



**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820  
Meeting Date: **Tuesday, October 26, 2021**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- October 12, 2021 Regular Meeting Minutes

### 3. OLD BUSINESS

- A. Public hearing and possible recommendation on the City's proposed Capital Improvements (CIP) FY 2023-2028. The CIP can be found on the City Web Site at [www.dover.nh.gov](http://www.dover.nh.gov) and in the Library, City Clerk's office, and the Planning Department.\*

### 4. NEW BUSINESS

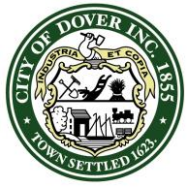
- A. Consideration and acceptance of a Conditional Use Permit for Dover NH Carwash, LLC & Iron Horse Park, Assessor's Map 4, Lots 9 & 17, zoned CBD-General, and located at 525 Central Ave & Broadway. (Proposal is to allow a lot coverage of 21.5% whereas 75% is required and a frontage build-out of 237' whereas the average is 146'). \*(P18-50B)
- B. Consideration and acceptance of a Lot Line Adjustment for Dover NH Carwash, LLC & Iron Horse Park, Assessor's Map 4, Lots 9 & 17, zoned CBD-General, and located at 525 Central Ave & Broadway. \*(P21-75)
- C. Consideration and acceptance of a Site Review for Atlantic Broadband, (Owner: Quantum Real Estate Group, LLC), Assessor's Map H, Lot 29A-1, zoned CM, located at Littleworth Road. (Proposal is to construct a 924 sq. ft. Public Utility Building with associated parking, utilities and drainage improvements). \*(P21-63)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for Acupetvet, (Owner: Quantum Real Estate Group, LLC.), Assessor's Map H, Lots 29A-4 & 29A-5, zoned CM, located at Littleworth Road. \*(P21-58)
- E. Consideration and acceptance of a Conditional Use Permit for Acupetvet and Dupont's Service Center, (Owner: Quantum Real Estate Group, LLC), Assessor's Map H, Lots 29A-4 & 29A-5, zoned CM, located at Littleworth Road. (Proposal is to construct a 3,075 s.f. Veterinarian office building and a 2,400 s.f. warehouse building, creating 625 s.f. of Conservation District impacts adjacent to a pond.)\*(P21-59)
- F. Consideration and acceptance of a Conditional Use Permit for Acupetvet (Owner: Quantum Real Estate Group, LLC), Assessor's Map H, Lot 29A-4, zoned CM, located on Littleworth Road. (Proposal is to construct a 3,075 square foot Veterinarian Office Building, creating 1,150 square feet of wetlands buffer impacts.) \*(P21-76)
- G. Consideration and acceptance of a 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)
- H. Consideration and acceptance of a 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). \*(P21-57)

### 5. STAFF COMMENT

### 6. MEMBER COMMENTS

### 7. ADJOURNMENT

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



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, October 12, 2021**  
Meeting Time: **7:00 pm**

**Members Present:** Dennis Ciotti (Councilor), Dave White, Kyle Pimental, Frank Torr, Gina Cruikshank (Chair), Hayley Harmon (Vice Chair), Steph George (Alternate), Dave Landry, Mark Speidel (Alternate)

**Members Not Present (excused):** Tom Clark

**Members Not Present (un-excused):** None

**Staff Present:** Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 p.m. and noted Steph George will sit for Tom Clark.

### 1. CITIZENS' FORUM

*Citizens Forum Open.*

No one spoke.

*Citizens Forum Closed.*

### 2. APPROVAL OF THE PRIOR MINUTES

September 28, 2021 Regular Meeting Minutes

**Motion:** F. Torr moved to approve the minutes as submitted. Seconded by D. White. Vote: U/A

### 3. OLD BUSINESS

- A. Public hearing and possible vote of amendments to Chapter 153 entitled "Site Review Regulations" regarding landscape/tree calipers.

C. Parker explained the rationale behind the amendment and noted the first public hearing was held at the last meeting. He recommended the board take the item off the table, reopen the public hearing and vote, if the board decides they are ready to vote.

**Motion:** D. White moved to remove the item from table and resume the public hearing. Seconded by D. Ciotti. Vote: U/A

*Public Hearing resumed*

No calls or emails were received.

*Public Hearing Closed*

**Motion:** F. Torr moved to adopt the amendment. Seconded by D. Ciotti. Vote: U/A

- B. Public hearing and possible vote of amendment to Chapter 157 entitled "Land Subdivision Regulations" regarding landscape/tree calipers.

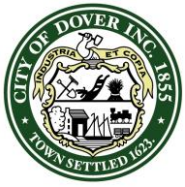
C. Parker explained the rationale behind the amendment and noted the first public hearing was held at the last meeting. He recommended the board take the item off the table, reopen the public hearing and vote, if the board decides they are ready to vote.

**Motion:** D. Ciotti moved to remove the item from table and resume the public hearing. Seconded by D. White. Vote: U/A

*Public Hearing resumed*

No calls or emails were received.





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Meeting Time: **7:00 pm**

*Public Hearing Closed*

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

#### 4. NEW BUSINESS

- A. Discussion and public hearing on the City's proposed Capital Improvements (CIP) FY 2023-2028. The CIP can be found on the City Web Site at [www.dover.nh.gov](http://www.dover.nh.gov) and in the Library, City Clerk's office, and the Planning Department.\*

C. Parker explained the process used for the Capital Improvement's Program, and the focus the Board has. The public hearing will occur tonight, and the Board will take action at its next meeting.

*Public Hearing Opened*

No calls or emails were received.

*Public Hearing Closed*

F. Torr asked about the timeline for installation of the temporary light and if it could be fast-tracked. C. Parker explained the intent, process, and timeline for that project.

K. Pimental asked about the Oak St bridge replacement timeline and how that relates to the budget. C. Parker explained the project cost was originally to be shared with the state, but now the state is going to cover the full cost and the City will manage the project.

M. Speidel asked about estimated property tax rates expected to remain flat, but the user rates on water will greatly increase. Is that because those water projects will be debt financed? Yes and C. Parker explained in detail.

M. Speidel noted a type-o within the packet which C. Parker explained and will have fixed.

M. Speidel asked whether there is a location for the parking structure proposed to go up in the next three years. C. Parker explained that this project stays in the Year 3 column until the Parking Commission deems the structure is needed for capacity.

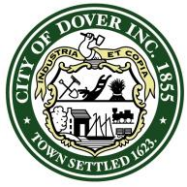
F. Torr asked about an extension to a community trail. C. Parker noted some conversations have occurred to discuss adding the missing piece of land to make the connection.

**Motion:** D. White moved to table the Capital Improvement's Program. Seconded by D. Ciotti. Vote: U/A

- B. Consideration and acceptance of a Minor Subdivision for The Kane Company, Inc., (Owner: 171 Watson Rd of Dover Holding Corp), Assessor's Map E, Lot 27B, zoned IT, and located at 50 Education Way. (2 new lots) \*(P21-60)

C. Parker noted that the application is to subdivide 5.425 acres and 8.956 acres off of one 71 acre commercial/industrial lot to create three lots. As a Minor Subdivision, this application did not directly appear before the TRC. Public water and sewer are provided.

The applicant is requesting the Board grant a waiver from the requirement to show soil types and natural features. It is also seeking a waiver from showing contours within 100' of the boundaries. The applicant provided justification in their site plan application. Staff supports the waiver request.



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There will be two votes on the application.

Jeff Kavan, TF Moran reviewed the plat.

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

*Public Hearing Opened*

No calls or emails were received.

*Public Hearing Closed*

### **STAFF RECOMMENDATION: Waiver**

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

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

Staff believe criterion 1 has been met noting that the lot has been developed for 20 years and the existing conditions plan documents the extent of the development, and the topography necessary. Furthermore, 157-27 H notes that the contours within 100 feet of the parcel is discretionary on the part of staff and the Board. It would be an unnecessary hardship to provide this information, absent a site plan, as both sides of the property are developed.

The Planning Department recommends the Planning Board grant the waivers with the following condition:

1. Add a note to the plat that the Board granted a waiver to Chapter 157-27G (soils and natural vegetation), and 157-27 H (contours within 100') and that the Board found the criteria of Chapter 153-21.A have been met.

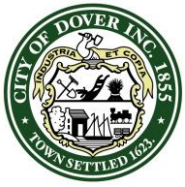
**Motion:** D. White moved to grant the waivers with conditions, as the request is consistent with the regulations. Seconded by D. Ciotti. Vote: U/A.

### **STAFF RECOMMENDATION- Subdivision:**

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

#### **Conditions to Be Met Prior to Signing of Plans:**

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
  - a. Signature and stamp of LLS
  - b. Owner's signature for recording at Strafford County Registry of Deeds.
  - c. Provide 2" x 2" space for approval stamp on any plan sheet to be recorded at SCRD
2. Confirm with the City Assessor that the plat shows the correct lot number



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**Motion:** F. Torr moved to approve the Minor Subdivision Plan with conditions, as the request is consistent with the regulations. Seconded by D. White. Vote: U/A.

### 5. STAFF COMMENTS

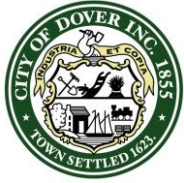
- C. Parker updated the Board on:
  - the latest TRC: subdivision on Sixth Street, a change of use on Education Way, a small project on Rutland Street, a project on Central Avenue and the Cataract Ave multi-family.
- Staff are attending the regional planning conference Wednesday to Friday.
- Sub-Committee to work with Conservation Commission and Energy Commission to revamp messaging on resilience.
- Staff will be posting to hire to replace the Zoning Administrator and City Planner Bird, who is retiring.

### 6. MEMBER COMMENTS

- The Chair signed plans for 241 Washington St
- The Chair asked the board members if there were any objections to appointing S. George and H. Harmon to the resilience committee. There were none.
- D. Ciotti noted M. Speidel is expected to be added as a regular member tomorrow night at the Appointments Committee meeting. There are some applicants for alternate board members as well.
- The Chair welcomed UNH students who were observing the meeting.

### 7. ADJOURNMENT

**Motion:** D. White moved to adjourn at 7:27 p.m. Seconded by H. Harmon. Vote: U/A



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P18-50B

Application Type: Conditional Use Permit  
Applicant(s): Dover NH Carwash LLC & Iron Horse Park  
Owner(s): Dover NH Carwash LLC & Iron Horse Park  
Location: 525 Central Ave (Assessor's Map 4, Lot 17)  
Meeting Date: October 26, 2021

**INTENT:** To obtain a CUP as the previous CUP (P18-50) would be out of date if the LLA (P21-75) is approved. The CUP will allow less than the lot coverage and frontage build out by keeping the existing buildings but changing the lot lines.

**LOTS/UNITS PROPOSED:**  
N/A

**AGENDA ITEM #:** 4-A

**ACREAGE:** 0.29 acres

**ZONING DISTRICT:** CBD - General

**EXISTING LAND USE:**  
Automobile Washing Facility

**PROPOSED LAND USE:**  
Automobile Washing Facility

**SURROUNDING LAND USE:**  
Retail/Commercial/Residential

**ZBA ACTION:** N/A

**ATTACHMENTS:** Application materials and narrative

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

**PERMITS REQUIRED:**  
-Conditional Use Permit

**WAIVERS REQUESTED:**  
None

### Summary of Request and Background

The previous owner received a CUP in November 2018 to allow a lot coverage of 22% whereas 75% is required. The property then was sold, and staff did an administrative approval to allow the CUP in a different entities names. Now that there is a lot line adjustment enlarging the lot, a new CUP is required which is the application before the Board. The applicant is requesting 21.5% of the lot coverage whereas 75% is required and a frontage build-out of 237 feet whereas the average is 146 feet. The buildings are not proposed to be changed as part of this application or the lot line adjustment. But since the lot lines are proposed to be changed the dimensional CUP is needed.

### Consistency with Land Use Regulations

Chapter 170-20.B(1) Zoning Ordinance allows for Conditional use approval for relief from the standards herein may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:

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

This plan is consistent with the criteria.

### STAFF RECOMMENDATION:

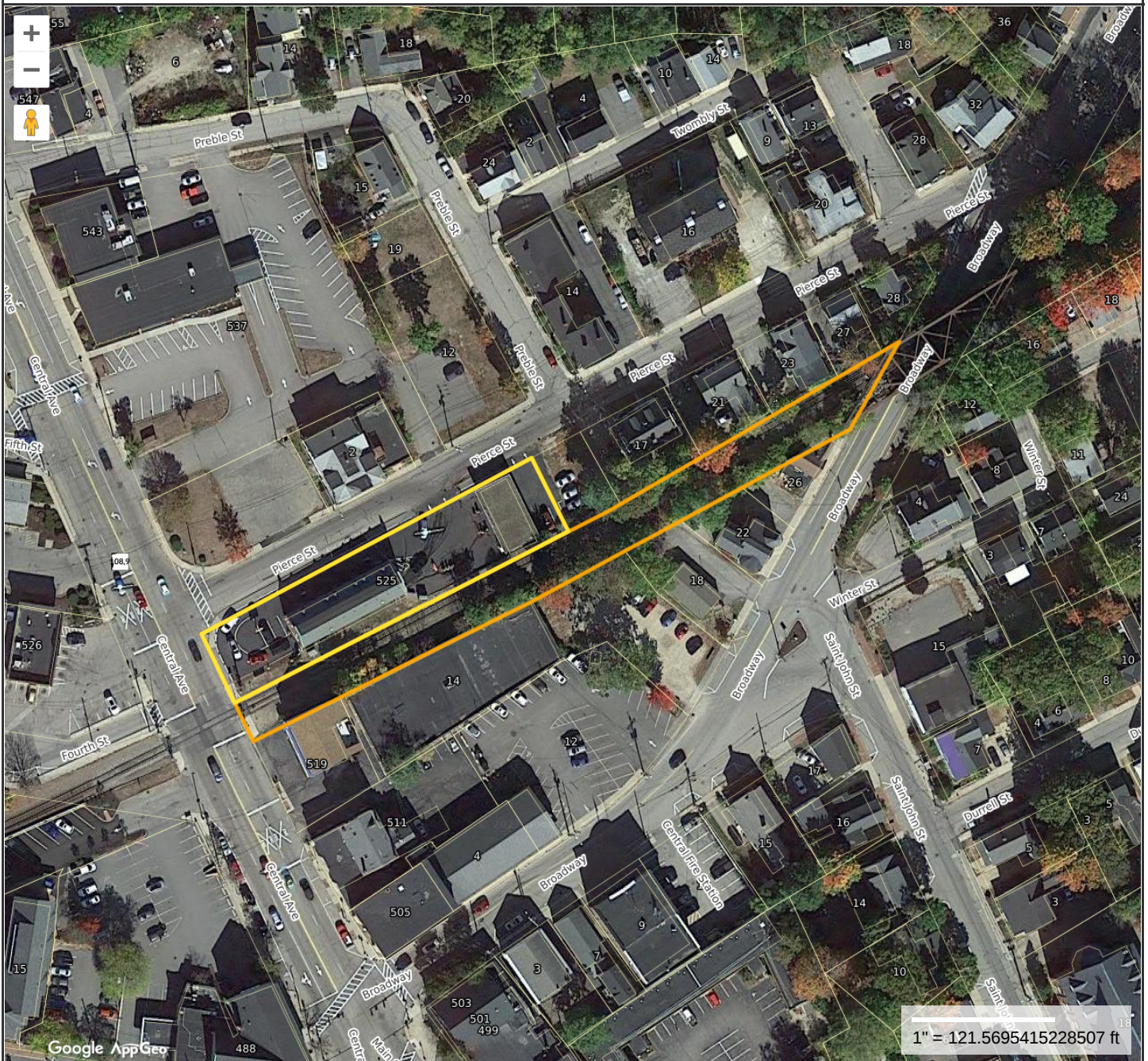
The Planning Department recommends the Planning Board accept the application, open the public hearing and vote to approve the Conditional Use Permit with the following conditions:

### Conditions to Be Met Prior to the Issuance of a Conditional Use Permit:

1. Revise Conditional Use Permit plan to:
  - a. Add planning file number (P18-50B)
  - b. Add note calculating existing and proposed lot coverage and frontage build out vs. required
  - c. Add owner's signatures



## 525 Central Ave &amp; Broadway

**Property Information**

**Property ID** 04017-000000  
**Location** 525 CENTRAL AV  
**Owner** DOVER NH CAR WASH LLC  
**Land Use** 335

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

Geometry updated 5/3/2021  
Data updated Daily

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





# City of Dover, New Hampshire

## CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only

Project #:

P18-50B

Date Received:

RECEIVED  
Planning Office

Amount Paid:

Time Received:

OCT 18 2021

Dover, New Hampshire

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Dover NH Carwash, LLC Telephone # 978-852-6978  
Doug Madden, Manager

Address of Applicant: 24B Lily Pond Road Boxford, MA 01921

E-Mail Address: maddendoug45@gmail.com

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

Address of Property Owner: same

### PROPERTY INFORMATION

Assessor's Map # 4 Lot(s) # 17

Address of Property: 525 Central Avenue

Zoning District(s) CBD - General Overlay District(s) none

Existing Use of Property: Car Washing & Detail Service Center

### CONDITIONAL USE PERMIT INFORMATION

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

- |                                                      |                                                               |                                                        |
|------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Conservation District       | <input type="checkbox"/> RCM Use Overlay District             | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection      | <input type="checkbox"/> Off-Street Parking and Loading       | <input type="checkbox"/> Alternative Treatment Center  |
| <input type="checkbox"/> Wetland Protection District | <input checked="" type="checkbox"/> Central Business District | <input type="checkbox"/> Heritage Residential District |

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

To allow a lot coverage of 21.5% whereas 75% is required, and a frontage build-out of 237 feet, whereas the average is 146 feet.

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

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

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

Professional License #: NH P.E. #7978 E-mail address: shaight@civilworksne.com

### SIGNATURES

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

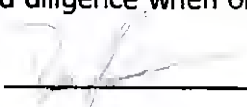
X Signature of Property Owner:  Date: 3/30/2021

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

### AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

X Signature of Property Owner:  Date: 3/30/2021

**CITY OF DOVER CONDITIONAL USE  
LIST OF ABUTTERS**

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

**Owner:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b> | <b>MAILING ADDRESS</b>               |
|----------------|--------------|-----------------------|--------------------------------------|
| 4              | 17           | Dover NH Carwash, LLC | 24B Lily Pond Road Boxford, MA 01921 |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b> | <b>MAILING ADDRESS</b> |
|-----------------------|--------------------------|------------------------|
|                       |                          |                        |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>             | <b>COMPANY</b>              | <b>MAILING ADDRESS</b>             |
|-------------------------|-----------------------------|------------------------------------|
| Stephen J. Haight, PE   | Civilworks New England      | P.O. Box 1166 Dover, NH 03821      |
| Kevin M. McEneaney, LLS | McEneaney Survey Associates | 24 Chestnut Street Dover, NH 03820 |
|                         |                             |                                    |

**Conservation Easement Holder: N/A**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>NAME OF EASEMENT HOLDER</b> | <b>MAILING ADDRESS</b> |
|----------------|--------------|--------------------------------|------------------------|
|                |              |                                |                        |



Conditional use approval for relief from the standards herein may be granted  
by the PLANNING BOARD (RSA 674:21 II) after proper public notice  
and  
public hearing provided that the proposed project complies with the  
following standards:

(a) That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS OF WAY as CIVIC SPACES.

The aesthetics of the site will be enhanced as the self-serve car wash will be removed and will therefor provide more open area on site.

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

This proposal will provide for upgraded vehicle access from Pierce Street by moving the site entrance farther down Pierce Street and allowing more vehicle stacking on site. With the relocation of the driveway pedestrian and vehicle interaction will be minimized along Pierce Street.

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

This proposal reinforces a safe environment by allowing additional car queuing of car wash patrons on site and minimizing pedestrian and vehicle interaction along Pierce Street.

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

This proposal maintains the existing building and there are no changes proposed to the exterior of the building.

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

There are no new buildings being proposed. The existing building has been operating as a car wash at this location since the building was constructed in the 1980's

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

This building has been operating as a car wash at this location for the past several decades and is frequented regularly by the community at large. This proposal provides for much better access to and from the property and reinforces the activity through better visibility.

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

No new buildings are being proposed. The existing car wash building will remain and will continue to provide a valuable service for the City of Dover

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

The existing building will not be altered with this proposal. The façade will remain the same.

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

This proposal includes the removal of the self-serve car wash bay and the reconfiguring of the vehicle access to and from Pierce Street will enhance traffic flow in the area.

**P18-50B 525 Central Ave & Broadway**

| Property ID  | Location           | Owner 1                                               | Owner 2                          | Owner Address 1           | City               | State | Zip        |
|--------------|--------------------|-------------------------------------------------------|----------------------------------|---------------------------|--------------------|-------|------------|
| 04001-000000 | 505 CENTRAL AV     | GARRISON PROPERTIES INC                               |                                  | 131 CLEMENT RD            | ROLLINSFORD        | NH    | 03869      |
| 04002-000000 | 4 BROADWAY         | RANDALL MATTHEW                                       |                                  | 131 CLEMENT RD            | ROLLINSFORD        | NH    | 03869      |
| 04003-000000 | 12 BROADWAY        | RANDALL MATTHEW                                       |                                  | 131 CLEMENT RD            | ROLLINSFORD        | NH    | 03869      |
| 04005-000000 | 14 BROADWAY        | DOWNTOWN DOVER STORAGE LLC                            |                                  | 42 L DOVER POINT RD       | DOVER              | NH    | 03820      |
| 04006-000000 | 18 BROADWAY        | PARKER JASON M                                        |                                  | 18 BROADWAY               | DOVER              | NH    | 03820-3202 |
| 04007-000000 | 22 BROADWAY        | ZELAZO THERESA E                                      | ZELAZO CHRISTINE R               | 23 BIRCH DRIVE            | DOVER              | NH    | 03820      |
| 04008-000000 | 26 BROADWAY        | ASH RYAN C                                            |                                  | 26 BROADWAY               | DOVER              | NH    | 03820      |
| 04010-000000 | 28 BROADWAY        | CLARK MATTHEW DOUGLAS                                 |                                  | 28 BROADWAY               | DOVER              | NH    | 03820      |
| 04011-000000 | 27 PIERCE ST       | MCCRACKEN M BRIAN &                                   | CARLTON MICHAEL                  | 28 HOUGH ST               | DOVER              | NH    | 03820      |
| 04012-000000 | 23 25 PIERCE ST    | MORNINGSTAR PROPERTIES LLC                            |                                  | 101 PORTSMOUTH AVE        | NEW CASTLE         | NH    | 03854      |
| 04013-000000 | 21 PIERCE ST       | MORNINGSTAR PROPERTIES LLC                            |                                  | 101 PORTSMOUTH AVE        | NEW CASTLE         | NH    | 03854      |
| 04014-000000 | 17 19 PIERCE ST    | MCCRACKEN MICHAEL B &                                 | MCCRACKEN CASSANDRE M            | 28 HOUGH ST               | DOVER              | NH    | 03820      |
| 04015-000000 | PIERCE ST          | BOISSE GARY R                                         |                                  | PO BOX 755                | SOMERSWORTH        | NH    | 03878-0755 |
| 04019-000000 | 519 CENTRAL AV     | PAPAIOANNOU ATHANASIOS &                              | PAPAIOANNOU SOTIRIOS             | 177 HENRY LAW AVENUE      | DOVER              | NH    | 03820-3816 |
| 04020-000000 | 511 CENTRAL AV     | PAPAIONNOU SOTIRIOS & ALEXANDRA &                     | PAPAIONNOU ATHANASIOS AND MARTHA | 1 BIRCH DR                | SOUTH BERWICK      | ME    | 03908      |
| 04021-000000 | CENTRAL AV         | PEOPLE'S UNITED BANK                                  |                                  | 850 MAIN ST               | BRIDGEPORT         | CT    | 06604      |
| 04022-000000 | 2 10 PIERCE ST     | TWO PIERCE STREET LLC                                 |                                  | 601 CENTRAL AVE           | DOVER              | NH    | 03820      |
| 04024-000000 | 12 PIERCE ST       | PEOPLE'S UNITED BANK                                  |                                  | 850 MAIN ST               | BRIDGEPORT         | CT    | 06604      |
| 04025-000000 | 19 PREBLE ST       | PEOPLE'S UNITED BANK                                  |                                  | 850 MAIN ST               | BRIDGEPORT         | CT    | 06604      |
| 04030-000000 | 537 CENTRAL AV     | PEOPLE'S UNITED BANK                                  |                                  | 850 MAIN ST               | BRIDGEPORT         | CT    | 06604      |
| 04034-000000 | 14 PIERCE ST       | SYSTEM PROPERTIES LLC                                 |                                  | PO BOX 297                | DOVER              | NH    | 03821      |
| 04035-000000 | 16 PIERCE ST       | TRANSOM PROPERTIES LLC                                |                                  | PO BOX 1818               | DOVER              | NH    | 03821      |
| 04036-000000 | 20 PIERCE ST       | COMMONWEALTH COLLECTIVE LLC                           |                                  | 45 LAKE STREET            | SALEM              | NH    | 03079      |
| 04037-000000 | 13 TWOMBLY ST      | KAPSTAD CHRISTIAN JAMES                               |                                  | 13 TWOMBLY ST             | DOVER              | NH    | 03820      |
| 04038-000000 | 9 TWOMBLY ST       | JACOBSEN BRIAN &                                      | JACOBSEN ERIN                    | 9 TWOMBLY ST              | DOVER              | NH    | 03820      |
| 04049-000000 | 18 TWOMBLY ST      | SESIN JUDITH A                                        | SESIN PAUL R                     | 18 TWOMBLY STREET         | DOVER              | NH    | 03820      |
| 04050-000000 | 28 PIERCE ST       | MARTUSCELLO ANTHONY R                                 | MARTUSCELLO VICKY L              | 315 LONG HILL RD          | DOVER              | NH    | 03820-6109 |
| 04052-000000 | 32 BROADWAY        | MARTUSCELLO ANTHONY R                                 | MARTUSCELLO VICKY L              | 315 LONG HILL RD          | DOVER              | NH    | 03820-6109 |
| 05003-000000 | 11 15 FOURTH ST    | 21 FOURTH STREET LLC                                  |                                  | 280 A DOVER POINT RD      | DOVER              | NH    | 03820      |
| 05004-000000 | 9 FOURTH ST        | ADMR REALTY LLC                                       |                                  | 780 PORTSMOUTH AVE        | GREENLAND          | NH    | 03840-2121 |
| 05005-000000 | 526 CENTRAL AV     | ADMR REALTY LLC                                       |                                  | 780 PORTSMOUTH AVE        | GREENLAND          | NH    | 03840-2121 |
| 05007-000000 | 530 CENTRAL AV     | GOSSELLS BONNIE & BLICHER E CO-TRUS' C/O 7 ELEVEN INC |                                  | PO BOX 711                | DALLAS             | TX    | 75221      |
| 06046-000000 | 488 490 CENTRAL AV | BAMFORD DAVID K                                       |                                  | 466 CENTRAL AVE SUITE 12  | DOVER              | NH    | 03820      |
| 06054-000000 | THIRD ST           | BOSTON & MAINE RR                                     | IRON HORSE PARK                  | HIGH STREET               | NORTH BILLERICA MA |       | 01862      |
| 06054-A00000 | THIRD ST           | CITY OF DOVER                                         |                                  | 288 CENTRAL AVE           | DOVER              | NH    | 03820      |
| 06054-A00001 | 15 THIRD ST        | CARNEGIE HOLDINGS LLC                                 |                                  | 42 J DOVER POINT RD       | DOVER              | NH    | 03820      |
| 06054-E00000 | 4 FOURTH ST        | CARRIER IRENE R TRUSTEE                               | CARRIER IRENE R REV TRUST 98     | 50 FW HARTFORD DR         | PORTSMOUTH         | NH    | 03801      |
| 24002-A00000 | 121 OAK ST         | BOSTON & MAINE RR                                     |                                  | IRON HORSE PARK HIGH STRE | NORTH BILLERICA MA |       | 01862      |
| 24035-000000 | 20 22 WINTER ST    | ABK REALTY MANAGEMENT LLC                             |                                  | 35 THIRD ST               | DOVER              | NH    | 03820-3316 |
| 24036-000000 | 18 WINTER ST       | HAPP JESSICA J                                        |                                  | 18 WINTER ST              | DOVER              | NH    | 03820      |
| 24037-000000 | 16 WINTER ST       | BOUDREAU ANNETTE M                                    |                                  | 16 WINTER ST              | DOVER              | NH    | 03820      |
| 24038-000000 | 12 14 WINTER ST    | STANDRING JOHN L                                      |                                  | 6 EXETER FARMS RD         | EXETER             | NH    | 03833-4885 |
| 24039-000000 | 8 10 WINTER ST     | CLINE DAVID M TRUSTEE                                 | CLINE DAVID M REV TRUST 2019     | PO BOX 1224               | DOVER              | NH    | 03821      |
| 24040-000000 | 4 WINTER ST        | MCMANUS JAMES                                         |                                  | PO BOX 1876               | DOVER              | NH    | 03820      |
| 24041-000000 | 15 ST JOHN ST      | ATLAS MEMORIAL INC                                    |                                  | 84 BROAD ST               | PORTSMOUTH         | NH    | 03801      |
| 24045-000000 | 3 5 WINTER ST      | JAMES MARTIN &                                        | JAMES LISA J                     | 64 DURHAM RD              | DOVER              | NH    | 03820-4381 |
| 24045-A00000 | 7 9 WINTER ST      | STANDRING JOHN L                                      |                                  | 6 EXETER FARMS RD         | EXETER             | NH    | 03833      |
| 24046-000000 | 11 13 WINTER ST    | STANDRING JOHN L                                      |                                  | 6 EXETER FARMS RD         | EXETER             | NH    | 03833-4885 |
| 24047-000000 | 24 DURRELL ST      | WELTIN CHELSEA R &                                    | WELTIN TOBIN G                   | 24 DURRELL ST             | DOVER              | NH    | 03820      |
| 04009-000000 | BROADWAY           | BOSTON & MAINE RR                                     | IRON HORSE PARK                  | HIGH STREET               | NORTH BILLERICA MA |       | 01862      |
| 04017-000000 | 525 CENTRAL AV     | DOVER NH CAR WASH LLC                                 |                                  | 24B LILY POND RD          | BOXFORD            | MA    | 01921      |
|              |                    | MCENEANEY SURVEY ASSOCIATES                           | KEVIN MCENEANEY LLS              | 24 CHESTNUT STREET        | DOVER              | NH    | 03820      |





ADMIR REALTY, LLC  
780 PORTSMOUTH AVENUE  
GREENLAND, NH 03840  
4204 / 579

CITY OF DOVER, NH  
288 CENTRAL AVENUE  
DOVER, NH 03820

**LEGEND**

I.R. (fnd) - IRON ROD (FOUND)  
I.R. (TBS) - IRON ROD W/ ID CAP TO BE SET  
N - NORTH  
E - EASTING  
S.F. - CENTERLINE  
Ac. - SQUARE FEET  
(TYP.) - TYPICAL  
+ - MORE OR LESS  
Ø - DIAMETER  
S.C.R.D. - STRAFFORD COUNTY  
REGISTRY OF DEEDS  
-O-UP - UTILITY POLE  
OHU - OVERHEAD UTILITIES  
X - FIRE HYDRANT  
VGC - VERTICAL GRANITE CURB

| NO.        | DATE     | DESCRIPTION       | BY    | CHK |
|------------|----------|-------------------|-------|-----|
| REVISIONS  |          |                   |       |     |
| 21-2325    | LL. ADJ. | 21-05             | 60-66 |     |
| PROJECT NO | TYPE     | FIELDBOOK & PAGES |       |     |

R2-65-

| No. | Bearing     | Distance |
|-----|-------------|----------|
| L1  | N32°44'21"W | 11.80'   |
| L2  | S28°19'49"E | 3.72'    |
| L3  | N27°44'30"W | 5.00'    |
| L4  | N26°31'20"W | 2.37'    |

| No. | Central Angle | Radius   | Arc Length | Chord Length | Chord Bearing |
|-----|---------------|----------|------------|--------------|---------------|
| C1  | 00°50'47"     | 10968.23 | 162.00     | 162.00       | S61°50'06"W   |
| C2  | 00°11'06"     | 10963.23 | 35.42      | 35.42        | S62°21'03"W   |

**NOTES:**

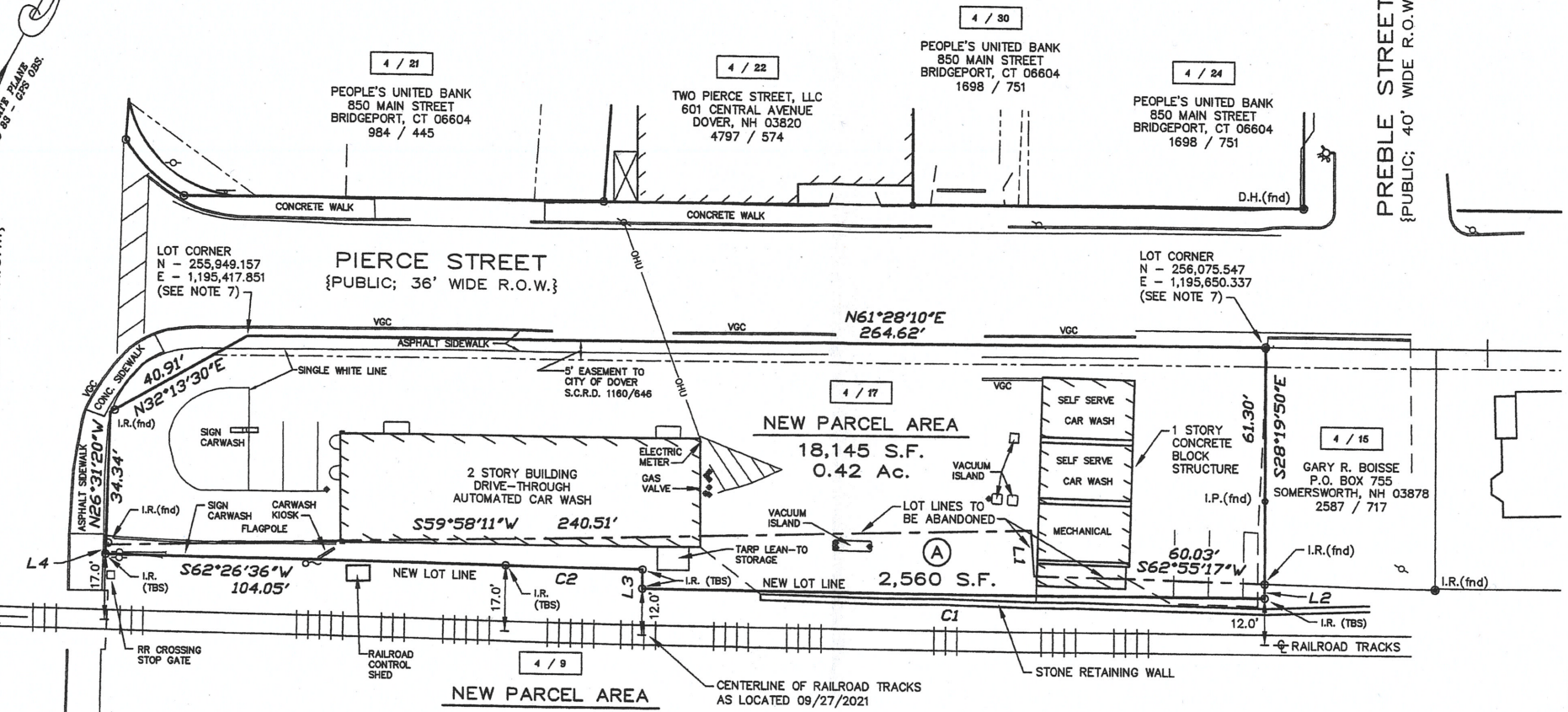
- OWNERS OF RECORD:  
4 / 17 DOVER NH CARWASH, LLC  
248 LILY POND ROAD  
BOXFORD, MA 01921  
S.C.R.D. VOLUME 4849, PAGE 786  
4 / 9 BOSTON AND MAINE CORPORATION  
C/O PAN AM SYSTEMS, INC.  
IRON HORSE PARK  
NORTH BILLERICA, MASSACHUSETTS 01862  
ATTN.: PHILIP D. KINGMAN, SR. VICE PRESIDENT  
REAL ESTATE & DEVELOPMENT  
S.C.R.D. VOLUME 194, PAGE 282
- 4 / 17 - DENOTES TAX MAP AND PARCEL NUMBER.
- PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN.  
PARCEL A - 2,560 S.F. IS TO BE ADDED TO PARCEL 4 / 17
- PARCEL AREAS:  
PARCEL: 4 / 17 4 / 9  
ORIGINAL 15,585 S.F. / 0.36 Ac. 0.61 Ac.±  
NEW 18,145 S.F. / 0.42 Ac. 0.55 Ac.±
- ZONING DISTRICT: CBD-GENERAL  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT SIZE = N/A  
LOT COVERAGE = 75%  
FRONTAGE BUILD-OUT = 70% MINIMUM  
BUILDING SETBACK REQUIREMENTS:  
FRONT SETBACK = AREA AVERAGE  
SIDE SETBACK = 0-24 FEET  
REAR SETBACK = 10 FEET  
BUILDING HEIGHT = 2 - 5 STORIES
- THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0330; SUFFIX E; MAP NUMBER 33017C0330E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JUNE 16, 2021.  
VERTICAL DATUM IS NAD88 BASED ON GPS OBSERVATION DATED JUNE 16, 2021
- NO WETLANDS WERE FOUND ON THE SUBJECT PARCEL.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JUNE 2021 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

**OWNER SIGNATURES**

PREBLE STREET  
{PUBLIC; 40' WIDE R.O.W.}

CENTRAL AVENUE  
{PUBLIC; VARIABLE WIDTH R.O.W.}

FOURTH STREET



**REFERENCE PLANS:**

- PLAN OF LAND OF BRIAN F. & NANCY WHITWORTH, PIERCE STREET & CENTRAL AVE., DOVER, NEW HAMPSHIRE; SCALE: 1" = 20'; DATED: 6/17/88; BY: CIVIL CONSULTANTS; RECORDED S.C.R.D. PLAN 34A-128.
- EASEMENT & LAND ACQUISITION PLAN, PIERCE STREET, CITY OF DOVER, NEW HAMPSHIRE; SCALE: 1" = 20'; DATED: 8 AUG. 1984; BY: LEOLERC STOWELL ASSOCIATES; RECORDED S.C.R.D. PLAN 24A-146.
- LAND IN DOVER, N.H., BOSTON AND MAINE RAILROAD TO ROY E. STONE; SCALE: 1" = 20'; DATED: OCT. 1953; BY: JOHN F. KERWIN, ENGR. OF DESIGN; RECORDED S.C.R.D. PLAN 61, POCKET 2, FOLDER 15.
- A PLAN OF LAND WHICH JOHN J. DAVIS & JOHN SAWYER BOUGHT OF AUGUSTUS & LORENZO ROLLINS - DRAWN FROM THE ORIGINAL PLAN OF SAID ROLLINS BY WM. B. WIGGIN; SCALE: 80 FT TO AN INCH; DATED: NOV. 1845; RECORDED S.C.R.D. VOLUME 196, PAGE 498.
- LAND IN DOVER, NEW HAMPSHIRE, BOSTON AND MAINE CORPORATION TO GARY BOISSE; SCALE: 1" = 20'; DATED: SEPTEMBER 17, 2002; BY: MCENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 52-93.
- RIGHT OF WAY AND TRACK MAP - BOSTON & MAINE R.R., OPERATED BY THE BOSTON & MAINE R.R., STATION 3495 + 77 TO STATION 3545 + 57 - V2NH/65; SCALE: 1" = 100'; DATED: JUNE 30, 1914, REVISED THROUGH REVISED TO FEBRUARY 1994; OFFICE OF EVALUATION ENGINEER, BOSTON, MASS.
- RIGHT OF WAY AND TRACK MAP - BOSTON & MAINE R.R., OPERATED BY THE BOSTON & MAINE R.R., STATION 3548 + 57 TO STATION 3601 + 37 - V2NH/66; SCALE: 1" = 100'; DATED: JUNE 30, 1914, REVISED THROUGH REVISED TO FEBRUARY 1994; OFFICE OF EVALUATION ENGINEER, BOSTON, MASS.

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

**PLAN OF LOT LINE ADJUSTMENT**

LAND IN  
DOVER, NEW HAMPSHIRE  
BOSTON AND MAINE CORPORATION  
TO  
DOVER NH CARWASH, LLC  
SCALE: 1" = 20' DATE: SEPT. 28, 2021

LOCATION: CENTRAL AVENUE & PIERCE STREET  
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE  
DOVER TAX MAP 4, LOTS 9 & 17

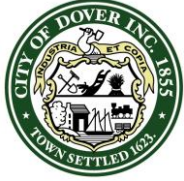
DOVER PLANNING FILE NO. P 21-  
DRAWN BY: JTF / RJM FILE: MSA\2325\DWG\21-2325LLA  
SCALE: 1" = 20' DATE: SEPT. 28, 2021

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

RECEIVED  
Planning Office  
OCT 18 2021

SURVEYING - PLANNING - CONSULTING





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P21-75

Application Type: Lot Line Adjustment Review  
Applicant(s): Dover NH Carwash LLC & Iron Horse Park  
Owner(s): Dover NH Carwash LLC & Boston & Maine RR  
Location: 525 Central Ave and Railroad tracks (Assessor's Map 4, Lots 17 & 9)  
Meeting Date: October 26, 2021

**INTENT:** To adjust the lot lines between two lots. Moving parcel A of 2,560 s.f. from lot 4/9 (railroad) to lot 4/17 car wash lot.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-B

**ACREAGE: Existing: Proposing:**  
Lot 4/17 0.36ac 0.42ac  
Lot 4/9 0.61+/- ac 0.55 +\ -ac

**ZONING DISTRICT:** CBD -  
General

**EXISTING LAND USE:**  
Automobile Washing Facility and  
Railroad

**PROPOSED LAND USE:** Same as  
existing

**SURROUNDING LAND USE:**  
Commercial, residential, railroad

**ZBA ACTION:** N/A

**ATTACHMENTS:** Application  
materials and narrative

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

**PERMITS REQUIRED:**  
-Conditional Use Permit

**WAIVERS REQUESTED:** None

### Summary of Request and Background

The applicant is requesting to complete a lot line adjustment between two lots. Moving 2,560 s.f. of parcel A from lot 4/9 (railroad) to lot 4/17 (car wash).

Being in the CBD-G, there is no minimum lot size or frontage.

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

### Consistency with Land Use Regulations

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

### STAFF RECOMMENDATION:

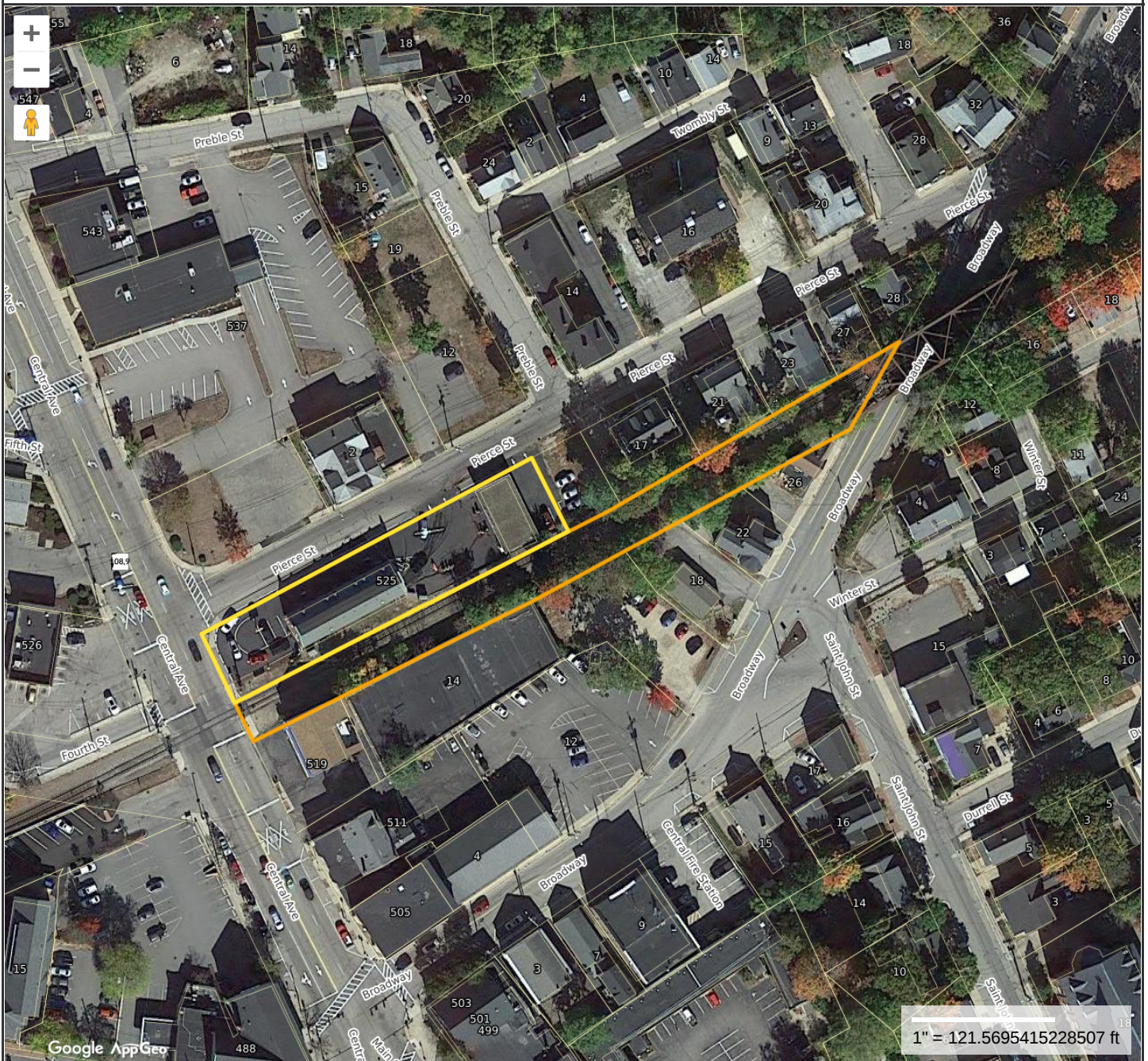
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the application with the following conditions:

### Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
  - a. The signature and stamp of LLS
  - b. The owners' signatures for recording at Strafford County Registry of Deeds.
  - c. Revising the Planning File #21-75



## 525 Central Ave &amp; Broadway

**Property Information**

**Property ID** 04017-000000  
**Location** 525 CENTRAL AV  
**Owner** DOVER NH CAR WASH LLC  
**Land Use** 335

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

Geometry updated 5/3/2021  
Data updated Daily

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



**City of Dover, New Hampshire**  
**MINOR LOT LINE ADJUSTMENT APPLICATION**

[Revision Date : June 4, 2019]

|                        |                    |                      |
|------------------------|--------------------|----------------------|
| <i>Office Use Only</i> | Project #: _____   | Date Received: _____ |
|                        | Amount Paid: _____ | Time Received: _____ |

**APPLICANT INFORMATION**

Name of Applicant: Dover NH Carwash, LLC Telephone # 978-852-6978  
Doug Madden, Manager

Address of Applicant: 24B Lily Pond Road Boxford, MA 01921

**FIRST PROPERTY OWNER AND PARCEL INFORMATION**

Name of 1<sup>st</sup> Property Owner (if different from applicant): SAME Telephone # \_\_\_\_\_

Address of 1<sup>st</sup> Property Owner: \_\_\_\_\_

Address of Property: 525 Central Avenue

Assessor's Map # 4 Lot(s) # 17

Property Deed: Book 4849 Page: 786

Zoning District(s) CBD - General Overlay District(s) None

Size of Existing Parcel (sq. ft.): 15,585 (.36ac) Size of Proposed Parcel (sq. ft.): 18,145 (.42ac)

**SECOND PROPERTY OWNER AND PARCEL INFORMATION**

Name of 2<sup>nd</sup> Property Owner (if different from applicant): Boston & Maine Corporation Telephone # \_\_\_\_\_

Address of 2<sup>nd</sup> Property Owner: Iron Horse Park High Street North Billerica, MA 01862

Address of Property: Central Avenue & Broadway

Assessor's Map # 4 Lot(s) # 9

Property Deed: Book 194 Page: 282

Zoning District(s) CBD - General Overlay District(s) None

Size of Existing Parcel (sq. ft.): .61± ac. Size of Proposed Parcel (sq. ft.): .55± ac.

**THIRD PROPERTY OWNER AND PARCEL INFORMATION**

Name of 3<sup>rd</sup> Property Owner (if different from applicant): N/A Telephone # \_\_\_\_\_

Address of 3<sup>rd</sup> Property Owner: \_\_\_\_\_

Address of Property: \_\_\_\_\_



Assessor's Map # \_\_\_\_\_ Lot(s) # \_\_\_\_\_

Property Deed: Book \_\_\_\_\_ Page: \_\_\_\_\_

Zoning District(s) \_\_\_\_\_ Overlay District(s) \_\_\_\_\_

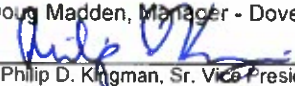
Size of Existing Parcel (sq. ft.): \_\_\_\_\_ Size of Proposed Parcel (sq. ft.): \_\_\_\_\_

**[Use additional application form if more than two lots are being adjusted]****SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney, LLS  
McEneaney Survey AssociatesAddress 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911Professional License #: NH LLS #661 E-mail address: kevin@surveynh.com**CONSERVATION EASEMENT HOLDER (s)**Name of Easement Holder: N/A Telephone # \_\_\_\_\_

Address Easement Holder: \_\_\_\_\_

Name of 2<sup>nd</sup> Easement Holder: \_\_\_\_\_ Telephone # \_\_\_\_\_Address 2<sup>nd</sup> 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.

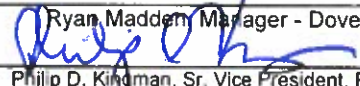
Signature of First Property Owner:  Date: 10/5/21Doug Madden, Manager - Dover NH Carwash, LLCSignature of Second Property Owner:  Date: 10/1/21Philip D. Kingman, Sr. Vice President, Real Estate & Dev.  
Boston & Maine Corporation

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 10/5/21S:\Department\Planning\Planning\_Share\formsRyan Madden, Manager - Dover NH Carwash, LLCSignature of 2nd Property Owner:  Date: 10/1/21Philip D. Kingman, Sr. Vice President, Real Estate & Development  
Boston & Maine Corporation

## **CITY OF DOVER MINOR LOT LINE ADJUSTMENT 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:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b> | <b>MAILING ADDRESS</b>               |
|----------------|--------------|-----------------------|--------------------------------------|
| 4              | 17           | Dover NH Carwash, LLC | 24B Lily Pond Road Boxford, MA 01921 |

**Applicant (if different from Owner):**

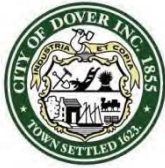
| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b>   | <b>MAILING ADDRESS</b>                                |
|-----------------------|----------------------------|-------------------------------------------------------|
| 4 / 9                 | Boston & Maine Corporation | Iron Horse Park High Street North Billerica, MA 01862 |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>          | <b>COMPANY</b>              | <b>MAILING ADDRESS</b>             |
|----------------------|-----------------------------|------------------------------------|
| Kevin McEneaney, LLS | McEneaney Survey Associates | 24 Chestnut Street Dover, NH 03820 |
|                      |                             |                                    |
|                      |                             |                                    |

**Conservation Easement Holder:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>NAME OF EASEMENT HOLDER</b> | <b>MAILING ADDRESS</b> |
|----------------|--------------|--------------------------------|------------------------|
|                |              |                                |                        |



# 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: DOVER NH CARWASH, LLC File Number: P21-

PROPERTY LOCATION: 525 Central Avenue Tax Map: 4 Lot: 17 and Lot: 9

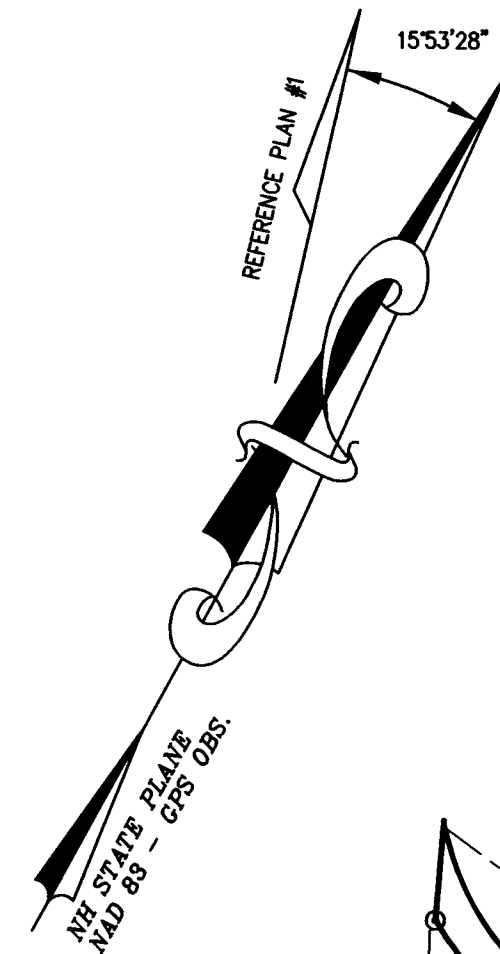
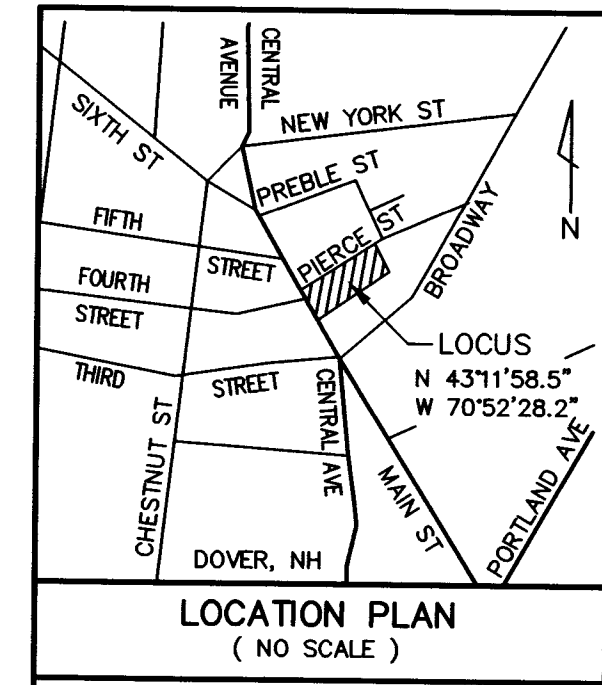
|                                                                                                                                                          | Where/How Provided | Reviewed |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------|
| 1. Completed and signed Application form                                                                                                                 | X                  |          |
| 2. Plan Review Fees are provided                                                                                                                         | X                  |          |
| 3. Electronic copy of the surveyed plat layout                                                                                                           | X                  |          |
| 4. Electronic copy of supplementary materials and application                                                                                            | X                  |          |
| 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: | X                  |          |
| Location map at appropriate scale                                                                                                                        | X                  |          |
| Planning File #                                                                                                                                          | X                  |          |
| Date, north arrow and scale                                                                                                                              | X                  |          |
| Names of all abutting property owners                                                                                                                    | X                  |          |
| Name and address of owners                                                                                                                               | X                  |          |
| Signature & stamp of NH licensed land surveyor                                                                                                           | X                  |          |
| Zoning District boundaries, including any special or overlay districts                                                                                   | N/A                |          |
| Location of Conservation District areas                                                                                                                  | N/A                |          |
| Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks                                              | X                  |          |
| Location and widths of existing & proposed easements & right of ways                                                                                     | X                  |          |
| Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system                      | X                  |          |
| Existing and proposed lot areas in square feet                                                                                                           | X                  |          |
| Existing and proposed buildings and structure locations                                                                                                  | X                  |          |
| Minimum building setbacks or build to lines on all lots                                                                                                  | X                  |          |
| Map and lot numbers for existing and proposed lots as assigned by Tax Assessor                                                                           | X                  |          |
| Location, material and size of existing and proposed permanent monuments                                                                                 | X                  |          |
| All applicable Dover Common Subdivision notes                                                                                                            | X                  |          |

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**P21-75      525 Central Ave & Broadway**

| Property ID  | Location           | Owner 1                                               | Owner 2                          | Owner Address 1           | City               | State | Zip        |
|--------------|--------------------|-------------------------------------------------------|----------------------------------|---------------------------|--------------------|-------|------------|
| 04001-000000 | 505 CENTRAL AV     | GARRISON PROPERTIES INC                               |                                  | 131 CLEMENT RD            | ROLLINSFORD        | NH    | 03869      |
| 04002-000000 | 4 BROADWAY         | RANDALL MATTHEW                                       |                                  | 131 CLEMENT RD            | ROLLINSFORD        | NH    | 03869      |
| 04003-000000 | 12 BROADWAY        | RANDALL MATTHEW                                       |                                  | 131 CLEMENT RD            | ROLLINSFORD        | NH    | 03869      |
| 04005-000000 | 14 BROADWAY        | DOWNTOWN DOVER STORAGE LLC                            |                                  | 42 L DOVER POINT RD       | DOVER              | NH    | 03820      |
| 04006-000000 | 18 BROADWAY        | PARKER JASON M                                        |                                  | 18 BROADWAY               | DOVER              | NH    | 03820-3202 |
| 04007-000000 | 22 BROADWAY        | ZELAZO THERESA E                                      | ZELAZO CHRISTINE R               | 23 BIRCH DRIVE            | DOVER              | NH    | 03820      |
| 04008-000000 | 26 BROADWAY        | ASH RYAN C                                            |                                  | 26 BROADWAY               | DOVER              | NH    | 03820      |
| 04010-000000 | 28 BROADWAY        | CLARK MATTHEW DOUGLAS                                 |                                  | 28 BROADWAY               | DOVER              | NH    | 03820      |
| 04011-000000 | 27 PIERCE ST       | MCCRACKEN M BRIAN &                                   | CARLTON MICHAEL                  | 28 HOUGH ST               | DOVER              | NH    | 03820      |
| 04012-000000 | 23 25 PIERCE ST    | MORNINGSTAR PROPERTIES LLC                            |                                  | 101 PORTSMOUTH AVE        | NEW CASTLE         | NH    | 03854      |
| 04013-000000 | 21 PIERCE ST       | MORNINGSTAR PROPERTIES LLC                            |                                  | 101 PORTSMOUTH AVE        | NEW CASTLE         | NH    | 03854      |
| 04014-000000 | 17 19 PIERCE ST    | MCCRACKEN MICHAEL B &                                 | MCCRACKEN CASSANDRE M            | 28 HOUGH ST               | DOVER              | NH    | 03820      |
| 04015-000000 | PIERCE ST          | BOISSE GARY R                                         |                                  | PO BOX 755                | SOMERSWORTH        | NH    | 03878-0755 |
| 04019-000000 | 519 CENTRAL AV     | PAPAIOANNOU ATHANASIOS &                              | PAPAIOANNOU SOTIRIOS             | 177 HENRY LAW AVENUE      | DOVER              | NH    | 03820-3816 |
| 04020-000000 | 511 CENTRAL AV     | PAPAIONNOU SOTIRIOS & ALEXANDRA &                     | PAPAIONNOU ATHANASIOS AND MARTHA | 1 BIRCH DR                | SOUTH BERWICK      | ME    | 03908      |
| 04021-000000 | CENTRAL AV         | PEOPLE'S UNITED BANK                                  |                                  | 850 MAIN ST               | BRIDGEPORT         | CT    | 06604      |
| 04022-000000 | 2 10 PIERCE ST     | TWO PIERCE STREET LLC                                 |                                  | 601 CENTRAL AVE           | DOVER              | NH    | 03820      |
| 04024-000000 | 12 PIERCE ST       | PEOPLE'S UNITED BANK                                  |                                  | 850 MAIN ST               | BRIDGEPORT         | CT    | 06604      |
| 04025-000000 | 19 PREBLE ST       | PEOPLE'S UNITED BANK                                  |                                  | 850 MAIN ST               | BRIDGEPORT         | CT    | 06604      |
| 04030-000000 | 537 CENTRAL AV     | PEOPLE'S UNITED BANK                                  |                                  | 850 MAIN ST               | BRIDGEPORT         | CT    | 06604      |
| 04034-000000 | 14 PIERCE ST       | SYSTEM PROPERTIES LLC                                 |                                  | PO BOX 297                | DOVER              | NH    | 03821      |
| 04035-000000 | 16 PIERCE ST       | TRANSOM PROPERTIES LLC                                |                                  | PO BOX 1818               | DOVER              | NH    | 03821      |
| 04036-000000 | 20 PIERCE ST       | COMMONWEALTH COLLECTIVE LLC                           |                                  | 45 LAKE STREET            | SALEM              | NH    | 03079      |
| 04037-000000 | 13 TWOMBLY ST      | KAPSTAD CHRISTIAN JAMES                               |                                  | 13 TWOMBLY ST             | DOVER              | NH    | 03820      |
| 04038-000000 | 9 TWOMBLY ST       | JACOBSEN BRIAN &                                      | JACOBSEN ERIN                    | 9 TWOMBLY ST              | DOVER              | NH    | 03820      |
| 04049-000000 | 18 TWOMBLY ST      | SESIN JUDITH A                                        | SESIN PAUL R                     | 18 TWOMBLY STREET         | DOVER              | NH    | 03820      |
| 04050-000000 | 28 PIERCE ST       | MARTUSCELLO ANTHONY R                                 | MARTUSCELLO VICKY L              | 315 LONG HILL RD          | DOVER              | NH    | 03820-6109 |
| 04052-000000 | 32 BROADWAY        | MARTUSCELLO ANTHONY R                                 | MARTUSCELLO VICKY L              | 315 LONG HILL RD          | DOVER              | NH    | 03820-6109 |
| 05003-000000 | 11 15 FOURTH ST    | 21 FOURTH STREET LLC                                  |                                  | 280 A DOVER POINT RD      | DOVER              | NH    | 03820      |
| 05004-000000 | 9 FOURTH ST        | ADMR REALTY LLC                                       |                                  | 780 PORTSMOUTH AVE        | GREENLAND          | NH    | 03840-2121 |
| 05005-000000 | 526 CENTRAL AV     | ADMR REALTY LLC                                       |                                  | 780 PORTSMOUTH AVE        | GREENLAND          | NH    | 03840-2121 |
| 05007-000000 | 530 CENTRAL AV     | GOSSELLS BONNIE & BLICHER E CO-TRUS' C/O 7 ELEVEN INC |                                  | PO BOX 711                | DALLAS             | TX    | 75221      |
| 06046-000000 | 488 490 CENTRAL AV | BAMFORD DAVID K                                       |                                  | 466 CENTRAL AVE SUITE 12  | DOVER              | NH    | 03820      |
| 06054-000000 | THIRD ST           | BOSTON & MAINE RR                                     | IRON HORSE PARK                  | HIGH STREET               | NORTH BILLERICA MA |       | 01862      |
| 06054-A00000 | THIRD ST           | CITY OF DOVER                                         |                                  | 288 CENTRAL AVE           | DOVER              | NH    | 03820      |
| 06054-A00001 | 15 THIRD ST        | CARNEGIE HOLDINGS LLC                                 |                                  | 42 J DOVER POINT RD       | DOVER              | NH    | 03820      |
| 06054-E00000 | 4 FOURTH ST        | CARRIER IRENE R TRUSTEE                               | CARRIER IRENE R REV TRUST 98     | 50 FW HARTFORD DR         | PORTSMOUTH         | NH    | 03801      |
| 24002-A00000 | 121 OAK ST         | BOSTON & MAINE RR                                     |                                  | IRON HORSE PARK HIGH STRE | NORTH BILLERICA MA |       | 01862      |
| 24035-000000 | 20 22 WINTER ST    | ABK REALTY MANAGEMENT LLC                             |                                  | 35 THIRD ST               | DOVER              | NH    | 03820-3316 |
| 24036-000000 | 18 WINTER ST       | HAPP JESSICA J                                        |                                  | 18 WINTER ST              | DOVER              | NH    | 03820      |
| 24037-000000 | 16 WINTER ST       | BOUDREAU ANNETTE M                                    |                                  | 16 WINTER ST              | DOVER              | NH    | 03820      |
| 24038-000000 | 12 14 WINTER ST    | STANDRING JOHN L                                      |                                  | 6 EXETER FARMS RD         | EXETER             | NH    | 03833-4885 |
| 24039-000000 | 8 10 WINTER ST     | CLINE DAVID M TRUSTEE                                 | CLINE DAVID M REV TRUST 2019     | PO BOX 1224               | DOVER              | NH    | 03821      |
| 24040-000000 | 4 WINTER ST        | MCMANUS JAMES                                         |                                  | PO BOX 1876               | DOVER              | NH    | 03820      |
| 24041-000000 | 15 ST JOHN ST      | ATLAS MEMORIAL INC                                    |                                  | 84 BROAD ST               | PORTSMOUTH         | NH    | 03801      |
| 24045-000000 | 3 5 WINTER ST      | JAMES MARTIN &                                        | JAMES LISA J                     | 64 DURHAM RD              | DOVER              | NH    | 03820-4381 |
| 24045-A00000 | 7 9 WINTER ST      | STANDRING JOHN L                                      |                                  | 6 EXETER FARMS RD         | EXETER             | NH    | 03833      |
| 24046-000000 | 11 13 WINTER ST    | STANDRING JOHN L                                      |                                  | 6 EXETER FARMS RD         | EXETER             | NH    | 03833-4885 |
| 24047-000000 | 24 DURRELL ST      | WELTIN CHELSEA R &                                    | WELTIN TOBIN G                   | 24 DURRELL ST             | DOVER              | NH    | 03820      |
| 04009-000000 | BROADWAY           | BOSTON & MAINE RR                                     | IRON HORSE PARK                  | HIGH STREET               | NORTH BILLERICA MA |       | 01862      |
| 04017-000000 | 525 CENTRAL AV     | DOVER NH CAR WASH LLC                                 |                                  | 24B LILY POND RD          | BOXFORD            | MA    | 01921      |
|              |                    | MCENEANEY SURVEY ASSOCIATES                           | KEVIN MCENEANEY LLS              | 24 CHESTNUT STREET        | DOVER              | NH    | 03820      |



| No. | Bearing     | Distance |
|-----|-------------|----------|
| L1  | N32°44'21"W | 11.80'   |
| L2  | S28°19'49"E | 3.72'    |
| L3  | N27°44'30"W | 5.00'    |
| L4  | N26°31'20"W | 2.37'    |

| No. | Central Angle | Radius   | Arc Length | Chord Length | Chord Bearing |
|-----|---------------|----------|------------|--------------|---------------|
| C1  | 00°50'47"     | 10968.23 | 162.00     | 162.00       | S61°50'06"W   |
| C2  | 00°11'06"     | 10963.23 | 35.42      | 35.42        | S62°21'03"W   |

OWNER SIGNATURES

NOTES:

- OWNERS OF RECORD: **R2-65-\_\_\_**  
4 / 17  
DOVER NH CARWASH, LLC  
24B LILY POND ROAD  
BOXFORD, MA 01921  
S.C.R.D. VOLUME 4849, PAGE 786  
4 / 9  
BOSTON AND MAINE CORPORATION  
C/O PAN AM SYSTEMS, INC.  
IRON HORSE PARK  
NORTH BILLERICA, MASSACHUSETTS 01862  
ATTN.: PHILIP D. KINGMAN, SR. VICE PRESIDENT  
REAL ESTATE & DEVELOPMENT  
S.C.R.D. VOLUME 194, PAGE 282
- 4 / 17 - DENOTES TAX MAP AND PARCEL NUMBER.
- PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN.  
PARCEL A - 2,560 S.F. IS TO BE ADDED TO PARCEL 4 / 17
- PARCEL AREAS:  
PARCEL: 4 / 17 4 / 9  
ORIGINAL 15,585 S.F. / 0.36 Ac. 0.61 Ac.±  
NEW 18,145 S.F. / 0.42 Ac. 0.55 Ac.±
- ZONING DISTRICT: CBD-GENERAL  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT SIZE = N/A  
LOT COVERAGE = 75%  
FRONTAGE BUILD-OUT = 70% MINIMUM  
BUILDING SETBACK REQUIREMENTS:  
FRONT SETBACK = AREA AVERAGE  
SIDE SETBACK = 0-24 FEET  
REAR SETBACK = 10 FEET  
BUILDING HEIGHT = 2 - 5 STORIES
- THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0330; SUFFIX E; MAP NUMBER 33017C0330E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JUNE 16, 2021.  
VERTICAL DATUM IS NAD88 BASED ON GPS OBSERVATION DATED JUNE 16, 2021
- NO WETLANDS WERE FOUND ON THE SUBJECT PARCEL.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JUNE 2021 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

ADMR REALTY, LLC  
780 PORTSMOUTH AVENUE  
GREENLAND, NH 03840  
4204 / 579

FOURTH STREET

CENTRAL AVENUE  
{PUBLIC; VARIABLE WIDTH R.O.W.}

CITY OF DOVER, NH  
288 CENTRAL AVENUE  
DOVER, NH 03820

LEGEND

- I.R. (fnd) - IRON ROD (FOUND)  
I.R. (TBS) - IRON ROD W/ ID CAP TO BE SET  
N - NORTHING  
E - EASTING  
C - CENTERLINE  
S.F. - SQUARE FEET  
Ac. - ACRE  
(TYP.) - TYPICAL  
± - MORE OR LESS  
Ø - DIAMETER  
S.C.R.D. - STRAFFORD COUNTY  
REGISTRY OF DEEDS  
- UP - UTILITY POLE  
OHU - OVERHEAD UTILITIES  
- FIRE HYDRANT  
VGC - VERTICAL GRANITE CURB

| NO.        | DATE | DESCRIPTION | BY                | CHK   |
|------------|------|-------------|-------------------|-------|
| REVISIONS  |      |             |                   |       |
| 21-2325    |      | L.L. ADJ.   | 21-05             | 60-66 |
| PROJECT NO |      | TYPE        | FIELDBOOK & PAGES |       |

REFERENCE PLANS:

- PLAN OF LAND OF BRIAN F. & NANCY WHITWORTH, PIERCE STREET & CENTRAL AVE., DOVER, NEW HAMPSHIRE; SCALE: 1" = 20'; DATED: 6/17/88; BY: CIVIL CONSULTANTS; RECORDED S.C.R.D. PLAN 34A-128.
- EASEMENT & LAND ACQUISITION PLAN, PIERCE STREET, CITY OF DOVER, NEW HAMPSHIRE; SCALE: 1" = 20'; DATED: 8 AUG. 1984; BY: LECLERC STOWELL ASSOCIATES; RECORDED S.C.R.D. PLAN 24A-146.
- LAND IN DOVER, N.H., BOSTON AND MAINE RAILROAD TO ROY E. STONE; SCALE: 1" = 20'; DATED: OCT. 1953; BY: JOHN F. KERWIN, ENGR. OF DESIGN; RECORDED S.C.R.D. PLAN 61, POCKET 2, FOLDER 15.
- A PLAN OF LAND WHICH JOHN J. DAVIS & JOHN SAWYER BOUGHT OF AUGUSTUS & LORENZO ROLLINS - DRAWN FROM THE ORIGINAL PLAN OF SAID ROLLINS BY WM. B. WIGGIN; SCALE: 80FT TO AN INCH; DATED: NOV. 1845; RECORDED S.C.R.D. VOLUME 196, PAGE 498.
- LAND IN DOVER, NEW HAMPSHIRE, BOSTON AND MAINE CORPORATION TO GARY BOISSE; SCALE: 1" = 20'; DATED SEPTEMBER 17, 2002; BY: MCNEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 52-93.
- RIGHT OF WAY AND TRACK MAP - BOSTON & MAINE R.R., OPERATED BY THE BOSTON & MAINE R.R., STATION 3495 + 77 TO STATION 3545 + 57 - V2NH/66; SCALE: 1" = 100'; DATED: JUNE 30, 1914, REVISED THROUGH REVISED TO FEBRUARY 1994; OFFICE OF EVALUATION ENGINEER, BOSTON, MASS.
- RIGHT OF WAY AND TRACK MAP - BOSTON & MAINE R.R., OPERATED BY THE BOSTON & MAINE R.R., STATION 3548 + 57 TO STATION 3601 + 37 - V2NH/66; SCALE: 1" = 100'; DATED: JUNE 30, 1914, REVISED THROUGH REVISED TO FEBRUARY 1994; OFFICE OF EVALUATION ENGINEER, BOSTON, MASS.

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

PLAN OF LOT LINE ADJUSTMENT

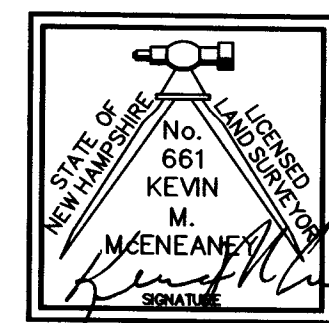
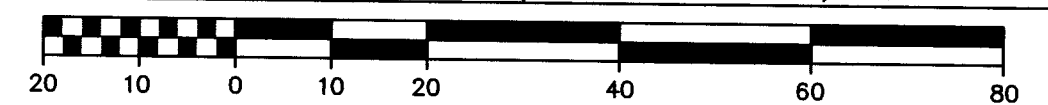
LAND IN  
DOVER, NEW HAMPSHIRE  
BOSTON AND MAINE CORPORATION  
TO  
DOVER NH CARWASH, LLC

SCALE: 1" = 20' DATE: SEPT. 28, 2021

LOCATION: CENTRAL AVENUE & PIERCE STREET  
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE  
DOVER TAX MAP 4, LOTS 9 & 17

DOVER PLANNING FILE No. P 21-\_\_\_

DRAWN BY: KJF / RJM FILE: MSA\2325\DWG\21-2325LLA  
SCALE: 1" = 20' DATE: SEPT. 28, 2021

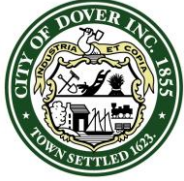


McNeaney  
Survey  
Associates  
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

R2-65-\_\_\_



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P21-63

Application Type: Site Plan Review  
Applicant(s): Atlantic Broadband  
Owner(s): Quantum Real Estate Group, LLC  
Location: Littleworth Road (Tax Map DH Lot 29-1)  
Meeting Date: October 26, 2021

**INTENT:** Construct a 924 square foot public utility building with associated parking, utilities and drainage improvements.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-C

**ACREAGE:** 1.283 acres

**ZONING DISTRICT:** CM

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Utility

**SURROUNDING LAND USE:**  
Commercial Manufacturing and Residential

**ZBA ACTION:** None

**ATTACHMENTS:** Application materials, TRC minutes

**DECLARE REGIONAL IMPACT:** No

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**  
CUP

**WAIVER(S) REQUESTED:**  
None

### Summary of Request and Background

The applicant is requesting site plan approval to construct a 924 s.f. public utility building with associated parking, utilities and drainage improvements. The site would not be serviced by public water or sewer.

### Consistency with Land Use Regulations – Site Plan

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

### STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the site plan with the following conditions as the plans meet the regulations outlined:

#### Conditions to Be Met Prior to the Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
  - a. Signature and stamp of PE, LLA, and LLS
  - b. Owner's signature
  - c. Revise note 8 on SP\_1 to meet common note 10

#### Conditions to Be Met Prior to any Construction Activity:

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

#### Conditions to Be Met Prior to Occupancy:

3. Issuance of a certificate of occupancy.
4. Impact fees shall be paid per the invoice included with the Notice of Decision.
5. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.



## Littleworth Road



## Property Information

**Property ID** H0029-A00001  
**Location** LITTLEWORTH RD  
**Owner** ATLANTIC BROADBAND NH-ME LLC  
**Land Use** 390



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

Geometry updated 5/3/2021  
Data updated Daily

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



# City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

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

## APPLICANT AND OWNER INFORMATION

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

Address of Applicant: 21 Jarvis Avenue, Rochester, NH, 03868

E-Mail Address: sgendron@atlanticbb.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-1

Zoning District(s) CM Overlay District(s) \_\_\_\_\_

Size of Parcel: 55,870 sq. ft. 1.283 ac. Property Deed: Book 4499 Page: 579

Existing Use of Property: Vacant Land

## SITE PLAN INFORMATION

Describe Proposed Use: Public Utility

Area of Parcel to be Developed: 13,000 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 2

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

Number of Employees Total: 0 In Maximum Shift: 0

Disposition of Parcel:

Building Setbacks:

Building Footprint 924 sq. ft.

Front Yard 145 ft.

Total Building Area 924 sq. ft.

Rear Yard 51 ft.

Paved Area 1,910 sq. ft.

Side Yard: Right 124 ft. Left 60 ft.



