CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, February 9, 2023**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Amendment to Site Review for L&T Dental, Assessor's Map 15, Lot 78, zoned CBD-Gateway, and located at 90 Central Avenue. (Proposal is to reduce the approved 2,026 s.f. addition to 1,851 s.f., on an existing Medical/Professional Office Building) (P20-20A/WAIV-2023-0001)

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: L&T Dental Telephone #_____

Address of Applicant: 90 Central Ave. - Dover, NH E-Mail_____

Project Name: 90 Central Ave. Project Location: 90 Central Ave, Dover, NH

Planning File Number: _____ Date of Original Approval_____

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: Amendment seeks to reduce width of previously approved design to 31'-6" from 34'-0" and eliminate 5 degree angle

Reason(s) for amendment/comments (*attach additional sheets as needed*): Client's program does not require extra width. Reducing width will reduce construction costs, long-term operation costs and lot coverage. 5 degree angle and roof design previously approved added complexity not required by project.

WAIVER INFORMATION

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

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: L&T Dental Date: 01.25.23

Signature of Applicant (*if different from owner*): Travis J Reed Date: 01.25.23

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:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
15	78	L&T Dental	90 Central Ave

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Tracie Reed, NCARB, AIA	Dextrous Creative	217 Commercial Street, Suite 402, Portland, ME 04101

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

January 17, 2023

Donna Benton, AICP
Director of Planning & Community Development
City of Dover, NH -3820-4169

Re: 90 Central Ave.

Donna,

Attached please find revisions to 90 Central Avenue in Dover. Our clients, Dr. Alex Latsilnik and Dr. Jyoti Thapa recently purchased the property and will utilize the building for their dental practice.

The plans previously approved in 2000 show the building addition at a 5-degree angle. Based on standard operatory dimensions the building width we are proposing is 31'-6", reduced from the 34'-0" footprint approved. This reduction allows us to straighten the building addition so it is attached at a right-angle, improving ease of construction and detailing and maintaining more than 10'-0" from the lot line. Our application also simplifies the building's roof line to reduce changes of leaks.

The addition remains clad in shingles and will match the color of the existing building, as previously proposed.

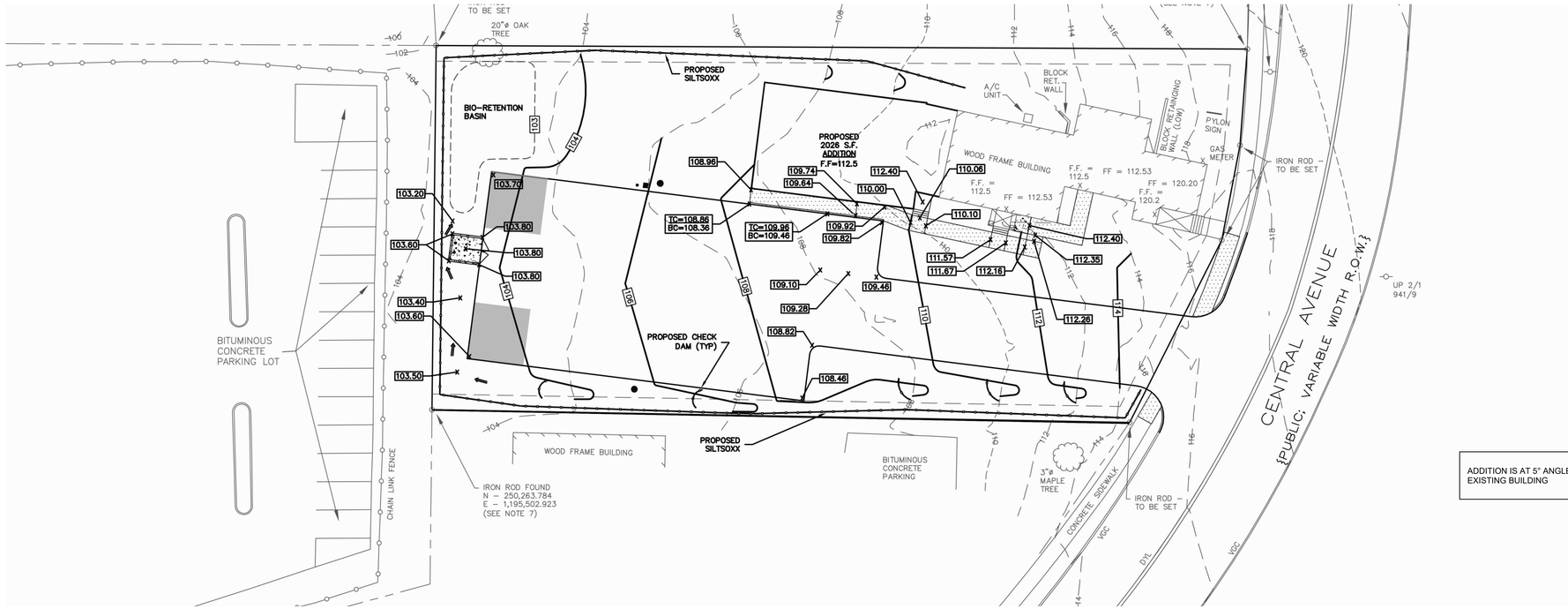
We appreciate the TRC's review. Please let us know if you have any questions.

Sincerely,

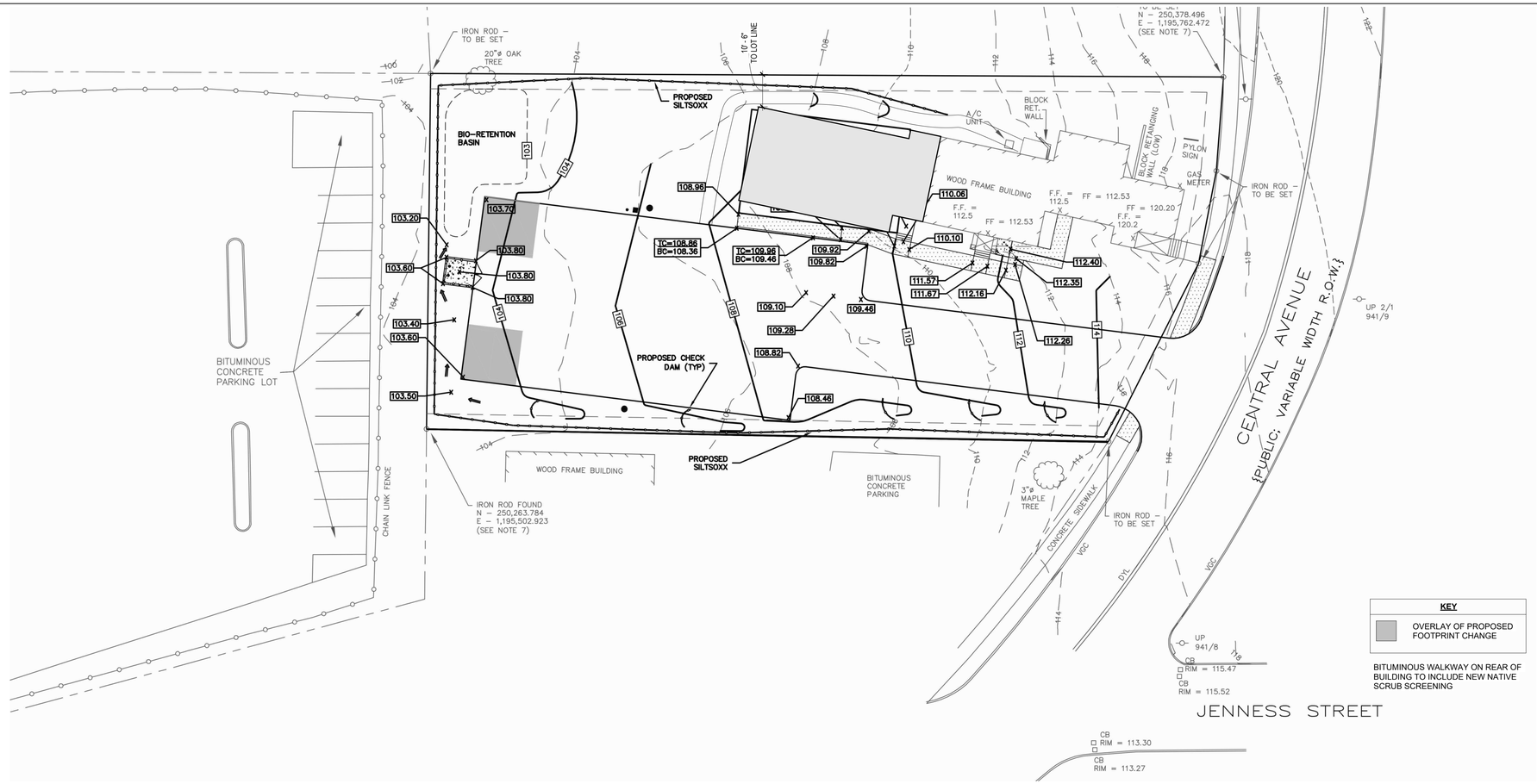
Tracie J. Reed, NH Licensed Architect, AIA, NCARB
Principal

CC: Drs Alex Latsilnik and Jyoti Thapa

Dextrous Creative
dextrouscreative.com
traciereed@dextrouscreative.com
Portland, ME 04101



D1 C-1.2 APPROVED ADDITION 1" = 20'-0"



J1 C-1.2 PROPOSED ADDITION 1" = 20'-0"

90 Central Ave - Dover, NH

DEXTROUS CREATIVE

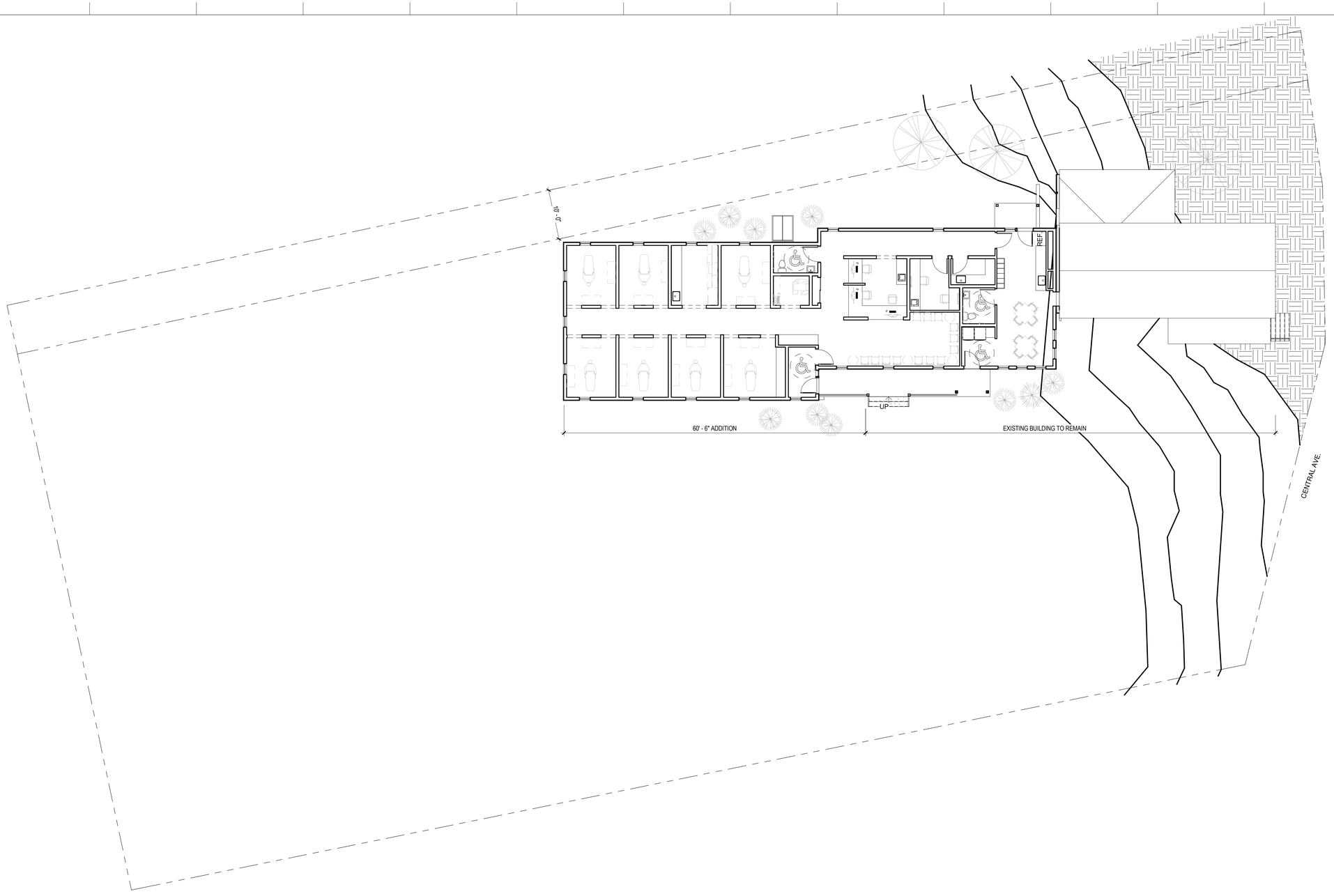
PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
traciereed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

