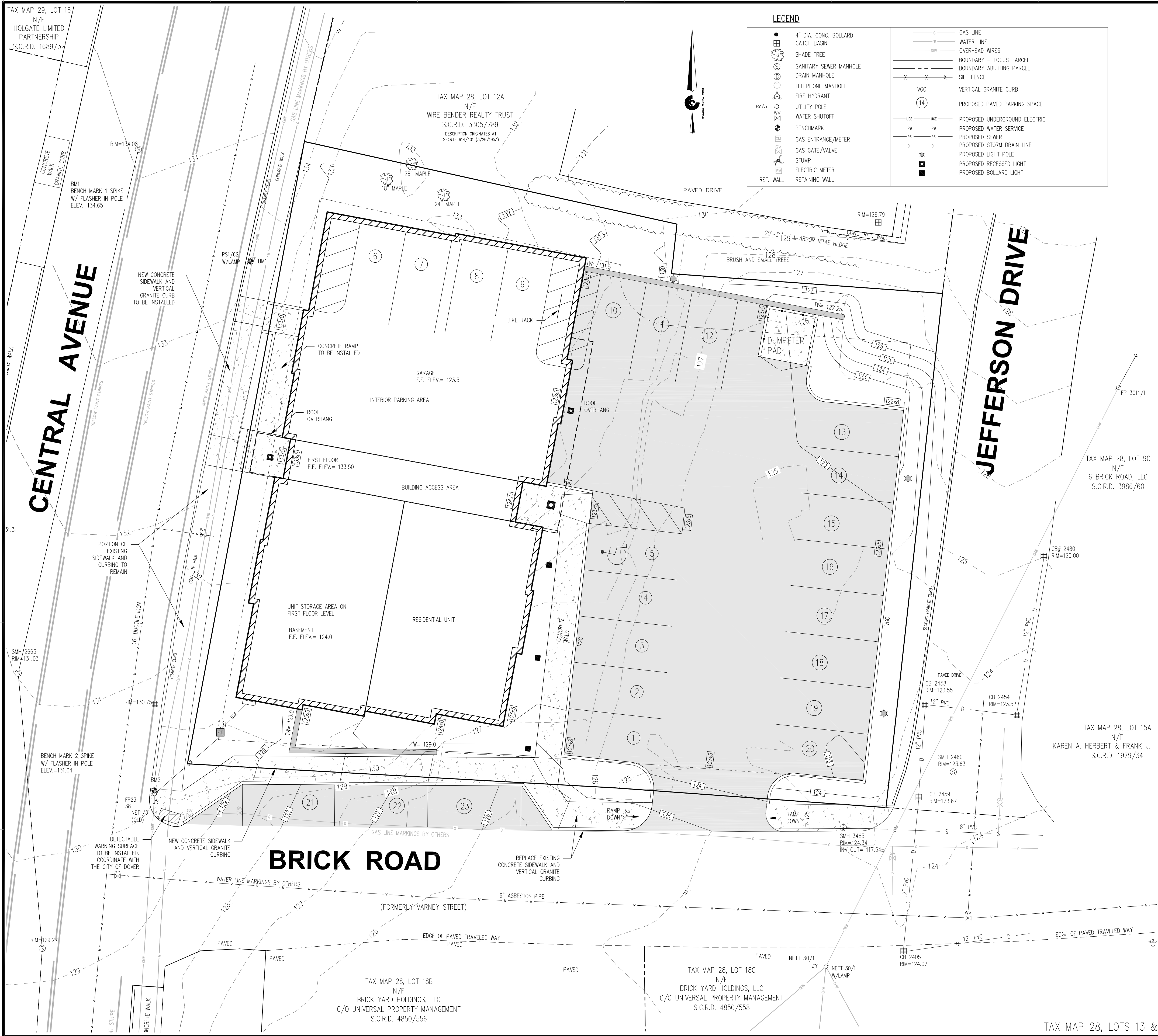
NEIGHBORHOOD
TOPOGRAPHY
PLAN

PROJECT NO: 21-178.00
DOVER PLANNING FILE: XXX-XX

L1

SHEET: 3 OF 10

TAX MAP 28, LOTS 13 & 14



- NOTES:**
- THE INTENT OF THIS PLAN IS TO COMPLETE A PROPOSED REDEVELOPMENT OF THE SITE THAT WILL CONSIST OF THE CONSTRUCTION OF A NEW BUILDING AND REMOVE EXISTING BUILDINGS CURRENTLY ON THE LOTS TO PRODUCE A TOTAL OF 13 RESIDENTIAL APARTMENTS.
 - RECORD OWNER:** DOVER COAST, LLC, 286 HIGH STREET, TOPSFIELD, MA 01983
 - ASSESSOR'S INFORMATION:** CITY OF DOVER, ASSESSOR'S MAP 28, LOT 13 & 14, 0.328 ACRES (14,293 SF)
 - LOT AREA:** TAX MAP 28, LOT 13 S.C.R.D. 4704/759, TAX MAP 28 LOT 14 S.C.R.D. 999/752
 - DEED REFERENCE:** TAX MAP 28, LOT 13 S.C.R.D. 4704/759, TAX MAP 28 LOT 14 S.C.R.D. 999/752
 - REFERENCE PLANS:**
 - EXISTING CONDITION PLAN 725-727 CENTRAL AVENUE - MAP 28, LOT 13, DOVER COAST, LLC AND 4 BRICK ROAD - MAP 28 LOT 14, ESTATES OF NORMAN J. & SANDRA J. PONTERIAND, DATED JULY 19, 2021, BY CIVIL CONSULTANTS
 - THE LOT IS CONSIDERED XXX DEVELOPED, AND AS SUCH NO EXISTING WETLANDS ON SITE.
 - 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 DISSAFE (1-888-344-7233) AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. GAS AND WATER LINE LOCATIONS ARE BASED ON DIG-SAFE PAINT MARKINGS BY OTHERS - SOURCE, DATE AND PURPOSE UNKNOWN.
 - ZONING INFORMATION:** DISTRICT: GATEWAY ZONING DISTRICT (SEE CURRENT ZONING REGULATIONS)
- | DIMENSIONAL REGULATIONS: | | REQUIRED: | PROVIDED: |
|-----------------------------|---------------|----------------------------|---------------------------------|
| LOT SIZE | N/A | (PRINCIPLE BLDG.) 50% MAX. | 0.328 AC |
| LOT COVERAGE | | | XXX% (FIRST) |
| FRONTAGE BUILD-OUT | | 60% MIN | XXX% (SECOND) |
| FRONT PRIMARY BUILD TO LINE | 5 FT - 20 FT | | XX FT (FIRST) |
| SIDE SETBACK | 10 FT MIN | | XX FT |
| REAR SETBACK | 15 FT MIN | | XX FT |
| PRINCIPAL BUILDING HEIGHT | 2-4 STORY MAX | | 3 STORY (AVE. GRADE PLANE XXX') |
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM AN ON- GROUND SURVEY BY CIVIL CONSULTANTS (REFERENCE PLAN 1).
 - THE SUBJECT PARCELS ARE DEPICTED ON FEMA, NATIONAL FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY NEW HAMPSHIRE (DOVER) PANEL #3010700330E, EFFECTIVE DATE SEPTEMBER 30, 2015, AS BEING IN ZONE X - AREAS OF MINIMAL FLOODING.
 - THE LOT IS CONSIDERED XXX DEVELOPED, AND AS SUCH NO EXISTING WETLANDS ON SITE.
 - 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 PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
 - THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
 - THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
 - ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (DHOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
 - REFER TO SHEET L6 FOR ALL EROSION CONTROL NOTES.
 - THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED BEFORE ANY EARTH DISTURBING ACTIVITY OCCURS.
 - ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
 - A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
 - A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 - SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM. NO SITE WORK IS TO BE PERFORMED ON SATURDAY OR SUNDAY. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED IN AN AREA APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
 - BUSINESS USES ON SECOND STREET PREVIOUSLY INDICATED ADDRESS AS "10 SECOND STREET". THIS WILL CONTINUE WITH THE NEW USE. FINAL ADDRESS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT.
 - THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

PERMIT	NUMBER	DATE
NHDES SEWER CONNECTION PERMIT		
 - COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
 - ANY RETAINING WALL, TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
 - ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
 - APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL: <https://www.unh.edu/unhsc/ptapp>
 - THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE AN INTEREST IN THE PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
 - PARKING:**

	13 RESIDENTIAL UNITS * 1.4 SPACE/UNIT =	18.2 SPACES
13 RES VISITORS * 0.5 SPACE/UNIT =	6.5	
REQUIRED PARKING:	24.7 = 25 SPACES	
PROVIDED PARKING:	23 SPACES (20 ON-SITE, 3 ON BRICK ROAD)	
 - 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 153-14.6, INCLUDING THE SUBMISSION OF A PLAN INDICATING LIGHT LOCATIONS ON THE BUILDING.
 - PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON APRIL 13 AND 15, 2016. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD83 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.72']
 - NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY 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 (2BWR), BARTLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCES BY 0.999980490 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
 - A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE 1, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
 - APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
 - THE PROPOSED BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 13, 2015 NH STATE BUILDING CODES AND CHAPTER 81-27 OF THE CODE OF THE CITY OF DOVER.
 - THE SPRINKLER CONNECTIONS MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE FOR UNDERGROUND PIPING MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
 - FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
 - THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (NH RSA 155-A:5, IBC 2015 Ed, ICC ANS 117.1 2009 Ed, SUBJECT TO NEW HAMPSHIRE AMENDMENTS)
 - BUILDING FOOTPRINT: 4,850 sq ft
 - SNOW STORAGE SHALL BE MANAGED THROUGH PROPER OFF-SITE DISPOSAL. TEMPORARY SNOW STORAGE AREAS WILL BE LOCATED DIRECTLY ADJACENT TO ALL SIDEWALKS ON-SITE.
 - THIS PROJECT WILL REQUIRE PRE-BATING AND AN INTEGRATED PEST MANAGEMENT PLAN.

CHANGE IN USE IMPACT TABLE			
ITEM	EXISTING (PREVIOUS USE)	PROPOSED	COMMENT
PARKING (PER CH 153-14-D)	3 RESIDENTIAL	13 UNITS * 1.4 SPACE/UNIT 18.2 (RESIDENTIAL)	TOTAL OF 25 SPACES REQUIRED 20 SPACES ON SITE.
		13 RES VISITORS SF * 0.50 6.5 (RESIDENTIAL)	3 SPACES ALONG BRICK ROAD TOTAL 23 SPACES PROVIDED
WATER/SEWER (PER NHDES)	DUPLIX 600 GPD SINGLE FAMILY 300 GPD TOTAL 900 GPD	PROPOSED 2 BEDROOM UNITS 13 X 300 GPD = 3900 GPD	

PREPARED FOR
TPO REVIEW

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

REVISIONS	DATE	INT.
1	NO	

PROPOSED SITE MODIFICATIONS
LAND OF DOVER COAST, LLC & NORMAN & SANDRA PONTERIAND
725-727 CENTRAL AVENUE - TAX MAP 8, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

RECORD OWNERS:
LOT 13: DOVER COAST, LLC, 286 HIGH STREET, TOPSFIELD, MA 01983
LOT 14: SANDRA J. PONTERIAND, 4 BRICK ROAD, DOVER, NH 03820

PREPARED FOR:
AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820

CLIENT ADDRESS:

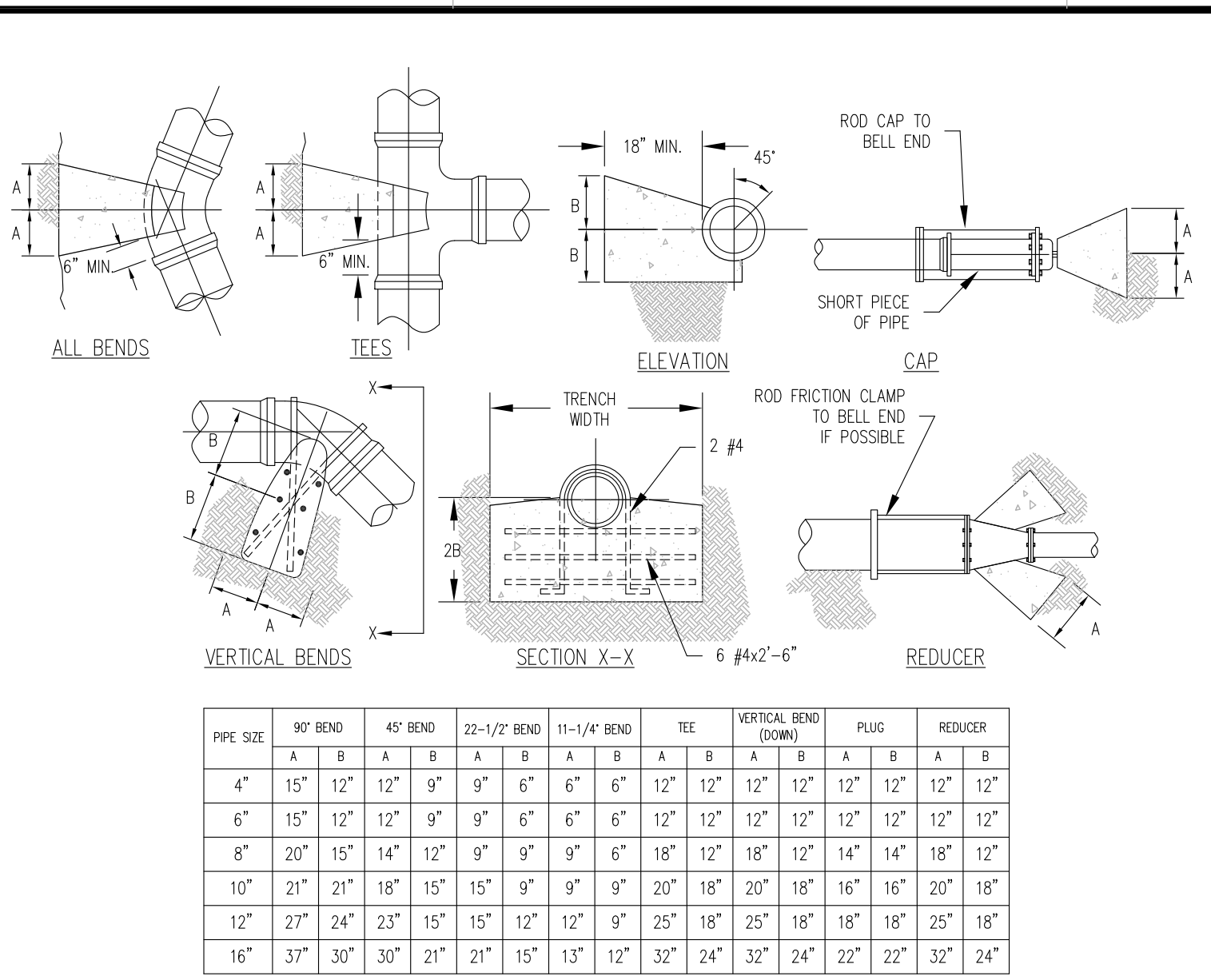
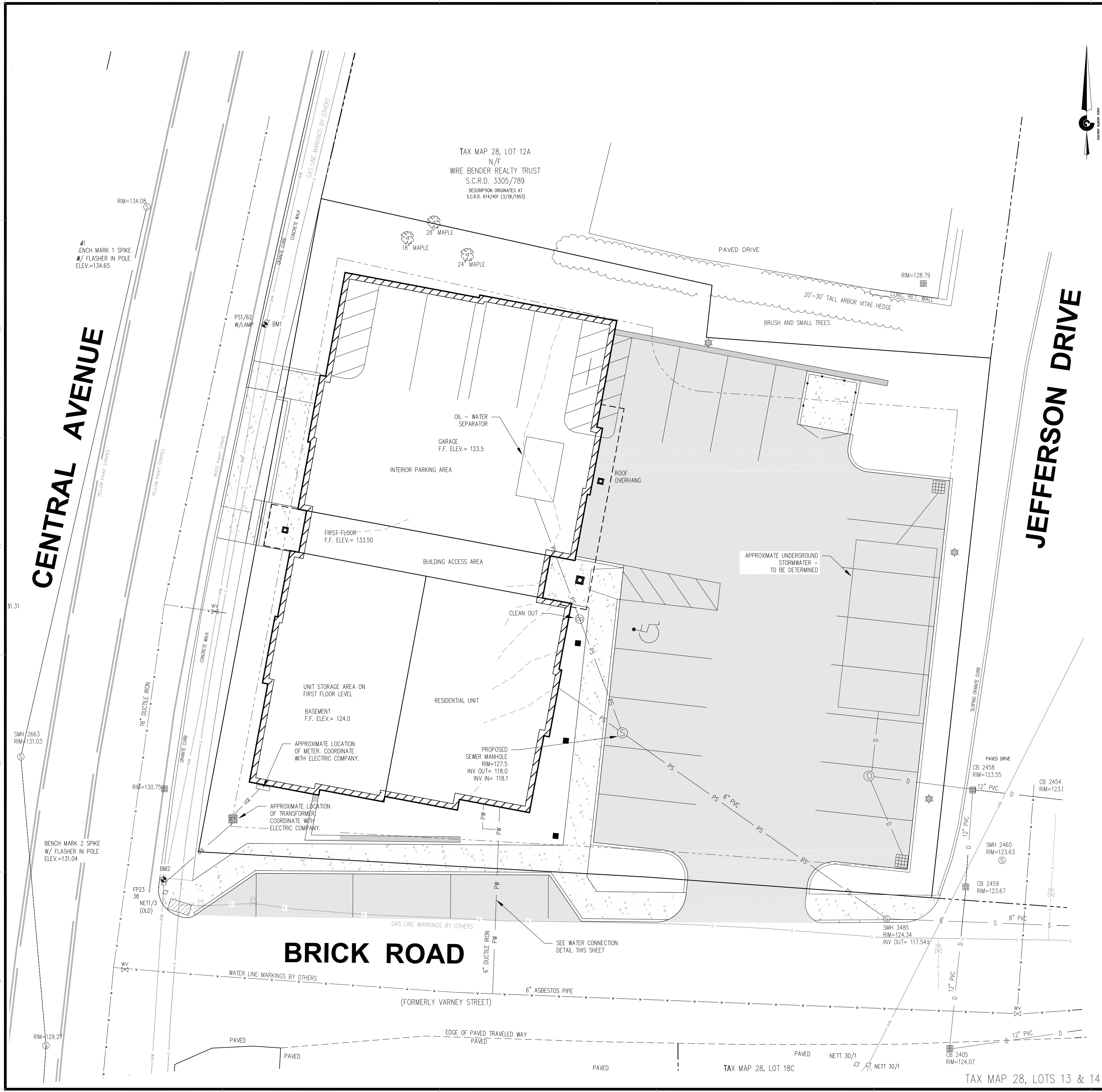
DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

PROPOSED SITE PLAN PLAN

PROJECT NO: 21-178.00
DOVER PLANNING FILE: XXX-XX

L2

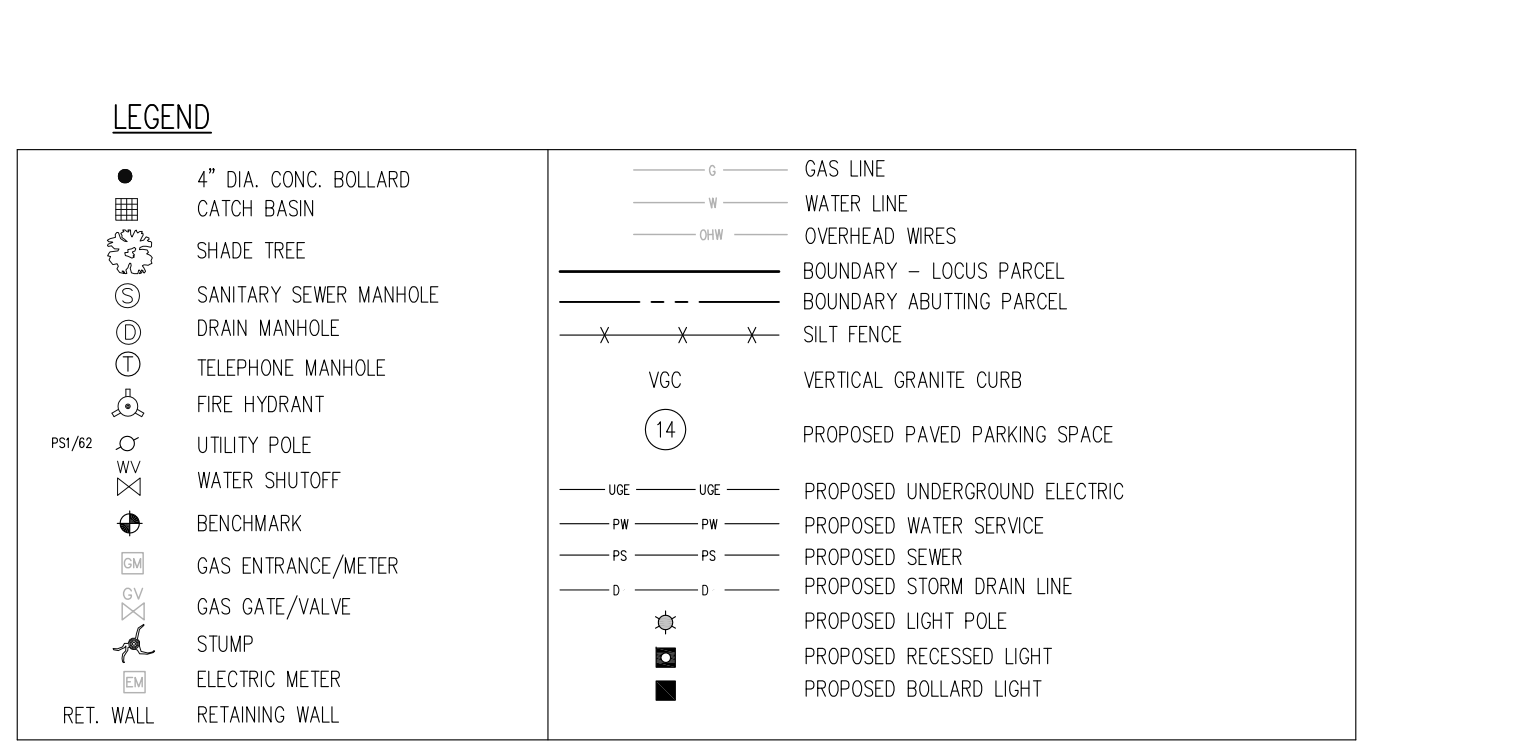
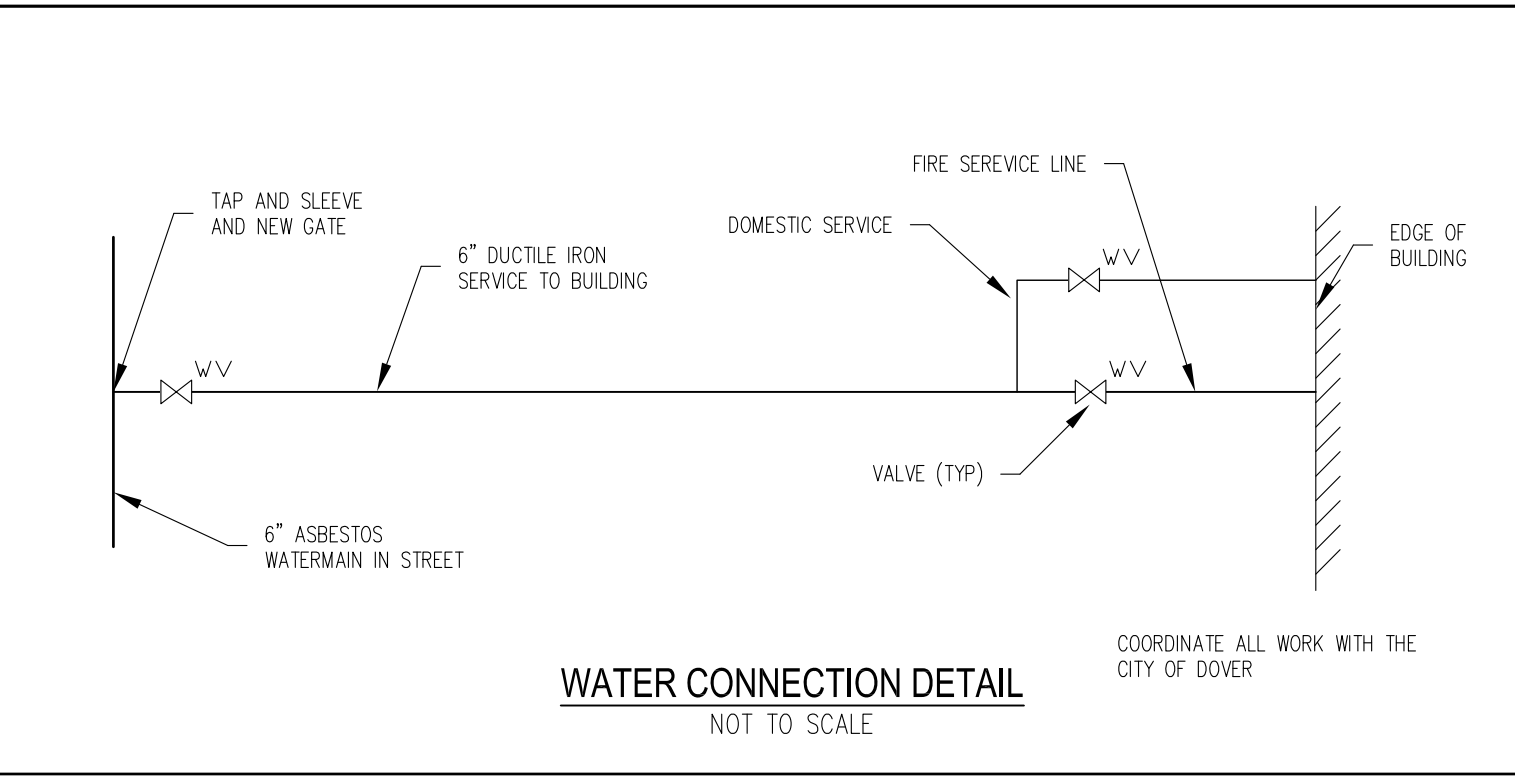
SHEET: 4 OF 10



NOTES:

- THRUST BLOCK SIZES SHOWN ARE BASED ON A SOIL BEARING CAPACITY OF 2000 PSF AND TEST PRESSURES OF 180 PSI.
- ALL BENDS, TEES, WYES, HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
- RODDING MAY BE REQUIRED.