City Water? \_\_\_\_Yes    X No      How far is city water from the property? \_\_\_\_\_City Sewer? \_\_\_\_Yes    X 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:

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**BUILDING INFORMATION**

Type of Building to be Built: \_\_\_\_\_ Block

Height of Building: \_\_\_\_\_ 21 ft      Finished Floor Elevation: \_\_\_\_\_ 106.0

Number of Seats (where applicable) \_\_\_\_\_ N/A

Estimated value of construction: \_\_\_\_\_ \$200,000      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*):

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**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.) Gary Sadler, Upland Architects

Address 250 E. Main Street, Norton, MA, 02766 Telephone #: (774) 430-3390

Professional License #: 3149 E-mail address: gsadler@55upland.com

**LANDSCAPE ARCHITECT INFORMATION**

Name of Landscape 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 #: 86 E-mail address: romy@terrainplanning.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

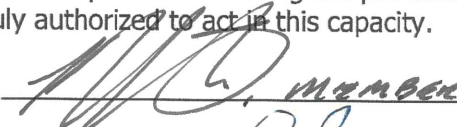
**CONSERVATION EASEMENT HOLDER**

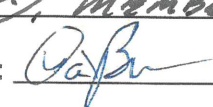
Name of Easement Holder: \_\_\_\_\_ Telephone #: \_\_\_\_\_

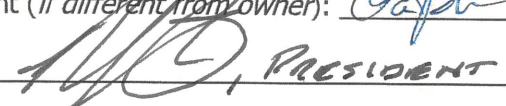
Address Easement Holder: \_\_\_\_\_

**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.

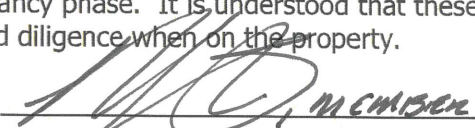
Signature of Property Owner:  MEMBER Date: 09/09/21

Signature of Applicant (if different from owner):  CAP Date: 9/3/21

Signature of Agent:  PRESIDENT Date: 09/09/21

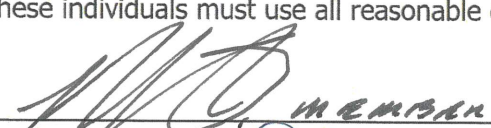
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

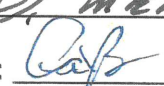
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction 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:  MEMBER Date: 09/09/21

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

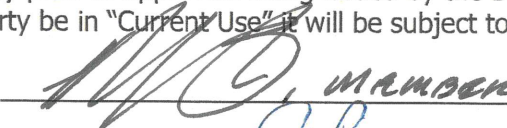
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

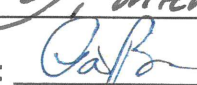
Signature of Property Owner:  MEMBER Date: 09/09/21

Signature of Applicant (if different from owner):  CAP Date: 9/3/21

**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:  MEMBER Date: 09/09/21

Signature of Applicant (if different from owner):  CAP Date: 9/3/21



## 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: Atlantic Broadband File Number: \_\_\_\_\_

PROJECT TITLE: Atlantic Broadband

PROPERTY LOCATION: Littleworth Road Tax Map: H Lot: 29A-1

|                                                                                                                                                                   | 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                                                                                                                                 | EX-1               |          |
| Proposed Project name and title and Planning File #                                                                                                               | TBD                |          |
| Date, north arrow and scale                                                                                                                                       | EX-1               |          |
| Names of all abutting property owners                                                                                                                             | EX-1               |          |
| Name and address of owners and/or applicants                                                                                                                      | SP-1               |          |
| Signature & stamp of NH licensed land surveyor and/or engineer                                                                                                    | EX-1               |          |
| Zoning District boundaries, including any special or overlay districts                                                                                            | EX-1               |          |
| Location of Conservation District areas                                                                                                                           | EX-1               |          |
| Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks                                              | EX-1               |          |
| Location and widths of existing & proposed easements & right of ways                                                                                              | SP-1               |          |
| Location and width of existing and proposed access/egress ways                                                                                                    | SP-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 | EX-1                 |          |
| Existing and proposed topographic information at two foot intervals                                                                 | SP-3                 |          |
| Existing and proposed buildings and structure locations                                                                             | SP-1                 |          |
| Minimum building setbacks or build to lines on all lots                                                                             | EX-1                 |          |
| Location and size of existing and proposed electric, telephone, gas cable and other underground utilities                           | N/A                  |          |
| 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              | N/A                  |          |
| Existing and proposed stormwater lines and facilities                                                                               | SP-3                 |          |
| 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                                                                                                       | EX-1                 |          |
| Location of all bodies of water and watercourses                                                                                    | EX-1                 |          |
| Location of wetlands and buffers                                                                                                    | EX-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                                                                 | EX-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-2                 |          |
| 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-2                 |          |
| Depict all service, storage, loading bays and utility areas                                                                         | SP-1                 |          |
| All applicable Dover Common Site Plan notes                                                                                         | SP-1,2,3,4,5         |          |
| <b>11. Additional Information if appropriate</b>                                                                                    |                      |          |
| Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis                 | SP-3                 |          |
| Stormwater Management System Operation and Maintenance Plan                                                                         | Enclosed             |          |
| Letter to Serve from Public and Private Utilities                                                                                   |                      |          |
| Erosion and Sedimentation Control Plan                                                                                              | SP-6                 |          |
| 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                                                                  | SP-1                 |          |
| If wetland buffer, indicate placards locations, as applicable                                                                       | SP-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                    | N/A                  |          |

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:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b>          | <b>MAILING ADDRESS</b>            |
|----------------|--------------|--------------------------------|-----------------------------------|
| H              | 29A-1        | Quantum Real Estate Group, LLC | 755 Central Ave, Dover, NH, 03820 |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b> | <b>MAILING ADDRESS</b>                 |
|-----------------------|--------------------------|----------------------------------------|
|                       | Atlantic Broadband       | 21 Jarvis Avenue, Rochester, NH, 03868 |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>       | <b>COMPANY</b>                  | <b>MAILING ADDRESS</b>                    |
|-------------------|---------------------------------|-------------------------------------------|
| 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:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>NAME OF EASEMENT HOLDER</b> | <b>MAILING ADDRESS</b> |
|----------------|--------------|--------------------------------|------------------------|
|                |              |                                |                        |

Romy Maurer

Terrain Planning & Design, LLC

311 Kast Kill Road, Hopkinton NH, 03229

Gary Sadler

Upland Architects

250 E. Main Street, Norton, MA, 02766

# TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820

October 5, 2021  
TELEPHONE 603.742.8107  
FACSIMILE 603.742.3830

RECEIVED  
Planning Office

OCT 05 2021

Dover, New Hampshire

Donna Benton, Planner  
City of Dover, Planning Department  
288 Central Avenue  
Dover, New Hampshire 03820

**Subject:** *Site Plan Review*  
**Atlantic Broadband**  
Littleworth Road  
Tax Map H, Lot 29A-1 & 29A-2  
Job No. 21135

Dear Donna:

We are in receipt of the September 30, 2021 Technical Review Committee Meeting Minutes regarding the above referenced project, our responses to their comments are identified in blue text below.

## Planning Comments

- Impact Fees: \$582.12  
*The Applicant is aware of these fees.*
- **Revise Plan Set to add:**
- Missing Common Site Plan Notes # 7, 10, 24, 31, 32, & 37.  
*Common Site Plan Note 7 can be found as Notes #16 & 17, Sheet SP-1.*  
*Common Site Plan Note 10 can be found as Note #8, Sheet SP-1.*  
*Common Site Plan Note 24 can be found as Note #18, Sheet SP-1.*  
*Common Site Plan Note 31 can be found as GC Note #25, Sheet SP-2.*  
*Common Site Plan Note 32 can be found as Note #19, Sheet SP-1.*  
*Common Site Plan Note 37 is not applicable City water is not proposed for this project*
- Include File # P21-63 on each plan sheet.  
*File Number P21-63 has been added to all sheets as requested.*
- Landscape Architect signature  
*Landscape Architect signature has been added to Sheet La-1 as requested.*
- Lighting plan to meet regulations – add a light to rear of building  
*Photometrics plan Li-1 has been updated as requested*
- Owners' signatures on final submission.  
*Owners' signatures will be added to applicable sheets in our final submittal.*
- Professional Stamp and signatures on each submission.  
*All applicable sheets have been stamped and signed*
- Add to the narrative that the renderings are from inside the vinyl fence and will not be visible from the street.  
*The Streetscape presented depicts the building from inside the vinyl fence*



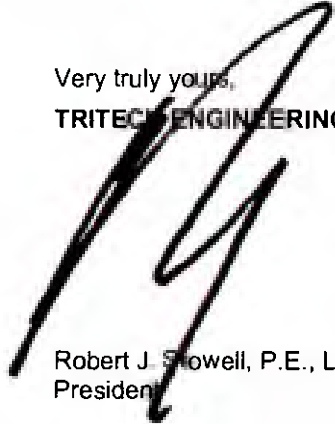
**Fire/Inspections Comments:**

- Please provide a minimum 20' access road.  
*The driveway has been widened to 18' of pavement with 1' shoulders. See Detail #7 Sheet SP-5*
- Please indicate access to the structure with the gate-locking type Knox-box or Fire Dept. pad lock.  
*See Note C-7 on Sheet SP-2.*

Enclosed please find:

- One (1) Full Size copy of the Plan Set.
- Six (6) Half Size copy of the Plan Set.
- Six (6) copies of this response letter.
- A PDF copy has been provided to the Planning Department.

Very truly yours,  
TRITECH ENGINEERING CORP.



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

RJS / rms

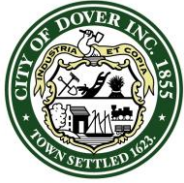
Enclosures

\\21135-ATLANTIC-BROADBAND-TRC\_Response\_Ltr.docx

P21-63

Littleworth Road

| Property ID  | Location              | Owner 1                            | Owner 2                   | Owner Address 1           | City        | State | Zip        |
|--------------|-----------------------|------------------------------------|---------------------------|---------------------------|-------------|-------|------------|
| H0028-000000 | 21 LITTLEWORTH RD     | DM21 PROPERTIES LLC                |                           | 131 COLUMBUS AVENUE       | DOVER       | NH    | 03820      |
| H0029-000000 | 20 OLD LITTLEWORTH RD | STILLWAGON BERNARD R LIFE ESTATE & | STOWE STILLWAGON RAMONA L | 20 OLD LITTLEWORTH ROAD   | DOVER       | NH    | 03820-4333 |
| H0029-A00000 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC      |                           | 755 CENTRAL AVE           | DOVER       | NH    | 03820      |
| H0029-A00002 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC      |                           | 755 CENTRAL AVE           | DOVER       | NH    | 03820      |
| H0029-A00003 | LITTLEWORTH RD        | LITTLEWORTH LLC                    |                           | 74 INDUSTRIAL PARK DRIVE  | DOVER       | NH    | 03820      |
| H0029-A00004 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC      |                           | 755 CENTRAL AVE           | DOVER       | NH    | 03820      |
| H0031-000000 | 30 LITTLEWORTH RD     | SOUSANE RUTH K &                   | QUINLAN NANCY K           | 30 LITTLEWORTH RD         | DOVER       | NH    | 03820      |
| H0031-A00000 | 24 LITTLEWORTH RD     | SOUSANE DEBORAH                    |                           | 24 LITTLEWORTH ROAD       | DOVER       | NH    | 03820      |
| H0033-E00000 | 89 KNOX MARSH RD      | QUINLAN DENIS J                    | QUINLAN NANCY K           | 89 KNOX MARSH RD          | DOVER       | NH    | 03820      |
| H0029-A00001 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC      |                           | 755 CENTRAL AVE           | DOVER       | NH    | 03820      |
|              |                       | ATLANTIC BROADBAND                 |                           | 21 JARVIS AVENUE          | ROCHESTER   | NH    | 03868      |
|              |                       | TRITECH ENGINEERING CORPORATION    | ROBERT J. STOWELL         | 755 CENTRAL AVENUE        | DOVER       | NH    | 03820      |
|              |                       | HIGHLAND SOIL SERVICES             | MICHAEL MARIANO           | 75 PROSPECT STREET        | SOMERSWORTH | NH    | 03878      |
|              |                       | TEPP, LLC                          | KIM HAZARVARTIAN          | 93 STILES ROAD, SUITE 201 | SALEM       | NH    | 03079      |
|              |                       | TERRAIN PLANNING & DESIGN, LLC     | ROMY MAURER               | 311 KAST KILL ROAD        | HOPKINTON   | NH    | 03229      |
|              |                       | UPLAND ARCHITECTS                  | GARY SADLER               | 250 E. MAIN STREET        | NORTON      | MA    | 02766      |



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P21-63

Application Type: Site Plan Review  
Applicant(s): Atlantic Broadband  
Owner(s): Quantum Real Estate Group, LLC  
Location: Littleworth Road (Assessor's Map H, Lot 29A-1)  
Date: September 30, 2021

**INTENT:** Construct a 924 square foot public utility building with associated parking, utilities and drainage improvements.

**UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 2

**ACREAGE:** 1.283 acres

**ZONING DISTRICT:** CM

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Public Utility

**SURROUNDING LAND USE:** Commercial  
Manufacturing and Residential

**ZBA ACTION:** None

**PERMITS REQUIRED:** DOT Driveway

### **ATTENDANCE:**

#### **Members:**

Jim Maxfield, Inspection Services  
Donna Benton, Planning  
Dave White, Engineering  
Lt. Speidel, Police  
Dan Barufaldi, Economic Development  
Amanda Nolan, Zoning  
Frank Torr, Planning Board

#### **Others:**

Bob Stowell  
Steve Gendron  
Amelia DeGrace

**Meeting Resumed at:** 11:12am.

### **PLAN REVIEW:**

#### **Planning:**

- Impact fees: \$582.12
- Revise Plan Set to add:
  - Missing Common Site Plan Notes #7, 10, 24, 31, 32 and 37
  - Page SP-1 Note 14, revise note to reference site plan
  - Include File #P21-63 on each plan sheet
  - Landscape architect signature
  - Lighting plan to meet regulations – add a light to rear of building
  - Owners signatures on final submission
  - Professional Stamp and signatures on each submission
  - Add to the narrative that the renderings are from inside the vinyl fence and will not be visible from the street.

#### **Engineering Comments:**

- No water and no sewer
- Purpose of building?

**Police Department Comments:** None

#### **Fire/Inspections Comments:**

- Please provide a minimum 20' access road instead of 15' or 18' with gravel shoulders.
- Please indicate access to the structure with the gate-locking type knox box or Fire Dept. pad lock
- SP-2 note 7

**Economic Development:** None

#### **Planning Board Comments:**

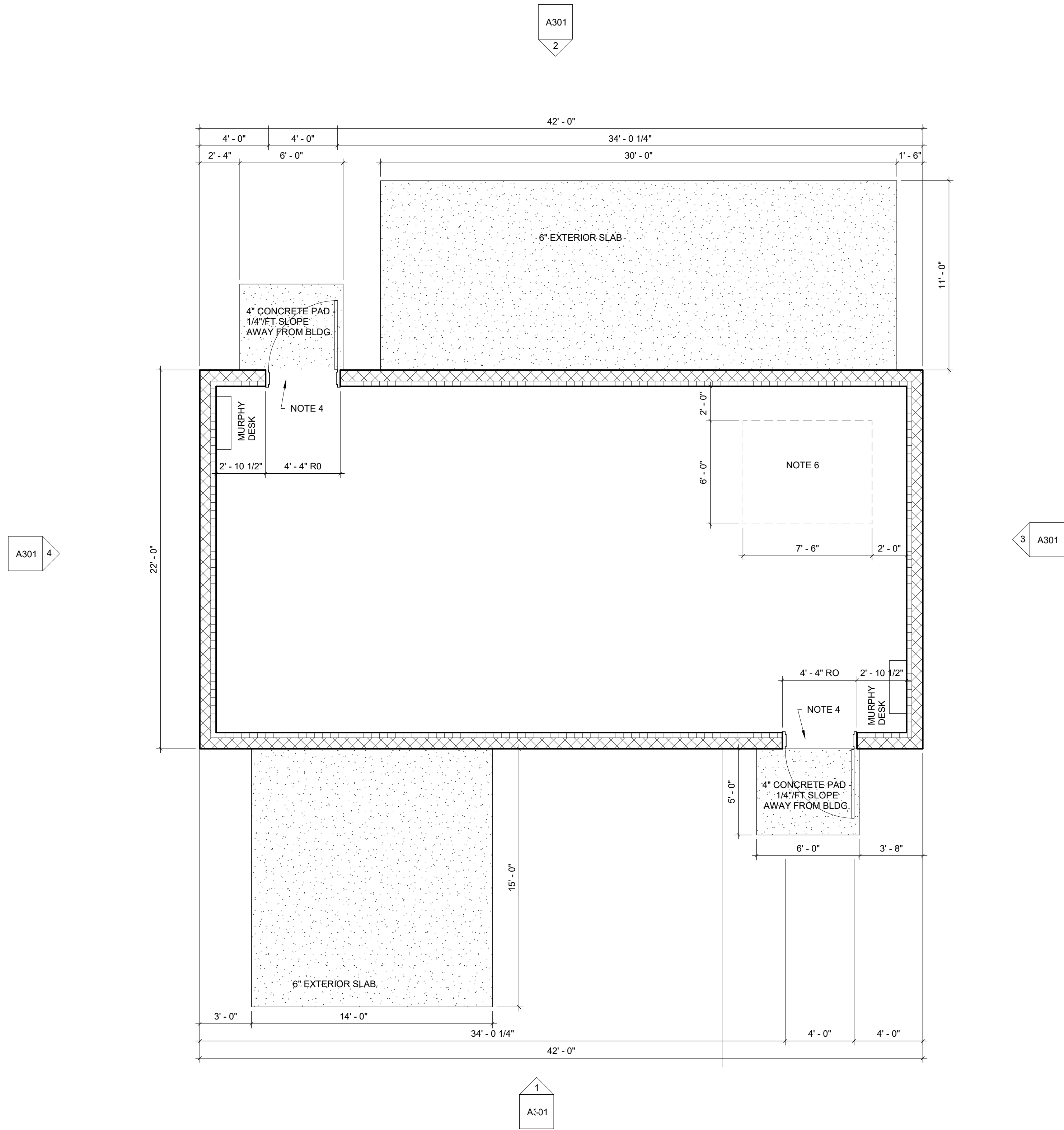
**Next Steps:** Submit updated plans for Planning Board by 5 p.m. on October 4<sup>th</sup> for the October 26 Planning Board meeting.

Dave White motioned to adjourn the meeting at 11:19 a.m. Dan Barufaldi seconded the motion.

1 FLOOR PLAN  
1/4" = 1'-0"

NOTES:

1. INTERIOR FLOOR FINISH SHALL BE 12" x 12" WASHED LINEN VCT BY ARMSTRONG.
2. EXTERIOR SLABS SHALL HAVE BROOM FINISH.
3. ALL DOORS SHALL BE SOLID CORE METAL W/ WELDED METAL FRAMES. PROVIDE HEAVY DUTY HINGES, LEVER SET HARDWARE, KICK PLATES BOTH SIDES OF DOORS ALL W/ BRUSHED ALUMINUM FINISH. PROVIDE FULL WEATHERSTRIPPING INCLUDING ALUMINUM THRESHOLD. SEE CLIENT FOR LOCKSET REQUIREMENTS. PROVIDE COMMERCIAL GRADE SECURITY DOOR VIEWER, PAINT DOORS TO MATCH METAL ROOF PANELS.
4. HAUNCH CONCRETE PAD OVER WALL AND PROVIDE (4) # 4 DOWELS INTO PAD AND SLAB.
5. SEE CIVIL DWG'S FOR SURROUNDING FENCE AND GATES.
6. PROVIDE 8" THICK SLAB THIS AREA. TAPER SLAB AT EDGES.



UPLAND  
ARCHITECTS

250 E. MAIN STREET - SUITE 13  
NORTON, MASSACHUSETTS 02766

331 SOUTH WASHINGTON STREET  
SHELBY, NORTH CAROLINA 28150

774-430-3390 MA  
617-543-7163 NC

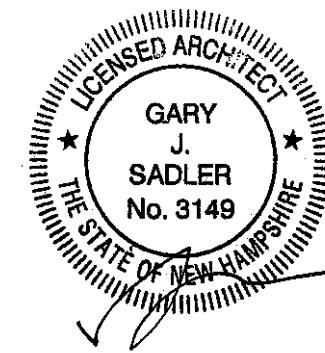
WWW.UPLANDARCHITECTS.COM

DISCLAIMER

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REVISIONS:

| NUMBER: | REMARKS: | DATE: |
|---------|----------|-------|
|         |          |       |
|         |          |       |
|         |          |       |
|         |          |       |
|         |          |       |
|         |          |       |
|         |          |       |



|                       |              |
|-----------------------|--------------|
| ISSUED FOR:           | DATE ISSUED: |
| PLANNING BOARD REVIEW | 09.07.2021   |

PROJECT TITLE:

MEDIA POWER CENTER  
FOR  
ATLANTIC BROADBAND



DOVER, NH

DRAWING TITLE:

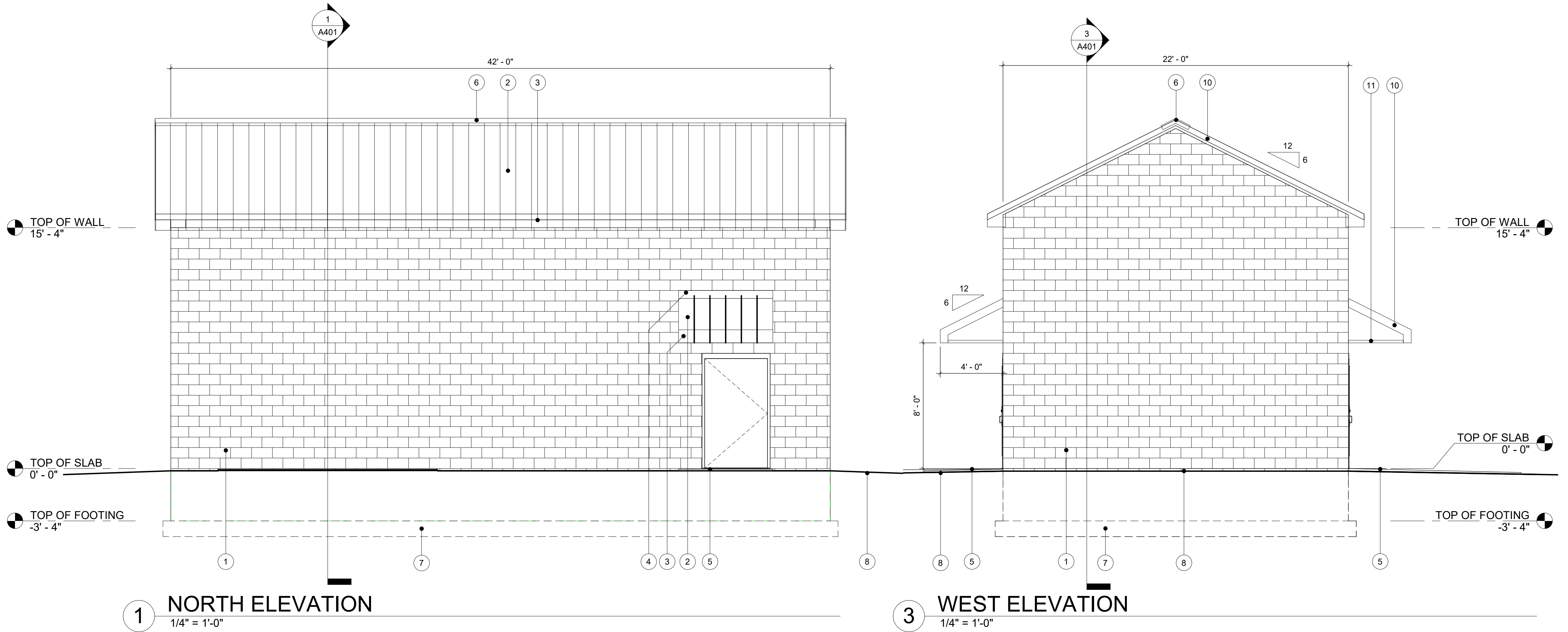
FLOOR PLAN

|                                |                              |
|--------------------------------|------------------------------|
| PERMIT DWG DATE:<br>00-00-0000 | PROJECT NUMBER:<br>21-04-003 |
| DRAWN BY:<br>MEC               | CHECKED BY:<br>GJS           |

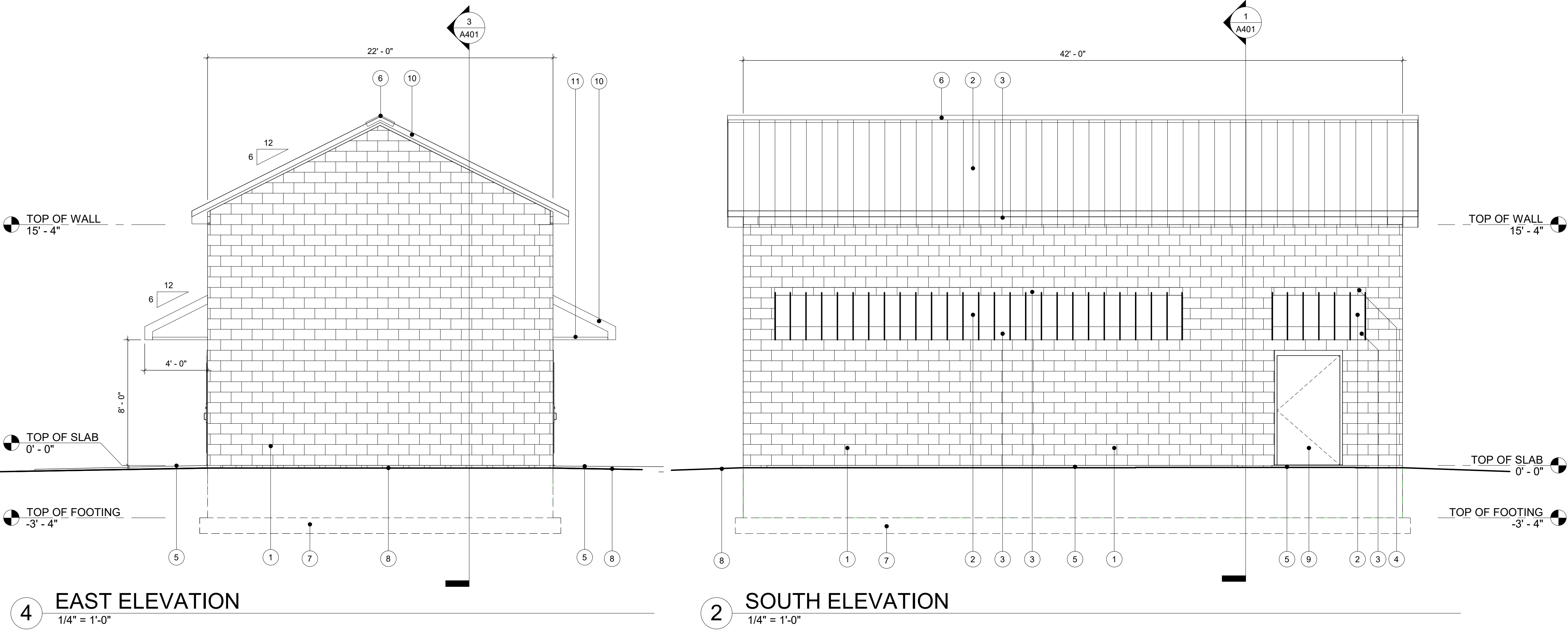
DRAWING NUMBER:

A-101A

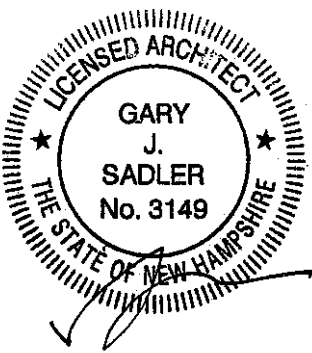




| ELEVATION NOTES |                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------|
| Note Number     | Note Text                                                                                                                  |
| 1               | SPLIT FACE MASONRY BLOCK BY YORK BUILDING PRODUCTS - SPLITFACE COLOR SHALL BE KHAKI, MORTAR COLOR SHALL BE GLEN-GERY G-205 |
| 2               | METAL ROOF PANELS                                                                                                          |
| 3               | TURN METAL ROOF PANELS DOWN TO FORM FASCIA AS SHOWN                                                                        |
| 4               | METAL FLASHING SET INTO MAS.                                                                                               |
| 5               | CONCRETE PAD                                                                                                               |
| 6               | METAL RIDGE VENT                                                                                                           |
| 7               | CONCRETE FOOTING                                                                                                           |
| 8               | APPROXIMATE FINISH GRADE                                                                                                   |
| 9               | SOLID CORE METAL DOOR                                                                                                      |
| 10              | METAL FASCIA - MATCH ROOF PANELS                                                                                           |
| 11              | ALUMINUM FRAME - FILL BLOCK SOLID W/ GROUT WHERE FRAME IS ANCHORED TO WALL - TYP.                                          |



| REVISIONS: |          |       |
|------------|----------|-------|
| NUMBER:    | REMARKS: | DATE: |
|            |          |       |
|            |          |       |
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|                       |              |
|-----------------------|--------------|
| ISSUED FOR:           | DATE ISSUED: |
| PLANNING BOARD REVIEW | 09.07.2021   |

PROJECT TITLE:  
**MEDIA POWER CENTER  
FOR  
ATLANTIC BROADBAND**



**DOVER, NH**

DRAWING TITLE:  
**ELEVATIONS**

|                                |                              |
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| PERMIT DWG DATE:<br>00-00-0000 | PROJECT NUMBER:<br>21-04-003 |
| DRAWN BY:                      | CHECKED BY:                  |

DRAWING NUMBER:  
**A301**











SITE DEVELOPMENT PLANS



LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

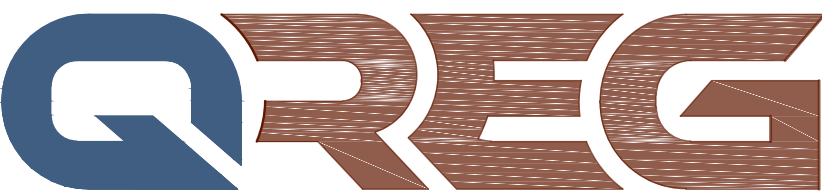
LIST OF PLANS

|      |   |                                   |      |   |                                      |
|------|---|-----------------------------------|------|---|--------------------------------------|
| T-1  | - | TITLE SHEET                       | SP-3 | - | GRADING AND DRAINAGE PLAN 1" = 10'   |
| T-2  | - | NEIGHBORHOOD PLAN 1" = 50'        | SP-4 | - | CONSTRUCTION DETAILS                 |
| EX-1 | - | EXISTING CONDITIONS PLAN 1" = 20' | SP-5 | - | CONSTRUCTION DETAILS                 |
| SP-1 | - | GENERAL SITE PLAN 1" = 20'        | La-1 | - | LANDSCAPING PLAN (TERRAIN LANDSCAPE) |
| SP-2 | - | SITE DEVELOPMENT PLAN 1" = 10'    | Li-1 | - | LIGHTING PLAN 1" = 20'               |

PREPARED BY



OWNER



PREPARED FOR



TITLE SHEET



SEPTEMBER 9, 2021 JOB No. 21135

SHEET NO.

T-1

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

REVISIONS

| DATE:     | DESCRIPTION:             |
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| 10-5-2021 | REVISED PER TRC COMMENTS |
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TRITECH  
ENGINEERING CORPORATION

785 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3830





TRITECH  
ENGINEERING CORPORATION

N

SHEET No.

T-2

NEIGHBORHOOD PLAN



LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

SEPTEMBER 9, 2021 JOB No. 21135  
SCALE: 1" = 50'

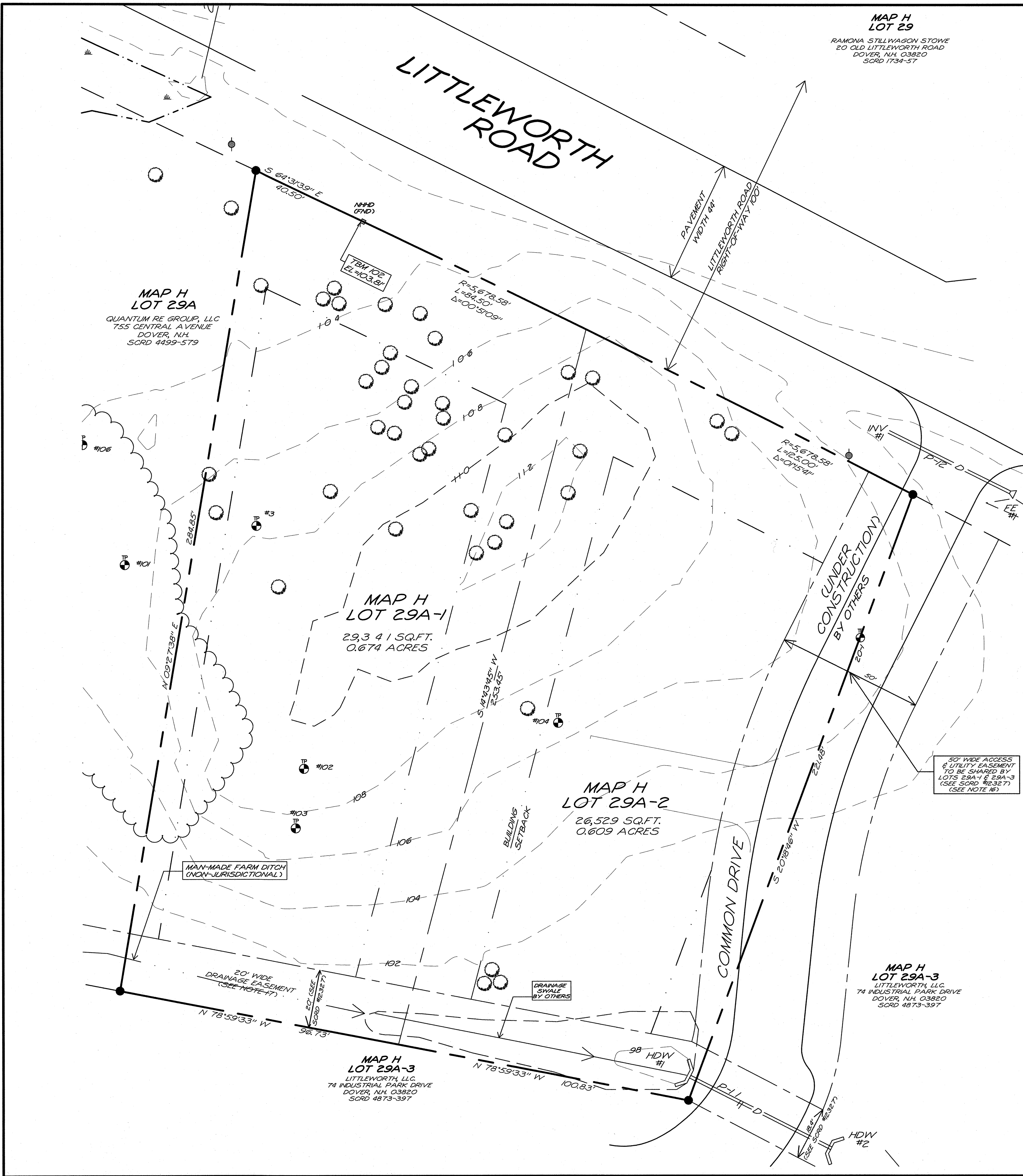
ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

| REVISIONS | DATE      | DESCRIPTION              |
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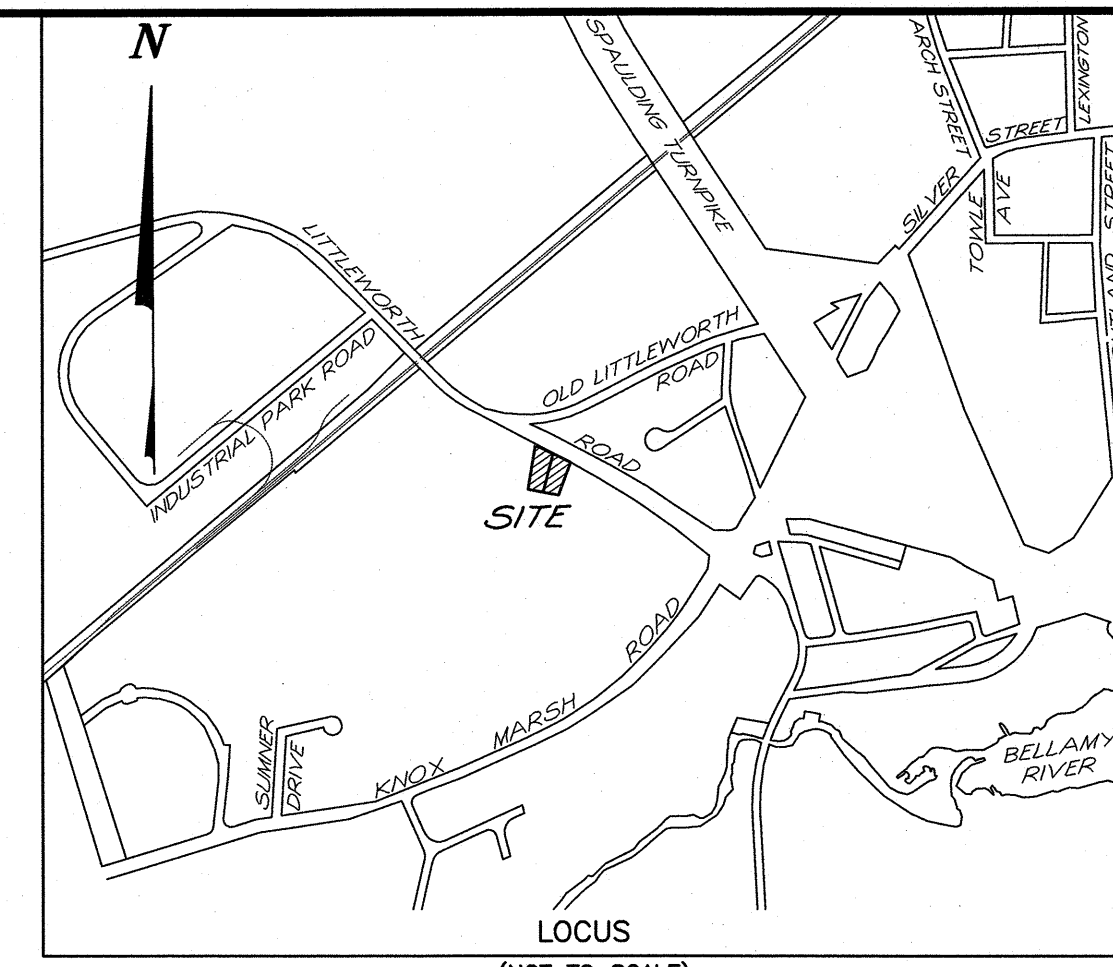
TRITECH  
ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3830

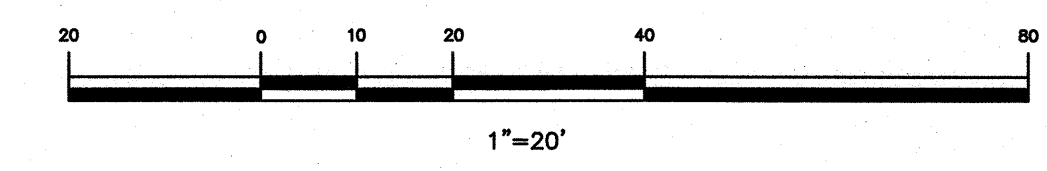




TRITECH  
ENGINEERING CORPORATION



- NOTES
- INTENT: TO SHOW THE EXISTING CONDITIONS FOR DOVER TAX MAP H LOT 29A-1 & 29A-2.
  - CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC.  
755 CENTRAL AVENUE  
DOVER, N.H.
  - TOTAL AREA: MAP H LOT 29A-1 29,341 SQ.FT.-0.674 AC MAP H LOT 29A-2 26,529 SQ.FT.-0.609 AC
  - TAX MAP H LOT 29A-1 & 29A-2
  - PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
  - PROJECT PLAN REFERENCE:  
NHDOT PROJECT No. L.S. 1823-(1) 1954  
SITE DEVELOPMENT PLAN LITTLEWORTH STORAGE 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 MCNEANEY 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
  - 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 #193, 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.



TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

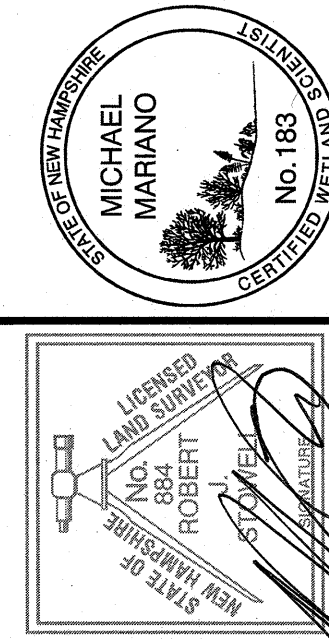
EXISTING CONDITIONS PLAN  
QUANTUM REAL ESTATE  
GROUP, LLC.  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

SHEET No.

EX-1

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 5650

| REVISIONS | DATE | DESCRIPTION |
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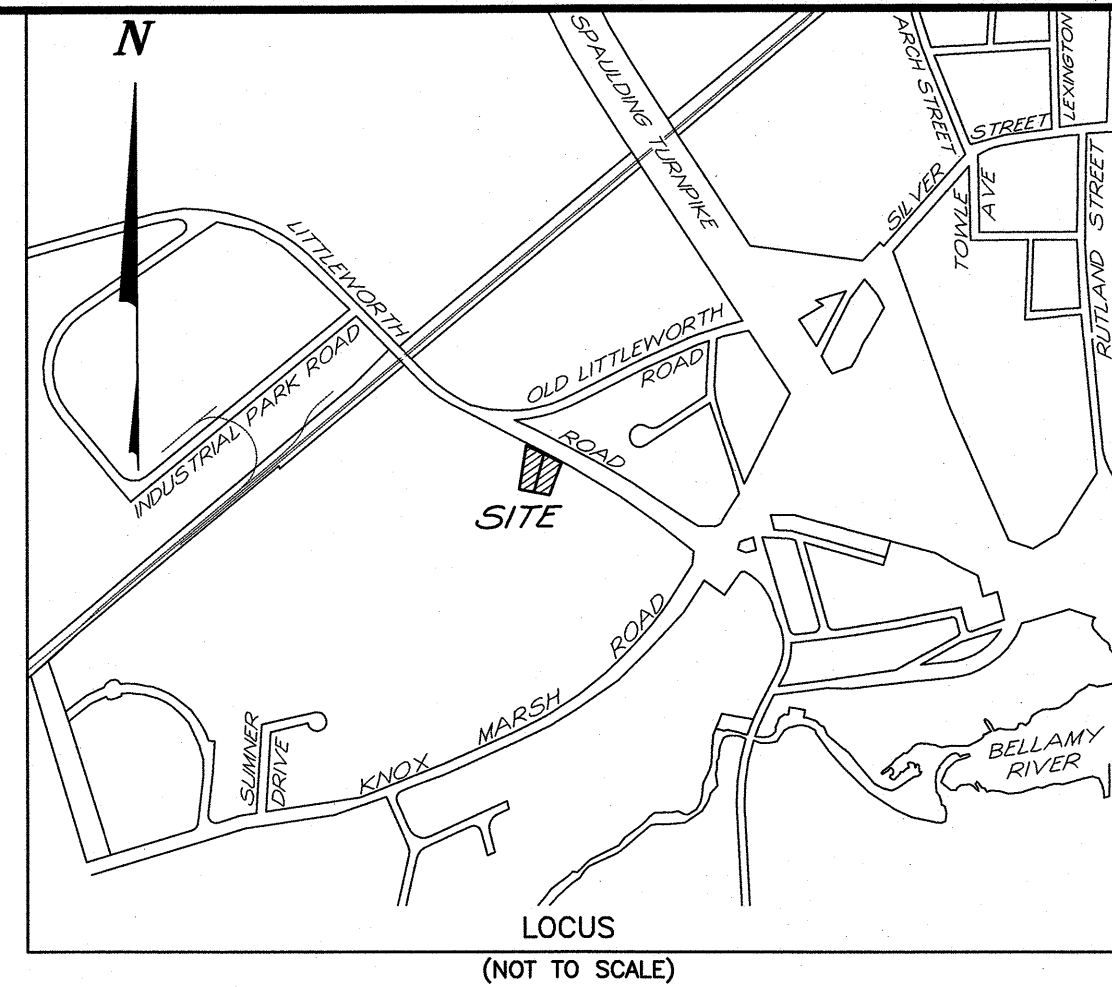
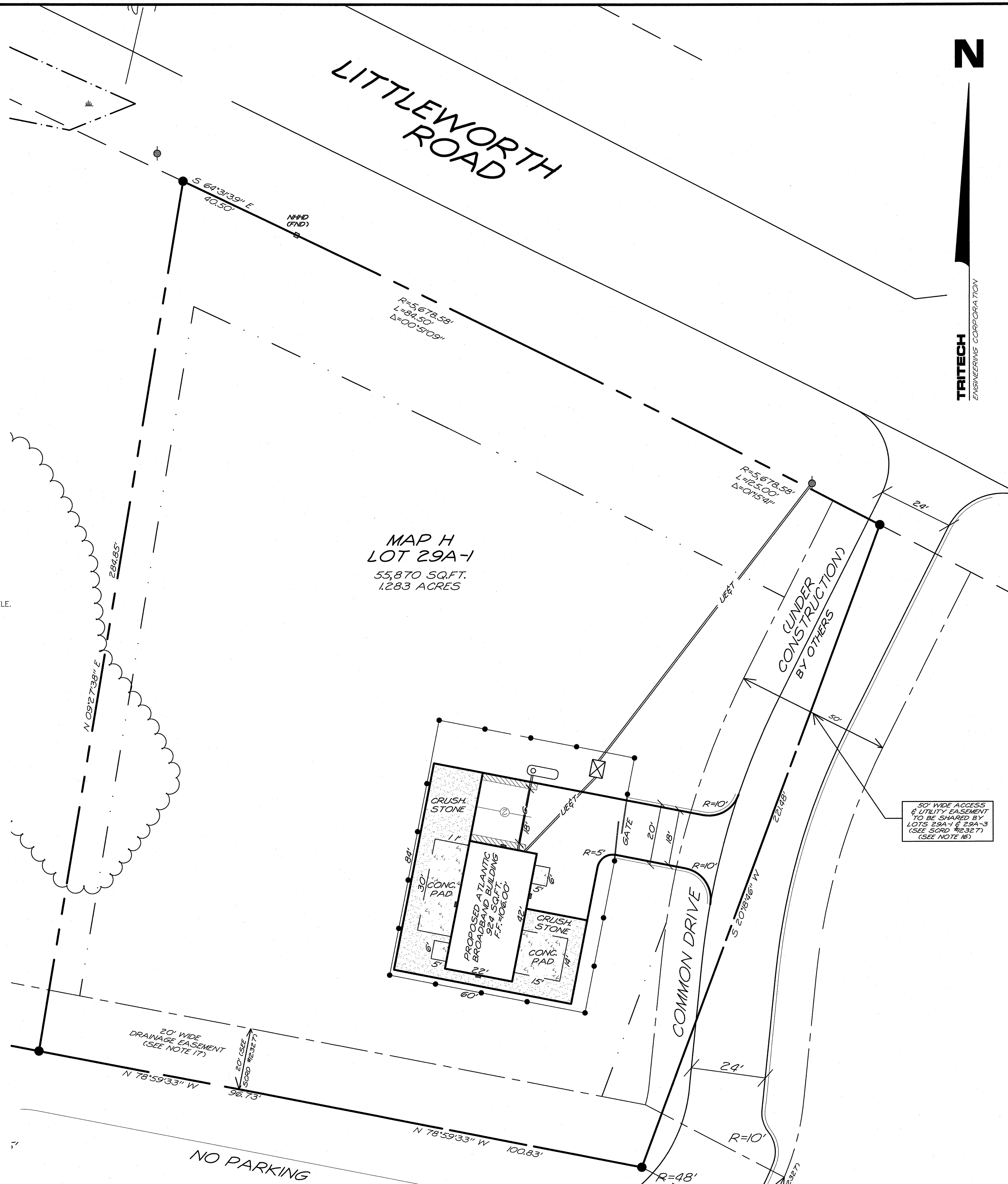


SEPTEMBER 9, 2021 JOB No. 21135  
SCALE: 1" = 20'



# LEGEND

- ===== LF ===== 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
- ===== UD ===== PROPOSED UNDERDRAIN LINE
- ▽ PROPOSED FLARED END SECTION
- ▨ PROPOSED RIP RAP
- ===== E ===== PROPOSED EASEMENT
- ===== G ===== PROPOSED GUARDRAIL
- ○ ○ ○ ○ PROPOSED SILT FENCE OR SILT SOCK
- ===== F ===== 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
- W 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



## NOTES

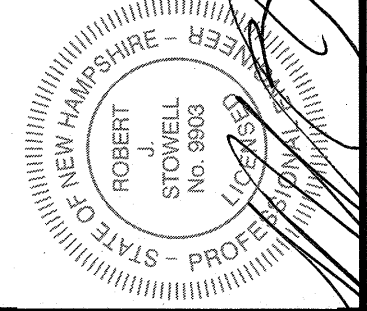
- 1.) INTENT: TO DEVELOP DOVER TAX MAP H LOT 29A-1 WITH 924 SQ.FT. OF PUBLIC UTILITY OFFICE SPACE WITH ASSOCIATED DRAINAGE AND INFRASTRUCTURE.
- 2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC. APPLICANT: ATLANTIC BROADBAND 755 CENTRAL AVENUE DOVER, N.H. 21 JARVIS AVENUE ROCHESTER, N.H.
- 3.) TOTAL AREA: 55,870 SQ.FT. = 1.283 ACRES
- 4.) TAX MAP H LOT 29A-1
- 5.) PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
- 6.) PROJECT 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
- 7.) ZONING: CM (COMMERCIAL-MANUFACTURING) LOT SIZE: 55,870 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. PROVIDED: LOT SIZE: 55,870 SQ.FT. FRONTAGE: 250.00 FT. SETBACKS: FRONT: 145.3 FT. SIDE: 60.0 FT. REAR: 51.0 FT. MAX LOT COVERAGE: 1.65 % MAX BLD HEIGHT: 21 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 #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), (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.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 14.) THE FINAL SITE PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- 15.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE.
- 16.) 50' WIDE ACCESS AND UTILITY EASEMENT TO BE SHARED BY LOTS 29A-1 & 29A-3.
- 17.) 30' WIDE DRAINAGE EASEMENT TO BE SHARED BY LOTS 29A, 29A-1 & 29A-3.
- 18.) THE PROPOSED USE FOR THE SITE IS PUBLIC UTILITY OFFICE SPACE.
- 19.) PARKING CALCULATIONS ALLOWABLE SPACES IS 1 SPACE, PER 300 SQ.FT. OF OFFICE SPACE 924 SQ.FT. OF OFFICE SPACE, 3 SPACES ARE ALLOWED. 2 SPACES PROVIDED.

AUTHORIZED SIGNATURE \_\_\_\_\_ AUTHORIZED SIGNATURE \_\_\_\_\_

**TRITECH**  
ENGINEERING CORPORATION

**ISSUED FOR PLANNING BOARD REVIEW**  
OCTOBER 5, 2021

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| 10-5-2021 |                          |
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GENERAL SITE PLAN

**ATLANTIC**  
broadband

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

SEPTEMBER 9, 2021 JOB No. 21135  
SCALE: 1" = 20'

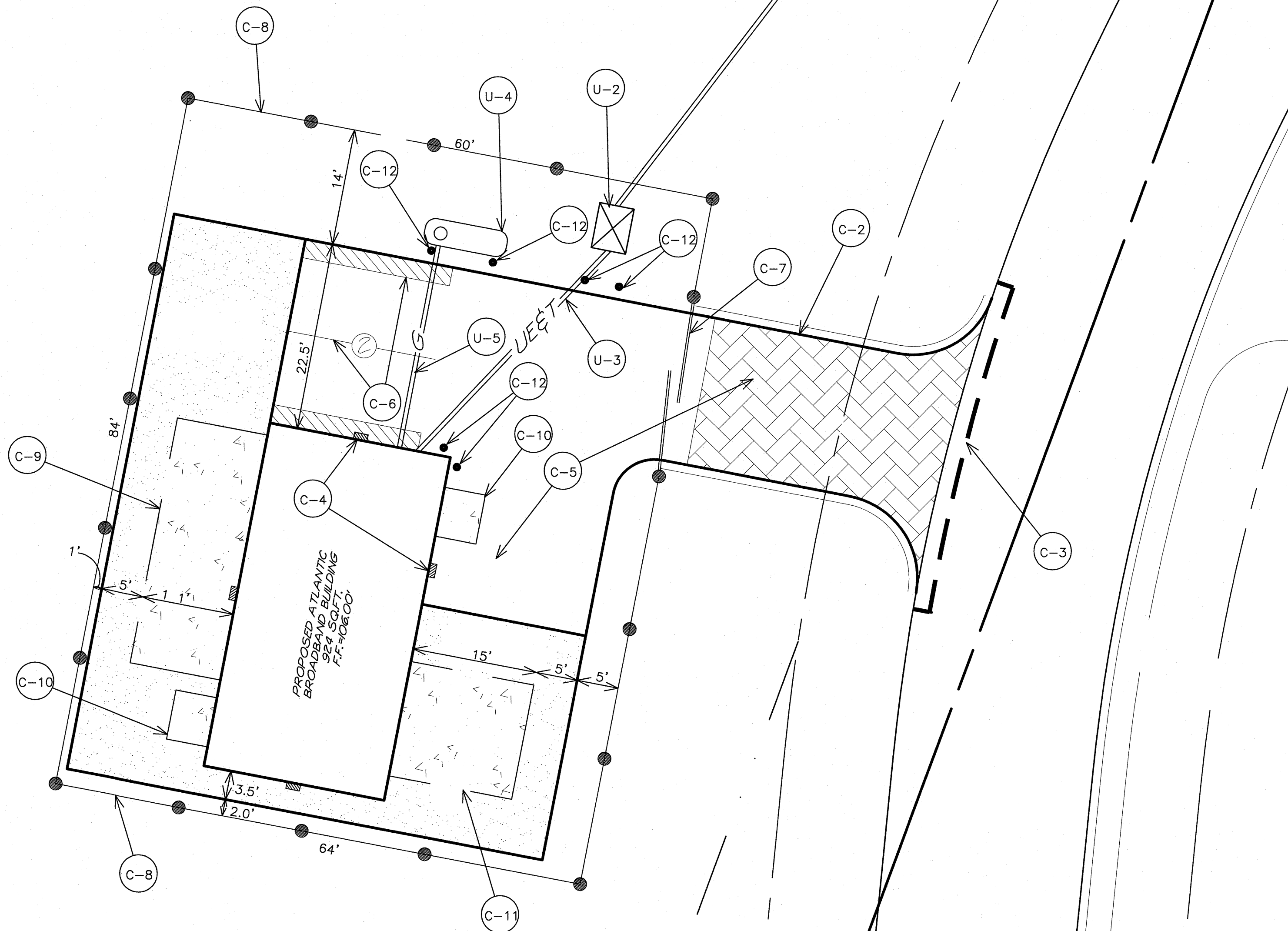
SHEET No.

**SP-1**

(P21-63)



MAP H  
LOT 29A-1  
55,870 SQ.FT.  
1.283 ACRES



TRITECH  
ENGINEERING CORPORATION

GC-1 GENERAL CONSTRUCTION NOTES:

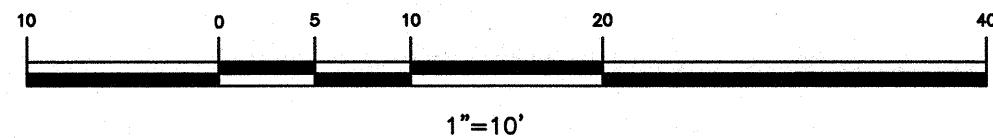
1. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGH OUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
2. 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.
3. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI 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.
4. ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
5. TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION FEBRUARY, 2017 AND ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
6. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE 1, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
7. BUILDING/MAILING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
8. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
9. 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/ctapp>
10. COMMERCIAL VEHICLE ROUTES DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
11. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
12. 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.
13. 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.
14. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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. A 12,800 #13 NOVEC 1230 CLEAN AGENT FIRE SUPPRESSION SYSTEM WITH PULL STATION AND ABORT LOCATED AT MAIN DOOR WITH KEYED BYPASS WILL BE INSTALLED.
20. 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.
21. 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.
22. 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.
23. ALL UNITS ARE PROPOSED TO BE SERVED BY MUNICIPAL WATER.
24. ANY RETAINING WALL TALLER THAN (4') OR A FENCE TALLER THAN (7') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
25. 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.
26. 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.
27. TRASH REMOVAL WILL BE PROVIDED BY A PRIVATE REFUSE HAULING COMPANY. TOTERS WILL BE STORED WITHIN THE BUILDING.

C-1 CONSTRUCTION NOTES:

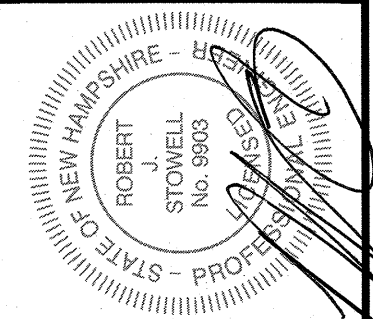
1. INSTALL SILT FENCE PER DETAIL 11, SHEET SP-5 OR FILTER SOCK PER DETAIL 2, SHEET SP-5.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1, SHEET SP-4.
3. SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 5, SHEET SP-4.
4. INSTALL (2) LUMARK - AXCENT WALL MOUNTED LIGHT FIXTURES. MOUNTING HEIGHT SHALL BE 12 FEET ABOVE FINISH GRADE.
5. INSTALL DRIVEWAY PER DETAIL 4, SHEET SP-4.
6. YELLOW OR WHITE PAVEMENT MARKINGS.
7. INSTALL ELECTRICALLY CONTROLLED SLIDING GATE. THE GATE WILL BE EQUIPPED WITH A SIREN ACTIVATED CONTROL FOR EMERGENCY ACCESS AS WELL AS A KNOX AND MANUEL OVER RIDE.
8. INSTALL 278" OF 6" HIGH VINYL STOCKADE FENCE PER DETAIL 10, SHEET SP-5.
9. INSTALL CONCRETE PAD (11'x30'). SEE BUILDING PLANS FOR SPECIFICATIONS.
10. INSTALL CONCRETE PAD (5'x6') PER DETAIL 9, SHEET SP-5.
11. INSTALL CONCRETE PAD (14'x15'). SEE BUILDING PLANS FOR SPECIFICATIONS.
12. INSTALL BOLLARDS (6) PER DETAIL 1, SHEET SP-5.

U-1 UTILITY NOTES:

1. INSTALL 110 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 11, (TRENCH "A"), SHEET SP-4 FROM RISER POLE TO TRANSFORMER. (PRIMARY POWER)
2. INSTALL TRANSFORMER AND CONCRETE PAD (SUITABLE FOR A SINGLE PHASE 100 KW TRANSFORMER), IN ACCORDANCE WITH EVERSOURCE STANDARDS. FINAL TRANSFORMER TYPE AND SIZE WILL BE DETERMINED BY ELECTRICAL LOAD AND EVERSOURCE.
3. INSTALL 35 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 11, (TRENCH "B"), SHEET SP-4 FROM TRANSFORMER TO PROPOSED BUILDING. (SECONDARY POWER)
4. INSTALL UNDERGROUND LIQUID PROPANE TANK. (500 GAL.)
5. INSTALL 25' OF PROPANE PIPE FROM UNDERGROUND LIQUID PROPANE TANK TO PROPOSED BUILDING.



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SITE DEVELOPMENT PLAN

ATLANTIC  
broadband  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE  
SEPTEMBER 9, 2021 JOB No. 21135  
SCALE: 1" = 10'

SHEET No.

SP-2

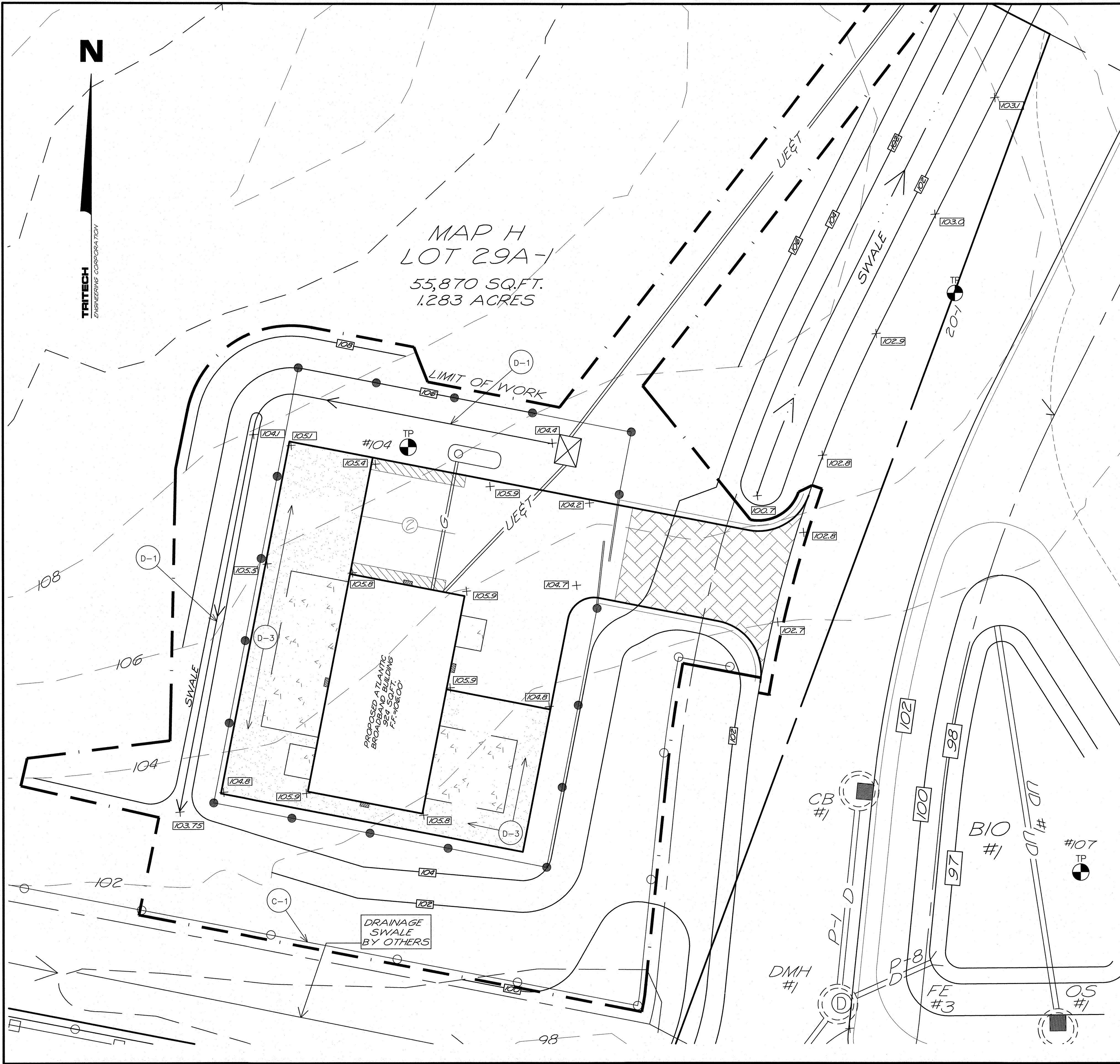
(P21-63)

TRITECH  
ENGINEERING CORPORATION

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786 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03860  
TELEPHONE 603 748 8107  
FAX 603 742 3650



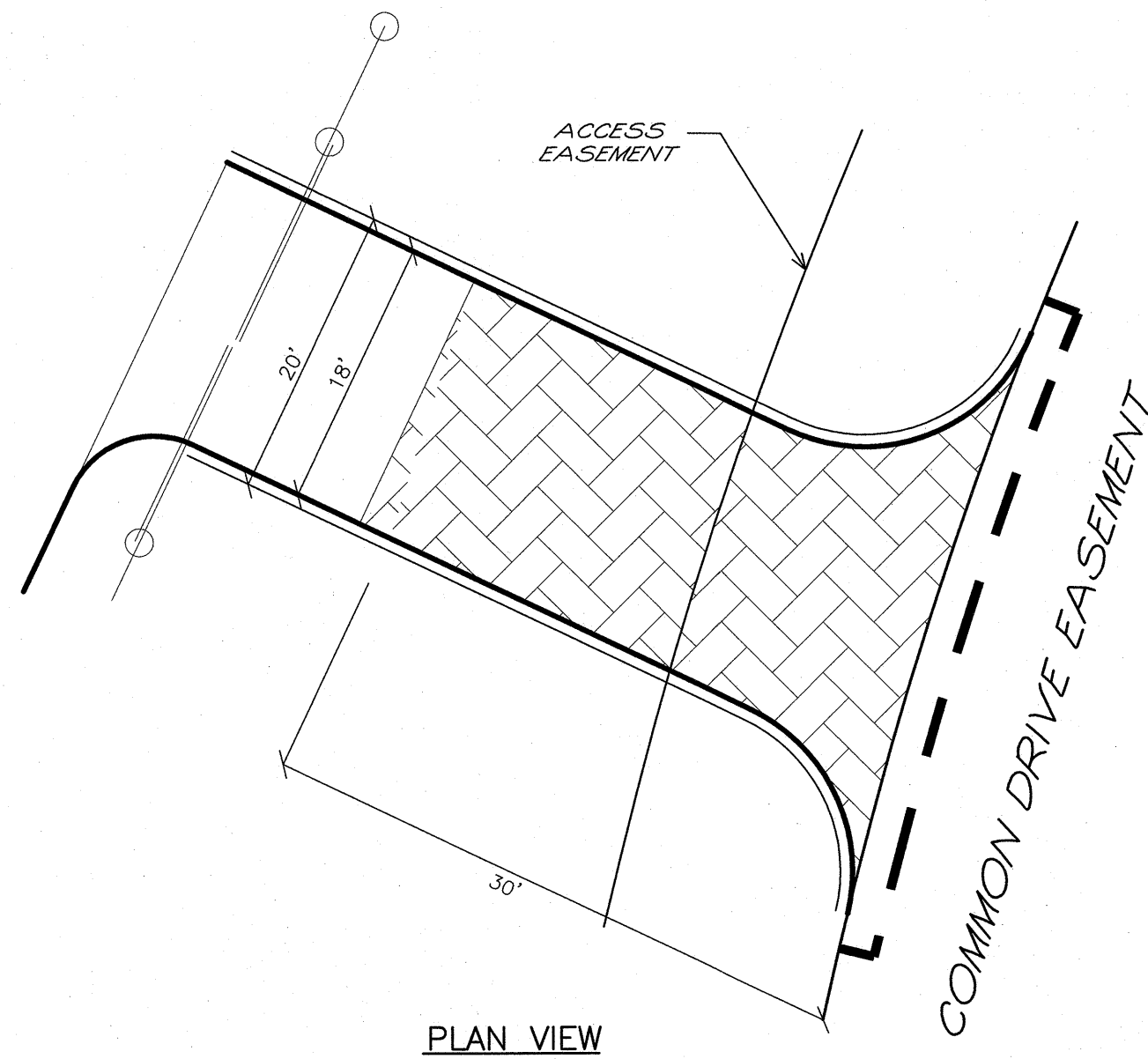


- D-1 DRAINAGE NOTES**
1. INSTALL 130" OF 2' WIDE SOD BOTTOM DRAINAGE SWALE, PER DETAIL 9, SHEET SP-4. S=0.005 FT/FT
  2. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
  3. INSTALL 1" TO 2" CRUSHED STONE (NHDOT 304.4) PER DETAIL 3 ON SHEET SP-4.
  4. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

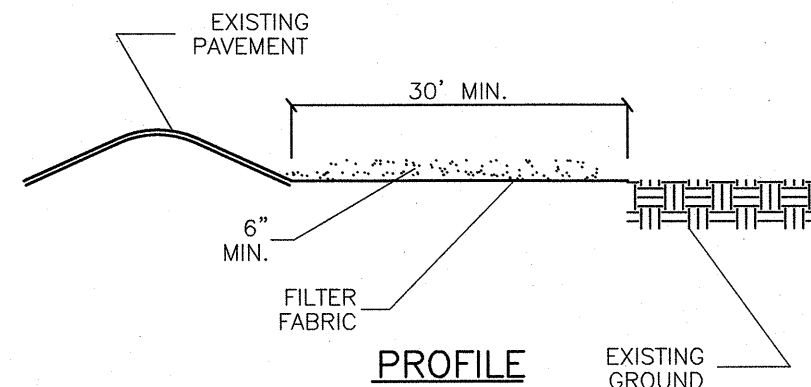
- LEGEND**
- |     |     |                                       |
|-----|-----|---------------------------------------|
| --- | UE  | PROPOSED UNDERGROUND ELECTRIC & TELE. |
| ⊠   |     | PROPOSED ELECTRICAL TRANSFORMER       |
| ○   |     | PROPOSED ELECTRICAL JUNCTION BOX      |
| ■   |     | PROPOSED POLE LIGHT                   |
| ■   |     | BUILDING MOUNTED LIGHT                |
| --- | D   | PROPOSED DRAIN LINE                   |
| ■   |     | PROPOSED CATCH BASIN                  |
| ●   |     | PROPOSED DMH                          |
| --- | UD  | 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                |
| --- | W   | EXISTING WATER LINE OR SERVICE        |
| ⊠   |     | EXISTING WATER SHUTOFF                |
| ⊠   |     | EXISTING WATER GATE VALVE             |
| --- | 100 | PROPOSED CONTOUR                      |
| ⊠   |     | PROPOSED HYDRANT                      |
| ⊠   |     | PROPOSED 8"x6" MJ REDUCER             |
| ⊠   |     | PROPOSED WATER GATE VALVE             |
| --- | W   | PROPOSED WATER MAIN                   |

|                                           |                                                                                                                         |  |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--|
| <b>TRITECH</b><br>ENGINEERING CORPORATION | 755 CENTRAL AVENUE<br>DOVER NEW HAMPSHIRE 03860<br>TELEPHONE 603 742 8107<br>FAX 603 742 5650                           |  |
|                                           | <b>ISSUED FOR PLANNING BOARD REVIEW</b><br>OCTOBER 5, 2021                                                              |  |
| SHEET No.                                 | ATLANTIC<br>broadband<br>LITTLEWORTH ROAD<br>DOVER, NEW HAMPSHIRE<br>SEPTEMBER 9, 2021 JOB No. 21135<br>SCALE: 1" = 10' |  |
|                                           | <b>SP-3</b>                                                                                                             |  |

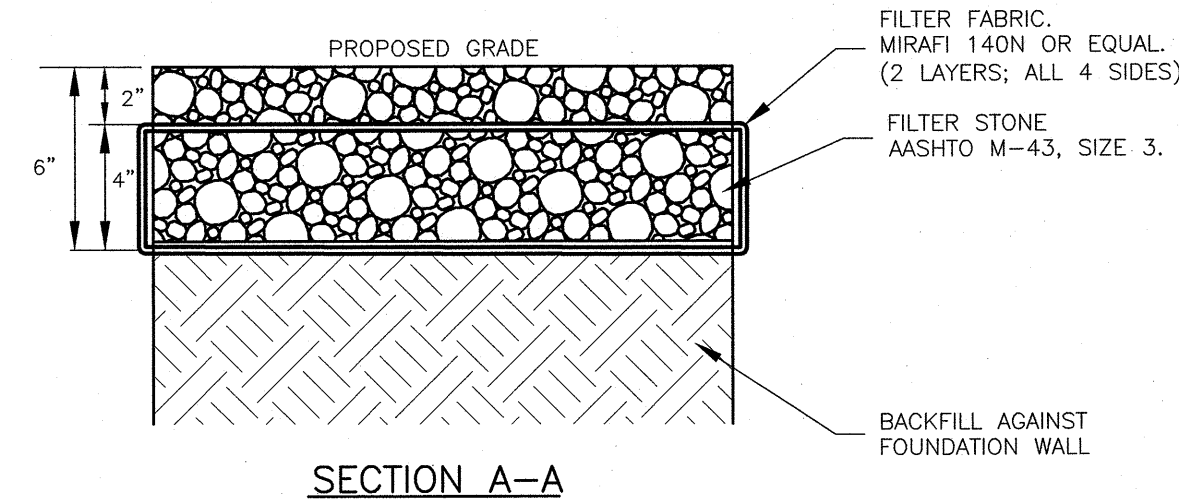




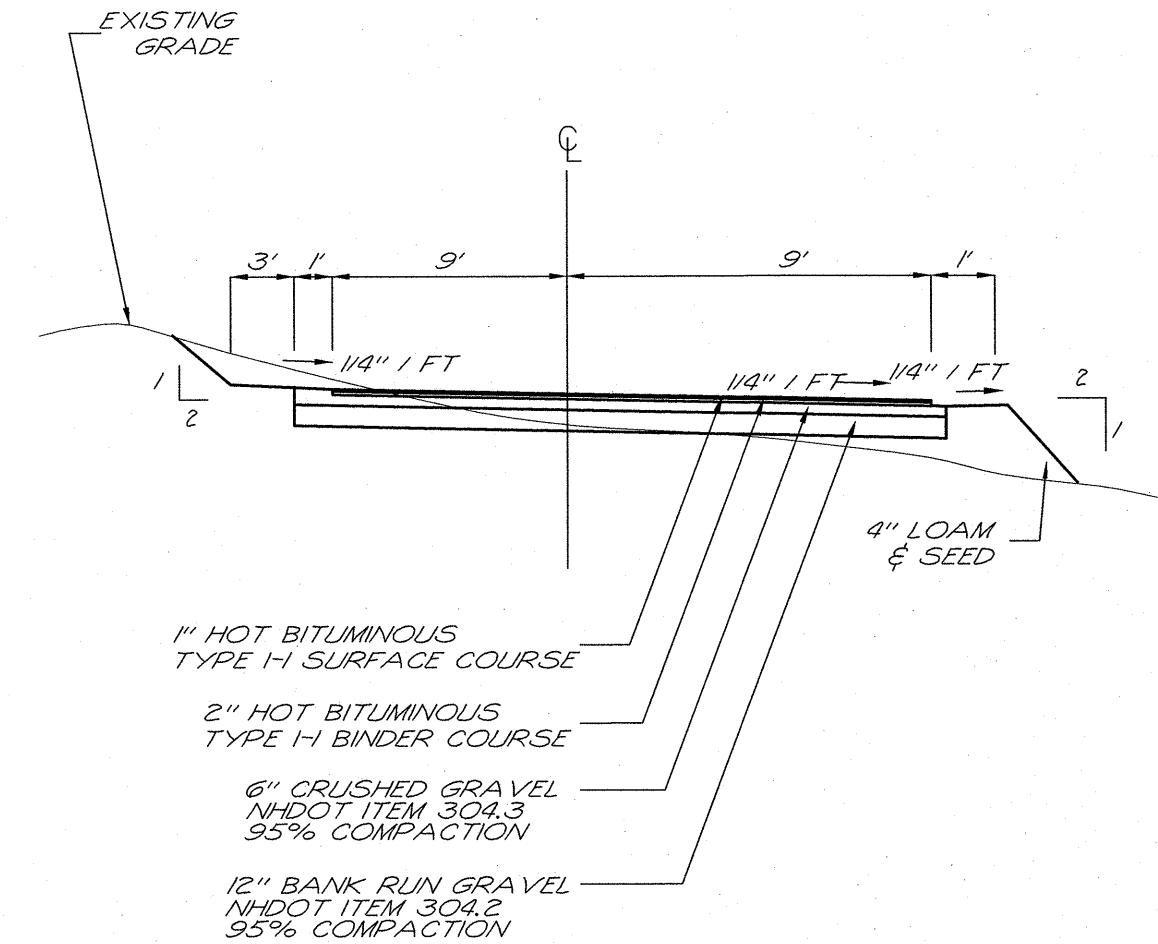
1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY. PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 3" STONE TO MATCH SLOPE OF EXISTING ROAD.
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY 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.