No.	Description	Date

SITE PLAN ILLUSTRATING PROPOSED CHANGE

Project number	22-74_90 Central Ave
Date	12/14/22
Drawn by	Author
Project Status	
	C-1.2
Scale	1" = 20'-0"



J1 C-1.1 Site Plan with First Floor Underlay
1" = 10'-0"

90 Central Ave - Dover, NH

DEXTROUS CREATIVE
PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
traciereed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

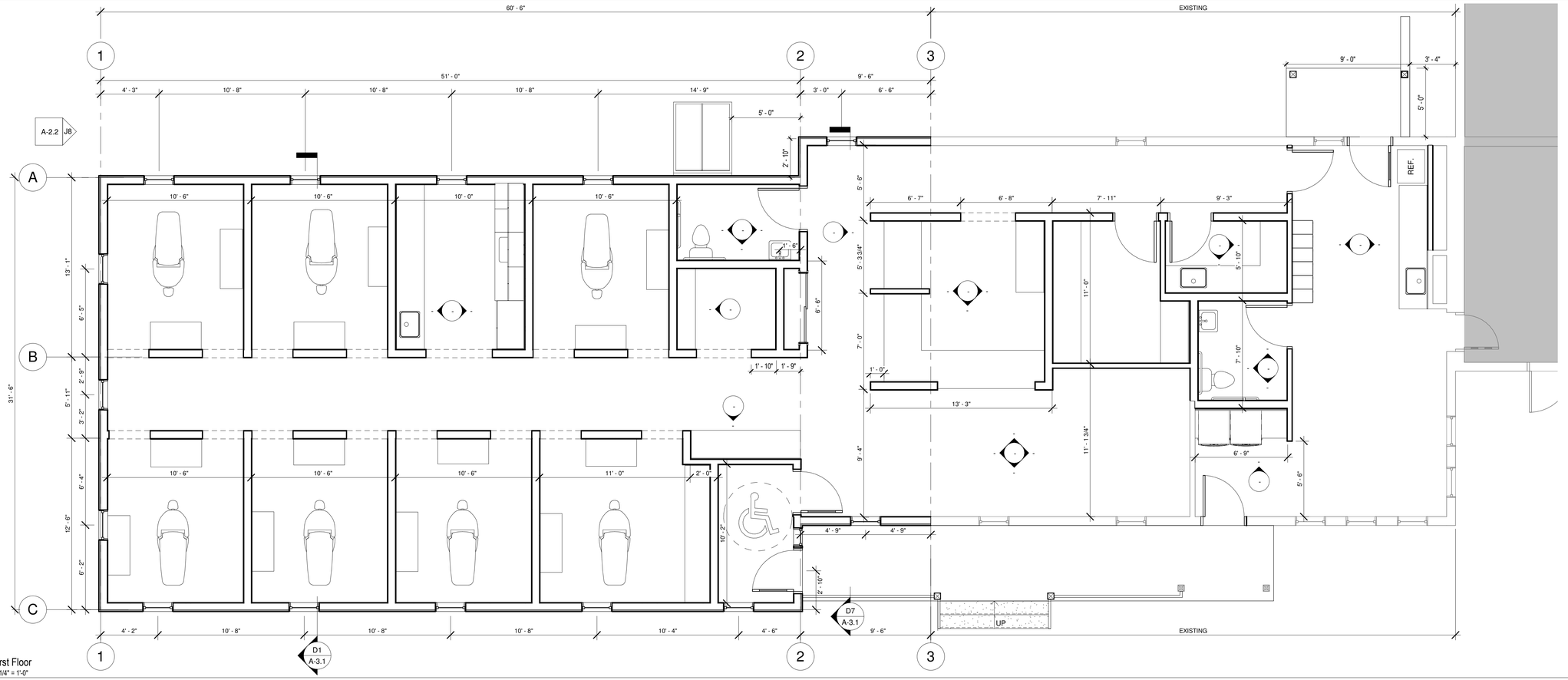
No.	Description	Date

SITE PLAN W/UNDERLAY

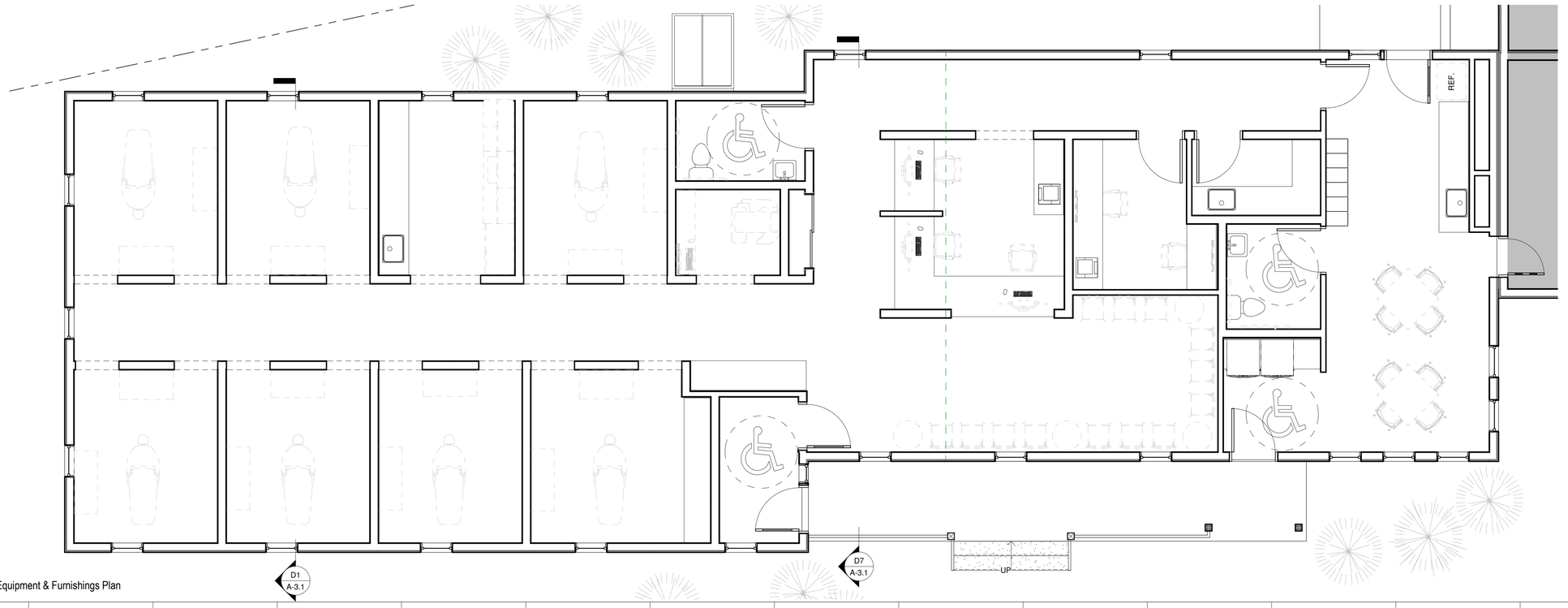
Project number	22-74
Date	12/14/22
Drawn by	Author
Project Status	

C-1.1

Scale 1" = 10'-0"



F1 First Floor
A-1.1 1/4" = 1'-0"



J1 First Floor Equipment & Furnishings Plan
A-1.1 1/4" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14

A B C D E F G H I J

90 Central Ave - Dover, NH

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PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
traciereed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

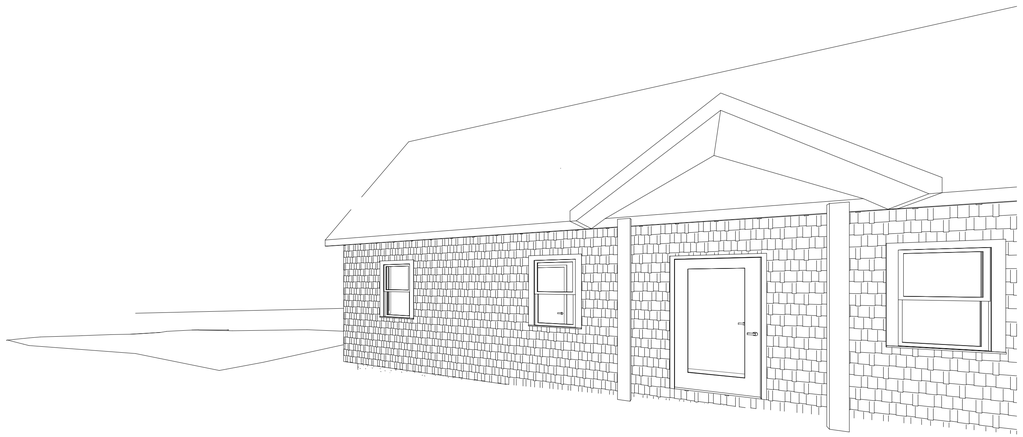
No.	Description	Date

FIRST FLOOR PLAN

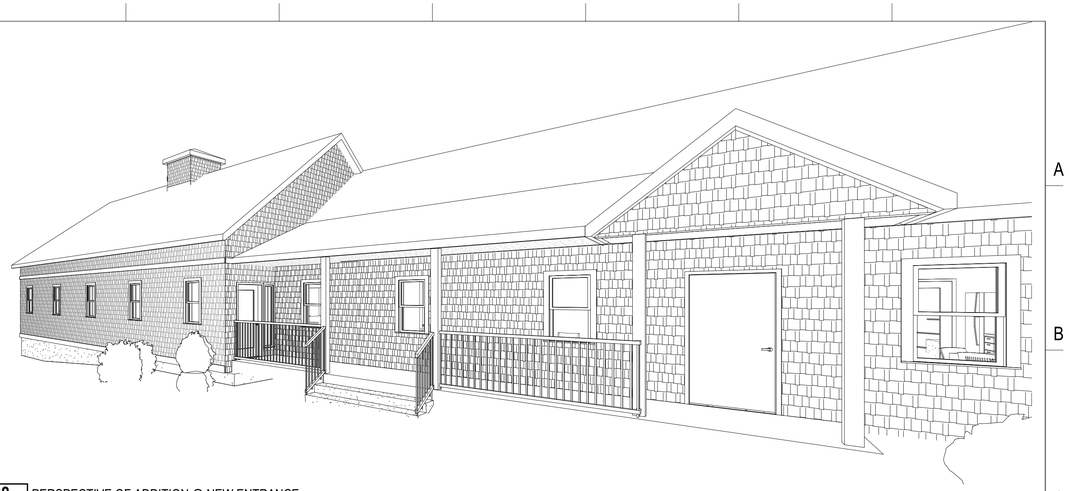
Project number	22-74
Date	12/14/22
Drawn by	TDO
Project Status	

A-1.1

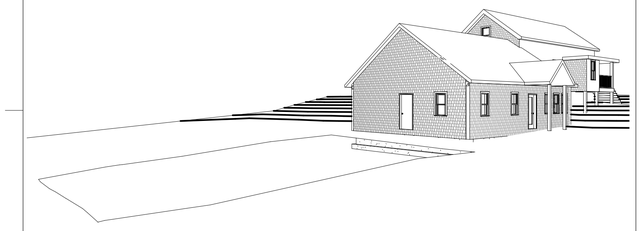
Scale 1/4" = 1'-0"



C1 A-5.1 PERSPECTIVE @ EXISTING ENTRANCE



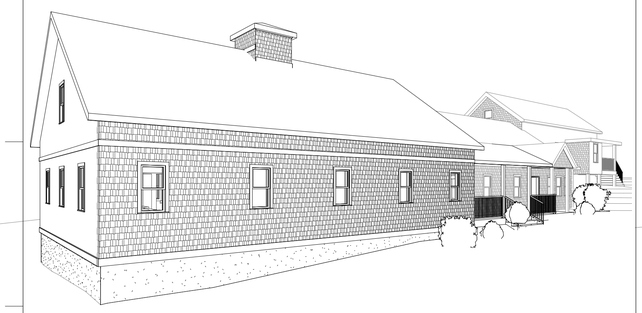
C8 A-5.1 PERSPECTIVE OF ADDITION @ NEW ENTRANCE



F1 A-5.1 EXISTING 2

F5 A-5.1 EXISTING

F9 A-5.1 PROPOSED



J9 A-5.1 PROPOSED 2

J5 A-5.1 PERSPECTIVE OF ADDITION

90 Central Ave - Dover, NH

DEXTROUS CREATIVE

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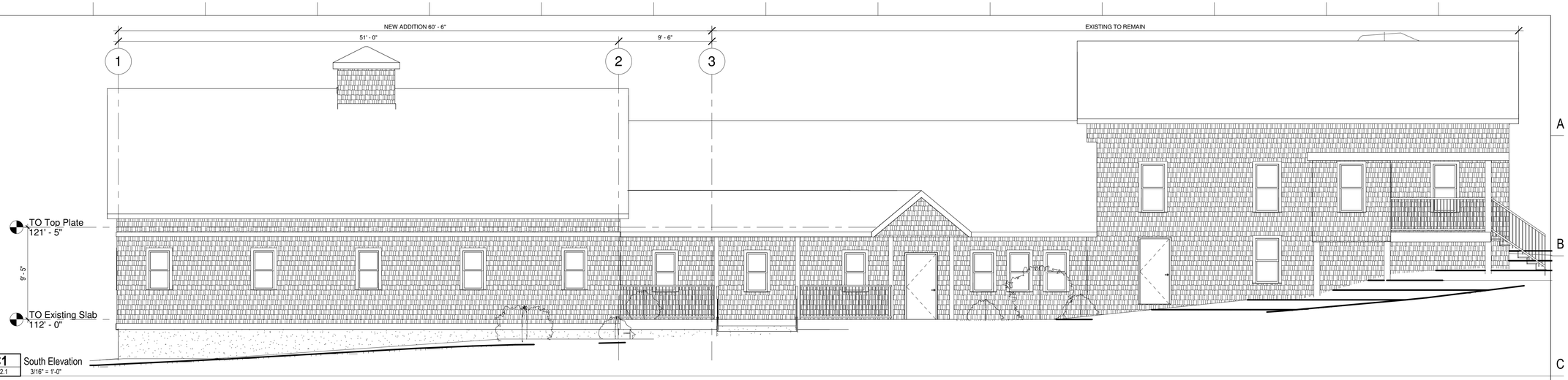
tracierеed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

