



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 16, 2021**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: Site Review for Dupont Service Center, (Owner: Quantum Real Estate Group, LLC) Assessor's Map H, Lot 29A-5, zoned CM, located at Littleworth Road. (Proposal is to construct a 2,400 s.f. Automobile Repair Warehouse). (P21-56)
2. 11:15 AM – 12:00 PM: Site Review for Acupetvet, (Owner: Quantum Real Estate Group, LLC.), Assessor's Map H, Lot 29A-4, zoned CM, located at Littleworth Road. (Proposal is to construct a 3,075 s.f. Veterinarian Office Building). A related LLA and CUP application will also appear before the Planning Board. (P21-57)

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

August 26, 2021

Mr. Christopher Parker, Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Site Review Application*
Dupont's Service Center Warehouse
Littleworth Road
Tax Map H, Lots 29A-5
Job No. 21127

Dear Chris:

On behalf of our client, Dupont's Service Center, we are submitting this Application, Site Development Plans, and Supporting Documentation for the proposed development of Tax Map H, Lot 29A-5 with a 2400 square foot warehouse, associated parking, utilities and drainage improvements.

Enclosed please find the following:

- Eight (8) full size copies of the Plan Set, including Building Elevations & Streetscape.
- One (1) half size copy of the Plan Set, including Building Elevations & Streetscape.
- Eight (8) copies each of the following Supporting Documentation:
 - This Cover Letter
 - Site Review Application
 - Site Review Application Checklist
 - List of Professional Agents, Applicant, & Owner for the Project
 - Application Fee Worksheet
 - Landscape Operations and Maintenance Plan
 - Traffic Impact Analysis
- One (1) copy of the Stormwater Drainage Analysis
- Site Review Application Fee - \$945.50

We look forward to reviewing these plans and documentation with the Technical Review Committee on September 16, 2021.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures

\\21127-Dupont-Site-Review-Letter.docx



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: Dupont Service Center Telephone # (603) 742-8627

Address of Applicant: 28 Sumner Drive, Dover, NH, 03820

E-Mail Address: dave@dupontservicecenter.com

Name of Property Owner (if different from applicant): Quantum Real Estate Group, LLC Telephone # (603) 742-8107

Address of Property Owner: 755 Central Avenue, Dover, NH, 03820

PROPERTY INFORMATION

Address of Property: Littleworth Road, Dover, NH, 03820

Assessor's Map # H Lot(s) # 29A-5

Zoning District(s) CM Overlay District(s) Wetlands Protection District, Conservation District

Size of Parcel: 26,376 sq. ft. 0.606 ac. Property Deed: Book 4499 Page: 579

Existing Use of Property: Vacant Land

SITE PLAN INFORMATION

Describe Proposed Use: Automobile Repair Warehouse

Area of Parcel to be Developed: 19,000 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 5

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

Number of Employees Total: 2 In Maximum Shift: 2

Disposition of Parcel:

Building Setbacks:

Building Footprint 2,400 sq. ft.

Front Yard 37 ft.

Total Building Area 2,400 sq. ft.

Rear Yard 125 ft.

Paved Area 2,745 sq. ft.

Side Yard: Right 40 ft. Left 40 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: Metal

Height of Building: 24 Finished Floor Elevation: 102.70

Number of Seats (where applicable) N/A

Estimated value of construction: \$250,000 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.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue, Dover, NH, 03820 Telephone #: (603) 742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue, Dover, NH, 03820 Telephone #: (603) 742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) Romy Maurer, Terrain Planning & Design, LLC

Address 311 Kast Kill Road, Hopkinton, NH, 03229 Telephone #: (603) 746-3512

Professional License #: _____ E-mail address: romy@terrainplanning.com

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.) Michael Mariano, Highland Soil Services

Address 75 Prospect Street, Somersworth, NH, 03878 Telephone #: (603) 692-4457

Professional License #: 76 E-mail address: highlandsoilservices@comcast.net

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: [Signature] Date: 08/26/21

X Signature of Applicant (if different from owner): [Signature] Date: 7/22/2021

Signature of Agent: [Signature] Date: 08/26/21

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: [Signature] Date: 08/26/21

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 08/26/21

X Signature of Applicant (if different from owner): [Signature] Date: 7/22/2021

CERTIFICATION OF FEES

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

Signature of Property Owner: [Signature] Date: 08/26/21

X Signature of Applicant (if different from owner): [Signature] Date: 7/22/2021



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: Dupont's Service Center File Number: _____

PROJECT TITLE: Dupont's Service Center

PROPERTY LOCATION: Littleworth Road Tax Map: H Lot: 29A-5

	Where/How Provided	Reviewed
1. Completed and signed Application form	Enclosed	
2. Plan Review Fees are provided	Enclosed	
3. Electronic copy of the engineered/surveyed plan layout	Emailed	
4. Electronic copy of supplementary materials and application	Emailed	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Emailed	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
7. Conditional Use Permit applications	Enclosed	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	Enclosed	
9. A colored architectural plan showing all sides of buildings	Enclosed	
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:	Enclosed	
Location map at appropriate scale	On Plans	
Proposed Project name and title and Planning File #	On Plans	
Date, north arrow and scale	On Plans	
Names of all abutting property owners	On Plans	
Name and address of owners and/or applicants	On Plans	
Signature & stamp of NH licensed land surveyor and/or engineer	On Plans	
Zoning District boundaries, including any special or overlay districts	On Plans	
Location of Conservation District areas	On Plans	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	On Plans	
Location and widths of existing & proposed easements & right of ways	On Plans	
Location and width of existing and proposed access/egress ways	On Plans	

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

REVIEWED BY: _____ DATE _____ TRC 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
H	29A-5	Quantum Real Estate Group, LLC	755 Central Ave, Dover, NH, 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
	Dupont's Service Center	28 Sumner Drive, Dover, NH, 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover, NH, 03820
Michael Mariano	Highland Soil Services	75 Prospect St, Somersworth, NH, 03878
Kim Hazarvartian	TEPP, LLC	93 Stiles Rd, Suite 201, Salem, NH, 03079

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Romy Maurer

Terrain Planning & Design, LLC

311 Kast Hill Rd, Hopkinton, NH, 03229

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 # 2,400 sq. ft. = \$ 560.00
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ 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 # 2,650 sq. ft. = \$ 385.50

SUBTOTAL PLAN REVIEW FEE (A) = \$ 945.50

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.

Landscape Operation & Maintenance Plan for Dupont's Service Center

Weekly Tasks

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

Yearly Tasks

Early Spring

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

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

June:

No additional items

July:

No additional items

August:

No additional items

September:

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

October:

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

November:

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

December:

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

MEMORANDUM

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

Ref: 1563
Subject: Traffic Assessment
Mixed-Use Development
Littleworth Road
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: August 17, 2021

**INTRODUCTION**

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed development along the south side of Littleworth Road in the City of Dover, New Hampshire.

This TAM includes:

- existing site description
- proposed project description
- road description
- public transit
- sight distances
- trip generation
- trip distribution/assignment
- potential traffic impacts

This TAM concludes that:

- relevant sight distances at the Littleworth Road/driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

EXISTING SITE DESCRIPTION

The site:

- is along the south side of Littleworth Road
- has an area of about one acre
- is partly wooded and partly overgrown field
- is bounded on the north by Littleworth Road
- is otherwise bounded by commercial and residential development

PROPOSED PROJECT DESCRIPTION

The project:

- provides a veterinary office with a floor area of about 2,600 square feet (sf)
- provides a warehouse with a floor area of about 2,400 sf
- has a driveway along Littleworth Road

ROAD DESCRIPTION

Littleworth Road (New Hampshire Route 9 or NH 9):

- is an east-west arterial highway under the jurisdiction of the State of New Hampshire
- provides connections, to and from the west with:
 - the Town of Madbury
 - NH 125, an arterial highway of regional importance
- provides connections, to and from the east, with:
 - central Dover
 - Knox Marsh Road (NH 155), an arterial highway
 - the Spaulding Turnpike, a freeway of regional importance
- has a horizontal alignment with minor curves
- has a vertical alignment with minor grades
- has a posted speed limit of 35 miles per hour

- has asphalt cement concrete pavement in overall good condition
- has one travel lane and one paved shoulder per direction
- has pavement markings including double-yellow lines, separating traffic directions, and single-white edge lines

PUBLIC TRANSIT

University of New Hampshire Wildcat bus-transit Route 3 runs along Knox Marsh Road near the site, with a stop near Littleworth Road. Route 3 connects with:

- central Dover, to the north
- Central Avenue north of central Dover
- the Town of Durham, to the south
- the University of New Hampshire campus in the Town of Durham
- the Cooperative Alliance for Seacoast Transportation (COAST) bus-transit system

SIGHT DISTANCES

Relevant sight distances at the Littleworth Road/driveway intersection will be over 400 feet in both directions, which is appropriate.

CALCULATED TRIP GENERATION

The Institute of Transportation Engineers (ITE) compiles and publishes trip-generation information for a variety of land uses in *Trip Generation Manual*.¹ This authoritative guide for calculating site traffic includes:

- animal hospital/veterinary clinic, land use 640, based on floor area²
- warehousing, land use 150, based on floor area³

Table 1 shows vehicle-trip generation for the proposed mini storage as:

¹ ITE, *Trip Generation Manual*, 10th edition (Washington DC, September 2017).

² ITE, *Trip Generation Manual*, volume 2, data, medical (land uses 600-699), pages 101 to 111.

³ ITE, *Trip Generation Manual*, volume 2, data, industrial (land uses 100-199), pages 67 to 81.

Table 1. Calculated vehicle-trip generation.

Time Period	Vehicle-Trips		
	Veterinary Office ^a	Warehouse ^b	Total
Weekday Daily	56	4	60
Weekday AM-Street-Peak Hour			
In	5	0	5
Out	<u>3</u>	<u>0</u>	<u>3</u>
Total	8	0	8
Weekday PM-Street-Peak Hour			
In	2	0	2
Out	<u>3</u>	<u>0</u>	<u>3</u>
Total	5	0	5

^a Based on ITE, *Trip Generation Manual*, animal hospital/veterinary clinic, land use 640, 2,600-sf floor area.

^b Based on ITE, *Trip Generation Manual*, warehousing, land use 150, 2,400-sf floor area.

- weekday daily, 60 (total of in and out)
- weekday AM-street-peak hour, 8 (5 in and 3 out)
- weekday PM-street-peak hour, 5 (2 in and 3 out)

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations are not sensitive to trip distribution/assignment. Trips may primarily be oriented to and from the east, including central Dover, Knox Marsh Road, and the Spaulding Turnpike.

POTENTIAL TRAFFIC IMPACTS

ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.⁴ Tabulated peak-hour trip generation due to the proposed development is well below this national ITE threshold.

⁴ ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.

The calculations show less than 100 peak-hour vehicle-trips, due to the proposed project. More specifically, for the tabulated peak hours, trip generation is:

- 5 to 8 vehicle-trips
- split entering versus exiting the site
- further split by orientation to/from the north, south, east, or west

Therefore, the proposed project is not anticipated to add significant new traffic to the area.

CONCLUSION

In conclusion:

- relevant sight distances at the Littleworth Road/driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

SITE DEVELOPMENT PLANS
DUPONT'S SERVICE CENTER WAREHOUSE

LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

LIST OF PLANS

<i>T-1 - TITLE SHEET</i>	<i>SP-6 - CONSTRUCTION DETAILS</i>
<i>T-2 - NEIGHBORHOOD PLAN 1" = 100'</i>	<i>SP-7 - CONSTRUCTION DETAILS</i>
<i>EX-1 - EXISTING CONDITIONS PLAN 1" = 20'</i>	<i>SP-8 - CONSTRUCTION DETAILS</i>
<i>CUP-1 - CONDITIONAL USE PERMIT PLAN 1" = 20'</i>	<i>ISDS-1 - INDIVIDUAL SEWAGE DISPOSAL DESIGN PLAN 1" = 20'</i>
<i>SP-1 - GENERAL SITE PLAN 1" = 20'</i>	<i>DP-1 - DRIVEWAY PERMIT PLAN & PROFILE PLAN</i>
<i>SP-2 - SITE DEVELOPMENT PLAN 1" = 20'</i>	<i>La-1 - LANDSCAPING PLAN</i>
<i>SP-3 - UTILITY PLAN 1" = 20'</i>	<i>Li-1 - LIGHTING PLAN</i>
<i>SP-4 - GRADING & DRAINAGE PLAN 1" = 20'</i>	<i>SC-1 - STREET SCAPE PLAN</i>
<i>SP-5 - BIORETENTION DETAILS 1" = 10'</i>	<i>BE-1 - BUILDING ELEVATION (JSN ASSOCIATES)</i>

PREPARED BY

TRITECH
ENGINEERING CORPORATION

OWNER

QREG

QUANTUM
REAL ESTATE GROUP

PREPARED FOR

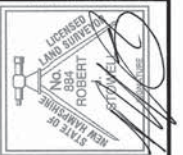
*DUPONT'S
SERVICE
CENTER*

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS
DATE: DESCRIPTION:



TITLE SHEET
DUPONT'S SERVICE CENTER
WAREHOUSE
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 *JOB No. 21127*

SHEET No.

T-1

(P21-00)



N

TRITECH
ENGINEERING CORPORATION

TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
DUPONT'S SERVICE CENTER
WAREHOUSE

LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21127
SCALE: 1" = 50'

SHEET No.

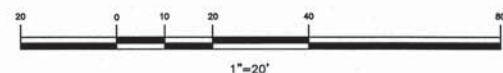
T-2

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3830



LEGEND

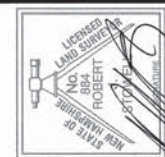
	UTILITY POLE
	REMNANT BARBED WIRE FENCE
	TREE WITH WIRE
	FENCE POST
	HYDRANT
	WATER GATE VALVE
	WATER LINE
	CATCH BASIN
	WETLAND BOUNDARY (SEE NOTE 9)
	TREELINE
	TEST PIT
	PERC TEST



- 1.) INTENT: TO SHOW THE EXISTING CONDITIONS FOR DOVER TAP MAP L 29A-5.
- 2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC.
755 CENTRAL AVENUE
DOVER, N.H.
- 3.) TOTAL AREA: 26,376 SQ.FT. = 0.606 ACRES
- 4.) TAX MAP H LOT 29A-5
- 5.) PROJECT NEED REFERENCE: BOOK 4499 PAGE 579
- 6.) PROJECT PLAN REFERENCE:
- | | |
|---|--|
| NHDOT
PROJECT NO. L.S. 1823-(1)
1954 | LOT LINE ADJUSTMENT PLAN
PREPARED FOR
RAYMOND J. MARTINEAU, JR.
AND ROBERT SHERWOOD
LITTLEWORTH - KNOX MARSH ROAD
DOVER, STRAFFORD COUNTY
NEW HAMPSHIRE
MCNEANEY SURVEY ASSOCIATES
MARCH 20, 2002 SCR# 66-68 |
| SITE DEVELOPMENT PLAN
LITTLEWORTH STORAGE
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITICH ENGINEERING CORPORATION
MAY 16, 2020 | NHDOT
PROJECT NO. 13042
AS-BUILT
2009 |
| SUBDIVISION OF LAND OF THE
SOUSAINE PROPERTY
IN DOVER, N.H.
BRUCE L. POHOPEK
JUNE 2, 1982 SCR# 23A-73 | STATE OF NH NHDOT ROW PLANS
PROJECT NO. 10023A
CITY OF DOVER
COUNTY OF STRAFFORD
1993 SCR# 60-96 |
| PLAN OF SUBDIVISION
MARGUERITE WATKINS
KNOX MARSH ROAD
DOVER, NEW HAMPSHIRE
G.L. DAVIS AND ASSOCIATES
SEPT. 1984 SCR# 24A-114 | SUBDIVISION OF LAND
GEORGE F. MITROPoulos
REVOCABLE LIVING TRUST
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITICH ENGINEERING CORPORATION
APRIL 27, 2017 SCR# 114-23 |
| PLAN OF CONSERVATION EASEMENT
LAND OF RUTH SOUSAINE
AND DENNIS AND NANCY QUINNAN
DOVER, N.H.
RICHARD P. TOWLE
DEC. 16, 1996 SCR# 51-97 | |
- 7.) ZONING: CM (COMMERCIAL-MANUFACTURING)
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT.
MIN. SETBACKS:
- | |
|------------------------|
| FRONT: 35 FT |
| SIDE: 10 FT |
| REAR: 10 FT |
| MAX LOT COVERAGE: 50 % |
| MAX BLD HEIGHT: 50 FT |
- IN ADDITION TO CM, THIS PROPERTY FALLS WITHIN TWO ZONING OVERLAY DISTRICTS:
- WETLANDS PROTECTION DISTRICT
 - CONSERVATION DISTRICT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE
WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON
GT 503 TOTAL STATION, DURING THE MONTH OF APRIL, 2017.
- 9.) DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE
CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED
AN ON-SITE WETLAND DELINEATION OF THE SUBJECT PARCEL WETLANDS
IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON
STATE & FEDERAL CRITERIA OUTLINED IN THE CORPS OF ENGINEERS WETLANDS
DELINEATION MANUAL (DEPT. OF THE ARMY, 1987) ON THIS SITE WETLANDS BASED
ON CERTAIN LOCAL CRITERIA TO THE SAME BOUQUIM, 20 FEET MAXIMUM IS REQUIRED ON
AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
- BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1
AS APPLICABLE. THESE BUFFERS ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS,
LAWNS AND FIELDS. THESE BUFFERS WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.
- 10.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD
HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP NO. 33017C0320E,
DATE: 9-30-2015).
- 11.) BASIS OF BEARING: DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC
(2800 MM); (VERTICAL DATUM: NAVD 88). (DOVER GIS) TOPOGRAPHY BASED ON NAVD 88.
- 12.) LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- 13.) THE ZONING BOARD OF ADJUSTMENT AT A PUBLIC HEARING HELD ON JUNE 15, 2017 GRANTED A
VARIANCE FROM SECTION 170-12.8 OF THE ZONING ORDINANCE AND THE R-20 DISTRICT TABLE
OF USE AND DIMENSIONAL REGULATIONS TO PERMIT A MINIMUM FRONT SETBACK OF 35 FEET
WHERE A BUILD-TO-TOUCH MINIMUM 20 FEET MAXIMUM IS REQUIRED.

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830

[illegible]

EXISTING CONDITIONS PLAN
**QUANTUM REAL ESTATE
GROUP, LLC.**

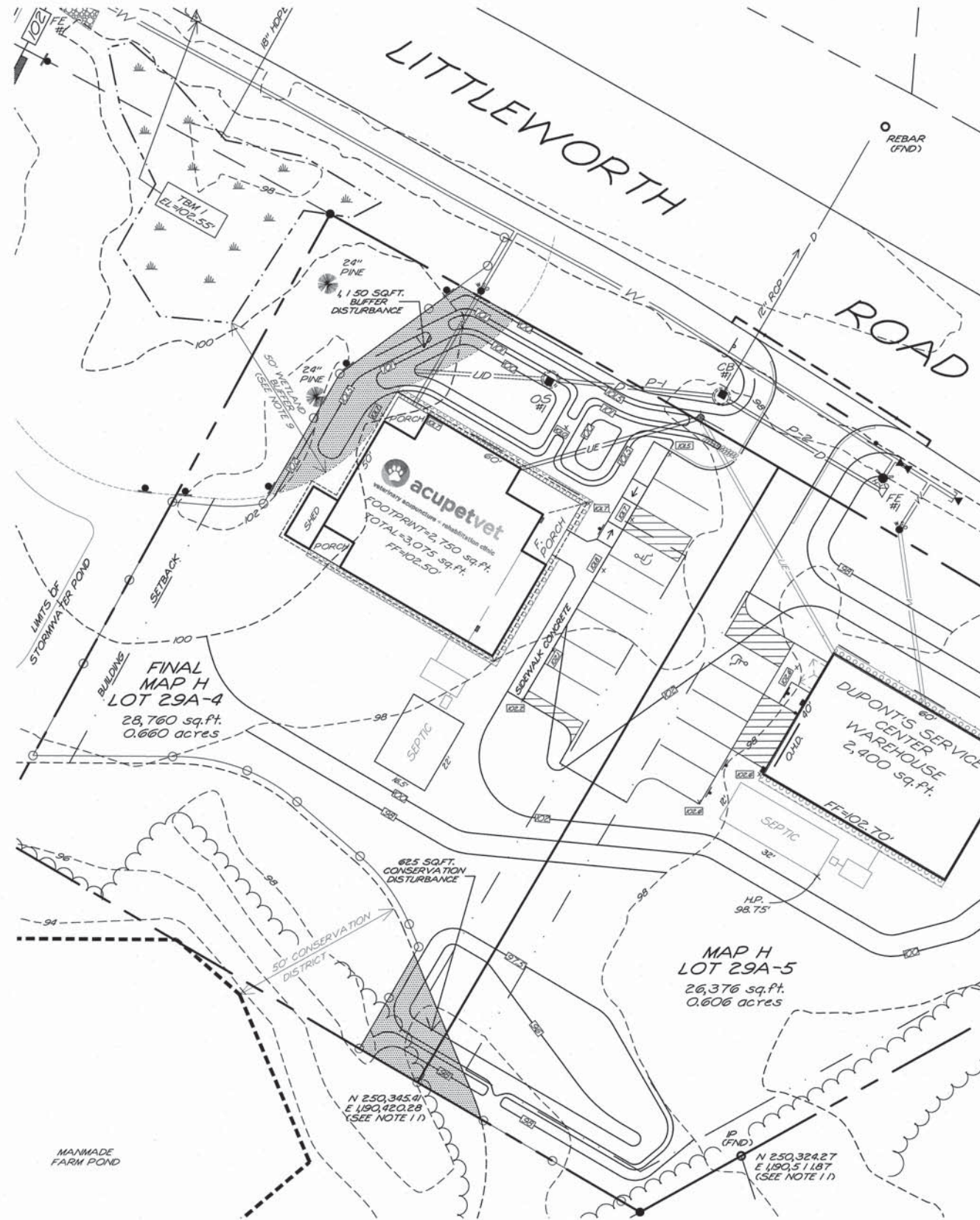
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21127
SCALE: 1" = 20'

SHEET No.

EX-1

(P21-00)

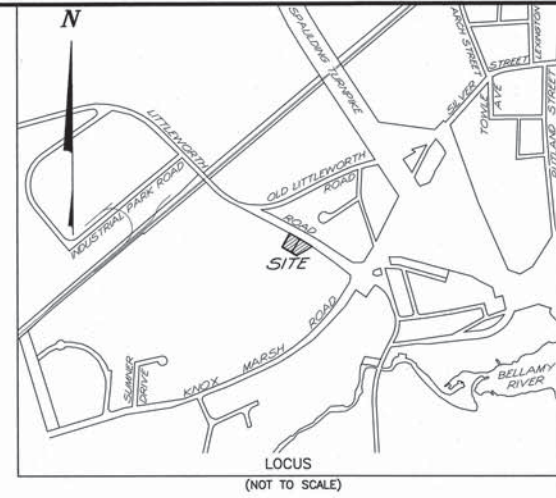


N
TRITECH
ENGINEERING CORPORATION



Michael Mariano

- LEGEND**
- EXISTING UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING HYDRANT
 - EXISTING WATER GATE VALVE
 - PROPOSED CATCH BASIN (CB)
 - PROPOSED 8" CLDI WATER MAIN
 - PROPOSED UNDERGROUND ELECTRICAL, TELEPHONE & CATV
 - PROPOSED DRAIN LINE
 - PROPOSED WATER GATE VALVE
 - PROPOSED THRUST BLOCK
 - PROPOSED HYDRANT
 - PROPOSED FINISH CONTOUR
 - PROPOSED FINISH GRADE
 - STOP SIGN & STOP BAR
 - PROPOSED BUFFER PLACARD



NOTES

- 1.) INTENT: TO SHOW THE PROPOSED DEVELOPMENT OF DOVER TAX MAP H LOT 29A-4 & 29A-5, AND THE RESULTING PROPOSED IMPACTS TO THE TO THE WETLAND BUFFER (1,150 SQ.FT.), AND THE CONSERVATION DISTRICT (625 SQ.FT.).
- 2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC.
755 CENTRAL AVENUE
DOVER, N.H.

AUTHORIZED SIGNATURE

APPLICANT: MAP H LOT 29A-4
ACUPETVET
279 HIGH STREET
SOMERSWORTH, N.H.

AUTHORIZED SIGNATURE

APPLICANT: MAP H LOT 29A-5
DUPONT'S SERVICE CENTER
28 SUMNER DRIVE
DOVER, N.H.

AUTHORIZED SIGNATURE

- 3.) TOTAL AREA: 55,136 SQ.FT. = 1.266 ACRES
- 4.) TAX MAP H LOT 29A-4 & 29A-5
- 5.) PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
- 6.) PROJECT PLAN REFERENCE: SUBDIVISION OF LAND
GEORGE F. MITROPOULOS
REVOCABLE LIVING TRUST
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
APRIL 27, 2017 SCRD 114-23

- 7.) ZONING: CM (COMMERCIAL-MANUFACTURING)
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 35 FT
SIDE: 10 FT
REAR: 10 FT
MAX LOT COVERAGE: 50 %
MAX BLD HEIGHT: 50 FT
IN ADDITION TO CM, THIS PROPERTY FALLS WITHIN A ZONING OVERLAY DISTRICTS:
- WETLANDS PROTECTION DISTRICT
- CONSERVATION DISTRICT

- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF APRIL, 2017.

- 9.) DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1 AS APPLICABLE. THESE BUFFERS ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS, LAWNS AND FIELDS. THESE BUFFERS WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.

- 10.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP No. 33017C0320E, DATE: 9-30-2015).

- 11.) BASIS OF BEARING: DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

- 12.) LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

- 13.) THE ZONING BOARD OF ADJUSTMENT AT A PUBLIC HEARING HELD ON JUNE 15, 2017 GRANTED A VARIANCE FROM SECTION 170-12.B OF THE ZONING ORDINANCE AND THE R-20 DISTRICT TABLE OF USE AND DIMENSIONAL REGULATIONS TO PERMIT A MINIMUM FRONT SETBACK OF 35 FEET WHERE A BUILD-TO LINE OF 20 FEET MINIMUM, 35 FEET MAXIMUM IS REQUIRED. THIS VARIANCE APPLIES TO ALL SIX LOTS SHOWN HEREON.

- 14.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION & NHDOT DRIVEWAY PERMITS ARE PENDING.

TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:

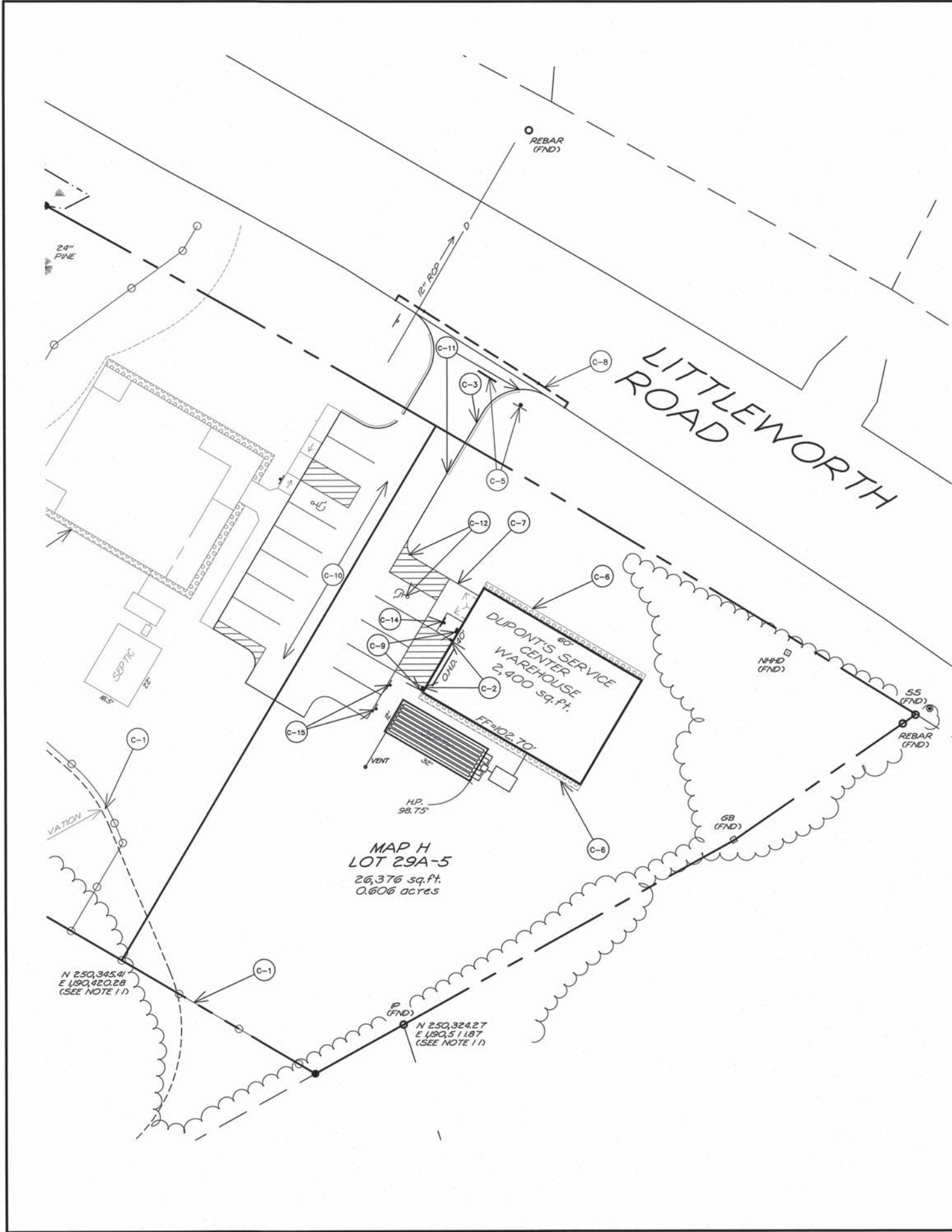


CONDITION USE PERMIT PLAN
acupetvet & SERVICE CENTER
veterinary acupuncture & rehabilitation clinic
DUPONT'S SERVICE CENTER
AND DUPONT'S SERVICE CENTER
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

SHEET No.

CUP-1

(P21-00)



LEGEND

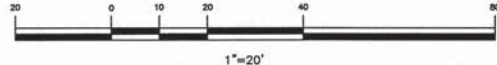
- PROPOSED UNDERGROUND ELECTRIC & TEL.
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED POLE LIGHT
- BUILDING MOUNTED LIGHT
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DMH
- PROPOSED UNDERDRAIN LINE
- PROPOSED FLARED END SECTION
- PROPOSED RIP RAP
- PROPOSED EASEMENT
- PROPOSED GUARDRAIL
- PROPOSED SILT FENCE OR SILT SOCK
- PROPOSED CONSTRUCTION FENCE
- PROPOSED STOP SIGN
- PROPOSED STOP BAR
- WETLAND
- WETLAND BOUNDARY
- UTILITY POLE
- TEST PIT
- EXISTING TRAFFIC SIGN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FT CONTOUR
- EXISTING WATER LINE OR SERVICE
- EXISTING WATER SHUTOFF
- EXISTING WATER GATE VALVE
- PROPOSED CONTOUR
- PROPOSED HYDRANT
- PROPOSED 8"x6" MJ REDUCER
- PROPOSED WATER GATE VALVE
- PROPOSED WATER MAIN

GC-1 GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGHOUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
- EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWT OR AN ESB FORMAT TO THE CITY OF DOVER ENGINEER'S 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 NAD 83 AND SHALL BE EXPRESSED IN FEET.
- ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
- TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION FEBRUARY, 2017 AND ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE 1, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
- BUILDING/MAILING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 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>
- COMMERCIAL VEHICLE ROUTES DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- THE OWNER SHALL RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS: DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO SUCCESSORS IN TITLE THAT THIS PROPERTY IS 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.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FOOT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO 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 AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 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-6 PM AND SATURDAY 8AM-4PM. 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.
- 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.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NEW HAMPSHIRE BUILDING AND FIRE CODES.
- 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.
- FIRE DEPARTMENT CONNECTIONS 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.
- THESE PLANS HAVE BEEN DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBLE REGULATIONS (I.E. STATE ADOPTED BUILDING CODE W/AMENDMENTS, ANSI 117, ETC.) AND RSA-155-A:5.
- ALL UNITS ARE PROPOSED TO BE SERVED BY MUNICIPAL WATER.
- ANY RETAINING WALL TALLER THAN (4') OR A FENCE TALLER THAN (7') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 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.
- 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 OF FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

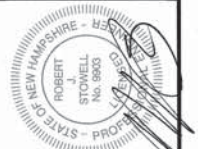
C-1 CONSTRUCTION NOTES:

- INSTALL SILT FENCE PER DETAIL 1, SHEET SP-8 OR FILTER SOCK PER DETAIL 2, SHEET SP-8.
- INSTALL BOLLARDS (2) PER DETAIL 6, SHEET SP-7.
- INSTALL SLOPED GRANITE CURB PER DETAIL 8, SHEET SP-6.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3, SHEET SP-7.
- INSTALL 18" STOP BAR AND SIGN IN ACCORDANCE WITH THE 2010 STATE OF N. H. DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". (SEE DETAIL 1, SHEET SP-7)
- INSTALL 120 FEET OF 2" WIDE x 6" DEEP DRIP EDGE PER DETAIL 7, SHEET SP-7. (NO PIPE)
- INSTALL 5' WIDE ASPHALT PAVEMENT PER DETAIL 10, SHEET SP-6.
- SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 12, SHEET SP-7.
- INSTALL (2) MCGRAW-EDISON IMPACT ELITE LED WALL MOUNTED LIGHT FIXTURE, MOUNTING HEIGHT SHALL BE 12" FEET ABOVE FINISH GRADE.
- INSTALL PAVEMENT PER DETAIL 10, SHEET SP-6.
- END SLOPED GRANITE CURB.
- YELLOW OR WHITE PAVEMENT MARKINGS.
- NOT USED
- INSTALL HANDICAP PARKING SIGN PER DETAIL 11, SHEET SP-7.
- INSTALL "DUPONT'S PARKING ONLY" SIGNS (2) PER DETAIL 2, SHEET SP-7.



TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:



SITE CONSTRUCTION PLAN

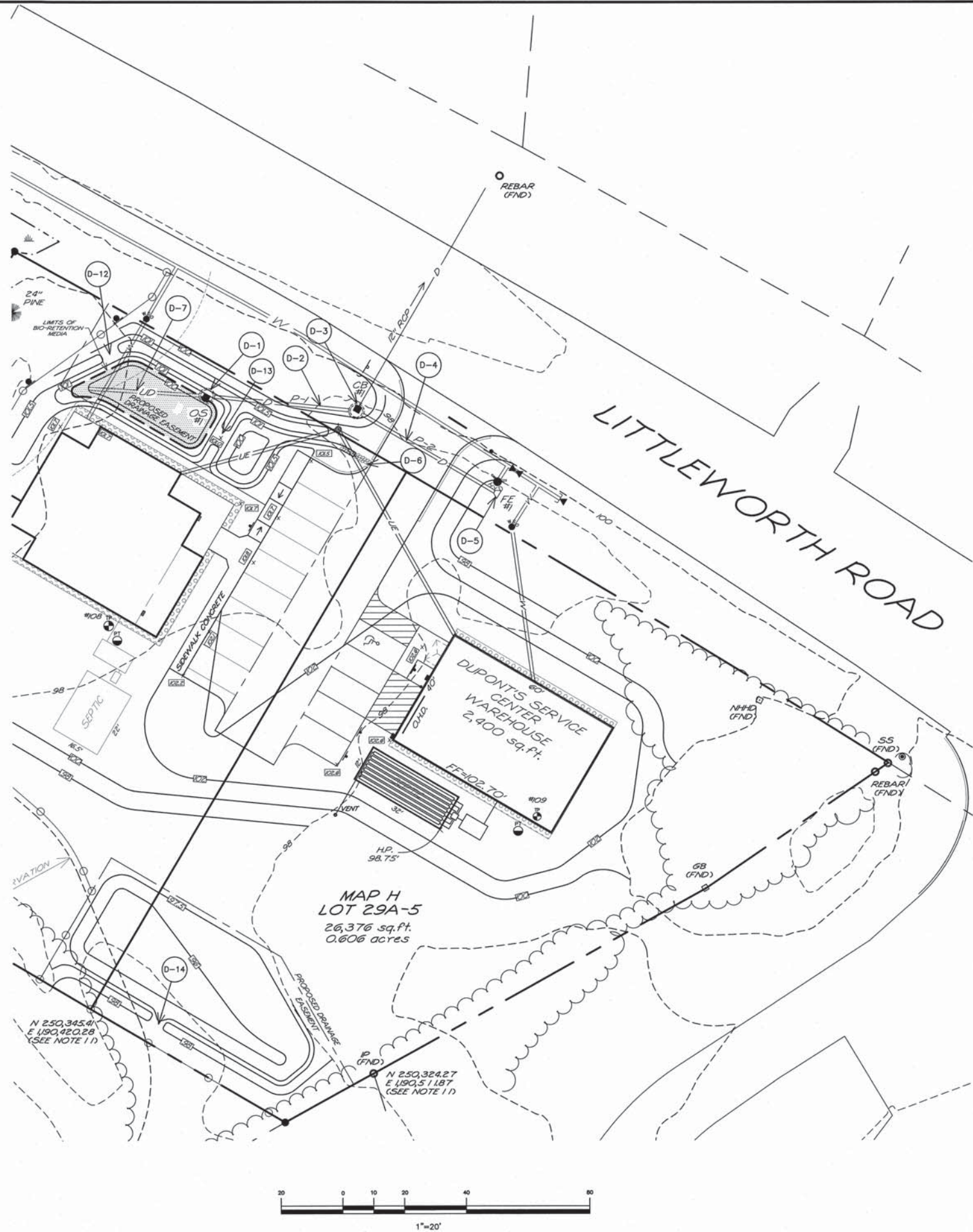
DUPONT'S SERVICE CENTER
WAREHOUSE

LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21127
SCALE: 1" = 20'

SHEET No.