PIPE SIZE	90° BEND		45° BEND		22-1/2° BEND		11-1/4° BEND		TEE		VERTICAL BEND (DOWN)		PLUG		REDUCER	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
4"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	12"	12"	12"	12"	12"	12"
6"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	12"	12"	12"	12"	12"	12"
8"	20"	15"	14"	12"	9"	9"	9"	6"	18"	12"	18"	12"	14"	14"	18"	12"
10"	21"	21"	18"	15"	15"	9"	9"	9"	20"	18"	20"	18"	16"	16"	20"	18"
12"	27"	24"	23"	15"	15"	12"	12"	9"	25"	18"	25"	18"	18"	18"	25"	18"
16"	37"	30"	30"	21"	21"	15"	13"	12"	32"	24"	32"	24"	22"	22"	32"	24"



PREPARED FOR:
TAX MAP 28, LOTS 13 & 14

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Engineers
Planners
Surveyors
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Maine
03908
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DATE	INT.	REVISIONS
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634 CENTRAL AVENUE, DOVER, NH 03820

CLIENT ADDRESS:

1"=10'

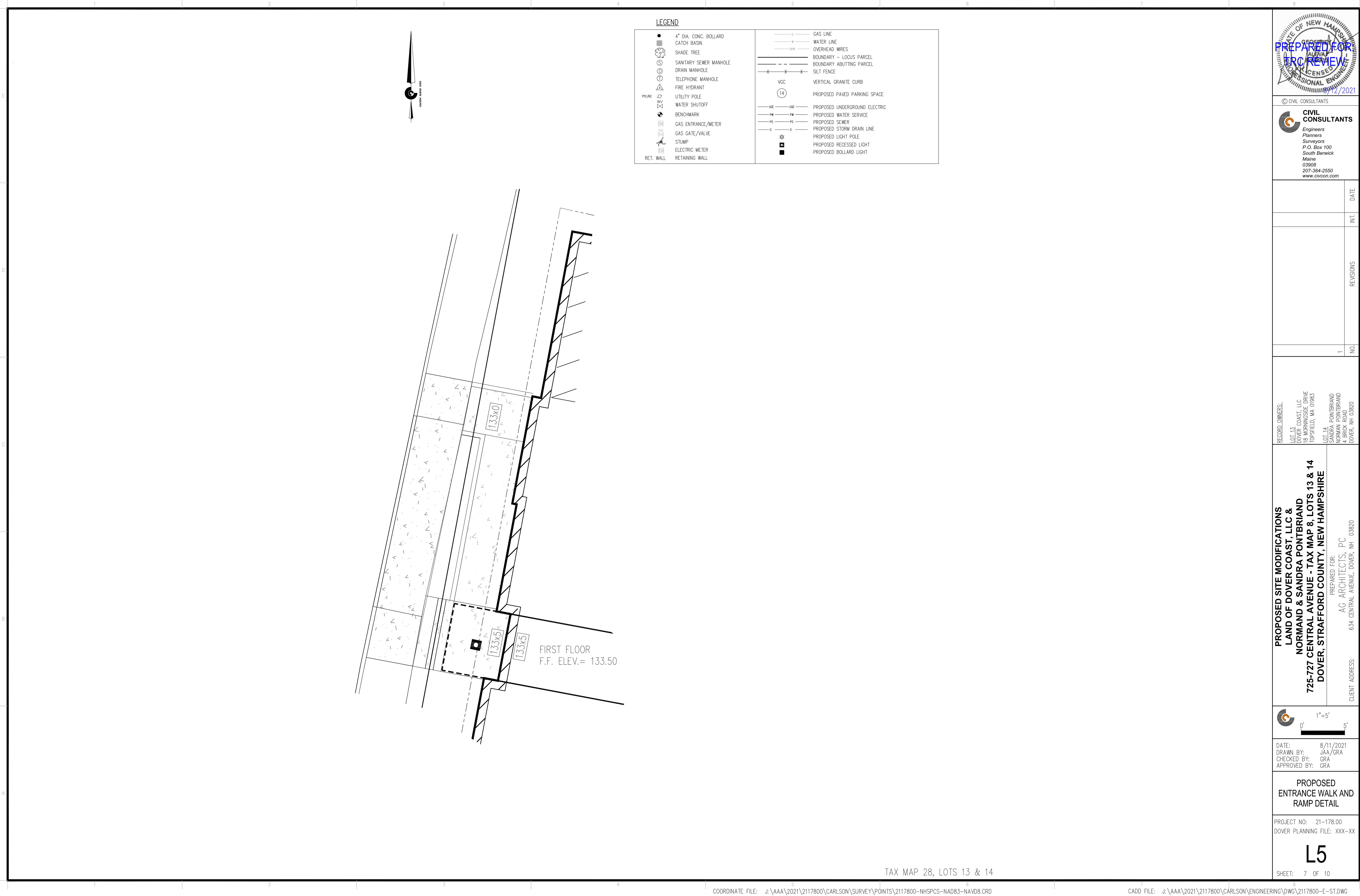
DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

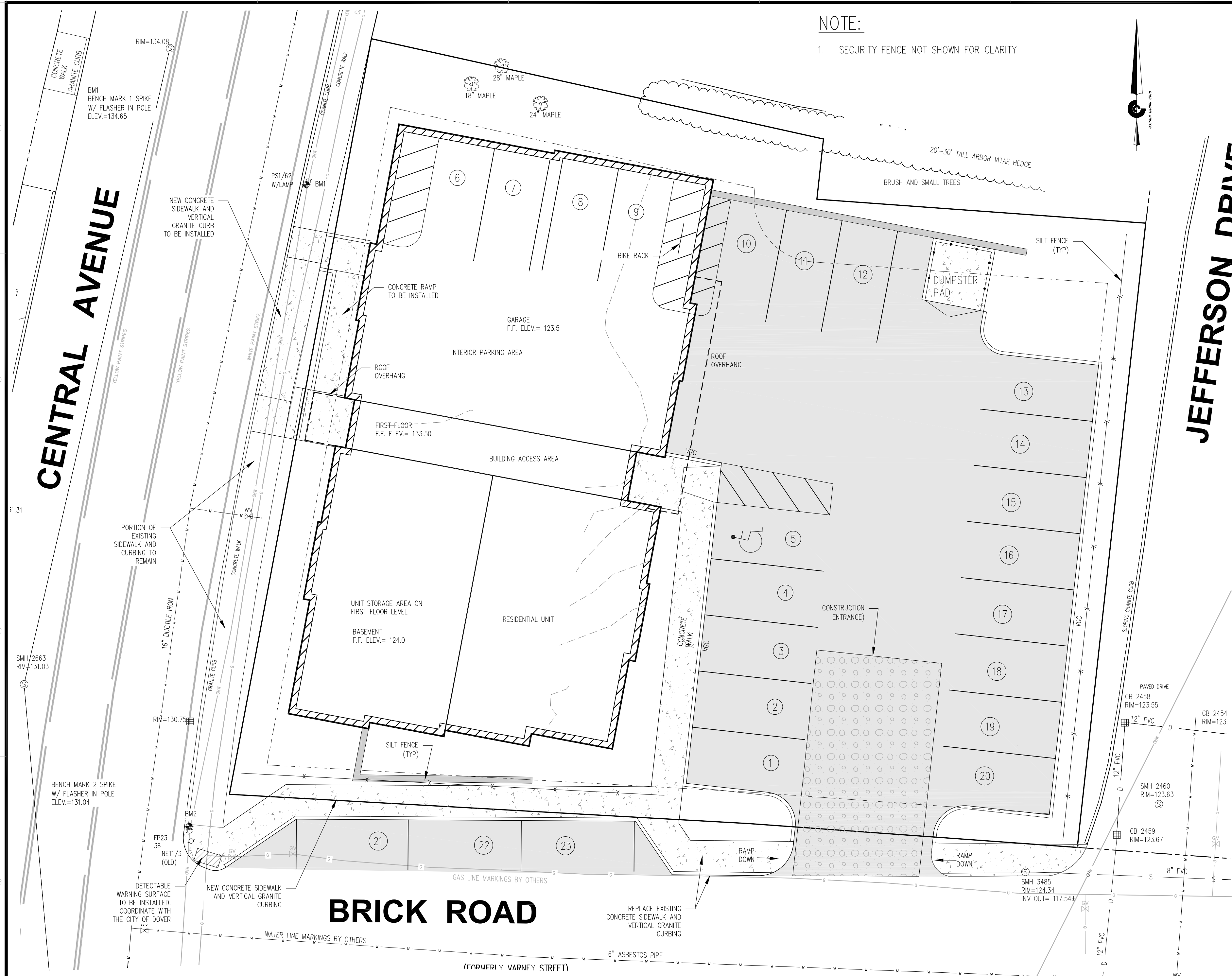
UTILITY PLAN

PROJECT NO: 21-178.00
DOVER PLANNING FILE: XXX-XX

L4

SHEET: 6 OF 10





EROSION AND SEDIMENT CONTROL PRACTICES

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

GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
FERTILIZER, 10-10-10 OF EQUIVALENT: 600 LBS./ACRE
(14 LBS./1000 S.F.)

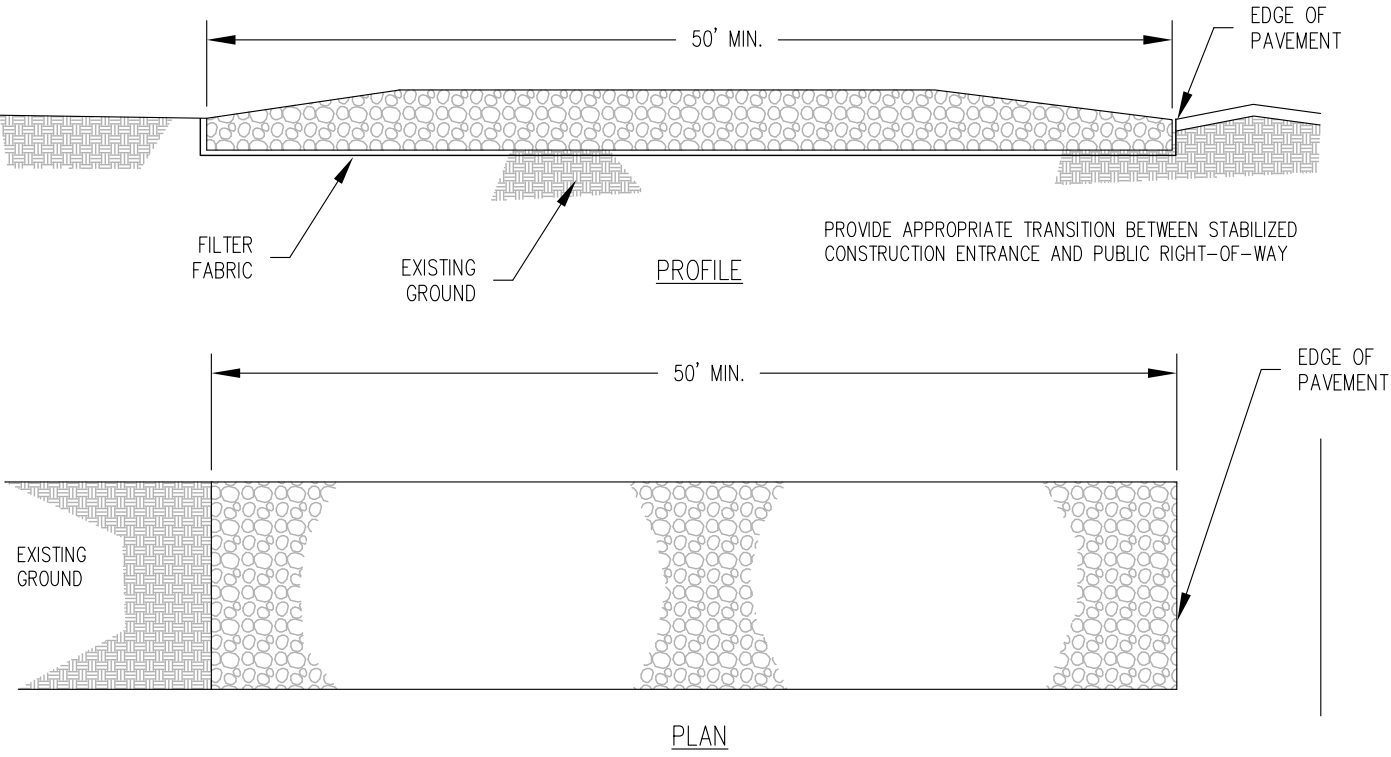
FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

SEEDING MIXTURE AND SCHEDULE:

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

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

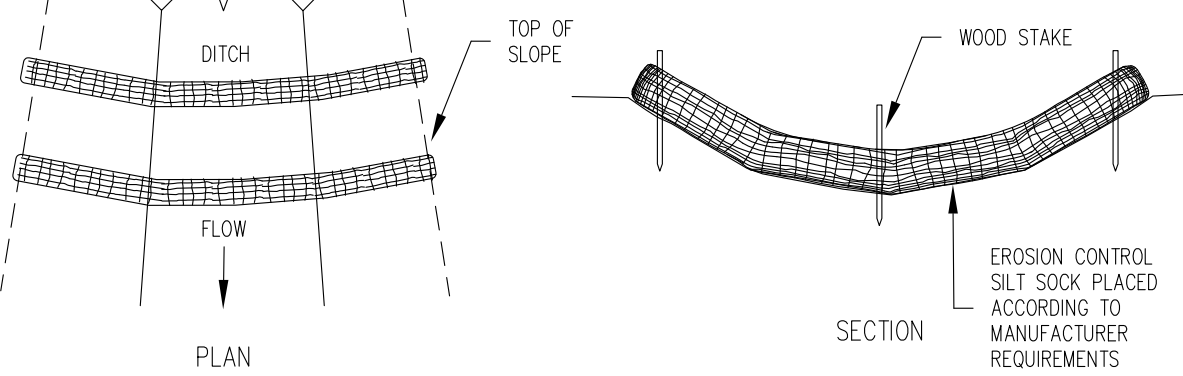
APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED. ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING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



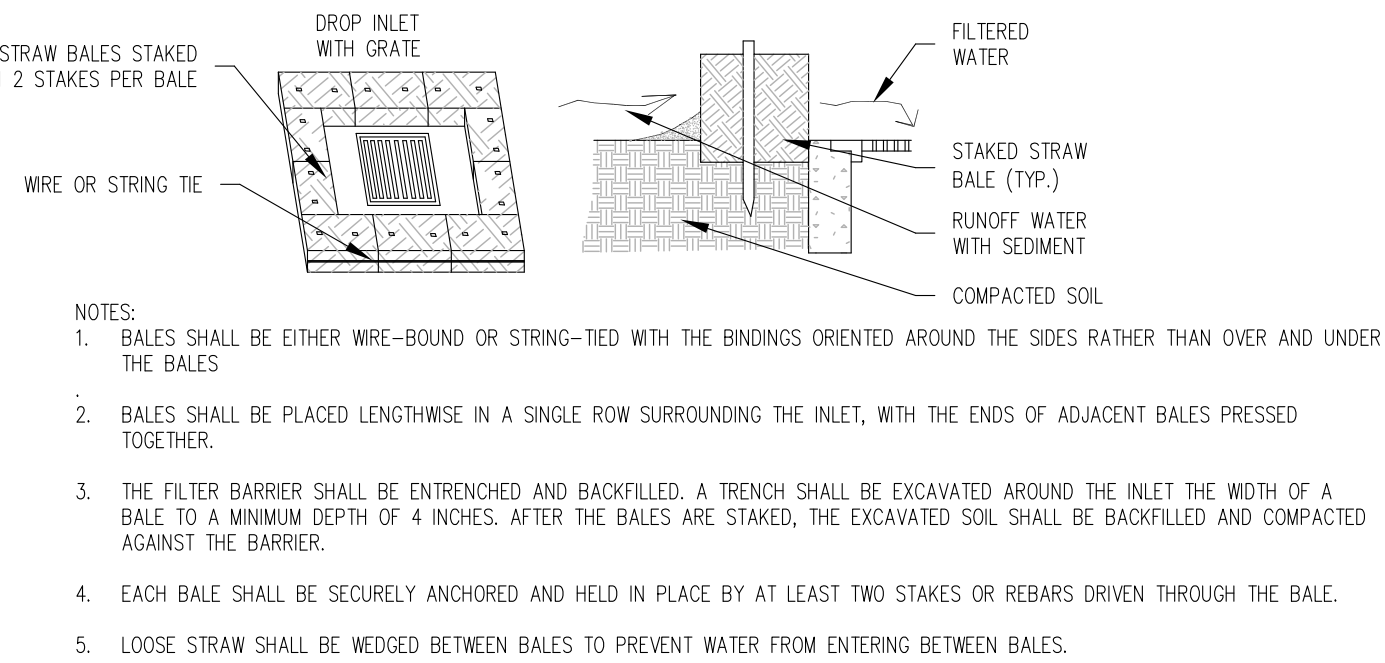
CONSTRUCTION SPECIFICATIONS

- STONE SIZE - AASHTO DESIGNATION M43, SIZE NO 2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR 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.