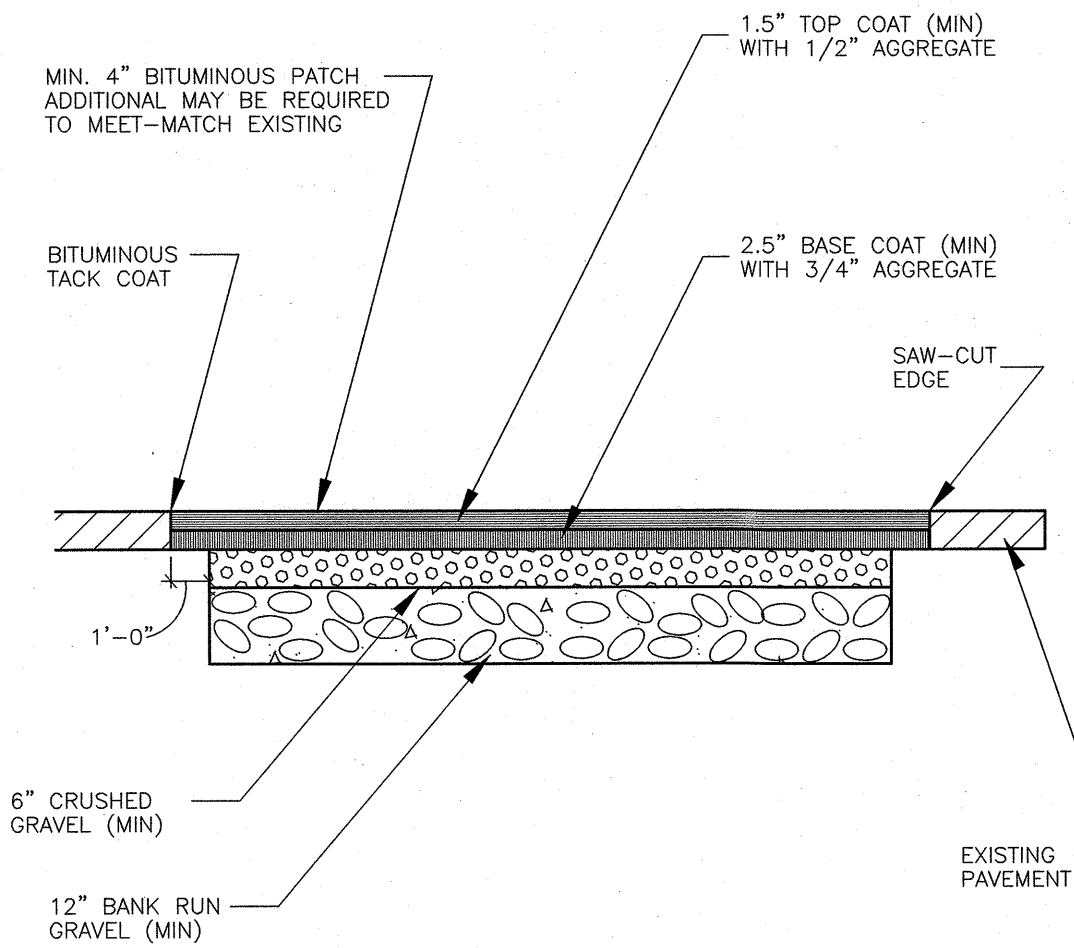
**1 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**3 CRUSHED STONE DETAIL**  
NOT TO SCALE

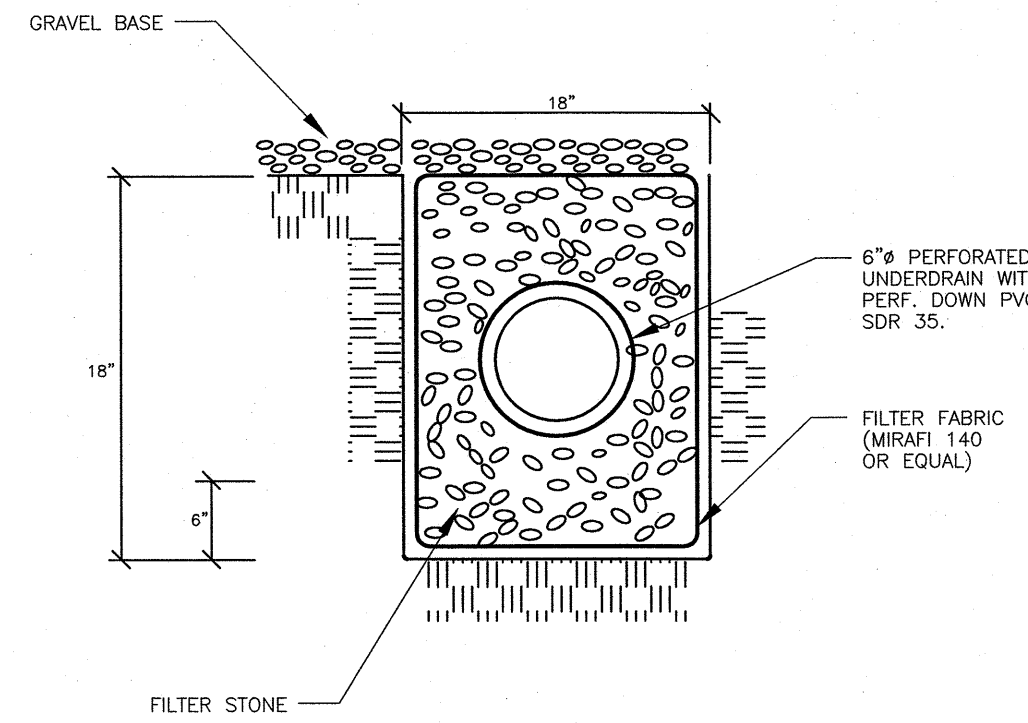


**4 COMMON DRIVE CROSS SECTION**  
NOT TO SCALE



**5 ENTRANCE PATCH DETAIL**  
NOT TO SCALE

**6 NOT USED**  
NOT TO SCALE

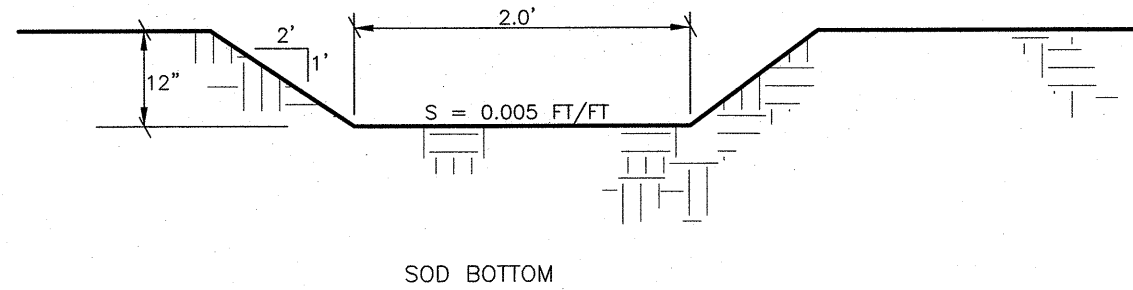


**FILTER STONE SPECIFICATIONS**

| SIEVE SIZE | % PASSING |
|------------|-----------|
| 75"        | 100       |
| 4"         | 70-85     |
| 375"       | 10-40     |
| #200       | 0-20      |
|            | 0-10      |

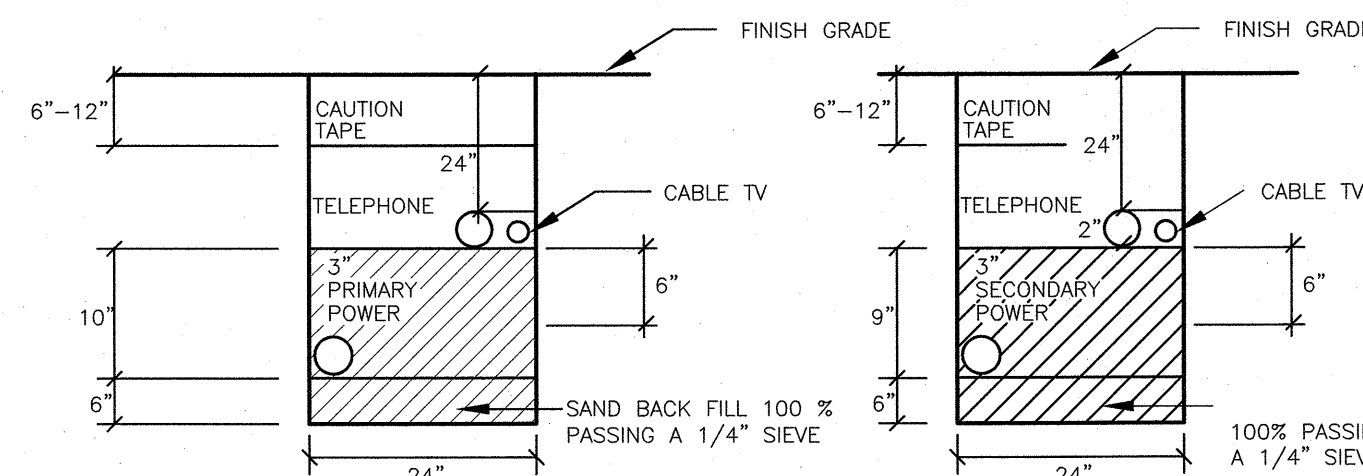
**7 UNDERDRAIN DETAIL**  
NOT TO SCALE

**8 NOT USED**  
NOT TO SCALE



**9 TREATMENT SWALE**  
NOT TO SCALE

**10 NOT USED**  
NOT TO SCALE

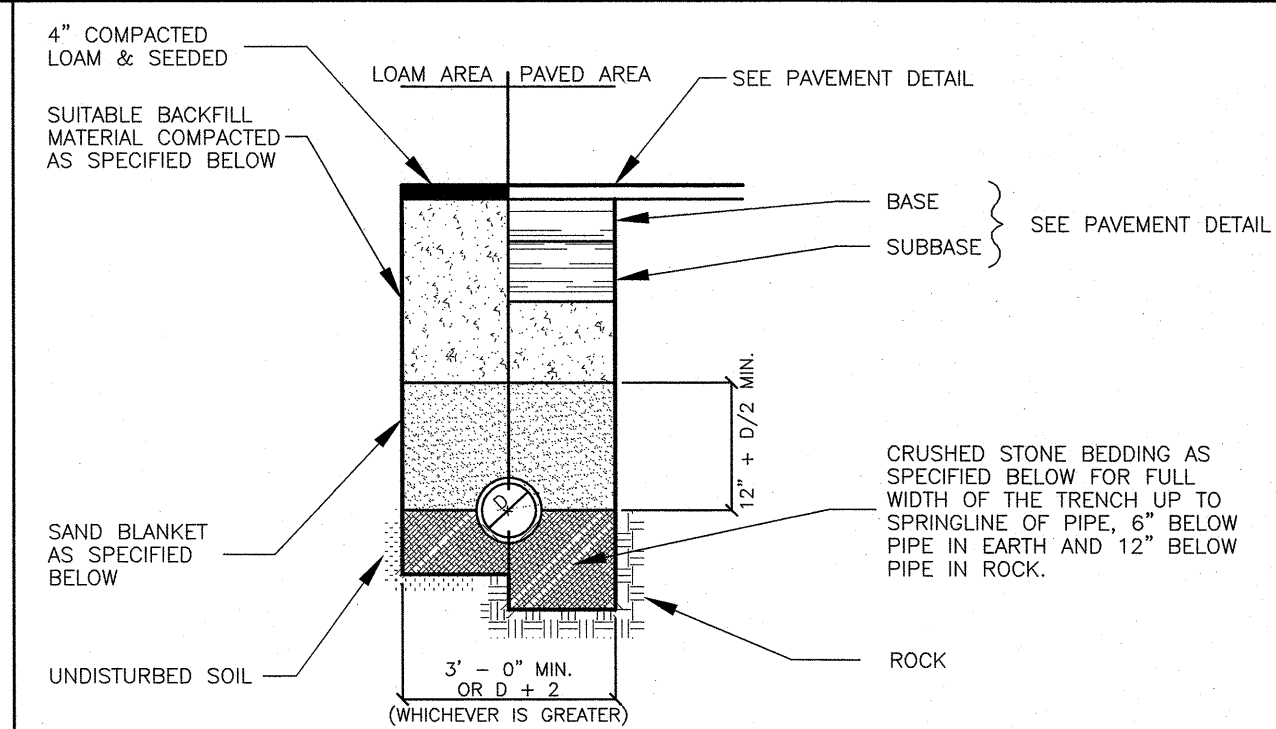


**ELECTRICAL TRENCH "A"**  
NOT TO SCALE

**ELECTRICAL TRENCH "B"**  
NOT TO SCALE

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

**11 ELECTRICAL TRENCH**  
NOT TO SCALE



**SAND BLANKET**

| SIEVE SIZE | % FINER BY WEIGHT |
|------------|-------------------|
| 1/2"       | 90 - 100          |
| 200        | 0 - 15            |

**CRUSHED STONE BEDDING**

| SIEVE SIZE | % FINER BY WEIGHT |
|------------|-------------------|
| 3/4"       | 90 - 100          |
| 3/8"       | 20 - 55           |
| #4         | 0 - 10            |
| #8         | 0 - 5             |

\*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 98, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

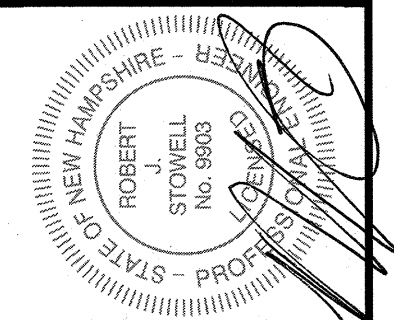
**12 STORM DRAINAGE & SEWER PIPE TRENCH**  
NOT TO SCALE

**TRITECH**  
ENGINEERING CORPORATION

786 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03860  
TELEPHONE 603 742 8107  
FAX 603 742 3630

**ISSUED FOR PLANNING BOARD REVIEW**  
OCTOBER 5, 2021

| REVISIONS | DATE                     | DESCRIPTION |
|-----------|--------------------------|-------------|
| 10-5-2021 | REVISED PER TRC COMMENTS |             |



CONSTRUCTION DETAILS

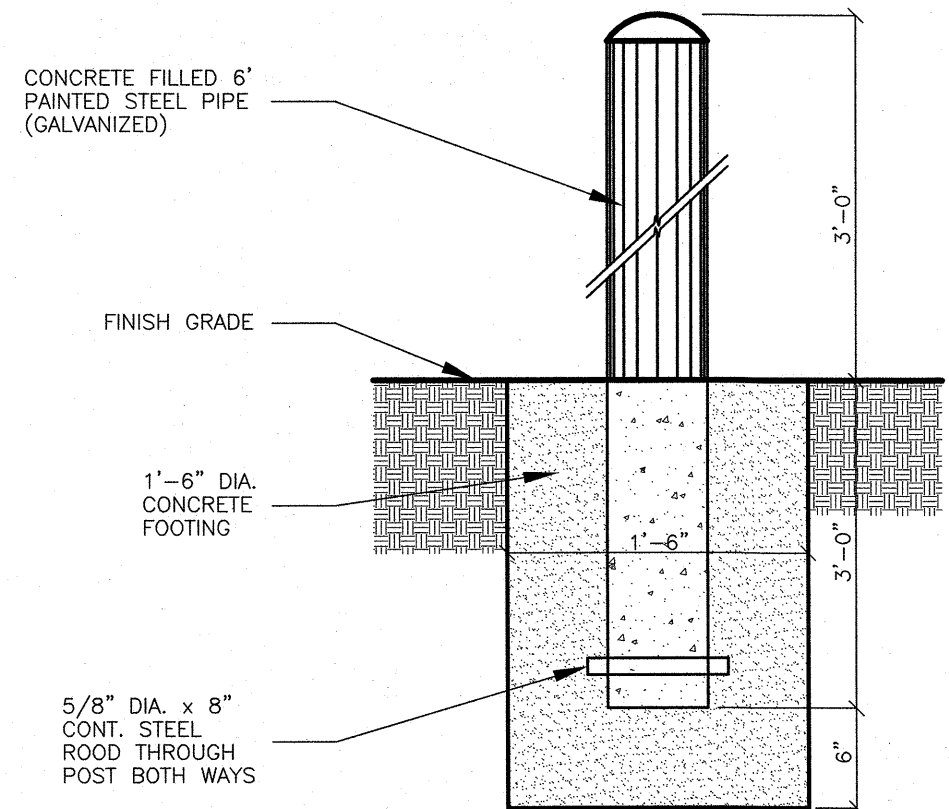
**ATLANTIC**  
broadband  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

SEPTEMBER 9, 2021 JOB No. 21135

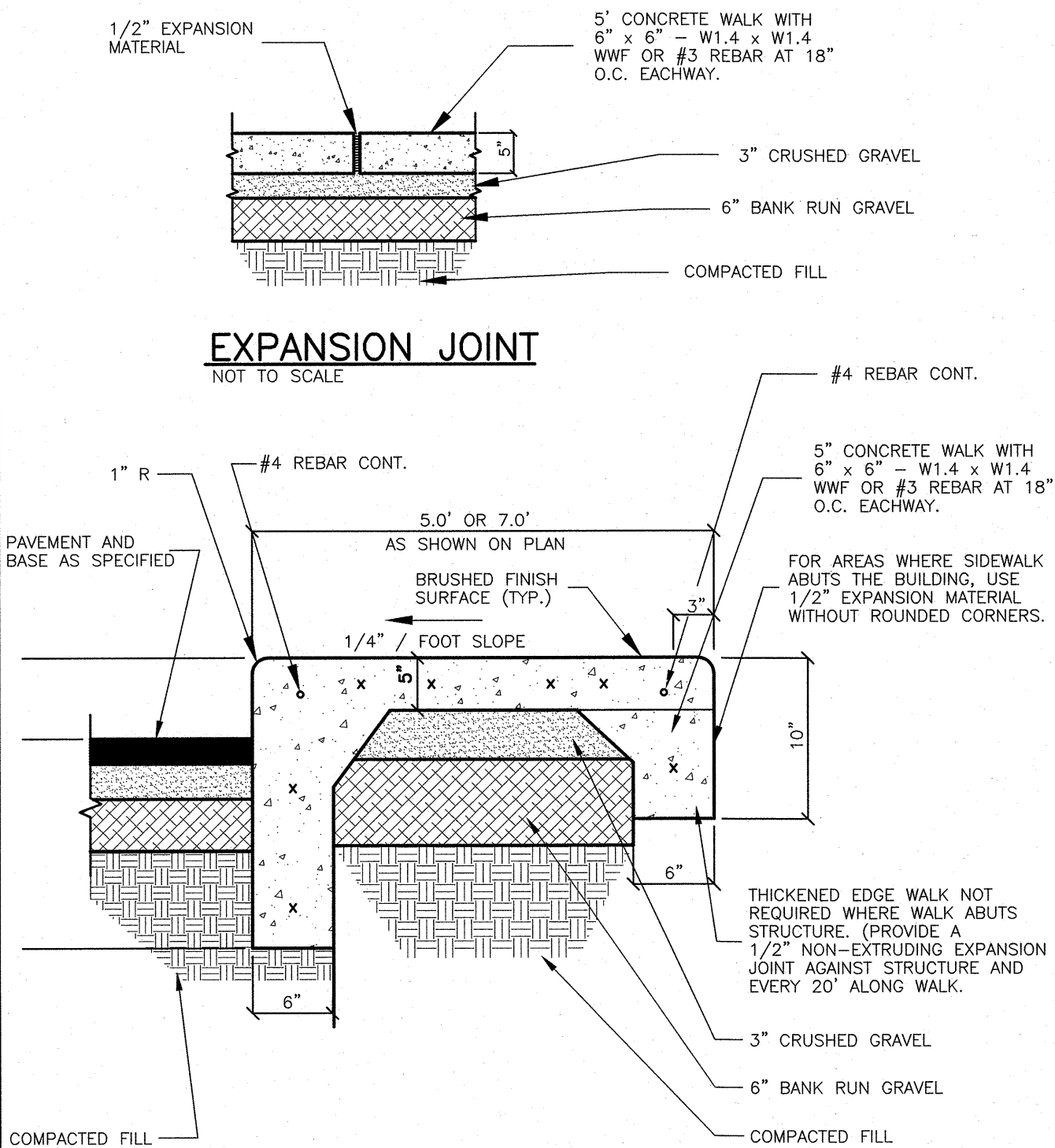
SHEET No.

**SP-4**

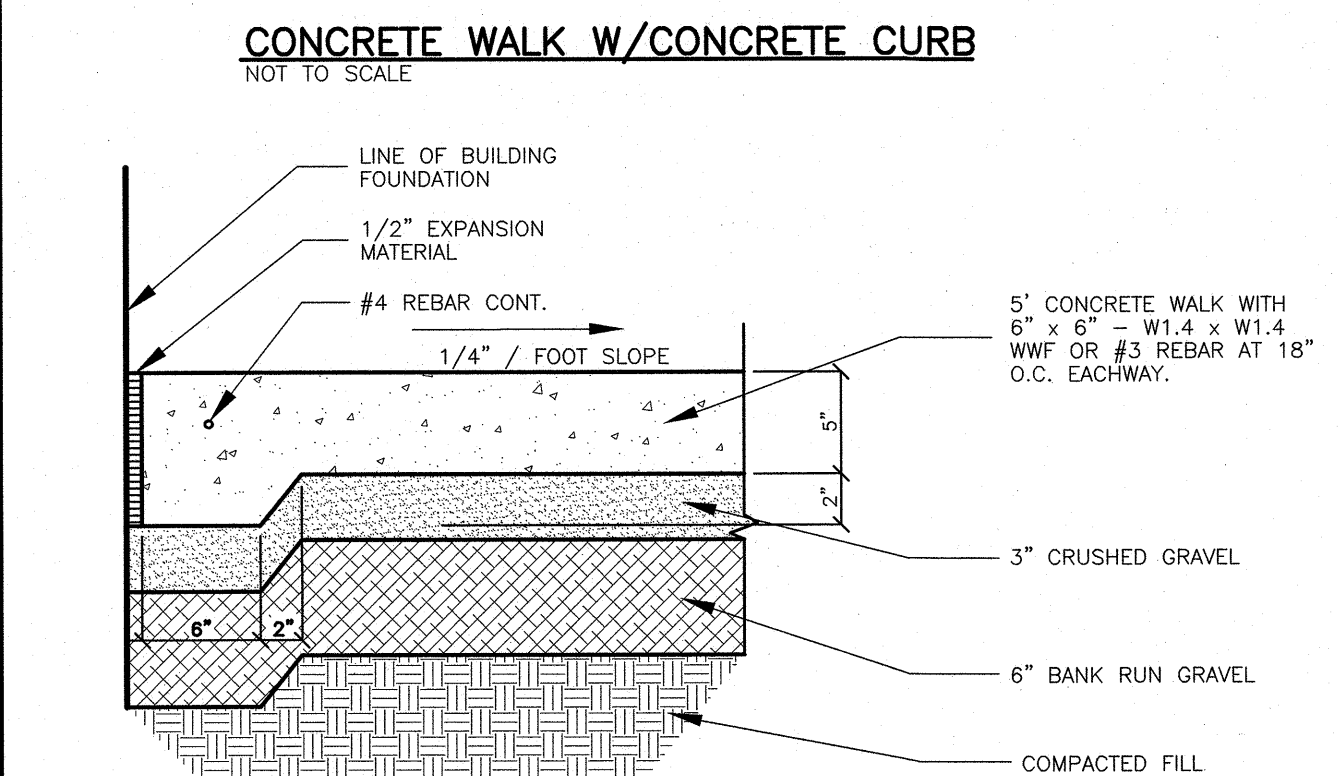




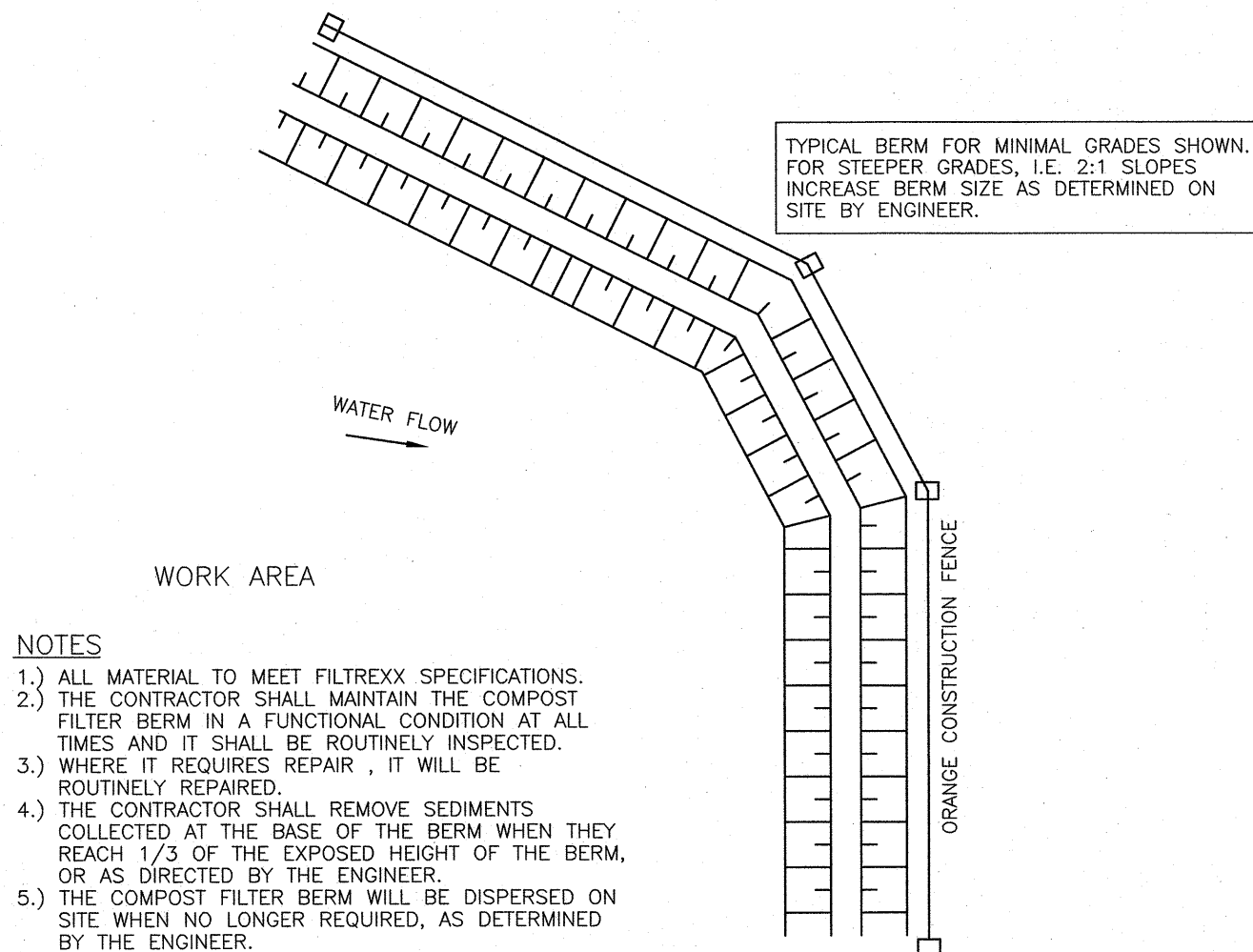
1 BOLLARD  
NOT TO SCALE



EXPANSION JOINT  
NOT TO SCALE

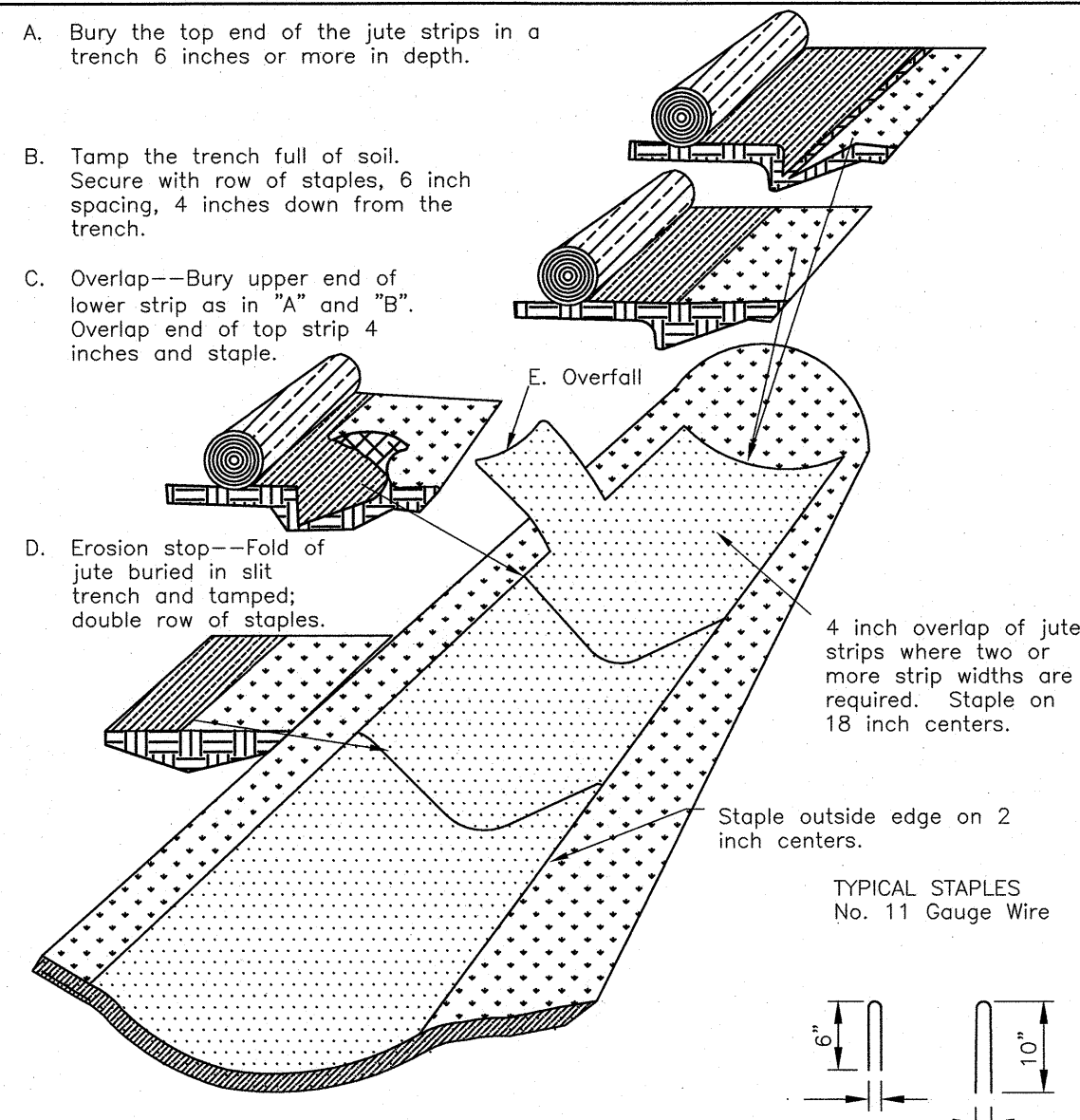


9 CONCRETE WALK DETAILS  
NOT TO SCALE

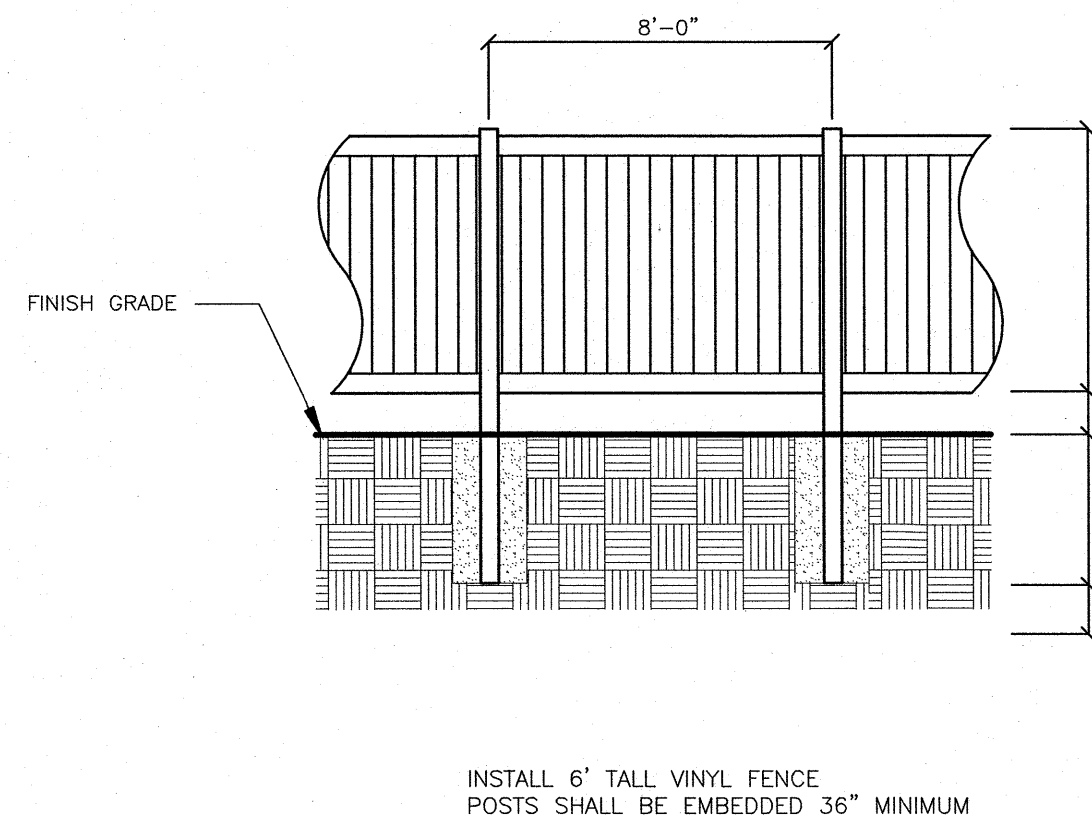


- NOTES
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  2. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
  3. WHERE IT REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
  4. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED 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.

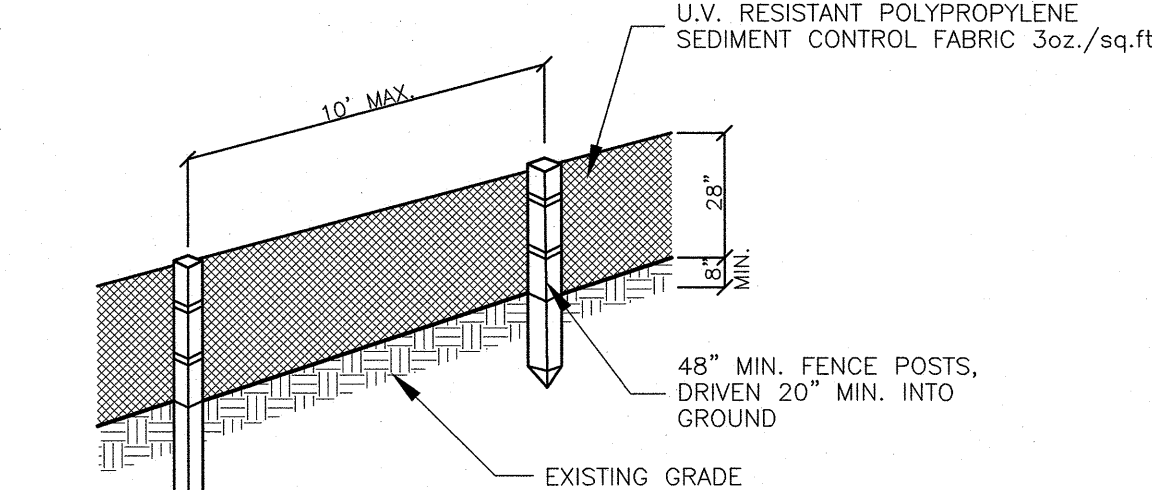
2 FILTREXX® SILTSOXX™  
NOT TO SCALE



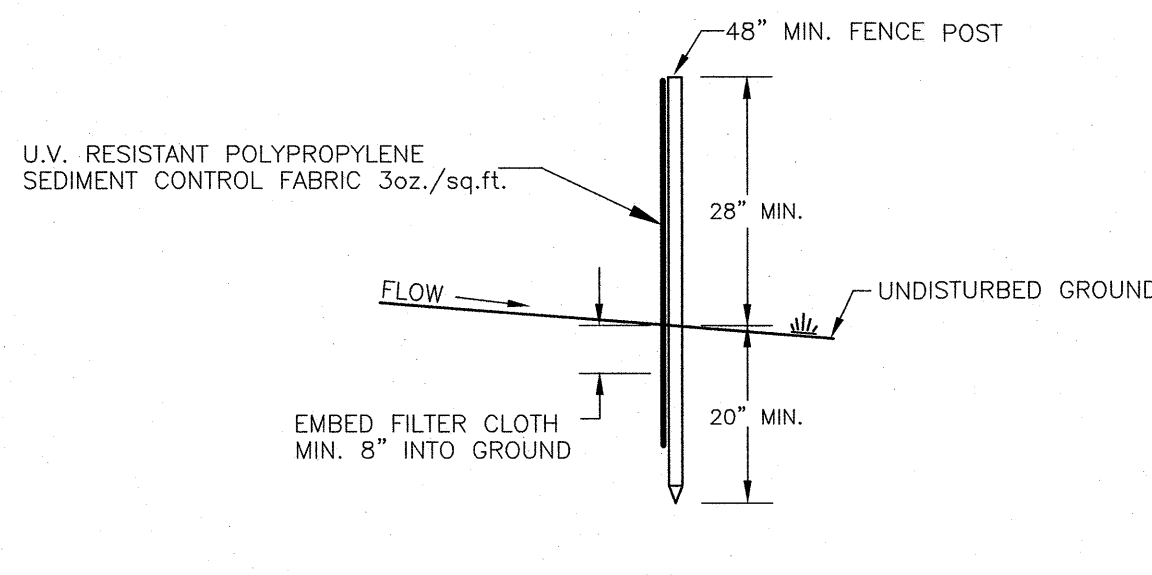
11 EROSION CONTROL BLANKET  
NOT TO SCALE



10 VINYL STOCKADE FENCE  
NOT TO SCALE



- 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.



11 SILT FENCE  
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) SILTSOXX(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.
    - 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 are 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) SILTSOXX(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. Runoff must be directed to temporary practices until stormwater BMP'S 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. Cut and fill slopes shall be seeded immediately after their construction.
  9. All areas receiving runoff, including but not limited to the stormwater infiltration and bioretention areas, shall be stabilized prior to directing runoff to them.
  10. All soils that are finish graded must be stabilized within 72 hours of disturbance.
  11. Maintain disturbed areas as necessary.
  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) SILTSOXX(TM) barriers will be checked regularly. Necessary repairs will be made to correct undermining or deterioration of the structures.

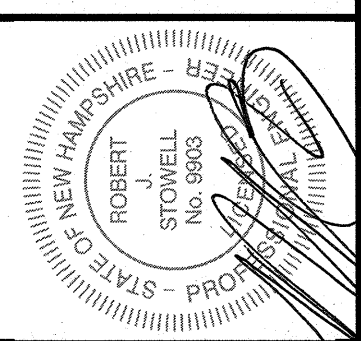
- WINTER CONSTRUCTION NOTES**
1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchoring 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 PLANNING BOARD REVIEW  
OCTOBER 5, 2021

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
|           |      |             |
|           |      |             |
|           |      |             |
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CONSTRUCTION DETAILS

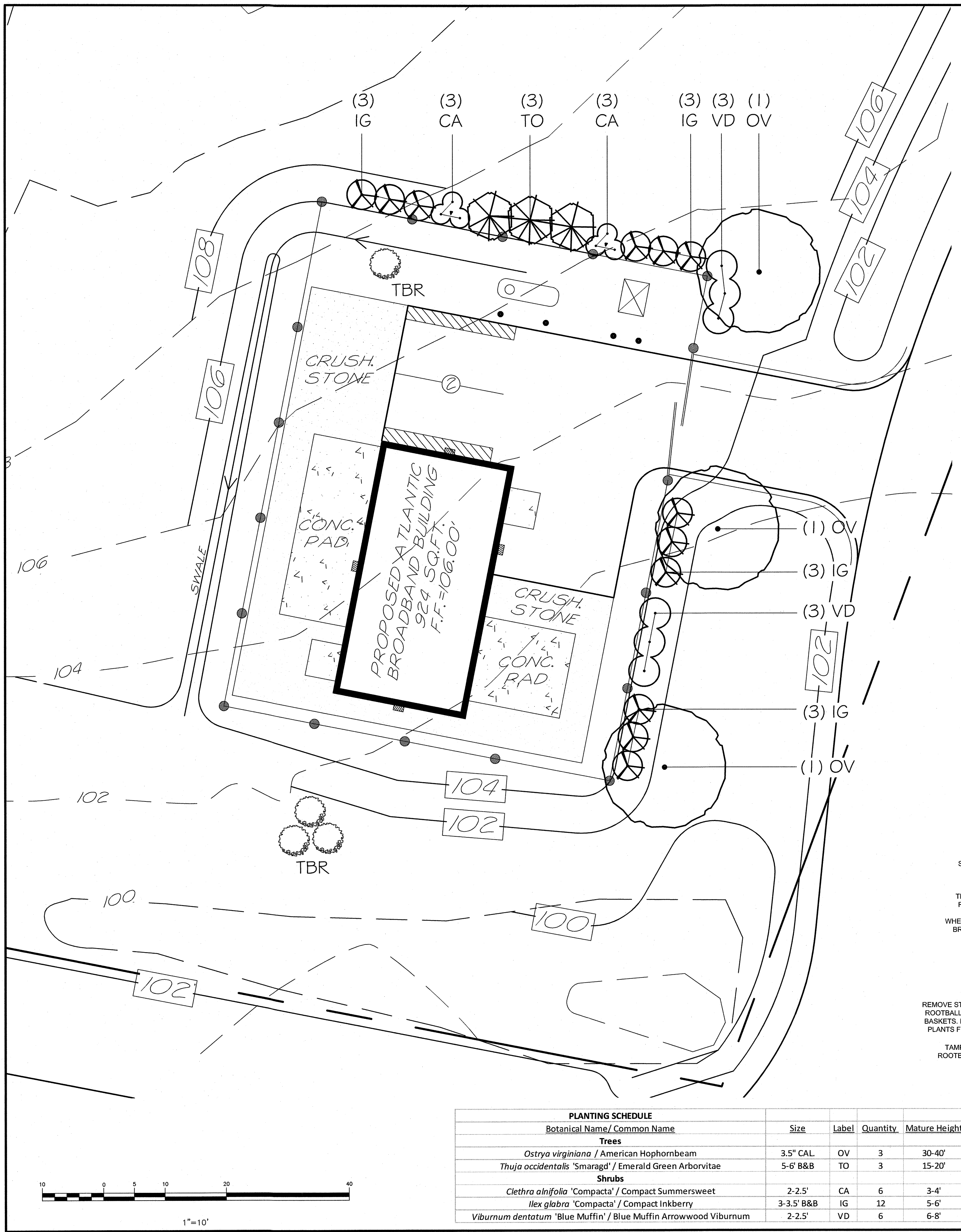
ATLANTIC  
broadband  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE  
JOB No. 21135  
SEPTEMBER 9, 2021

SHEET No.

SP-5

(P21-63)

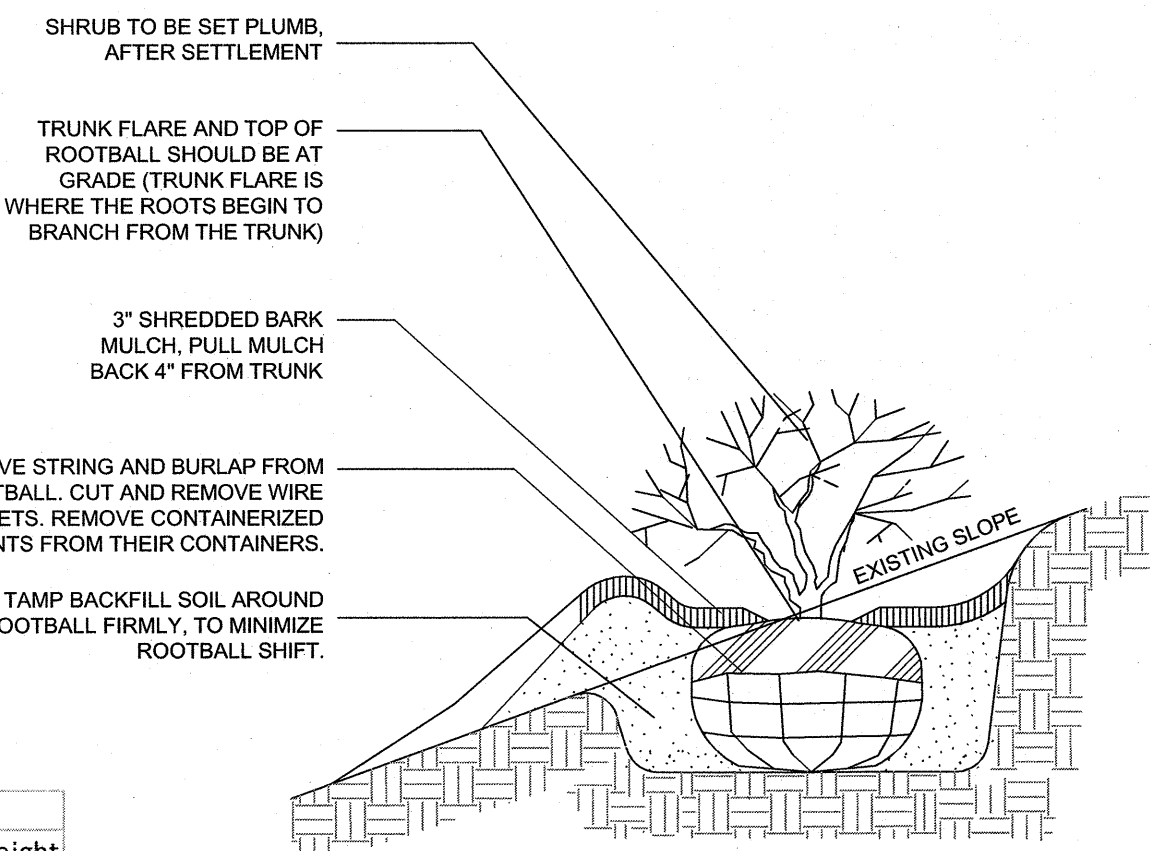




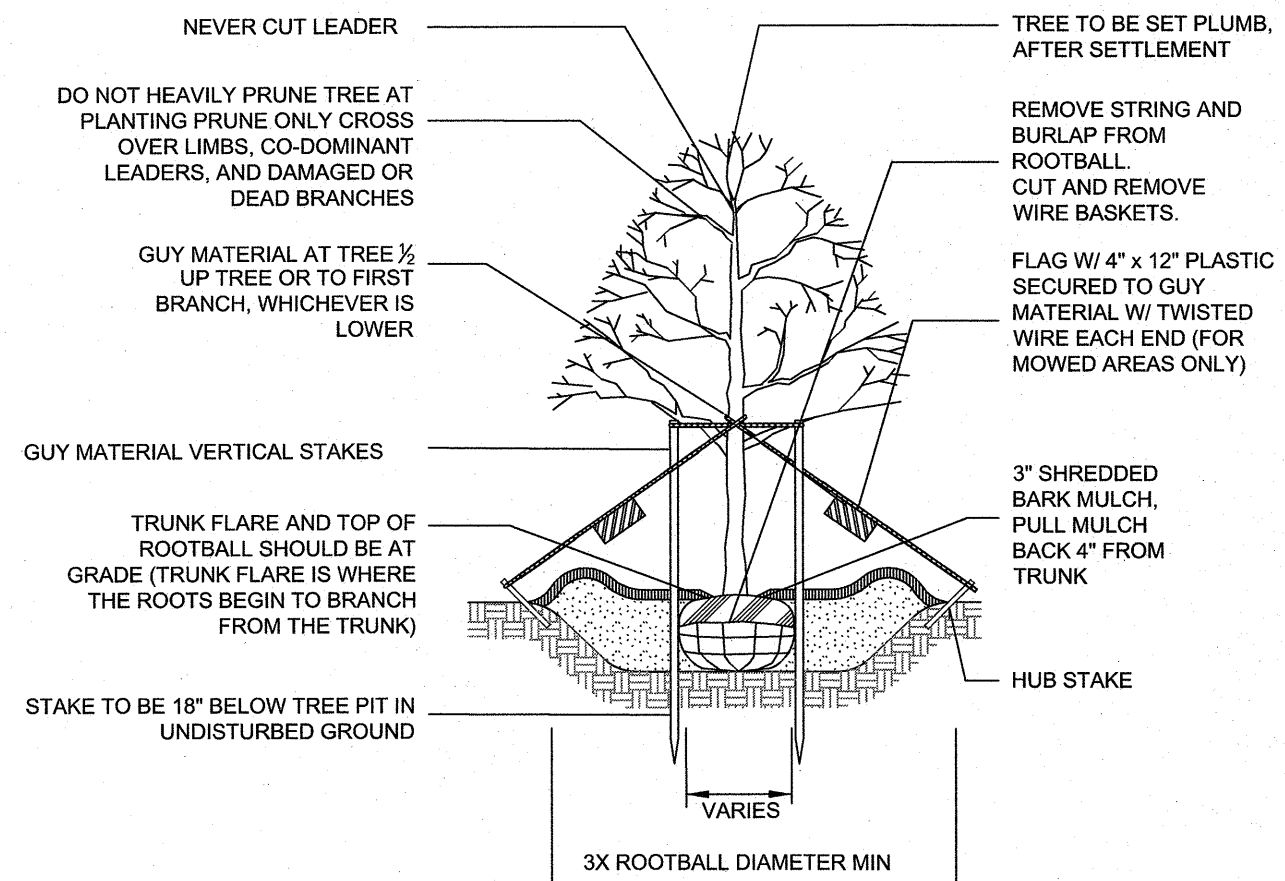
TRITECH  
ENGINEERING CORPORATION

- GENERAL NOTES:**
1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY TRITECH ENGINEERING.
  2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
  3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
  4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HIS/HER WORK.
  5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
  6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
  7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
  8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
  9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
  10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HE/SHE SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
  11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
  12. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
  13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
  14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES, PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
  15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
  16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR, ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
  17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
  18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
  19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
  20. BASE PREPARATION UNDER ALL HARD SURFACES TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
  21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION. 1-888-DIG-SAFE.

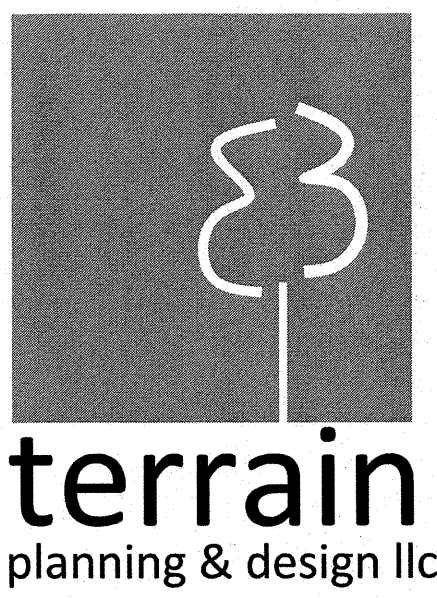
- PLANTING NOTES:**
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
  2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
  3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
  4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
  5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
  6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
  7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.



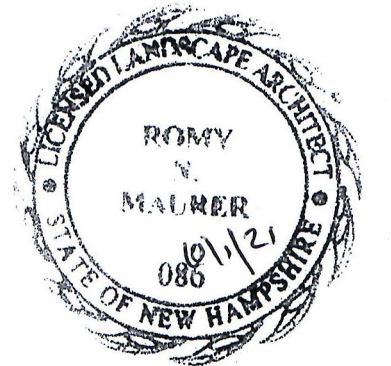
- NOTE:**
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING. PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
  2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
  3. SHRUBS & GROUND COVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCRoACH INTO THE CITY'S SIDEWALK.



- NOTES:**
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
  2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
  3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
  4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
  5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
  6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.



311 kast hill road  
hopkinton nh 03229  
603. 746. 3512  
terrainplanning.com



**ISSUED FOR PLANNING BOARD REVIEW**  
OCTOBER 5, 2021

LANDSCAPE PLAN

ATLANTIC  
broadband

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

SEPTEMBER 9, 2021 JOB No. 21135  
SCALE: 1" = 10'

SHEET No.

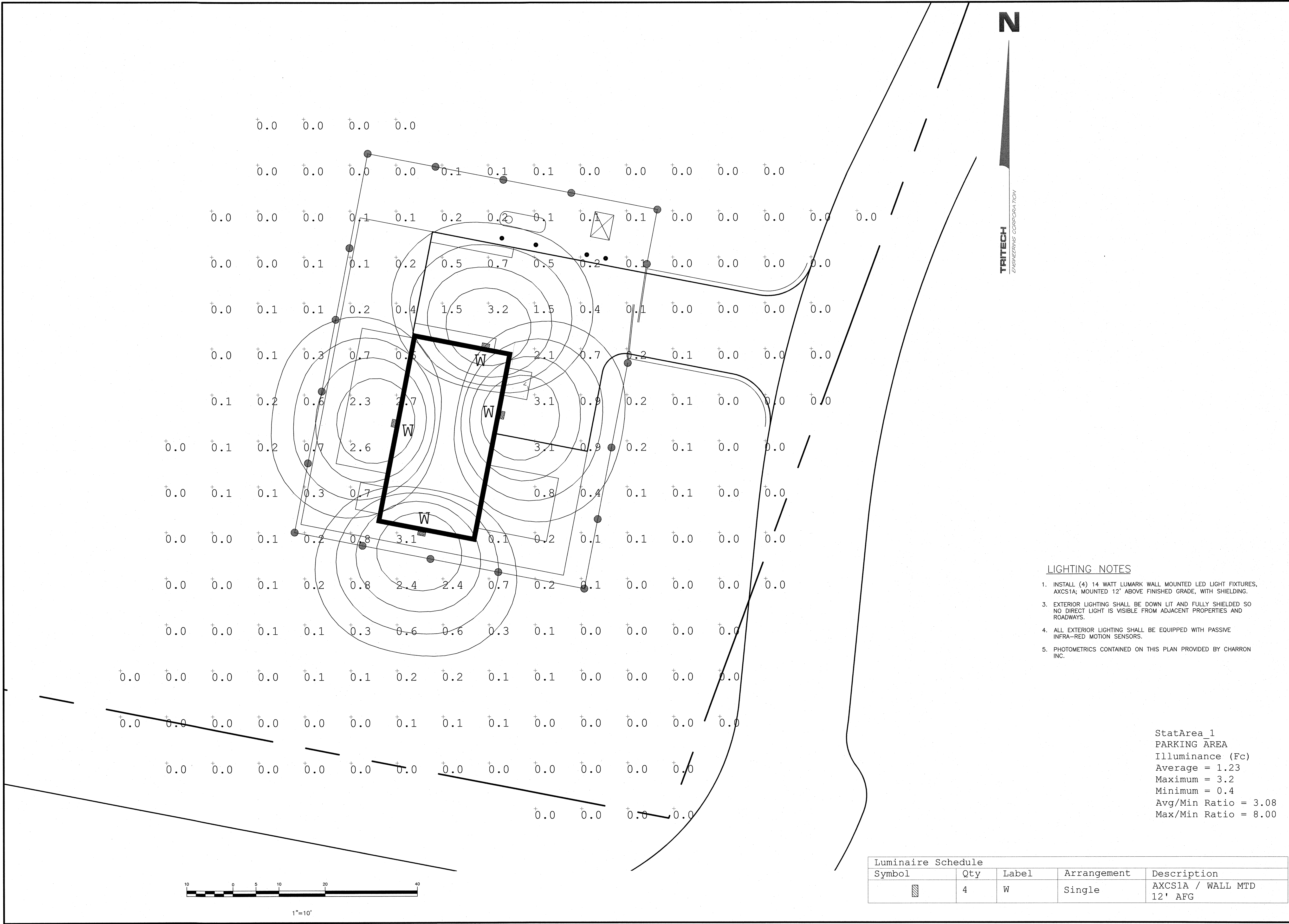
**LA-1**

TRITECH  
ENGINEERING CORPORATION

795 CENTRAL AVENUE  
DOVER NEW HAMPSHIRE 03801  
TELEPHONE 603 742 8107  
FAX 603 742 9890

| REVISIONS | DESCRIPTION:             |
|-----------|--------------------------|
| DATE:     | REVISED PER TRC COMMENTS |
| 10-5-2021 |                          |
|           |                          |
|           |                          |
|           |                          |





LIGHTING NOTES

1. INSTALL (4) 14 WATT LUMARK WALL MOUNTED LED LIGHT FIXTURES, AXCS1A; 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 AREA  
Illuminance (Fc)  
Average = 1.23  
Maximum = 3.2  
Minimum = 0.4  
Avg/Min Ratio = 3.08  
Max/Min Ratio = 8.00

| Luminaire Schedule |     |       |             |                           |
|--------------------|-----|-------|-------------|---------------------------|
| Symbol             | Qty | Label | Arrangement | Description               |
|                    | 4   | W     | Single      | AXCS1A / WALL MTD 12' AFG |

TRITECH

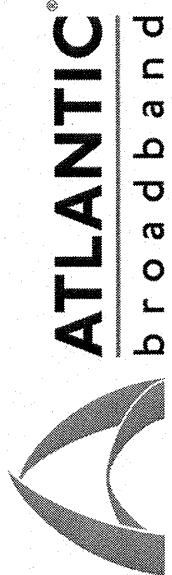
ENGINEERING CORPORATION

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

| REVISIONS |             | DESCRIPTION: |
|-----------|-------------|--------------|
| DATE:     | REVISED PER | TRC COMMENTS |
| 10-5-2021 |             |              |
|           |             |              |
|           |             |              |
|           |             |              |
|           |             |              |
|           |             |              |

755 CENTRAL AVENUE  
DOVER NEW HAMPSHIRE 03860  
TELEPHONE 603 742 8107  
FAX 603 742 5550

LIGHTING PLAN



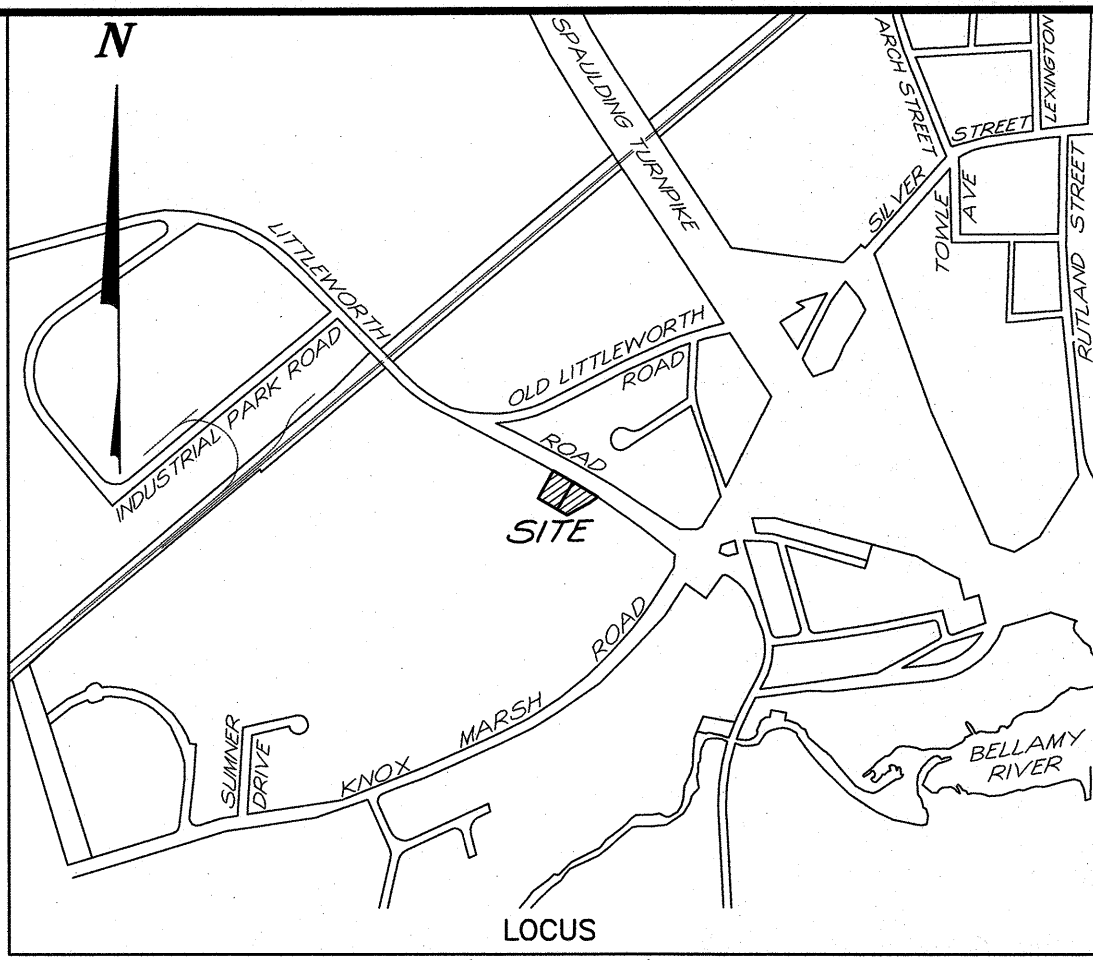
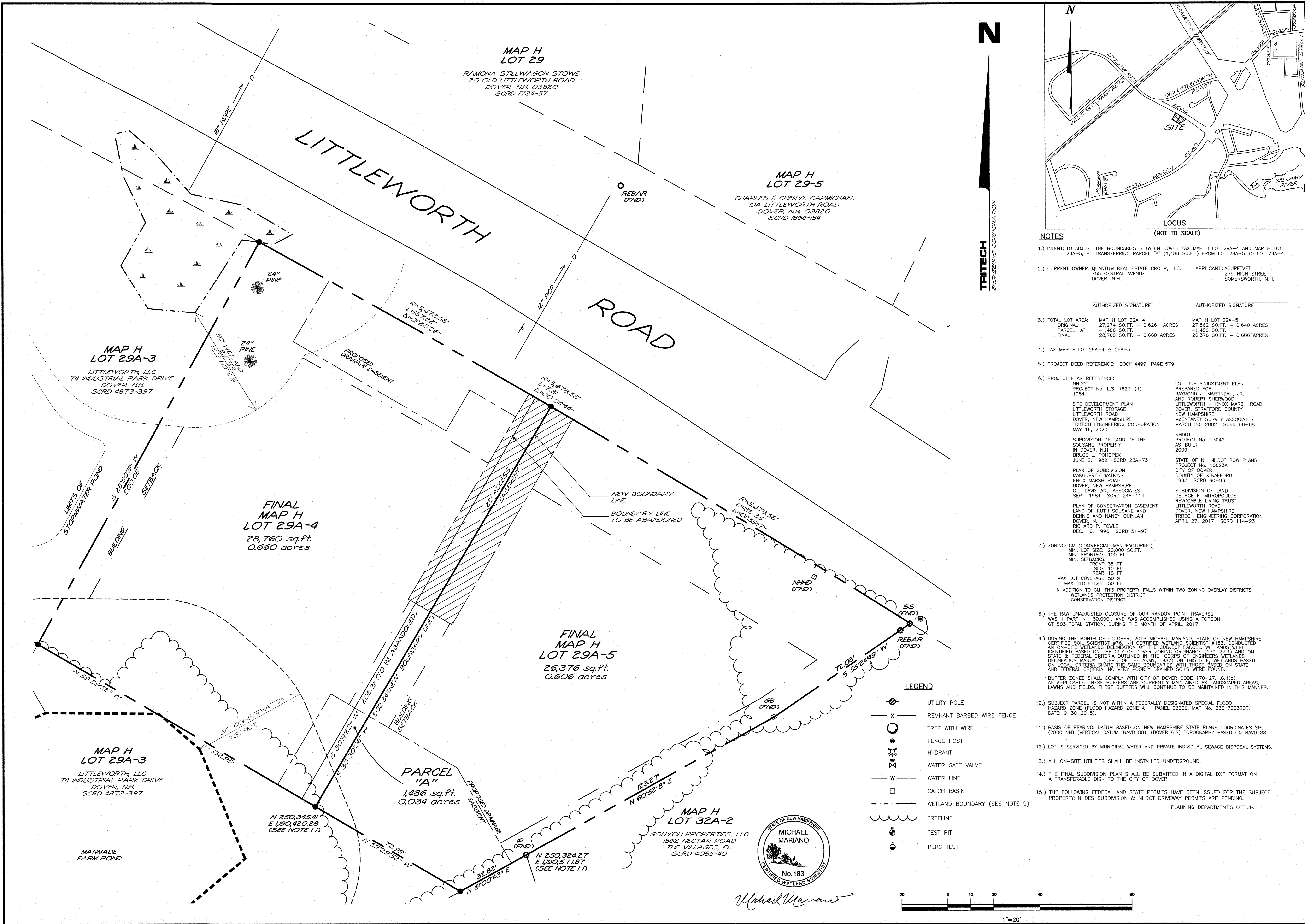
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

SEPTEMBER 9, 2021 JOB No. 21135  
SCALE: 1" = 10'

SHEET No.

Li-1





| 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-5 TO LOT 29A-4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |
| 2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC. 755 CENTRAL AVENUE DOVER, N.H.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |
| APPLICANT: ACUPETVET 779 HIGH STREET SOMERSWORTH, N.H.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| AUTHORIZED SIGNATURE _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |
| AUTHORIZED SIGNATURE _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |
| 3.) TOTAL LOT AREA: MAP H LOT 29A-4 27,274 SQ.FT. - 0.626 ACRES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
| ORIGINAL: 1,486 SQ.FT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| FINAL: 26,788 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) 1984                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
| 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 SCD 23A-73                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |
| PLAN OF SUBDIVISION MARGUERITE WATKINS KNOX MARSH ROAD DOVER, NEW HAMPSHIRE G.L. DAVIS AND ASSOCIATES SEPT. 1984 SCD 24A-114                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| PLAN OF CONSERVATION EASEMENT LAND OF RUTH SOUSANE AND DENNIS AND NANCY QUINLAN DOVER, N.H. RICHARD P. TOWLE DEC. 16, 1985 SCD 51-97                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
| LOT LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND J. MARTINEAU, JR. AND ROBERT SHERWOOD LITTLEWORTH - KNOX MARSH ROAD DOVER, STRAFFORD COUNTY NEW HAMPSHIRE MCKENNEY SURVEY ASSOCIATES MARCH 20, 2002 SCD 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 SCD 60-96                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
| SUBDIVISION OF LAND GEORGE F. MITROPoulos REVOCABLE LIVING TRUST LITTLEWORTH ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION APRIL 27, 2017 SCD 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 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 #183, CONDUCTED AN ON-SITE FIELD SURVEY OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27) 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 170-27.1.G.1(g) 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.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |
| 14.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| 15.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION & NHDOT DRIVEWAY PERMITS ARE PENDING. PLANNING DEPARTMENT'S OFFICE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |

TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

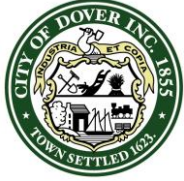
REVISIONS  
DATE: 9-24-21  
DESCRIPTION: REVISED PER TRC COMMENTS

STATE OF NEW HAMPSHIRE  
LAND SURVEYOR  
No. 884  
MICHAEL MARIANO  
STAMPEL

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. 6-1





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P21-58

Application Type: Lot Line Adjustment  
Applicant(s): Acupetvet, Dupont Service Center, LLC  
Owner(s): Quantum Real Estate Group, LLC  
Location: Littleworth Road (Assessor's Map H, Lots 29A-4 & 29A-5)  
Meeting Date: October 26, 2021

**INTENT:** To adjust a lot line between lot H/29A-4 and H/29A-5 moving 1,486 s.f. move lot 29A-5 to lot 29A-4.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-D

**ACREAGE: Existing: Proposing:**

|           |       |       |
|-----------|-------|-------|
| Lot 29A-4 | 0.626 | 0.660 |
| Lot 29A-5 | 0.640 | 0.606 |

**ZONING DISTRICT:** CM

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Office and warehouse

**SURROUNDING LAND USE:**

Commercial  
Manufacturing/Residential

**ZBA ACTION:** N/A

**ATTACHMENTS:** Application materials and LLA plan

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

**PERMITS REQUIRED:**

-Conditional Use Permit  
-NHDES Subdivision  
-NHDOT Driveway Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting to complete a lot line adjustment between two lots. Moving 1,486 s.f. from lot 29A-5 to Lot 29A-4.

The revised lots still meet the minimum lot size and minimum frontage.

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

**Consistency with Land Use Regulations**

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

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the application with the following conditions:

**Conditions to Be Met Prior to Signing of Plans:**

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
  - a. The signature and stamp of LLS
  - b. The owners' signatures for recording at Strafford County Registry of Deeds.
  - c. Revising the Planning File #21-58



## Littleworth Road

**Property Information**

**Property ID** H0029-A00004  
**Location** LITTLEWORTH RD  
**Owner** QUANTUM REAL ESTATE GROUP LLC  
**Land Use** 390

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

Geometry updated 5/3/2021  
Data updated Daily

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





# City of Dover, New Hampshire

## 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

Quantum Real Estate Group, LLC

Name of 1<sup>st</sup> Property Owner (if different from applicant): \_\_\_\_\_ Telephone # (603) 742-8107

Address of 1<sup>st</sup> 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

Quantum Real Estate Group, LLC

Name of 2<sup>nd</sup> Property Owner (if different from applicant): \_\_\_\_\_ Telephone # (603) 742-8107

Address of 2<sup>nd</sup> 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 3<sup>rd</sup> Property Owner (if different from applicant): \_\_\_\_\_ Telephone # \_\_\_\_\_

Address of 3<sup>rd</sup> 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, Trittech Engineering CorporationAddress 755 Central Avenue, Dover, NH, 03820Telephone #: (603) 742-8107Professional License #: 884E-mail address: rjs@tritecheng.com**CONSERVATION EASEMENT HOLDER (s)**

Name of Easement Holder: \_\_\_\_\_ Telephone # \_\_\_\_\_

Address Easement Holder: \_\_\_\_\_

Name of 2<sup>nd</sup> Easement Holder: \_\_\_\_\_ Telephone # \_\_\_\_\_Address 2<sup>nd</sup> Easement Holder: \_\_\_\_\_**SIGNATURES**

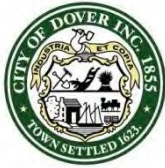
I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized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



P21-56, P21-57, P21-58, P21-59, P21-76

Littleworth Road

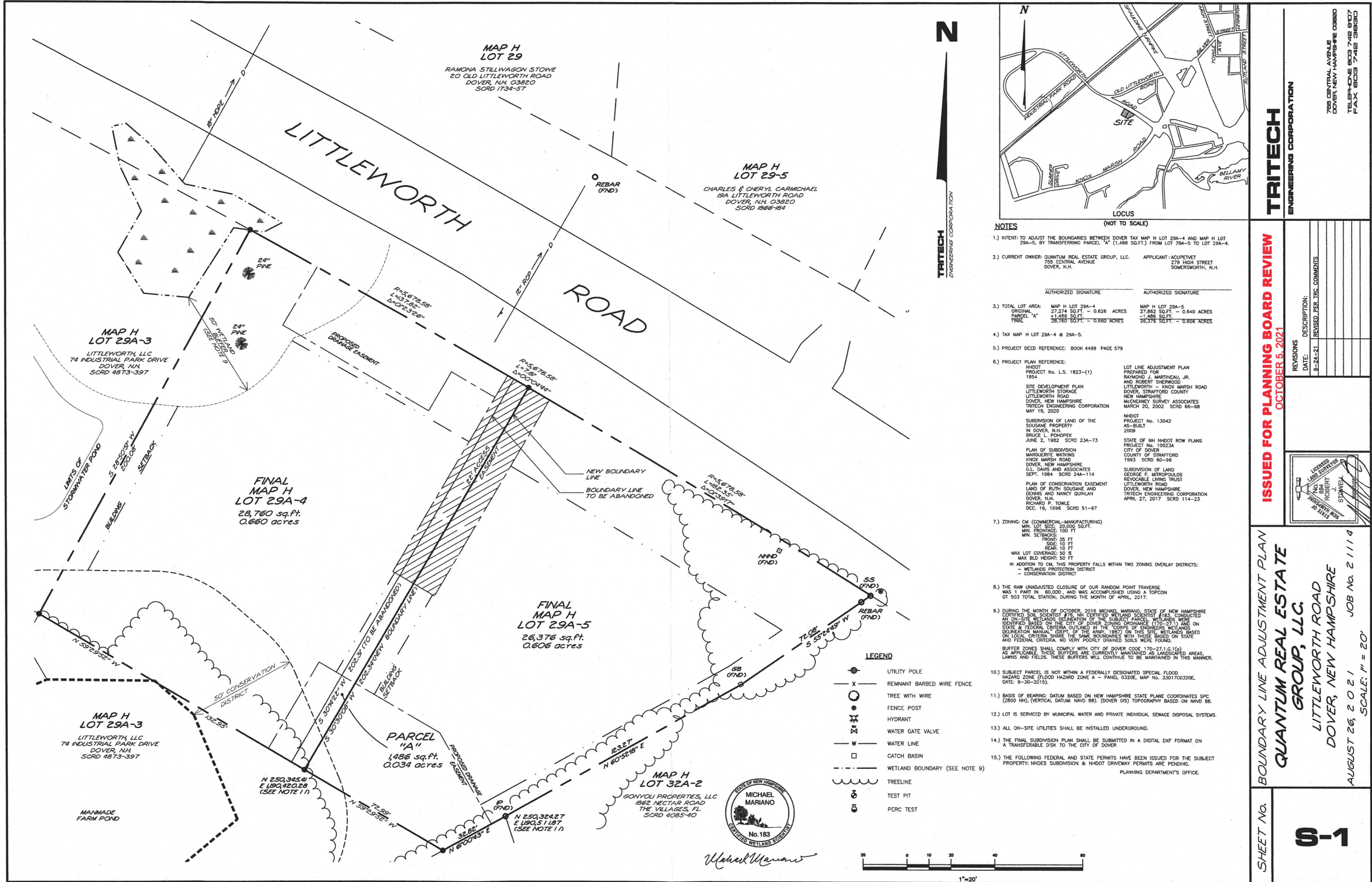
| Property ID  | Location              | Owner 1                                  |
|--------------|-----------------------|------------------------------------------|
| H0023-001000 | 9 A CHANDLER WY       | SHERPA LAKPA                             |
| H0029-000000 | 20 OLD LITTLEWORTH RD | STILLWAGON BERNARD R LIFE ESTATE &       |
| H0029-004000 | 19 LITTLEWORTH RD     | MARTIN PATRICK B &                       |
| H0029-005000 | 19 A LITTLEWORTH RD   | CARMICHAEL CHARLES E JR & CHERYL TRUSTEE |
| H0029-A00001 | LITTLEWORTH RD        | ATLANTIC BROADBAND NH-ME LLC             |
| H0029-A00002 | LITTLEWORTH RD        | ATLANTIC BROADBAND NH-ME LLC             |
| H0029-A00003 | LITTLEWORTH RD        | LITTLEWORTH LLC                          |
| H0032-A00001 | 55 KNOX MARSH RD      | SHERWOOD ROBERT E & MARILYN A TRUSTEES   |
| H0032-A00002 | 10 LITTLEWORTH RD     | GONYOU PROPERTIES LLC                    |
| H0029-A00004 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC            |
| H0029-A00005 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC            |
|              |                       | DUPONT SERVICE CENTER                    |
|              |                       | TRITECH ENGINEERING CORPORATION          |
|              |                       | TERRAIN PLANNING & DESIGN, LLC           |
|              |                       | HIGHLAND SOIL SERVICES                   |
|              |                       | ACUPETVET                                |
|              |                       | ACUPETVET & DUPONTS SERVICE CENTER       |
|              |                       | SOMMA STUDIOS                            |
|              |                       | WOODBURN & COMPANY                       |

| Owner 2                                  |
|------------------------------------------|
| STOWE STILLWAGON RAMONA L                |
| MARTIN CAROLINE M                        |
| CARMICHAEL FAMILY REVOCABLE TRUST OF 201 |
|                                          |
| SHERWOOD ROBERT & MARILYN FAMILY REVOCAB |
|                                          |
|                                          |
| ROBERT STOWELL                           |
| ROMY MAURER                              |
| MICHAEL MARIANO                          |
|                                          |
| JENNIFER RAMSEY                          |
| ROBBI WOODBURN                           |

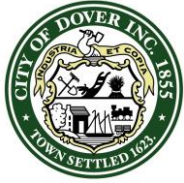
Littleworth Road

| Owner Address 1          | City         | State | Zip        |
|--------------------------|--------------|-------|------------|
| 9 A CHANDLER WAY         | DOVER        | NH    | 03820      |
| 20 OLD LITTLEWORTH ROAD  | DOVER        | NH    | 03820-4333 |
| 19 LITTLEWORTH RD        | DOVER        | NH    | 03820      |
| 19A LITTLEWORTH ROAD     | DOVER        | NH    | 03820      |
| 2 BETTERYMARCH PK #205   | QUINCY       | MA    | 02169      |
| 2 BATTERYMARCH PK #205   | QUINCY       | MA    | 02169      |
| 74 INDUSTRIAL PARK DRIVE | DOVER        | NH    | 03820      |
| 11 LISA BETH CIRCLE      | DOVER        | NH    | 03820      |
| 1862 NECTAR RD           | THE VILLAGES | FL    | 32163-2136 |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 28 SUMNER DRIVE          | DOVER        | NH    | 03820      |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 311 KAST KILL ROAD       | HOPKINTON    | NH    | 03229      |
| 75 PROSPECT STREET       | SOMERSWORTH  | NH    | 03878      |
| 279 HIGH STREET          | SOMERSWORTH  | NH    | 03878      |
| 28 SUMNER DRIVE          | DOVER        | NH    | 03820      |
| 36 MAPLEWOOD AVE         | PORTSMOUTH   | NH    | 03801      |
| 103 KENT PLACE           | NEW MARKET   | NH    | 03857      |









**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P21-59

Application Type: Conditional Use Permit  
Applicant(s): Acupetvet, Dupont Service Center, LLC  
Owner(s): Quantum Real Estate Group, LLC  
Location: Littleworth Road (Assessor's Map H, Lots 29A-4 & 29A-5)  
Meeting Date: October 26, 2021

**INTENT:** To obtain a CUP to allow 625 s.f. of Conservation District impacts next to a pond

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-E

**ACREAGE:** Proposed: 0.660 ac and 0.606 ac

**ZONING DISTRICT:** CM

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Office and warehouse

**SURROUNDING LAND USE:**  
Commercial  
Manufacturing/Residential

**ZBA ACTION:** N/A

**ATTACHMENTS:** Application materials and impact plan

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

**PERMITS REQUIRED:**  
-Conditional Use Permit  
-NHDES Subdivision  
-NHDOT Driveway Permit

**WAIVERS REQUESTED:** None

### Summary of Request and Background

The applicant is requesting 625 s.f. of Conservation District impacts to extend a berm for stormwater control on lot 29A-2 and 29A-5. The applicant provided an application and narrative explaining how the design meets the criteria to grant the CUP.

The Conservation Commission endorsed the CUP application on October 12, 2021 with no conditions.

### Consistency with Land Use Regulations

The Conservation District ordinances provide for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Staff feels that the applicant considered the criteria and designed the stormwater flow in a way to capture it onsite rather than onto abutters but by extending the berm into the Conservation District. The Conservation Commission endorsed the application with no conditions.

### STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the Conditional Use Permit for review, open the public hearing, and vote to grant the Conditional Use Permit with the following conditions:

### Conditions to Be Met Prior to Granting of the Conditional Use Permit:

1. CUP (P21-76) be approved.
2. Site Plan (P21-56) be approved.
3. Site Plan (P21-57) be approved.



## Littleworth Road

**Property Information**

**Property ID** H0029-A00004  
**Location** LITTLEWORTH RD  
**Owner** QUANTUM REAL ESTATE GROUP LLC  
**Land Use** 390

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

Geometry updated 5/3/2021  
Data updated Daily

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





# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only

Project #:

P21-59

Date Received:

RECEIVED  
Planning Office

Amount Paid:

Time Received:

SEP 24 2021

## APPLICANT AND OWNER INFORMATION

Dover, New Hampshire

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

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

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) Conservation District

Existing Use of Property: Vacant Land

## CONDITIONAL USE PERMIT INFORMATION

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

- |                                                           |                                                         |                                                        |
|-----------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Conservation District | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection           | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Alternative Treatment Center  |
| <input type="checkbox"/> Wetland Protection District      | <input type="checkbox"/> Central Business District      | <input type="checkbox"/> Heritage Residential District |

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

Project grading will require impacts 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 (Pending)

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: [Signature], MEMBER Date: 9/24/21

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: [Signature], PRESIDENT Date: 9/24/21

### 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], MEMBER Date: 9/24/21



Narrative For Conditional Use Permit

TELEPHONE 603 742 8107  
FACSIMILE 603 742 3830

### Conservation District Impact

#### **Accupetvet & Dupont**

Littleworth Road  
Tax Map H Lots 29A-4 & 29A-5  
Dover, New Hampshire  
Job No. 21114

Page 1 of 2

170.27.C Conditional Use Permits. Conditional Use Permits may be granted by the PLANNING BOARD for the following uses within the Conservation District:

(2) The undertaking of a use not otherwise permitted in the Conservation District, which may include the erection of a STRUCTURE, dredging, filling, draining or otherwise ALTERING the surface configuration of the land, provided that:

- a The APPLICANT shall demonstrate that the proposed use is essential to the productive use of land not in the district; is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas, where it is physically impossible to locate such use on land not in the district; and economic advantage alone shall not be deemed a sufficient reason for such proposed use.

***Lots 29A-4 & 29A-5 were approved by the Planning Board in 2017 when the property was zoned Residential. Since that time the property has been rezoned Commercial Manufacturing (CM). Had these lots been developed residentially the storm water features would not have been required and this impact to the buffer would have been avoided. To develop these properties as zoned, this impact becomes necessary.***

***The site has two distinct Drainage Subcatchments; one that flows to the North / Littleworth Road and the other that flows to the Southeast / Sherwood Landscaping. Standard Engineering Practice dictates that our post development drainage system replicates the pre development conditions as closely as possible. Therefore, the post development maintains these two drainage subcatchments. The flow to the North / Littleworth Road is collected, treated, detained then discharged to the Littleworth Road cross culvert as it did pre construction. The flow to the Southeast / Sherwood Landscape is made up of a small portion of the roofs of the proposed buildings and the grassed areas behind the buildings and parking area and drains toward the Sherwood Landscaping Property. In order to maintain the flow directed towards the abutter a detention measure is necessary. In order to capture the runoff in the proposed detention area, it must be placed at the low point of the site. Under current conditions, the water flows towards the back of the site and then is diverted by an existing berm that was created with pond spoils when the pond was constructed. Our design requests that we construct an extension of the existing berm so that we collect the runoff and are able to detain it. Unfortunately, the end of the existing berm is located within the conservation district.***



Narrative For Conditional Use Permit

TELEPHONE 603.742.8107  
FACSIMILE 603.742.3830

## Conservation District Impact

### **Accupetvet & Dupont**

Littleworth Road  
Tax Map H Lots 29A-4 & 29A-5  
Dover, New Hampshire

Job No. 21114

Page 2 of 2

- b. A soil erosion and sedimentation control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water. This plan will address the following (if applicable), but should not be limited to:

- i. stabilization of exposed soils and soil stockpiles;
- ii. protection of steep SLOPES from erosion;
- iii. construction site waste management;
- iv. inspection and maintenance of runoff control measures (BMPs);
- v. minimization of land clearing;
- vi. stabilization of drainage ways;
- vii. installation of perimeter controls;
- viii. installation of sediment trapping devices; and
- ix. Storm drain inlet protection.

***This CUP Application is being submitted in connection with Site Development Plans for Accupetvet, LLC and the Dupont's Service Center Warehouse. The design plans associated with this project fully detail all the appropriate BMPs outlined above and are being fully vetted by city staff.***

- c. Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the Conditional Use Permit by the Planning and Community Development Department.