SP-2



N

TRITECH
ENGINEERING CORPORATION

D-1 DRAINAGE NOTES

1. INSTALL OS #1 PER DETAIL 1, SHEET SP-5.
RIM ELEV = 101.15'
UD IN = 97.05'
INVERT OUT = 96.95'
2. INSTALL 40' OF 12" HDPE DRAINAGE PIPE (P-1) AT A SLOPE OF 0.008 FT/FT FROM
OS #1 @ ELEV = 96.95' TO
CB #1 @ ELEV = 96.70'
3. INSTALL CB #1 PER DETAIL 5, SHEET SP-6.
RIM ELEV = 99.50'
INVERT IN = 96.70'
INVERT OUT = 96.70'
SUMP ELEV = 92.60'
4. INSTALL 50' OF 12" HDPE DRAINAGE PIPE (P-2) AT A SLOPE OF 0.02 FT/FT FROM
CB #1 @ ELEV = 96.70' TO
FLARED END #1 @ ELEV = 97.70'
5. INSTALL FLARED END SECTION PER DETAIL 7.
SHEET SP-8 INV EL = 97.70'
6. AT 3.0' BREAK IN CURB, INSTALL RIP RAP, PER DETAIL 6, SHEET SP-8.
W₀=3', W_e=3', L₀=10', D=6", D(50)=3"
7. INSTALL 35' OF 6" PERFORATED UNDERDRAIN.
8. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
9. DO NOT PLACE THE BIOTENTION SYSTEMS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND IT'S CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
10. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIO-RETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
11. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE. PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
12. INSTALL 6.0' LONG x 4.2' WIDE BROAD CRESTED WEIR, EL=101.3' PER DETAIL 1, SHEET SP-5
13. INSTALL 6.0' LONG x 6' WIDE BROAD CRESTED WEIR, EL=101.0' PER DETAIL 1, SHEET SP-5
14. INSTALL 3.0' LONG x 5.4' WIDE BROAD CRESTED WEIR, EL=97.4' PER DETAIL 11, SHEET SP-8

LEGEND

- PROPOSED UNDERGROUND ELECTRIC & TELE.
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED POLE LIGHT
- BUILDING MOUNTED LIGHT
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DMH
- PROPOSED UNDERDRAIN LINE
- PROPOSED FLARED END SECTION
- PROPOSED RIP RAP
- PROPOSED EASEMENT
- PROPOSED GUARDRAIL
- PROPOSED SILT FENCE OR SILT SOCK
- PROPOSED CONSTRUCTION FENCE
- PROPOSED STOP SIGN
- PROPOSED STOP BAR
- WETLAND
- WETLAND BOUNDARY
- UTILITY POLE
- TEST PIT
- EXISTING TRAFFIC SIGN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FT CONTOUR
- EXISTING WATER LINE OR SERVICE
- EXISTING WATER SHUTOFF
- EXISTING WATER GATE VALVE
- PROPOSED CONTOUR
- PROPOSED HYDRANT
- PROPOSED 8"x6" MJ REDUCER
- PROPOSED WATER GATE VALVE
- PROPOSED WATER MAIN

TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:



GRADING AND DRAINAGE PLAN
DUPONT'S SERVICE CENTER
WAREHOUSE

LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

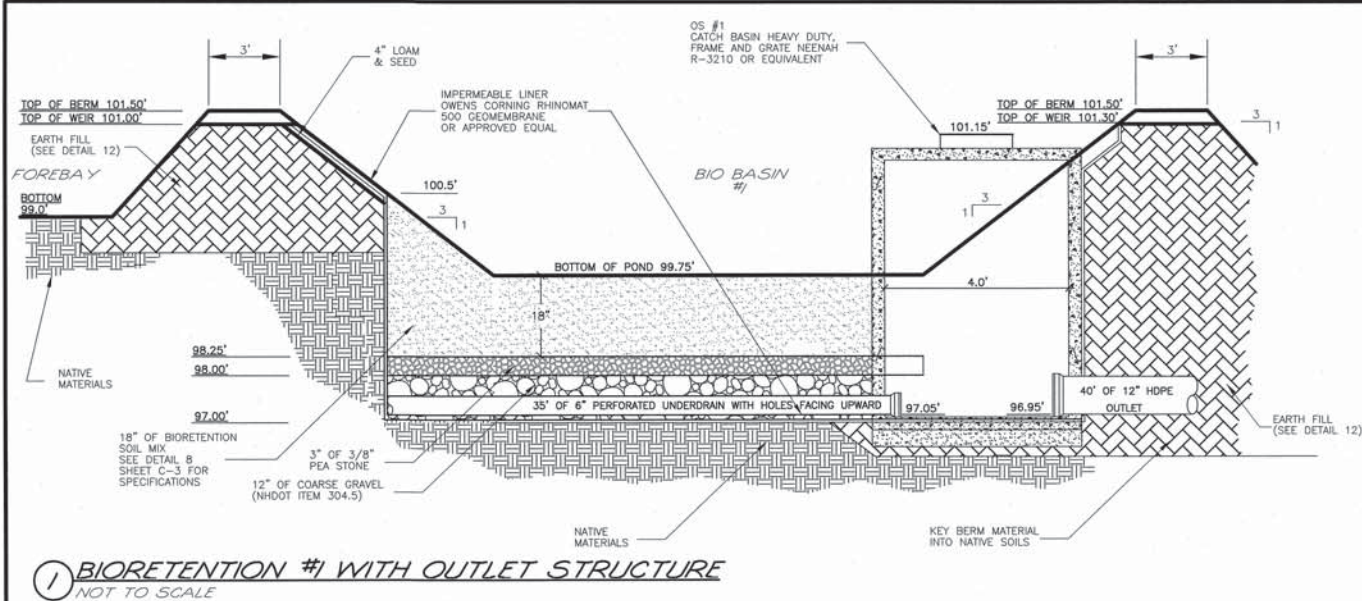
AUGUST 26, 2021 JOB No. 21127
SCALE: 1" = 20'

SHEET No.

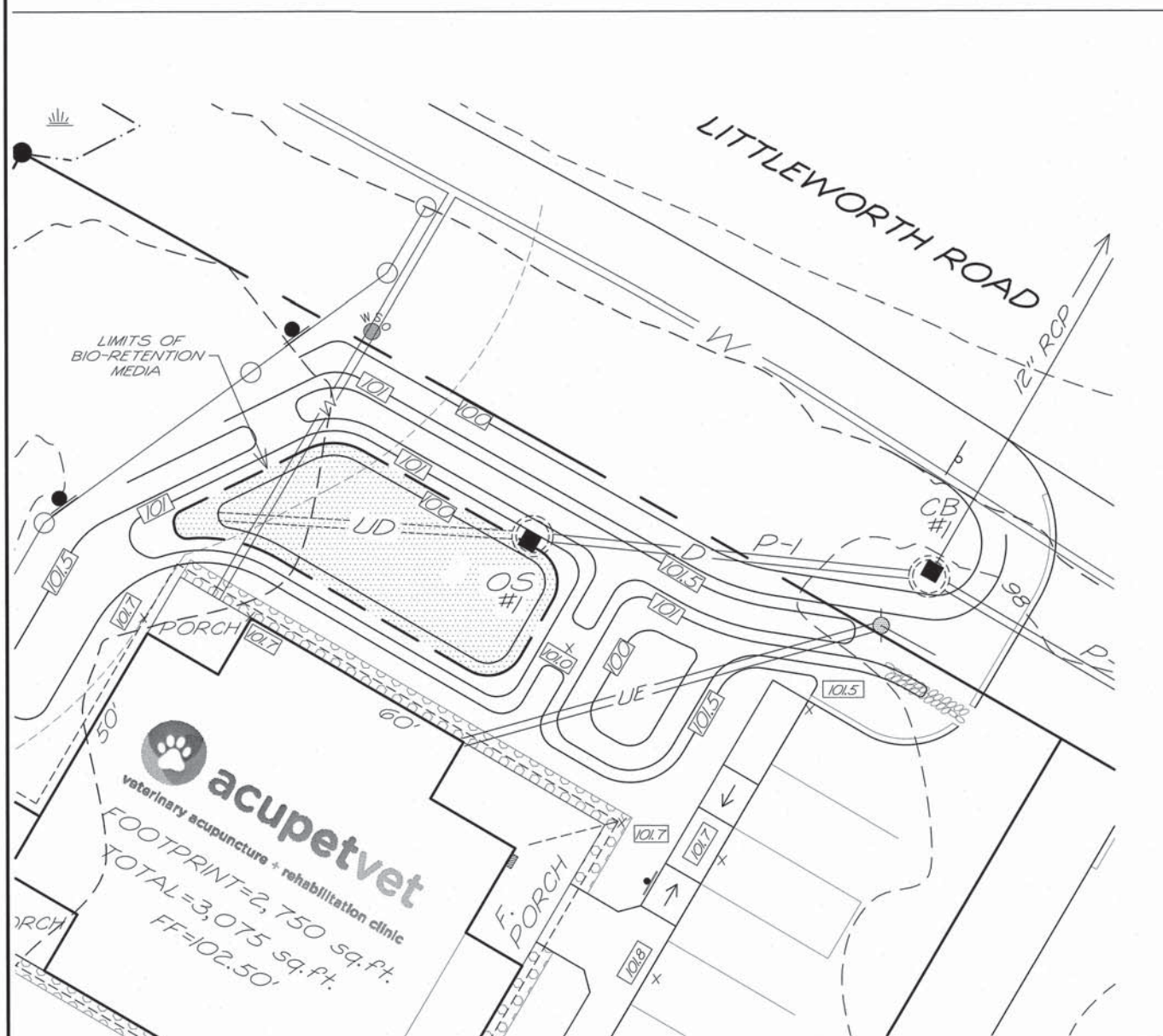
SP-4

(P21-00)

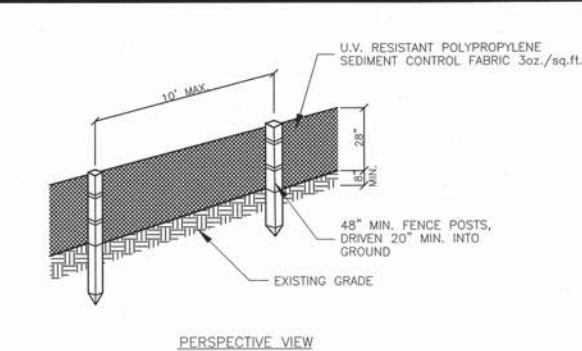
785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8707
FAX 603 742 3890



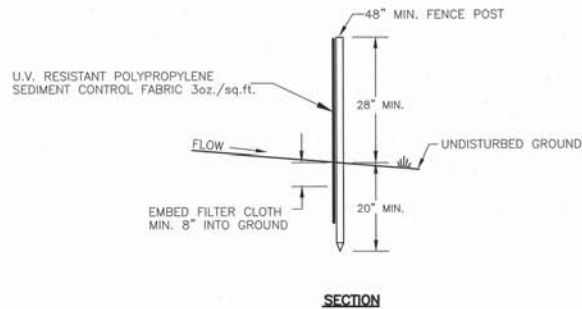
① **BIORETENTION #1 WITH OUTLET STRUCTURE**
NOT TO SCALE



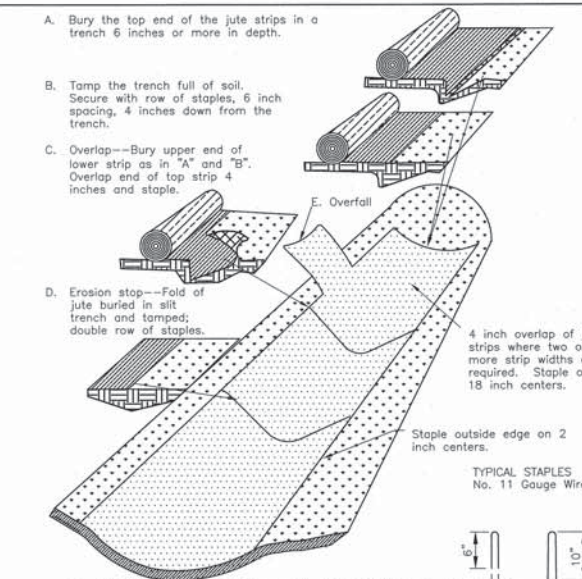
⑤ **BIO-RETENTION #1 PLAN**
SCALE: 1" = 10'



- NOTES**
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
 2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
 4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN..
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
 6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.



③ **SILT FENCE**
NOT TO SCALE



⑪ **EROSION CONTROL BLANKET**
NOT TO SCALE

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES
THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL, OR CULTIPACK TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES MAY BE APPLIED BY HYDRO SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BASE IS NECESSARY FOR OPTIMAL RESULTS.

ANYWHERE ON THE SITE THAT EXISTING VEGETATION IS TO BE REMOVED WILL REQUIRE IMMEDIATE EROSION CONTROL TREATMENT. SPECIAL CARE SHOULD BE TAKEN WHERE RUNOFF ENTERS WETLANDS. ALL STORM WATER AREAS SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER TO THEM; SPECIFICALLY ALL BIORETENTION BASINS AND ALL INFILTRATION AREAS.

SEEDING LEGEND

- 50/50 BLEND OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.
- BOTH MIXES FROM NEW ENGLAND WETLAND PLANTS INC.
- APPLY: 35 LBS/ACRE : 1250 SQ FT/LB
- LIMITS OF BIORETENTION SOIL MIX

④ **BIORETENTION SEEDING**
NOT TO SCALE

1. PARTICLE SIZE DISTRIBUTION BY SEPARATES:
 - a. EXCLUDE ANY MATERIAL >4.75mm - 0%
 - b. VERY COARSE SAND/GRAVEL: GRAVEL (2.0 TO 4.75 mm) 5% MAXIMUM (% BY DRY WEIGHT)
 - c. SAND (0.42 TO 2.0 mm) 50% MAX (% BY DRY WEIGHT)
 - d. SILT (0.075 TO 0.42 mm) 20% MAXIMUM (% BY DRY WEIGHT)
 - e. CLAY (LESS THAN 0.075mm) 5% MAXIMUM (% BY DRY WEIGHT)
 - f. BARK MULCH (LESS THAN 5% PASSING #200) 15% MAX (% BY DRY WEIGHT)
 - g. LOAM (LESS THAN 5% PASSING #200) 20% TO 40% (% BY DRY WEIGHT)

ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX:

SIEVE	% PASSING
#4	100
#10	95
#40	40 - 15
#200	10 - 20
<#200	0 - 5

2. FRAGMENT SIZE DISTRIBUTION:
 - a. STICKS AND ROOTS: SHOULD BE MINIMIZED AND PREFERABLY LIMITED TO NOTHING LARGER THAN 4.75mm
 - b. DEBRIS AND OTHER FOREIGN MATERIALS: SHOULD BE MINIMIZED
 - c. PERCENTAGE ORGANIC MATTER: MINIMUM 3% BY VOLUME AND MAXIMUM 8% BY VOLUME
 - d. SOIL REACTION: pH OF 6 TO 7
 - e. CEC OF TOTAL SOIL: MINIMUM 10 meq/100mL AT pH OF 7.0
 - f. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS
 3. BASIC PROPERTIES: MANUFACTURED SOIL SHALL NOT CONTAIN THE FOLLOWING:
 - a. UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
 - b. UNSUITABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND THAT EXCEED A COMBINED MAXIMUM OF 5% BY DRY WEIGHT OF THE MANUFACTURED SOIL.
 - c. LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76mm) IN ANY DIMENSION
4. ACCEPTABLE SOIL AMENDMENTS
 - A. NO COMPOST SHOULD BE USED IN THE PLANTING MIX
 - B. SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100% PASSING THROUGH THE 1/2-INCH (13mm) SIEVE, A pH OF 3.4 TO 4.8
 - C. WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS.
 - D. MEDIA AMENDMENTS SUCH AS ZERO-VALENT IRON AND/OR DRINKING WATER TREATMENT RESIDUALS (ALUM) TO ENHANCE PHOSPHORUS SORPTION AS SPECIFIED BY ENGINEER.

⑧ **BIORETENTION SOIL MIX**
NOT TO SCALE

FILL MATERIAL SHOULD BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA. IT SHOULD BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, AND FROZEN OR OTHER OBJECTIONABLE MATERIALS.

AREAS ON WHICH FILL IS TO BE PLACED SHOULD BE SCARIFIED BEFORE PLACEMENT. FILL MATERIAL SHOULD BE PLACED IN LAYERS A MAXIMUM OF 8 INCHES THICK (BEFORE COMPACTION), WHICH SHOULD BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.

FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS SHEEPSFOOT, RUBBER-TIRED, OR VIBRATORY ROLLER.

A MINIMUM REQUIRED DENSITY IS 95% MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY.

⑫ **EARTH FILL**
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:

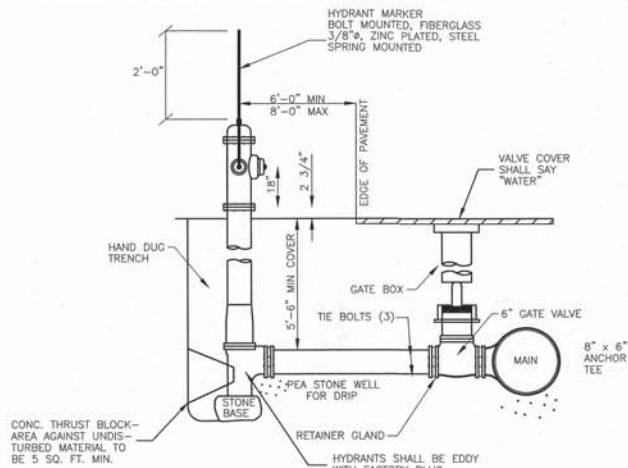


BIORETENTION DETAILS
DUPONT'S SERVICE CENTER
WAREHOUSE
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021
JOB No. 21114

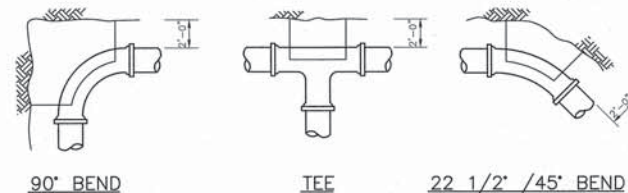
SHEET No.

SP-5

(P21-00)

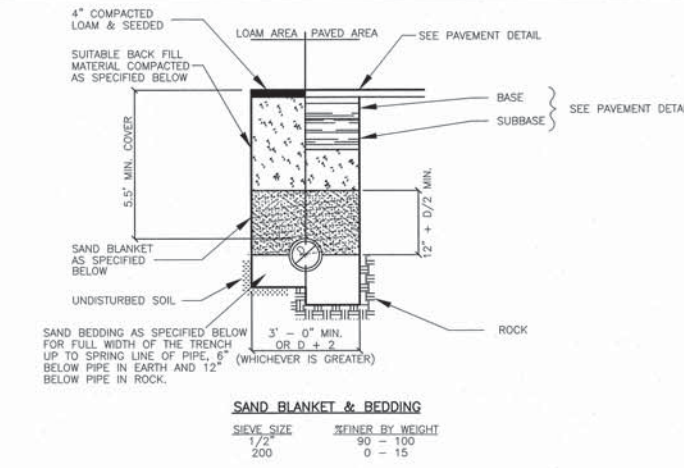


① HYDRANT & VALVE DETAIL
NOT TO SCALE



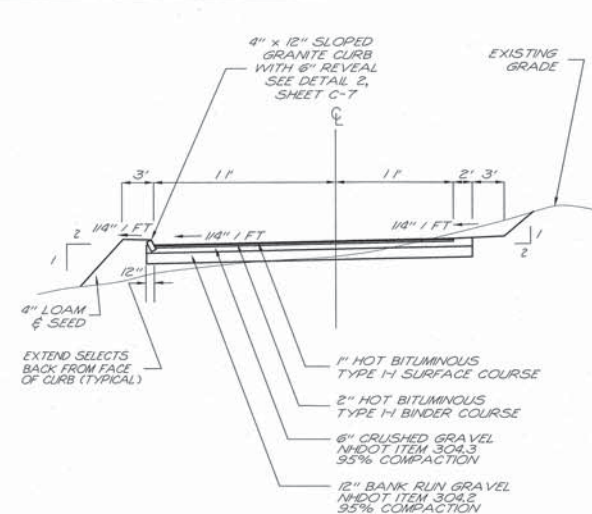
NOTE: SIZE OF THRUST BLOCK MAY BE INCREASED BY THE ENGINEER TO MEET SOIL CONDITIONS FOUND DURING CONSTRUCTION

② WATER MAIN THRUST BLOCK DETAILS
NOT TO SCALE

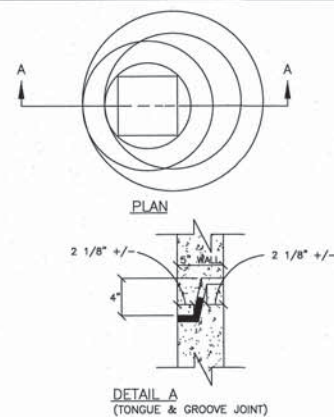


BACK FILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACK FILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

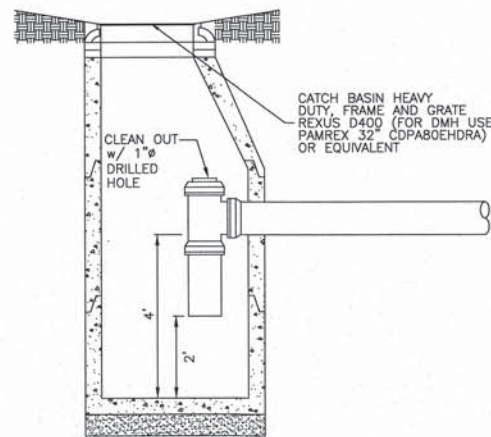
③ WATER LINE TRENCH
NOT TO SCALE



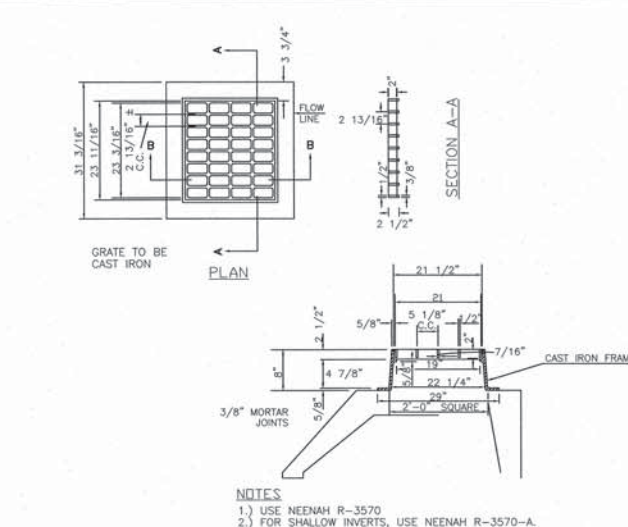
④ COMMON DRIVE CROSS SECTION
NOT TO SCALE



- NOTES
- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
 - CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 - THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FOOT.
 - RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 - THE STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING.
 - FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS (DETAIL A), MEETING H-20 LOADING MAY BE USED.

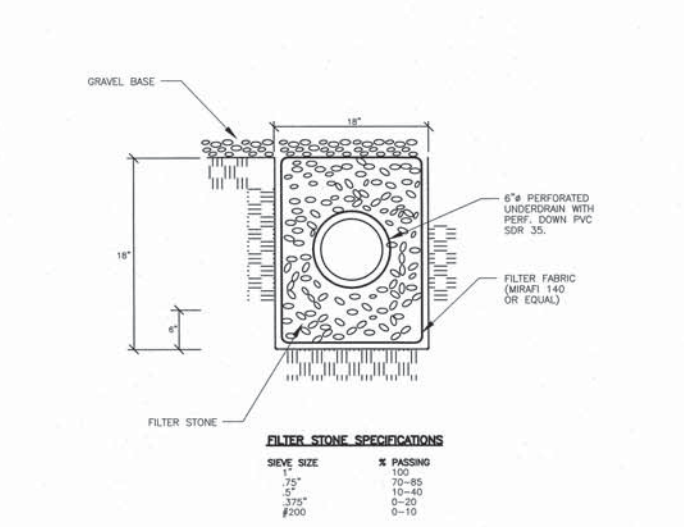


⑤ DEEP SUMP HOODED CATCH BASIN
NOT TO SCALE



- NOTES
- USE NEENAH R-3570
 - FOR SHALLOW INVERTS, USE NEENAH R-3570-A.

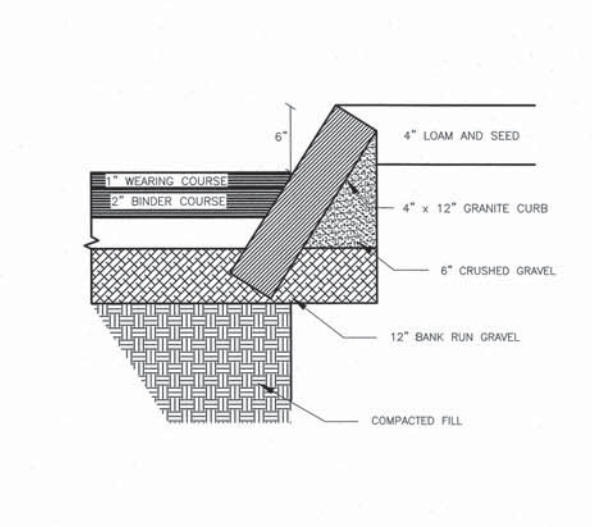
⑥ CATCH BASIN FRAME & GRATE
NOT TO SCALE



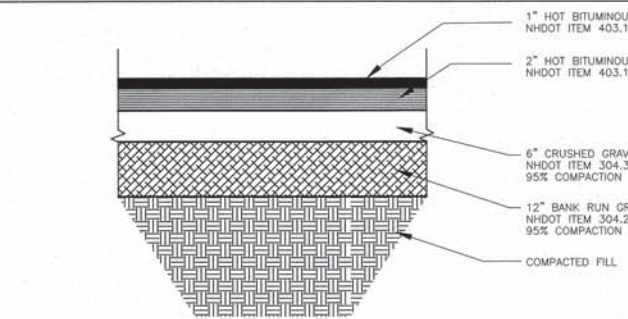
FILTER STONE SPECIFICATIONS

SIEVE SIZE	% PASSING
1 1/2"	100
1"	70-85
3/4"	10-40
3/8"	0-20
#200	0-10

⑦ UNDERDRAIN DETAIL
NOT TO SCALE



⑧ SLOPED GRANITE CURB SECTION
NOT TO SCALE



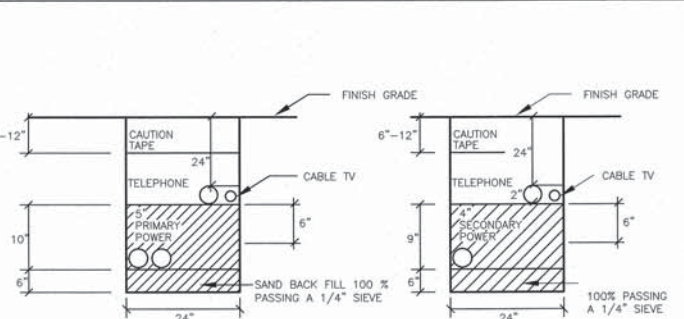
GENERAL MATERIALS NOTES - APPLIES TO ALL DETAILS UNLESS NOTED.

- MATERIALS & CONSTRUCTION METHODS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- COMPACTED FILL UNDER PAVEMENT OR CONCRETE AREAS SHALL BE FREE OF ORGANIC MATERIAL & COMPACTED IN 6" LIFTS TO NOT LESS THAN 95% OPTIMUM DENSITY.
- BANK RUN GRAVEL SHALL BE:

SIEVE	PERCENT PASSING
#4	100%
#10	25 - 70%
#20	12% - 100%
#40	5 - 85%
#60	0 - 12%
- CRUSHED GRAVEL SHALL BE:

SIEVE	PERCENT PASSING
#4	100%
#10	25 - 70%
#20	12% - 100%
#40	5 - 85%
#60	0 - 12%
- BASE COURSE OF PAVEMENT SHALL BE 3/4" DIA. TYPE I-1 HOT BITUMINOUS CONCRETE (225 LBS/SQ.YD.)
- WEARING COURSE OF PAVEMENT SHALL BE 1/2" DIA. TYPE I-1 HOT BITUMINOUS CONCRETE (115 LBS/SQ.YD.)

⑩ TYPICAL PAVEMENT SECTION
NOT TO SCALE

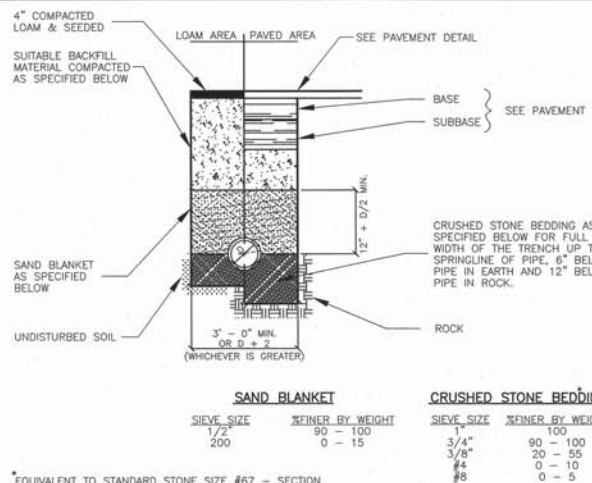


ELECTRICAL TRENCH "A"
NOT TO SCALE

ELECTRICAL TRENCH "B"
NOT TO SCALE

- TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
- LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
- FOR COMPLETE SPECIFICATION SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
- CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

⑪ ELECTRICAL TRENCH
NOT TO SCALE



EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

⑫ STORM DRAINAGE & SEWER PIPE TRENCH
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

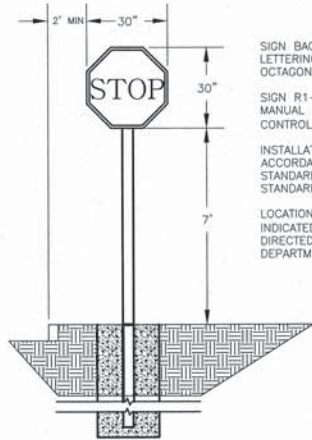
755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 3630

REVISIONS
DATE: DESCRIPTION:

CONSTRUCTION DETAILS
DUPONT'S SERVICE CENTER
WAREHOUSE
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021
JOB No. 21127

SHEET No.

SP-6



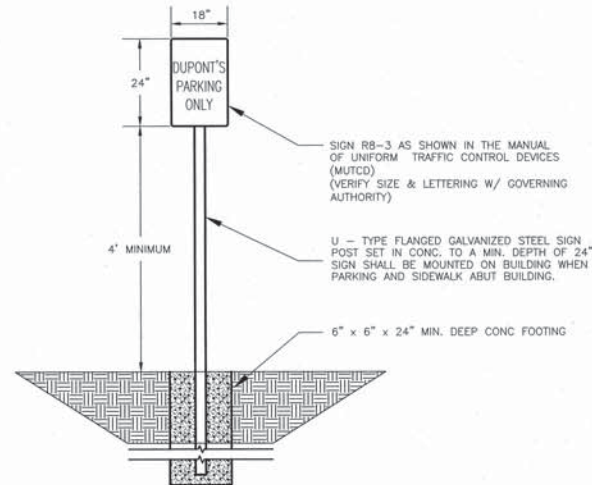
SIGN BACKGROUND TO BE WHITE
LETTERING TO BE RED
OCTAGON TO BE RED

SIGN R1-1 AS SHOWN IN THE
MANUAL ON UNIFORM TRAFFIC
CONTROL DEVICES (MUTCD).

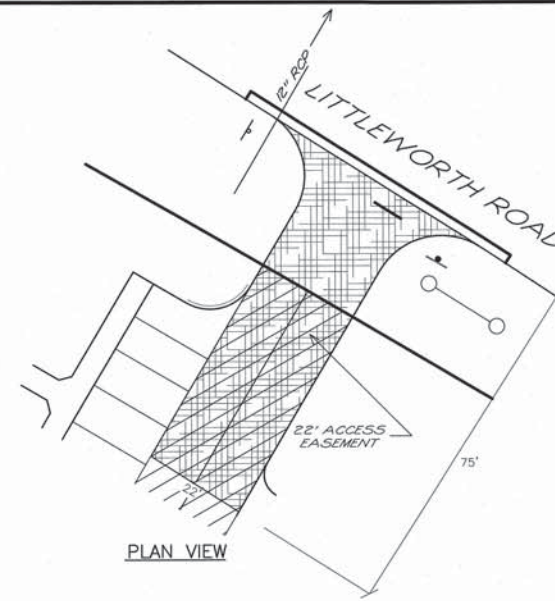
INSTALLATION SHALL BE IN
ACCORDANCE WITH MUTCD
STANDARDS AND NHDOT
STANDARDS.

LOCATION OF SIGNS SHALL BE AS
INDICATED ON PLANS AND/OR AS
DIRECTED BY THE CITY OF DOVER
DEPARTMENT OF PUBLIC WORKS

1 STOP SIGN
NOT TO SCALE

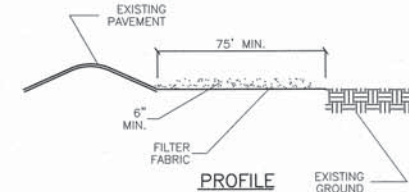


2 NO PARKING
NOT TO SCALE

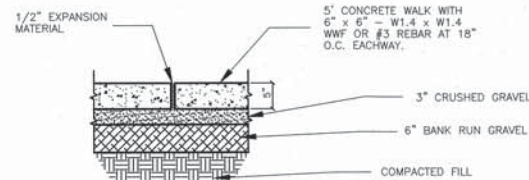


3 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

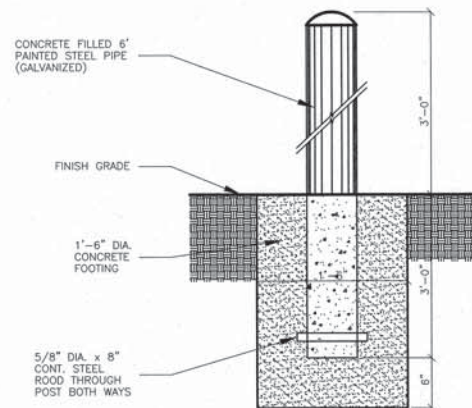
1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY.
PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 3"
STONE TO MATCH SLOPE OF EXISTING ROAD
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT
FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO
REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A
SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT
SIDE TO TRAP ANY SILT WASHED FROM THE STONE.
4. HAYBALES OR SILT FENCE SHALL BE PLACED ON THE DOWN GRADIENT
SIDE AS SHOWN ON THE EROSION CONTROL PLAN.



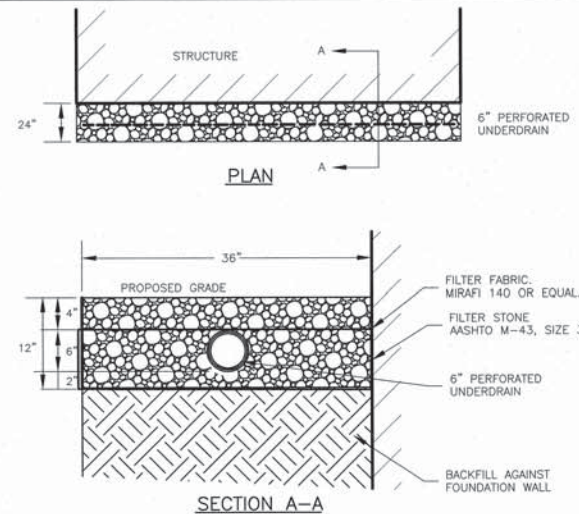
PROFILE



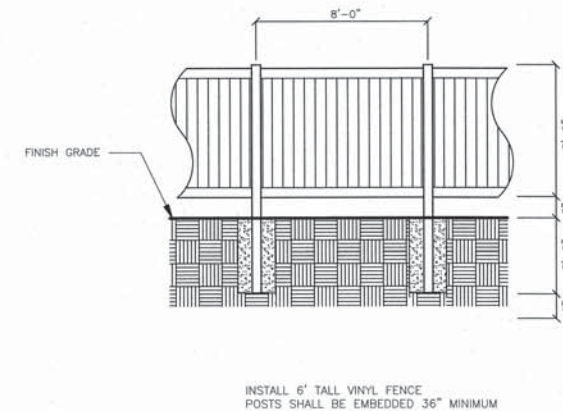
EXPANSION JOINT
NOT TO SCALE



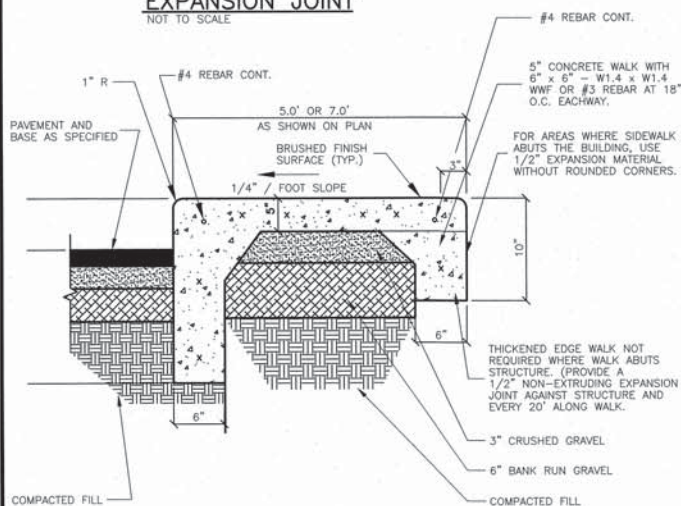
6 BOLLARD
NOT TO SCALE



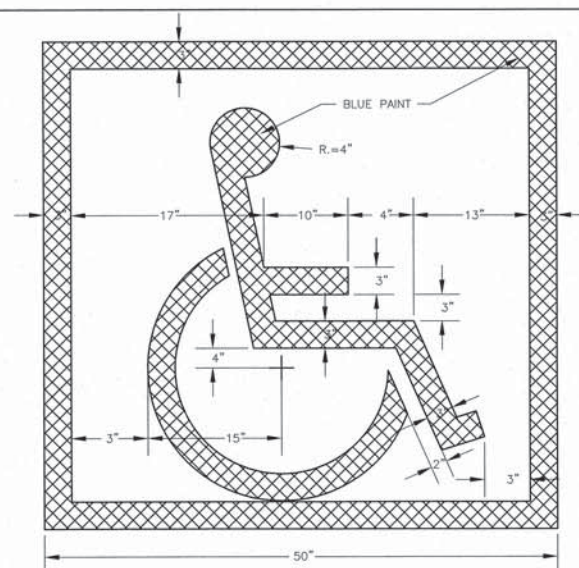
7 BUILDING DRIP EDGE
NOT TO SCALE



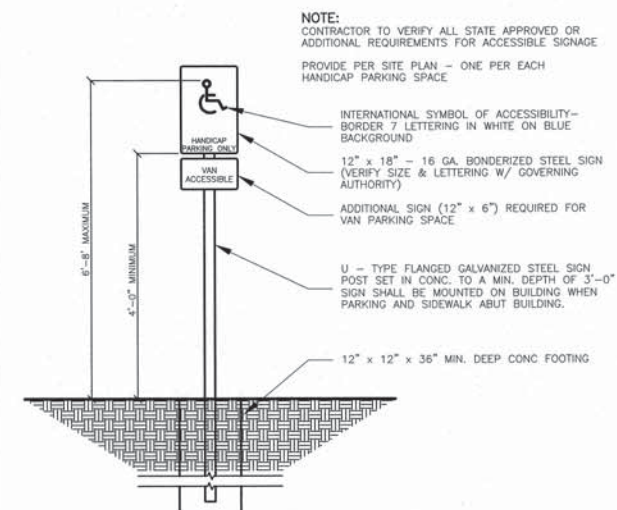
8 VINYL STOCKADE FENCE
NOT TO SCALE



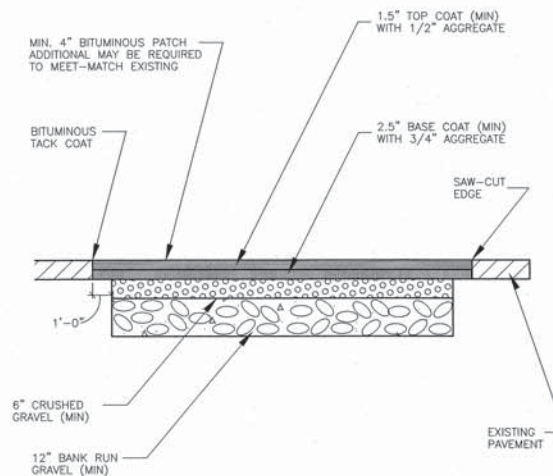
CONCRETE WALK W/CONCRETE CURB
NOT TO SCALE



10 HANDICAP SYMBOL DETAIL
NOT TO SCALE



11 HANDICAP PARKING SIGN
NOT TO SCALE



12 ENTRANCE PATCH DETAIL
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:

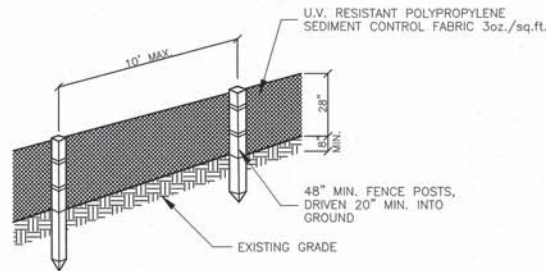


CONSTRUCTION DETAILS
DUPONT'S SERVICE CENTER
WAREHOUSE
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021
JOB No. 21127

SHEET No.