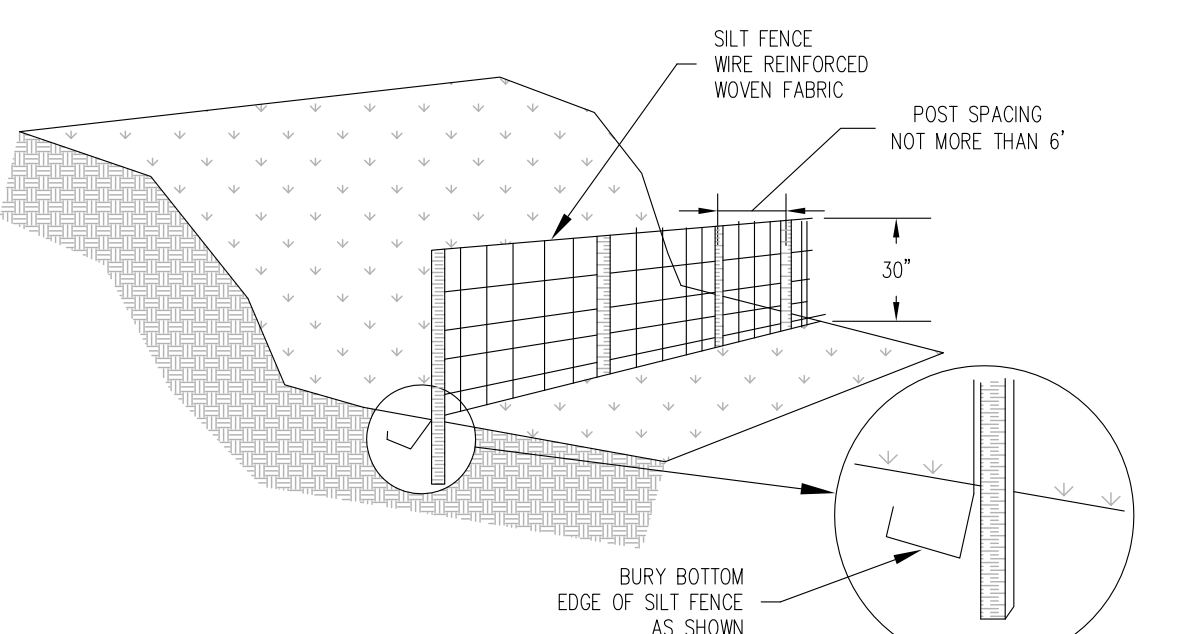
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT SOCK - DITCH LINE
NOT TO SCALE



CATCH BASIN HAY BALE BARRIER
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



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

REVISIONS	DATE
1	NO

RECORD OWNERS:
LOT 13
DOVER COAST, LLC
18 MORNINGSID DRIVE
TOPSFIELD, MA 01963
LOT 14
SANDRA PONTERIANO
NORMAN PONTERIANO
4 BRICK ROAD
DOVER, NH 03820

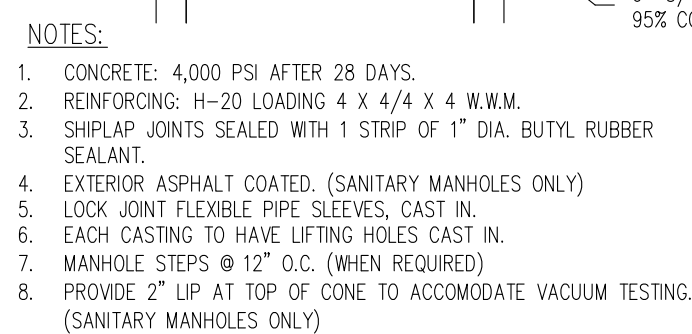
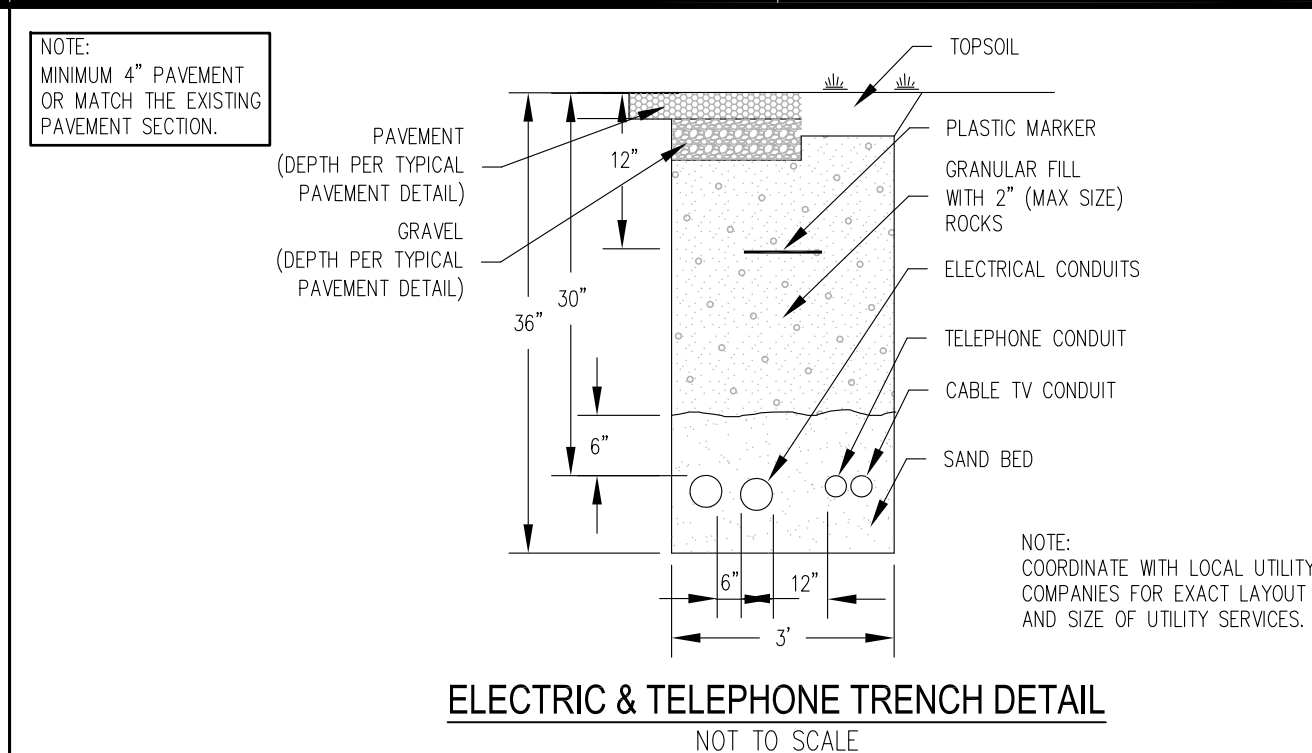
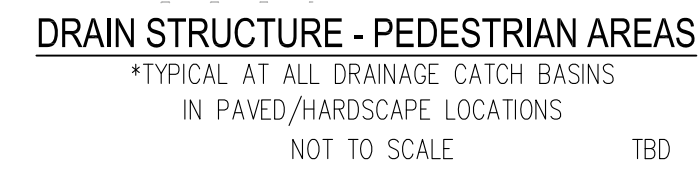
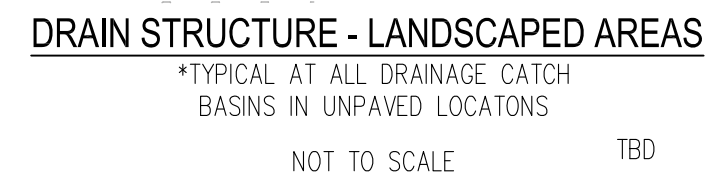
PROPOSED SITE MODIFICATIONS
LAND OF DOVER COAST, LLC &
NORMAN & SANDRA PONTERIANO
725-727 CENTRAL AVENUE - TAX MAP 8, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

EROSION
CONTROL
PLAN

PROJECT NO: 21-178.00
DOVER PLANNING FILE: XXX-XX

L6
SHEET: 8 OF 10



- 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.



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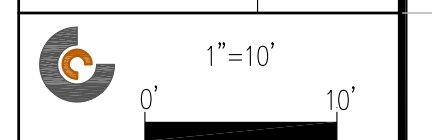
NO.	REVISIONS	INT.	DATE
1			

RECORD OWNERS:
LOT 13
 DOVER COAST, LLC
 18 MORNINGSIDE DRIVE
 TOPSFIELD, MA 01960
LOT 14
 SANDRA POINTBRIAN
 NORMAN POINTBRIAN
 4 BRICK ROAD
 DOVER, NH 03820

PROPOSED SITE MODIFICATIONS
LAND OF DOVER COAST, LLC &
NORMAND & SANDRA PONTBRIAND
7725-727 CENTRAL AVENUE - TAX MAP 8, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:

CLIENT ADDRESS: AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820



DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

CONSTRUCTION DETAILS

PROJECT NO: 21-178.00
DOVER PLANNING FILE: XXX-XX

L7

SHEET: 9 OF 10

TAX MAP 28, LOTS 13 & 14

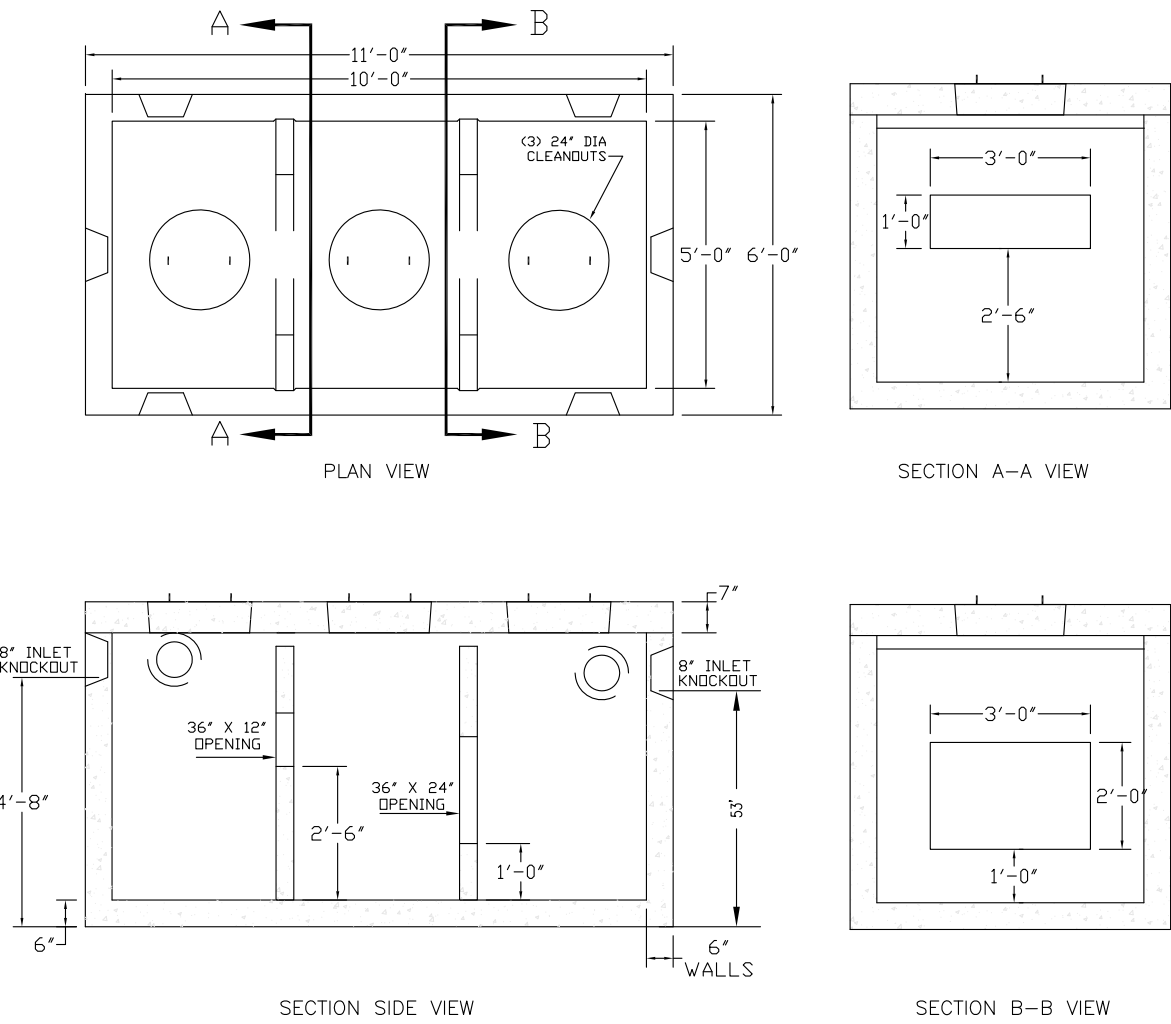
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CADD FILE: J:\AAA\2021\2117800\CARLSON\ENGINEERING\DWG\2117800-E-ST.DWG



HANDICAP PARKING SIGN
NOT TO SCALE

HANDICAP PARKING LAYOUT
VAN ACCESSIBLE
NOT TO SCALE



- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER ALSO AVAILABLE IN H-10 LOADING WITH 3" WALL.
 3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
- DETAIL INDICATED IS BASED ON SHEA CONCRETE PRODUCTS MODEL 1500 GALLON SEDIMENT AND OIL SEPARATOR.