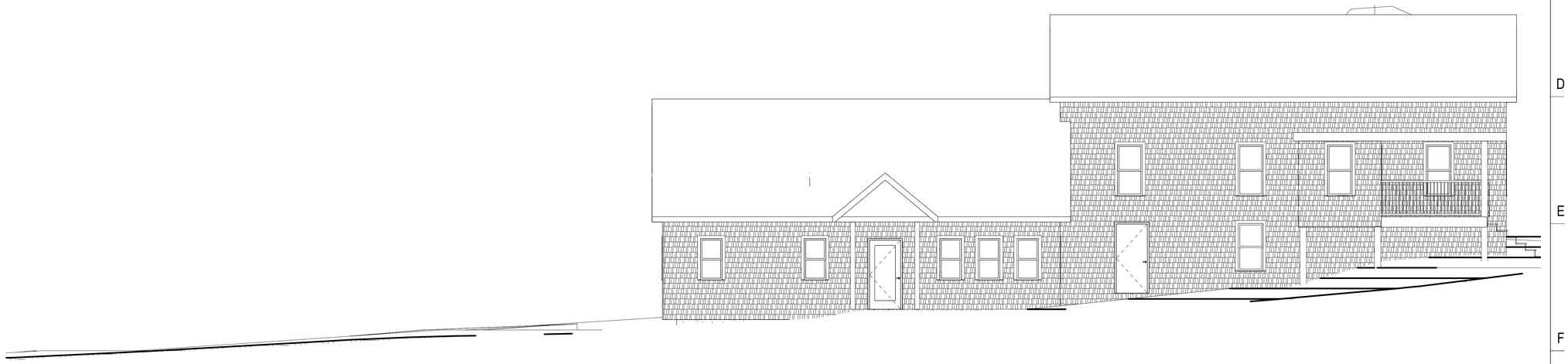
No.	Description	Date

PERSPECTIVES

Project number	22-74
Date	12/14/22
Drawn by	
Project Status	
	A-5.1
Scale	

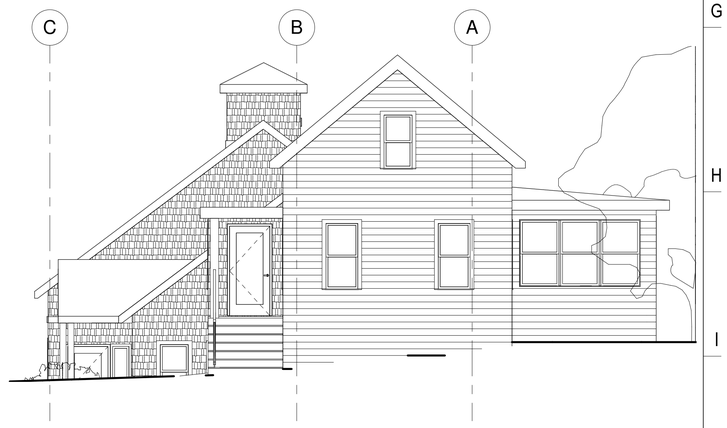


C1 A-2.1 South Elevation
3/16" = 1'-0"



F1 A-2.1 South Elevation Existing
3/16" = 1'-0"

J5 A-2.1 East Elevation Existing
3/16" = 1'-0"



J10 A-2.1 East Elevation
3/16" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14

A B C D E F G H I J

90 Central Ave - Dover, NH

DEXTROUS CREATIVE
PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
traciereed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

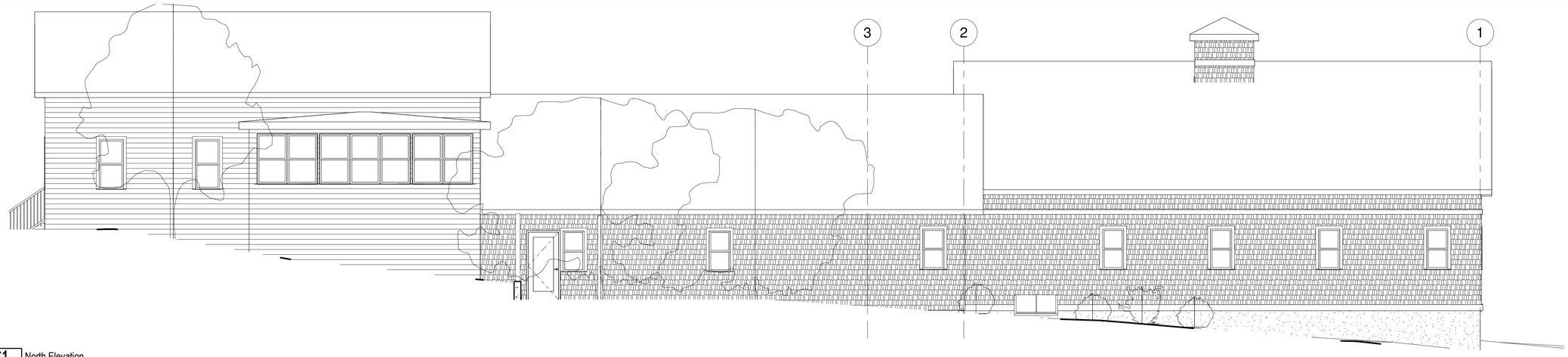
No.	Description	Date

BUILDING ELEVATIONS

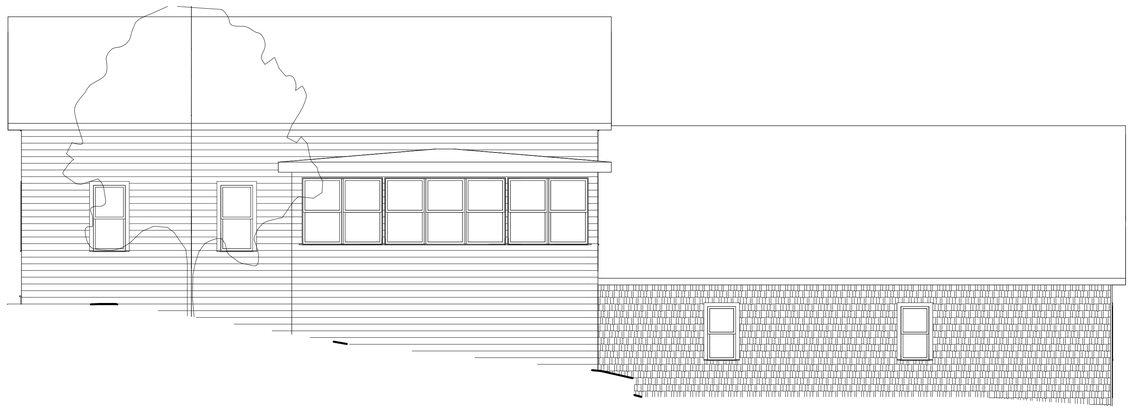
Project number	22-74
Date	12/14/22
Drawn by	Author
Project Status	

A-2.1

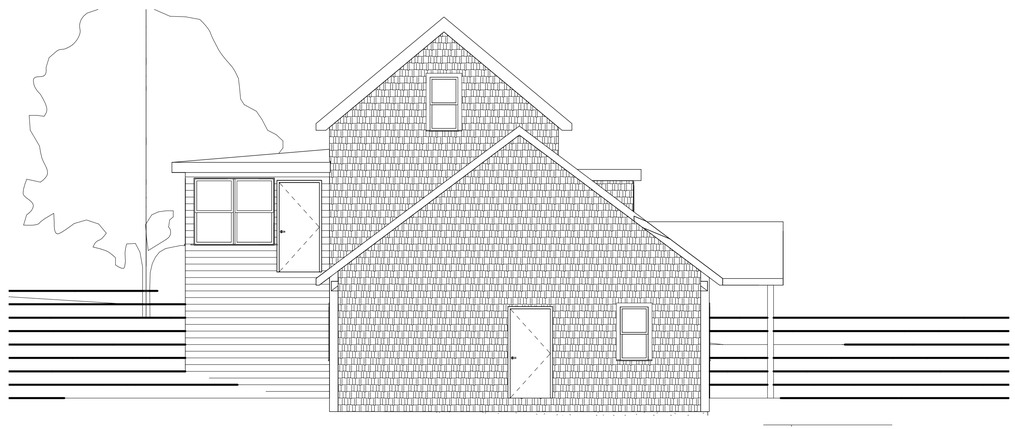
Scale 3/16" = 1'-0"



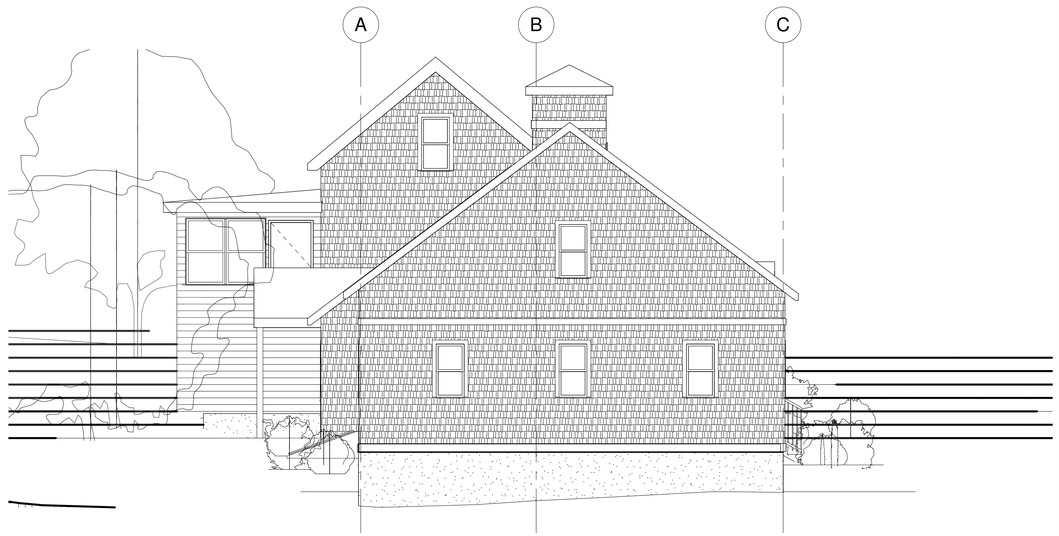
C1 A-2.2 North Elevation
3/16" = 1'-0"



F1 A-2.2 North Elevation Existing
3/16" = 1'-0"



J1 A-2.2 West Elevation Existing
3/16" = 1'-0"



J8 A-2.2 West Elevation
3/16" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14

A B C D E F G H I J

90 Central Ave - Dover, NH

DEXTROUS CREATIVE
PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
traciereed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

No.	Description	Date

BUILDING ELEVATIONS

Project number	22-74
Date	12/14/22
Drawn by	Author
Project Status	
	A-2.2
Scale	3/16" = 1'-0"

MIDDLETON CHIROPRACTIC BUILDING ADDITION & PARKING EXPANSION

TAX MAP 15, LOTS 78

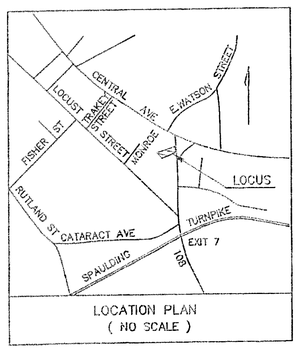
90 CENTRAL AVENUE

DOVER, NH

MARCH 3, 2020

APRIL 30, 2020

MAY 15, 2020



LOCATION PLAN
(NO SCALE)

OWNER/APPLICANT

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

18 May 2020
DATE

SITE CIVIL ENGINEER

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742-0911

ARCHITECT

TONY FALLON ARCHITECTURE
501 BARN DOOR GAP
STAFFORD, NH 03884
(603) 269-3206

SHEET INDEX	SHEET
COVER SHEET	1
NEIGHBORHOOD PLAN	2
EXISTING CONDITIONS PLAN	3
NOTE SHEET	4
DEMOLITION PLAN	5
SITE PLAN	6
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EROSION CONTROL NOTES	8
DETAILS	9-10
LIGHTING PLAN	11
LIGHTING DETAILS	12
ARCHITECTURAL ELEVATIONS & FLOOR PLANS	-
STREET SCAPE PLAN	-

APPROVED
DATE 6/1/20
City of Dover, NH
PLANNING BOARD
CHAIRMAN/DIRECTOR

RECEIVED
Planning Office
Dover, New Hampshire

PLANNING FILE NO.: P20-20

ABUTTERS LIST
(WITHIN 200 FT)

	TAX MAP	LOT NO.	NAME & ADDRESS
15/67	15	67	DRVP DEVELOPERS LLC 242 CENTRAL AVE DOVER, NH 03820
15/68	15	68	DOUBLE DIAMOND HOLDINGS LLC 340 CENTRAL AVE #202 DOVER, NH 03820
15/77	15	77	MEMCARE LLC 187 OLD STAGE ROAD SANBORNVILLE, NH 03872
15/78	15	78	DOVER POINT VILLAGE LLC 10 WATERLOO CIR DOVER, NH 03820
15/79	15	79	BURNS LEEANN REVOCABLE TRUST BURNS LEEANN TRUSTEE 20 GOVERNOR SAWYER LN DOVER, NH 03820

H/33-E TAX MAP LOT NUMBER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO: P20-20

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
2	REVS PER TRC COMMENTS	SJH	5/15/20
1	REVS PER TRC COMMENTS	SJH	4/30/20

DATE: 3-3-2020
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 19059
FILE: SITE.DWG

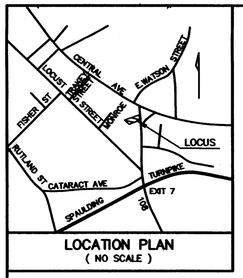
STEPHEN J. HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

NEIGHBORHOOD PLAN

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

2



LOCATION PLAN
(NO SCALE)

No.	Bearing	Distance
L1	S04°18'01"W	30.71'
L2	S10°55'40"W	30.70'

15 / 67

DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
4657 / 968

15 / 79

LEE ANN BURNS, TRUSTEE
LEE ANN BURNS REVOCABLE TRUST OF 1994
20 GOVERNOR SAWYER LANE
DOVER, NH 03820
1846 / 138

12°57'26"
MAG OBS. - 10/2019
NH STATE PLANE NAD 83 - GPS OBS.