SP-7

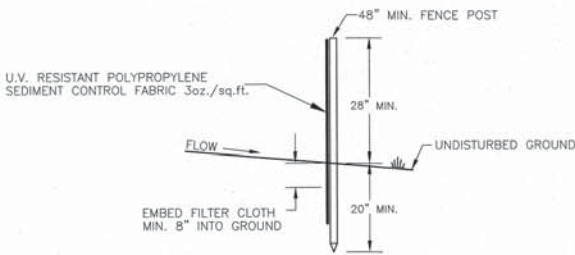
(P21-00)



PERSPECTIVE VIEW

NOTES

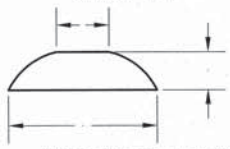
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL, COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.



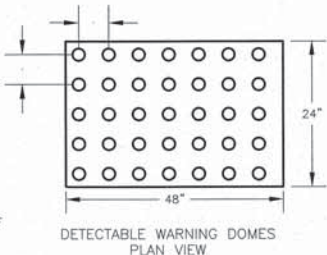
SECTION

1 SILT FENCE
NOT TO SCALE

DETECTABLE WARNING DOMES
SECTION VIEW



WARNING PADS SHALL BE CONSTRUCTED OF CAST IRON OR SIMILAR DURABLE MATERIAL APPROVED BY THE CITY OF ROCHESTER.

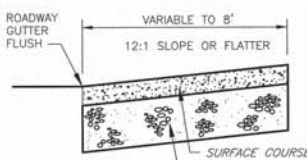


DETECTABLE WARNING DOMES
PLAN VIEW

NOTES:

1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK; I.E., DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMP ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET THE GRADE OF DRIVEWAY.
5. THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.
6. DETECTABLE WARNINGS TO BE INSTALLED 6" FROM EDGE OF RAMP.
7. DETECTABLE WARNINGS PADS SHALL BE CONSTRUCTED OF CAST IRON OR SIMILAR DURABLE MATERIAL APPROVED BY THE CITY OF ROCHESTER.

9 WHEEL CHAIR RAMP
NOT TO SCALE



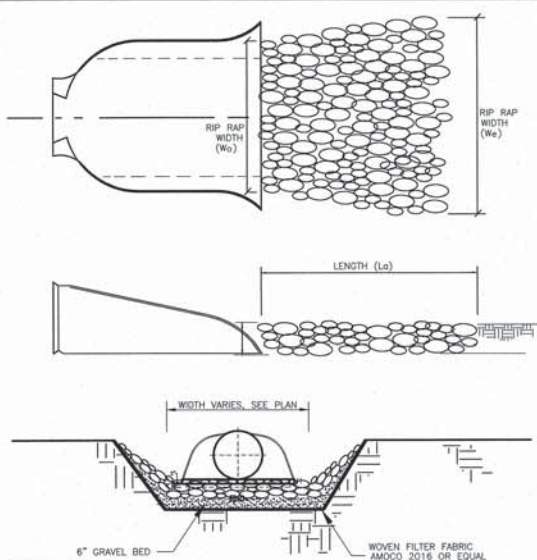
SECTION A-A

W	L	S.Y.
5'-0"	2'-9"±	6.3
6'-0"	2'-0"±	7.2
7'-0"	1'-3"±	8.0
8'-0"	0'-0"	8.1

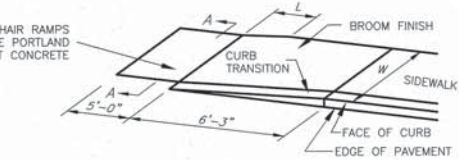
2 FILTREXX® SILTSOXX™
NOT TO SCALE

NOTES

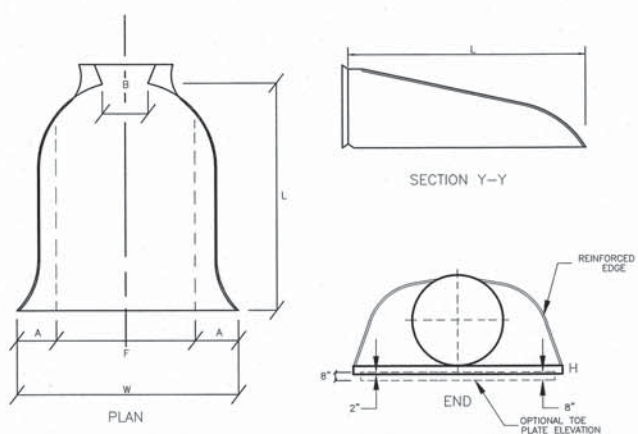
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
3. WHERE IT REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
4. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER.
5. THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.



6 RIPRAP DETAIL
NOT TO SCALE

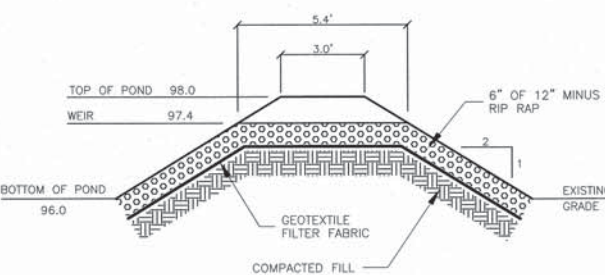


7 CMP FLARED END SECTION
NOT TO SCALE



DIA	A	B	H	F	L	W
12"	5"	7"	6"	22"	21"	44"
15"	6"	8"	6"	28"	26"	52"
18"	7"	10"	6"	34"	31"	58"
24"	9"	13"	6"	46"	41"	72"

11 BROAD CRESTED WEIR
NOT TO SCALE



1. The project shall be managed to meet the requirements and intent of RSA 430:53 and AGR 3800 relative to invasive species.
2. Fugitive dust shall be controlled in accordance with ENV-A 1000.

CRITICAL AREAS

Anywhere on the site that existing vegetation is to be removed will require immediate erosion control treatment. Special care should be taken where runoff enters wetlands. All storm water practices areas shall be stabilized prior to directing storm water to them; specifically all bioretention basins and all infiltration practices.

EROSION AND SEDIMENT CONTROL PRACTICES

Erosion and sediment control practices will include the use of rip-rap, and check dams. All erosion and sediment control practices will be constructed and maintained according to the minimum standards and specifications contained in the "New Hampshire Stormwater Manual, Volume 2".

A. Erosion and Sediment Control Measures

1. The erosion control procedures shall conform to Section 645 of the "Standard Specifications for Road and Bridge Construction" of the NH DOT, and the "New Hampshire Stormwater Manual."
2. During Construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of land should be exposed at any one time during development. The amount of exposed areas which are temporarily stabilized without permanent stabilization shall be limited to 5 acres.
3. During grading operations, install stone check dams at 50 foot intervals in drainage swales and at drain inlets where shown. Barriers are to be maintained and cleaned until disturbed areas are stabilized.
4. Any disturbed areas which are to be left temporarily, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass to prevent erosion.
5. FILTREXX(R) SILTISOXX(TM) and other erosion control measures shall be inspected weekly and after every 0.25" rainfall event during the life of the project. All damaged erosion control measures shall be repaired. sediment deposits shall periodically be removed.
6. Avoid the use of future open spaces (loam and seed areas) wherever possible during the construction. Construction traffic shall use the roadbeds of future roads and parking areas.
7. Topsoil required for the establishment of vegetation shall be stock piled in amounts necessary to complete finished grading of all exposed areas.
8. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in an approved facility.
9. All fills shall be placed and compacted to reduce erosion, slippage settlement, subsidence or other related problems.
10. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
11. Frozen material or soft, mucky or highly compressible material shall not be incorporated into fills.
12. Fill material shall not be placed on a frozen foundation subgrade.
13. Disturbed areas shall be seeded immediately following finished grading.
14. Limit of exposed area that is temporarily stabilized without permanent stabilization is 5 acres or less.
15. Not used.
16. All disturbed areas must be seeded and mulched within 3 days of final grading, cut and fill slopes must be stabilized within 72 hours of achieving finished grade and roadways and parking areas must be stabilized within 72 hours of achieving finished grade.
17. All ditches and swales are to be stabilized prior to directing runoff to these features.
18. All cut and fill slopes shall be seeded immediately.
19. An area shall be considered stable if one of the following has occurred:
 - a.) Base course gravels are installed in areas to be paved.
 - b.) A minimum of 85% vegetated growth has been established.
 - c.) A minimum of 3" of non-erosive material such as stone or riprap has been installed
 - d.) Erosion control blankets have been properly installed.

B. Vegetative Practice

All ground areas opened up for construction will be regraded, loamed, seeded and mulched in the shortest practical time. All Temporary and Permanent Seeding must be applied prior to September 15th. Employ temporary erosion and sedimentation control devices as detailed in this plan as necessary until adequate stabilization has been assured.

A. Temporary Seeding & Hay Mulching

1. At no time shall any disturbed area remain unstabilized for longer than 30 days. All areas where construction is not completed within 30 days of the initial disturbance shall receive temporary seeding measures.
2. Fertilizer shall be spread on the top layer of loam and worked into the surface. Fertilizer application rate shall be 300 pounds per acre of 10-10-10 fertilizer.
3. Seed shall be Winter Rye, 112 LBS. per acre.
4. Remove stones and trash that will interfere with seeding the area. Where feasible, till the soil to a depth of about 3 inches to prepare a seedbed and mix fertilizer into the soil. The seedbed should be left in a firm and smooth condition. The last tillage operation should be performed across the slope whenever practical.
5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook.
6. The surface shall be watered and kept moist with a fine spray as required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds removed.

B. Permanent Seeding & Hay Mulching

1. All disturbed areas shall be loamed (4") and limed. Lime shall be thoroughly incorporated into the loam layer at a rate of 2 tons per acre.
2. Fertilizer shall be spread on the top layer of loam and worked into then surface. Fertilizer application rate shall be 500 pounds per acre of 10-20-20 fertilizer.
3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil = 48 lbs total). The soil shall be lightly raked immediately before seeding. One half the seed shall be sown in one direction and the other half at right angles to the original direction. It shall be lightly raked in to the soil to a depth not over 1/4 inch and rolled with hand roller weighing not over 100 pounds per linear foot to width.
4. Hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook. The surface shall be watered and kept moist with a fine spray as required, without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds removed.

CONSTRUCTION SEQUENCE

1. Do not begin construction until all local, state and federal permits have been applied for and received.
2. Install FILTREXX(R) SILTISOXX(TM) as necessary to control erosion and prevent sediment contamination of wetlands prior to any earth moving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as required for drainage construction.
4. Core shall be taken to preserve the infiltration capacity of the infiltrating soil. See the New Hampshire Stormwater Manual for additional information.
5. Construct stormwater Bioretention areas #1 & detention area #1. Do not direct runoff to these practices until the practice and contributing areas are fully stabilized. Temporary water diversion (sediment basins, swales, etc.) must be used as necessary to contain runoff until soils are stabilized.
6. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as required for remaining site.
7. Construct roadway and utilities.
8. Loam and seed disturbed areas in accordance with vegetative practice and general construction notes.
9. Cut and fill slopes shall be seeded immediately after their construction.
10. All areas receiving runoff, including but not limited to the stormwater infiltration and bioretention areas, shall be stabilized prior to directing runoff to them.
11. All soils that are finish graded must be stabilized within 72 hours of disturbance.
12. Lot disturbance, other than that shown on the approved plans, shall not commence until after the roadway has the base course to design elevation and the associated drainage is complete and stable.

MAINTENANCE

During the period of construction and/or until long term vegetation is established:

1. Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.
2. The side slopes will be checked after each significant rainfall.
3. The side slopes will be checked weekly and repaired when necessary until adequate vegetation is established.
4. The FILTREXX(R) SILTISOXX(TM) barriers will be checked regularly. Necessary repairs will be made to correct undermining or deterioration of the structures.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchor netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melts.
2. All ditches or swales which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions.
3. After October 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.

12 EROSION AND SEDIMENT CONTROL NOTES

TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:



CONSTRUCTION DETAILS
DUPONT'S SERVICE CENTER
WAREHOUSE
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

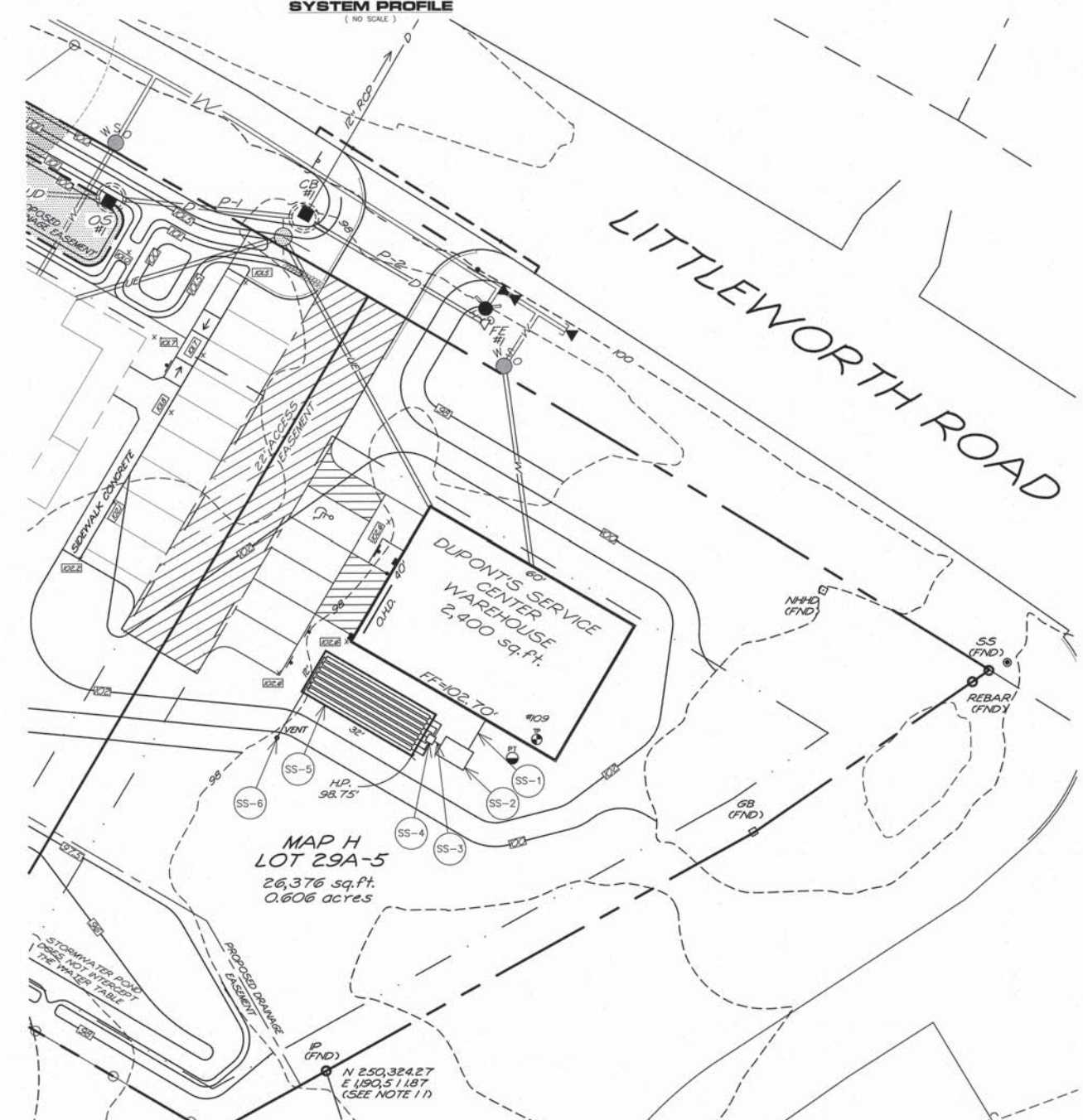
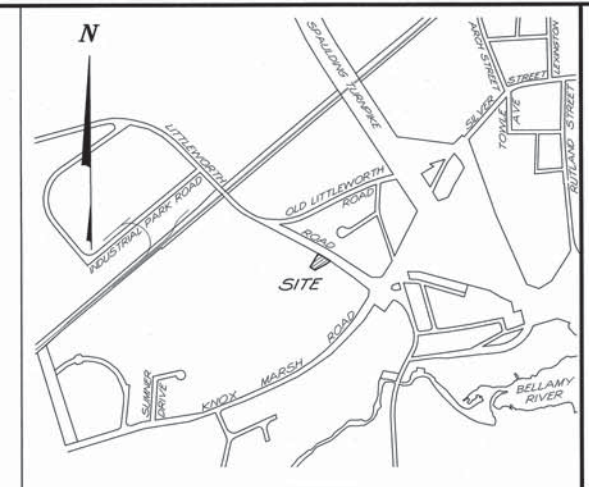
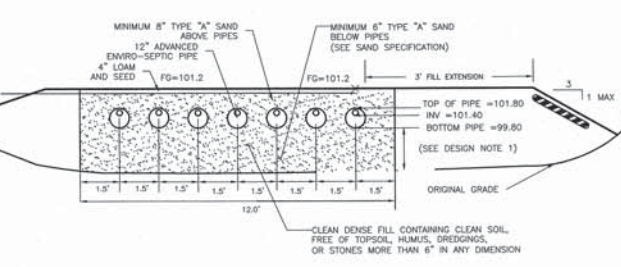
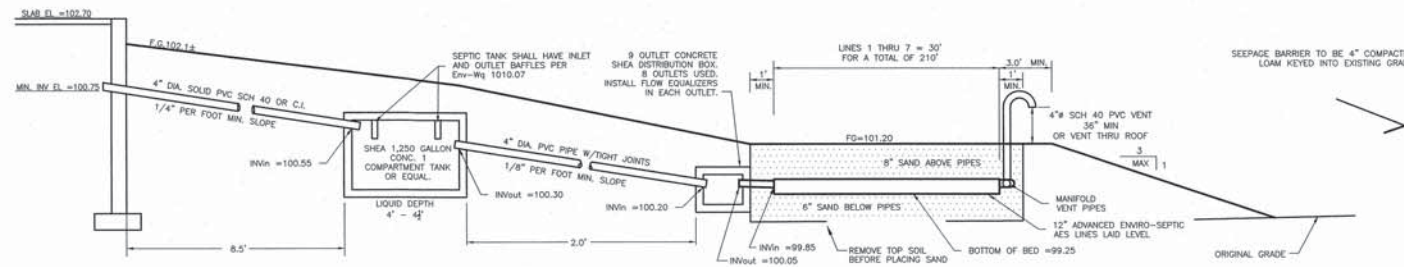
JOB No. 21127

AUGUST 26, 2021

SHEET No.

SP-8

(P21-00)



TEST PIT #109

DATE: APRIL 14, 2017
DEPTH: 19'

DEPTH	DESCRIPTION
0' - 8'	DARK BROWN (10YR 3/3) SILT LOAM; MASSIVE STRUCTURE; MOIST, FRABLE.
8' - 19'	LIGHT OLIVE BROWN (2.5Y 5/4) SILT LOAM; MASSIVE STRUCTURE; MOIST, FRABLE.
19' - 60'	OLIVE GRAY (2.5Y 5/2) & LIGHT OLIVE BROWN (2.5Y 5/4) SILT LOAM WITH BROWNISH RED (2.5YR 4/6) COATINGS ON SOME PED FACES; FEW MEDIUM PROMINENT STRONG BROWN (7.5YR 5/8) REDOX CONCENTRATIONS; STRONG MEDIUM SUBANGULAR BLOCKY STRUCTURE; MOIST, FIRM.

ESTIMATED WATER TABLE: 19"
OBSERVED WATER TABLE: 19"
RESTRICTIVE LAYER: NONE
BEDROCK REFUSAL: BOXFORD
SOIL SERIES: C
HYDROLOGIC SOIL GROUP: C

SAND SPECIFICATIONS

Sieve Size	ASTM C-33 fine aggregate	AES & ES Specifications
3/4"	100% passing	0% retained
3/8"	100% passing	"Gravel"
#4	95-100% passing	
#8	80-100% passing	
#10		<35% retained
#16	50-85% passing	"Coarse to Very Coarse Sand"
#30	25-60% passing	
#35		40-90% retained
#40	5-30% passing	
#50	0-10% passing	
#100		"Fines" (silt & clay)
#200		<2% passes - CRITICAL

LEGEND

100	EXISTING 10 FT CONTOUR
98	EXISTING 2 FOOT CONTOUR
99	PROPOSED CONTOUR
	SETBACK LINE
W	PROPOSED WATER LINE
UT	UTILITY POLE
PT	PERCOLATION LOCATION
TS	TEST PIT
98.7	PROPOSED SPOT GRADE
98.7	EXISTING SPOT GRADE
HP 102.7	EXISTING HIGH POINT ELEV.
	PROPOSED SILT FENCE
WS	PROPOSED WATER SHUT-OFF

- DESIGN NOTES**
- DESIGN INTENT:
 - EXISTING GRADE AT THE HIGH POINT OF THE SYSTEM IS ELEV 98.75'
 - ESTIMATED SEASONAL HIGH WATER TABLE IN TEST PIT #109 IS 19'
 - BOTTOM OF AES PIPE TO BE INSTALLED AT ELEV. 99.80'
 - PROVIDING 24" OF SEPARATION TO ESHWT (24" REQUIRED)
 - BOTTOM OF AES PIPE TO BE INSTALLED 13" ABOVE EXISTING GRADE AT THE HIGH POINT OF THE SYSTEM
 - PERCOLATION TEST: DATE: APRIL 14, 2017
DEPTH: 14" INCHES
RATE: 14 MINUTES PER INCH
 - DESIGN FLOW DATA: WAREHOUSE 10 GPD PER EMPLOYEE x 3 EMPLOYEES = 30 GPD
MIN. SYSTEM SIZE = 300 GPD
 - BED SIZE: 198 LINEAR FEET REQUIRED, 7 PIPES x 30' PROVIDED = 210 LINEAR FEET PROVIDED
 - STRAFFORD COUNTY SOIL CLASSIFICATION: BOXWOOD
 - LOT SERVICED BY CITY WATER.
 - NO EXPOSED LEDGE WITHIN 75' OF SYSTEM.
 - FOUNDATION DRAINS ARE PERMITTED 15' FROM PROPOSED LEACH FIELD AND 5' FROM PROPOSED SEPTIC TANK. A SOLID FOUNDATION DRAIN LINE IS PERMITTED 5' FROM LEACH FIELD.
 - IF FAILURE OCCURS SYSTEM MAY HAVE TO BE REBUILT IN PLACE.
 - NO SURFACE WATER WITHIN 75' OF SYSTEM.
 - A GARBAGE DISPOSAL IS NOT PERMITTED.
 - WATER SOFTENER IS NOT PERMITTED
 - LARGE WHIRLPOOLS OR HOT TUBS ARE NOT RECOMMENDED.
 - NHDES SUBDIVISION APPROVAL NUMBER: ESA2017062901

- CONSTRUCTION NOTES**
- THIS SUBSURFACE DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND PRACTICES OF THE NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DIVISION (NHWSOCD). CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THIS PLAN AND THE CONSTRUCTION CRITERIA OF NHWSOCD. IN ADDITION, THE INSTALLER MUST HOLD A VALID INSTALLER'S PERMIT FROM NHWSOCD BEFORE BACKFILLING OR COVERING THE INSTALLED COMPONENTS. THE INSTALLER MUST NOTIFY THE NHWSOCD FOR INSPECTION.
 - UNLESS NOTED OTHERWISE, SEPTIC TANK AND DISTRIBUTION BOXES ARE TO BE PRE-CAST CONCRETE, AND ARE TO BE SET ON FIRMLY COMPACTED GROUND. PIPE CONNECTIONS AT INLET AND OUTLET SHALL BE TIGHTLY SEALED WITH CEMENT TYPE MORTAR, SUCH AS WATERLOUS. SEPTIC TANK AND DISTRIBUTION BOXES SHALL HAVE INLET BAFFLES CAST IN. OUTLETS SHALL BE "WATER LEVELED" TO ENSURE EQUAL OUTLET DISTRIBUTION. INSULATE AS DETAILED.
 - SEWER PIPE FROM BUILDING TO SEPTIC TANK SHALL BE CAST IRON OR SCHEDULE 40 SOLVENT WELDED PLASTIC PIPE. EFFLUENT PIPE FROM SEPTIC TANK TO LEACH FIELD SHALL BE FRICTION JOINT RIGID PLASTIC PIPE UNLESS NOTED OTHERWISE. LEACHING BED LATERAL PIPES SHALL BE PERFORATED RIGID PLASTIC PIPE WITH FRICTION TYPE COLLARS, ELL OR TEES, ALL ENDS INTERCONNECTED AND LAID LEVEL.
 - ALL TOPSOIL, ROOTS AND ORGANIC MATTER MUST BE REMOVED FROM THE AREA BENEATH THE LEACH FIELD, WITH CARE TAKEN NOT TO COMPACT THE PARENT SOIL DURING CONSTRUCTION. FOR RAISED SYSTEMS, THE FILL BENEATH THE FIELD SHALL BE CLEAN, MEDIUM COARSE SAND (0.5 - 1.0 MM), AND THE AREA TO BE FILLED MUST BE CLEARED.
 - THE INSTALLER MUST CONTACT TRITECH ENGINEERING CORP. PRIOR TO CONSTRUCTION IF ANY DEVIATIONS BETWEEN THE SITE AND THIS PLAN ARE NOTED, OR IF ANY CONSTRUCTION CHANGES ARE DESIRED.
 - NHWSOCD CONSTRUCTION APPROVALS EXPIRE 4 YEARS FROM THE DATE OF ISSUE.
 - WHERE THE ACCESS COVER FOR THE SEPTIC TANK COMPARTMENT IS GREATER THAN 12" FROM FINISHED GRADE A 36" DIAMETER RISER SHALL BE INSTALLED IN ACCORDANCE WITH ENV-WQ 1010.05
 - INSTALL 2 LAYERS OF 2" x 2" RIGID BOARD INSULATION CENTERED OVER PIPE DISCHARGE LINE WHERE COVER IS LESS THAN 3 FEET.

- GENERAL NOTES**
- CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC
755 CENTRAL AVENUE
DOVER, N.H.
 - DEED REFERENCE: SCRD BOOK 4499 PAGE 579
 - TAX MAP H LOT 29A-5
 - DURING 2016, HIGHLAND SOILS (MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76) CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
 - PLAN REFERENCE: SUBDIVISION OF LAND
GEORGE F. MITROPOLIS
REVOCABLE LIVING TRUST
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
APRIL 27, 2017 - SCRD 114-23

- SEPTIC NOTES:**
- INSTALL 8.5 FEET OF 4" SEWER PIPE.
 - INSTALL 1,250 GALLON CONCRETE SEPTIC TANK BY AJ FOSS
 - INSTALL 2 FOOT OF EFFLUENT PIPE.
 - INSTALL SHEA CONCRETE, 9 OUTLET DISTRIBUTION BOX OR EQUAL.
 - INSTALL 12" x 32' ADVANCED ENVIRO-SEPTIC (AES), 7 PIPES, 30 FEET LONG
 - INSTALL 4" SCH 40 PVC LOW VENT TO BE MINIMUM OF 36" ABOVE FINISHED GRADE. CONNECT TO VENT MANIFOLD.



NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
No. 980
Environmental Services

TRITECH
ENGINEERING CORPORATION

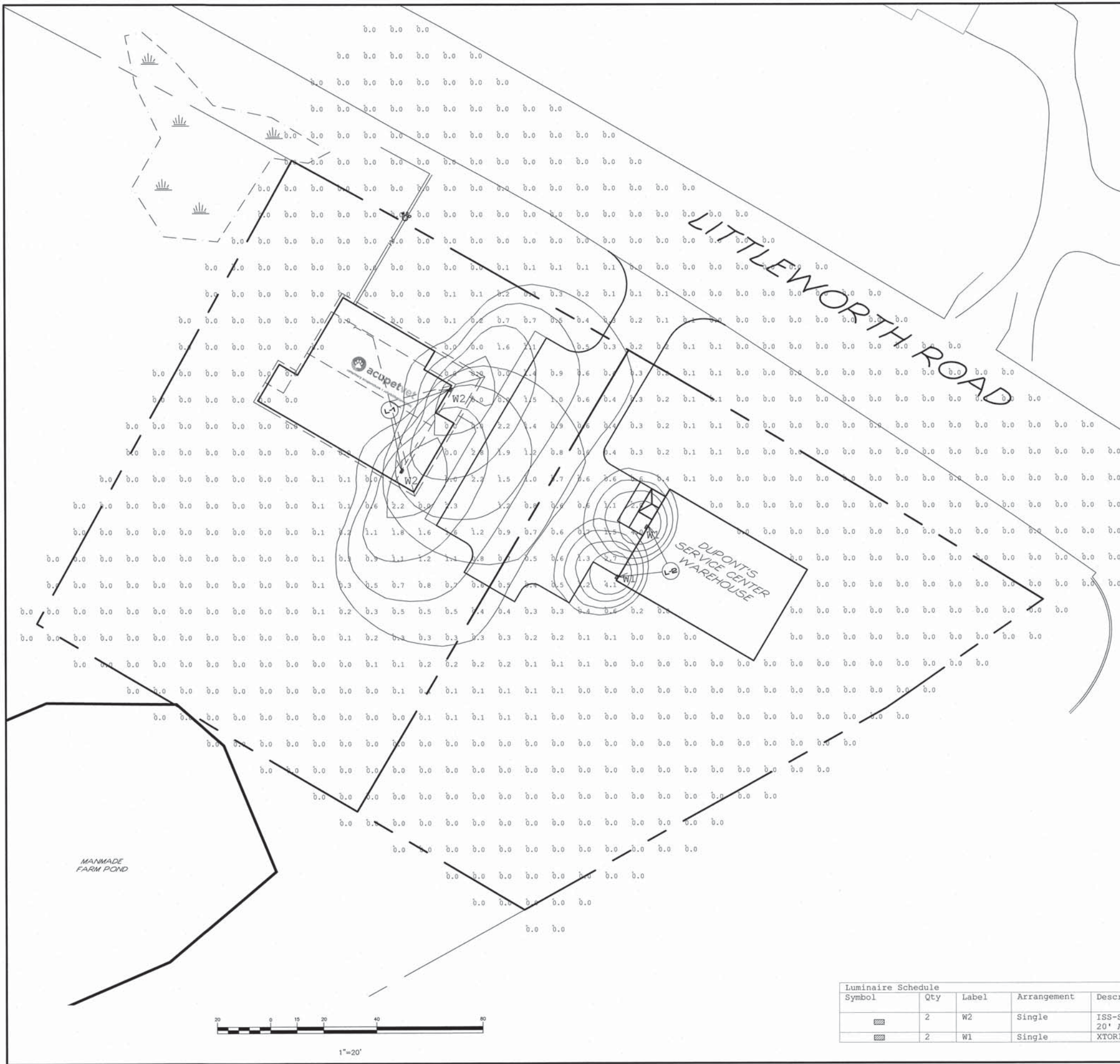
755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 748 8107
FAX 603 742 3630

REVISIONS	DATE	DESCRIPTION

INDIVIDUAL SEWAGE
DISPOSAL SYSTEM DESIGN
DUPONT'S SERVICE CENTER
WAREHOUSE
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021 JOB No. 21127
SCALE: 1" = 20'

ISDS-1

SHEET NO.



TRITECH
ENGINEERING CORPORATION

LIGHTING NOTES

1. INSTALL (2) 116 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURES, ISS-SALE-740-U-SL4; MOUNTED 20' ABOVE FINISHED GRADE, WITH SHIELDING.
2. INSTALL (2) 24 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURE, XTOR1B, MOUNTED 12' ABOVE FINISHED GRADE, WITH SHIELDING.
3. EXTERIOR LIGHTING SHALL BE DOWN LIT AND FULLY SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND ROADWAYS.
4. ALL EXTERIOR LIGHTING SHALL BE EQUIPPED WITH PASSIVE INFRA-RED MOTION SENSORS.
5. PHOTOMETRICS CONTAINED ON THIS PLAN PROVIDED BY CHARRON INC.

StatArea 1
 PARKING LOT AREA
 Illuminance (Fc)
 Average = 0.93
 Maximum = 2.7
 Minimum = 0.3
 Avg/Min Ratio = 3.10
 Max/Min Ratio = 9.00

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Luminaire Watts	Total Watts
■	2	W2	Single	ISS-SALE-740-U-SL4/ WALL MTD 20' AFG	6916	58.2	116.4
■	2	W1	Single	XTOR1B	1418	12.2	24.4

acupetvet & SERVICE CENTER
 veterinary acupuncture • rehabilitation clinic
 LITTLEWORTH ROAD
 DOVER, NEW HAMPSHIRE

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
 DOVER NEW HAMPSHIRE 03800
 TELEPHONE 603 742 8107
 FAX 603 742 3830

REVISIONS

DATE	DESCRIPTION

LIGHTING PLAN

AUGUST 26, 2021

SCALE: 1" = 20'

JOB No. 21114

SHEET No.