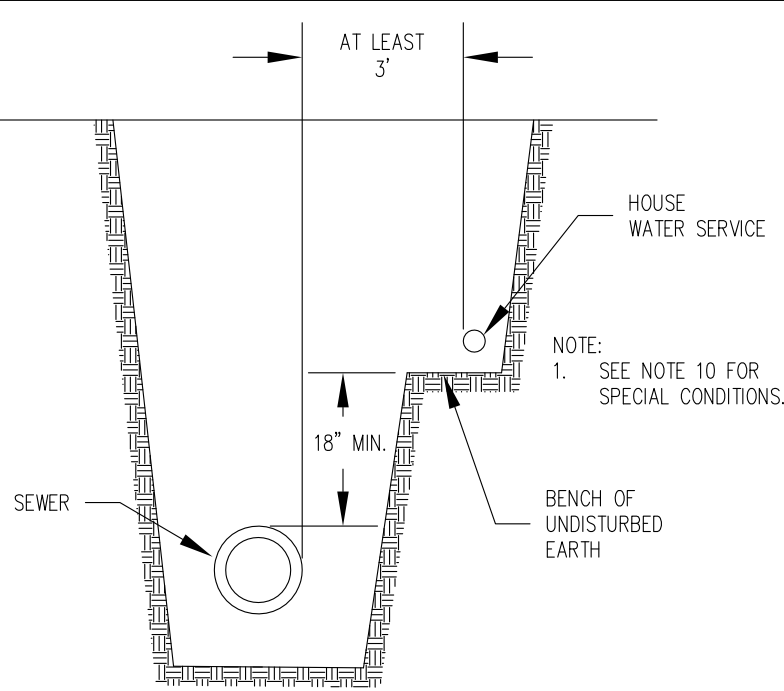
PRECAST OIL - WATER SEPARATOR
NOT TO SCALE

EXCAVATION NOTES:

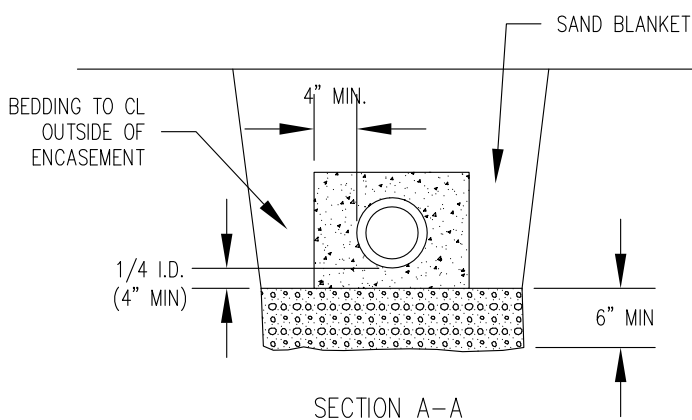
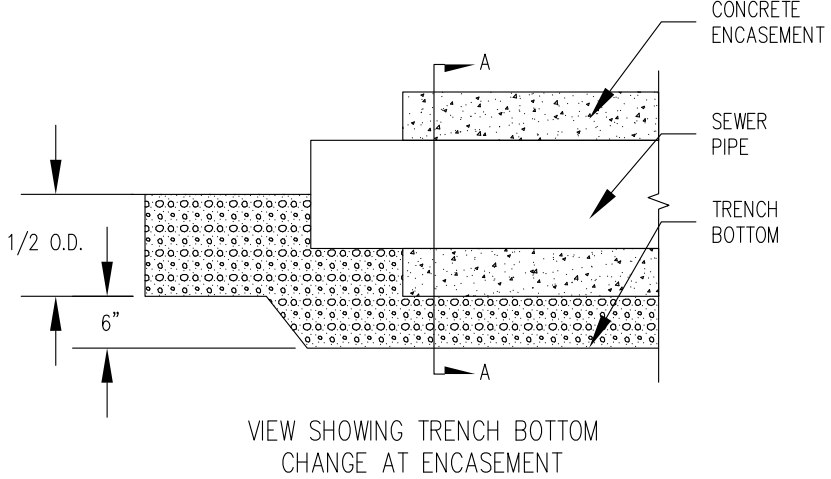
1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL: BELOW GRADE REFILL WITH BEDDING MATERIAL. SEE ALSO NOTE 7.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67
100% PASSING 1 INCH SCREEN
90-100% PASSING 3/4 INCH SCREEN
20-55% PASSING 3/8 INCH SCREEN
0-10% PASSING #4 SIEVE
0-5% PASSING #8 SIEVE
CRUSHED STONE 1/2 INCH - 1-1/2 INCH MAY BE USED INSTEAD OF SCREENED GRAVEL WHERE ALLOWED BY THE ENGINEER.
3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NO MORE THAN 15% WILL PASS A #200 SIEVE.
4. SUITABLE MATERIAL IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OF SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIAMETER, OR ANY MATERIAL AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT AT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED AT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION, WHEN NECESSARY, WILL BE PRESERVED.
5. BASE COURSE: IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, (D.O.T.).
6. WOOD SHEETING IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL IN DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE PAYMENT WIDTH FOR LEDGE EXCAVATION AND ORDERED EXCAVATION BELOW GRADE.
8. FOR CROSS COUNTRY CONSTRUCTION: BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. CONCRETE FOR ENCASEMENT SHALL BE CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PS) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT - 6.0 BAGS/CY
AGGREGATE - 1" MAX.
WATER - 5.75 GALS./ BAG CEMENT
10. NEW HAMPSHIRE WATER SUPPLY AND POLLUTION COMMISSION (NHDES) DESIGN STANDARDS REQUIRE 10 FOOT SEPARATION. HOWEVER, SHOULD CONSTRUCTION OPERATIONS REVEAL OR EXPOSE A WATER LINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FEET HORIZONTAL FROM THE PROPOSED SEWER INSTALLATION AND WHERE IT IS NOT PRACTICABLE TO RELOCATE THE SEWER, THE FOLLOWING METHODS OF PROTECTION MUST BE EMPLOYED:

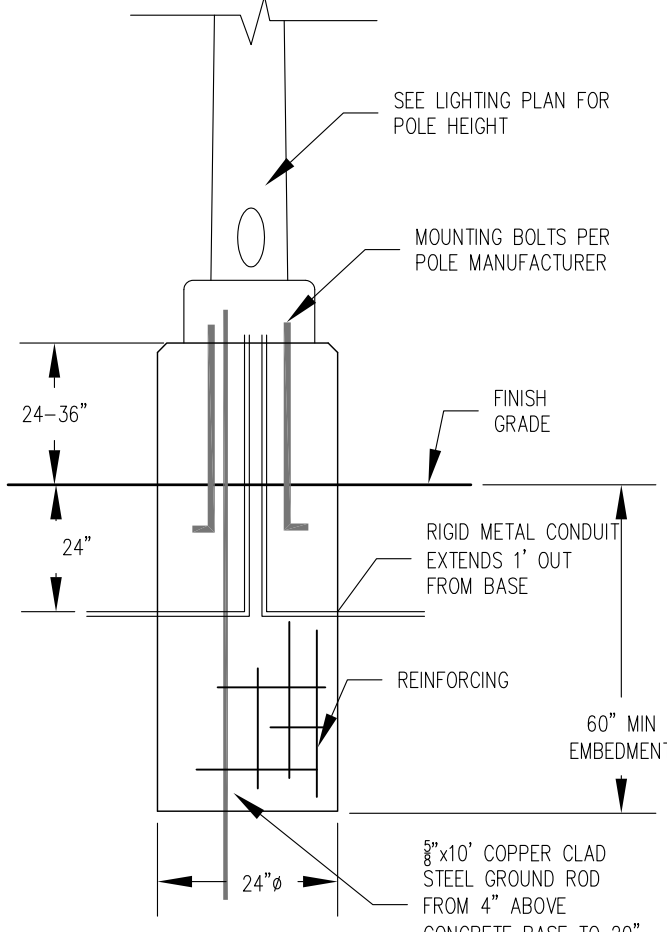
A. IF THE WATER LINE CAN BE KEPT 18 INCHES ABOVE AND 3 FEET TO ONE SIDE OF THE SEWER, AS SHOWN AND SUPPORTED ON A BENCH OF ORIGINAL SOIL, NO OTHER PROTECTION IS REQUIRED.
11. IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.



WATER AND SEWER IN SAME TRENCH
NOT TO SCALE

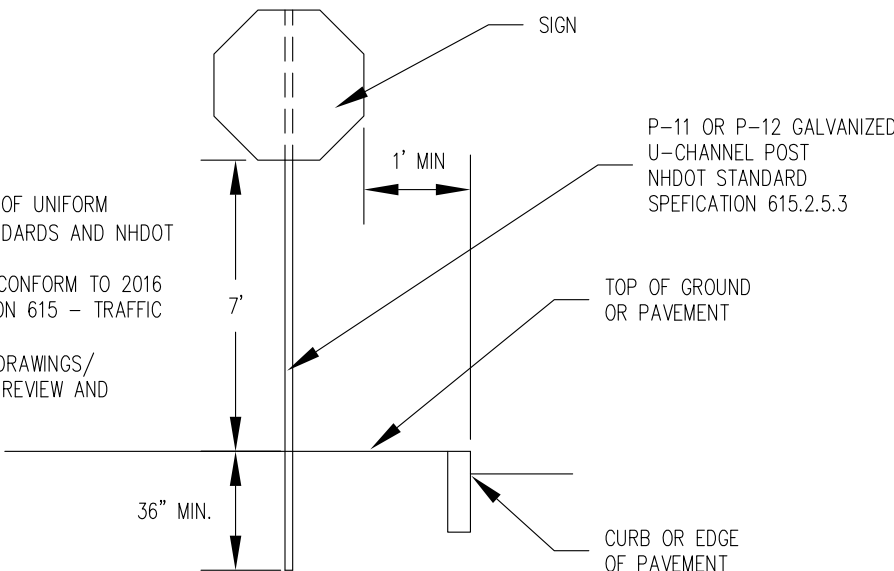


CONCRETE FULL ENCASEMENT
NOT TO SCALE

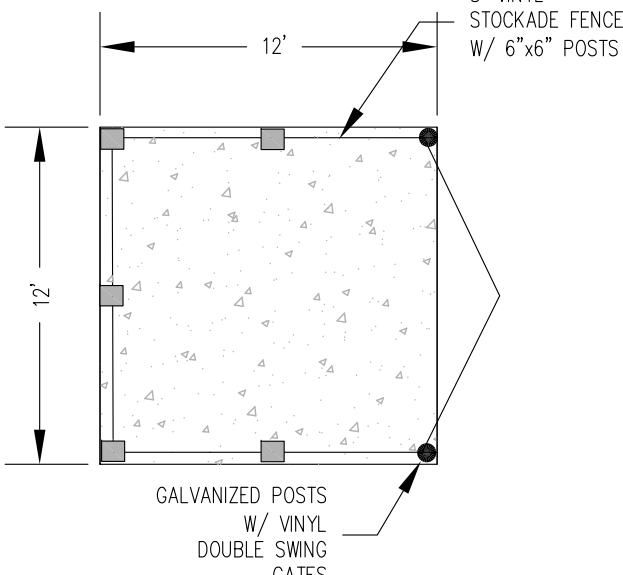


TYPICAL LIGHT POLE
NOT TO SCALE

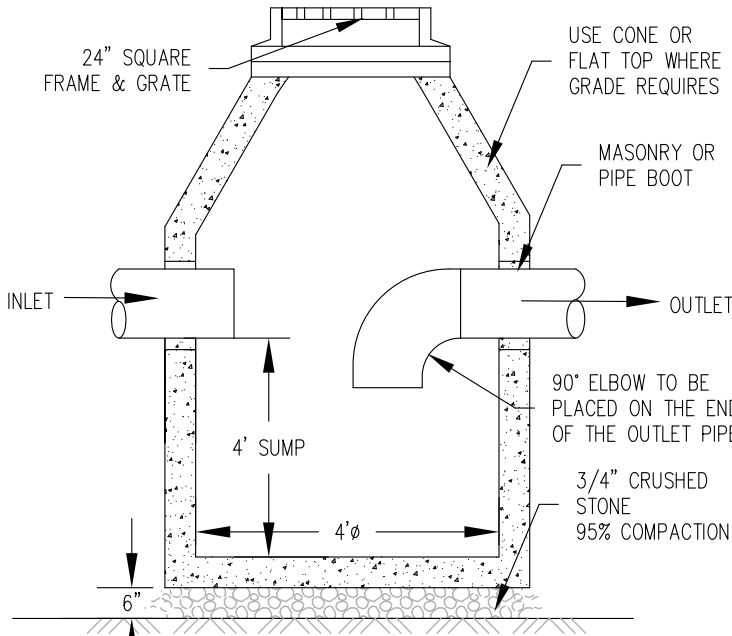
- NOTES:
1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
 2. SIGN, HARDWARE, AND INSTALLATION TO CONFORM TO 2016 NHDOT STANDARD SPECIFICATIONS, SECTION 615 - TRAFFIC SIGNS.
 3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/ CATALOGUE CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.