***No State or Federal Permits are required.***

- d. A written review by the Conservation Commission of the environmental effects of the proposed use upon the area in question has been submitted. The Commission's review shall address the following, but is not limited to:

- i. attempted avoidance of the impact;  
***The location of the existing berm & site conditions necessitate the impact***

- ii. minimization of the impact;  
***The impact within the district is limited to the work at the existing berm.***

- iii. planned mitigation of the effects of the impact; and  
***The impact is for the construction of a drainage feature required for project drainage system. It will be vegetated and further disturbance is restricted.***

- iv. Efficacy of the soil erosion and sedimentation control plan.  
***The design plans associated with this project fully detail all the appropriate erosion & sediment control BMPs and are being fully vetted by city staff.***



P21-56, P21-57, P21-58, P21-59, P21-76

Littleworth Road

| Property ID  | Location              | Owner 1                                  |
|--------------|-----------------------|------------------------------------------|
| H0023-001000 | 9 A CHANDLER WY       | SHERPA LAKPA                             |
| H0029-000000 | 20 OLD LITTLEWORTH RD | STILLWAGON BERNARD R LIFE ESTATE &       |
| H0029-004000 | 19 LITTLEWORTH RD     | MARTIN PATRICK B &                       |
| H0029-005000 | 19 A LITTLEWORTH RD   | CARMICHAEL CHARLES E JR & CHERYL TRUSTEE |
| H0029-A00001 | LITTLEWORTH RD        | ATLANTIC BROADBAND NH-ME LLC             |
| H0029-A00002 | LITTLEWORTH RD        | ATLANTIC BROADBAND NH-ME LLC             |
| H0029-A00003 | LITTLEWORTH RD        | LITTLEWORTH LLC                          |
| H0032-A00001 | 55 KNOX MARSH RD      | SHERWOOD ROBERT E & MARILYN A TRUSTEES   |
| H0032-A00002 | 10 LITTLEWORTH RD     | GONYOU PROPERTIES LLC                    |
| H0029-A00004 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC            |
| H0029-A00005 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC            |
|              |                       | DUPONT SERVICE CENTER                    |
|              |                       | TRITECH ENGINEERING CORPORATION          |
|              |                       | TERRAIN PLANNING & DESIGN, LLC           |
|              |                       | HIGHLAND SOIL SERVICES                   |
|              |                       | ACUPETVET                                |
|              |                       | ACUPETVET & DUPONTS SERVICE CENTER       |
|              |                       | SOMMA STUDIOS                            |
|              |                       | WOODBURN & COMPANY                       |

| Owner 2                                  |
|------------------------------------------|
| STOWE STILLWAGON RAMONA L                |
| MARTIN CAROLINE M                        |
| CARMICHAEL FAMILY REVOCABLE TRUST OF 201 |
|                                          |
| SHERWOOD ROBERT & MARILYN FAMILY REVOCAB |
|                                          |
|                                          |
| ROBERT STOWELL                           |
| ROMY MAURER                              |
| MICHAEL MARIANO                          |
|                                          |
| JENNIFER RAMSEY                          |
| ROBBI WOODBURN                           |

Littleworth Road

| Owner Address 1          | City         | State | Zip        |
|--------------------------|--------------|-------|------------|
| 9 A CHANDLER WAY         | DOVER        | NH    | 03820      |
| 20 OLD LITTLEWORTH ROAD  | DOVER        | NH    | 03820-4333 |
| 19 LITTLEWORTH RD        | DOVER        | NH    | 03820      |
| 19A LITTLEWORTH ROAD     | DOVER        | NH    | 03820      |
| 2 BETTERYMARCH PK #205   | QUINCY       | MA    | 02169      |
| 2 BATTERYMARCH PK #205   | QUINCY       | MA    | 02169      |
| 74 INDUSTRIAL PARK DRIVE | DOVER        | NH    | 03820      |
| 11 LISA BETH CIRCLE      | DOVER        | NH    | 03820      |
| 1862 NECTAR RD           | THE VILLAGES | FL    | 32163-2136 |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 28 SUMNER DRIVE          | DOVER        | NH    | 03820      |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 311 KAST KILL ROAD       | HOPKINTON    | NH    | 03229      |
| 75 PROSPECT STREET       | SOMERSWORTH  | NH    | 03878      |
| 279 HIGH STREET          | SOMERSWORTH  | NH    | 03878      |
| 28 SUMNER DRIVE          | DOVER        | NH    | 03820      |
| 36 MAPLEWOOD AVE         | PORTSMOUTH   | NH    | 03801      |
| 103 KENT PLACE           | NEW MARKET   | NH    | 03857      |





**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P21-56

Application Type: Site Plan Application  
 Applicant(s): Dupont Service Center  
 Owner(s): Quantum Real Estate Group, LLC  
 Location: Littleworth Road (Assessor's Map H, Lots 29A-5)  
 Date: September 16, 2021

**INTENT:** To construct a 2,400 square foot automobile repair warehouse.

**UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 1

**ACREAGE:** Proposed 0.60 acres

**ZONING DISTRICT:** CM, Conservation and Wetland Protection Overlay Districts

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Auto repair warehouse

**SURROUNDING LAND USE:** Commercial Manufacturing/Residential

**ZBA ACTION:** N/A as previous variance expired

**PERMITS REQUIRED:**

CUP  
 NHDES Subdivision  
 NHDOT Driveway Permit

**RELIEF/WAIVERS REQUESTED:**

None requested

**ATTENDANCE:**

**Members:**

**ATTENDANCE:**

**Members:**

Donna Benton, Planning  
 Steve Bird, Zoning  
 Dan Barufaldi, Economic Development  
 Alan Dews, Engineering  
 Frank Torr, Planning Board  
 Matt Speidel, Police

**Others:**

Paul Connolly  
 Bob Stowell  
 Tasha Wilson  
 Amelia DeGrace  
 Abby Morneault

**Approval of Prior Meeting Minutes:**

J.Maxfield moved to approve the September 2, 2021 meeting minutes.  
 Seconded by: D.Barufaldi. Vote: U/A

**PLAN REVIEW:**

**Planning:**

- Impact fees
- Water investment fees
- Provide:
  - Justification for both CUPs
  - Provide two separate CUP applications if still requesting 2
  - Draft Cross easement
- Revise Plan Set to add:
  - Number sheets consecutively as well
  - Missing Common Site Plan Notes # 10, 24, 27, 28, 31 & 37
  - Update Site Note # 17 on page SP-2 to NO Saturday hours as the lot is adjacent to a Residential area.
  - Include File #P21-56 on each plan sheet
  - Owners signatures on final submission
  - Update permit numbers on note 14, sheet CUP1
  - Professional Stamp and signatures on each submission
  - Landscape plan will need to be signed/stamped by NH licensed LA
  - Add tree to rear island near parking lot
  - Add security lighting on all 4 sides
  - Streetscape needs to include/match landscape plan
  - Add gray block on right side as well or confirm it won't be seen from Littleworth Road
  - Add abutter key to neighborhood plan
  - Revise all Chapters 155 to Chapter 157 and all references to 149 to 153.
  - Note 13 on EX-1 can be deleted as the variance is null and void/expired

**Engineering Comments:**

- When will the watermain along Littleworth Road be installed?
- Relocate the water service before the hydrant.
- Any gas proposed?
- Consider installing a paved swale off the parking lot. Works better.
- I am concerned about the backing behind the hydrant and the proximity to the drain FE
- Confirm septic is not within 75' of any wetlands





CITY OF DOVER

## TECHNICAL REVIEW COMMITTEE MINUTES – P21-56

Application Type: Site Plan Application  
Applicant(s): Dupont Service Center  
Owner(s): Quantum Real Estate Group, LLC  
Location: Littleworth Road (Assessor's Map H, Lots 29A-5)  
Date: September 16, 2021

### Police Department Comments: N/A

### Fire/Inspections Comments:

- Indicate the area used for snow storage
- Clarify the type of use and commodities for Dupont's warehouse.
- Provide an area for an ambulance to navigate the site/ turnaround
- Floor plan to show water line entrance location

### Economic Development:

- Have rendering include landscaping from landscaping plan

### Planning Board Comments: N/A

### Next Steps:

Revise plans, provide bulleted narrative about how each comment above was addressed, and submit for second unofficial TRC.

TRC paused at 11:13 am





**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Second Floor Conference Room – 288 Central Ave., Dover, NH  
Meeting Date: Tuesday, October 12, 2021  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Bill Hunt (Chair), Steve Fellows (Vice Chair) (5:40), Jason Aube, Amy Kramer-Perry, Abigail Lyon, Richard Erickson, Bruce Batchelder (Alternate)

**Absent (Excused):** Robert Atwood (Secretary), Kristen Murphy (Alternate)

**Absent (Un-excused):**

**STAFF PRESENT:** Steve Bird – City Planner; Jackson Kaspari – Resilience Coordinator

**OTHERS PRESENT:** Councilor Lindsey Williams, Brian Jones, Todd Baker, Robert Stowell

### 1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

Hunt opened the meeting and did roll call.

### 2. CITIZEN'S FORUM: None

### 3. APPROVAL OF THE PRIOR MEETING MINUTES – September 13, 2021

*Batchelder moved to approve the September 13, 2021 minutes, Erickson seconded. Vote: 2 yes, Lyon, Aube, Erickson and Kramer-Perry abstained*

### 4. OLD BUSINESS: NONE

### 5. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for McIntosh Dover, LLC (Agent: Allen & Major Associates, Inc.), Assessor's Map 13, Lots 23 & 24, zoned Gateway District, located at 23 Cataract Avenue and 61 Rutland Street.

Brian Jones was present to explain the proposal to construct four 4-story multi-family apartment buildings (158 units) and a 1-story clubhouse as well as an additional 278 parking spaces, creating 56,000 sq. ft. of wetlands buffer impacts. He reviewed the existing tenants in the building. 1/3 of the units will be work force housing. There is not wetland filling, only buffer impacts. It is a previously developed parcel. 24,670 square feet of buffer will be restored by stopping mowing of lawn areas and the planting of trees and shrubs.

Lyon: Will the buffer impact areas be reseeded?

Jones: Yes some areas will be.

Aube: Was a functions and value assessment analysis done on the wetlands?

Jones: No but we did a wildlife assessment for the AOT Permit, which is still pending approval.

Lyon: Can you comment on the amount of impervious cover?

Jones: We are adding about 40,000 square feet of new pavement. Our drainage system collects the water underground and releases it slowly after it is filtered to the wetlands.

Aube: Have you considered protecting the restored buffer areas from encroachment with signs?

Bird: The City has wetland buffer signs that the Planning Board can require to be installed, so the Conservation Commission could recommend the buffer signs.

Hunt: Will there be a property management company hired to handle property maintenance?





CITY OF DOVER

## DOVER CONSERVATION COMMISSION – MINUTES

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Meeting Type:     | Regular Meeting                                            |
| Meeting Location: | Second Floor Conference Room – 288 Central Ave., Dover, NH |
| Meeting Date:     | Tuesday, October 12, 2021                                  |
| Meeting Time:     | 5:30 pm                                                    |

Baker: We think the buffer signs are a good idea. We are a property management company and we hire our own landscaping company.

Bird: I would ask the applicant to develop a plan with sign locations that the Planning Board can approve.

Lyon: Have you consulted with the Community Services Department about buffer restoration as it relates to potential MS-4 permit credits?

Jones: I will discuss with Donna Benton, who has mentioned this.

Hunt: What is total amount of impervious cover?

Jones: It is about 4-5 acres including buildings, sidewalks and pavement. But the storm water will be treated and the amount of run-off is reduced.

Lyon: What are your snow removal plans?

Jones: There is a snow storage plan in the site plan. TRC reviewed snow storage plans.

Bird: Can you speak to the practicable alternative plan that you prepared?

Jones: The plan shows the removal of one building but the improvement in impact is minimal.

Hunt: Are you proposing any porous pavement?

Jones: None is proposed due to the test pits that showed a high water table.

Aube: Our findings are that the functions and values of the wetlands are not high quality and that the buffer impacts are offset by the restoration plans and the affordable housing being provided.

*Aube moved to endorse the Conditional Use Permit application with the recommended condition that the plan include wetland buffer signage to prevent inadvertent encroachment in the buffers, Erickson seconded. Vote: 7 yes*

- B. City of Dover Conditional Use Permit for Acupetvet and DuPont's Service Center (Agent: Trittech Engineering Corporation), Assessor's Map H, Lots 29A-4 and 29A-5, zoned CM, located on Littleworth Road.

Robert Stowell was present to explain the proposal to construct a 3,075 square foot Veterinarian office building and a 2,400 square foot warehouse building, creating 625 square feet of Conservation District impacts adjacent to a pond. These are small commercial lots with small businesses. There is a common drive to both lots. A lot line adjustment is proposed to lessen wetland buffer impacts. We are proposing wetland buffer signs. In the front storm water is directed to the drainage facilities being built. In the rear the storm water sheet flows until it hits the existing berm. There is a septic system in the back. Pictures of the site were distributed.

Lyon: Are these two separate owners on two lots?

Stowell: Yes there will be cross access easements for everything.

Discussed how these were two separate CUP applications, one for Conservation District impacts to the pond and one for wetland buffer impacts. There will need to be two separate votes.

Aube: Is there an opportunity to enhance the pond buffer with plantings like white pines?





**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Second Floor Conference Room – 288 Central Ave., Dover, NH  
Meeting Date: Tuesday, October 12, 2021  
Meeting Time: 5:30 pm

Stowell: The plan is to allow the fields to grow over naturally over time.

Hunt asked Stowell to shown them on the plan the areas of disturbance during construction.

Discussed landscaping plans for both buildings.

*Perry left the meeting at 6:30 pm.*

Fellows: We are finding that the site is not a wilderness site and that the impacts have been reduced.

*Fellows moved to endorse the Conditional Use Permit application as presented, Erickson seconded. Vote: 6 yes*

- C. City of Dover Conditional Use Permit for Acupetvet (Agent: Tritech Engineering Corporation), Assessor's Map H, Lot 29A-4, zoned CM, located on Littleworth Road.

Robert Stowell was present to explain the proposal to construct a 3,075 square foot Veterinarian Office Building, creating 1,150 square feet of wetlands buffer impacts.

*Fellows moved to endorse the Conditional Use Permit as presented, Lyon seconded. Vote: 6 yes*

### 6. REPORT FROM THE CHAIR

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

1. Letter from DES to Ambit Engineering for 125 Spur Road requesting more information.
2. Letter from DES Eversource for an after the fact permit for a pole replacement on Cocheco St.

### 7. OTHER BUSINESS:

- A. Discussion on Proposal Abigail Lyon on Technical Review Committee Procedure

Lyon: The idea is for a couple of Conservation Commission members to participate in the TRC process at the beginning by reviewing plans that have CUP's and provide written comments to the Planning staff in advance of the TRC meeting.

Discussed how it would work, the number of applications that would need to be reviewed, the time commitment and the possibility of doing a trial run to see how it works.

The consensus was that this was a good idea and that members could do a two month trial and begin on November 1<sup>st</sup>.

Hunt appointed Lyon and Aube to be the Conservation Commission representatives.

- B. Update on Committee to Work on Amendments to Wetland Protection District Ordinance

Bird: The committee held a meeting on October 4<sup>th</sup>. The committee discussed a survey of members to determine which the functions and values of wetlands to focus on. Next meeting will be in November. Good progress is being made.

*Erickson left the meeting at 6:55 pm.*

### Request for expenditures from the Conservation Fund.

Bird explained he had neglected to put this item on the agenda and time is of the essence. The Open Lands Committee is working with a landowner of a purchase of a parcel and needs funds to hire a natural resource consultant to prepare a baseline documentation report on the parcel. You had



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Second Floor Conference Room – 288 Central Ave., Dover, NH  
Meeting Date: Tuesday, October 12, 2021  
Meeting Time: 5:30 pm

approved funds for an appraisal on this parcel last October. Bird estimated that the cost would not be more than \$4,000. The Conservation Fund has a balance in excess of one million dollars.

*Lyon moved to approve the expenditure from the Conservation Fund for baseline documentation report not to exceed \$4,000, Fellows seconded. Vote: 5 yes*

Bird asked Jackson Kaspari to explain the need for the Chair to appoint two Conservation Commission members to a new committee being formed to work with him.

Kaspari: An ad-hoc committee is being formed comprised of members from the Conservation Commission, Planning Board and Energy Commission. The goal of this committee is to plan and prepare materials for an all-boards climate forum set to take place on January 25<sup>th</sup>. Short videos will be presented during the forum accompanied by two-page summaries for key climate related documents. This information will be made readily available on a new Resilient Dover webpage. Lyon and Murphy expressed interest in joining the committee and should be appointed by the Conservation Commission Chair unless there are objections.

Hunt appointed Lyon and Murphy to the committee.

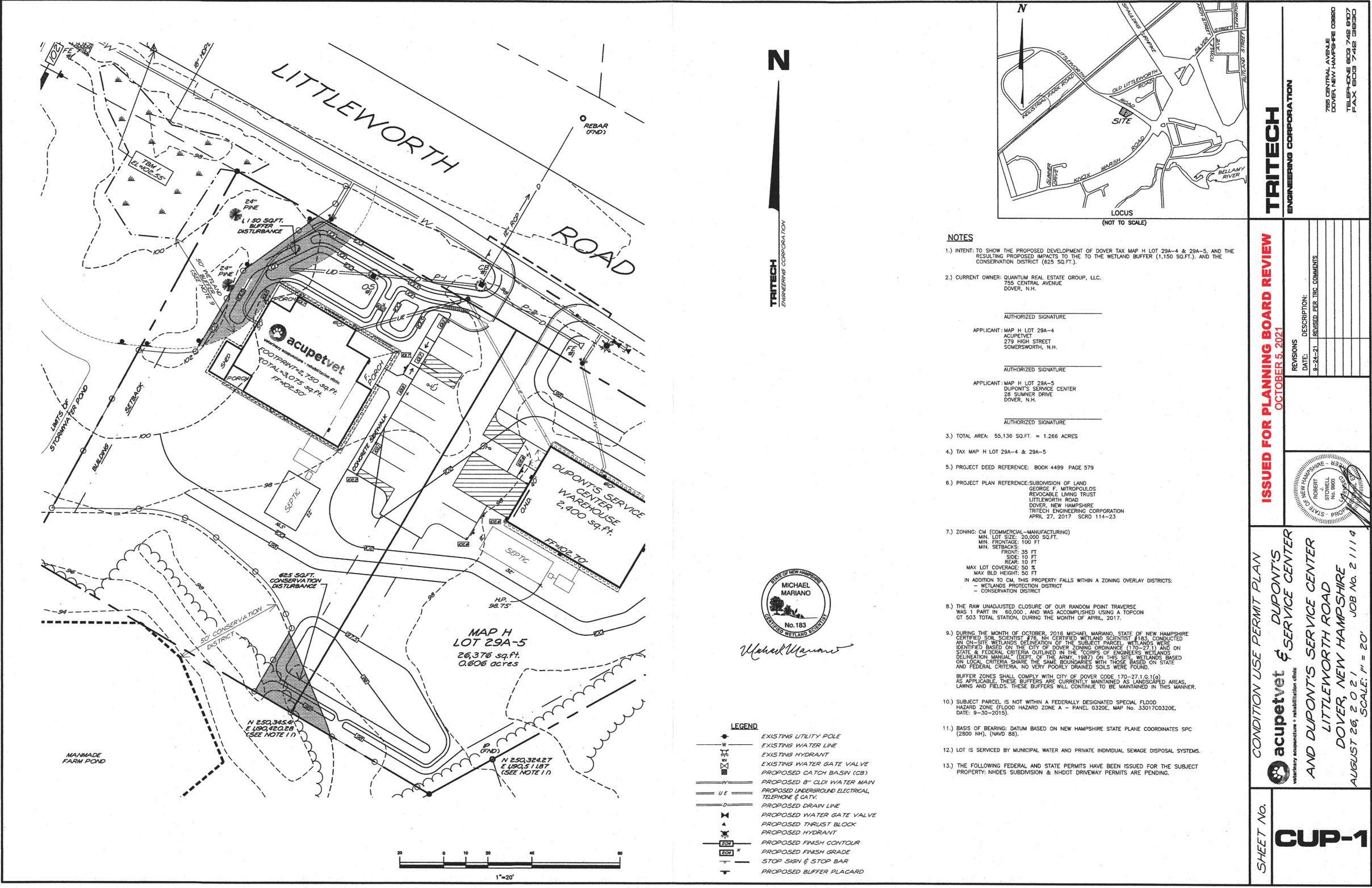
Bird told the members that he has announced his retirement and that the November meeting would be his last Conservation Commission meeting. He has enjoyed working with everyone over the years.

Members thanked Bird for his assistance over the years and stated that he will be missed.

### 8. ADJOURNMENT

*Fellows moved to adjourn the meeting at 7:04 PM, Lyon seconded. Vote: 5 yes*

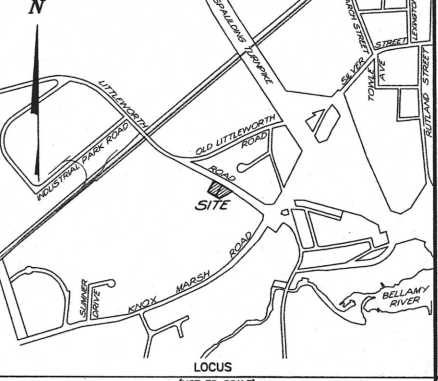




- LEGEND**
- EXISTING UTILITY POLE
  - EXISTING WATER LINE
  - EXISTING HYDRANT
  - EXISTING WATER GATE VALVE
  - PROPOSED CATCH BASIN (CB)
  - PROPOSED 8" CLD WATER MAIN
  - PROPOSED UNDERGROUND ELECTRICAL, TELEPHONE & CATV
  - PROPOSED DRAIN LINE
  - PROPOSED WATER GATE VALVE
  - PROPOSED THRUST BLOCK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

**NOTES**

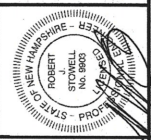
- INTENT: TO SHOW THE PROPOSED DEVELOPMENT OF DOVER TAX MAP H LOT 29A-4 & 29A-5, AND THE RESULTING PROPOSED IMPACTS TO THE WETLAND BUFFER (1,150 SQ.FT.), AND THE CONSERVATION DISTRICT (525 SQ.FT.).
- CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC.  
755 CENTRAL AVENUE  
DOVER, N.H.
- AUTHORIZED SIGNATURE  
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
- TOTAL AREA: 55,136 SQ.FT. = 1.266 ACRES
- TAX MAP H LOT 29A-4 & 29A-5
- PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
- PROJECT 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
- 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
- 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 #78, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLAND 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 170-27.1.G.1(a).  
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), (NAVD 83).
- LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- 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 PLANNING BOARD REVIEW**  
OCTOBER 5, 2021

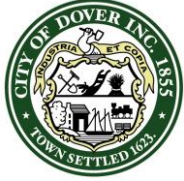
| REVISIONS | DATE    | DESCRIPTION              |
|-----------|---------|--------------------------|
| 1         | 8-24-21 | REVISED PER TRC COMMENTS |
|           |         |                          |
|           |         |                          |
|           |         |                          |
|           |         |                          |



CONDITION USE PERMIT PLAN  
**acupetvet & 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**

(P21-57)



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P21-76

Application Type: Conditional Use Permit  
Applicant(s): Acupetvet  
Owner(s): Quantum Real Estate Group, LLC  
Location: Littleworth Road (Assessor's Map H, Lots 29A-4)  
Meeting Date: October 26, 2021

**INTENT:** To obtain a CUP to allow 1,150 s.f. of impacts to wetland buffer area

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-F

**ACREAGE:** Proposed: 0.660 ac

**ZONING DISTRICT:** CM

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Office and warehouse

**SURROUNDING LAND USE:**  
Commercial  
Manufacturing/Residential

**ZBA ACTION:** N/A

**ATTACHMENTS:** Application materials and impact plan

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

**PERMITS REQUIRED:**  
-Conditional Use Permit  
-NHDES Subdivision  
-NHDOT Driveway Permit

**WAIVERS REQUESTED:** None

### Summary of Request and Background

The applicant is requesting 1,150 s.f. of impacts to wetland buffers. The applicant provided an application and narrative explaining how the application meets the criteria to grant the CUP.

The Conservation Commission endorsed the CUP application on October 12, 2021 with no conditions.

### Consistency with Land Use Regulations

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

Staff feels that the applicant reviewed options and due to the lot layout and grades, there was no partible alternative for the impacts, which have been minimized. Staff believes this proposal is consistent with the cited standards.

### STAFF RECOMMENDATION:

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

1. CUP (P21-59) be approved.
2. Site Plan (P21-57) be approved.



## Littleworth Road

**Property Information**

**Property ID** H0029-A00004  
**Location** LITTLEWORTH RD  
**Owner** QUANTUM REAL ESTATE GROUP LLC  
**Land Use** 390

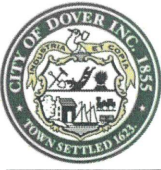
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

Geometry updated 5/3/2021  
Data updated Daily

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





# City of Dover, New Hampshire

## CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

### APPLICANT AND OWNER INFORMATION

Name of Applicant: 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

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

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

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

Existing Use of Property: Vacant Land

### CONDITIONAL USE PERMIT INFORMATION

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

- |                                                                 |                                                         |                                                        |
|-----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Conservation District                  | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection                 | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Alternative Treatment Center  |
| <input checked="" type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Central Business District      | <input type="checkbox"/> Heritage Residential District |

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

Project grading will require impacts to the Wetland Protection District in the amount of 1,150 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 (Pending)

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

Address 755 Central Avenue, Dover, NH, 03820

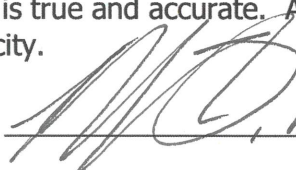
Telephone #: (603) 742-8107

Professional License #: 9903

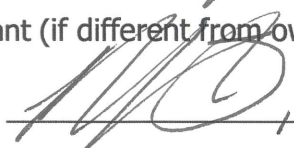
E-mail address: rjs@tritecheng.com

### 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.

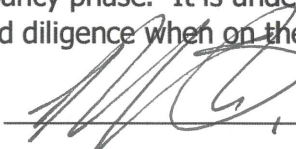
Signature of Property Owner:  MEMBER Date: 9/24/21

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent:  PRESIDENT Date: 9/24/21

### 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:  MEMBER Date: 9/24/21

Narrative for Conditional Use Permit

**Wetland Buffer Impact**

**AccupetVet**

Littleworth Road  
Tax Map H Lot 29A-4  
Dover, New Hampshire  
Job No. 21114

The following has been provided to demonstrate that the project meets the requirements of the City of Dover Zoning Ordinance, Chapter 170, Section 27.1.F, specifically:

- a. Demonstration of Need: The proposed construction is essential to the productive use of land or water outside the Wetlands District.

***Lots 29A-4 & 29A-5 were approved by the Planning Board in 2017 when the property was zoned Residential. Since that time the property has been rezoned Commercial Manufacturing (CM). Had these lots been developed residentially the storm water features would not have been required and this impact to the buffer would have been avoided. To develop these properties as zoned this impact becomes necessary.***

- b. Avoidance: The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative.

- 1. The footprint of the two buildings are minimal with one being 2750 square feet and the other being 2400 square feet.***
- 2. The two buildings share a common access driveway which makes the development as compact as possible.***
- 3. Less than the allowable parking is proposed to further reduce the impact.***
- 4. A boundary line adjustment is proposed to shift the development as far to the East/John Deere as possible.***

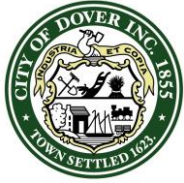
- c. Minimization: Any avoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland, or which has less detrimental impact on a wetland. Design, construction, and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade. That the design of STREETS and BULDINGS shall reinforce safe environments, but not at the expense of accessibility.

- 1. The footprint of the two buildings are minimal with one being 2750 square feet and the other being 2400 square feet.***
- 2. The two buildings share a common access driveway which makes the development as compact as possible.***
- 3. Less than the allowable parking is proposed to further reduce the impact.***
- 4. A boundary line adjustment is proposed to shift the development as far to the East/John Deere as possible.***
- 5. The appropriate erosion and sediment control features are incorporated into the site design.***
- 6. The storm water runoff in area of the impacted buffer does not drain to the buffered wetland.***

- d. Mitigation: If the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy of each said plan for their review.

***There is no wetland filling proposed as part of the project. The applicant does not require an NHDES dredge and fill permit. There is no State compensatory mitigation plan required.***





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P21-56

Application Type: Site Plan Review  
Applicant(s): Dupont Service Center  
Owner(s): Quantum Real Estate Group LLC  
Location: Littleworth Road (Tax Map H, Lot 29-5)  
Meeting Date: October 26, 2021

**INTENT:** To construct a 2,400 square foot automobile repair warehouse.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-G

**ACREAGE:** Proposed 0.606 acres

**ZONING DISTRICT:** CM

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Warehouse

**SURROUNDING LAND USE:**  
Commercial Manufacturing/Residential,  
Retail

**ZBA ACTION:** None

**ATTACHMENTS:** Application materials, CC minutes, TRC minutes

**DECLARE REGIONAL IMPACT:** No

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**  
CUP  
NHDES Subdivision  
NHDOT Driveway Permit

**WAIVER(S) REQUESTED:**  
None

### Summary of Request and Background

The applicant is requesting site plan approval to construct a 2,400 s.f. automobile repair warehouse, with associated parking. The site would be serviced by public water and private septic.

The TRC review this at their September 16, 2021 meeting. The Conservation Commission endorsed the CUP at its meeting on October 12, 2021 (minutes attached), with no conditions.

### Consistency with Land Use Regulations – Site Plan

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

### STAFF RECOMMENDATION Site Plan:

The Planning Department recommends the Planning Board accept the application, hold a public hearing, and vote to approve the Site Plan with the following conditions, as the plans meet the regulations outlined:

### Conditions to Be Met Prior to the Signing of Plans:

1. Provide proof that the applicant, City Engineer, and State have agreed upon water line installation.
2. Provide draft cross easement document for City staff's review.
3. The Conditional Use Permit (P21-59) be approved.
4. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
  - a. Signature and stamp of PE, LLA, CWS, and LLS
  - b. Owner's signature
  - c. Add permit numbers to note 13 on sheet CUP-1
  - d. Indicate snow storage
  - e. Revise the streetscape rendering to include the landscaping

### Conditions to Be Met Prior to any Construction Activity:

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

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

6. Water investment fees shall be paid at the time of request of service.

### Conditions to Be Met Prior to Occupancy:

7. Issuance of a certificate of occupancy.
8. Impact fees shall be paid per the invoice included with the Notice of Decision.
9. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.



Littleworth Road



Property Information

Property ID H0029-A00005  
Location LITTLEWORTH RD  
Owner QUANTUM REAL ESTATE GROUP LLC  
Land Use 390



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021  
Data updated Daily

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





## City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #:

P21-54

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 ☒ 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:

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**BUILDING INFORMATION**Type of Building to be Built: MetalHeight of Building: 24 Finished Floor Elevation: 102.70Number of Seats (where applicable) N/AEstimated 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):

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**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:

Date: 08/26/21

X Signature of Applicant (if different from owner):

Date: 7/22/2021

Signature of Agent:

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:

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:

Date: 08/26/21

X Signature of Applicant (if different from owner):

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:

Date: 08/26/21

X Signature of Applicant (if different from owner):

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             |          |
| <b>11. Additional Information if appropriate</b>                                                                                    |                      |          |
| 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

# TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107  
FACSIMILE 603.742.3830

September 24, 2021

RECEIVED  
Planning Office

SEP 24 2021

Dover, New Hampshire

Donna Benton  
Assistant City Planner  
City of Dover, Planning Department  
288 Central Avenue  
Dover, New Hampshire 03820

**Subject:** *Site Plan Review*  
**Dupont Service Center Warehouse**  
Littleworth Road  
Tax Map H, Lot 29A-5  
Job No. 21127

Dear Donna:

We are in receipt of the September 16, 2021 Technical Review Committee Meeting Minutes regarding the above referenced project, our responses to their comments are identified in blue text below.

## Planning Comments

- Impact fees.  
*The Applicant is aware of these fees.*
- Water investment fees  
*The Applicant is aware of these fees.*
- Provide Justification for both CUPs  
*Enclosed please find our narratives supporting our CUP requests.*
- Provide two separate CUP applications if still requesting 2  
*Enclosed please find the two (2) CUP applications as requested.*
- Draft Cross easement  
*The attorneys are working on the Cross Easements and will be provided as soon as they become available.*
- Revise Plan Set to add:
  - Number sheets consecutively as well.  
*The Sheets are numbered consecutively and are referenced on the Title Sheet.*
- Missing Common Site Plan Notes # 10, 24, 27, 28, 31, & 37.  
*Common Site Plan Note # 10 can be found as Note # 8, Sheet SP-1.*  
*Common Site Plan Note # 24 can be found as Note # 17, Sheet SP-1.*  
*Common Site Plan Notes # 27 & 28 can be found as Note # 24, Sheet SP-2.*  
*Common Site Plan Note # 31 can be found as Note # 25, Sheet SP-2.*  
*Common Site Plan Note # 37 can be found as Note # W-3, Sheet SP-3.*



- Update Site Note # 17 on page SP-2 to NO Saturday hours, as the lot is adjacent to a Residential Area.  
*General Construction Note # 17 on Sheet SP-2 has been updated as requested.*
- Include File # P21-56 on each plan sheet.  
*File Number P21-56 has been added to all sheets.*
- Owners' signatures on final submission.  
*Owners' signatures will be added to applicable sheets in our final submittal.*
- Update permit numbers on note 14, Sheet CUP-1.  
*Permits are pending. Permit numbers will be added in our final submittal.*
- Professional Stamp and signatures on each submission.  
*All applicable sheets have been stamped and signed.*
- Landscape plan will need to be signed/stamped by NH Licensed Landscape Architect.  
*Stamp and signature have been added to Sheet LA-1 as requested.*
- Add tree to rear island near parking lot  
*Sheet LA-1 has been revised as requested.*
- Add security lighting on all 4 sides of building.  
*Security Lighting has been added as requested. See Sheet Li-1 for photometrics.*
- Streetscape needs to include/match landscape plan  
*The streetscape has been revised as requested.*
- Add gray block on right side as well, or confirm it won't be seen from Littleworth Road.  
*The left side will not be visible from Littleworth Road.*
- Add abutter key to neighborhood plan  
*Abutter key has been added to the neighborhood plan as requested.*
- Revise all Chapters 155 to Chapter 157 and all references to 149 to 153  
*All references to the listed chapters have been revised as requested.*
- Note 13 on EX-1 and SP-1 can be deleted as the Variance is null and void/expired  
*Note 13 has been deleted on Sheets EX-1, S-1, and SP-1.*

#### **Engineering Comments**

- When will the water main along Littleworth Road be installed?  
*The permit process is on-going and we are hopeful that the installation will take place this fall.*
- Relocate the water service before the hydrant  
*Water service has been relocated as requested.*
- Any gas proposed?  
*Natural gas is not proposed for this project.*
- Consider installing a paved swale off the parking lot. Works better.  
*The paved swale has been included in the stormwater design as requested. See Drainage Note #6 on Sheet SP-4.*

- I am concerned about the backing behind the hydrant and the proximity to the drain FE  
*The Hydrant location has been revised as requested.*
- Confirm septic is not within 75' of a wetland  
*Confirmed. 75' setback is shown on Sheet ISDS-1*

Fire/Inspections Comments

- Indicate the area used for snow storage.  
*Snow storage has been added to Sheet LA-1 as requested.*
- Clarify the type of use and commodities for Dupont's Warehouse.  
*Tires: one dozen or less*  
*Filters: cabin air, engine air, engine oil, fuel*  
*Fluids: none*  
*Belts: engine*  
*Pads: brake*  
*Automobiles: antique (9+/-)*  
*Motorcycles: special interest (10+/-)*
- Provide an area for an ambulance to navigate the site/turn around  
*As discussed at the TRC meeting; striping at the Dupont overhead door has been added.*  
*Enclosed please find Ambulance Turning Plan TR-1.*
- Floor plan to show water line entrance location.  
*See revised architectural plans.*

Economic Development Comments

- Have rendering include landscaping from landscaping plan.  
*The streetscape has been added to rendering.*

Enclosed please find:

- Eight (8) copies of this response letter.
- Eight (8) copies each of the two (2) CUP applications & corresponding narratives.
- Eight (8) Full Size copies of the Plan Set.
- Eight (8) copies of the Ambulance Turning Exhibit TR-1.
- One (1) Half Size copy of the Plan Set.

Very truly yours,  
TRITECH ENGINEERING CORP.



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

RJS / rms

Enclosures

\\21127-DUPONT-TRC\_Response\_Ltr.docx



P21-56, P21-57, P21-58, P21-59, P21-76

Littleworth Road

| Property ID  | Location              | Owner 1                                  |
|--------------|-----------------------|------------------------------------------|
| H0023-001000 | 9 A CHANDLER WY       | SHERPA LAKPA                             |
| H0029-000000 | 20 OLD LITTLEWORTH RD | STILLWAGON BERNARD R LIFE ESTATE &       |
| H0029-004000 | 19 LITTLEWORTH RD     | MARTIN PATRICK B &                       |
| H0029-005000 | 19 A LITTLEWORTH RD   | CARMICHAEL CHARLES E JR & CHERYL TRUSTEE |
| H0029-A00001 | LITTLEWORTH RD        | ATLANTIC BROADBAND NH-ME LLC             |
| H0029-A00002 | LITTLEWORTH RD        | ATLANTIC BROADBAND NH-ME LLC             |
| H0029-A00003 | LITTLEWORTH RD        | LITTLEWORTH LLC                          |
| H0032-A00001 | 55 KNOX MARSH RD      | SHERWOOD ROBERT E & MARILYN A TRUSTEES   |
| H0032-A00002 | 10 LITTLEWORTH RD     | GOYDU PROPERTIES LLC                     |
| H0029-A00004 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC            |
| H0029-A00005 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC            |
|              |                       | DUPONT SERVICE CENTER                    |
|              |                       | TRITECH ENGINEERING CORPORATION          |
|              |                       | TERRAIN PLANNING & DESIGN, LLC           |
|              |                       | HIGHLAND SOIL SERVICES                   |
|              |                       | ACUPETVET                                |
|              |                       | ACUPETVET & DUPONTS SERVICE CENTER       |
|              |                       | SOMMA STUDIOS                            |
|              |                       | WOODBURN & COMPANY                       |

| Owner 2                                  |
|------------------------------------------|
| STOWE STILLWAGON RAMONA L                |
| MARTIN CAROLINE M                        |
| CARMICHAEL FAMILY REVOCABLE TRUST OF 201 |
|                                          |
| SHERWOOD ROBERT & MARILYN FAMILY REVOCAB |
|                                          |
|                                          |
| ROBERT STOWELL                           |
| ROMY MAURER                              |
| MICHAEL MARIANO                          |
|                                          |
| JENNIFER RAMSEY                          |
| ROBBI WOODBURN                           |

Littleworth Road

| Owner Address 1          | City         | State | Zip        |
|--------------------------|--------------|-------|------------|
| 9 A CHANDLER WAY         | DOVER        | NH    | 03820      |
| 20 OLD LITTLEWORTH ROAD  | DOVER        | NH    | 03820-4333 |
| 19 LITTLEWORTH RD        | DOVER        | NH    | 03820      |
| 19A LITTLEWORTH ROAD     | DOVER        | NH    | 03820      |
| 2 BETTERYMARCH PK #205   | QUINCY       | MA    | 02169      |
| 2 BATTERYMARCH PK #205   | QUINCY       | MA    | 02169      |
| 74 INDUSTRIAL PARK DRIVE | DOVER        | NH    | 03820      |
| 11 LISA BETH CIRCLE      | DOVER        | NH    | 03820      |
| 1882 NECTAR RD           | THE VILLAGES | FL    | 32183-2136 |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 28 SUMNER DRIVE          | DOVER        | NH    | 03820      |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 311 KAST KILL ROAD       | HOPKINTON    | NH    | 03229      |
| 75 PROSPECT STREET       | SOMERSWORTH  | NH    | 03878      |
| 279 HIGH STREET          | SOMERSWORTH  | NH    | 03878      |
| 28 SUMNER DRIVE          | DOVER        | NH    | 03820      |
| 38 MAPLEWOOD AVE         | PORTSMOUTH   | NH    | 03801      |
| 103 KENT PLACE           | NEW MARKET   | NH    | 03857      |



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P21-56

Application Type: Site Plan Application  
 Applicant(s): Dupont Service Center  
 Owner(s): Quantum Real Estate Group, LLC  
 Location: Littleworth Road (Assessor's Map H, Lots 29A-5)  
 Date: September 16, 2021

**INTENT:** To construct a 2,400 square foot automobile repair warehouse.

**UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 1

**ACREAGE:** Proposed 0.60 acres

**ZONING DISTRICT:** CM, Conservation and Wetland Protection Overlay Districts

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Auto repair warehouse

**SURROUNDING LAND USE:** Commercial Manufacturing/Residential

**ZBA ACTION:** N/A as previous variance expired

**PERMITS REQUIRED:**

CUP  
 NHDES Subdivision  
 NHDOT Driveway Permit

**RELIEF/WAIVERS REQUESTED:**

None requested

**ATTENDANCE:**

**Members:**

**ATTENDANCE:**

**Members:**

Donna Benton, Planning  
 Steve Bird, Zoning  
 Dan Barufaldi, Economic Development  
 Alan Dews, Engineering  
 Frank Torr, Planning Board  
 Mam Speidel, Police

**Others:**

Paul Connolly  
 Bob Stowell  
 Tasha Wilson  
 Amelia DeGrace  
 Abby Morneault

**Approval of Prior Meeting Minutes:**

J.Maxfield moved to approve the September 2, 2021 meeting minutes.  
 Seconded by: D.Barufaldi. Vote: U/A

**PLAN REVIEW:**

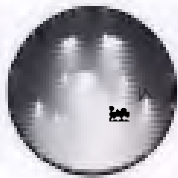
**Planning:**

- Impact fees
- Water investment fees
- Provide:
  - Justification for both CUPs
  - Provide two separate CUP applications if still requesting 2
  - Draft Cross easement
- Revise Plan Set to add:
  - Number sheets consecutively as well
  - Missing Common Site Plan Notes # 10, 24, 27, 28, 31 & 37
  - Update Site Note # 17 on page SP-2 to NO Saturday hours as the lot is adjacent to a Residential area.
  - Include File #P21-56 on each plan sheet
  - Owners signatures on final submission
  - Update permit numbers on note 14, sheet CUP1
  - Professional Stamp and signatures on each submission
  - Landscape plan will need to be signed/stamped by NH licensed LA
  - Add tree to rear island near parking lot
  - Add security lighting on all 4 sides
  - Streetscape needs to include/match landscape plan
  - Add gray block on right side as well or confirm it won't be seen from Littleworth Road
  - Add abutter key to neighborhood plan
  - Revise all Chapters 155 to Chapter 157 and all references to 149 to 153.
  - Note 13 on EX-1 can be deleted as the variance is null and void/expired

**Engineering Comments:**

- When will the watermain along Littleworth Road be installed?
- Relocate the water service before the hydrant.
- Any gas proposed?
- Consider installing a paved swale off the parking lot. Works better.
- I am concerned about the backing behind the hydrant and the proximity to the drain FE
- Confirm septic is not within 75' of any wetlands





CITY OF DOVER

## TECHNICAL REVIEW COMMITTEE MINUTES – P21-56

Application Type: Site Plan Application  
Applicant(s): Dupont Service Center  
Owner(s): Quantum Real Estate Group, LLC  
Location: Littleworth Road (Assessor's Map H, Lots 29A-5)  
Date: September 16, 2021

**Police Department Comments:** N/A

**Fire/Inspections Comments:**

- Indicate the area used for snow storage
- Clarify the type of use and commodities for Dupont's warehouse.
- Provide an area for an ambulance to navigate the site/ turnaround
- Floor plan to show water line entrance location

**Economic Development:**

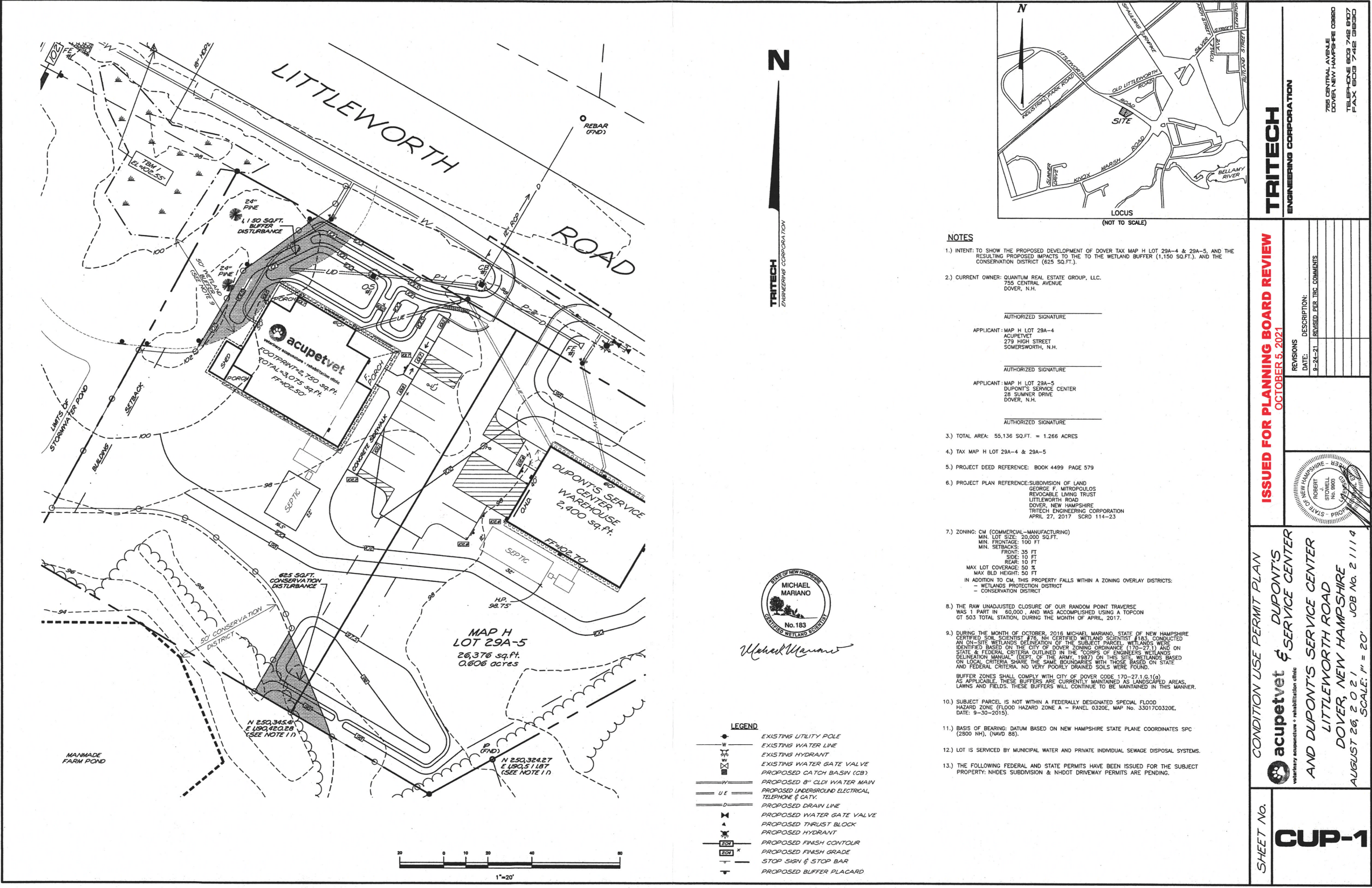
- Have rendering include landscaping from landscaping plan

**Planning Board Comments:** N/A

**Next Steps:**

Revise plans, provide bulleted narrative about how each comment above was addressed, and submit for second unofficial TRC.

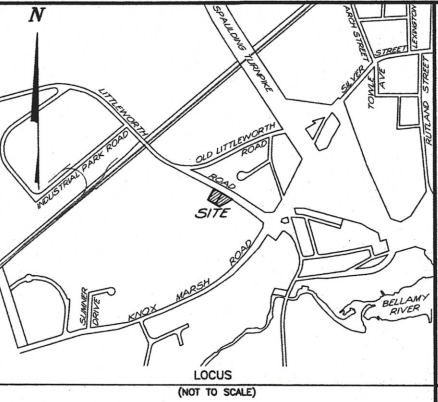
TRC paused at 11:13 am



- LEGEND**
- EXISTING UTILITY POLE
  - EXISTING WATER LINE
  - EXISTING HYDRANT
  - EXISTING WATER GATE VALVE
  - PROPOSED CATCH BASIN (CB)
  - PROPOSED 8" CLD 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**

- INTENT TO SHOW THE PROPOSED DEVELOPMENT OF DOVER TAX MAP H LOT 29A-4 & 29A-5, AND THE RESULTING PROPOSED IMPACTS TO THE WETLAND BUFFER (1,150 SQ.FT.), AND THE CONSERVATION DISTRICT (525 SQ.FT.).
- 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
- TOTAL AREA: 55,136 SQ.FT. = 1.266 ACRES
- TAX MAP H LOT 29A-4 & 29A-5
- PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
- PROJECT 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
- 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
- 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 #78, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLAND 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 170-27.1.G.1(a) 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), (NAVD 83).
- LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION & NHDOT DRIVEWAY PERMITS ARE PENDING.

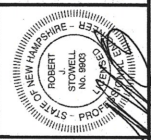


**TRITECH**  
ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03860  
TELEPHONE 603 748 8107  
FAX 603 748 9630

**ISSUED FOR PLANNING BOARD REVIEW**  
OCTOBER 5, 2021

| REVISIONS | DATE    | DESCRIPTION              |
|-----------|---------|--------------------------|
| 1         | 9-24-21 | REVISED PER TRC COMMENTS |
|           |         |                          |
|           |         |                          |
|           |         |                          |
|           |         |                          |



CONDITION USE PERMIT PLAN  
**acupetvet & 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**



SITE DEVELOPMENT PLANS  
DUPONT'S SERVICE CENTER WAREHOUSE

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

LIST OF PLANS

- T-1 - TITLE SHEET

T-2 - NEIGHBORHOOD PLAN 1" = 100'

EX-1 - EXISTING CONDITIONS PLAN 1" = 20'

CUP-1 - CONDITIONAL USE PERMIT PLAN 1" = 20'

SP-1 - GENERAL SITE PLAN 1" = 20'

SP-2 - SITE DEVELOPMENT PLAN 1" = 20'

SP-3 - UTILITY PLAN 1" = 20'

SP-4 - GRADING & DRAINAGE PLAN 1" = 20'

SP-5 - BIORETENTION DETAILS 1" = 10'
- SP-6 - CONSTRUCTION DETAILS

SP-7 - CONSTRUCTION DETAILS

SP-8 - CONSTRUCTION DETAILS

ISDS-1 - INDIVIDUAL SEWAGE DISPOSAL DESIGN PLAN 1" = 20'

DP-1 - DRIVEWAY PERMIT PLAN & PROFILE PLAN

LA-1 - LANDSCAPING PLAN

Li-1 - LIGHTING PLAN

SC-1 - STREETScape PLAN

BE-1 - BUILDING ELEVATION (JSN ASSOCIATES)

PREPARED BY

TRITECH  
ENGINEERING CORPORATION

OWNER

QREG

QUANTUM  
REAL ESTATE GROUP

PREPARED FOR

DUPONT'S  
SERVICE  
CENTER

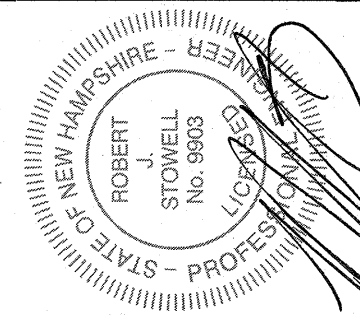
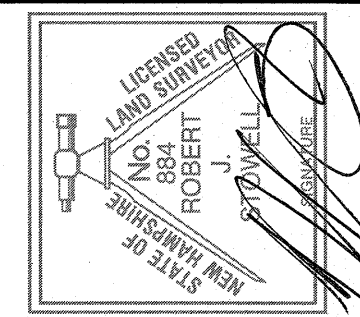
TRITECH

ENGINEERING CORPORATION

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

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

| REVISIONS |                          | DESCRIPTION: |
|-----------|--------------------------|--------------|
| DATE:     | REVISED PER TRC COMMENTS |              |
| 9-24-21   |                          |              |
|           |                          |              |
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|           |                          |              |
|           |                          |              |



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

AUGUST 26, 2021  
JOB No. 21127

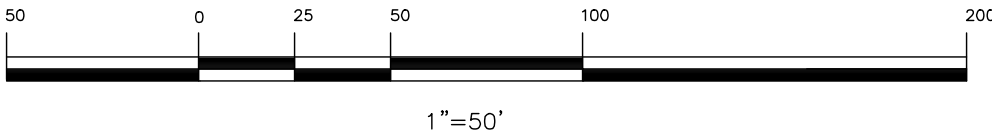
SHEET No.

T-1





| MAP & LOT        | OWNER                                                                                         |
|------------------|-----------------------------------------------------------------------------------------------|
| MAP H, LOT 29    | - BERNARD R. STILLWAGON LIFE ESTATE & ROMONA L. STOWE STILLWAGON                              |
| MAP H, LOT 29-4  | - PATRICK B. & CAROLINE M. MARTIN                                                             |
| MAP H, LOT 29-5  | - CHARLES E. & CHERYL CHARMICHAEL, TRUSTEES: CARMICHAEL FAMILY REVOCABLE TRUST                |
| MAP H, LOT 23-1  | - LAKPA SHERPA                                                                                |
| MAP H, LOT 29A-3 | - LITTLEWORTH, LLC                                                                            |
| MAP H, LOT 29A-4 | - QUANTUM REAL ESTATE GROUP, LLC                                                              |
| MAP H, LOT 32A-1 | - ROBERT E. & MARILYN A. SHERWOOD, TRUSTEES: ROBERT & MARILYN SHERWOOD FAMILY REVOCABLE TRUST |
| MAP H, LOT 32A   | - GONYOU PROPERTIES, LLC                                                                      |



**TRITECH**  
ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3830

**ISSUED FOR PLANNING BOARD REVIEW**  
OCTOBER 5, 2021

| REVISIONS | DATE:   | DESCRIPTION:             |
|-----------|---------|--------------------------|
|           | 9-24-21 | REVISED PER TRC COMMENTS |
|           |         |                          |
|           |         |                          |
|           |         |                          |
|           |         |                          |

NEIGHBORHOOD PLAN  
DUPONT'S SERVICE CENTER  
WAREHOUSE

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

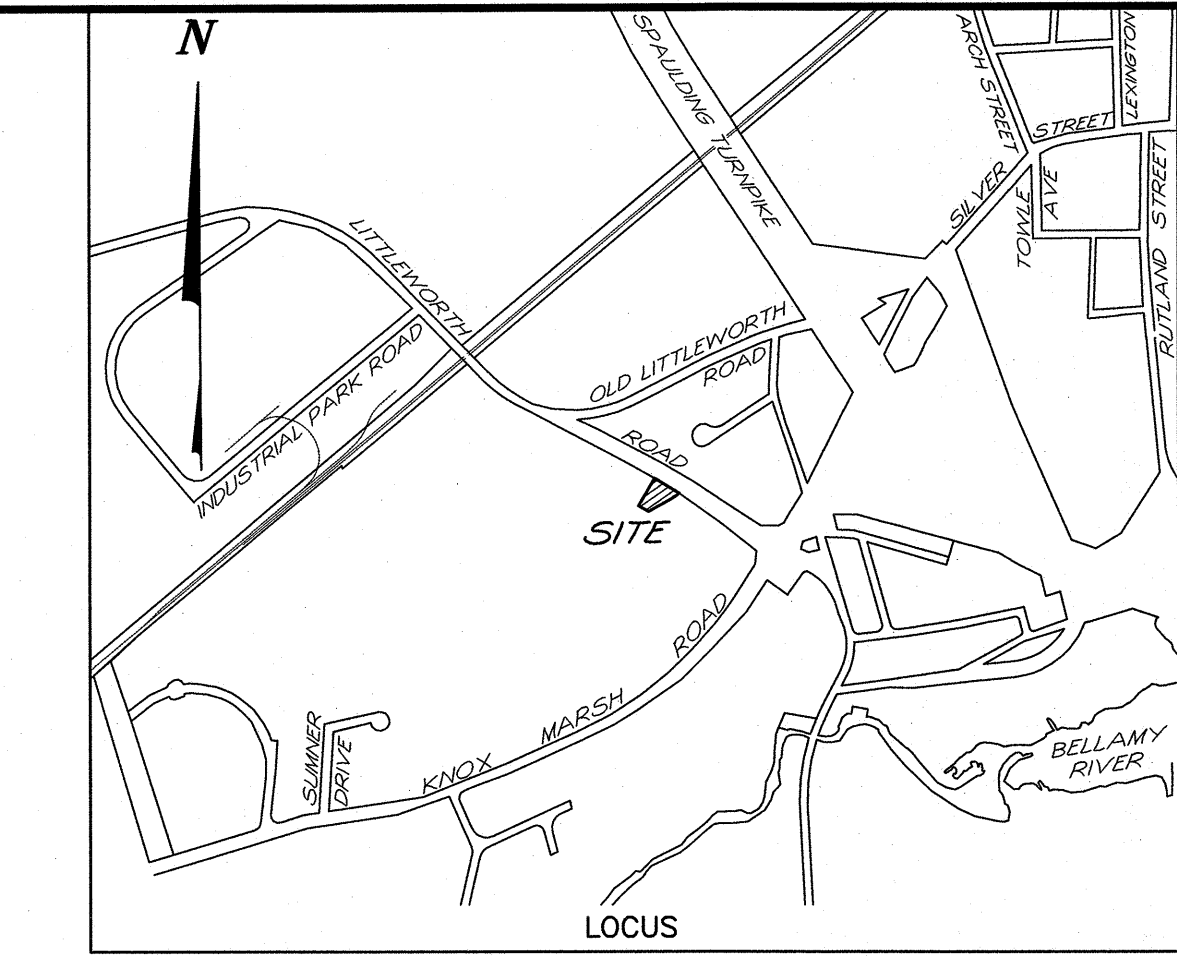
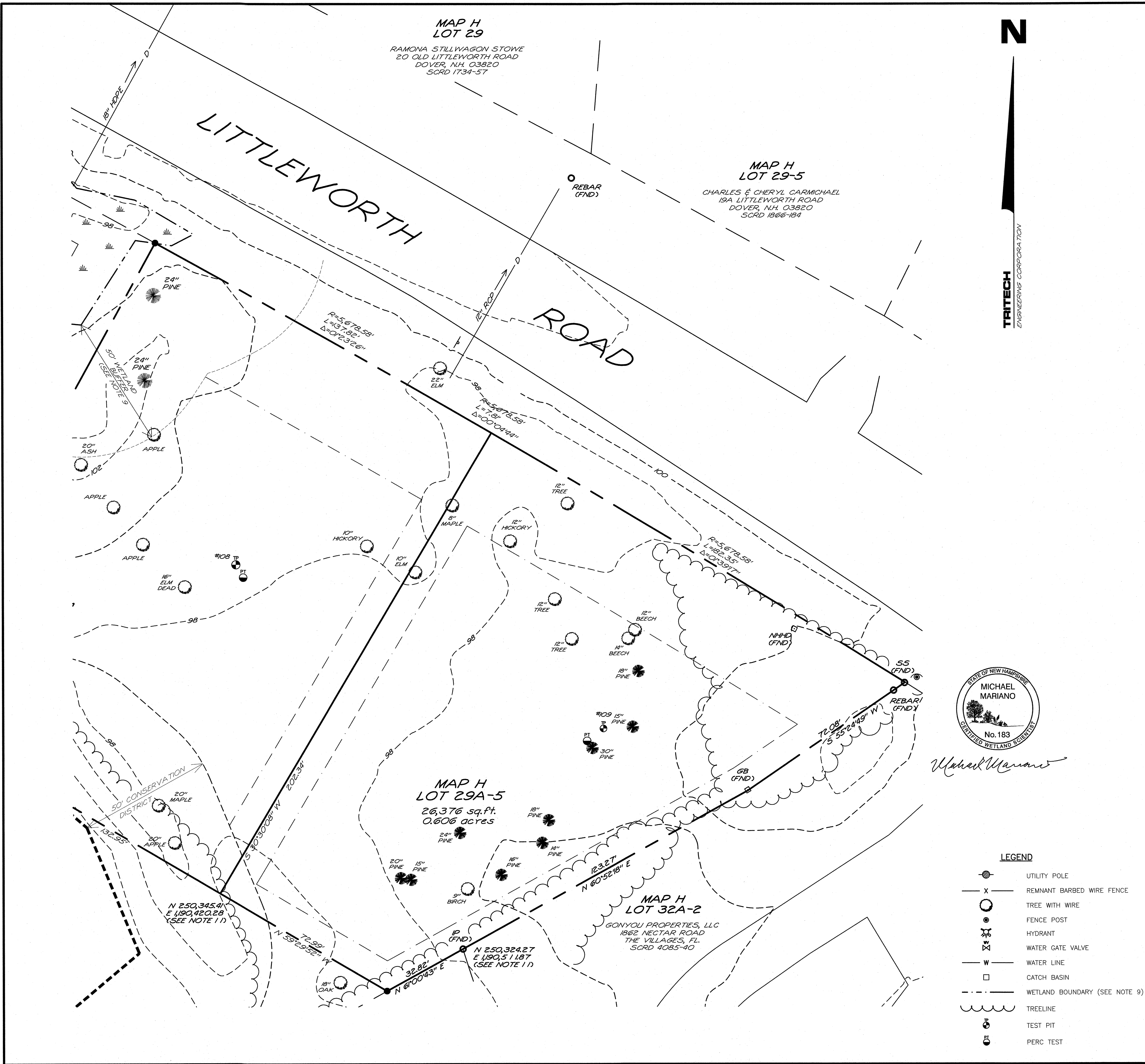
AUGUST 26, 2021 JOB No. 21127  
SCALE: 1" = 50'

SHEET No.

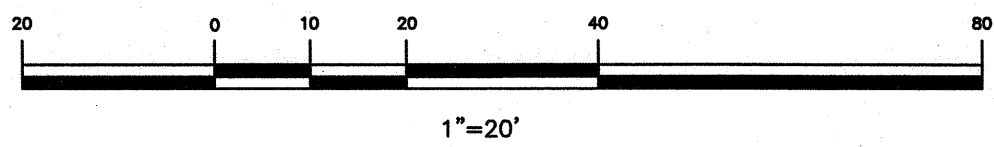
**T-2**

(P21-56)





- NOTES
- INTENT: TO SHOW THE EXISTING CONDITIONS FOR DOVER TAX MAP H LOT 29A-5.
  - CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC.  
755 CENTRAL AVENUE  
DOVER, N.H.
  - TOTAL AREA: 26,376 SQ.FT. = 0.606 ACRES
  - TAX MAP H LOT 29A-5
  - 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  
MARQUETTE 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 MARY QUILLAN  
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  
MCKENNEY 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. MITROPOLLOS  
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 QT 503 TOTAL STATION, DURING THE MONTH OF APRIL, 2017.
  - DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #176 NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, DEP. 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 170-27.1.6.1(c) 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.



TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

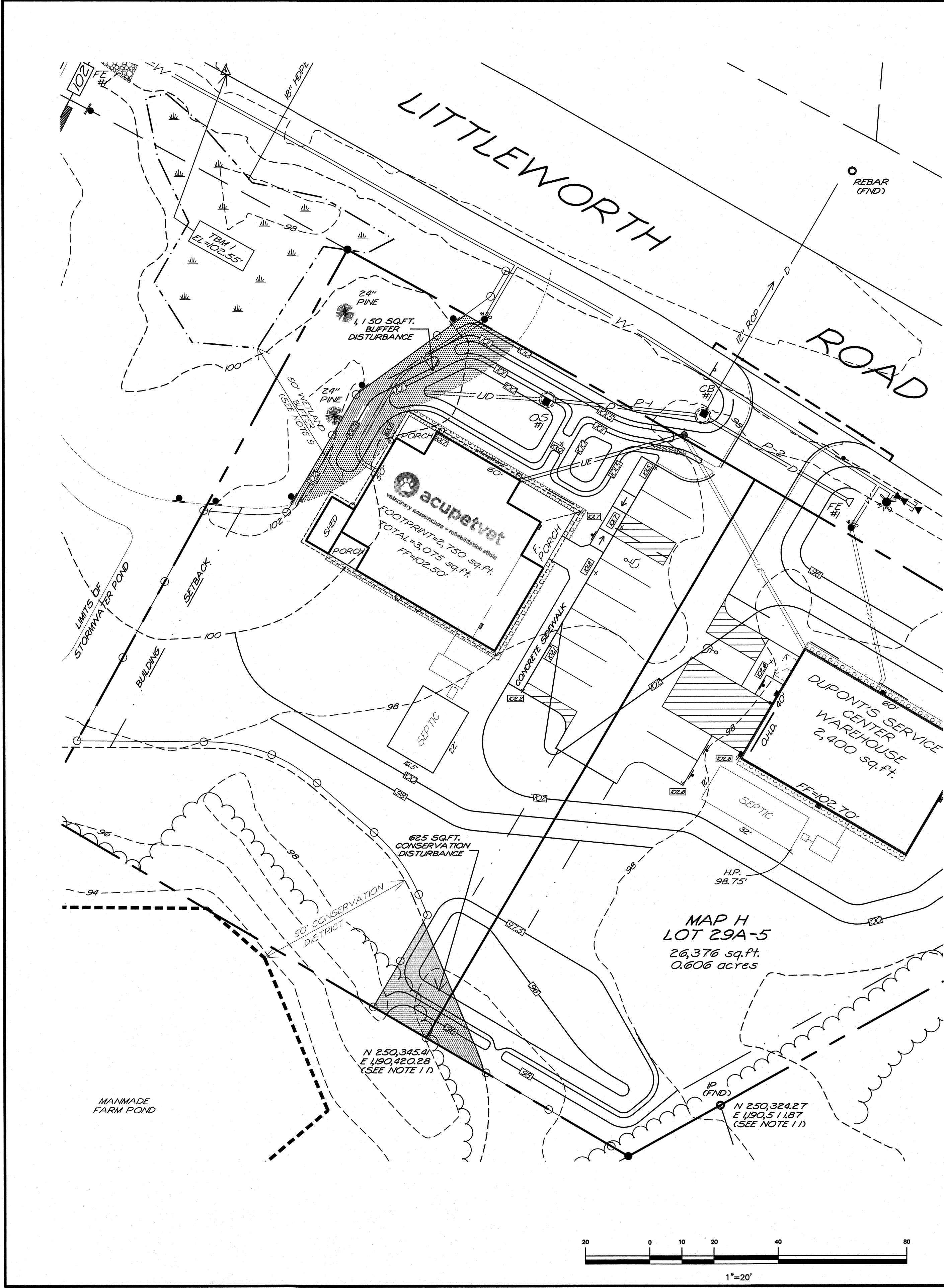
EXISTING CONDITIONS PLAN  
QUANTUM REAL ESTATE  
GROUP, LLC.  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

SHEET No. EX-1

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

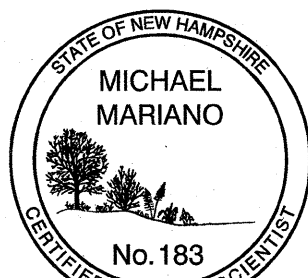
755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03860  
TELEPHONE 603 742 8107  
FAX 603 742 9830





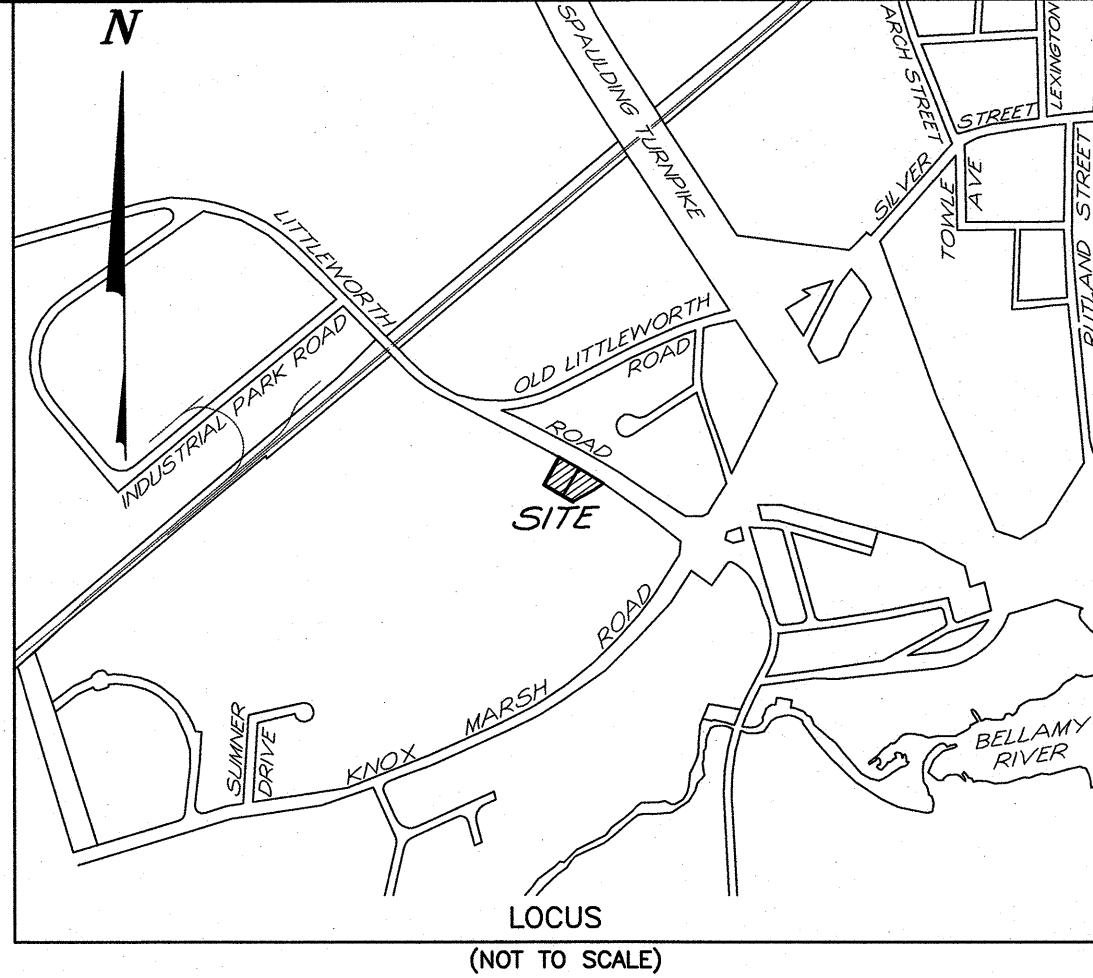
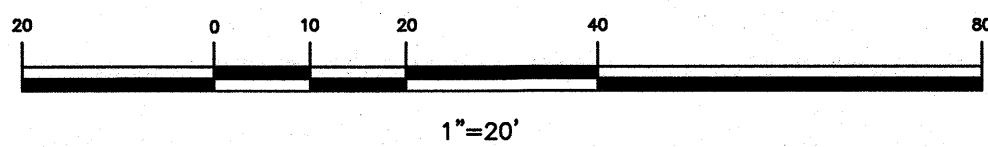
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TRITECH  
ENGINEERING CORPORATION



*Michael Mariano*

- LEGEND**
- EXISTING UTILITY POLE
  - W — EXISTING WATER LINE
  - H — EXISTING HYDRANT
  - V — EXISTING WATER GATE VALVE
  - CB — PROPOSED CATCH BASIN (CB)
  - 8" — PROPOSED 8" CLDI WATER MAIN
  - U E — PROPOSED UNDERGROUND ELECTRICAL, TELEPHONE & CATV
  - D — PROPOSED DRAIN LINE
  - W — PROPOSED WATER GATE VALVE
  - T — PROPOSED THRUST BLOCK
  - H — PROPOSED HYDRANT
  - F — PROPOSED FINISH CONTOUR
  - G — PROPOSED FINISH GRADE
  - S — STOP SIGN & STOP BAR
  - P — 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 170-27.1.G.1(c)  
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), (NAD83 88).

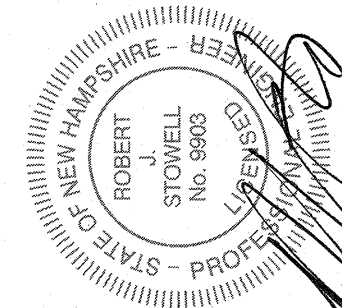
12.) LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

13.) 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 PLANNING BOARD REVIEW**  
OCTOBER 5, 2021

| REVISIONS | DESCRIPTION:             |
|-----------|--------------------------|
| DATE:     | REVISED PER TRC COMMENTS |
| 9-24-21   |                          |
|           |                          |
|           |                          |
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|           |                          |
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CONDITION USE PERMIT PLAN

**acupetvet & SERVICE CENTER**  
veterinary acupuncture • rehabilitation clinic

**AND DUPONT'S SERVICE CENTER**  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

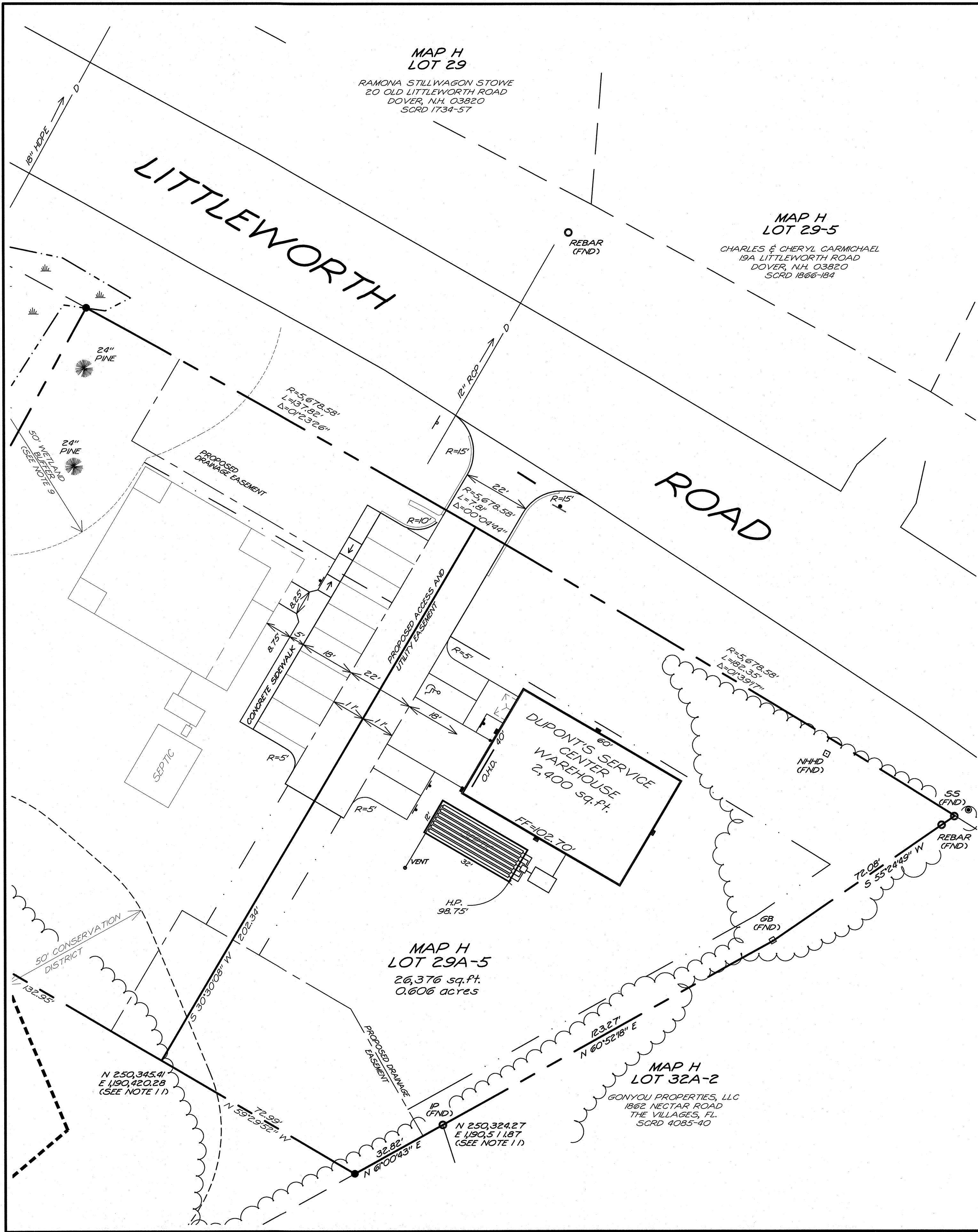
AUGUST 26, 2021 JOB No. 21114  
SCALE: 1" = 20'

SHEET No.

**CUP-1**

(P21-56)



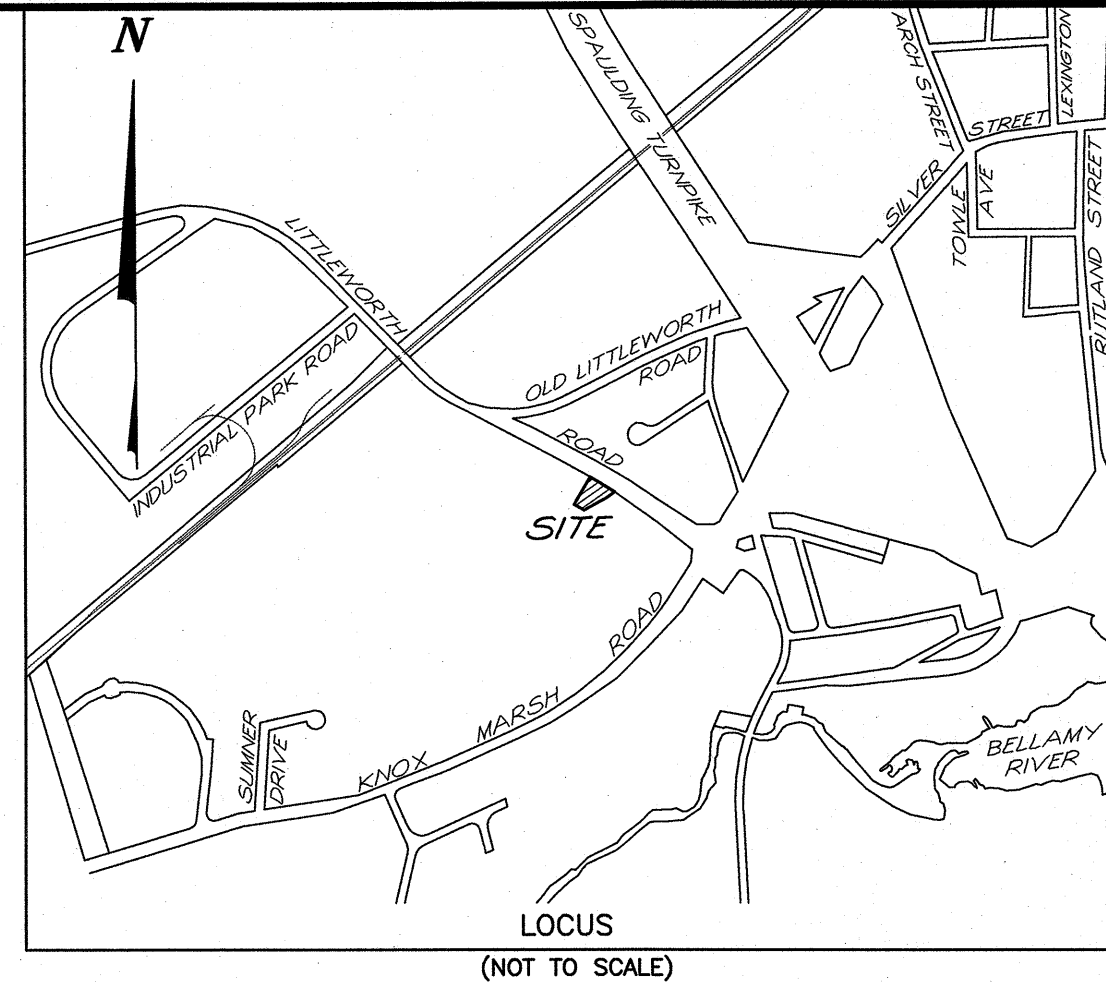
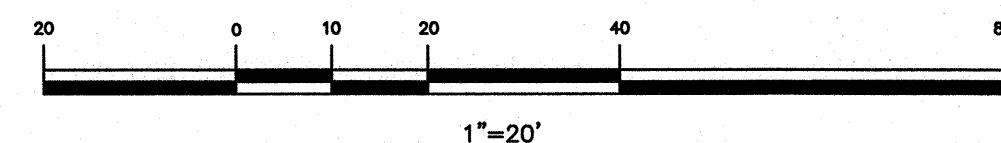


#### LEGEND

|  |                                       |
|--|---------------------------------------|
|  | 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                   |

#### NOTES

- INTENT: TO DEVELOP DOVER TAX MAP H LOT 29A-5 WITH 2,400 SQ.FT. AUTOMOTIVE STORAGE AND WAREHOUSE SPACE WITH ASSOCIATED DRAINAGE AND INFRASTRUCTURE.
- CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC. APPLICANT: DUPONT'S SERVICE CENTER 755 CENTRAL AVENUE DOVER, N.H. 28 SUMNER DRIVE DOVER, N.H.
- TOTAL AREA: 26,376 SQ.FT. = 0.606 ACRES
- TAX MAP H LOT 29A-5
- PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
- PROJECT 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
- 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: 26,376 SQ.FT.  
FRONTAGE: 182.35 FT  
SETBACKS:  
FRONT: 37.0 FT  
SIDE: 39.8 FT  
REAR: 124.8 FT  
MAX LOT COVERAGE: 9 %  
MAX BLD HEIGHT: 24 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 80,000, 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 170-27.1.G.1(a) 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.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.  
14.) 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.  
15.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION & NHDOT DRIVEWAY PERMITS ARE PENDING.  
16.) PARKING CALCULATIONS  
ALLOWABLE SPACES IS 1 SPACE PER 800 SQ.FT. OF AUTOMOTIVE STORAGE SPACE. 2,400 SQ.FT. OF AUTOMOTIVE STORAGE SPACE, 3 SPACES ARE ALLOWED. 3 SPACES PROVIDED.  
17.) THE PROPOSED USE FOR THE SITE IS AUTOMOTIVE STORAGE AND WAREHOUSE.  
18.) CONCRETE PADS FOR CONDENSERS ASSOCIATED WITH THE HVAC WILL BE LOCATED AT THE REAR WALL OF THE BUILDING.