Li-1



acupetvet *DUPONT'S
& SERVICE CENTER*
veterinary acupuncture • rehabilitation clinic

acupetvet *DUPONT'S
& SERVICE CENTER*
veterinary acupuncture • rehabilitation clinic

LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

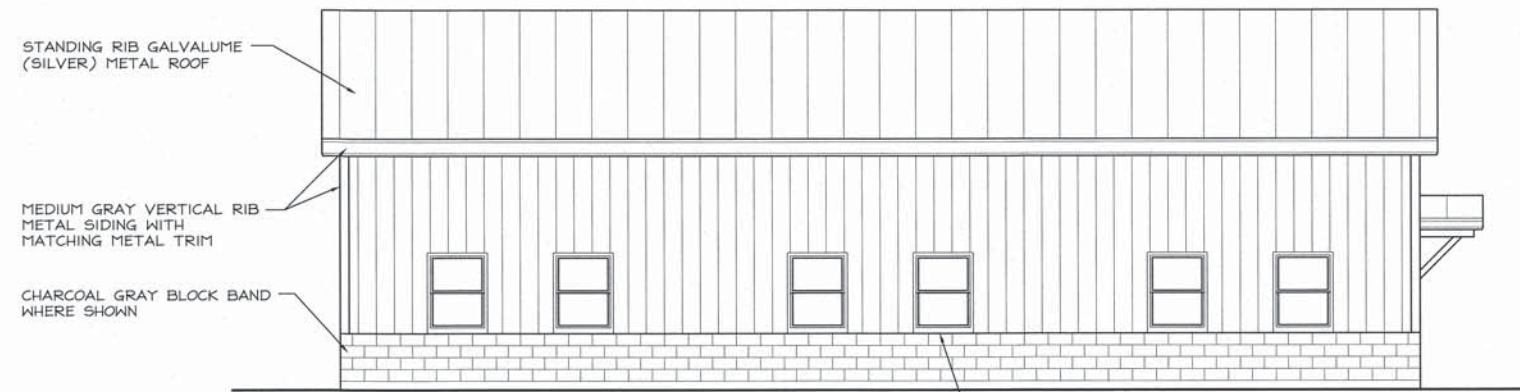
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TRITECH
ENGINEERING CORPORATION

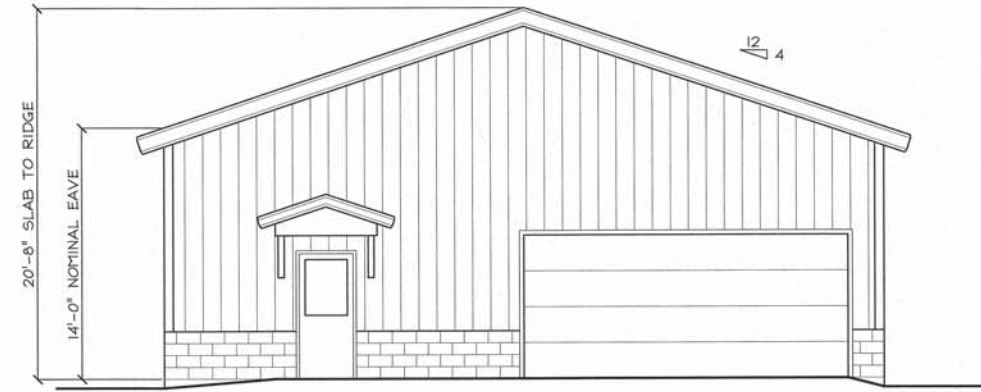
765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

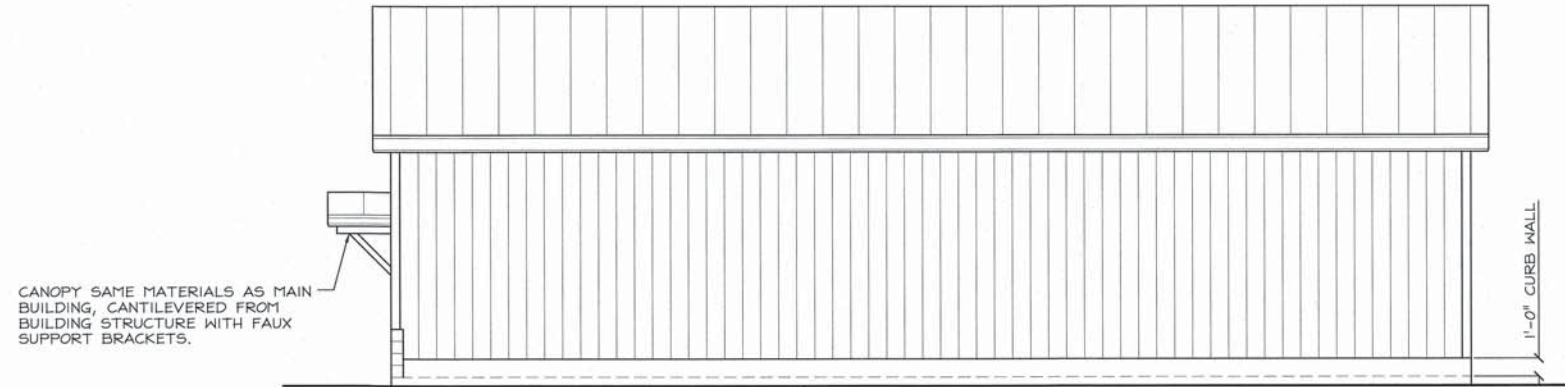




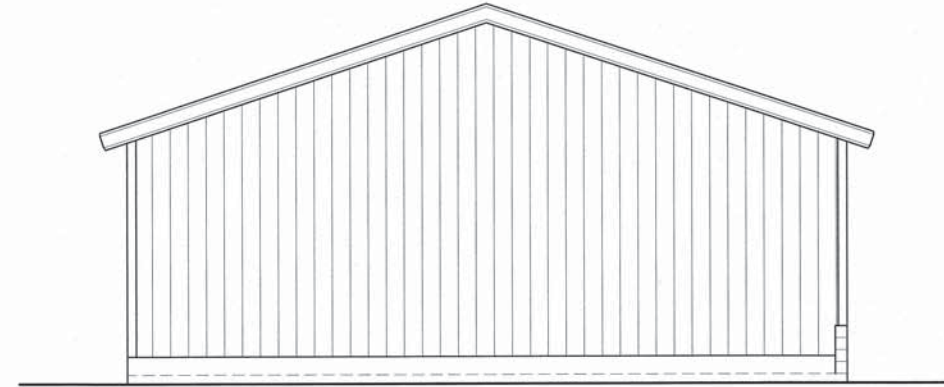
LEFT SIDE (STREET) ELEVATION
SCALE: 3/16" = 1'-0"



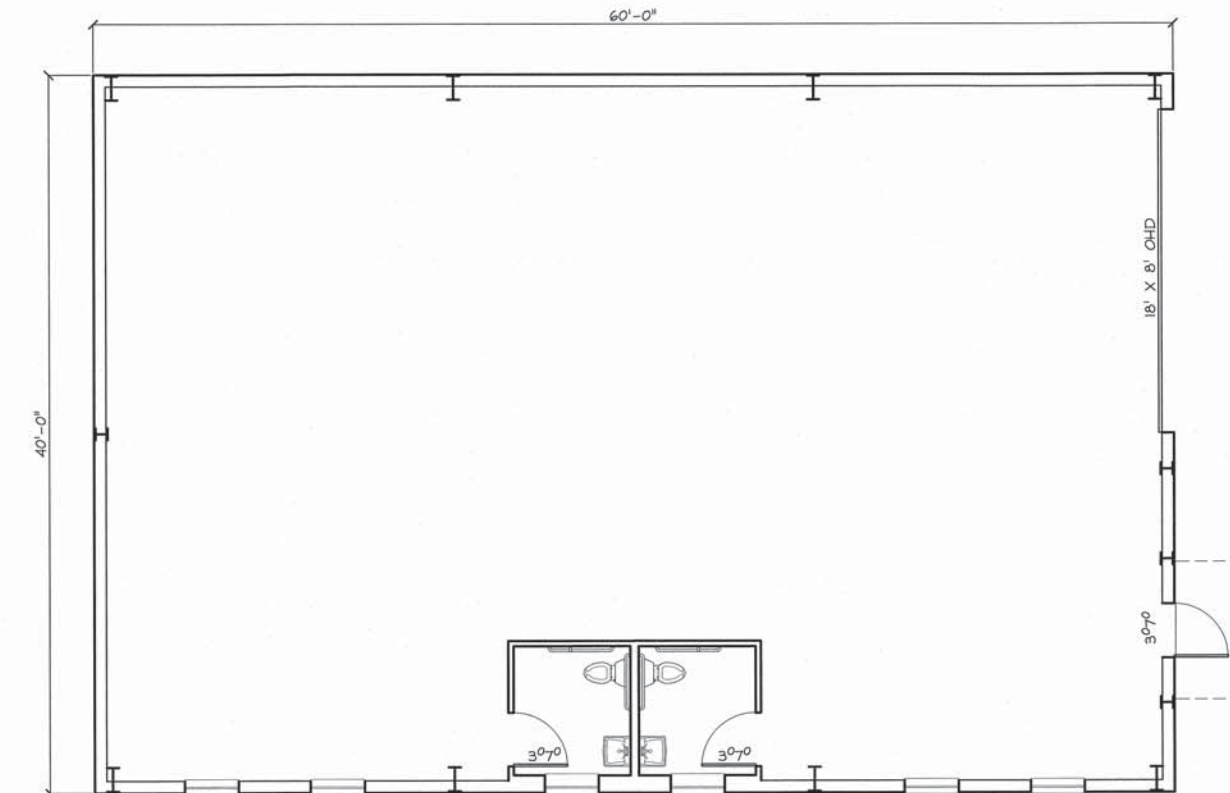
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



BACK ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLAN
SCALE: 3/16" = 1'-0"

JSN
Associates, LLC
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
www.jsneng.com

Client:
Dave Dupont
20 Summer Drive
Dover, NH

Antique Auto and Parts Storage Building

Littleworth Road
Lot 29-A-5, Map H
Dover, NH

-Preliminary-
For Approval
08-04-2021

Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

First Floor Plan

A1.0

Project No: 21-0710

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

August 26, 2021

Mr. Christopher Parker, Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Minor Lot Line Adjustment Application*
Conditional Use Permit Application
Site Review Application
Acupetvet, PLLC
Littleworth Road
Tax Map H, Lots 29A-4
Job No. 21114

Dear Chris:

On behalf of our client, Accupetvet, PLLC, we are submitting these Applications, Plans, and Supporting Documentation for the proposed development of Tax Map H, Lot 29A-4 with a 3075 square foot Veterinarian Office, associated parking, utilities and drainage improvements.

Enclosed please find the following:

- Eight (8) full size copies of the Plan Set.
- Eight (8) 11"x17" copies of the Streetscape Plan.
- Eight (8) 11"x17" copies of the Building Elevations.
- One (1) half size copy of the Plan Set
- One (1) half size copy of the Streetscape Plan.
- One (1) half size copy of the Building Elevations.
- Eight (8) copies each of the following Supporting Documentation:
 - This Cover Letter.
 - Minor Lot Line Adjustment Application.
 - Minor Lot Line Adjustment Application Checklist.
 - Conditional Use Permit Application.
 - Site Review Application.
 - Site Review Application Checklist.
 - List of Professional Agents, Applicant, & Owner for the Project.
 - Application Fees Worksheet.
 - Landscape Operations and Maintenance Plan.
 - Traffic Impact Analysis.
- One (1) copy of the Stormwater Drainage Analysis.
- Application Fees in the amount of \$2,053.25

We look forward to reviewing these plans and documentation with the Technical Review Committee on September 16, 2021.

Accupetvet, PLLC
August 26, 2021
Page 2 of 2

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

A handwritten signature in black ink, appearing to be 'RJS', written over the company name.

Robert J. Stowell, P.E., L.L.S.
President

RJS / rms
Enclosures
\\21114-Acupet-Site-Review-Letter.docx



City of Dover, New Hampshire

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT INFORMATION

Name of Applicant: Acupetvet Telephone # (603) 833-2313

Address of Applicant: 279 High Street, Somersworth, NH 03878

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): Quantum Real Estate Group, LLC Telephone # (603) 742-8107

Address of 1st Property Owner: 755 Central Avenue, Dover, NH, 03820

Address of Property: Littleworth Road, Dover, NH 03820

Assessor's Map # H Lot(s) # 29A-4

Property Deed: Book 4499 Page: 579

Zoning District(s) CM Overlay District(s) Wetlands Protection District, Conservation District

Size of Existing Parcel (sq. ft.): 27,274 sq.ft. Size of Proposed Parcel (sq. ft.): 28,760 sq.ft.

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Quantum Real Estate Group, LLC Telephone # (603) 742-8107

Address of 2nd Property Owner: 755 Central Avenue, Dover, NH 03820

Address of Property: Littleworth Road, Dover, NH, 03820

Assessor's Map # H Lot(s) # 29A-5

Property Deed: Book 4499 Page: 579

Zoning District(s) CM Overlay District(s) Wetlands Protection District, Conservation District

Size of Existing Parcel (sq. ft.): 27,862 sq.ft. Size of Proposed Parcel (sq. ft.): 26,376 sq.ft.

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (if different from applicant): _____ Telephone # _____

Address of 3rd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

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

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Tritech Engineering CorporationAddress 755 Central Avenue, Dover, NH, 03820 Telephone #: (603) 742-8107Professional License #: 884 E-mail address: rjs@tritecheng.com**CONSERVATION EASEMENT HOLDER (s)**

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

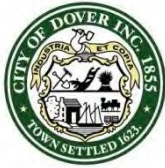
Name of 2nd Easement Holder: _____ Telephone # _____Address 2nd Easement Holder: _____**SIGNATURES**

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

Signature of First Property Owner: [Signature] MANAGER Date: 07/22/21Signature of Second Property Owner: [Signature] MANAGER Date: 07/22/21Signature of Applicant (if different from owner): [Signature] Date: 07/21/21Signature of Agent: [Signature] PRESIDENT Date: 07/22/21**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] MANAGER Date: 07/22/21



City of Dover, New Hampshire LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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

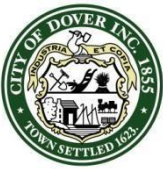
The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Acupetvet File Number: _____

PROPERTY LOCATION: Littleworth Road Tax Map: H Lot: 29A-4 and Lot: 29A-5

	Where/How Provided	Reviewed
1. Completed and signed Application form	Enclosed	
2. Plan Review Fees are provided	Enclosed	
3. Electronic copy of the surveyed plat layout	Emailed	
4. Electronic copy of supplementary materials and application	Emailed	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	Enclosed	
Location map at appropriate scale	S-1	
Planning File #	TBD	
Date, north arrow and scale	S-1	
Names of all abutting property owners	S-1	
Name and address of owners	S-1	
Signature & stamp of NH licensed land surveyor	S-1	
Zoning District boundaries, including any special or overlay districts	S-1	
Location of Conservation District areas	S-1	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	EX-1	
Location and widths of existing & proposed easements & right of ways	S-1	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	S-1	
Existing and proposed lot areas in square feet	S-1	
Existing and proposed buildings and structure locations	N/A	
Minimum building setbacks or build to lines on all lots	S-1	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	S-1	
Location, material and size of existing and proposed permanent monuments	S-1	
All applicable Dover Common Subdivision notes	S-1	

REVIEWED BY: _____ DATE _____



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Acupetvet & Duponts Service Center Telephone # Acupetvet - (603) 833-2313
Dupont - (603) 742-8627

Address of Applicant: Acupetvet - 279 High Street, Somersworth, NH, 03878; Dupont - 28 Sumner Drive, Dover, NH, 03820

E-Mail Address: Acupetvet - info@acupetvet.net

Quantum Real Estate Group, LLC

Name of Property Owner (if different from applicant): _____ Telephone # (603) 742-8107

Address of Property Owner: 755 Central Avenue, Dover, NH, 03820

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 29A-4 & 29A-5

Address of Property: Littleworth Road, Dover, NH, 03820

Zoning District(s) CM Overlay District(s) Wetlands Protection District, Conservation District

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Project grading will require impacts to the both Conservation and Wetland Protection Districts.

Impact to the Wetland Protection District will be in the amount of 1,150 sq.ft., and to the Conservation district in the amount of 625 sq.ft.

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

NHDES Subdivision & NHDOT Driveway Permit

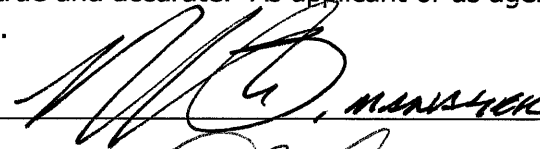
Name of Professional That Prepared Plans: Robert J. Stowell, Trittech Engineering Corporation

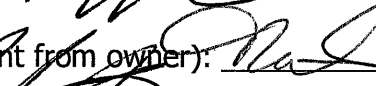
Address 755 Central Avenue, Dover, NH, 03820 Telephone #: (603) 742-8107

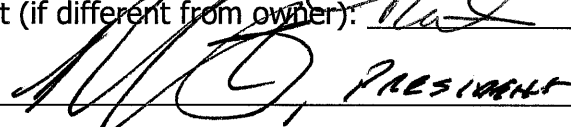
Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

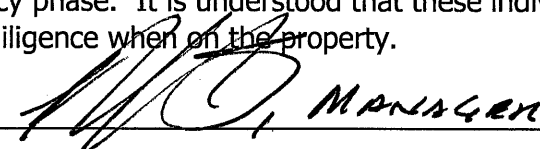
Signature of Property Owner:  MANAGER Date: 07/22/21

Signature of Applicant (if different from owner):  Date: 07/21/21

Signature of Agent:  PRESIDENT Date: 07/22/21

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:  MANAGER Date: 07/22/21



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: Acupetvet Telephone # (603) 833-2313

Address of Applicant: 279 High Street, Somersworth, NH, 03878

E-Mail Address: info@acupetvet.net

Name of Property Owner (if different from applicant): Quantum Real Estate Group, LLC Telephone # (603) 742-8107

Address of Property Owner: 755 Central Avenue, Dover, NH, 03820

PROPERTY INFORMATION

Address of Property: Littleworth Road, Dover, NH, 03820

Assessor's Map # H Lot(s) # 29A-4

Zoning District(s) CM Overlay District(s) Wetlands Protection District, Conservation District

Size of Parcel: 28,760 sq. ft. 0.660 ac. Property Deed: Book 4499 Page: 579

Existing Use of Property: Vacant Land

SITE PLAN INFORMATION

Describe Proposed Use: Veterinarian Office

Area of Parcel to be Developed: 21,000 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 8

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

Number of Employees Total: 4 In Maximum Shift: 4

Disposition of Parcel:

Building Setbacks:

Building Footprint 2,750 sq. ft.

Front Yard 37 ft.

Total Building Area 3,075 sq. ft.

Rear Yard 115 ft.

Paved Area 3,475 sq. ft.

Side Yard: Right 40 ft. Left 43 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: Wood Frame

Height of Building: 30 ft Finished Floor Elevation: 102.5

Number of Seats (where applicable) N/A

Estimated value of construction: \$400,000 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.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue, Dover, NH, 03820 Telephone #: (603) 742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue, Dover, NH, 03820 Telephone #: (603) 742-8107

Professional License #: 9903 E-mail address: _____

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) Jennifer Ramsey, SOMMA Studios

Address 36 Maplewood Ave, Portsmouth, NH, 03801 Telephone #: (603) 766-3760

Professional License #: _____ E-mail address: jramsey@sommastudios.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Robbi Woodburn; Woodburn & Company

Address 103 Kent Place, New Market, NH, 03857 Telephone #: _____

Professional License #: _____ E-mail address: robbi@woodburnandcompany.com

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Michael Mariano, Highland Soil Services

Address 75 Prospect Street, Somersworth, NH, 03878 Telephone #: (603) 692-4457

Professional License #: 76 E-mail address: highlandsoilservices@comcast.net

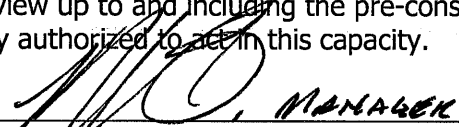
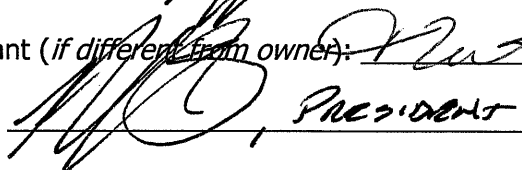
CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #: _____

Address Easement Holder: _____

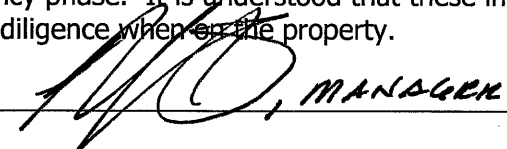
SIGNATURES

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:  MANAGER Date: 07/22/21
Signature of Applicant (if different from owner):  Date: 07/21/21
Signature of Agent:  PRESIDENT Date: 07/22/21

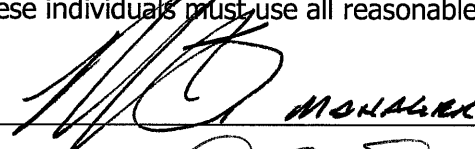
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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:  MANAGER Date: 07/22/21

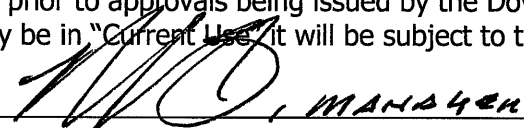
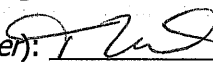
AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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:  MANAGER Date: 07/22/21
Signature of Applicant (if different from owner):  Date: 07/21/21

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:  MANAGER Date: 07/22/21
Signature of Applicant (if different from owner):  Date: 07/21/21



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: Acupetvet File Number: _____

PROJECT TITLE: Acupetvet

PROPERTY LOCATION: Littleworth Road Tax Map: H Lot: 29A-4

	Where/How Provided	Reviewed
1. Completed and signed Application form	Enclosed	
2. Plan Review Fees are provided	Enclosed	
3. Electronic copy of the engineered/surveyed plan layout	Emailed	
4. Electronic copy of supplementary materials and application	Emailed	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Emailed	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
7. Conditional Use Permit applications	Enclosed	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	Enclosed	
9. A colored architectural plan showing all sides of buildings	Enclosed	
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:	Enclosed	
Location map at appropriate scale	S-1	
Proposed Project name and title and Planning File #	TBD	
Date, north arrow and scale	S-1	
Names of all abutting property owners	S-1	
Name and address of owners and/or applicants	S-1	
Signature & stamp of NH licensed land surveyor and/or engineer	S-1	
Zoning District boundaries, including any special or overlay districts	S-1	
Location of Conservation District areas	S-1	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	S-1	
Location and widths of existing & proposed easements & right of ways	S-1	
Location and width of existing and proposed access/egress ways	S-1	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	SP-1	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	S-1	
Existing and proposed topographic information at two foot intervals	EX-1	
Existing and proposed buildings and structure locations	SP-1	
Minimum building setbacks or build to lines on all lots	S-1	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	SP-3	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	SP-3	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	SP-3	
Existing and proposed stormwater lines and facilities	SP-4	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Li-1	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	EX-1	
Location of wetlands and buffers	S-1	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	T-2	
Existing natural features and/or significant vegetation on property	S-1	
Depict existing contours up to 100 ft. beyond project limits	EX-1	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	La-1	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	SP-1	
Location, material and size of existing and proposed pavement area	SP-1	
Location of proposed fire lanes	SP-1	
Specify finished floor elevations of buildings	SP-1	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	SP-1	
Depict all service, storage, loading bays and utility areas	SP-1	
All applicable Dover Common Site Plan notes	S-1	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	SP-4	
Stormwater Management System Operation and Maintenance Plan	Enclosed	
Letter to Serve from Public and Private Utilities	Enclosed	
Erosion and Sedimentation Control Plan	Enclosed	
Landscape Operation and Maintenance Plan	Enclosed	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	S-1	
If wetland buffer, indicate placards locations, as applicable	S-1	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	SSS-1	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	S-1	

REVIEWED BY: _____ DATE _____ TRC 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
H	29A-5	Quantum Real Estate Group, LLC	755 Central Ave, Dover, NH, 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Dr. Tasha Wilson	Acupetvet	279 High Street, Somersworth NH, 03878

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover, NH, 03820
Michael Mariano	Highland Soil Services	75 Prospect St, Somersworth, NH, 03878
Kim Hazarvartian	TEPP, LLC	93 Stiles Rd, Suite 201, Salem, NH, 03079

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Robbi Woodburn	Woodburn & Co. Landscape Architecture, LLC	103 Kent Place, New Market, NH, 03857
Jennifer Ramsey	SOMMA Studios	36 Maplewood Ave, Portsmouth, NH, 03801

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 # 2 of lots involved = \$ 400.00
- ☐ 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 # 3,075 sq. ft. = \$ 661.25
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # ____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☒ CONDITIONAL USE PERMIT Application fee \$200.00 x # 1 per Application = \$ 200.00
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____

- 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 # 3,475 sq. ft. = \$ 443.25

SUBTOTAL PLAN REVIEW FEE (A) = \$ 1,704.50

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.

Landscape Operation & Maintenance Plan For Acupetvet

Weekly Tasks

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

Yearly Tasks

Early Spring

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

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

June:

No additional items

July:

No additional items

August:

No additional items

September:

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

October:

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

November:

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

December:

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

MEMORANDUM

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

Ref: 1563
Subject: Traffic Assessment
Mixed-Use Development
Littleworth Road
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: August 17, 2021

**INTRODUCTION**

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed development along the south side of Littleworth Road in the City of Dover, New Hampshire.

This TAM includes:

- existing site description
- proposed project description
- road description
- public transit
- sight distances
- trip generation
- trip distribution/assignment
- potential traffic impacts

This TAM concludes that:

- relevant sight distances at the Littleworth Road/driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

EXISTING SITE DESCRIPTION

The site:

- is along the south side of Littleworth Road
- has an area of about one acre
- is partly wooded and partly overgrown field
- is bounded on the north by Littleworth Road
- is otherwise bounded by commercial and residential development

PROPOSED PROJECT DESCRIPTION

The project:

- provides a veterinary office with a floor area of about 2,600 square feet (sf)
- provides a warehouse with a floor area of about 2,400 sf
- has a driveway along Littleworth Road

ROAD DESCRIPTION

Littleworth Road (New Hampshire Route 9 or NH 9):

- is an east-west arterial highway under the jurisdiction of the State of New Hampshire
- provides connections, to and from the west with:
 - the Town of Madbury
 - NH 125, an arterial highway of regional importance
- provides connections, to and from the east, with:
 - central Dover
 - Knox Marsh Road (NH 155), an arterial highway
 - the Spaulding Turnpike, a freeway of regional importance
- has a horizontal alignment with minor curves
- has a vertical alignment with minor grades
- has a posted speed limit of 35 miles per hour

- has asphalt cement concrete pavement in overall good condition
- has one travel lane and one paved shoulder per direction
- has pavement markings including double-yellow lines, separating traffic directions, and single-white edge lines

PUBLIC TRANSIT

University of New Hampshire Wildcat bus-transit Route 3 runs along Knox Marsh Road near the site, with a stop near Littleworth Road. Route 3 connects with:

- central Dover, to the north
- Central Avenue north of central Dover
- the Town of Durham, to the south
- the University of New Hampshire campus in the Town of Durham
- the Cooperative Alliance for Seacoast Transportation (COAST) bus-transit system

SIGHT DISTANCES

Relevant sight distances at the Littleworth Road/driveway intersection will be over 400 feet in both directions, which is appropriate.

CALCULATED TRIP GENERATION

The Institute of Transportation Engineers (ITE) compiles and publishes trip-generation information for a variety of land uses in *Trip Generation Manual*.¹ This authoritative guide for calculating site traffic includes:

- animal hospital/veterinary clinic, land use 640, based on floor area²
- warehousing, land use 150, based on floor area³

Table 1 shows vehicle-trip generation for the proposed mini storage as:

¹ ITE, *Trip Generation Manual*, 10th edition (Washington DC, September 2017).

² ITE, *Trip Generation Manual*, volume 2, data, medical (land uses 600-699), pages 101 to 111.

³ ITE, *Trip Generation Manual*, volume 2, data, industrial (land uses 100-199), pages 67 to 81.

Table 1. Calculated vehicle-trip generation.

Time Period	Vehicle-Trips		
	Veterinary Office ^a	Warehouse ^b	Total
Weekday Daily	56	4	60
Weekday AM-Street-Peak Hour			
In	5	0	5
Out	<u>3</u>	<u>0</u>	<u>3</u>
Total	8	0	8
Weekday PM-Street-Peak Hour			
In	2	0	2
Out	<u>3</u>	<u>0</u>	<u>3</u>
Total	5	0	5

^a Based on ITE, *Trip Generation Manual*, animal hospital/veterinary clinic, land use 640, 2,600-sf floor area.

^b Based on ITE, *Trip Generation Manual*, warehousing, land use 150, 2,400-sf floor area.

- weekday daily, 60 (total of in and out)
- weekday AM-street-peak hour, 8 (5 in and 3 out)
- weekday PM-street-peak hour, 5 (2 in and 3 out)

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations are not sensitive to trip distribution/assignment. Trips may primarily be oriented to and from the east, including central Dover, Knox Marsh Road, and the Spaulding Turnpike.

POTENTIAL TRAFFIC IMPACTS

ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.⁴ Tabulated peak-hour trip generation due to the proposed development is well below this national ITE threshold.

⁴ ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.

The calculations show less than 100 peak-hour vehicle-trips, due to the proposed project. More specifically, for the tabulated peak hours, trip generation is:

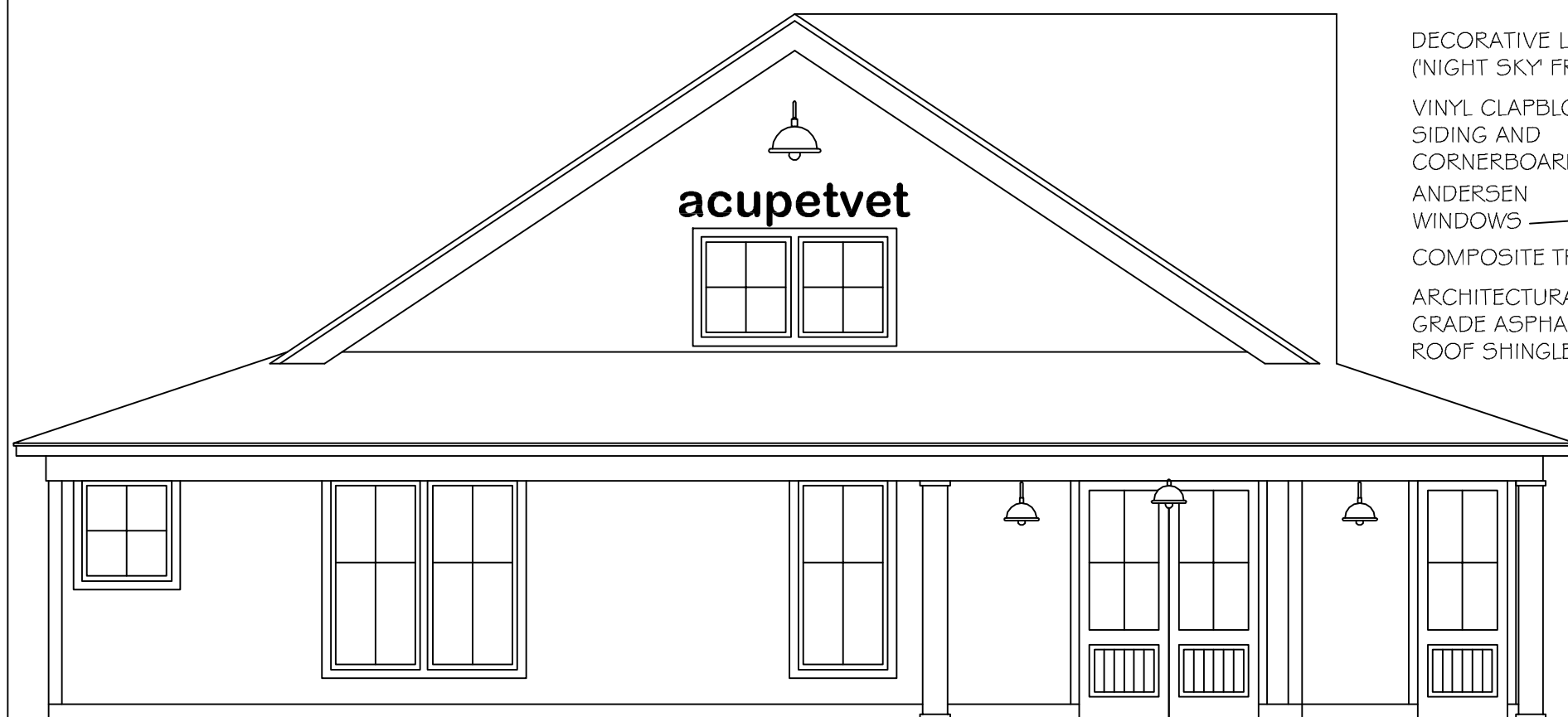
- 5 to 8 vehicle-trips
- split entering versus exiting the site
- further split by orientation to/from the north, south, east, or west

Therefore, the proposed project is not anticipated to add significant new traffic to the area.

CONCLUSION

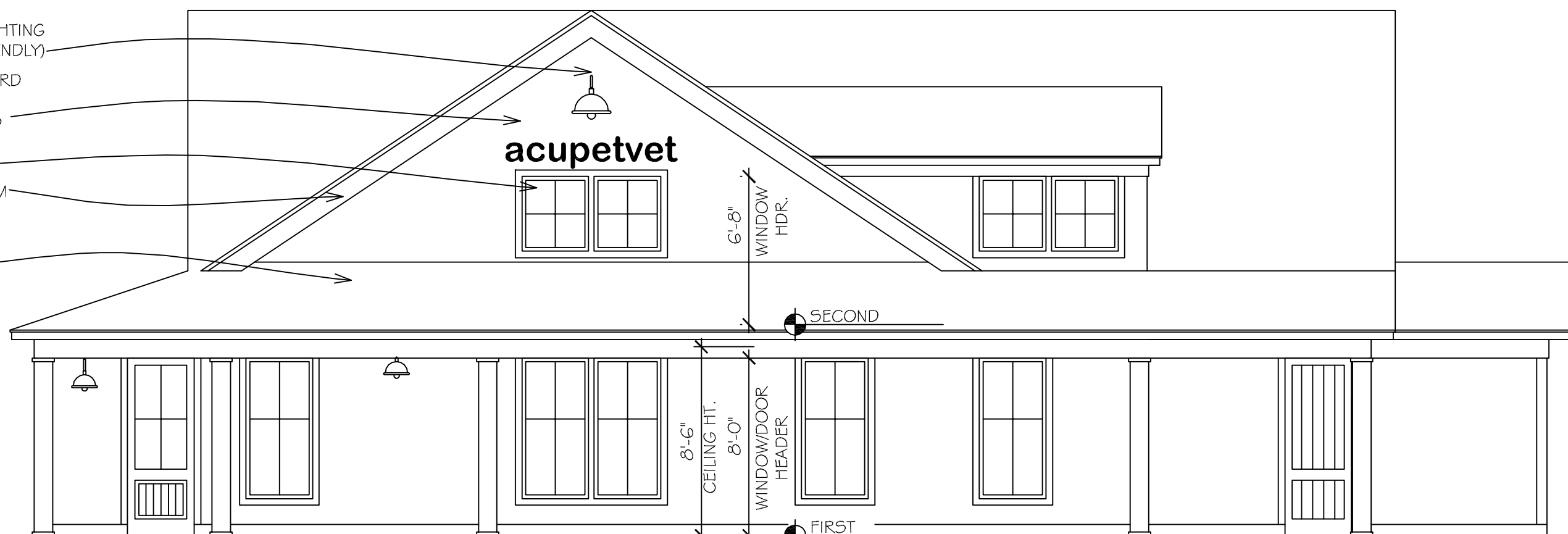
In conclusion:

- relevant sight distances at the Littleworth Road/driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

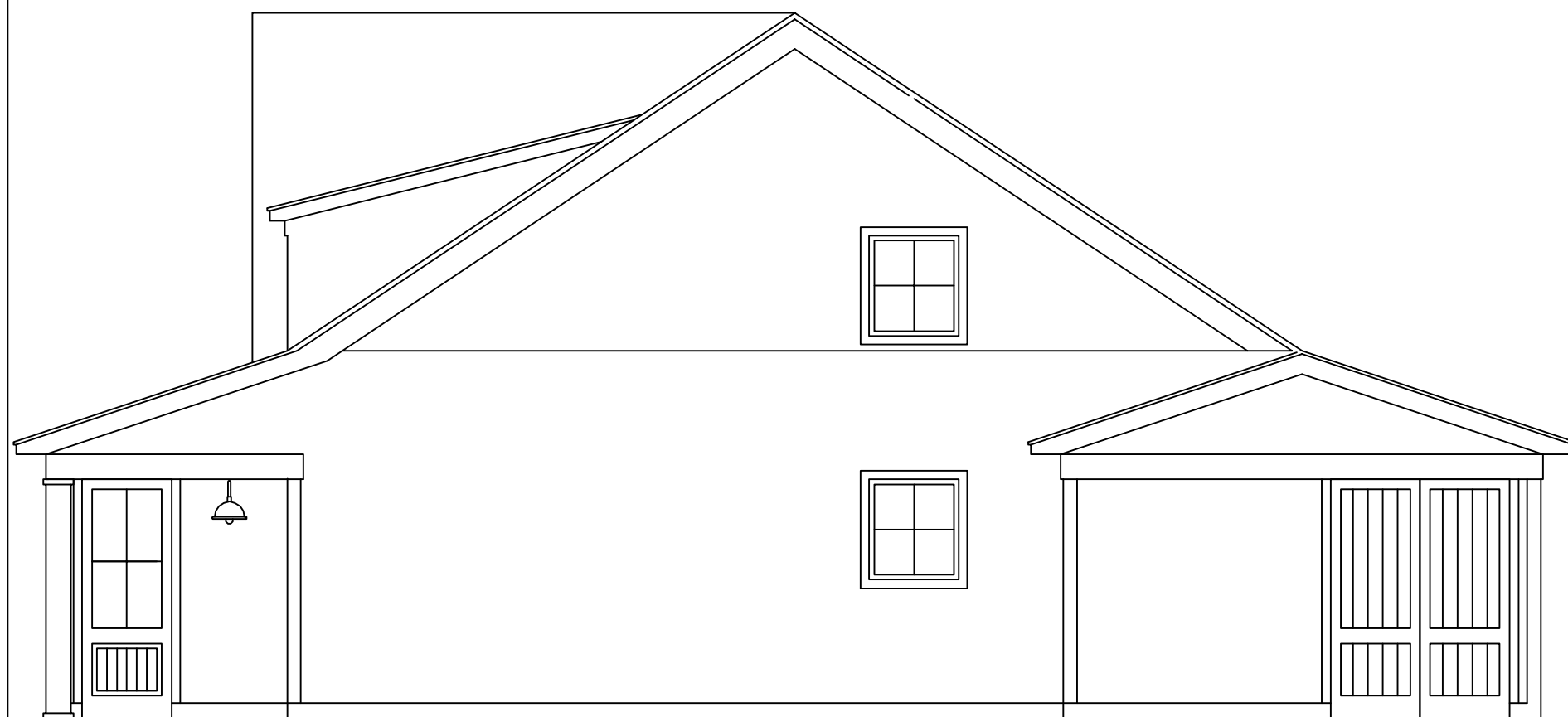


PARKING LOT FACING ELEVATION

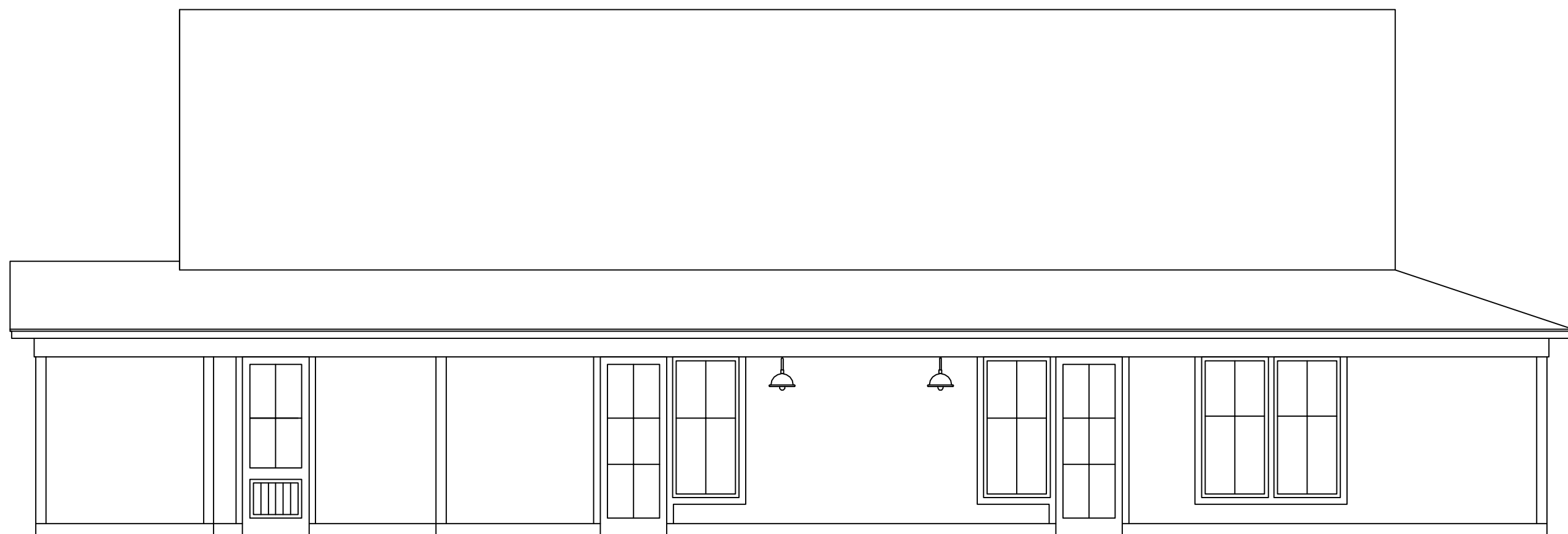
- DECORATIVE LIGHTING
(NIGHT SKY FRIENDLY)
- VINYL CLAPBOARD
SIDING AND
CORNERBOARDS
- ANDERSEN
WINDOWS
- COMPOSITE TRIM
- ARCHITECTURAL
GRADE ASPHALT
ROOF SHINGLE