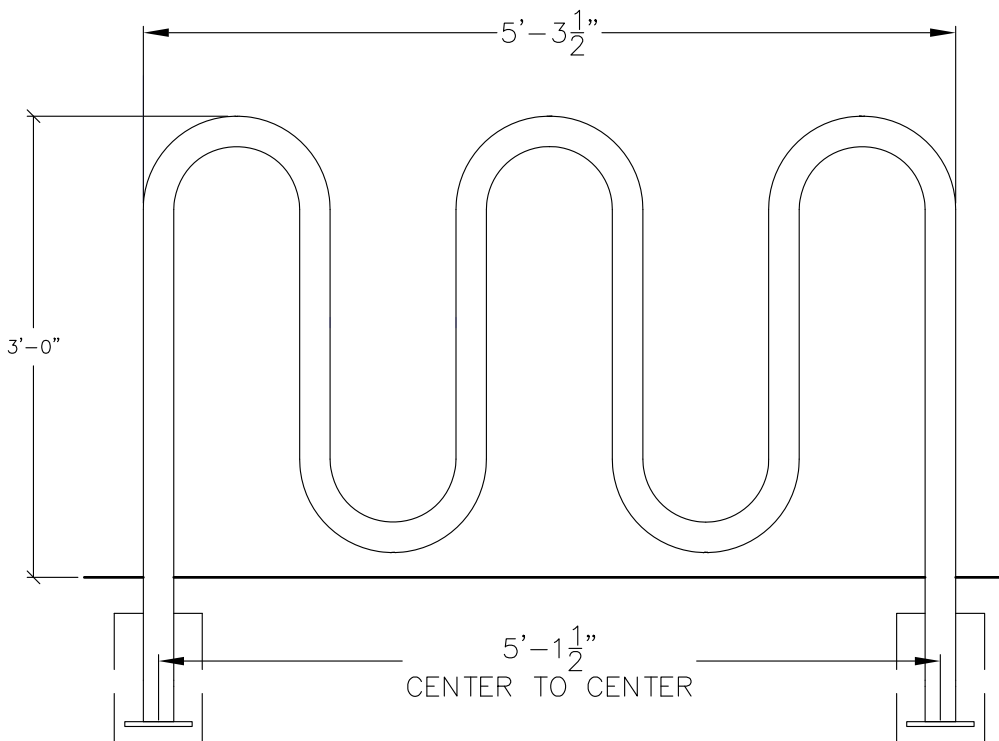
TYPICAL SIGN POST
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

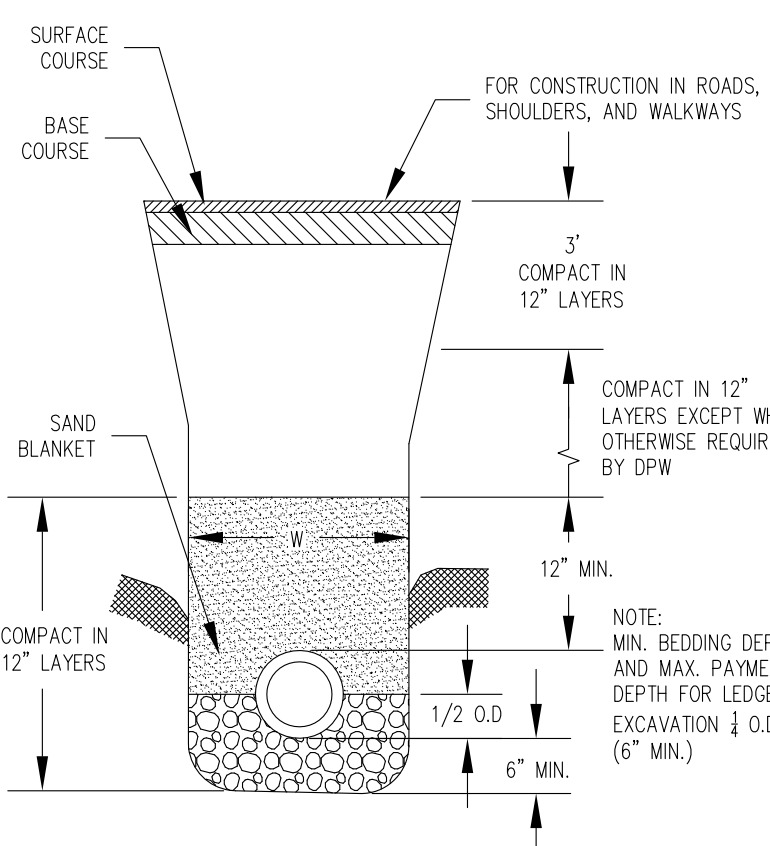


CATCH BASIN WITH ELBOW
NOT TO SCALE

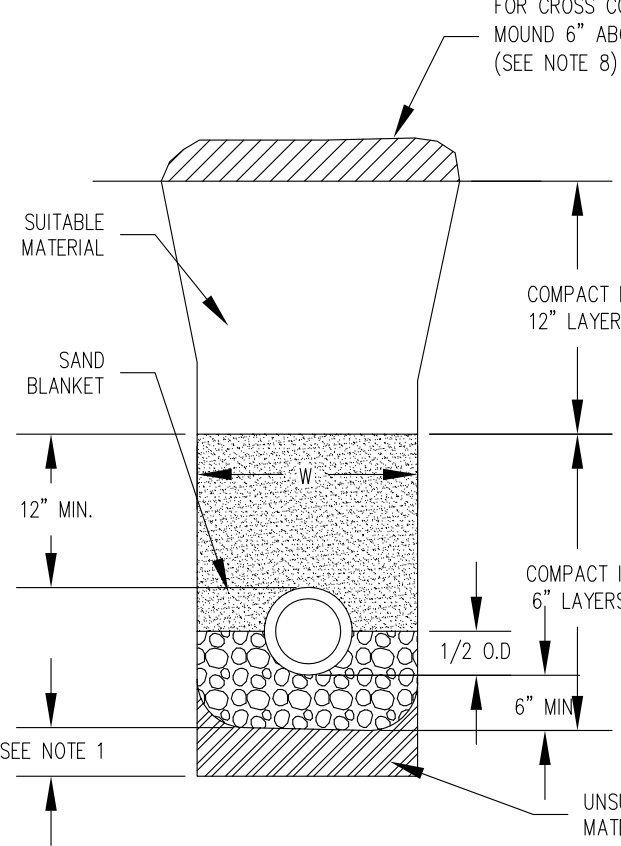


- NOTES:
1. VICTOR STANLEY BRCS-105 BIKE RACK OR EQUAL. INSTALL TO MANUFACTURERS REQUIREMENTS
 2. ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT-BLACK

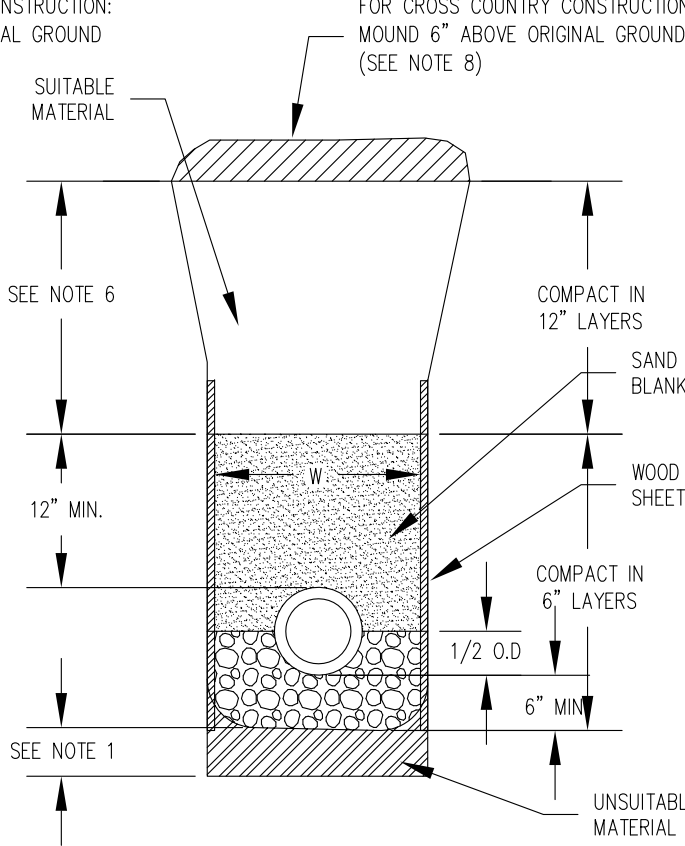
BIKE RACK DETAIL
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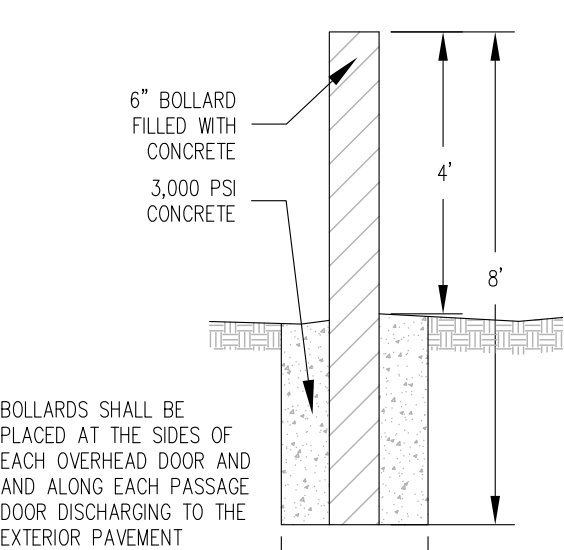
LEDGE CONSTRUCTION
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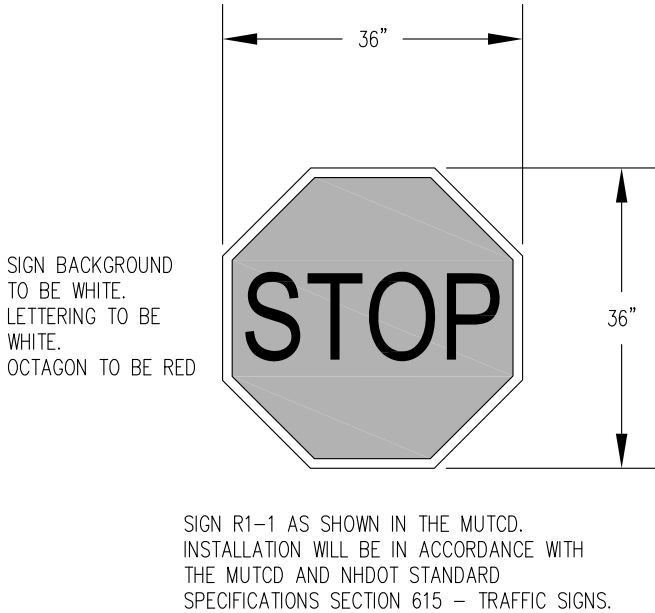
EARTH CONSTRUCTION
NOT TO SCALE



EARTH CONSTRUCTION WITH SHEETING
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



MUTCD R1-1
NOT TO SCALE



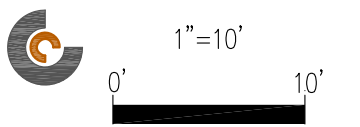
CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	DATE	INT.	REVISIONS
1			

RECORD OWNERS:
LOT 13
DOVER COAST, LLC
18 MORNINGSTAR DRIVE
TOPSFIELD, MA 01963
LOT 14
SANDRA PONTERIAND
NORMAN PONTERIAND
4 BRICK ROAD
DOVER, NH 03820

PROPOSED SITE MODIFICATIONS
LAND OF DOVER COAST, LLC &
NORMAN & SANDRA PONTERIAND
725-727 CENTRAL AVENUE - TAX MAP 8, LOTS 13 & 14
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

PREPARED FOR:
AG ARCHITECTS, PC
634 CENTRAL AVENUE, DOVER, NH 03820
CLIENT ADDRESS:



DATE: 8/11/2021
DRAWN BY: JAA/GRA
CHECKED BY: GRA
APPROVED BY: GRA

CONSTRUCTION
DETAILS

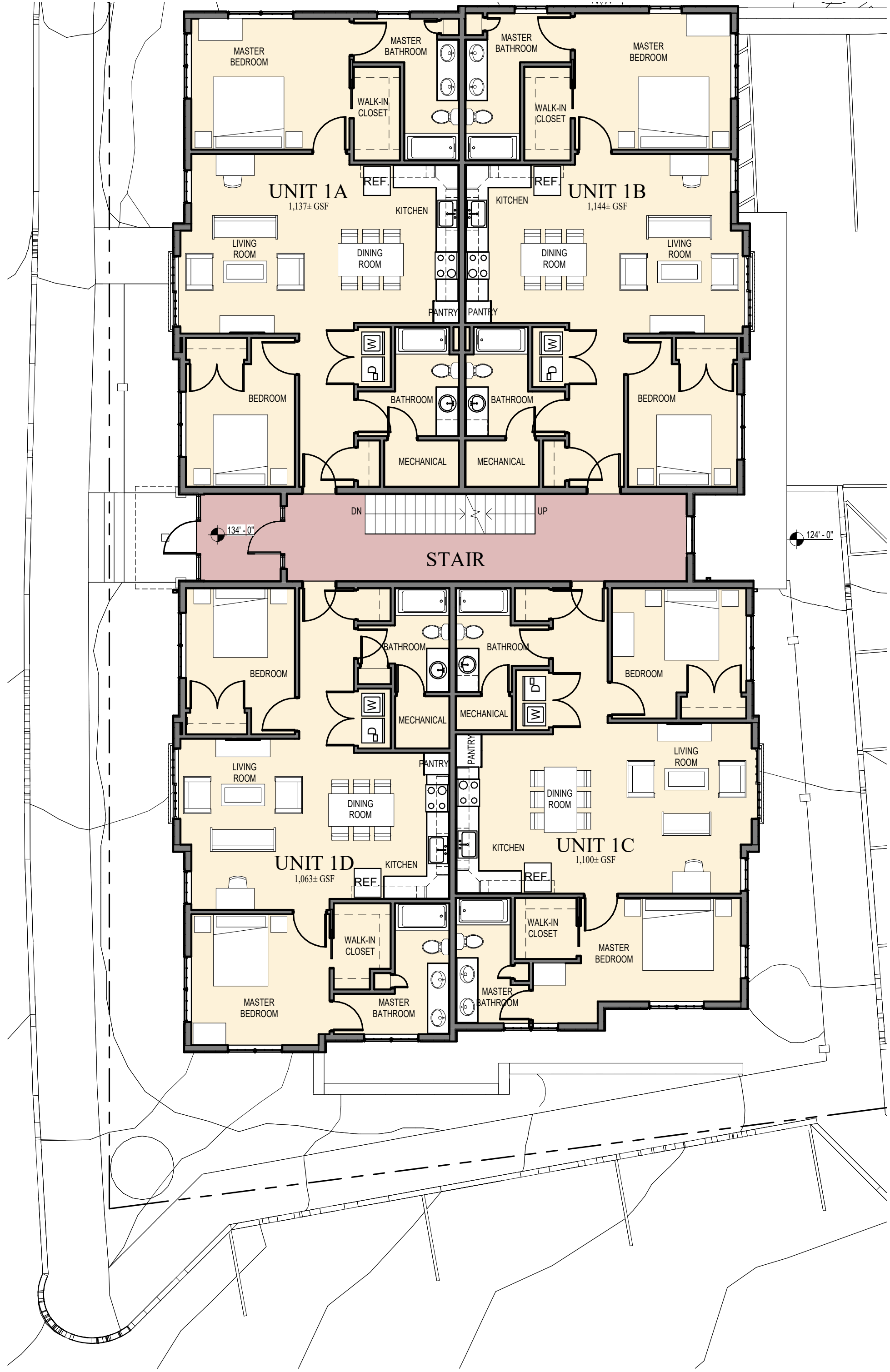
PROJECT NO: 21-178.00
DOVER PLANNING FILE: XXX-XX