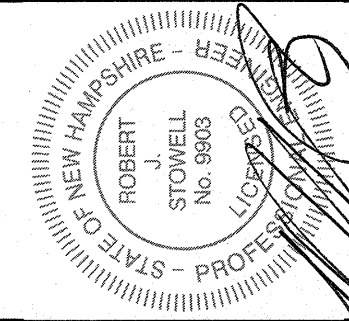


TRITECH

ENGINEERING CORPORATION

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

| REVISIONS | DESCRIPTION:             |
|-----------|--------------------------|
| DATE:     | REVISED PER TRC COMMENTS |
| 9-24-21   |                          |



SITE DEVELOPMENT PLAN

DUPONT'S SERVICE CENTER  
WAREHOUSE

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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

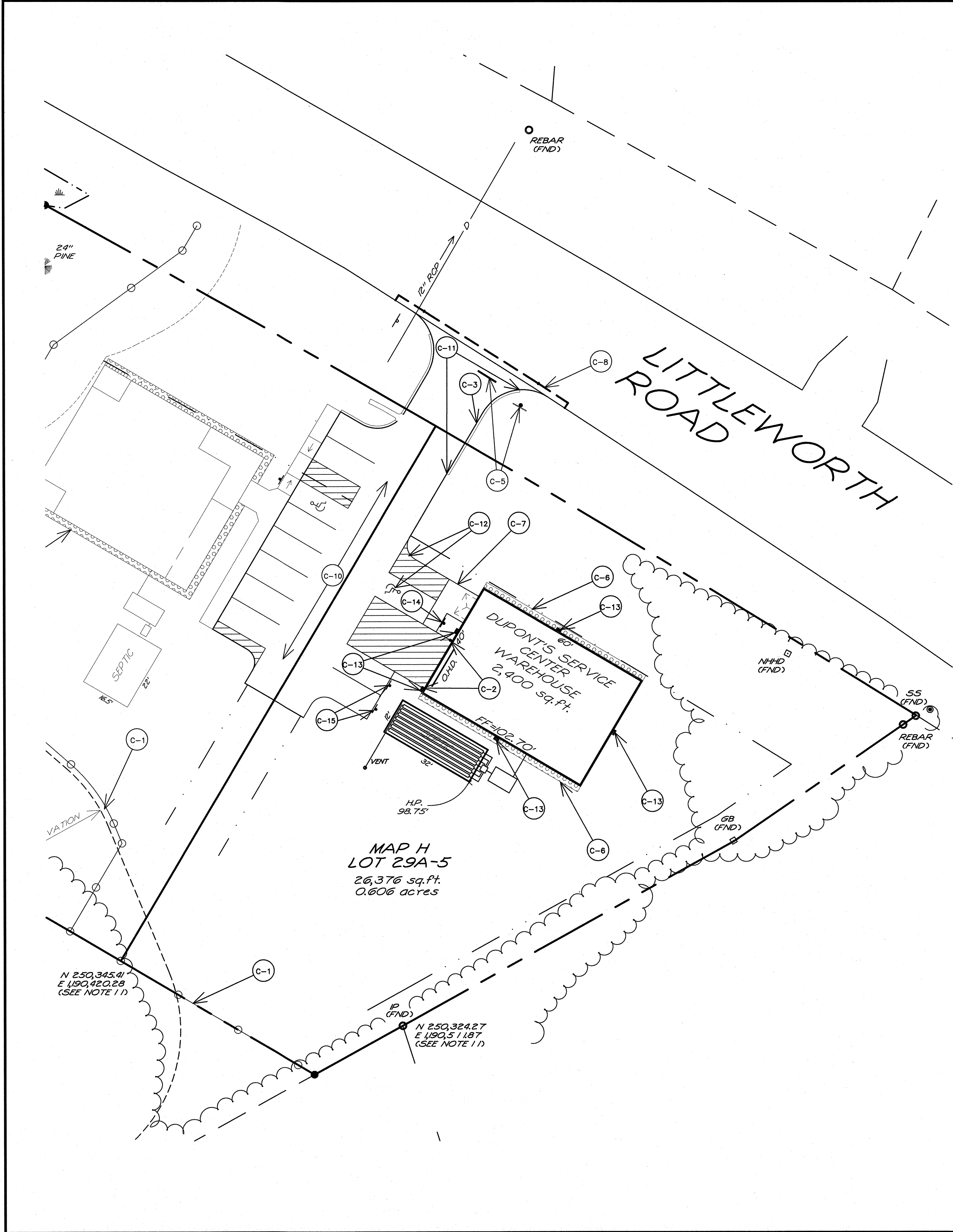
SHEET No.

SP-1

(P21-56)

755 CENTRAL AVENUE  
DOVER NEW HAMPSHIRE 03880  
TELEPHONE 603 742 8107  
FAX 603 742 9830





LEGEND

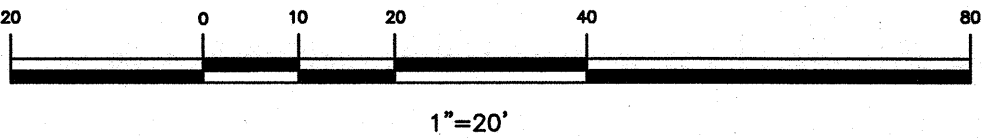
- PROPOSED UNDERGROUND ELECTRIC & TELE.
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED POLE LIGHT
- BUILDING MOUNTED LIGHT
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DMH
- PROPOSED UNDERDRAIN LINE
- PROPOSED FLARED END SECTION
- PROPOSED RIP RAP
- PROPOSED 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

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 THROUGH OUT 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 ESRI 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 STAFFORD COUNTY REGISTRY OF DEEDS: DOCUMENTATION SUBJECT 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 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, NO SATURDAY, SUNDAY OR FEDERAL HOLIDAY HOURS. 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:

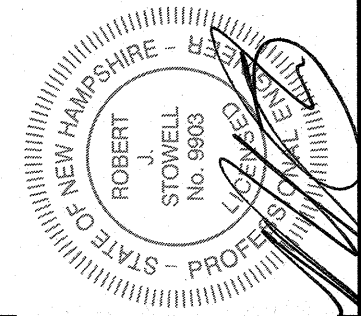
- INSTALL SILT FENCE PER DETAIL 1, SHEET SP-8 OR FILTER SOCK PER DETAIL 2, SHEET SP-8.
- INSTALL BOLLARDS (2) PER DETAIL 6, SHEET SP-7.
- INSTALL SLOPED GRANITE CURB PER DETAIL 8, SHEET SP-6.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3, SHEET SP-7.
- INSTALL 18" STOP BAR AND SIGN IN ACCORDANCE 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) 116 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURE, ISS-SAE-740-U-SL4. MOUNTED 20 FEET ABOVE FINISH GRADE, WITH SHIELDING.
- INSTALL PAVEMENT PER DETAIL 10, SHEET SP-6.
- END SLOPED GRANITE CURB.
- YELLOW OR WHITE PAVEMENT MARKINGS.
- INSTALL (5) 24 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURE, XTOR18. MOUNTED 12 FEET ABOVE FINISH GRADE, WITH SHIELDING.
- 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

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| 9-24-21   |  | REVISED PER TRC COMMENTS |
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SITE CONSTRUCTION PLAN  
DUPONT'S SERVICE CENTER  
WAREHOUSE

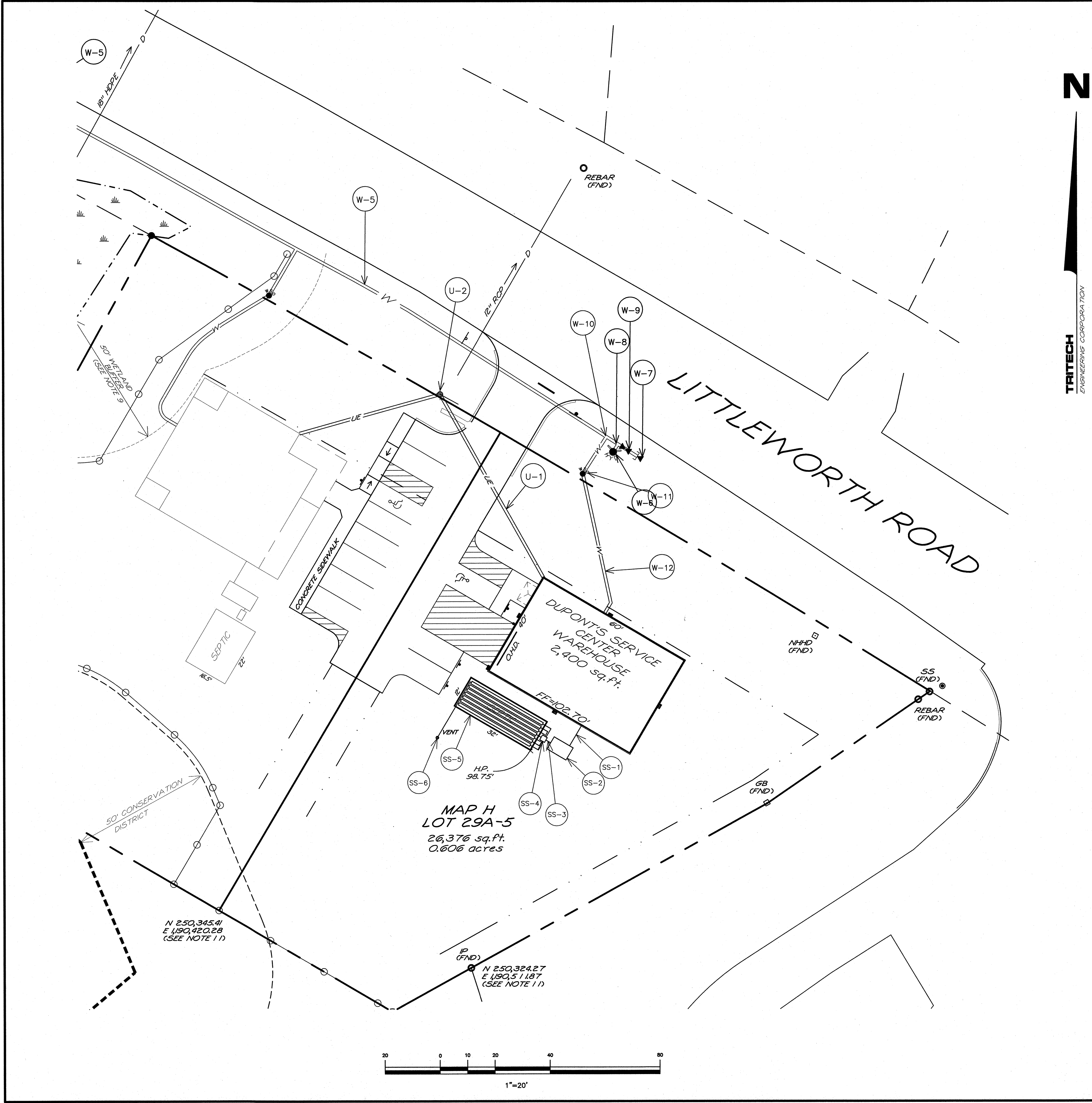
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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

SHEET No.

SP-2





- 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 AAWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA, STATE AND LOCAL REGULATIONS.
  3. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
  4. END OF EXISTING WATER MAIN. (BY OTHERS)
  5. INSTALL 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. CONNECT TO EXISTING WATER MAIN.
  11. INSTALL WATER SHUT-OFF. (BY OTHERS)
  12. INSTALL 55' - 1" TYPE K COPPER OR PLASTIC EQUIVALENT. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.

- U-1 UTILITY NOTES:**
1. INSTALL 75 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 8.5 FEET OF 4" SEWER PIPE.
  2. INSTALL 1,250 GALLON CONCRETE SEPTIC TANK BY AJ FOSS
  3. INSTALL 2 FOOT OF EFFLUENT PIPE.
  4. INSTALL SHEA CONCRETE, 9 OUTLET DISTRIBUTION BOX OR EQUAL.
  5. INSTALL 12' x 32' ADVANCED ENVIRO-SEPTIC (AES), 7 PIPES, 30 FEET LONG
  6. INSTALL 4" SCH 40 PVC LOW VENT TO BE MINIMUM OF 36" ABOVE FINISHED GRADE. CONNECT TO VENT MANIFOLD.

- 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
  - UD — 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 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
  - PROPOSED WATER MAIN

**TRITECH**  
ENGINEERING CORPORATION

**ISSUED FOR PLANNING BOARD REVIEW**  
OCTOBER 5, 2021

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|-----------|---------|--------------------------|
| 1         | 9-17-21 | REVISED PER TRC COMMENTS |
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ROBERT STOVELL  
No. 9803  
STATE OF NEW HAMPSHIRE  
PROFESSIONAL ENGINEER

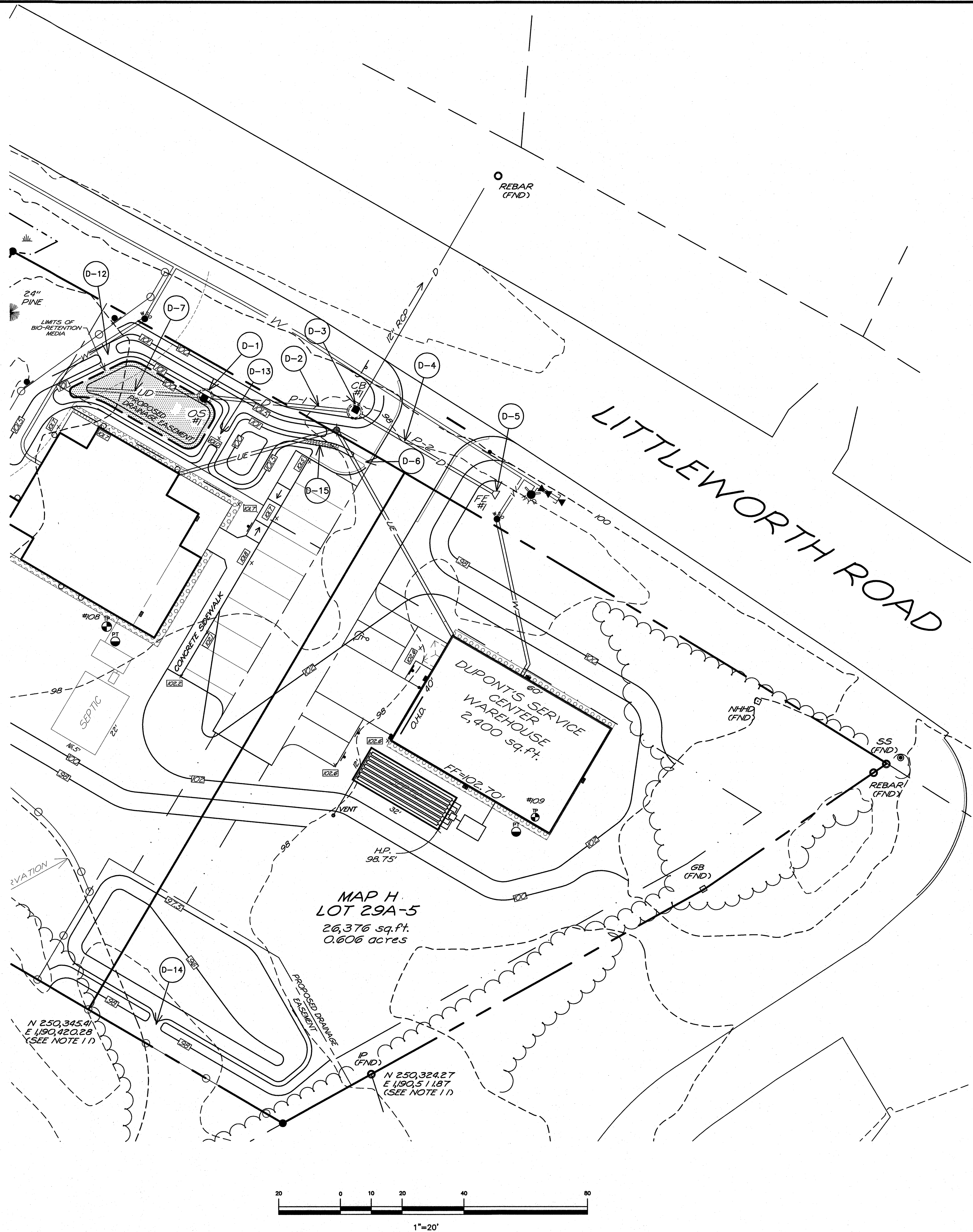
UTILITY PLAN  
DUPONT'S SERVICE CENTER  
WAREHOUSE  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE  
AUGUST 26, 2021  
JOB No. 21127  
SCALE: 1" = 20'

SHEET No.

**SP-3**

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03801  
TELEPHONE 603 742 8407  
FAX 603 742 8830





TRITECH  
ENGINEERING CORPORATION

D-1 DRAINAGE NOTES

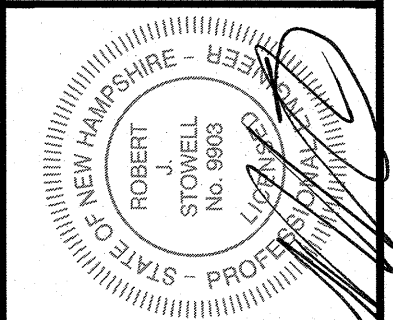
1. INSTALL OS #1 PER DETAIL 1, SHEET SP-5.  
RIM ELEV = 101.15'  
UD IN = 97.05'  
INVERT OUT = 96.95'
2. INSTALL 40' OF 12"Ø HDPE DRAINAGE PIPE (P-1) AT A SLOPE OF 0.006 FT/FT FROM OS #1 @ ELEV = 96.95' TO CB #1 @ ELEV = 96.70'
3. INSTALL CB #1 PER DETAIL 5, SHEET SP-6.  
RIM ELEV = 99.50'  
INVERT IN = 96.70'  
INVERT IN = 96.70'  
INVERT OUT = 96.60'  
SUMP ELEV = 92.60'
4. INSTALL 50' OF 12"Ø 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 PAVED SWALE, PER DETAIL 8, SHEET SP-7.
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 BIORETENTION 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 1, SHEET SP-8
15. INSTALL RIP RAP, PER DETAIL 6, SHEET SP-8.  
Wo=3', We=3', Lg=10', D=6", D(50)=3"

LEGEND

- L/E — PROPOSED UNDERGROUND ELECTRIC & TELE.
- ⊠ PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- ⬮ PROPOSED POLE LIGHT
- BUILDING MOUNTED LIGHT
- D — PROPOSED DRAIN LINE
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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
- 156 — EXISTING 2 FOOT CONTOUR
- 160 — EXISTING 10 FT CONTOUR
- W — 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

ISSUED FOR PLANNING BOARD REVIEW  
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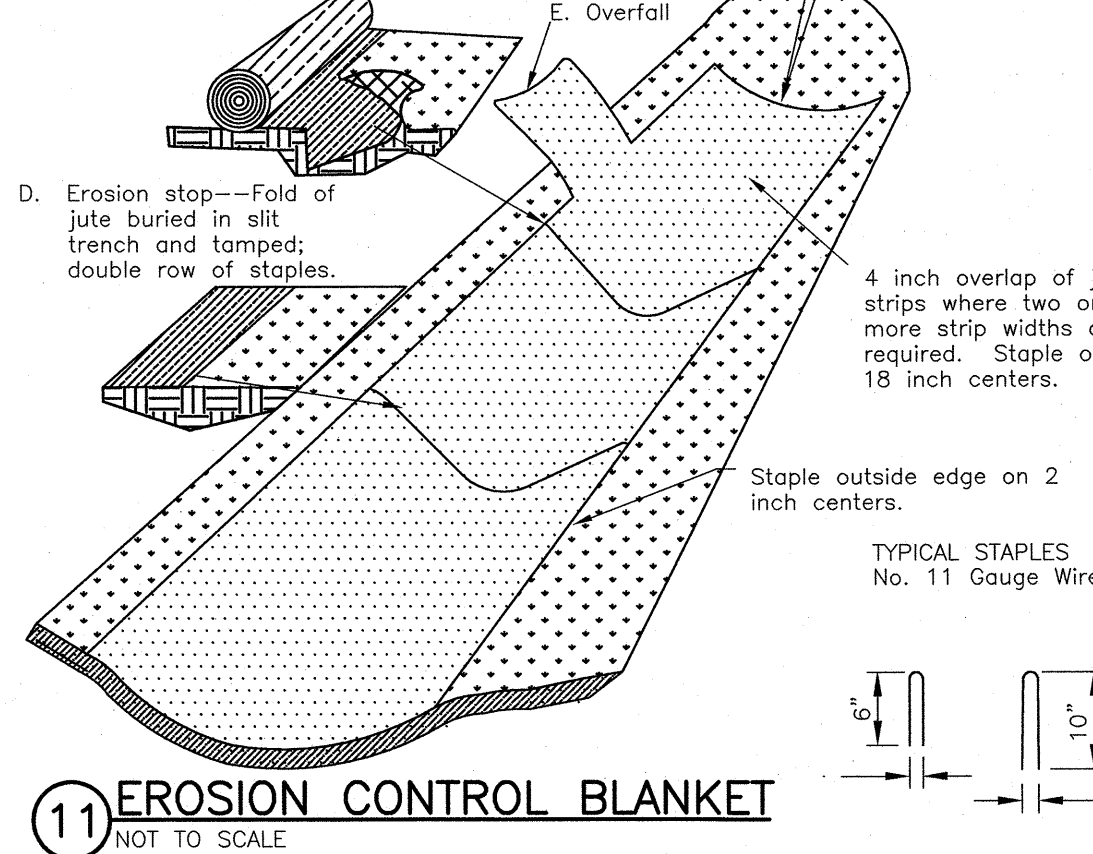
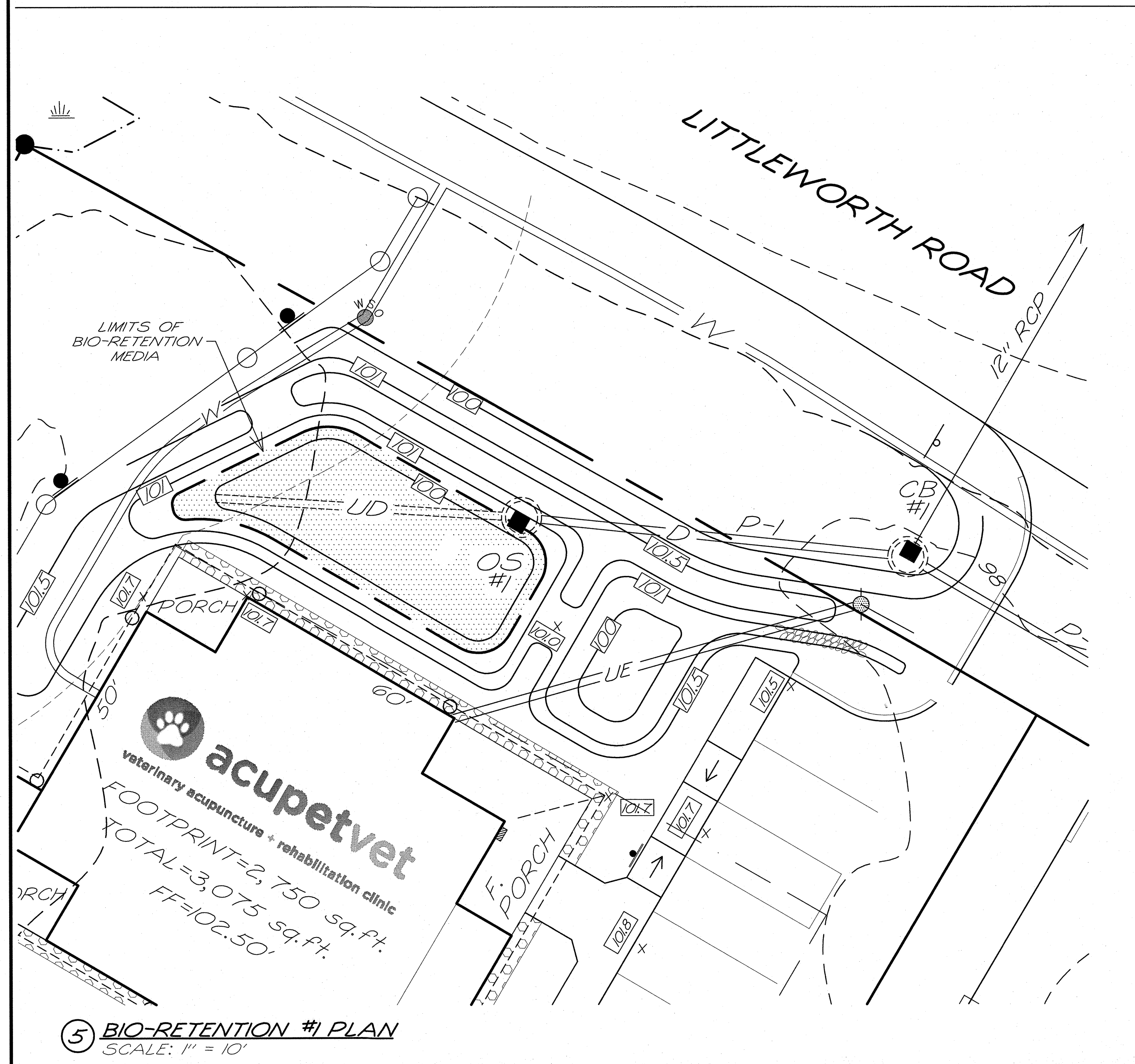
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GRADING AND DRAINAGE PLAN  
DUPONT'S SERVICE CENTER  
WAREHOUSE  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE  
AUGUST 26, 2021  
JOB No. 21127  
SCALE: 1" = 20'

SHEET No.  
**SP-4**





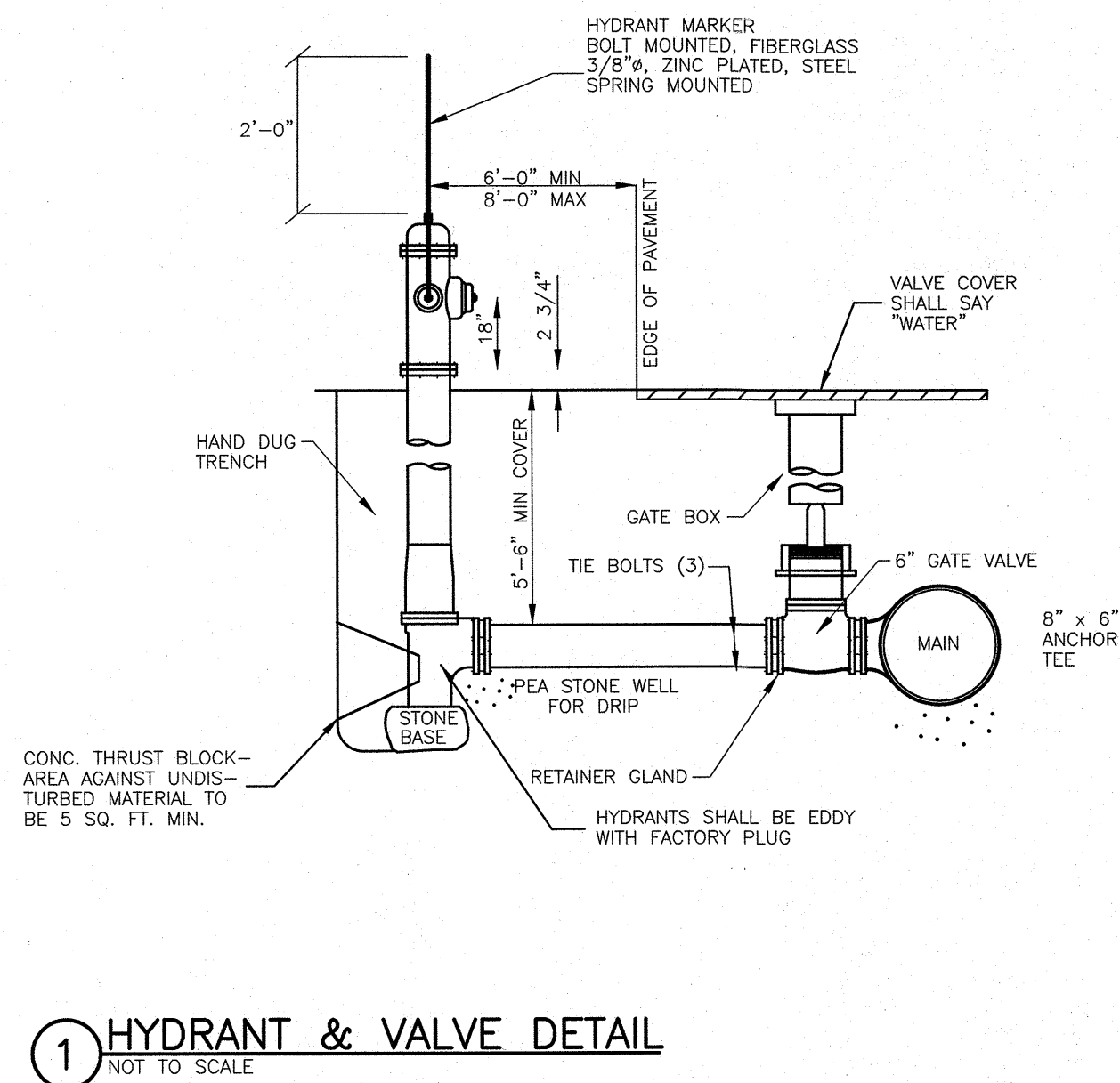
12 EARTH FILL  
NOT TO SCALE

# SP-5

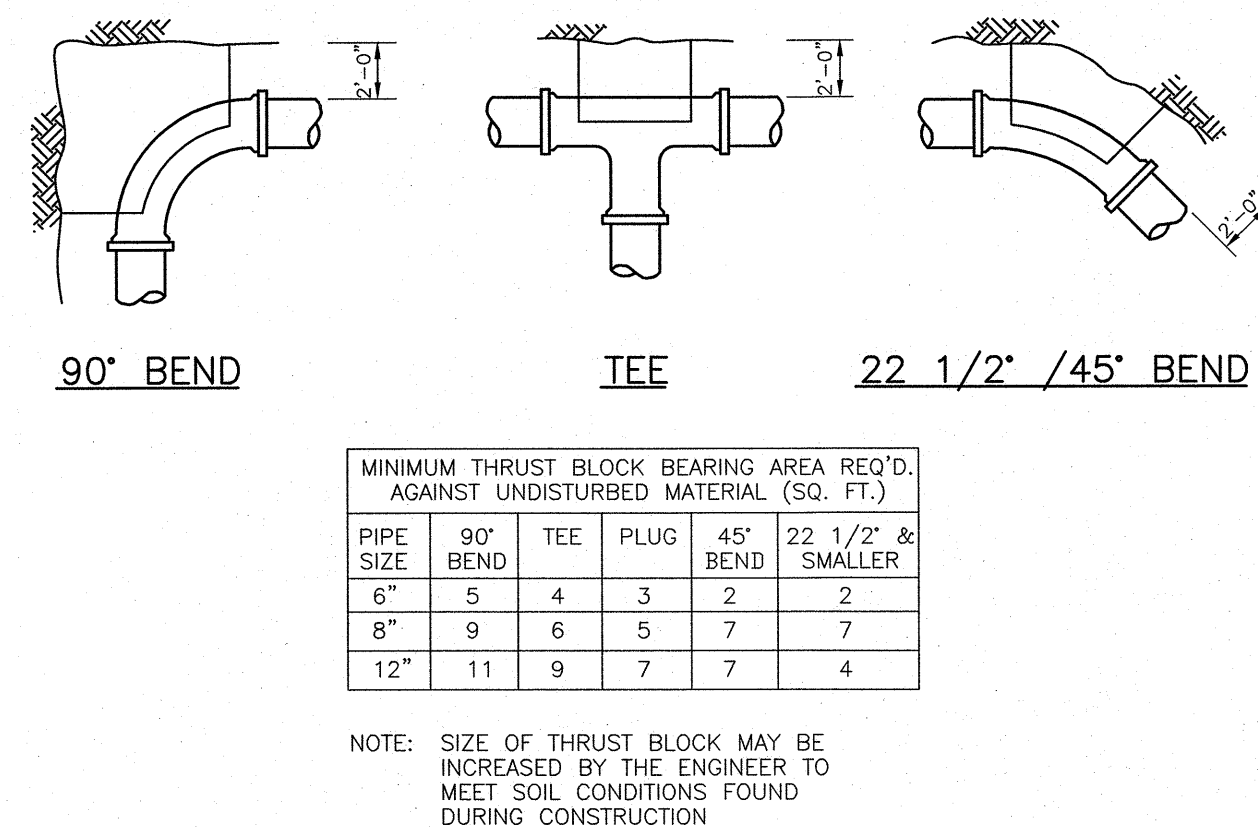
755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3830

(P21-56)

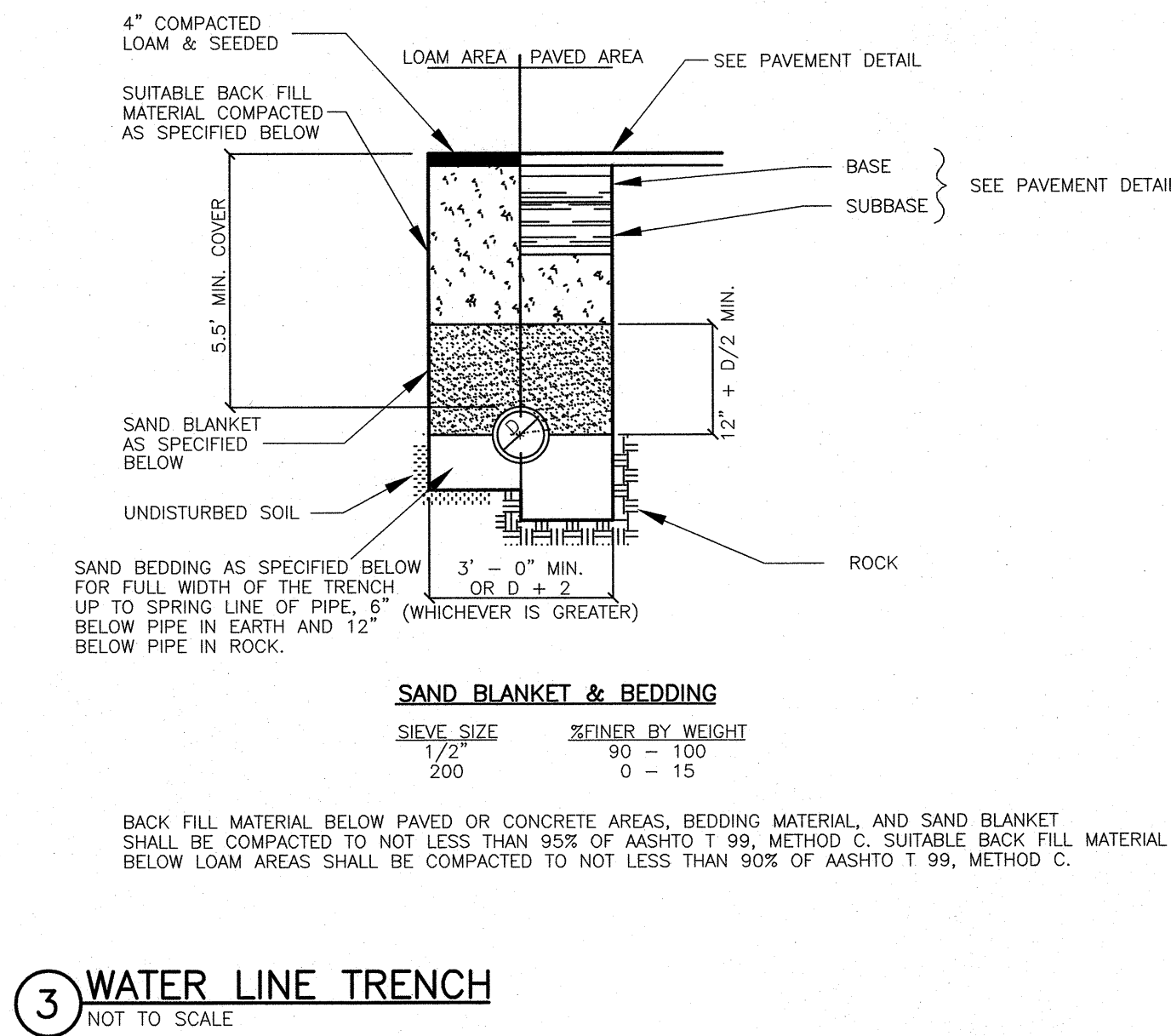




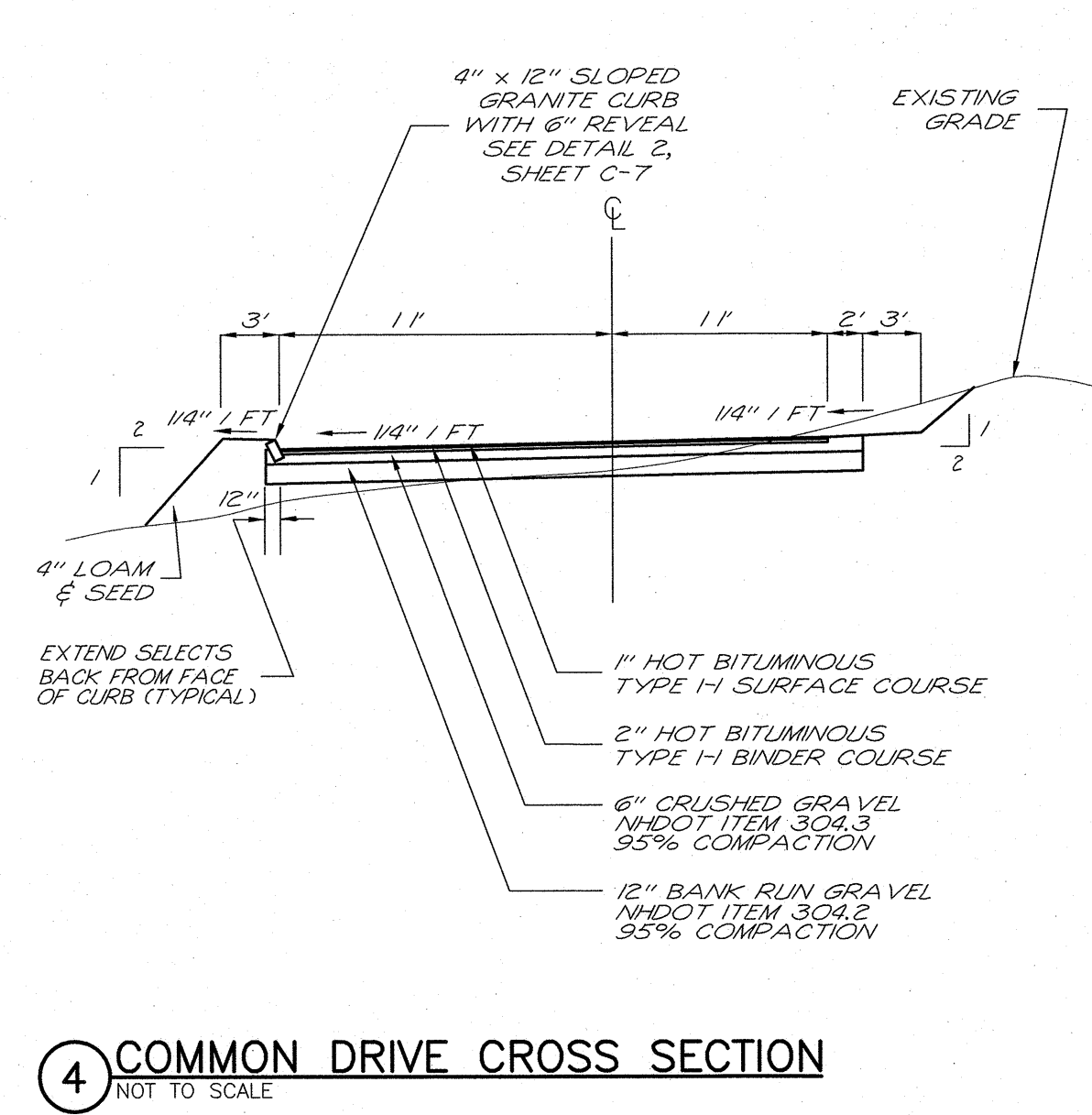
① HYDRANT & VALVE DETAIL  
NOT TO SCALE



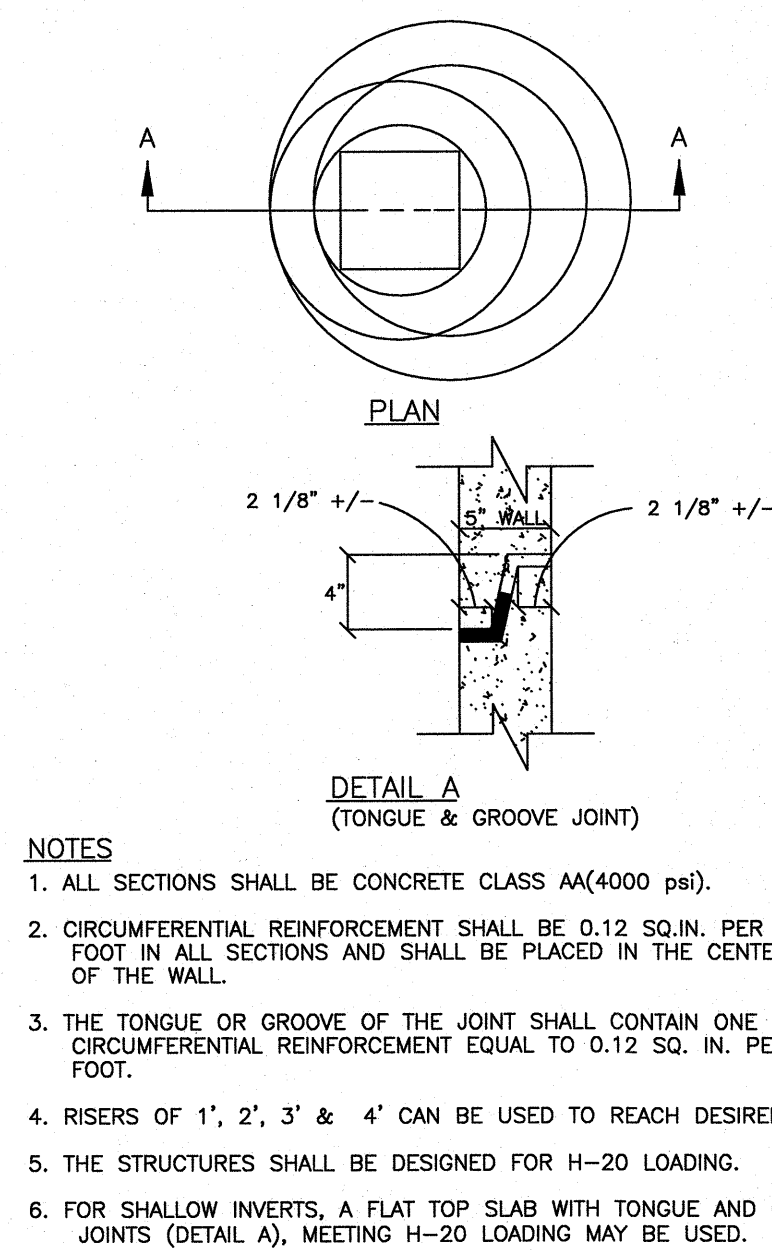
② WATER MAIN THRUST BLOCK DETAILS  
NOT TO SCALE



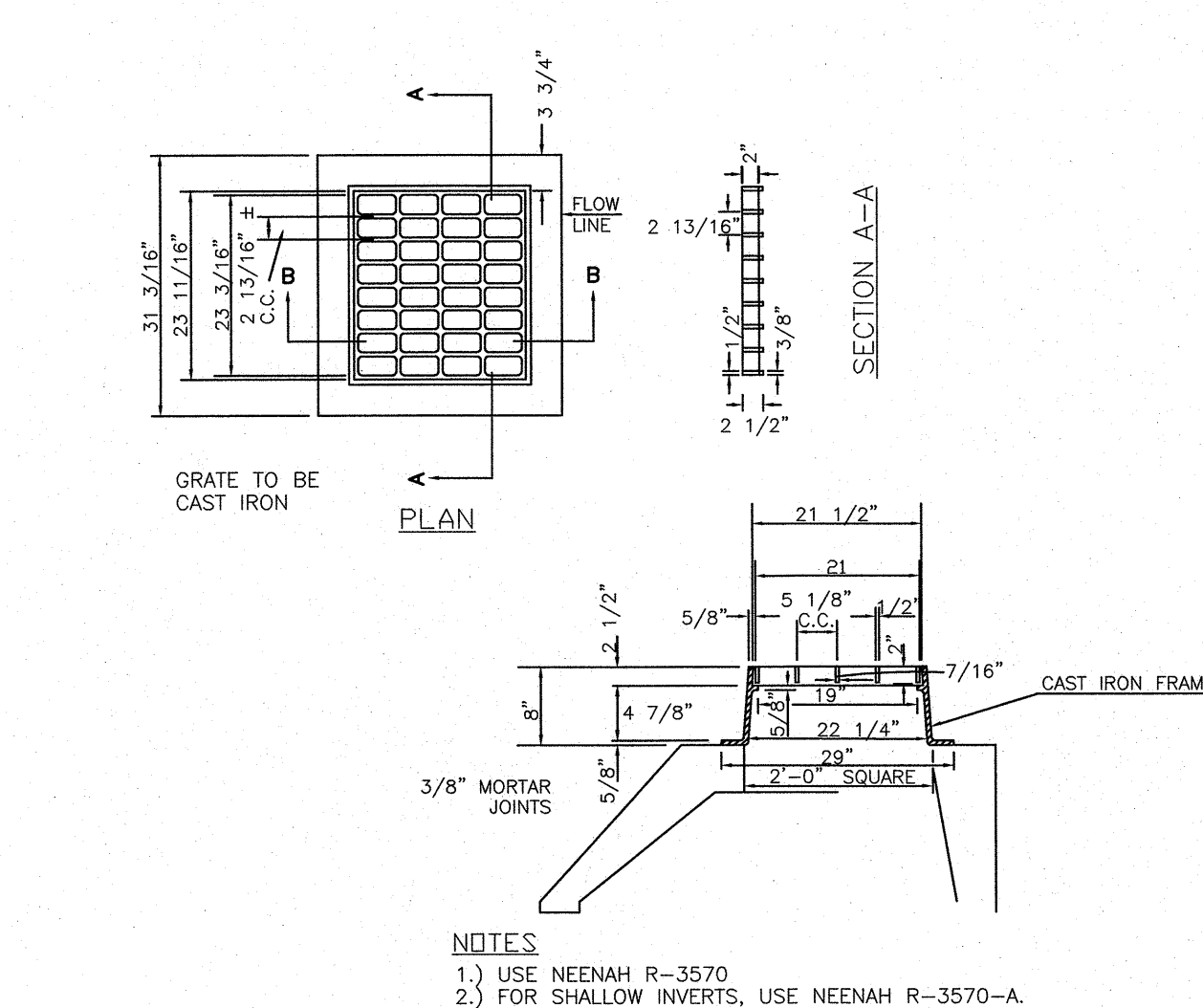
③ WATER LINE TRENCH  
NOT TO SCALE



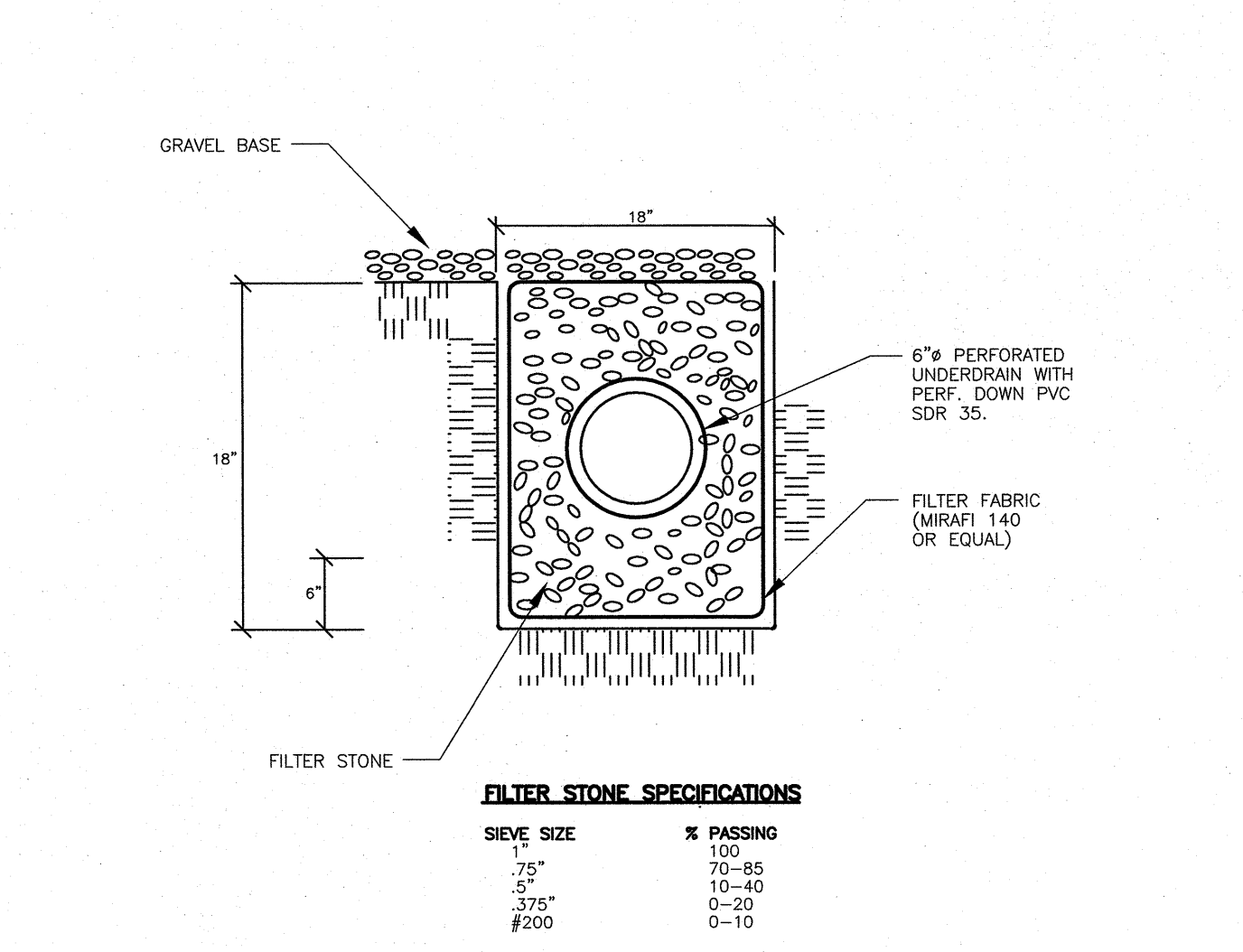
④ COMMON DRIVE CROSS SECTION  
NOT TO SCALE



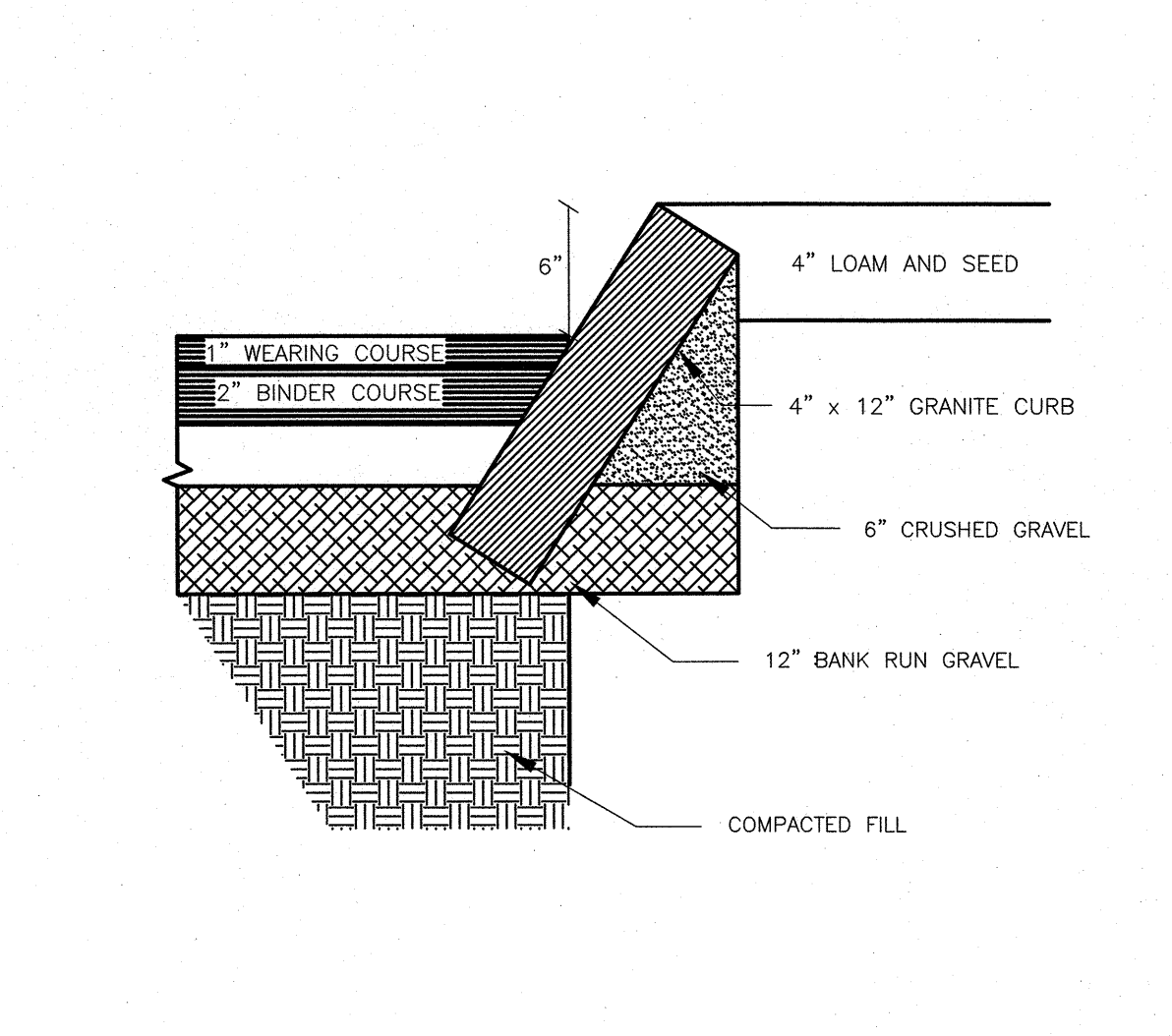
⑤ DEEP SUMP HOODED CATCH BASIN  
NOT TO SCALE



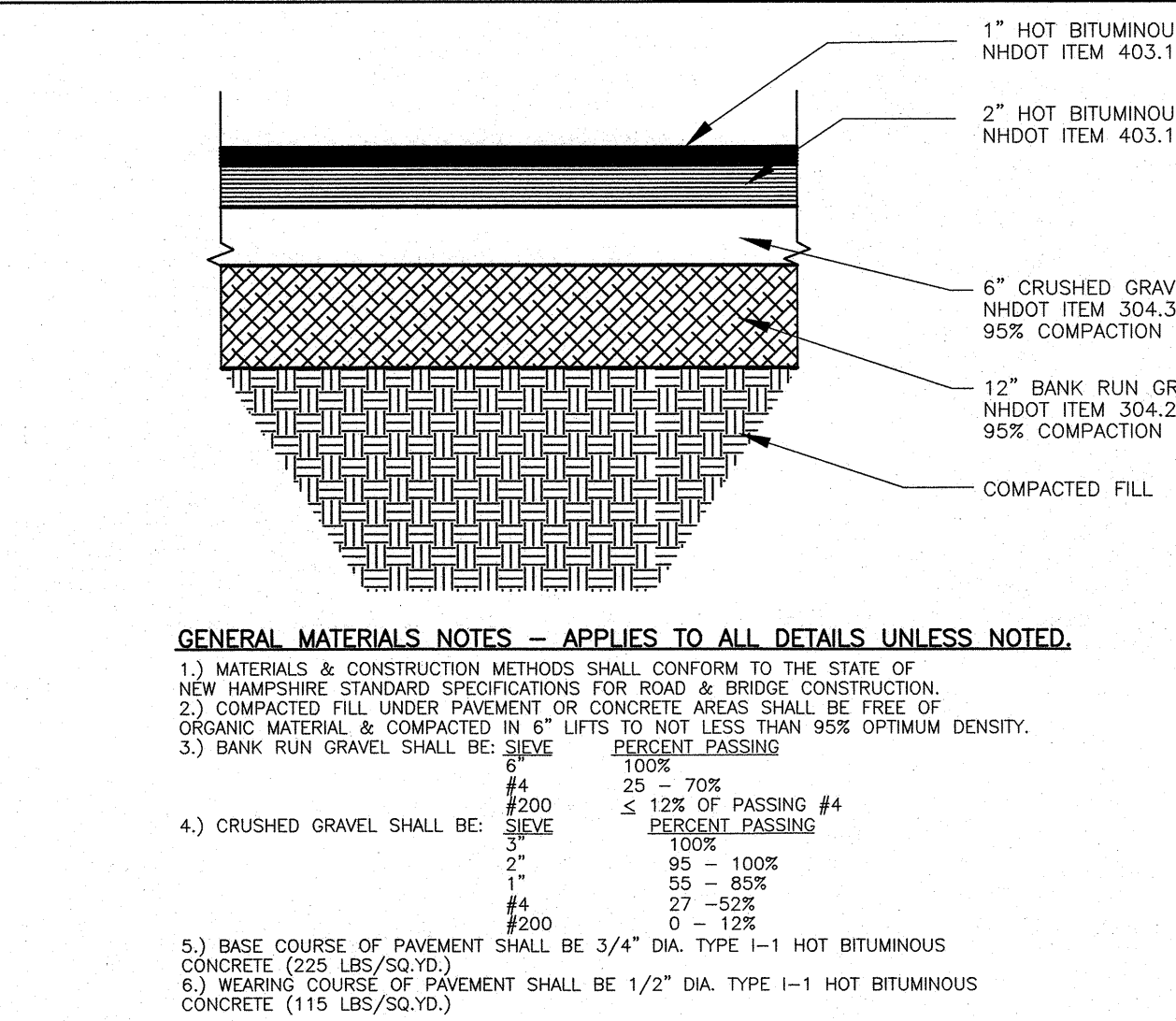
⑥ CATCH BASIN FRAME & GRATE  
NOT TO SCALE



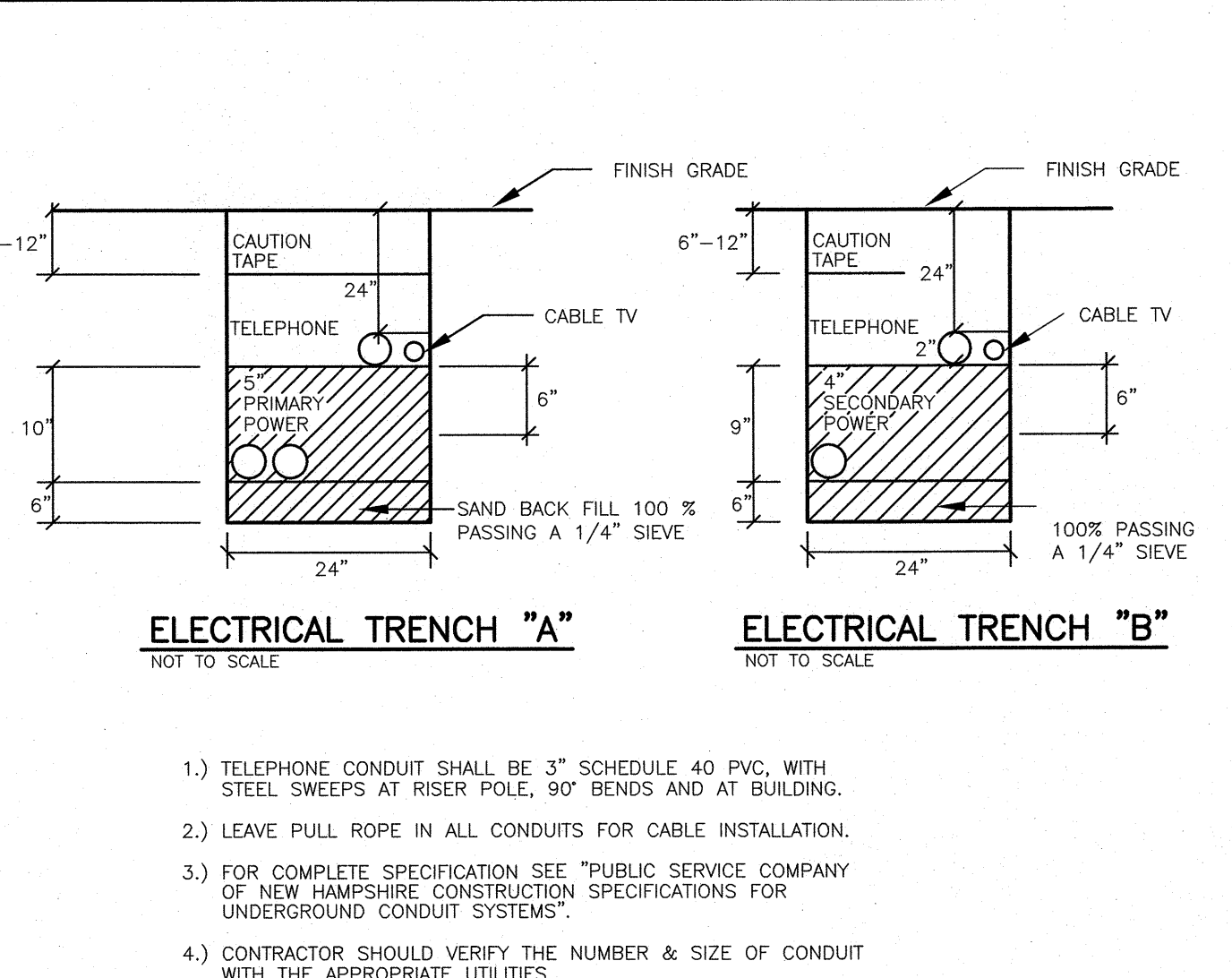
⑦ UNDERDRAIN DETAIL  
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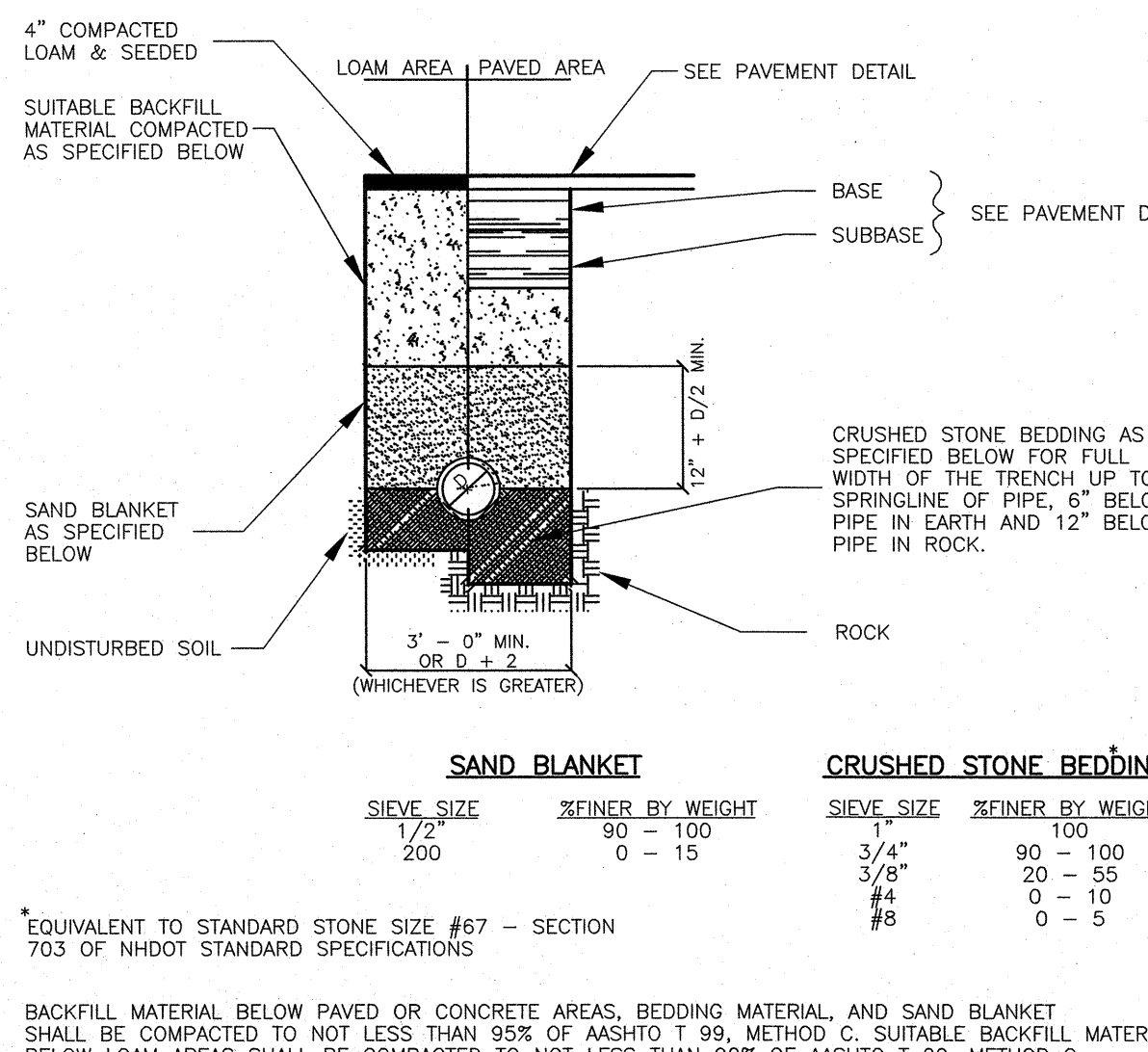
⑧ SLOPED GRANITE CURB SECTION  
NOT TO SCALE



⑩ TYPICAL PAVEMENT SECTION  
NOT TO SCALE



⑪ ELECTRICAL TRENCH  
NOT TO SCALE



⑫ STORM DRAINAGE & SEWER PIPE TRENCH  
NOT TO SCALE

**TRITECH**  
ENGINEERING CORPORATION

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REVISIONS  
DATE: DESCRIPTION:

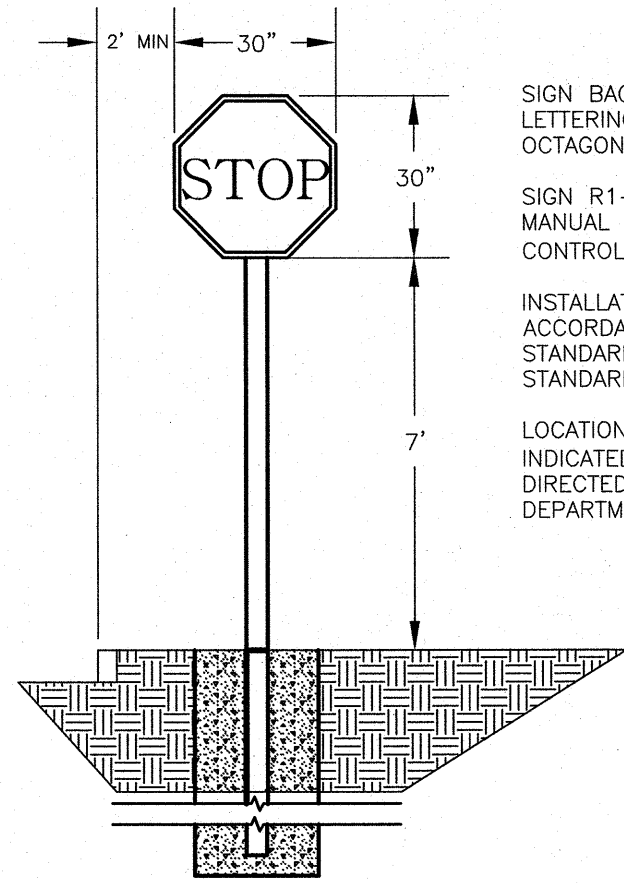
CONSTRUCTION DETAILS

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

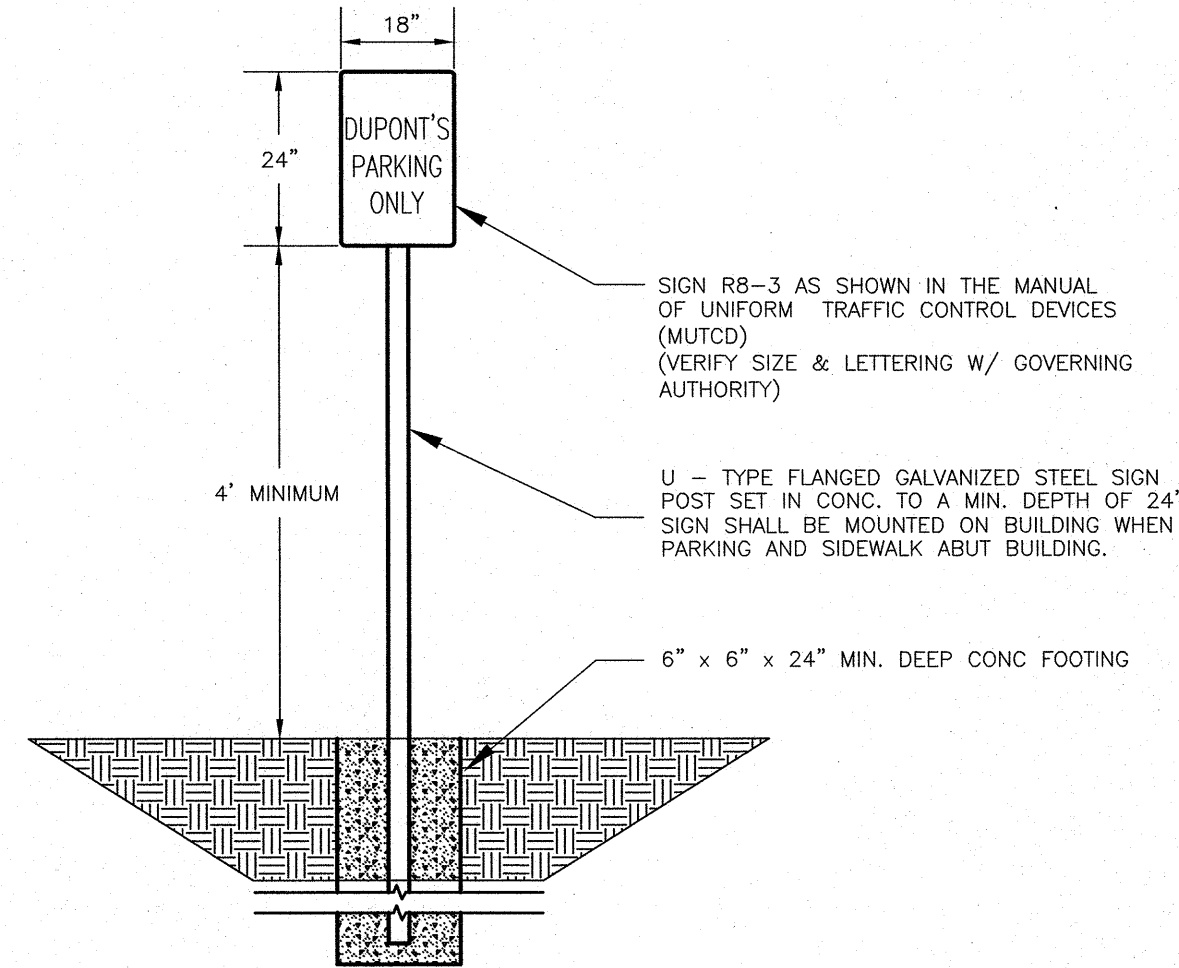
SHEET No. **SP-6**

(P21-56)

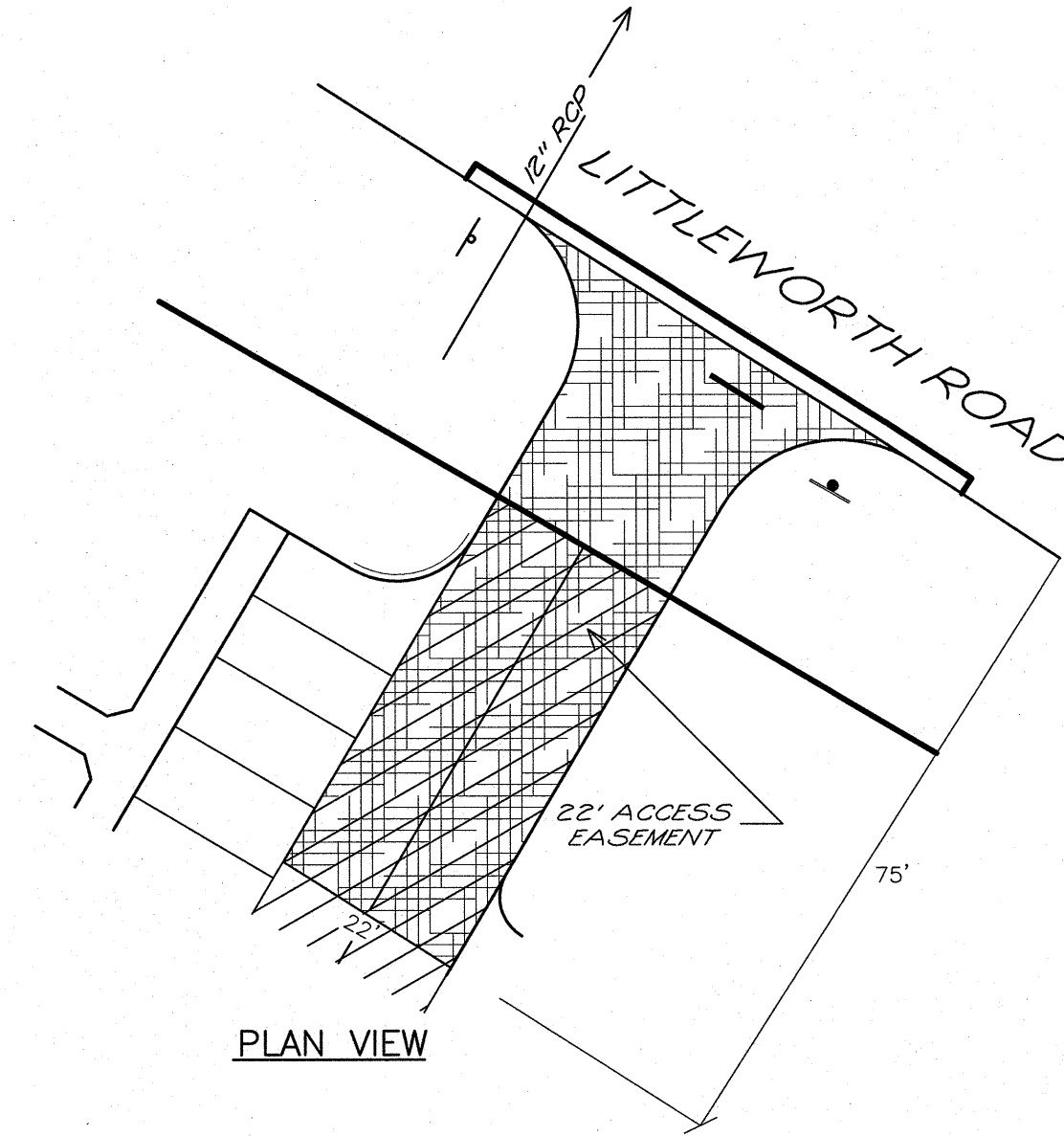




1 STOP SIGN  
NOT TO SCALE

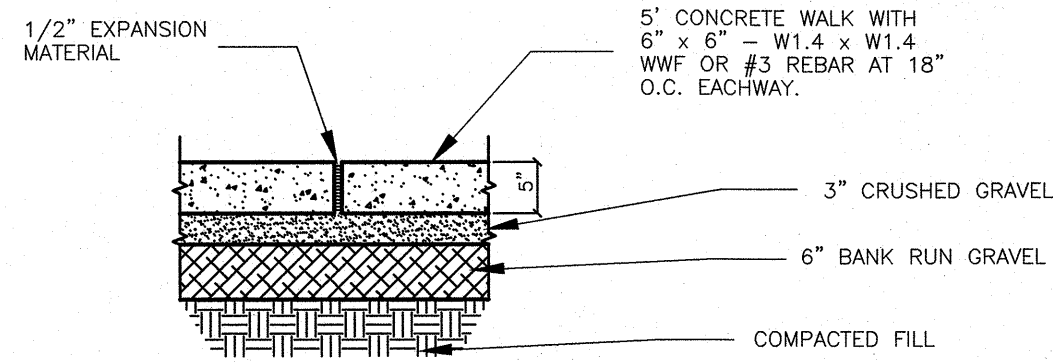
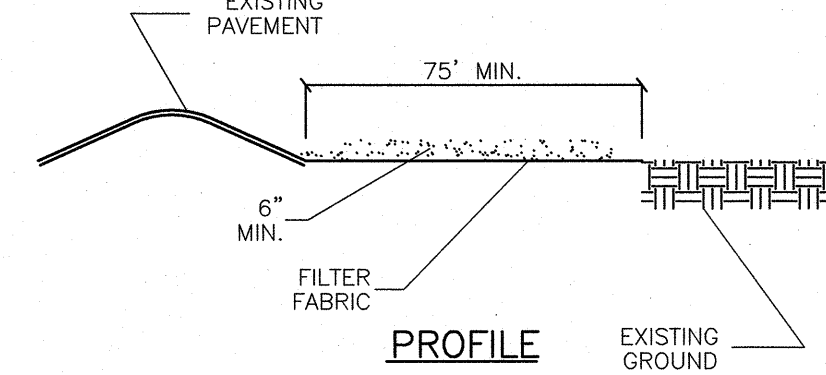


2 NO PARKING  
NOT TO SCALE

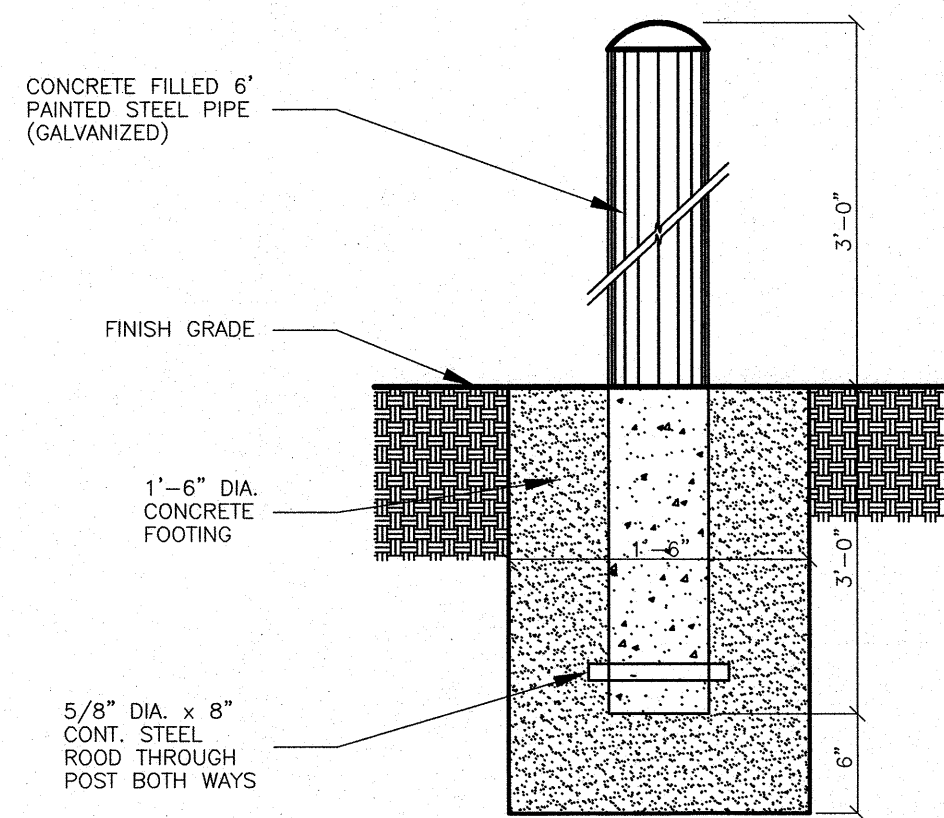


3 STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE

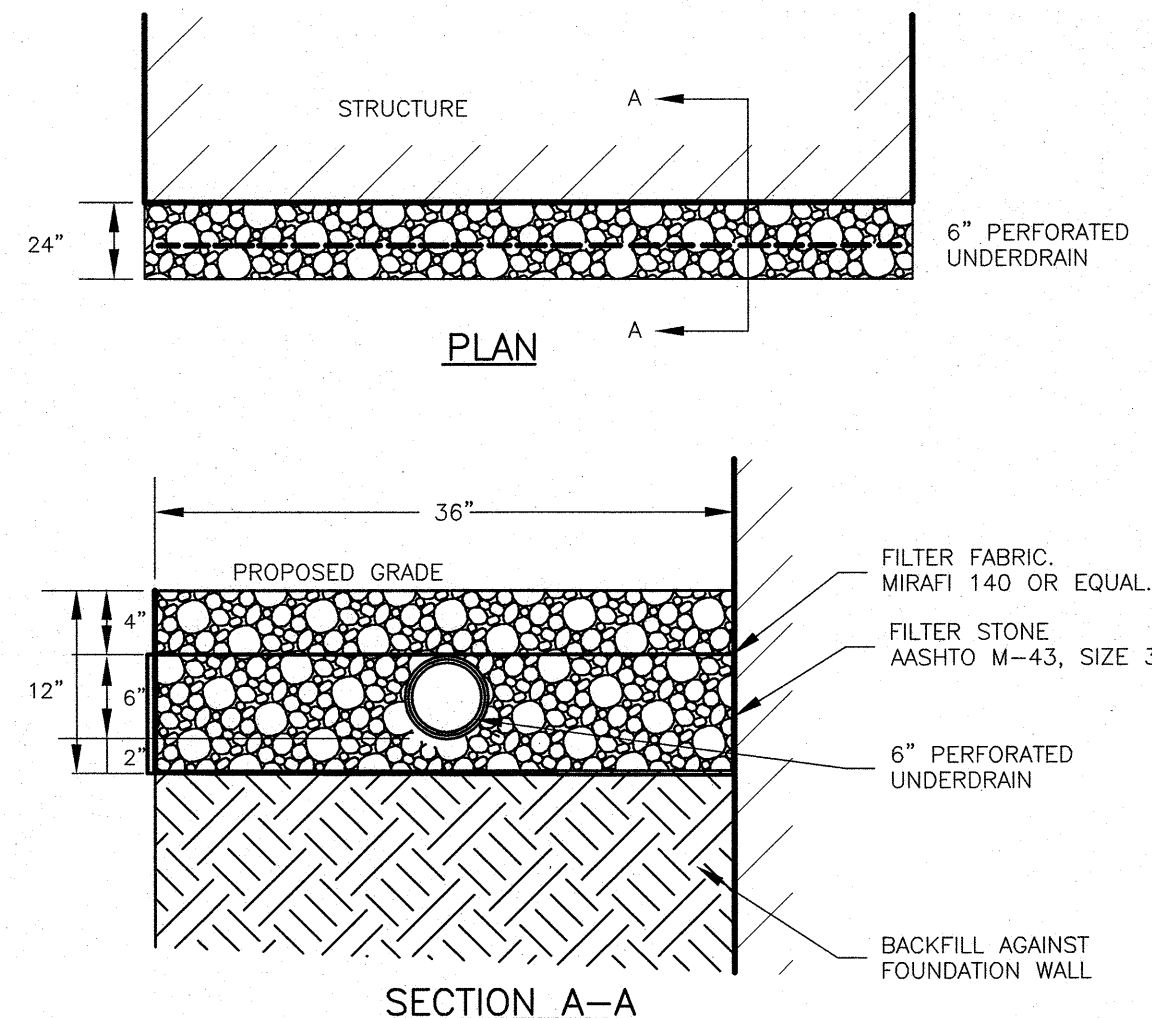
1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY. PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 3" STONE TO MATCH SLOPE OF EXISTING ROAD.
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY 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.



