



**CITY OF DOVER**

## PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820  
Meeting Date: **Thursday, December 1, 2022**  
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:00 AM: Amendment to Site Review for Q, LLC, Assessor's Map D, Lot 11-4, zoned IT, located 110 Venture Drive. (Proposal is to add a mobile self-contained firing range on the existing site.) (P21-77A/WAIV-2022-0004)
2. 11:00 AM (or immediately following item 1) – 11:30 AM: Amendment to Site Review for The Station Apartments, LLC, Assessor's Map 31, Lot 4-1, zoned CBD-TOD, located at Jewett Circle (2 Grove Street). (Proposal is to amend approved plan to remove retaining wall.) (P20-56A)

# PROJECT NARRATIVE

for

## Q,LLC

### Amended Site Plan

Quality Way (& Venture Drive)

Tax Map D, Lot 11-4

OCTOBER 2022

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#### PROJECT OVERVIEW & SITE CHARACTERISTICS

The project parcel is shown on Tax Map D as Lot 11-4, located at the corner of Quality Way and Venture Drive within the IT District and consists of 5 acres+/- . The site is currently developed, consisting of a 30,800 s.f. light manufacturing facility with associated parking, utilities, and drainage. The project applicant provides engineering, design and manufacturing of products for the sporting and defense industry and is relocating their operation from Portsmouth to Dover.

The applicant is proposing a 345 s.f. detached building (Phase 1) to expand their product testing capabilities. This proposal would also include the previously approved building addition and parking expansion (Phase II).

All necessary utilities are currently located to the site. As this is an existing facility, there will be minimal utility upgrades as part of this project. Utilities for the stand alone building will be from the existing building.

The project site consists of the following general improvements:

- Construction of 345± SF detached building as Phase I
- Additional plantings for screening
- Associated (pre-approved) building addition and parking expansion as Phase II

#### DRIVEWAY AND PARKING LOT

The driveway and parking lots are pre-existing. Employee and visitor parking is accessed from Venture Drive, and access for truck delivery to the loading areas, as well as emergency vehicles, is from Quality Way. The employee and visitor parking area currently has 64 parking spaces, including 3 accessible spaces. However, a previous site approval (2004-2005) granted an additional 10 parking spaces which were not constructed. This proposal highlights the additional pre-approved 10 parking spaces that will be constructed in the future as part of this expansion.

For the existing facility with proposed phased development, the City of Dover parking maximums allow for the following:

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Required: | existing 30,800 s.f. + proposed 7,400 s.f = 38,200 s.f building |
|           | 7,730 sf of office: 1 space /300 sf = 25                        |
|           | 30,740 sf of industrial/manufacturing: 1 space/ 800 sf = 38     |
|           | 345 sf of industrial/manufacturing: 1 space/ 800 sf =1          |
|           | Total allowed = 64                                              |

|           |                                                  |
|-----------|--------------------------------------------------|
| Provided: | 74 parking spaces (includes 3 accessible spaces) |
|-----------|--------------------------------------------------|



# PROJECT NARRATIVE

for

## Q,LLC

### Amended Site Plan

Quality Way (& Venture Drive)

Tax Map D, Lot 11-4

OCTOBER 2022

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#### WETLAND SETBACK IMPACT TYPE

There are no wetlands present on this parcel. Reference plans refer to previous delineation's made by the City of Dover, NH Soil Consultants, Inc. and Schauer Environmental, Inc. during a 2004-2005 development of this industrial park. Damon Burt, CWS visited the site on July 18, 2021 to confirm there were no wetlands/buffers, on or in proximity, that impact this site.

#### DRAINAGE

The parcel is located at the corner of Quality Way and Venture Drive. The proposed development will consist of approximately 5 acres surrounded by other commercial properties within a previously established industrial park. The watershed of the parcel includes the project site. On site soils are a mix of Windsor Loamy Fine Sand, Windsor Loamy Sand, Suffield Silt Loam, and Buxton Silt Loam. The Windsor series soils are HSG A with the Suffield and Buxton series soils classified as HSG C.

The proposed development of the site includes the construction of a 345 s.f. addition to an existing light manufacturing facility with existing associated parking having site access from Quality Way. The site currently has a detention pond that accommodates a majority of the site.

#### UTILITIES

The proposed project will continue to utilize existing service provided by City of Dover for water and sewer as well as Unitil for natural gas, and Eversource for electricity. Water, sewer, electric lines and natural gas lines are currently located within the site. Any additional building connections required will be made per the City's Community Services Utility Division and Fire Department requirements and standards.



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

[Revised August 20, 2020]

Office Use Only

Amount Paid: \_\_\_\_\_

Date/Time Received: \_\_\_\_\_

**APPLICANT INFORMATION**

Name of Applicant: Q, LLC Telephone # 857-753-8827  
Address of Applicant: 110 Venture Drive Dover, NH 03820 E-Mail christine@liveqordie.com  
Project Name: Q, LLC Project Location: Quality Way & Venture Drive  
Planning File Number: P21-77A Date of Original Approval 12/14/21  
File Type: Conditional Use \_\_\_\_\_ Site Plan Review ☒ Subdivision \_\_\_\_\_

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

Extension type requested (check one): ☐ Sec. 153-8.A ☐ Sec. 153-9.B ☐ Sec. 157-13.A ☐ Sec. 157-23.B  
Current deadline date: \_\_\_\_\_ Number of Extensions Previously granted by Board \_\_\_\_\_  
Reason(s) for extension/comments (attach additional sheets as needed): \_\_\_\_\_

**AMENDMENT INFORMATION**

Condition(s) or portion of plan to be amended: Addition to existing building and parking.  
Reason(s) for amendment/comments (attach additional sheets as needed): \_\_\_\_\_  
To review a building addition with associated expanded parking which were previously approved as "Phase II" with the original Site Review Application approval.

**WAIVER INFORMATION**

Site Review/Subdivision Regulations section(s) to be waived: None Requested  
Justification for waiver request(s) (attach additional sheets as needed): \_\_\_\_\_

**SIGNATURES**

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

Signature of Property Owner: William P. Lutz Date: 11/7/22

Signature of Applicant (if different from owner): [Signature] Date: 11/8/2022

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

## **APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY 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>                   |
|----------------|--------------|-----------------------|------------------------------------------|
| D              | 11-4         | Quality Way, LLC      | 55 Main St, Unit 407 Newmarket, NH 03857 |

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

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b> | <b>MAILING ADDRESS</b>            |
|-----------------------|--------------------------|-----------------------------------|
| Christine List        | Q, LLC                   | 110 Venture Drive Dover, NH 03820 |

**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 |
|                       |                        |                               |
|                       |                        |                               |

**Conservation Easement Holder:**

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

# PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

## A. Plan Review Fees

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

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

### 2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to

existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$\_\_\_\_\_

**SUBTOTAL PLAN REVIEW FEE (A) = \$ 200.00**

**AND**

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

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

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

**SUBTOTAL NOTICE FEE (B & C) = \$ \_\_\_\_\_**

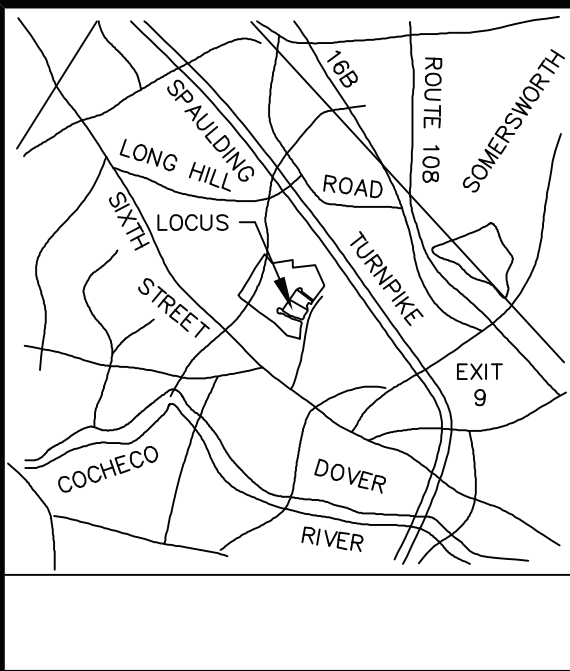
**TOTAL INVOICE AMOUNT (A, B & C) = \$ 200.00**

**PLAN REVIEW FEE COLLECTED/PAID = \$ \_\_\_\_\_**

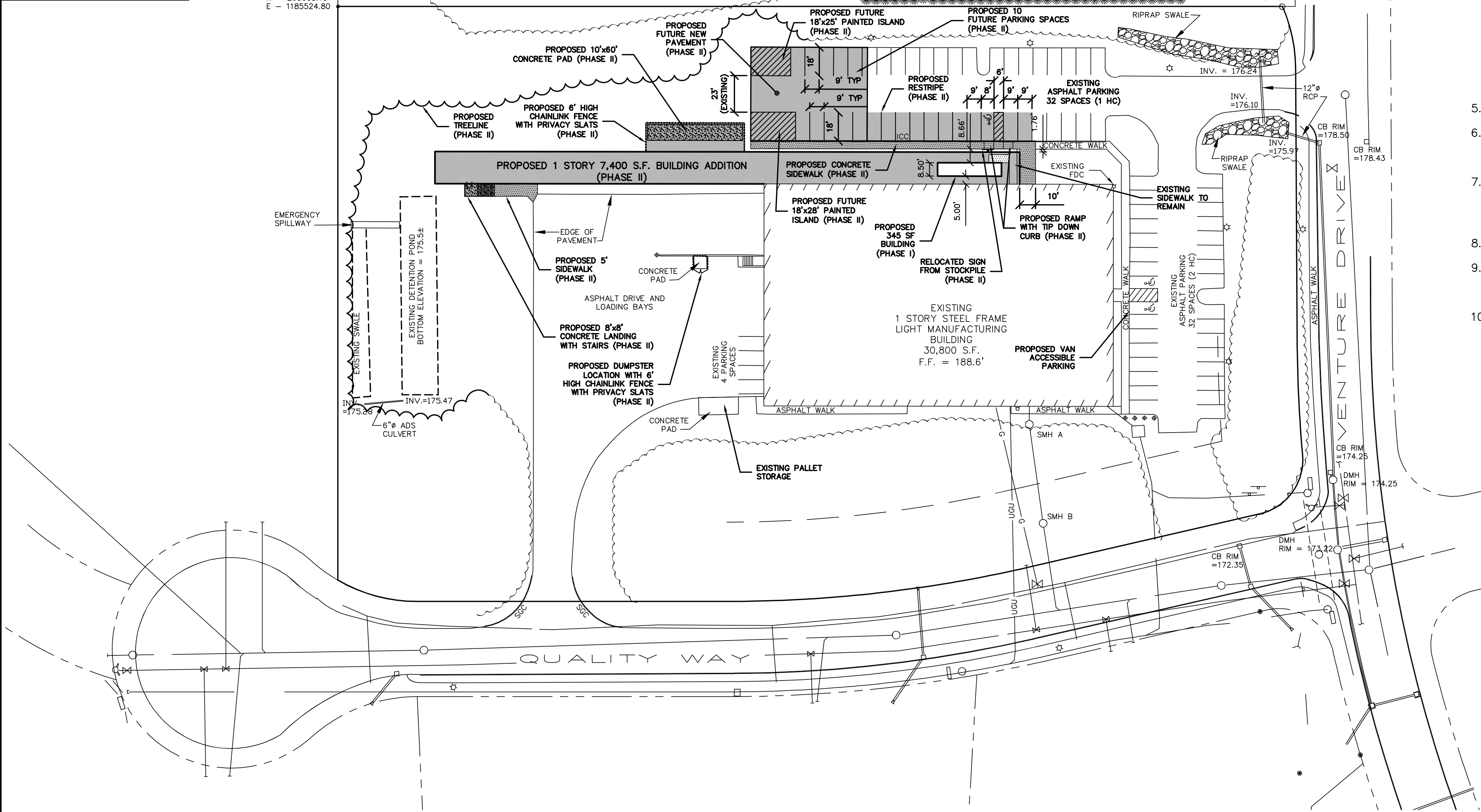
**BALANCE DUE = \$ \_\_\_\_\_**

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





I.R.(fnd)  
N = 265008.10  
E = 1185524.80



EXISTING SEWER STRUCTURES

SMH A  
RIM = 187.08  
INV. 6" PVC IN = 181.75 (DROP) FROM BUILDING  
INV. 6" PVC OUT = 172.00 TO SMH B  
  
SMH B  
RIM = 177.56  
INV. 6" PVC IN = 171.91 (DROP) FROM SMH A  
INV. 6" PVC OUT = 164.46 TO QUALITY WAY

SITE PARKING CALCULATIONS

|                                                     | MAX ALLOWED<br>CURRENT REGS. | EXISTING | ALLOWED BY<br>APPROVAL<br>(1-11-22) | PROPOSED<br>FUTURE |
|-----------------------------------------------------|------------------------------|----------|-------------------------------------|--------------------|
| OFFICE: 7,730 S.F.<br>1/300 S.F.                    | 25                           | -        | -                                   | -                  |
| INDUSTRIAL/MANUFACTURING: 30,470 S.F.<br>1/800 S.F. | 38                           | -        | -                                   | -                  |
| INDUSTRIAL/MANUFACTURING: 345 S.F.<br>1/800 S.F.    | 1                            | -        | -                                   | -                  |
| TOTAL                                               | 64                           | 68       | 74                                  | 74                 |

SITE NOTES

- OWNERS OF RECORD:  
QUALITY WAY, LLC  
55 MAIN STREET, UNIT 407  
NEWMARKET, NEW HAMPSHIRE 03857  
S.C.R.D. VOL. 3973, PAGE 254
- D/11-4** - DENOTES TAX MAP AND PARCEL NUMBER.
- THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP D, LOT 11-4.
- ZONING DISTRICT IS IT (INNOVATIVE TECHNOLOGY)  
MINIMUM LOT SIZE = 2 ACRES  
MINIMUM FRONTAGE = 200 FEET  
BUILDING SETBACK REQUIREMENTS:  
FRONT = 50 FEET  
SIDE = 50 FEET  
REAR = 50 FEET  
MAXIMUM LOT COVERAGE = 33 PERCENT  
MAXIMUM BUILDING HEIGHT = 55 FEET  
REFERENCE IS MADE TO DOVER ZONING CHAPTER 170, WITH REGARDS TO ZONING OVERLAY DISTRICTS AND ORDINANCES.
- VERTICAL DATUM IS USGS NAVD88. CONTOUR INTERVAL IS 2 FEET.
- NO WETLANDS WERE FOUND ON THE SUBJECT PARCEL PER REFERENCE PLANS #1 & #3, AND VERIFIED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON JULY 18, 2021.
- 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 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- THE SUBJECT PARCEL CONTAINS 5.00 ACRES OR 217,899 S.F. OF LAND.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING SEPTEMBER 2021 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING SEPTEMBER 2021.

PHASE II

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE

NO.: P21-77A

DATE: 10-15-21

SCALE: 1"=40'

DRAWN BY: SRD

DESIGN BY: SRD

APPROVED BY: SJH

PROJECT NO: 21043

FILE: SITE.DWG

STATE OF NEW HAMPSHIRE

STEPHEN HAIGHT

REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2024

SITE & UTILITY PLAN

BUILDING ADDITION  
1 QUALITY WAY  
DOVER, NH

6

QUALITY WAY, LLC

55 MAIN STREET, UNIT 407

NEWMARKET, NH 03857

CIVILWORKS NEW ENGLAND

CIVIL & WATERWORKS ENGINEERS

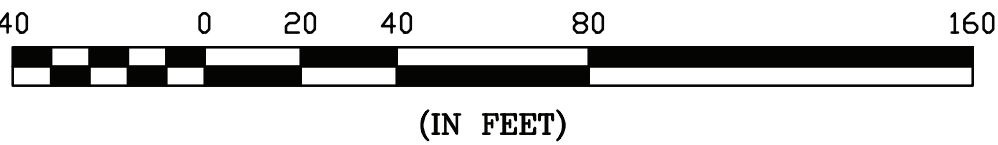
181 Watson Road, PO Box 1166

Dover, New Hampshire 03821

603.748.0443

| NO. | REVISION                   | APPD | DATE     |
|-----|----------------------------|------|----------|
| 3   | ADDED BUILDING PHASE I     | SJH  | 10-31-22 |
| 2   | REVISED FOR P.B. SIGNATURE | SJH  | 1-10-22  |
| 1   | REVISED PER TRC COMMENTS   | SJH  | 11-15-21 |

GRAPHIC SCALE



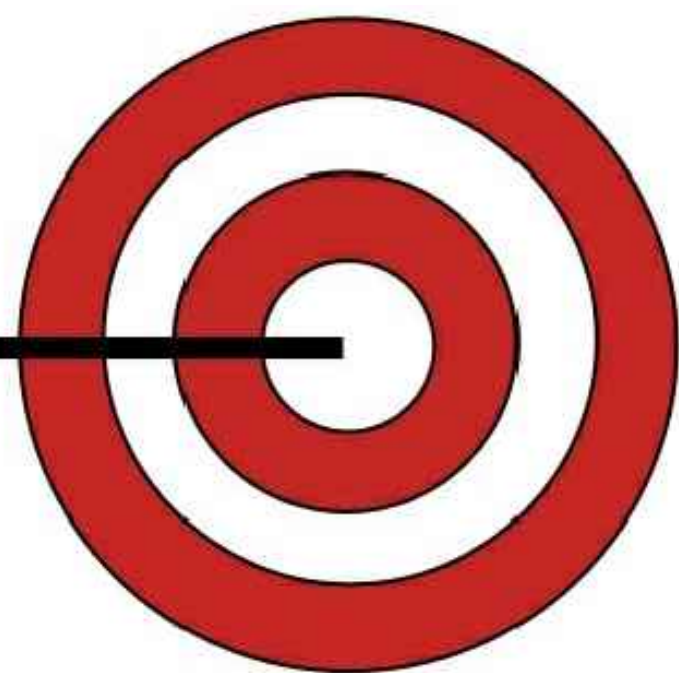


Q, L.L.C.

2-LANE 40 FEET "STATIC" RIFLE RATED RANGE

DOVER, NEW HAMPSHIRE

BY:



SHOOTING RANGE INDUSTRIES, LLC



| SHEET INDEX: |                                                                             | CUSTOMERS RESPONSIBILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | SHOOTING RANGE INDUSTRIES LLC RESPONSIBILITIES                                         |
|--------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| SHEET NO.    | SHEET TITLE                                                                 | <div>1. ANY SITE PREPARATION TO INCLUDE CONCRETE OR ASPHALT SURFACE THAT CAN WITHSTAND THE WEIGHT AND LOADS DEPICTED ON S1 OF THIS DESIGN PACKAGE.</div> <div>2. ALL POWER SERVICE PROVISIONS TO INCLUDE FINAL CONNECTION TO THE MAIN DISCONNECT LOCATED ON THE READY RANGE UNIT. (150 AMP / 208V / 3 PHASE / 60 Hz)</div> <div>3. ANY AND ALL HEAVY EQUIPMENT REQUIRED TO UNLOAD (FREIGHT) AND PLACE UNIT ON PROVIDED FOUNDATION. THIS INCLUDES A 120 TON OR EQUAL CRANE AND FORKLIFT IF REQUIRED.</div> | <div>1. DESIGN, MANUFACTURE AND INSTALLATION OF THE DEPICTED MODULAR RANGE UNIT.</div> |
| A0           | COVER SHEET                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| A1           | RANGE DESIGN LAYOUT (PLAN AND SECTION VIEW)                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| A2           | EXTERIOR ELEVATIONS (NORTH-SOUTH-WEST-EAST)                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| E1           | ELECTRICAL LAYOUT (PLAN AND SECTION VIEW)                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| M1           | H.V.A.C. LAYOUT UTILITY LAYOUT (PLAN VIEW)                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| M2           | H.V.A.C. LAYOUT (SECTION VIEW)                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| S1           | RANGE FOOTING LAYOUT AND LOAD REACTIONS AT CORNER BLOCKS (PLAN AND DETAILS) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| D1           | DETAILS                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |

PRELIMINARY NOT FOR CONSTRUCTION PER PENDING APPROVAL

ATTENTION:  
THIS CURRENT SET OF PLANS SUPERCEDES ANY PREVIOUS SET OF PLANS. IT IS THE OWNER'S RESPONSIBILITY TO FIELD VERIFY ALL BUILDING DIMENSIONS AND CONSTRUCTION.

PLANS MUST BE APPROVED BEFORE MANUFACTURING STARTS.

CUSTOMER SIGN OFF:  
DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

| REVISION     | DESCRIPTION | DATE     | BY | Drawn     | Date       | Checked | Date       | Approved | Date       |
|--------------|-------------|----------|----|-----------|------------|---------|------------|----------|------------|
| △            |             |          |    | VP        | 10.10.2022 | MH      | 10.10.2022 | JC       | 10.10.2022 |
| Project No.  |             | Scale    |    | Sheet No. |            |         |            |          |            |
| SRI22100     |             | AS NOTED |    | A0        |            |         |            |          |            |
| Drawing No.  |             | Rev.     |    | Sheet     |            |         |            |          |            |
| 22-100 Q-LLC |             |          |    | 1 of 8    |            |         |            |          |            |

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NOTE:  
Drawings must not be scaled, where no dimensions are given, the matter shall be referred to the engineer.  
Should dimensions or details on these drawings conflict, precedence shall be given to the larger scale drawing.  
Where this drawing relates to existing or completed construction the contractor shall check that there is no conflict between actual building dimensions and drawing dimensions.  
Written dimensions on these drawings shall have precedence over scaled dimensions.  
contractor to verify and be responsible for all dimensions and conditions in the field. This office must be notified of any variations from the dimensions and conditions shown by these drawings, shop details of adequate scale must be submitted to this office for approval before proceeding with fabrication on items so noted.  
Such conflicts noted above shall be reported immediately to the engineer.

NOTES

ORTHOGRAPHIC PROJECTION

MAINTENANCE AND RESPONSIBILITIES  
NOTICE TO ALL SHOOTING OWNERS, MANAGERS & OPERATORS:  
Shooting Range Industries, LLC (SRI) is no way shape or form, responsible for the maintenance, operation, cleanliness, employee protection, lead collection or recycling, disposal or cleanup of any structure provided by SRI, or anyone affiliated or partnered with SRI.  
SRI, or anyone affiliated or partnered with SRI, will not be held liable for any negligence on the part of the structure personnel for any of the above items.  
Improper maintenance or repair of the structure(s) by any personnel or it's users for any of the aforementioned items, structure maintenance manuals have been provided with every range manufactured by SRI at time of purchase.  
1. H.V.A.C. systems must be in proper working condition and in operation at time of range operation and clean up. SRI is not responsible for this operation (interlocking system).  
2. Supply & exhaust air must "always" be on and operating at the same time (interlocked together).  
3. Structures must have a negative air pressure or a min. of 10% of total air supply.  
4. SRI is not liable for H.V.A.C. system maintenance, air quality, filtration maintenance and air filter change outs.  
5. No storage or work to be performed behind bullet traps at any time.  
6. SRI suggests least handling & employee protection by the manual provided by the National Shooting Sports Foundation (NSSF).  
The purpose of this letter/notes is to make sure you, as structure owner, manager, operator, or maintenance personnel are doing your/part to make sure all people who come in contact with your structure are safe and comfortable in the indoor structure environment.  
It is imperative that anyone involved in the operation, maintenance or repair of the structure(s) be diligent at minding all of the safety and operational standards that are set forth to ensure the safety of every shooter and employee that enters your place of business.  
Customer Initial: \_\_\_\_\_ Date: \_\_\_\_\_

GENERAL NOTES  
1. Air system comes as a completely balanced system by factory certified H.V.A.C. specialists however, it is the customer's responsibility to maintain a balanced air system.  
2. If structure owner/ operator does not understand any of the above operations, lead management, structure safety or will not accept responsibility they should immediately cease all operations to prevent employees and/or customers against health problems or bodily harm.  
3. SRI has incorporated the customer's specified wall and ceiling ballistic protection in the building design as has been called out in the customer's design requirements, as such, the customer takes full responsibility to ensure that no ammunition is fired in the range that could exceed the design capabilities the customer has specified in the design requirements. The customer is solely responsible for proper range operation, range maintenance, and range safety in accordance with the range training and maintenance manual.

SHOOTING RANGE INDUSTRIES, LLC  
RANGE DESIGN • RANGE EQUIPMENT • MODULAR RANGES

3885 ROCKBOTTOM STREET  
NORTH LAS VEGAS, NV 89030  
Tel: (702) 362-3623  
Fax: (702) 310-6978

Project Title  
Q, LLC  
2-LANE 40 FEET HIGH CUBE "STATIC" RIFLE RATED RANGE  
JESSICA MATSON  
110 VENTURE DRIVE, DOVER, NH 03820

Drawing Title  
COVER SHEET



File Path C:\SRI Cadd Drawings 2022\Ready Ranges\22-XXX-Q-LLC\Sheets\1-Range Design Layout-Q-LLC.dwg

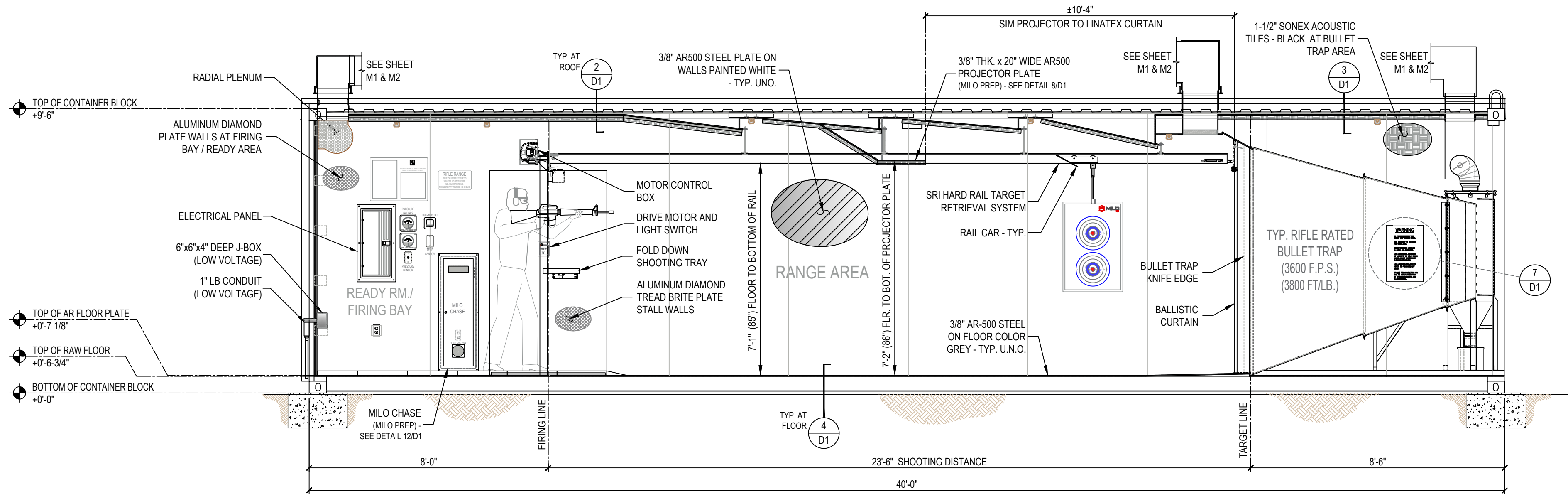
Plot Date: 10/10/2022 3:20:07 PM

Login: Vince Parn

A  
B  
C  
D  
E  
F  
G  
H

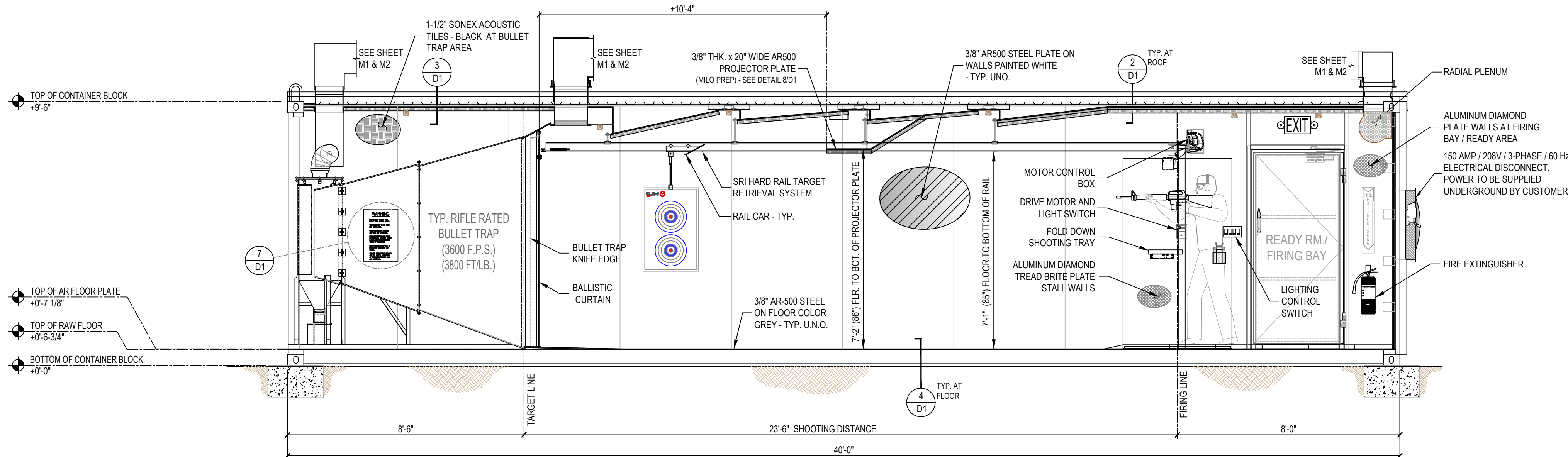
## PLAN VIEW - RANGE DESIGN LAYOUT

SCALE: 3/8" = 1'-0"



## 1 LONGITUDINAL SECTION - RANGE LAYOUT

SCALE: 3/8" = 1'-0"



## 2 LONGITUDINAL SECTION - RANGE LAYOUT

SCALE: 3/8" = 1'-0"

| SYMBOL SCHEDULE: |                                                   |
|------------------|---------------------------------------------------|
| SYMBOL           | DESCRIPTION                                       |
|                  | DUPLEX ELECTRICAL RECEPTACLE (PLAN)               |
|                  | DUPLEX ELECTRICAL RECEPTACLE (ELEV)               |
|                  | QUADRUPLEX ELECTRICAL RECEPTACLE (PLAN)           |
|                  | QUADRUPLEX ELECTRICAL RECEPTACLE (ELEV)           |
|                  | SWITCH CONTROL                                    |
|                  | 2.1N SERIES LED STRIP LIGHT FIXTURE (120V - 277V) |
|                  | THERMOSTAT                                        |
|                  | FILTER PRESSURE                                   |
|                  | RANGE PRESSURE                                    |
|                  | PRESSURE SENSOR                                   |
|                  | FIRE EXTINGUISHER (WALL MOUNTED)                  |
|                  | BALLISTIC RUBBER TILE                             |
|                  | SONEX SOUND TILE                                  |
|                  | POLISHED ALUMINUM DIAMOND TREAD PLATE             |
|                  | 3/8" AR-500 STEEL PLATE                           |

### NOTES

#### ORTHOGRAPHIC PROJECTION

#### MAINTENANCE AND RESPONSIBILITIES

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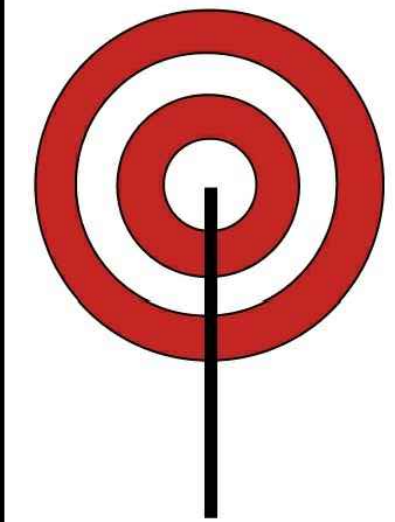
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RANGE DESIGN • RANGE EQUIPMENT • MODULAR RANGES

3885 ROCKBOTTOM STREET  
NORTH LAS VEGAS, NV 89030  
Tel: (702) 362-3623  
Fax: (702) 310-6978



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CUSTOMER SIGN OFF:

DATE:

SIGNATURE:

Project Title  
**Q, LLC**  
2-LANE 40 FEET HIGH CUBE "STATIC" RIFLE RATED RANGE  
JESSICA MATSON  
110 VENTURE DRIVE, DOVER, NH 03820

Drawing Title  
**RANGE DESIGN LAYOUT (PLAN & SECTION VIEW)**

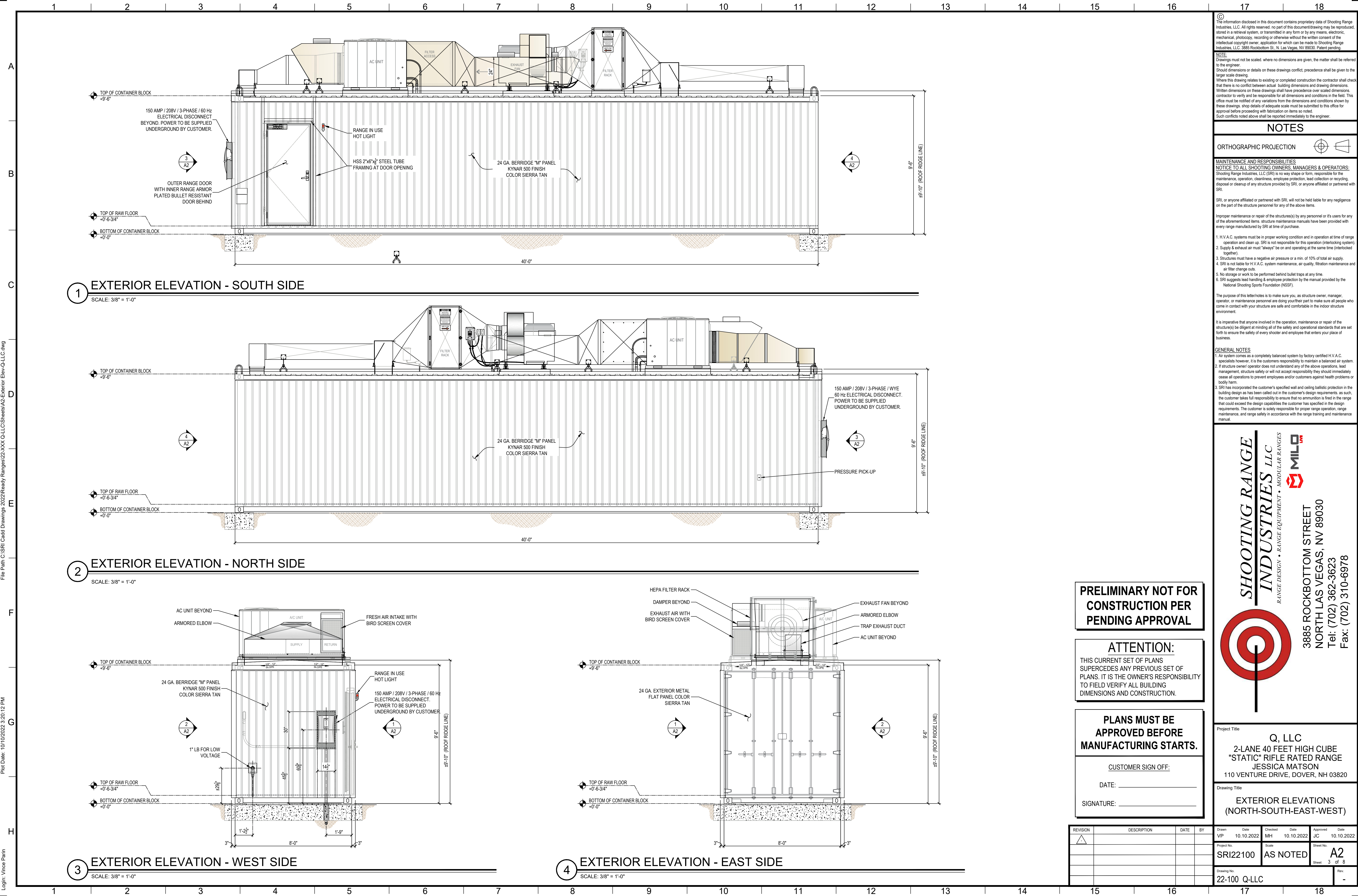
| REVISION                                                                              | DESCRIPTION | DATE | BY | Drawn<br>VP                 | Date<br>10.10.2022 | Checked<br>MH     | Date<br>10.10.2022 | Approved<br>JC            | Date<br>10.10.2022 |
|---------------------------------------------------------------------------------------|-------------|------|----|-----------------------------|--------------------|-------------------|--------------------|---------------------------|--------------------|
|  |             |      |    | Project No.<br>SRI22100     |                    | Scale<br>AS NOTED |                    | Sheet No.<br>A1<br>2 of 8 |                    |
|                                                                                       |             |      |    | Drawing No.<br>22-100 Q-LLC |                    | Rev.              |                    |                           |                    |



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**NOTES**  
Drawings must not be scaled, where no dimensions are given, the matter shall be referred to the engineer.  
Should dimensions or details on these drawings conflict, precedence shall be given to the larger scale drawing.  
Where this drawing relates to existing or completed construction the contractor shall check that there is no conflict between actual building dimensions and drawing dimensions.  
Written dimensions on these drawings shall have precedence over scaled dimensions.  
Contractor to verify and be responsible for all dimensions and conditions in the field. This office must be notified of any variations from the dimensions and conditions shown by these drawings, also details of adequate scale must be submitted to this office for approval before proceeding with fabrication on items so noted.  
Such conflicts noted above shall be reported immediately to the engineer.

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CUSTOMER SIGN OFF:  
DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

| REVISION | DESCRIPTION | DATE | BY | Drawn        | Date       | Checked | Date       | Approved | Date       |
|----------|-------------|------|----|--------------|------------|---------|------------|----------|------------|
| 1        |             |      |    | VP           | 10.10.2022 | MH      | 10.10.2022 | JC       | 10.10.2022 |
|          |             |      |    | Project No.  | Scale      |         | Sheet No.  |          |            |
|          |             |      |    | SRI22100     | AS NOTED   |         | A2         |          |            |
|          |             |      |    | Drawing No.  |            |         | 3 of 8     |          |            |
|          |             |      |    | 22-100 Q-LLC |            |         | -          |          |            |



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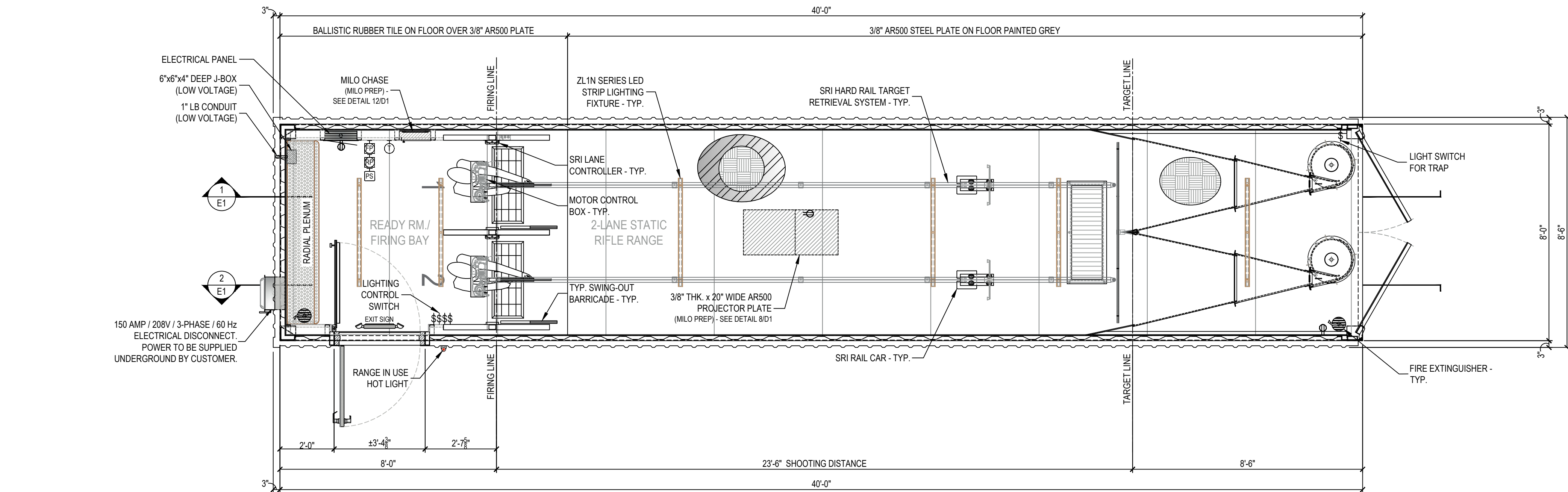
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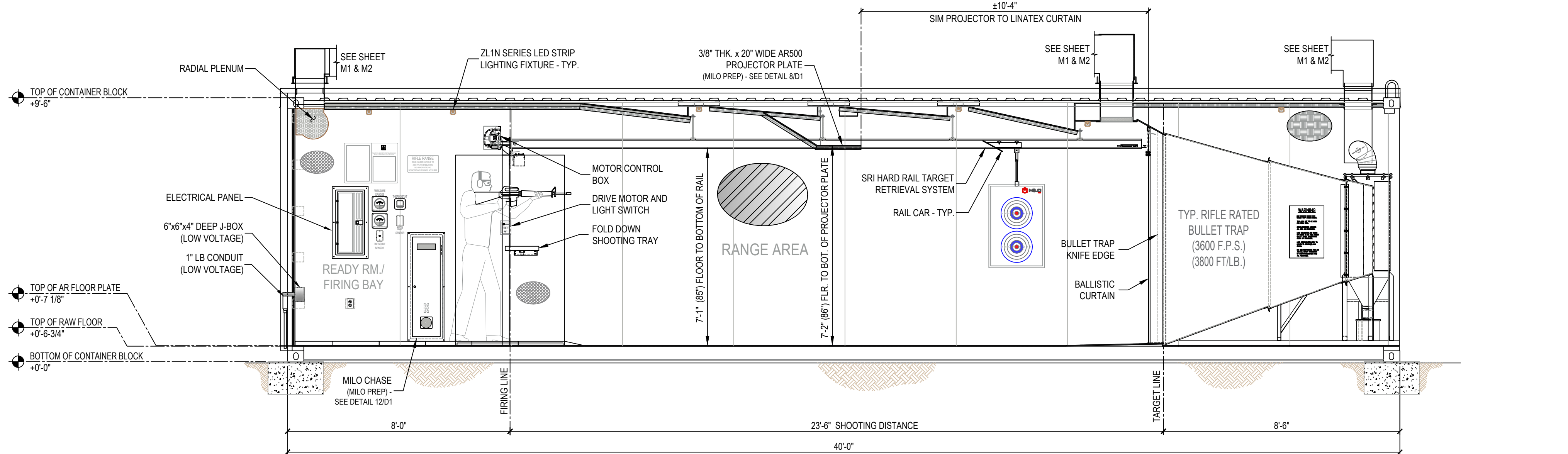
## PLAN VIEW - ELECTRICAL LAYOUT

SCALE: 3/8" = 1'-0"



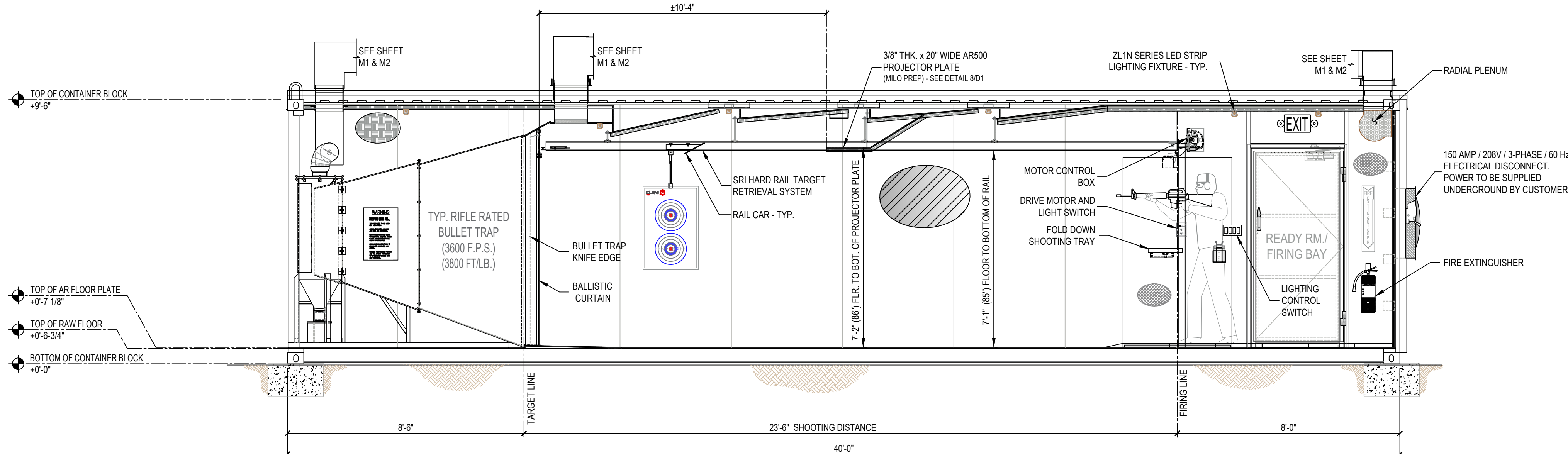
## 1 LONGITUDINAL SECTION - ELECTRICAL LAYOUT

SCALE: 3/8" = 1'-0"



## 2 LONGITUDINAL SECTION - ELECTRICAL LAYOUT

SCALE: 3/8" = 1'-0"



### SYMBOL SCHEDULE:

| SYMBOL | DESCRIPTION                                       |
|--------|---------------------------------------------------|
|        | DUPLEX ELECTRICAL RECEPTACLE (PLAN)               |
|        | DUPLEX ELECTRICAL RECEPTACLE (ELEV)               |
|        | QUADRUPEX ELECTRICAL RECEPTACLE (PLAN)            |
|        | QUADRUPEX ELECTRICAL RECEPTACLE (ELEV)            |
|        | SWITCH CONTROL                                    |
|        | ZL1N SERIES LED STRIP LIGHT FIXTURE (120V - 277V) |
|        | THERMOSTAT                                        |
|        | FILTER PRESSURE                                   |
|        | RANGE PRESSURE                                    |
|        | PRESSURE SENSOR                                   |
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CUSTOMER SIGN OFF:

DATE:

SIGNATURE:

Project Title

Q, LLC  
2-LANE 40 FEET HIGH CUBE  
"STATIC" RIFLE RATED RANGE  
JESSICA MATSON  
110 VENTURE DRIVE, DOVER, NH 03820

Drawing Title

ELECTRICAL LAYOUT  
(PLAN & SECTION VIEW)

| REVISION | DESCRIPTION | DATE | BY |
|----------|-------------|------|----|
| 1        |             |      |    |

|             |            |           |            |          |            |
|-------------|------------|-----------|------------|----------|------------|
| Drawn       | Date       | Checked   | Date       | Approved | Date       |
| VP          | 10.10.2022 | MH        | 10.10.2022 | JC       | 10.10.2022 |
| Project No. | Scale      | Sheet No. | Sheet      | Rev.     |            |
| SRI22100    | AS NOTED   | E1        | 4 of 8     | -        |            |
| Drawing No. | 22-100     | Q-LLC     |            |          |            |





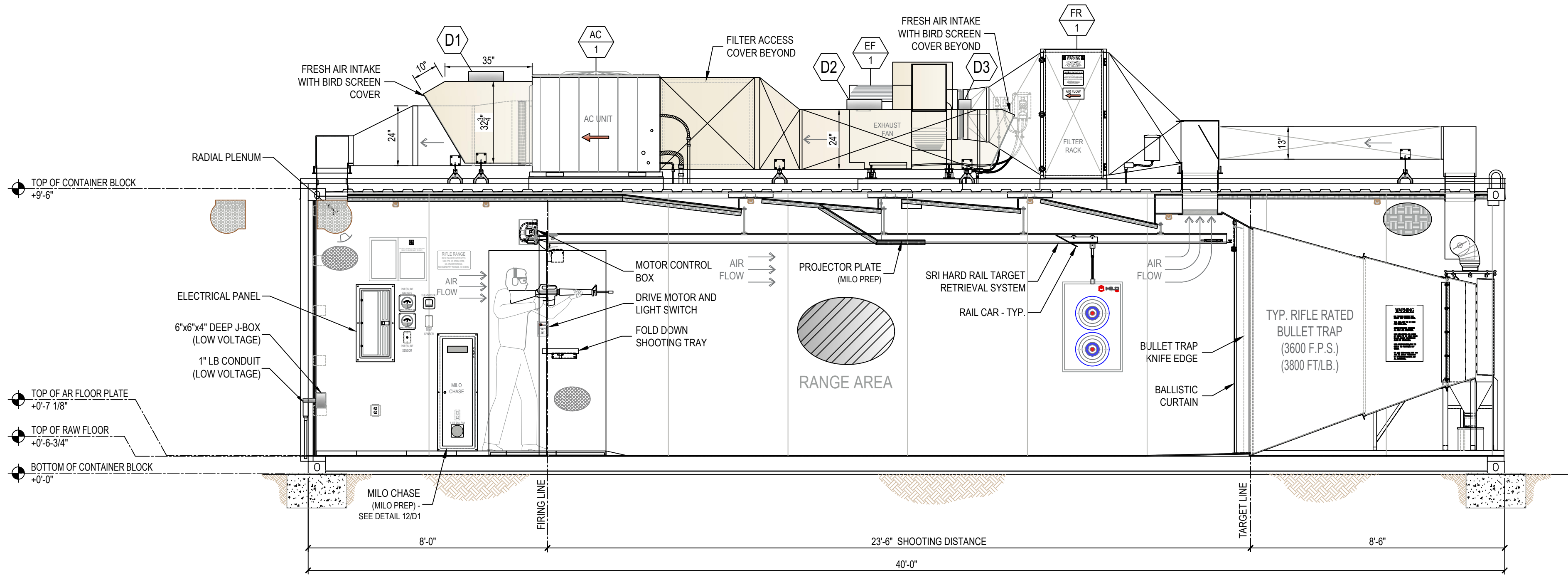


| EXHAUST FAN SCHEDULE |              |          |          |            |       |          |                         |     |             |         |                        |                 |         |
|----------------------|--------------|----------|----------|------------|-------|----------|-------------------------|-----|-------------|---------|------------------------|-----------------|---------|
| UNIT NO.             | SERVICE      | LOCATION | FAN DATA |            |       |          | MOTOR / ELECTRICAL DATA |     |             |         | ESTIMATED WEIGHT (Lbs) | BASIS OF DESIGN | REMARKS |
|                      |              |          | CFM      | S.P. IN WG | RPM   | FAN TYPE | DRIVE                   | HP  | INPUT WATTS | VOLTS   | PH                     | HZ              | RPM     |
| EF-1                 | FIRING RANGE | ROOF     | 3,300    | 2.5        | 1,980 | BW1      | BELT                    | 5.0 |             | 230/460 | 3                      | 60              | 1,755   |
|                      |              |          |          |            |       |          |                         |     |             |         | 357.98                 | DAYTON 7H171    |         |

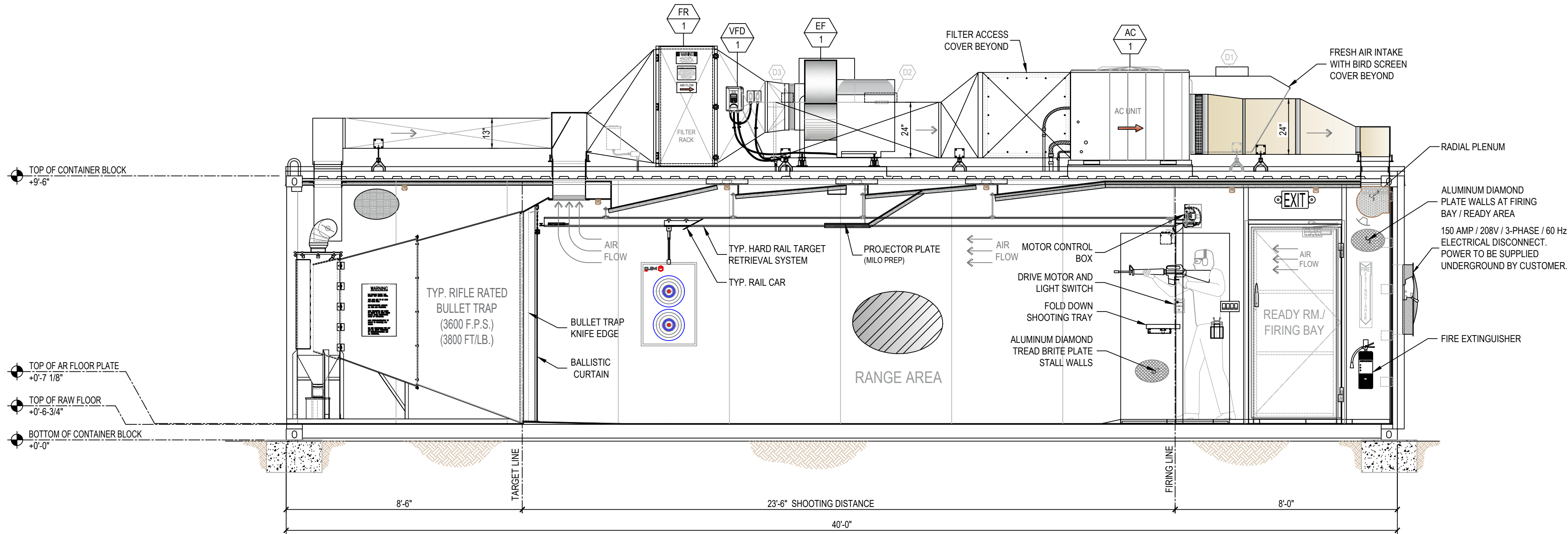
| ROOF TOP UNIT SCHEDULE |              |          |       |      |     |                 |       |    |          |                      |                 |             |             |             |            |                    |            |         |           |                    |                  |            |                        |                  |         |
|------------------------|--------------|----------|-------|------|-----|-----------------|-------|----|----------|----------------------|-----------------|-------------|-------------|-------------|------------|--------------------|------------|---------|-----------|--------------------|------------------|------------|------------------------|------------------|---------|
| UNIT NO.               | SERVICE      | FAN DATA |       |      |     | ELECTRICAL DATA |       |    |          | COOLING COIL SECTION |                 |             |             |             |            | GAS HEAT SECTION   |            |         |           | COMPRESSOR SECTION |                  |            | ESTIMATED WEIGHT (Lbs) | BASIS OF DESIGN  | REMARKS |
|                        |              | FAN TYPE | CFM   | ESP  | BHP | HP              | VOLTS | PH | MROP (A) | MCA (A)              | CAPACITY Btu/hr | ENT TEMP DB | LEA TEMP WB | LEA TEMP DB | AMBIENT DB | CAPACITY INPUT MBH | OUTPUT MBH | EAT (F) | LEA (ARH) | HEAT CONTROL       | CAPACITY CONTROL | POWER AMPS |                        |                  |         |
| AC-1                   | FIRING RANGE | F        | 3,000 | 0.75 |     | 3               | 208   | 3  |          | 38.0                 | 80              | 67          |             | 95          | 200        | 160                |            |         |           | 1 STAGE            | 29.0             | R-410A     | 832 NET (805 SHIPPING) | TRANE YSC090SEHA |         |

| H.V.A.C. REFERENCE KEYNOTES |                                                                                                                                                            |  |  |  |  |  |  |  |  |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|
| AC 1                        | AC = 7.5 TON PKGD GAS/ELECTRIC A/C UNIT "TRANE" HIGH GAS HEAT INPUT: 200,000 BTU / OUTPUT: 160,000 BTU 208-240V/60 Hz / 3 PHASE MODEL # YSC090H3EHA-0001A2 |  |  |  |  |  |  |  |  |
| EF 1                        | EF = ROOFBRACKET MOUNTED EXHAUST FAN "DAYTON" MODEL #7H171 5.0 H.P. 240V / 60 HZ / 3 PHASE 12.50 AMP F.L.A. NEMA 3R                                        |  |  |  |  |  |  |  |  |
| FR 1                        | 99.97% 0.3 MICRON HEPA FILTER RACK WITH (4) - 24"x24"x12" SUPERFLO-V FILTERS AND (4) - 24"x24"x12" PLATED PRE-FILTERS                                      |  |  |  |  |  |  |  |  |
| PG 1-2                      | (2) - DWYER MAGNEHELIC PRESSURE GAUGE MODEL NO. 3000-00N C / 2600-00N C MAX PRESSURE 15 PSIG                                                               |  |  |  |  |  |  |  |  |
| TH 1                        | HONEYWELL Home VisionPRO 8000 DIGITAL / PROGRAMMABLE THERMOSTAT                                                                                            |  |  |  |  |  |  |  |  |
| VFD 1                       | WEG VARIABLE FREQUENCY DRIVE, 5 MAX. HP, 3 INPUT PHASE AC 240VAC INPUT VOLTAGE, 16 AMPS. MAX. OUTPUT MODEL NO. QFW080160T0N4A1Z                            |  |  |  |  |  |  |  |  |

| DAMPER SCHEDULE - SEQUENCE OF OPERATION |             |                                           |                                                      |
|-----------------------------------------|-------------|-------------------------------------------|------------------------------------------------------|
| PRIMARY OPERATION - PURGE SYSTEM        |             | EXTREME OPERATION - PARTIAL RECIRCULATION |                                                      |
| D1                                      | 100% OPEN   | D1                                        | 10% OPEN                                             |
| D2                                      | 100% CLOSED | D2                                        | 75% OPEN<br>(BALANCED TO MAINTAIN NEGATIVE PRESSURE) |
| D3                                      | 100% OPEN   | D3                                        | 40% OPEN<br>(BALANCED TO MAINTAIN NEGATIVE PRESSURE) |



1 LONGITUDINAL SECTION - H.V.A.C. LAYOUT  
SCALE: 3/8" = 1'-0"



2 LONGITUDINAL SECTION - H.V.A.C. LAYOUT  
SCALE: 3/8" = 1'-0"

H.V.A.C. SEQUENCE OF OPERATIONS

- EACH MODULE HVAC SYSTEM SHALL BE ACTIVATED BY SWITCH (THERMOSTAT) ON WALL.
- UPON ACTIVATION, THE EXHAUST FAN AND ROOFTOP UNIT SUPPLY FAN SHALL BE ENABLED. ALL FANS SHALL OPERATE AT CONSTANT SPEED TO MAINTAIN PROPER VELOCITY AND PRESSURIZATION INSIDE MODULE.
- THE SPACE TEMPERATURE SHALL BE CONTROLLED VIA THE THERMOSTAT TO MAINTAIN SETPOINT. COOLING WILL BE ACCOMPLISHED IN TWO (2) STAGES, VIA THE MULTI-STAGE COMPRESSOR. HEATING WILL BE ACCOMPLISHED IN FOUR (4) STAGES, VIA THE ROOFTOP UNIT'S GAS HEATER AND ELECTRIC HEAT STRIP LOCATED IN THE DUCT. THE ELECTRIC HEAT STRIP SHALL OPERATE AS THE PRIMARY HEATING SOURCE, AND THE ROOFTOP UNIT GAS HEATING SECTION SHALL OPERATE WHEN THE HEAT PUMP IS UNABLE TO MAINTAIN THE HEATING TEMPERATURE SETPOINT.

- NOTES:
- POWER BY CUSTOMER.
  - CUSTOMER IS RESPONSIBLE FOR DRAINAGE LOCATION AND PROTECTION OF CONDENSATE LINES FROM FREEZING.

ORTHOGRAHIC PROJECTION

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DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

| REVISION | DESCRIPTION | DATE | BY |
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|--------------|------------|-----------|------------|----------|------------|
| Drawn        | Date       | Checked   | Date       | Approved | Date       |
| VP           | 10.10.2022 | MH        | 10.10.2022 | JC       | 10.10.2022 |
| Project No.  | Scale      | Sheet No. |            |          |            |
| SRI22100     | AS NOTED   | M2        |            |          |            |
| Drawing No.  |            | Sheet     |            |          |            |
| 22-100 Q-LLC |            | 6 of 8    |            |          |            |

SHOOTING RANGE INDUSTRIES LLC

RANGE DESIGN • RANGE EQUIPMENT • MODULAR RANGES

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File Path C:\SRI Cadd Drawings 2022\Ready Ranges\22-XXX-Q-LLC\Sheets\S1-Footing Layout-Q-LLC.dwg

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BASE PLATE PLAN

BASE PLATE PLAN

PLAN

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SECTION

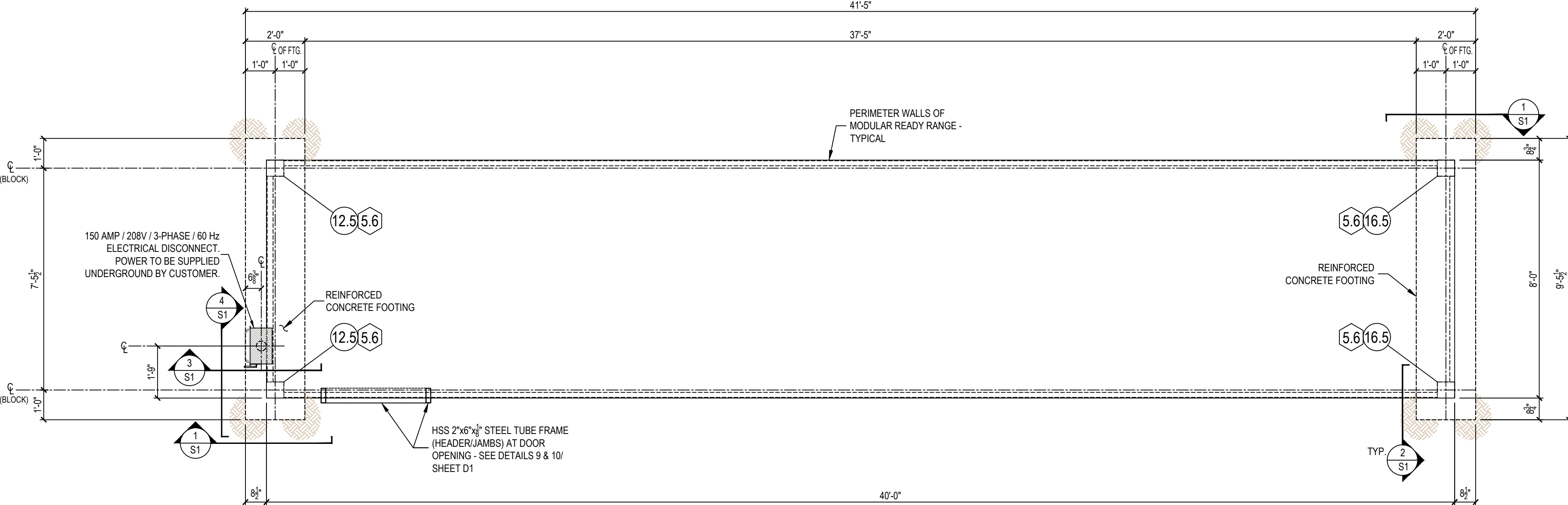
SECTION

1 FOOTING DETAIL AT END CONDITION  
SCALE: N.T.S.

2 FOOTING DETAIL AT END CONDITION  
SCALE: N.T.S.

3 FOOTING DETAIL AT ELECTRICAL DISCONNECT  
SCALE: N.T.S.

4 FOOTING DETAIL AT ELECTRICAL DISCONNECT  
SCALE: N.T.S.



PLAN VIEW - RANGE FOOTING LAYOUT AND LOAD REACTIONS AT CORNER BLOCKS

SCALE: 3/8" = 1'-0"

DEAD LOAD KEYNOTES

|      |                                        |
|------|----------------------------------------|
| 12.5 | 12,500 LBS. (BASED ON UNFACTORED LOAD) |
| 16.5 | 16,500 LBS. (BASED ON UNFACTORED LOAD) |

LIVE LOAD KEYNOTES

|     |                                       |
|-----|---------------------------------------|
| 5.6 | 5,600 LBS. (BASED ON 70 LBS/ SQ. FT.) |
|-----|---------------------------------------|

GROUNDING NOTES:

Lightning protection system to be designed per (NFPA 780) requirements and be provided and installed by others. A (#4) CU counterpoise conductor shall be installed per military design requirements and provided and installed by others. The range shall be grounded per NEC 250.50 requirements. This requirement shall be met by the installation of a concrete-encased electrode (20 ft. bare #4 AWG CU conductor at bottom of footing) or 8" x 5/8" diameter copper ground rod. The lightning protection system shall be bonded to the grounding system per NEC 250.106 requirements. A 4/0 CU conductor shall bond range panel ground bus to counterpoise conductor connected to lightning protection system. The grounding requirements and lightning protection bonding shall be provided and installed by others.