L8

SHEET: 10 OF 10



1 Basement Floor Plan



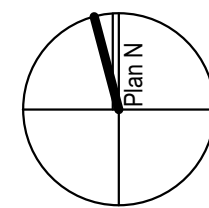
2 First Floor Plan

Progress Print
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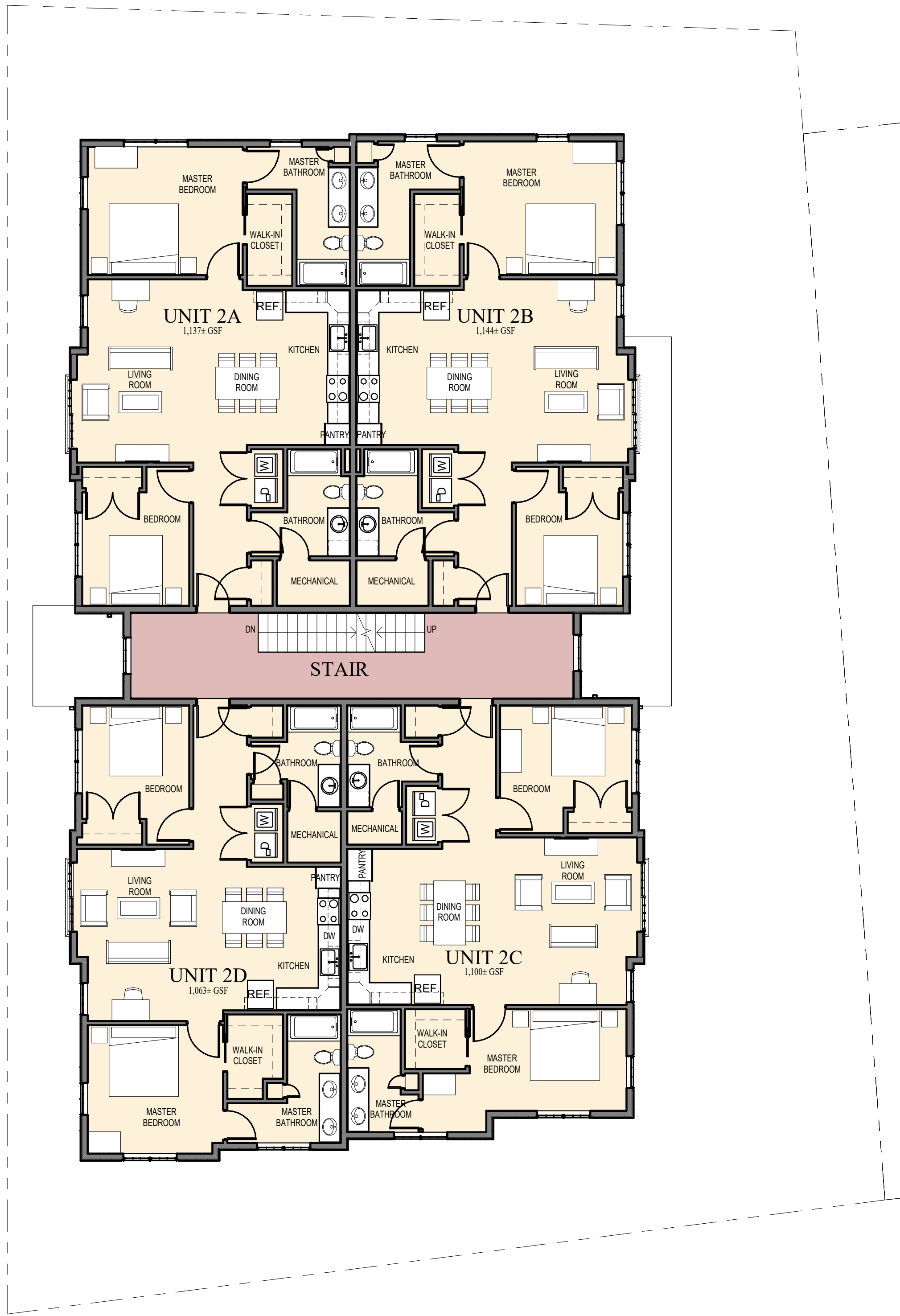
AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail: aga@agarchitects.com
www.agarchitects.com
Phone: 603-743-3700
Fax: 603-743-3777

725 Central Ave. Apartments
Dover, New Hampshire

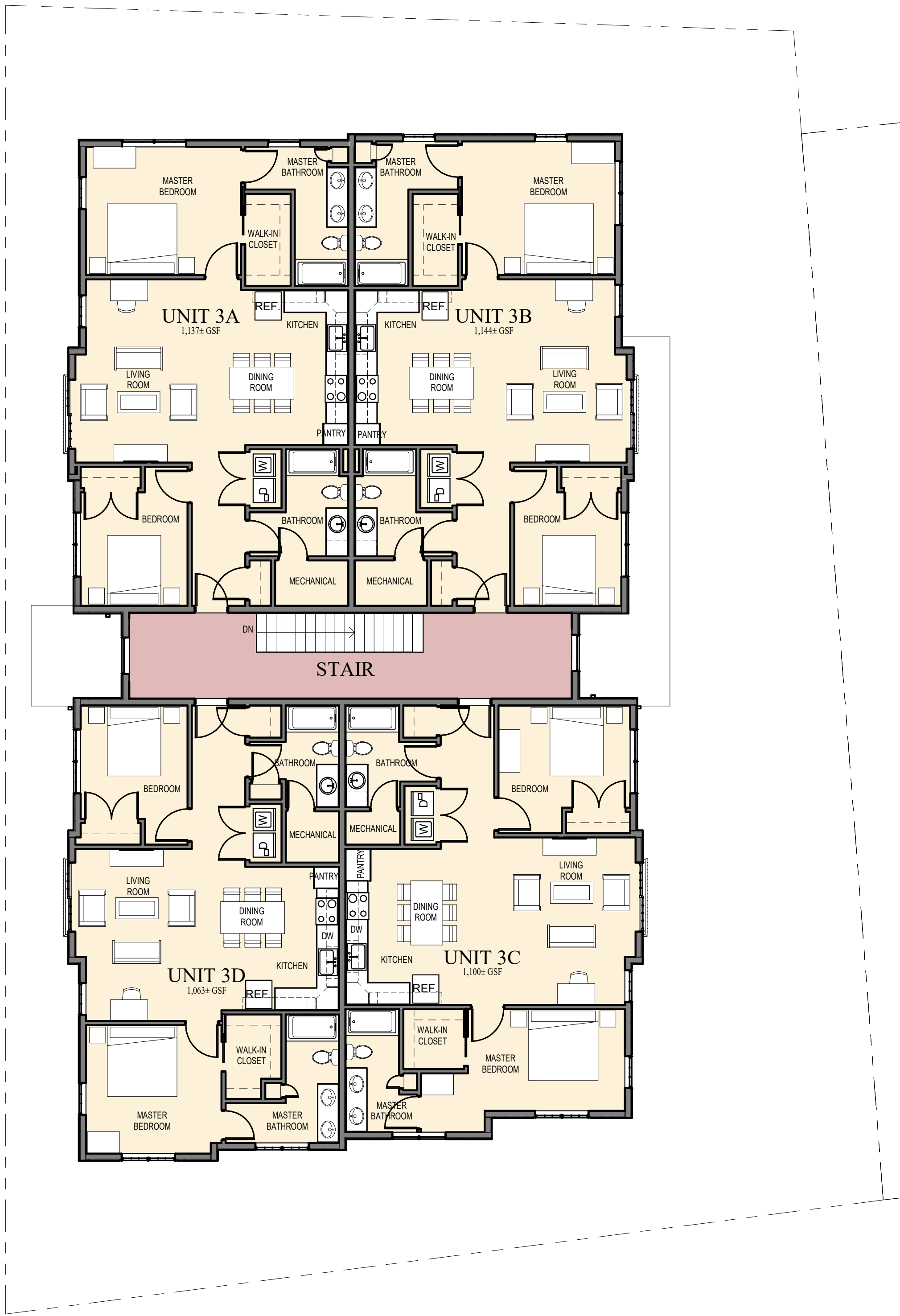


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Revisions:	
Date:	11 August 2021
Scale:	1/8" = 1'-0"
Drawn By:	JG
Checked By:	AG
Sheet:	1 of 4
Project No.:	20-784.1
Sheet Title: Proposed Basement and First Floor Plans	

Sheet Number:
A2.1



1 Second Floor Plan
1" = 4' 0" 1/8" = 1'-0"



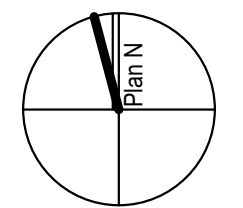
2 Third Floor Plan
1" = 4' 0" 1/8" = 1'-0"

Progress Print
Not For Construction



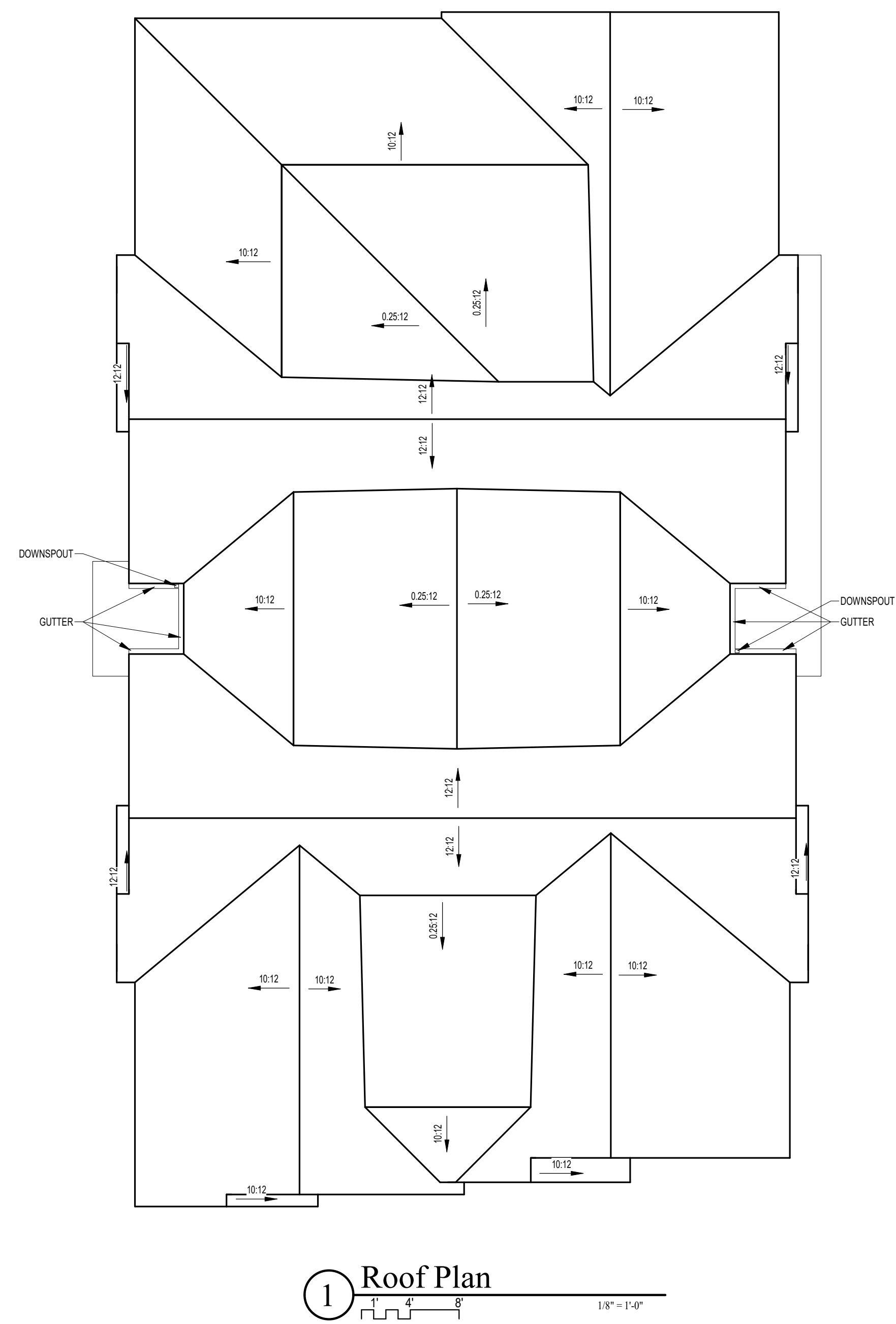
AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail: aga@agarchitects.com
www.agarchitects.com
Phone: 603-743-3700
Fax: 603-743-3777

725 Central Ave. Apartments Dover, New Hampshire



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Consultant:	
Revisions:	
Date:	11 August 2021
Scale:	1/8" = 1'-0"
Drawn By:	JG
Checked By:	AG
Sheet:	2 of 4
Project No.:	20-784.1
Sheet Title: Proposed Second and Third Floor Plans	
Sheet Number:	

A2.2



1 Roof Plan
1" = 1'-0"

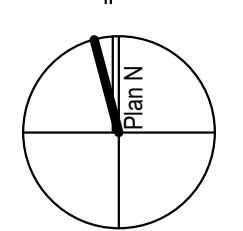
Progress Print
Not For Construction



AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail: aga@agarchitects.com
www.agarchitects.com
Phone: 603-743-3700
Fax: 603-743-3777

725 Central Ave. Apartments

Dover, New Hampshire

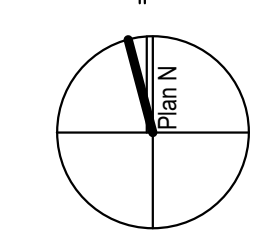


© AG Architects, PC			
Consultant:			
Revisions:			
Date:		11 August 2021	
Scale:		1/8" = 1'-0"	
Drawn By:		Checked By:	AG
Sheet:	3 of 4	Project No.:	20-784.1
Sheet Title: Proposed Roof Plan			
Sheet Number:			
A2.3			



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725 Central Ave. Apartments Dover, New Hampshire