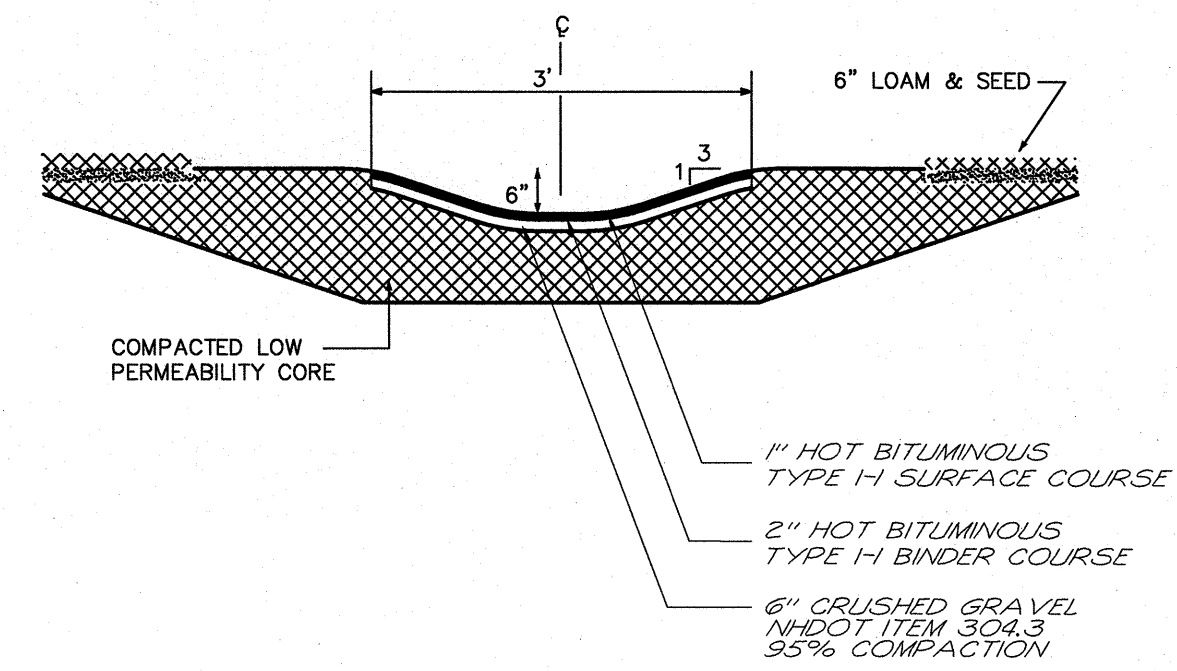
EXPANSION JOINT  
NOT TO SCALE



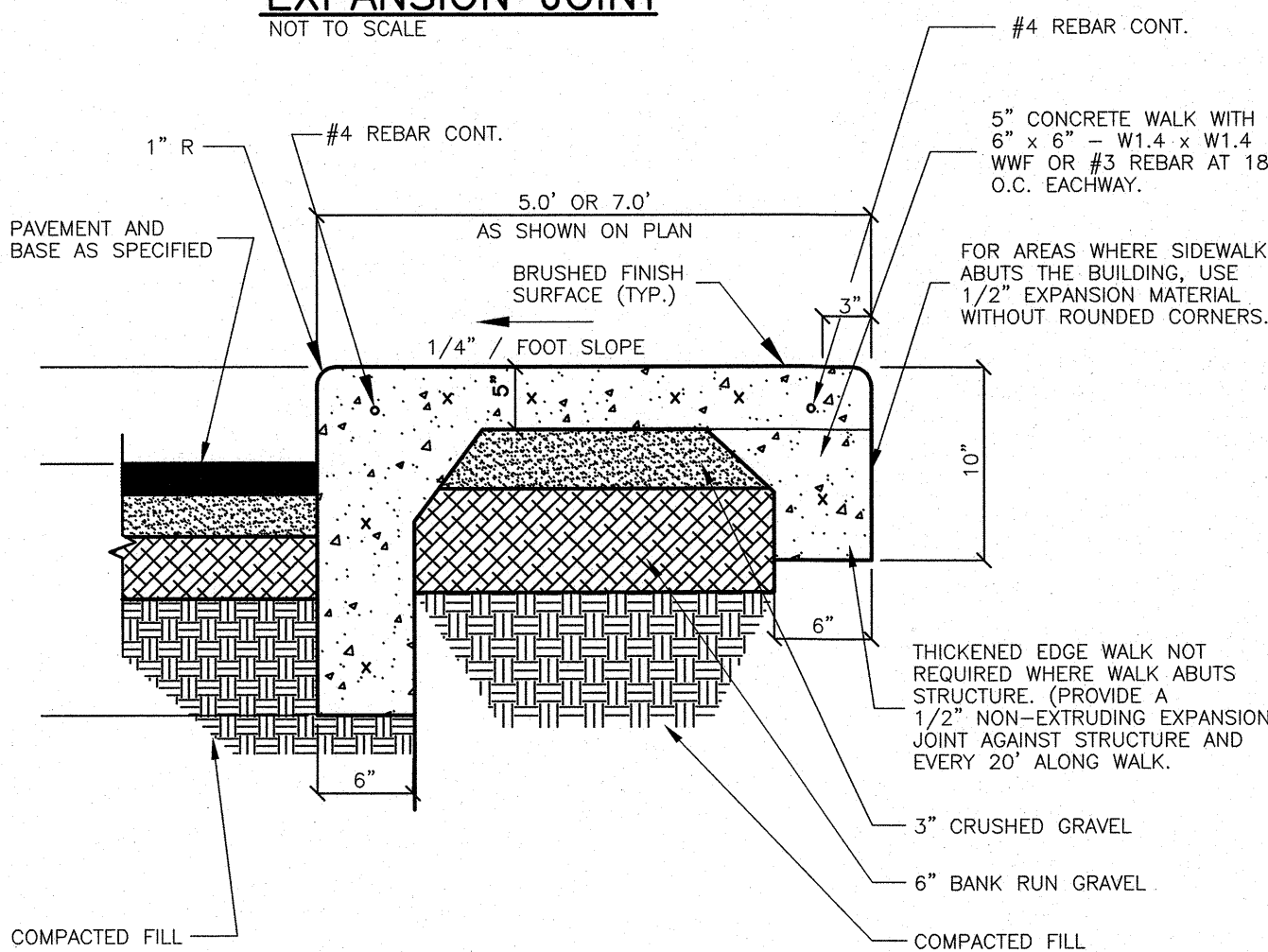
6 BOLLARD  
NOT TO SCALE



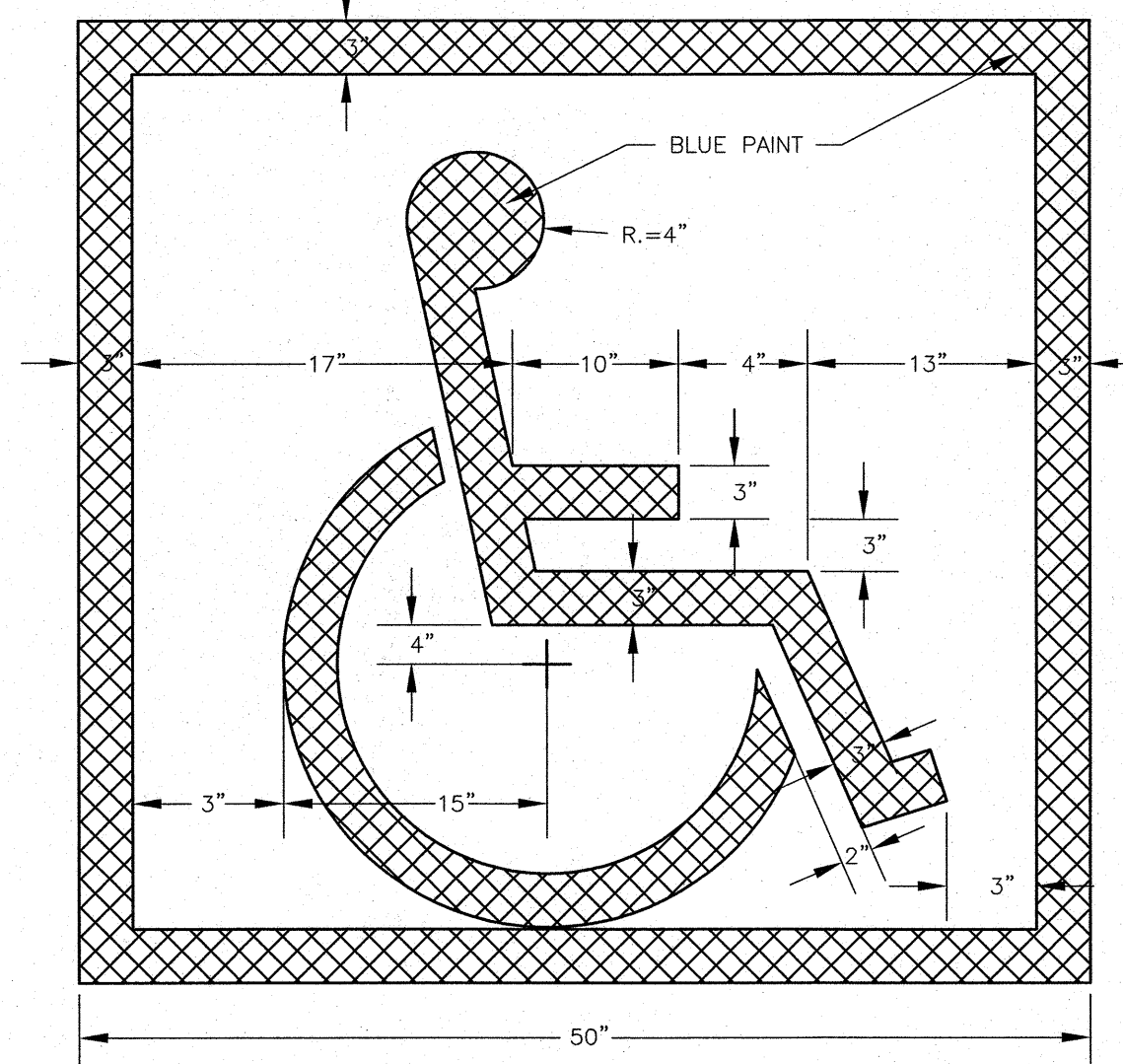
7 BUILDING DRIP EDGE  
NOT TO SCALE



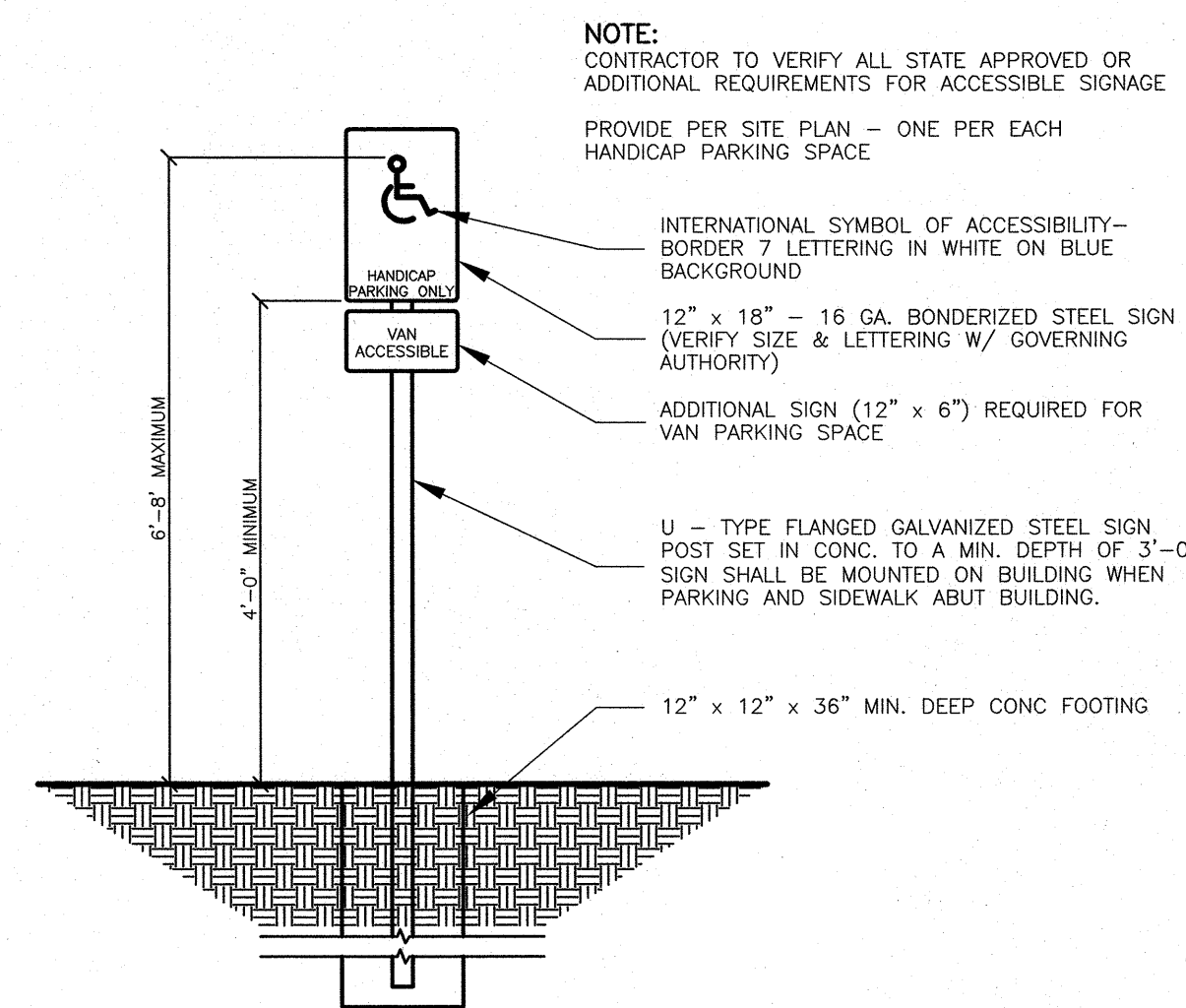
8 PAVED SWALE DETAIL  
NOT TO SCALE



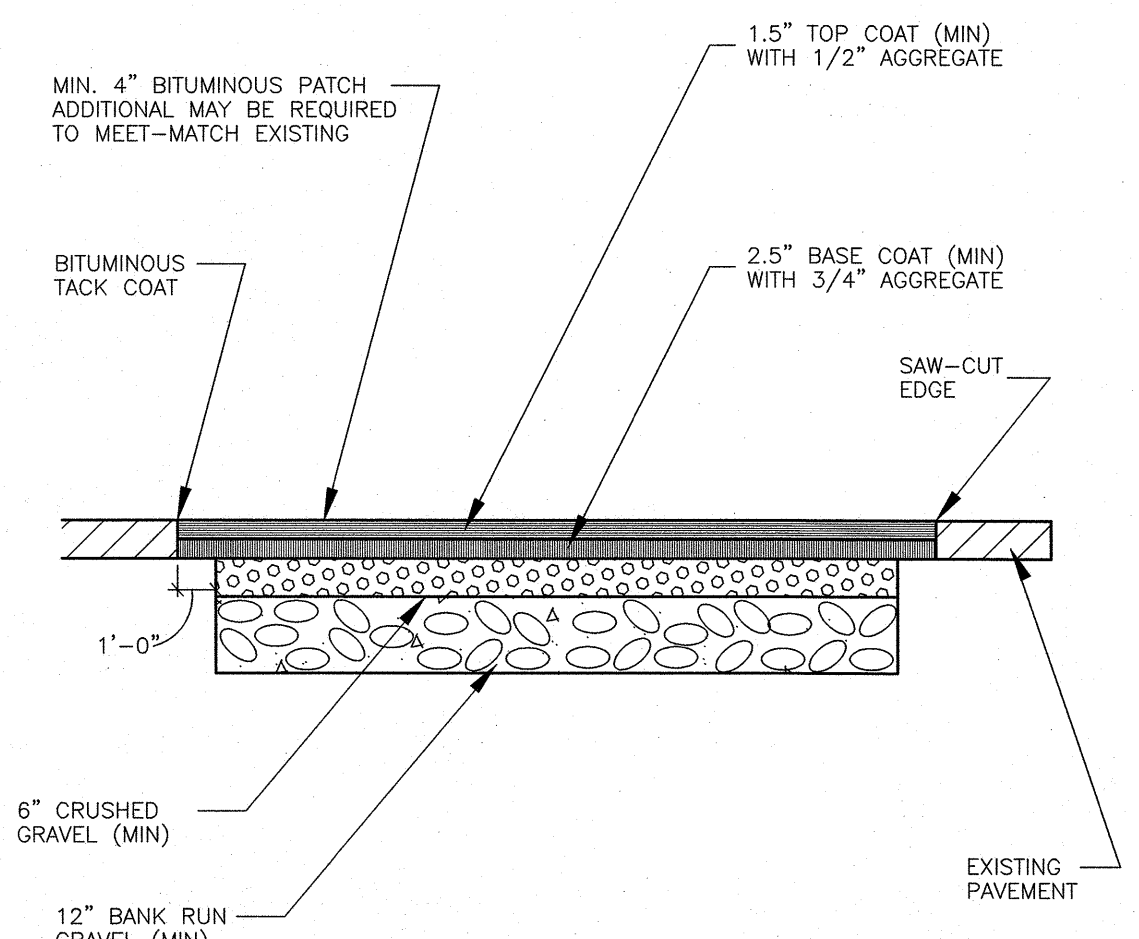
CONCRETE WALK W/CONCRETE CURB  
NOT TO SCALE



10 HANDICAP SYMBOL DETAIL  
NOT TO SCALE



11 HANDICAP PARKING SIGN  
NOT TO SCALE

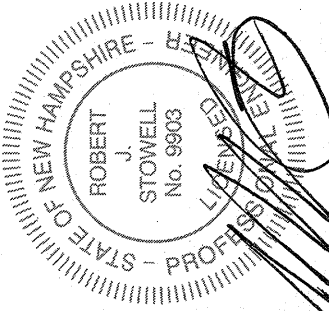


12 ENTRANCE PATCH DETAIL  
NOT TO SCALE

TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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CONSTRUCTION DETAILS

DUPONT'S SERVICE CENTER

WAREHOUSE

LITTLEWORTH ROAD

DOVER, NEW HAMPSHIRE

AUGUST 26, 2021

JOB No. 21127

SHEET No.

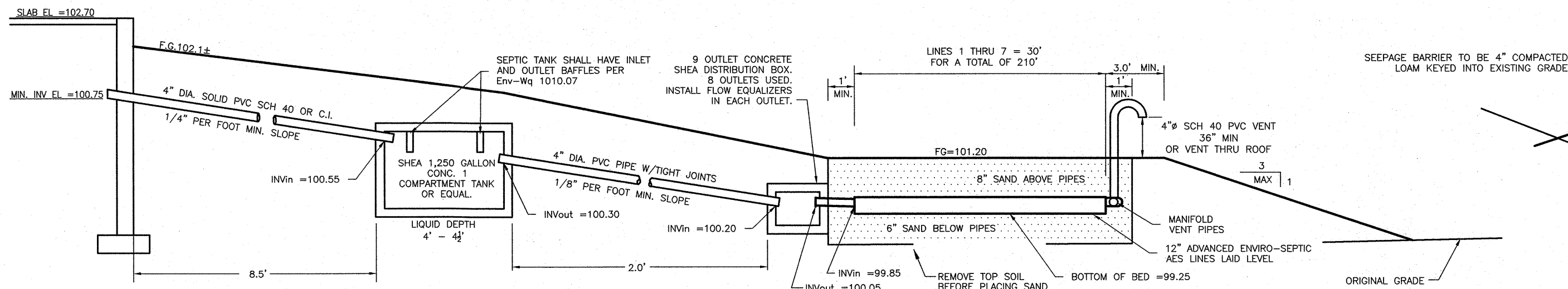
SP-7

(P21-56)

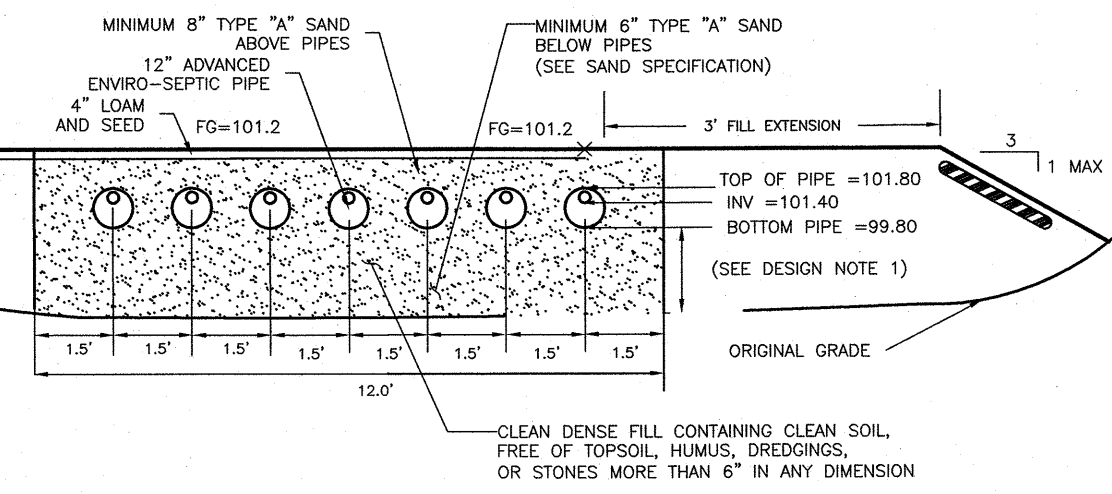








SYSTEM PROFILE  
(NO SCALE)



CROSS SECTION  
(NO SCALE)

TEST PIT #109

|                      |                                                                                                                                                                                                                                                      |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: APRIL 14, 2017 |                                                                                                                                                                                                                                                      |
| DEPTH                | DESCRIPTION:                                                                                                                                                                                                                                         |
| 0" - 8"              | DARK BROWN (10YR 3/3) SILT LOAM; MASSIVE STRUCTURE; MOIST, FRIABLE.                                                                                                                                                                                  |
| 8" - 19"             | LIGHT OLIVE BROWN (2.5Y 5/4) SILT LOAM; MASSIVE STRUCTURE; MOIST, FRIABLE.                                                                                                                                                                           |
| 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. |

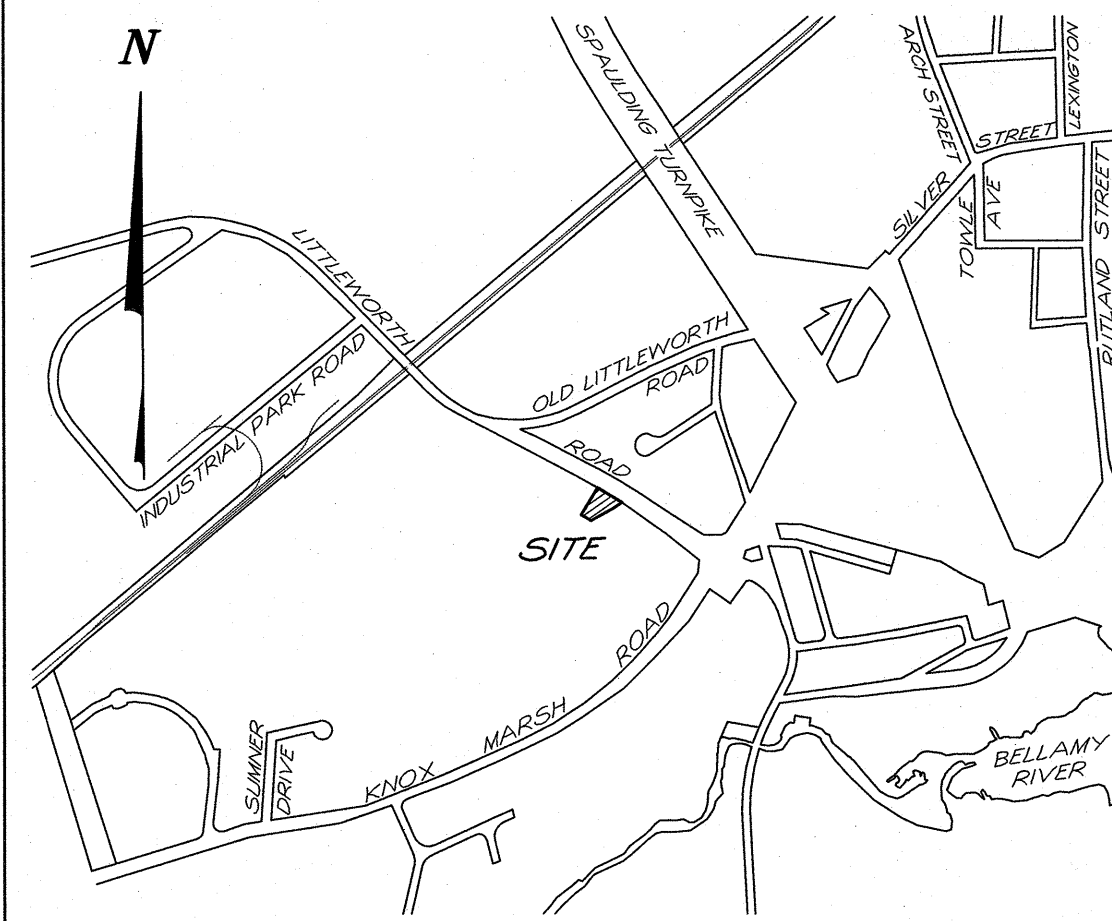
|                        |         |
|------------------------|---------|
| ESTIMATED WATER TABLE: | 19"     |
| OBSERVED WATER TABLE:  | NONE    |
| RESTRICTIVE LAYER:     | 19"     |
| BEDROCK REFUSAL:       | NONE    |
| SOIL SERIES:           | BOXFORD |
| HYDROLOGIC SOIL GROUP: | C       |

SAND SPECIFICATIONS

| Sieve Size | ASTM C-33 fine aggregate | AES & ES Specifications                   |
|------------|--------------------------|-------------------------------------------|
| 3/4"       |                          | 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        |                          |                                           |
| #50        | 5-30% passing            |                                           |
| #100       | 0-10% passing            |                                           |
| #200       |                          | "Fines" (silt & clay) <2% passes-CRITICAL |

LEGEND

|              |                           |
|--------------|---------------------------|
| 100          | EXISTING 10 FT CONTOUR    |
| 98           | EXISTING 2 FOOT CONTOUR   |
| 92           | PROPOSED CONTOUR          |
|              | SETBACK LINE              |
| W            | PROPOSED WATER LINE       |
| UTILITY POLE | UTILITY POLE              |
| PT           | PERCOLATION LOCATION      |
| PT #5        | TEST PIT                  |
| 98.7         | PROPOSED SPOT GRADE       |
| + 98.7       | EXISTING SPOT GRADE       |
| HP 100.7     | EXISTING HIGH POINT ELEV. |
|              | PROPOSED SILT FENCE       |
|              | PROPOSED WATER SHUT-OFF   |



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

- DESIGN INTENT:
  - a) EXISTING GRADE AT THE HIGH POINT OF THE SYSTEM IS ELEV 98.75'
  - b) ESTIMATED SEASONAL HIGH WATER TABLE IN TEST PIT #109 IS 19"
  - c) BOTTOM OF AES PIPE TO BE INSTALLED AT ELEV. 99.80', PROVIDING 24" OF SEPARATION TO ESWT (24" REQUIRED).
  - d) BOTTOM OF AES PIPE TO BE INSTALLED 11" 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

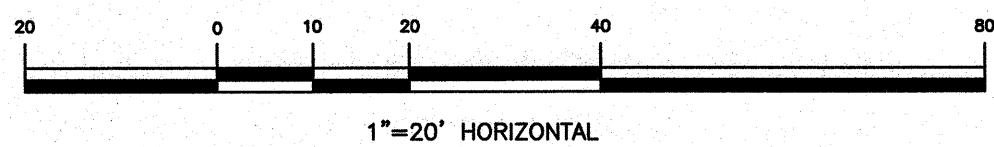
- THIS SUBSURFACE DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND PRACTICES OF THE NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DIVISION (NHWSPOD). CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THIS PLAN AND THE CONSTRUCTION CRITERIA OF NHWSPOD. IN ADDITION, THE INSTALLER MUST HOLD A VALID INSTALLER'S PERMIT FROM NHWSPOD. BEFORE BACKFILLING OR COVERING THE INSTALLED COMPONENTS, THE INSTALLER MUST NOTIFY THE NHWSPOD 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 SEPTIC TANK AND OUTLET SHALL BE TIGHTLY 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 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.
- NHWSPOD 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: SORD 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 SCR0 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  
Robert J. Stinson  
No. 950  
Environmental Services

TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

INDIVIDUAL SEWAGE  
DISPOSAL SYSTEM DESIGN  
DUPONT'S SERVICE CENTER  
WAREHOUSE

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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

SHEET NO.

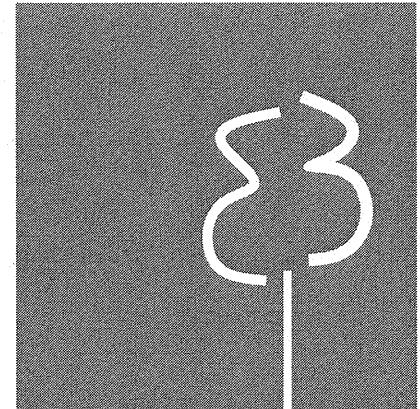
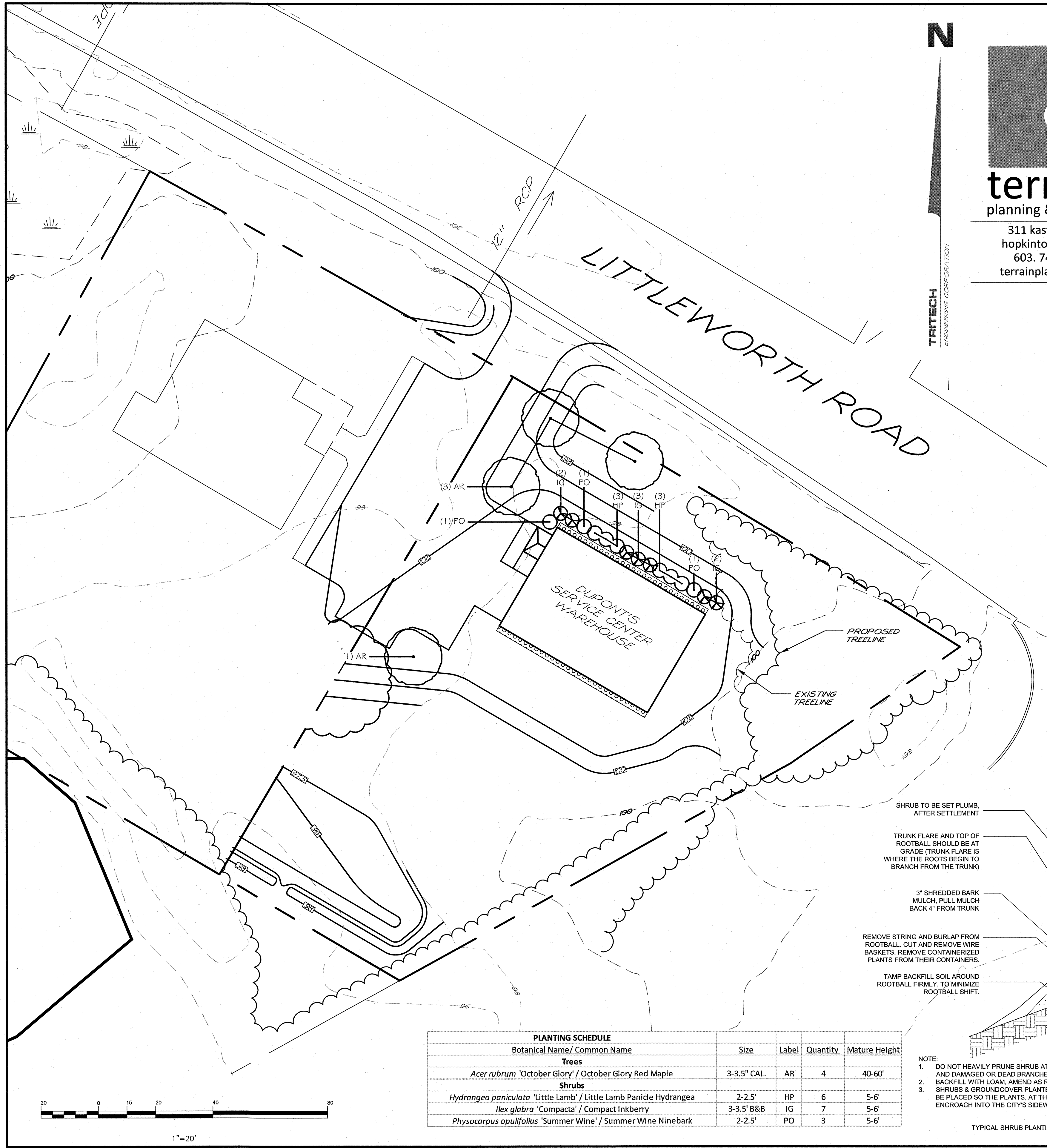
ISDS-1

(P21-56)









terrain  
planning & design llc

311 kast hill road  
hopkinton nh 03229  
603. 746. 3512  
terrainplanning.com

TRITECH  
ENGINEERING CORPORATION

GENERAL NOTES:

1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY TRITECH ENGINEERING.
2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF BARRINGTON AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HIS/HER WORK.
5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK, WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HIS/HE SHE SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
12. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES. PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR/ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
20. BASE PREPARATION UNDER ALL HARD SURFACES TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION, 1-888-DIG-SAFE.

PLANTING NOTES:

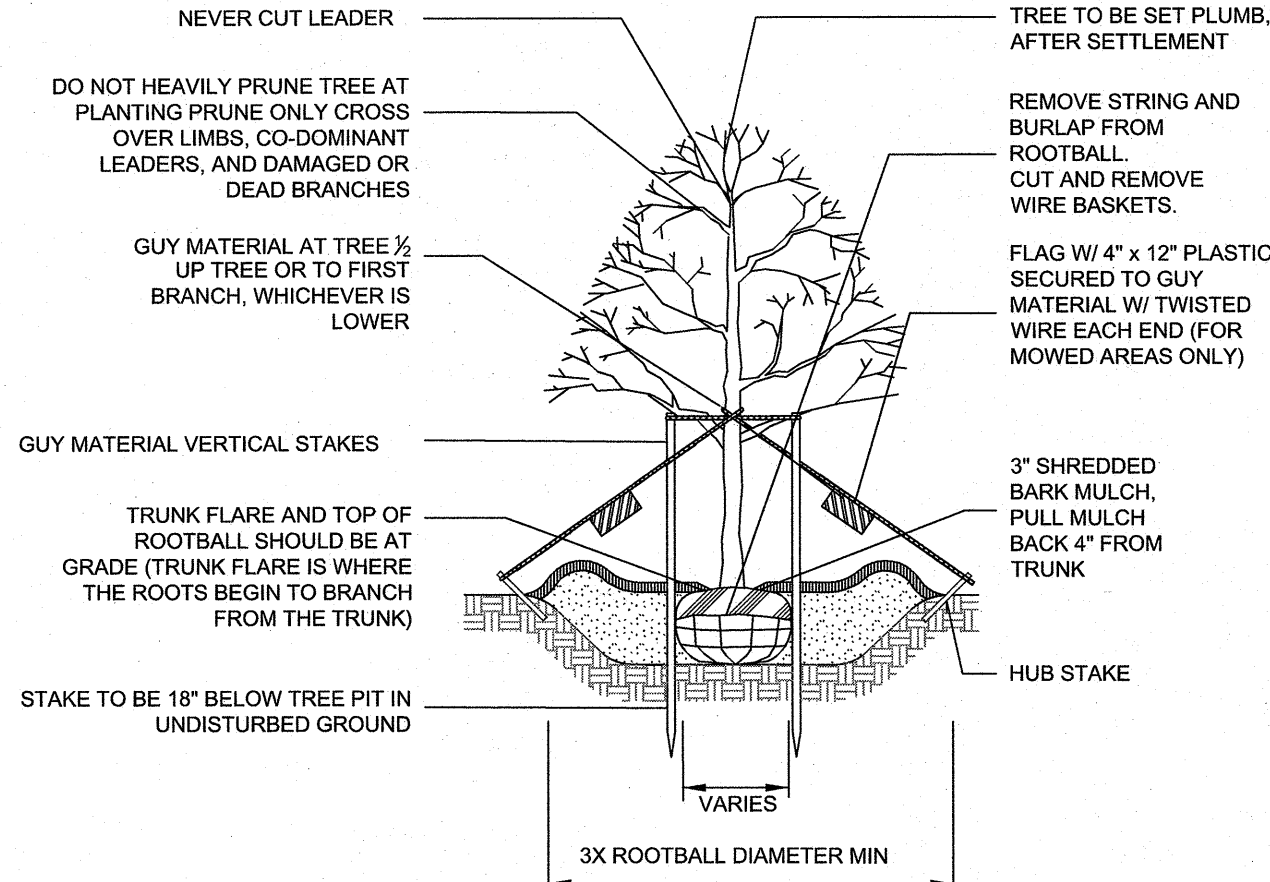
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.



- SHRUB TO BE SET PLUMB, AFTER SETTLEMENT
- TRUNK FLARE AND TOP OF ROOTBALL SHOULD BE AT GRADE (TRUNK FLARE IS WHERE THE ROOTS BEGIN TO BRANCH FROM THE TRUNK)
- 3" SHREDDED BARK MULCH, PULL MULCH BACK 4" FROM TRUNK
- REMOVE STRING AND BURLAP FROM ROOTBALL. CUT AND REMOVE WIRE BASKETS. REMOVE CONTAINERIZED PLANTS FROM THEIR CONTAINERS.
- TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY, TO MINIMIZE ROOTBALL SHIFT.

TYPICAL SHRUB PLANTING

- NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
  2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
  3. SHRUBS & GROUND COVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENROACH INTO THE CITY'S SIDEWALK.



- NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
  2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
  3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
  4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
  5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
  6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

DECIDUOUS TREE PLANTING

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

LANDSCAPE PLAN

DUPONT'S SERVICE CENTER

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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

SHEET No.

LA-1

(P21-56)

TRITECH

ENGINEERING CORPORATION

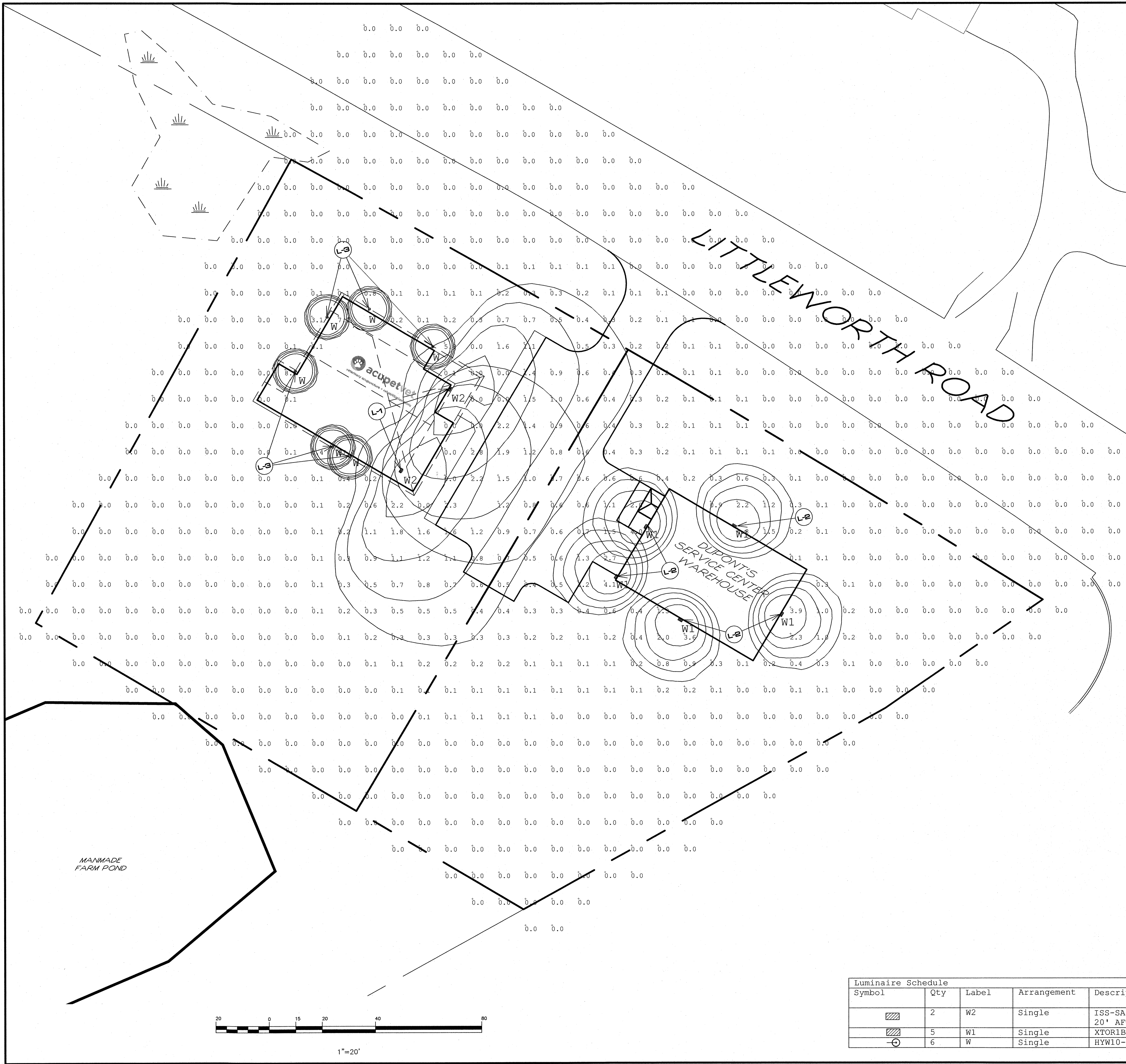
REVISIONS

DATE: DESCRIPTION:

9-24-21 REVISED PER TRC COMMENTS

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





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ENGINEERING CORPORATION

LIGHTING NOTES

1. INSTALL (2) 116 WATT MCGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURES, ISS-SA1E-740-U-SL4; MOUNTED 20' ABOVE FINISHED GRADE, WITH SHIELDING.
2. INSTALL (5) 24 WATT MCGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURES, XTOR1B. MOUNTED 12' ABOVE FINISHED GRADE, WITH SHIELDING.
3. INSTALL (6) 15 WATT HAILEY HANGING PENDANT LED LIGHT FIXTURES, HYW10-O-15LED-35K-XXX-XX; MOUNTED UNDER CANOPY.
4. EXTERIOR LIGHTING SHALL BE DOWN LIT AND FULLY SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND ROADWAYS.
5. ALL EXTERIOR LIGHTING SHALL BE EQUIPPED WITH PASSIVE INFRA-RED MOTION SENSORS.
6. 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-SA1E-740-U-SL4/ WALL MTD 20' AFG | 6916             | 58.2            | 116.4       |
|                    | 5   | W1    | Single      | XTOR1B                               | 1418             | 12.2            | 61          |
|                    | 6   | W     | Single      | HYW10-O-15LED-35K-XXX-XX             | 1102             | 17.25           | 103.5       |

SHEET No.

acupetvet & SERVICE CENTER  
veterinary acupuncture + rehabilitation clinic

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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

Li-1

ISSUED FOR PLANNING BOARD REVIEW  
OCTOBER 5, 2021

TRITECH

ENGINEERING CORPORATION

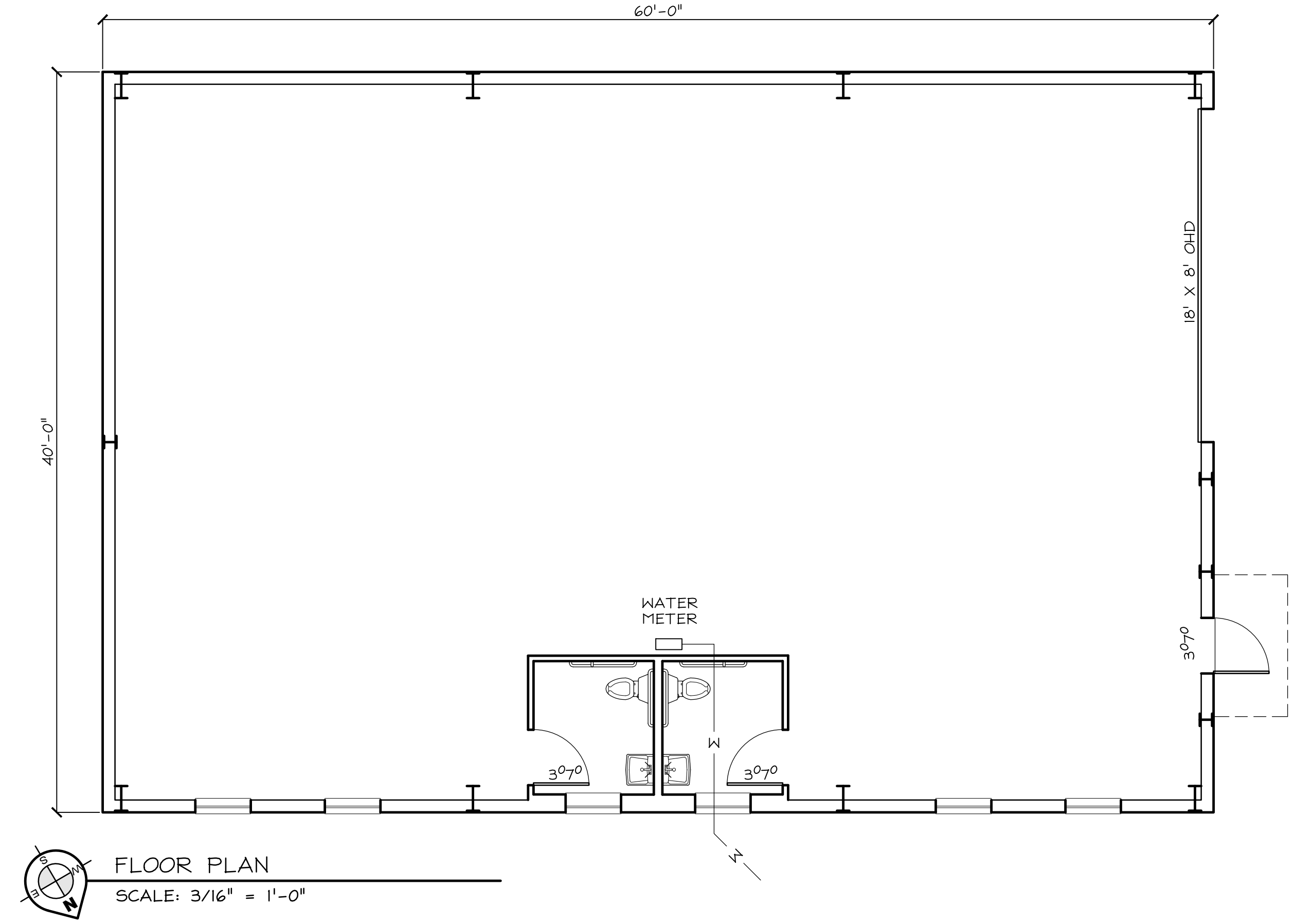
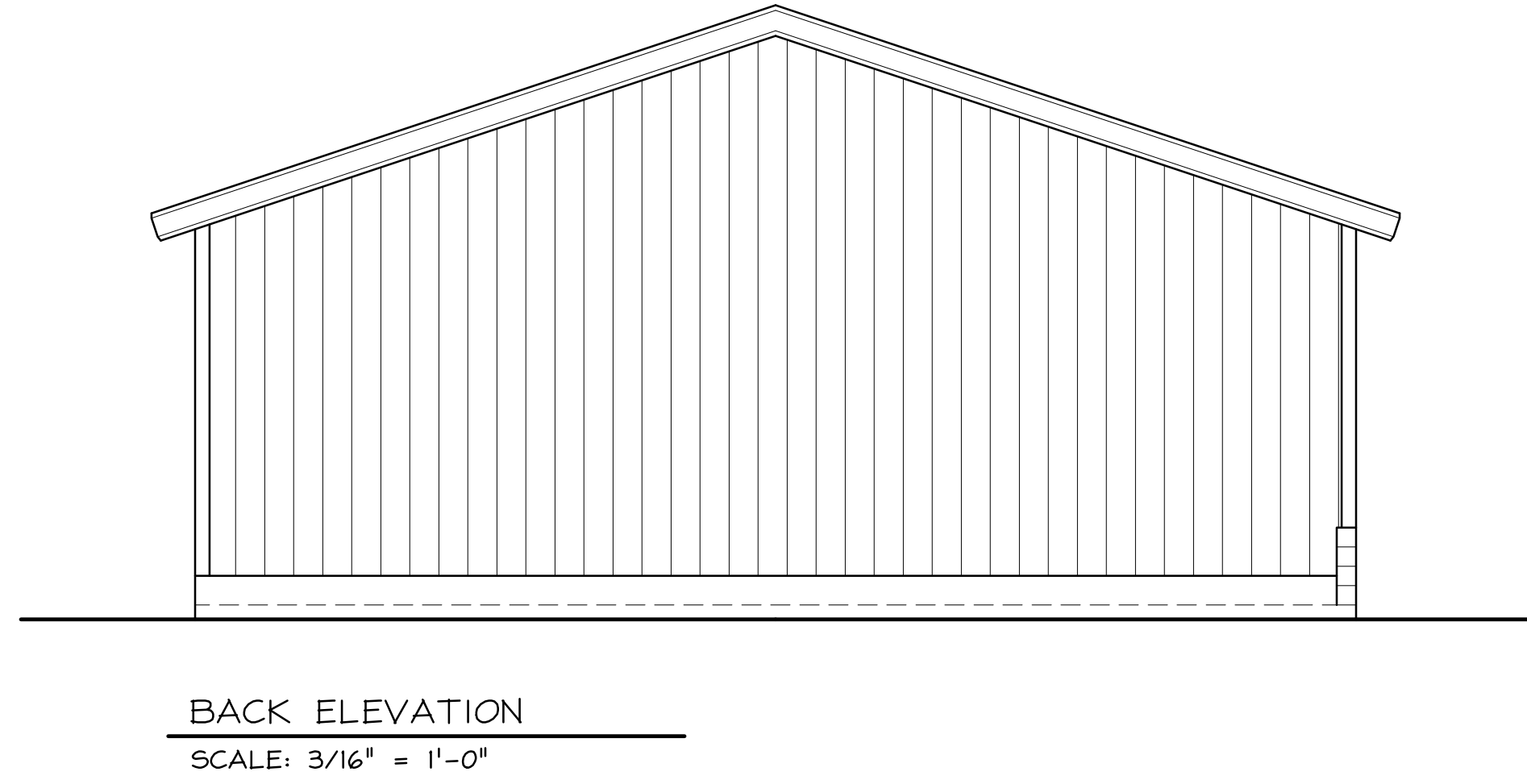
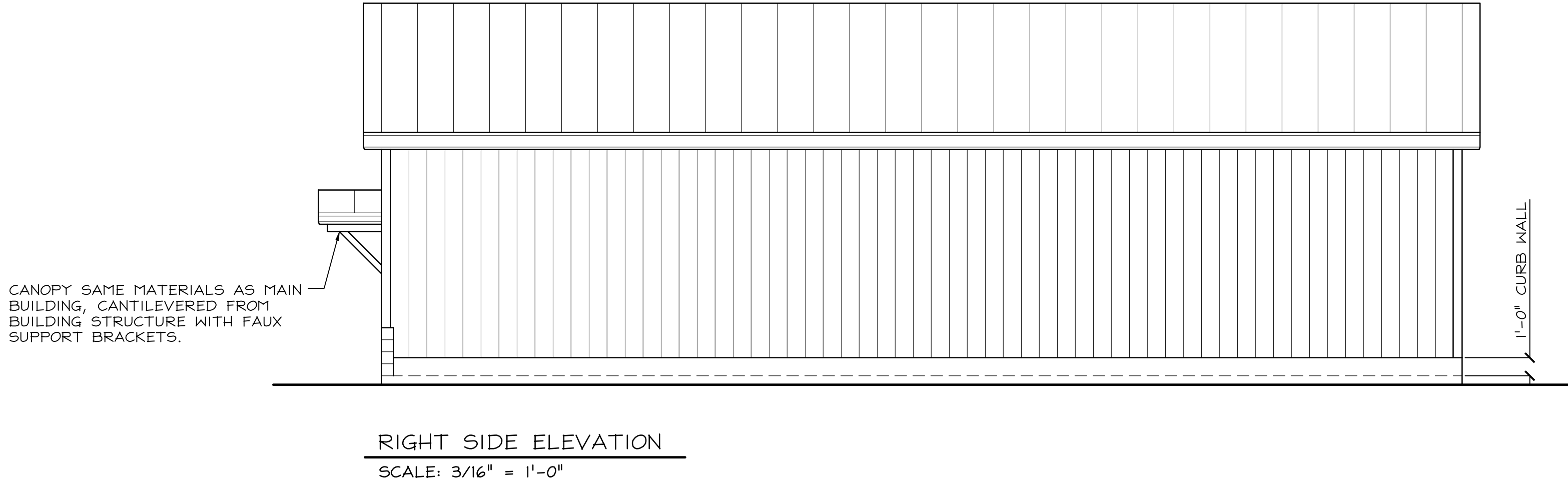
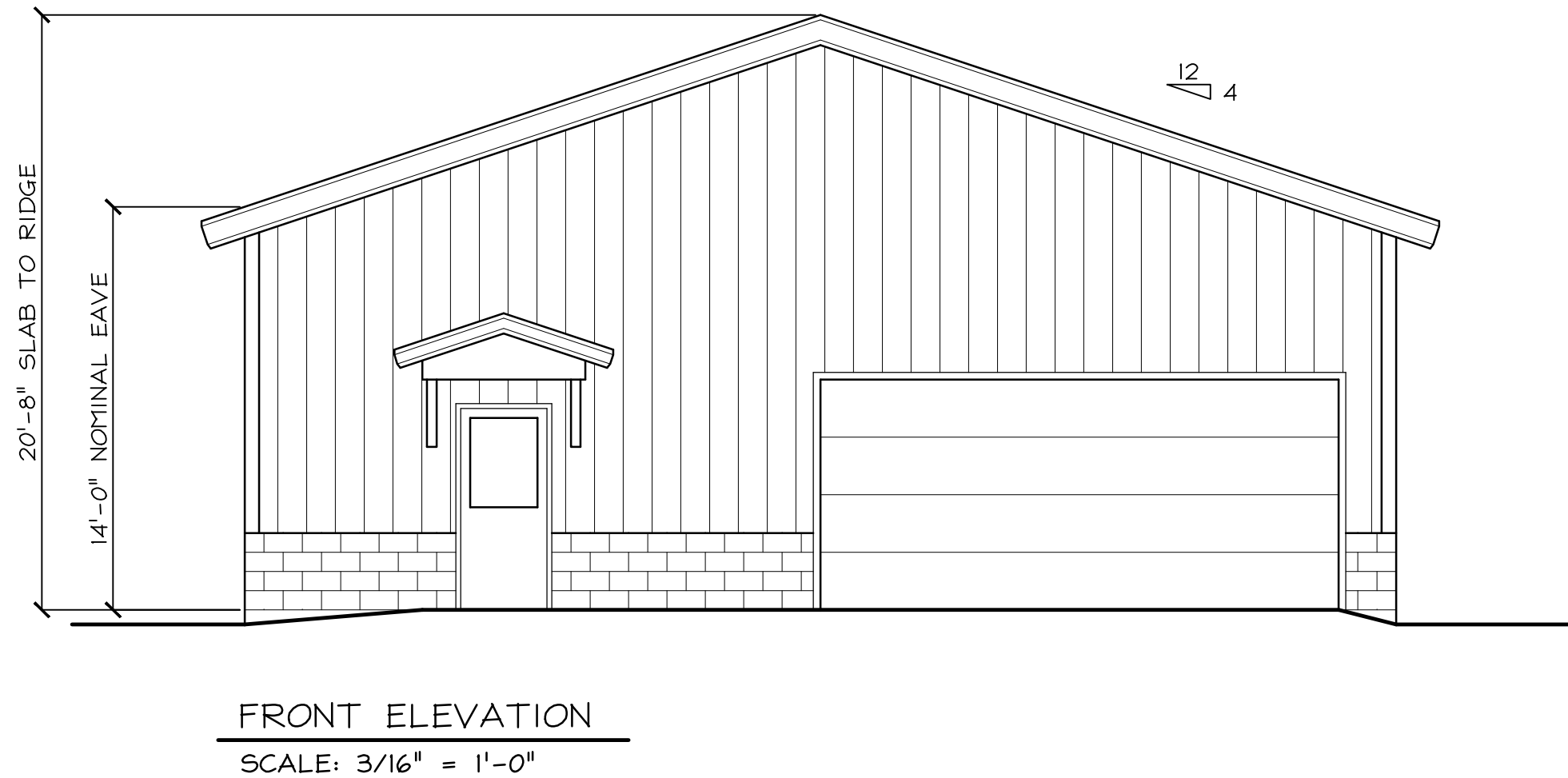
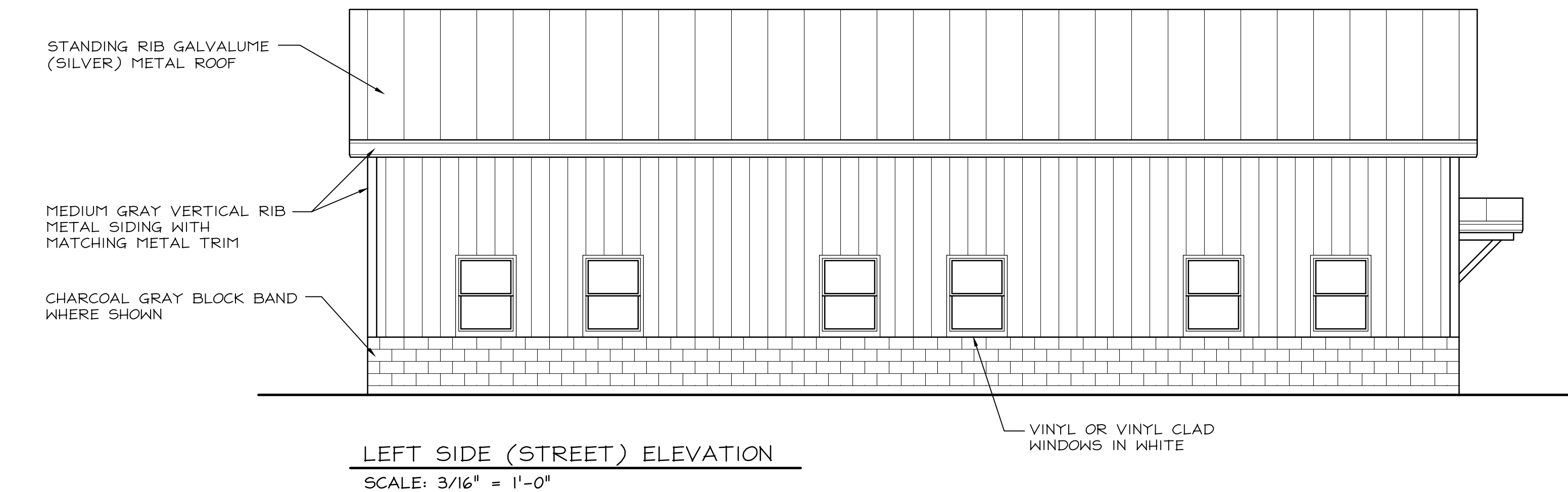
| REVISIONS |             | DESCRIPTION: |
|-----------|-------------|--------------|
| DATE:     | REVISED PER | TRC COMMENTS |
| 9-24-21   |             |              |
|           |             |              |
|           |             |              |
|           |             |              |
|           |             |              |
|           |             |              |

755 CENTRAL AVENUE  
DOVER NEW HAMPSHIRE 03800  
TELEPHONE 603 742 8107  
FAX 603 742 3890









**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

**ISSUED FOR PLANNING BOARD REVIEW**  
OCTOBER 5, 2021

Antique Auto and Parts Storage Building

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

-Preliminary-  
For Approval  
09-24-2021

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

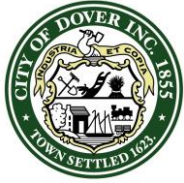
Revisions

First Floor Plan

**A1.0**

Project No: 21-0710





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P21-57

Application Type: Site Plan Review  
Applicant(s): Acupetvet  
Owner(s): Quantum Real Estate Group LLC  
Location: Littleworth Road (Tax Map H, Lot 29-4)  
Meeting Date: October 26, 2021

**INTENT:** To construct a 3,075 s.f. medical office building for veterinary acupuncture and rehabilitation clinic

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-H

**ACREAGE:** Proposed 0.660 acres

**ZONING DISTRICT:** CM

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Veterinary Office

**SURROUNDING LAND USE:**  
Commercial Manufacturing/Residential,  
Retail

**ZBA ACTION:** None

**ATTACHMENTS:** Application materials, CC minutes, TRC minutes

**DECLARE REGIONAL IMPACT:** No

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**  
CUP  
NHDES Subdivision  
NHDOT Driveway Permit

**WAIVER(S) REQUESTED:**  
None

### Summary of Request and Background

The applicant is requesting site plan approval to construct a 3,075 s.f. veterinary acupuncture office. The site would be serviced by public water and private septic.

The TRC reviewed this at their September 16, 2021 meeting. The Conservation Commission endorsed the CUP at its meeting on October 12, 2021 (minutes attached), with no conditions.

### Consistency with Land Use Regulations – Site Plan

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

### STAFF RECOMMENDATION Site Plan:

The Planning Department recommends the Planning Board accept the application, hold a public hearing, and vote to approve the Site Plan with the following conditions, as the plans meet the regulations outlined:

### Conditions to Be Met Prior to the Signing of Plans:

1. Provide proof that the applicant, City Engineer, and State have agreed upon water line installation.
2. Provide draft cross easement document for City staff's review.
3. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
  - a. Signature and stamp of PE, LLA, CWS, and LLS
  - b. Owner's signature
  - c. Provide 2x2" square on SP-1 plan for Chair approval signature stamp in bottom right corner of plan
  - d. Add permit numbers to note 1 on sheet SP-1

### Conditions to Be Met Prior to any Construction Activity:

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

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

5. Water investment fees shall be paid at the time of request of service.

### Conditions to Be Met Prior to Occupancy:

6. Issuance of a certificate of occupancy.
7. Impact fees shall be paid per the invoice included with the Notice of Decision.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.



## Littleworth Road

**Property Information**

**Property ID** H0029-A00004  
**Location** LITTLEWORTH RD  
**Owner** QUANTUM REAL ESTATE GROUP LLC  
**Land Use** 390

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

Geometry updated 5/3/2021  
Data updated Daily

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





## City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #:

P21-57

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:

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**BUILDING INFORMATION**Type of Building to be Built: Wood FrameHeight of Building: 30 ft Finished Floor Elevation: 102.5Number of Seats (where applicable) N/AEstimated 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):

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**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: [Signature] MANAGER Date: 07/22/21

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

Signature of Agent: [Signature] 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: [Signature] 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: [Signature] MANAGER Date: 07/22/21

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

Signature of Applicant (if different from owner): [Signature] 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                  |          |
| <b>11. Additional Information if appropriate</b>                                                                                    |                      |          |
| 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:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b>          | <b>MAILING ADDRESS</b>            |
|----------------|--------------|--------------------------------|-----------------------------------|
| H              | 29A-5        | Quantum Real Estate Group, LLC | 755 Central Ave, Dover, NH, 03820 |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b> | <b>MAILING ADDRESS</b>                 |
|-----------------------|--------------------------|----------------------------------------|
| Dr. Tasha Wilson      | Acupetvet                | 279 High Street, Somersworth NH, 03878 |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>       | <b>COMPANY</b>                  | <b>MAILING ADDRESS</b>                    |
|-------------------|---------------------------------|-------------------------------------------|
| 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:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>NAME OF EASEMENT HOLDER</b> | <b>MAILING ADDRESS</b> |
|----------------|--------------|--------------------------------|------------------------|
|                |              |                                |                        |

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



# TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107  
FACSIMILE 603.742.3830

September 24, 2021

RECEIVED  
Planning Office

SEP 24 2021

Dover, New Hampshire

Donna Benton, Planner  
City of Dover, Planning Department  
288 Central Avenue  
Dover, New Hampshire 03820

**Subject:** Site Plan Review  
Acupetvet  
Littleworth Road  
Tax Map H, Lot 29A-4  
Job No. 21114

Dear Donna:

We are in receipt of the September 16, 2021 Technical Review Committee Meeting Minutes regarding the above referenced project, our responses to their comments are identified in blue text below.

## Planning Comments

- Impact Fees  
*The Applicant is aware of these fees.*
- Water investment fees  
*The Applicant is aware of these fees.*
- Include Lighting on all sides of the building  
*Decorative outdoor lighting is depicted on all 4 sides of the building elevations and site plans. Photometrics have been added to Sheet Li-1.*
- Provide Justification for both CUPs  
*Enclosed please find our narratives supporting our CUP requests.*
- Provide two separate CUP applications if still requesting 2  
*Enclosed please find the two (2) CUP applications as requested.*
- Draft Cross Easements  
*The attorneys are working on the Cross Easements and will be provided as soon as they become available.*
- Revise Plan Set to add:
- Missing Common Site Plan Notes # 12, 24, & 37.  
*Common Site Plan Note 12 can be found as Note #9, Sheet SP-1.  
Common Site Plan Note 24 can be found as Note #17, Sheet SP-1.  
Common Site Plan Note 37 can be as Note W-3, Sheet SP-3.*
- Update Site Note # 17 on page SP-2 to NO Saturday hours, as the lot is adjacent to a Residential Area.  
*General Construction Note # 17 on Sheet SP-2 has been updated as requested.*



- Include File # P21-57 on each plan sheet.  
*File Number P21-57 has been added to all sheets as requested.*
- Owners' signatures on final submission.  
*Owners' signatures will be added to applicable sheets in our final submittal.*
- Professional Stamp and signatures on each submission.  
*All applicable sheets have been stamped and signed.*
- Remove signage from plan and architectural package.  
*All signage has been removed from the architectural plans.*
- It's ok to reduce tree caliper.  
*Tree calipers have been reduced. See Planting Schedule, Sheet L-1.*
- Add light near Littleworth Road entrance.  
*As discussed at the TRC meeting the Applicant has confirmed that there will be an illuminated sign at the Littleworth Road in lieu of a light.*
- Add security lighting on all 4 sides of building.  
*Decorative outdoor lighting is depicted on all 4 sides of the building elevations and site plans. Photometrics have been added to Sheet Li-1.*
- Provide full size architectural renderings in same plan set.  
*The Architectural renderings have been incorporated into the Plan Set.*
- Provide 2x2" square on LLA plan for Chair approval signature stamp.  
*A 2x2" square clear area has been left on Sheet S-1 as requested.*
- Revise all Chapters 155 to Chapter 157 and all references to 149 to 153  
*All references to the listed chapters have been revised as requested.*
- Note 13 on EX-1 and SP-1 can be deleted as the Variance is null and void/expired  
*Note 13 has been deleted on Sheets EX-1, S1, and SP-1.*

#### **Engineering Comments**

- When will the water main along Littleworth Road be installed?  
*The permit process is on-going and we are hopeful that the installation will take place this fall.*
- Any gas proposed?  
*Natural gas is not proposed for this project.*
- Consider installing a paved swale off the parking lot. Works better.  
*The paved swale has been included in the stormwater design as requested. See Drainage Note #6 on Sheet SP-4.*
- Waterline under pond? Bring in front of building.  
*The water service location has been revised as requested.*
- Confirm septic is not within 75' of a wetland  
*Confirmed. The 75' setback is shown on Sheet ISDS-1.*



Police Comments

- Shed at rear of property for landscaping?  
*The shed at the rear of the property will be used for storage of landscaping equipment and trash.*

Fire/Inspections Comments

- Indicate the area used for snow storage.  
*Snow storage has been added to Sheet L-1.*
- Clarify the type of use and commodities for Dupont's Warehouse.  
*Not applicable.*
- Provide an area for an ambulance to navigate the site/turn around.  
*As discussed at the TRC meeting; striping at the Dupont overhead door has been added. Enclosed please find Ambulance Turning Plan TR-1.*
- Floor plan to show water line entrance location.  
*See revised architectural plans.*
- Clarify if there will be any boarding of animals  
*Note # 18 has been added to Sheet SP-1*

Economic Development Comments

- Materials?  
*Building will be wood frame construction with vinyl siding, composite trim, & architectural grade asphalt roof shingles.*
- Colors accurate?  
*Colors depicted are the desired color scheme. Given recent shortages in certain colors, actual color may vary.*

Enclosed please find:

- Eight (8) copies of this response letter.
- Eight (8) copies each of the two (2) CUP applications & corresponding narratives.
- Eight (8) Full Size copies of the Plan Set.
- Eight (8) copies of the Ambulance Turning Exhibit TR-1
- One (1) Half Size copy of the Plan Set.

Very truly yours

**TRITECH ENGINEERING CORP.**



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

RJS / rms

Enclosures

\\21114-ACUPETVET-TRC\_Response\_Ltr.docx



P21-56, P21-57, P21-58, P21-59, P21-76

Littleworth Road

| Property ID  | Location              | Owner 1                                  |
|--------------|-----------------------|------------------------------------------|
| H0023-001000 | 9 A CHANDLER WY       | SHERPA LAKPA                             |
| H0029-000000 | 20 OLD LITTLEWORTH RD | STILLWAGON BERNARD R LIFE ESTATE &       |
| H0029-004000 | 19 LITTLEWORTH RD     | MARTIN PATRICK B &                       |
| H0029-005000 | 19 A LITTLEWORTH RD   | CARMICHAEL CHARLES E JR & CHERYL TRUSTEE |
| H0029-A00001 | LITTLEWORTH RD        | ATLANTIC BROADBAND NH-ME LLC             |
| H0029-A00002 | LITTLEWORTH RD        | ATLANTIC BROADBAND NH-ME LLC             |
| H0029-A00003 | LITTLEWORTH RD        | LITTLEWORTH LLC                          |
| H0032-A00001 | 55 KNOX MARSH RD      | SHERWOOD ROBERT E & MARILYN A TRUSTEES   |
| H0032-A00002 | 10 LITTLEWORTH RD     | GONYOU PROPERTIES LLC                    |
| H0029-A00004 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC            |
| H0029-A00005 | LITTLEWORTH RD        | QUANTUM REAL ESTATE GROUP LLC            |
|              |                       | DUPONT SERVICE CENTER                    |
|              |                       | TRITECH ENGINEERING CORPORATION          |
|              |                       | TERRAIN PLANNING & DESIGN, LLC           |
|              |                       | HIGHLAND SOIL SERVICES                   |
|              |                       | ACUPETVET                                |
|              |                       | ACUPETVET & DUPONTS SERVICE CENTER       |
|              |                       | SOMMA STUDIOS                            |
|              |                       | WOODBURN & COMPANY                       |

| Owner 2                                  |
|------------------------------------------|
| STOWE STILLWAGON RAMONA L                |
| MARTIN CAROLINE M                        |
| CARMICHAEL FAMILY REVOCABLE TRUST OF 201 |
|                                          |
| SHERWOOD ROBERT & MARILYN FAMILY REVOCAB |
|                                          |
|                                          |
| ROBERT STOWELL                           |
| ROMY MAURER                              |
| MICHAEL MARIANO                          |
|                                          |
| JENNIFER RAMSEY                          |
| ROBBI WOODBURN                           |

Littleworth Road

| Owner Address 1          | City         | State | Zip        |
|--------------------------|--------------|-------|------------|
| 9 A CHANDLER WAY         | DOVER        | NH    | 03820      |
| 20 OLD LITTLEWORTH ROAD  | DOVER        | NH    | 03820-4333 |
| 19 LITTLEWORTH RD        | DOVER        | NH    | 03820      |
| 19A LITTLEWORTH ROAD     | DOVER        | NH    | 03820      |
| 2 BETTERYMARCH PK #205   | QUINCY       | MA    | 02169      |
| 2 BATTERYMARCH PK #205   | QUINCY       | MA    | 02169      |
| 74 INDUSTRIAL PARK DRIVE | DOVER        | NH    | 03820      |
| 11 LISA BETH CIRCLE      | DOVER        | NH    | 03820      |
| 1862 NECTAR RD           | THE VILLAGES | FL    | 32163-2138 |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 28 SUMNER DRIVE          | DOVER        | NH    | 03820      |
| 755 CENTRAL AVE          | DOVER        | NH    | 03820      |
| 311 KAST KILL ROAD       | HOPKINTON    | NH    | 03229      |
| 75 PROSPECT STREET       | SOMERSWORTH  | NH    | 03878      |
| 279 HIGH STREET          | SOMERSWORTH  | NH    | 03878      |
| 28 SUMNER DRIVE          | DOVER        | NH    | 03820      |
| 36 MAPLEWOOD AVE         | PORTSMOUTH   | NH    | 03801      |
| 103 KENT PLACE           | NEW MARKET   | NH    | 03857      |





**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P21-57

Application Type: Site Plan Review  
 Applicant(s): Acupetvet  
 Owner(s): Quantum Real Estate Group, LLC  
 Location: Littleworth Road (Assessor's Map H, Lots 29A-4)  
 Date: September 16, 2021

**INTENT:** To construct a 3,075 s.f. medical office building for veterinary acupuncture and rehabilitation clinic

**UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 2

**ACREAGE:** Proposed 0.660 acres

**ZONING DISTRICT:** CM, Conservation and Wetland Protection Overlay Districts

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Office

**SURROUNDING LAND USE:** Commercial Manufacturing/Residential

**ZBA ACTION:** N/A

**PERMITS REQUIRED:**

CUP

NHDES Subdivision

NHDOT Driveway Permit

**RELIEF/WAIVERS REQUESTED:**

**ATTENDANCE:**

**Members:**

Donna Benton, Planning

Steve Bird, Zoning

Dan Barufaldi, Economic Development

Alan Dews, Engineering

Frank Torr, Planning Board

Marn Speidel, Police

**Others:**

Paul Connolly

Bob Stowell

Jen Ramsey

Tasha Wilson

Amelia DeGrace

Abby Morneault

Meeting continued at: 11:15

### PLAN REVIEW:

#### Planning:

- Impact fees
- Water investment fees
- Include lighting on all sides of the building
- Provide:
  - Justification for both CUPs
  - Provide two separate CUP applications if still requesting 2
  - Draft Cross easement
- Revise Plan Set to add:
  - Missing Common Site Plan Notes # 12, 24, 37
  - Update Site Note # 17 on page SP-2 to NO Saturday hours and No Federal Holiday hours as the lot is adjacent to a Residential area.
  - Include File #P21-57 on each plan sheet
  - Owners signatures on final submission
  - Professional Stamp and signatures on each submission
  - Remove signage from plan and architectural package
  - It's ok to reduce tree caliper
  - Add light near Littleworth Road entrance
  - Add security lighting on all 4 sides of building
  - Provide full size architectural renderings in same plan set
  - Provide 2x2" square on LLA plan for Chair approval signature stamp
  - Revise all Chapters 155 to Chapter 157 and all references to 149 to 153.
  - Note 13 on EX-1 and and SP-1 can be deleted as the the Variance is null and void/expired

#### Engineering Comments:

- When will the watermain along Littleworth Road be installed?
- Any gas proposed?
- Consider installing a paved swale off the parking lot. Works better.
- Waterline under pond? Bring in front of building.
- Confirm septic is not within 75' of a wetland

#### Police Department Comments:

- Shed at rear of property for landscaping?