It is imperative that anyone involved in the operation, maintenance or repair of the structure(s) be diligent at minding all of the safety and operational standards that are set forth to ensure the safety of every shooter and employee that enters your place of business.

NOTES

ORTHOGRAPHIC PROJECTION

MAINTENANCE AND RESPONSIBILITIES

NOTICE TO ALL SHOOTING OWNERS, MANAGERS & OPERATORS:

Shooting Range Industries, LLC (SRI) is in no way shape or form, responsible for the maintenance, operation, cleanliness, employee protection, lead collection or recycling, disposal or cleanup of any structure provided by SRI, or anyone affiliated or partnered with SRI.

SRI, or anyone affiliated or partnered with SRI, will not be held liable for any negligence on the part of the structure personnel for any of the above items.

Improper maintenance or repair of the structure(s) by any personnel or it's users for any of the aforementioned items, structure maintenance manuals have been provided with every range manufactured by SRI at time of purchase.

1. H.V.A.C. systems must be in proper working condition and in operation at time of range operation and clean up. SRI is not responsible for this operation (interlocking system).
2. Supply & exhaust air must "always" be on and operating at the same time (interlocked together).
3. Structures must have a negative air pressure or a min. of 10% of total air supply.
4. SRI is not liable for H.V.A.C. system maintenance, air quality, filtration maintenance and air filter change outs.
5. No storage or work to be performed behind bullet traps at any time.
6. SRI suggests least handling & employee protection by the manual provided by the National Shooting Sports Foundation (NSSF).

The purpose of this letter/notes is to make sure you, as structure owner, manager, operator, or maintenance personnel are doing your/their part to make sure all people who come in contact with your structure are safe and comfortable in the indoor structure environment.

It is imperative that anyone involved in the operation, maintenance or repair of the structure(s) be diligent at minding all of the safety and operational standards that are set forth to ensure the safety of every shooter and employee that enters your place of business.

GENERAL NOTES

1. Air system comes as a completely balanced system by factory certified H.V.A.C. specialists however, it is the customer's responsibility to maintain a balanced air system.
2. If structure owner/ operator does not understand any of the above operations, lead management, structure safety or will not accept responsibility they should immediately cease all operations to prevent employees and/or customers against health problems or bodily harm.
3. SRI has incorporated the customer's specified wall and ceiling ballistic protection in the building design as has been called out in the customer's design requirements, as such, the customer takes full responsibility to ensure that no ammunition is fired in the range that could exceed the design capabilities the customer has specified in the design requirements. The customer is solely responsible for proper range operation, range maintenance, and range safety in accordance with the range training and maintenance manual.

PRELIMINARY NOT FOR  
CONSTRUCTION PER  
PENDING APPROVAL

ATTENTION:

THIS CURRENT SET OF PLANS  
SUPERCEDES ANY PREVIOUS SET OF  
PLANS. IT IS THE OWNER'S RESPONSIBILITY  
TO FIELD VERIFY ALL BUILDING  
DIMENSIONS AND CONSTRUCTION.

PLANS MUST BE  
APPROVED BEFORE  
MANUFACTURING STARTS.

CUSTOMER SIGN OFF:

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Project Title

Q, LLC  
2-LANE 40 FEET HIGH CUBE  
"STATIC" RIFLE RATED RANGE  
JESSICA MATSON  
110 VENTURE DRIVE, DOVER, NH 03820

Drawing Title

FOOTING LAYOUT  
LOAD CALCULATIONS  
FOOTING DETAILS

| REVISION | DESCRIPTION | DATE | BY |
|----------|-------------|------|----|
| 1        |             |      |    |
| 2        |             |      |    |
| 3        |             |      |    |
| 4        |             |      |    |

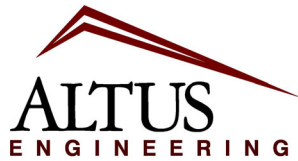
| Drawn       | Date         | Checked   | Date       | Approved | Date       |
|-------------|--------------|-----------|------------|----------|------------|
| VP          | 10.10.2022   | MH        | 10.10.2022 | JC       | 10.10.2022 |
| Project No. | Scale        | Sheet No. | Sheet      | Rev.     |            |
| SRI22100    | AS NOTED     | S1        | 7 of 8     | -        |            |
| Drawing No. | 22-100 Q-LLC |           |            |          |            |





|               |            |          |            |
|---------------|------------|----------|------------|
| Drawing Title |            |          |            |
| DETAILS       |            |          |            |
| Drawn         | Date       | Checked  | Date       |
| VP            | 10.10.2022 | MH       | 10.10.2022 |
| Approved      | Date       |          |            |
| JC            | 10.10.2022 |          |            |
| Project No.   |            | Scale    | Sheet No.  |
| SRI22100      |            | AS NOTED | D1         |
|               |            | Sheet    | 8 of 8     |
| Drawing No.   |            |          | Rev.       |
| 22-100 Q-LLC  |            |          | -          |





**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

November 22, 2022

Donna Benton, Director of Planning and Community Development  
City of Dover Planning Department  
288 Central Ave  
Dover, New Hampshire 03820

**Re: Application for Site Plan Review and Conditional Use Permits  
Durham Road, Dover  
Tax Map H, Lot 11  
Dover Project #P22-38  
P4952**

Dear Ms. Benton:

On behalf of Summit Land Development, Altus Engineering, Inc. (Altus) is pleased to re-submit the attached application material for Subdivision and Site Plan Review to construct the proposed medical office building on Durham Road, Tax map H, Lot 11. The applicant met with the Technical Review Committee (TRC) on June 2, 2022 and again on October 20, 2022 and received comments. As discussed at reviews, the applicant (McEneaney Survey Associates) has prepared a Subdivision application Subdivision Plan of Land for the property and has included it in this submittal. Below is a response to comments received from the various reviewers at the October 20, 2022 meeting.

**Permits Required:**

NHDES Sewer Discharge, AOT, & Shorelands permits will be required.  
USEPA General Construction Permit (NOI/SWPPP) will be required  
CUP for Section 170-12.A Permitted Uses  
CUP for Section 170-12.B Dimensional Requirements  
CUP for Section 170-27.1 Wetland Protection District

**Planning:**

- Reminder: Impact fees & W/S investment fees
  - Agreed.
- Traffic study: Traffic study-low rise apartments vs. medical office. ITE?
  - The traffic study has not been revised for this submittal.
- Site plan shows conceptual property lines to the N & W parking lots Calculate dimensional relief pre and post potential SD
  - The Subdivision application has been added. Property lines are revised to "Proposed" and dimensions to proposed new lines.
- Remove access road schematic from plan and indicate in note on plan that an easement is be created instead
  - Access road has been removed and only a conceptual Easement is provided. City and owner to complete development agreement for easement.



- Revise Plan to:
  - Add note about street trees to access road
  - Revise to 3" tree caliper minimum on L1.0 under "Plant Schedule" for Serviceberry and Crabapple
  - The landscape architect has indicated that the ornamental trees (serviceberry and crabapple) are not available at 3" caliper. Clarification is needed if this applies to "ornamental" trees.
  - Sheet No. on index on cover sheet should match consecutive sheet #'s
  - Consecutive Sheet numbers added to Sheet Index
  - Revise typos on sheet C-2
  - Add additional streetscape to show other side and label each
  - Additional streetscape is not currently available. Will provide to PB.
  - Revise note 22 to indicate no Federal Holidays
  - Note revised
- Common plan notes to add: Owner's signature and PB approval stamp block blank to cover sheet and site plan as a 2" x 2" blank block
- Signature blocks added

#### Police Comments:

- Will the developer maintain ownership of property, and if so, is owner willing to permit the City or School Department use of parking lots (with appropriate indemnification) for excess event parking on weekends/nights for the rare large-scale event at Dover Middle School?
  - The current owner intends to maintain ownership of the property and has indicated that he is willing to work with the City to utilize the parking lot as overflow for weekend and night events.
- Consider a speed table at the midpoint of the site roadway
  - The new roadway has been removed from this phase so no speed table is added.
- Police Department supports the development agreement to ensure appropriate conditions are in place to trigger the construction of the connector roadway
  - The owner is working with the City on the development agreement.

#### Engineering Comments:

- C-2: Look at parking configuration on southwest parking lot. The spots on the ends appear difficult to access. Could the one way out be eliminated to avoid exiting on a steep driveway and improve maneuverability?
  - The parking lot has been reconfigured with a turn-around to eliminate the connection to the steep driveway.
- C-2: Snow storage areas conflict with landscaping. Recommend storing snow in areas where landscaping won't get in the way.
  - The snow storage areas have been re-labeled. Snow storage will be available around the larger trees. A note is included that if adequate snow storage is not available, the owner will haul snow off site.
- C-2: Median islands near Emergency Drop Off: Clarify purpose of median islands. If they are for pedestrian access, then we recommend crosswalks be provided to connect the sidewalk at the building to the road. If median in middle of the lot is also for pedestrians, provide crosswalk to promote safe passage. Recommend incorporating sidewalk into island instead to get pedestrians out of parking area.
  - The median is revised to include a walkway through the middle.
- C-2: Why does the width of the main drive aisle change from 24 to 30 and back to 24? IF for truck turning purposes, please provide the turning plans.
  - The width is 30 feet on the ends for truck turning movements.



- C-2:Recommend extending sidewalk to the driveway of the fire station.
  - The sidewalk has been extended to the Fire Station driveway.
- Show Accessible parking signage locations on plans.
  - The signs are shown and labelled on the plans.
- C-2:A detail for the Future Driveway Connection is shown but not clear when it will be installed. Please clarify.
  - A note is added to indicate it is to be revised during Phase 2.
- C-3:ADS Infiltration System: Please show the header rows connecting the units. Recommend adding a note that the header rows be sized per manufacturers recommendations.
  - Header rows connections added and note to that pipe manifold sizes to be verified with manufacturer.
- C-3:Check the grading along the frontage of Durham Rd near the curb. It is not correct.
  - The grading along the front curb line has been revised.
- C-3:Please check that there is sufficient shoulder provided wherever guardrail is called out.
  - The shoulder is increased to 3 feet to allow adequate space for guardrail.
- C-3:Will drainage easements required on the phase II lot? Provide if necessary.
  - The same owner owns both lots so the easement will be recorded if either property changes ownership. A note is added to the plans.
- C-4:Add gate valve after the domestic service branch off and reducer to change the pipe diameter.
  - 6" tee and reducer added with 2" gate valve on domestic water.
- C-4:Minimum slope for 6-inch sewer service is 1%. Please revise.
  - The slope was revised to 1% minimum.
- C-4:Sewer with less than 6 feet of cover below pavement is required to have insulation.
  - Note added for insulation if cover is less than 6 feet.
- C-4:Existing water valves in Durham Rd are for existing water services at subject property. Can the development reuse these instead of connecting to the main as proposed?
  - The existing service was for a single family residential house. It is not anticipated that the valves will be adequate for the new development. A note is added to cap existing service, so the service can be inspected to see if it can be used for a new connection.
- C-4:If existing water services are not used, please provide a gate valve adjacent to the tapping sleeve.
  - Gate valve added at street for new connection.
- C-4:Consolidate the utility trenches within Durham Rd and provide overlay of entire area of disturbance from curb to curb.
  - The utilities are combined to a single trench. Road to be overlaid urb to curb.
- C-4:Gas service is shown connecting to water main.
  - The gas line connection is revised
- General Comment: Please provide a number or letter for each of the details.
  - The details have been updated with numbers and added to sheet layouts.
- D-3:Add dimensions to baffle and weir so that they can be constructed. For example: How far from bottom and top of structure? What is the material of the baffle/weir?
  - The dimensions have been added. It should be noted the Pret-tex curb inlets pre-treatment devices are prefabricated units.
- D-5:Evaluate depth of wood guardrail. Depth seems insufficient for use on steep slopes.
  - The wood beam post has been revised to a 7 ft post, same depth used by NHDOT for wood beam guardrail.
- L1.0:Check landscaping conflicts with snow storage and lighting.
  - The snow storage areas are revised.

- Update references: “accessible” not “handicap”
  - The ADA stalls have been revised to ADA “Accessible”.
- Side setback does not follow property line
  - The setback line has been adjusted to match the new property line.

#### Fire Dept Comments:

- Provide an ambulance turning template to the designated space in the front of the building and exiting the site.
  - The ambulance turning template is included in the plans.
- Indicate entrances and exits on the plan.
  - The entrance and exits are noted on the plans.
- Sheet 2 appears to indicate a stairway at the lowest level center doorway. To be removed.
  - There is not a stair at lower center door. Removed.
- Indicate the proposed location of the 2% EV charging stations on Sheet C-2 with compliance with accessibility requirements and include UGE configuration on utility plan.
  - The EV station locations are shown. One stall is ADA accessible.
- Indicate how the accessible route is maintained from the most northwesterly accessible parking space.
  - The accessible parking spaces have been revised. Access is provided at each location.
- Plan set to include compliance with NH RSA 155-A :5
  - Notes 15 and 16 have been added to the Site Notes, Sheet GN 2 for compliance with RSA 155-A:5 and ADA standards.
- Discuss how the additional curb cuts coincide w/ the overall traffic study at the intersection and the overall corridor.
  - The project is revised and only one curb cut provided.
- Roof Hatch located within 10’ from the roof edge shall have guards.
  - Noted. This will be addressed in the building permit plans if needed.
- Provide a street name for the proposed street
  - The street has been removed.
- Provide specification of retaining wall pedestrian guardrails on detail sheet.
  - The retaining wall railing has been revised and is shown on the landscape details.
- Accessible EV required review ADA space layout
  - The EV readiness is provided at the ADA Accessible stalls at the lower level so ADA access will be provided to at least one EV stall.

Business Development: None.

#### Planning Board Comments:

- Safety fence: more than just welded wire, replace with rod iron-looking or something similar
  - The fence has been revised. See landscape details.
- Build-to-line in Gateway
  - It is understood that the Gateway District has a build-to line to promote retail and commercial uses close to the street for pedestrian access. The proposed building location is due to the sloping site and ledge to allow for an accessible lower level. This parcel is zoned Gateway District, and is surrounded by residential zoning districts to the east and the interstate ramps are to the west. Building to the property line may also restrict future expansion of Route 108 for traffic improvements.



7 West, Dover  
November 22, 2022

- Turning lane in R108 then replace with island later; CoA – Upon completion connect road that island is in place for RI & RO if connector road is not built or permitted
  - Clarification needed.
- White Pine replaced with Hemlock or something similar
  - The White Pines have been replaced.

Included in this submittal, please find the following revised materials for review.

1. Three (3) copies of revised Site Plan Application and revised fee schedule
2. Three (3) copies of Subdivision Application
3. Three (3) copies full size Site Plans (Plus one half size)

Please call if you have any questions or require additional information.

Sincerely,

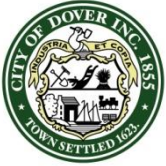
**ALTUS ENGINEERING, INC.**



Cory Belden, P.E.

Electronic Plans  
copy: Chad Kageleiry, Summit Land Development

*wde/4952 City ltr-112222.doc*



# 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: Summit Land Development Telephone # 603.749.2800

Address of Applicant: 340 Central Ave #202 Dover, New Hampshire

E-Mail Address: chad@summitlanddev.com

Name of Property Owner (if different from applicant): 7 West, LLC Telephone # 603.749.2800

Address of Property Owner: P.O. Box 728 Dover, NH 03821

## PROPERTY INFORMATION

Address of Property: Durham Road Dover, New Hampshire

Assessor's Map # H Lot(s) # 11

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

Size of Parcel: 378,500 +/- sq. ft. 8.69 +/- ac. Property Deed: Book 4468 Page: 979

Existing Use of Property: Undeveloped

## SITE PLAN INFORMATION

Describe Proposed Use: Medical office building and parking

Area of Parcel to be Developed: 153,600 SQ FT (3.5 ACRES) 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 205

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

Number of Employees Total: N/A In Maximum Shift: \_\_\_\_\_

Disposition of Parcel:

Building Setbacks:

Building Footprint 14,160 sq. ft.

Front Yard 145.9 ft.

Total Building Area 42,480 sq. ft.

Rear Yard 142.0 ft.

Paved Area 78,500 sq. ft.

Side Yard: Right 87.1 ft. Left 107.3 ft.



City Water? ☒ Yes ☐ No How far is city water from the property? 23'City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 41'**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: Medical Office BuildingHeight of Building: 3 Stories Finished Floor Elevation: 68.0 basement  
81.0 First Floor

Number of Seats (where applicable) \_\_\_\_\_

Estimated value of construction: NA Refuse removal: Public/Private (circle one)**WAIVER REQUESTS**Site Review Regulations section(s) to be waived: No Waivers RequestedJustification for waiver request(s) (*attach additional sheets as needed*):

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**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney-McEneaney Survey Ass  
Address 24 Chestnut Street, Dover, NH 03820 Telephone #: 603-742-0911  
Professional License #: NH License #661 E-mail address: msa@surveynh.com

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) Cory Belden - Altus Engineering  
Address 133 Court St, Portsmouth, NH 03801 Telephone #: 603-433-2335  
Professional License #: NH License #14239 E-mail address: cbelden@altus-eng.com

**ARCHITECT INFORMATION**

Name of Architect and Company (Licensed in N.H.) Market Square Architects  
Address 104 Congress St, Portsmouth, NH 03801 Telephone #: 603-501-0202  
cobrien@marketsquarearchitects.com  
Professional License #: \_\_\_\_\_ E-mail address: \_\_\_\_\_

**LANDSCAPE ARCHITECT INFORMATION**

Name of Landscape Architect and Company (Licensed in N.H.) Jeffrey Hyland  
Ironwood Design Group  
Address 55 Main St #129, Newmarket, NH 03857 Telephone #: 603-772-0590  
Professional License #: \_\_\_\_\_ E-mail address: jhyland@fewood.com

**SOIL SCIENTIST INFORMATION**

Name of Soil Scientist and Company (Licensed in N.H.) Bruce Gilday - BAG Land Consultants  
Address 43 Rockingham St, Concord, NH 03301 Telephone #: 603-228-5775  
Wetlands = #088  
Professional License #: Soils = # 012 E-mail address: bagilday@comcast.net

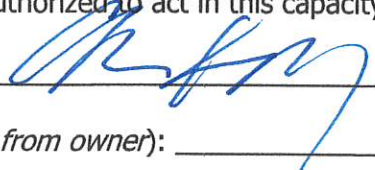
**CONSERVATION EASEMENT HOLDER**

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.

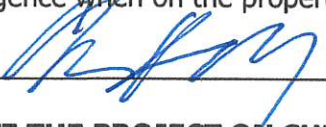
Signature of Property Owner:  Date: 5/11/22

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

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

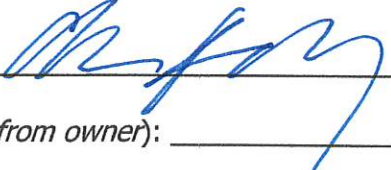
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 5/11/22

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

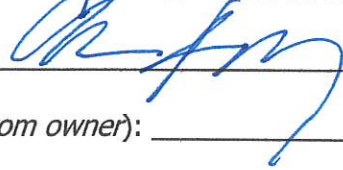
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner:  Date: 5/11/22

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

**CERTIFICATION OF FEES**

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

Signature of Property Owner:  Date: 5/11/22

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

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

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

**Owner:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b> | <b>MAILING ADDRESS</b> |
|----------------|--------------|-----------------------|------------------------|
|                |              |                       |                        |

**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> |
|-------------|----------------|------------------------|
|             |                |                        |
|             |                |                        |
|             |                |                        |

**Conservation Easement Holder:**

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



# PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

## A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # \_\_\_\_\_ new lots created = \$ \_\_\_\_\_
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # \_\_\_\_\_ of lots involved = \$ \_\_\_\_\_
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # \_\_\_\_\_ per dwelling unit = \$ \_\_\_\_\_
- ☒ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
  - ☐ New construction \$.15 sq. ft. x # 42,480 sq. ft.= \$ 6,372
  - ☐ Additions (new floor space) \$.10 per sq. ft. x # \_\_\_\_\_ sq. ft.= \$ \_\_\_\_\_
- ☐ MOTEL/HOTEL \$35.00 x # \_\_\_\_\_ per lodging unit= \$ \_\_\_\_\_
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
  - ☐ Existing floor spaces \$.10 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_
- ☒ CONDITIONAL USE PERMIT Application fee \$200.00 x # 3 per Application = \$ 600
- ☐ GRAVEL PIT/ EXCAVATIONS
  - ☐ Application fee \$50.00= \$ \_\_\_\_\_
  - ☐ Permit fee \$75.00= \$ \_\_\_\_\_
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ \_\_\_\_\_

### 2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to

existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part

of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # 112,500 sq. ft. = \$ 8,075

**SUBTOTAL PLAN REVIEW FEE (A) = \$ 15,047**

**AND**

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - ☐ Certified letters fee # 6 of x \$8.00= \$ 48
- ☐ Certified letters fee: # of abutters 8 X \$8.00= \$ 64
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters \_\_\_\_\_ X \$1.00= \$ \_\_\_\_\_
- ☐ Creating/Printing Abutter Labels in triplicate per sheet 2 x \$10.00= \$ 20

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

**SUBTOTAL NOTICE FEE (B & C) = \$ 232**

**TOTAL INVOICE AMOUNT (A, B & C) = \$ 15,279**

**PLAN REVIEW FEE COLLECTED/PAID = \$ \_\_\_\_\_**

**BALANCE DUE = \$ \_\_\_\_\_**

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

# PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

REVISED

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

## A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # 1 new lots created = \$ 350
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X #     of lots involved = \$
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x #     per dwelling unit = \$
- ☒ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
  - ☐ New construction \$.15 sq. ft. x # 42,480 sq. ft. = \$ 6,372
  - ☐ Additions (new floor space) \$.10 per sq. ft. x #     sq. ft. = \$
- ☐ MOTEL/HOTEL \$35.00 x #     per lodging unit = \$
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
  - ☐ Existing floor spaces \$.10 per sq. ft. x #     sq. ft. = \$
- ☒ CONDITIONAL USE PERMIT Application fee \$200.00 x # 2 per Application = \$ 400
- ☐ GRAVEL PIT/ EXCAVATIONS
  - ☐ Application fee \$50.00 = \$
  - ☐ Permit fee \$75.00 = \$
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$

### 2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to

existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part

of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # 78,500 sq. ft. = \$ 5,695

**SUBTOTAL PLAN REVIEW FEE (A) = \$ 12,817**

**AND**

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - ☐ Certified letters fee # 6 of x \$8.00 = \$ 48
- ☐ Certified letters fee: # of abutters 8 X \$8.00 = \$ 64
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters     X \$1.00 = \$
- ☐ Creating/Printing Abutter Labels in triplicate per sheet 2 x \$10.00 = \$ 20

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

**SUBTOTAL NOTICE FEE (B & C) = \$ 232**

**TOTAL INVOICE AMOUNT (A, B & C) = \$ 13,049**

**PLAN REVIEW FEE COLLECTED/PAID = \$**

**BALANCE DUE = \$**

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





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

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: Summit Land Development File Number: 22-38

PROJECT TITLE: 7 West Commercial Development

PROPERTY LOCATION: Durham Road Tax Map: H Lot: 11

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

|                                                                                                                                     | Explain How Provided                        | Reviewed |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------|
| Depict pedestrian walkways and accessible access                                                                                    | Site Plan                                   |          |
| Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system | Existing Conditions Plan                    |          |
| Existing and proposed topographic information at two foot intervals                                                                 | Existing Conditions Plan/Grading Plan       |          |
| Existing and proposed buildings and structure locations                                                                             | Site Plan                                   |          |
| Minimum building setbacks or build to lines on all lots                                                                             | General Notes / Site Plan                   |          |
| Location and size of existing and proposed electric, telephone, gas cable and other underground utilities                           | Utilities Plan                              |          |
| Existing and proposed water lines and fire hydrants, including materials and capacity needed                                        | Utilities Plan                              |          |
| Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load              | Utilities Plan                              |          |
| Existing and proposed stormwater lines and facilities                                                                               | Grading and Drainage Plan                   |          |
| Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots            | Lighting Plan                               |          |
| Location of Flood Hazard Zone                                                                                                       | Existing Conditions Plan / Site Plan        |          |
| Location of all bodies of water and watercourses                                                                                    | Site Plan (Bellamy River)                   |          |
| Location of wetlands and buffers                                                                                                    | Site Plan / CUP Plan                        |          |
| Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set                             | Neighborhood Plan                           |          |
| Existing natural features and/or significant vegetation on property                                                                 | Existing Conditions Plan                    |          |
| Depict existing contours up to 100 ft. beyond project limits                                                                        | Existing Conditions Plan                    |          |
| Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect                 | Landscape Plan (L-1)                        |          |
| Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces                              | Site Plan / General Notes (GN-1)            |          |
| Location, material and size of existing and proposed pavement area                                                                  | Site Plan                                   |          |
| Location of proposed fire lanes                                                                                                     | Site Plan / Fire Truck Turning Plan         |          |
| Specify finished floor elevations of buildings                                                                                      | Grading and Drainage Plan                   |          |
| Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening                       | Site Plan                                   |          |
| Depict all service, storage, loading bays and utility areas                                                                         | Utility Plan                                |          |
| All applicable Dover Common Site Plan notes                                                                                         | General Notes (GN-1)                        |          |
| <b>11. Additional Information if appropriate</b>                                                                                    |                                             |          |
| Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis                 | Grading and Drainage Plan / Drainage Report |          |
| Stormwater Management System Operation and Maintenance Plan                                                                         | Stormwater I & M Manual                     |          |
| Letter to Serve from Public and Private Utilities                                                                                   | Contact W/Unitil & Eversource               |          |
| Erosion and Sedimentation Control Plan                                                                                              | Plan Sheet C-3                              |          |
| Landscape Operation and Maintenance Plan                                                                                            | Landscape I & M Plan                        |          |
| Proposed restrictive covenants or homeowners association documents                                                                  | N/A                                         |          |
| Dates and permit numbers of all required state and federal permits                                                                  | General Notes (GN-1)                        |          |
| If wetland buffer, indicate placards locations, as applicable                                                                       | CUP Plan                                    |          |
| Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs                                 | Site Specific Soils Plan & Soils Report     |          |
| Location of proposed drive-in facilities                                                                                            | N/A                                         |          |
| Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required                    | See Attachments                             |          |

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





# City of Dover, New Hampshire

## MINOR SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

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

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development, LLC Telephone # 603-749-2800

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

Name of Property Owner (if different from applicant): 7 West, LLC Telephone # 603-749-2800

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

E-Mail Address: chad@summitlanddev.com

### PROPERTY INFORMATION

Address of Property: Durham Road / NH Route 108

Assessor's Map # H Lot(s) # 11

Zoning District(s) G (Gateway) Overlay District(s) N/A

Size of Parcel: 378,500 s.f. / 8.69± ac. Property Deed: Book 4468 Page: 979

Existing Use of Property: Vacant Land

### SUBDIVISION INFORMATION

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

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

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

N/A

Circle one for each category:

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

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

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

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

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

**WAIVER REQUESTS**Subdivision Regulations section(s) to be waived: None RequestedJustification for waiver request(s) (*attach additional sheets as needed*): \_\_\_\_\_**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 #: Kevin McEneaney, LLS 661 E-mail address: kevin@surveynh.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Cory Belden, PE - ALTUS EngineeringAddress 133 Court Street Portsmouth, NH 03801 Telephone #: 603-433-2335Professional License #: Cory Belden, PE #14329 E-mail address: cbelden@altus-eng.com**LANDSCAPE ARCHITECT INFORMATION**Name of Landscape Architect and Company (Licensed in N.H.) N/A

Address \_\_\_\_\_ Telephone #: \_\_\_\_\_

Professional License #: \_\_\_\_\_ E-mail address: \_\_\_\_\_

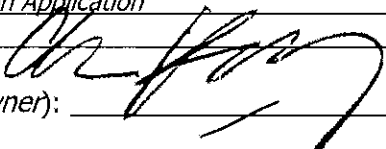
**SOIL SCIENTIST INFORMATION**Name of Soil Scientist and Company (Licensed in N.H.) Bruce A. Gilday, CSS, CWS  
BAG Land ConsultantsAddress 43 Rockingham Street Concord, NH 03301 Telephone #: 603-228-5775Professional License #: Bruce A. Gilday, CWS #88 E-mail address: bagilday@comcast.net**CONSERVATION EASEMENT HOLDER**Name of Easement Holder: N/A Telephone # \_\_\_\_\_

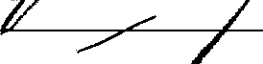
Address Easement Holder: \_\_\_\_\_

**SIGNATURES**

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



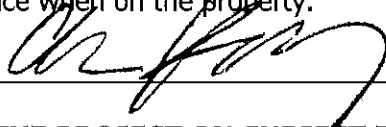
X Signature of Property Owner:  Date: 11/15/22

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

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

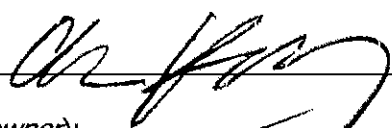
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

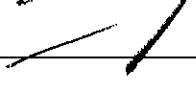
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction 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: 11/15/22

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

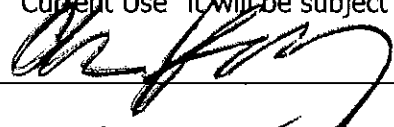
I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy,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

X Signature of Property Owner:  Date: 11/15/22

X Signature of Applicant (if different from owner):  Date: ✓

**CERTIFICATION OF FEES**

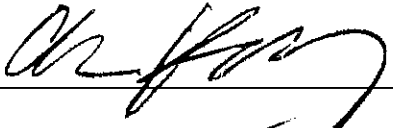
I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule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

X Signature of Property Owner:  Date: 11/15/22

X Signature of Applicant (if different from owner):  Date: ✓

**CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE**

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

X Signature of Property Owner:  Date: 11/15/22

X Signature of Applicant (if different from owner):  Date: ✓

**CITY OF DOVER SUBDIVISION  
LIST OF ABUTTERS**

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

**Owner:**

| TAX MAP | LOT # | PROPERTY OWNER | MAILING ADDRESS                               |
|---------|-------|----------------|-----------------------------------------------|
| H       | 11    | 7 West, LLC    | 340 Central Avenue, Suite 202 Dover, NH 03821 |

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

| APPLICANT NAME | APPLICANT COMPANY            | MAILING ADDRESS                               |
|----------------|------------------------------|-----------------------------------------------|
|                | Summit Land Development, LLC | 340 Central Avenue, Suite 202 Dover, NH 03821 |

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

| NAME                 | COMPANY                     | MAILING ADDRESS                       |
|----------------------|-----------------------------|---------------------------------------|
| Cory Belden, PE      | Altus Engineering           | 133 Court Street Portsmouth, NH 03801 |
| Kevin McEneaney, LLS | McEneaney Survey Associates | 24 Chestnut Street Dover, NH 03820    |
|                      |                             |                                       |

**Conservation Easement Holder:**

| TAX MAP | LOT # | NAME OF EASEMENT HOLDER | MAILING ADDRESS |
|---------|-------|-------------------------|-----------------|
|         |       |                         |                 |



## City of Dover, New Hampshire MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

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

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

APPLICANT: Summit Land Development, LLC File Number: P22-

PROJECT TITLE: Subdivision of Land prepared for 7 West, LLC

PROPERTY LOCATION: Durham Road / NH Route 108 Tax Map: H Lot: 11

|                                                                                                                                                                          | Where/How Provided                              | Reviewed |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------|
| 1. Completed and signed Application form                                                                                                                                 | ✓                                               |          |
| 2. Plan Review Fees are provided                                                                                                                                         | FEES TO BE PAID PRIOR TO PLANNING BOARD HEARING |          |
| 3. Electronic copy of the surveyed plat layout                                                                                                                           | ✓                                               |          |
| 4. Electronic copy of supplementary materials and application                                                                                                            | ✓                                               |          |
| 5. Waiver requests to the Subdivision Regulations, with written justification                                                                                            | ✓                                               |          |
| 6. Conditional Use Permit applications                                                                                                                                   | N/A                                             |          |
| 7. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate: | ✓                                               |          |
| Location map at appropriate scale                                                                                                                                        | ✓                                               |          |
| Proposed subdivision name and title and Planning File #                                                                                                                  | ✓                                               |          |
| Date, north arrow and scale                                                                                                                                              | ✓                                               |          |
| Names of all abutting property owners                                                                                                                                    | ✓                                               |          |
| Name and address of owners and/or applicants                                                                                                                             | ✓                                               |          |
| Signature & stamp of NH licensed land surveyor and/or engineer                                                                                                           | ✓                                               |          |
| Zoning District boundaries, including any special or overlay districts                                                                                                   | N/A                                             |          |
| Location of Conservation District areas                                                                                                                                  | ✓                                               |          |
| Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks                                                     | ✓                                               |          |
| Location and widths of existing & proposed easements & right of ways                                                                                                     | N/A                                             |          |
| Location and widths of existing and proposed sidewalks                                                                                                                   | ✓                                               |          |
| Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system                                      | ✓                                               |          |
| Existing and proposed lot areas in square feet                                                                                                                           | ✓                                               |          |
| Existing and proposed topographic information at two foot intervals                                                                                                      | ✓                                               |          |
| Existing and proposed buildings and structure locations                                                                                                                  | N/A                                             |          |
| Minimum building setbacks or build to lines on all lots                                                                                                                  | ✓                                               |          |
| Location and size of existing and proposed electric, telephone, gas cable and other underground utilities                                                                | N/A                                             |          |
|                                                                                                                                                                          |                                                 |          |



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

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

SUBDIVISION AND SITE PLAN REVIEW  
CITY OF DOVER DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
FILE NO. P22-38

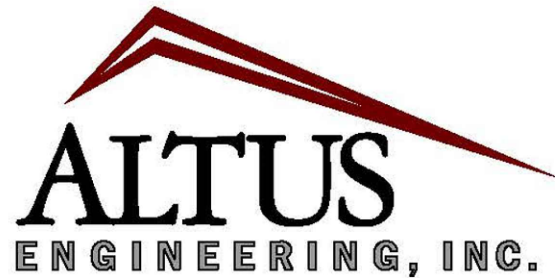
7 WEST COMMERCIAL DEVELOPMENT

PLANNING BOARD APPROVAL  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Owner:  
7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

Owner's signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Applicant:  
Summit Land Development  
340 Central Avenue #202  
Dover, NH 03820

Civil Engineer:  
  
133 Court Street  
(603) 433-2335  
Portsmouth, NH 03801  
www.altus-eng.com

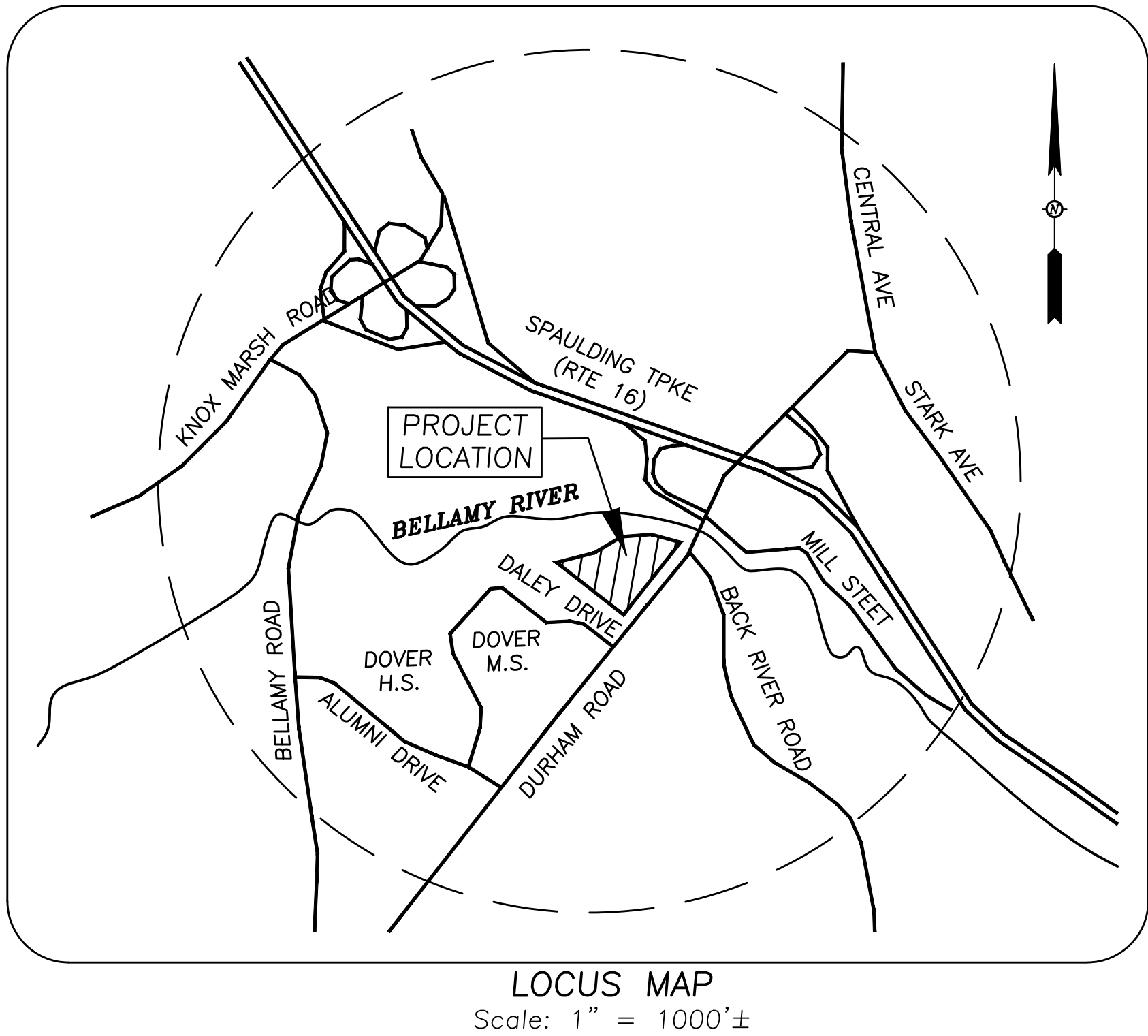
Surveyor:  
McEaney Survey Associates  
24 Chestnut Street  
Dover, NH 03820  
PHONE: (603) 742-0911

Wetland/Soil Scientist:  
  
LAND CONSULTANTS  
43 ROCKINGHAM ST.  
CONCORD, NH 03301  
(603)228-5775

Architect:  
  
104 Congress Street  
Suite 203  
Portsmouth NH, 03801  
PH: 603.501.0202  
MarketSquareArchitects.com

Landscape Architect:  
  
FEWOOD.COM | WEB SITE  
603.772.0590 | OFFICE PHONE

Tax Map H, Lot 11  
DOVER, NEW HAMPSHIRE  
ISSUED FOR PLANNING BOARD APPLICATION  
Plan Issue Date:  
November 22, 2022



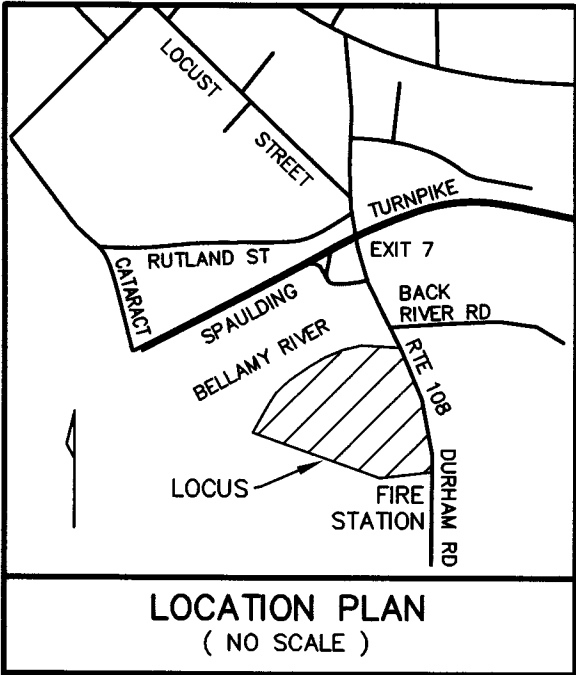
Permit Summary  
NHDES Shoreland Permit – To be submitted  
NHDES Alteration of Terrain Permit – To be submitted  
NHDES Sewer Connection Permit – To be submitted  
Building Permits – Building Permits to be obtained from the City of Dover  
US-EPA Storm Water Pollution Prevention Plan (SWPPP) – Filed by Contractor



| Sheet Index Title                                          | Sheet No.: | Rev.   | Date     |
|------------------------------------------------------------|------------|--------|----------|
| Cover Sheet                                                | 1          | 1 of 1 | 11/22/22 |
| Existing Conditions Plan (by McEaney Survey)               | 2          | 1 of 1 | 04/22/22 |
| Subdivision Plan of Land (by McEaney Survey)               | 3          | 1 of 1 | 11/10/22 |
| General Notes                                              | 4          | GN-1   | 10/05/22 |
| General Notes                                              | 5          | GN-2   | 10/05/22 |
| Neighborhood Site Plan                                     | 6          | C-1    | 05/05/22 |
| Site Plan                                                  | 7          | C-2    | 11/22/22 |
| Grading and Drainage and Erosion and Sediment Control Plan | 8          | C-3    | 11/22/22 |
| Utility Plan                                               | 9          | C-4    | 11/22/22 |
| Sight Distance Plan                                        | 10         | C-5    | 10/05/22 |
| Site Specific Soils Plan                                   | 11         | S-1    | 05/05/22 |
| Wetlands Conditional Use Plan                              | 12         | CUP-1  | 10/05/22 |
| Details                                                    | 13         | D-1    | 11/22/22 |
| Details                                                    | 14         | D-2    | 11/22/22 |
| Details                                                    | 15         | D-3    | 11/22/22 |
| Details                                                    | 16         | D-4    | 11/22/22 |
| Details                                                    | 17         | D-5    | 11/22/22 |
| Details                                                    | 18         | D-6    | 11/22/22 |
| Details                                                    | 19         | D-7    | 11/22/22 |
| Details                                                    | 20         | D-8    | 11/22/22 |
| Details                                                    | 21         | D-9    | 11/22/22 |
| SC-740 Stormtech Standard Details                          | 22         | D-10   | 10/05/22 |
| Site Lighting Plan (by Visible Light, Inc.)                | 23         | 1 of 1 | 05/05/22 |
| Landscape Plan (by Ironwood Design Group)                  | 24         | L1.0   | 11/22/22 |
| Landscape Details                                          | 25         | L2.0   | 11/22/22 |
| Landscape Details                                          | 26         | L2.1   | 11/22/22 |
| Truck Turning (Dover T-1)                                  | 27         | T-1    | 10/05/22 |
| Truck Turning (Dover T-1)                                  | 28         | T-2    | 10/05/22 |
| Architectural Plans (by Market Square Architects)          |            |        |          |
| Floor Plans                                                | 29-31      | 3 SHTS | 02/25/22 |
| Building Elevations                                        | 32-33      | 2 SHTS | 02/25/22 |
| Building Rendering                                         | 34         | 1 SHT  | 02/25/22 |
| TOTAL = 34 SHEETS                                          |            |        |          |

Conditional Use Permits:  
1. Section 170-27.1 – Wetlands Protection District  
2. Section 170-20B – Gateway District Standards





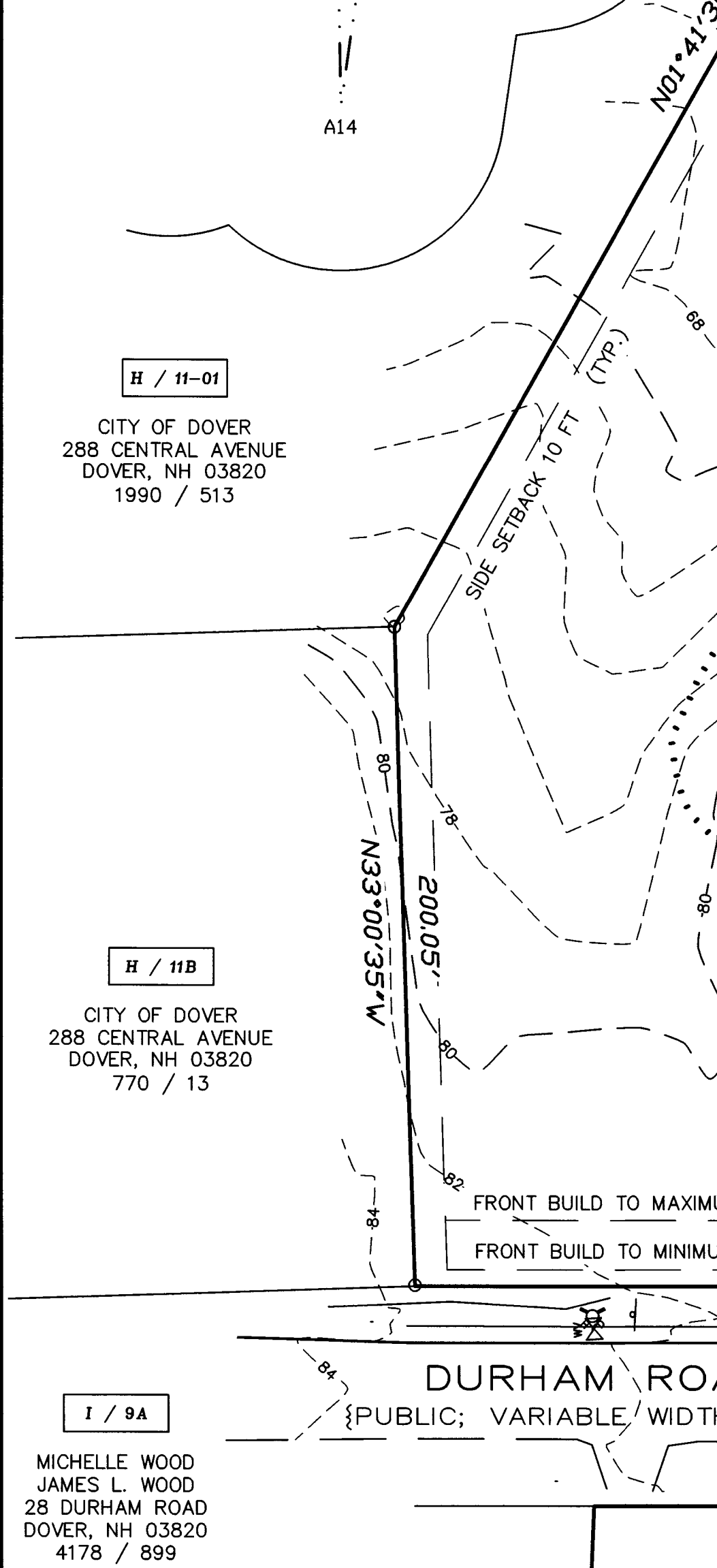
SITE SPECIFIC SOIL MAP UNIT KEY

| SYMBOL    | SOIL        | TAXONOMIC NAME | HSG CLASS                      | DRAINAGE CLASS |
|-----------|-------------|----------------|--------------------------------|----------------|
| 62        | CHARLTON    | B              | WELL DRAINED                   |                |
| 86        | HOLLIS      | C              | WELL DRAINED                   |                |
| 232       | BUXTON      | C              | MODERATELY WELL-DRAINED        |                |
| 233/P     | SCANTIC     | D              | POORLY DRAINED (P)             |                |
| 200/daade | UDORTHTENTS |                | SMOOTH FILL<br>REFUSE MATERIAL |                |

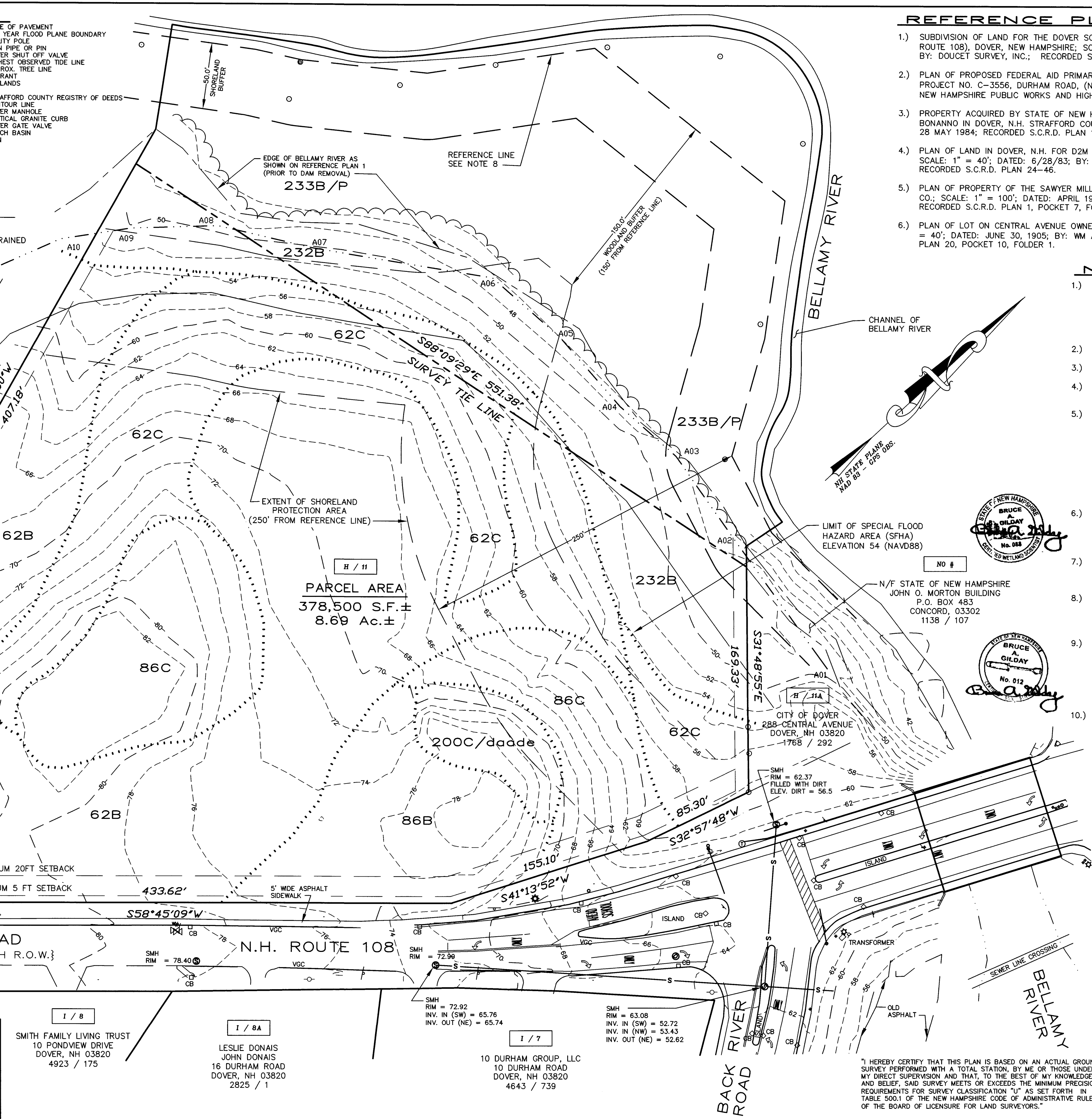
[d-MODERATELY WELL DRAINED / a-NO NATURAL SOIL WITHIN 60" /  
a-NO RESTRICTIVE LAYERS / d- NO KSAT / e- NO HSG]

SLOPE PHASES

| SYMBOL | PHASE  |
|--------|--------|
| A      | 0-3%   |
| B      | 3-8%   |
| C      | 8-15%  |
| D      | 15-25% |
| E      | 25-50% |
| F      | 50%+   |



|            |             |                                    |     |     |
|------------|-------------|------------------------------------|-----|-----|
| 1          | 4/22/22     | REVISE TO SHOW INTERSECTION DETAIL | KJF | KMM |
| NO.        | DATE        | DESCRIPTION                        | BY  | CHK |
| REVISIONS  |             |                                    |     |     |
| 21-2188    | EXIST.COND. |                                    |     |     |
| PROJECT NO | TYPE        | FIELDBOOK & PAGES                  |     |     |



## REFERENCE PLANS:

- SUBDIVISION OF LAND FOR THE DOVER SCHOOL DISTRICT, DURHAM ROAD (NH ROUTE 108), DOVER, NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: 3/3/98; BY: DOUCET SURVEY, INC.; RECORDED S.C.R.D. PLAN 51-56.
- PLAN OF PROPOSED FEDERAL AID PRIMARY PROJECT FG-BRF-043-1(1), N.H. PROJECT NO. C-3556, DURHAM ROAD, (N.H. ROUTE 108); BY: STATE OF NEW HAMPSHIRE PUBLIC WORKS AND HIGHWAYS; APPROVED 1/18/85.
- PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM SALVATORE BONANNO IN DOVER, N.H. STRAFFORD COUNTY; SCALE: 1" = 20'; DATED: 28 MAY 1984; RECORDED S.C.R.D. PLAN 17E-68.
- PLAN OF LAND IN DOVER, N.H. FOR D2M ASSOCIATES, SHEET 2 OF 2; SCALE: 1" = 40'; DATED: 6/28/83; BY: KIMBALL CHASE COMPANY, INC.; RECORDED S.C.R.D. PLAN 24-46.
- PLAN OF PROPERTY OF THE SAWYER MILLS OWNED BY AMERICAN WOOLEN CO.; SCALE: 1" = 100'; DATED: APRIL 1932; BY: JOHN FRANKLIN, CE; RECORDED S.C.R.D. PLAN 1, POCKET 7, FOLDER 2.
- PLAN OF LOT ON CENTRAL AVENUE OWNED BY CHAS H. SAWYER; SCALE: 1" = 40'; DATED: JUNE 30, 1905; BY: WM A. GROVER; RECORDED S.C.R.D. PLAN 20, POCKET 10, FOLDER 1.

## NOTES:

- OWNER OF RECORD:  
7 WEST, LLC  
C/O SUMMIT LAND DEVELOPMENT, LLC  
340 CENTRAL AVE STE 202  
DOVER, NEW HAMPSHIRE 03820  
S.C.R.D. VOLUME 4468, PAGE 979
- H / 11 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 378,500± S.F. / 8.69± Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCELS BOUNDARIES AND EXISTING SITE CONDITIONS AS OF JUNE 1, 2021.
- ZONING DISTRICT: G (GATEWAY)  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT SIZE = N/A  
LOT COVERAGE = 50 PERCENT  
FRONTAGE BUILD-OUT = 60% MINIMUM  
BUILDING SETBACK REQUIREMENTS:  
FRONT BUILD TO = 5-25 FEET  
SIDE SETBACK = 10 FEET  
REAR SETBACK = 15 FEET  
BUILDING HEIGHT = 2-4 STORY
- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATION 54.0); AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0320E; EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED .  
VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED .
- JURISDICTIONAL WETLANDS Delineated and REFERENCE LINE IDENTIFIED AND FLAGGED BY BRUCE A. GILDAY, N.H.C.W.S. #088 OF BAG LAND CONSULTANTS, CONCORD, NH APRIL 21, 2021 AND FIELD LOCATED BY THIS OFFICE.  
NO VERNAL POOLS WERE FOUND ON PROPERTY.
- SITE SPECIFIC SOIL SURVEY COMPLETED BY BRUCE A. GILDAY OF BAG LAND CONSULTANT, NH CERTIFIED SOIL SCIENTIST #012 AND SHOWN ACCORDINGLY TO THE "SITE SPECIFIC SOIL SURVEY TECHNICAL REPORT" DATED JULY 26, 2021. THE SOIL MAPPING WAS PREPARED IN ACCORDANCE WITH "SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT" VERSION 7.0 MARCH 2021.
- PORTIONS OF THE PARCELS ARE SUBJECT TO THE RULES OF THE SHORELAND WATER QUALITY PROTECTION ACT (NH RSA 483-B), THOSE AREAS WITHIN TWO HUNDRED AND FIFTY (250) FEET OF THE BELLAMY RIVER REFERENCE LINE.

EXISTING CONDITIONS PLAN  
PREPARED FOR  
7 WEST, LLC  
TAX MAP H, LOT No. 11  
DURHAM ROAD (N.H. ROUTE 108)  
CITY of DOVER  
COUNTY of STRAFFORD  
STATE of NEW HAMPSHIRE

DRAWN BY: KJF FILE: MSA\2188\DWG\21-2188-3  
SCALE: 1" = 40' DATE: AUGUST 9, 2021

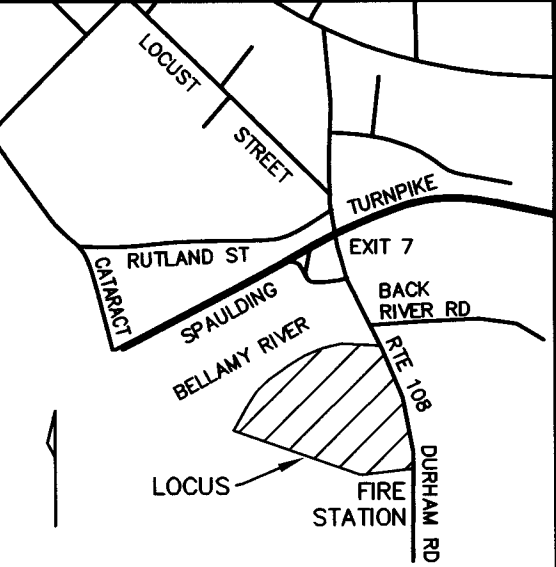
40 20 0 20 40 80 120 160

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

SURVEYING - PLANNING - CONSULTING

SHEET NO. 2



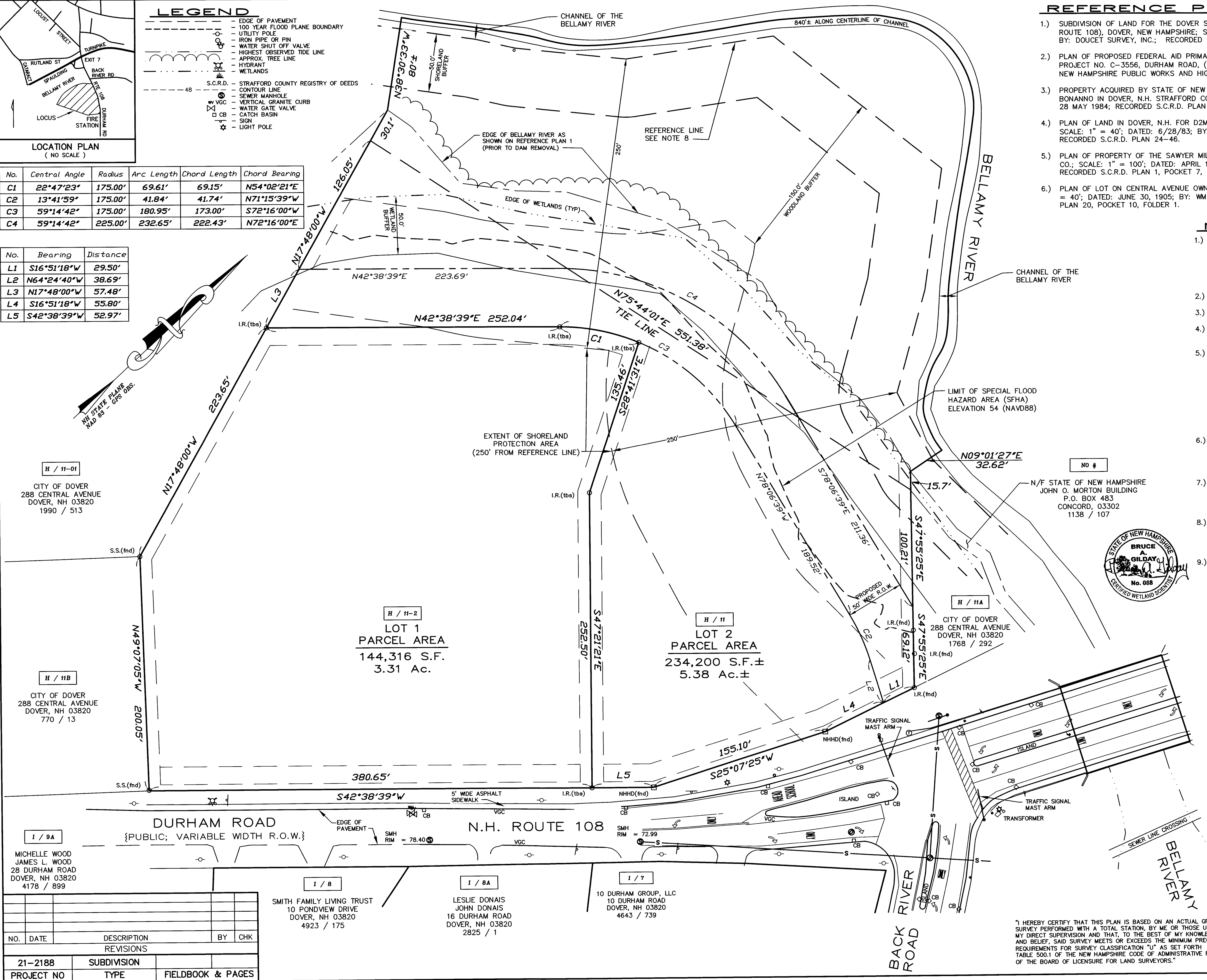


| No. | Central Angle | Radius  | Arc Length | Chord Length | Chord Bearing |
|-----|---------------|---------|------------|--------------|---------------|
| C1  | 22°47'23"     | 175.00' | 69.61'     | 69.15'       | N54°02'21"E   |
| C2  | 13°41'59"     | 175.00' | 41.84'     | 41.74'       | N71°15'39"W   |
| C3  | 59°14'42"     | 175.00' | 180.95'    | 173.00'      | S72°16'00"W   |
| C4  | 59°14'42"     | 225.00' | 232.65'    | 222.43'      | N72°16'00"E   |

| No. | Bearing     | Distance |
|-----|-------------|----------|
| L1  | S16°51'18"W | 29.50'   |
| L2  | N64°24'40"W | 38.69'   |
| L3  | N17°48'00"W | 57.48'   |
| L4  | S16°51'18"W | 55.80'   |
| L5  | S42°38'39"W | 52.97'   |

- LEGEND**
- EDGE OF PAVEMENT
  - 100 YEAR FLOOD PLANE BOUNDARY
  - UTILITY POLE
  - IRON PIPE OR PIN
  - WATER SHUT OFF VALVE
  - HIGHEST OBSERVED TIDE LINE
  - APPROX. TREE LINE
  - HYDRANT
  - WETLANDS
  - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
  - CONTOUR LINE
  - SEWER MANHOLE
  - VERTICAL GRANITE CURB
  - WATER GATE VALVE
  - CATCH BASIN
  - SIGN
  - LIGHT POLE

| No. | Bearing     | Distance |
|-----|-------------|----------|
| L1  | S16°51'18"W | 29.50'   |
| L2  | N64°24'40"W | 38.69'   |
| L3  | N17°48'00"W | 57.48'   |
| L4  | S16°51'18"W | 55.80'   |
| L5  | S42°38'39"W | 52.97'   |

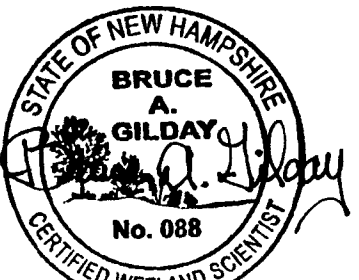


**REFERENCE PLANS:**

- SUBDIVISION OF LAND FOR THE DOVER SCHOOL DISTRICT, DURHAM ROAD (NH ROUTE 108), DOVER, NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: 3/3/98; BY: DOUCET SURVEY, INC.; RECORDED S.C.R.D. PLAN 51-56.
- PLAN OF PROPOSED FEDERAL AID PRIMARY PROJECT FG-BRF-043-1(1), N.H. PROJECT NO. C-3556, DURHAM ROAD, (N.H. ROUTE 108); BY: STATE OF NEW HAMPSHIRE PUBLIC WORKS AND HIGHWAYS; APPROVED 1/18/85.
- PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM SALVATORE BONANNO IN DOVER, N.H. STRAFFORD COUNTY; SCALE: 1" = 20'; DATED: 28 MAY 1984; RECORDED S.C.R.D. PLAN 17E-68.
- PLAN OF LAND IN DOVER, N.H. FOR D2M ASSOCIATES, SHEET 2 OF 2; SCALE: 1" = 40'; DATED: 6/28/83; BY: KIMBALL CHASE COMPANY, INC.; RECORDED S.C.R.D. PLAN 24-46.
- PLAN OF PROPERTY OF THE SAWYER MILLS OWNED BY AMERICAN WOOLEN CO.; SCALE: 1" = 100'; DATED: APRIL 1932; BY: JOHN FRANKLIN, CE; RECORDED S.C.R.D. PLAN 1, POCKET 7, FOLDER 2.
- PLAN OF LOT ON CENTRAL AVENUE OWNED BY CHAS H. SAWYER; SCALE: 1" = 40'; DATED: JUNE 30, 1905; BY: WM A. GROVER; RECORDED S.C.R.D. PLAN 20, POCKET 10, FOLDER 1.