IRON ROD - TO BE SET

20"ø OAK TREE

258.25'
S89°44'49"E

UP W/ UGDROP 2/1A1 941/ 0-IL TBM NAIL SET ELEV. = 120.13

IRON ROD - TO BE SET
N = 250,378.496
E = 1,195,762.472
(SEE NOTE 7)

BITUMINOUS CONCRETE WALKWAY

CONCRETE PAD

A/C UNIT

BLOCK RET. WALL

BLOCK RETAINING WALL (LOW)

PYLON SIGN

GAS METER

WOOD FRAME BUILDING

F.F. = 112.5

F.F. = 112.5

F.F. = 120.2

IRON ROD - TO BE SET

L1

L2

GRAVEL PARKING AREA

BITUMINOUS CONCRETE DRIVEWAY AND PARKING AREA

SEE NOTE 9

ENTER SIGN

BITUMINOUS CONCRETE PARKING LOT

115.86'
N00°38'33"E

15 / 78

PARCEL AREA
28,935 S.F.
0.66 Ac.

S26°49'21"W 65.00'

CENTRAL AVENUE
(PUBLIC; VARIABLE WIDTH R.O.W.)

UP 2/1 941/9

15 / 68

DOUBLE DIAMOND HOLDINGS, LLC
340 CENTRAL AVENUE SUITE #202
DOVER, NH 03820
3166 / 771

CHAIN LINK FENCE

N88°57'11"W
222.13'

WOOD FRAME BUILDING

BITUMINOUS CONCRETE PARKING

3"ø MAPLE TREE

CONCRETE SIDEWALK

IRON ROD - TO BE SET

VGC

DYL

VGC

UP 941/8

CATCH BASINS

IRON ROD FOUND
N = 250,263.784
E = 1,195,502.923
(SEE NOTE 7)

15 / 77

MEMCARE, L.L.C.
187 OLD STAGE ROAD
SANBORNVILLE, NH 03872
3823 / 823

JENNESS STREET

CATCH BASINS

LEGEND

S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
UP 410/5 - UTILITY POLE W/ I.D. Nos.
DYL - DOUBLE YELLOW LINE
VGC - VERTICAL GRANITE CURB
RET. - RETAINING
F.F. - FINISH FLOOR ELEVATION
48 - CONTOUR LINE (2 FOOT INTERVAL)

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

19-2246	EXIST. COND.	19-09	2-9
PROJECT NO	TYPE	FIELDBOOK & PAGES	

REFERENCE PLANS:

1.) PLAN OF LAND PREPARED FOR MOORE BUSINESS FORMS, INC., TAX MAP 15, LOT No. 21 & 22, 23, 40A & 68, LOCUST AND FISHER STREETS, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: DECEMBER 9, 1999, REVISED THROUGH 1-20-05; BY McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 78-96 & 78-97.

2.) SITE PLAN - CENTRAL AVENUE, DOVER, N.H. STRAFFORD COUNTY, FOR DR. SANDEEP SOBTI. SCALE: 1" = 10'; DATED: NOVEMBER 2010, REVISED THROUGH 12/21/10; BY: NORWAY PLAINS ASSOCIATES.

NOTES:

1.) OWNER OF RECORD:

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3171, PAGE 791

2.) 15 / 78 - DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 28,935 S.F. / 0.66 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF NOVEMBER 20, 2019.

5.) ZONING DISTRICT IS CBD

CENTRAL BUSINESS DISTRICT - DOWNTOWN GATEWAY SUB-DISTRICT
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= N/A
MINIMUM LOT COVERAGE	= 50 PERCENT
FRONTAGE BUILD-OUT	= 60 PERCENT MINIMUM
FRONT BUILD TO LINE	= 5 FEET MIN. / 20 FEET MAX.
SIDE SETBACK	= 5 FEET MIN.
REAR SETBACK	= 0 FEET MIN.
MAXIMUM BUILDING HEIGHT	= 4 STORY MAX / 2 STORY MIN.

6.) 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 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION. VERTICAL DATUM IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING NOVEMBER 2019 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) ACCESS NOTE: THE PARCEL IS ACCESSED FROM CENTRAL AVENUE IN ONE (1) LOCATION AS SHOWN.

10.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

11.) PARKING SPACES PROVIDED = 8 STRIPED SPACES (FADED).

12.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.

13.) NO WETLANDS FLAGGED WERE OBSERVED ON THE SITE.

"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."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

11/20/19
DATE: KEVIN M. McENEANEY LLS # 661

EXISTING CONDITIONS PLAN OF LAND
PREPARED FOR
DOVER POINT VILLAGE LLC
TAX MAP 15, LOT No. 78
90 CENTRAL AVENUE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM	FILE: MSA\2246\DWGS\19-2246
SCALE: 1" = 20'	DATE: NOVEMBER 20, 2019

20 10 0 10 20 40 60 80

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 661 KEVIN M. McENEANEY

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

SURVEYING - PLANNING - CONSULTING

GENERAL NOTES

1. OWNER OF RECORD:
   DOVER POINT VILLAGE LLC
   10 WATERLOO CIRCLE
   DOVER, NEW HAMPSHIRE 03820
   S.C.R.D. VOLUME 3171, PAGE 791
2. 15 / 78 – DENOTES TAX MAP AND PARCEL NUMBER.
3. PARCEL AREA = 28,935 S.F. / 0.66 Ac.
4. THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF NOVEMBER 20, 2019.
5. ZONING DISTRICT IS GATEWAY CENTRAL BUSINESS DISTRICT – DOWNTOWN GATEWAY SUB–DISTRICT

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT SIZE	= N/A	–
MINIMUM LOT COVERAGE	= 50 PERCENT	14
FRONTAGE BUILD–OUT	= 60 PERCENT MINIMUM	–
FRONT BUILD TO LINE	= 5 FT MIN. / 20 FT MAX.	9.4 FT
SIDE SETBACK	= 5 FT MIN.	11.3 FT
REAR SETBACK	= 0 FT MIN.	100 FT
MAXIMUM BUILDING HEIGHT	= 4 STORY MAX/2 STORY MIN.	–

6. 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 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.
7. BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION. VERTICAL DATUM IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION.
8. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING NOVEMBER 2019 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
9. ACCESS NOTE: THE PARCEL IS ACCESSED FROM CENTRAL AVENUE IN ONE (1) LOCATION AS SHOWN.
10. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
11. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1–888–344–7233.
12. NO WETLANDS WERE FLAGGED OR WERE OBSERVED ON THE SITE.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT AND POLES.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF–SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
9. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
10. EXISTING ("OLD") WATER SERVICES TO THE SUBJECT SITE SHALL BE DISCONNECTED AND SHUT–OFF AT THE WATER MAIN.
11. EXISTING SEWER SERVICES TO BE CUT AND PERMANENTLY CAPPED AT PROPERTY LINE.
12. 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.

SITE NOTES:

1. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED AND PREPARED BY MCENEANEY SURVEY ASSOCIATES INC. (SEE EXISTING CONDITIONS PLAN IN THIS PLAN SET)
2. THE INTENT OF THIS PLAN IS TO SHOW THE 2,026 SF BUILDING ADDITION AND PARKING LOT EXPANSION
3. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 149–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
5. STRIPE PARKING AREAS AS SHOWN INCLUDING HANDICAP SYMBOLS AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M–248–TYPE N.
6. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
7. PAINTED ISLANDS SHALL BE 4 INCHES WIDE DIAGONAL LINES 3 FEET ON CENTER.
8. ON–SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
9. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
10. SEE DETAILS FOR SIGN LEGENDS.
11. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
12. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTORS' RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
14. BUILDING ADDRESSES TO BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
15. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS AND NH RSA 155–A:5. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
16. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
17. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
18. THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND SEWER.
19. 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 TO ANY EARTH DISTRUBAIN ACTIVITY OCCURS.
20. 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.
21. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58–2 OF THE CODE OF THE CITY OF DOVER.
22. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7 AM–6 PM, SATURDAY 9 AM–4 PM AND NO SUNDAY WORK HOURS . HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
23. 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.
24. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
25. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BULDING PERMIT FROM INSPECTION SERVICES.
26. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
27. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. HTTP://WWW.UNH.EDU/UNHSC/PTAPP
28. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: N/A
29. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.
    ZBA: Z06–11: VARIANCE GRANTED 4/6/06 TO PERMIT A RETAIL USE.
    CONDITIONAL USE PERMIT: N/A
30. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
31. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
32. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AS APPLICABLE AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.

GRADING NOTES:

1. ALL ROAD (INCLUDING PARKING LOT AND DRAINAGE) WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE CITY OF DOVER, N.H. AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED "STANDARD SPECIFICATIONS".
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T–191, T–204, OR T–238 AND T–239.

10. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
12. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
13. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THIS PROJECT. THE SWPPP MUST INCLUDE THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE SITE. PARTIES RESPONSIBLE FOR DEVELOPING THE SWPPP SHOULD REFER TO THE EPA NPDES CONSTRUCTION GENERAL PERMITS NOTICE OF INTENT FOR A COMPLETE OUTLINE OR REQUIRED ELEMENTS. THESE PLANS AND THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN PREPARED FOR THIS PROJECT MAY BE UTILIZED IN FULFILLING THE REQUIREMENTS.
14. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
15. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
16. PLACARDS SHALL BE INSTALLED ALONG THE EDGE OF WETLAND PRIOR TO CONSTRUCTION.

UTILITY NOTES:

1. THE PROJECT SITE IS SERVED BY CITY WATER AND SEWER.
2. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION AND SIZE OF EXISTING UTILITIES. THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1–888–388–7233 OR "811".
4. ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUND WITHIN THE SITE.
5. UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH/PER PSNH, VERIZON, COMCAST, AND UNITIL STANDARDS.
6. PROPOSED INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, ELECTRIC AND GAS SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:
   ELECTRIC: EVERSOURCE 1.800.362.7764
   CABLE: COMCAST 603.334.3615
   GAS: UNITIL 866.933.3821
7. SEE ELECTRICAL DRAWINGS AND DETAILS FOR OUTDOOR LIGHTING CONDUIT LOCATIONS.
8. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 109– 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
11. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE
12. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
13. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
14. APPROVED BACKFLOW PREVENTORS SHALL BE INSTALLED ON BOTH FIRE AND DOMESTIC WATER LINES.
15. ALL UNUSED WATER SERVICES SHALL BE REMOVED BACK TO THE CORPORATION AT THE MAIN.