LITTLEWORTH ROAD ELEVATION



NORTHWEST ELEVATION



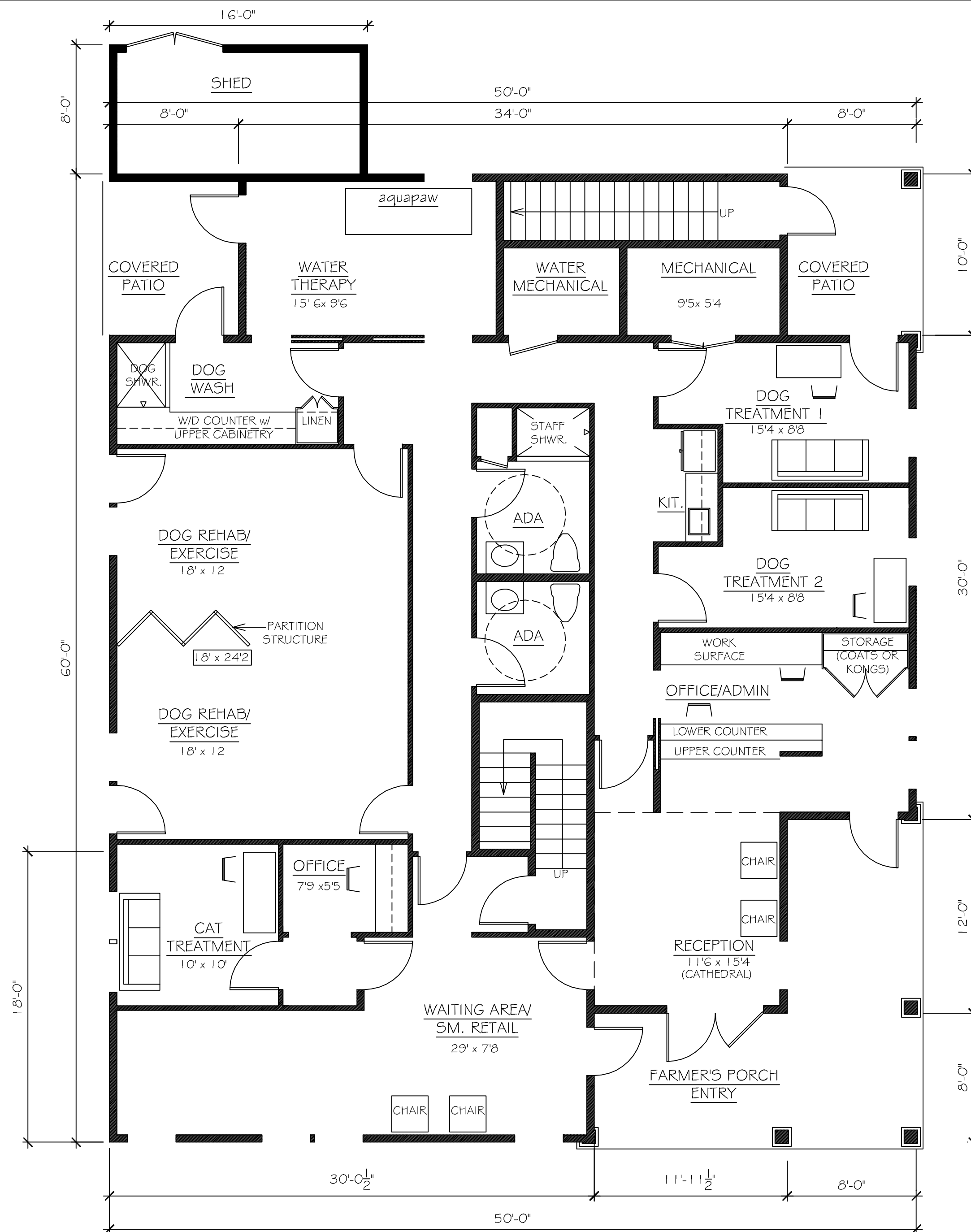
SOUTHWEST ELEVATION

ACUPETVET
LITTLEWORTH RD, DOVER, NEW HAMPSHIRE

ELEVATIONS

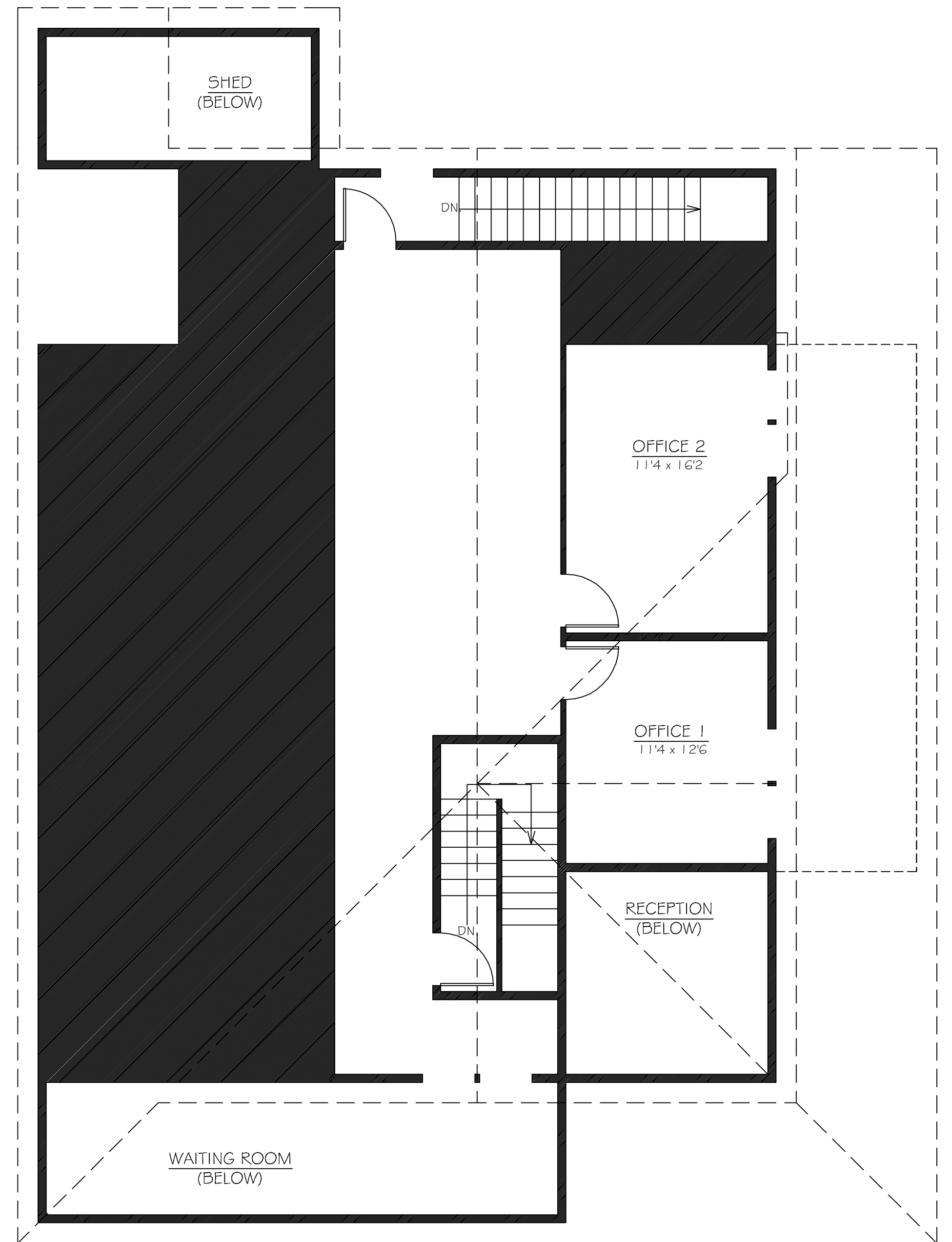
$\frac{3}{16}'' = 1'-0''$

SEPTEMBER 2021
SOMMA Studios



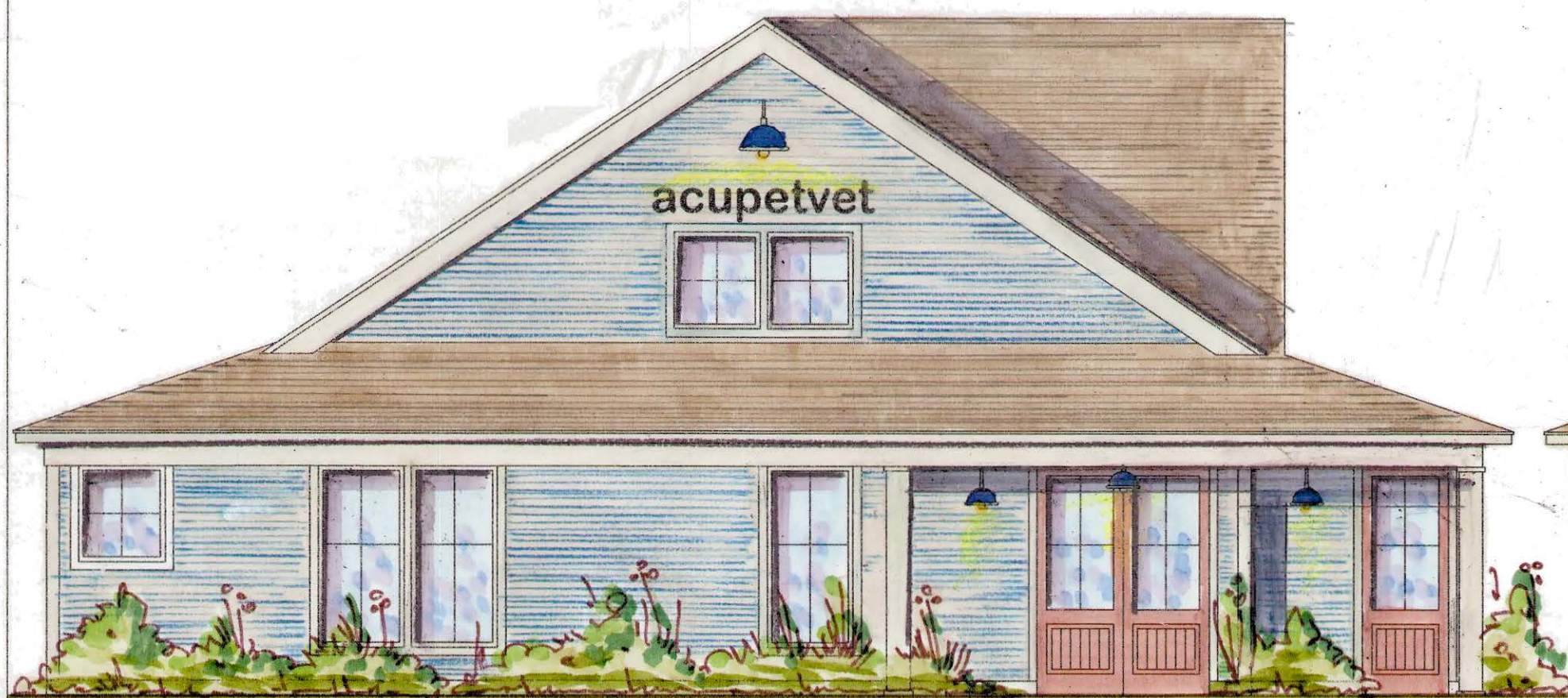
FIRST FLOOR

ACUPETVET
LITTLEWORTH RD, DOVER, NEW HAMPSHIRE

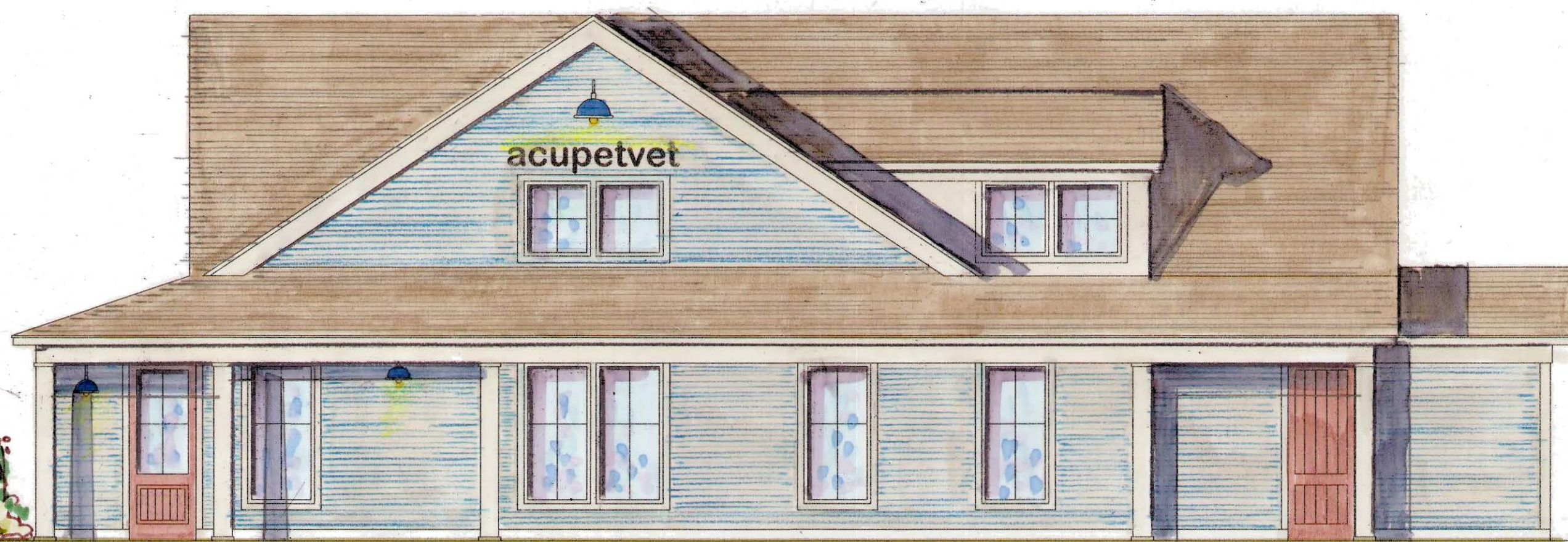


SECOND FLOOR

PLANS
3/16" = 1'-0"



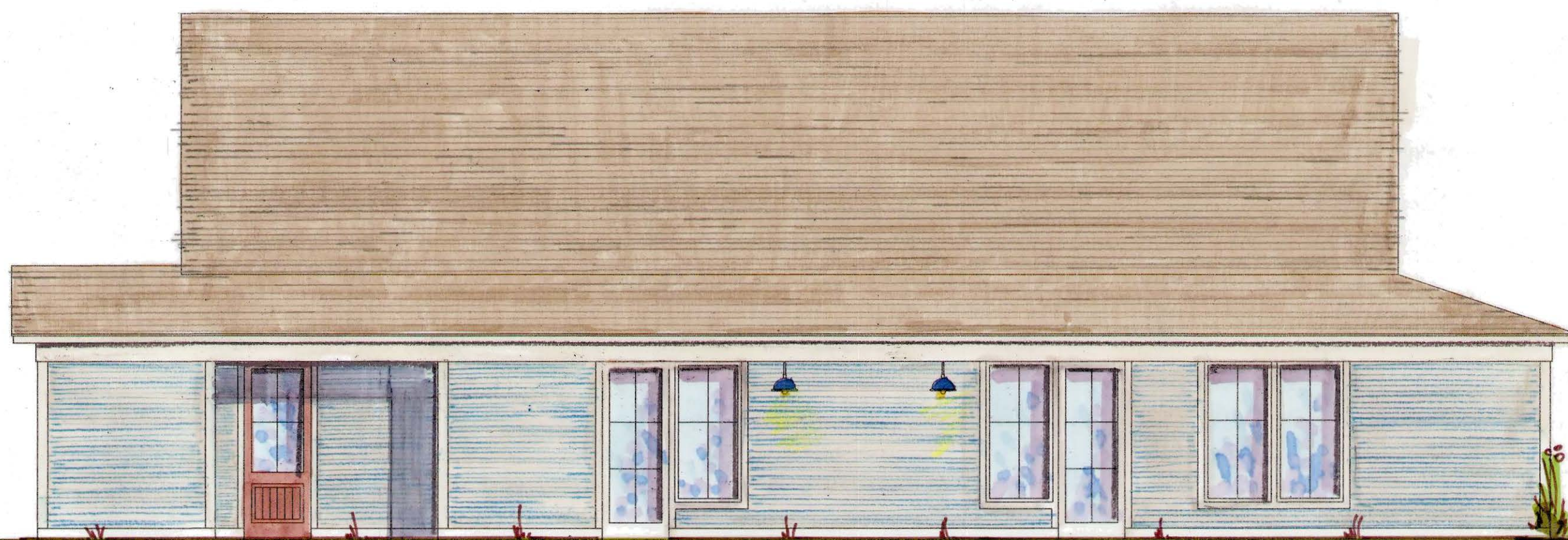
PARKING LOT FACING ELEVATION



LITTLEWORTH ROAD ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

ACUPETVET

LITTLEWORTH RD, DOVER, NEW HAMPSHIRE

(ARTISTS RENDERING, EXACT MANUFACTURER'S COLOR MAY VARY)

RENDERED VIEWS

$\frac{3}{16}'' = 1'-0''$

SEPTEMBER 2021

SOMMA Studios



ACUPETVET STREETSCAPE
View from Littleworth Road

SITE DEVELOPMENT PLANS



acupetvet

veterinary acupuncture + rehabilitation clinic

LITTLEWORTH ROAD DOVER, NEW HAMPSHIRE

LIST OF PLANS

T-1	-	TITLE SHEET	SP-5	-	BIORETENTION PLAN & DETAILS
T-2	-	NEIGHBORHOOD PLAN 1" = 100'	SP-6	-	CONSTRUCTION DETAILS
S-1	-	BOUNDARY LINE ADJUSTMENT PLAN 1" = 20'	SP-7	-	CONSTRUCTION DETAILS
EX-1	-	EXISTING CONDITIONS PLAN 1" = 20'	SP-8	-	CONSTRUCTION DETAILS
CUP-1	-	CONDITIONAL USE PERMIT PLAN 1" = 20'	ISDS-1	-	INDIVIDUAL SEWAGE DISPOSAL DESIGN PLAN 1" = 20'
SP-1	-	GENERAL SITE PLAN 1" = 20'	DP-1	-	DRIVEWAY PERMIT PLAN & PROFILE PLAN
SP-2	-	SITE DEVELOPMENT PLAN 1" = 20'	La-1	-	LANDSCAPING PLAN (WOODBURN & COMPANY)
SP-3	-	UTILITY PLAN 1" = 20'	Li-1	-	LIGHTING PLAN
SP-4	-	GRADING & DRAINAGE PLAN 1" = 20'			

PREPARED BY

TRITECH

ENGINEERING CORPORATION

OWNER

QREG

QUANTUM

REAL ESTATE GROUP

PREPARED FOR



acupetvet

veterinary acupuncture + rehabilitation clinic

TITLE SHEET



veterinary acupuncture + rehabilitation clinic

LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 19, 2021

JOB No. 21114

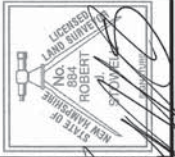
SHEET No.

T-1

ISSUED FOR PERMITTING
AUGUST 26, 2021

REVISIONS

DATE: DESCRIPTION:



TRITECH

ENGINEERING CORPORATION

795 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 3830



TRITECH
ENGINEERING CORPORATION

ISSUED FOR PERMITTING
AUGUST 26, 2021

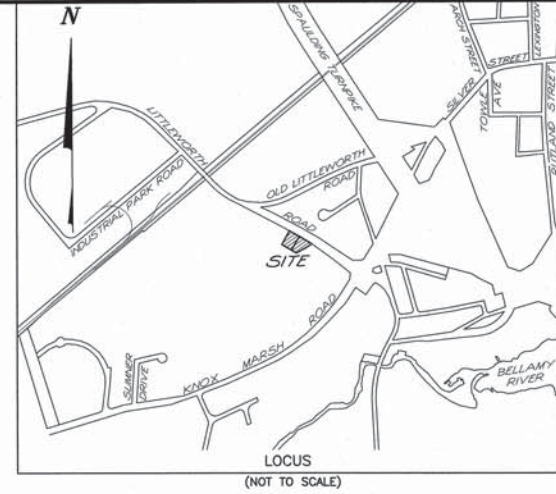
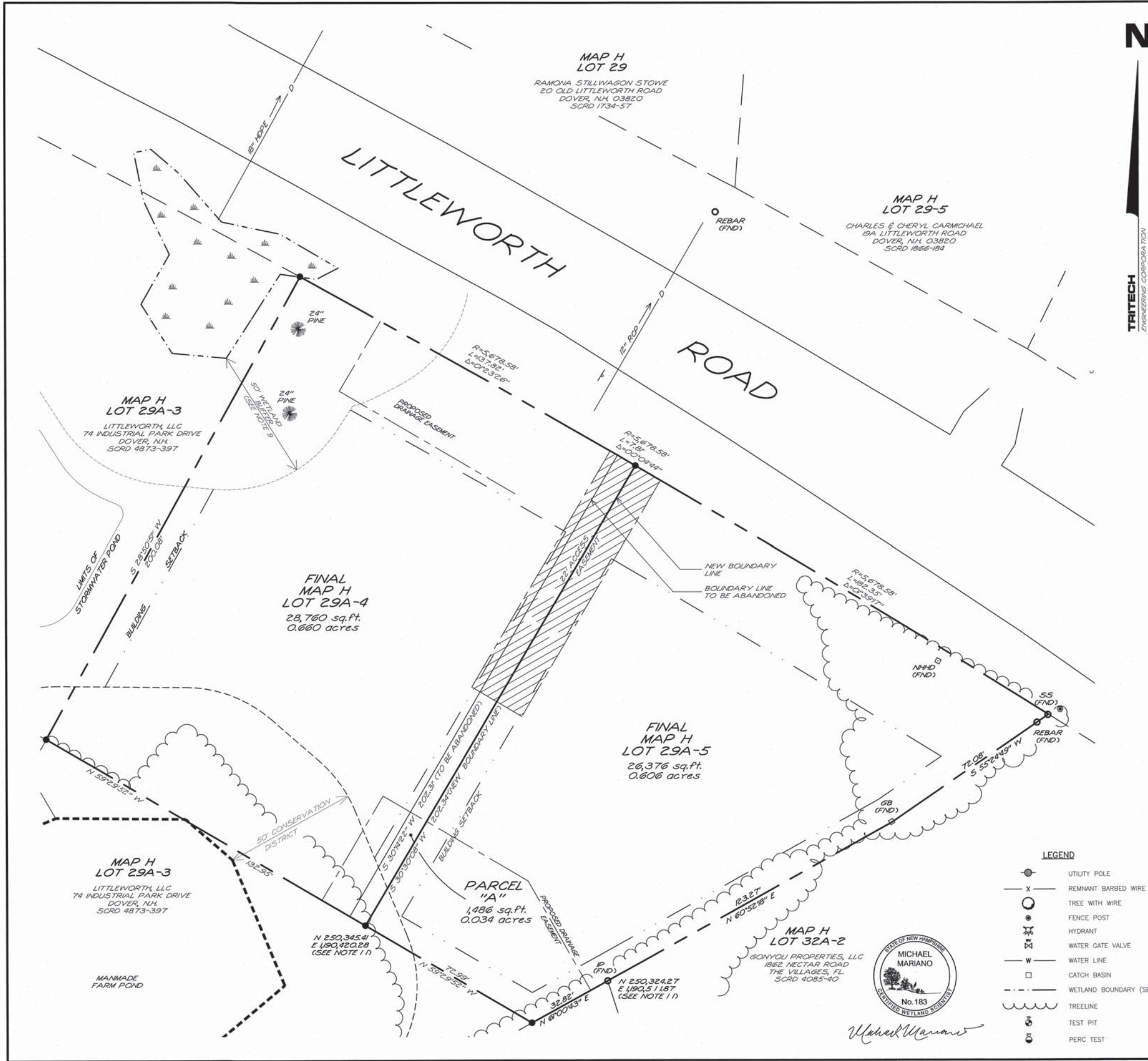
NEIGHBORHOOD PLAN
acupetvet
veterinary acupuncture • rehabilitation clinic
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021
JOB No. 21114
SCALE: 1" = 50'

SHEET No.

T-2

REVISIONS
DATE: DESCRIPTION:

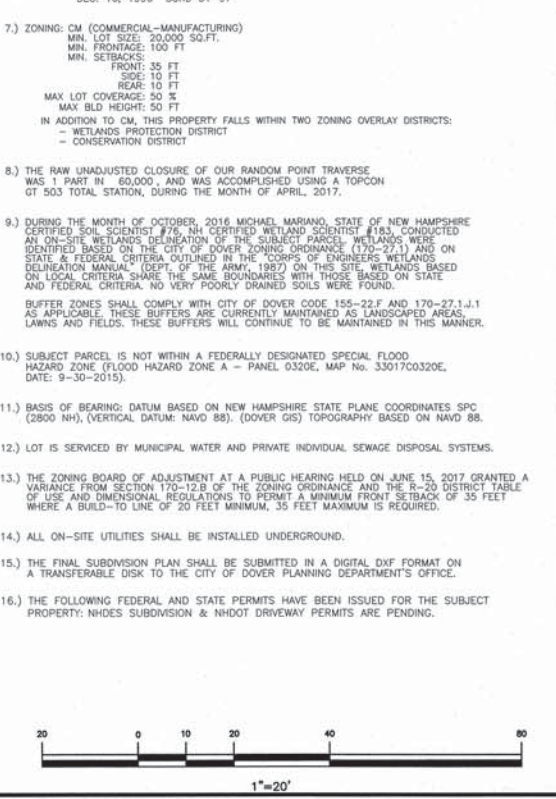
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 748 8107
FAX 603 748 3860



NOTES

- 1.) INTENT: TO ADJUST THE BOUNDARIES BETWEEN DOVER TAX MAP H LOT 29A-4 AND MAP H LOT 29A-5, BY TRANSFERRING PARCEL "A" (1,486 SQ.FT.) FROM LOT 29A-4 TO LOT 29A-5.
- 2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC. 755 CENTRAL AVENUE DOVER, N.H. APPLICANT: ACUPETVET 279 HIGH STREET SOMERSWORTH, N.H.
- 3.) TOTAL LOT AREA: MAP H LOT 29A-4 27,802 SQ.FT. - 0.640 ACRES MAP H LOT 29A-5 27,802 SQ.FT. - 0.640 ACRES ORIGINAL PARCEL "A" +1,486 SQ.FT. - 1.486 SQ.FT. FINAL 28,760 SQ.FT. - 0.660 ACRES 28,376 SQ.FT. - 0.606 ACRES
- 4.) TAX MAP: H LOT 29A-4 & 29A-5.
- 5.) PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
- 6.) PROJECT PLAN REFERENCE: NHDOT PROJECT No. L.S. 1823-(1) 1954 LOT LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND J. MARTINEAU, JR. AND ROBERT SHERWOOD LITTLEWORTH - KNOX MARSH ROAD DOVER, STRAFFORD COUNTY NEW HAMPSHIRE MCDONNELL SURVEY ASSOCIATES MARCH 20, 2002 SCRD 66-68 NHDOT PROJECT No. 13042 AS-BUILT 2009 NHDOT PROJECT No. 10023A CITY OF DOVER COUNTY OF STRAFFORD 1993 SCRD 60-96 SUBDIVISION OF LAND GEORGE F. MITROPOLIS REVOCABLE LIVING TRUST LITTLEWORTH ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION APRIL 27, 2017 SCRD 114-23 PLAN OF SUBDIVISION MARGUERITE WATKINS KNOX MARSH ROAD DOVER, NEW HAMPSHIRE G.L. DAVIS AND ASSOCIATES SEPT. 1984 SCRD 24A-114 PLAN OF CONSERVATION EASEMENT LAND OF RUTH SOUSANE AND DENNIS AND NANCY QUINLAN DOVER, N.H. RICHARD P. TOWLE DEC. 16, 1996 SCRD 51-97
- 7.) ZONING: CM (COMMERCIAL-MANUFACTURING) MIN. LOT SIZE: 20,000 SQ.FT. MIN. FRONTAGE: 100 FT. MIN. SETBACKS: FRONT: 35 FT. SIDE: 10 FT. REAR: 10 FT. MAX LOT COVERAGE: 50 % MAX BLD HEIGHT: 50 FT. IN ADDITION TO CM, THIS PROPERTY FALLS WITHIN TWO ZONING OVERLAY DISTRICTS: - WETLANDS PROTECTION DISTRICT - CONSERVATION DISTRICT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF APRIL, 2017.
- 9.) DURING THE MONTH OF OCTOBER, 2016, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS SURVEY OF THE SUBJECT PARCELS. THE SURVEY WAS IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SURVIVE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND. BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1 AS APPLICABLE. THESE BUFFERS ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS, LAWNS AND FIELDS. THESE BUFFERS WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.
- 10.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP No. 33017C0320E, DATE: 9-30-2015).
- 11.) BASIS OF BEARING: DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88). (DOVER GIS) TOPOGRAPHY BASED ON NAVD 88.
- 12.) LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- 13.) THE ZONING BOARD OF ADJUSTMENT AT A PUBLIC HEARING HELD ON JUNE 15, 2017 GRANTED A VARIANCE FROM SECTION 170-12.B OF THE ZONING ORDINANCE AND THE R-20 DISTRICT TABLE OF USE AND DIMENSIONAL REGULATIONS TO PERMIT A MINIMUM FRONT SETBACK OF 35 FEET WHERE A BUILD-TO LINE OF 20 FEET MINIMUM, 35 FEET MAXIMUM IS REQUIRED.
- 14.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 15.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- 16.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION & NHDOT DRIVEWAY PERMITS ARE PENDING.

AUTHORIZED SIGNATURE	
Michael Mariano	Robert Sherwood
Soil Scientist #76	Surveyor #183
State of New Hampshire	State of New Hampshire



TRITECH
ENGINEERING CORPORATION

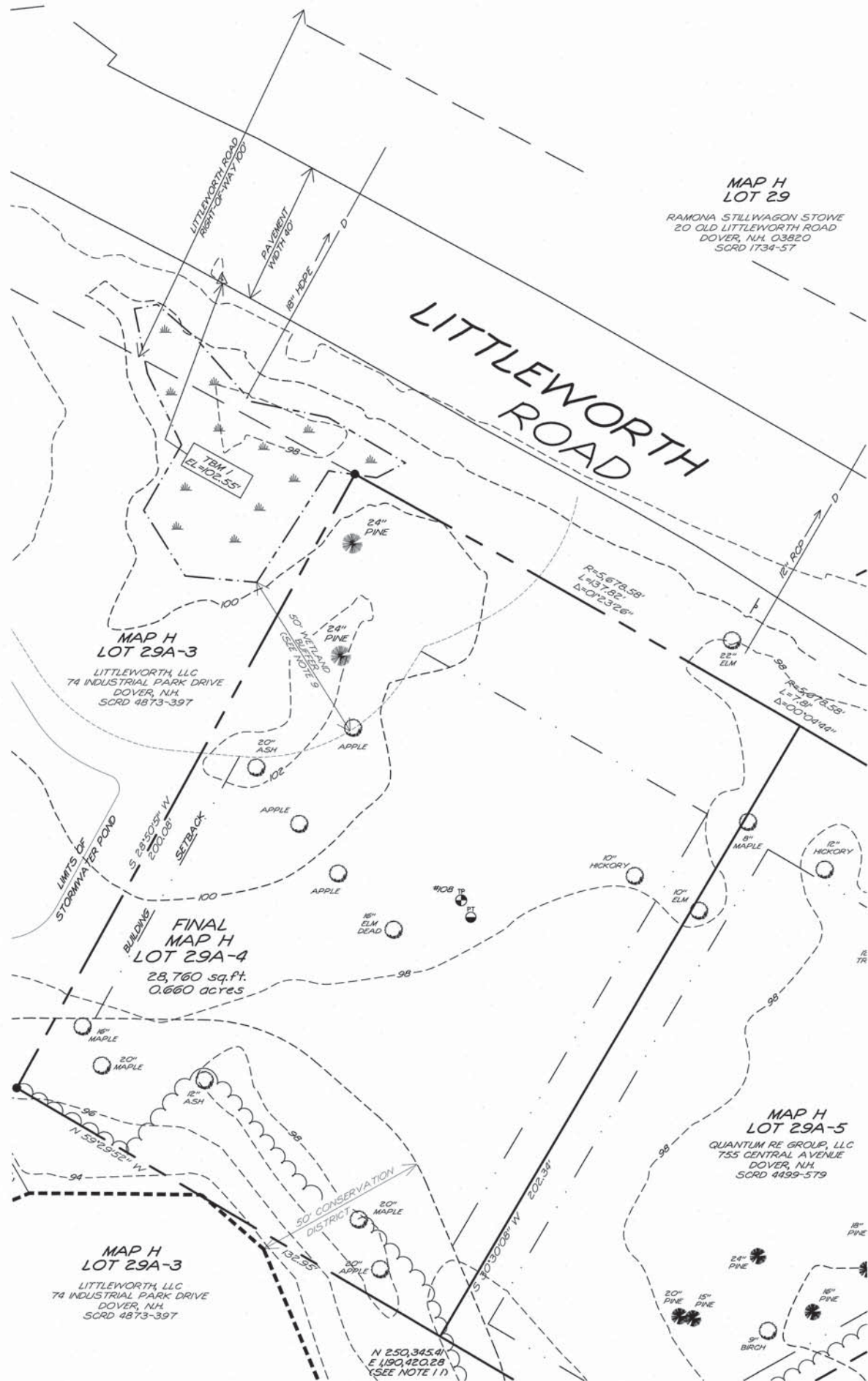
755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR PERMITTING
AUGUST 26, 2021

REVISIONS	DESCRIPTION:
DATE:	

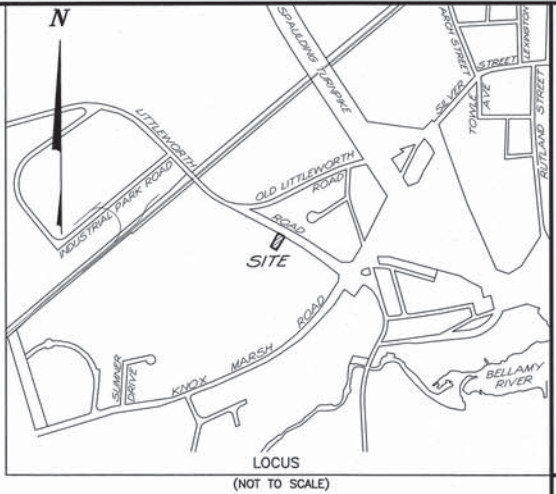
BOUNDARY LINE ADJUSTMENT PLAN
QUANTUM REAL ESTATE GROUP, LLC.
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021
JOB No. 21114
SCALE: 1" = 20'

SHEET No. **S-1**

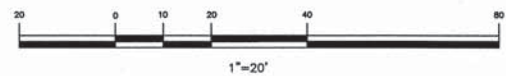


LEGEND

- UTILITY POLE
- REMNANT BARBED WIRE FENCE
- TREE WITH WIRE
- FENCE POST
- HYDRANT
- WATER GATE VALVE
- WATER LINE
- CATCH BASIN
- WETLAND BOUNDARY (SEE NOTE 9)
- TREELINE
- TEST PIT
- PERC TEST



- NOTES
- INTENT: TO SHOW THE EXISTING CONDITIONS FOR DOVER TAX MAP H LOT 29A-4.
 - CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC.
755 CENTRAL AVENUE
DOVER, N.H.
 - TOTAL AREA: 28,760 SQ.FT. = 0.660 ACRES
 - TAX MAP H LOT 29A-4
 - PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
 - PROJECT PLAN REFERENCE:
NHDOT PROJECT No. L.S. 1823-(1) 1954
SITE DEVELOPMENT PLAN
LITTLEWORTH STORAGE
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
MAY 16, 2020
SUBDIVISION OF LAND OF THE SOUSANE PROPERTY
IN DOVER, N.H.
BRUCE L. POHOPEK
JUNE 2, 1982 SCRD 23A-73
PLAN OF SUBDIVISION
MARGUERITE WATKINS
KNOX MARSH ROAD
DOVER, NEW HAMPSHIRE
G.L. DAVIS AND ASSOCIATES
SEPT. 1984 SCRD 24A-114
PLAN OF CONSERVATION EASEMENT
LAND OF RUTH SOUSANE AND
DENNIS AND NANCY QUINLAN
DOVER, N.H.
RICHARD P. TOWLE
DEC. 16, 1996 SCRD 51-97
LOT LINE ADJUSTMENT PLAN
PREPARED FOR
RAYMOND J. MARTINEAU, JR.
AND ROBERT SHERWOOD
LITTLEWORTH - KNOX MARSH ROAD
DOVER, STRAFFORD COUNTY
NEW HAMPSHIRE
McGENEANY SURVEY ASSOCIATES
MARCH 20, 2002 SCRD 66-68
NHDOT PROJECT No. 13042
AS-BUILT
2009
STATE OF NH NHDOT ROW PLANS
PROJECT No. 10023A
CITY OF DOVER
COUNTY OF STRAFFORD
1993 SCRD 60-96
SUBDIVISION OF LAND
GEORGE F. MITROPOULOS
REVOCABLE LIVING TRUST
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
APRIL 27, 2017 SCRD 114-23
 - ZONING: CM (COMMERCIAL-MANUFACTURING)
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 35 FT
SIDE: 10 FT
REAR: 10 FT
MAX LOT COVERAGE: 50 %
MAX BLD HEIGHT: 50 FT
IN ADDITION TO CM, THIS PROPERTY FALLS WITHIN TWO ZONING OVERLAY DISTRICTS:
- WETLANDS PROTECTION DISTRICT
- CONSERVATION DISTRICT
 - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF APRIL, 2017.
 - DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1 AS APPLICABLE. THESE BUFFERS ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS, LAWNS AND FIELDS. THESE BUFFERS WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.
 - SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP No. 33017C0320E, DATE: 9-30-2015).
 - BASIS OF BEARING: DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC. (2800 NH), (VERTICAL DATUM: NAVD 88), (DOVER GIS) TOPOGRAPHY BASED ON NAVD 88.
 - LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
 - THE ZONING BOARD OF ADJUSTMENT AT A PUBLIC HEARING HELD ON JUNE 15, 2017 GRANTED A VARIANCE FROM SECTION 170-12.B OF THE ZONING ORDINANCE AND THE R-20 DISTRICT TABLE OF USE, AND DIMENSIONAL REGULATIONS TO PERMIT A MINIMUM FRONT SETBACK OF 35 FEET WHERE A BUILD-TO LINE OF 20 FEET MINIMUM, 35 FEET MAXIMUM IS REQUIRED.



TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 3630

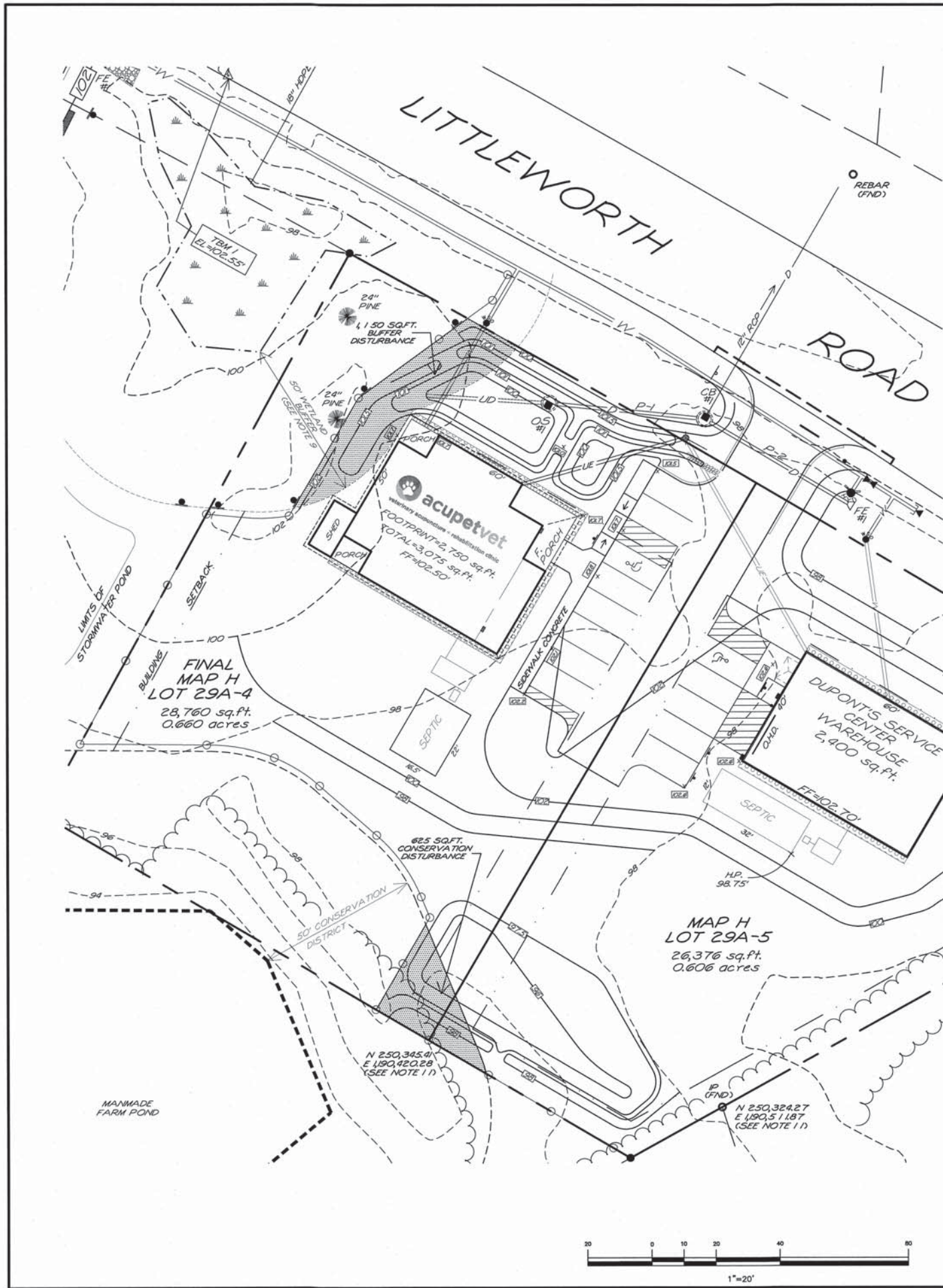
ISSUED FOR PERMITTING
AUGUST 26, 2021

REVISIONS	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
QUANTUM REAL ESTATE
GROUP, LLC.
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021
JOB No. 21114
SCALE: 1" = 20'

SHEET No.

EX-1



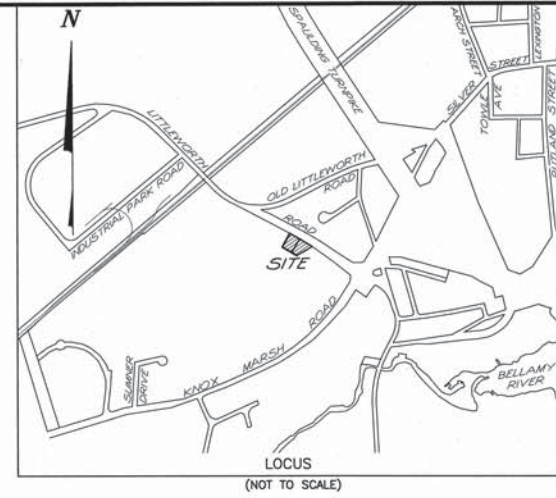
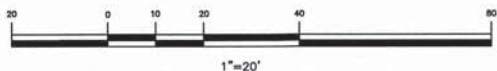
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TRITECH
ENGINEERING CORPORATION



Michael Mariano

- LEGEND**
- EXISTING UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING HYDRANT
 - EXISTING WATER GATE VALVE
 - PROPOSED CATCH BASIN (CB)
 - PROPOSED 8" CLDI WATER MAIN
 - PROPOSED UNDERGROUND ELECTRICAL, TELEPHONE & CATV
 - PROPOSED DRAIN LINE
 - PROPOSED WATER GATE VALVE
 - PROPOSED THRUST BLOCK
 - PROPOSED HYDRANT
 - PROPOSED FINISH CONTOUR
 - PROPOSED FINISH GRADE
 - STOP SIGN & STOP BAR
 - PROPOSED BUFFER PLACARD



NOTES

- 1.) INTENT: TO SHOW THE PROPOSED DEVELOPMENT OF DOVER TAX MAP H LOT 29A-4 & 29A-5, AND THE RESULTING PROPOSED IMPACTS TO THE TO THE WETLAND BUFFER (1,150 SQ.FT.), AND THE CONSERVATION DISTRICT (625 SQ.FT.).
- 2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC.
755 CENTRAL AVENUE
DOVER, N.H.

AUTHORIZED SIGNATURE

APPLICANT: MAP H LOT 29A-4
ACUPETVET
279 HIGH STREET
SOMERSWORTH, N.H.

AUTHORIZED SIGNATURE

APPLICANT: MAP H LOT 29A-5
DUPONT'S SERVICE CENTER
28 SUMNER DRIVE
DOVER, N.H.

AUTHORIZED SIGNATURE

- 3.) TOTAL AREA: 55,136 SQ.FT. = 1.266 ACRES
- 4.) TAX MAP H LOT 29A-4 & 29A-5
- 5.) PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
- 6.) PROJECT PLAN REFERENCE: SUBDIVISION OF LAND
GEORGE F. MITROPOULOS
REVOCABLE LIVING TRUST
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
APRIL 27, 2017 SCRD 114-23
- 7.) ZONING: CM (COMMERCIAL-MANUFACTURING)
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 35 FT
SIDE: 10 FT
REAR: 10 FT
MAX LOT COVERAGE: 50 %
MAX BLD HEIGHT: 50 FT
IN ADDITION TO CM, THIS PROPERTY FALLS WITHIN A ZONING OVERLAY DISTRICTS:
- WETLANDS PROTECTION DISTRICT
- CONSERVATION DISTRICT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF APRIL, 2017.
- 9.) DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1 AS APPLICABLE. THESE BUFFERS ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS, LAWNS AND FIELDS. THESE BUFFERS WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.
- 10.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP No. 33017C0320E, DATE: 9-30-2015).
- 11.) BASIS OF BEARING: DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).
- 12.) LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- 13.) THE ZONING BOARD OF ADJUSTMENT AT A PUBLIC HEARING HELD ON JUNE 15, 2017 GRANTED A VARIANCE FROM SECTION 170-12.B OF THE ZONING ORDINANCE AND THE R-20 DISTRICT TABLE OF USE AND DIMENSIONAL REGULATIONS TO PERMIT A MINIMUM FRONT SETBACK OF 35 FEET WHERE A BUILD-TO LINE OF 20 FEET MINIMUM, 35 FEET MAXIMUM IS REQUIRED. THIS VARIANCE APPLIES TO ALL SIX LOTS SHOWN HEREON.
- 14.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION & NHDOT DRIVEWAY PERMITS ARE PENDING.

TRITECH
ENGINEERING CORPORATION

ISSUED FOR PERMITTING
AUGUST 26, 2021

REVISIONS
DATE: DESCRIPTION:

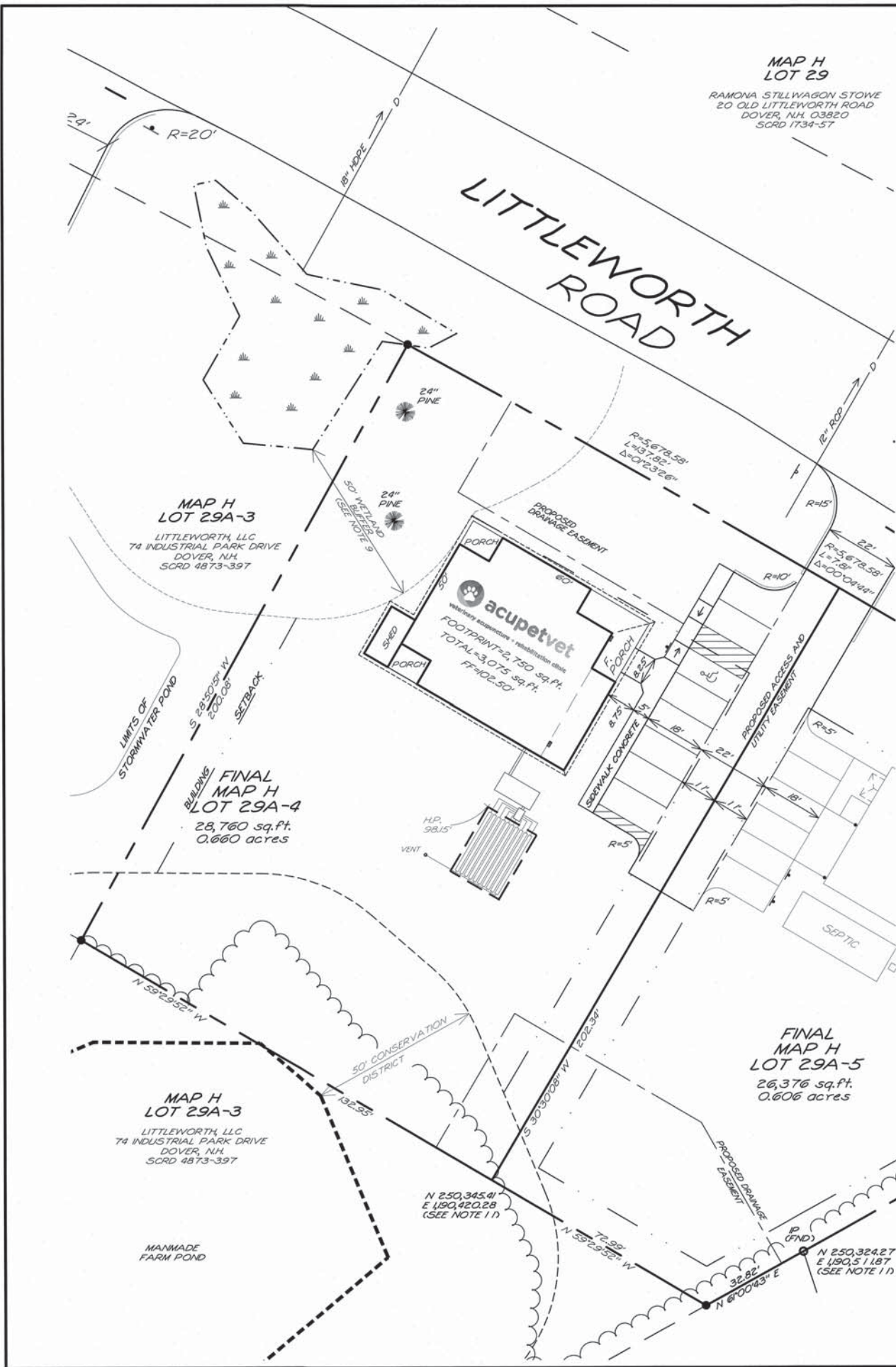


CONDITION USE PERMIT PLAN
acupetvet & service center
veterinary acupuncture • rehabilitation clinic
AND DUPONT'S SERVICE CENTER
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

SHEET No.

CUP-1

(P21-00)

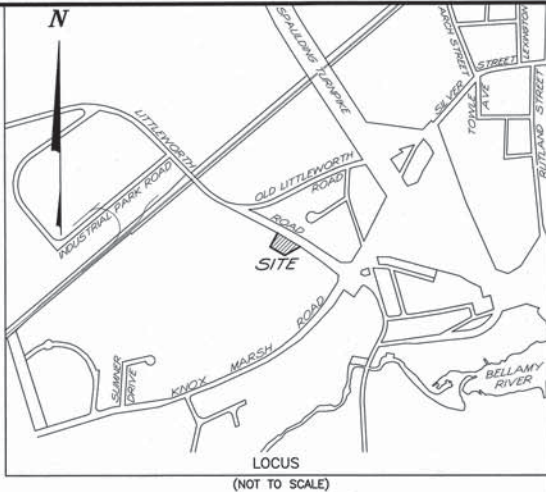
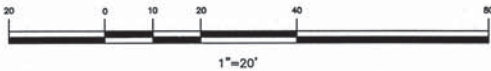


LEGEND

- UE PROPOSED UNDERGROUND ELECTRIC & TELE.
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED POLE LIGHT
- BUILDING MOUNTED LIGHT
- D PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DMH
- LD PROPOSED UNDERDRAIN LINE
- PROPOSED FLARED END SECTION
- PROPOSED RIP RAP
- PROPOSED EASEMENT
- PROPOSED GUARDRAIL
- PROPOSED SILT FENCE OR SILT SOCK
- PROPOSED CONSTRUCTION FENCE
- PROPOSED STOP SIGN
- PROPOSED STOP BAR
- WETLAND
- WETLAND BOUNDARY
- UTILITY POLE
- TEST PIT
- EXISTING TRAFFIC SIGN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FT CONTOUR
- EXISTING WATER LINE OR SERVICE
- EXISTING WATER SHUTOFF
- EXISTING WATER GATE VALVE
- 200 PROPOSED CONTOUR
- PROPOSED HYDRANT
- PROPOSED 8"x6" MJ REDUCER
- PROPOSED WATER GATE VALVE
- W PROPOSED WATER MAIN

NOTES

- 1.) INTENT: TO DEVELOP DOVER TAX MAP H LOT 29A-4 WITH 3,075 SQ.FT. OF VETERINARIAN OFFICE SPACE WITH ASSOCIATED DRAINAGE AND INFRASTRUCTURE.
- 2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC. APPLICANT: ACUPETVET
755 CENTRAL AVENUE 279 HIGH STREET
DOVER, N.H. SOMERSWORTH, N.H.
- 3.) TOTAL AREA: 28,760 SQ.FT. = 0.660 ACRES
- 4.) TAX MAP H LOT 29A-4
- 5.) PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
- 6.) PROJECT PLAN REFERENCE: SUBDIVISION OF LAND
GEORGE F. MITROPOULOS
REVOCABLE LIVING TRUST
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
APRIL 27, 2017 SCRD 114-23
- 7.) ZONING: CM (COMMERCIAL-MANUFACTURING)
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 35 FT
SIDE: 10 FT
REAR: 10 FT
MAX LOT COVERAGE: 50 %
MAX BLD HEIGHT: 50 FT
IN ADDITION TO CM, THIS PROPERTY FALLS WITHIN A ZONING OVERLAY DISTRICTS:
- WETLANDS PROTECTION DISTRICT
- CONSERVATION DISTRICT
- PROVIDED:
LOT SIZE: 28,760 SQ.FT.
FRONTAGE: 145.63 FT
FRONT: 36.2 FT
SIDE: 40.6 FT
REAR: 115.0 FT
MAX LOT COVERAGE: 10 %
MAX BLD HEIGHT: 30 FT
- 7a.) THE SUBJECT PROPERTY WAS PART OF A RESIDENTIAL SUBDIVISION IN 2017, HOWEVER, RESIDENTIAL USES ARE NOT VESTED.
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF APRIL, 2017.
- 9.) DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #79, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND. BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1 AS APPLICABLE. THESE BUFFERS ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS, LAWNS AND FIELDS. THESE BUFFERS WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.
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- 11.) BASIS OF BEARING: DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88), (DOVER GIS) TOPOGRAPHY BASED ON NAVD 88.
- 12.) LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- 13.) THE ZONING BOARD OF ADJUSTMENT AT A PUBLIC HEARING HELD ON JUNE 15, 2017 GRANTED A VARIANCE FROM SECTION 170-12.B OF THE ZONING ORDINANCE AND THE R-20 DISTRICT TABLE OF USE AND DIMENSIONAL REGULATIONS TO PERMIT A MINIMUM FRONT SETBACK OF 35 FEET WHERE A BUILD-TO LINE OF 20 FEET MINIMUM, 35 FEET MAXIMUM IS REQUIRED.
- 14.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 15.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- 16.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION & NHDOT DRIVEWAY PERMITS ARE PENDING.
- 17.) PARKING CALCULATIONS
ALLOWABLE SPACES IS 1 SPACE PER 300 SQ.FT. OF OFFICE SPACE
3,075 SQ.FT. OF OFFICE SPACE, 10 SPACES ARE ALLOWED. 8 SPACES PROVIDED.



TRITECH
ENGINEERING CORPORATION

ISSUED FOR PERMITTING
AUGUST 26, 2021



GENERAL SITE PLAN

acupetvet
veterinary acupuncture • rehabilitation clinic

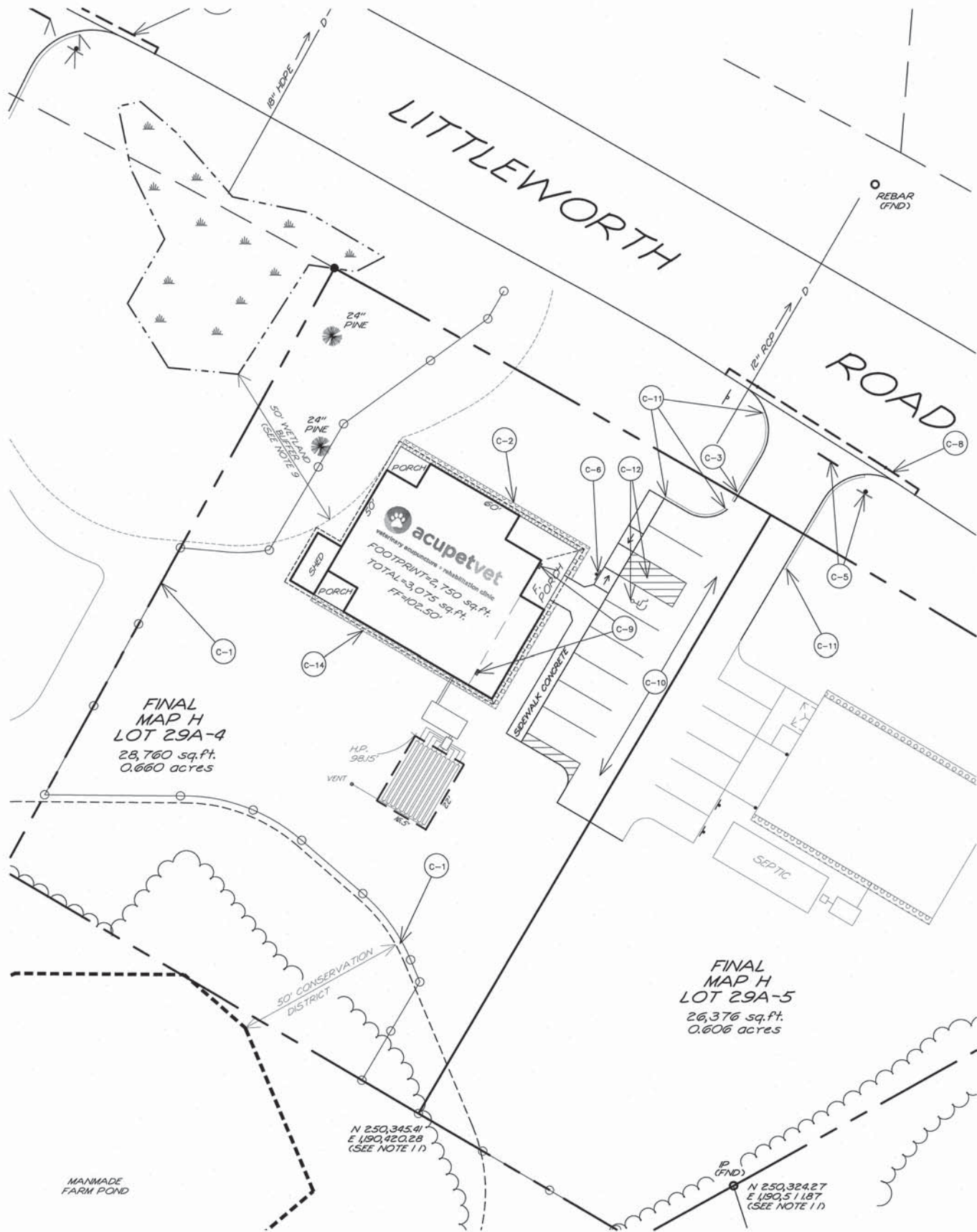
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

SHEET No.

SP-1

(P21-00)



LEGEND

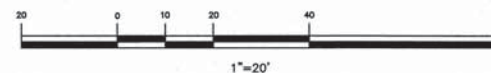
- PROPOSED UNDERGROUND ELECTRIC & TELE.
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED POLE LIGHT
- BUILDING MOUNTED LIGHT
- PROPOSED DRAIN LINE
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- PROPOSED RIP RAP
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- PROPOSED STOP SIGN
- PROPOSED STOP BAR
- WETLAND
- WETLAND BOUNDARY
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- TEST PIT
- EXISTING TRAFFIC SIGN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FT CONTOUR
- EXISTING WATER LINE OR SERVICE
- EXISTING WATER SHUTOFF
- EXISTING WATER GATE VALVE
- PROPOSED CONTOUR
- PROPOSED HYDRANT
- PROPOSED 8"x6" MJ REDUCER
- PROPOSED WATER GATE VALVE
- PROPOSED WATER MAIN

GC-1 GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGHOUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
- EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESHI FORMAT TO THE CITY OF DOVER ENGINEER'S 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 NAD 83 AND SHALL BE EXPRESSED IN FEET.
- ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
- TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION FEBRUARY, 2017 AND ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE 1, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
- BUILDING/MAILING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 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/atapp>
- COMMERCIAL VEHICLE ROUTES DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- THE OWNER SHALL RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS: DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO SUCCESSORS IN TITLE THAT THIS PROPERTY IS 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.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FOOT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 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-6 PM AND SATURDAY 9AM-4PM. 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.
- 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.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NEW HAMPSHIRE BUILDING AND FIRE CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TESTING FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACK FLOW DEVICE.
- FIRE DEPARTMENT CONNECTIONS 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.
- THESE PLANS HAVE BEEN DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBLE REGULATIONS (i.e. STATE ADOPTED BUILDING CODE W/AMENDMENTS, ANS 117, ETC.) AND RSA-155-A:5.
- ALL UNITS ARE PROPOSED TO BE SERVED BY MUNICIPAL WATER.
- ANY RETAINING WALL TALLER THAN (4') OR A FENCE TALLER THAN (7') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 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.
- 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 OF FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- TRASH REMOVAL WILL BE PROVIDED BY A PRIVATE REFUSE HAULING COMPANY. TOTERS WILL BE STORED WITHIN THE BUILDING.
- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

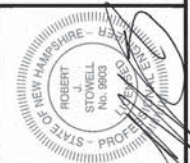
C-1 CONSTRUCTION NOTES:

- INSTALL SILT FENCE PER DETAIL 3, SHEET SP-5 OR FILTER SOCK PER DETAIL 2, SHEET SP-8.
- INSTALL 110 FEET OF 2" WIDE DRIP EDGE PER DETAIL 7, SHEET SP-7, (NO PIPE)
- INSTALL SLOPED GRANITE CURB PER DETAIL 8, SHEET SP-6.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3, SHEET SP-7.
- INSTALL 18" STOP BAR AND SIGN IN ACCORDANCE WITH THE 2010 STATE OF N. H. DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", (SEE DETAIL 1, SHEET SP-7)
- INSTALL HANDICAP PARKING SIGN PER DETAIL 11, SHEET SP-7.
- NOT USED.
- SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 12, SHEET SP-7.
- INSTALL (2) MCGRAW-EDISON IMPACT ELITE LED WALL MOUNTED LIGHT FIXTURE. MOUNTING HEIGHT SHALL BE 12" FEET ABOVE FINISH GRADE.
- INSTALL PAVEMENT PER DETAIL 10, SHEET SP-6.
- END SLOPED GRANITE CURB.
- YELLOW OR WHITE PAVEMENT MARKINGS.
- NOT USED.
- INSTALL 60 FEET OF 2" WIDE x 6" DEEP DRIP EDGE PER DETAIL 7, SHEET SP-7, (NO PIPE).



TRITECH
ENGINEERING CORPORATION

ISSUED FOR PERMITTING
AUGUST 26, 2021



SITE DEVELOPMENT PLAN



LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

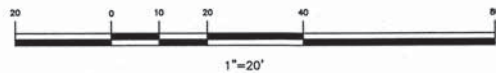
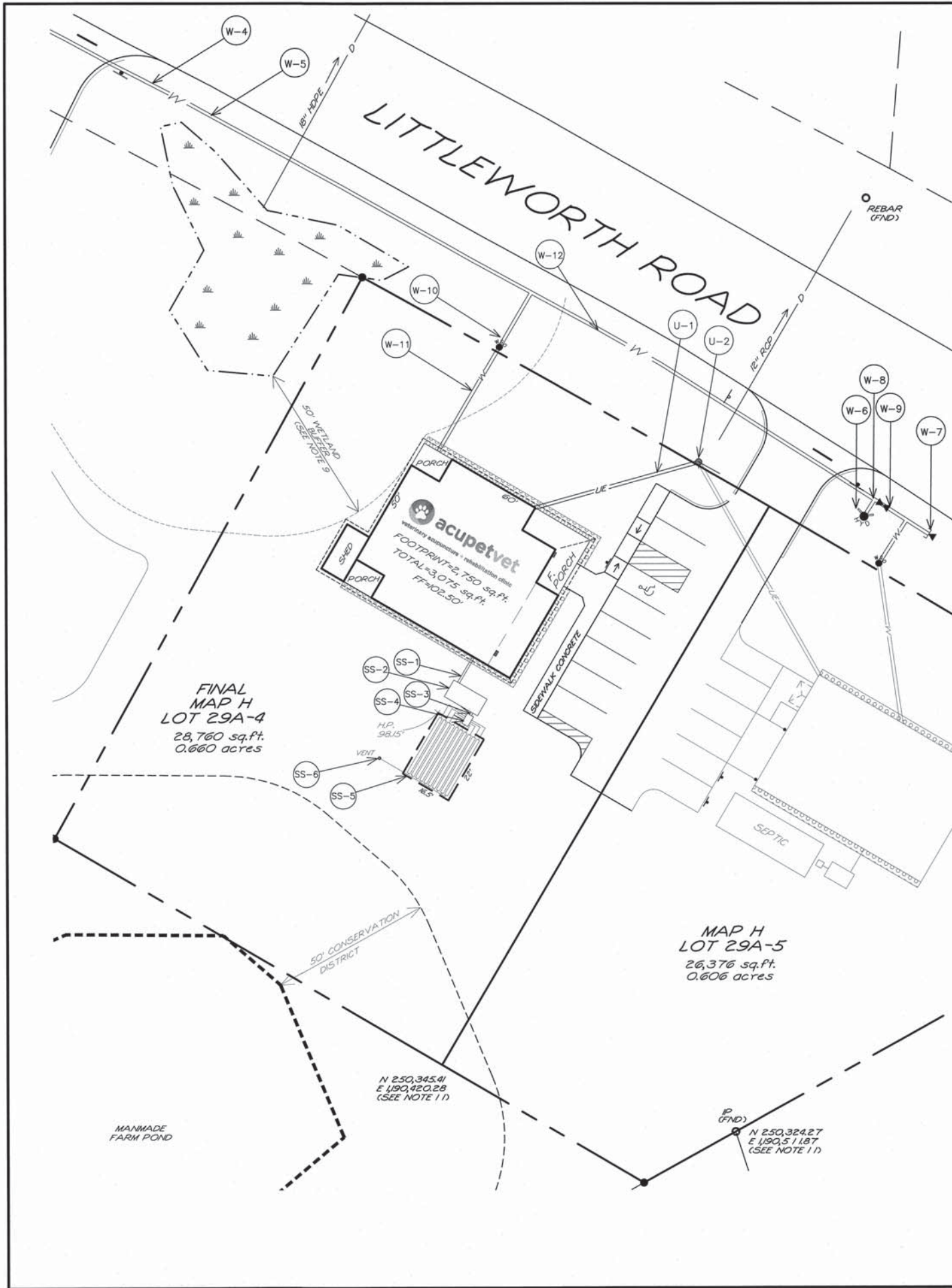
AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

SHEET No.

SP-2

(P21-00)

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3850



- W-1 WATER NOTES:**
1. WATERLINE AND APPENDICES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
 2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AWWA, STATE AND LOCAL REGULATIONS.
 3. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
 4. END OF EXISTING WATER MAIN. (BY LITTLEWORTH STORAGE)
 5. INSTALL 280 FEET OF WATER MAIN. (BY OTHERS)
 6. INSTALL FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE. (BY OTHERS)
 7. INSTALL END CAP WITH THRUST BLOCK. (BY OTHERS)
 8. INSTALL 8" x 6" HYDRANT ANCHOR TEE WITH 6" GATE VALVE IN HYDRANT BRANCH. (BY OTHERS)
 9. INSTALL 8" GATE VALVE (IN LINE). (BY OTHERS)
 10. INSTALL WATER SHUT-OFF. (BY OTHERS)
 11. INSTALL 56' - 1" TYPE K COPPER OR PLASTIC EQUIVALENT. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
 12. CONNECT TO EXISTING WATER MAIN. (BY OTHERS)

- U-1 UTILITY NOTES:**
1. INSTALL 52 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 11, (TRENCH "A"), SHEET SP-6 FROM PROPOSED RISER POLE TO BUILDING. (PRIMARY POWER)
 2. RISER POLE TO BE INSTALLED BY OTHERS.

- SS-1 SEPTIC NOTES:**
1. INSTALL 9 FEET OF 4" SEWER PIPE.
 2. INSTALL 1,250 GALLON CONCRETE SEPTIC TANK BY AJ FOSS
 3. INSTALL 1 FOOT OF EFFLUENT PIPE.
 4. INSTALL SHEA CONCRETE, 13 OUTLET DISTRIBUTION BOX OR EQUAL.
 5. INSTALL 22' x 16.5" ADVANCED ENVIRO-SEPTIC (AES), 10 PIPES, 20 FEET LONG
 6. INSTALL 4" SCH 40 PVC LOW VENT TO BE MINIMUM OF 36" ABOVE FINISHED GRADE. CONNECT TO VENT MANIFOLD.

- LEGEND**
- LIE — PROPOSED UNDERGROUND ELECTRIC & TELE.
 - ⊠ PROPOSED ELECTRICAL TRANSFORMER
 - PROPOSED ELECTRICAL JUNCTION BOX
 - ⬤ PROPOSED POLE LIGHT
 - BUILDING MOUNTED LIGHT
 - D — PROPOSED DRAIN LINE
 - PROPOSED CATCH BASIN
 - PROPOSED DMH
 - LD — PROPOSED UNDERDRAIN LINE
 - ▽ PROPOSED FLARED END SECTION
 - ▨ PROPOSED RIP RAP
 - — — PROPOSED EASEMENT
 - — — PROPOSED GUARDRAIL
 - PROPOSED SILT FENCE OR SILT SOCK
 - — — PROPOSED CONSTRUCTION FENCE
 - — — PROPOSED STOP SIGN
 - — — PROPOSED STOP BAR
 - ▨ WETLAND
 - — — WETLAND BOUNDARY
 - ⊙ UTILITY POLE
 - ⊙ TEST PIT
 - — — EXISTING TRAFFIC SIGN
 - 156 — EXISTING 2 FOOT CONTOUR
 - 180 — EXISTING 10 FT CONTOUR
 - — — EXISTING WATER LINE OR SERVICE
 - ⊕ EXISTING WATER SHUTOFF
 - ⊕ EXISTING WATER GATE VALVE
 - 200 — PROPOSED CONTOUR
 - ⊙ PROPOSED HYDRANT
 - ⊕ PROPOSED 8"x6" MJ REDUCER
 - ⊕ PROPOSED WATER GATE VALVE
 - — — PROPOSED WATER MAIN

TRITECH
ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 745 8407
FAX 603 742 3830

ISSUED FOR PERMITTING
AUGUST 26, 2021

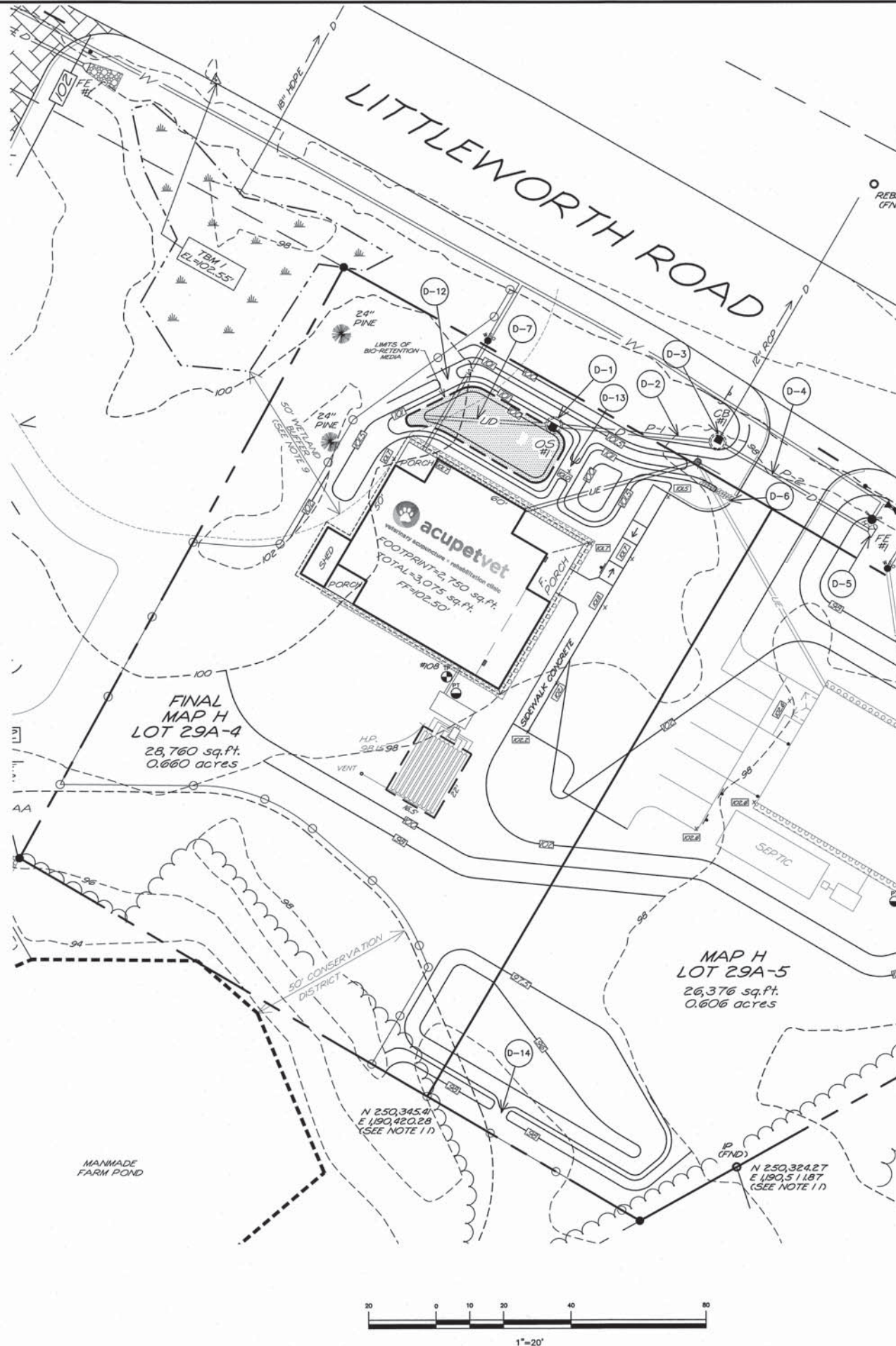
REVISIONS
DATE: DESCRIPTION:

UTILITY PLAN
acupetvet
veterinary acupuncture & rehabilitation clinic

LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

SHEET No.