**NOTES:**

- OWNER OF RECORD:  
7 WEST, LLC  
C/O SUMMIT LAND DEVELOPMENT, LLC  
340 CENTRAL AVE STE 202  
DOVER, NEW HAMPSHIRE 03820  
S.C.R.D. VOLUME 4468, PAGE 979
- H / 11** - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 378,500± S.F. / 8.69± Ac.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO LOTS SERVICED BY MUNICIPAL SEWER AND WATER.
- ZONING DISTRICT: G (GATEWAY)  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT SIZE = N/A  
LOT COVERAGE = 50 PERCENT  
FRONTAGE BUILD-OUT = 60% MINIMUM  
BUILDING SETBACK REQUIREMENTS:  
FRONT BUILD TO = 5-25 FEET  
SIDE SETBACK = 10 FEET  
REAR SETBACK = 15 FEET  
BUILDING HEIGHT = 2-4 STORY
- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATION 54.0); AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0320E; EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JULY 2, 2018.  
VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JULY 2, 2018.
- JURISDICTIONAL WETLANDS DELINEATED AND REFERENCE LINE IDENTIFIED AND FLAGGED BY BRUCE A. GILDAY, N.H.C.W.S. #088 OF BAG LAND CONSULTANTS, CONCORD, NH APRIL 21, 2021 AND FIELD LOCATED BY THIS OFFICE.  
NO VERNAL POOLS WERE FOUND ON PROPERTY.
- PORTIONS OF THE PARCELS ARE SUBJECT TO THE RULES OF THE SHORELAND WATER QUALITY PROTECTION ACT (NH RSA 483-B), THOSE AREAS WITHIN TWO HUNDRED AND FIFTY (250) FEET OF THE BELLAMY RIVER REFERENCE LINE.



**SUBDIVISION PLAN OF LAND**  
PREPARED FOR  
**7 WEST, LLC**  
TAX MAP H, LOT No. 11  
**DURHAM ROAD (N.H. ROUTE 108)**  
CITY of DOVER  
COUNTY of STRAFFORD  
STATE of NEW HAMPSHIRE

DRAWN BY: **KJF** FILE: **MSA\2188\DWG\21-2188S**  
SCALE: **1" = 40'** DATE: **NOVEMBER 10, 2022**

40 20 0 20 40 80 120 160

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

**SURVEYING - PLANNING - CONSULTING**

| NO.        | DATE | DESCRIPTION | BY                | CHK |
|------------|------|-------------|-------------------|-----|
| REVISIONS  |      |             |                   |     |
| 21-2188    |      | SUBDIVISION |                   |     |
| PROJECT NO |      | TYPE        | FIELDBOOK & PAGES |     |

- I / 8**

SMITH FAMILY LIVING TRUST  
10 PONDVIEW DRIVE  
DOVER, NH 03820  
4923 / 175
- I / 8A**

LESLIE DONAIS  
JOHN DONAIS  
16 DURHAM ROAD  
DOVER, NH 03820  
2825 / 1
- I / 7**

10 DURHAM GROUP, LLC  
10 DURHAM ROAD  
DOVER, NH 03820  
4643 / 739

"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."



LEGEND

|  |                                                         |
|--|---------------------------------------------------------|
|  | PROPERTY LINE                                           |
|  | PROPOSED EASEMENT                                       |
|  | WETLAND BOUNDARY                                        |
|  | BUILDING SETBACK                                        |
|  | 100' CITY WETLAND BUFFER                                |
|  | 50' LIMITED CUT ZONE                                    |
|  | EXISTING PAVEMENT/CURB                                  |
|  | PROP. PAVEMENT/VERTICAL OR SLOPED GRANITE CURB          |
|  | SAWCUT LINE/MATCH EXISTING                              |
|  | EXISTING/PROPOSED GUARDRAIL                             |
|  | PROPOSED FENCE                                          |
|  | EXISTING CONTOUR                                        |
|  | PROPOSED CONTOUR                                        |
|  | PROPOSED SPOT GRADE/TOP & BOTTOM (WHERE NECESSARY)      |
|  | PROPOSED RETAINING WALL                                 |
|  | PROPOSED STONE RETAINING WALL                           |
|  | EXISTING WELL/WATER LINE/CURBSTOP/VALVE/HYDRANT         |
|  | EXISTING SEWER/MANHOLE                                  |
|  | EXISTING GAS/VALVE                                      |
|  | EXIST. OVER/UNDERGROUND UTILITIES/POLE                  |
|  | EXISTING DRAINAGE/CB/DMH                                |
|  | PROPOSED THRUST BLOCK/WATER/CURB STOP/VALVE/HYDRANT     |
|  | PROPOSED SEWER/MANHOLE/CLEANOUT                         |
|  | PROPOSED SEWER FORCEMAIN                                |
|  | PROPOSED GAS                                            |
|  | PROPOSED OVERHEAD UTILITIES/UTILITY POLE                |
|  | PROPOSED UNDERGROUND ELECTRIC/PHONE/TV                  |
|  | PROPOSED DRAINAGE (HARD PIPE)/CB/DCB/DMH/FES            |
|  | PROPOSED CATCH BASIN INLET PROTECTION                   |
|  | PROPOSED DRAINAGE (FNDTN. DRAIN/PERF. PIPE)/CLEANOUT    |
|  | PROPOSED GROUND SLOPE DIRECTION                         |
|  | SILTFENCE/SEDIMENT BARRIER/CONST. FENCE/CLEARING LIMITS |
|  | STABILIZED CONSTRUCTION EXIT                            |
|  | LIMIT OF DISTURBANCE/CLEARING                           |
|  | EXISTING TREE/DRIP LINE                                 |
|  | PROPOSED TREELINE                                       |
|  | EXISTING/PROPOSED SHRUB LINE                            |
|  | TREE PROTECTION/TREE REMOVAL/PARKING COUNT PER ROW      |
|  | PROPOSED EROSION CONTROL BLANKET                        |
|  | PROPOSED RIPRAP                                         |
|  | PROPOSED CONCRETE                                       |
|  | PROPOSED DRIPEDGE                                       |
|  | PROPOSED PAVERS                                         |
|  | PROPOSED PAVEMENT RECLAMATION OR REMOVAL                |
|  | PROPOSED CONCRETE RECLAMATION OR REMOVAL                |
|  | PROPOSED RAINGARDEN w/ 3/4" STONE                       |
|  | PROPOSED STONE VELOCITY REDUCTION APRON                 |
|  | PROPOSED 100' CITY WETLAND BUFFER IMPACT                |

GENERAL SITE NOTES:

- THE INTENT OF THIS PLAN SUBMITTAL IS TO PROVIDE THE NECESSARY INFORMATION FOR THE DESIGN AND REVIEW OF A COMMERCIAL DEVELOPMENT SITE ON ASSESSOR'S PARCEL H, LOT 11 FOR CITY AND STATE PERMIT APPLICATIONS. THIS PLAN SET PROVIDES DETAILED INFORMATION FOR THE GENERAL LAYOUT, GRADING, AND UTILITY LOCATIONS. ADDITIONAL DETAILED ENGINEERING DESIGN WILL BE REQUIRED TO IMPLEMENT CONSTRUCTION.
- OWNER OF RECORD: 7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821
- THE PROJECT PARCEL IS SHOWN AS LOT NO. 11, MAP H OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- THE PROJECT PARCEL CONTAINS 8.69 ACRES OR 378,500± SQUARE FEET AREA OF LAND.
- TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4468, PAGE NO. 979.
- PROJECT PLAN REFERENCES:
  - SUBDIVISION OF LAND FOR THE DOVER SCHOOL DISTRICT, DURHAM ROAD (NH ROUTE 108), DOVER, NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: 3/3/98; BY: DOUCET SURVEY, INC.; RECORDED S.C.R.D. PLAN 51-56.
  - PLAN OF PROPOSED FEDERAL AID PRIMARY PROJECT FG-BRF-043-1(1), N.H. PROJECT NO. C-3556, DURHAM ROAD, (N.H. ROUTE 108); BY: STATE OF NEW HAMPSHIRE PUBLIC WORKS AND HIGHWAYS; APPROVED 1/18/85.
  - PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM SALVATORE BONANNO IN DOVER, N.H. STRAFFORD COUNTY; SCALE: 1" = 20'; DATED: 28 MAY 1984; RECORDED S.C.R.D. PLAN 17E-68.
  - PLAN OF LAND IN DOVER, N.H. FOR D2M ASSOCIATES, SHEET 2 OF 2; SCALE: 1" = 40'; DATED: 6/28/83; BY: KIMBALL CHASE COMPANY, INC.; RECORDED S.C.R.D. PLAN 24-46.
  - PLAN OF PROPERTY OF THE SAWYER MILLS OWNED BY AMERICAN WOOLEN CO.; SCALE: 1" = 100'; DATED: APRIL 1932; BY: JOHN FRANKLIN, CE; RECORDED S.C.R.D. PLAN 1, POCKET 7, FOLDER 2.
  - PLAN OF LOT ON CENTRAL AVENUE OWNED BY CHA.S H. SAWYER; SCALE: 1" = 40'; DATED: JUNE 30, 1905; BY: WM A. GROVER; RECORDED S.C.R.D. PLAN 20, POCKET 10, FOLDER 1.
- THE SUBJECT PROPERTY IS ENCUMBERED BY THE FOLLOWING EASEMENTS: WATER, DRAINAGE, ACCESS AND UTILITY.  
  
NO KNOWN EASEMENTS
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE SHOWN IN TABLE LOCATED ON THE SITE PLAN, SHEET C-2.
- VARIANCE OR SPECIAL EXCEPTIONS - NO VARIANCES OR SPECIAL EXEMPTIONS HAVE BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT FOR THE PROPOSED DEVELOPMENT  
CONDITIONAL USE PERMIT - THREE CONDITIONAL USE PERMITS ARE REQUIRE:  
> WETLANDS CONDITIONAL USE PERMIT  
> CONDITIONAL USE PERMIT OF ADDITIONAL PARKING  
> CONDITIONAL USE PERMIT FOR GATEWAY ARCHITECTURAL AND DIMENSIONAL STANDARDS
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. AS REFERENCED IN THE ATTACHED "EXISTING CONDITIONS PLAN", DATED APRIL 22, 2022.
- SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.  
  
FROM SURVEYOR
- WETLANDS WERE FLAGGED BY ECOSYSTEMS LAND PLANNING, JOHN ST. JOHN, CERTIFIED WETLANDS SCIENTIST #221, IN ACCORDANCE WITH CHAPTER 170:27.1 OF THE ZONING ORDINANCE AND SURVEYED BY MCENEANEY SURVEY INC.  
  
ADDITIONALLY, A SITE SPECIFIC SOILS REPORT WAS PREPARED BY BRUCE GILDAY (CERT #022), ON MARCH 28, 2022. THE SOILS SURVEY WAS COMPLETED IN ACCORDANCE WITH THE SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, VERSION 4.0 BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND AND STANDARDS ESTABLISHED BY THE NATIONAL COOPERATIVE SOIL SURVEY. THE SOIL SURVEY IS ALSO MEETS THE STANDARDS FOR AN ORDER 1 SOIL SURVEY AS DEFINED IN THE NH STATE-WIDE NUMERICAL SOIL LEGEND.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "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.
- SHEET D-1 PROVIDES EROSION CONTROL NOTES AND REQUIREMENTS.  
  
ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
- NO TREATMENT SWALES ARE PROPOSED FOR THIS PROJECT.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 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. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO:  
  
MONDAY-FRIDAY 7 AM-4 PM,  
SATURDAY 9 AM-4 PM,  
SUNDAY - NO WORK ALLOWED WITHOUT APPROVAL FROM CITY  
NO WORK ON FEDERAL HOLIDAYS
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE COMMERCIAL. APPROXIMATELY 42,480 SQUARE FEET OF GLA OF COMMERCIAL SPACE WILL BE PROVIDED IN THE NEW BUILDING.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY AND CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF PERMITS:  
  
NHDES SHORELAND PERMIT (PERMIT: #\_\_\_\_)  
NHDES ALTERATION OF TERRAIN PERMIT (PERMIT: #\_\_\_\_)  
NHDES SEWER CONNECTION PERMIT (PERMIT: #\_\_\_\_)  
EPA NPDES CONSTRUCTION GENERAL PERMIT (TO BE PROVIDED 2 WEEKS PRIOR TO CONSTRUCTION)
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

- ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES AND SHALL BE STAMPED BY A STRUCTURAL ENGINEER.
- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. <https://www.unh.edu/unhsc/ptapp>
- THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
- 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.
- THE MAXIMUM PARKING SPACE CALCULATION IS 255 SPACES (BASED ON 1 STALL PER 275 GLA) AND 210 SPACES ARE PROVIDED. A CONDITIONAL USE PERMIT IS REQUIRED.
- EXTERIOR LIGHTING SHALL BE CUT-OFF-TYPE FIXTURES PER CHAPTER 153:14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. IN MARCH/APRIL OF 2020 AND UPDATED IN APRIL 2022.
- VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATA.  
  
BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109:30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING 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 BACKFLOW DEVICE.
- FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.

CONDITIONS OF APPROVAL:

THE CITY OF DOVER PLANNING BOARD GRANTED CONDITIONAL APPROVAL FOR THE PROPOSED SITE PLAN AT THE PLANNING BOARD MEETING, FILE #22-38. THE CONDITIONS TO BE MET PRIOR TO THE PLANNING BOARD CHAIR SIGNING OF THE PLANS ARE COMPLETED AND INCLUDED IN THIS SUBMITTAL. THE FOLLOWING ADDITIONAL CONDITIONS SHALL BE NET BY AS REQUIRED PRIOR TO CONSTRUCTION, ISSUANCE OF A BUILDING PERMIT, AND FOR OCCUPANCY:

CONDITIONS TO BE MET PRIOR TO ANY CONSTRUCTION ACTIVITY:

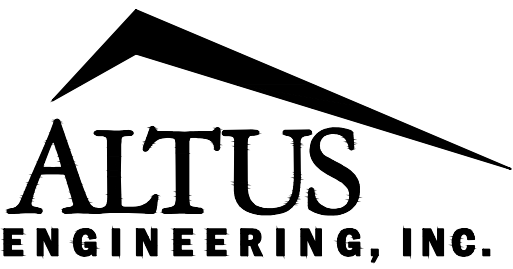
TO BE COMPLETED AFTER PLANNING BOARD CONDITIONAL APPROVAL

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT:

TO BE COMPLETED AFTER PLANNING BOARD CONDITIONAL APPROVAL

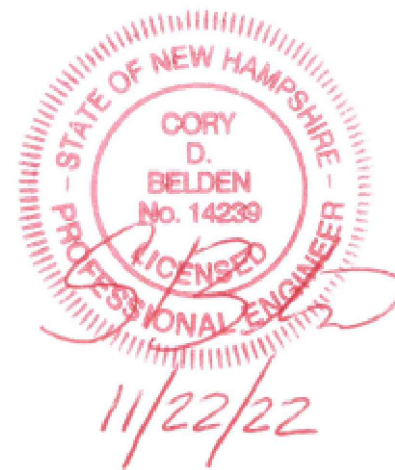
CONDITIONS TO BE MET PRIOR TO OCCUPANCY:

TO BE COMPLETED AFTER PLANNING BOARD CONDITIONAL APPROVAL



133 COURT STREET  
(603) 433-2335

PORTSMOUTH, NH 03801  
www.ALTUS-ENG.com



THIS DRAWING HAS NOT BEEN  
RELEASED FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD

ISSUE DATE:

NOVEMBER 22, 2022

REVISIONS

| NO. | DESCRIPTION       | BY  | DATE     |
|-----|-------------------|-----|----------|
| 0   | INITIAL SUBMITTAL | CDB | 10/14/21 |
| 1   | PLANNING BOARD    | CDB | 05/05/22 |
| 2   | TRC COMMENTS      | CDB | 10/05/22 |
| 3   | PB SUBMITTAL      | CDB | 11/22/22 |

DRAWN BY: \_\_\_\_\_

CDB

APPROVED BY: \_\_\_\_\_

EDW

DRAWING FILE: \_\_\_\_\_

4952-DETAILS.dwg

SCALE:

24"x36"

N.T.S.

12"x18"

N.T.S.

OWNER:

7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:

SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT:

7 WEST  
COMMERCIAL  
DEVELOPMENT

(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

TITLE:

GENERAL NOTES

SHEET NUMBER:

4 (GN-1)



DEMOLITION NOTES

1. CONTRACTOR SHALL SAFELY SECURE THE SITE WITH SECURITY FENCING. FENCING SHALL BE LOCKED DURING NON-WORK HOURS.
2. CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
3. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
4. THIS DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
6. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DEPARTMENT OF PUBLIC WORKS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
7. ALL STRUCTURES, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE AND/OR STORMWATER MANAGEMENT PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.
8. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, MONITORING WELLS, ETC. SHALL BE ADJUSTED TO FINISH GRADE.
9. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
10. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
11. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING IS NOT OTHERWISE REQUIRED.
12. SEE EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO; PERIMETER EROSION CONTROL MEASURES AND STORM DRAIN INLET PROTECTION.
13. ALL DEMOLISHED MATERIALS OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED.
14. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS AND CODES.
15. LEDGE REMOVAL IS ANTICIPATED ON THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A LEDGE REMOVAL PLAN. IF BLASTING IS TO BE PERFORMED, ALL STATE AND LOCAL REQUIREMENTS SHALL BE COMPLIED WITH. SEE BEST MANAGEMENT PRACTICES FOR BLASTING NOTES.
16. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL DISCONNECTIONS/INSTALLATIONS WITH EVERSOURCE. CONTACT NICK KOSKO @ 603-332-4227, EXT. 5555334
17. CONTRACTOR SHALL COORDINATE ALL NATURAL GAS DISCONNECTIONS/INSTALLATIONS WITH UNTIL CORPORATION. CONTACT DAVID BEAULIEU @ 603-294-5144
18. CONTRACTOR SHALL COORDINATE ALL CABLE DISCONNECTIONS/INSTALLATIONS WITH COMCAST. CONTACT MIKE COLLINS @ 603-679-5695 EXT 1037
19. CONTRACTOR SHALL COORDINATE ALL TELE-COMMUNICATION DISCONNECTIONS AND INSTALLATION WITH FAIRPOINT COMMUNICATIONS. CONTACT JOE CONSIONE @ 603-427-5255

SITE NOTES

1. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
2. ALL CONDITIONS OF APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
3. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF DOVER & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
4. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
5. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
7. AREA OF DISTURBANCE IS OVER 43,560 SF, SO COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS REQUIRED (NOT TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR).
8. SITEWORK ACTIVITIES ARE OVER 100,000 SF. NHDES ALTERATION OF TERRAIN PERMIT IS REQUIRED.
9. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN UPLAND AREAS SHOWN THEREON. NO SNOW STORAGE SHALL BE PROVIDED IN THE LANDSCAPED ISLAND BETWEEN THE DRIVEWAY ENTRANCE AND EXIT THAT WOULD RESTRICT SITE VEHICULAR AND PEDESTRIAN SIGHT DISTANCE. IF ADEQUATE ON-SITE SNOW STORAGE IS NOT AVAILABLE, THE SNOW SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.
10. PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
11. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
12. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE DOVER PLANNING DIRECTOR.
13. SITEWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
14. THE PROPOSED LIGHTING SHALL BE DARK SKY FRIENDLY.
15. THE SITE SHALL BE CONSTRUCTED ON ACCORDANCE WITH ALL APPLICABLE STANDARDS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT (ADA).
16. IT IS THE INTENT THAT THE PLANS PROVIDED COMPLY WITH ADA STANDARDS AND NH RSA 155-A:5. THE CONTRACTOR SHALL OBTAIN AND SUBMIT TO THE OWNER OF THE PUBLIC BUILDING A WRITTEN CERTIFICATION FROM A PERSON QUALIFIED UNDER RSA 155-A:5-B THAT THE CONSTRUCTION DRAWINGS FOR THE PROPOSED NEW CONSTRUCTION MEETS THE ACCESSIBILITY STANDARDS OF THE STATE BUILDING CODE.

GRADING AND DRAINAGE NOTES

1. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL READ AND FAMILIARIZE THEMSELVES WITH THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH TEH USEPA CONSTRUCTION GENERAL PERMIT AND NHDES REGULATIONS AND GUIDELINES.
4. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES AREA SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS DEGREE OF INSULATION AGAINST FREEZING.
5. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
6. ALL STORM DRAIN PIPE SHALL BE ADS N-12 OR EQUAL AND APPROVED BY THE ENGINEER.
7. ALL CATCH BASIN, GATE VALVE COVERS, AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISHED GRADE IN PAVED AREAS.. ANY RIM OR VALVE COVER ABOVE SURROUNDING FINISHED GRADE WILL NOT BE ACCEPTED.
8. ALL CATCH BASINS SHALL BE PRECAST, H-20 LOADING AND BE EQUIPPED WITH 4-FOOT DEEP MIN SEDIMENTATION HUMPS AND GREASE HOODS. (SEE DETAILS)
9. ALL SPOT GRADES ARE AT THE FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
10. UNLESS OTHERWISE SPECIFIED, RETAINING WALL AND BUILDING PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE. IF DEEMED APPROPRIATE, CONTRACTOR SHALL PROVIDE ADDITIONAL UNDERDRAINS AT THE DIRECTION OF THE ENGINEER.
11. RETAINING WALLS OVER 4 FEET IN HEIGHT MUST BE DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER.
12. MATCH EXISTING SHOULDER GRADE SLOPE ALONG DURHAM ROAD.
13. CONTRACTOR SHALL PROTECT ALL RAINGARDENS AND STORMWATER MANAGEMENT AREAS FROM CONSTRUCTION STORMWATER RUNOFF. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED DURING CONSTRUCTION. STORMWATER SHALL NOT BE DIRECTED TO THE RAINGARDENS UNTIL THE WATERSHED AREA HAS BEEN STABILIZED.
14. ALL SLOPES STEEPER THAN 4:1 AND 4 FEET IN HEIGHT SHALL BE PROTECTED WITH EROSION CONTROL BLANKET UNTIL THE VEGETATION IS ESTABLISHED AND THE SLOPE IS STABILIZED.

UTILITY NOTES

1. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS ON CITY ROADS SHALL BE COORDINATED WITH THE DOVER POLICE DEPARTMENT AND DPW.
2. ALL WATER MAIN INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO DOVER WATER DEPARTMENT STANDARDS.
3. ALL SEWER INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO DOVER SEWER STANDARDS. CONTRACTOR SHALL CONTACT DOVER DPW FOR TESTING OF SEWER LINES.
4. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
5. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
7. SITEWORK CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL DRAWINGS.
8. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDINGS. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
9. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ARCHITECT.
10. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS.
11. CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
12. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
13. TRANSFORMER SHALL BE PAD MOUNTED. COORDINATE WITH ARCHITECT & EVERSOURCE.
14. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
15. THE TESTING OF THE MUNICIPAL SEWER INFRASTRUCTURE IMPROVEMENTS SHALL BE UNDER THE SUPERVISION OF THE DOVER DEPARTMENT OF PUBLIC WORKS (DPW).

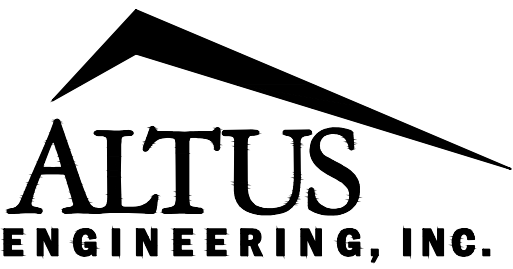
GENERAL NOTES

1. THE INTENT OF THIS PLAN SET IS TO PROVIDE THE NECESSARY INFORMATION FOR THE REVIEW, PERMITTING AND DEVELOPMENT OF THE PROPOSED COMMERCIAL DEVELOPMENT SITE ON DURHAM ROAD, IN DOVER, NH. THESE PLANS PROVIDE DETAILED INFORMATION FOR THE SITE LAYOUT, GRADING, UTILITIES, STORMWATER MANAGEMENT, AND LANDSCAPE IMPROVEMENTS. THE PROJECT INTENDS TO IMPLEMENT A NEW 3-STORY BUILDING WITH ASSOCIATED SITE IMPROVEMENTS, INCLUDING; PARKING, DRIVEWAYS, SIDEWALKS/ WALKWAYS, UTILITIES, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES.
2. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL, STATE AND FEDERAL WETLAND PERMITTING REQUIREMENTS INCLUDING PROTECTION OF NATURAL RESOURCES AND THEIR BUFFERS.
3. CONTRACTOR SHALL CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY CITY OF DOVER DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
5. CONTRACTOR SHALL INSTALL AND MAINTAIN A TEMPORARY SECURITY FENCE AROUND THE PERIMETER OF THE WORK AREA THROUGHOUT CONSTRUCTION.
6. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT AND EROSION CONTROL ITEMS TO PREVENT SEDIMENT FROM CONSTRUCTION ACTIVITIES FROM LEAVING THE SITE. CONTROLS SHALL BE INSPECTED ON A REGULAR BASIS AND AFTER ALL RAIN EVENTS OF 0.25 INCHES OR GREATER. ANY DEFICIENCIES IN THE CONTROLS SHALL BE ADDRESSED IMMEDIATELY AND BROUGHT TO THE ATTENTION OF THE OWNER. ALL STORMS DRAINS WITHIN OR ADJACENT TO THE WORK AREA, WITH THE POTENTIAL TO RECEIVE RUNOFF FROM EXPOSED CONSTRUCTION AREAS, SHALL RECEIVE STORM DRAIN INLET PROTECTION.
7. CONTRACTOR SHALL PREVENT TRACKING OF DIRT ONTO ANY PUBLIC OR PRIVATE ROADWAYS. IF TRACKING OF DIRT FROM CONSTRUCTION VEHICLES IS PRESENT ON THE OPEN STREETS, CONTRACTOR WILL BE REQUIRED TO SWEEP THE ROADWAY AT NO ADDITIONAL EXPENSE TO THE OWNER.

BEST MANAGEMENT PRACTICES FOR BLASTING

All activities related to blasting shall follow Best Management Practices (BMPs) to prevent contamination of groundwater including preparing, reviewing and following an approved blasting plan; proper drilling, explosive handling and loading procedures; observing the entire blasting procedures; evaluating blasting performance; and handling and storage of blasted rock.

- (1) Loading practices. The following blasthole loading practices to minimize environmental effects shall be followed:
  - a. Drilling logs shall be maintained by the driller and communicated directly to the blaster. The logs shall indicate depths and lengths of voids, cavities, and fault zones or other weak zones encountered as well as groundwater conditions.
  - b. Explosive products shall be managed on-site so that they are either used in the borehole, returned to the the delivery vehicle, or placed in secure containers for off-site disposal.
  - c. Spillage around the borehole shall either be placed in the borehole or cleaned up and returned to an appropriate vehicle for handling or placement in secured containers for off-site disposal.
  - d. Loaded explosives shall be detonated as soon as possible and shall not be left in the blastholes overnight, unless weather or other safety concerns reasonably dictate that detonation should be postponed.
  - e. Loading equipment shall be cleaned in an area where wastewater can be properly contained and handled in a manner that prevents release of contaminants to the environment.
  - f. Explosives shall be loaded to maintain good continuity in the column load to promote complete detonation. Industry accepted loading practices for priming, stemming, decking and column rise need to be attended to.
- (2) Explosive Selection. The following BMPs shall be followed to reduce the potential for groundwater contamination when explosives are used:
  - a. Explosive products shall be selected that are appropriate for site conditions and safe blast execution.
  - b. Explosive products shall be selected that have the appropriate water resistance for the site conditions present to minimize the potential for hazardous effect of the product upon groundwater.
- (1) Prevention of Misfires. Appropriate practices shall be developed and implemented to prevent misfires.
- (2) Muck Pile Management. Muck piles (the blasted pieces of rock) and rock piles shall be managed in a manner to reduce the potential for contamination by implementing the following measures:
  - a. Remove the muck pile from the blast area as soon as reasonably possible.
  - b. Manage the interaction of blasted rock piles and stormwater to prevent contamination of water supply wells or surface water.
- (5) Spill Prevention Measures and Spill Mitigation. Spill prevention and spill mitigation measures shall be implemented to prevent the release of fuel and other related substances to the environment. The measures shall include at a minimum:
  - a. The fuel storage requirements shall include:
    1. Storage of regulated substances on an impervious surface.
    2. Secure storage areas against unauthorized entry.
    3. Label regulated containers clearly and visibly.
    4. Inspect storage areas weekly.
    5. Cover regulated containers in outside storage areas.
    6. Wherever possible, keep regulated containers that are stored outside more than 50 feet from surface water and storm drains, 75 feet from private wells, and 400 feet from public wells.
    7. Secondary containment is required for containers containing regulated substances stored outside, except for on premise use heating fuel tanks, or aboveground or underground storage tanks otherwise regulated.
  - b. The fuel handling requirements shall include:
    1. Except when in use, keep containers containing regulated substances closed and sealed.
    2. Place drip pans under spigots, valves, and pumps.
    3. Have spill control and containment equipment readily available in all work areas.
    4. Use funnels and drip pans when transferring regulated substances.
    5. Perform transfers of regulated substances over an impervious surface.
  - c. The training of on-site employees and the on-site posting of release response information describing what to do in the event of a spill of regulated substances.
  - d. Fueling and maintenance of excavation, earthmoving and other construction related equipment will comply with the regulations of the New Hampshire Department of Environmental Services [note these requirements are summarized in WD-DWGB-22-6 Best Management Practices for Fueling and Maintenance of Excavation and Earthmoving Equipment" or its successor document. (see <http://des.nh.gov/organization/commissioner/pip/factsheets/dwgb/documents/dwgb-22-6.pdf>)



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PLANNING BOARD

ISSUE DATE:

NOVEMBER 22, 2022

REVISIONS

| NO. | DESCRIPTION    | BY  | DATE     |
|-----|----------------|-----|----------|
| 0   | PLANNING BOARD | CDB | 05/05/22 |
| 1   | TRC COMMENTS   | CDB | 10/05/22 |
| 2   | PB SUBMITTAL   | CDB | 11/22/22 |

DRAWN BY: \_\_\_\_\_ CDB

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: \_\_\_\_\_ 4952-DETAILS.dwg

SCALE:

24"x36" N.T.S.  
12"x18" N.T.S.

OWNER:

7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:

SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT:

7 WEST  
COMMERCIAL  
DEVELOPMENT

(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

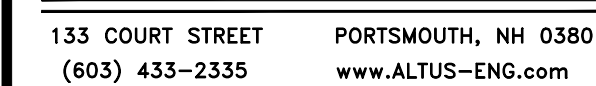
TITLE:

GENERAL NOTES

SHEET NUMBER:

5 (GN-2)





ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: MAY 5, 2022

| <b><u>REVISIONS</u></b> |                    |           |             |
|-------------------------|--------------------|-----------|-------------|
| <b>NO.</b>              | <b>DESCRIPTION</b> | <b>BY</b> | <b>DATE</b> |
| 0                       | INITIAL SUBMITTAL  | CDB       | 5/05/22     |

DRAWN BY: \_\_\_\_\_ CDB  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: \_\_\_\_\_ 4952-SITE.dwg

SCALE: 24"x36" 1" = 150'  
12"x18" 1" = 300'

**OWNER:**  
7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

**APPLICANT:**  
SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

**PROJECT:**

7 WEST  
COMMERCIAL  
DEVELOPMENT

(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

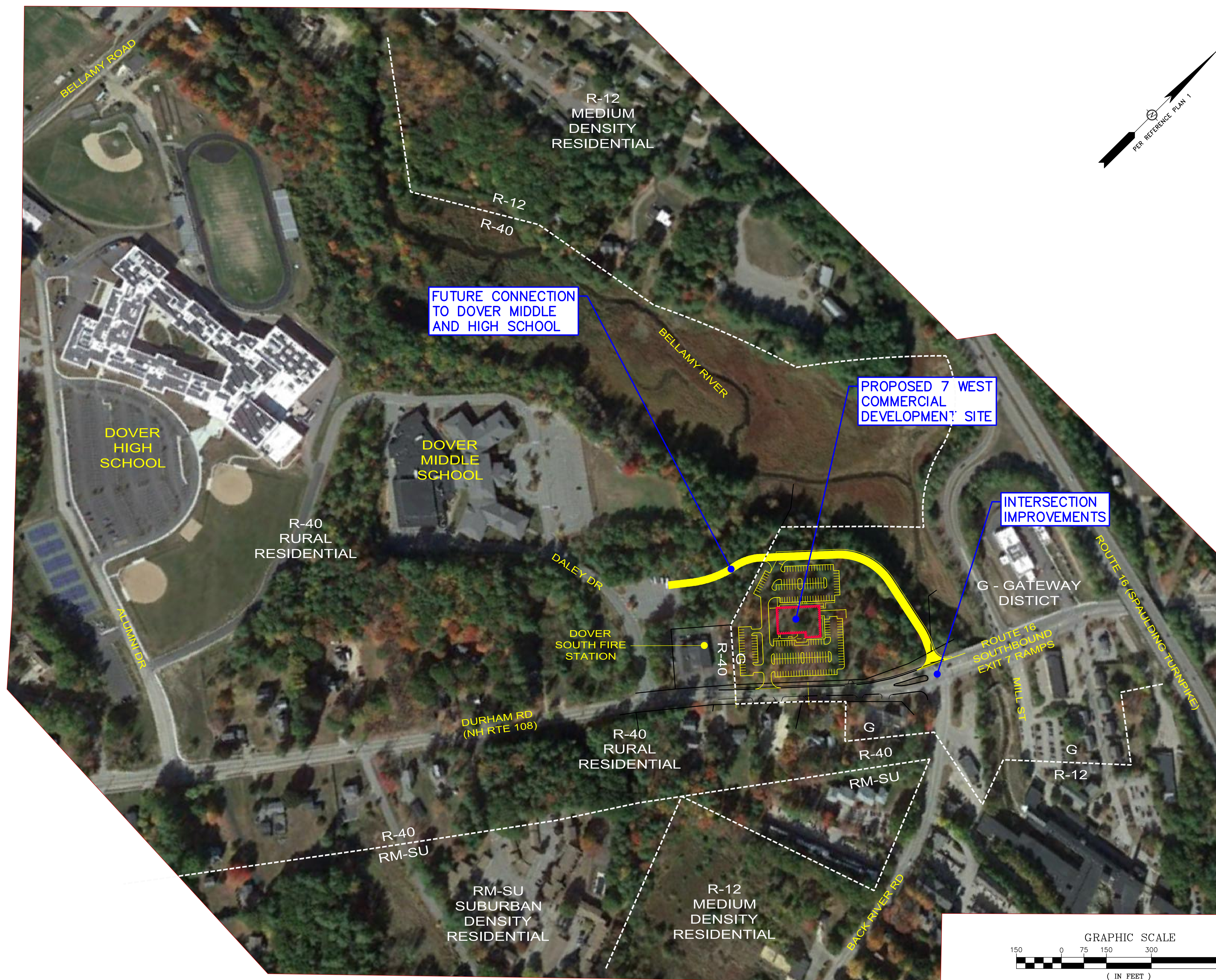
TITLE:

## NEIGHBORHOOD SITE PLAN

SHEET NUMBER:

C-1

SHEET NO. 6



24951



PLANNING BOARD APPROVAL

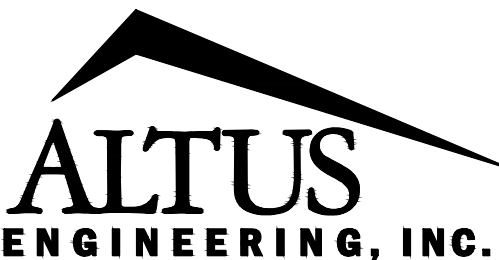
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Date: \_\_\_\_\_

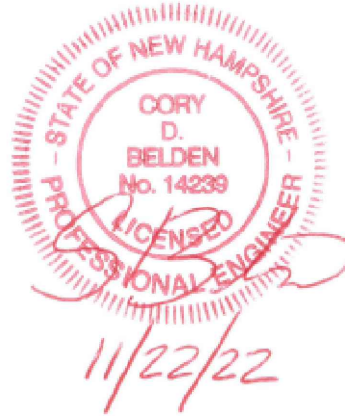
NOTES:

BASE PLAN IS FROM "EXISTING CONDITIONS PLAN" FOR 7 WEST, LLC PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND, DATED AUGUST 9, 2021 AND REVISED APRIL 22, 2022.

- 1.) OWNER OF RECORD:  
7 WEST, LLC  
C/O SUMMIT LAND DEVELOPMENT, LLC  
340 CENTRAL AVE STE 202  
DOVER, NEW HAMPSHIRE 03820  
S.C.R.D, VOLUME 4468, PAGE 979
- 2.) H / 11 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 378,500± S.F. S.F. / 8.69± Ac.
- 4.) ZONING DISTRICT: G (GATEWAY)  
WETLAND PROTECTION AND CONSERVATION DISTRICT
- |                                |               |            |
|--------------------------------|---------------|------------|
| DIMENSIONAL REQUIREMENTS:      |               | PROVIDED   |
| MINIMUM LOT SIZE               | = N/A         |            |
| LOT COVERAGE                   | = 50% MINIMUM | 9.8 %      |
| FRONTAGE BUILD-OUT             | = 60% MINIMUM | 38.4 %     |
| BUILDING SETBACK REQUIREMENTS: |               |            |
| FRONT BUILD TO                 | = 5-25 FEET   | 145.9 FEET |
| SIDE SETBACK                   | = 10 FEET     | 87.1 FEET  |
| REAR SETBACK                   | = 15 FEET     | 142.0 FEET |
| BUILDING HEIGHT                | = 2-4 STORY   | 3 STORIES  |
- 5.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATION 54.0); AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0320E; EFFECTIVE DATE 9/30/2015.
- \* THE FLOOD ZONE MAPPING DOES NOT ACCOUNT FOR THE REMOVAL OF THE SAWYER MILL DAM IN 2019 ADJACENT TO THE PROJECT SITE. A FEMA LETTER OF MAP REVISION (LOMR) IS BEING PREPARED (BY OTHERS) TO ADJUST THE FLOOD ZONE ELEVATION IN THE PROJECT AREA BASED ON THE DAM REMOVAL. DATES FOR SUBMITTALS, APPROVAL, AND WHEN THE NEW ELEVATIONS BECOME EFFECTIVE ARE UNKNOWN.
- 6.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION.
- 7.) JURISDICTIONAL WETLANDS AND REFERENCE LINE IDENTIFIED AND FLAGGED BY JOHN ST. JOHN, N.H.C.W.S. 221 OF ECOSYSTEMS LAND PLANNING ON APRIL 21, 2021 AND FIELD LOCATED BY THIS OFFICE.
- 8.) PORTIONS OF THE PARCELS ARE SUBJECT TO THE RULES OF THE SHORELAND WATER QUALITY PROTECTION ACT (NH RSA 483-B), THOSE AREAS WITHIN TWO HUNDRED AND FIFTY (250) FEET OF THE BELLAMY RIVER REFERENCE LINE.
- 9.) A ROADWAY EASEMENT WILL BE PROVIDED TO THE CITY OF DOVER FOR THE NEXT PHASE OF DEVELOPMENT OF THE SITE. A DEVELOPMENT AGREEMENT IS BEING PROCESSED WITH CONDITIONS FOR THE ROADWAY AND EASEMENT.



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Owner's signature: \_\_\_\_\_

Date: \_\_\_\_\_

ISSUED FOR: **PLANNING BOARD**  
ISSUE DATE: **OCTOBER 5, 2022**

| REVISIONS |                   |              |
|-----------|-------------------|--------------|
| NO.       | DESCRIPTION       | BY DATE      |
| 0         | INITIAL SUBMITTAL | CDB 02/16/22 |
| 1         | PRE-TRC COMMENTS  | CDB 05/05/22 |
| 2         | TRC COMMENTS      | CDB 10/05/22 |

DRAWN BY: \_\_\_\_\_ CDB  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: \_\_\_\_\_ 4952-SITE.dwg

SCALE: 24"x36" 1" = 40'  
12"x18" 1" = 80'

OWNER:  
7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:  
SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

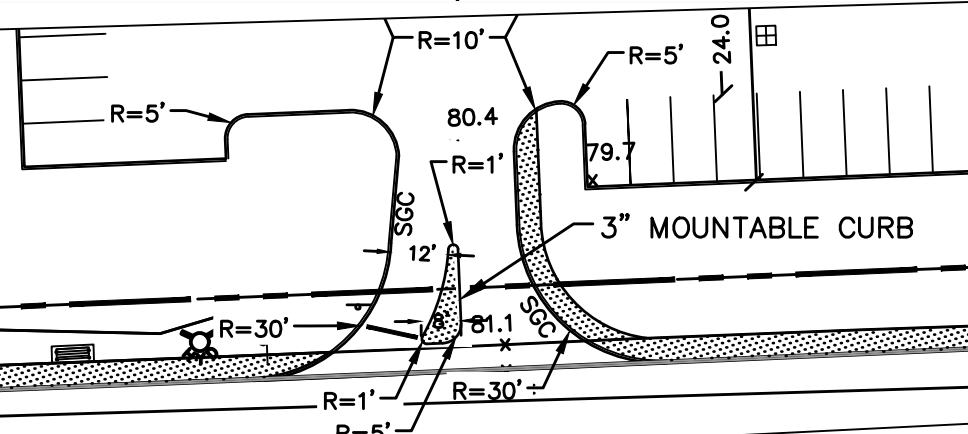
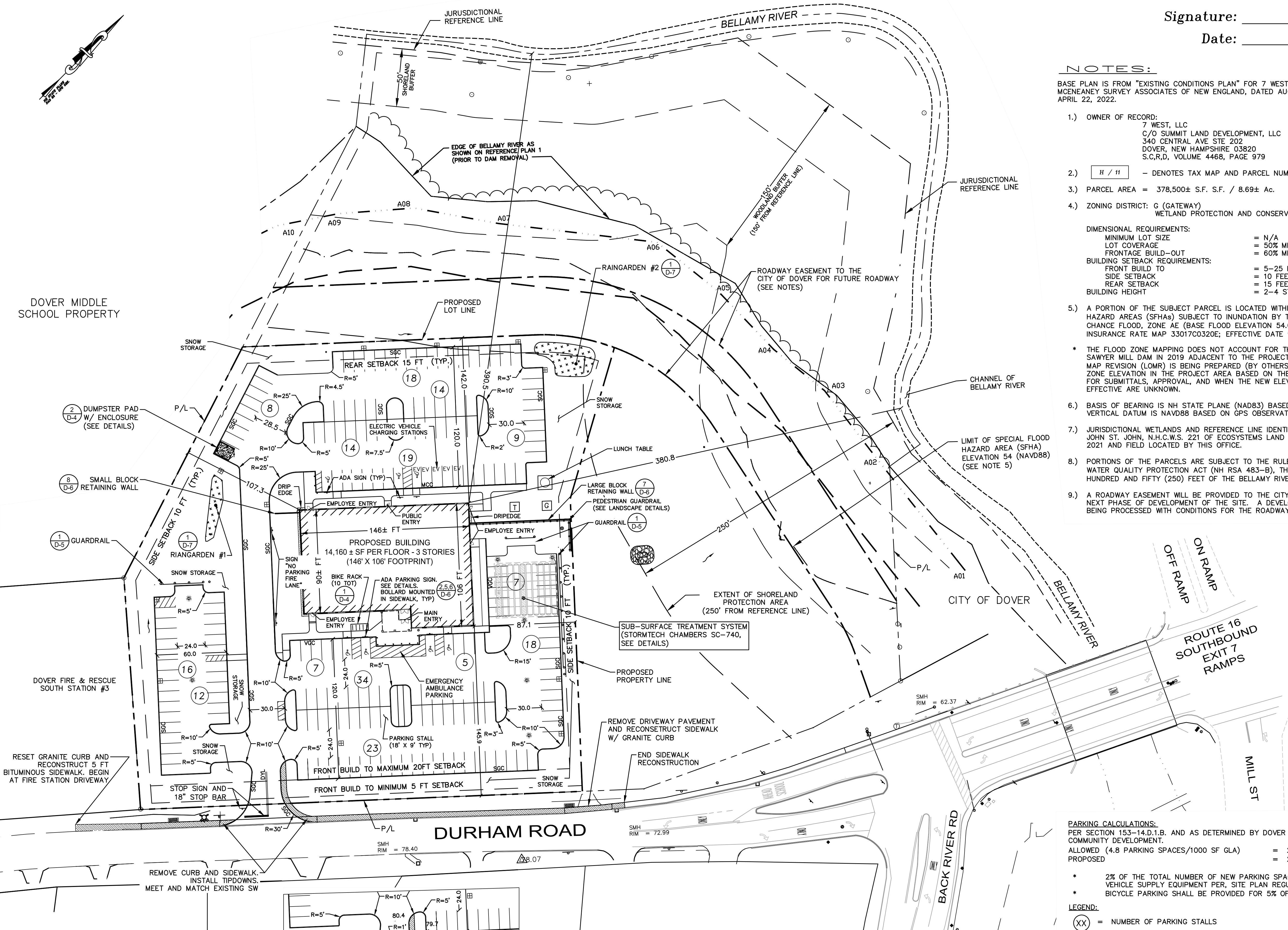
PROJECT:  
7 WEST  
COMMERCIAL  
DEVELOPMENT  
(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

TITLE:

SITE PLAN

SHEET NUMBER:

7 (C-2)

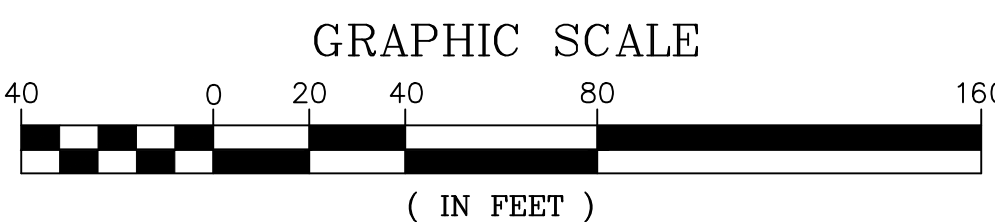


- FUTURE DRIVEWAY CONFIGURATION NOTES:
- \* NO LEFT TURN OUT
  - \* ISLAND IS A 3" MOUNTABLE CURB TO ALLOW EMERGENCY VEHICLE ACCESS
  - \* DRIVEWAY TO BE REVISED WHEN PHASE 2 ROADWAY IN CITY EASEMENT IS CONSTRUCTED.

PARKING CALCULATIONS:  
PER SECTION 153-14.D.1.B. AND AS DETERMINED BY DOVER DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.  
ALLOWED (4.8 PARKING SPACES/1000 SF GLA) = 205 PARKING SPACES  
PROPOSED = 205 SPACES PROVIDED

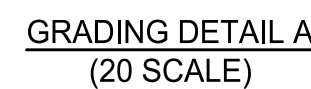
- \* 2% OF THE TOTAL NUMBER OF NEW PARKING SPACES SHALL HAVE ELECTRIC VEHICLE SUPPLY EQUIPMENT PER, SITE PLAN REGULATION 153-14.D.3
- \* BICYCLE PARKING SHALL BE PROVIDED FOR 5% OF VEHICLE PARKING SPACES.

LEGEND:  
(XX) = NUMBER OF PARKING STALLS



P4952





- ## NOTES
1. SEE SHEET GN-1 FOR SITE NOTES.
  2. STORMTECH HEADER ROW AND MANHOLE PIPE CONNECTION SIZES TO BE VERIFIED WITH MANUFACTURER.
  3. DRAINAGE OUTFALLS ARE ON ADJACENT PROPERTY. A DRAINAGE EASEMENT SHALL BE PROVIDED IF EITHER PROPERTY CHANGES OWNERSHIP.

## PROPOSED DRAINAGE STRUCTURES

PCB 1  
RIM=78.70  
12" INV. OUT= 75.20

PDMH 2  
RIM=78.00  
12" INV. IN=74.40 (PCB 1)  
12" INV. IN=74.40 (PCB 3)  
12" INV. OUT=74.30

PCB 3  
RIM= 77.50  
12" INV OUT= 74.60

PDMH 4  
RIM= 78.80  
12" INV IN= 74.10 (PDMH 2)  
12" INV IN= 74.10 (PCB 5)  
12" INV OUT= 74.00

PCB 5  
RIM=78.2  
12" INV OUT= 74.25

PDMH 6  
RIM=79.8  
12" INV. IN= 74.70 (BLDG)  
12" INV. OUT= 74.60 (SWG)  
12" INV. OUT= 75.10 (PDMH 25)

PCB 7  
RIM=76.80  
12" INV OUT= 73.80

PDMH 8  
RIM=77.60  
12" INV IN= 73.60 (PCB 7)  
12" INV. OUT= 73.50

PCB 9  
RIM= 75.70  
12" INV OUT= 72.70

PDMH 10  
RIM= 76.30  
12" INV. IN= 72.50 (PCB 9)  
12" INV. IN=73.10 (PDMH 8)  
12" INV. OUT= 72.40

PCB 11  
RIM= 69.60  
12" INV. OUT= 66.60  
8" INV. IN = 66.70 (PYD 29)

PCI 12  
RIM=63.40  
INV. OUT= 62.40

PCI 13  
RIM= 63.20  
INV. OUT= 62.20

PCI 14  
RIM= 64.10  
INV. OUT=63.10

PCI 15  
RIM=65.00  
INV. OUT=64.00

PDMH 24 (INLET to SWG)  
RIM= 79.5  
12" INV. IN= 73.75 (PCB 4)  
12" INV. OUT= 73.65 (SWG)

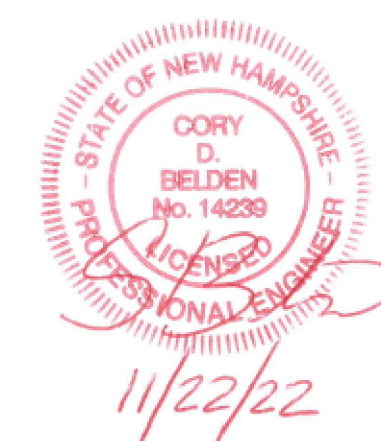
PDMH 25  
8" INV. IN = 74.50 (PYD 30)  
12" INV. IN = 75.0 (PDMH6)  
6" INV. IN = 73.0 (SWG-UD)  
12" INV. IN = 75.0 (SWG)  
15" INV. OUT = 72.9 (PDMH 26)

PYD 29  
RIM= 78.50  
8" INV OUT = 74.70 (PDMH 25)

## PROPOSED STORMWATER TREATMENT PRACTICES

|                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>RAINGARDEN #1</u><br>BOTTOM AREA = 500 SF<br>BOTTOM ELEV = 66.0<br>UD ELEV = 63.25<br><br>OUTLET STRUCTURE #28<br>18" BEEHIVE GATE = 67.50<br>6" INV IN = 63.25<br>12" INV OUT = 62.75 | <u>RAINGARDEN #2</u><br>BOTTOM AREA = 1100 SF<br>BOTTOM ELEV = 61.0<br>UD ELEV = 58.25<br><br>OVERFLOW WEIR<br>ELEV = 62.30<br><br><u>SUB-SURFACE INFILTRATION</u><br><u>BASIN (STORMTECH SC-740)</u><br>60 CHAMBERS (10 X 6)<br>STONE: 49.0L X 55.5W X 4.5H<br>12" STONE BASE = 72.5<br>CHAMBER BASE = 73.5<br>(SEE DETAILS) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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| <u>REVISIONS</u> |                   |     |          |
|------------------|-------------------|-----|----------|
| NO.              | DESCRIPTION       | BY  | DATE     |
| 0                | INITIAL SUBMITTAL | CDB | 05/05/22 |
| 1                | TRC COMMENTS      | CDB | 10/05/22 |

DRAWN BY: \_\_\_\_\_ CDB  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: \_\_\_\_\_ 4952-Site.dwg

SCALE: 24"x36" 1" = 40'  
12"x18" 1" = 80'

OWNER:

7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

**APPLICANT:**  
*SUMMIT LAND DEVELOPMENT*  
*340 CENTRAL AVE., #202*  
*DOVER, NH 03820*

PROJECT:

*7 WEST  
COMMERCIAL  
DEVELOPMENT*

(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

TITLE:  
GRADING, DRAINAGE,  
AND EROSION AND  
SEDIMENT CONTROL  
PLAN

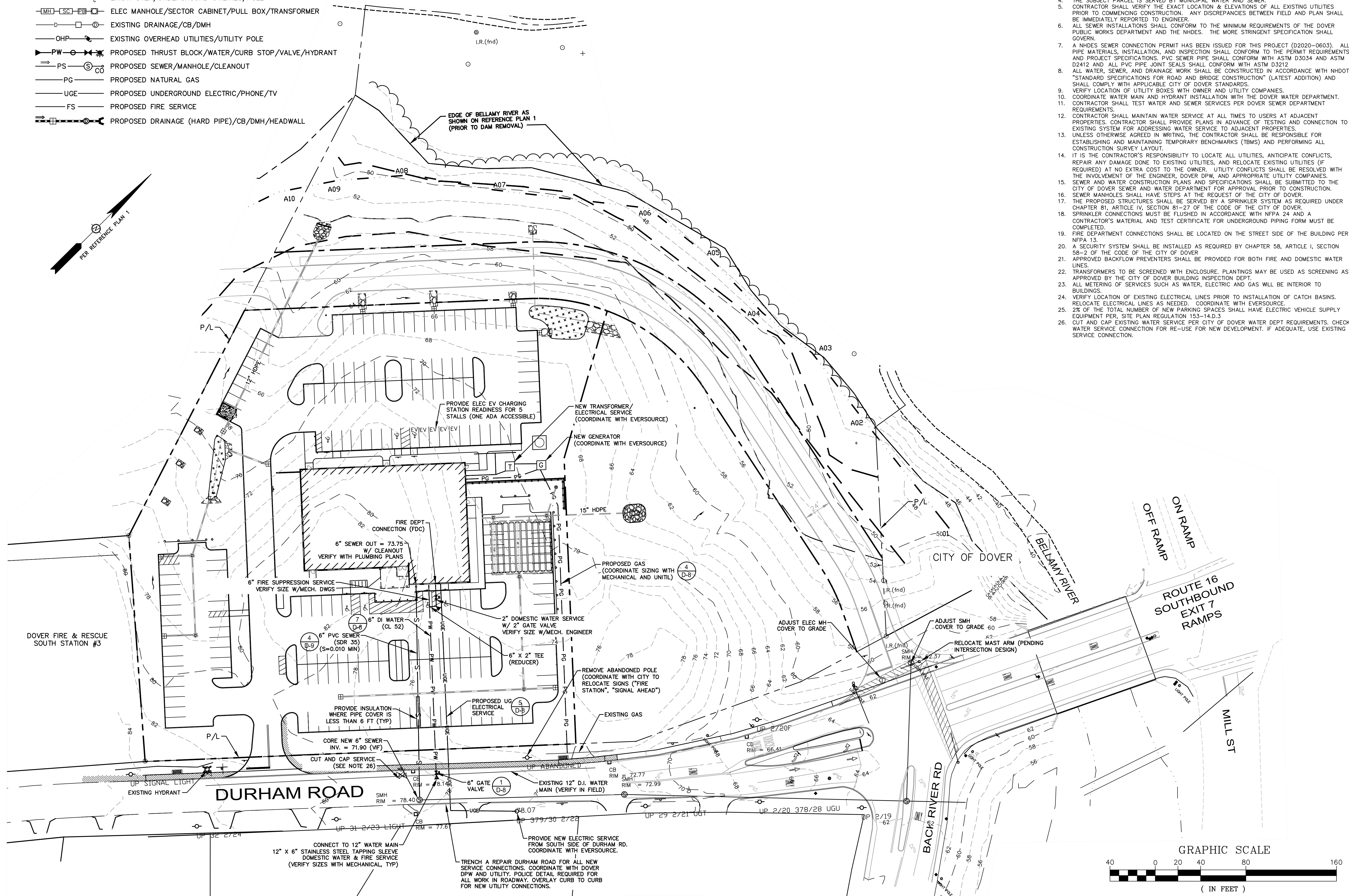
SHEET NUMBER:

8 (C-3)



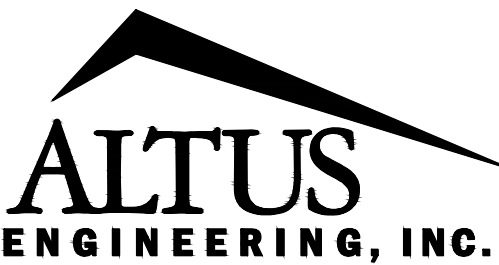
LEGEND

- W — EXISTING WATER/CURB STOP/VALVE/HYDRANT
- S — EXISTING SEWER/MANHOLE
- G — EXISTING GAS/VALVE
- UGE — EXIST. OVER/UNDERGROUND UTILITIES/POLE
- ELEC MANHOLE/SECTOR CABINET/PULL BOX/TRANSFORMER
- EXISTING DRAINAGE/CB/DMH
- OHP — EXISTING OVERHEAD UTILITIES/UTILITY POLE
- PW — PROPOSED THRUST BLOCK/WATER/CURB STOP/VALVE/HYDRANT
- PS — PROPOSED SEWER/MANHOLE/CLEANOUT
- PG — PROPOSED NATURAL GAS
- UGE — PROPOSED UNDERGROUND ELECTRIC/PHONE/TV
- FS — PROPOSED FIRE SERVICE
- PROPOSED DRAINAGE (HARD PIPE)/CB/DMH/HEADWALL

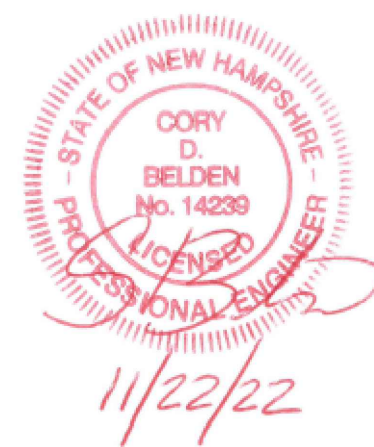


UTILITY NOTES:

- COORDINATE UTILITY WORK WITH UTILITY COMPANIES.  
UNITLE: DAVID BEAULIEU — (603) 294-5144  
EVERSOURCE: NICK KOSKO — (603) 332-4227  
CONSOLIDATED COMMUNICATIONS: JASON CUNHA — (603) 325-2041  
CITY OF DOVER, COMMUNITY SERVICES: BILL BOULANGER — (603) 516-6450
- UNDERGROUND UTILITIES INSTALLATION SHALL MEET THE MINIMUM REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF DOVER.  
CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- ALL ELECTRIC, CABLE, AND TELECOMMUNICATION SERVICES AND CONDUITS SHALL BE LOCATED UNDERGROUND.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO ENGINEER.
- ALL SEWER INSTALLATIONS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE DOVER PUBLIC WORKS DEPARTMENT AND THE NHDES. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- A NHDES SEWER CONNECTION PERMIT HAS BEEN ISSUED FOR THIS PROJECT (D2020-0603). ALL PIPE MATERIALS, INSTALLATION, AND INSPECTION SHALL CONFORM TO THE PERMIT REQUIREMENTS AND PROJECT SPECIFICATIONS. PVC SEWER PIPE SHALL CONFORM WITH ASTM D3034 AND ASTM D2412 AND ALL PVC PIPE JOINT SEALS SHALL CONFORM WITH ASTM D3212.
- ALL WATER, SEWER, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST ADDITION) AND SHALL COMPLY WITH APPLICABLE CITY OF DOVER STANDARDS.
- VERIFY LOCATION OF UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
- COORDINATE WATER MAIN AND HYDRANT INSTALLATION WITH THE DOVER WATER DEPARTMENT.
- CONTRACTOR SHALL TEST WATER AND SEWER SERVICES PER DOVER SEWER DEPARTMENT REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN WATER SERVICE AT ALL TIMES TO USERS AT ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE PLANS IN ADVANCE OF TESTING AND CONNECTION TO EXISTING SYSTEM FOR ADDRESSING WATER SERVICE TO ADJACENT PROPERTIES.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES (IF REQUIRED) AT NO EXTRA COST TO THE OWNER. UTILITY CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DOVER DPW, AND APPROPRIATE UTILITY COMPANIES.
- SEWER AND WATER CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF DOVER SEWER AND WATER DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- SEWER MANHOLES SHALL HAVE STEPS AT THE REQUEST OF THE CITY OF DOVER.
- THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 81, ARTICLE IV, SECTION 81-27 OF THE CODE OF THE CITY OF DOVER.
- 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.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- TRANSFORMERS TO BE SCREENED WITH ENCLOSURE. PLANTINGS MAY BE USED AS SCREENING AS APPROVED BY THE CITY OF DOVER BUILDING INSPECTION DEPT.
- ALL METERING OF SERVICES SUCH AS WATER, ELECTRIC AND GAS WILL BE INTERIOR TO BUILDINGS.
- VERIFY LOCATION OF EXISTING ELECTRICAL LINES PRIOR TO INSTALLATION OF CATCH BASINS. RELOCATE ELECTRICAL LINES AS NEEDED. COORDINATE WITH EVERSOURCE.
- 2% OF THE TOTAL NUMBER OF NEW PARKING SPACES SHALL HAVE ELECTRIC VEHICLE SUPPLY EQUIPMENT PER, SITE PLAN REGULATION 153-14.D.3
- CUT AND CAP EXISTING WATER SERVICE PER CITY OF DOVER WATER DEPT REQUIREMENTS. CHECK WATER SERVICE CONNECTION FOR RE-USE FOR NEW DEVELOPMENT. IF ADEQUATE, USE EXISTING SERVICE CONNECTION.