LEGEND

S.F.	SQUARE FEET		PROPOSED SIGN
Ac.	ACRE	74	PROPOSED FINISH GRADE
±	MORE OR LESS	x 74.00	PROPOSED SPOT GRADE
(TYP.)	TYPICAL	PD	PROPOSED DRAIN LINE
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS		PAVEMENT WITH CURB
TBR	TO BE REMOVED		SILT BARRIER
TYP	TYPICAL	PG	PROPOSED GAS
	EXISTING UTILITY POLE	PW	PROPOSED WATER
	EXISTING SIGN		PROPOSED FENCE
	EXISTING WATER SHUT–OFF	PE	PROPOSED ELECTRIC
W GV	EXISTING WATER VALVE	PD	PROPOSED DRAIN LINE
	EXISTING GAS VALVE	PUD	PROPOSED UNDERDRAIN LINE
	EXISTING HYDRANT		PROPOSED CATCHBASIN
	EXISTING LIGHT/SIGNAL POLE		INLET PROTECTION
S	EXISTING SEWER MANHOLE		HANDICAP PARKING SYMBOL
D	EXISTING DRAINAGE MANHOLE		PROPOSED CONCRETE
	EXISTING CATCHBASIN		PROPOSED SIDEWALK
5'R	PAVEMENT RADIUS		PROPOSED POROUS PAVEMENT
SGC	SLOPE GRANITE CURB		PROPOSED GRASS PAVERS
SBC	SLOPED BITUMINOUS CURB		
VGC	VERTICAL GRANITE CURB		
T.O.W.	TOP OF WALL		
x 74.00	EXISTING SPOT GRADE		
–94–	EXISTING GRADE		
OHW	OVERHEAD WIRES		
E	EXISTING ELECTRIC		
W	EXISTING WATER LINE		
S	EXISTING SEWER LINE		
D	EXISTING DRAINAGE LINE		
G	EXISTING GAS LINE		

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO: P20–20

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749–0443

NO.	REVISION	APP'D	DATE
2	REVS PER TRC COMMENTS	SJH	5/15/20
1	REVS PER TRC COMMENTS	SJH	4/30/20

DESIGN BY: SRD
DRAWN BY: SRD
PROJECT NO: 19059
SCALE: 1"=20'
DATE: 3–3–2020
APPROVED BY: SJH
FILE: SITE.DWG

STEPHEN J. HAIGHT No. 7678 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

NOTE SHEET

4

IRON ROD – TO BE SET

20"ø OAK TREE

BITUMINOUS CONCRETE PARKING LOT

CHAIN LINK FENCE

IRON ROD FOUND
N – 250,263.784
E – 1,195,502.923
(SEE NOTE 7)

WOOD FRAME BUILDING

BITUMINOUS CONCRETE PARKING

GRAVEL PARKING AREA

BITUMINOUS CONCRETE WALKWAY

SIDEWALK TO BE REMOVED

CONCRETE PAD

A/C UNIT

BLOCK RET. WALL

WOOD FRAME BUILDING (TO REMAIN)

BLOCK RETAINING WALL (LOW)

PYLON SIGN

GAS METER

F.F. = 112.5

FF = 112.53

F.F. = 112.5

FF = 112.53

FF = 120.20

F.F. = 120.2

CONCRETE PAD TO BE REMOVED

BITUMINOUS CONCRETE DRIVEWAY AND PARKING AREA

WALK AREA TO BE REMOVED

WALK TO REMAIN

ROCK WALL TO BE REMOVED

CANOPY & CONCRETE PAD TO REMAIN

ENTER SIGN

PAVEMENT TO BE REMOVED

SIGN TO BE REMOVED

UP W/ UGDROP
2/1A1 941/ 0–IL
TBM NAIL SET
ELEV. – 120.13

IRON ROD – TO BE SET
N – 250,378.496
E – 1,195,762.472
(SEE NOTE 7)

IRON ROD – TO BE SET

SAWCUT LIMITS

REMOVE CURBING AND STOCKPILE FOR REUSE

REMOVED CONCRETE SIDEWALK

SAWCUT LIMITS

REMOVED CONCRETE SIDEWALK

SAWCUT LIMITS

REMOVE CURBING AND STOCKPILE FOR REUSE

IRON ROD – TO BE SET

CENTRAL AVENUE
(PUBLIC; VARIABLE WIDTH R.O.W.)

UP 2/1
941/9

3"ø MAPLE TREE

CONCRETE SIDEWALK

VGC

D/L

VGC

UP
941/8

CB
RIM = 115.47

CB
RIM = 115.52

JENNESS STREET

CB
RIM = 113.30

CB
RIM = 113.27

S.S.(fnd)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

12°57'26"

MAG. DEC. – 10/2019

NH STATE PLANE
NAD 83 – GRS 1980

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO: P20–20

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
2	REVS PER TRC COMMENTS	SJH	5/15/20
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DESIGN BY: SRD
DRAWN BY: SRD
SCALE: 1"=20'
DATE: 3-3-2020
APPROVED BY:SJH
PROJECT NO: 19059
FILE: SITE.DWG

STEPHEN J HAIGHT No. 7976 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

DEMOLITION PLAN

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

5

15 / 67

DRVP DEVELOPERS, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
4657 / 968

15 / 73

LEE ANN BURNS, TRUSTEE
LEE ANN BURNS REVOCABLE TRUST OF 1994
20 GOVERNOR SAWYER LANE
DOVER, NH 03820
1846 / 138

15 / 68

DOUBLE DIAMOND HOLDINGS, LLC
340 CENTRAL AVENUE SUITE #202
DOVER, NH 03820
3166 / 771

15 / 77

MEMCARE, L.L.C.
187 OLD STAGE ROAD
SANBORNVILLE, NH 03872
3823 / 823

IRON ROD – TO BE SET

20"ø OAK TREE

UP W/ UCOROP
2/1A1 941/ 9-IL
TBM NAIL SET
ELEV. = 120.13

IRON ROD – TO BE SET
N = 250,378.496
E = 1,195,762.472
(SEE NOTE 7)

IRON ROD FOUND
N = 250,283.784
E = 1,195,502.923
(SEE NOTE 7)

PARCEL AREA
28,935 S.F.
0.66 Ac.

PROPOSED 9'x10' CONCRETE DUMPSTER PAD, FENCE AND GATE

PROPOSED POROUS PAVEMENT

PROPOSED ELECTRIC CAR CHARGING STATION

PROPOSED BOLLARD

PROPOSED LIGHT POLE BASE

PROPOSED BIKE RACK

PROPOSED 2026 S.F. ADDITION

PROPOSED 5'WIDE BITUMINOUS SIDEWALK

WOOD FRAME BUILDING

A/C UNIT

BLOCK RET. WALL

BLOCK RET. WALL (LOW)

PYLON SIGN

GAS METER

IRON ROD – TO BE SET

MEET/MATCH EXISTING

PROPOSED 5' WIDE CONCRETE SIDEWALK

PROPOSED GRANITE CURB

PROPOSED BOLLARD (TYP OF 2)

PROPOSED R7-8 & R7-8A "HANDICAPPED PARKING" & "VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING

PROPOSED PAINTED ISLAND

PROPOSED STAIRS

PROPOSED STAIRS

PROPOSED 5'WIDE BITUMINOUS SIDEWALK

PROPOSED TIP-DOWN CURB

10'R

PROPOSED POROUS PAVEMENT

PROPOSED LIGHT POLE BASE

PROPOSED ARBORVITAE (TYP OF 20) (MIN 6' TALL)

WOOD FRAME BUILDING

BITUMINOUS CONCRETE PARKING

BITUMINOUS CONCRETE PARKING LOT

CHAIN LINK FENCE

3"ø MAPLE TREE

CONCRETE SIDEWALK

VGC

DYK

IRON ROD – TO BE SET

PROPOSED 5' WIDE CONCRETE SIDEWALK

PROPOSED TIP-DOWN CURB

MEET/MATCH EXISTING

CENTRAL AVENUE
(PUBLIC; VARIABLE WIDTH R.O.W.)

UP 2/1
941/9

UP
941/8

CB
RIM = 115.47

CB
RIM = 115.52

JENNESS STREET

CB
RIM = 113.30

CB
RIM = 113.27

S.S.(fnd)

GENERAL SITE NOTES

1. SEE NOTE SHEET #4 FOR ADDITIONAL SITE RELATED NOTES.

2. ZONING DISTRICT: GATEWAY

3. DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	N/A	--
MINIMUM LOT COVERAGE	50%	14%
FRONTAGE BUILD-OUT	60% MINIMUM	--
FRONT BUILD TO LINE	5' MIN./20' MAX.	9.4' (EXISTING)
SIDE SETBACK	5' MIN.	11.3'
REAR SETBACK	0' MIN.	±100'
MAXIMUM BUILDING HEIGHT	4 STORY MAX/2 STORY MIN.	--

4. PARKING CALCULATIONS

	MAX ALLOWED	EXISTING	PROPOSED
OFFICE MEDICAL 1 SP/200 SF (2,882)	14	--	--
OFFICE MEDICAL 1 SP/EMPLOYEE (8)	8	--	--
OFFICE PROFESSIONAL 1 SP/300 SF (1,082)	4	--	--
TOTAL PARKING	26	12	25

APPROVED as shown
DATE 6/1/22
City of Dover, NH
PLANNING BOARD
CHAIRMAN/DIRECTOR

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO: P20-20

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 750-0942

NO.	REVISION	APP'D	DATE
2	REVS PER TRC COMMENTS	SJH	5/15/20
1	REVS TRC COMMENTS	SJH	4/30/20

DATE: 3-3-2020
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: SJH
PROJECT NO: 19059
FILE: SITE.DWG

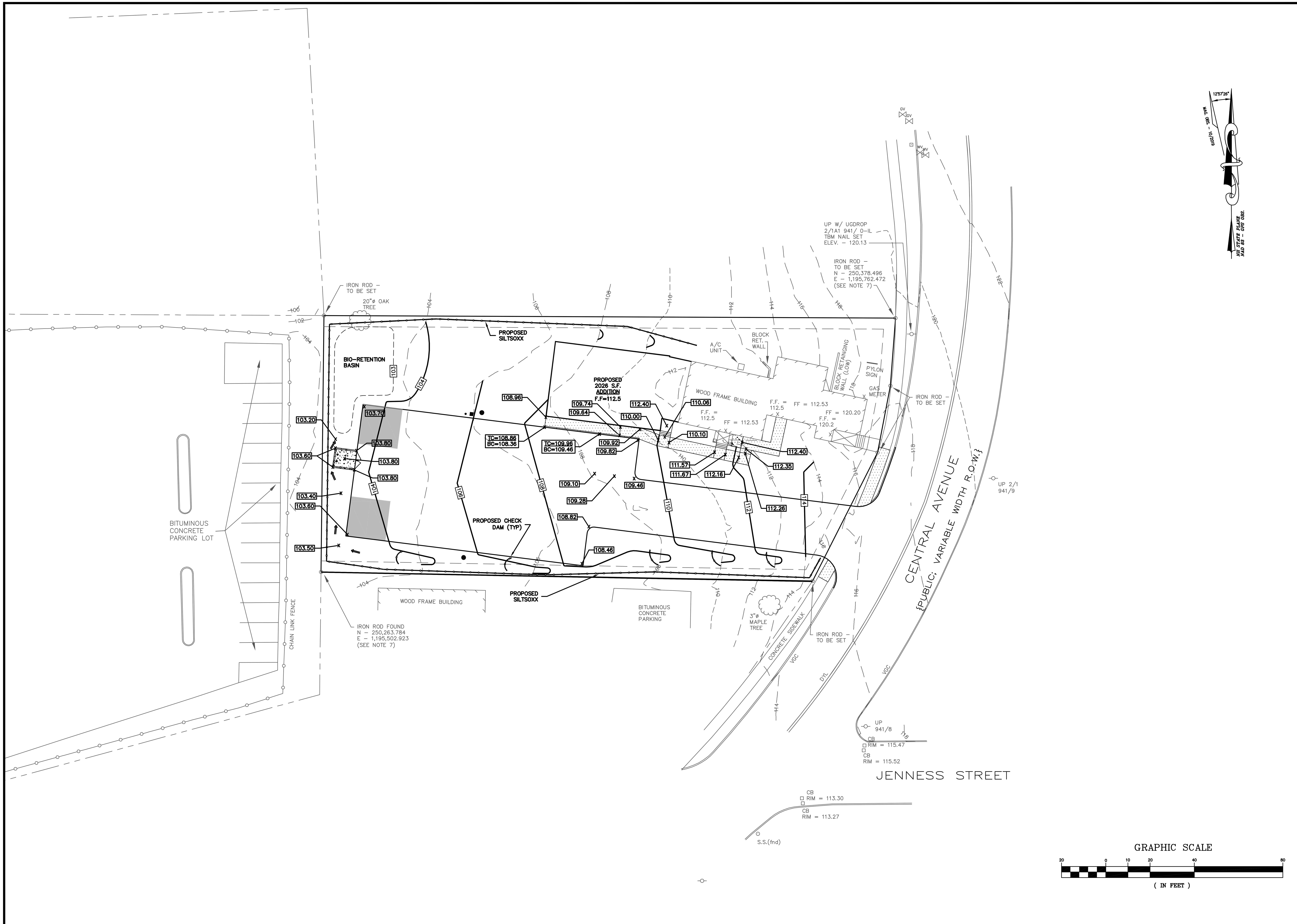
STEPHEN J. HAUGHT No. 7370 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

SITE PLAN

6



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PROJECT NO: 19059
FILE: SITE.DWG

STATE OF NEW HAMPSHIRE – STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER

GRADING AND DRAINAGE PLAN

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

7

DESCRIPTION

THE INTENT OF THIS PLAN IS TO SHOW THE 2,026 SF BUILDING ADDITION AND PARKING LOT EXPANSION

PROJECT NAME AND LOCATION

BUILDING ADDITION
90 CENTRAL AVE.
DOVER, NH 03820

LATITUDE N43°11'02"
LONGITUDE W70°52'28"

DISTURBED AREA

±21,500 square feet

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. CUTTING AND GRUBBING OF SITE.
5. CONSTRUCT BUILDING FOUNDATION
6. REGRADE SITE TO SUBGRADE.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. CONSTRUCT BUILDING.
9. PLACE GRAVELS AND FINE GRADE.
10. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
12. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/4" OF RAINFALL.
13. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 3.5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
14. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE OF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIP–RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
3. TEMPORARY WATER DIVERSION MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
4. CLEARING AND GRUBBING OF SITE
5. REGRADE SITE TO SUBGRADE
6. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
7. INSTALL DRAINAGE STRUCTURES AND CONTROLS
8. INSTALL UNDERGROUND UTILITIES AND FOUNDATIONS FOR STRUCTURES
9. PLACE GRAVELS AND FINE GRADE
10. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
12. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
13. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 3.5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
14. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

1. Silt BARRIER
   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* Standard Strength 30 lb/lin in (min)	VTM–52	Extra Strength 50 lb/lin 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 stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120 Degrees F.

   b. The height of a silt barrier shall not exceed thirty–six (36) inches.
   c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum six (6) inch overlap, and securely sealed.
   d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
   e. Posts for silt fences shall be 2–inch diameter wood with a minimum length of 5 feet.
   f. Wire fence reinforcement for silt barriers using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.
   g. A trench shall be excavated approximately four (4) inches wide and four (4) inches deep along the line of posts and upslope from the barrier.
   h. 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.
   i. The "standard strength" filter fabric shall be stapled or wired to the barrier, 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.
   j. 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 (i) applying.
   k. The trench shall be backfilled and the soil compacted over the filter fabric.
   l. Silt barriers 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 drainage area above them.