© AG Architects, PC	
Consultant:	
Revisions:	
Date:	11 August 2021
Scale:	As indicated
Drawn By:	JG
Checked By:	AG
Sheet:	4 of 4
Project No.:	20-784.1
Sheet Title: Proposed Exterior Elevations and Renderings	
Sheet Number: A4.1	



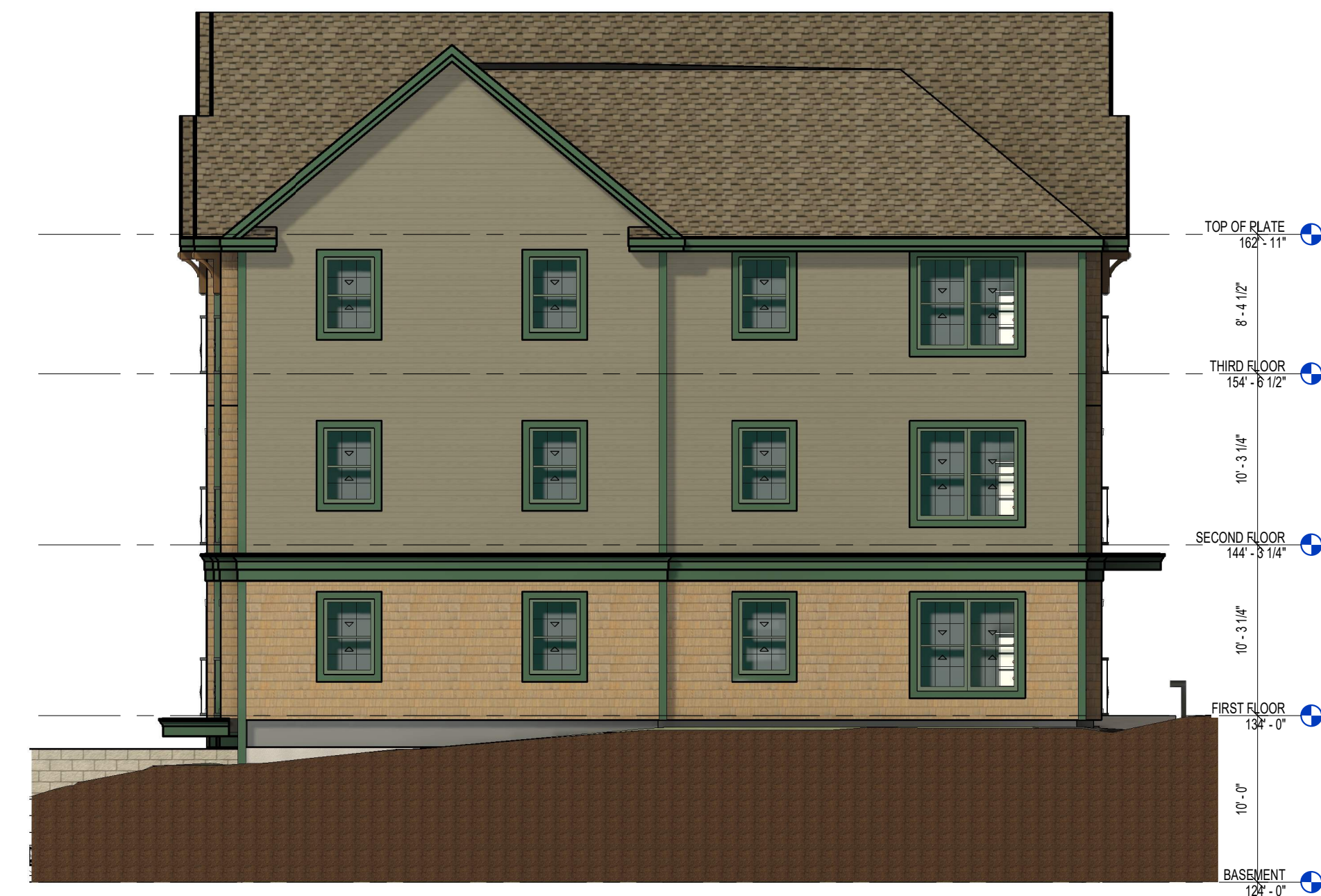
1 West Elevation
1" = 1'-0"



2 South Elevation
1" = 1'-0"



3 East Elevation
1" = 1'-0"



4 North Elevation
1" = 1'-0"



5 Street View



6 Rear View



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

RECEIVED
Planning Office

Office Use Only

Project #:

P21-55

Date Received:

Amount Paid:

Time Received:

AUG 24 2021

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: 1 Progress Drive, LLC Telephone # 749-2800

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

E-Mail Address: Sullivan@summitlanddev.com

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

Address of Property Owner: 340 Central Avenue, 20, Dover NH 03820

PROPERTY INFORMATION

Address of Property: 1 Progress Drive

Assessor's Map # H Lot(s) # 36-1

Zoning District(s) I-2 Overlay District(s) _____

Size of Parcel: 622,943 sq. ft. 14.30 ac. Property Deed: Book 4552 Page: 654

Existing Use of Property: Mixed Use Industrial

SITE PLAN INFORMATION

Describe Proposed Use: Paved, fenced in area to support tenant equipment, no parking

Area of Parcel to be Developed: 4,940 SF sq. ft.

If Multi-family Residential: Number of Units _____ & Buildings Proposed _____

If lodging: Number of Units _____ & number of Buildings _____

Number of Parking Spaces: Existing 0 Proposed 0

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint _____ sq. ft.

Front Yard _____ ft.

Total Building Area _____ sq. ft.

Rear Yard _____ ft.

Paved Area _____ sq. ft.

Side Yard: Right _____ ft. Left _____ ft.

City Water? ☐ Yes ☒ No How far is city water from the property? _____City Sewer? ☐ Yes ☒ No How far is city sewer from the property? _____**TRANSFER OF DEVELOPMENT RIGHTS INFORMATION**

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☐ Residential ☐ Residential (reduced size) ☐ Industrial | ☐ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☐ Increase by _____ units

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

BUILDING INFORMATION

Type of Building to be Built: _____

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

Estimated value of construction: _____ 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.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

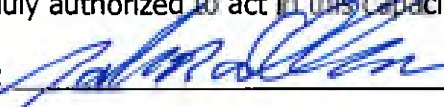
CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

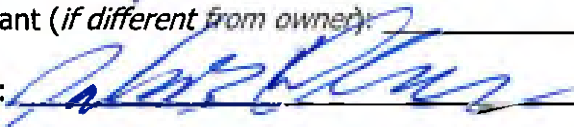
Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner:  Date: 8/20/21

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

Signature of Agent:  Date: 8/20/21

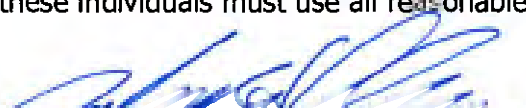
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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: 8/20/21

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 8/20/21

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:  Date: 8/20/21

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

Type text here

**CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS**

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

Below are the fees associated with plan review and are subject to a nonrefundable application fee to cover administrative expenses. Please complete the information below and provide payment with your application submittal. **Plan Review Fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover".

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ per Application = \$ _____
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____

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

SUBTOTAL PLAN REVIEW FEE (A) = \$ _____

AND

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

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

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

SUBTOTAL NOTICE FEE (B & C) = \$ _____

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

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: _____ File Number: _____

PROJECT TITLE: _____

PROPERTY LOCATION: _____ Tax Map: _____ Lot: _____

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

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

REVIEWED BY: _____ DATE _____ TRC DATE _____

CITY OF DOVER PLANNING DEPARTMENT
Revised August 10, 2020

APPLICANT: _____ FILE NUMBER: _____

List of Common Site Plan Notes

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

1. The intent of this plan is to *(describe the purpose of the plan)*.
2. Owners of Record are: Name _____
Street address _____
Municipality, State, Zip Code _____
Authorized Signature _____
3. The parcel(s) is *(are)* shown as Lot No. _____, Map _____ of the City of Dover Tax Assessor's Maps.
4. The subject parcel(s) contains _____ acres or _____ sq. ft. area of land.
5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. _____, Page No. _____.
6. Reference Plans: *(List all reference plans and their SCRD #)*
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note.
8. Zoning dimensional and density requirements are as follows:

Required:	Provided:
a. Zoning district _____ sub-district _____	
b. Minimum lot size: _____ acres (sq. ft.)	
c. Minimum lot frontage: _____ ft.	
d. Minimum yard setbacks/build-to-lines:	
Front _____ ft.	
Side _____ ft.	
Rear _____ ft.	
Abut-a-street _____ ft.	
e. Maximum/minimum lot coverage _____ %	
f. Minimum/maximum bldg. height _____ ft./stories	

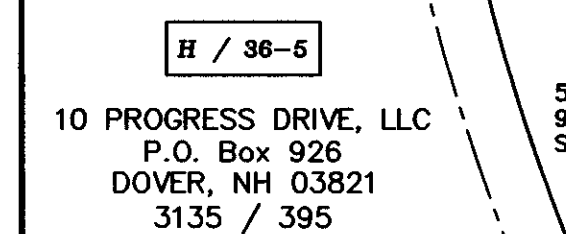
This property falls within the following zoning overlay districts: *(List districts)*

9. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the proposed use or structure, including the case number and date of decision and any conditions.
10. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from _____ Plan, prepared by (surveyor))*.
11. Subject parcel is *(is not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
12. Wetlands were delineated by _____, Certified Wetlands Scientist, Certification Number _____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on _____, 20____.
13. As-built plans of the subdivision shall be submitted on paper and in digital format AutoCAD DWG, AutoCAD DXF or ESRI format to the City of Dover Engineer's Office upon completion of project if a street is proposed for City acceptance. As-built plans shall be prepared and certified correct by a L.L.S. or P.E. Digital files shall be geo-referenced to New Hampshire State Plane 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(s) is (are) served by municipal water and sewer *(or is served by on-site well and septic system)*.
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. All erosion control notes shall include provisions for construction sequencing, temporary erosion control measures, and permanent standards such as loam spread rate for disturbed areas, rates of lime, type and rates for fertilizer, and seed and mulch mixture with rates of application.
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 prior 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 7 AM-6 PM, Saturday and Sunday 9 AM-4 PM. 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 and approved by the City Engineer or Assistant City Manager.

23. Building addresses (including apt/unit numbers if applicable) shall be assigned by the Building Official at the time of issuance of a building permit.
24. The proposed use for the site (structure) is _____. (More specific uses are encouraged, such as single family, duplex, multi-family, restaurant, hotel, doctor's office, etc. Should more than one use be proposed, an indication of the percentage of each use is suggested.)
25. The following federal and state permits have been issued for the subject property: (*List permit type, number and date of issuance.*)
26. Commercial vehicle route during construction shall conform to Dover City Code or be coordinated with the Community Services Director.
27. Any retaining wall taller than four feet (4') requires issuance of a building permit from Inspection Services.
28. Any fence taller than seven feet (7') requires the issuance of a building permit from Inspection Services.
29. 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>
30. The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons/entities that may acquire any property subject to the requirements and responsibilities described in the approved STORMWATER Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting.
31. Fire department access road(s) shall be installed and maintained to support the imposed loads of fire apparatus in all weather conditions at all times.
32. The maximum parking space calculation is _____ (broken down) and _____ spaces are provided.
33. Exterior lighting shall be cut-off type fixtures per Chapter 153-14-E and shall provide lighting directed on-site only.
34. Topographic survey performed by _____ on (*dates*).
35. Elevations are based on U.S.G.S. NVD 1988 datum. (or Elevations depicted are based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).
36. A security system shall be installed as required by Chapter 45, Article I, section 45-2 of the Code of the City of Dover. (*If a business establishment or multi-family dwelling contained in a new, altered or repaired structure*)
37. Approved backflow preventers shall be provided for both fire and domestic water lines.

38. The (*existing or proposed*) structure shall be served by a sprinkler system as required by Chapter 81- 30 of the Code of the City of Dover and the adopted State of NH Building and Fire Codes.
39. Sprinkler connections must be flushed in accordance with NFPA 24 and a Contractor's Material and Test Certificate for Underground Piping form must be completed and approved by Inspection Services prior to connection of the backflow device.
40. Fire department connection(s) shall be located on the street side of the building per NFPA 13. Access to the FDC shall maintain a clear and unobstructed path at all times.
41. The site layout is designed in compliance with applicable accessibility regulations. The proposed structure will be also be designed in accordance with applicable accessibility regulations. (i.e. IBC, ANSI-117.1) and NH RSA 155-A:5.

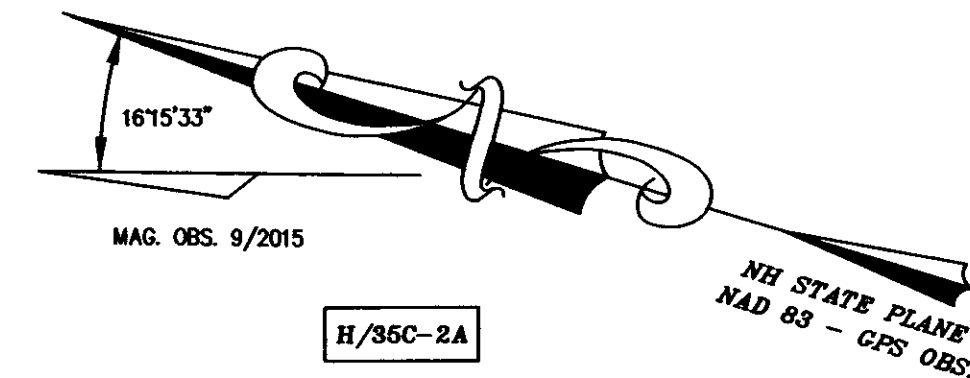
REMARKS:



H / 36-2

NEW ENGLAND INNOVATIONS CORP.
4 PROGRESS DRIVE
DOVER, NH 03820
1204 / 245

MCQUADE REALTY, INC.
P.O. Box 1409
DOVER, NH 03820
902 / 35



H/35C-2A
 COLE IO DOVER NH, LLC
 C/O IRVING OIL MARKETING, INC.
 P.O. Box 868
 CALAIS, ME 04619
 3982 / 902

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	24°26'54"	470.00	200.55	199.03	N62°19'58"E
C2	113°57'02"	60.00	119.33	100.61	N80°42'05"E
C3	96°59'16"	470.00	795.60	703.95	S44°39'37"E