133 COURT STREET PORTSMOUTH, NH 03801  
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ISSUED FOR:

PLANNING BOARD

ISSUE DATE:

NOVEMBER 22, 2022

REVISIONS

| NO. | DESCRIPTION       | BY  | DATE     |
|-----|-------------------|-----|----------|
| 0   | INITIAL SUBMITTAL | CDB | 05/05/22 |
| 1   | PB SUBMITTAL      | CDB | 11/22/22 |

DRAWN BY: CDB

APPROVED BY: EDW

DRAWING FILE: 4952-SITE.dwg

SCALE: 24"x36" 1" = 40'  
12"x18" 1" = 80'

OWNER:

7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:

SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT:

7 WEST  
COMMERCIAL  
DEVELOPMENT

(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

TITLE:

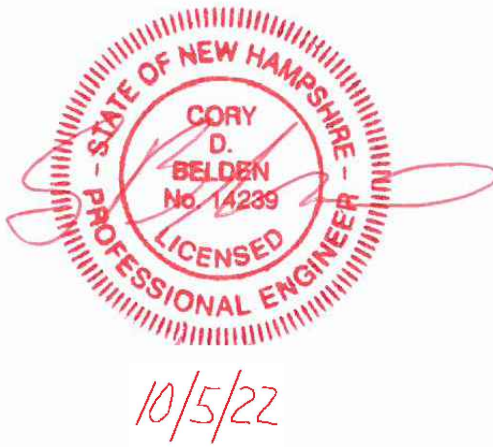
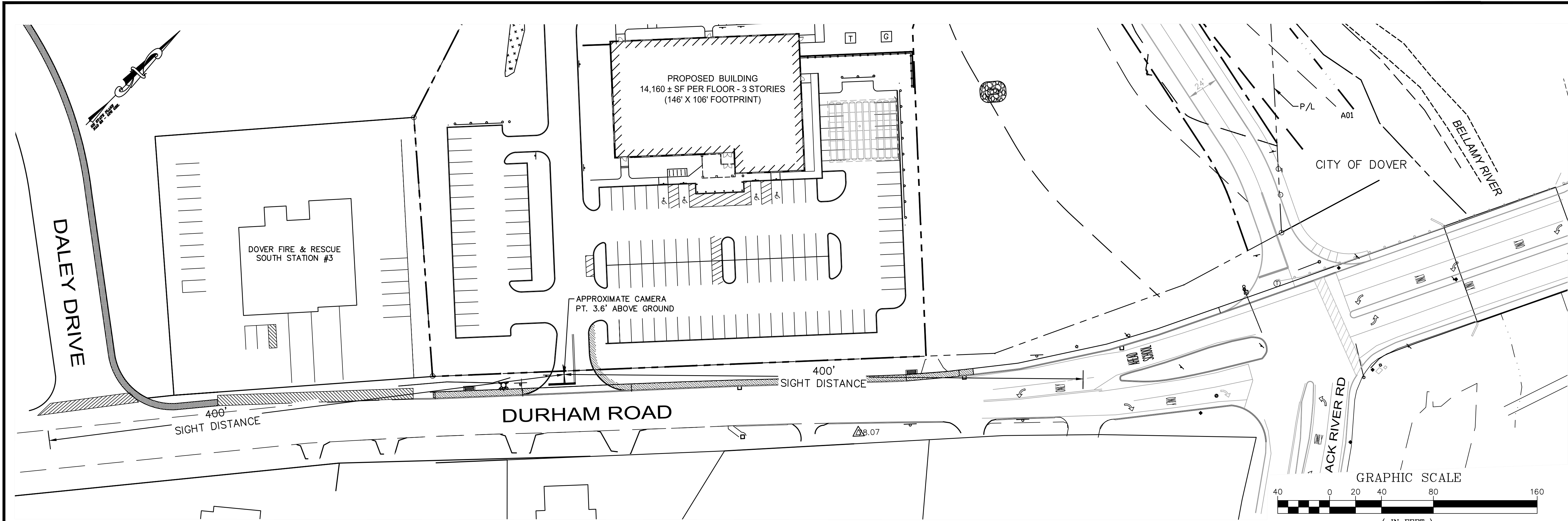
UTILITIES PLAN

SHEET NUMBER:

9 (C-4)

P4951





THIS DRAWING HAS NOT BEEN  
RELEASED FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **OCTOBER 5, 2022**

| REVISIONS |                   |              |
|-----------|-------------------|--------------|
| NO.       | DESCRIPTION       | BY DATE      |
| 0         | INITIAL SUBMITTAL | CDB 10/05/22 |

DRAWN BY: \_\_\_\_\_ MBS  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: \_\_\_\_\_ 4952-SITE.dwg

SCALE: 24"x36" 1" = 40'  
12"x18" 1" = 80'

OWNER:  
7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

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DOVER, NH 03820

PROJECT:  
7 WEST  
COMMERCIAL  
DEVELOPMENT  
  
(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

TITLE:

**SIGHT DISTANCE**

SHEET NUMBER:

**C-5**

SHEET NO. 10

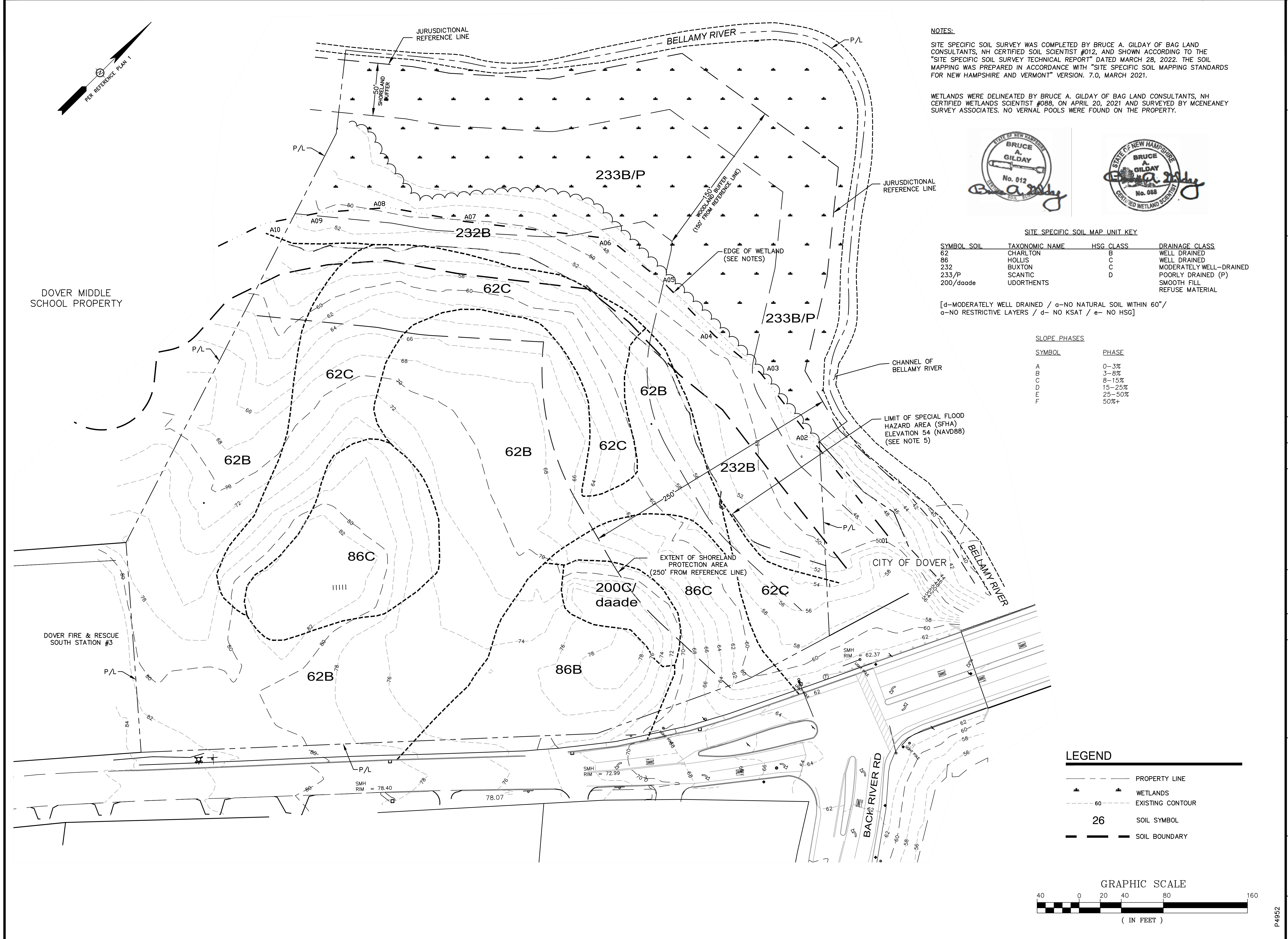


**SOUTH-WEST SIGHT LINE**



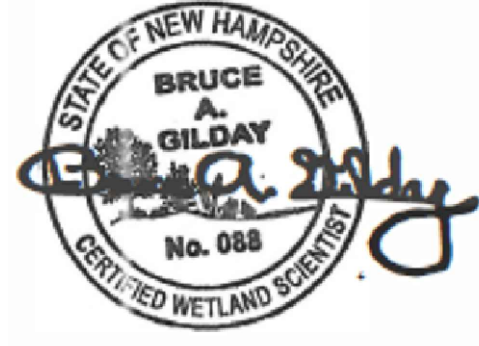
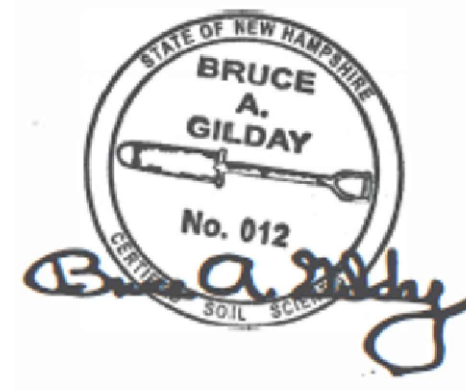
**NORTH-EAST SIGHT LINE**





NOTES:  
SITE SPECIFIC SOIL SURVEY WAS COMPLETED BY BRUCE A. GILDAY OF BAG LAND CONSULTANTS, NH CERTIFIED SOIL SCIENTIST #012, AND SHOWN ACCORDING TO THE "SITE SPECIFIC SOIL SURVEY TECHNICAL REPORT" DATED MARCH 28, 2022. THE SOIL MAPPING WAS PREPARED IN ACCORDANCE WITH "SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT" VERSION: 7.0, MARCH 2021.

WETLANDS WERE DELINEATED BY BRUCE A. GILDAY OF BAG LAND CONSULTANTS, NH CERTIFIED WETLANDS SCIENTIST #088, ON APRIL 20, 2021 AND SURVEYED BY MCNEANEY SURVEY ASSOCIATES. NO VERNAL POOLS WERE FOUND ON THE PROPERTY.



| SITE SPECIFIC SOIL MAP UNIT KEY |            |                |                             |
|---------------------------------|------------|----------------|-----------------------------|
| SYMBOL                          | SOIL       | TAXONOMIC NAME | HSG CLASS DRAINAGE CLASS    |
| 62                              | CHARLTON   | B              | WELL DRAINED                |
| 86                              | HOLLIS     | C              | WELL DRAINED                |
| 232                             | BUXTON     | C              | MODERATELY WELL-DRAINED     |
| 233/P                           | SCANTIC    | D              | POORLY DRAINED (P)          |
| 200/daade                       | UDORTHERTS |                | SMOOTH FILL REFUSE MATERIAL |

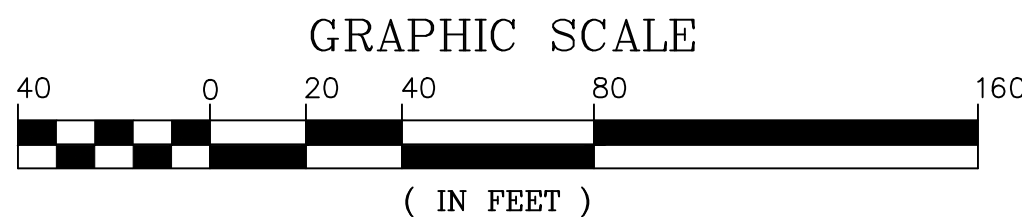
[d-MODERATELY WELL DRAINED / a-NO NATURAL SOIL WITHIN 60" / a-NO RESTRICTIVE LAYERS / d- NO KSAT / e- NO HSG]

SLOPE PHASES

| SYMBOL | PHASE  |
|--------|--------|
| A      | 0-3%   |
| B      | 3-8%   |
| C      | 8-15%  |
| D      | 15-25% |
| E      | 25-50% |
| F      | 50%+   |

LEGEND

|     |                  |
|-----|------------------|
| --- | PROPERTY LINE    |
| ▲   | WETLANDS         |
| --- | EXISTING CONTOUR |
| 26  | SOIL SYMBOL      |
| --- | SOIL BOUNDARY    |



BAG LAND CONSULTANTS

43 ROCKINGHAM ST  
CONCORD, NH 03301  
(603)228-5775

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR:  
DESIGN AND PERMITTING

ISSUE DATE:  
OCTOBER 22, 2022

| REVISIONS |                   |              |
|-----------|-------------------|--------------|
| NO.       | DESCRIPTION       | BY DATE      |
| 0         | INITIAL SUBMITTAL | CDB 08/06/21 |
| 1         | SURVEY UPDATE     | CDB 05/05/22 |
| 2         | NOTES REVISED     | CDB 10/22/22 |

DRAWN BY: CDB  
APPROVED BY: EDW  
DRAWING FILE: 4952-SITE 22.07.21.dwg

SCALE: 24"x36" 1" = 40'  
12"x18" 1" = 80'

OWNER:  
7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:  
SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

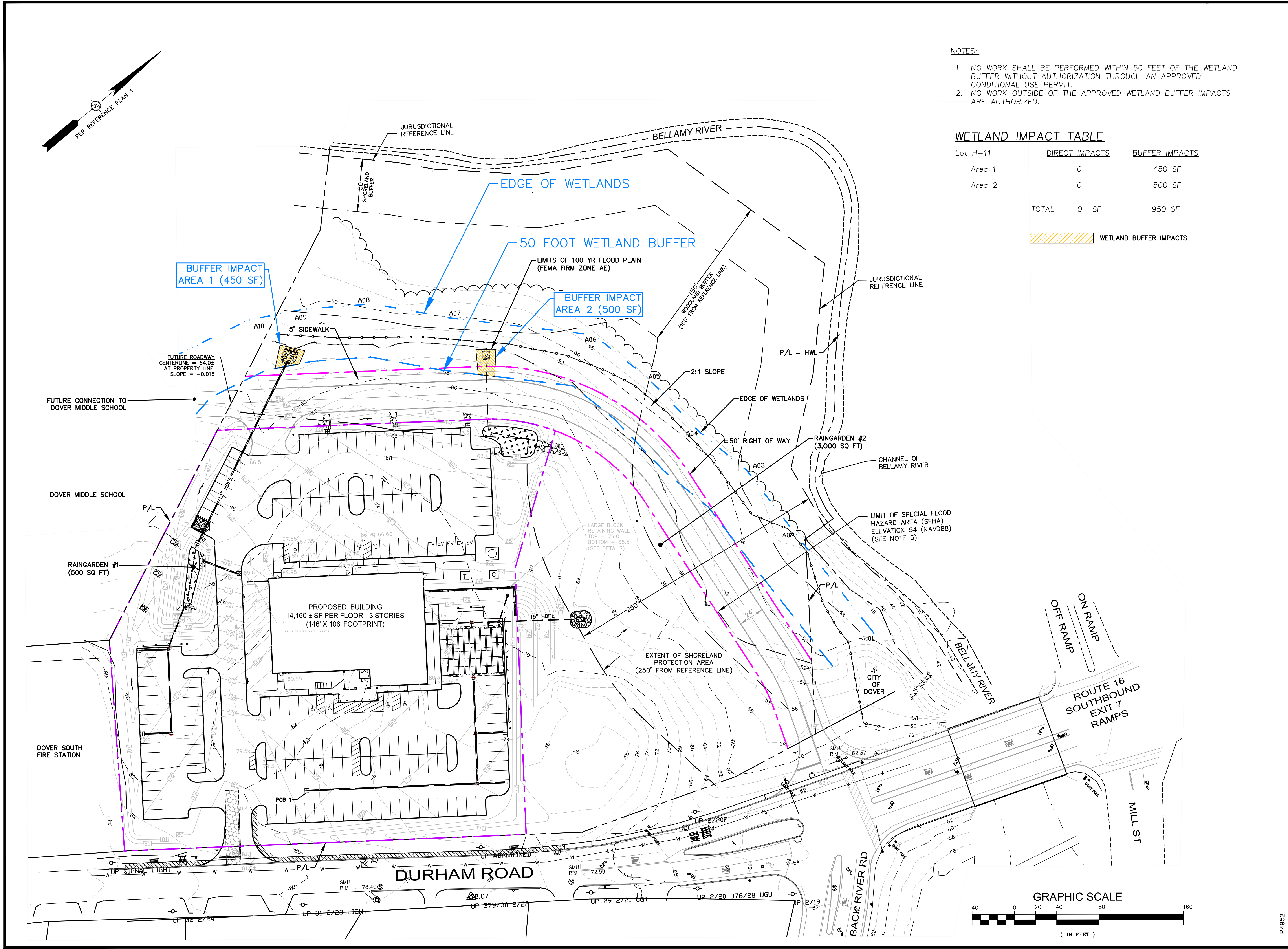
PROJECT:  
7 WEST  
COMMERCIAL  
DEVELOPMENT

TAX MAP H, LOT 11  
DOVER, NH

TITLE:  
SITE SPECIFIC  
SOILS PLAN

SHEET NUMBER:  
S-1





- NOTES:
1. NO WORK SHALL BE PERFORMED WITHIN 50 FEET OF THE WETLAND BUFFER WITHOUT AUTHORIZATION THROUGH AN APPROVED CONDITIONAL USE PERMIT.
  2. NO WORK OUTSIDE OF THE APPROVED WETLAND BUFFER IMPACTS ARE AUTHORIZED.

WETLAND IMPACT TABLE

| Lot H-11 | DIRECT IMPACTS | BUFFER IMPACTS |
|----------|----------------|----------------|
| Area 1   | 0              | 450 SF         |
| Area 2   | 0              | 500 SF         |
| TOTAL    | 0 SF           | 950 SF         |

WETLAND BUFFER IMPACTS

ALTUS  
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ISSUED FOR:  
PLANNING BOARD

ISSUE DATE:  
OCTOBER 5, 2022

| NO. | DESCRIPTION       | BY  | DATE     |
|-----|-------------------|-----|----------|
| 0   | INITIAL SUBMITTAL | CDB | 05/05/22 |
| 1   | TRC COMMENTS      | CDB | 10/05/22 |

DRAWN BY: CDB  
APPROVED BY: EDW  
DRAWING FILE: 4952-Site.dwg

SCALE: 24"x36" 1" = 40'  
12"x18" 1" = 80'

OWNER:  
7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:  
SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT:  
7 WEST  
COMMERCIAL  
DEVELOPMENT  
(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

TITLE:  
WETLANDS  
CONDITIONAL  
USE PLAN

SHEET NUMBER:  
CUP-1



SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

7 WEST COMMERCIAL DEVELOPMENT  
DURHAM ROAD  
DOVER, NEW HAMPSHIRE

LONGITUDE: 70.8797 W  
LATITUDE: 43.1790 N  
TAX MAP H LOT 11

OWNER:  
POINTE WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:  
SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

DESCRIPTION

The project consists of a single 3–Story commercial building approximately 14,160 square feet in size (footprint). The site will provide associated site improvements including parking, walkways, lighting, utilities, stormwater management and landscaping improvements. The project is located on an 8.4 acre lot identified as Assessor's parcel Tax Map H, Lot 11 in the City of Dover, NH.

DISTURBED AREA

The total area to be disturbed for the site development improvements is approximately ±153,604 SF (±3.5 acres).

NAME OF RECEIVING WATER

The site drains to the Bellamy River.

NPDES CONSTRUCTION GENERAL PERMIT

Contractor shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with federal storm water permit requirements (see "Developing Your Stormwater Pollution Prevention Plan", EPA 832-R-060-4). The SWPPP must be prepared in a format acceptable to the Owner and three (3) copies provided to the Municipality at least fourteen (14) days prior to initiating construction. Contractor is responsible for all cost associated with preparation and implementation of SWPPP including any temporary erosion control measures (whether indicated or not on these drawings) as required for the contractor's sequence of activities.

The Contractor and Owner shall each file a Notice of Intent (NOI) with the U.S.E.P.A. under the NPDES Construction General Permit. (U.S.E.P.A., 1200 Pennsylvania Avenue NW, Washington, DC 20460). All work shall be in accordance with NPDES General Permit: NHG07000, including NOI requirements, effluent limitations, standards and management for construction. The Contractor shall be responsible for obtaining a USEPA Construction Dewatering Permit, if required.

SEQUENCE OF MAJOR ACTIVITIES

1. Prepare SWPPP and file NPDES Notice of Intent (NOI), 14 days prior to any construction activities (Required).
2. Hold a pre-construction meeting with City & stake holders, as required.
3. Install temporary erosion control measures including organic filter berms, stabilized construction exits, inlet sediment filters, and temporary sediment traps as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
4. DO NOT construct or direct construction flows to proposed raingardens or other stormwater management practices until site is stabilized.
5. Rough grade site including ledge removal. Blasting permit to be obtained by Contractor if required.
6. Prepare building area per geotechnical engineering recommendations.
7. Construct utility services.
8. Construct drainage structures, culverts, and swales.
9. Construct building foundations, driveways and parking area base course paving & curbing.
10. Construct final grading, loam (6" min) and seed all disturbed areas not paved or otherwise stabilized.
11. Complete building construction.
12. When site is fully stabilized, complete construction of raingardens.
13. Install top course paving, pavement markings and signs.
14. When all construction activity is complete and as each phase is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.
15. File a Notice of Termination (N.O.T.) with U.S.E.P.A. (Required)

CONSTRUCTION SEQUENCE / EROSION CONTROL

- THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:33 AND CHAPTER AGR 3600 RELATIVE TO INVASIVE SPECIES.
- PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
- PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 55,000 SQUARE FEET AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
  - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
  - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED.
  - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bale, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
  - a. Base coarse gravels have been installed in areas to be paved;
  - b. A minimum of 85% vegetated growth has been established;
  - c. A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; or
  - d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
  - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
  - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for Winter Mulch Application –

| Type                                       | Rate per 1,000 s.f.                | Use and Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hay or Straw                               | 70 to 90 lbs.                      | Must be dry and free from mold. May be used with plantings.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Wood Chips or Bark Mulch                   | 460 to 920 lbs.                    | Used mostly with trees and shrub plantings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Jute and Fibrous Matting (Erosion Blanket) | As per manufacturer Specifications | Used in slope areas, water courses and other Control areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Crushed Stone 1/4" to 1-1/2" dia.          | Spread more than 2" thick          | Effective in controlling wind and water erosion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Erosion Control Mix                        | 2" thick (min)                     | <ul style="list-style-type: none"><li>* The organic matter content is between 80 and 100%, dry weight basis.</li><li>* Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85%, passing a 0.75" screen.</li><li>* The organic portion needs to be fibrous and elongated.</li><li>* Large portions of silts, clays or fine sands are not acceptable in the mix.</li><li>* Soluble salts content is less than 4.0 mmhos/cm.</li><li>* The pH should fall between 5.0 and 8.0.</li></ul> |

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

1. Seedbed Preparation – Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.
10. Seeding –
  - a. Utilize annual rye grass at a rate of 40 lbs/acre.
  - b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
  - c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.
3. Maintenance – Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Silt Fence
  - a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

| Physical Property                                                          | Test   | Requirements                                                      |
|----------------------------------------------------------------------------|--------|-------------------------------------------------------------------|
| Filtering Efficiency                                                       | VTM–51 | 75% minimum                                                       |
| Tensile Strength at 20% Maximum Elongation*                                | VTM–52 | Extra Strength 50 lb/in (min)<br>Standard Strength 30 lb/in (min) |
| Flow Rate                                                                  | VTM–51 | 0.3 gal/sf/min (min)                                              |
| * Requirements reduced by 50 percent after six (6) months of installation. |        |                                                                   |

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizer to provide a minimum of six (6) months of expected useful construction life at a temperature range of 0 degrees F to 120° F.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

- b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).
- c. A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.
- d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
- e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- f.
- g. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.
- h. The trench shall be backfilled and the soil compacted over the filter fabric.
- i. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation – Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.
3. Maintenance –

- a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.
- b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- c. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.
- d. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.
- e. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

E. PERMANENT SEEDING –

1. Bedding – stones larger than 1", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.  
10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended):

| Type                | Lbs. / Acre | Lbs. / 1,000 sf |
|---------------------|-------------|-----------------|
| Tall Fescue         | 24          | 0.55            |
| Creeping Red Fescue | 24          | 0.55            |
| Total               | 48          | 1.10            |

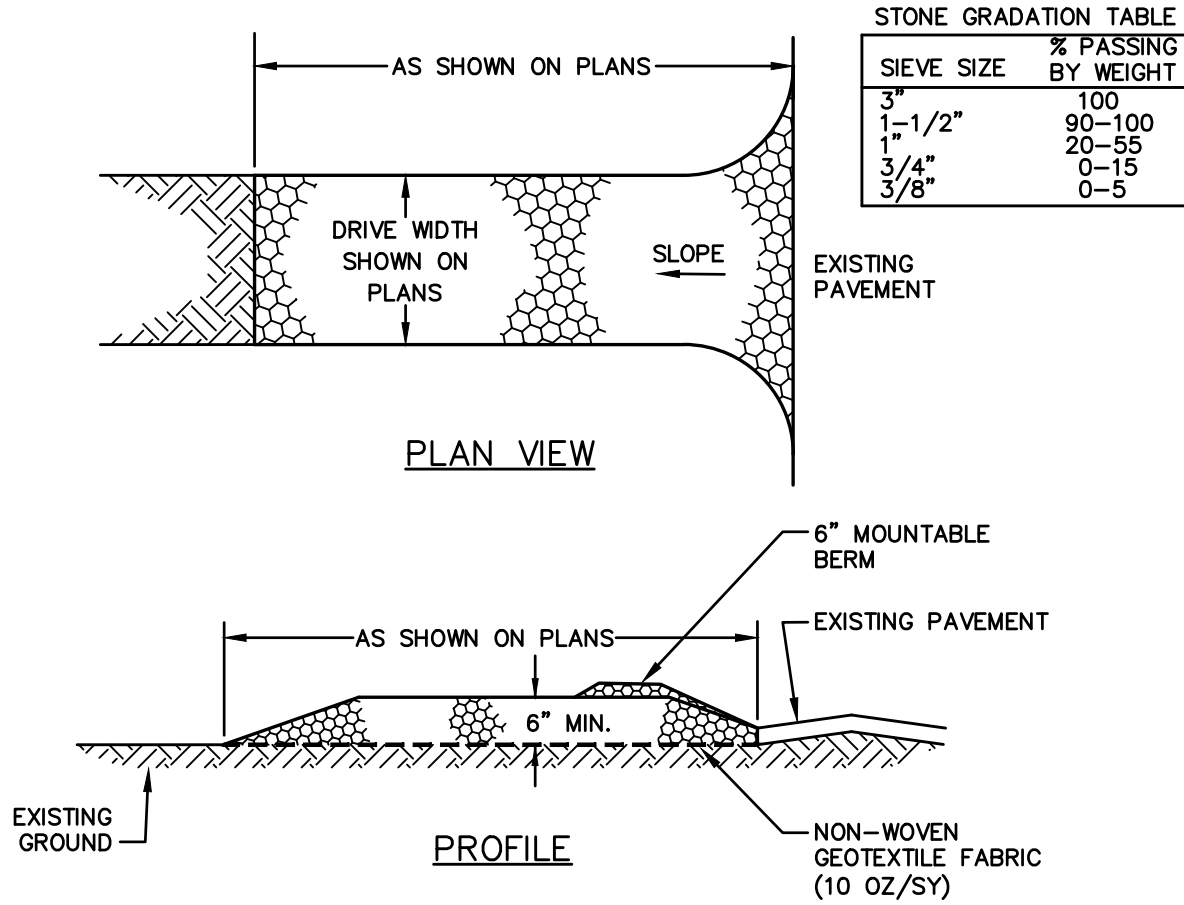
Seed Mixture (For slope embankments):  
Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

| Type                    | Min. Purity (%) | Min. Germination (%) | Kg./Hectare (Lbs./Acre) |
|-------------------------|-----------------|----------------------|-------------------------|
| Creeping Red Fescue (b) | 98              | 85                   | 45 (40)                 |
| Perennial Rye Grass (a) | 98              | 85                   | 35 (30)                 |
| Redtop                  | 95              | 80                   | 5 (5)                   |
| Alsike Clover           | 97              | 80                   | 5 (5)                   |
| Total 90 (80)           |                 |                      |                         |

- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Flesta, Yorktown, Diplomat, or equal.
  - b. Fescue varieties shall include – Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.O.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

WINTER CONSTRUCTION NOTES

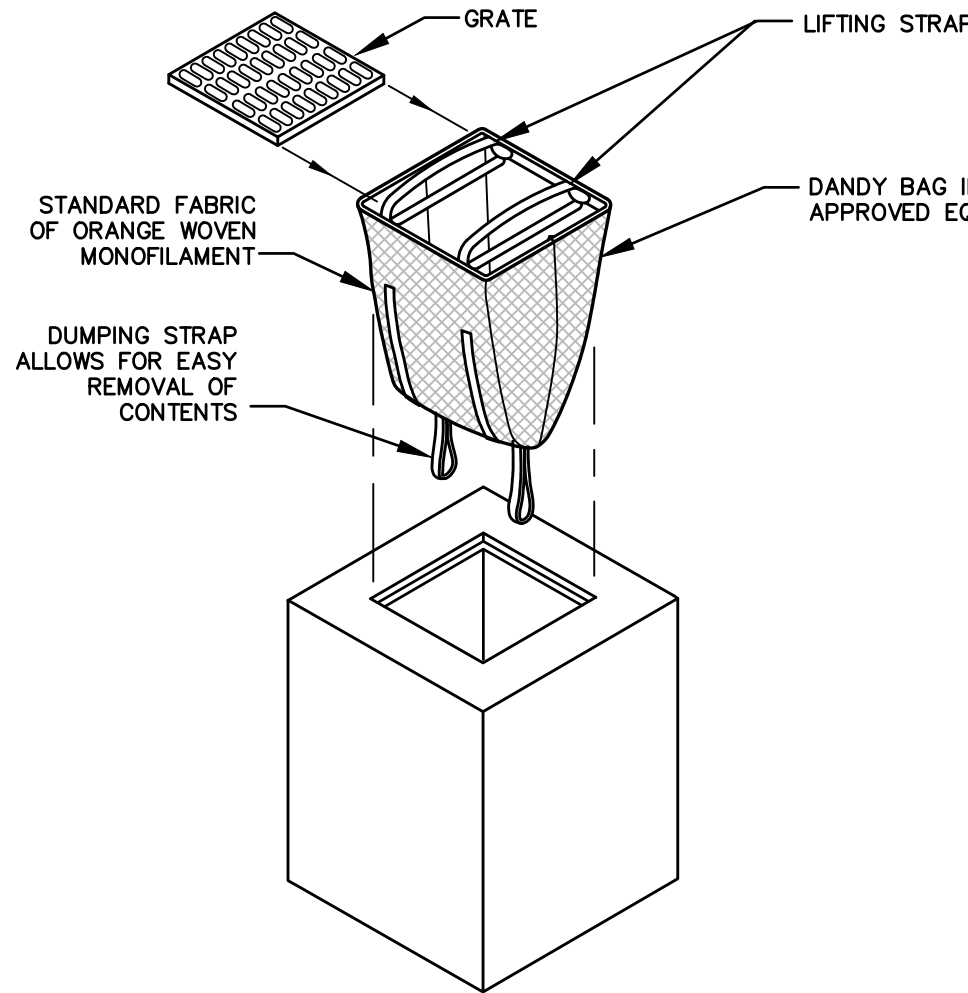
1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. 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 melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative 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; and
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.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD.
2. LENGTH – DETAILED ON PLANS (50 FOOT MINIMUM).
3. THICKNESS – SIX (6) INCHES (MINIMUM).
4. WIDTH – FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. FILTER FABRIC – MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
6. SURFACE WATER CONTROL – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS–OF–WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

1 STABILIZED CONSTRUCTION EXIT NOT TO SCALE  
D-1



INSTALLATION AND MAINTENANCE:

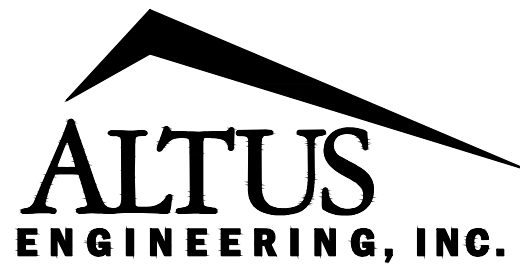
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

2 STORM DRAIN INLET PROTECTION NOT TO SCALE  
D-1



133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433–2335 www.ALTUS–ENG.com



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ISSUED FOR:

PLANNING BOARD

ISSUE DATE:

NOVEMBER 22, 2022

REVISIONS

| NO. | DESCRIPTION       | BY  | DATE     |
|-----|-------------------|-----|----------|
| 0   | INITIAL SUBMITTAL | CDB | 05/05/22 |
| 1   | TRC COMMENTS      | CDB | 10/05/22 |
| 2   | PB SUBMITTAL      | CDB | 11/22/22 |

DRAWN BY:

CDB

APPROVED BY:

EDW

DRAWING FILE: 4952–DETAILS.dwg

SCALE:

24"x36" N.T.S.  
12"x18" N.T.S.

OWNER:

7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:

SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT:

7 WEST  
COMMERCIAL  
DEVELOPMENT

(FILE NO. P22–38)  
TAX MAP H, LOT 11  
DOVER, NH

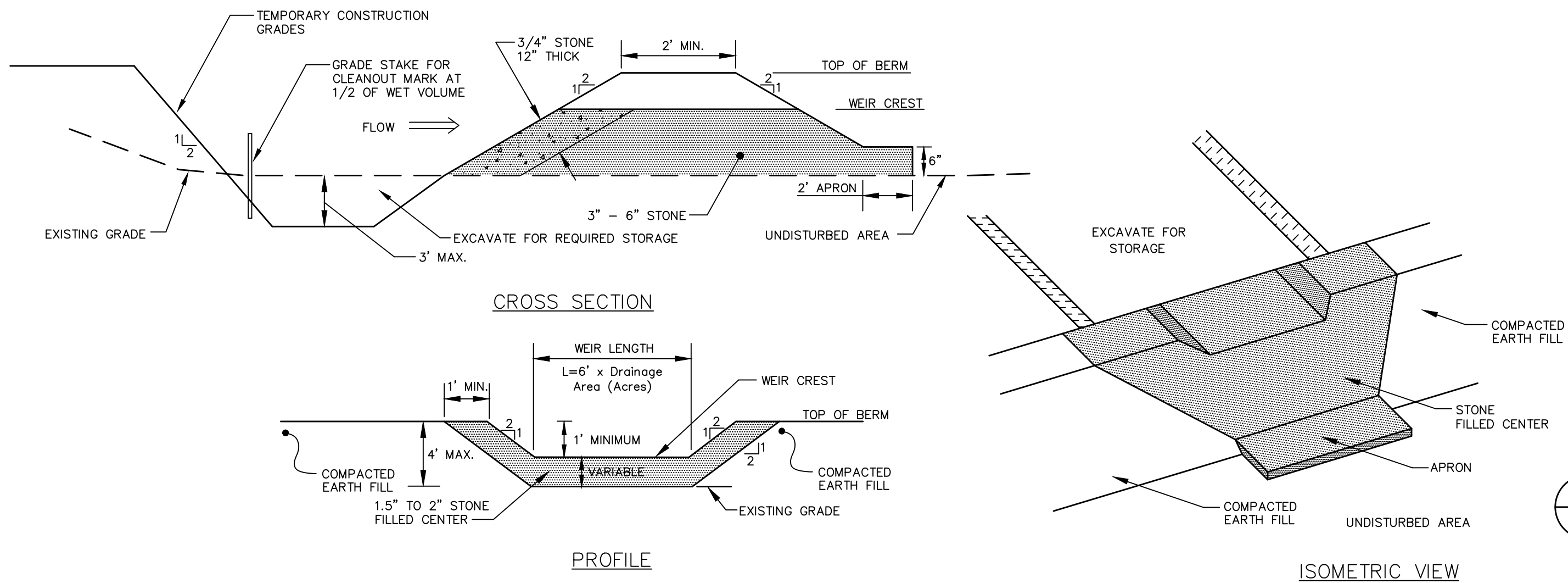
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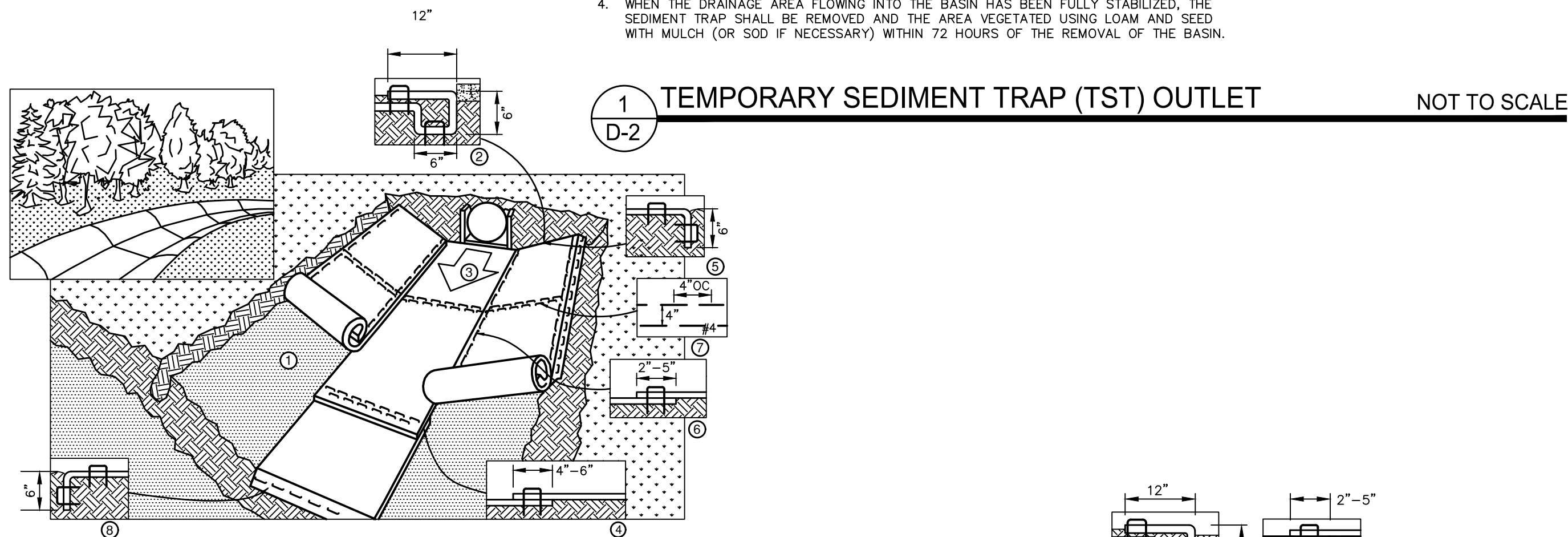
13 (D-1)





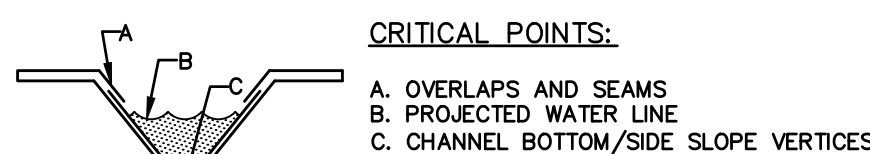
#### MAINTENANCE

1. SEDIMENT SHALL BE REMOVED AND THE TRAP SHALL BE RESTORED TO ITS ORIGINAL CAPACITY WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN STORAGE VOLUME. SEDIMENT REMOVED SHALL BE DISPOSED OF SO THAT IT DOES NOT CAUSE A SEDIMENT PROBLEM AT ANOTHER LOCATION.
2. THE STRUCTURE SHALL BE CHECKED BI-WEEKLY AND AFTER EVERY MAJOR STORM TO INSURE THAT IT IS WORKING PROPERLY AND IS NOT DAMAGED. DAMAGE TO THE STRUCTURE SHALL BE REPAIRED IMMEDIATELY.
3. 3/4" STONE SHALL BE CHECKED DURING INSPECTION AND REPLACED WHEN THE OPENINGS IN THE STONE HAVE BECOME CLOGGED.
4. WHEN THE DRAINAGE AREA FLOWING INTO THE BASIN HAS BEEN FULLY STABILIZED, THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA VEGETATED USING LOAM AND SEED WITH MULCH (OR SOD IF NECESSARY) WITHIN 72 HOURS OF THE REMOVAL OF THE BASIN.



#### NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (DEPENDING ON BLANKET TYPE) AND STAPLED TO INSURE PROPER SEAM ALIGNMENT. PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS, USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



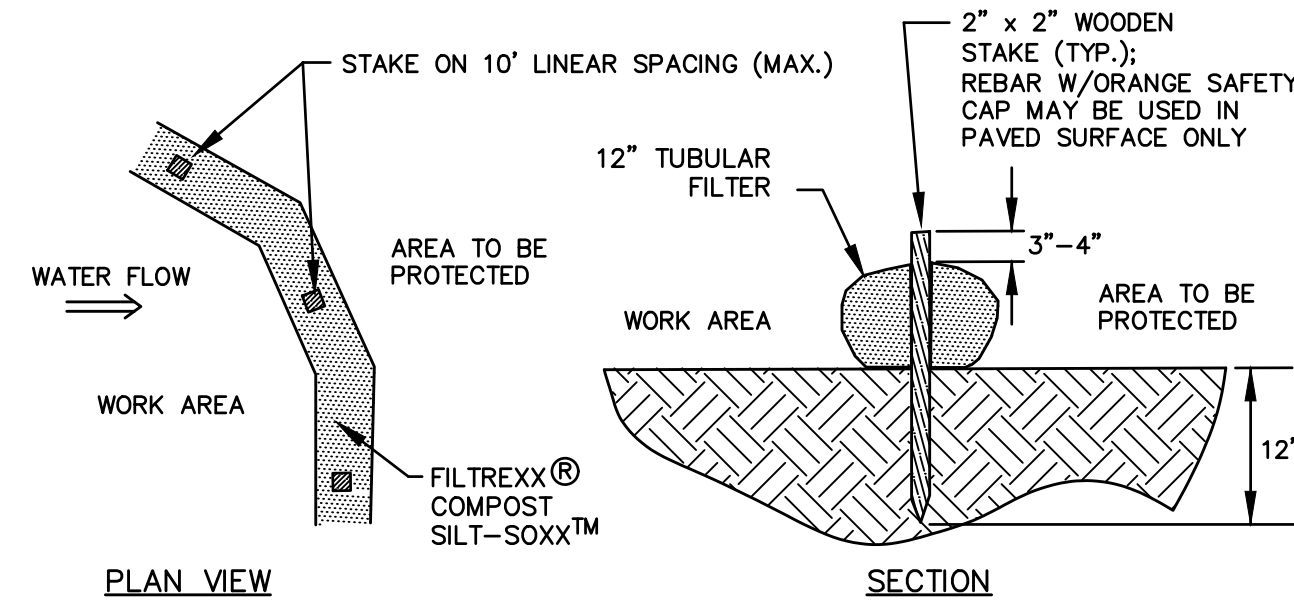
#### NOTES:

- \* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
- \*\* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

### 6 EROSION CONTROL BLANKET - SWALE NOT TO SCALE

### 7 EROSION CONTROL BLANKET - SLOPE NOT TO SCALE

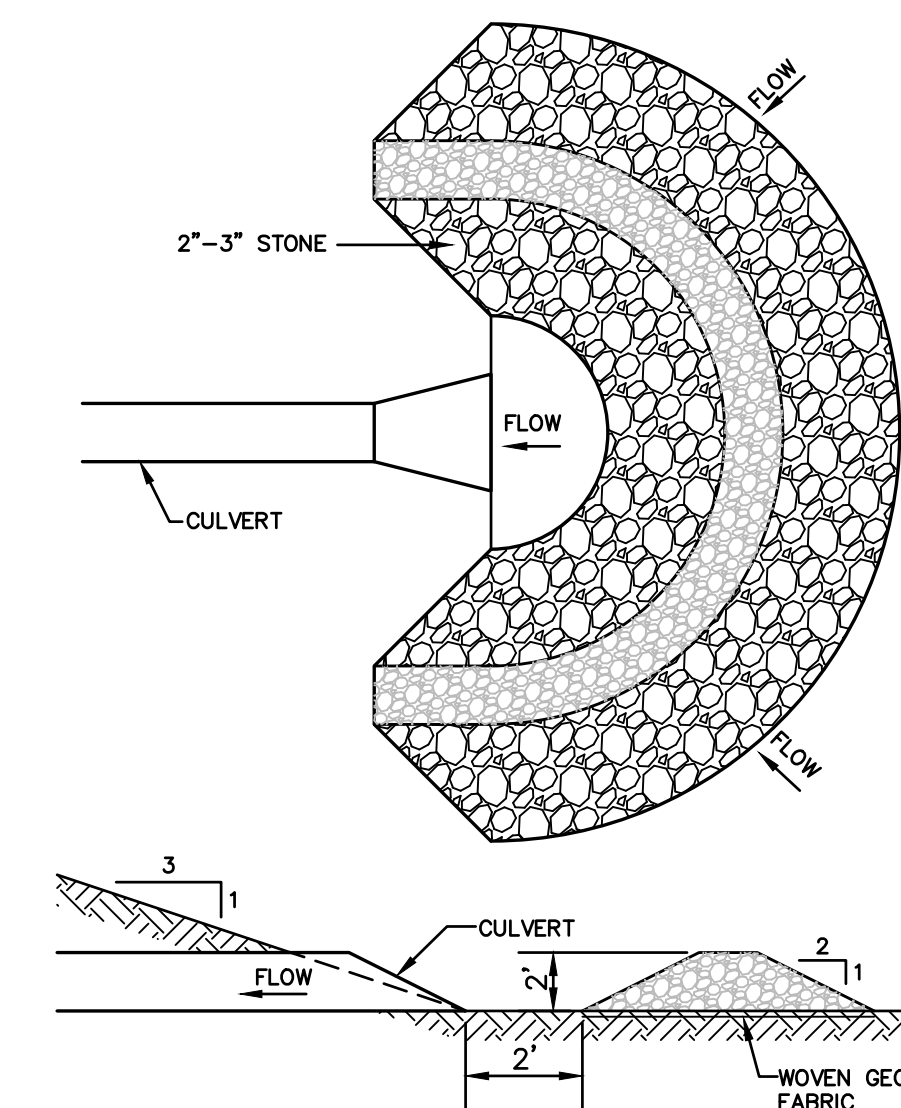
### 8 LEVEL SPREADER NOT TO SCALE



#### NOTES:

1. SILT/STX OR APPROVED EQUAL SHALL BE USED FOR TUBULAR SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
3. COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY BARRIER SHALL BE DISPOSED OF PROPERLY.

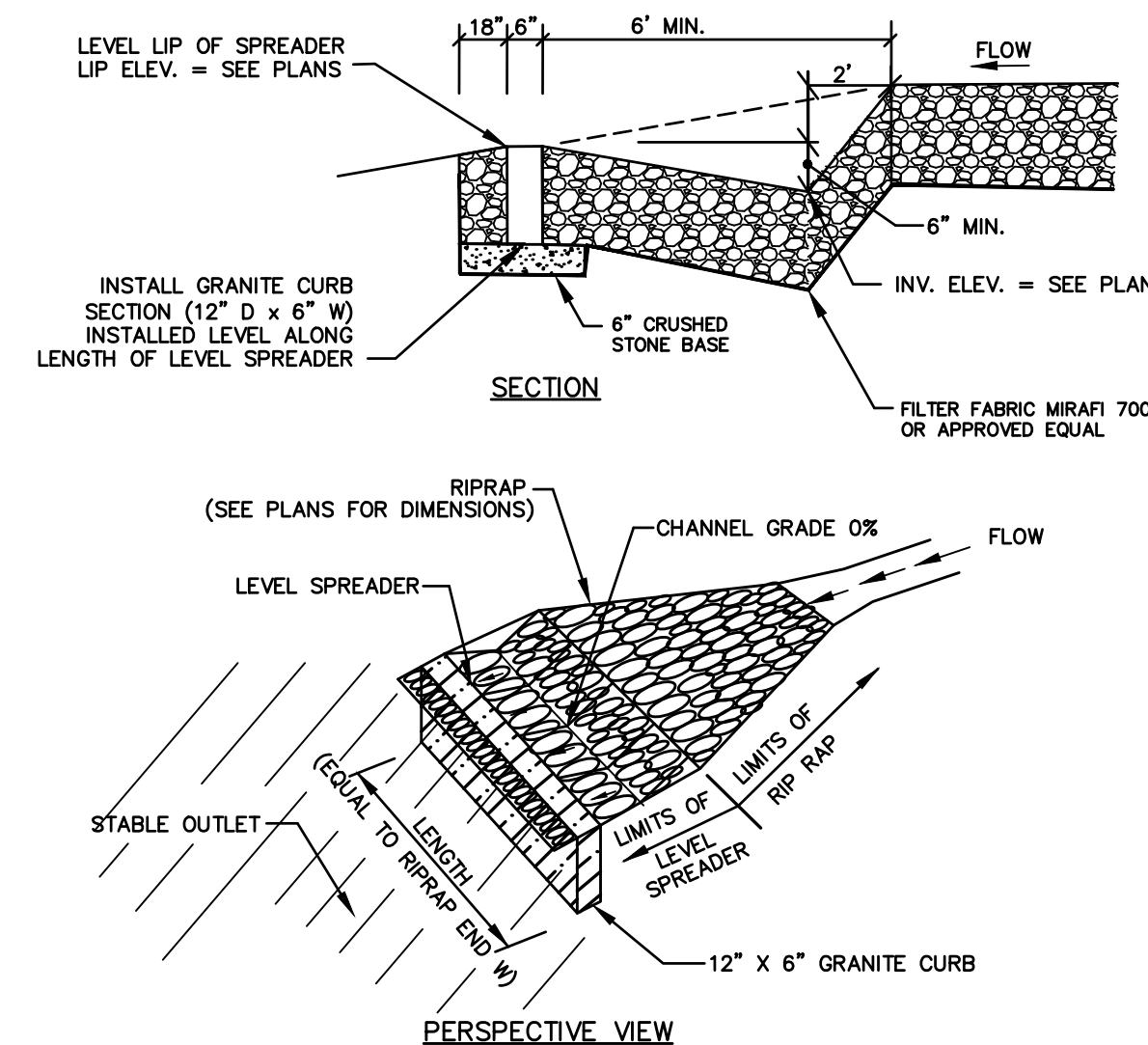
### 2 TUBULAR SEDIMENT BARRIER NOT TO SCALE



#### NOTES:

1. TEMPORARY CULVERT INLET PROTECTION CHECK DAMS SHALL BE CONSTRUCTED OF 2-3" CLEAN WASHED STONE OVER WOVEN GEOTEXTILE FABRIC.
2. INLET PROTECTION MEASURES SHALL BE INSTALLED AT THE OPENINGS OF ALL EXISTING AND PROPOSED CULVERTS WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND DISPOSED OF PROPERLY.
4. STRUCTURES SHALL BE REMOVED WHEN DIRECTED BY THE ENGINEER AND THE SITE IS STABILIZED WITH VEGETATION AND THE CHANNEL SHALL BE SMOOTHED AND REVEGETATED.

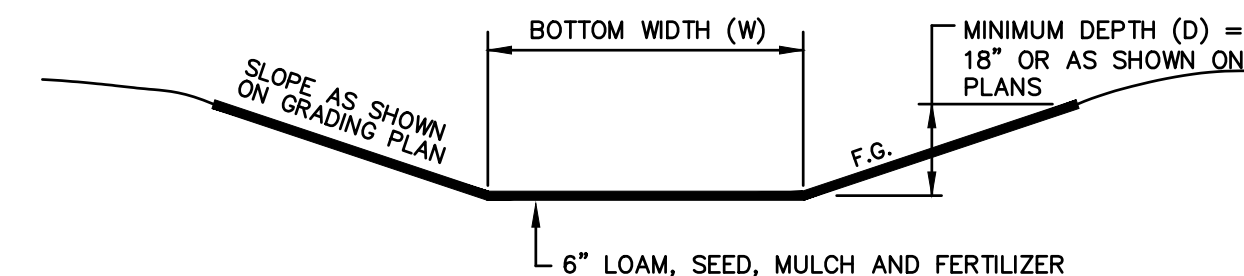
### 4 TEMPORARY CULVERT INLET PROTECTION CHECK DAM NOT TO SCALE



#### NOTES:

1. LEVEL SPREADERS SHALL BE CONSTRUCTED PER CITY OF DOVER STANDARD DETAILS AND SPECIFICATIONS.
2. FOR STAPLE REQUIREMENTS SEE MANUFACTURER'S STANDARDS & SPECIFICATIONS FOR PROTECTIVE MATERIALS.
3. AREAS BELOW LEVEL SPREADERS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

### 8 LEVEL SPREADER NOT TO SCALE

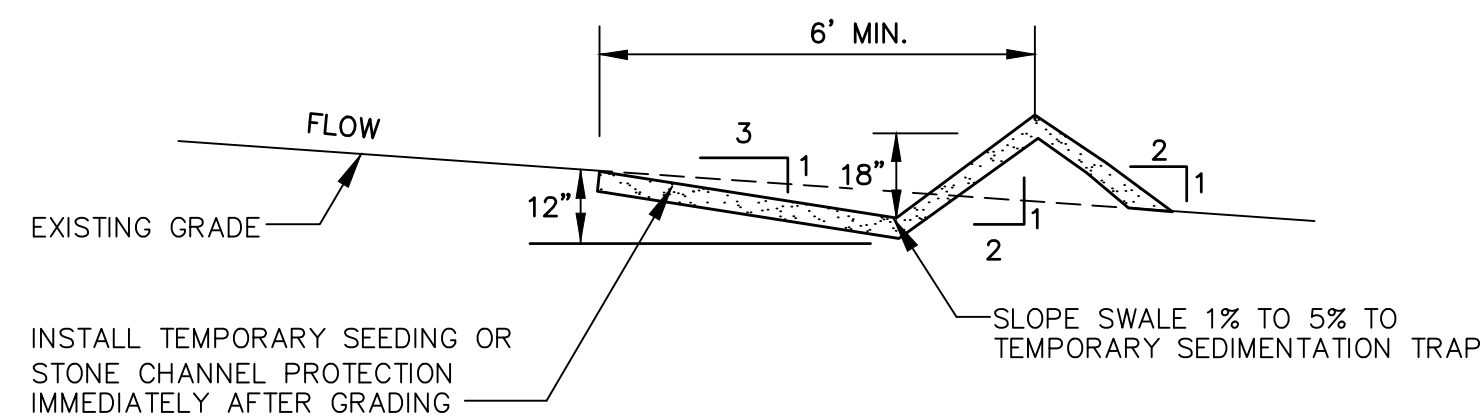


#### NOTES:

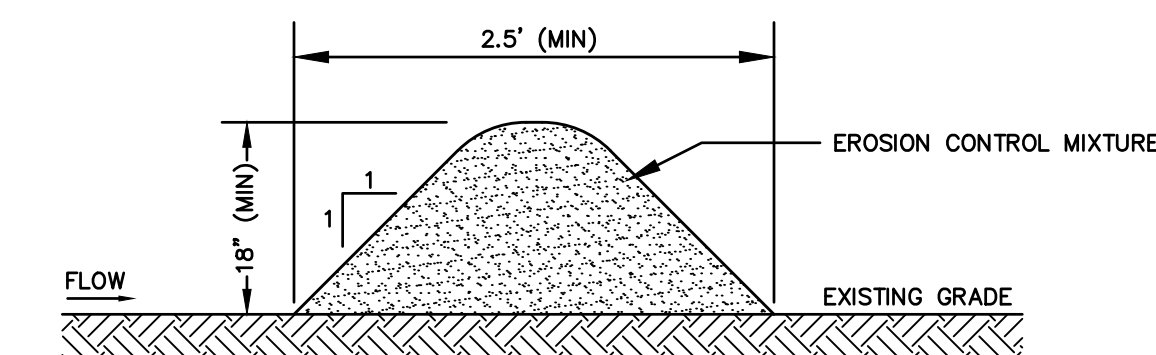
1. THE FOUNDATION AREA OF THE SWALE SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL.
2. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE DESIGN CRITERIA AND BE FREE OF IRREGULARITIES.
3. EARTH FILLS REQUIRED TO MEET SUBGRADE REQUIREMENTS BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED SWALE.
4. VEGETATION SHALL BE ESTABLISHED IN THE SWALE OR AN EROSION CONTROL MATTING INSTALLED PRIOR TO DIRECTING STORMWATER TO IT.
5. MAINTENANCE OF THE VEGETATION IS EXTREMELY IMPORTANT IN ORDER TO PREVENT RILLING, EROSION, AND FAILURE OF THE SWALE. MOWING SHALL BE DONE FREQUENTLY ENOUGH TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION AND TO KEEP GRASSES IN A VIGOROUS CONDITION. THE VEGETATION SHALL NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE EROSION RESISTANCE IN THE SWALE.
6. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER ANY STORM GREATER THAN 0.5" OF RAINFALL IN 24 HOURS TO DETERMINE ITS CONDITION. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

### 3 VEGETATED SWALE NOT TO SCALE

SWALE SHALL BE FREE OF IRREGULARITIES WHICH MAY CAUSE PONDING. COMPACT FILLS AS NECESSARY TO STABILIZE MATERIAL.



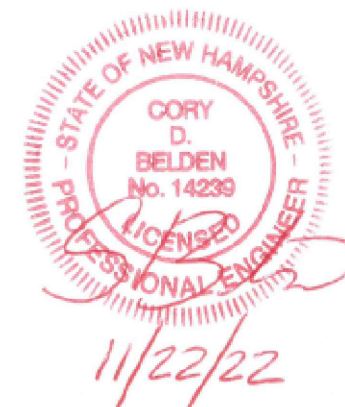
### 5 TEMPORARY DIVERSION SWALE NOT TO SCALE



#### NOTES:

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
  - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
  - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
  - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
  - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
  - e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
  - f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
8. FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILTFENCE.

### 9 ORGANIC FILTER BERM NOT TO SCALE



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ISSUED FOR:

PLANNING BOARD

ISSUE DATE:

NOVEMBER 22, 2022

#### REVISIONS

| NO. | DESCRIPTION       | BY  | DATE     |
|-----|-------------------|-----|----------|
| 0   | INITIAL SUBMITTAL | CDB | 05/05/22 |
| 1   | TRC COMMENTS      | CDB | 10/05/22 |
| 2   | PB SUBMITTAL      | CDB | 11/22/22 |

DRAWN BY:

CDB

APPROVED BY:

EDW

DRAWING FILE:

4952-DETAILS.dwg

SCALE:

24"x36" N.T.S.  
12"x18" N.T.S.