#### Fire/Inspections Comments:

- Indicate the area used for snow storage
- Clarify the type of use and commodities for Dupont's warehouse.





**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES – P21-57

Application Type: Site Plan Review  
Applicant(s): Acupetvet  
Owner(s): Quantum Real Estate Group, LLC  
Location: Littleworth Road (Assessor's Map H, Lots 29A-4)  
Date: September 16, 2021

- Provide an area for an ambulance to navigate the site/ turnaround
- Floor plan to show water line entrance location
- Clarify if there will be any boarding of animals

### **Economic Development:**

- Materials?
- Colors accurate?

**Planning Board Comments:** N/A

### **Next Steps:**

Revise plans, provide bulleted narrative about how each comment above was addressed, and submit for an unofficial second TRC.

### **Adjournment:**

M.Speidel motioned to adjourn the meeting at 11:33am. A.Dews seconded the motion. Vote: U/A



SITE DEVELOPMENT PLANS



LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

LIST OF PLANS

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

PREPARED BY



OWNER



PREPARED FOR



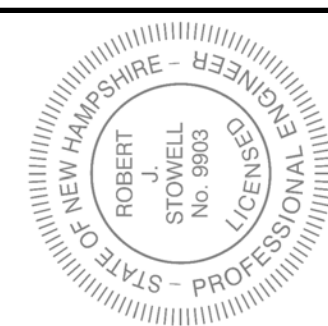
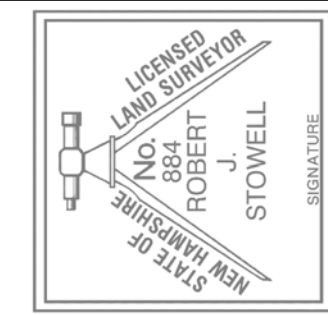
TITLE SHEET



LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021  
JOB No. 21114

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021



| REVISIONS | DATE    | DESCRIPTION              |
|-----------|---------|--------------------------|
| 1         | 9-24-21 | REVISED PER TRC COMMENTS |
|           |         |                          |
|           |         |                          |
|           |         |                          |
|           |         |                          |
|           |         |                          |
|           |         |                          |

TRITECH  
ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 8630

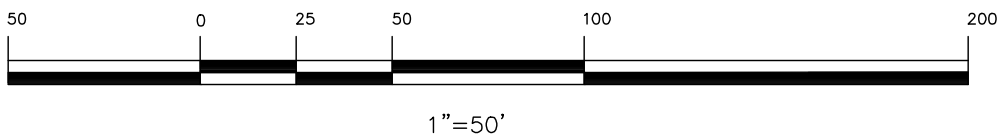
SHEET No.

T-1





| MAP & LOT        | OWNER                                                                         |
|------------------|-------------------------------------------------------------------------------|
| MAP H, LOT 29    | - BERNARD R. STILLWAGON LIFE ESTATE & ROMONA L. STOWE STILLWAGON              |
| MAP H, LOT 29-5  | - CHARLES E. & CHERYL CHARMICHAEL TRUSTEES: CARMICHAEL FAMILY REVOCABLE TRUST |
| MAP H, LOT 29A-3 | - LITTLEWORTH, LLC                                                            |
| MAP H, LOT 29A-5 | - QUANTUM REAL ESTATE GROUP, LLC                                              |



**TRITECH**  
ENGINEERING CORPORATION

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

| REVISIONS | DATE:   | DESCRIPTION:             |
|-----------|---------|--------------------------|
| 1         | 9-24-21 | REVISED PER TRC COMMENTS |
|           |         |                          |
|           |         |                          |
|           |         |                          |
|           |         |                          |
|           |         |                          |



NEIGHBORHOOD PLAN

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

AUGUST 2020, 2021 JOB No. 21114  
SCALE: 1" = 50'

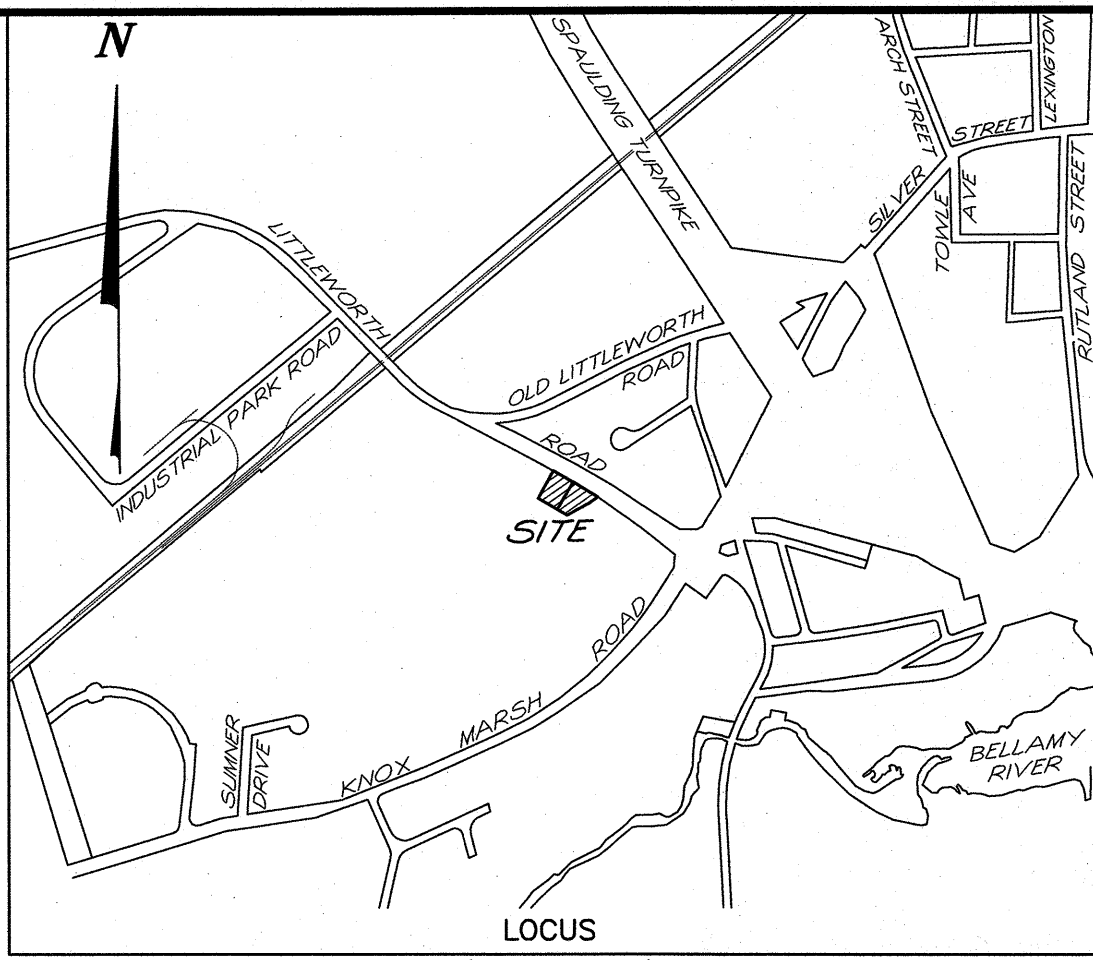
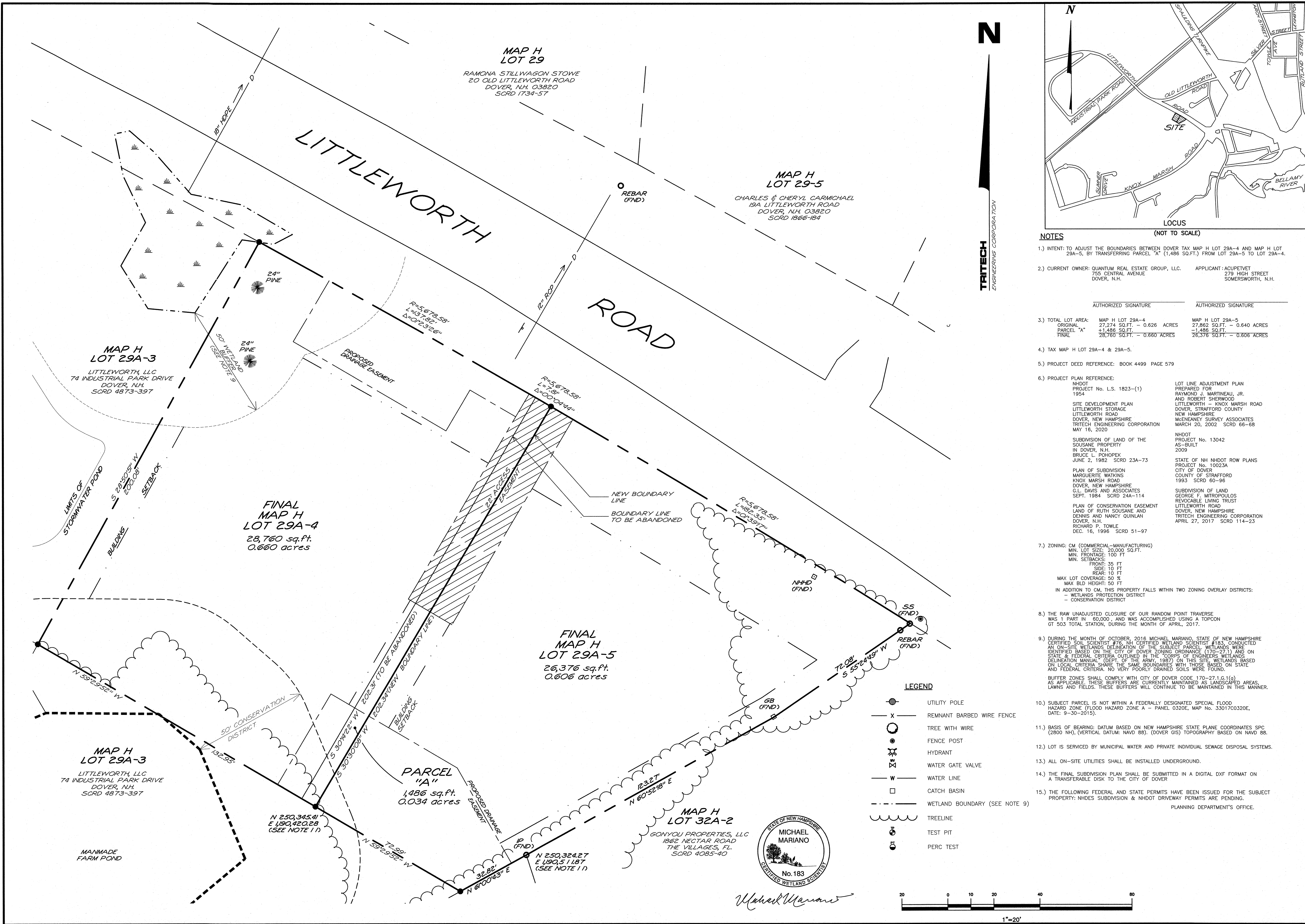
**T-2**

SHEET No.

(P21-57)

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3830





**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-5 TO LOT 29A-4.

2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC. APPLICANT: ACUPETVET  
755 CENTRAL AVENUE DOVER, N.H. 779 HIGH STREET SOMERSWORTH, N.H.

3.) TOTAL LOT AREA: MAP H LOT 29A-4 MAP H LOT 29A-5  
ORIGINAL 27,274 SQ.FT. - 0.626 ACRES 27,862 SQ.FT. - 0.640 ACRES  
PARCEL "A" 1,486 SQ.FT. 1,486 SQ.FT.  
FINAL 28,760 SQ.FT. - 0.660 ACRES 26,376 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) 1984 LOT LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND J. MARTINEAU, JR. AND ROBERT SHERWOOD LITTLEWORTH - KNOX MARSH ROAD DOVER, STRAFFORD COUNTY NEW HAMPSHIRE MCKENNEY SURVEY ASSOCIATES MARCH 20, 2002 SCD 66-68

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 #183, CONDUCTED AN ON-SITE FIELD DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27) 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 170-27.1.G.1.(a) 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.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

14.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER

15.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION & NHDOT DRIVEWAY PERMITS ARE PENDING. PLANNING DEPARTMENT'S OFFICE.

- 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



**TRITECH**  
ENGINEERING CORPORATION

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

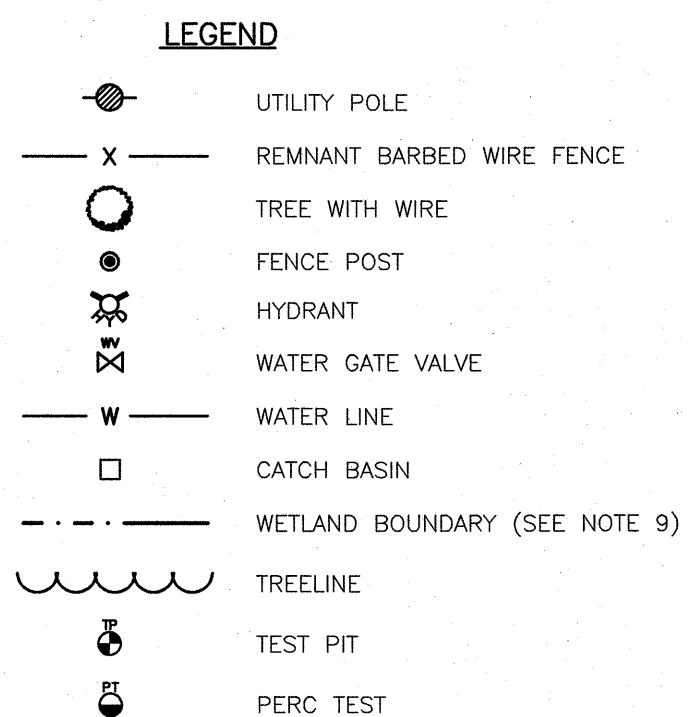
**ISSUED FOR PERMITTING**  
SEPTEMBER 24, 2021

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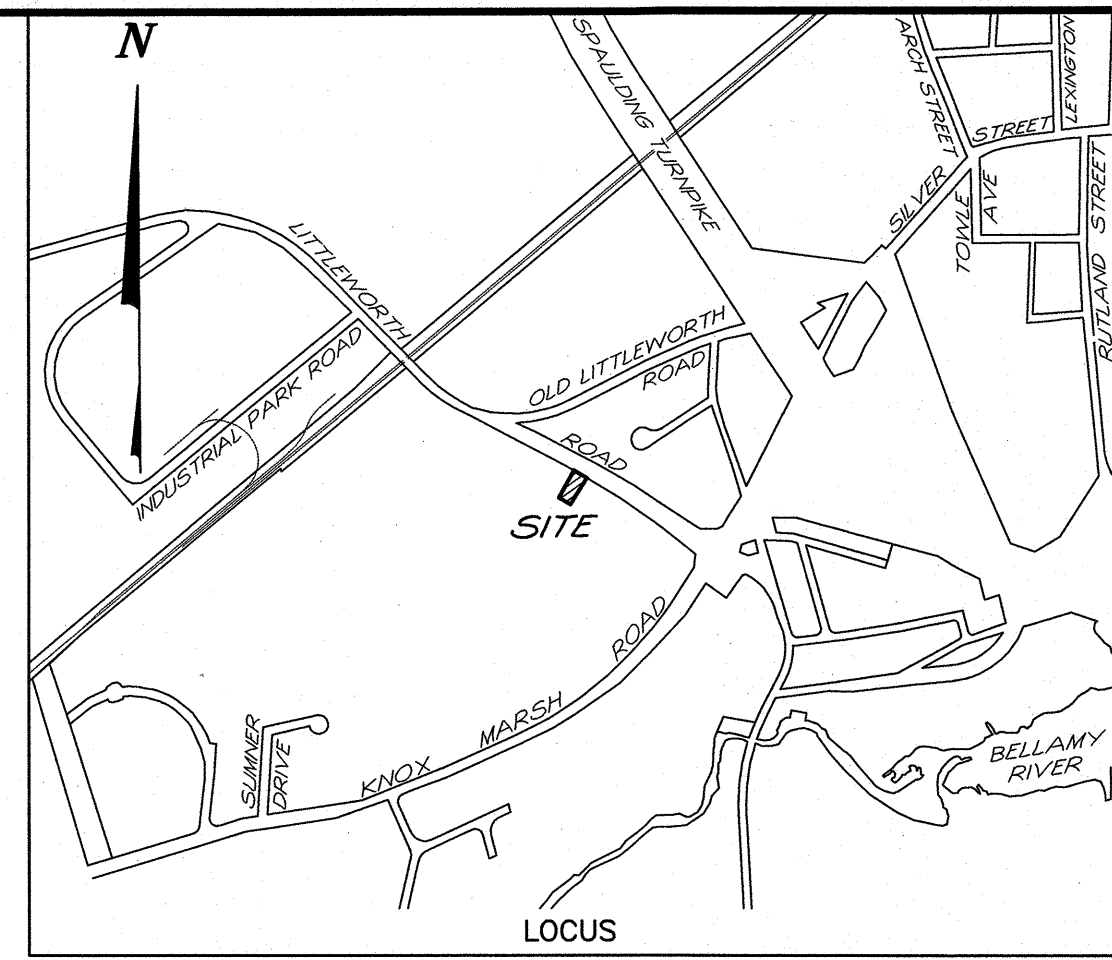
**BOUNDARY LINE ADJUSTMENT PLAN**  
**QUANTUM REAL ESTATE GROUP, LLC.**  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE  
AUGUST 26, 2021  
JOB No. 21114  
SCALE: 1" = 20'

**S-1**

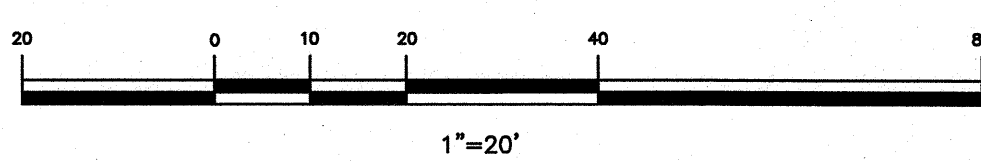




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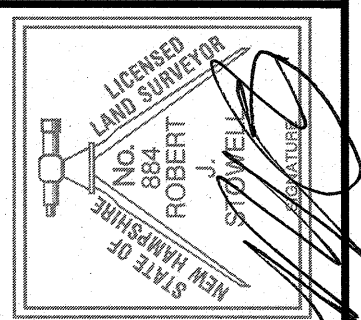


- 3.) INTENT: TO SHOW THE EXISTING CONDITIONS FOR DOVER TAX MAP H LOT 29A-4.
- 2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC.  
755 CENTRAL AVENUE  
DOVER, N.H.
- 3.) TOTAL AREA: 28,760 SQ.FT. = 0.660 ACRES
- 4.) TAX MAP H LOT 29A-4
- 5.) PROJECT DEED REFERENCE: BOOK 4499 PAGE 579
- 6.) PROJECT PLAN REFERENCE:
- NHDO  
PROJECT No. L.S. 1823-(1)  
1954
- SITE DEVELOPMENT PLAN  
LITTLEWORTH STORAGE  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE  
TRITCHE ENGINEERING CORPORATION  
MAY 16, 2020
- SUBDIVISION OF LAND OF THE  
SOUANESE PROPERTY  
IN DOVER, N.H.  
BRUCE L. HOPEKOP  
JUNE 2, 1982 SCD 23A-73
- PLAN OF SUBDIVISION  
MARGUERITE WATKINS  
KNOX MARSH ROAD  
DOVER, NEW HAMPSHIRE  
G.L. DAVIS AND ASSOCIATES  
SEPT. 1984 SCD 24A-114
- PLAN OF CONSERVATION EASEMENT  
LAND OF RUTH SOUSANE AND  
DENNIS AND NANCY QUINLAN  
DOVER, N.H.  
RICHARD P. TOWLE  
DEC. 16, 1996 SCD 51-97
- LOT LINE ADJUSTMENT PLAN  
PREPARED FOR  
RAYMOND J. MARTINEAU, JR.  
AND ROBERT SHERWOOD  
LITTLEWORTH - KNOX MARSH ROAD  
DOVER, STRAFFORD COUNTY  
NEW HAMPSHIRE  
MCENEANEY SURVEY ASSOCIATES  
MARCH 20, 2002 SCD 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 SCD 60-96
- SUBDIVISION OF LAND  
GEORGE F. MITROPoulos  
REVOCABLE LIVING TRUST  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE  
TRITCHE ENGINEERING CORPORATION  
APRIL 27, 2017 SCD 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 TWO ZONING OVERLAY DISTRICTS:  
- WETLANDS PROTECTION DISTRICT  
- CONSERVATION DISTRICT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE  
WAS 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 #78, 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 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 DRAINLED SOILS WERE FOUND.  
BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 170-27.1.c.1(g)  
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 SYSTEM



765 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3830

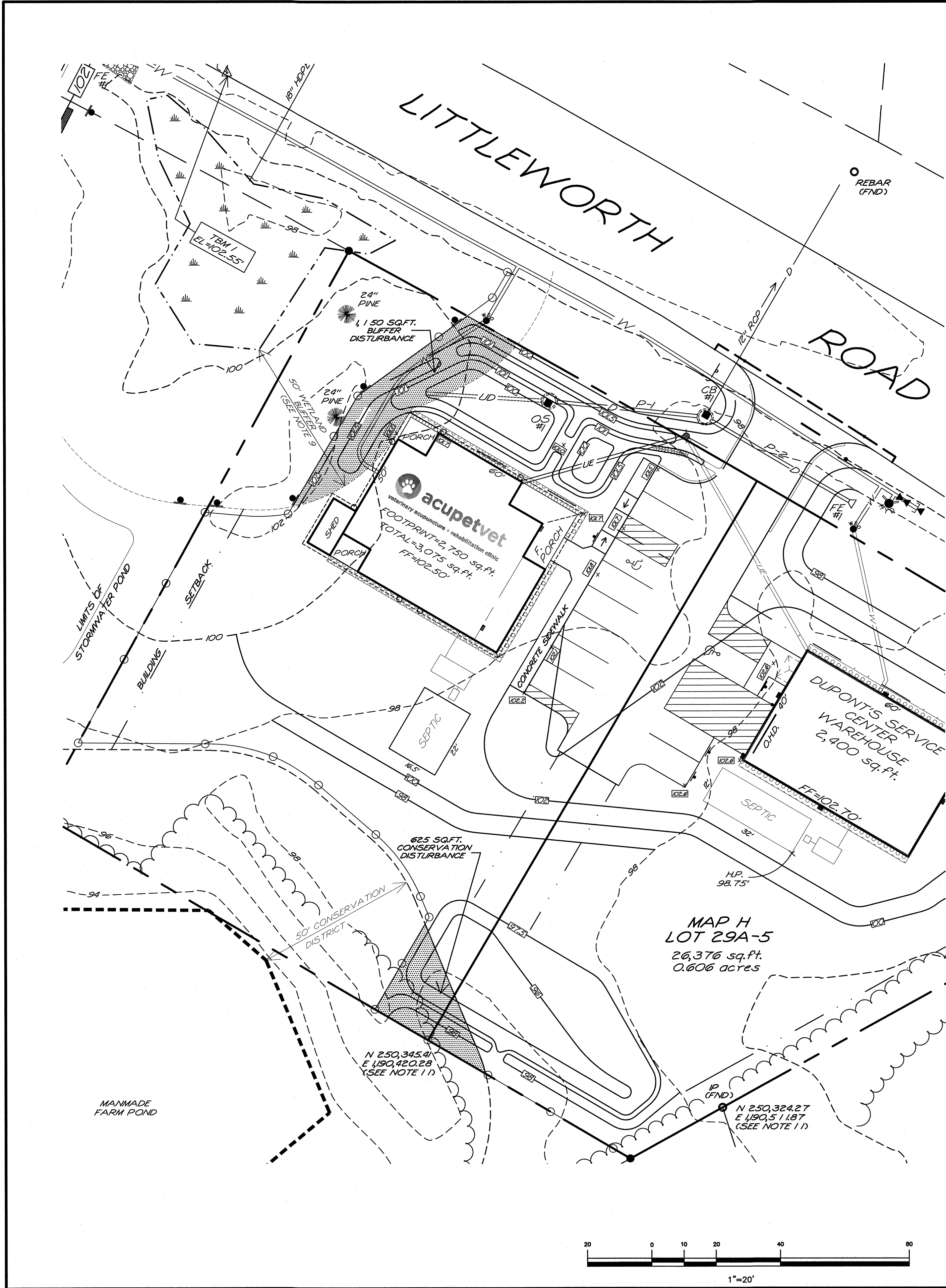
| REVISIONS |                          |
|-----------|--------------------------|
| DATE:     | DESCRIPTION:             |
| 9-24-21   | REVISED PER TRC COMMENTS |
|           |                          |
|           |                          |
|           |                          |
|           |                          |



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

# EX-1





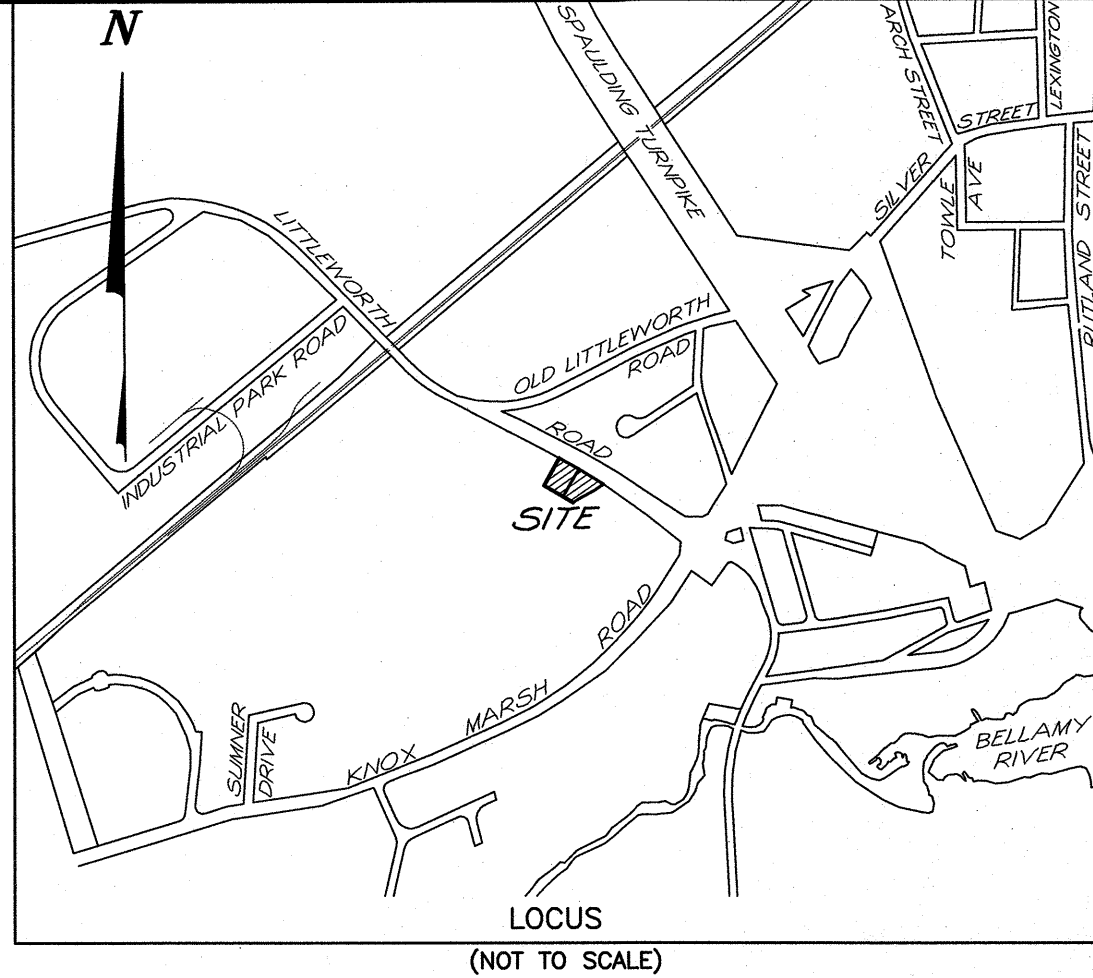
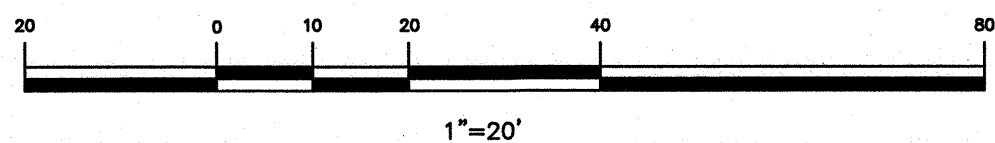
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TRITECH  
ENGINEERING CORPORATION



*Michael Mariano*

- LEGEND**
- EXISTING UTILITY POLE
  - W — EXISTING WATER LINE
  - H — EXISTING HYDRANT
  - V — EXISTING WATER GATE VALVE
  - CB — PROPOSED CATCH BASIN (CB)
  - W — PROPOSED 8" CLDI WATER MAIN
  - U E — PROPOSED UNDERGROUND ELECTRICAL, TELEPHONE & CATV
  - D — PROPOSED DRAIN LINE
  - V — PROPOSED WATER GATE VALVE
  - ▲ — PROPOSED THRUST BLOCK
  - ● — PROPOSED HYDRANT
  - [Elev] — PROPOSED FINISH CONTOUR
  - [Elev] — PROPOSED FINISH GRADE
  - [Elev] — STOP SIGN & STOP BAR
  - [Elev] — 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 170-27.1.G.1(g)  
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).

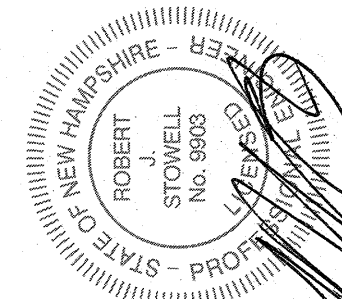
12.) LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

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

**TRITECH**  
ENGINEERING CORPORATION

**ISSUED FOR PERMITTING**  
SEPTEMBER 24, 2021

| REVISIONS |                                          |
|-----------|------------------------------------------|
| DATE      | DESCRIPTION:<br>REVISED PER TRC COMMENTS |
| 9-24-21   |                                          |
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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'

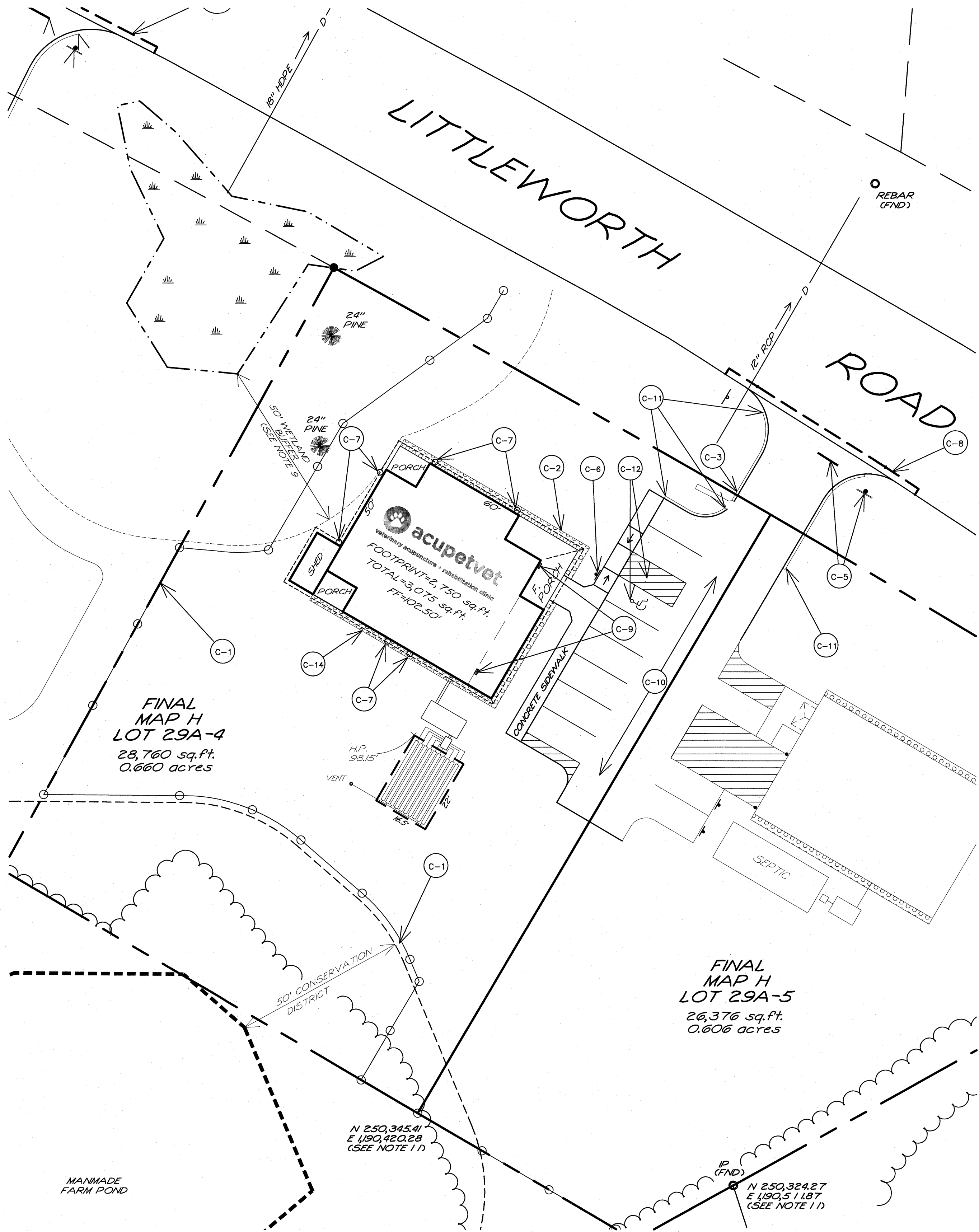
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**CUP-1**









LEGEND

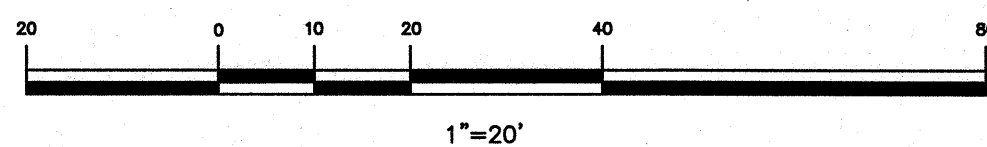
- PROPOSED UNDERGROUND ELECTRIC & TELE. (L/E)
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED POLE LIGHT
- BUILDING MOUNTED LIGHT
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DMH
- PROPOSED UNDERDRAIN LINE (LD)
- PROPOSED FLARED END SECTION
- PROPOSED RIP RAP
- 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 DWG, AUTOCAD DXF OR AN ESRI 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 SUBJECT 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, NO SATURDAY, SUNDAY OR FEDERAL HOLIDAY HOURS. 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 AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACK FLOW DEVI.
- 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.
- 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.

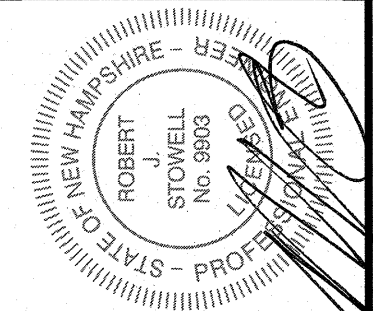
C-1 CONSTRUCTION NOTES:

- 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.
- INSTALL (6) 15 WATT HALEY HANGING PENDANT LED LIGHT FIXTURE, HYW10-0-15LED-35K-XXX-XX. MOUNTED UNDER CANOPY.
- SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 12, SHEET SP-7.
- INSTALL (2) 116 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURE, ISS-SA1E-740-U-SL4. MOUNTED 20 FEET ABOVE FINISH GRADE, WITH SHIELDING.
- INSTALL PAVEMENT PER DETAIL 10, SHEET SP-6.
- END SLOPED GRANITE CURB.
- YELLOW OR WHITE PAVEMENT MARKINGS.
- INSTALL (5) 24 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURE, XTOR1B. MOUNTED 12 FEET ABOVE FINISH GRADE, WITH SHIELDING.
- INSTALL 60 FEET OF 2' WIDE x 6" DEEP DRIP EDGE PER DETAIL 7, SHEET SP-7. (NO PIPE).

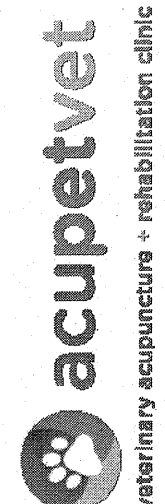


**TRITECH**  
ENGINEERING CORPORATION

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021



SITE DEVELOPMENT PLAN



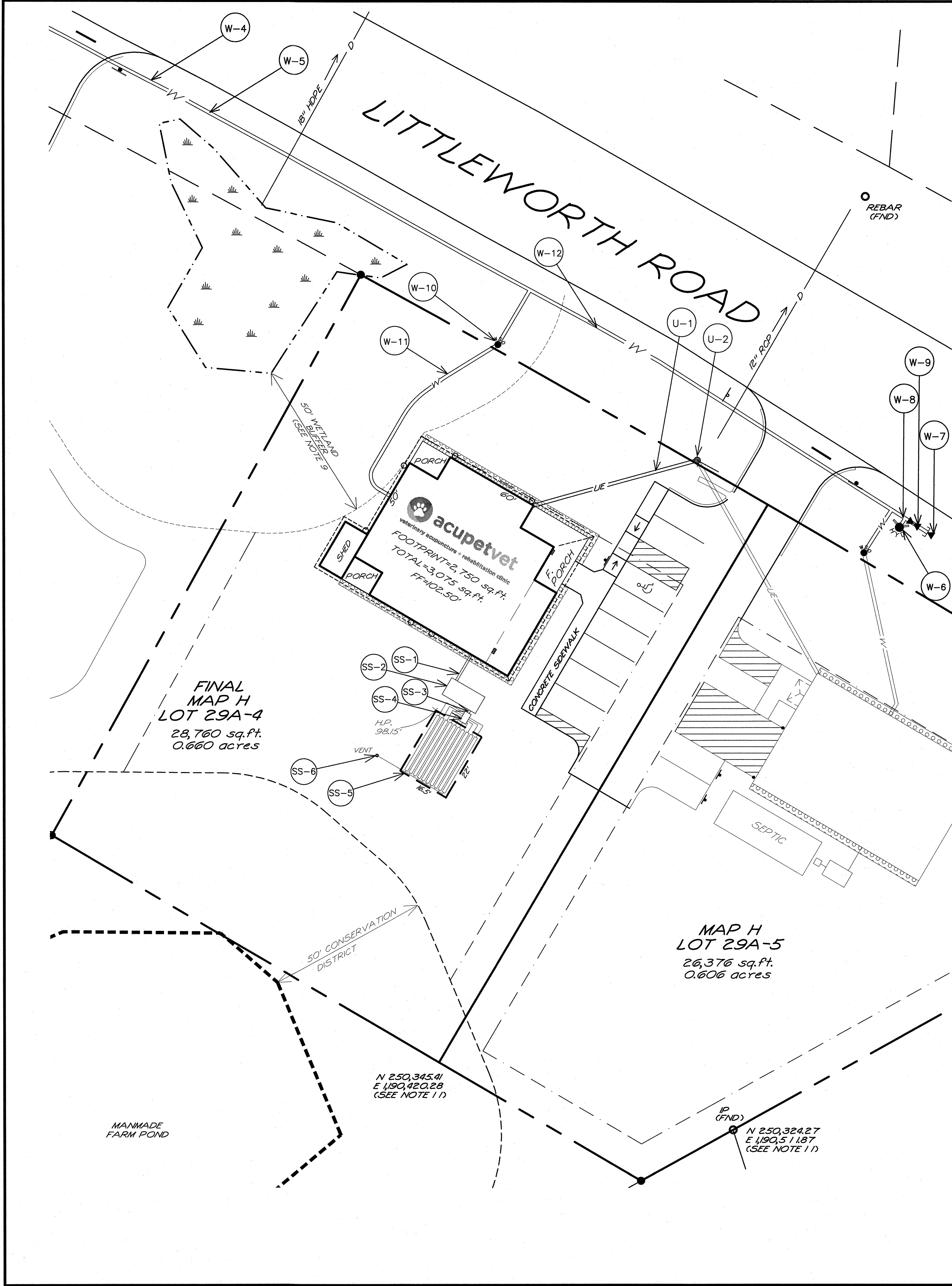
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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

SHEET No.

**SP-2**





TRITECH  
ENGINEERING CORPORATION

W-1 WATER NOTES:

1. WATERLINE AND APPENDITURES, 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 AAWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA, STATE AND LOCAL REGULATIONS.
3. APPROVED 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 80' - 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.

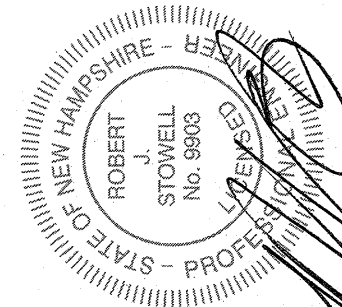
LEGEND

- 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
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- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FT CONTOUR
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- PROPOSED CONTOUR
- PROPOSED HYDRANT
- PROPOSED 8"x6" MJ REDUCER
- PROPOSED WATER GATE VALVE
- PROPOSED WATER MAIN

TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

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| DATE:     | REVISED PER TRC COMMENTS |              |
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UTILITY PLAN  
acupetvet  
veterinary acupuncture + rehabilitation clinic

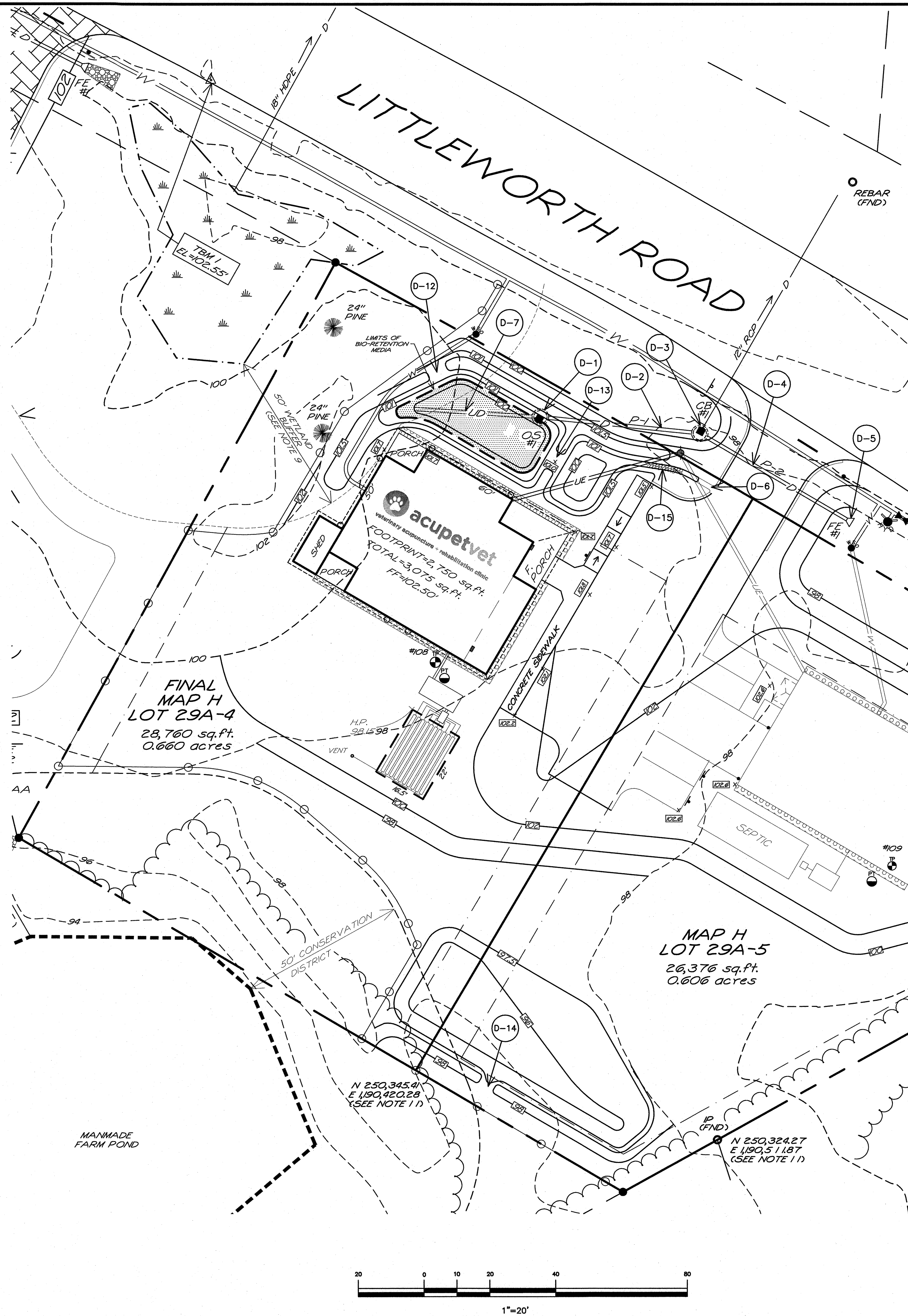
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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
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- PROPOSED WATER GATE VALVE
- PROPOSED WATER MAIN

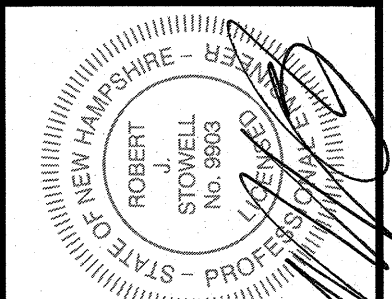
DRAINAGE NOTES

- 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-8.  
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 PAVED SWALE, PER DETAIL 5, SHEET SP-8.
- 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
- INSTALL RIP RAP, PER DETAIL 6, SHEET SP-8.  
W<sub>0</sub>=3', W<sub>e</sub>=3', L<sub>a</sub>=10', D=6", D(50)=3"

TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

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GRADING AND DRAINAGE PLAN



LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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

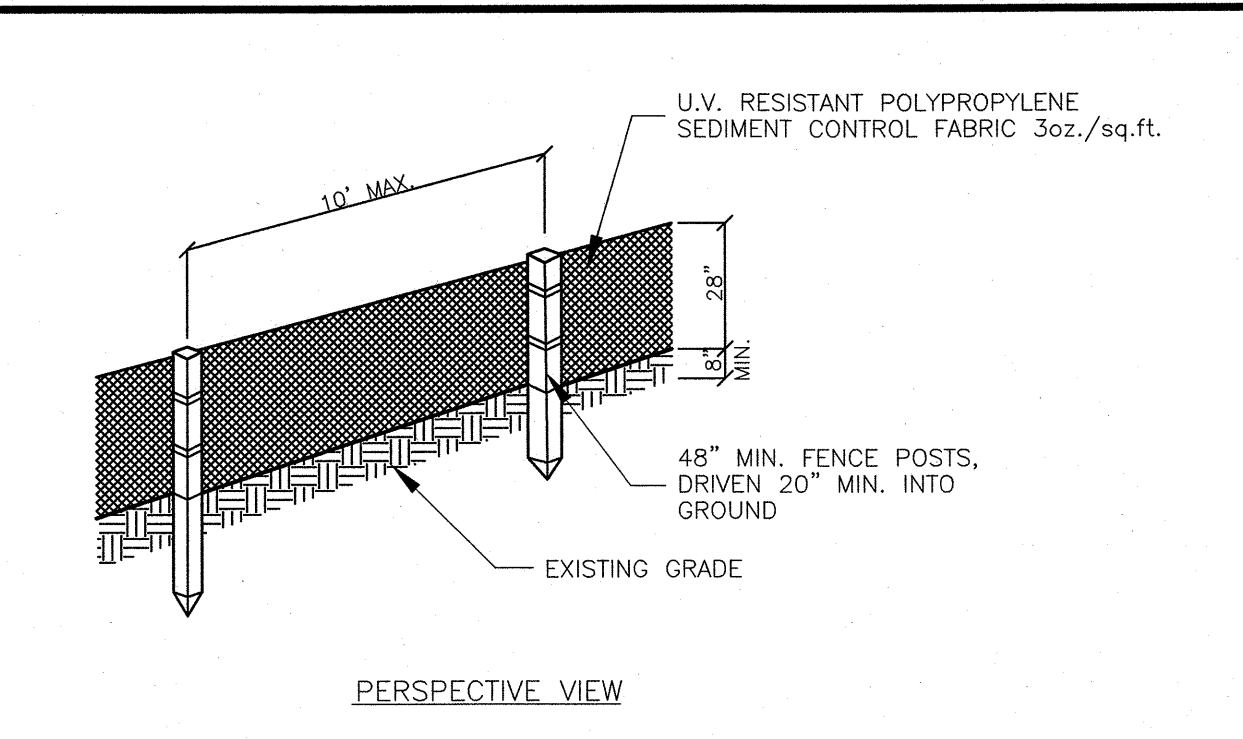
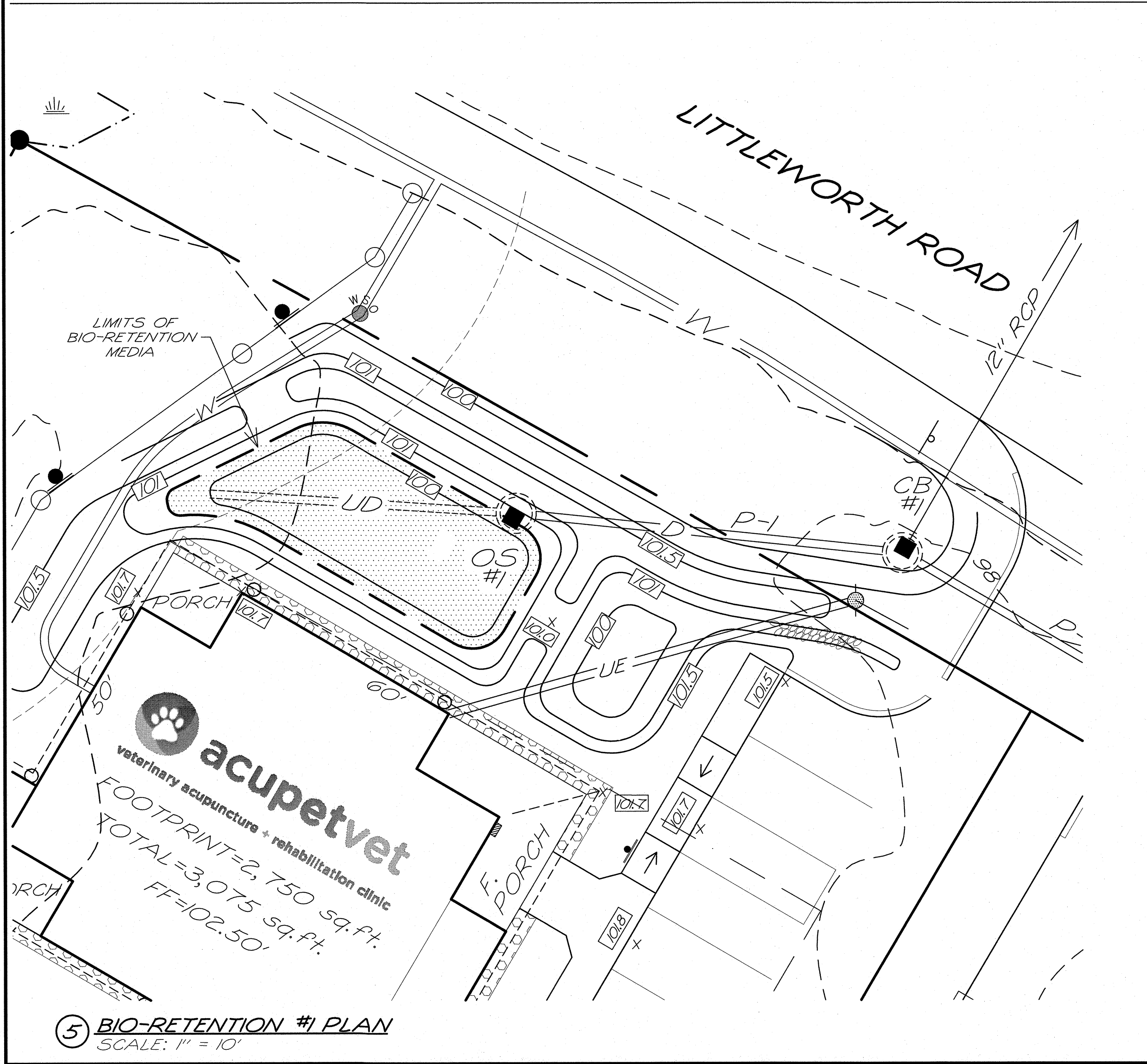
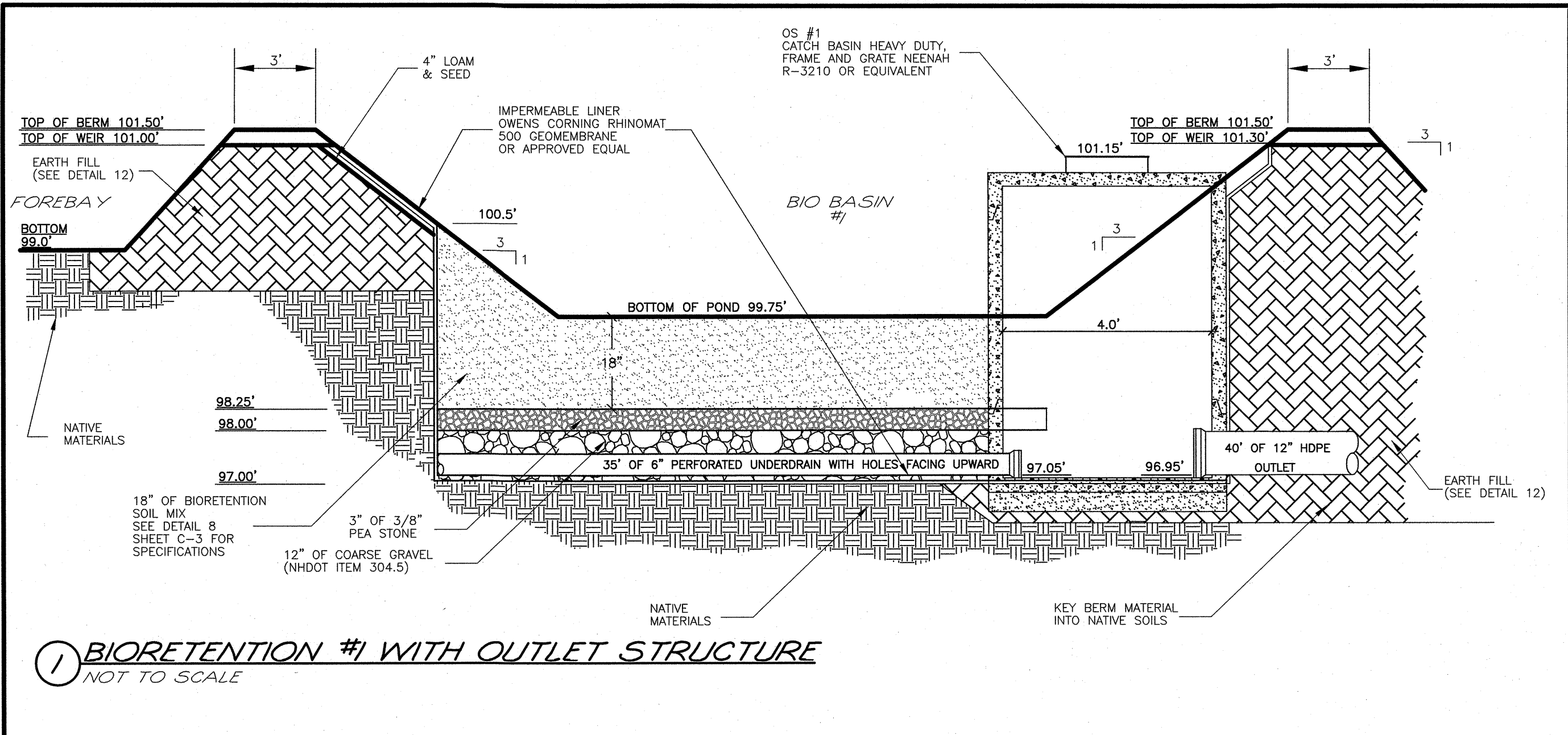
SHEET No.

SP-4

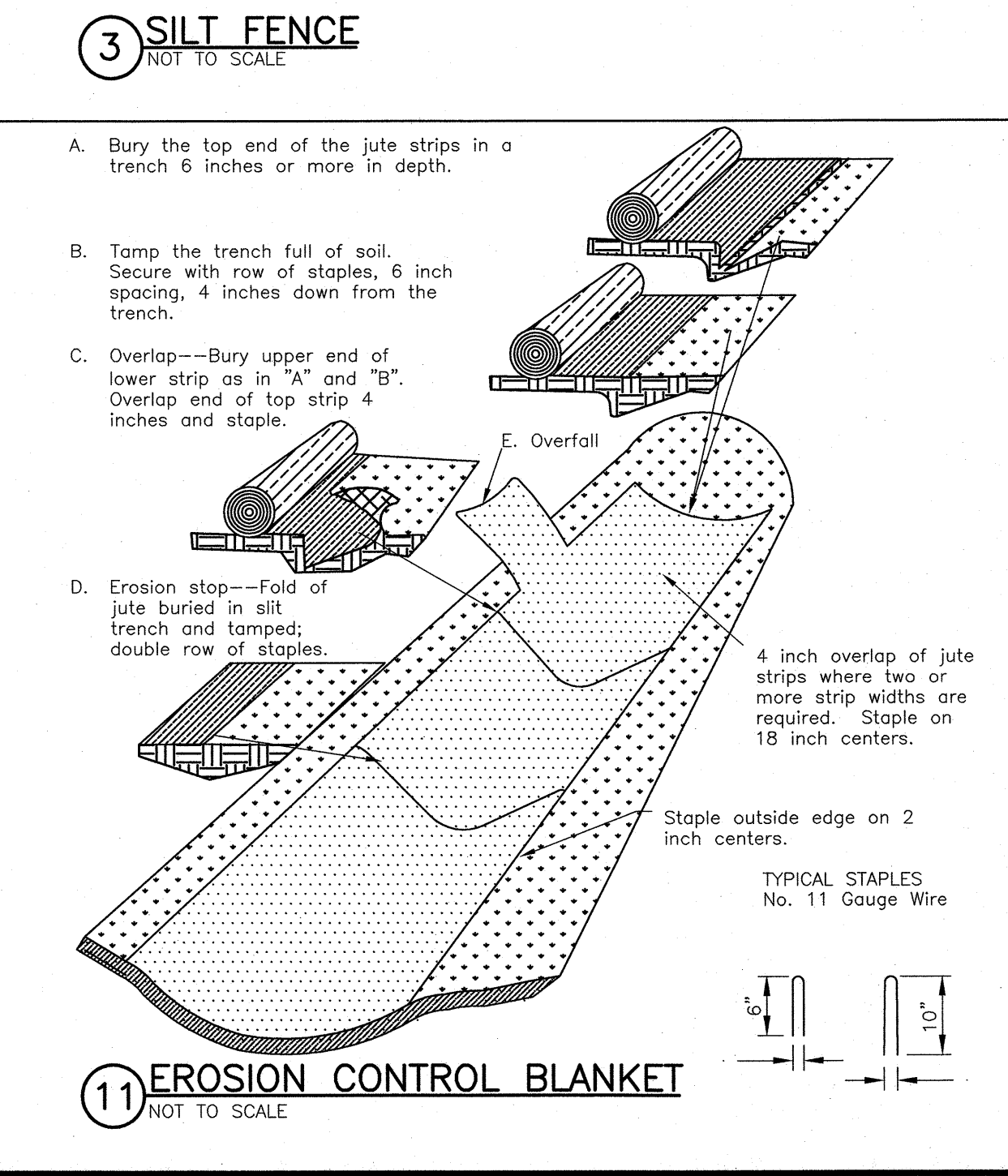
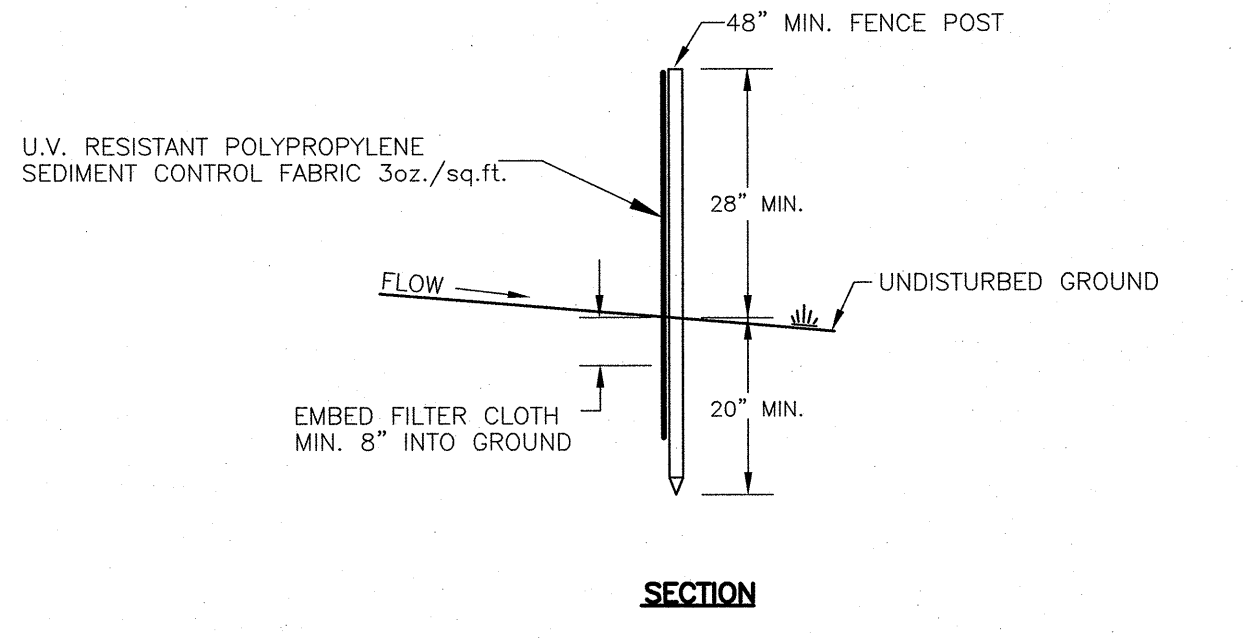
(P21-57)

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03860  
TELEPHONE 603 742 8407  
FAX 603 742 5830





- 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.



**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

**BIORETENTION SEEDING**  
NOT TO SCALE

1. PARTICLE SIZE DISTRIBUTION BY SEPARATES:

- a. EXCLUDE ANY MATERIAL >4.76MM - 0%
- b. VERY COARSE SAND/GRAVEL: GRAVEL (2.0 TO 4.76 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 4.76mm
- 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
- 5. CEC OF TOTAL SOIL: MINIMUM 10 meq/100mL AT pH OF 7.0
- 6. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS
- 7. 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.

**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% OF 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.

**EROSION CONTROL BLANKET**  
NOT TO SCALE

**EARTH FILL**  
NOT TO SCALE

TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

REVISIONS  
DATE: DESCRIPTION:

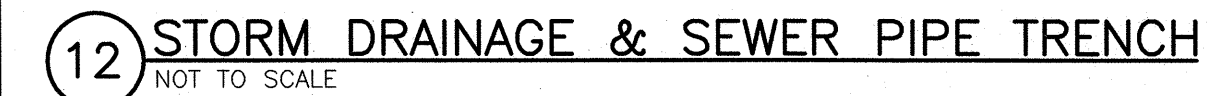
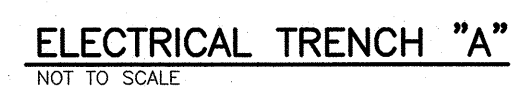
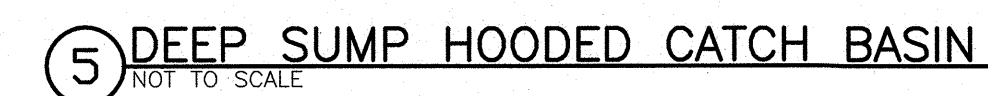
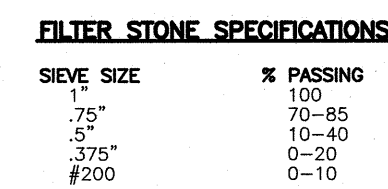
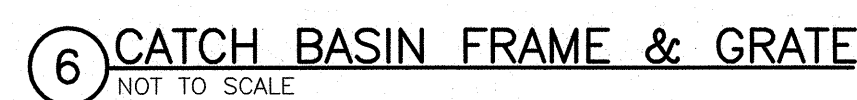
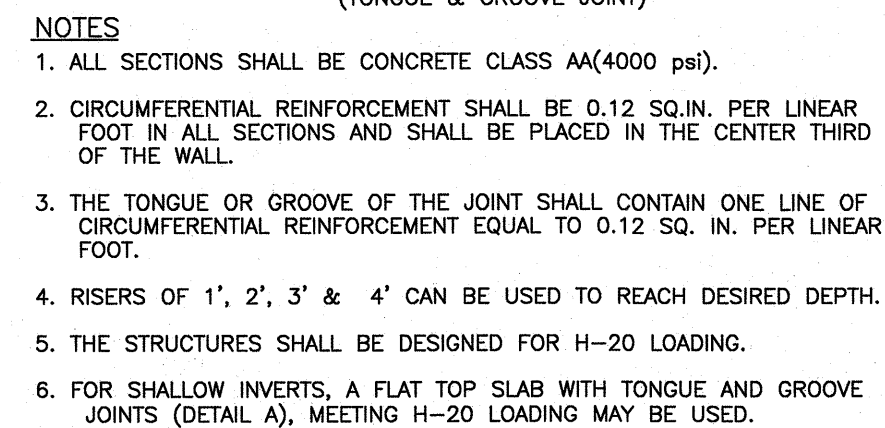
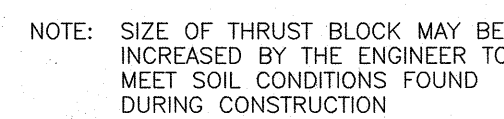
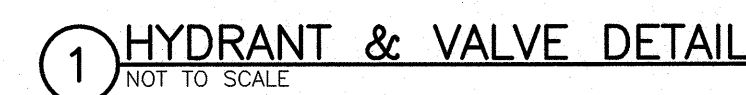
acupetvet  
veterinary acupuncture + rehabilitation clinic  
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE  
AUGUST 26, 2021  
JOB No. 21114

SHEET No.

SP-5

785 CENTRAL AVENUE  
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**TRITECH**  
**ENGINEERING CORPORATION**

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FAX 603 742 3830

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

REVISIONS  
DATE: DESCRIPTION:

REVISIONS  
DATE:

STATE OF NEW HAMPSHIRE - DEPARTMENT OF TRANSPORTATION  
 ROBERT J. STOWELL  
 No. 9903  
 L 10

## CONSTRUCTION DETAILS

**acupetvet**  
veterinary acupuncture + rehabilitation clinic

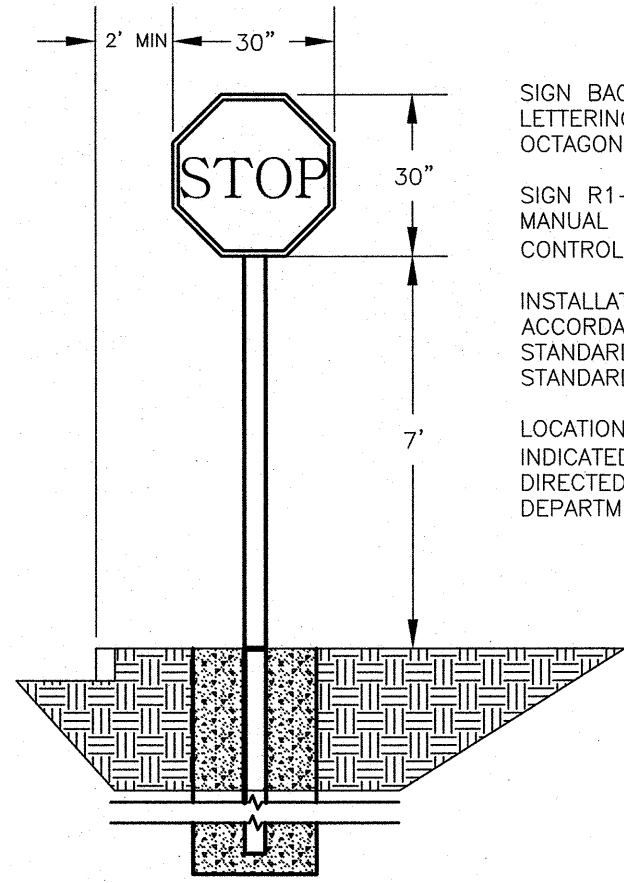
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021

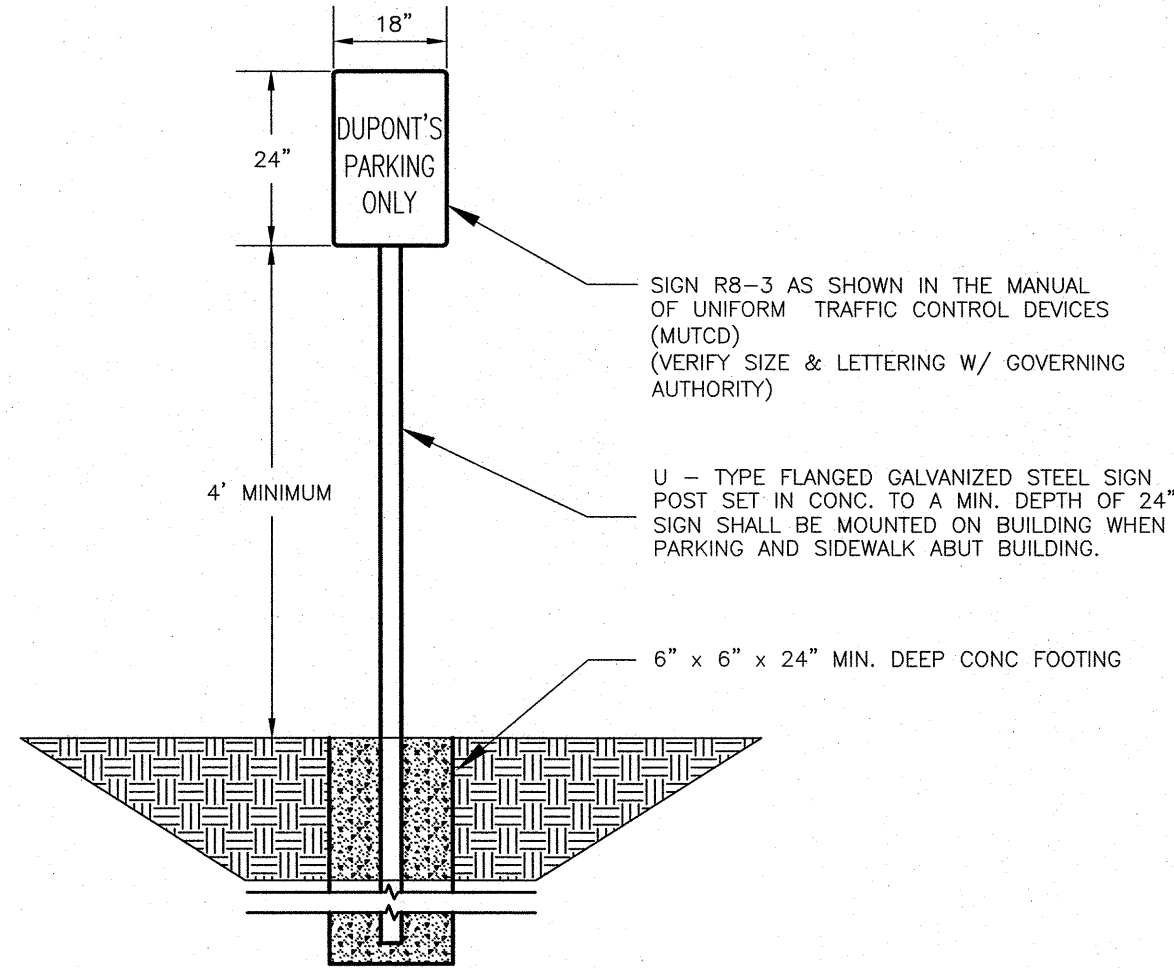
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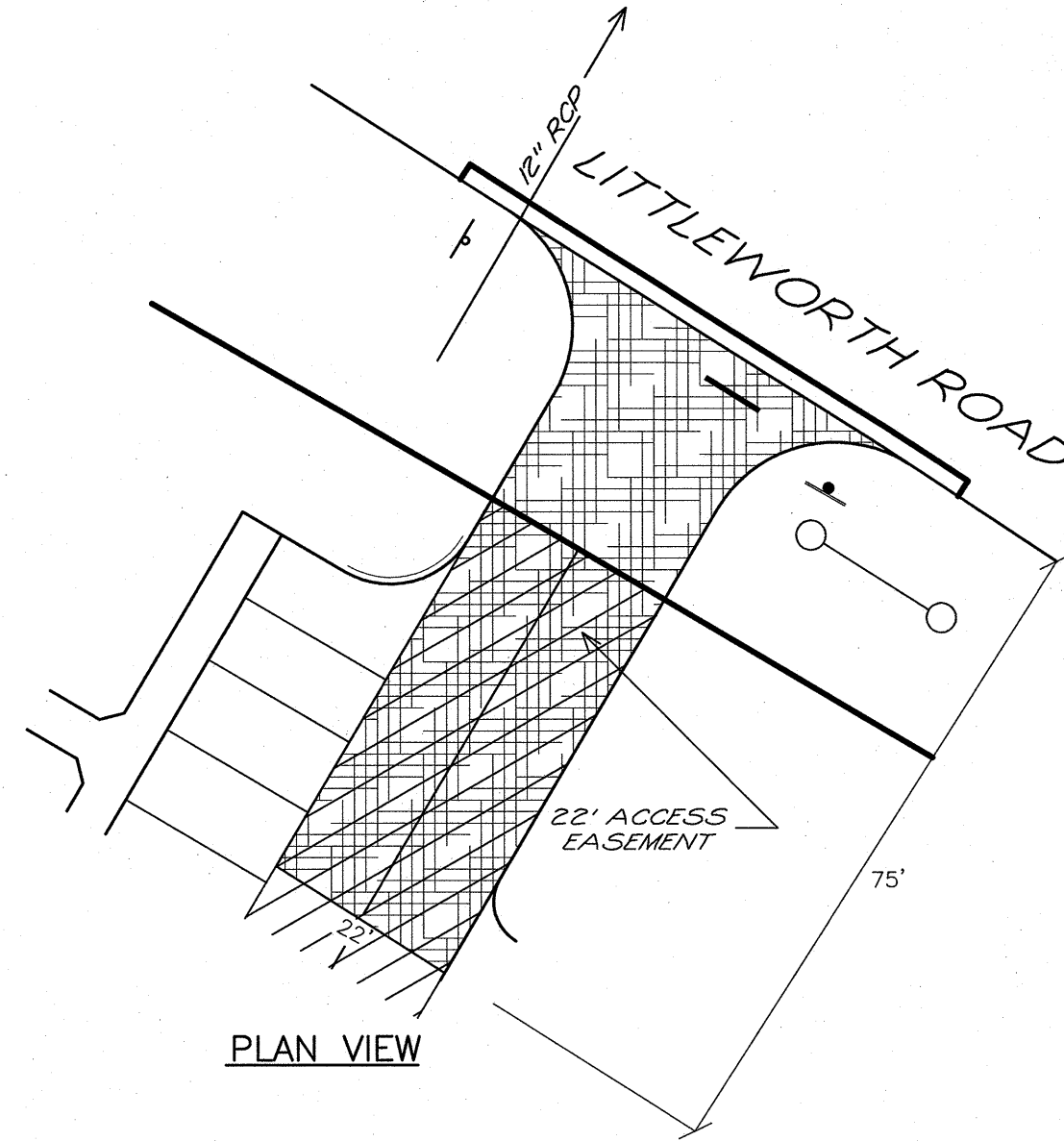




1 STOP SIGN  
NOT TO SCALE

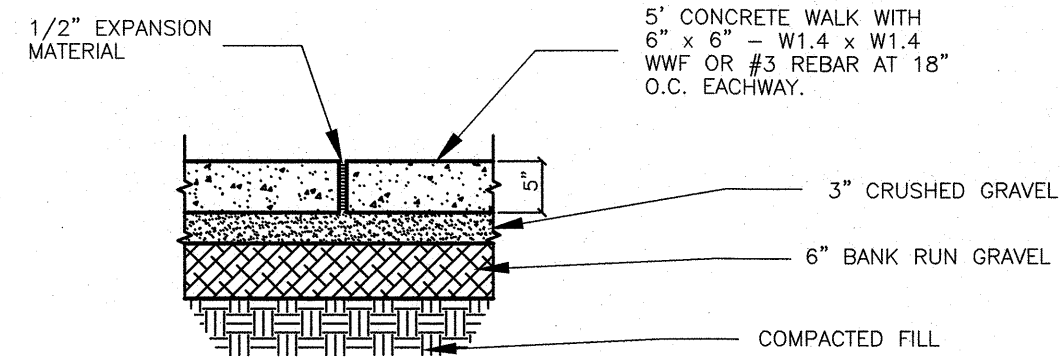
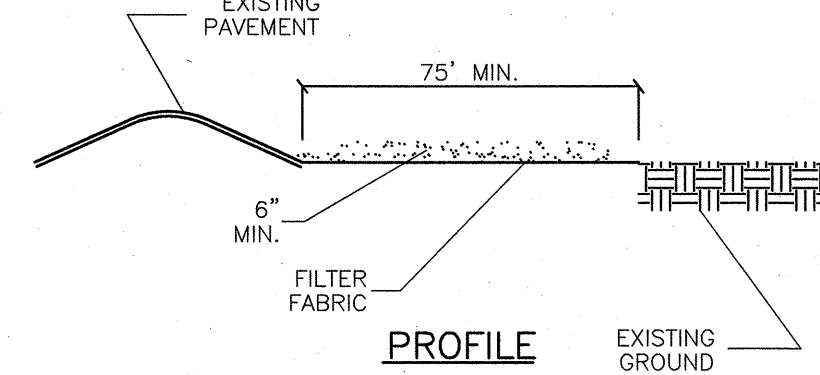


2 NO PARKING  
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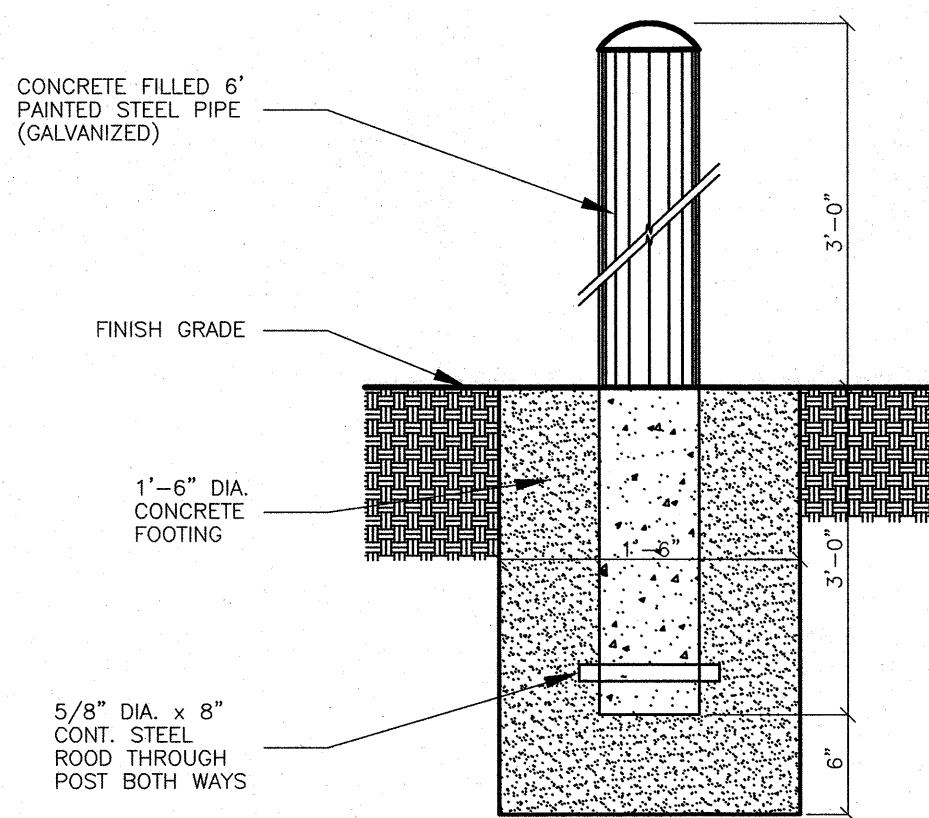


3 STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE

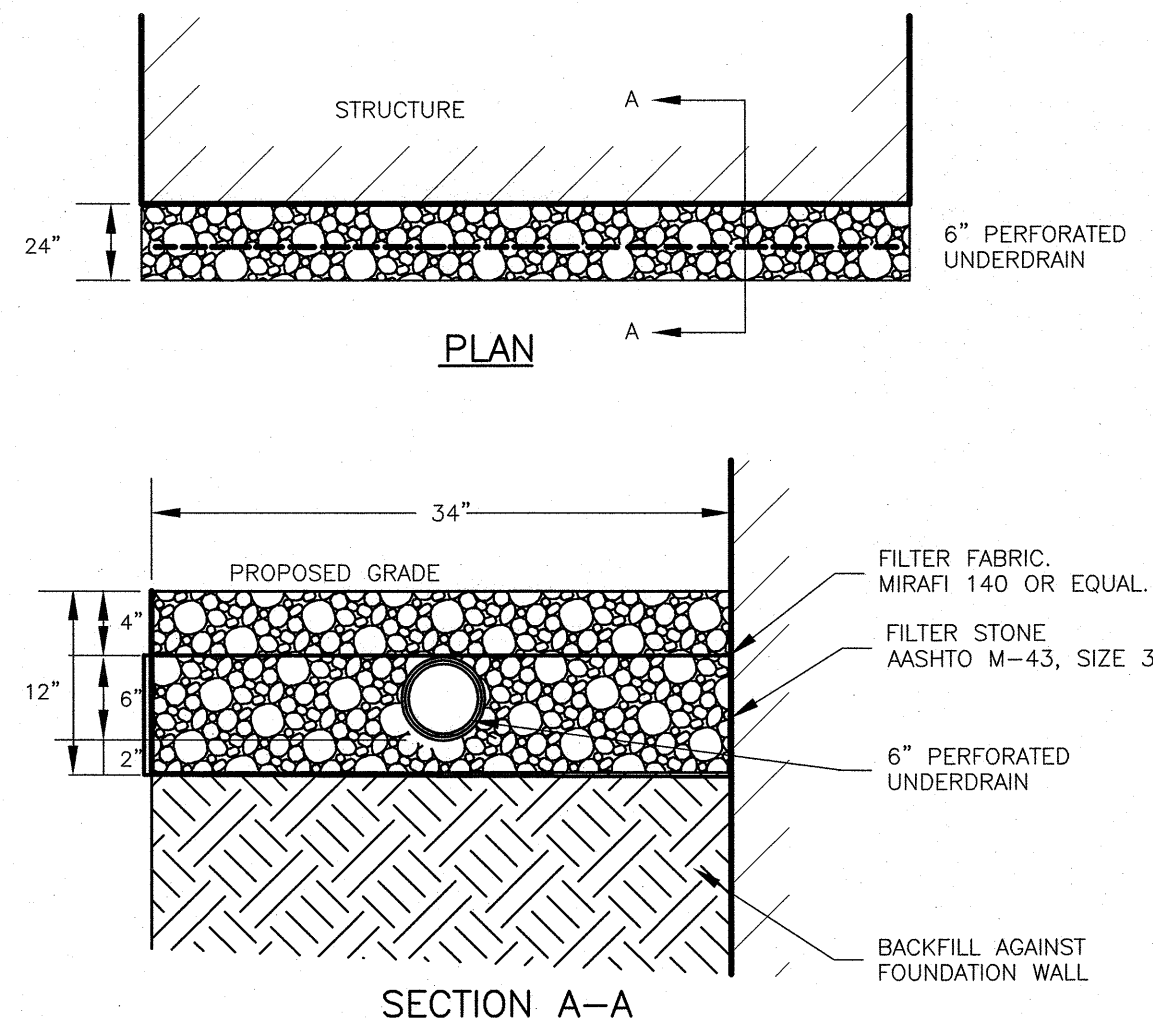
1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY. PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 3" STONE TO MATCH SLOPE OF EXISTING ROAD.
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY 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.