3. Maintenance
   a. Check dams and silt 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 behind them, sediment barriers shall be replaced with a temporary check dam.
   b. Should the fabric on a silt barrier 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 should be removed after each storm event. They 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 barrier or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

C. MULCHING

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. 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 14 to 21 days of inactivity on a area, the length of time varying with site conditions. Professional judgement shall be used to evaluate the interaction of 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. Application Rate
   Mulch shall be applied at a rate of between 1.5 to 2 tons per acre, or 90 to 100 pounds per 1000 square feet.

3. Guidelines for Winter Mulch Application. When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6,000 pounds of hay or straw per acre. A tackifier may be added to the mulch.

4. 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.

5. Excelsior Matting Excelsior Matting shall be used in place of mulch on all slopes steeper than 3:1.

D. 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.

2. 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.).

E. PERMANENT SEEDING

1. Bedding – stones larger than 1 ½ ", trash, roots, and other debris interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" 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)
   Rate:

Type	LBS. per Acre	LBS. per 1,000 s.f.
Tall Fescue	20	0.45
Creeping Red Fescue	20	0.45
Birdsfoot Trefoil	8	0.20
Total	48	1.10

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.C.S. Handbook.

   Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.

5. Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

F. STORM DRAIN INLET PROTECTION

1. Straw/Hay Bale Inlet Structure
   a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.
   b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.
   c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.
   d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.
   e. Loose straw/hay shall be wedged between bales to prevent water from entering between bales.
   f. All structures should be inspected after every rainstorm and repairs made as necessary.
   g. Sediment should be removed from the devices after the sediment has reached a maximum of one–third the depth of the trap.
   h. Haybales should be removed and the area repaired as soon as the contributing drainage area to the inlet has been completely stabilized.

TIMING OF CONTROLS/MEASURES

As indicated in the sequence of Major Activities the silt barriers shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Areas where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established. All areas shall be stabilized within 72 hours of achieving finish grade.

WASTE DISPOSAL

A. WASTE MATERIALS
All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited in a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. HAZARDOUS WASTE
All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in these practices by the superintendent.

C. SANITARY WASTE
All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to stormwater runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

- o An effort will be made to store only sufficient amounts of products to do the job.
- o All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.
- o Manufacturer's recommendations for proper use and disposal will be followed.
- o The site superintendent will inspect daily to ensure proper use and disposal of materials.
- o Substances will not be mixed with one another unless recommended by the manufacturer.
- o Whenever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:

- o Products will be kept in their original containers unless they are not resealable.
- o Original labels and material safety data will be retained for important product information.
- o Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. PRODUCT SPECIFICATION PRACTICES
The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid

Paints:
spills.
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site.

C. SPILL CONTROL PRACTICES

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

- o Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- o Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.
- o All spills will be cleaned up immediately after discovery.
- o The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- o Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.
- o The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.
- o The site superintendent responsible for day–to–day site operations will be the spill prevention and cleanup coordinator.

The project proponent is required to manage construction to meet the requirements and intent of RSA 430:53 and AGR 3800 relative to controlling invasive species and controlling fugitive dust in accordance with ENV–A 1002.
AGR 3800 Prohibited Invasive Plant Species Rules

The rule, Agr 3800, states : "No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1, New Hampshire prohibited invasive species list". A complete copy of the rules can be accessed on the internet at http://agriculture.nh.gov/topics/plants_insects.htm.

Env–A 1002 FUGITIVE DUST: Precautions to Prevent, Abate, and Control Fugitive Dust.
(a) Any person engaged in any activity within the state that emits fugitive dust, other than those listed in Env–A 1002.02(b), shall take precautions throughout the duration of the activity in order to prevent, abate, and control the emission of fugitive dust.

(b) Precautions required by (a), above, shall include but not be limited to the following:

(1) The use of water or hydrophilic material on operations or surfaces, or both;

(2) The application of asphalt, water or hydrophilic material, or tarps or other such covers to material stockpiles;

(3) The use of hoods, fans, fabric filters, or other devices to enclose and vent areas where materials prone to producing fugitive dust are handled;

(4) The use of containment methods for sandblasting or similar operations; and

(5) The use of vacuums or other suction devices to collect airborne particulate matter.

PER 149–10 F: All site improvements which require blasting of land shall meet the following requirements prior to any blasting occurring.

1. The Applicant shall prepare a pre–blast survey of all structures within five (500) feet of the external boundaries of the proposed lot to be developed. This survey, along with a monitoring plan, shall be on file with the Dover Fire and Rescue. Upon recommendations of the Chief , the planning Board may require a pre–blast survey of all structures within one thousand (1000) feet.
2. The Applicant shall hold a neighborhood meeting to review the blasting plan and pre–blast survey, with representatives of the Fire and Rescue and the blasting company in attendance, prior to any on–site blasting. Abutters within on thousand (1000) feet of the external boundary of the project parcel shall be notified by certified mail (paid for by the applicant) of the meeting no less than ten (10) days prior to the meeting.
3. Permit holders shall be in compliance with NFPA 495, The Code for the Manufacture, Transportation, Storage and Use of Explosive Material, in addition to all other ordinances and codes set forth in the City of Dover Fire Prevention Code, which specifically prohibits the overnight storage of explosive or blasting agents. Further all storage magazines shall be locked in the open position at the end of the days' operation, for easy inspection by City Officials.
4. blasting permits may be obtained by calling the Dover Fire and Rescue during normal business hours. The permits are only active for the dates and time specified on the permit.
5. Permit holders shall hold insurance against claims for damages for personal injury and property which may arise from performance of the work.
6. Hours of operation for the blasting shall be no earlier than 8:00 am and no later than 6:00 pm Monday through Friday, excluding federal holidays.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

The project proponent is responsible for the maintenance of all stormwater facilities during construction and the property owner is responsible after construction is complete.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. Catch basins & Stormwater treatment structures should be inspected on a monthly basis and/or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system.

WINTER CONSTRUCTION NOTES

1. All proposed post–development 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 seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The placement 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.
2. All slopes which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th shall be stabilized with stone or erosion control blankets.
3. After October 15th, incomplete road surfaces shall be protected with a minimum of 3–inches of crushed gravel per NHDOT item 403.3, or if construction is to continue through the winter season be cleared of any accumulated snow after each storm event.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P20–20

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CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

STEPHEN J. HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

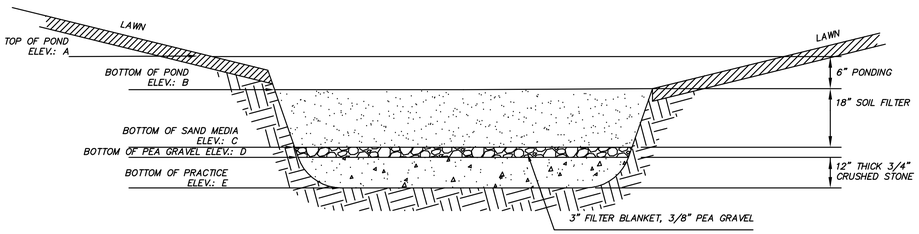
EROSION CONTROL NOTES

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

NOTES:

1. CONSTRUCT GRASSED OVERFLOW SPREADER EARLY DURING INITIAL CONSTRUCTION TO ESTABLISH TURF PRIOR TO CONSTRUCTION OF BIORETENTION SYSTEM.
2. DO NOT BEGIN CONSTRUCTION OF THE BIORETENTION AREA UNTIL LAWN AREA ON THE ENTIRE SITE AREA ESTABLISHED WITH AT LEAST 80 PERCENT TURF. FILTER ALL DRAIN INLETS IN THE SEDIMENT FOREBAYS TO PREVENT SILTATION INTO THE BIORETENTION AREA.
3. THE RAIN GARDEN SUBGRADE SHALL BE EXCAVATED TO THE DESIGN DEPTH PLUS TWO (2) INCHES. AT THAT DEPTH FOUR (4) INCHES OF COMPOST SHALL BE TILLED INTO THE EXISTING SOILS SUCH THAT THE SOILS ARE WELL MIXED.
4. DO NOT DRIVE CONSTRUCTION EQUIPMENT ON FILTER SUBGRADE NOR ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
5. MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE. MULCH SHALL BE SHREDDED HARDWOOD, AGES IN A STOCKPILE OR STORED FOR AT LEAST 12 MONTH. NON-WOVEN GEOTEXTILE BE 4 TO 6 OZ. PER SQUARE YARD WITH A.O.S. OF #70 SIEVE OR LOWER, AND A MINIMUM FLOW RATE OF 125 GAL PER SQUARE FEET. UNDERDRAIN SHALL BE PERFORATED 6" PVC OR TRIPLE WALL PE PIPE; SLOPE 1/4"/FT. MINIMUM.
6. REFER TO LANDSCAPING DRAWINGS FOR GRASS SEED MIXES AND PLANTINGS. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
7. INITIAL ESTABLISHMENT: DURING THE FIRST 2-3 MONTHS OF ESTABLISHMENT WATER THE GARDEN ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
8. ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE GARDEN) SHALL ALSO BE REMOVED. DURING THE GROWING SEASON THE RAIN GARDEN SHALL BE WEEDED TWO (2) TIMES AND ADDITIONAL HARDWOOD MULCH SHALL BE ADDED AS NEEDED TO ASSIST IN WEED SUPPRESSION. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWING SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.
9. PLANTINGS SHALL BE NATIVE NON-INVASIVE SPECIES, SEE LANDSCAPE ARCHITECT DRAWINGS.



BIORETENTION POND SYSTEM CHART

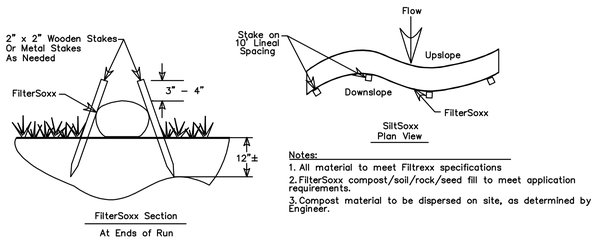
POND	POND ELEVATION				
	A	B	C	D	E
RG1	103.75	102.75	101.25	101.0	100.0

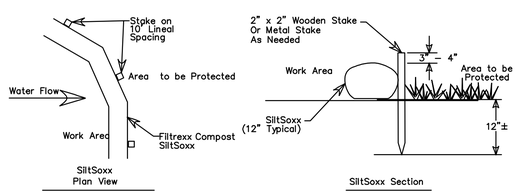
BIORETENTION FILTER MEDIA SPECIFICATIONS

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15

BIORETENTION SYSTEM DETAIL

NOT TO SCALE





Notes:
1. All material to meet Filtrexx specifications
2. SiltSoxx compost/jsoil/rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

SiltSoxx Details

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P20-20

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
2	REVS PER TRC COMMENTS	SJH	5/15/20
1	REVS PER TRC COMMENTS	SJH	4/30/20

DATE: 3-3-2020
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 19059
FILE: SITE.DWG

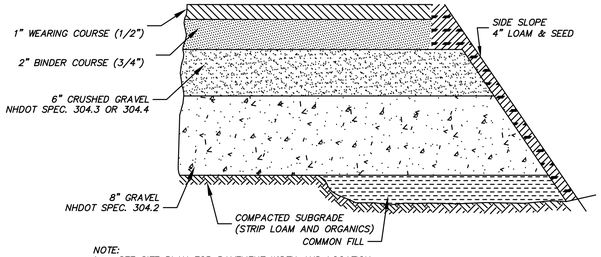
STEPHEN J HAIGHT No. 7976 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