OWNER:

7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:

SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT:

7 WEST  
COMMERCIAL  
DEVELOPMENT

(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

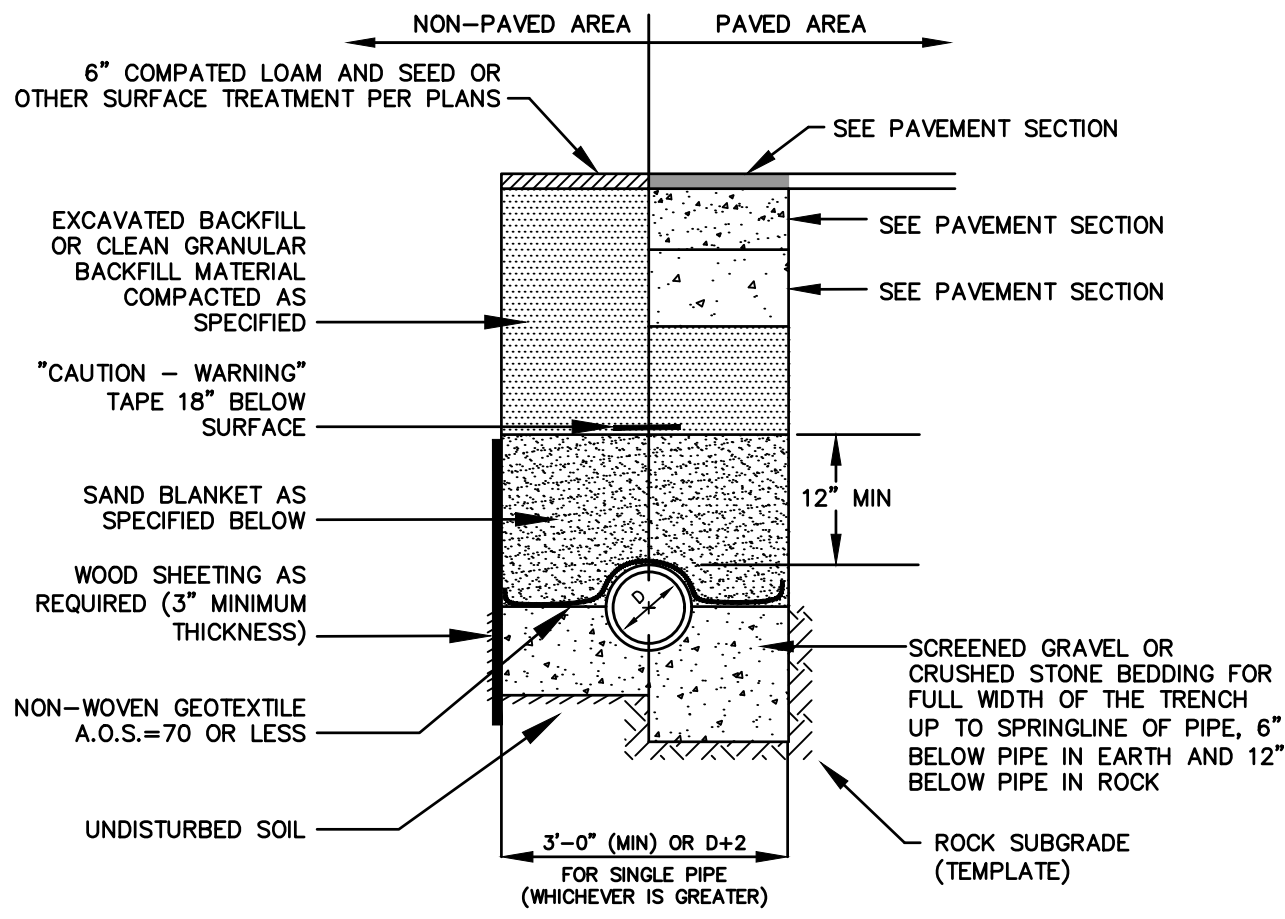
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DETAILS

SHEET NUMBER:

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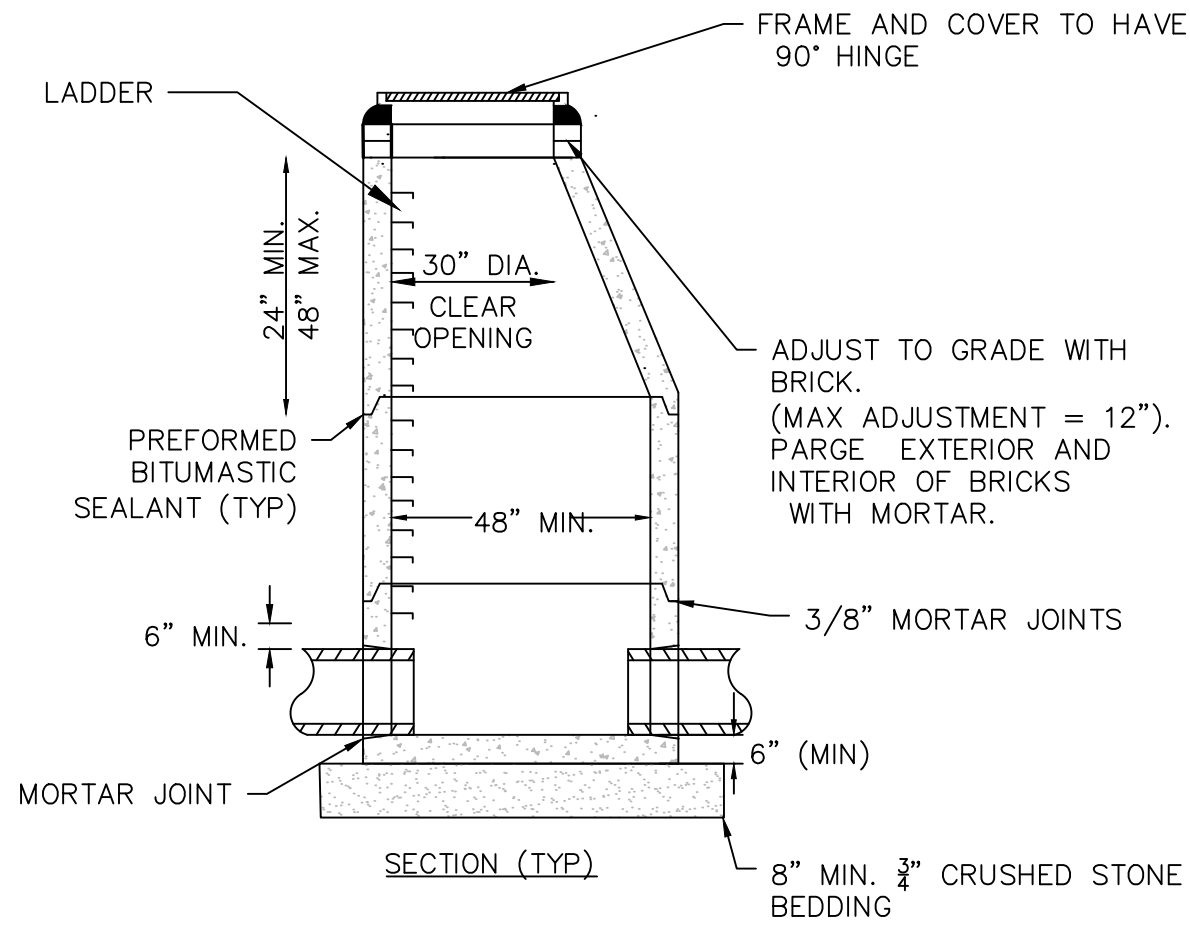


- NOTES
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
  - INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
  - MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

| SAND BLANKET/BARRIER |                   | SCREENED GRAVEL OR CRUSHED STONE BEDDING* |                     |
|----------------------|-------------------|-------------------------------------------|---------------------|
| SIEVE SIZE           | % FINER BY WEIGHT | SIEVE SIZE                                | % PASSING BY WEIGHT |
| 1/2"                 | 90 - 100          | 1"                                        | 100                 |
| 200                  | 0 - 15            | 3/4"                                      | 90 - 100            |
|                      |                   | 3/8"                                      | 20 - 55             |
|                      |                   | # 4                                       | 0 - 10              |
|                      |                   | # 8                                       | 0 - 5               |

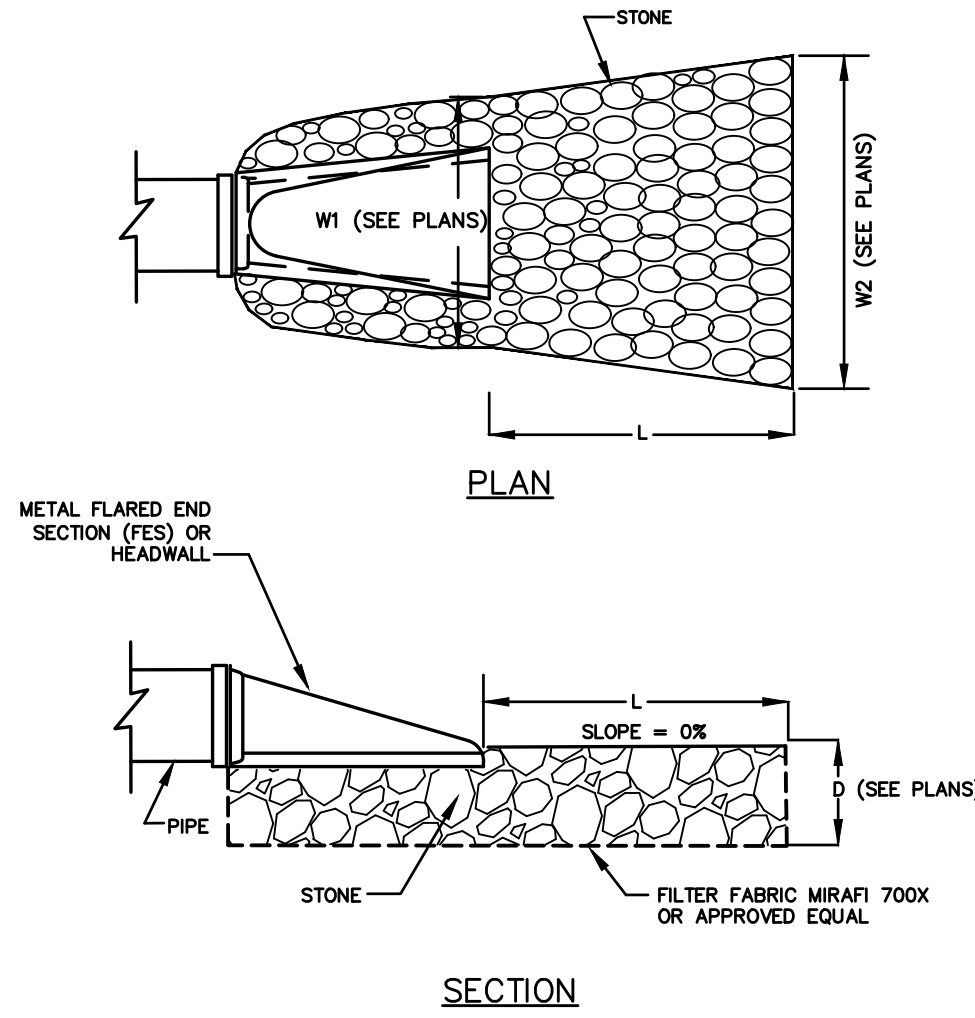
\* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

1 DRAINAGE TRENCH NOT TO SCALE



- NOTES
- CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION
  - ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 psi)
  - CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL
  - THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
  - RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH
  - ALL MANHOLE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING
  - USE H-20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4 FT OF GRADE
  - CITY OF DOVER INSTALLS STEPS IN DRAIN MANHOLES

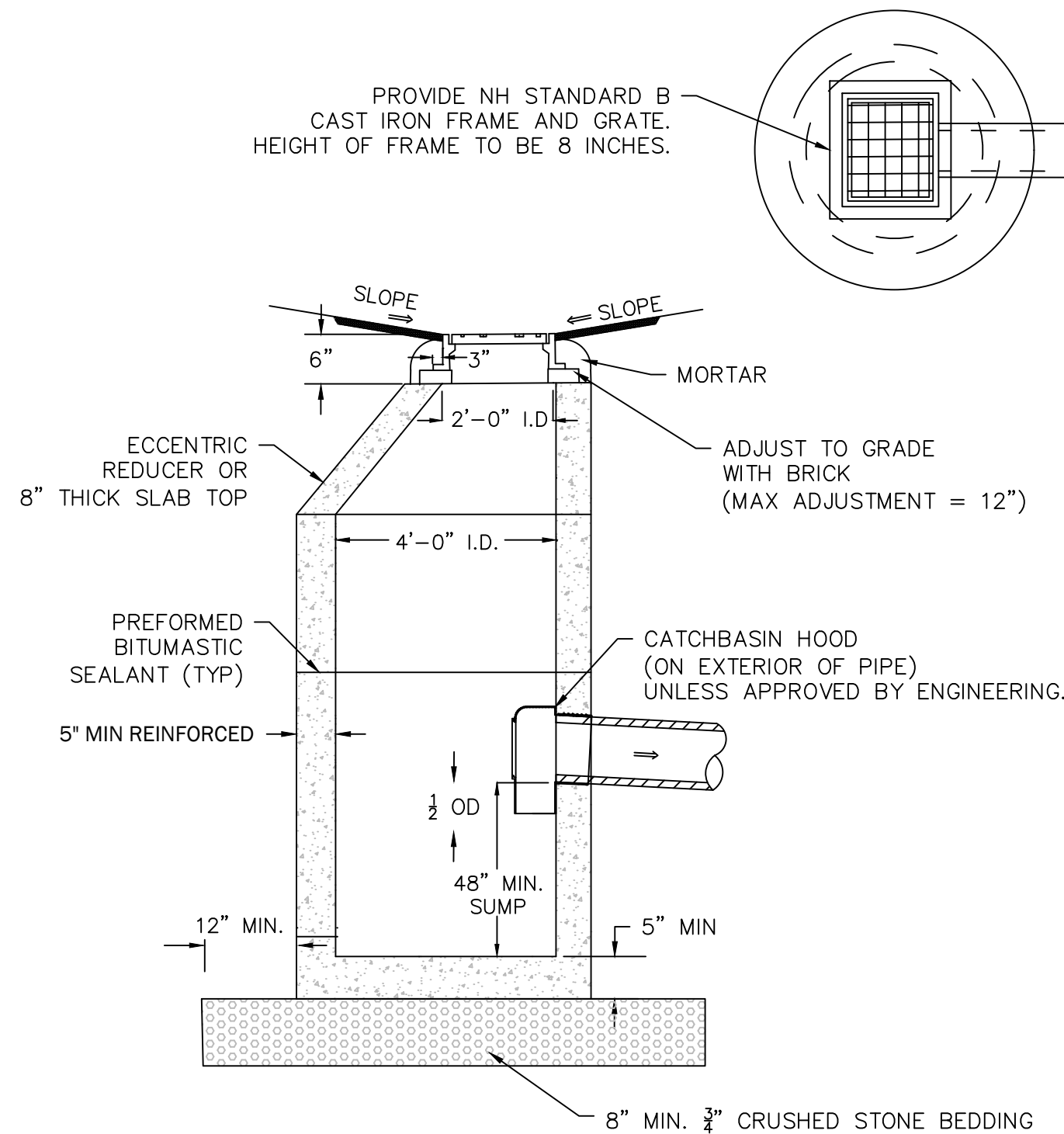
2 DRAIN MANHOLE DETAIL NOT TO SCALE



- MAINTENANCE
- THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

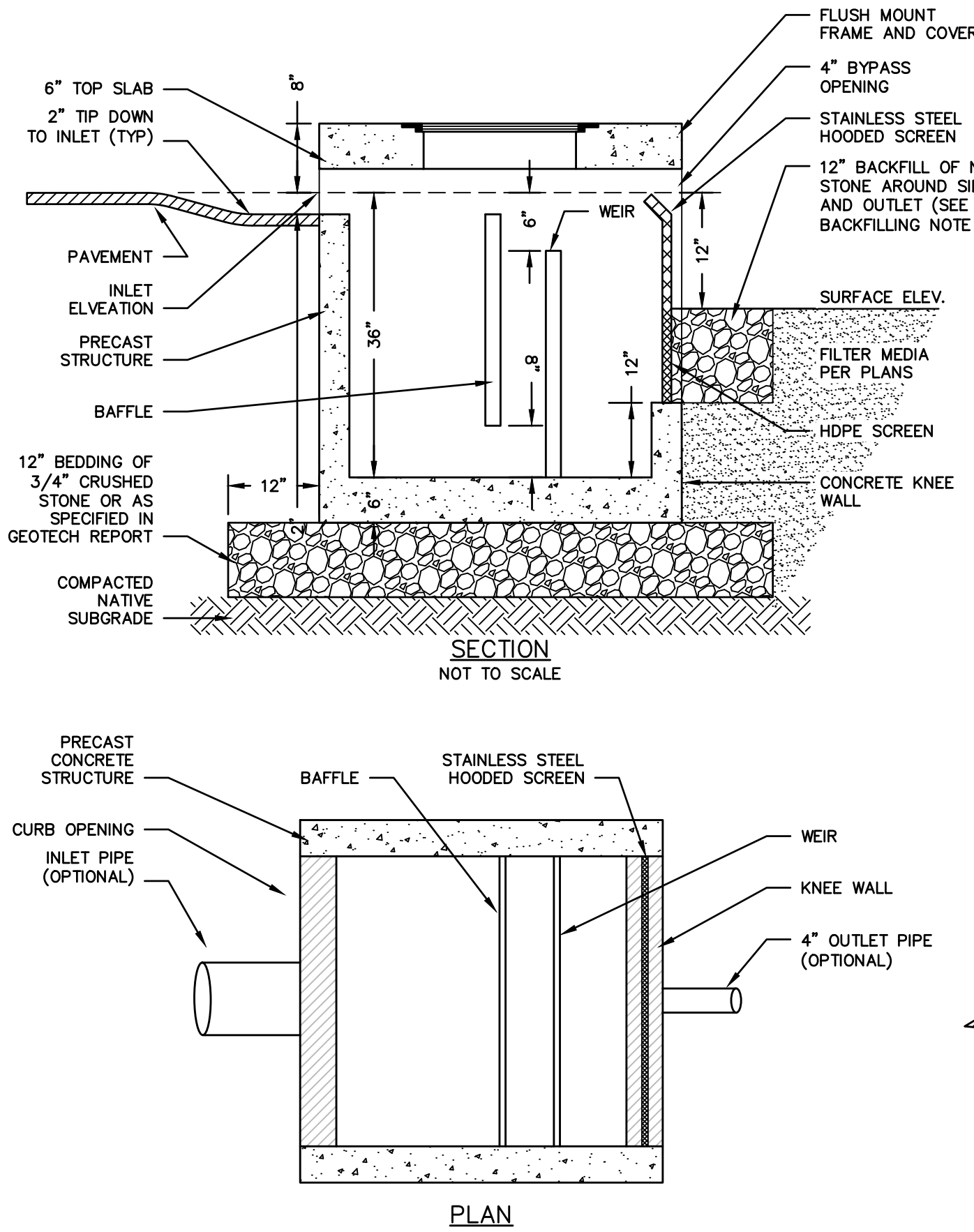
- CONSTRUCTION SPECIFICATIONS
- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS
  - THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION
  - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES
  - STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES

3 RIPRAP OUTLET PROTECTION NOT TO SCALE

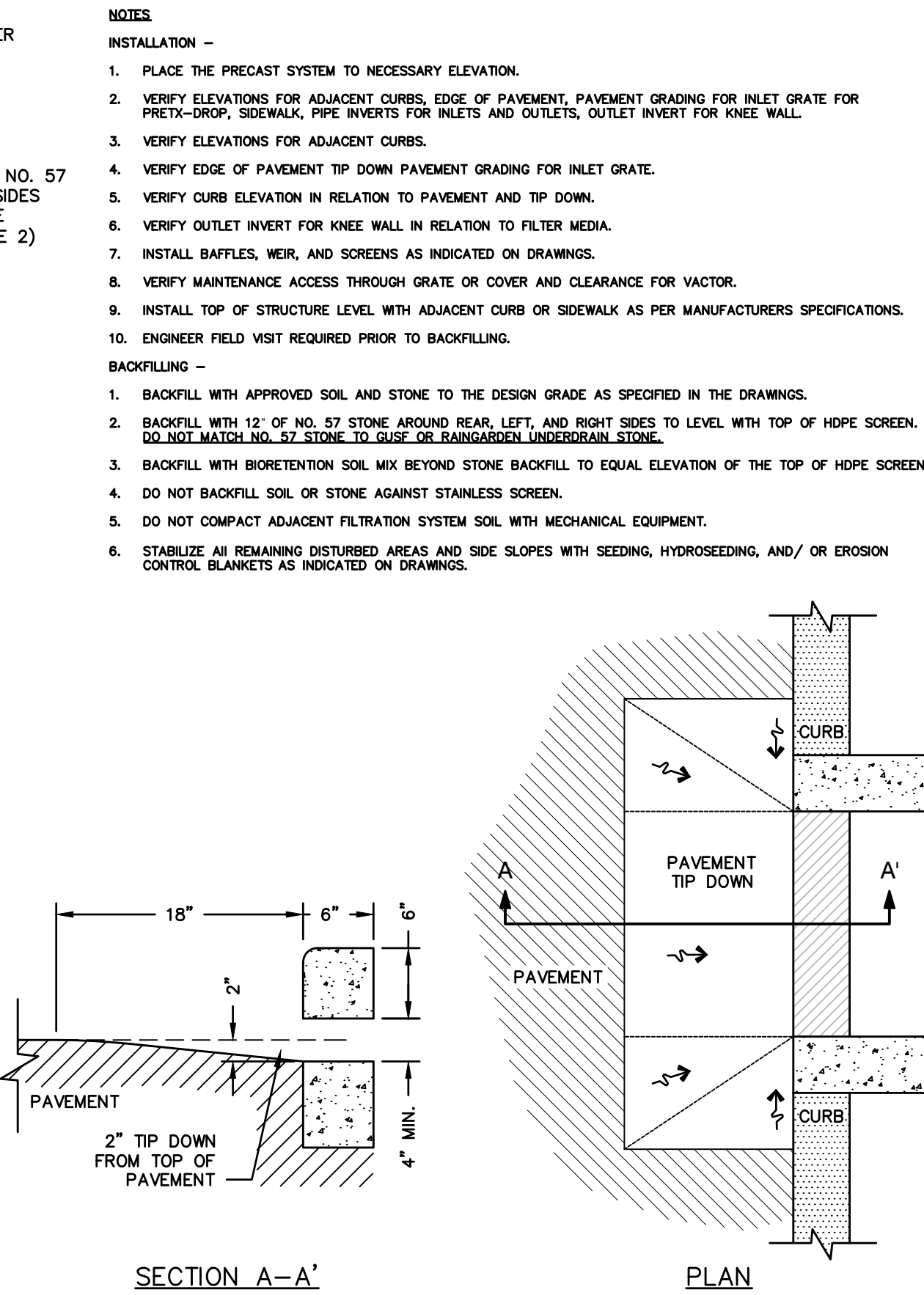


- NOTES
- ENTIRE STRUCTURE SHALL BE H-20 LOAD RATED. PROVIDE MANUFACTURER REINFORCEMENT DETAILS TO THE CITY ENGINEER UPON REQUEST.
  - ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI)
  - CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL
  - THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
  - RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH
  - THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING
  - USE H2O LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4' OF FINISH GRADE
  - FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER

4 CATCH BASIN NOT TO SCALE



5 PRETEX CURB INLET PRETREATMENT DEVICE NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS
- CONSTRUCT PLUNGE POOL TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN
  - THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS
  - EROSION STONE USED FOR THE PLUNGE POOL SHALL MEET THE FOLLOWING GRADATION
  - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES
  - THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES

6 PLUNGE POOL DETAIL NOT TO SCALE



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| 0   | INITIAL SUBMITTAL | CDB | 05/05/22 |
| 1   | TRC COMMENTS      | CDB | 10/05/22 |
| 2   | PB SUBMITTAL      | CDB | 11/22/22 |

DRAWN BY: CDB  
APPROVED BY: EDW  
DRAWING FILE: 4952-DETAILS.dwg

SCALE: 24"x36" N.T.S.  
12"x18" N.T.S.

OWNER: 7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT: SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT: 7 WEST  
COMMERCIAL  
DEVELOPMENT

(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

TITLE:

DETAILS

SHEET NUMBER:

15 (D-3)





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ISSUE DATE:

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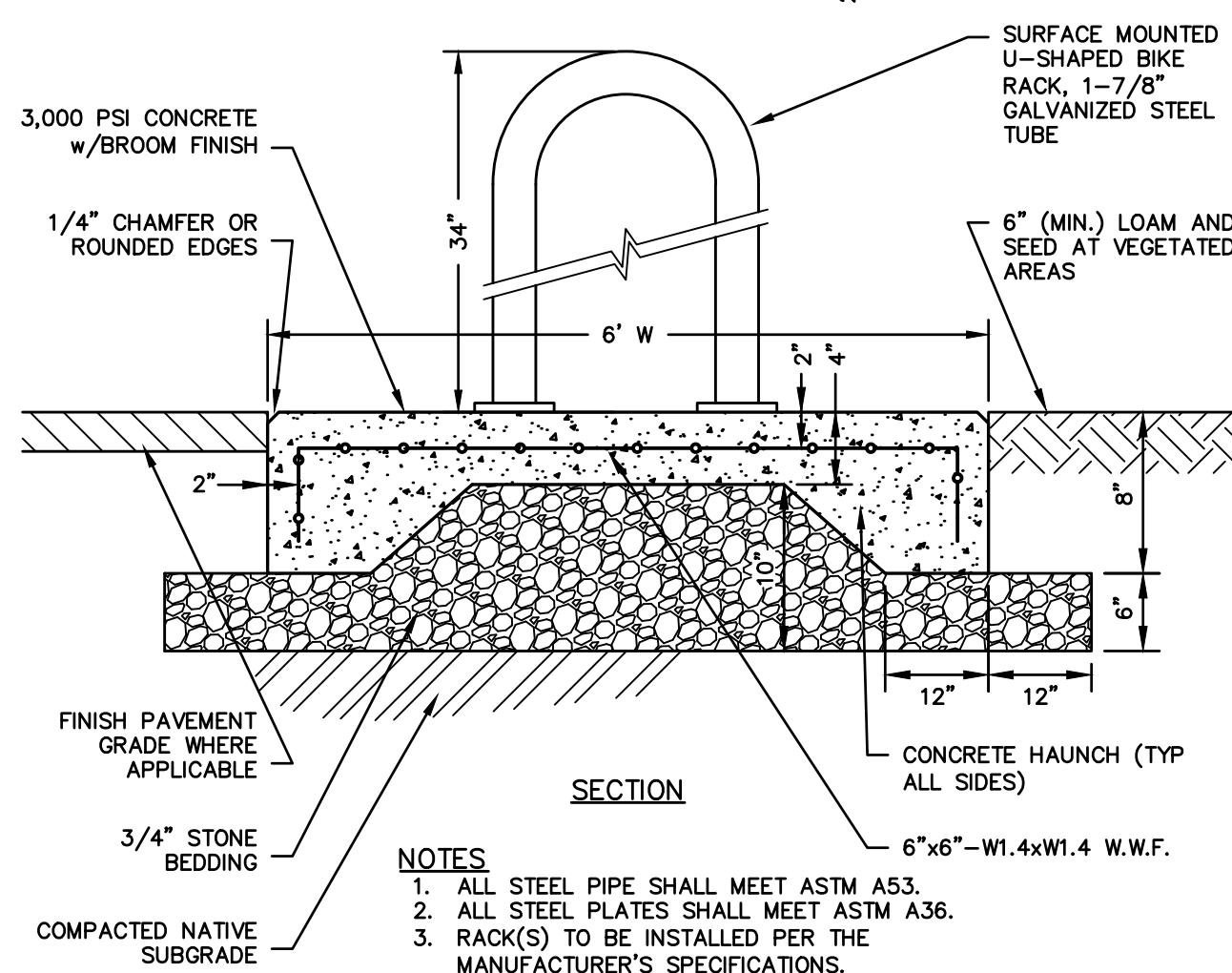
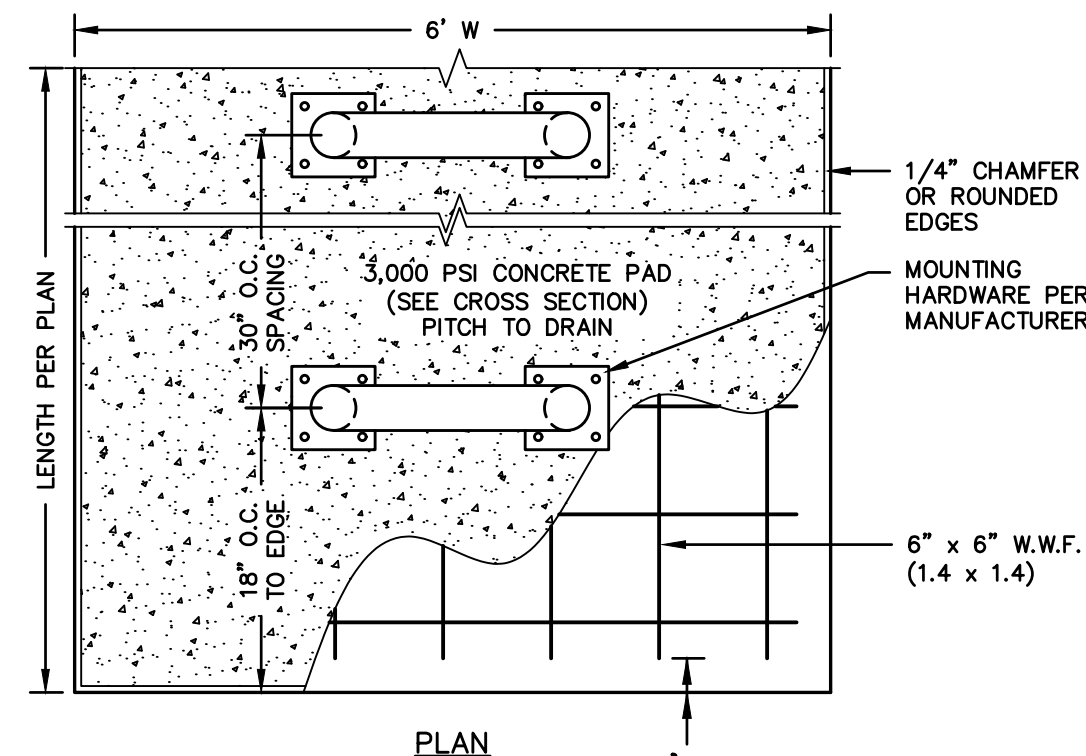
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TAX MAP H, LOT 11  
DOVER, NH

TITLE:

DETAILS

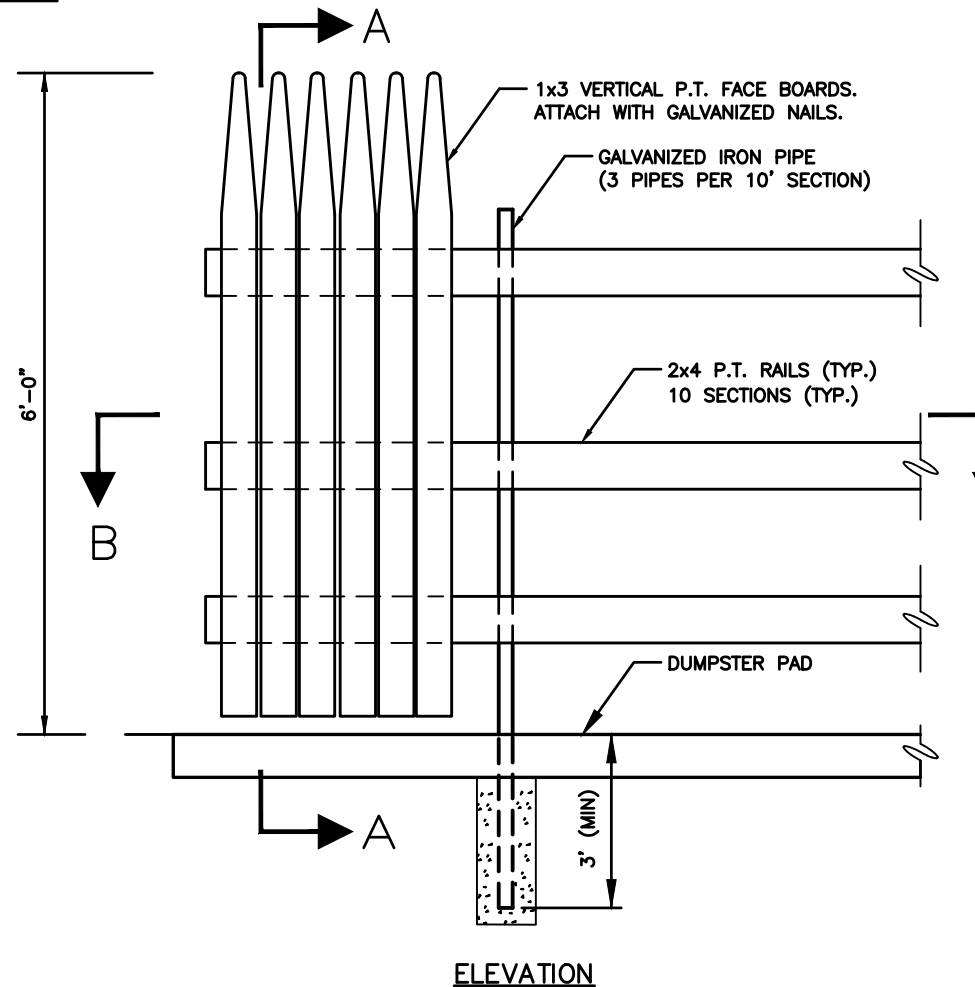
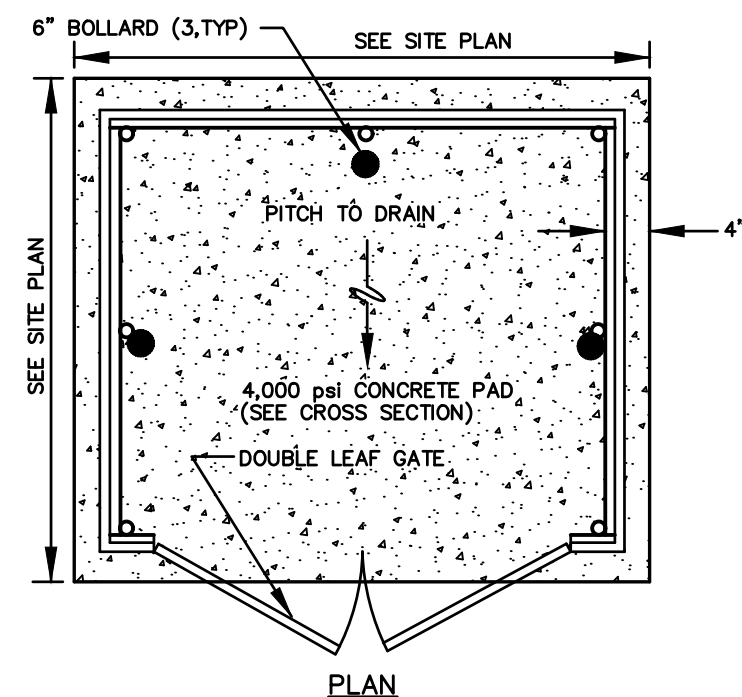
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16 (D-4)

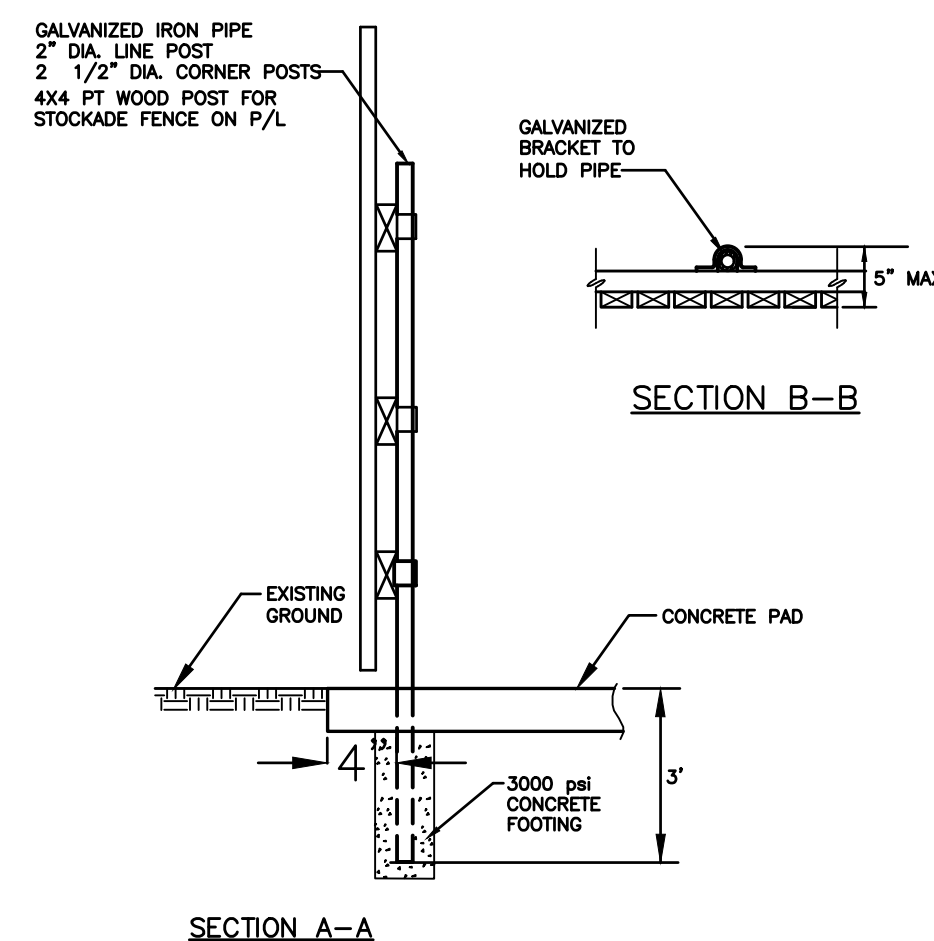
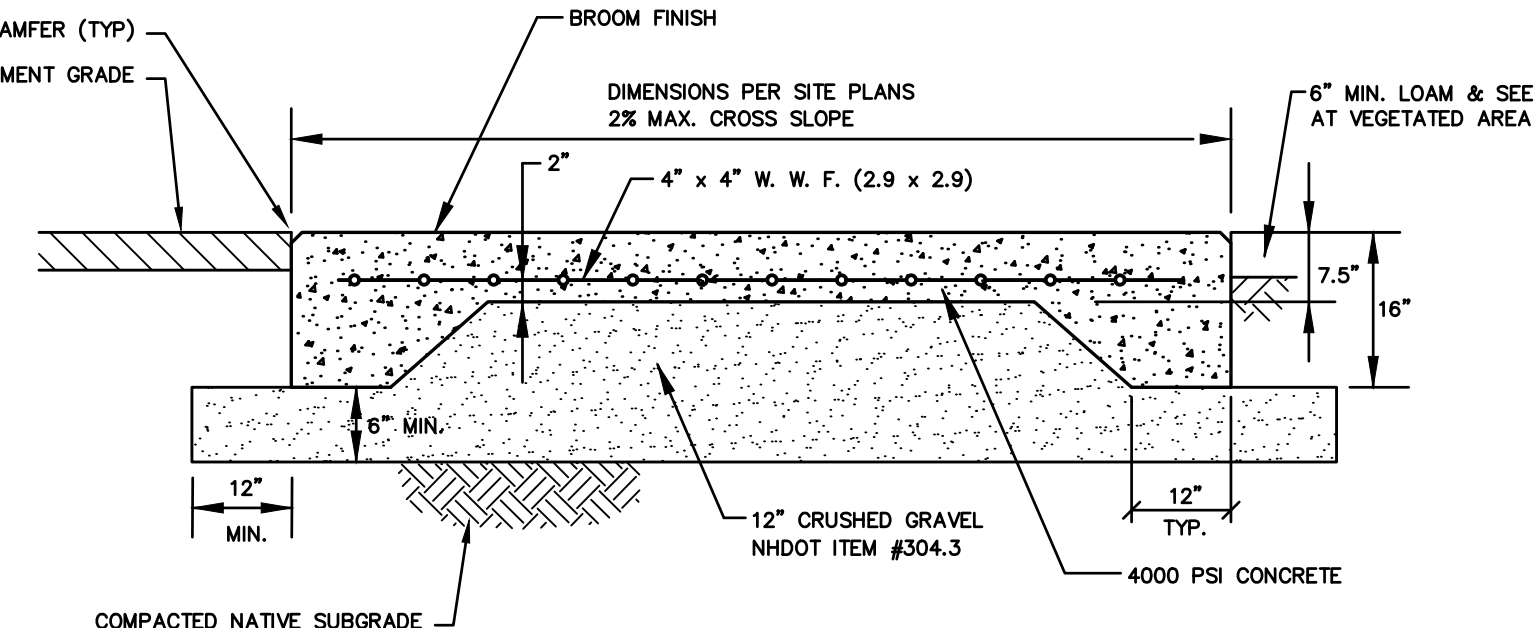


- NOTES
1. ALL STEEL PIPE SHALL MEET ASTM A53.
  2. ALL STEEL PLATES SHALL MEET ASTM A36.
  3. RACK(S) TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

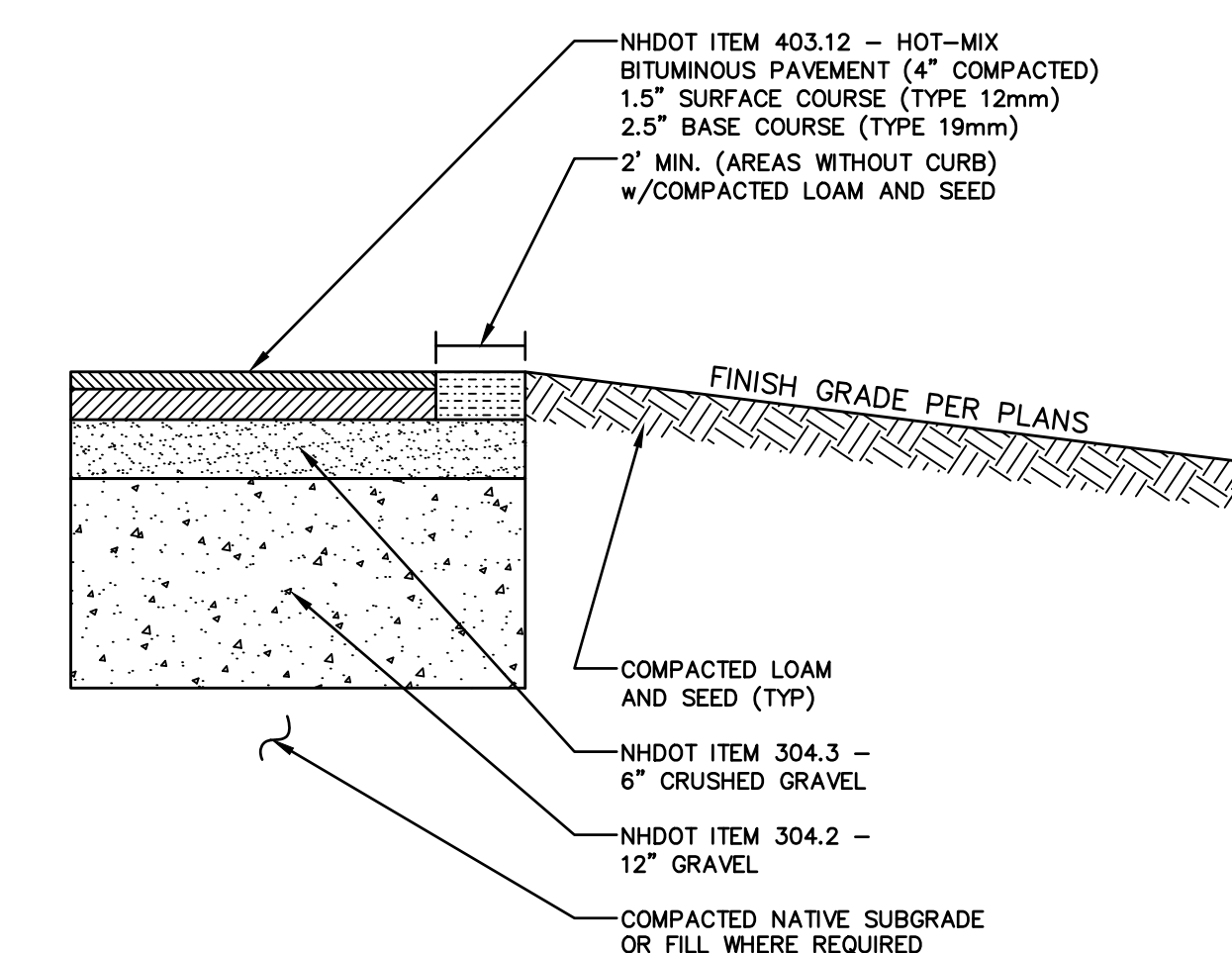
1 BICYCLE RACK AND PAD NOT TO SCALE  
D-4



2 DUMPSTER PAD AND ENCLOSURE DETAIL  
D-4



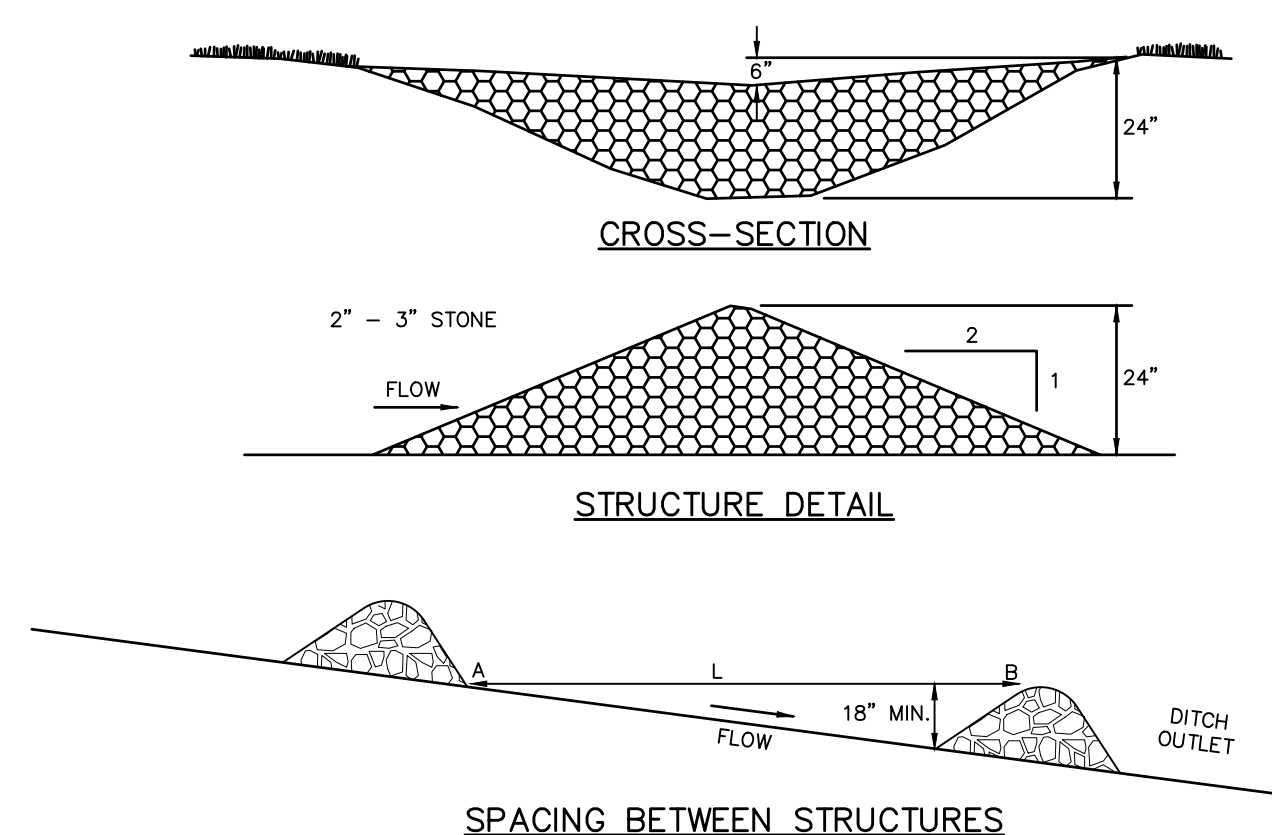
NOT TO SCALE



NOTES

1. PROJECT GEOTECHNICAL REPORT MAY REQUIRE A DIFFERENT PAVEMENT CROSS SECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FOLLOWING ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE REPORT AND CIVIL PLANS DIFFER, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. ALL EXISTING FILL, BURIED ORGANIC MATTER, CLAY, LOAM, MUCK, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES TO DEPTHS RECOMMENDED IN GEOTECHNICAL REPORT.
3. SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES WITH A 10-TON VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
4. FILL BELOW PAVEMENT GRADES SHALL BE GRANULAR BORROW COMPACTED PER DOT REQUIREMENTS.
5. SITEWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS.
6. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.
7. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 95 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557.

3 SITE PAVEMENT CROSS SECTION NOT TO SCALE  
D-4 (VERIFY WITH GEOTECHNICAL RECOMMENDATIONS)



SPACING BETWEEN STRUCTURES

1. L = DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION
2. CHECK DAM SHALL BE CONSTRUCTED OF 2\"/>

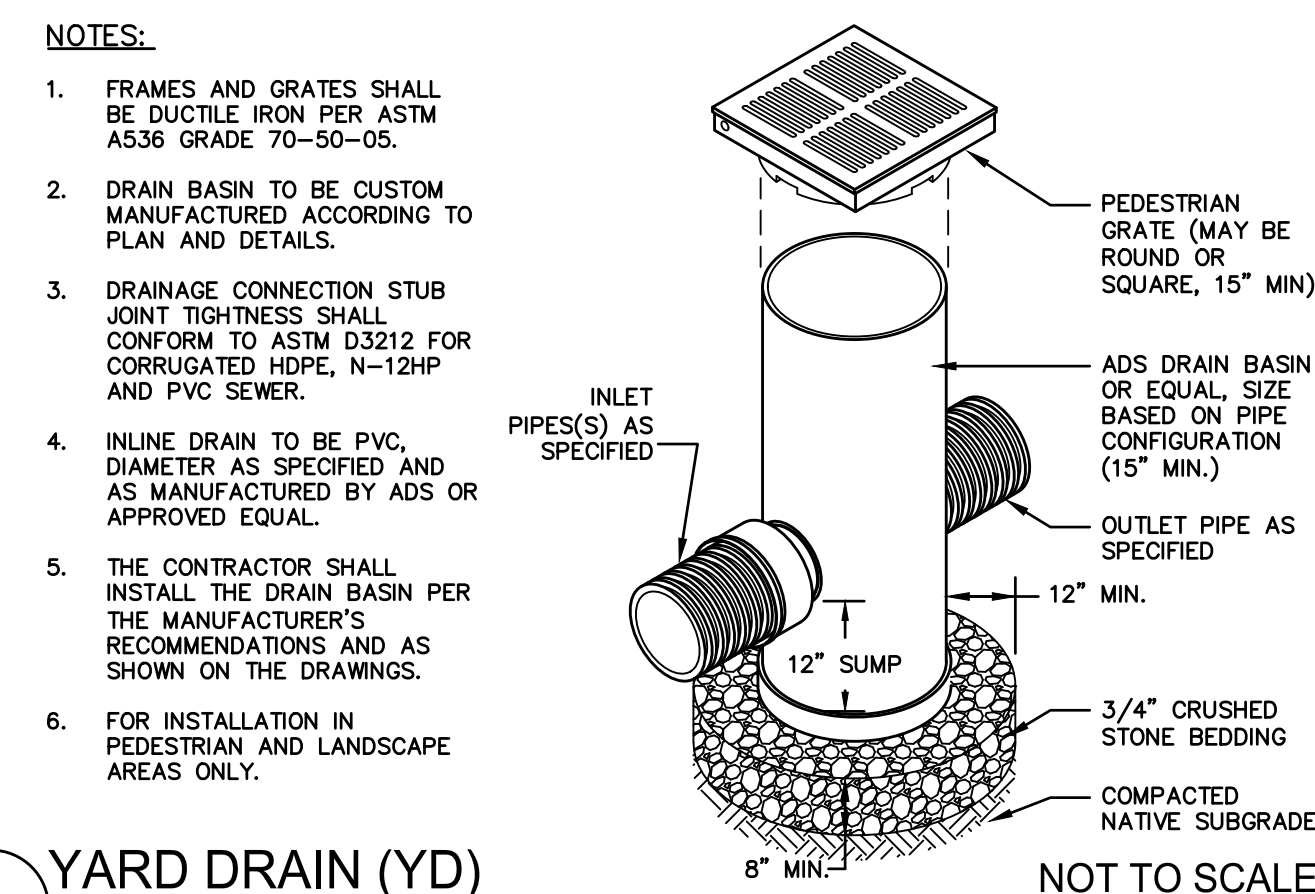
#### MAINTENANCE

TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED STORMS. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED, AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

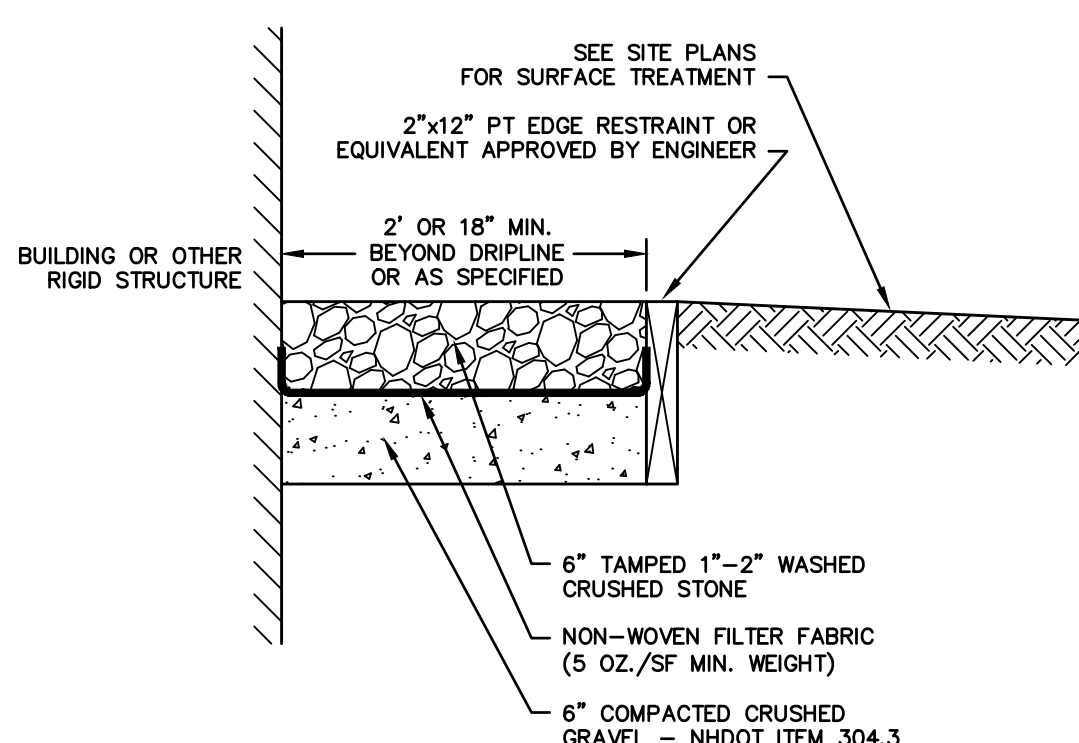
#### CONSTRUCTION SPECIFICATIONS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
4. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

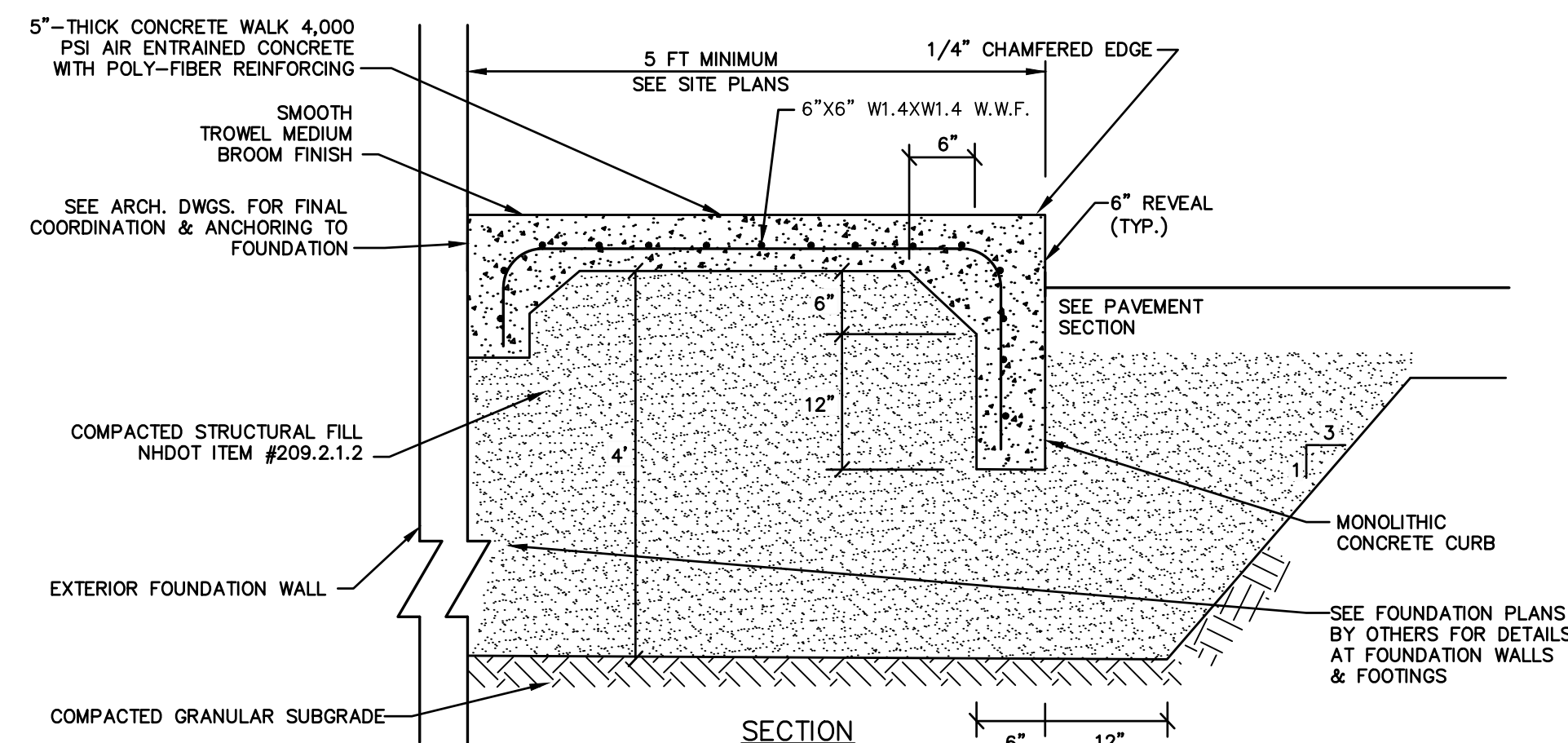
5 STONE CHECK DAM NOT TO SCALE  
D-4



4 YARD DRAIN (YD)  
D-4



6 STONE DRIP EDGE NOT TO SCALE  
D-4

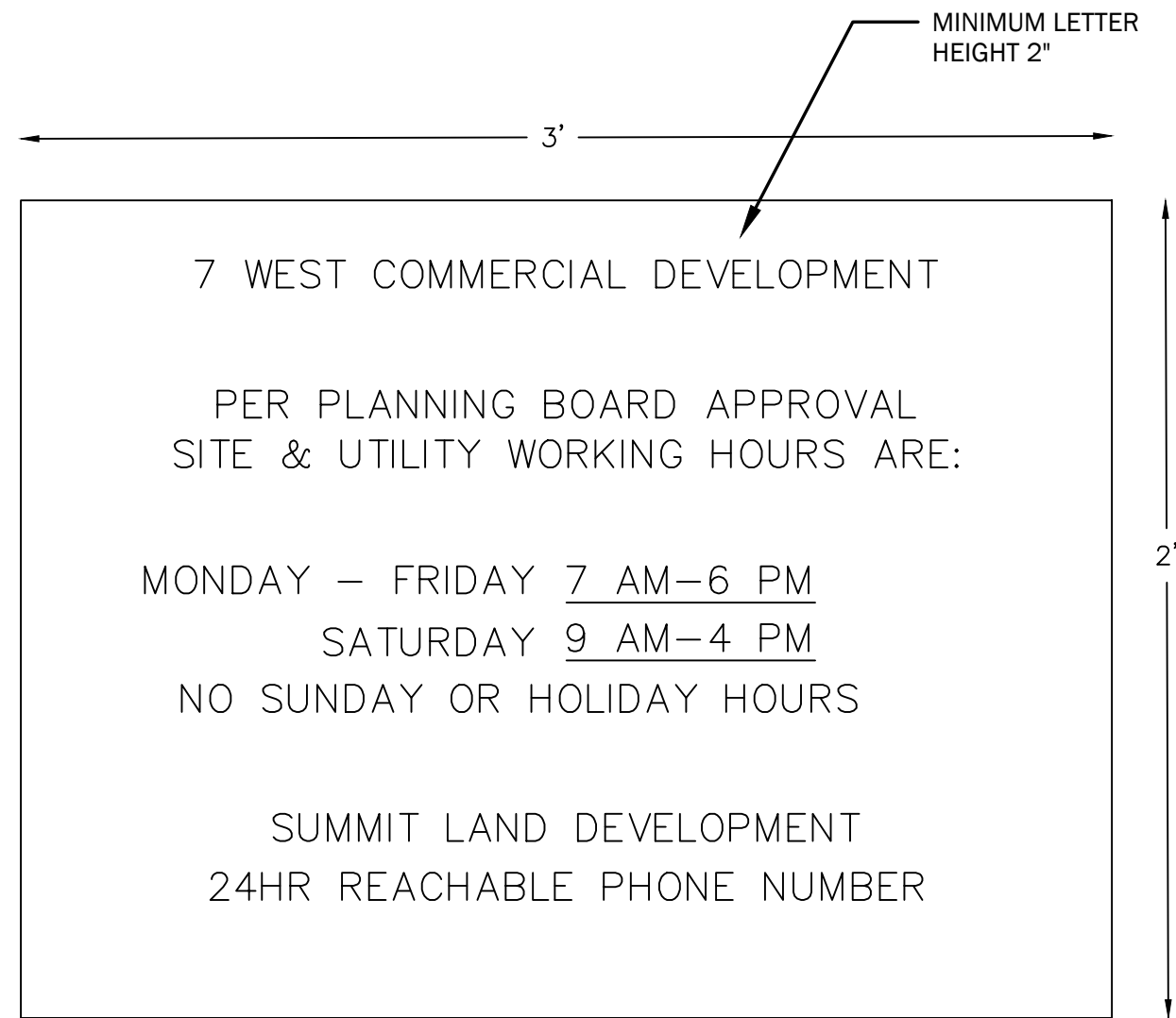


7 CONCRETE SLAB (SIDEWALKS) DETAILS @ BLDG. ENTRANCE NOT TO SCALE  
D-4





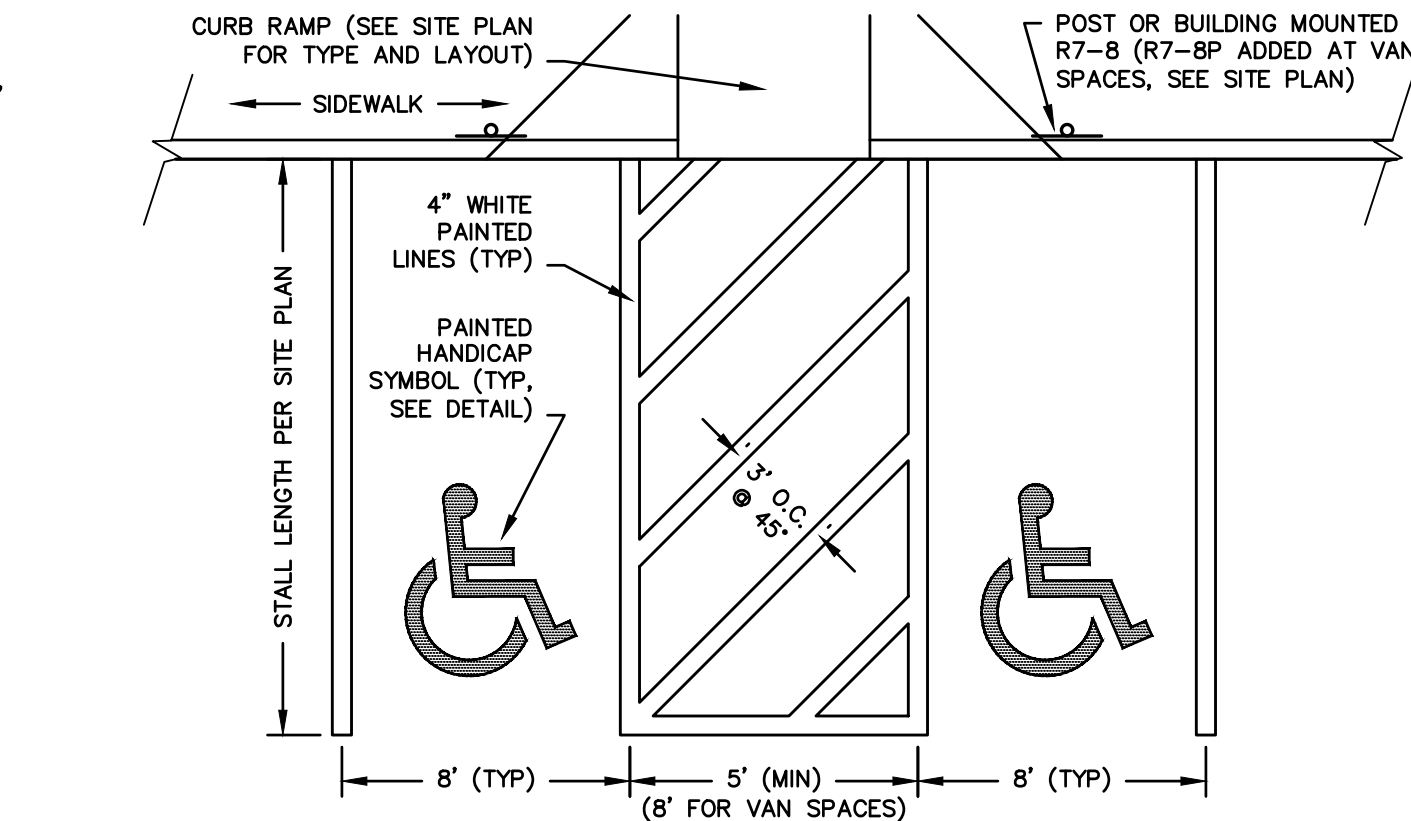




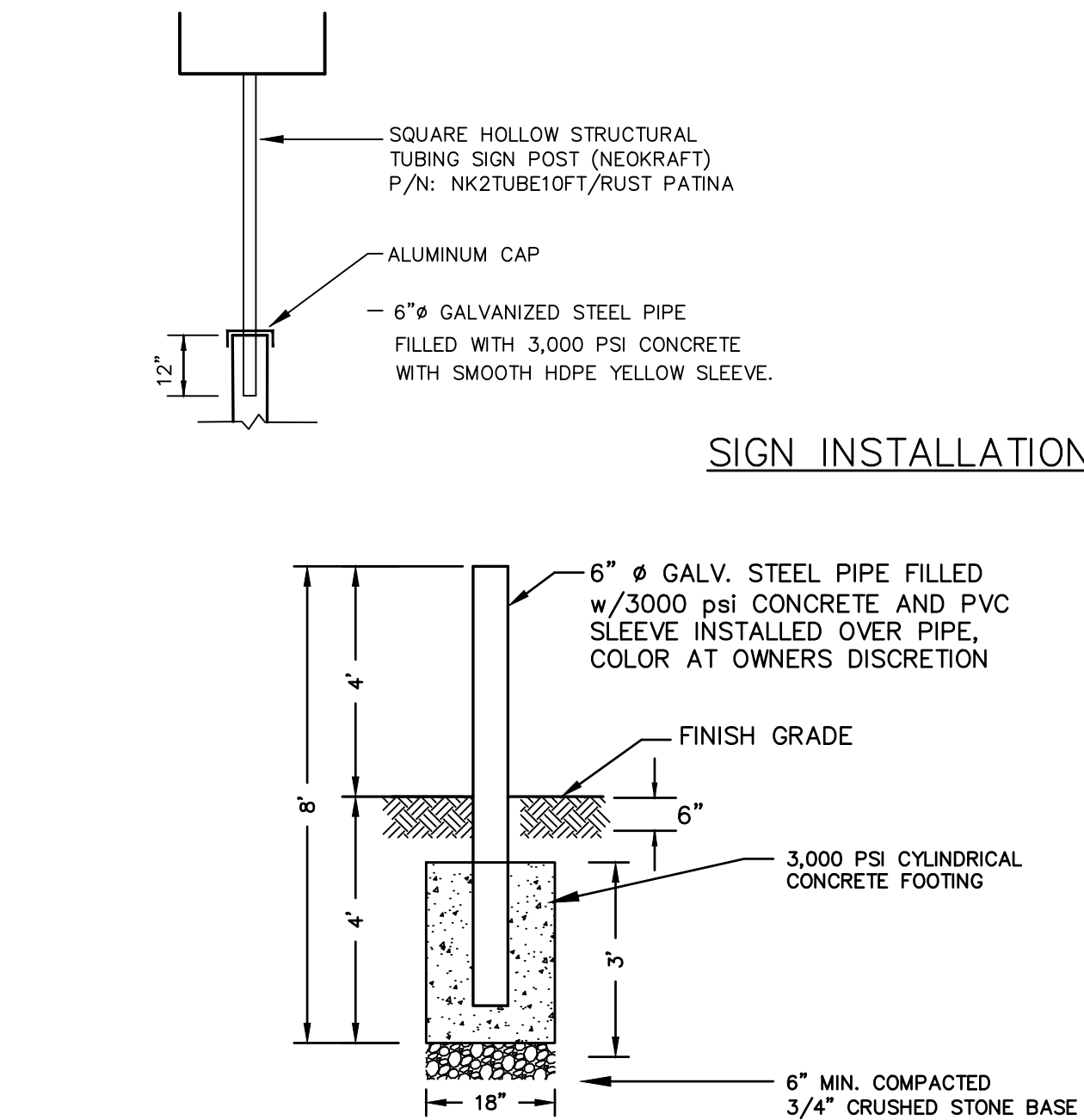
NOTES:

- SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
- SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND

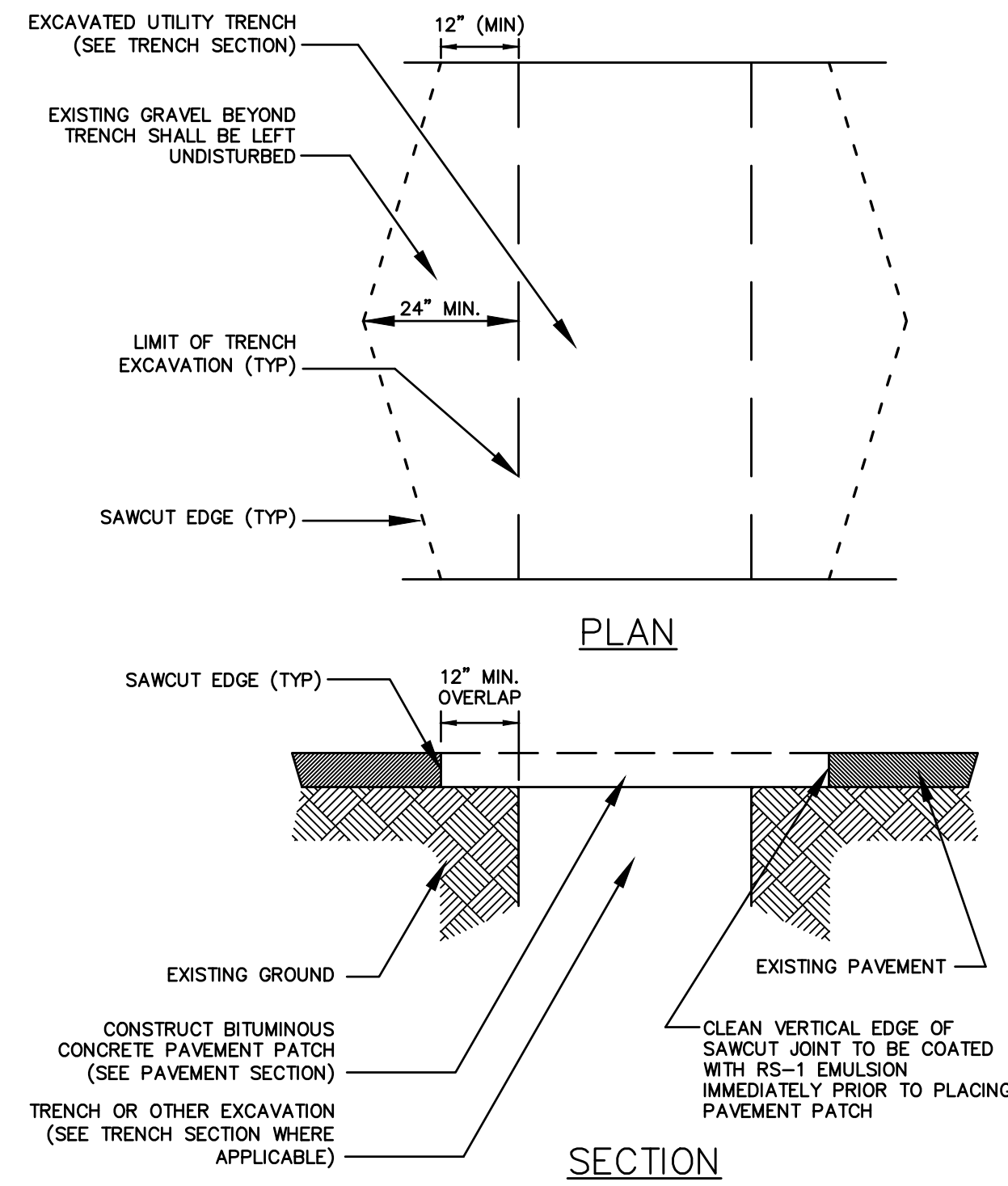
1 CONSTRUCTION SIGN NOT TO SCALE  
D-6



2 ADA ACCESSIBLE PARKING STALL NOT TO SCALE  
D-6



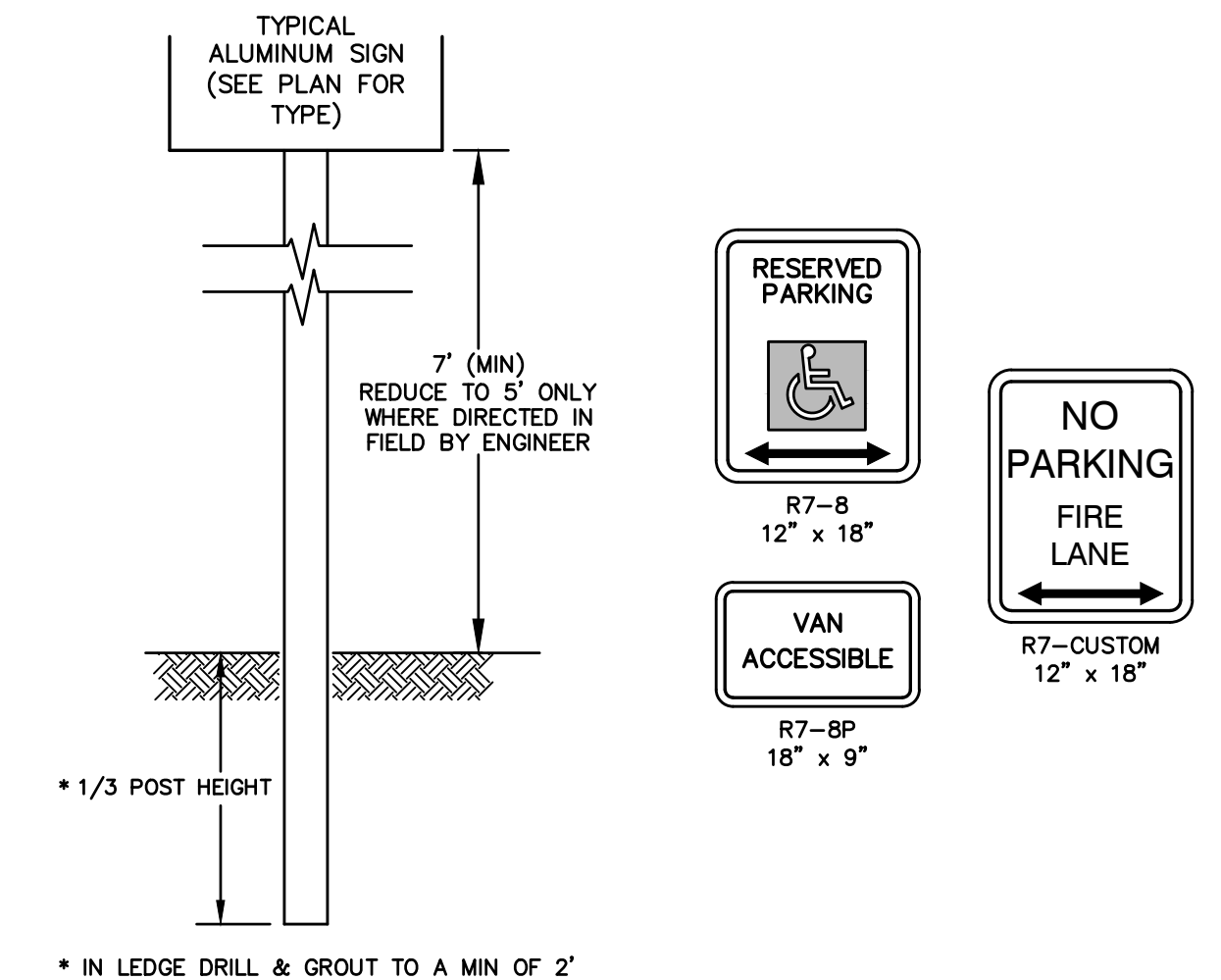
3 BOLLARD NOT TO SCALE  
D-6



NOTES:

- MACHINE CUT EXISTING PAVEMENT.
- ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
- DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

4 TYPICAL TRENCH PATCH NOT TO SCALE  
D-6



LENGTH: AS REQUIRED

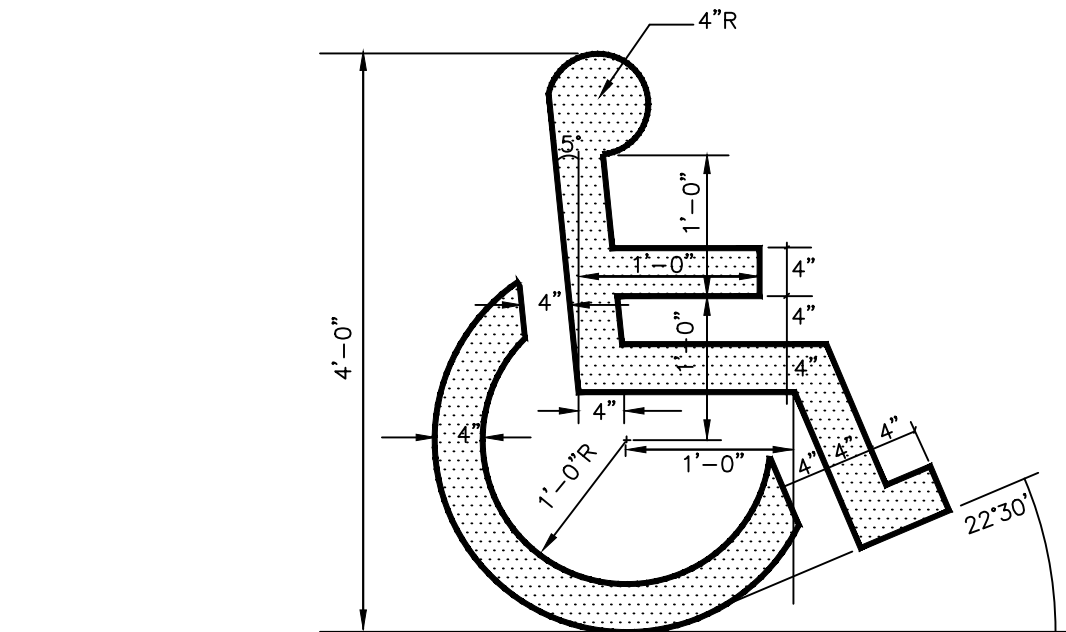
WEIGHT PER LINEAR FOOT: 1.50 LBS (MIN.)

STEEL: 2-3/8" 16 GAUGE RUST-RESISTANT GALVANIZED TUBULAR STEEL, 0.065" MIN. WALL THICKNESS

NOTES:

- ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

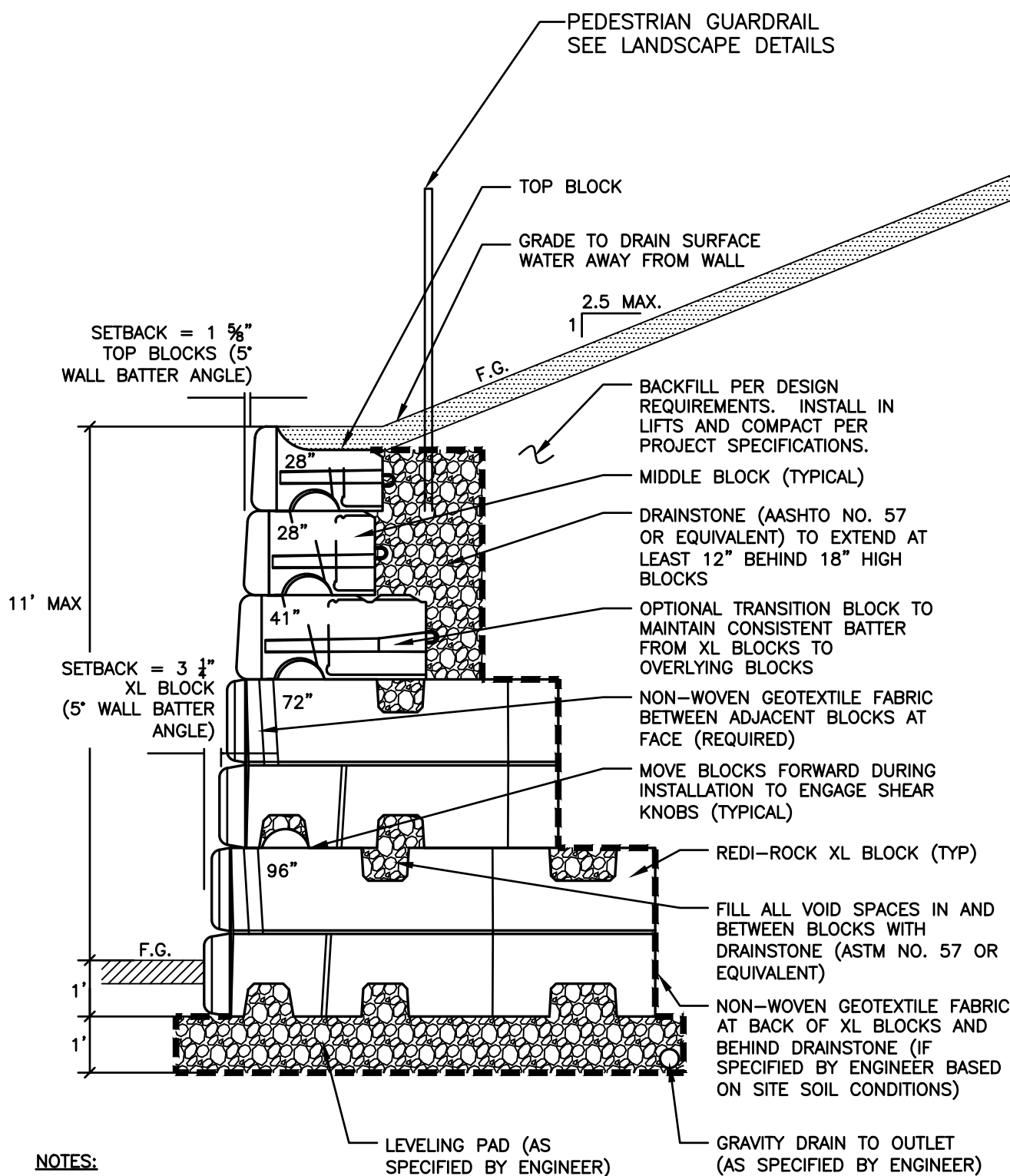
5 SIGN DETAILS NOT TO SCALE  
D-6



NOTES:

- SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND AND WHITE BORDER OPTIONAL).

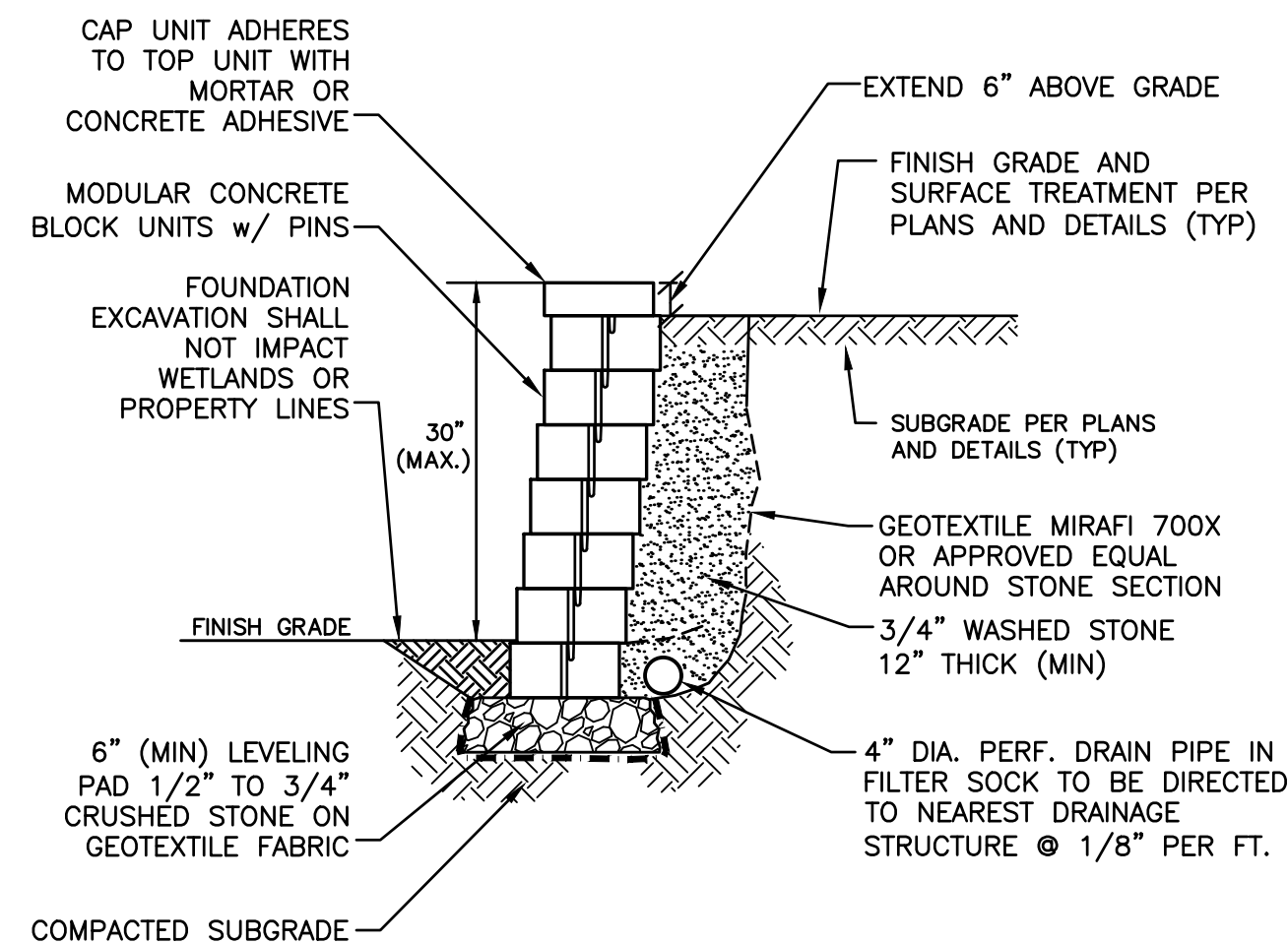
6 PAINTED HANDICAP SYMBOL NOT TO SCALE  
D-6



NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TEMPORARY SHORING, SHEETING AND/OR BRACING OF EXCAVATION WALLS AGAINST PROPERTY LINES OR OTHER AREAS THAT ARE NOT TO BE UNDERMINED.
- WALL SHALL BE REDI-ROCK OR APPROVED EQUAL.
- NO RETAINING WALL ELEMENTS SHALL EXTEND BEYOND THE LIMITS OF THE PROPERTY.
- THIS DRAWING IS FOR REFERENCE ONLY. FINAL PROJECT DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A NH LICENSED PROFESSIONAL STRUCTURAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE. FINAL WALL DESIGN MUST ADDRESS BOTH INTERNAL AND EXTERNAL DRAINAGE AND ALL MODES OF WALL STABILITY.
- FINAL WALL DESIGN PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

7 LARGE BLOCK RETAINING WALL NOT TO SCALE  
D-6



NOTES:

- TYPICAL MODULAR BLOCK SHALL BE PRECAST CONCRETE MEASURING APPROXIMATELY 16"x12"x6". OTHER BLOCK SIZES MAY BE APPROVED BY THE ENGINEER UPON REQUEST. CAP UNITS SHALL BE PER THE STANDARDS OF THE SELECTED MANUFACTURER.
- BLOCK MANUFACTURER SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- WALL SHALL BE INSTALLED PER THE REQUIREMENTS OF THE MANUFACTURER.
- WALL HEIGHT SHALL NOT EXCEED 4' WITHOUT DESIGN DRAWINGS STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.
- LOCKING PINS MAY OR MAY NOT BE REQUIRED BASED ON THE WALL MANUFACTURER APPROVED BY THE ENGINEER.
- WALL SHALL BE EMBEDDED BELOW EXISTING GRADE THE DEPTH OF AT LEAST ONE BLOCK UNLESS OTHERWISE SPECIFIED BY THE WALL MANUFACTURER.
- WALL BATTER SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS.
- BLOCK FINISH SHALL BE AT THE DISCRETION OF THE OWNER.
- MODULAR BLOCK RETAINING WALL SHALL BE VERSA-LOK RETAINING WALL SYSTEMS (OR APPROVED EQUAL).

8 SMALL BLOCK RETAINING WALL NOT TO SCALE  
D-6



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DRAWN BY:

CDB

APPROVED BY:

EDW

DRAWING FILE:

4952-DETAILS.dwg

SCALE:

24"x36" N.T.S.  
12"x18" N.T.S.

OWNER:

7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

APPLICANT:

SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT:

7 WEST  
COMMERCIAL  
DEVELOPMENT

(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

TITLE:

DETAILS

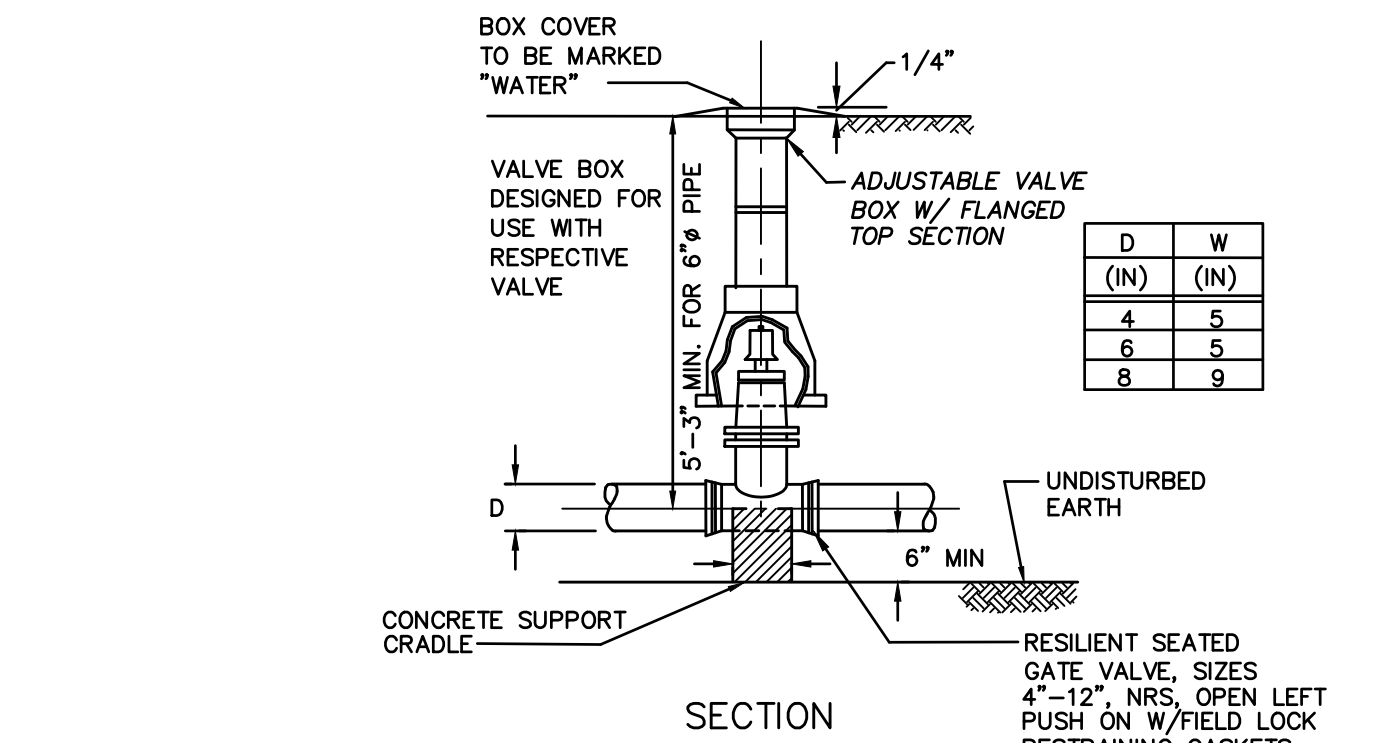
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18 (D-6)

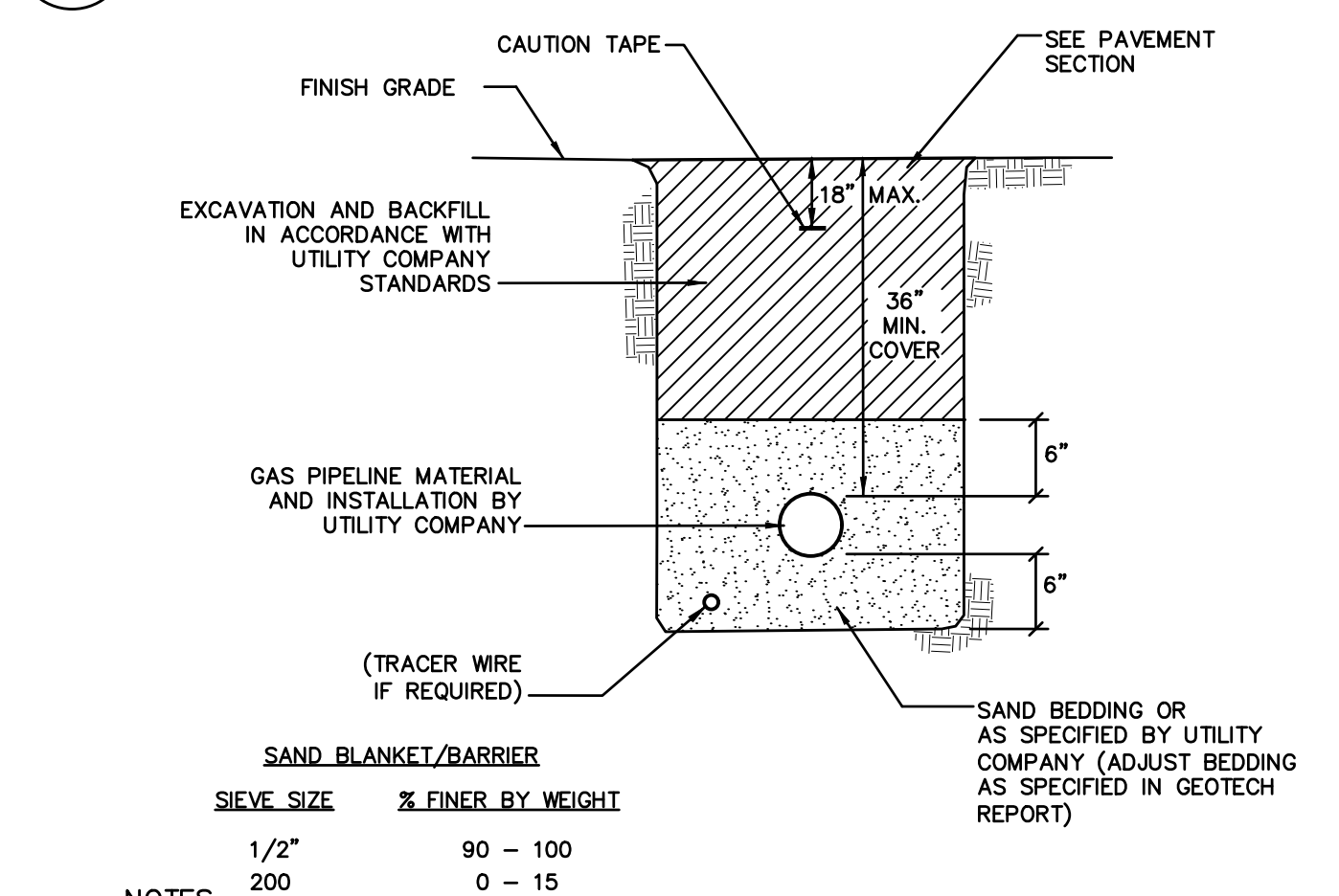






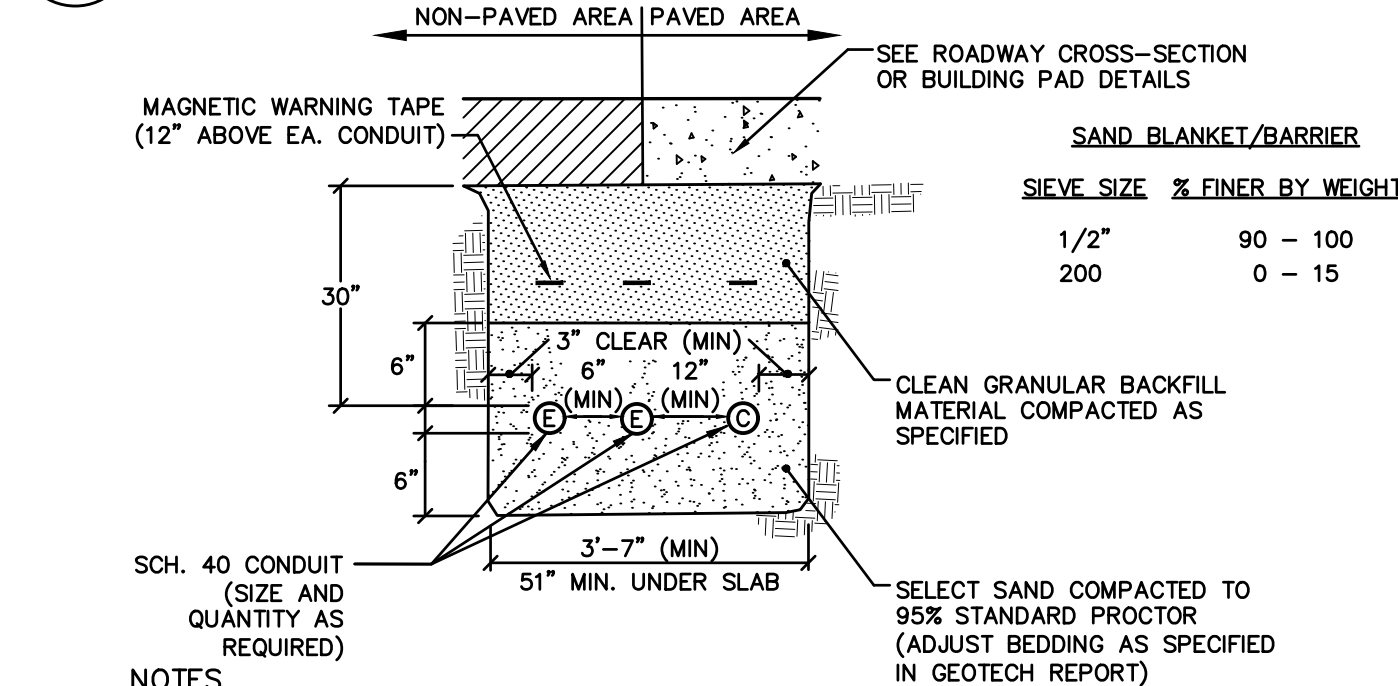


## 1 WATER VALVE NOT TO SCALE



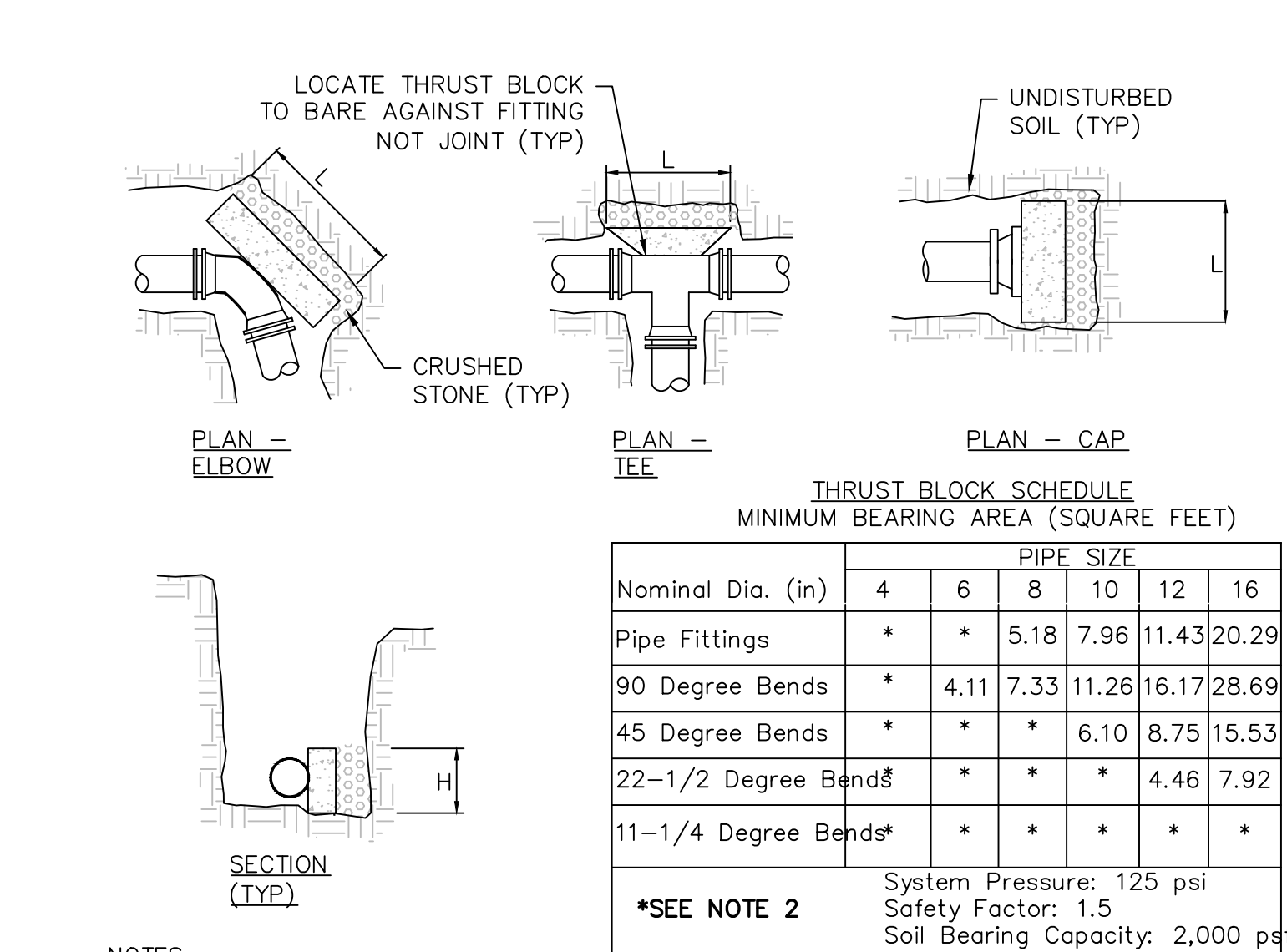
- NOTES:
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL REQUIRED FOR PIPE INSTALLATION.
  - BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

## 4 GAS TRENCH NOT TO SCALE



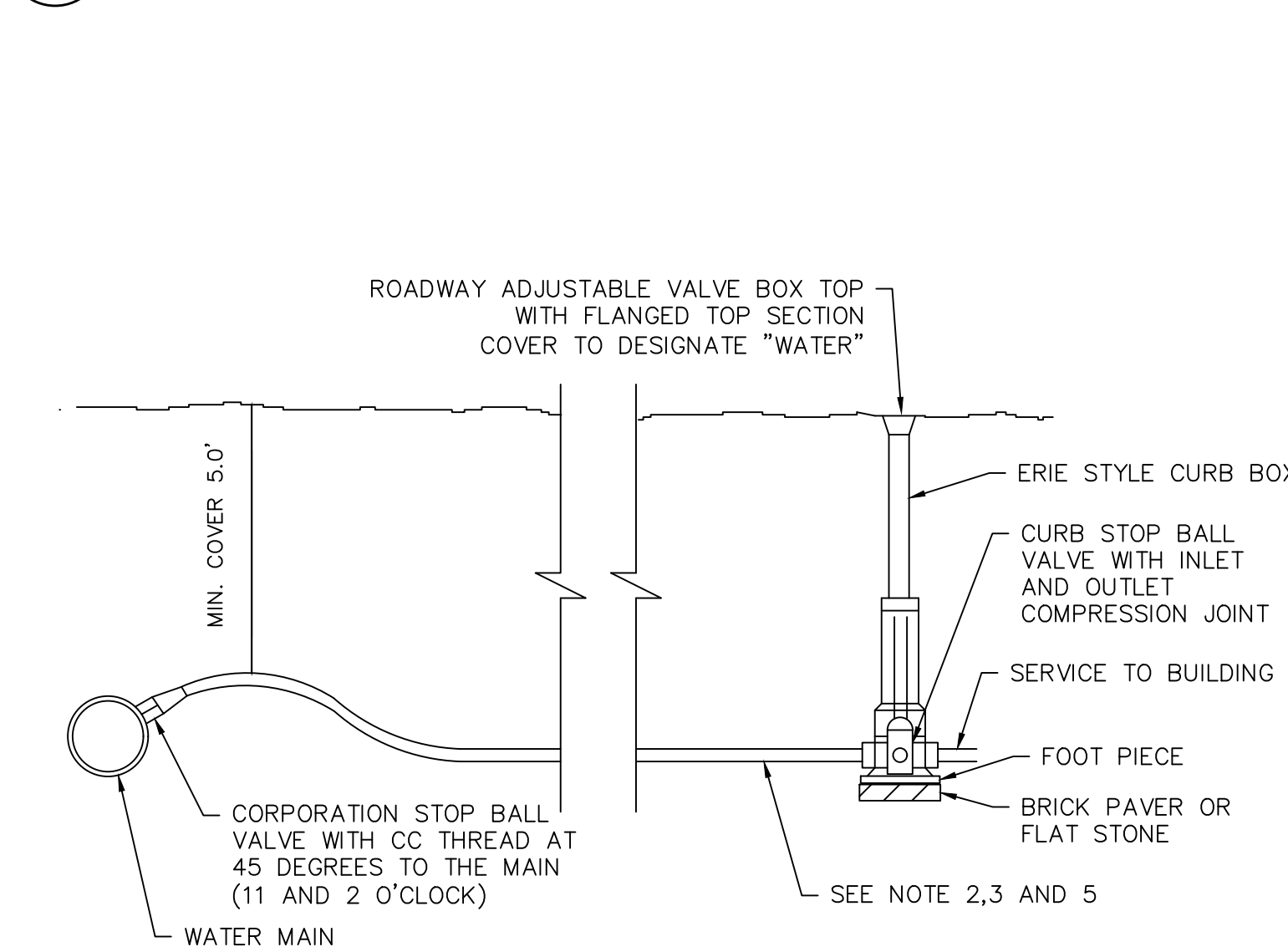
- NOTES:
- ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
  - ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
  - BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
  - A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
  - SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
  - TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
  - ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
  - ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5) FEET ALONG THE CONDUIT RUN.
  - UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
  - ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

## 5 ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE



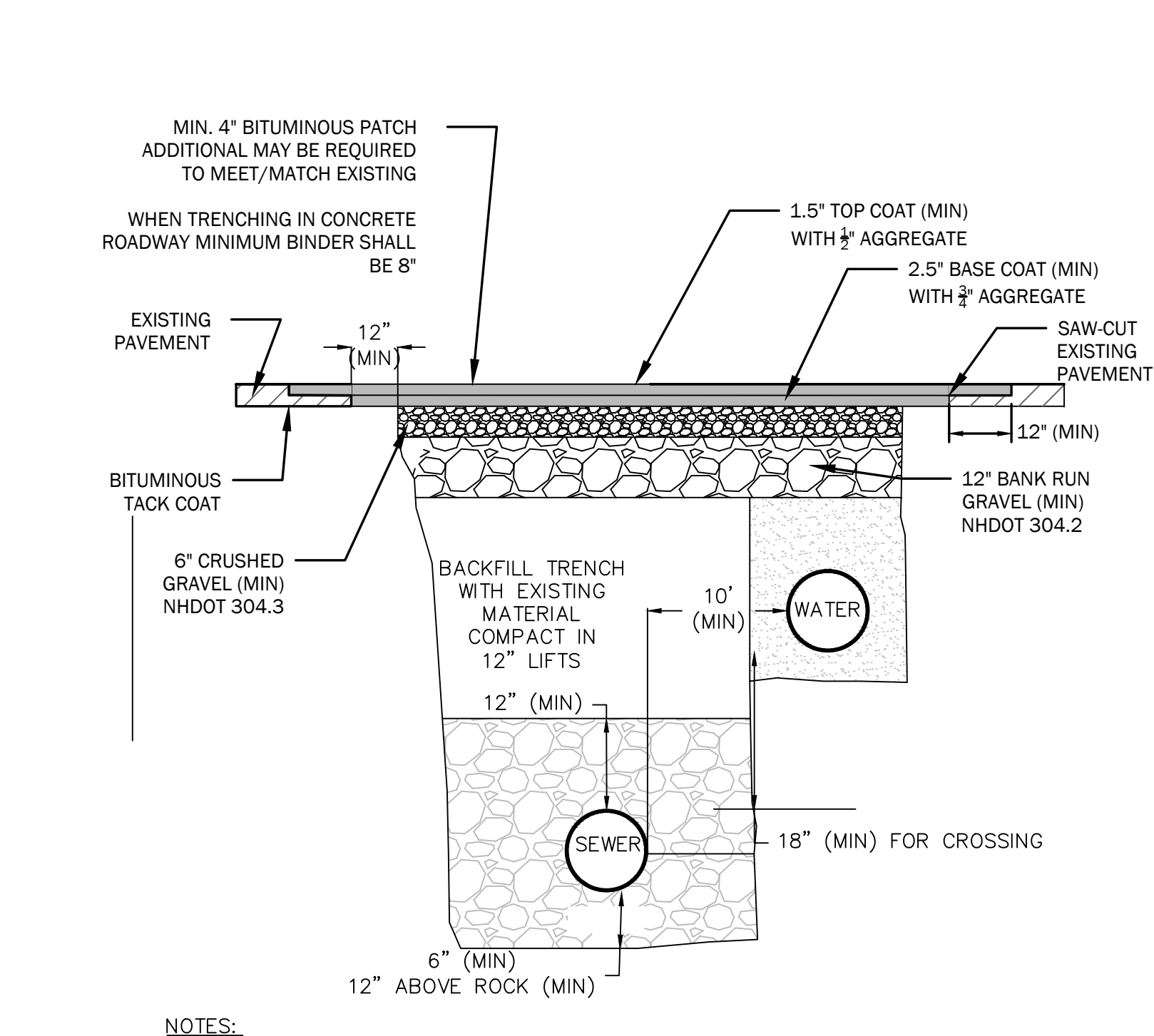
- NOTES:
- ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
  - 2'X2'X2' MINIMUM THRUST BLOCK REQUIRED, ANY BEARING AREA OVER 4SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
  - THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
  - FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
  - PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
  - PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
  - CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
  - USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS OR VICE VERSA.

## 2 THRUST BLOCKING NOT TO SCALE



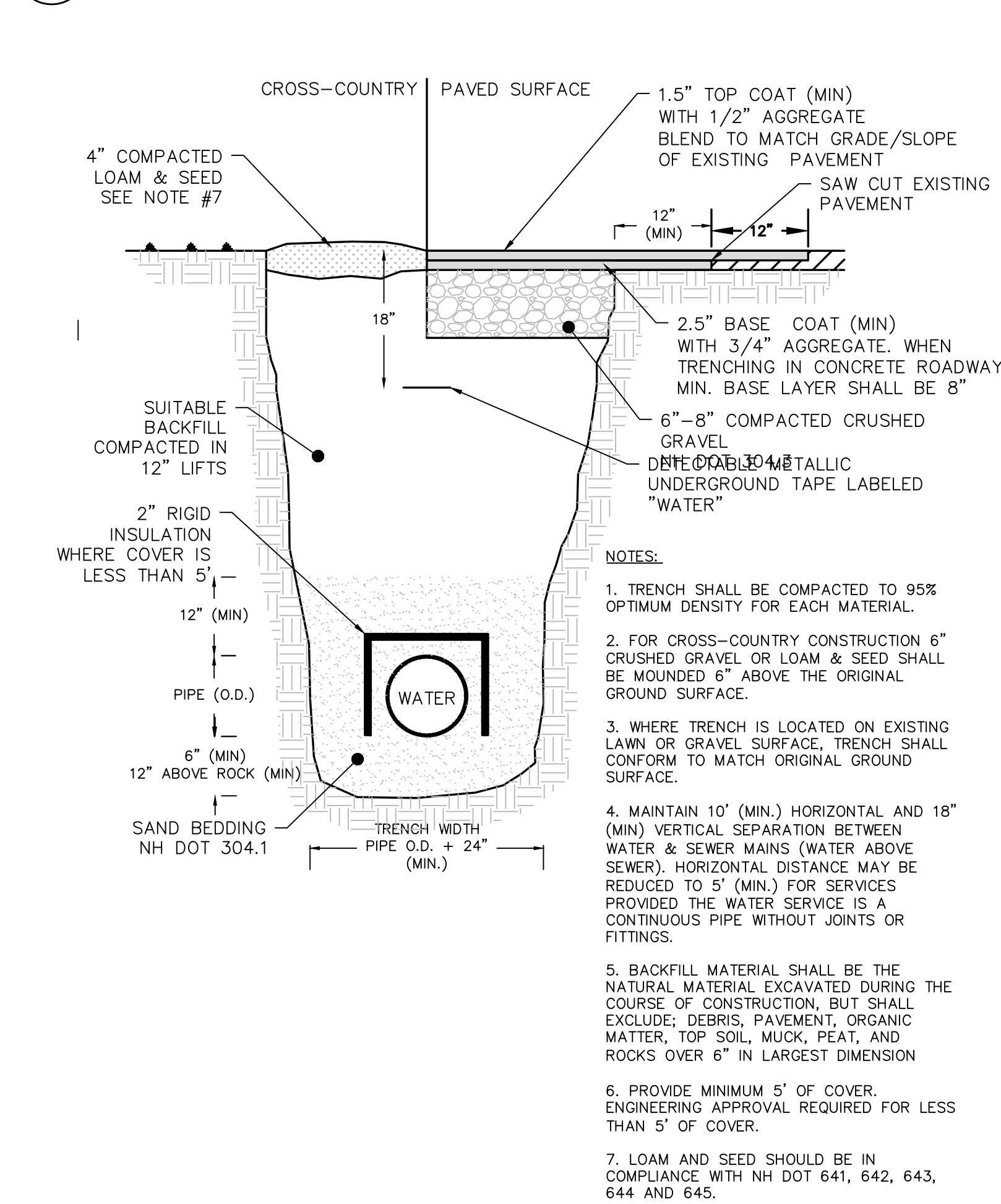
- NOTES:
- ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP, INCLUDING TEE AND OTHER CONNECTIONS.
  - WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
  - SERVICE BETWEEN CURB STOP AND BUILDING MAY BE (BLUE OR BLACK) CTS SDR 9 PLASTIC POLYETHYLENE RATED FOR 250 psi.
  - CAM-LOCK REQUIRED FOR CTS OR IPS, MJ ADAPTER REQUIRED FOR HDPE
  - 3"- COPPER, CTS  
1"- COPPER, CTS  
2"- CTS, HDPE, IPS

## 6 WATER SERVICE CONNECTION NOT TO SCALE



- NOTES:
- TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
  - ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES
  - MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.

## 3 CITY OF DOVER TYPICAL TRENCH NOT TO SCALE



## 7 WATER MAIN TRENCH NOT TO SCALE



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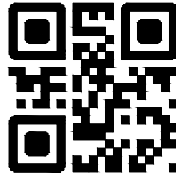
SHEET NUMBER:

20 (D-8)









### SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
  - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
  - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

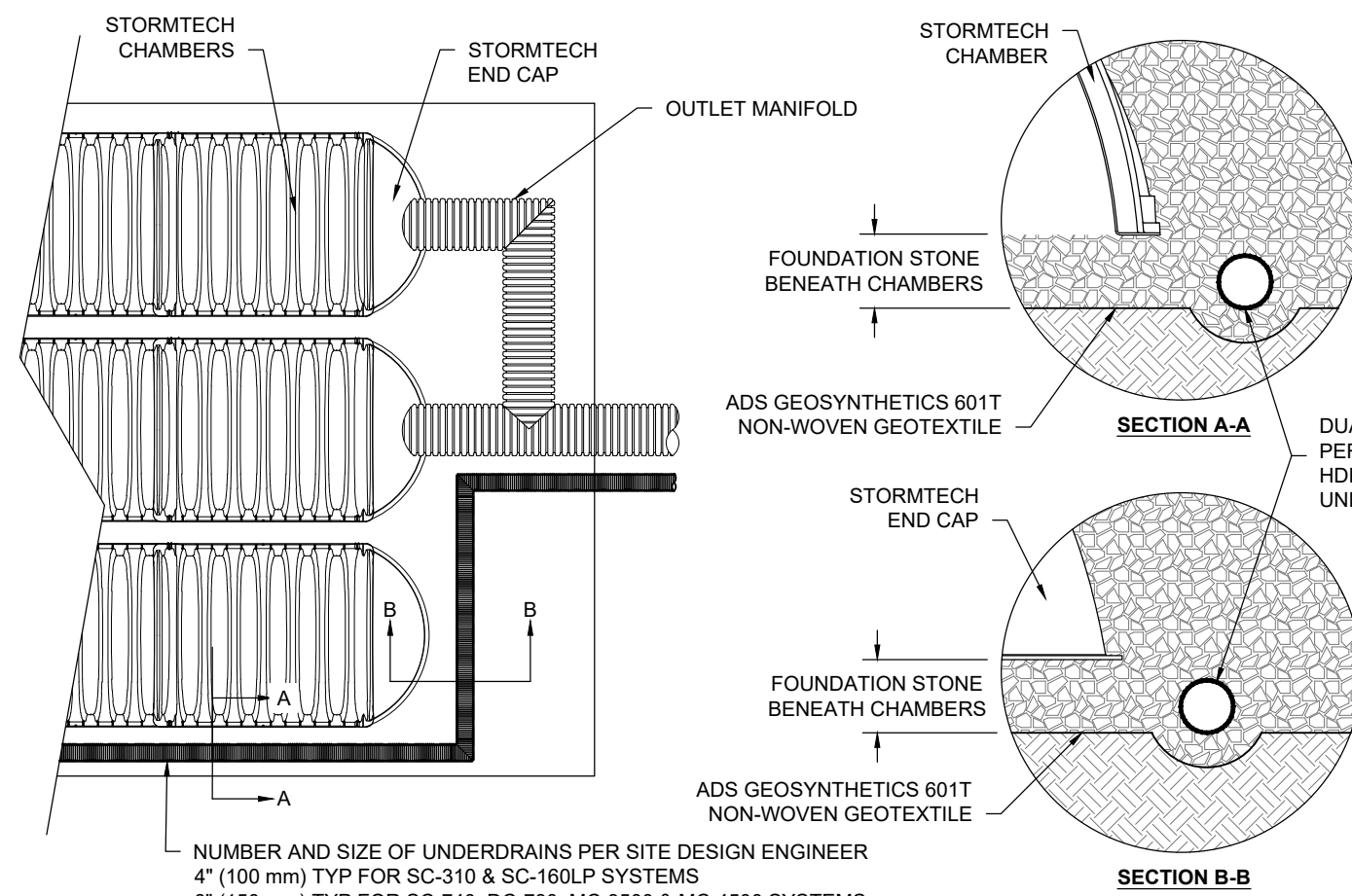
- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
  - STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STONESHOOTER LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" - 2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

### NOTES FOR CONSTRUCTION EQUIPMENT

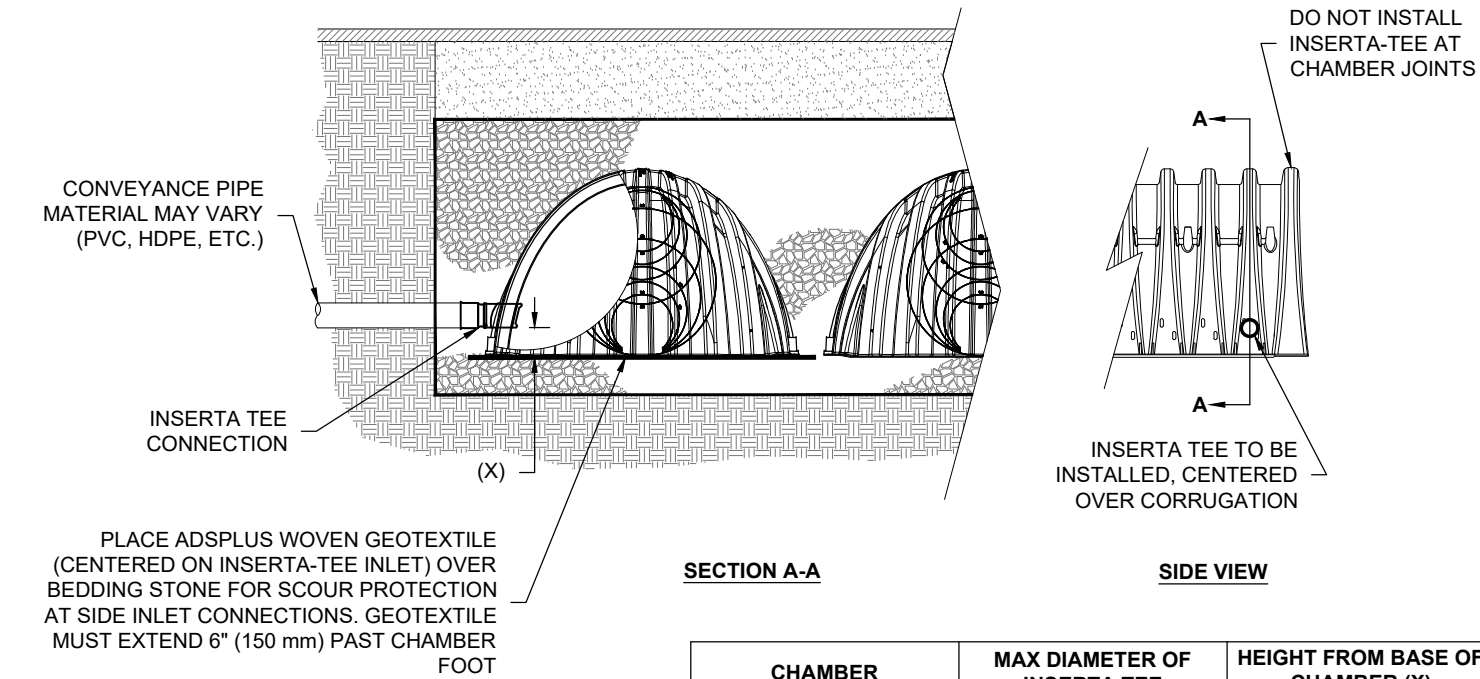
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR JUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



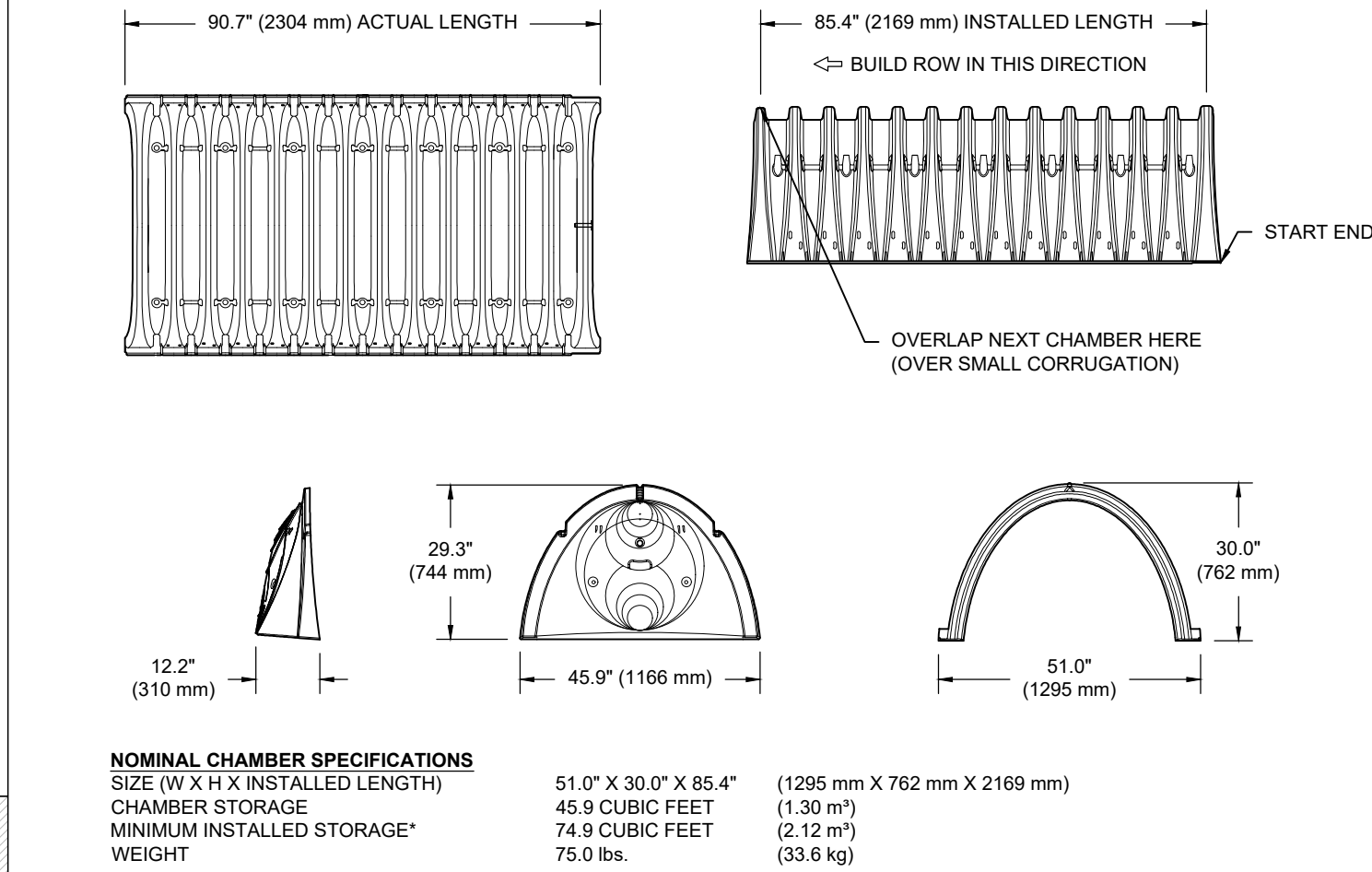
### 5 UNDERDRAIN DETAIL



| CHAMBER | MAX DIAMETER OF INSERTA TEE | HEIGHT FROM BASE OF CHAMBER (X) |
|---------|-----------------------------|---------------------------------|
| SC-310  | 6" (150 mm)                 | 4" (100 mm)                     |
| SC-740  | 10" (250 mm)                | 4" (100 mm)                     |
| DC-780  | 10" (250 mm)                | 4" (100 mm)                     |
| MC-3500 | 12" (300 mm)                | 6" (150 mm)                     |
| MC-4500 | 12" (300 mm)                | 8" (200 mm)                     |