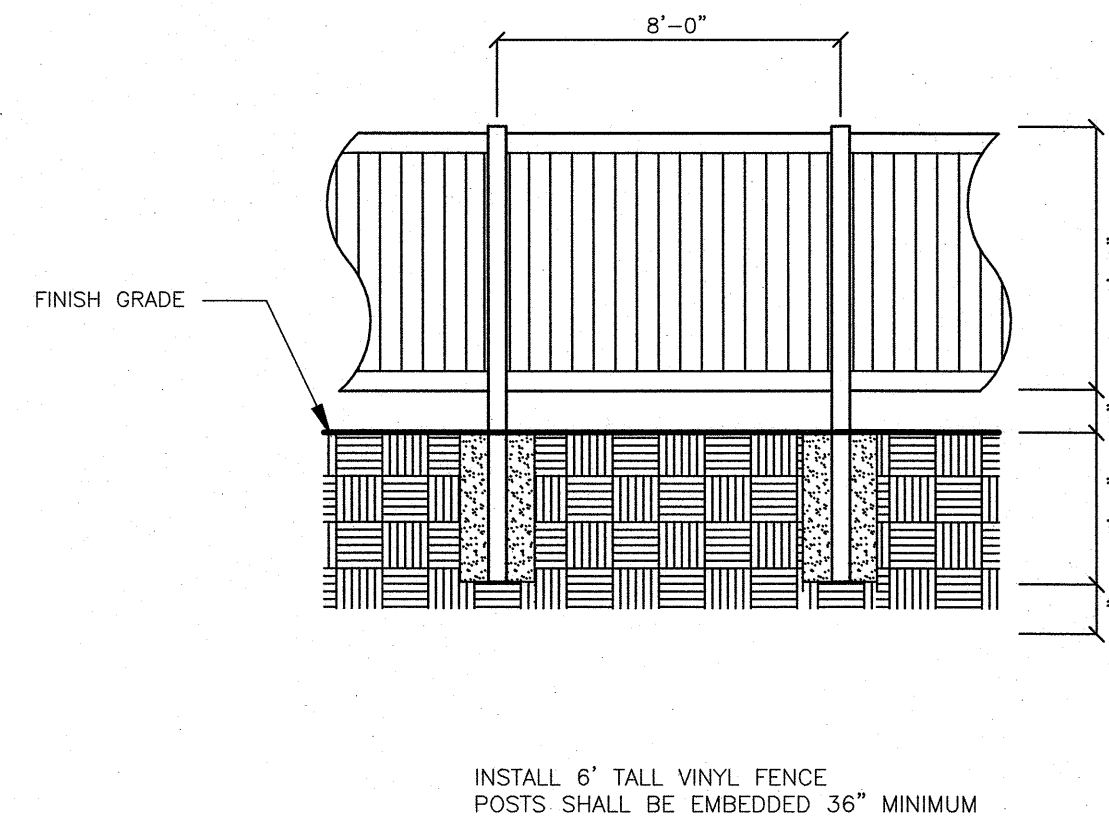
EXPANSION JOINT  
NOT TO SCALE



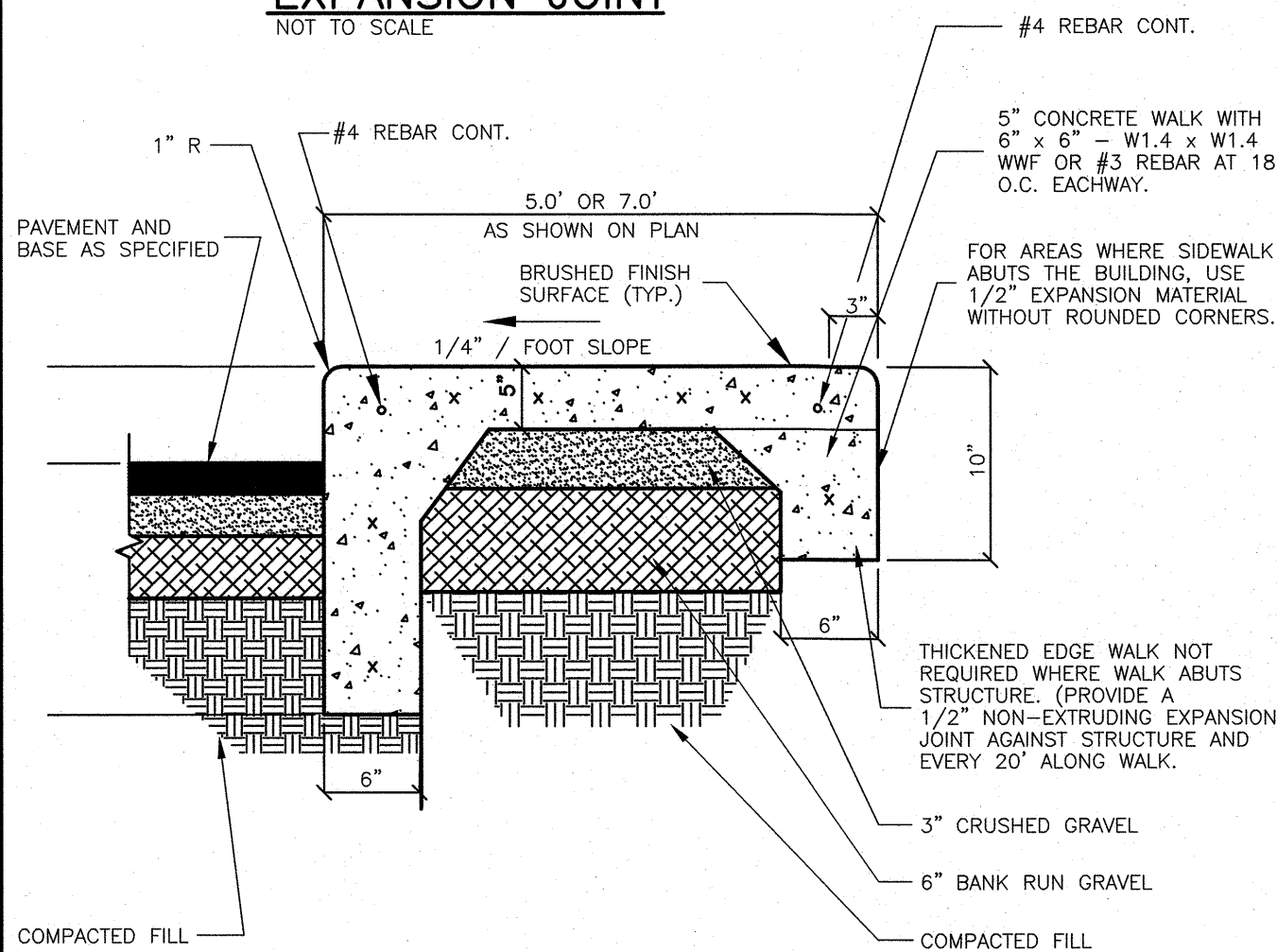
6 BOLLARD  
NOT TO SCALE



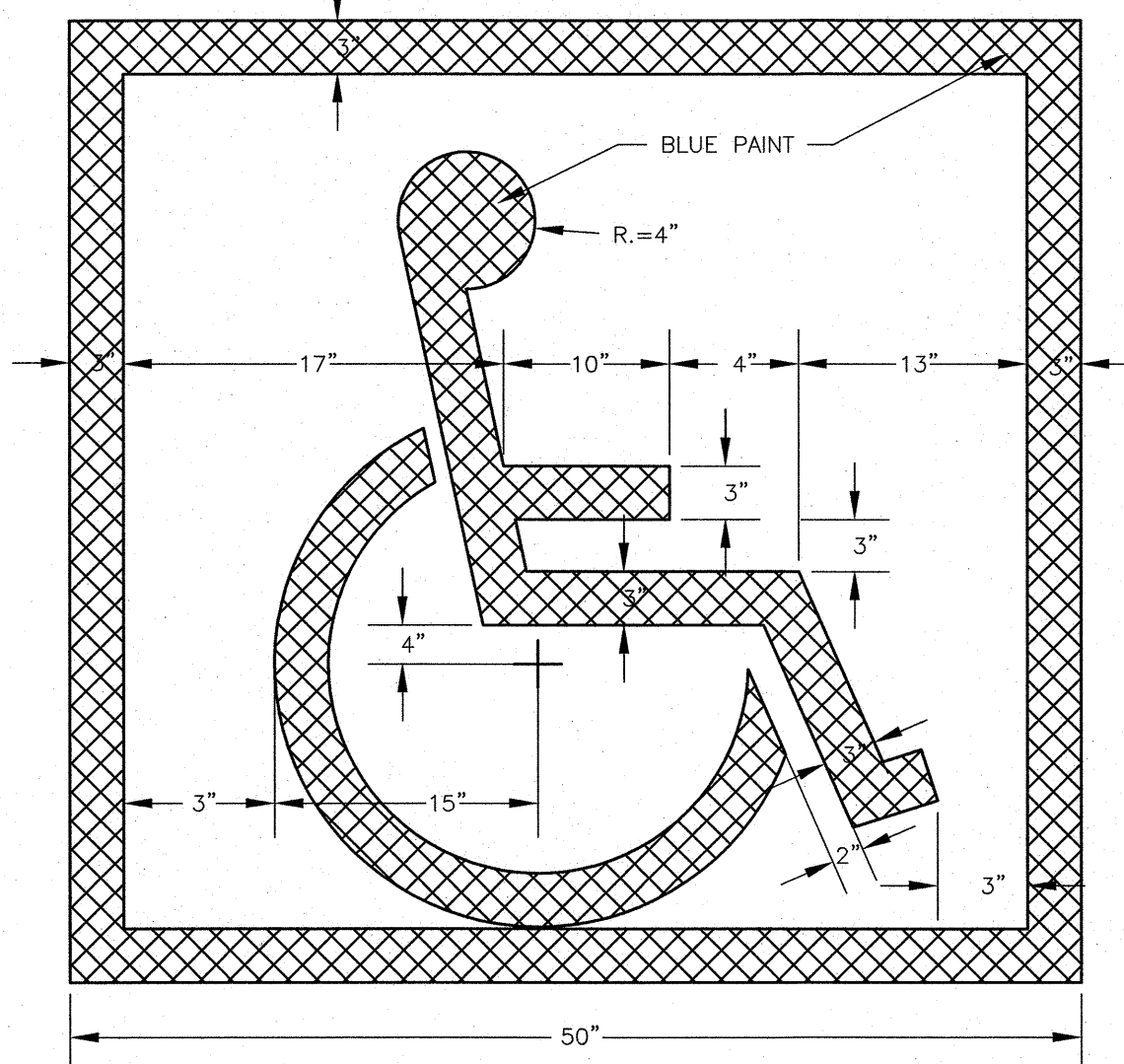
7 BUILDING DRIP EDGE  
NOT TO SCALE



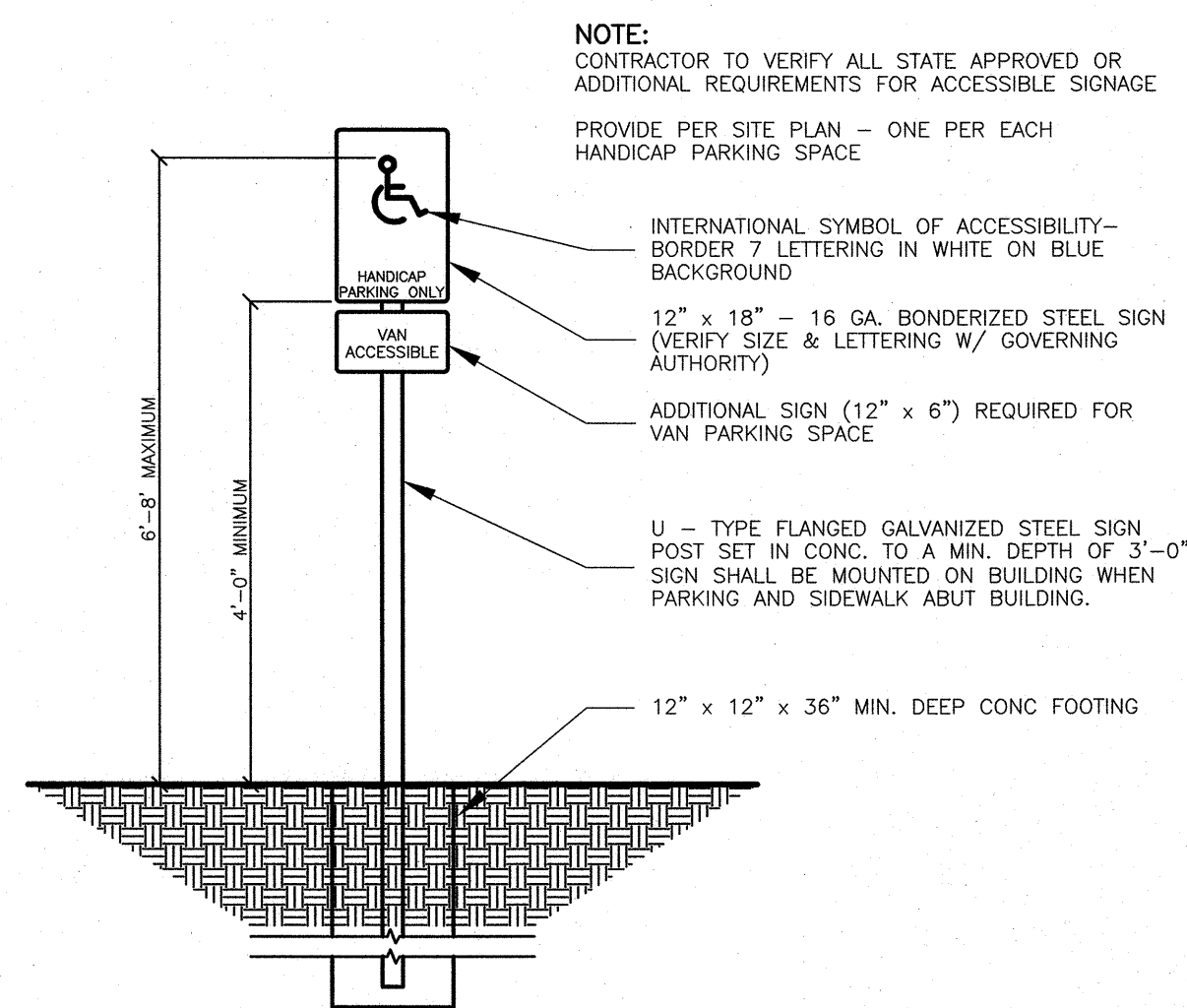
8 VINYL STOCKADE FENCE  
NOT TO SCALE



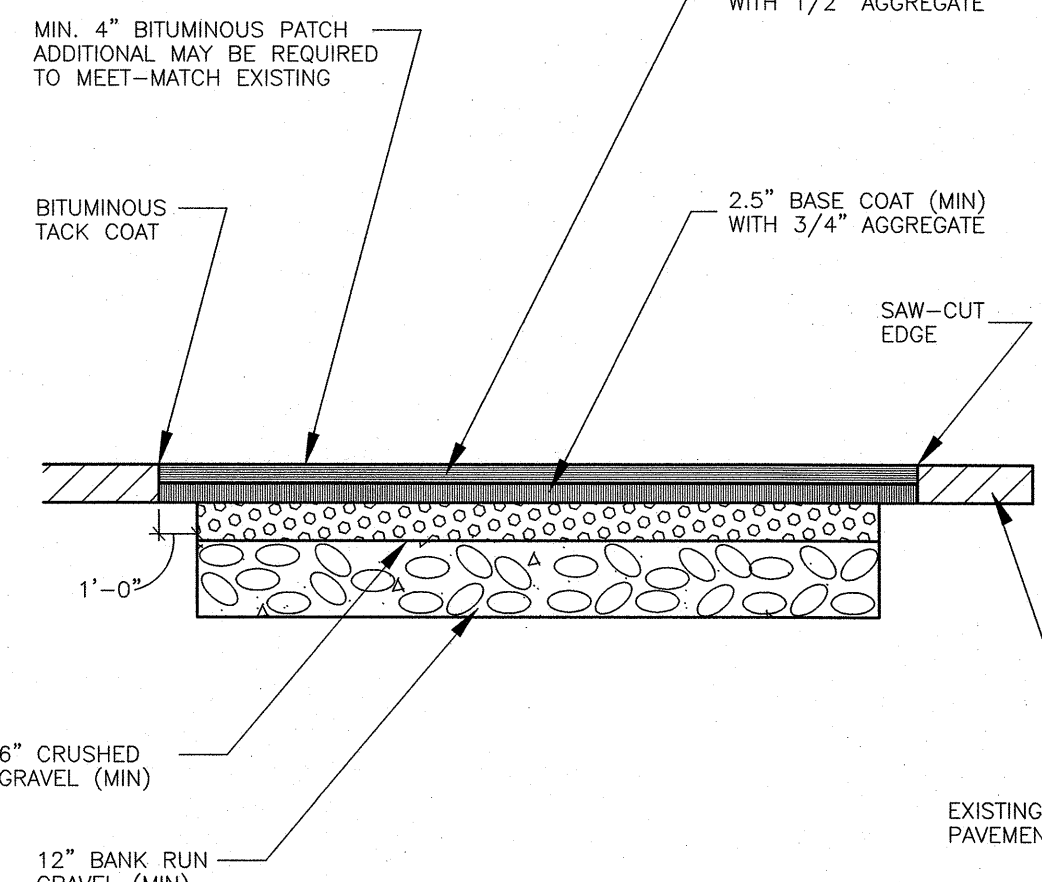
CONCRETE WALK W/CONCRETE CURB  
NOT TO SCALE



10 HANDICAP SYMBOL DETAIL  
NOT TO SCALE



11 HANDICAP PARKING SIGN  
NOT TO SCALE

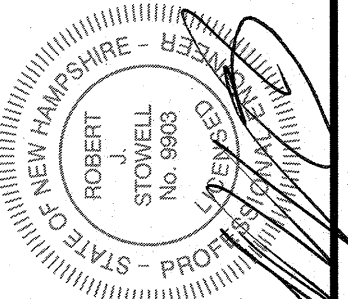


12 ENTRANCE PATCH DETAIL  
NOT TO SCALE

TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

REVISIONS  
DATE: DESCRIPTION:



CONSTRUCTION DETAILS



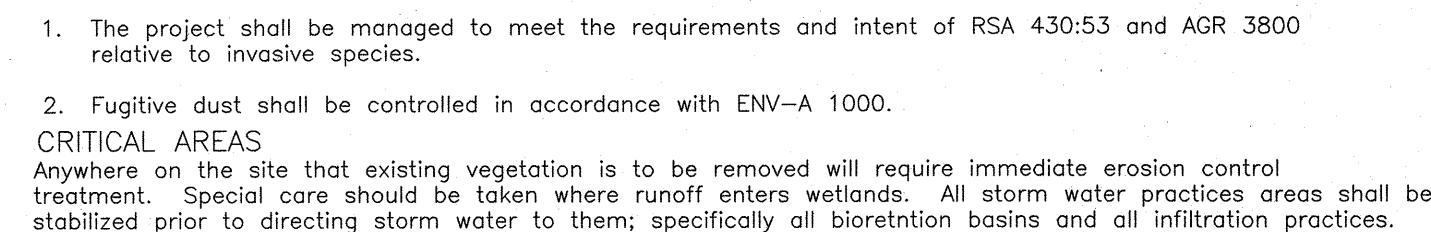
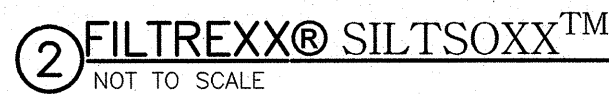
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021 JOB No. 21114

SHEET No.

SP-7





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. A. Erosion and Sediment Control Measures
2. 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."
3. During Construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of exposed areas which are to be exposed at any time during development, of any amount of exposed areas which are temporarily stabilized without permanent stabilization shall be limited to 5 acres.
4. During grading operations, install stone check dams at 50 foot intervals in drainage swales and at drain inlets where shown. Bare areas shall be mulched and cleaned until disturbed areas are stabilized.
5. Any disturbed areas which are to be left temporary, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass to prevent erosion.
6. FILTEREXX(R) SILTSOXX(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.
7. Sediment deposits shall be removed periodically as time permits.
8. 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.
9. Topsoil required for the establishment of vegetation shall be stock piled in amounts necessary to replace the finished grade of all exposed areas.
10. 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.
11. All fills shall be placed and compacted to reduce erosion, slippage settlement, subsidence or other related problems.
12. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
13. Frozen material or soft, muddy or highly compressible material shall not be incorporated into fills.
14. Fill material shall not be placed on a frozen foundation subgrade.
15. Disturbed areas shall be seeded immediately following finished grading.
16. Limit of exposed area that is temporarily stabilized without permanent stabilization is 5 acres or less.
17. Not used.
18. 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.
19. All ditches and swales are to be stabilized prior to directing runoff to these features.
20. All cut and fill slopes shall be seeded immediately.
21. 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

D. Vegetative Practices  
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 seed until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds are removed.

B. Permanent Seeding &amp; 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 top fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil = 48 lbs total.) The soil shall be lightly raked immediately before seeding. After the seed is spread, the soil shall be smoothed and the surface shall be rolled in the same direction. It shall be lightly raked to the soil to a depth not over 1/4 inch and rolled with hand roller weighing not over 1000 points per linear foot to width.
4. The seed shall be applied at a seeding 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, and grass well established, 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 FILTERXX(R) SILTSOXX(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. Care 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 area are fully stabilized. Temporary stormwater 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 catch 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.
11. Maintain disturbed areas as necessary.
12. All disturbed areas shall be seeded prior to the start of construction on the approved plans, shall not commence until the roadway has the base course to design elevation and the associated drainage is complete and stable.

## MAINTENANCE

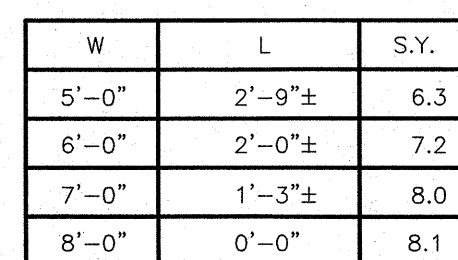
1. During the period of construction and/or until long term vegetation is established:
2. 1. Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.
3. 2. The side slopes will be checked after each significant rainfall.
4. 3. The side slopes will be checked weekly and repaired when necessary until adequate vegetation is established.
5. 4. The FILLREXX(R) SILT/SOXX(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, and/or with mulch and straw or straw and mulch. No netting shall be installed. No netting shall occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melts.
2. All proposed slopes 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, incising surface, 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.

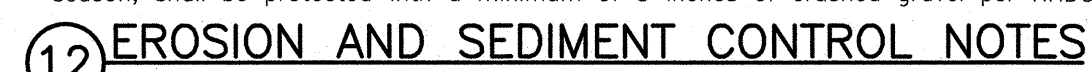


1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK; I.E., DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A PARALLEL DIRECTION TO THE LENGTH OF THE RAMP.
4. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET THE GRADE OF DRIVEWAY.
5. THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPEARANCES 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.



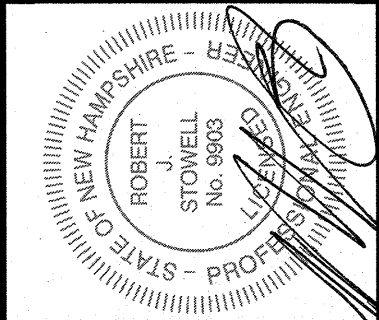
Specifications:

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

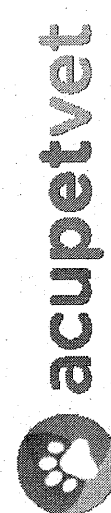


# TRITECH

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021



## CONSTRUCTION DETAILS



LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

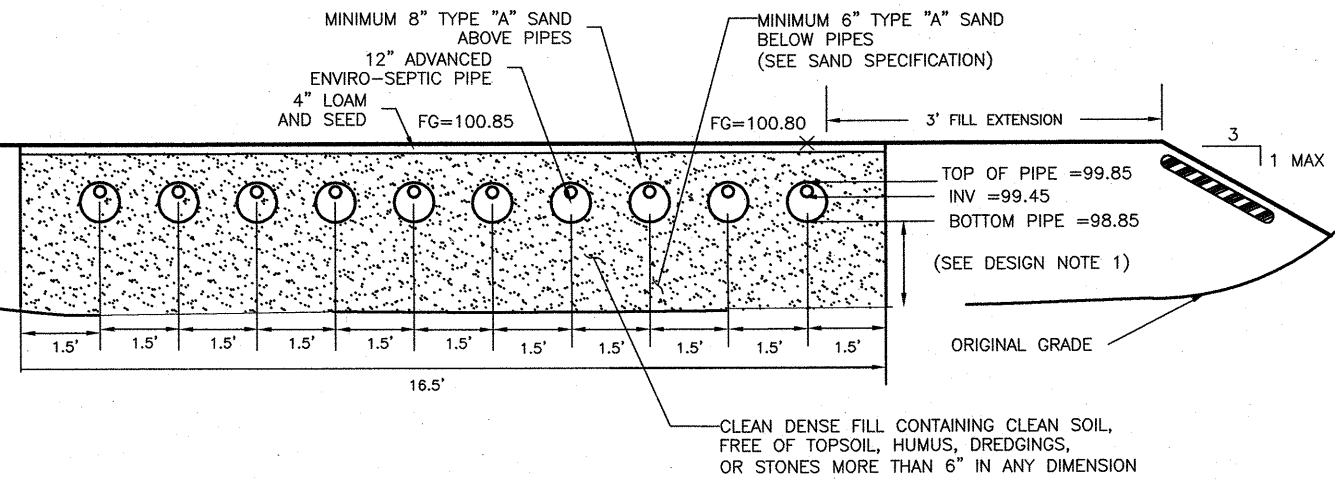
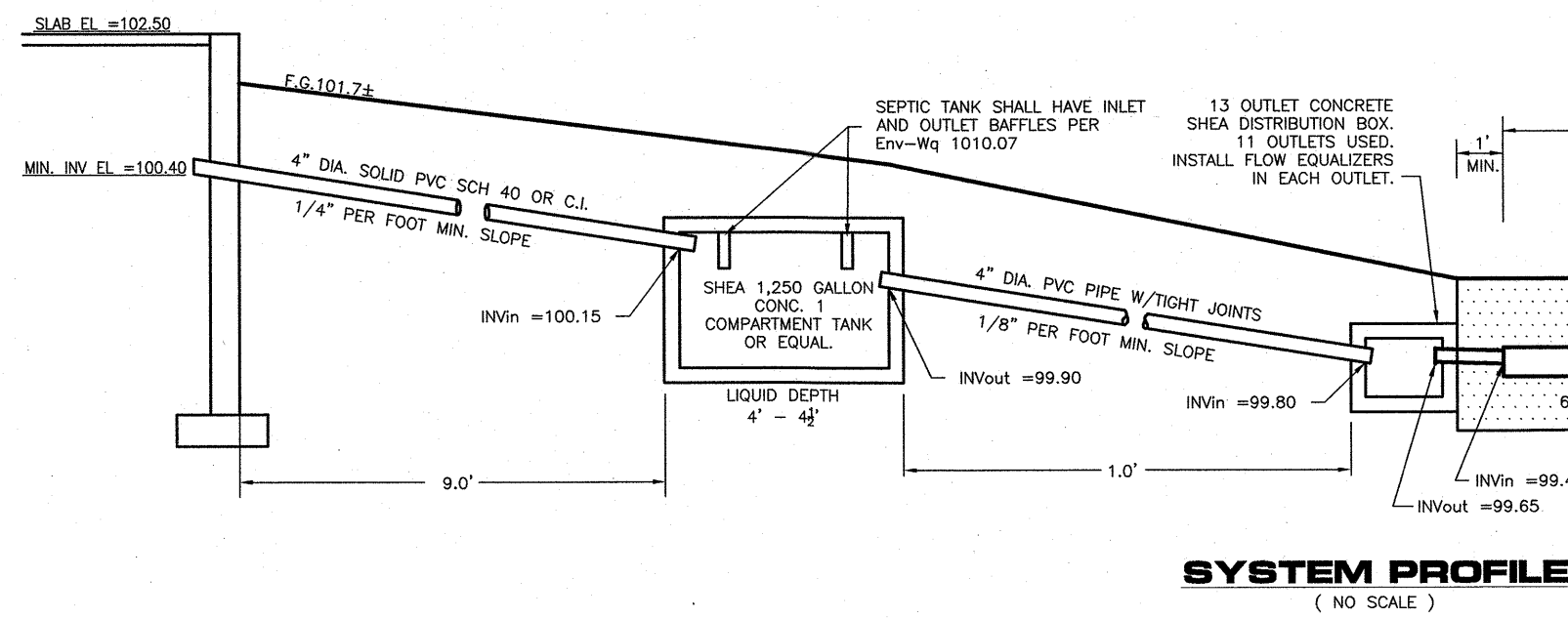
AUGUST 26, 2021

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3830

# SP-8

(P21-57)





#### TEST PIT #108

|                      |                                                                                                                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: APRIL 14, 2017 |                                                                                                                                                                                                        |
| DEPTH                | DESCRIPTION:                                                                                                                                                                                           |
| 0" - 11"             | LIGHT OLIVE BROWN (2.5Y 5/3) SILT LOAM; MASSIVE STRUCTURE; MOIST, FRIABLE.                                                                                                                             |
| 11" - 16"            | LIGHT OLIVE BROWN (2.5Y 5/4) SILT LOAM; MASSIVE STRUCTURE; MOIST, FRIABLE.                                                                                                                             |
| 16" - 24"            | OLIVE GRAY (2.5Y 5/2) SILT LOAM; MANY MEDIUM TO COARSE DISTINCT YELLOWISH BROWN (10YR 5/6) REDOX CONCENTRATIONS; FEW MEDIUM FAINT GRAY (10YR 6/1) REDOX DEPLETIONS; MASSIVE STRUCTURE; MOIST, FRIABLE. |
| 24" - 60"            | OLIVE GRAY (2.5Y 5/2) & LIGHT OLIVE BROWN (2.5Y 5/4) SILT LOAM; FEW MEDIUM PROMINENT YELLOWISH BROWN (10YR 5/6) REDOX CONCENTRATIONS; STRONG MEDIUM PLATY STRUCTURE; MOIST, FIRM.                      |

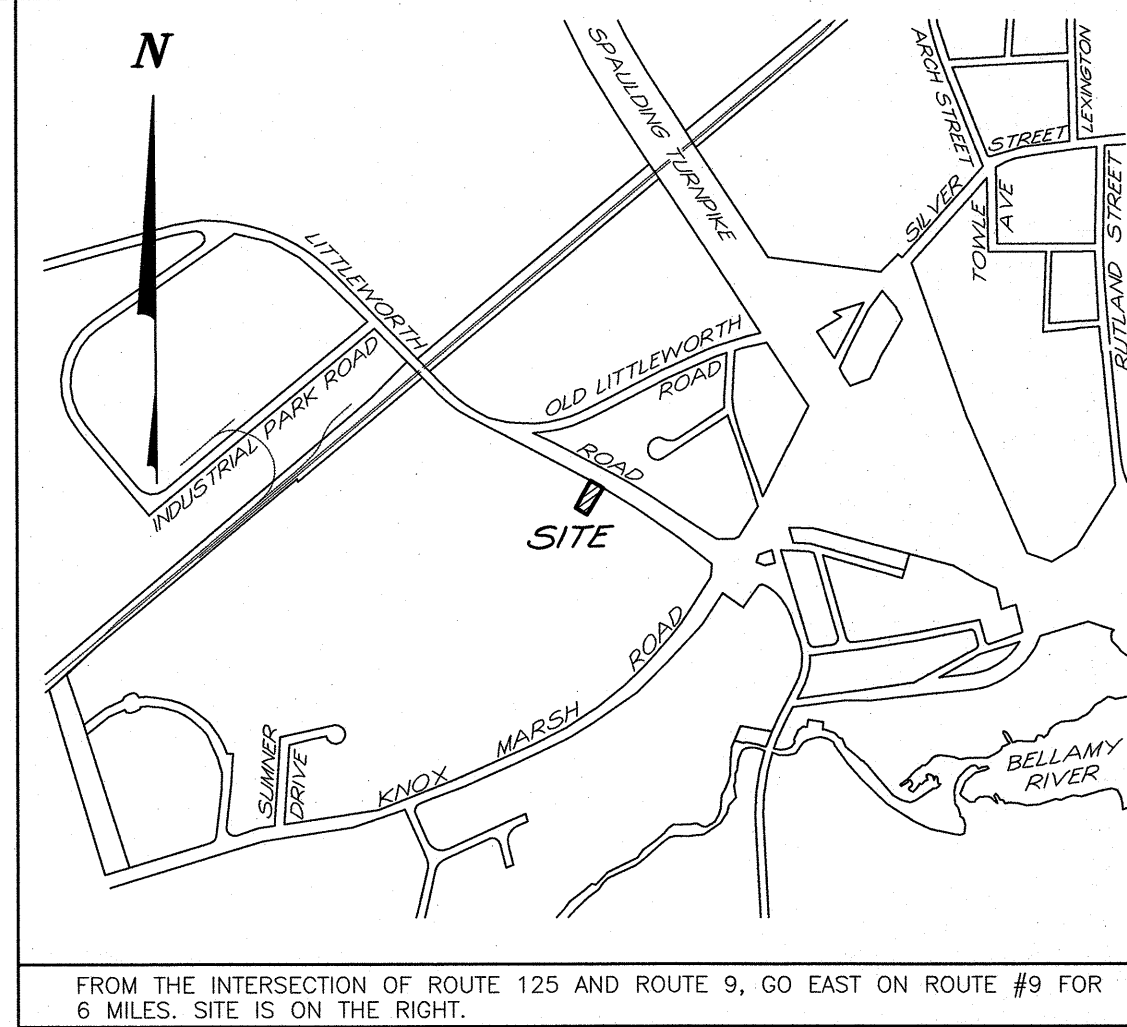
ESTIMATED WATER TABLE: 16"  
OBSERVED WATER TABLE: 20"  
RESTRICTIVE LAYER: 24"  
BEDROCK REFUSAL: NONE  
SOIL SERIES: BOXFORD  
HYDROLOGIC SOIL GROUP: C

#### SAND SPECIFICATIONS

| Sieve Size | ASTM C-33 fine aggregate | AES & ES Specifications      |
|------------|--------------------------|------------------------------|
| 3/4"       |                          | 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        |                          |                              |
| #50        | 5-30% passing            |                              |
| #100       | 0-10% passing            | "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       |
| ●        | UTILITY POLE              |
| PT       | PERCOLATION LOCATION      |
| ●#5      | TEST PIT                  |
| 98.7     | PROPOSED SPOT GRADE       |
| + 98.7   | EXISTING SPOT GRADE       |
| HP 100.7 | EXISTING HIGH POINT ELEV. |
| ○        | PROPOSED SILT FENCE       |
| ⊗        | PROPOSED WATER SHUT-OFF   |



#### DESIGN NOTES

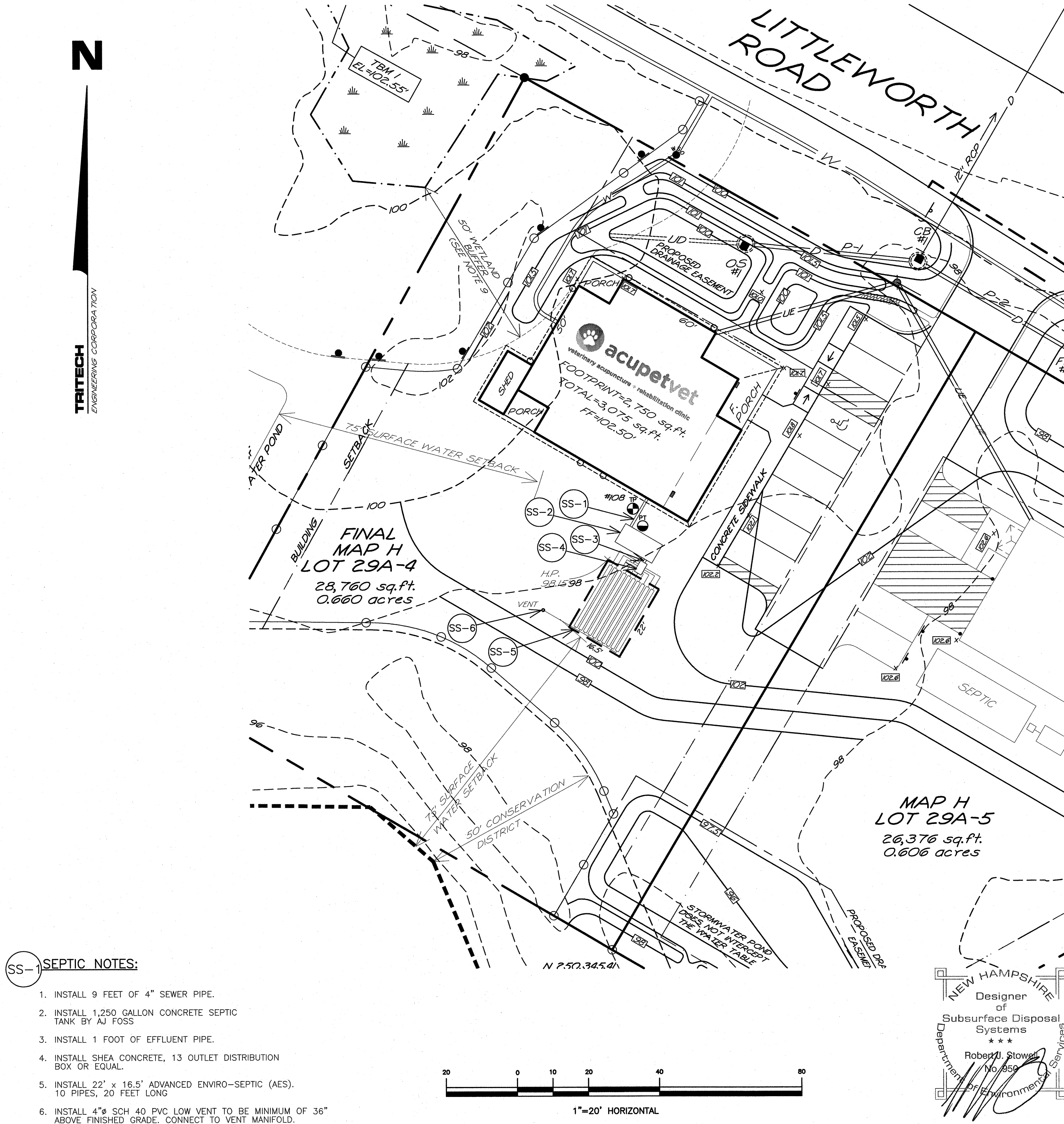
- DESIGN INTENT:
  - EXISTING GRADE AT THE HIGH POINT OF THE SYSTEM IS ELEV 98.15'
  - ESTIMATED SEASONAL HIGH WATER TABLE IN TEST PIT #108 IS 16"
  - BOTTOM OF AES PIPE TO BE INSTALLED AT ELEV 98.85' PROVIDING 24" OF SEPARATION TO ESHWT (24" REQUIRED).
  - BOTTOM OF AES PIPE TO BE INSTALLED 8" ABOVE EXISTING GRADE AT THE HIGH POINT OF THE SYSTEM.
- PERCOLATION TEST: DATE: APRIL 14, 2017  
DEPTH: 14" INCHES  
RATE: 14 MINUTES PER INCH
- DESIGN FLOW DATA:
  - VETERINARIAN / 1 DOCTOR = 250 GPD  
MIN. SYSTEM SIZE = 300 GPD
- BED SIZE: 198 LINEAR FEET REQUIRED,  
10 PIPES X 20' PROVIDED = 200 LINEAR FEET PROVIDED
- STRAFFORD COUNTY SOIL CLASSIFICATION: BOXFORD
- 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 LOT AND OUTLET SHALL BE TIGHTLY 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 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 FRICITION JOINT RIGID PLASTIC PIPE UNLESS NOTED OTHERWISE. LEACHING BED LATERAL-PIPES SHALL BE PERFORATED RIGID PLASTIC PIPE WITH FRICITION 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.

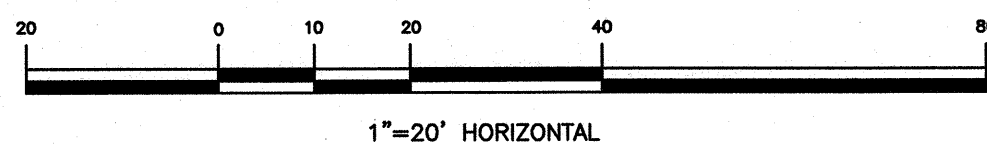
#### GENERAL NOTES

- 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-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.
- 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



#### SEPTIC NOTES:

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



TRITECH  
ENGINEERING CORPORATION

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

INDIVIDUAL SEWAGE  
DISPOSAL SYSTEM DESIGN

acupetvet  
veterinary acupuncture • rehabilitation clinic

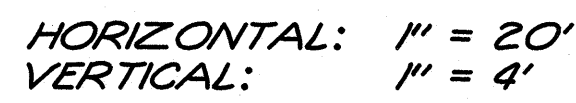
LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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

ISDS-1

(P21-57)





SHEET NO.

# DRIVEWAY PERMIT PLAN AND PROFILE

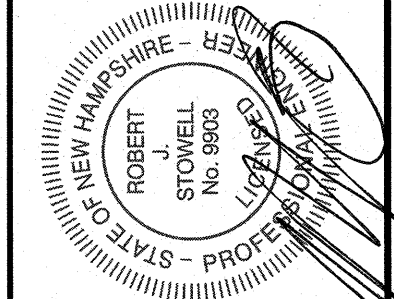


 **acupetvet** *DUPONT'S  
& SERVICE CENTER*  
veterinary acupuncture + rehabilitation clinic

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

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

SCALE: 1" = 20'



ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

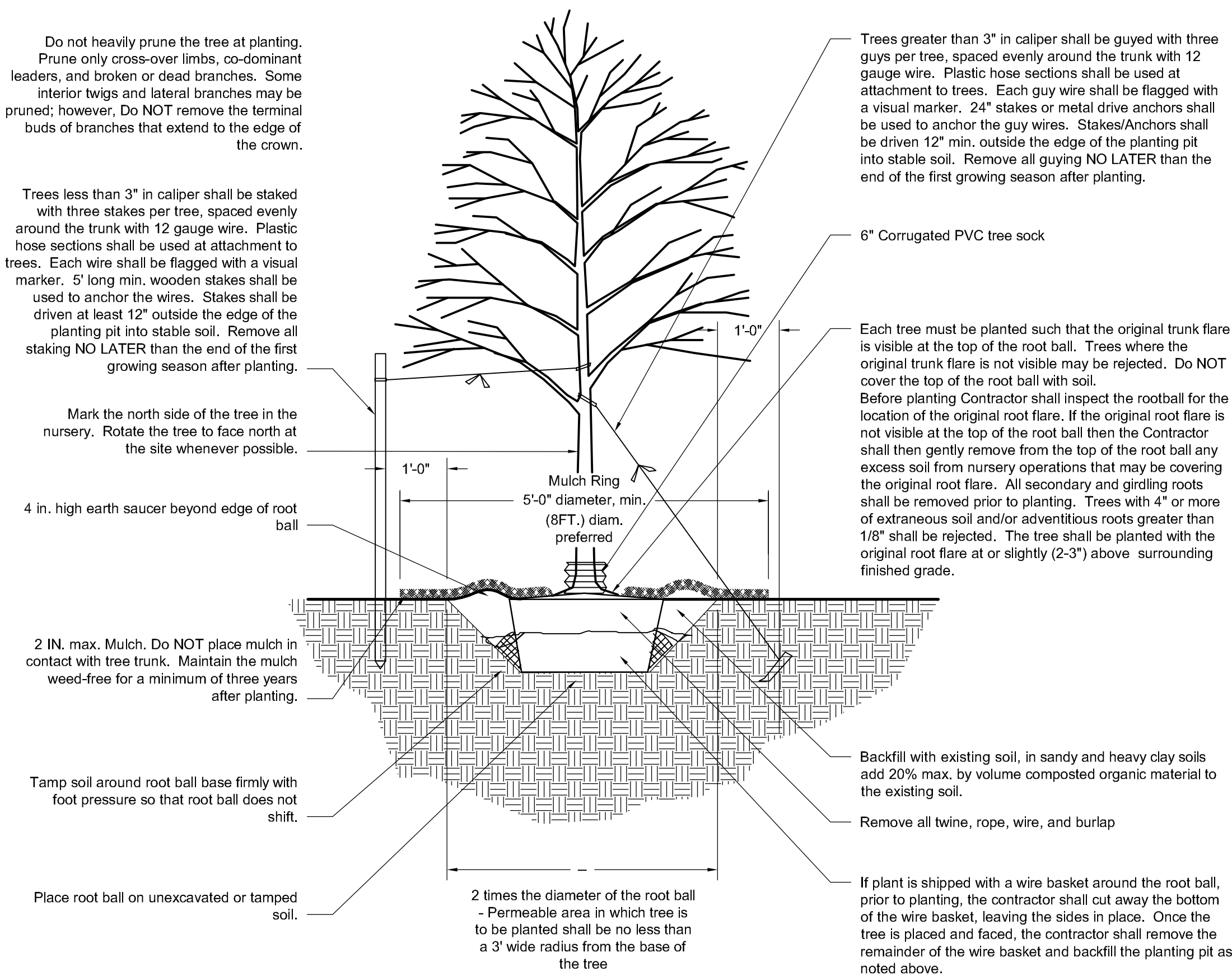
| REVISIONS |                          |  |
|-----------|--------------------------|--|
| DATE:     | DESCRIPTION:             |  |
| 9-24-21   | REVISED PER TRC COMMENTS |  |
|           |                          |  |
|           |                          |  |
|           |                          |  |
|           |                          |  |
|           |                          |  |

# TRITECH

**ENGINEERING CORPORATION**

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3830





## Tree Planting Detail

## Landscape Notes

- Design is based on drawings by Tritech Engineering Corporation dated July 19, 2021 and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and is not bringing it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock. American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
  - Outside hose attachments spaced a maximum of 150 feet apart, and
  - An underground irrigation system, or
  - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.

### Plant List

#### TREES

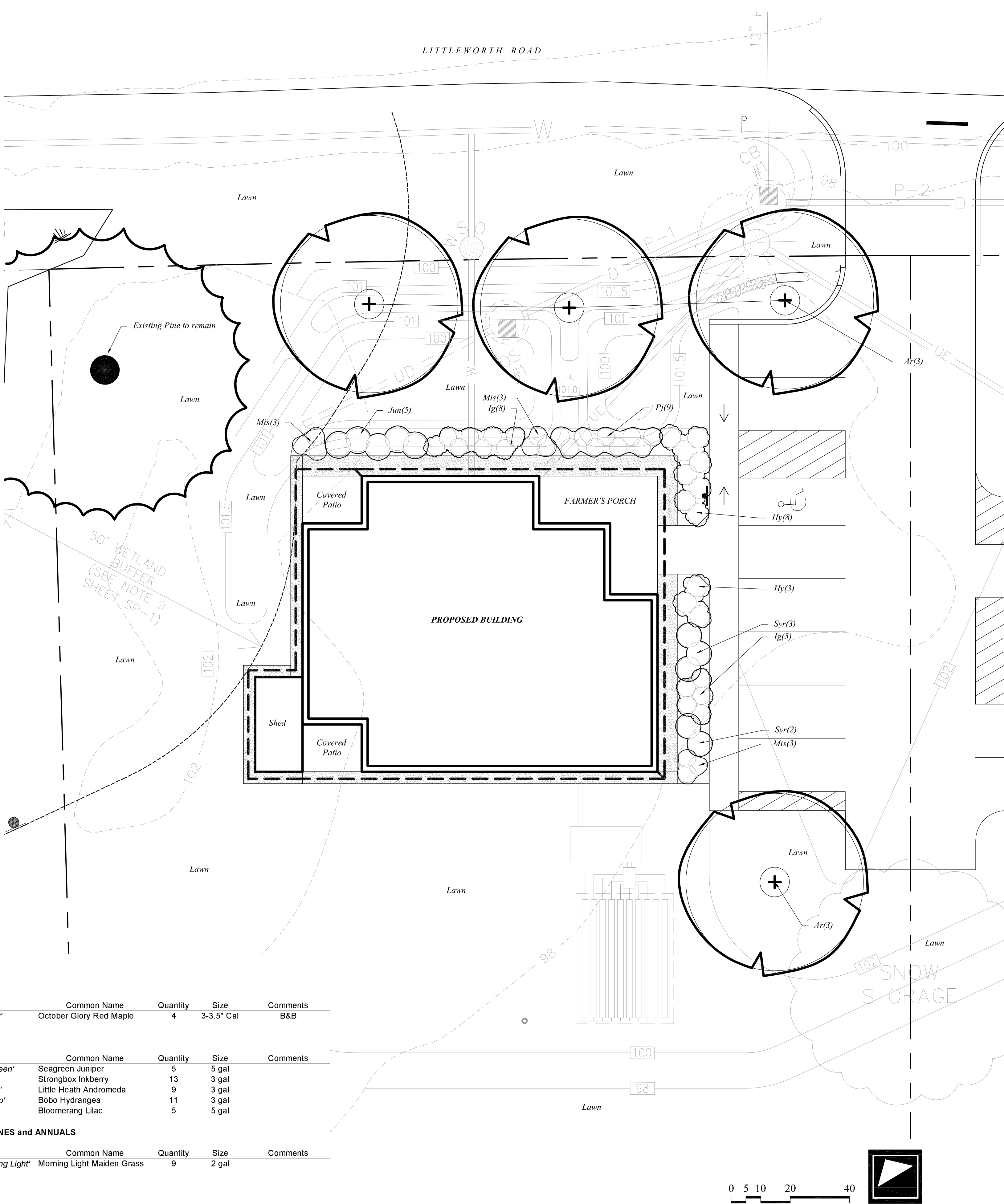
| Symbol | Botanical Name                     | Common Name             | Quantity | Size       | Comments |
|--------|------------------------------------|-------------------------|----------|------------|----------|
| Ar     | <i>Acer rubrum</i> 'October Glory' | October Glory Red Maple | 4        | 3-3.5' Cal | B&B      |

#### SHRUBS

| Symbol | Botanical Name                        | Common Name            | Quantity | Size  | Comments |
|--------|---------------------------------------|------------------------|----------|-------|----------|
| Jun    | <i>Juniperus chinensis</i> 'Seagreen' | Seagreen Juniper       | 5        | 5 gal |          |
| Ig     | <i>Ilex glabra</i> 'Strongbox'        | Strongbox Inkberry     | 13       | 3 gal |          |
| Pj     | <i>Pieris japonica</i> 'Little Heath' | Little Heath Andromeda | 9        | 3 gal |          |
| Hy     | <i>Hydrangea paniculata</i> 'Bobo'    | Bobo Hydrangea         | 11       | 3 gal |          |
| Syr    | <i>Syringa</i> 'Bloomerang'           | Bloomerang Lilac       | 5        | 5 gal |          |

#### PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

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



ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

## Acupetvet

### LANDSCAPE PLAN

Littleworth Road Dover, New Hampshire

Drawn By: VM

Checked By: RW

Scale: 1" = 10' - 0"

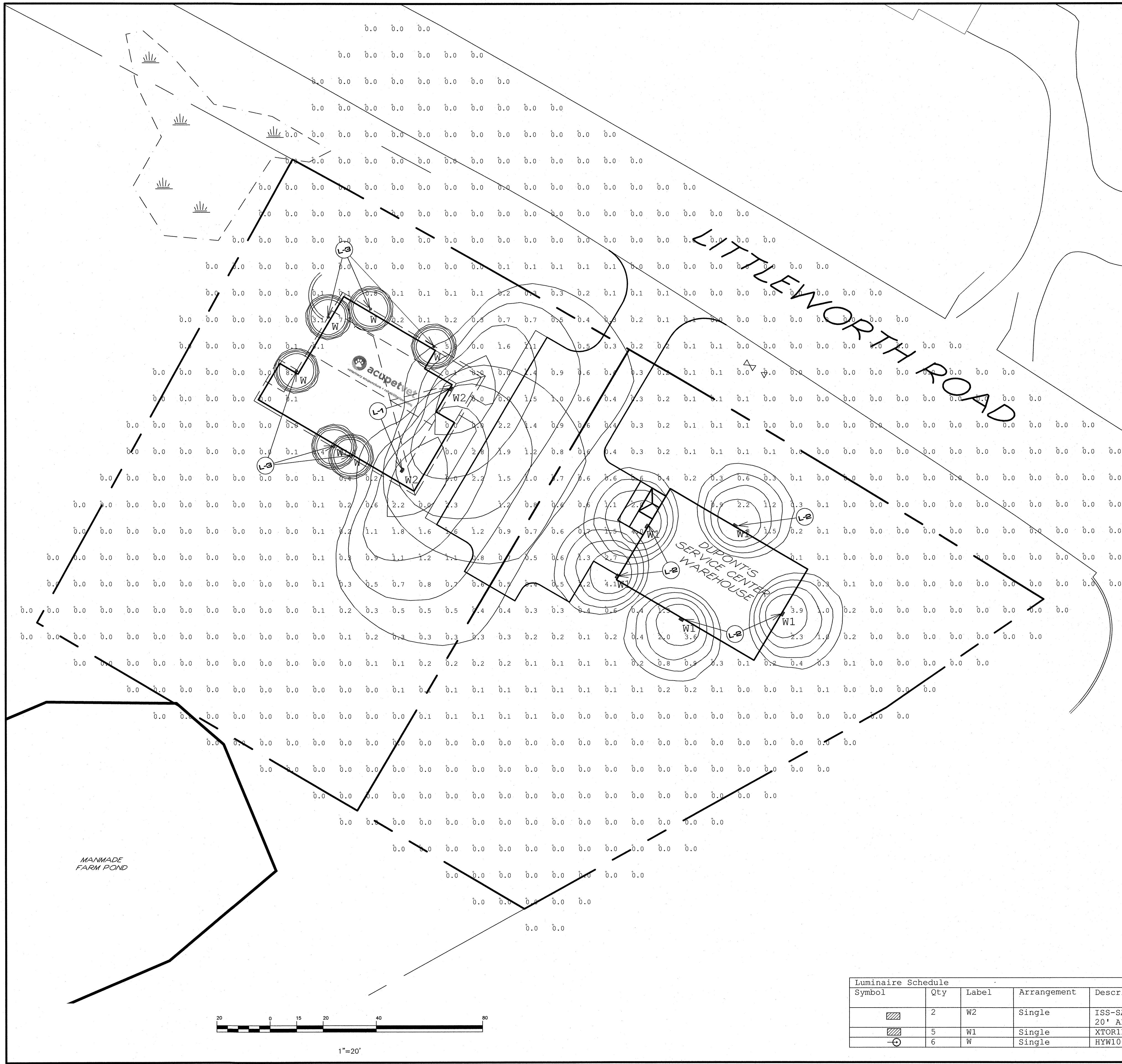
Date: August 26, 2021

Revisions:  
September 23, 2021  
Per TRC comments

# L-1

Sheet 1 of 1





TRITECH  
ENGINEERING CORPORATION

LIGHTING NOTES

1. INSTALL (2) 116 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURES, ISS-SA1E-740-U-SL4; MOUNTED 20' ABOVE FINISHED GRADE, WITH SHIELDING.
2. INSTALL (5) 24 WATT McGRAW-EDISON WALL MOUNTED LED LIGHT FIXTURES, XTOR1B. MOUNTED 12' ABOVE FINISHED GRADE, WITH SHIELDING.
3. INSTALL (6) 15 WATT HAILEY HANGING PENDANT LED LIGHT FIXTURES, HYW10-O-15LED-35K-XXX-XX; MOUNTED UNDER CANOPY.
4. EXTERIOR LIGHTING SHALL BE DOWN LIT AND FULLY SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND ROADWAYS.
5. ALL EXTERIOR LIGHTING SHALL BE EQUIPPED WITH PASSIVE INFRA-RED MOTION SENSORS.
6. 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-SA1E-740-U-SL4/ WALL MTD 20' AFG | 6916             | 58.2            | 116.4       |
|                    | 5   | W1    | Single      | XTOR1B                               | 1418             | 12.2            | 61          |
|                    | 6   | W     | Single      | HYW10-O-15LED-35K-XXX-XX             | 1102             | 17.25           | 103.5       |

acupetvet & SERVICE CENTER  
veterinary acupuncture • rehabilitation clinic

LITTLEWORTH ROAD  
DOVER, NEW HAMPSHIRE

AUGUST 26, 2021  
SCALE: 1" = 20'

TRITECH  
ENGINEERING CORPORATION

785 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03860  
TELEPHONE 603 742 8107  
FAX 603 742 8830

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

LIGHTING PLAN

SHEET No.

Li-1

(P21-57)





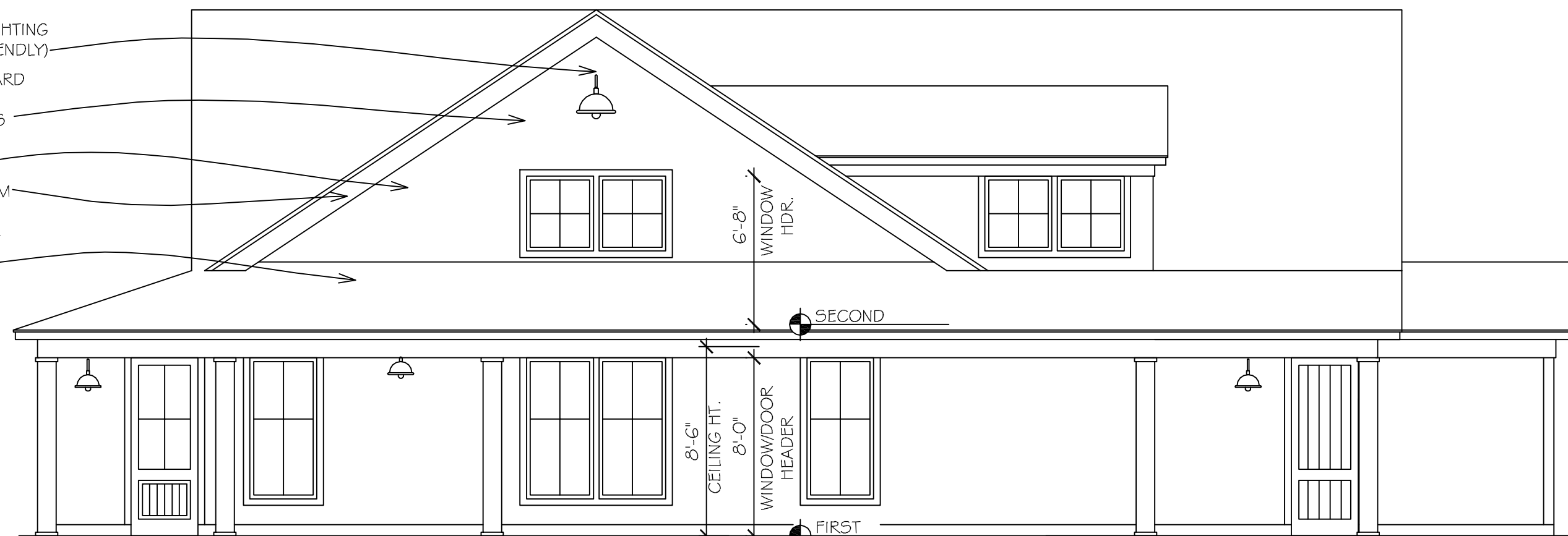
ACUPETVET STREETSCAPE  
*View from Littleworth Road*



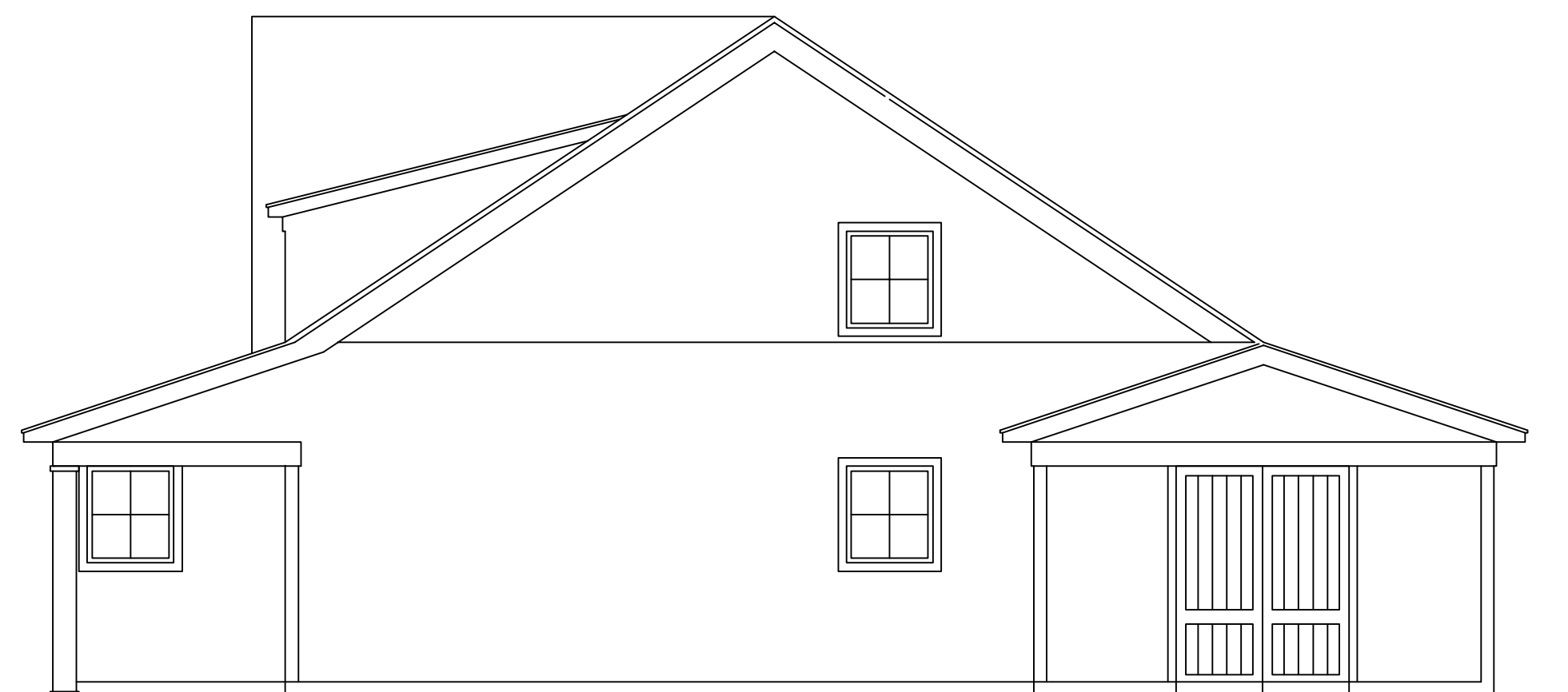


PARKING LOT FACING ELEVATION

- 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

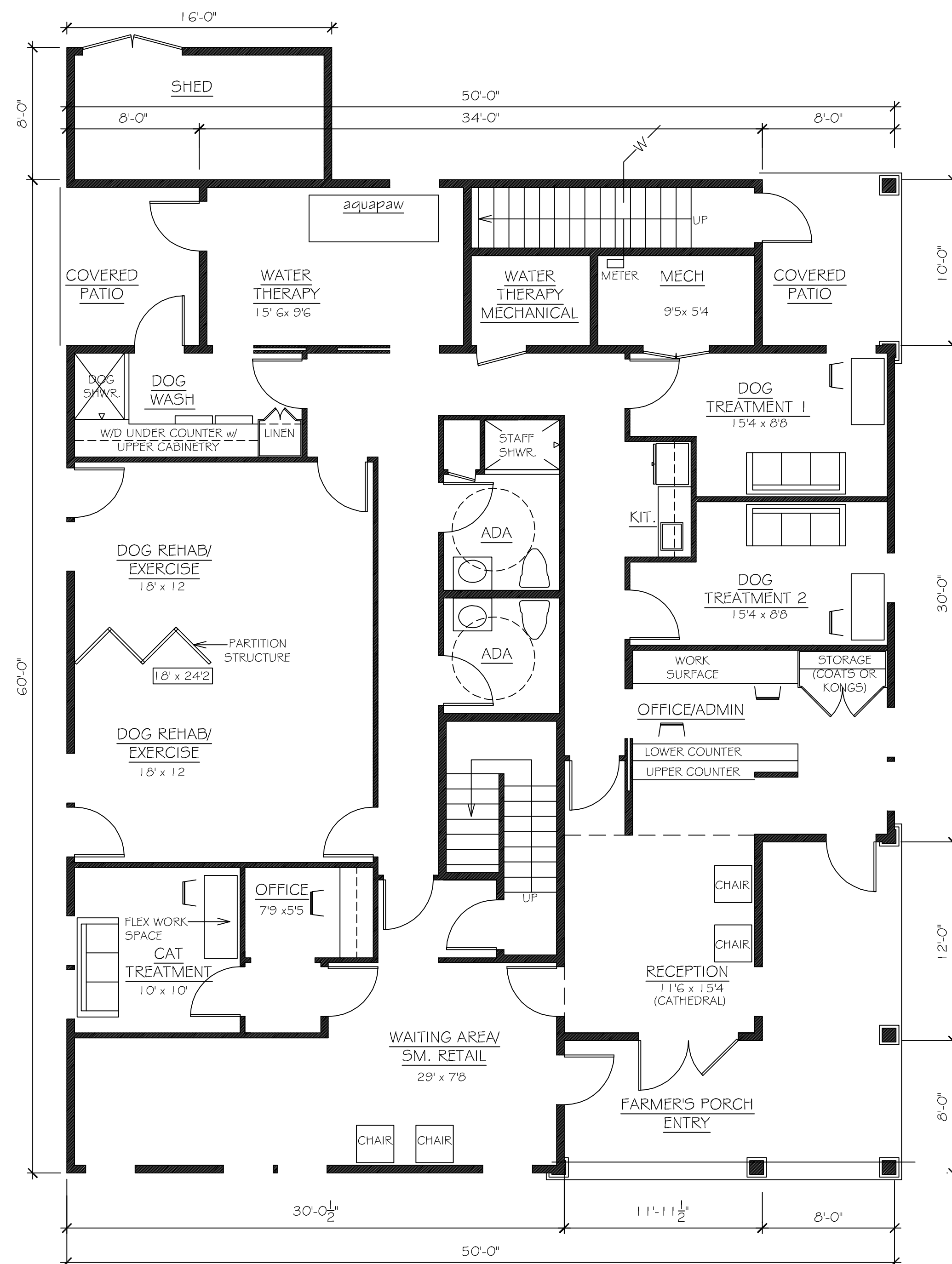
ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021

ACUPETVET  
LITTLEWORTH RD, DOVER, NEW HAMPSHIRE

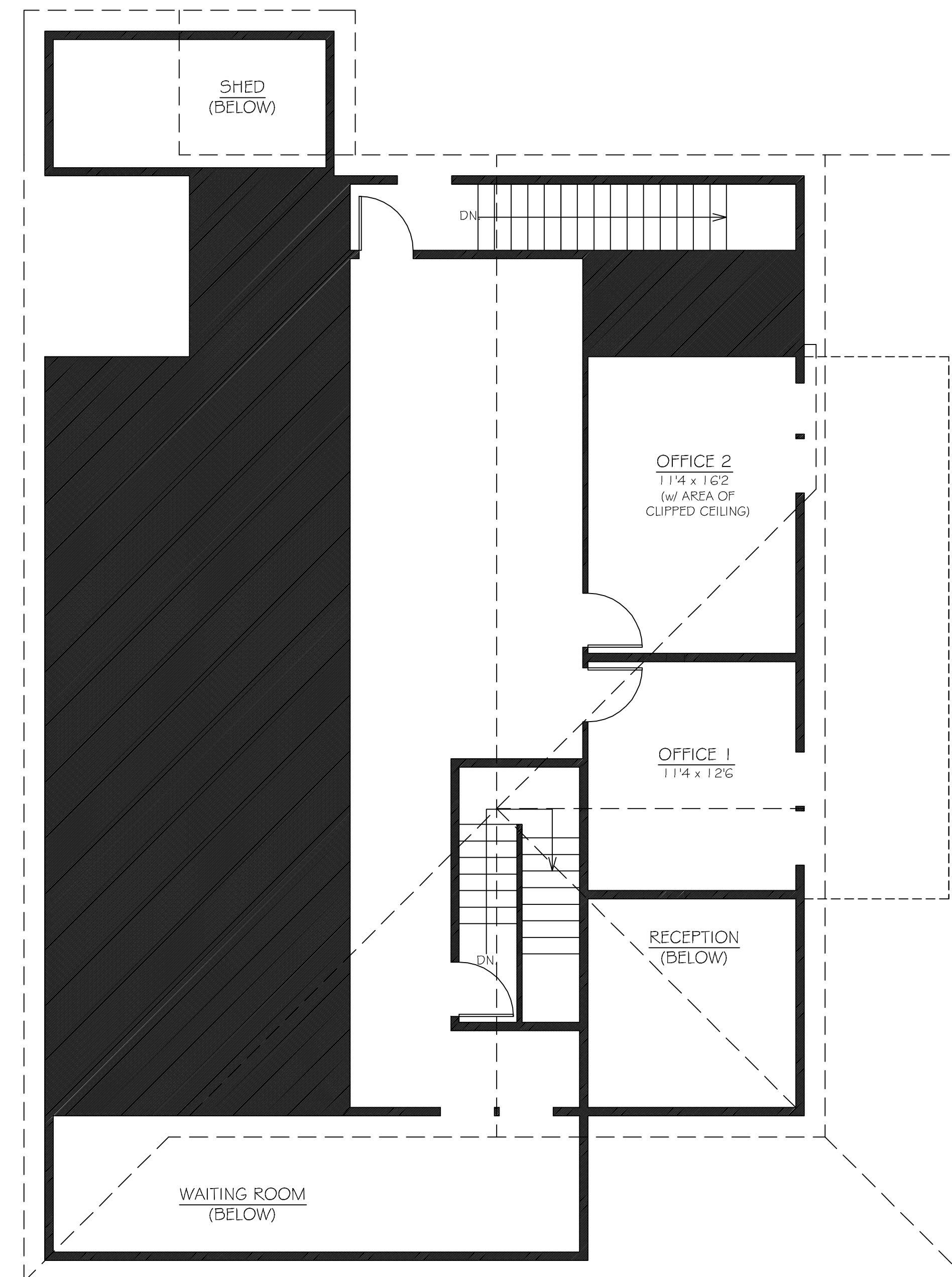
ELEVATIONS

$\frac{3}{16}" = 1'-0"$   
SEPTEMBER 2021





FIRST FLOOR



SECOND FLOOR

ACUPETVET  
LITTLEWORTH RD, DOVER, NEW HAMPSHIRE

PLANS

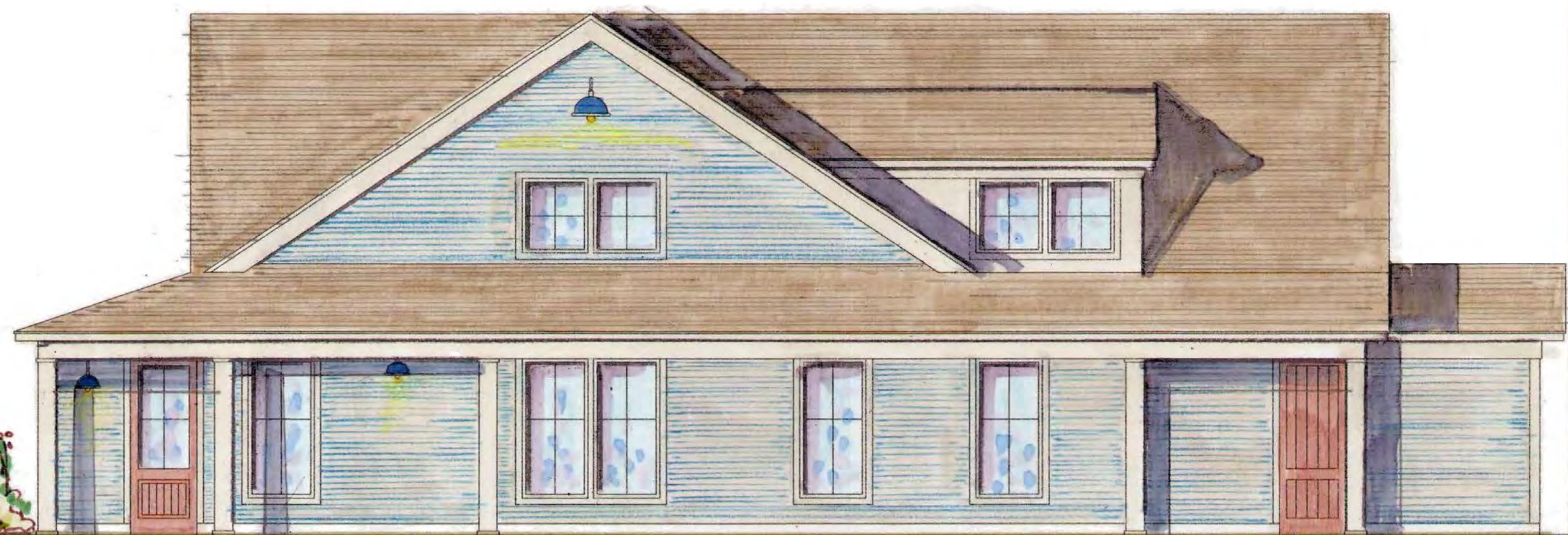
$\frac{3}{16}" = 1'-0"$   
SEPTEMBER 2021

ISSUED FOR PERMITTING  
SEPTEMBER 24, 2021





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

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SEPTEMBER 24, 2021