DETAIL SHEET

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

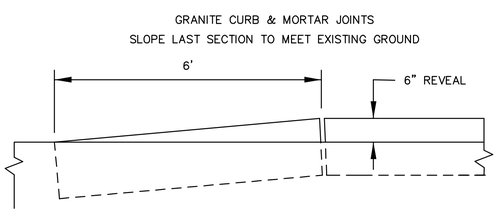
9



NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

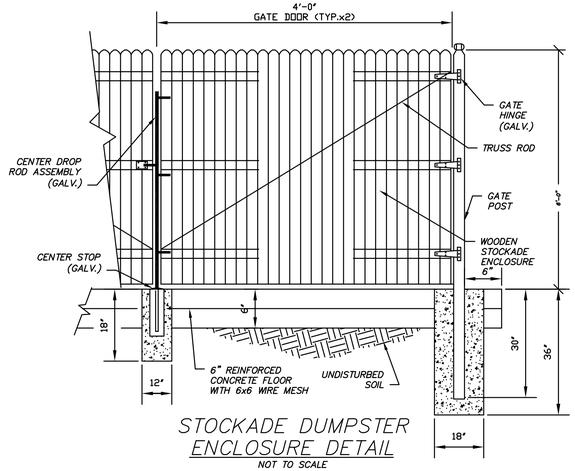
TYPICAL PAVEMENT SECTION

NOT TO SCALE



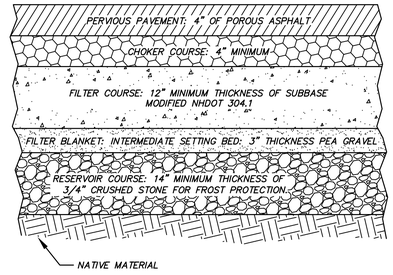
"TIP-DOWN" CURB DETAIL

NOT TO SCALE



STOCKADE DUMPSTER ENCLOSURE DETAIL

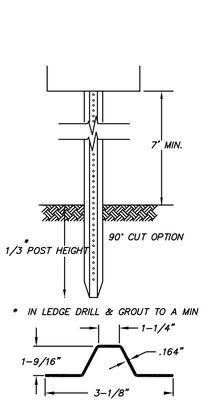
NOT TO SCALE

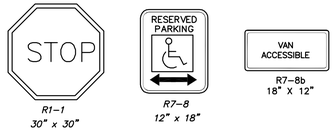


NOTE:
1. SEE SITE PLAN FOR LOCATION OF POROUS PAVEMENT, PAVEMENT WIDTH AND LOCATION.
2. CONSTRUCTION MATERIALS SHALL NOT BE STORED ON THE POROUS PAVEMENT OR BASE MATERIALS.
3. A PROFESSIONAL ENGINEER SHALL PERFORM ON-SITE INSPECTIONS DURING THE CONSTRUCTION AND INSTALLATION OF POROUS PAVEMENT AND PROVIDE A STATEMENT UPON COMPLETION OF WORK IDENTIFYING THAT THE PAVEMENT WAS PRODUCED AND INSTALLED AS PER THE REFERENCED SPECIFICATION. NOTIFY THE CITY ENGINEER OF THE INSTALLATION SCHEDULE AND IN ADVANCED OF INSTALLATION.
4. CRUSHED STONE, BANK RUN GRAVEL & CRUSHED GRAVEL MATERIALS SHALL CONFORM WITH NHDOT STD. SPECIFICATIONS.
5. THE POROUS PAVEMENT AREAS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS IN "UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS, FEBRUARY 2014, REVISED SEPTEMBER 2016" (OR LATEST EDITION), PUBLISHED BY UNIVERSITY OF NEW HAMPSHIRE STORMWATER CENTER.
6. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
7. QUALITY CONTROL AND QUALITY ASSURANCE SHALL BE IN ACCORDANCE WITH THE REFERENCED SPECIFICATION.
8. POROUS ASPHALT SHALL BE INSTALLED AS THE LAST CONSTRUCTION ACTIVITY ONCE THE GRADING ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS BEEN STABILIZED.

POROUS PAVEMENT SECTION

NOT TO SCALE



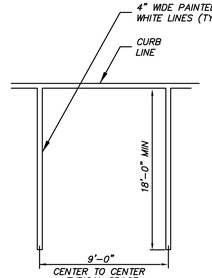


NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 – 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

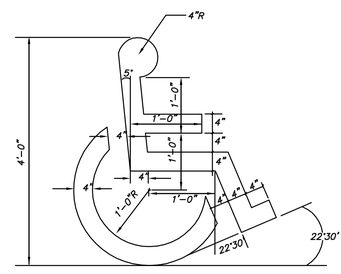
SIGN LEGEND & SIGN POST

NOT TO SCALE



STANDARD PARKING STALL

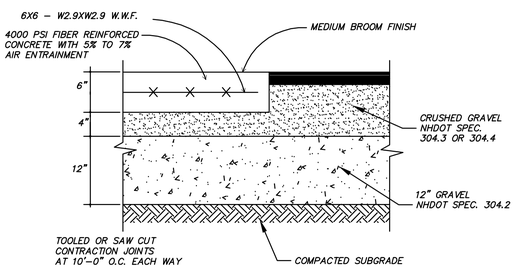
NOT TO SCALE



NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES

PAINTED HANDICAP SYMBOL

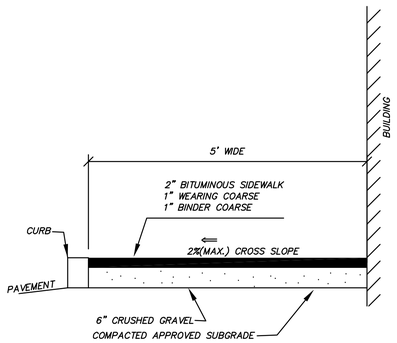
NOT TO SCALE



NOTE: PITCH CONCRETE PAD GRADING TO CENTER

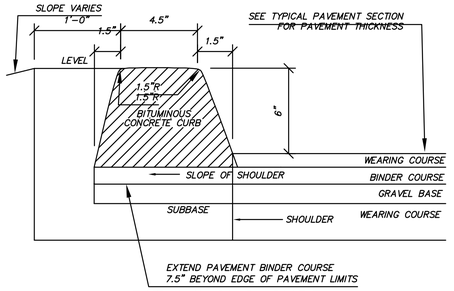
DUMPSTER PAD DETAIL

NOT TO SCALE



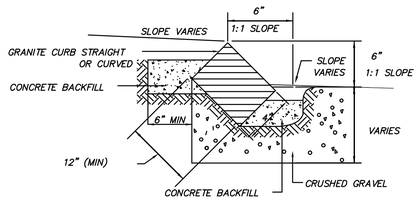
BITUMINOUS CONCRETE WALK

NOT TO SCALE



BITUMINOUS CURB

NOT TO SCALE



NOTES
1. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
2. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
3. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
OVER 110'	8'

SLOPED GRANITE CURBING

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P20-20

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
2	REVS PER TRC COMMENTS	SJH	5/15/20
1	REVS PER TRC COMMENTS	SJH	4/30/20

DATE: 3-3-2020
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: SJH
PROJECT NO: 19059
FILE: SITE.DWG

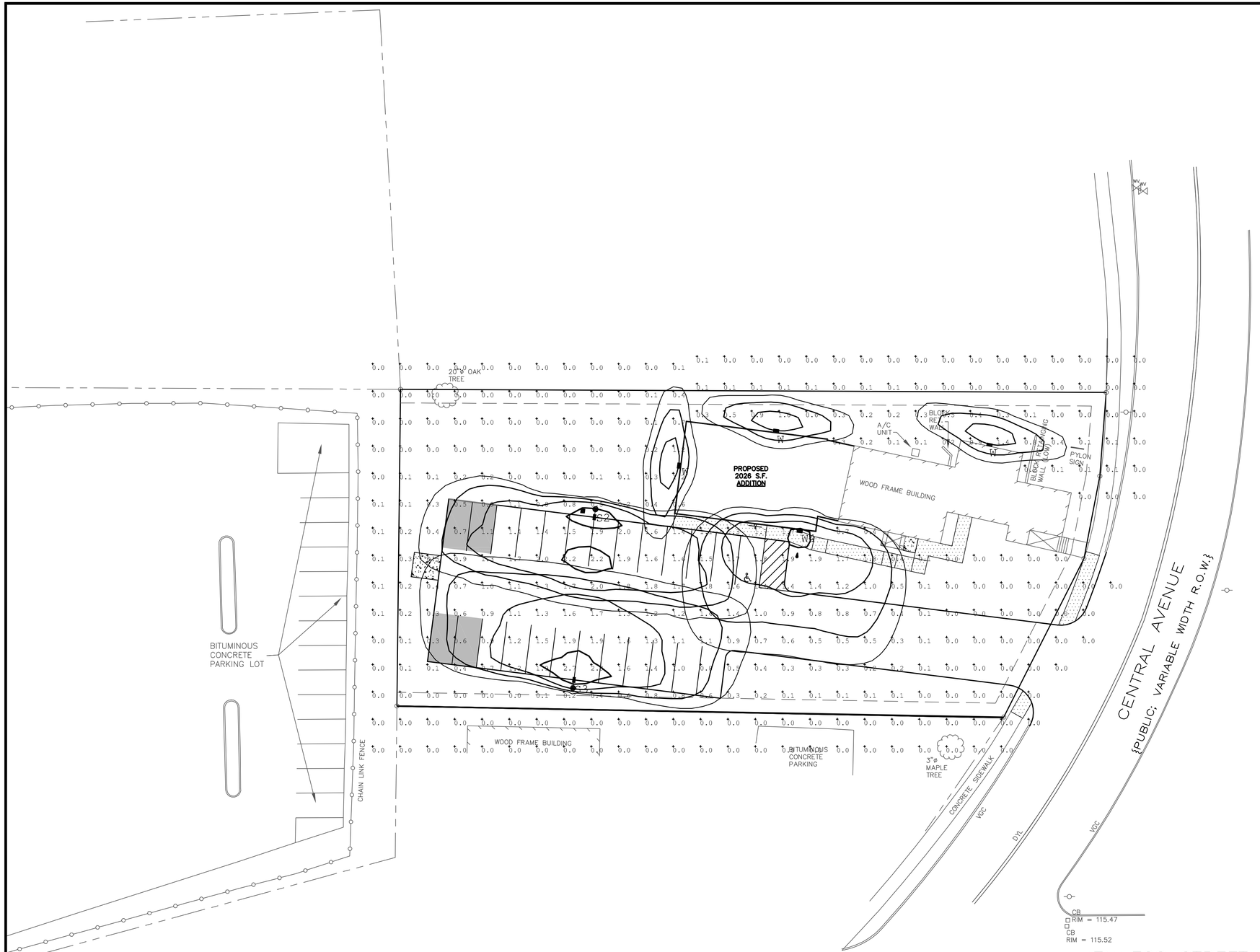
STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
5/15/20

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

DETAIL SHEET

10



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	1	S2	SINGLE	GLEON-AF-01-LED-E1-SL2-HSS/ SSS4A20SFN1 (20' AFG)
	1	S3	SINGLE	GLEON-AF-01-LED-E1-SL3-HSS/ SSS4A20SFN1 (20' AFG)
	3	W	SINGLE	MERU-LED-EM-DB / WALL MTD 16' AFG
	1	W4	SINGLE	GWC-AF-01-LED-E1-SL4-600/ WALL MTD 16' AFG

StatArea 1
PARKING LOT AREA
Illuminance (Fc)
Average = 1.40
Maximum = 2.7
Minimum = 0.4
Avg/Min Ratio = 3.50
Max/Min Ratio = 6.75

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

12°57'26"
MAG. DEC. - 10/2019
NH STATE PLANE NAD 83 - GRS 1980

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO: P20-20

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
2	REVS PER TRC COMMENTS	SJH	5/15/20
1	REVS TRC COMMENTS	SJH	4/30/20

DATE: 3-3-2020
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19059
FILE: SITE.DWG

STEPHEN J HAIGHT No. 7976 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

LIGHTING PLAN

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

11

McGraw-Edison

GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LumenSafe Technology CLEAN IES

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

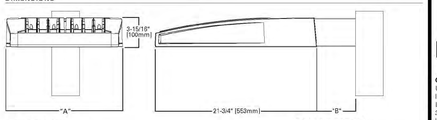
Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT.
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8." Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

DIMENSIONS



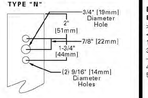
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2](Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

TD500020EN
January 17, 2019 2:38 PM

McGraw-Edison

GWC GALLEON WALL

1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount uplight housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

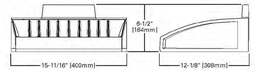
Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

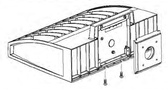
Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

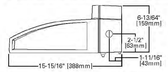
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)

*www.designlights.org

TD514017EN
April 9, 2019 8:59 AM

Steel Poles

SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5° and 6° pole; and 2" x 4" on 4° pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. Learn more.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

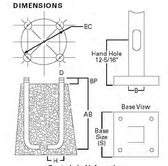
ORDERING INFORMATION

SAMPLE NUMBER: SSA5AG20SFM1KG

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" **M**=0.188" **X**=0.250"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30' **35**=35' **39**=39'	**S**=Square Steel Base	**F**=Dark Bronze **G**=Galvanized Steel **J**=Aluminil White **K**=Carbon Bronze **L**=Dark Platinum **R**=Hartford Green **S**=Silver **T**=Graphite Metallic **V**=Gray **W**=White **X**=Custom Color **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **9**=3" O.D. Tenon (4" Long) **6**=2-3/8" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **R**=Type R Drilling **S**=Standard Upsweep Arm **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=Triple[3] **4**=4 at 90° **5**=2 at 90° **X**=None	**X**=None **2**=2' **3**=2.5' **4**=4' **6**=6' **8**=8'	**A**=1/2" Tapped Hub[4] **B**=3/4" Tapped Hub[4] **C**=Convenience Outlet[4] **E**=GFCI Convenience Outlet[4] **G**=Ground Lug **H**=Additional Hand Hole[4] **V**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5" below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4" above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