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

### 6 INSERTA-TEE SIDE INLET DETAIL



| NOMINAL CHAMBER SPECIFICATIONS | SIZE (W X H X INSTALLED LENGTH) | WEIGHT                    |
|--------------------------------|---------------------------------|---------------------------|
| CHAMBER STORAGE                | 51.0" X 30.0" X 85.4"           | 45.9 CUBIC FEET (1.30 m³) |
| MINIMUM INSTALLED STORAGE*     | 74.9 CUBIC FEET (2.12 m³)       | 75.0 lbs (33.6 kg)        |

\*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"  
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"  
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"  
PRE-CORED END CAPS END WITH "PC"

| PART #                      | STUB         | A              | B              | C            |
|-----------------------------|--------------|----------------|----------------|--------------|
| SC740EPE08T / SC740EPE08TPC | 6" (150 mm)  | 10.9" (277 mm) | 18.5" (470 mm) | 0.5" (13 mm) |
| SC740EPE08B / SC740EPE08BPC | 8" (200 mm)  | 12.2" (310 mm) | 16.5" (419 mm) | ---          |
| SC740EPE08T / SC740EPE08TPC | 10" (250 mm) | 13.4" (340 mm) | 14.5" (368 mm) | 0.6" (15 mm) |
| SC740EPE10T / SC740EPE10TPC | 12" (300 mm) | 14.7" (373 mm) | 12.5" (318 mm) | 0.7" (18 mm) |
| SC740EPE12B / SC740EPE12BPC | 15" (375 mm) | 18.4" (467 mm) | 9.0" (229 mm)  | 1.2" (30 mm) |
| SC740EPE15T / SC740EPE15TPC | 18" (450 mm) | 19.7" (500 mm) | 5.0" (127 mm)  | 1.3" (33 mm) |
| SC740EPE18B / SC740EPE18BPC | 24" (600 mm) | 18.5" (470 mm) | ---            | 1.6" (41 mm) |
| SC740EPE24B / SC740EPE24BPC | 24" (600 mm) | 18.5" (470 mm) | ---            | 0.1" (3 mm)  |

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

\* FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

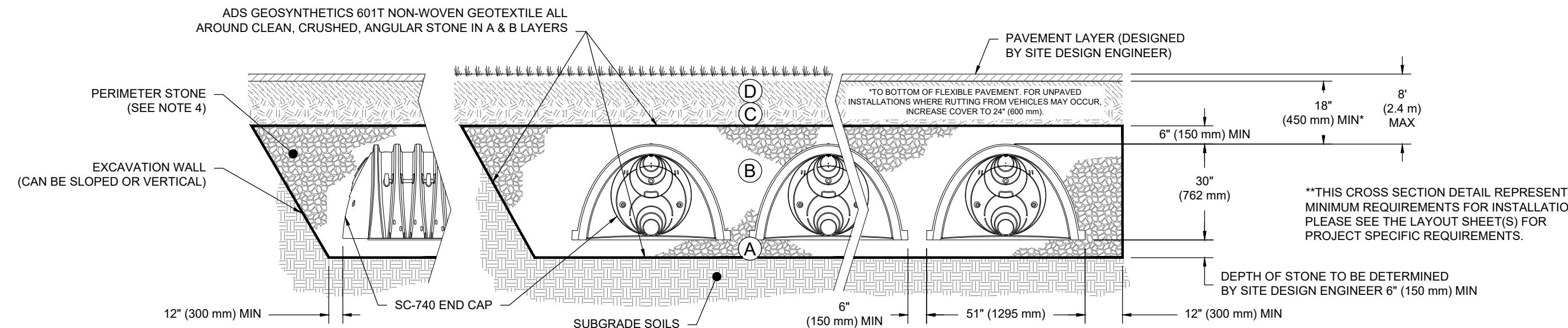
### 2 SC-740 TECHNICAL SPECIFICATIONS

### ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

| MATERIAL LOCATION | DESCRIPTION                                                                                                                                                                                                      | AASHTO MATERIAL CLASSIFICATIONS                                                                                                                                                                                                      | COMPACTION / DENSITY REQUIREMENT                                                                                                                                                                                                                                                                                                                                   |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D                 | <b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER. | N/A                                                                                                                                                                                                                                  | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.                                                                                                                                                                                                                                            |
| C                 | <b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.<br><br>AASHTO M145 <sup>1</sup><br>A-1, A-2-4, A-3<br><br>OR<br><br>AASHTO M43 <sup>1</sup><br>3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN). |
| B                 | <b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.                                                                                              | AASHTO M43 <sup>1</sup><br>3, 357, 4, 467, 5, 56, 57                                                                                                                                                                                 | NO COMPACTION REQUIRED.                                                                                                                                                                                                                                                                                                                                            |
| A                 | <b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.                                                                                                           | AASHTO M43 <sup>1</sup><br>3, 357, 4, 467, 5, 56, 57                                                                                                                                                                                 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>                                                                                                                                                                                                                                                                                                    |

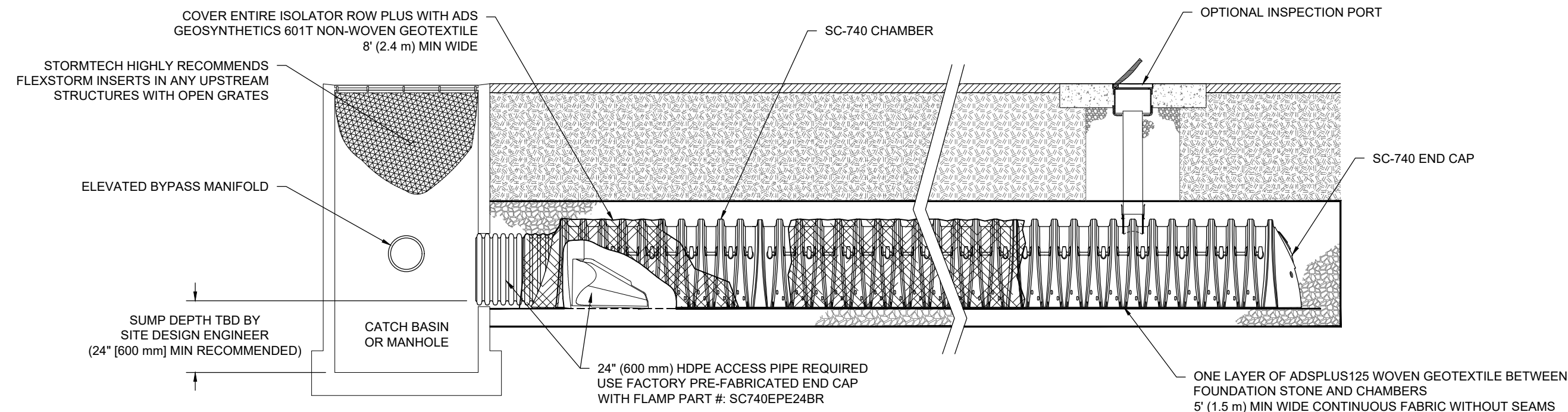
PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

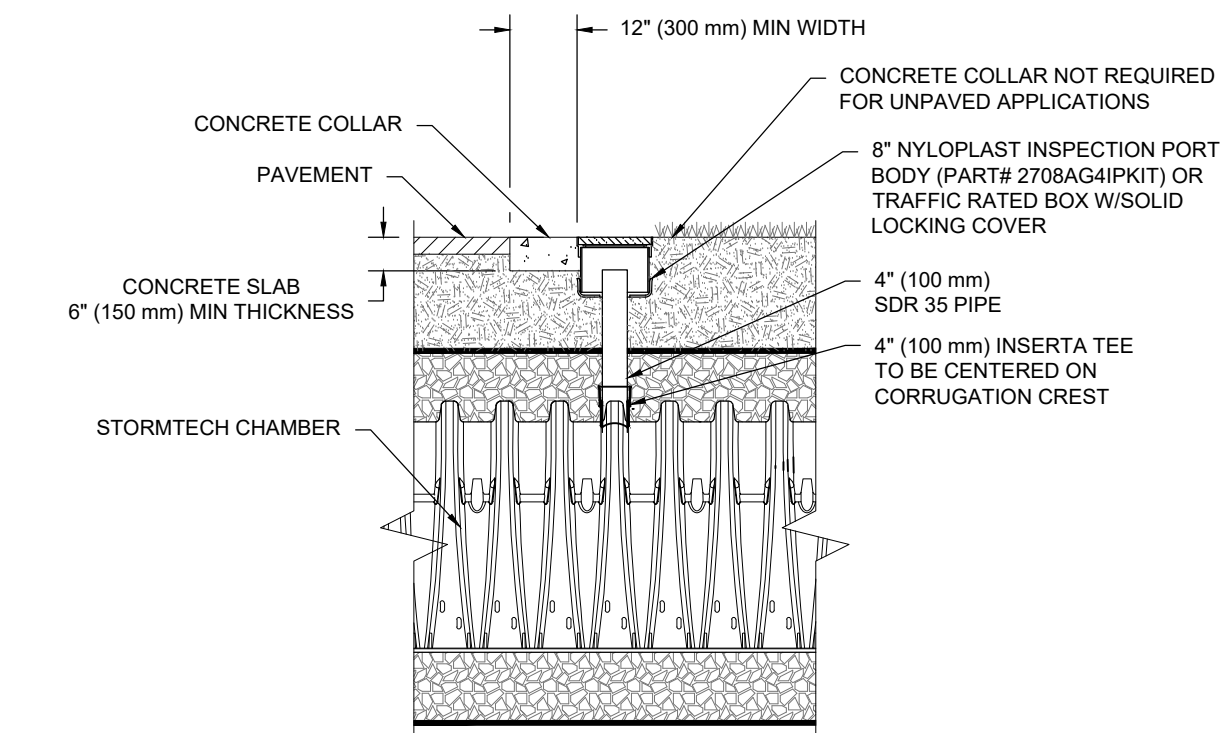


### NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



### 3 SC-740 ISOLATOR ROW PLUS DETAIL



NOTE:  
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

### INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT INSPECTION PORTS (IF PRESENT)
- REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROW PLUS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
  - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

### NOTES

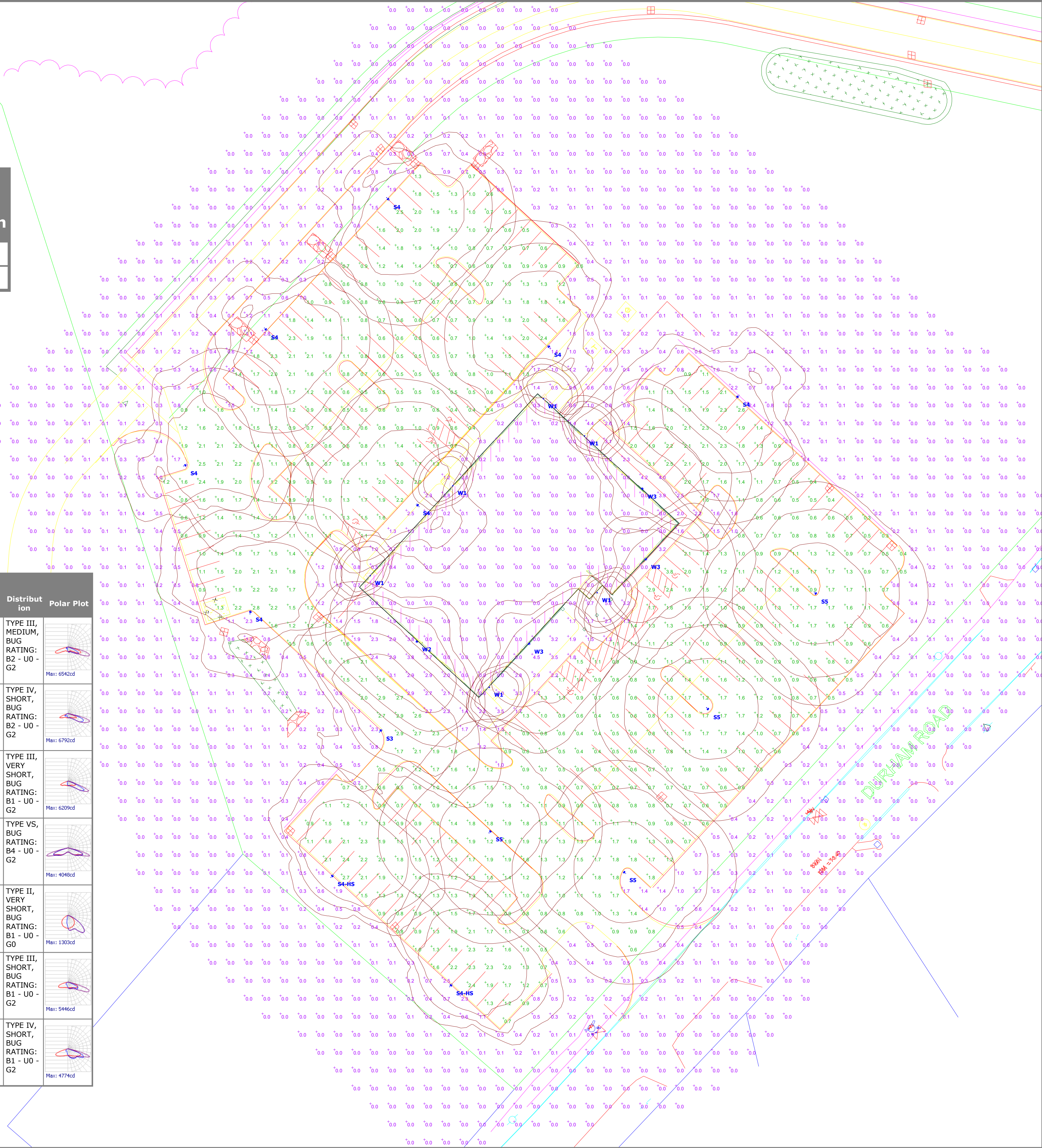
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



Statistics

| Description            | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|------------------------|--------|--------|--------|--------|---------|---------|
| Outside of Parking Lot | +      | 0.2 fc | 7.0 fc | 0.0 fc | N/A     | N/A     |
| Parking Lot            | +      | 1.2 fc | 3.8 fc | 0.3 fc | 12.7:1  | 4.0:1   |

| Schedule |       |       |     |                   |                                                                     |                                                                                      |      |                                   |                 |     |         |                                                |            |
|----------|-------|-------|-----|-------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------|------|-----------------------------------|-----------------|-----|---------|------------------------------------------------|------------|
| Symbol   | Label | Image | QTY | Manufacturer      | Catalog Number                                                      | Description                                                                          | Lamp | Filename                          | Lumens per Lamp | LLF | Wattage | Distribut ion                                  | Polar Plot |
|          | S3    |       | 1   | Lithonia Lighting | DSX0 LED P4 30K T3M MVOLT SPA DBBXD with SSS 18 4C DM19AS DBBXD     | DSX0 LED Area Fixture; mounted at 20ft (18ft pole on 2ft base)                       | LED  | DSX0_LED_P4_30K_T3M_MV OLT.ies    | 9520            | 0.9 | 92      | TYPE III, MEDIUM, BUG RATING: B2 - U0 - G2     |            |
|          | S4    |       | 7   | Lithonia Lighting | DSX0 LED P4 30K TFTM MVOLT SPA DBBXD with SSS 18 4C DM19AS DBBXD    | DSX0 LED Area Fixture; mounted at 20ft (18ft pole on 2ft base)                       | LED  | DSX0_LED_P4_30K_TFTM_M VOLT.ies   | 9800            | 0.9 | 92      | TYPE IV, SHORT, BUG RATING: B2 - U0 - G2       |            |
|          | S4-HS |       | 2   | Lithonia Lighting | DSX0 LED P4 30K TFTM MVOLT HS SPA DBBXD with SSS 18 4C DM19AS DBBXD | DSX0 LED Area Fixture with houseside shield; mounted at 20ft (18ft pole on 2ft base) | LED  | DSX0_LED_P4_30K_T5M_M VOLT_HS.ies | 7652            | 0.9 | 92      | TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G2 |            |
|          | S5    |       | 4   | Lithonia Lighting | DSX0 LED P4 30K T5M MVOLT SPA DBBXD with SSS 18 4C DM19AS DBBXD     | DSX0 LED Area Fixture; mounted at 20ft (18ft pole on 2ft base)                       | LED  | DSX0_LED_P4_30K_T5M_MV OLT.ies    | 10175           | 0.9 | 92      | TYPE VS, BUG RATING: B4 - U0 - G2              |            |
|          | W1    |       | 6   | Lithonia Lighting | WDGE1 LED P2 30K 80CRI VF SRM DBBXD                                 | WDGE1 LED Wallpack; mounted at 10ft                                                  | LED  | WDGE1_LED_P 2_30K_80CRI_ VF.ies   | 1872            | 0.9 | 15.0178 | TYPE II, VERY SHORT, BUG RATING: B1 - U0 - G0  |            |
|          | W2    |       | 1   | Lithonia Lighting | WDGE3 LED P2 80CRI R3 30K SRM DBBXD                                 | WDGE3 LED Wallpack; mounted at 18ft                                                  | LED  | WDGE3_LED_P 2_70CRI_R3_3 0K.ies   | 7851            | 0.9 | 59.2761 | TYPE III, SHORT, BUG RATING: B1 - U0 - G2      |            |
|          | W3    |       | 3   | Lithonia Lighting | WDGE3 LED P2 80CRI R4 30K SRM DBBXD                                 | WDGE3 LED Wallpack; mounted at 18ft                                                  | LED  | WDGE3_LED_P 2_70CRI_R4_3 0K.ies   | 8090            | 0.9 | 59.2761 | TYPE IV, SHORT, BUG RATING: B1 - U0 - G2       |            |

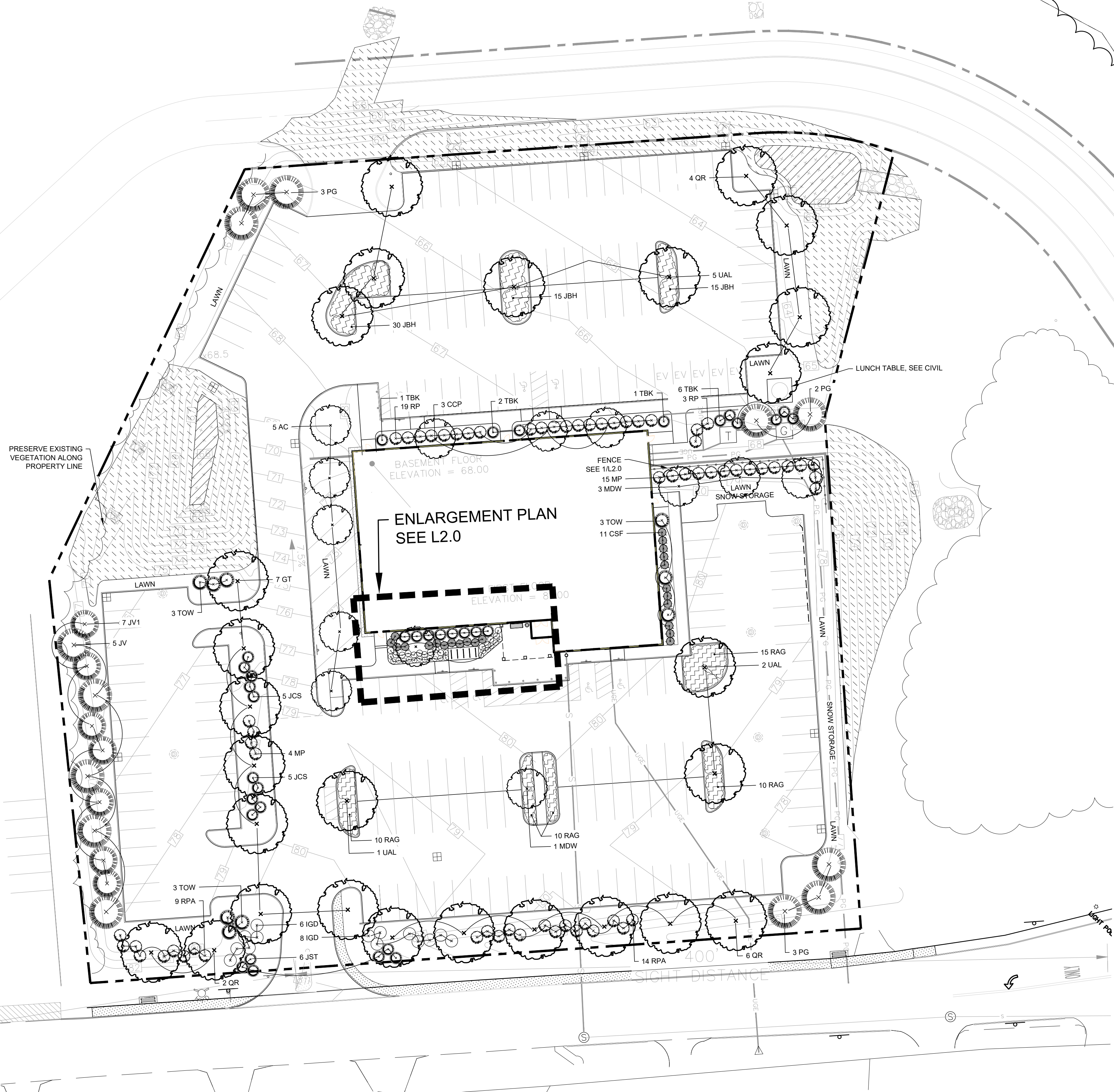


7 WEST - DOYER  
Site Lighting Layout

Designer  
Heidi G. Connors  
Visible Light, Inc.  
24 Stickney Terrace  
Suite 6  
Hampton, NH 03842  
Date  
05/05/2022  
Scale  
1"=30'  
Drawing No.  
Summary



S:\21060.0 - 7 West Dover\Drawings\ID-SP\_221122.dwg: JRH 1/22/2022 11:35:51 AM



## Legend

- DECIDUOUS SINGLE-STEMMED TREE PLANTING, SEE 1/L2.1 & 2/L2.1
- EVERGREEN TREE PLANTING, SEE 3/L2.1
- SHRUB PLANTING, SEE 4/L2.1
- PERENNIAL / ORNAMENTAL GRASS PLANTING, SEE 5/L2.1
- GROUNDCOVER, SEE 5/L2.1
- LAWN
- LOAM AND LAWN SEED MIX, SEE 6/L2.1
- EROSION CONTROL / RESTORATION SEED MIX, SEE 7/L2.1
- LOAM AND WET MEADOW SEED MIX, SEE 8/L2.1

- GENERAL NOTES:
- SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
  - TREES LOCATED ADJACENT TO BUILDING TO BE ALIGNED BETWEEN WINDOWS.
  - PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
  - CONTACT DIGSAFE PRIOR TO BEGINNING WORK.
  - SEE ADDITIONAL PLANTING NOTES ON L2.1

## Plant Schedule

| DECIDUOUS TREES |       |                                               |                            |                |         |
|-----------------|-------|-----------------------------------------------|----------------------------|----------------|---------|
| QTY.            | ABRV. | SCIENTIFIC NAME                               | COMMON NAME                | SIZE           | REMARKS |
| 5               | AC    | AMELANCHIER CANADENSIS                        | SERVICEBERRY               | 2"-2 1/2" CAL* | B&B     |
| 3               | CCP   | CARPINUS CAROLINIANA 'PALISADES'              | PALISADE AMERICAN HORNBEAM | 3"-3 1/2" CAL  | B&B     |
| 7               | GT    | GLEDITSIA TRIACNATHOS 'INERMIS' 'SHADEMASTER' | SHADEMASTER HONEY LOCUST   | 3"-3 1/2" CAL  | B&B     |
| 4               | MDW   | MALUS 'DONALD WYMAN'                          | DONALD WYMAN CRABAPPLE     | 2"-2 1/2" CAL* | B&B     |
| 12              | QR    | QUERCUS RUBRA                                 | RED OAK                    | 3"-3 1/2" CAL  | B&B     |
| 8               | UAL   | ULMUS AMERICANA 'LIBERTY'                     | LIBERTY ELM                | 3"-3 1/2" CAL  | B&B     |
| 39              |       |                                               |                            |                |         |

| EVERGREEN TREES |     |                                 |                            |          |
|-----------------|-----|---------------------------------|----------------------------|----------|
| 5               | JV  | JUNIPERUS VIRGINIA              | EASTERN RED CEDAR          | 6'-7' HT |
| 7               | JV1 | JUNIPERUS VIRGINIA              | EASTERN RED CEDAR          | 5'-6' HT |
| 8               | PG  | PICEA GLAUCA                    | WHITE SPRUCE               | 7'-8' HT |
| 9               | TOW | THUJA OCCIDENTALIS 'WOODWARDII' | WOODWARD GLOBAL ARBORVITAE | 5'-6' HT |
| 29              |     |                                 |                            |          |

| SHRUBS |     |                                     |                              |              |
|--------|-----|-------------------------------------|------------------------------|--------------|
| 11     | CSF | CORNUS SERICEA 'FIRE DANCE'         | FIRE DANCE RED OSIER DOGWOOD | 2'-2 1/2' HT |
| 14     | IGD | ILEX GLABRA 'DENSE'                 | DENSE INK BERRY              | 2'-2 1/2' HT |
| 6      | JST | JUNIPERUS CHINENSIS 'SARGENTII'     | SARGENT JUNIPER              | #5           |
| 10     | JCS | JUNIPERUS CHINENSIS 'SEAGREEN'      | SEAGREEN JUNIPER             | 2'-2 1/2' HT |
| 60     | JBH | JUNIPERUS HORIZONTALIS 'BAR HARBOR' | BAR HARBOR JUNIPER           | #2           |
| 19     | MP  | MYRTICA PENNSYLVANICA               | NORTHERN BAYBERRY            | 2'-2 1/2' HT |
| 45     | RAG | RHUS AROMATICA 'GRO LOW'            | GROUND COVER SUMAC           | #2           |
| 23     | RP  | RHODODENDRON P.J.M. ALBA            | P.J.M. RHODODENDRON          | 2'-2 1/2' HT |
| 19     | RPA | RHODODENDRON P.J.M. ALBA            | WHITE P.J.M. RHODODENDRON    | 2'-2 1/2' HT |
| 15     | TBK | TAXUS MEDIA 'BLACK KNIGHT'          | LITTLE GIANT ARBORVITAE      | #5           |
| 211    |     |                                     |                              |              |

\*TREES SPECIFIED ABOVE LESS THAN 3"-3 1/2" CAL ARE SMALL FLOWERING TREES, NOT SHADE TREES. THEY HAVE BEEN INCLUDED TO PROVIDE VISUAL AND SEASONAL INTEREST.

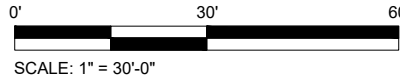
SHEET TITLE

## LANDSCAPE PLAN

### REVISION LOG

|   |            |                            |
|---|------------|----------------------------|
| 1 | 10-04-2022 | PER CITY REVIEW            |
| 2 | 11-20-2022 | REV PER UPDATED CIVIL BASE |
|   |            |                            |
|   |            |                            |

| REV#        | DATE                  | DESCRIPTION |
|-------------|-----------------------|-------------|
| PROJECT NO. | 21060.0               |             |
| DESIGN BY   | J. HYLAND / K. OSGOOD |             |
| DRAWN BY    | K. OSGOOD             |             |
| CHECKED BY  | J. HYLAND             |             |
| DATE        | MAY 5, 2022           |             |
| SCALE       |                       |             |



SEAL



SHEET NO. 24

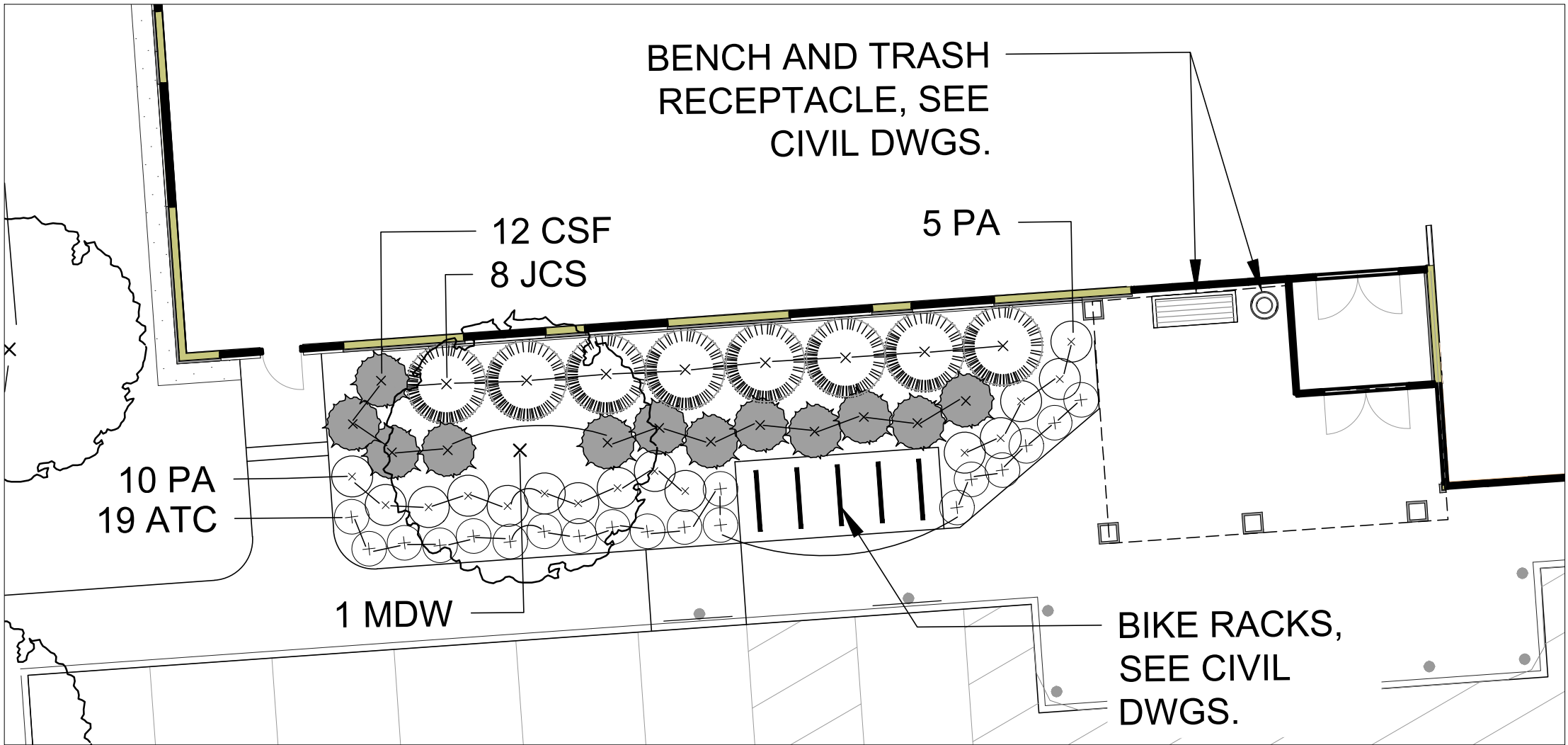
# L1.0



S:\21060.0 - 7 West DoverDrawings\ID\_SF\_221122.dwg: JRH 11/22/2022 11:46:37 AM

PLANTING NOTES:

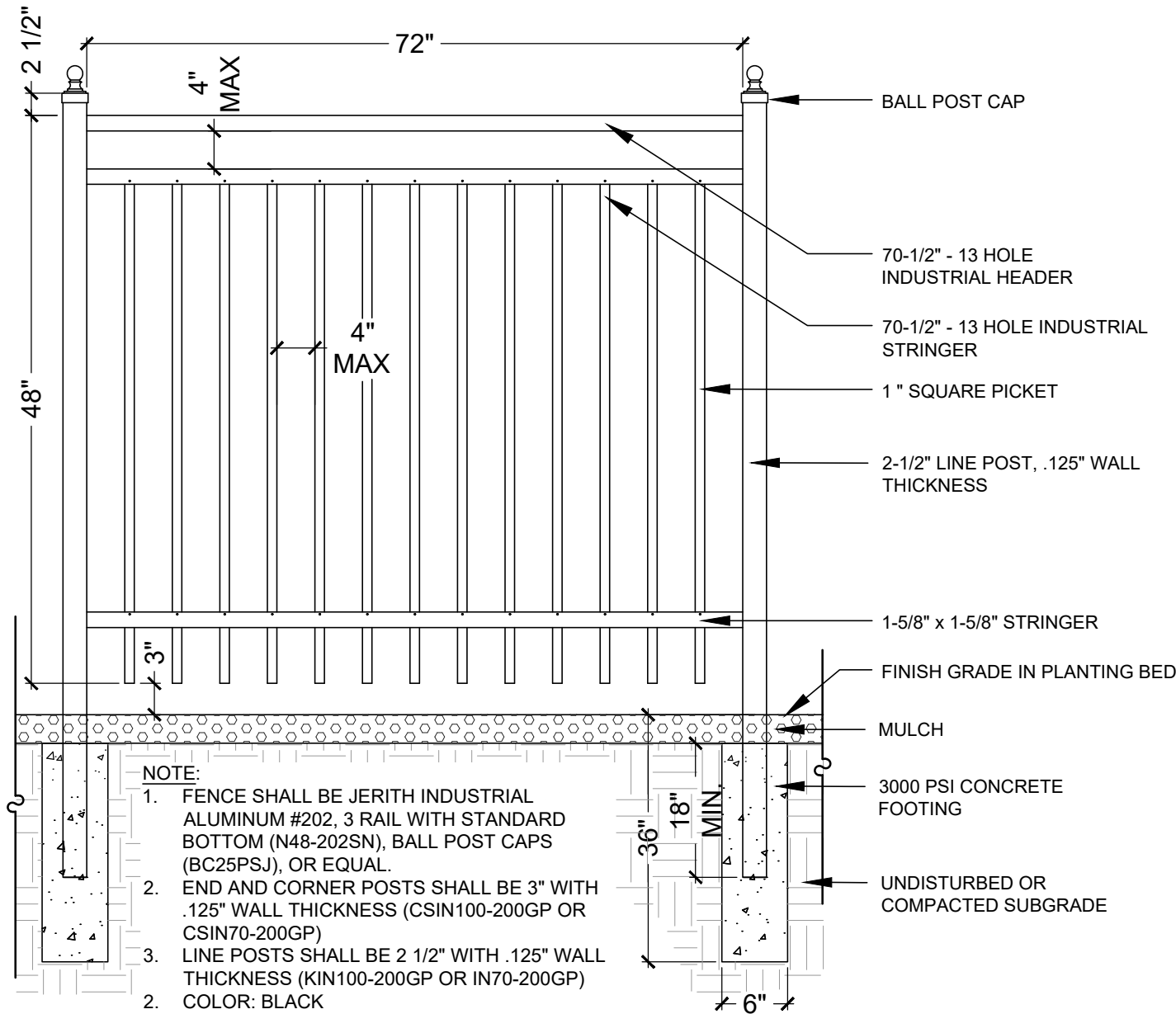
- PLEASE REVIEW AND BECOME FULLY ACQUAINTED WITH THESE NOTES, CONSTRUCTION DETAILS, AND THE PLANTING PLAN.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICT TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN SOCIETY OF NURSERY MEN, INC. LATEST EDITION.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL THE PROPOSED PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. NO PLANTS SHALL BE PLANTED BEFORE THE ACCEPTANCE OF ROUGH GRADING. THE BASE OF THE FLARE OF THE TREE TRUNK SHALL BE EXPOSED, IF NECESSARY, AND PLACED 2' ABOVE FINISH GRADE.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY THE LANDSCAPE ARCHITECT.
- EXISTING LOAM: STOCKPILING OF EXISTING LOAM IS SPECIFIED ELSEWHERE. REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND OTHER FOREIGN MATERIALS.
- ADDITIONAL LOAM: IF STOCKPILED LOAM QUANTITY IS INSUFFICIENT, PROVIDE LOAM, WHICH IS A "FINE SANDY LOAM", OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE "U.S.D.A. CLASSIFICATION SYSTEM." IT SHALL BE OF UNIFORM COMPOSITION, WITHOUT ADMIXTURE OF SUBSOIL. LOAM SHALL HAVE AN ACIDITY RANGE OF PH 5.8 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVEN-DRIED SAMPLES. PROVIDE LOAM WHICH IS FERTILE, FRIABLE, NATURAL LOAM FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY FOREIGN MATERIALS.
- PINE MULCH: PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED PINE BARK MULCH WITH DARK BROWN COLOR AND FREE OF WEEDS, EXCESSIVE FINE PARTICLES, STRINGY MATERIAL, AND CHUNKS OF WOOD THICKER THAN ¼". PROVIDE BARK MULCH APPROVED BY THE LANDSCAPE ARCHITECT. APPLY TACKIFIED MULCH TO ALL SEEDED AREAS.
- ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.
- ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING.
- LESS OTHERWISE INDICATED, DICTATED BY CONDITIONS AT THE SITE, AND DIRECTED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, BACKFILL SHALL CONSIST OF UNAMENDED SOIL EXCAVATED FROM THE PLANTING PIT. BACKFILL IN 3-4" LAYERS AND CONSOLIDATE EACH LAYER WITH WATER TO ELIMINATE VOIDS AND ARE POCKETS BEFORE PLACING SUBSEQUENT LAYERS. CONTINUE UNTIL BACKFILL HAS REACHED FINISHED GRADE. WATER THOROUGHLY WHEN EXCAVATION IS BACK FILLED AND CONTINUE WATERING UNTIL SATURATED. IF EXISTING UNAMENDED SOIL IS NOT ACCEPTED, PROVIDE PLANTING SOIL MIXTURE CONSISTING OF 7 PARTS LOAM AND 1 PART HUMUS. MIX QUANTITY OF FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED BY SOIL ANALYSIS AND APPROVED BY THE LANDSCAPE ARCHITECT.
- WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
- LOAMING: LOOSEN SUBGRADE AND EXISTING LOAM AREAS BY DISCING OR ROTOTILLING TO MINIMUM DEPTH OF 6". REMOVE STONES GREATER THAN 2" AND ALL RUBBISH AND DEBRIS. PLACE LOAM IN TWO EQUAL LIFTS MIXING FIRST APPLICATION INTO LOOSENED SUBGRADE THEN PLACE SECOND LIFT TO BRING LOAM AFTER SETTLING AND COMPACTING TO THE LINES AND GRADES SHOWN IN THE CONTRACT DOCUMENTS, 6" DEEP MINIMUM. DO NOT HANDLE LOAM OR SUBSOIL IF IT IS WET OR FROZEN.
- AFTER LOAM HAS BEEN SPREAD, IT SHALL BE CAREFULLY PREPARED BY SCARIFYING AND HAND RAKING. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, STUMPS, LITTER AND FOREIGN MATTER, AND STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE LOAM. LOAM SHALL ALSO BE FREE OF SMALLER STONES IN EXCESSIVE QUANTITIES AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- FINE GRADING: SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES. GRADES SHALL BE ESTABLISHED THAT ARE ACCURATE TO 1/10TH OF A FOOT EITHER WAY. CONNECT CONTOURS AND SPOT ELEVATIONS WITH AN EVEN SLOPE. ALL GRADING WILL INSURE DRAINAGE AWAY FROM STRUCTURES.
- FINE GRADE LAWN AREAS TO SMOOTH, FREE DRAINING, EVEN SURFACES WITH FINE TEXTURE. ROLL, RAKE AND DRAW LAWN AREAS TO FLATTEN RIDGES AND FILL DEPRESSIONS, EXCEPT AT SELECT AREAS SHOW ON THE DRAWINGS. CONTROL MOISTURE CONTENT TO MAINTAIN OPTIMUM CONDITIONS, BUT DO NOT CREATE A MUDDY CONDITION.
- ROLLING - TYPICAL: ROLL THE ENTIRE AREA WITH A HAND ROLLER WEIGHTING NOT MORE THAN 100 POUNDS. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM AND THE SURFACE SHALL BE REGARDED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE OR TO THE SHAPES AND CONFIGURATIONS AS SHOWN ON THE DETAILS.
- THE SILT FENCE SHALL BE LIMIT OF SEEDING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE SEEDED AS INDICATED ON THE DRAWINGS.
- IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.



Enlargement Plan: Front Entrance

Plant Schedule

| DECIDUOUS TREES |       |                                |                             |                |           |
|-----------------|-------|--------------------------------|-----------------------------|----------------|-----------|
| QTY.            | ABRV. | SCIENTIFIC NAME                | COMMON NAME                 | SIZE           | REMARKS   |
| 1               | MDW   | MALUS 'DONALD WYMAN'           | DONALD WYMAN CRABAPPLE      | 2'-2 1/2" CAL* | B&B       |
| 1               |       |                                |                             |                |           |
| SHRUBS          |       |                                |                             |                |           |
| 12              | CSF   | CORNUS SERICEA 'FIREDANCE'     | FIREDANCE RED OSIER DOGWOOD | 2'-2 1/2" HT   | CONTAINER |
| 8               | JCS   | JUNIPERUS CHINENSIS 'SEAGREEN' | SEAGREEN JUNIPER            | 2'-2 1/2" HT   | CONTAINER |
| 20              |       |                                |                             |                |           |
| PERENNIALS      |       |                                |                             |                |           |
| 19              | ATC   | ACHILLEA 'TERRA COTTA'         | TERRA COTTA YARROW          | #1             | CONTAINER |
| 15              | PA    | PEROVSKIA ATRIPLICIFOLIA       | RUSSIAN SAGE                | #1             | CONTAINER |
| 34              |       |                                |                             |                |           |



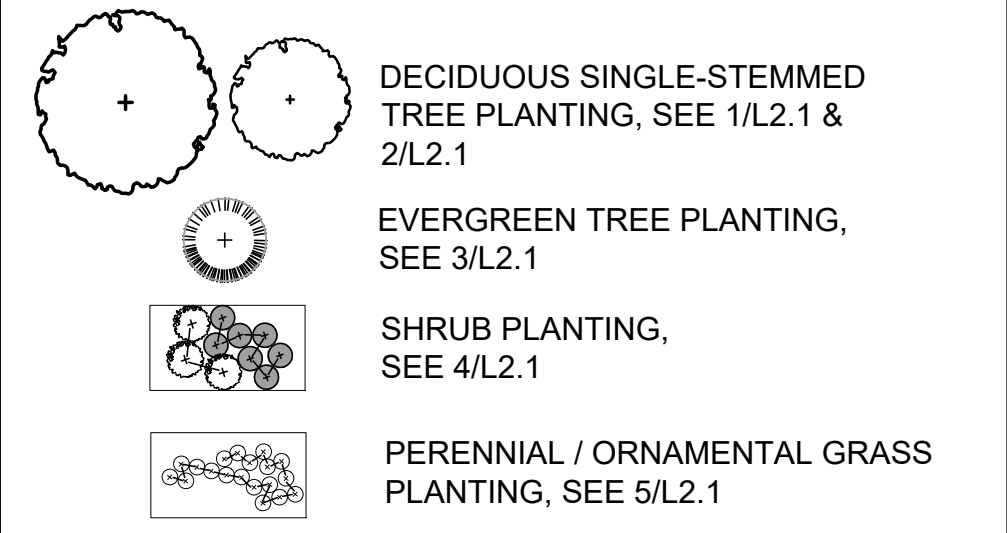
Ornamental Fence

Not to Scale

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1  
L2.0

Legend



7 WEST COMMERCIAL DEVELOPMENT

DOVER, NH 03820

SHEET TITLE

LANDSCAPE  
DETAILS

REVISION LOG

|   |   |            |                            |
|---|---|------------|----------------------------|
| 1 | △ | 10-04-2022 | PER CITY REVIEW            |
| 2 | △ | 11-20-2022 | REV PER UPDATED CIVIL BASE |
|   | △ |            |                            |
|   | △ |            |                            |

| REV#        | DATE                 | DESCRIPTION |
|-------------|----------------------|-------------|
| PROJECT NO. | 21060.0              |             |
| DESIGN BY   | J. HYLAND / K.OSGOOD |             |
| DRAWN BY    | K.OSGOOD             |             |
| CHECKED BY  | J. HYLAND            |             |
| DATE        | MAY 5, 2022          |             |
| SCALE       |                      |             |

SEAL



SHEET NO. 25

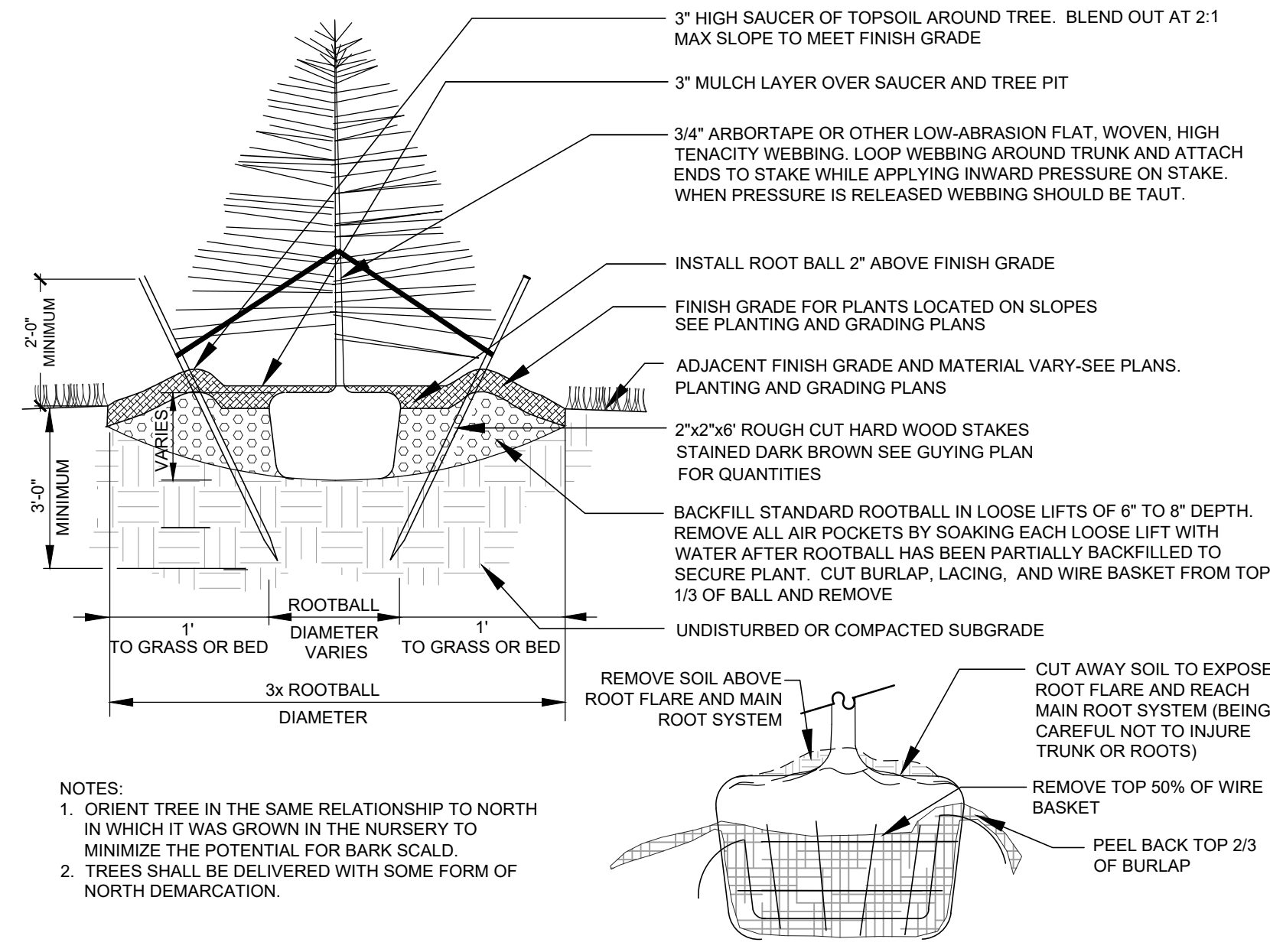
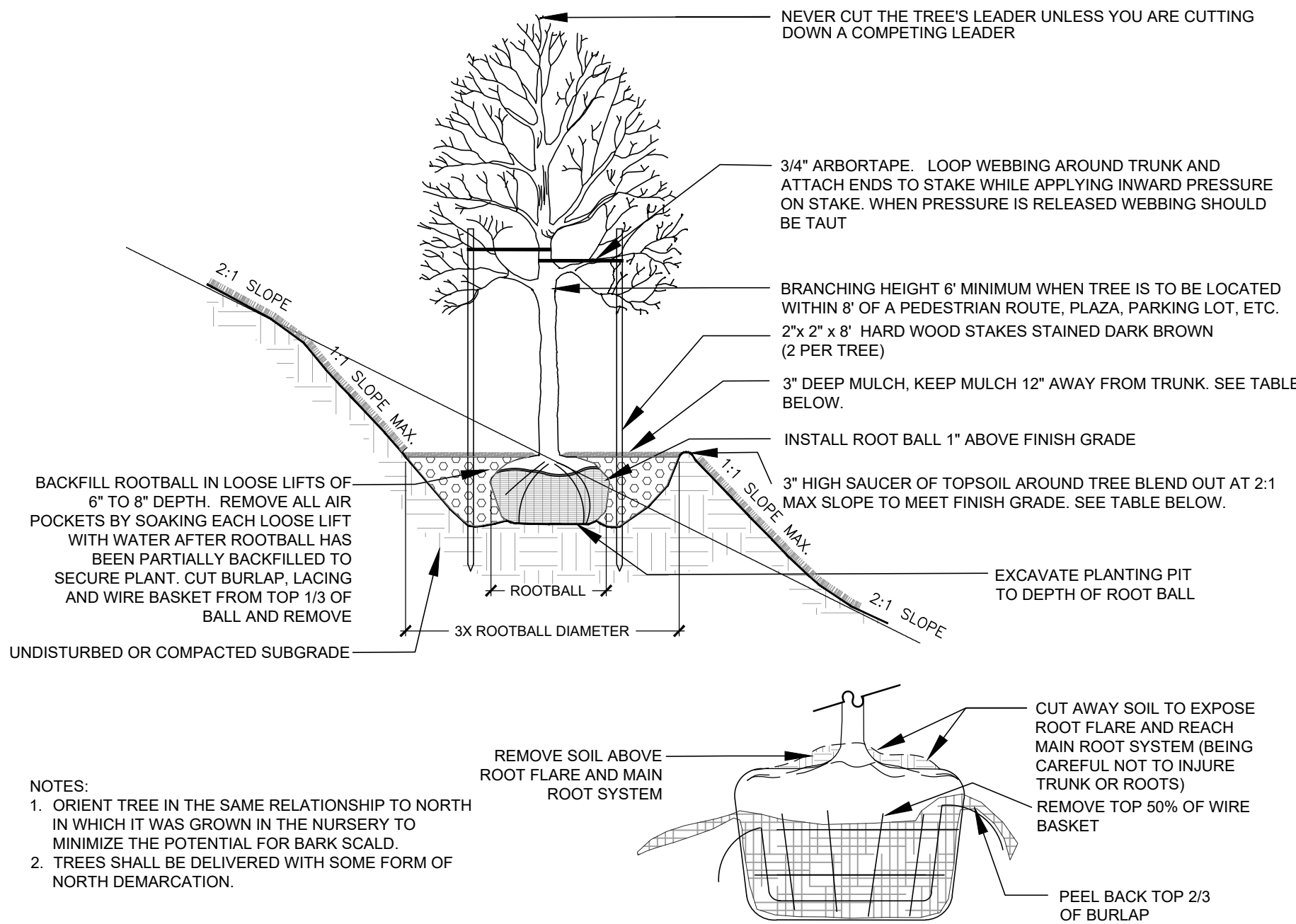
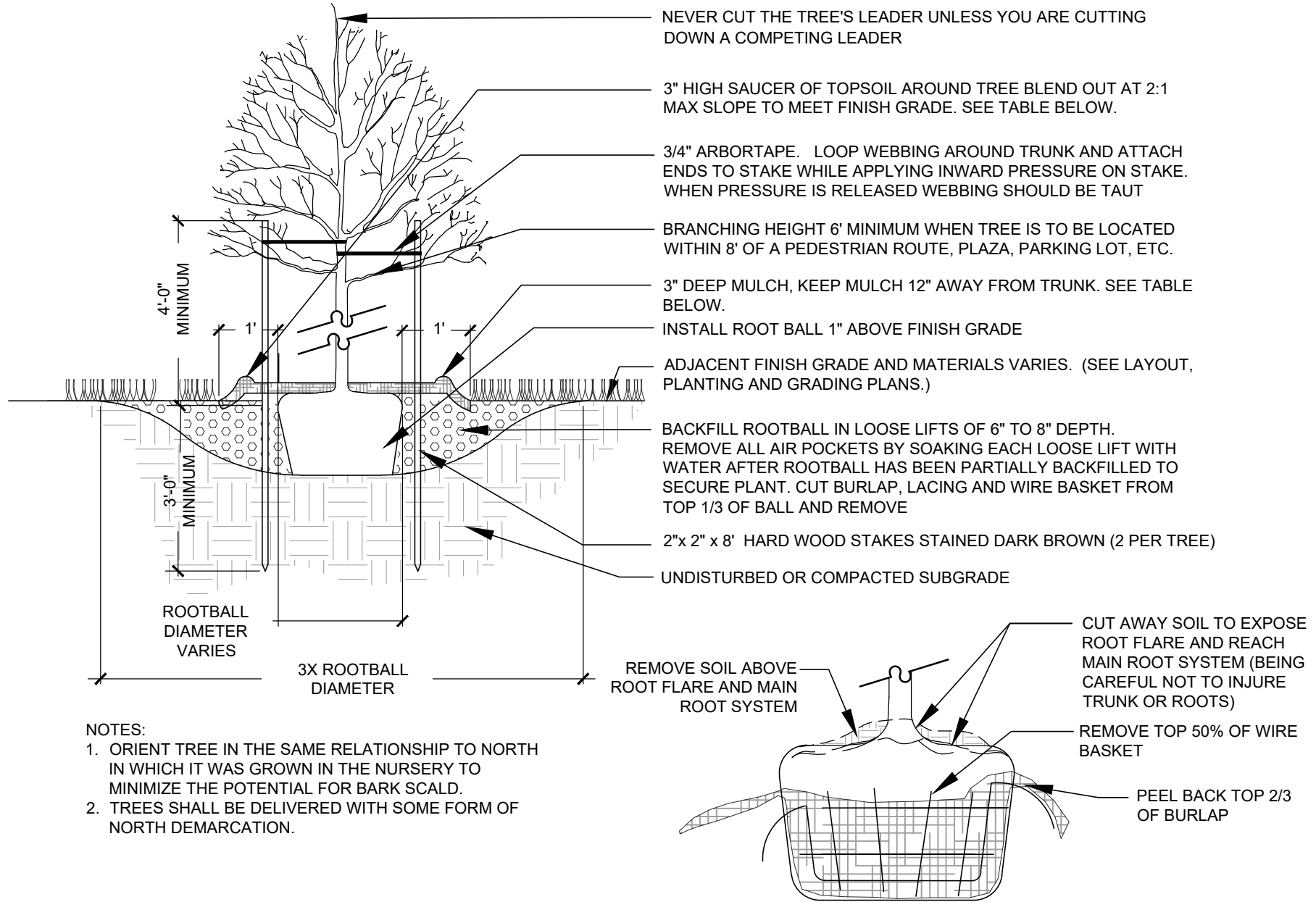
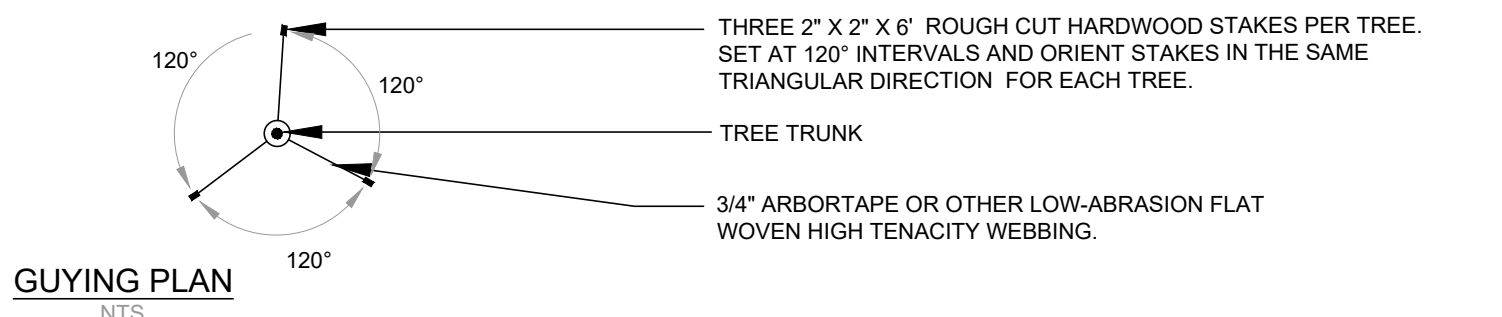
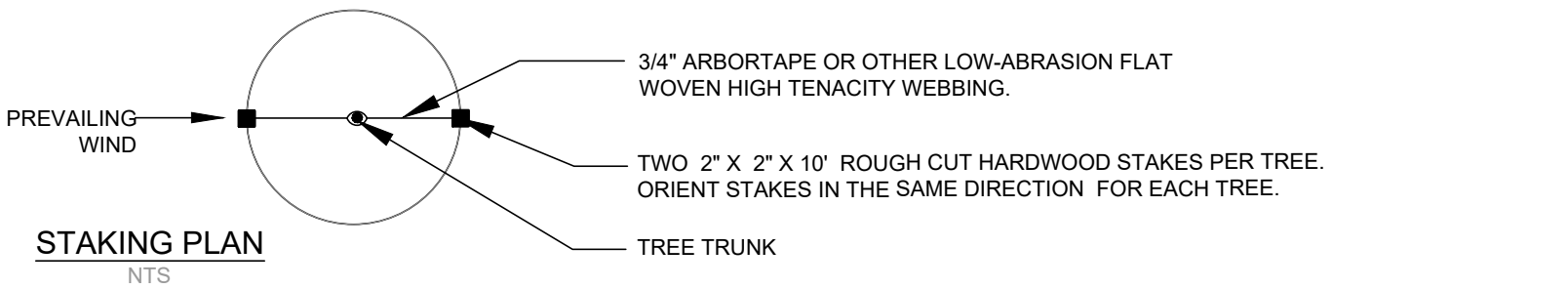
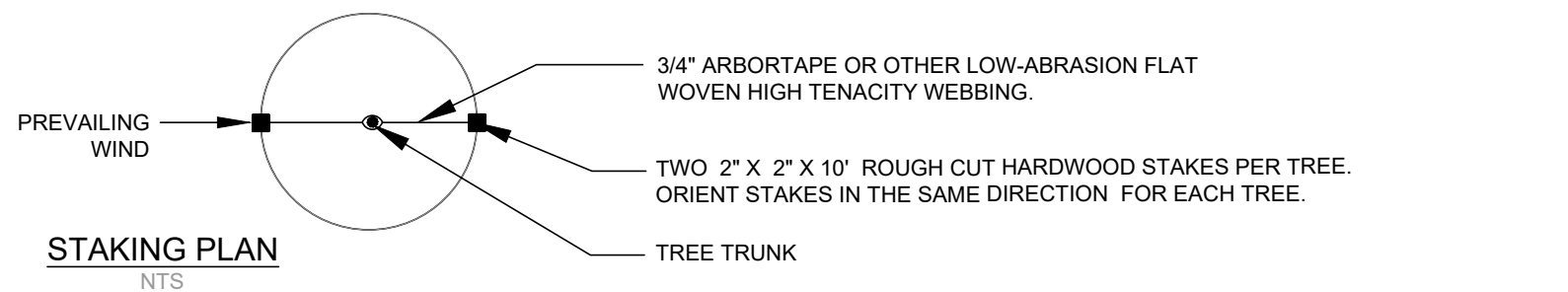
L2.0

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S:\21060.0 - 7 West Dover\Drawings\ID\_SP\_221.dwg, JRH 11/22/2022 11:48:39 AM