SP-3



TRITECH
ENGINEERING CORPORATION

LEGEND

- PROPOSED UNDERGROUND ELECTRIC & TELE.
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED POLE LIGHT
- BUILDING MOUNTED LIGHT
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DMH
- PROPOSED UNDERDRAIN LINE
- PROPOSED FLARED END SECTION
- PROPOSED RIP RAP
- PROPOSED EASEMENT
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- PROPOSED SILT FENCE OR SILT SOCK
- PROPOSED CONSTRUCTION FENCE
- PROPOSED STOP SIGN
- PROPOSED STOP BAR
- WETLAND
- WETLAND BOUNDARY
- UTILITY POLE
- TEST PIT
- EXISTING TRAFFIC SIGN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FT CONTOUR
- EXISTING WATER LINE OR SERVICE
- EXISTING WATER SHUTOFF
- EXISTING WATER GATE VALVE
- PROPOSED CONTOUR
- PROPOSED HYDRANT
- PROPOSED 8"x6" MJ REDUCER
- PROPOSED WATER GATE VALVE
- PROPOSED WATER MAIN

D-1 DRAINAGE NOTES

- INSTALL OS #1 PER DETAIL 1, SHEET SP-5.
RIM ELEV = 101.15'
UD IN = 97.05'
INVERT OUT = 96.95'
- INSTALL 40' OF 12" HDPE DRAINAGE PIPE (P-1) AT A SLOPE OF 0.006 FT/FT FROM OS #1 @ ELEV = 96.95' TO CB #1 @ ELEV = 96.70'
- INSTALL CB #1 PER DETAIL 5, SHEET SP-6.
RIM ELEV = 99.50'
INVERT IN = 96.70'
INVERT OUT = 96.60'
SUMP ELEV = 92.60'
- INSTALL 50' OF 12" HDPE DRAINAGE PIPE (P-2) AT A SLOPE OF 0.02 FT/FT FROM CB #1 @ ELEV = 96.70' TO FLARED END #1 @ ELEV = 97.70'
- INSTALL FLARED END SECTION PER DETAIL 7, SHEET SP-8 INV EL = 97.70'
- AT 3.0' BREAK IN CURB, INSTALL RIP RAP, PER DETAIL 6, SHEET SP-8.
W=3', W=3', L=10', D=6", D(50)=3"
- INSTALL 35' OF 6" PERFORATED UNDERDRAIN.
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
- DO NOT PLACE THE BIORETENTION SYSTEMS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND IT'S CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE. PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
- INSTALL 6.0' LONG x 4.2' WIDE BROAD CRESTED WEIR, EL=101.3' PER DETAIL 1, SHEET SP-5
- INSTALL 6.0' LONG x 6' WIDE BROAD CRESTED WEIR, EL=101.0' PER DETAIL 1, SHEET SP-5
- INSTALL 3.0' LONG x 5.4' WIDE BROAD CRESTED WEIR, EL=97.4' PER DETAIL 1, SHEET SP-8

TRITECH
ENGINEERING CORPORATION

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AUGUST 26, 2021

REVISIONS	DATE	DESCRIPTION



GRADING AND DRAINAGE PLAN



LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

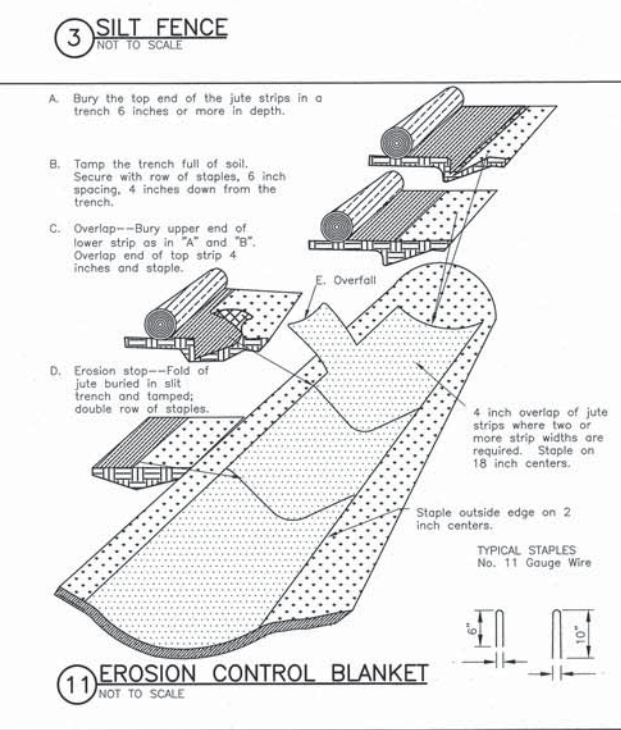
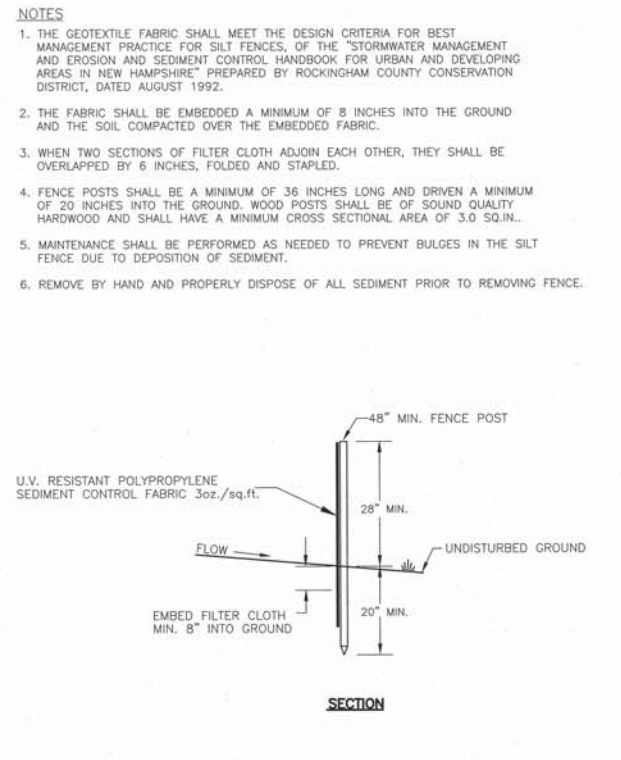
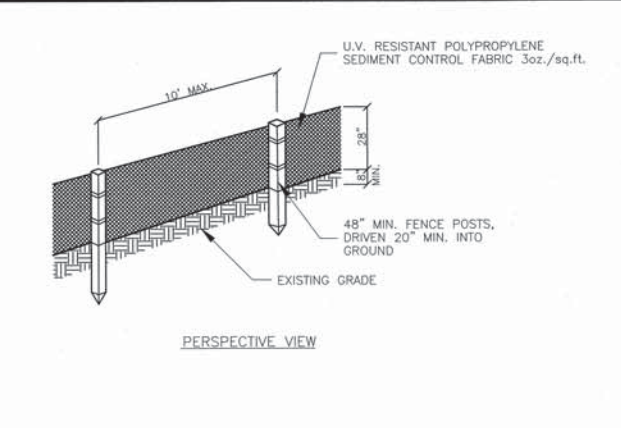
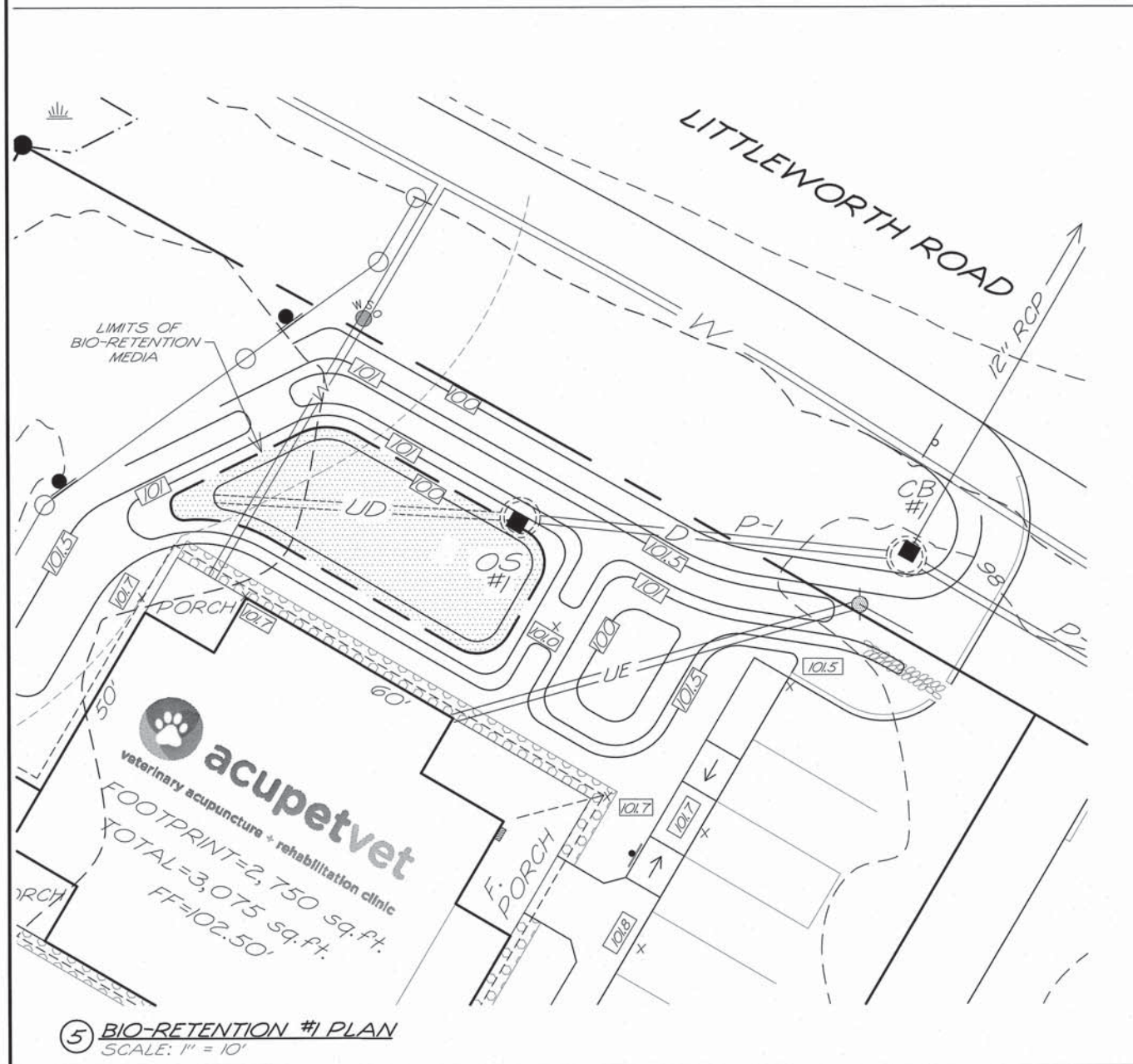
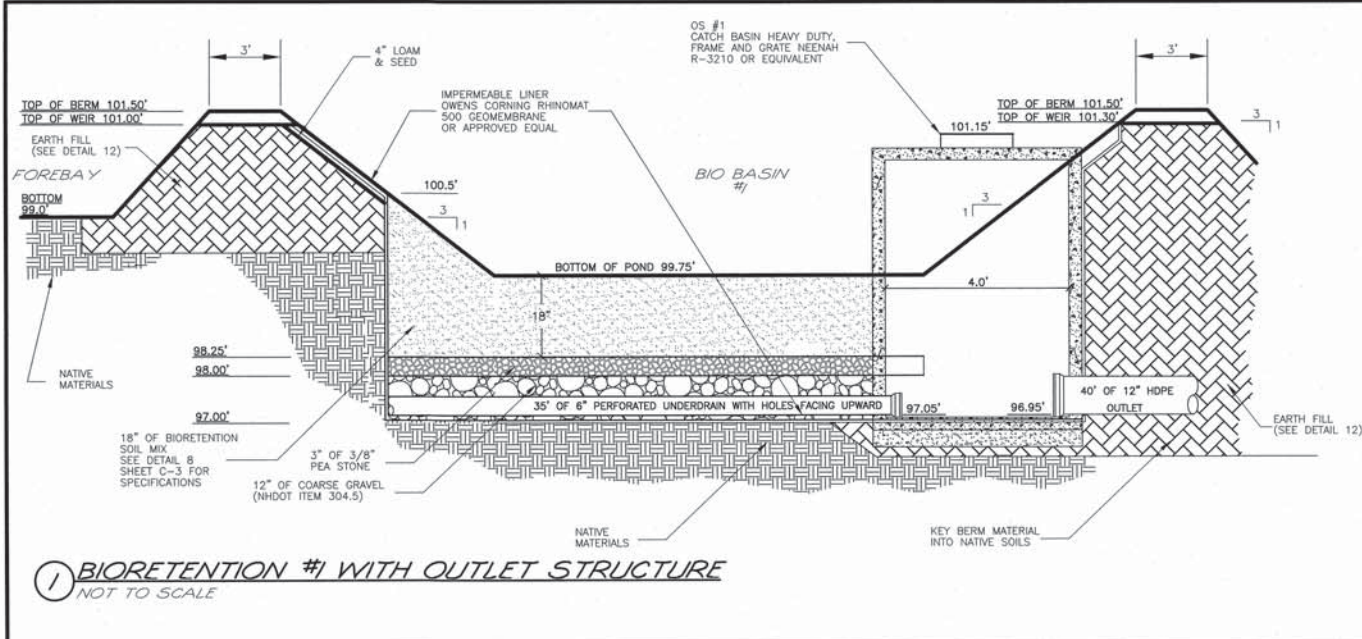
AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

SHEET No.

SP-4

(P21-00)

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03801
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NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL, OR CULTIPACK TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES MAY BE APPLIED BY HYDRO SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BASE IS NECESSARY FOR OPTIMAL RESULTS.

ANYWHERE ON THE SITE THAT EXISTING VEGETATION IS TO BE REMOVED WILL REQUIRE IMMEDIATE EROSION CONTROL TREATMENT. SPECIAL CARE SHOULD BE TAKEN WHERE RUNOFF ENTERS WETLANDS. ALL STORM WATER AREAS SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER TO THEM; SPECIFICALLY ALL BIORETENTION BASINS AND ALL INFILTRATION AREAS.

SEEDING LEGEND

- 50/50 BLEND OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.
- BOTH MIXES FROM NEW ENGLAND WETLAND PLANTS INC. APPLY: 35 LBS/ACRE : 1250 SQ FT/LB
- LIMITS OF BIORETENTION SOIL MIX

4 BIORETENTION SEEDING
NOT TO SCALE

1. PARTICLE SIZE DISTRIBUTION BY SEPARATES:

- a. EXCLUDE ANY MATERIAL >4.75mm - 0%
- b. VERY COARSE SAND/GRAVEL: GRAVEL (2.0 TO 4.75 mm) 5% MAXIMUM (% BY DRY WEIGHT)
- c. SAND (0.42 TO 2.0 mm) 60% MAX (% BY DRY WEIGHT)
- d. SILT (0.075 TO 0.42 mm) 20% MAXIMUM (% BY DRY WEIGHT)
- e. CLAY (LESS THAN 0.075mm) 5% MAXIMUM (% BY DRY WEIGHT)
- f. BARK MULCH (LESS THAN 5% PASSING #200) 15% MAX (% BY DRY WEIGHT)
- g. LOAM (LESS THAN 5% PASSING #200) 20% TO 40% (% BY DRY WEIGHT)

ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX:

SIEVE	% PASSING
#4	100
#10	95
#40	40 - 15
#200	10 - 20
<#200	0 - 5

2. FRAGMENT SIZE DISTRIBUTION:

- a. STICKS AND ROOTS: SHOULD BE MINIMIZED AND PREFERABLY LIMITED TO NOTHING LARGER THAN 4.75mm
- b. DEBRIS AND OTHER FOREIGN MATERIALS: SHOULD BE MINIMIZED
- c. PERCENTAGE ORGANIC MATTER: MINIMUM 3% BY VOLUME AND MAXIMUM 8% BY VOLUME
- d. SOIL REACTION: pH OF 6 TO 7
- e. CEC OF TOTAL SOIL: MINIMUM 10 meq/100ml AT pH OF 7.0
- f. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS
- g. BASIC PROPERTIES: MANUFACTURED SOIL SHALL NOT CONTAIN THE FOLLOWING:
 - a. UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
 - b. UNSUITABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND THAT EXCEED A COMBINED MAXIMUM OF 5% BY DRY WEIGHT OF THE MANUFACTURED SOIL.
 - c. LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76mm) IN ANY DIMENSION

ACCEPTABLE SOIL AMENDMENTS

- A. NO COMPOST SHOULD BE USED IN THE PLANTING MIX
- B. SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100% PASSING THROUGH THE 1/2-INCH (13mm) SIEVE, A pH OF 3.4 TO 4.8
- C. WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS.
- D. MEDIA AMENDMENTS SUCH AS ZERO-VALENT IRON AND/OR DRINKING WATER TREATMENT RESIDUALS (ALUM) TO ENHANCE PHOSPHORUS SORPTION AS SPECIFIED BY ENGINEER.

8 BIORETENTION SOIL MIX
NOT TO SCALE

FILL MATERIAL SHOULD BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA. IT SHOULD BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, AND FROZEN OR OTHER OBJECTIONABLE MATERIALS.

AREAS ON WHICH FILL IS TO BE PLACED SHOULD BE SCARIFIED BEFORE PLACEMENT. FILL MATERIAL SHOULD BE PLACED IN LAYERS A MAXIMUM OF 8 INCHES THICK (BEFORE COMPACTION), WHICH SHOULD BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.

FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS SHEEPSFOOT, RUBBER-TIRED, OR VIBRATORY ROLLER.

A MINIMUM REQUIRED DENSITY IS 90% MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY.

12 EARTH FILL
NOT TO SCALE

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ENGINEERING CORPORATION

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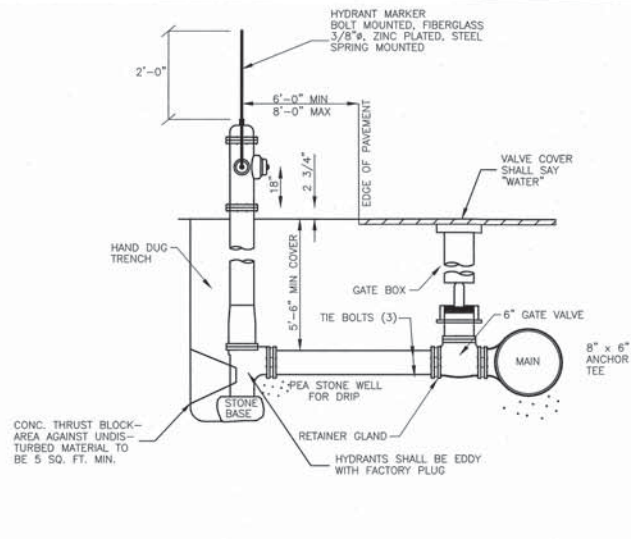
REVISIONS
DATE: DESCRIPTION:

acupetvet
veterinary acupuncture • rehabilitation clinic

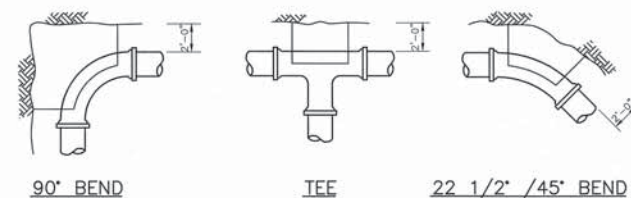
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021
JOB No. 21114

SHEET No.

SP-5



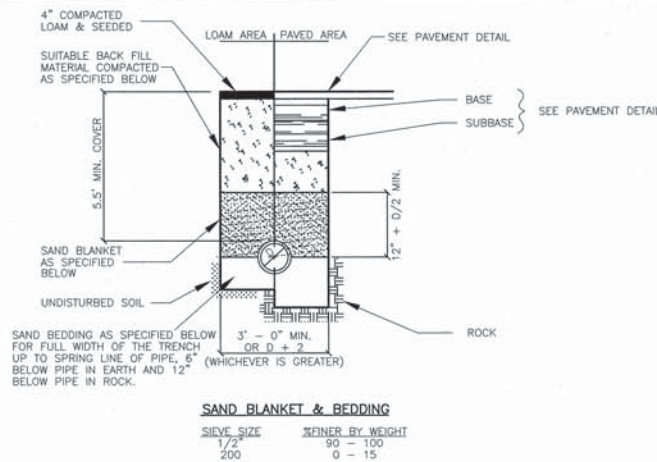
1 HYDRANT & VALVE DETAIL
NOT TO SCALE



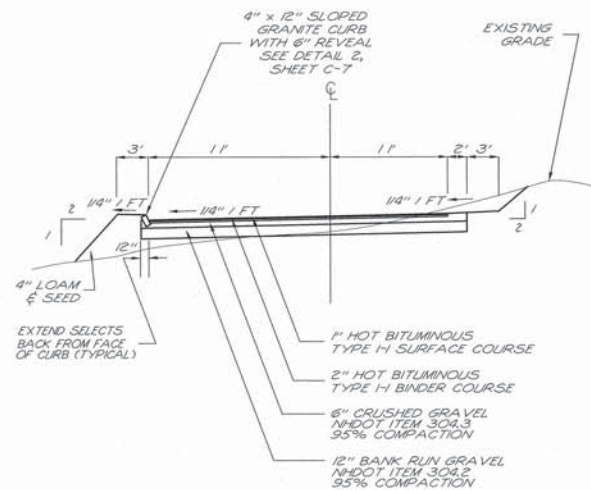
PIPE SIZE	90° BEND	TEE	PLUG	45° BEND	22 1/2° & SMALLER
6"	5	4	3	2	2
8"	9	6	5	7	7
12"	11	9	7	7	4

NOTE: SIZE OF THRUST BLOCK MAY BE INCREASED BY THE ENGINEER TO MEET SOIL CONDITIONS FOUND DURING CONSTRUCTION

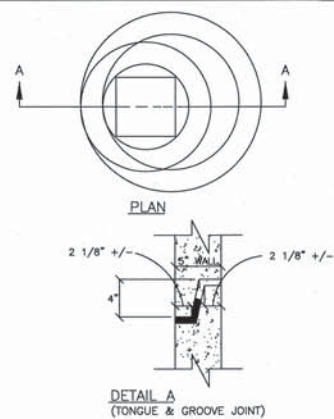
2 WATER MAIN THRUST BLOCK DETAILS
NOT TO SCALE



3 WATER LINE TRENCH
NOT TO SCALE

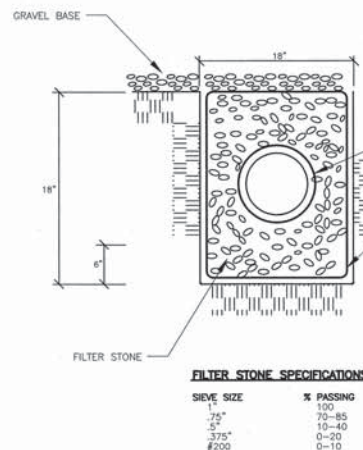


4 COMMON DRIVE CROSS SECTION
NOT TO SCALE

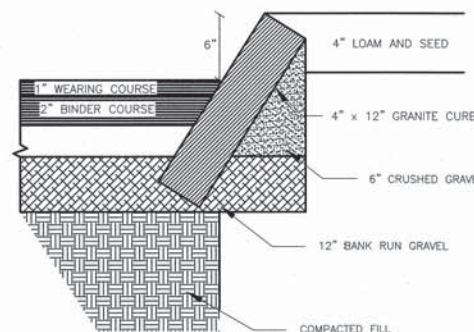


- NOTES
- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
 - CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 - THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FOOT.
 - RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 - THE STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING.
 - FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS (DETAIL A), MEETING H-20 LOADING MAY BE USED.

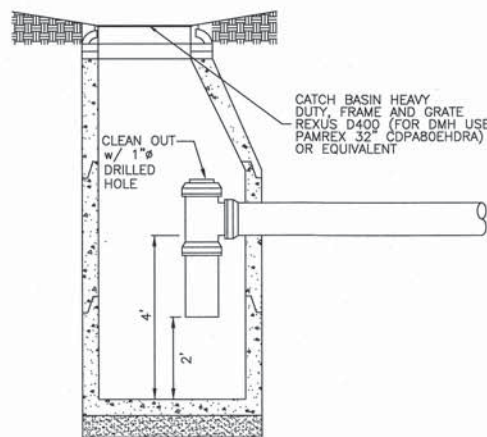
6 CATCH BASIN FRAME & GRATE
NOT TO SCALE



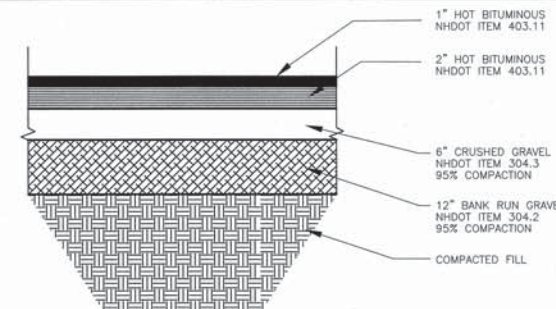
7 UNDERDRAIN DETAIL
NOT TO SCALE



8 SLOPED GRANITE CURB SECTION
NOT TO SCALE



5 DEEP SUMP HOODED CATCH BASIN
NOT TO SCALE

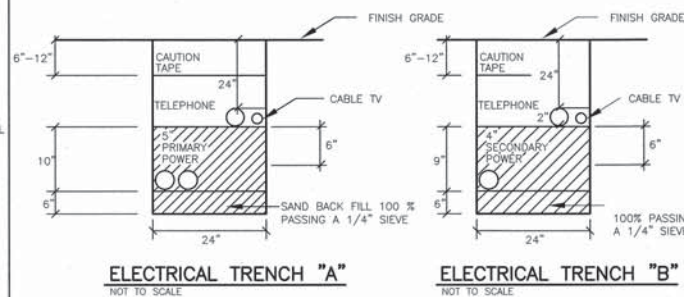


- GENERAL MATERIALS NOTES -- APPLIES TO ALL DETAILS UNLESS NOTED.
- MATERIALS & CONSTRUCTION METHODS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - COMPACTED FILL UNDER PAVEMENT OR CONCRETE AREAS SHALL BE FREE OF ORGANIC MATERIAL & COMPACTED IN 6" LIFTS TO NOT LESS THAN 95% OPTIMUM DENSITY.
 - BANK RUN GRAVEL SHALL BE:

SIEVE	PERCENT PASSING
#4	100%
#10	25 - 70%
#20	12% OF PASSING #4
#40	100%
#60	95 - 100%
#80	55 - 85%
#100	27 - 52%
#200	0 - 12%
 - CRUSHED GRAVEL SHALL BE:

SIEVE	PERCENT PASSING
#4	100%
#10	25 - 70%
#20	12% OF PASSING #4
#40	100%
#60	95 - 100%
#80	55 - 85%
#100	27 - 52%
#200	0 - 12%
 - BASE COURSE OF PAVEMENT SHALL BE 3/4" DIA. TYPE I-1 HOT BITUMINOUS CONCRETE (225 LBS/SQ.YD.)
 - WEARING COURSE OF PAVEMENT SHALL BE 1/2" DIA. TYPE I-1 HOT BITUMINOUS CONCRETE (115 LBS/SQ.YD.)

10 TYPICAL PAVEMENT SECTION
NOT TO SCALE

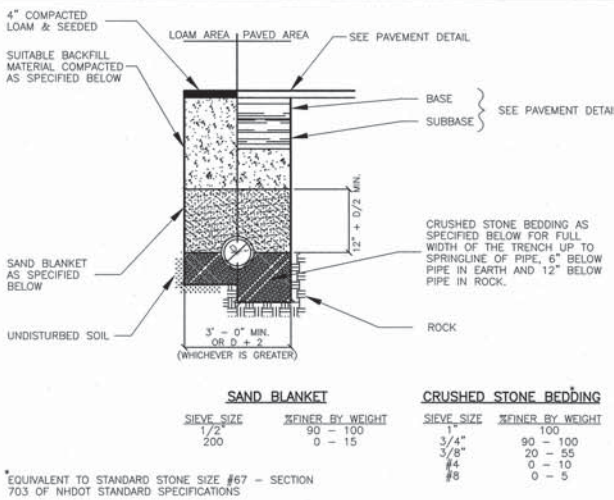


ELECTRICAL TRENCH "A"
NOT TO SCALE

ELECTRICAL TRENCH "B"
NOT TO SCALE

- TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
- LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
- FOR COMPLETE SPECIFICATION SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
- CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

11 ELECTRICAL TRENCH
NOT TO SCALE



12 STORM DRAINAGE & SEWER PIPE TRENCH
NOT TO SCALE

TRITECH

ENGINEERING CORPORATION

ISSUED FOR PERMITTING
AUGUST 26, 2021

REVISIONS
DATE: DESCRIPTION:



CONSTRUCTION DETAILS



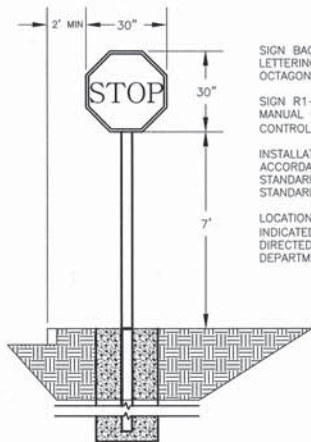
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21114

SHEET No.

SP-6

(P21-00)



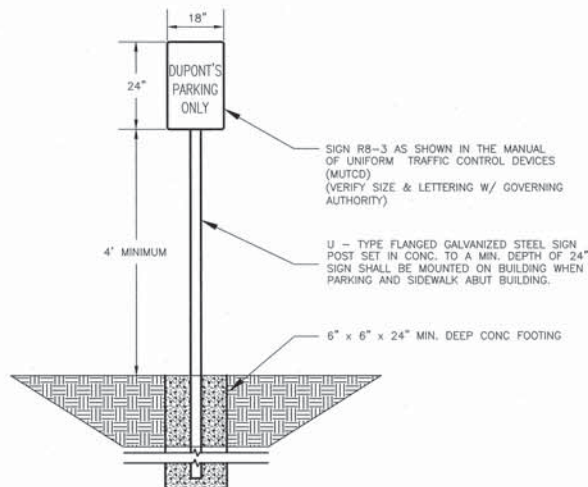
SIGN BACKGROUND TO BE WHITE
LETTERING TO BE WHITE
OCTAGON TO BE RED

SIGN R1-1 AS SHOWN IN THE
MANUAL ON UNIFORM TRAFFIC
CONTROL DEVICES (MUTCD).

INSTALLATION SHALL BE IN
ACCORDANCE WITH MUTCD
STANDARDS AND NHDOT
STANDARDS.

LOCATION OF SIGNS SHALL BE AS
INDICATED ON PLANS AND/OR AS
DIRECTED BY THE CITY OF DOVER
DEPARTMENT OF PUBLIC WORKS

1 STOP SIGN
NOT TO SCALE

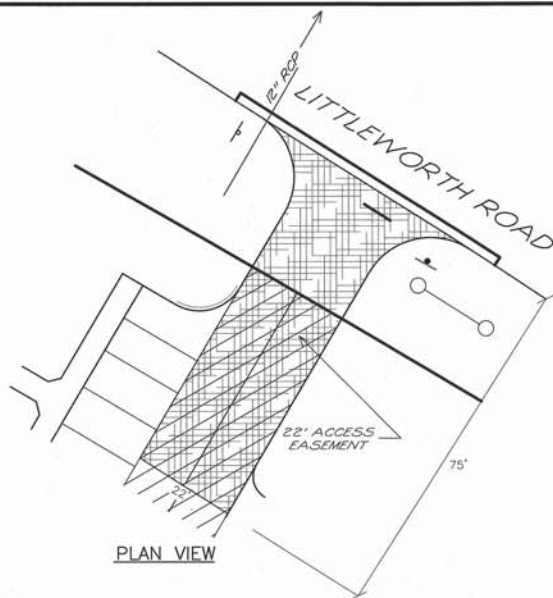


SIGN R8-3 AS SHOWN IN THE MANUAL
OF UNIFORM TRAFFIC CONTROL DEVICES
(MUTCD)
(VERIFY SIZE & LETTERING W/ GOVERNING
AUTHORITY)

U - TYPE FLANGED GALVANIZED STEEL SIGN
POST SET IN CONC. TO A MIN. DEPTH OF 24"
SIGN SHALL BE MOUNTED ON BUILDING WHEN
PARKING AND SIDEWALK ABUT BUILDING.

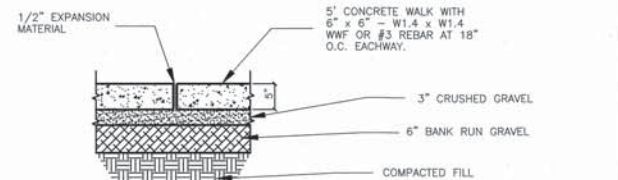
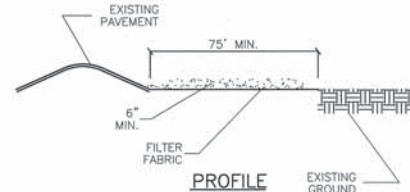
6" x 6" x 24" MIN. DEEP CONC FOOTING

2 NO PARKING
NOT TO SCALE

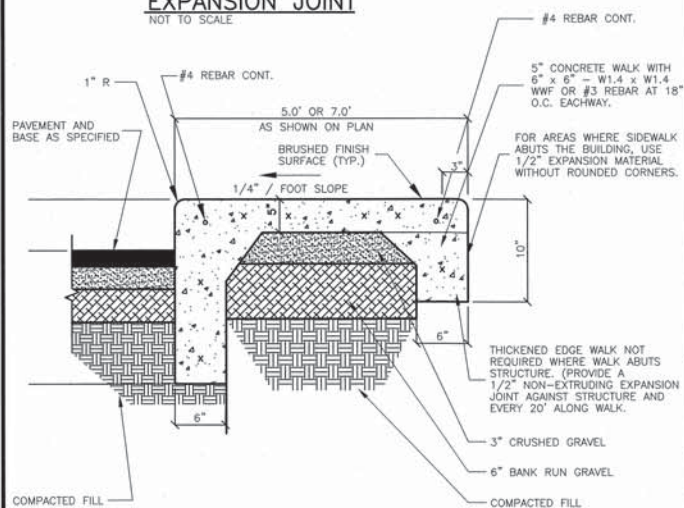


3 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

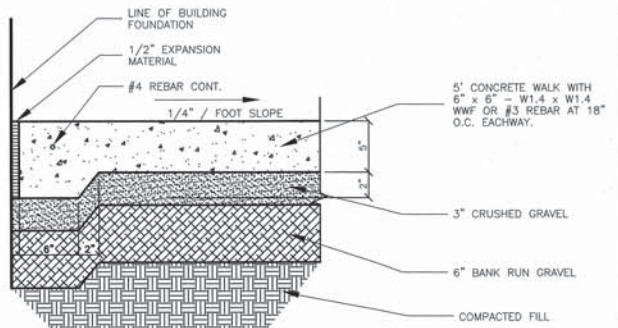
1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY.
PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 3"
STONE TO MATCH SLOPE OF EXISTING ROAD
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT
FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO
REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A
SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT
SIDE TO TRAP ANY SILT WASHED FROM THE STONE.
4. HAYBALES OR SILT FENCE SHALL BE PLACED ON THE DOWN GRADIENT
SIDE AS SHOWN ON THE EROSION CONTROL PLAN.