## Deciduous Tree Planting

Not to Scale

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1  
L2.1

## Deciduous Tree Planting: on Slope

Not to Scale

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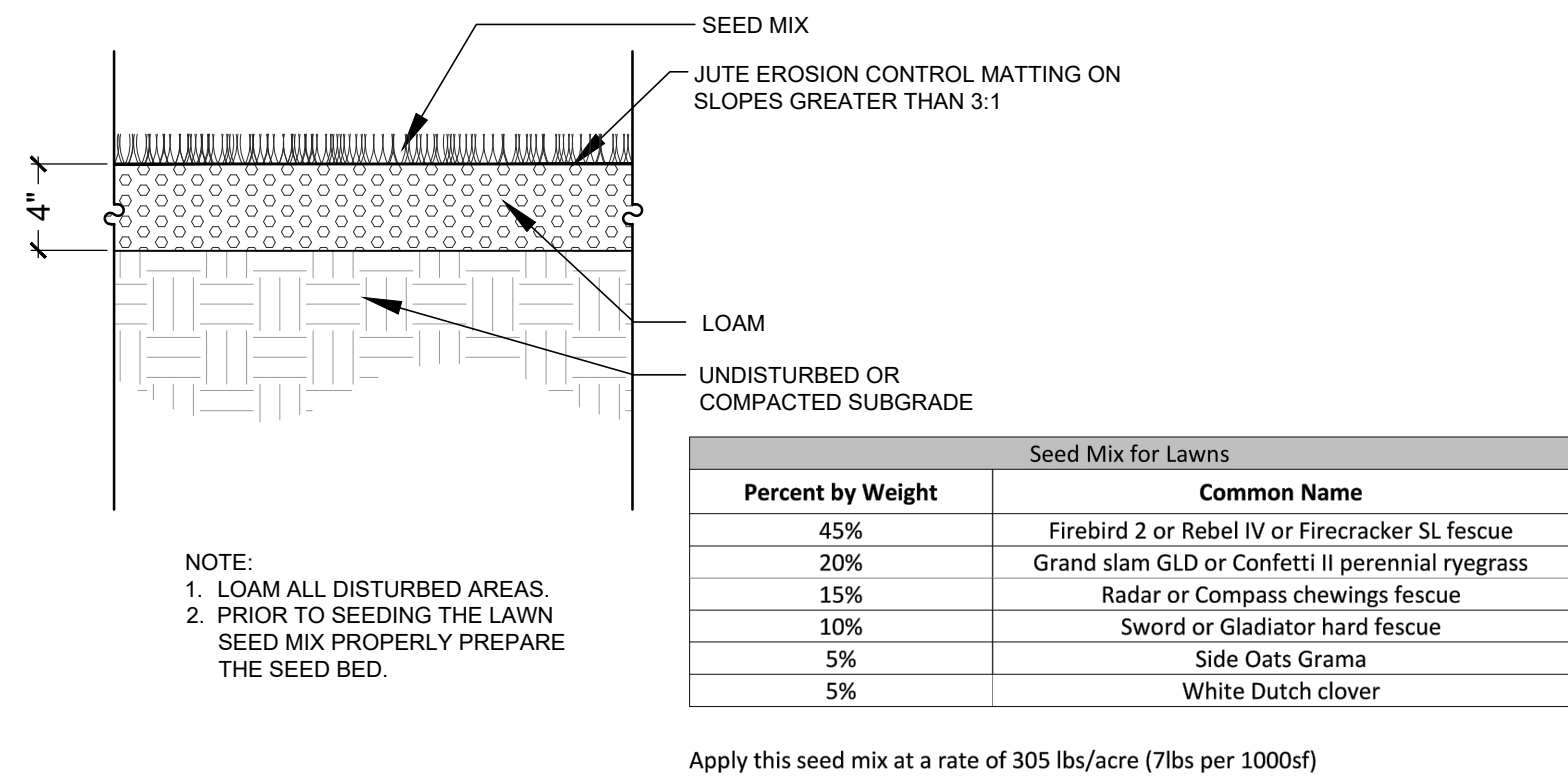
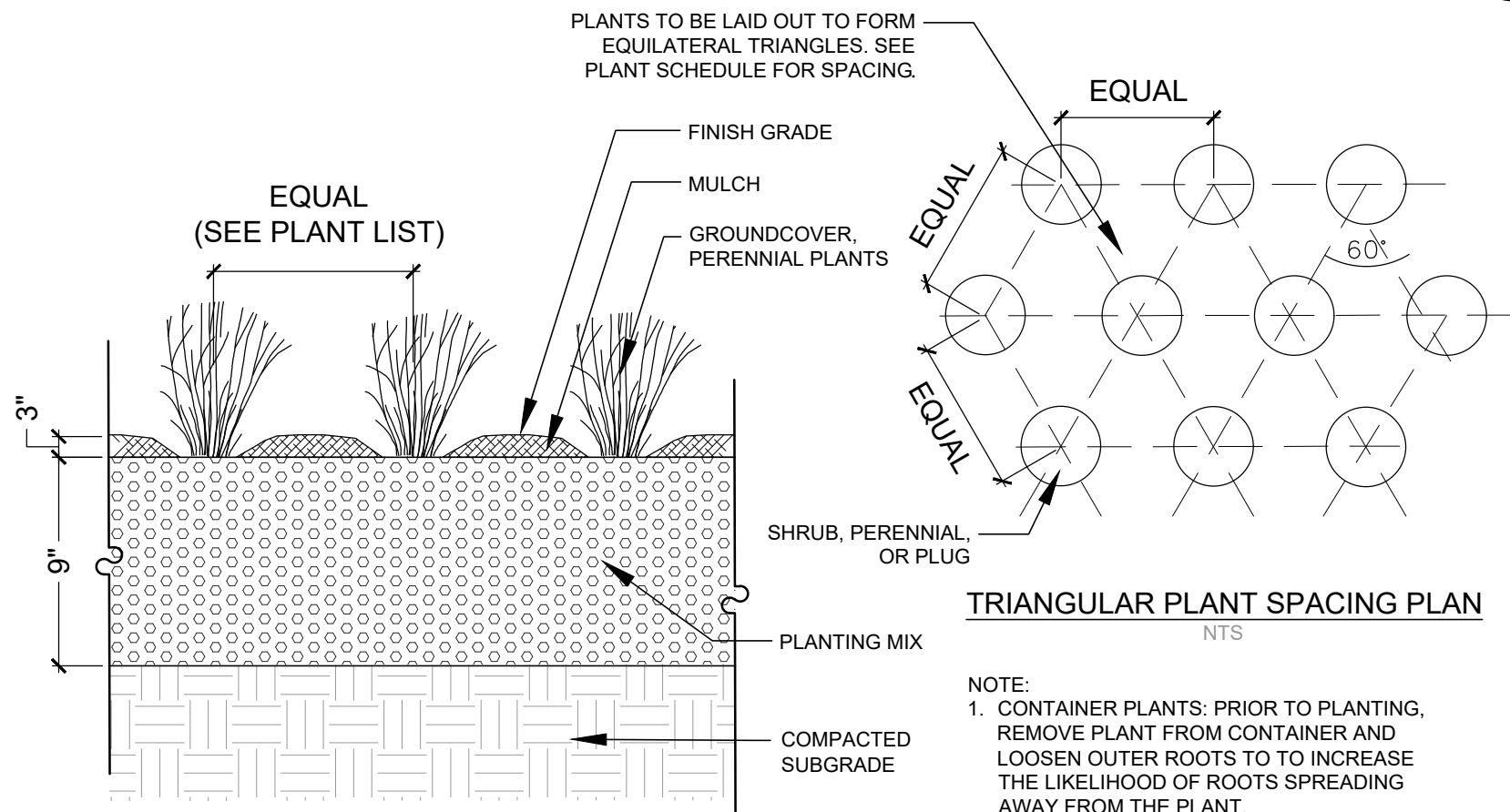
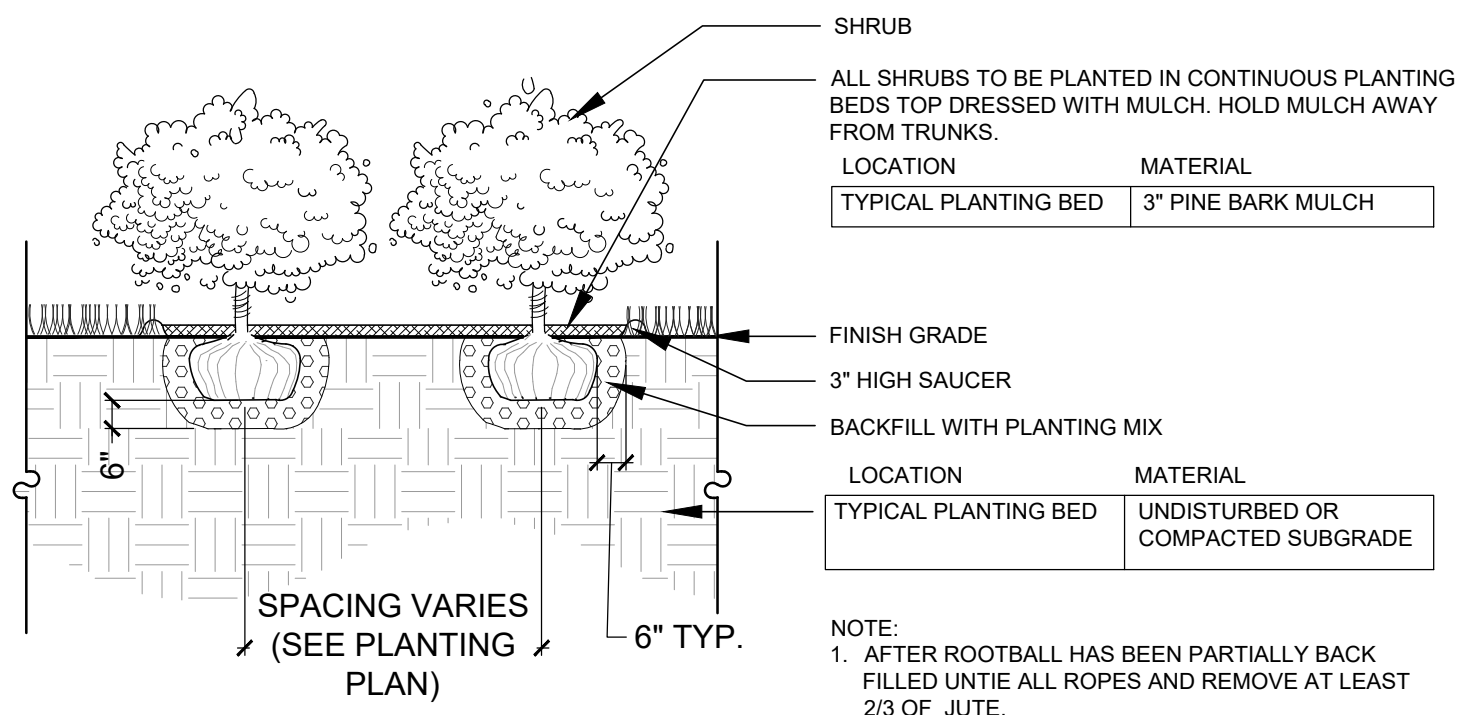
2  
L2.1

## Evergreen Tree Planting

Not to Scale

©IRONWOOD 2022

3  
L2.1



| Seed Mix for Lawns |                                                  |  |
|--------------------|--------------------------------------------------|--|
| Percent by Weight  | Common Name                                      |  |
| 45%                | Firebird 2 or Rebel IV or Firecracker SL fescue  |  |
| 20%                | Grand slam GLD or Confetti II perennial ryegrass |  |
| 15%                | Radar or Compass chewings fescue                 |  |
| 10%                | Sword or Gladiator hard fescue                   |  |
| 5%                 | Side Oats Grama                                  |  |
| 5%                 | White Dutch clover                               |  |

## Shrub Planting

Not to Scale

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4  
L2.1

## Perennial / Orn. Grass / Ground Cover Planting

Not to Scale

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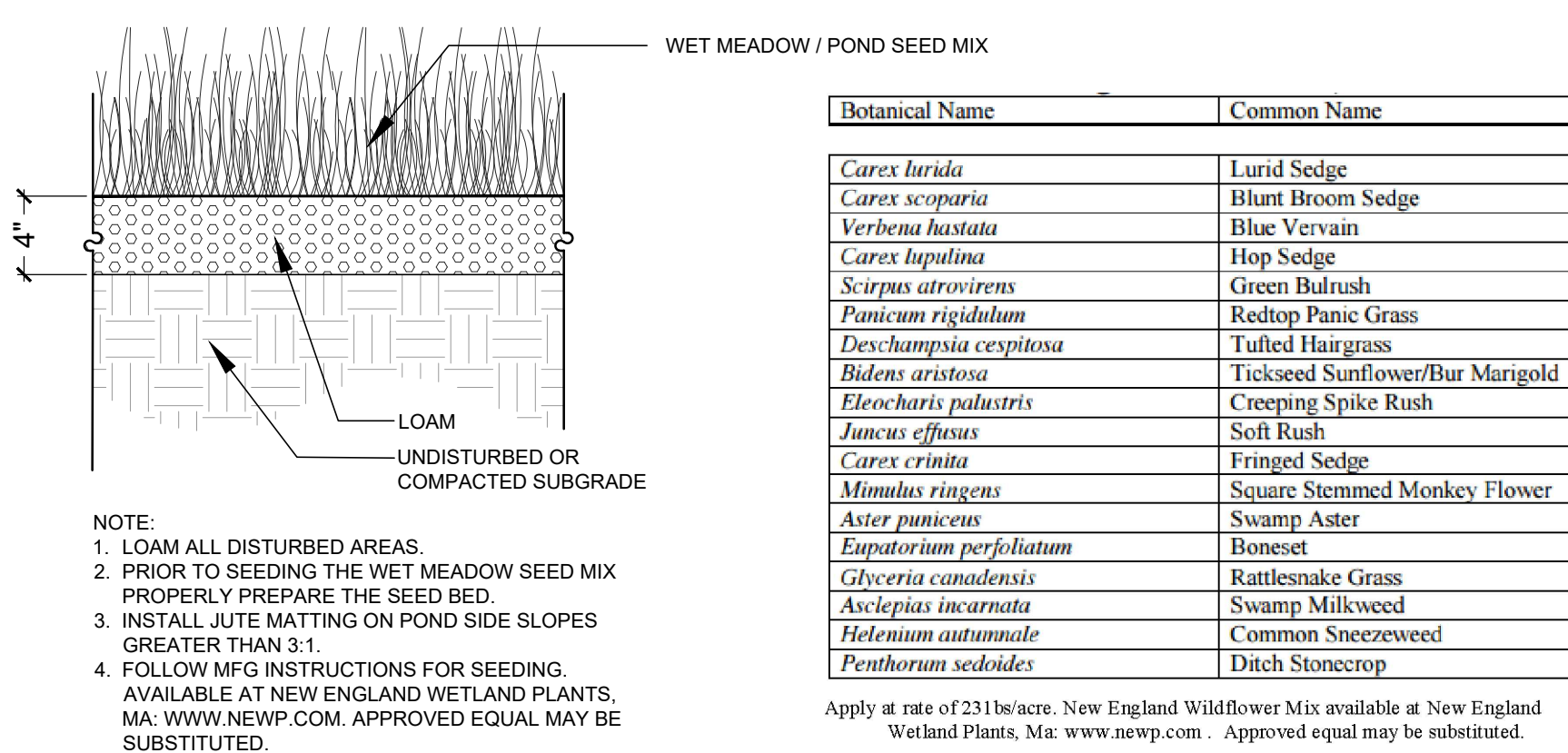
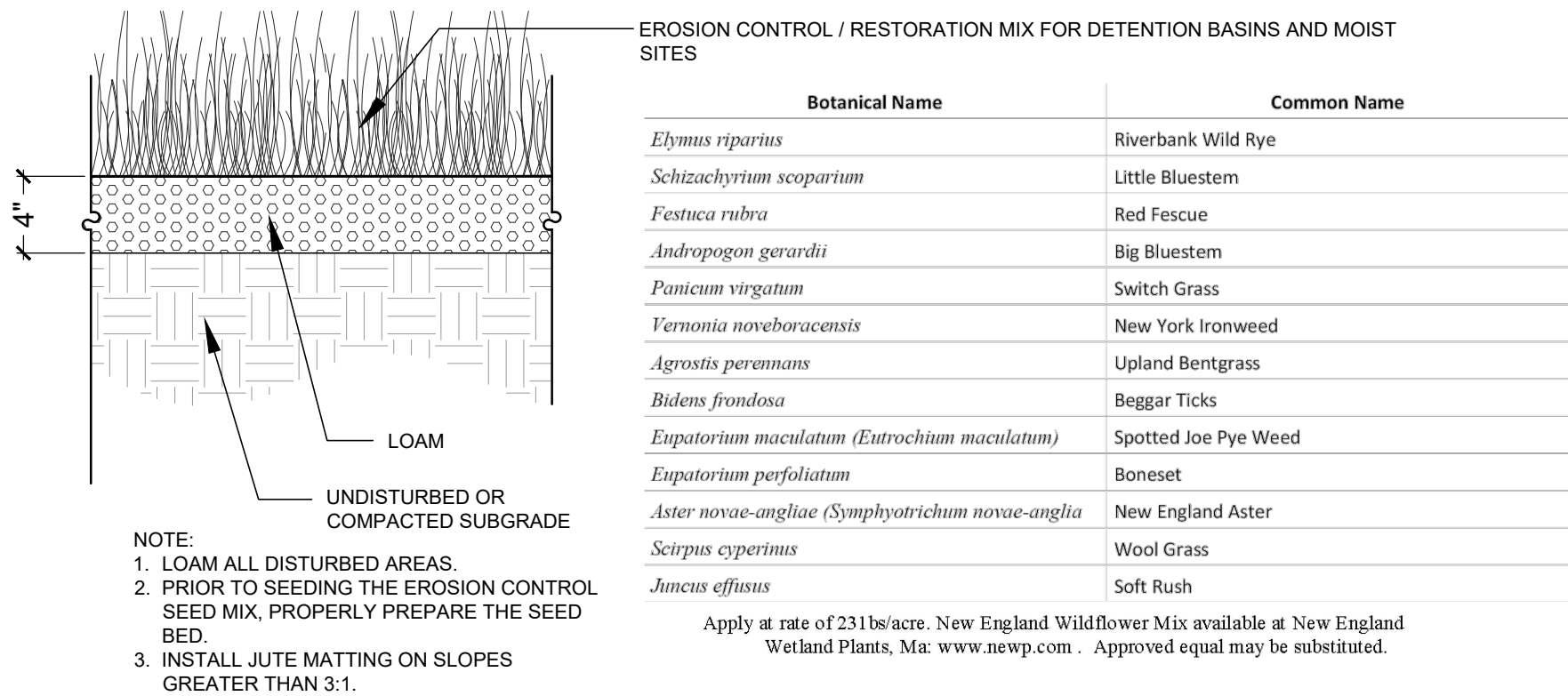
5  
L2.1

## Loam and Lawn Seed Mix

Not to Scale

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6  
L2.1



## Erosion Control / Restoration Seed Mix

Not to Scale

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7  
L2.1

## Loam and Wet Meadow / Pond Seed Mix

Not to Scale

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8  
L2.1

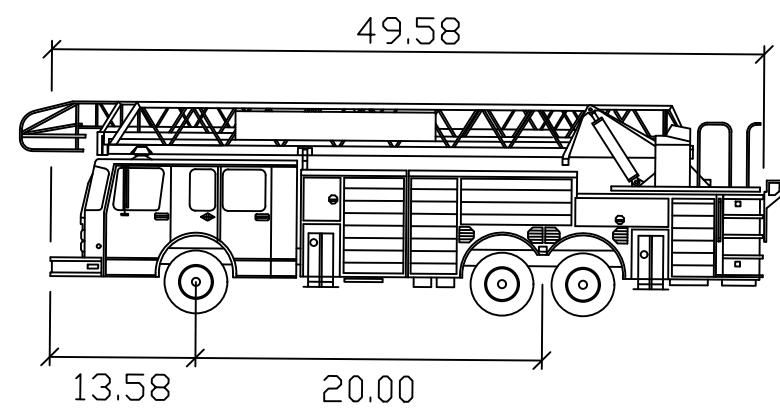
DRAWING SUBMITTED FOR CITY REVIEW

|   |   |            |                            |
|---|---|------------|----------------------------|
| 1 | △ | 10-04-2022 | PER CITY REVIEW            |
| 2 | △ | 11-20-2022 | REV PER UPDATED CIVIL BASE |
|   | △ |            |                            |
|   | △ |            |                            |

| REV#        | DATE                 | DESCRIPTION |
|-------------|----------------------|-------------|
| PROJECT NO. | 21060.0              |             |
| DESIGN BY   | J. HYLAND / K.OSGOOD |             |
| DRAWN BY    | K.OSGOOD             |             |
| CHECKED BY  | J. HYLAND            |             |
| DATE        | MAY 5, 2022          |             |
| SCALE       |                      |             |







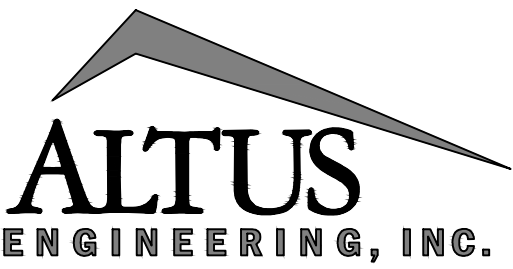
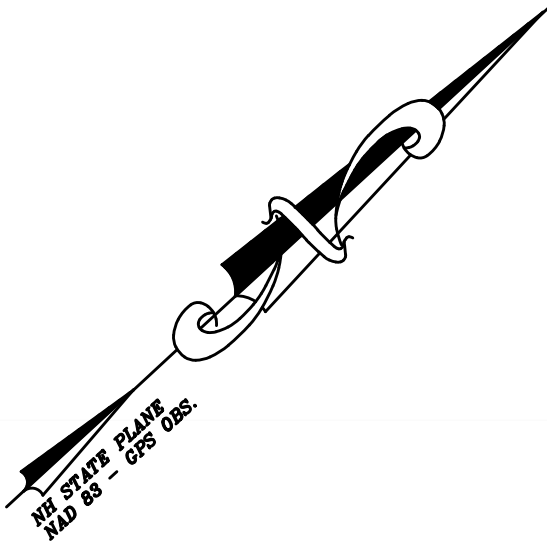
Dover T-1 FIRE

|                   |        |
|-------------------|--------|
|                   | feet   |
| Width             | : 8.50 |
| Track             | : 8.50 |
| Lock to Lock Time | : 6.0  |
| Steering Angle    | : 44.0 |

VEHICLE MODELED – DOVER T-1 FIRE TRUCK

LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE BODY



133 COURT STREET    PORTSMOUTH, NH 03801  
(603) 433-2335    www.ALTUS-ENG.com

THIS DRAWING HAS NOT BEEN  
RELEASED FOR CONSTRUCTION

ISSUED FOR:    **PLANNING BOARD**

ISSUE DATE:    **OCTOBER 5, 2022**

| REVISIONS |                   |                 |
|-----------|-------------------|-----------------|
| NO.       | DESCRIPTION       | BY    DATE      |
| 0         | INITIAL SUBMITTAL | CDB    10/05/22 |

DRAWN BY: \_\_\_\_\_ MBS  
APPROVED BY: \_\_\_\_\_ CDB  
DRAWING FILE: \_\_\_\_\_ 4952-Site.dwg

SCALE: 24" X 36"    1" = 30'  
                              12" X 18"    1" = 60'

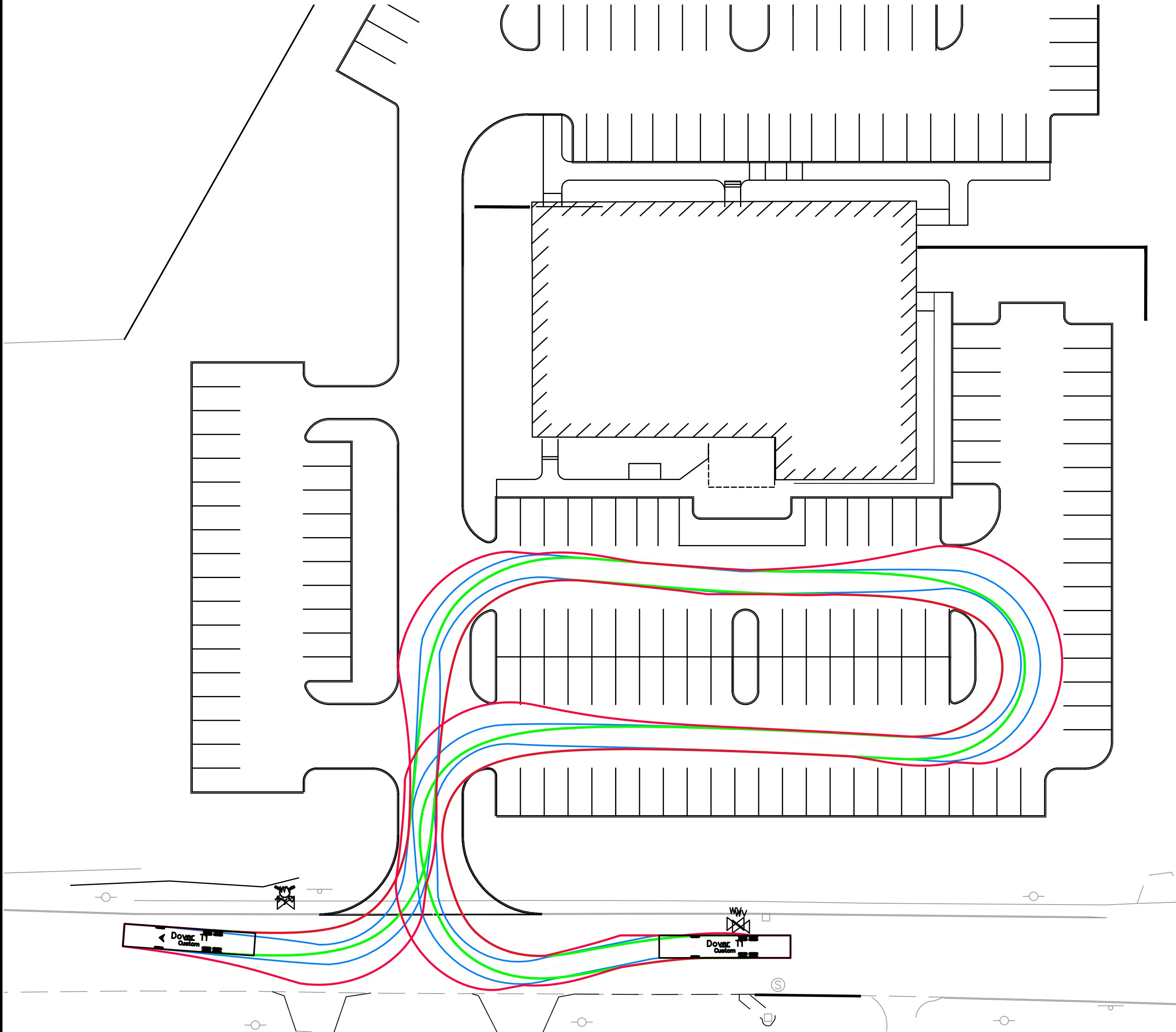
OWNER:    7 WEST, LLC  
              P.O. BOX 728  
              DOVER, NH    03821

APPLICANT:    SUMMIT LAND DEVELOPMENT  
                      340 CENTRAL AVE., #202  
                      DOVER, NH    03820

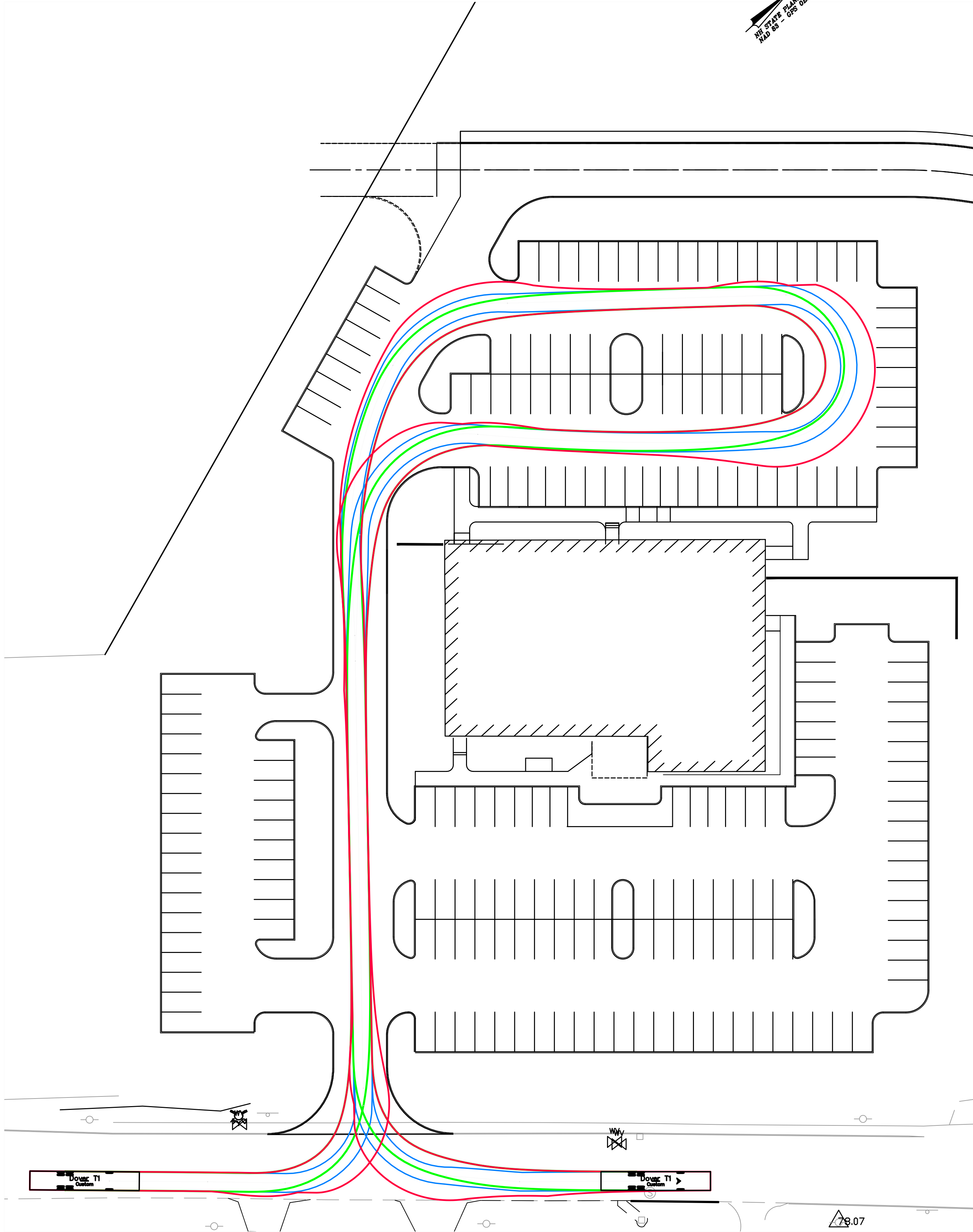
PROJECT:    7 WEST  
                  COMMERCIAL  
                  DEVELOPMENT  
  
              (FILE NO. P22-38)  
              TAX MAP H, LOT 11  
              DOVER, NH

TITLE:    **TRUCK TURNING  
(DOVER T-1)**

SHEET NUMBER:  
**27 / T-1**



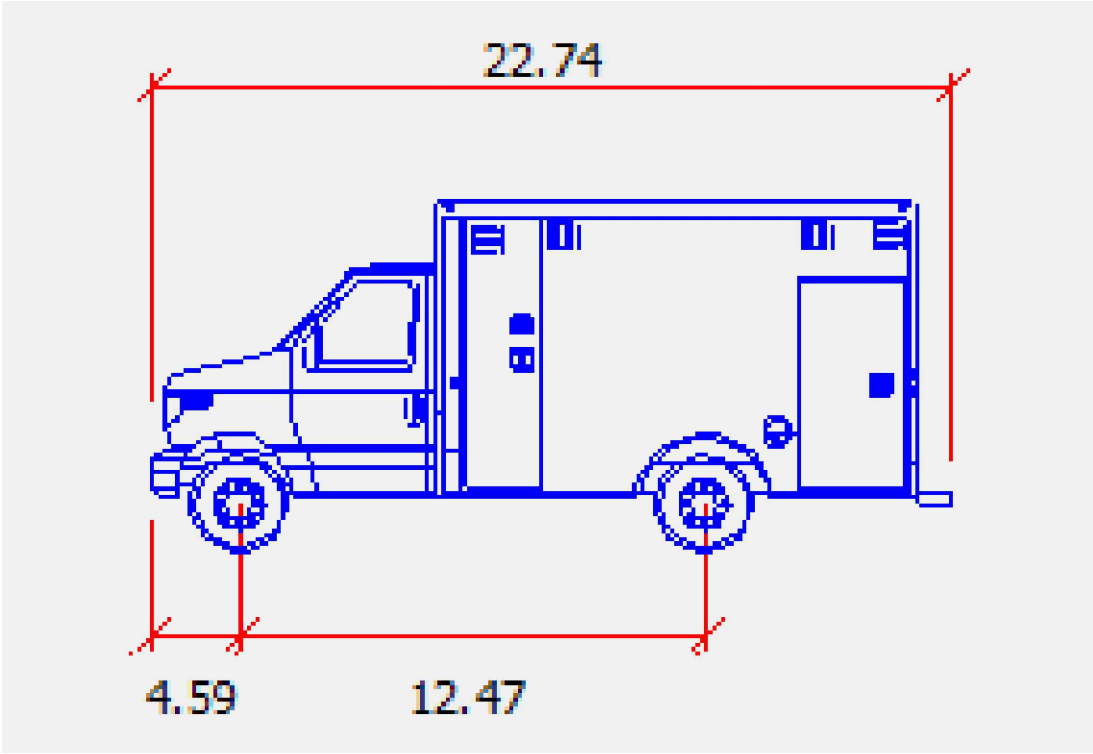
DOVER T-1 FIRE TRUCK  
(WESTBOUND IN / OUT)



DOVER T-1 FIRE TRUCK  
(EASTBOUND IN / OUT)

P4952



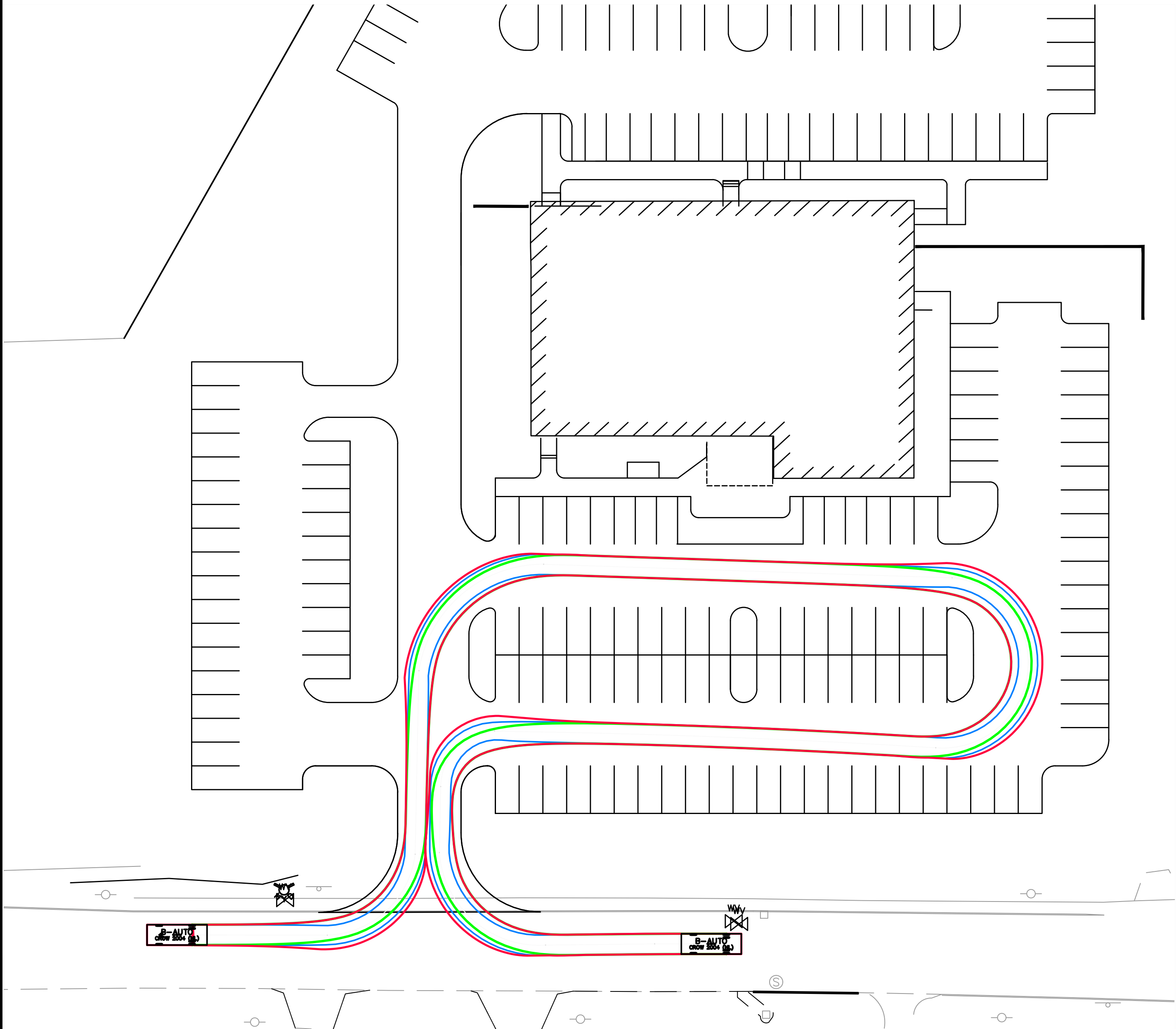


Width : 7.71 feet  
Track : 7.71 feet  
Lock to Lock Time : 6.0 seconds  
Steering Angle : 47.8 degrees

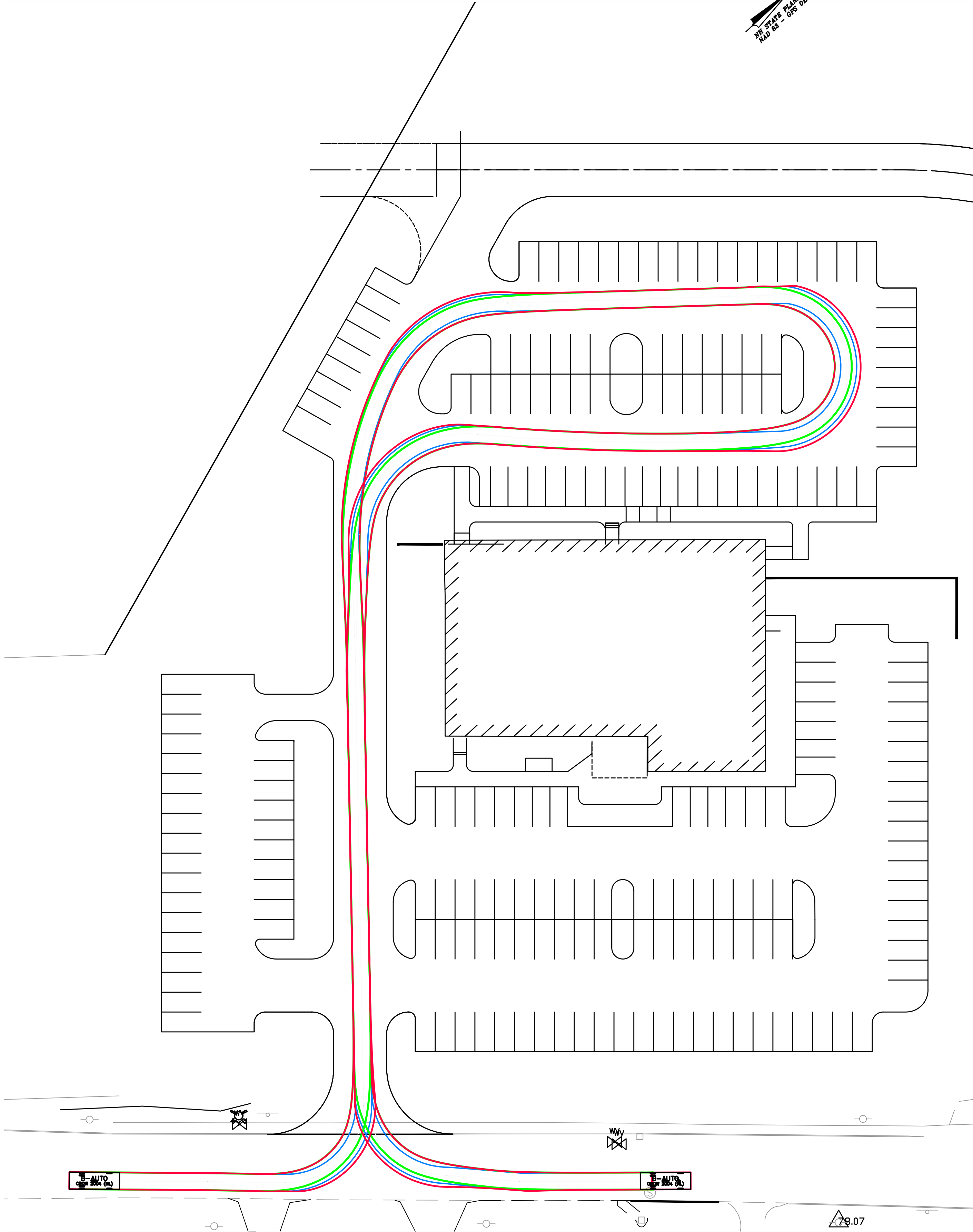
VEHICLE MODELED - AMBULANCE

LEGEND

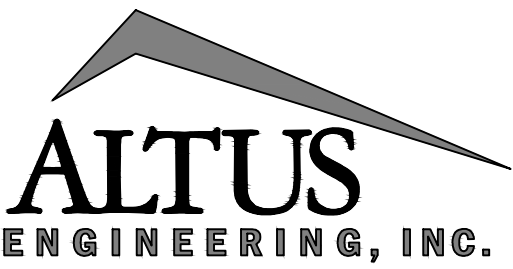
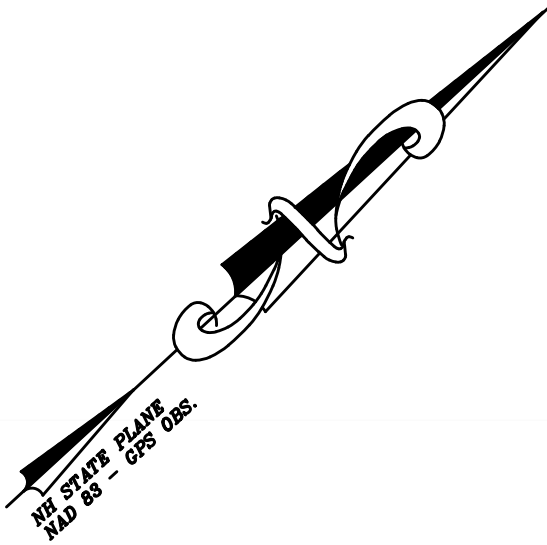
- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE BODY



AMBULANCE  
(WESTBOUND IN / OUT)



AMBULANCE  
(EASTBOUND IN / OUT)



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ISSUED FOR: PLANNING BOARD

ISSUE DATE: OCTOBER 5, 2022

| <b><u>REVISIONS</u></b> |                    |           |             |
|-------------------------|--------------------|-----------|-------------|
| <b>NO.</b>              | <b>DESCRIPTION</b> | <b>BY</b> | <b>DATE</b> |
| 0                       | INITIAL SUBMITTAL  | CDB       | 10/05/22    |

DRAWN BY: MBS  
APPROVED BY: CDB  
DRAWING FILE: 4952-Site.dwg

SCALE: 24" X 36" 1" = 30'  
12" X 18" 1" = 60'

OWNER: 7 WEST, LLC  
P.O. BOX 728  
DOVER, NH 03821

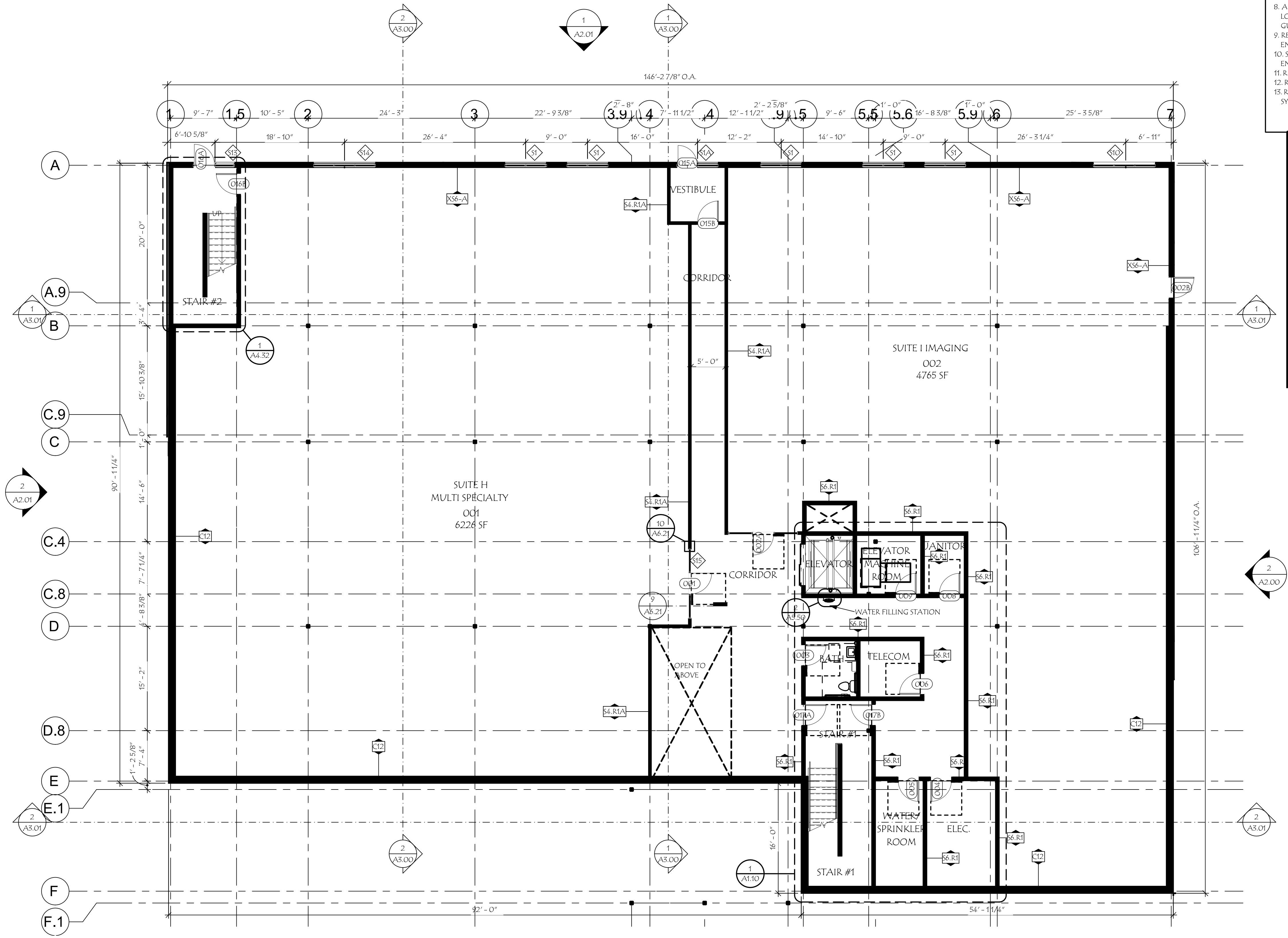
APPLICANT: SUMMIT LAND DEVELOPMENT  
340 CENTRAL AVE., #202  
DOVER, NH 03820

PROJECT: 7 WEST  
COMMERCIAL  
DEVELOPMENT  
(FILE NO. P22-38)  
TAX MAP H, LOT 11  
DOVER, NH

TITLE: TRUCK TURNING  
(AMBULANCE)

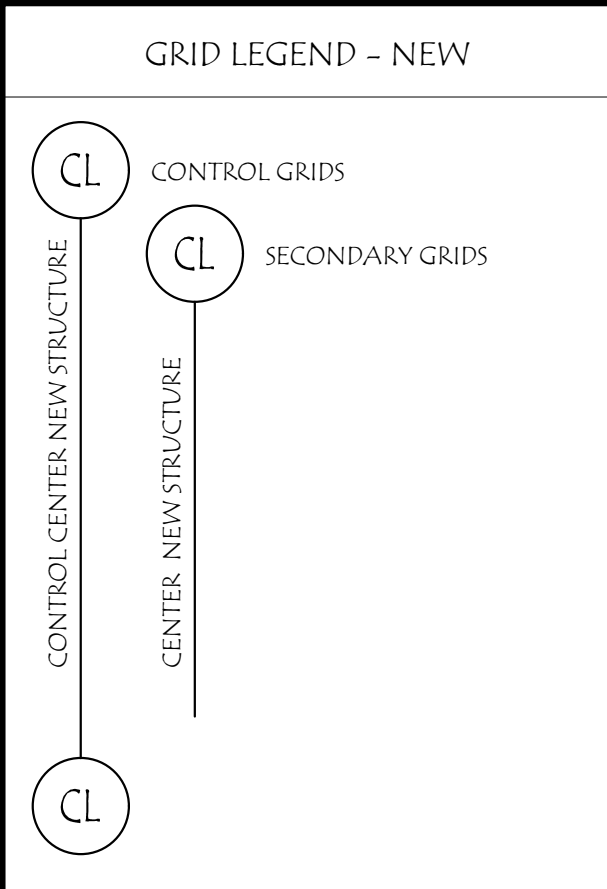
SHEET NUMBER: 28 / T-2





1 LOWER LEVEL  
1/8" = 1'-0"

- GENERAL PLAN NOTES
1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS. REFERENCE LIFE SAFETY DRAWINGS A0.20-A0.2# FOR ADDITIONAL INFORMATION.
  2. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES AND EXTERIOR WALL & PARTITION TYPES.
  3. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR PARTITION AND ROOF-CEILING FRAMING DETAILS.
  4. ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
  5. ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
  6. ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES.
  7. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
  8. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.
  9. REFER TO A4 SERIES SHEETS FOR UNIT PLANS & ENLARGED PLANS.
  10. SEE DETAIL ON SHEET A#-## FOR TYPICAL UNIT ENTRIES.
  11. REFER TO A6.10 FOR DOOR AND FRAME TYPES.
  12. REFER TO A6.20 FOR WINDOW TYPES.
  13. REFER TO SHEET A0.00 FOR ABBREVIATIONS, SYMBOLS, AND GRAPHIC CONVENTIONS.



DOVER MEDICAL OFFICE  
BUILDING  
DURHAM ROAD  
DOVER, NH

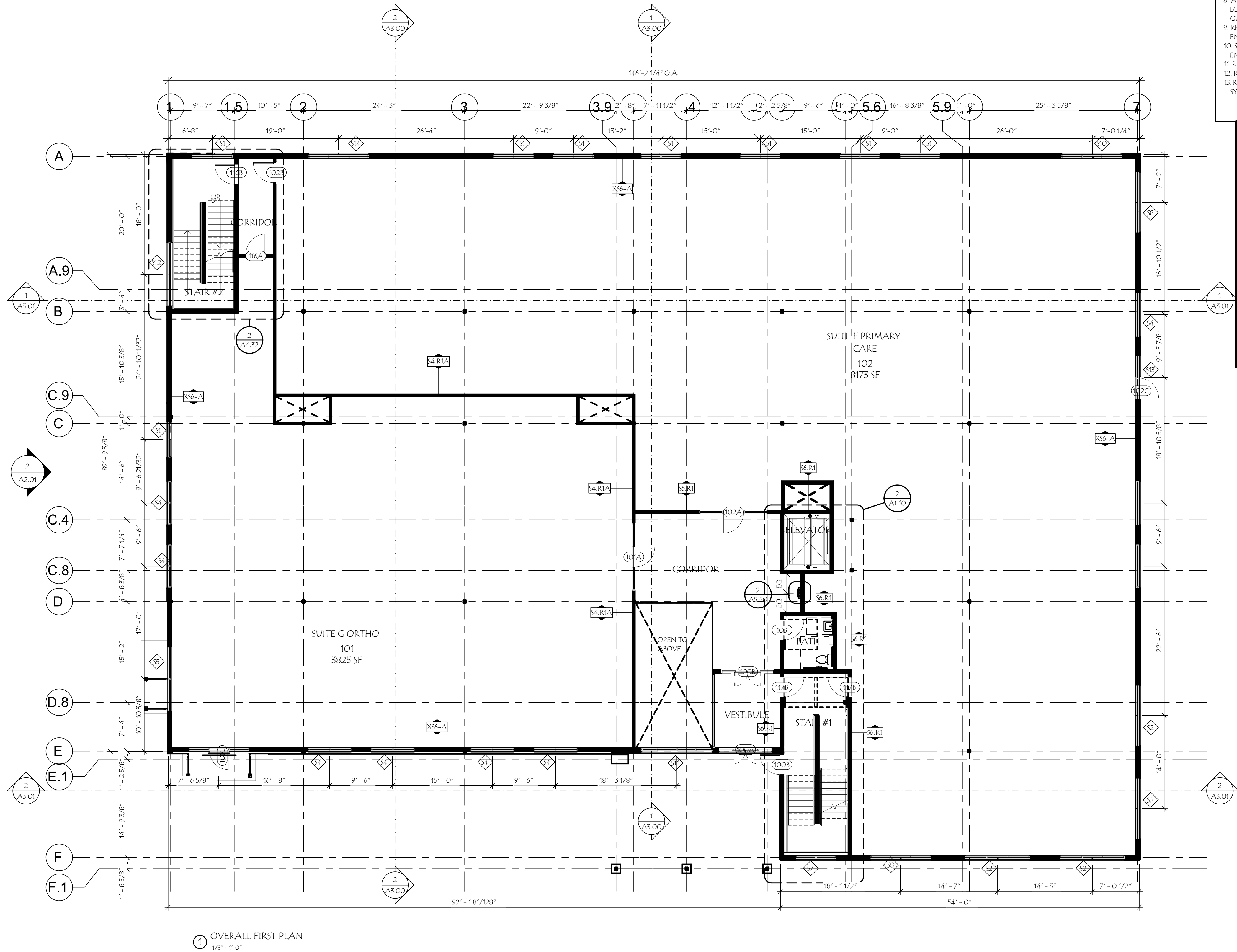
NOT FOR  
CONSTRUCTION

|            |              |             |              |                   |                   |
|------------|--------------|-------------|--------------|-------------------|-------------------|
| Revisions: | As indicated | VA          | CMO          | 2021048           | February 25, 2022 |
| Scale:     | Drawn By:    | Checked By: | Project No.: | PROGRESS DRAWINGS | Date:             |
|            |              |             |              |                   |                   |

Title: OVERALL LOWER LEVEL PLAN

A1.00



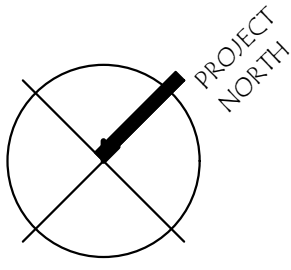


1 OVERALL FIRST PLAN  
1/8"=1'-0"

- GENERAL PLAN NOTES
1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS. REFERENCE LIFE SAFETY DRAWINGS A0.20-A0.24 FOR ADDITIONAL INFORMATION.
  2. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES AND EXTERIOR WALL & PARTITION TYPES.
  3. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR PARTITION AND ROOF-CEILING FRAMING DETAILS.
  4. ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
  5. ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
  6. ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES.
  7. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
  8. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.
  9. REFER TO A4 SERIES SHEETS FOR UNIT PLANS & ENLARGED PLANS.
  10. SEE DETAIL ON SHEET A#-## FOR TYPICAL UNIT ENTRIES.
  11. REFER TO A6.10 FOR DOOR AND FRAME TYPES.
  12. REFER TO A6.20 FOR WINDOW TYPES.
  13. REFER TO SHEET A0.00 FOR ABBREVIATIONS, SYMBOLS, AND GRAPHIC CONVENTIONS.

GRID LEGEND - NEW

CL CONTROL GRIDS  
CL SECONDARY GRIDS  
CL CONTROL CENTER NEW STRUCTURE  
CL CENTER NEW STRUCTURE



DOVER MEDICAL OFFICE  
BUILDING  
DURHAM ROAD  
DOVER, NH

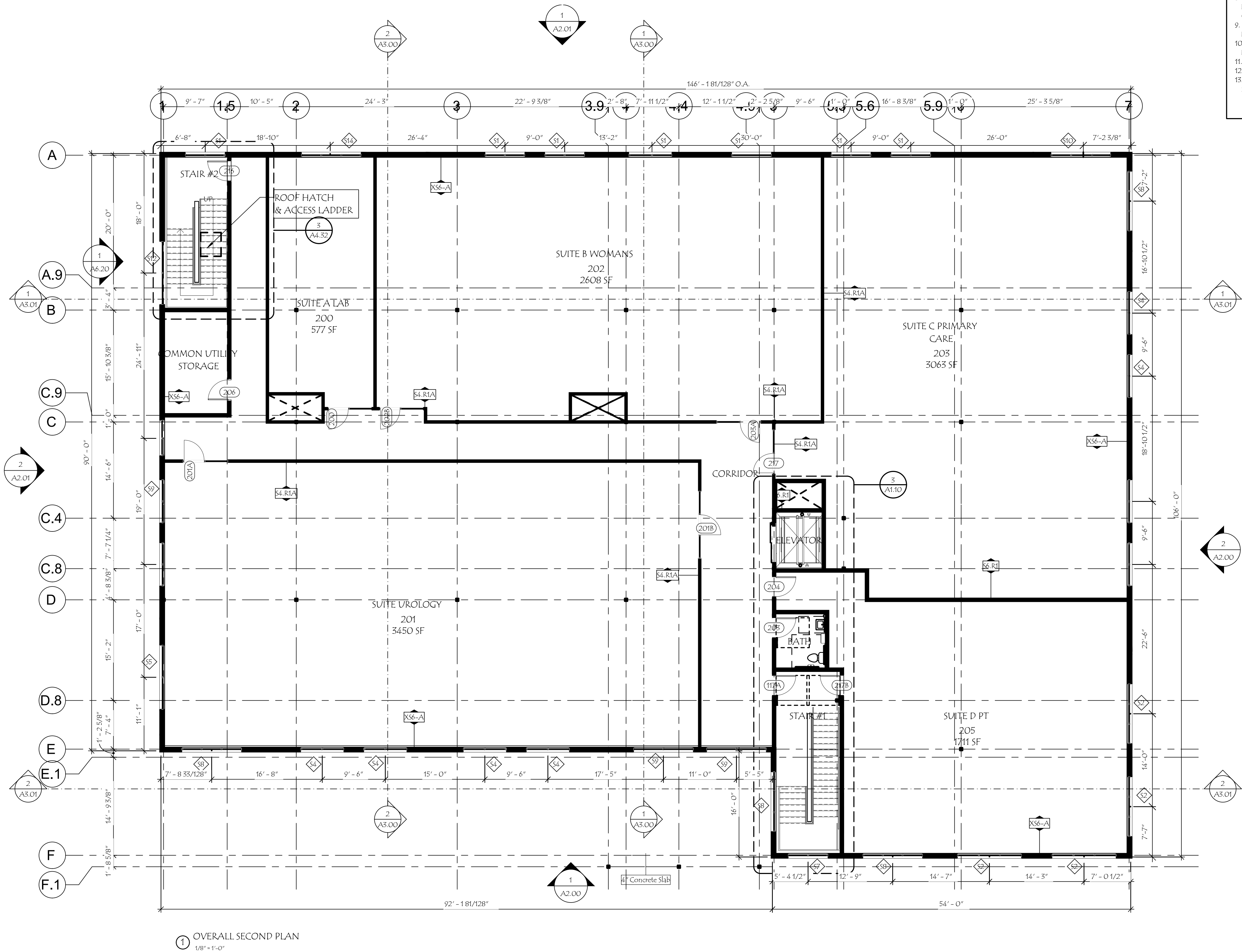
NOT FOR  
CONSTRUCTION

| Revisions:   | Date                    |
|--------------|-------------------------|
| As indicated | VA                      |
| CMO          | 2021048                 |
| Checked By:  | PROJECT NO. 2021048     |
| Drawn By:    | PROGRESS DRAWINGS       |
| Scale:       | Date: February 25, 2022 |

Title: OVERALL FIRST FLOOR PLAN

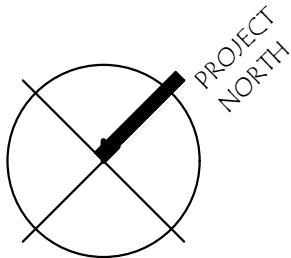
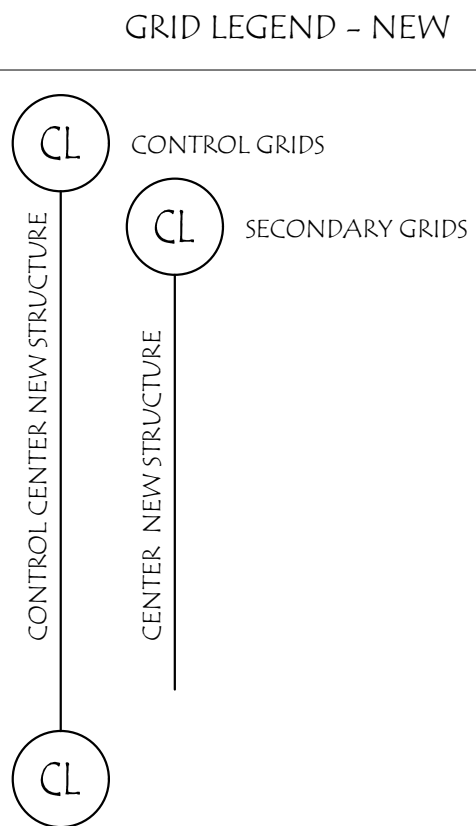
A1.01





1 OVERALL SECOND PLAN  
1/8" = 1'-0"

- GENERAL PLAN NOTES
1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS. REFERENCE LIFE SAFETY DRAWINGS A0.20-A0.2# FOR ADDITIONAL INFORMATION.
  2. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES AND EXTERIOR WALL & PARTITION TYPES.
  3. REFERENCE DRAWING A0.01 THROUGH A0.04 FOR PARTITION AND ROOF-CEILING FRAMING DETAILS.
  4. ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
  5. ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
  6. ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES.
  7. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
  8. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.
  9. REFER TO A4 SERIES SHEETS FOR UNIT PLANS & ENLARGED PLANS.
  10. SEE DETAIL ON SHEET A#-## FOR TYPICAL UNIT ENTRIES.
  11. REFER TO A6.10 FOR DOOR AND FRAME TYPES.
  12. REFER TO A6.20 FOR WINDOW TYPES.
  13. REFER TO SHEET A0.00 FOR ABBREVIATIONS, SYMBOLS, AND GRAPHIC CONVENTIONS.



DOVER MEDICAL OFFICE  
BUILDING  
DURHAM ROAD  
DOVER, NH

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CONSTRUCTION

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| Revisions: | As indicated | VA          | Checker      | 2021048           | February 25, 2022 |
| Scale:     | Drawn By:    | Checked By: | Project No.: | PROGRESS DRAWINGS | Date:             |
|            |              |             |              |                   |                   |

Title:  
OVERALL SECOND  
FLOOR PLAN

A1.02

104 Congress St., STE 203  
Portsmouth, NH 03801  
PH: 603.501.0202



|                               |                       |
|-------------------------------|-----------------------|
| 2021 Market Square Architects | 3/28/2022 10:03:48 AM |
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CONSTRUCTION

| Revisions: | Description |
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| Scale:       | 1/8" = 1'-0" |
| Drawn By:    | VA           |
| Checked By:  | CWO          |
| Project No.: | 2021048      |

PROGRESS DRAWINGS

|       |                   |
|-------|-------------------|
| Date: | February 25, 2022 |
|-------|-------------------|

Title:  
EXTERIOR  
ELEVATIONS

P22-38 32 OF 34

1. MATERIAL A = ALPOLIC / PE METAL COMPOSITE PANELS, OR EQUIVALENT.
2. MATERIAL B = ALPOLIC / PE METAL COMPOSITE PANELS, OR EQUIVALENT.
3. MATERIAL C = NICHHA HORIZONTAL FIBER CEMENT SIDING, OR EQUIVALENT.