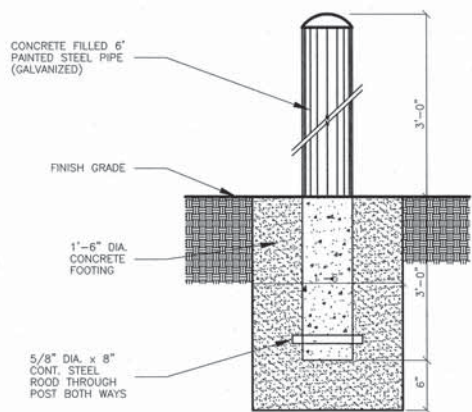
EXPANSION JOINT
NOT TO SCALE



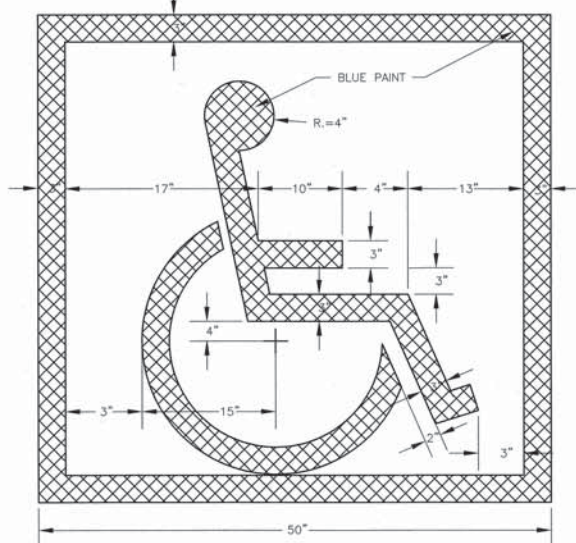
CONCRETE WALK W/ CONCRETE CURB
NOT TO SCALE



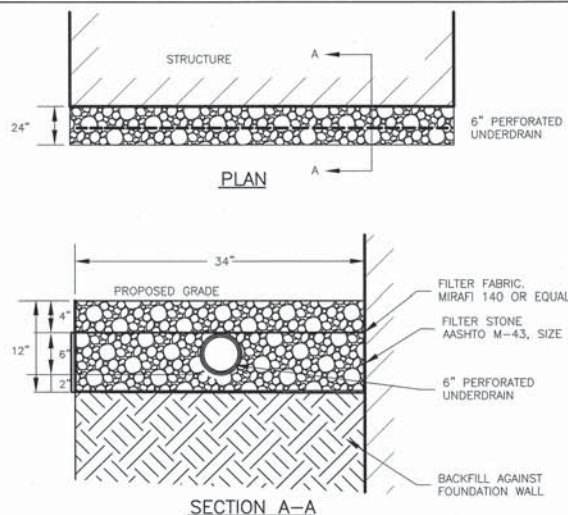
9 CONCRETE WALK DETAILS
NOT TO SCALE



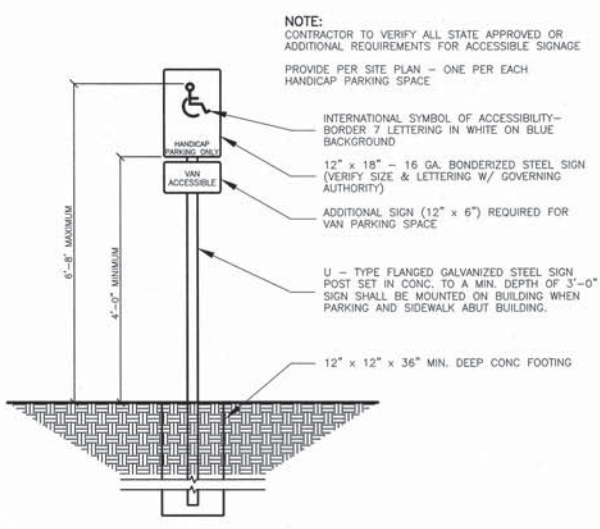
6 BOLLARD
NOT TO SCALE



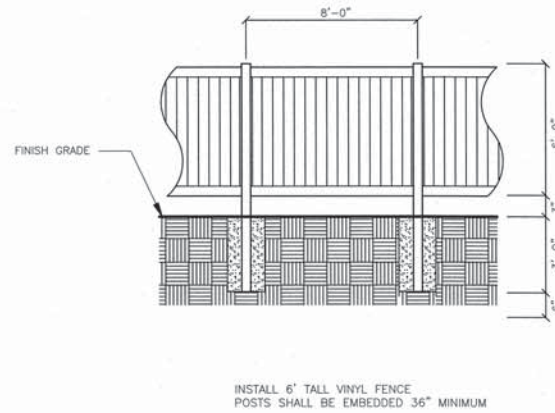
10 HANDICAP SYMBOL DETAIL
NOT TO SCALE



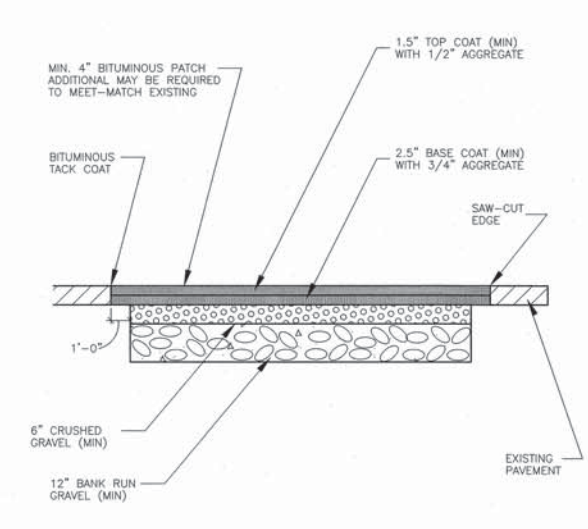
7 BUILDING DRIP EDGE
NOT TO SCALE



11 HANDICAP PARKING SIGN
NOT TO SCALE



8 VINYL STOCKADE FENCE
NOT TO SCALE



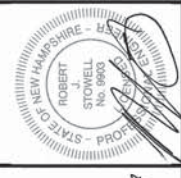
12 ENTRANCE PATCH DETAIL
NOT TO SCALE

TRITECH

ENGINEERING CORPORATION

ISSUED FOR PERMITTING
AUGUST 26, 2021

REVISIONS
DATE: DESCRIPTION:



CONSTRUCTION DETAILS

acupetvet
veterinary acupuncture • rehabilitation clinic

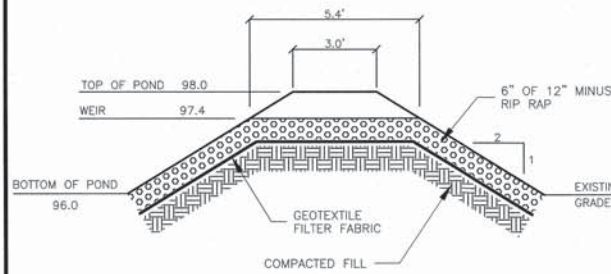
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21114

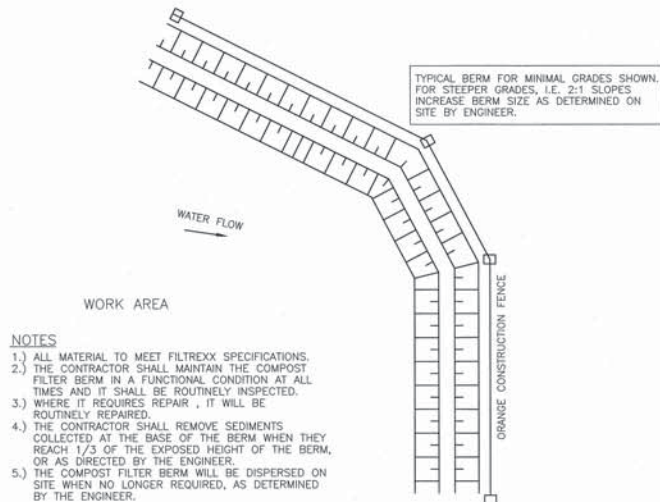
SHEET No.

SP-7

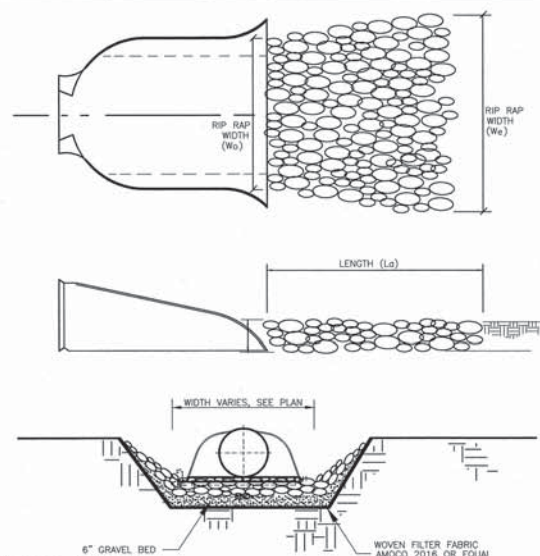
(P21-00)



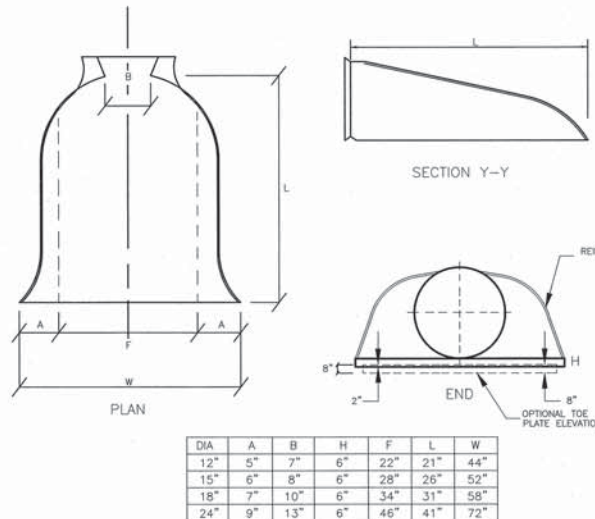
① BROAD CRESTED WEIR
NOT TO SCALE



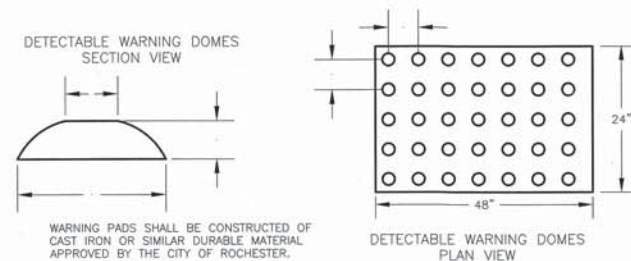
② FILTREXX® SILT SOCK™
NOT TO SCALE



⑥ RIPRAP DETAIL
NOT TO SCALE

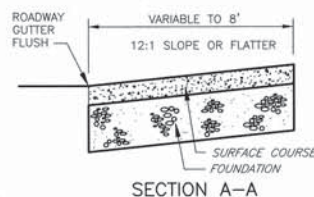


⑦ CMP FLARED END SECTION
NOT TO SCALE

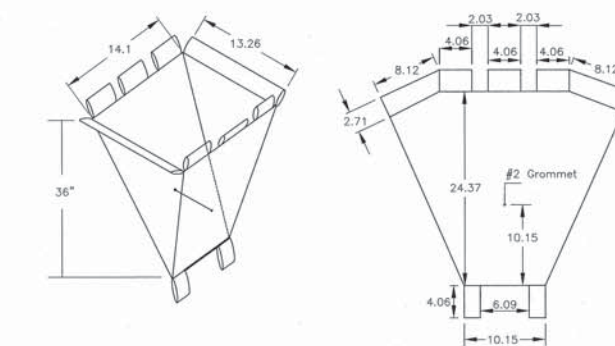


- NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
 2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
 3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
 4. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET THE GRADE OF DRIVEWAY.
 5. THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.
 6. DETECTABLE WARNINGS TO BE INSTALLED 8" FROM EDGE OF RAMP.
 7. DETECTABLE WARNINGS PADS SHALL BE CONSTRUCTED OF CAST IRON OR SIMILAR DURABLE MATERIAL APPROVED BY THE CITY OF ROCHESTER.

⑨ WHEEL CHAIR RAMP
NOT TO SCALE



W	L	S.Y.
5'-0"	2'-9"±	6.3
6'-0"	2'-0"±	7.2
7'-0"	1'-3"±	8.0
8'-0"	0'-0"	8.1



- Specifications:
- a.) Fabric used should not be laminated.
 - b.) Silt sock to have two #2 grommets, one on each of the two sides, 15" from the bottom of the silt sock.
 - c.) Tie 1/4" wide yellow rope 19" long through the grommets on two sides of the silt sack.

⑪ HI VIS HI FLOW SILT SACK
NOT TO SCALE

1. The project shall be managed to meet the requirements and intent of RSA 430:53 and AGR 3800 relative to invasive species.
 2. Fugitive dust shall be controlled in accordance with ENV-A 1000.
- CRITICAL AREAS**
- Anywhere on the site that existing vegetation is to be removed will require immediate erosion control treatment. Special care should be taken where runoff enters wetlands. All storm water practices areas shall be stabilized prior to directing storm water to them; specifically all bioretention basins and all infiltration practices.

EROSION AND SEDIMENT CONTROL PRACTICES

- Erosion and sediment control practices will include the use of rip-rap, and check dams. All erosion and sediment control practices will be constructed and maintained according to the minimum standards and specifications contained in the "New Hampshire Stormwater Manual, Volume 2".
- A. Erosion and Sediment Control Measures**
1. The erosion control procedures shall conform to Section 645 of the "Standard Specifications for Road and Bridge Construction" of the NH DOT, and the "New Hampshire Stormwater Manual."
 2. During Construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of land should be exposed at any one time during development. The amount of exposed areas which are temporarily stabilized without permanent stabilization shall be limited to 5 acres.
 3. During grading operations, install stone check dams at 50 foot intervals in drainage swales and at drain inlets where shown. Barriers are to be maintained and cleaned until disturbed areas are stabilized.
 4. Any disturbed areas which are to be left temporarily, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass to prevent erosion.
 5. FILTREXX(R) SILT SOCK(TM) and other erosion control measures shall be inspected weekly and after every 0.25" rainfall event during the life of the project. All damaged erosion control measures shall be repaired. Sediment deposits shall be periodically removed by hand.
 6. Avoid the use of future open spaces (loam and seed areas) wherever possible during the construction. Construction traffic shall use the roadbeds of future roads and parking areas.
 7. Topsoil required for the establishment of vegetation shall be stock piled in amounts necessary to complete finished grading of all exposed areas.
 8. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in an approved facility.
 9. All fills shall be placed and compacted to reduce erosion, slippage settlement, subsidence or other related problems.
 10. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
 11. Frozen material or soft, mucky or highly compressible material shall not be incorporated into fills.
 12. Fill material shall not be placed on a frozen foundation subgrade.
 13. Disturbed areas shall be seeded immediately following finished grading.
 14. Limit of exposed area that is temporarily stabilized without permanent stabilization is 5 acres or less.
 15. Not used.
 16. All disturbed areas must be seeded and mulched within 3 days of final grading, cut and fill slopes must be stabilized within 72 hours of achieving finished grade and roadways and parking areas must be stabilized within 72 hours of achieving finished grade.
 17. All ditches and swales are to be stabilized prior to directing runoff to these features.
 18. All cut and fill slopes shall be seeded immediately.
 19. An area shall be considered stable if one of the following has occurred:
 - a.) Base course gravels are installed in areas to be paved.
 - b.) A minimum of 85% vegetated growth has been established.
 - c.) A minimum of 3" of non-erosive material such as stone or riprap has been installed
 - d.) Erosion control blankets have been properly installed.

- B. Vegetative Practice**
- All ground areas opened up for construction will be regraded, loamed, seeded and mulched in the shortest practical time. All Temporary and Permanent Seeding must be applied prior to September 15th. Employ temporary erosion and sedimentation control devices as detailed in this plan as necessary until adequate stabilization has been assured.

- A. Temporary Seeding & Hay Mulching**
1. At no time shall any disturbed area remain unstabilized for longer than 30 days. All areas where construction is not completed within 30 days of the initial disturbance shall receive temporary seeding measures.
 2. Fertilizer shall be spread on the top layer of loam and worked into the surface. Fertilizer application rate shall be 300 pounds per acre of 10-10-10 fertilizer.
 3. Seed shall be Winter Rye, 112 LBS. per acre.
 4. Remove stones and trash that will interfere with seeding the area. Where feasible, till the soil to a depth of about 3 inches to prepare a seedbed and mix fertilizer into the soil. The seedbed should be left in a firm and smooth condition. The last tillage operation should be performed across the slope whenever practical.
 5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook.
 6. The surface shall be watered and kept moist with a fine spray as required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds removed.
- B. Permanent Seeding & Hay Mulching**
1. All disturbed areas shall be loamed (4") and limed. Lime shall be thoroughly incorporated into the loam layer at a rate of 2 tons per acre.
 2. Fertilizer shall be spread on the top layer of loam and worked into then surface. Fertilizer application rate shall be 500 pounds per acre of 10-20-20 fertilizer.
 3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil = 48 lbs total). The soil shall be lightly raked immediately before seeding. One half the seed shall be sown in one direction and the other half at right angles to the original direction. It shall be lightly raked in to the soil to a depth not over 1/4 inch and rolled with hand roller weighing not over 100 points per linear foot to width.
 4. Hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook. The surface shall be watered and kept moist with a fine spray as required, without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds removed.

CONSTRUCTION SEQUENCE

1. Do not begin construction until all local, state and federal permits have been applied for and received.
2. Install FILTREXX(R) SILT SOCK(TM) as necessary to control erosion and prevent sediment contamination of wetlands prior to any earth moving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as required for drainage construction.
4. Core shall be taken to preserve the infiltration capacity of the infiltrating soil. See the New Hampshire Stormwater Manual for additional information.
5. Construct stormwater bioretention areas #1 & detention area #1. Do not direct runoff to these practices until the practice and contributing areas are fully stabilized. Temporary water diversion (sediment basins, swales, etc.) must be used as necessary to contain runoff until soils are stabilized.
6. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as required for remaining site.
7. Construct roadway and utilities.
8. Loam and seed disturbed areas in accordance with vegetative practice and general construction notes.
9. Cut and fill slopes shall be seeded immediately after their construction.
10. All areas receiving runoff, including but not limited to the stormwater infiltration and bioretention areas, shall be stabilized prior to directing runoff to them.
11. All soils that are finish graded must be stabilized within 72 hours of disturbance.
12. Maintain disturbed areas as necessary.
13. Lot disturbance, other than that shown on the approved plans, shall not commence until after the roadway has the base course to design elevation and the associated drainage is complete and stable.

MAINTENANCE

- During the period of construction and/or until long term vegetation is established:
1. Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.
 2. The side slopes will be checked after each significant rainfall.
 3. The side slopes will be checked weekly and repaired when necessary until adequate vegetation is established.
 4. The FILTREXX(R) SILT SOCK(TM) barriers will be checked regularly. Necessary repairs will be made to correct undermining or deterioration of the structures.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melts.
2. All ditches or swales which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions.
3. After October 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.

⑫ EROSION AND SEDIMENT CONTROL NOTES

TRITECH
ENGINEERING CORPORATION

ISSUED FOR PERMITTING
AUGUST 26, 2021

REVISIONS
DATE: DESCRIPTION:



CONSTRUCTION DETAILS



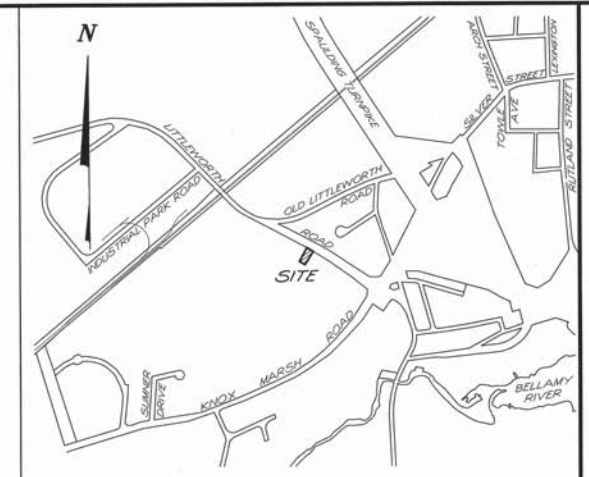
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21114

SHEET No.

SP-8

(P21-00)



FROM THE INTERSECTION OF ROUTE 125 AND ROUTE 9, GO EAST ON ROUTE #9 FOR 6 MILES. SITE IS ON THE RIGHT.

LOCUS (NOT TO SCALE)

DESIGN NOTES

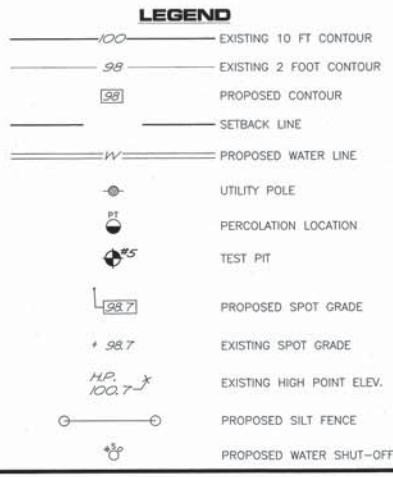
1. **DESIGN INTENT:**
 - a.) EXISTING GRADE AT THE HIGH POINT OF THE SYSTEM IS ELEV 98.15'
 - b.) ESTIMATED SEASONAL HIGH WATER TABLE IN TEST PIT #108 IS 16"
 - c.) BOTTOM OF AES PIPE TO BE INSTALLED AT ELEV. 98.85'
 - d.) PROVIDING 24" OF SEPARATION TO ESWHT (24" REQUIRED)
 - e.) BOTTOM OF AES PIPE TO BE INSTALLED 8" ABOVE EXISTING GRADE AT THE HIGH POINT OF THE SYSTEM.
- PERCOLATION TEST: DATE: APRIL 14, 2017
DEPTH: 14" INCHES
RATE: 14 MINUTES PER INCH
2. **DESIGN FLOW DATA:**
1 VETERINARIAN / 1 DOCTOR = 250 GPD
MIN. SYSTEM SIZE = 300 GPD
3. **BED SIZE:** 198 LINEAR FEET REQUIRED,
10 PIPES X 20' PROVIDED = 200 LINEAR FEET PROVIDED
4. STRAFFORD COUNTY SOIL CLASSIFICATION: BOXFORD
5. LOT SERVICED BY CITY WATER.
6. NO EXPOSED LEDGE WITHIN 75' OF SYSTEM.
7. FOUNDATION DRAINS ARE PERMITTED 15' FROM PROPOSED LEACH FIELD AND 5' FROM PROPOSED SEPTIC TANK. A SOLID FOUNDATION DRAIN LINE IS PERMITTED 5' FROM LEACH FIELD.
8. IF FAILURE OCCURS SYSTEM MAY HAVE TO BE REBUILT IN PLACE.
9. NO SURFACE WATER WITHIN 75' OF SYSTEM.
10. A GARBAGE DISPOSAL IS NOT PERMITTED.
11. WATER SOFTENER IS NOT PERMITTED
12. LARGE WHIRLPOOLS OR HOT TUBS ARE NOT RECOMMENDED.
13. NHDES SUBDIVISION APPROVAL NUMBER: ESA2017062901

CONSTRUCTION NOTES

1. THIS SUBSURFACE DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND PRACTICES OF THE NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DIVISION (NHWSPCD). CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THIS PLAN AND THE CONSTRUCTION CRITERIA OF NHWSPCD. IN ADDITION, THE INSTALLER MUST HOLD A VALID INSTALLER'S PERMIT FROM NHWSPCD, BEFORE BACKFILLING OR COVERING THE INSTALLED COMPONENTS. THE INSTALLER MUST NOTIFY THE NHWSPCD FOR INSPECTION.
2. UNLESS NOTED OTHERWISE, SEPTIC TANK AND DISTRIBUTION BOXES ARE TO BE PRE-CAST CONCRETE, AND ARE TO BE SET ON TIGHTLY COMPACTED GROUND. PIPE CONNECTIONS AT INLET AND OUTLET SHALL BE FIRMLY SEALED WITH CEMENT TYPE MORTAR, SUCH AS WATERPLUG. SEPTIC TANK AND DISTRIBUTION BOXES SHALL HAVE INLET BAFFLES CAST IN. OUTLETS SHALL BE "WATER LEVELED" TO ENSURE EQUAL OUTLET DISTRIBUTION. INSULATE AS DETAILLED.
3. SEWER PIPE FROM BUILDING TO SEPTIC TANK SHALL BE CAST IRON OR SCHEDULE 40 SOLVENT WELDED PLASTIC PIPE. EFFLUENT PIPE FROM SEPTIC TANK TO LEACH FIELD SHALL BE FRICTION JOINT RIGID PIPE. LEACH FIELD PIPE SHALL BE LEACH FIELD BED LATERAL-PIPES SHALL BE PERFORATED RIGID PLASTIC PIPE WITH FRICTION TYPE COLLARS, ELL OR TEES, ALL ENDS INTERCONNECTED AND LAID LEVEL.
4. ALL TOPSOIL, ROOTS AND ORGANIC MATTER MUST BE REMOVED FROM THE AREA BEHIND THE LEACH FIELD, WITH CARE TAKEN NOT TO COMPACT THE PARENT SOIL DURING CONSTRUCTION. FOR RAISED SYSTEMS, THE FILL BENEATH THE FIELD SHALL BE CLEAN, MEDIUM COARSE SAND (0.5 - 1.0 MM), AND THE AREA TO BE FILLED MUST BE CLEARED.
5. THE INSTALLER MUST CONTACT TRITECH ENGINEERING CORP. PRIOR TO CONSTRUCTION IF ANY DEVIATIONS BETWEEN THE SITE AND THIS PLAN ARE NOTED, OR IF ANY CONSTRUCTION CHANGES ARE DESIRED.
6. NHWSPCD CONSTRUCTION APPROVALS EXPIRE 4 YEARS FROM THE DATE OF ISSUE.
7. WHERE THE ACCESS COVER FOR THE SEPTIC TANK COMPARTMENT IS GREATER THAN 12" FROM FINISHED GRADE A 36" DIAMETER RISER SHALL BE INSTALLED IN ACCORDANCE WITH ENW-wq 1010.05
8. INSTALL 2 LAYERS OF 2" x 2' RIGID BOARD INSULATION CENTERED OVER PIPE DISCHARGE LINE WHERE COVER IS LESS THAN 3 FEET.

1. CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC
755 CENTRAL AVENUE
DOVER, N.H.

2. DEED REFERENCE: SCRD BOOK 4499 PAGE 579
3. TAX MAP H LOT 29A-4
4. DURING 2016, HIGHLAND SOILS (MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76) CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL." (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
5. PLAN REFERENCE: SUBDIVISION OF LAND
GEORGE F. MITROPOLLOUS
REVOCABLE LIVING TRUST
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
APRIL 27, 2017 SCRD 114-23



1. INSTALL 9 FEET OF 4" SEWER PIPE.
2. INSTALL 1,250 GALLON CONCRETE SEPTIC TANK BY AJ FOSS
3. INSTALL 1 FOOT OF EFFLUENT PIPE.
4. INSTALL SHEA CONCRETE, 13 OUTLET DISTRIBUTION BOX OR EQUAL
5. INSTALL 22' x 16.5" ADVANCED ENVIRO-SEPTIC (AES). 10 PIPES, 20 FEET LONG
6. INSTALL 4" SCH 40 PVC LOW VENT TO BE MINIMUM OF 36" ABOVE FINISHED GRADE. CONNECT TO VENT MANIFOLD.

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems

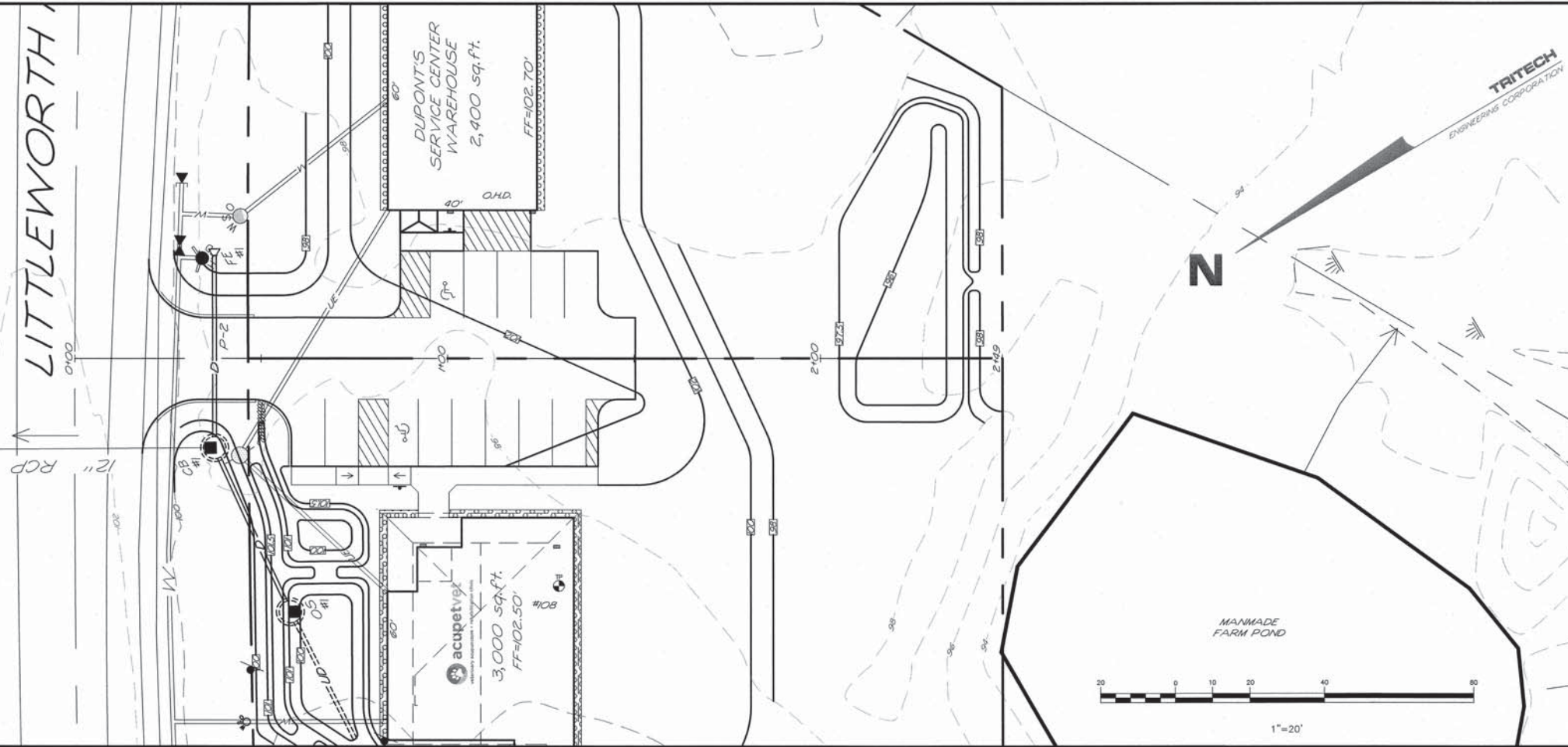
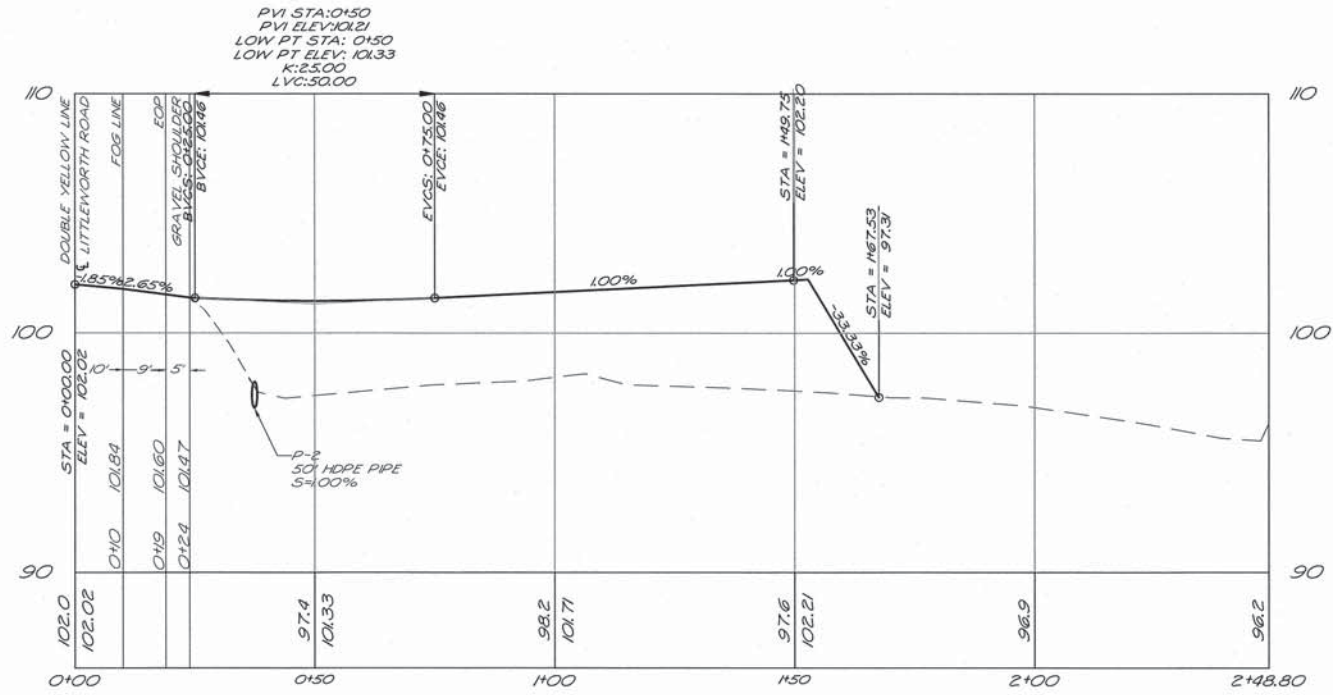
Robert J. Stowick
No. 950
Department of Environmental Services

INDIVIDUAL SEWAGE
DISPOSAL SYSTEM DESIGN

acupetvet
veterinary acupuncture + rehabilitation clinic

AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

HORIZONTAL: 1" = 20'
VERTICAL: 1" = 4'



SHEET No.

DP-1

DRIVEWAY Y PERMIT PLAN AND PROFILE

acupetvet & DUPONT'S
veterinary acupuncture + rehabilitation clinic

LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

ISSUED FOR PERMITTING
AUGUST 26, 2021



REVISIONS
DATE: DESCRIPTION:

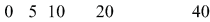
TRITECH

ENGINEERING CORPORATION

795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE: 603 742 8107
FAX: 603 742 8600

Landscape Notes

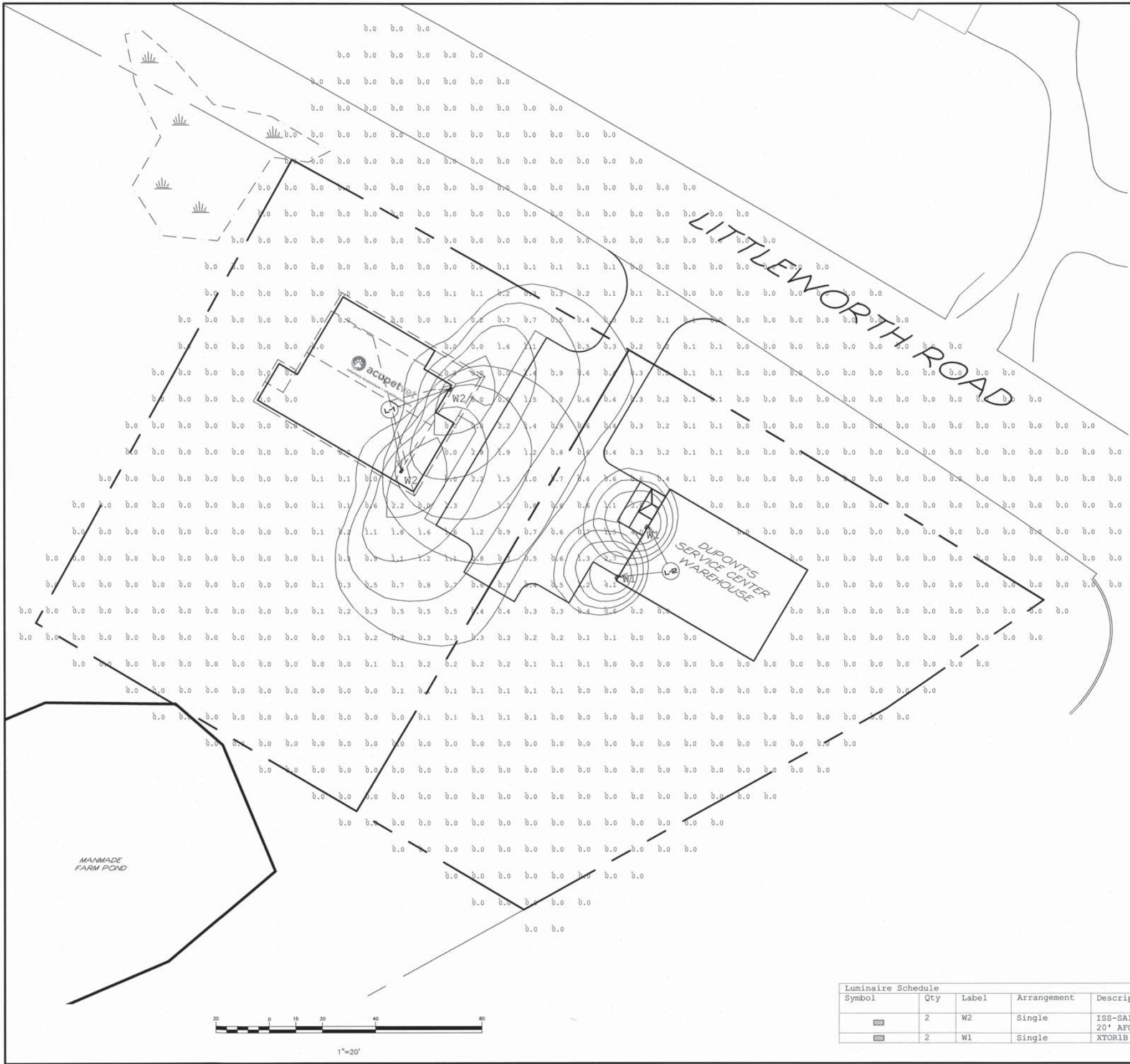
- If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.



Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Mis	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	9	2 gal	

L-1

Sheet 1 of 1



LIGHTING NOTES

1. INSTALL (2) 116 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURES, ISS-SALE-740-U-SL4; MOUNTED 20' ABOVE FINISHED GRADE, WITH SHIELDING.
2. INSTALL (2) 24 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURE, XTOR1B, MOUNTED 12' ABOVE FINISHED GRADE, WITH SHIELDING.
3. EXTERIOR LIGHTING SHALL BE DOWN LIT AND FULLY SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND ROADWAYS.
4. ALL EXTERIOR LIGHTING SHALL BE EQUIPPED WITH PASSIVE INFRARED MOTION SENSORS.
5. PHOTOMETRICS CONTAINED ON THIS PLAN PROVIDED BY CHARRON INC.

StatArea 1
PARKING LOT AREA
Illuminance (Fc)
Average = 0.93
Maximum = 2.7
Minimum = 0.3
Avg/Min Ratio = 3.10
Max/Min Ratio = 9.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Luminaire Watts	Total Watts
■	2	W2	Single	ISS-SALE-740-U-SL4/ WALL MTD 20' AFG	6916	58.2	116.4
■	2	W1	Single	XTOR1B	1418	12.2	24.4

TRITECH
ENGINEERING CORPORATION

ISSUED FOR PERMITTING
AUGUST 26, 2021

acupetvet & SERVICE CENTER
veterinary acupuncture • rehabilitation clinic
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
AUGUST 26, 2021 JOB No. 21114
SCALE: 1" = 20'

SHEET No.

Li-1

TRITECH

ENGINEERING CORPORATION

REVISIONS	DESCRIPTION:
DATE:	

795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3830