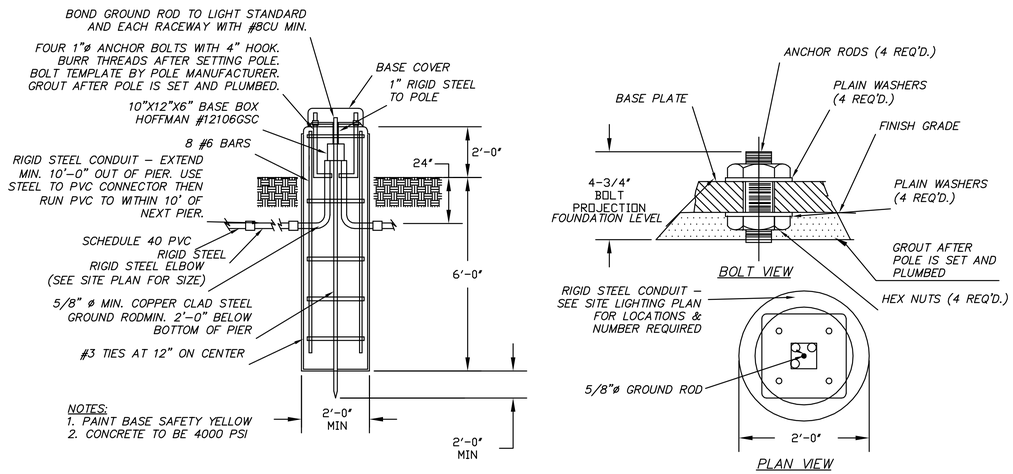
DIMENSIONS



See technical information.

TD513013EN
June 6, 2018 11:14 AM

POLE MOUNTED LIGHT FIXTURE TO BE SET 20' ABOVE FINSHED GRADE



LIGHT POLE BASE

NOT TO SCALE

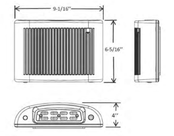
MERU Series

LED GENERAL & EMERGENCY LIGHTING

PROJECT:
FIXTURE TYPE:
LOCATION:
CONTACT/PHONE:

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering "normally On" AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K.O. pattern in back-plate for easy installation to most standard size junction boxes. Includes a single ½" NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 4000K.



PRODUCT SPECIFICATIONS

CONSTRUCTION
Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL
Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS
Supplied with eight (8) LG SMD 4000K LED'S • L70> 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY
Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE
UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY
5-year warranty. Product specifications subject to change without notice.

ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.
Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

INSTALLATION

MOUNTING
Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.

ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting	DB = Dark Bronze	*Self-Diagnostics & Photocell (included Standard)*
	AC = General Lighting	WH = White	IH = Internal Heater
		BK = Black	PIR = Passive Infra-Red Motion Sensor
Ordering Example: MERU-ACEM-DB		NK = Nickel	

Mule Lighting, Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.mulelighting.com

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P20–20

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
2	REVS PER TRC COMMENTS	SJH	5/15/20
1	REVS PER TRC COMMENTS	SJH	4/30/20

DESIGN BY: SRD
DRAWN BY: SRD
SCALE: 1"=20'
DATE: 3-3-2020
APPROVED BY:SJH
PROJECT NO: 19059
FILE: SITE.DWG

STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

LIGHTING DETAILS

DOVER POINT VILLAGE LLC
10 WATERLOO CIRCLE
DOVER, NH 03820

BUILDING ADDITION
90 CENTRAL AVE
DOVER, NH

12

East Elevation
Scale: 1/8" = 1'-0"

South Elevation
Scale: 1/8" = 1'-0"

West Elevation
Scale: 1/8" = 1'-0"

North Elevation
Scale: 1/8" = 1'-0"

Tony Fallon Architecture
501 Barn Door Gap Strafford, New Hampshire 03884-6233
603 269 3206 tony@tonyfallon.com
http://tonyfallon.com

Dover Point Village LLC
90 Central Avenue
Dover, New Hampshire

Sketches &
Elevations

LICENSED ARCHITECT
ANTHONY D.K. FALLON
No. 1849
THE STATE OF NEW HAMPSHIRE

A.01

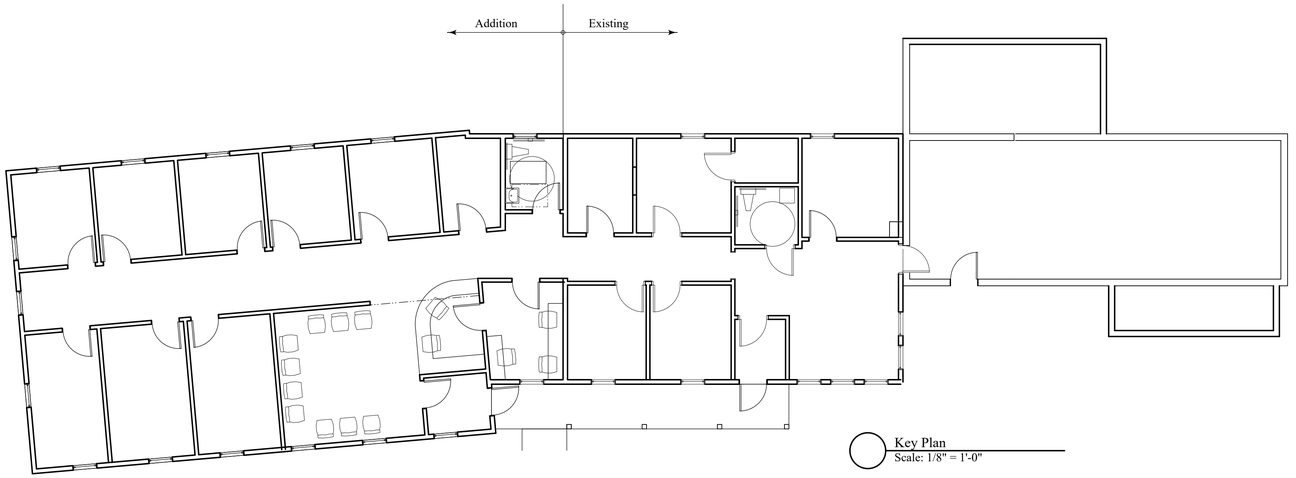
Code Notes

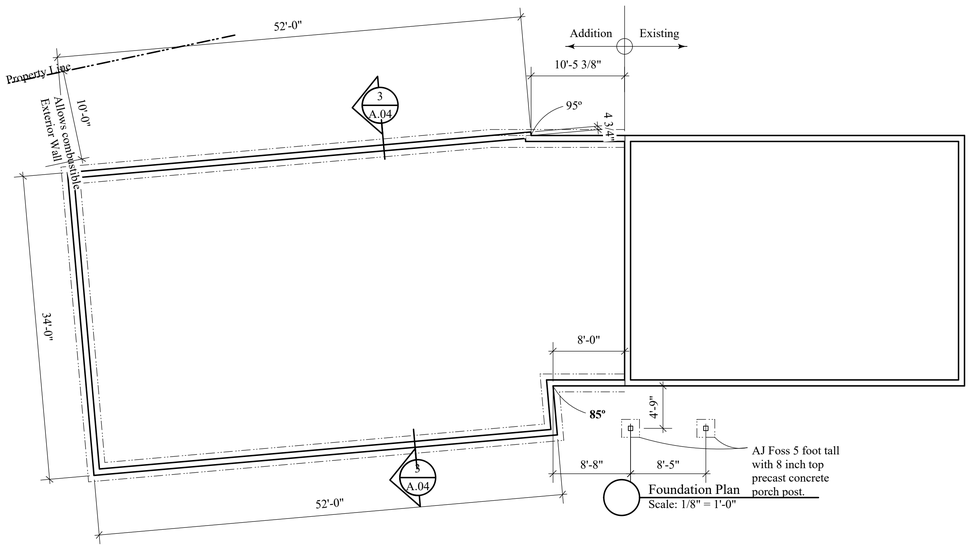
The existing building footprint is 1,959 square feet.
The addition footprint is 2,026 square feet.
The overall building with addition is 3,964 square feet.
The total area combined of the existing office and addition
is 2,958 square feet. With the business occupancy formula of
100 sf per person, the occupancy of the office is 30 people
in this chiropractic office.

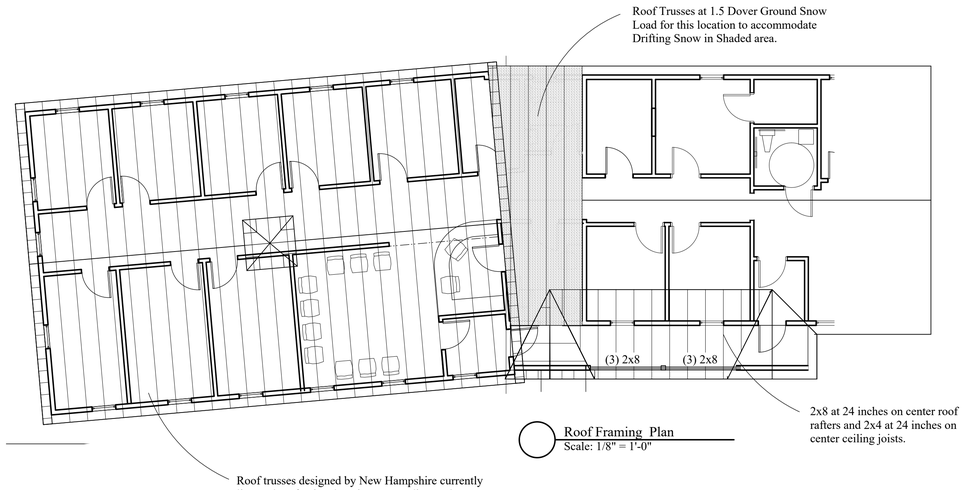
This is a B use group . The original older portion of
the structure and the 2005/2020 addition are both B use group.
508.3.3 B shows a maximum footprint
for 5B construction of 9,000 sf on the
currently governing 2009 IBC height and area table. We are fine
also with the two story maximum. We will plan to be 5B construction.

Table 1020.1 For corridors serving 30 or less occupants, no
fire resistance is required for corridors in non-sprinklered
buildings. So non rated corridors apply here. We also meet the
other exception for non-sprinklered corridors of common paths of
travel being less than 75 feet.

Table 1006.2.1 with Occupant load less than or equal to 30, the
common path of travel is 100 feet. So our permitted common path
of travel here is 100 feet which we easily comply with.







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Dover Point Village LLC
90 Central Avenue
Dover, New Hampshire

Foundation Plan

LICENSED ARCHITECT
ANTHONY D.K. FALLON
No. 1849
THE STATE OF NEW HAMPSHIRE

A.02

Door Schedule

Number	Size	Type	Fire Rating	Hardware Set	Notes
101.1	3'x7'	Half Light	Zero	1	
101.2	3'x7'	Half Light	Zero	2	
102.1	3'x7'	Panel	Zero	3	
102.2	3'x7'	Panel	Zero	4	
104.1	3'x7'	Panel	Zero	5	
105.1	3'x7'	Panel	Zero	3	
106.1	3'x7'	Panel	Zero	3	
107.1	3'x7'	Panel	Zero	3	
108.1	3'x7'	Panel	Zero	3	
109.1	3'x7'	Panel	Zero	3	
110.1	3'x7'	Panel	Zero	3	
111.1	3'x7'	Panel	Zero	3	
112.1	3'x7'	Panel	Zero	3	
113.1	3'x7'	Panel	Zero	3	
115.1	3'x7'	Panel	Zero	3	

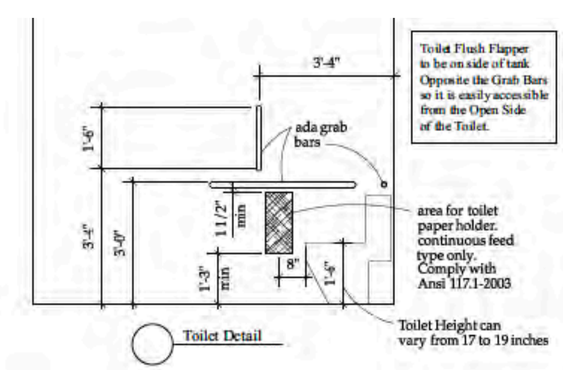
HW Set 1
1.5 NRP Hinges
1 Mortise ADA Leverset with cylinder & Deadbolt Retracted by Leverset
1 Opener/Closer equal to GT 710 by Northeast, Jake 603.225.7826
Set to only power assist when requested by paddles.
2 Paddles
1 Weatherstrip
1 Door Bottom
1 ADA Threshold

HW Set 2
1.5 Hinges
1 ADA Leverset
1 Opener/Closer equal to GT 710 by Northeast, Jake 603.225.7826
Set to only power assist when requested by paddles.
2 Paddles
1 Weatherstrip
1 Door Bottom
1 ADA Threshold

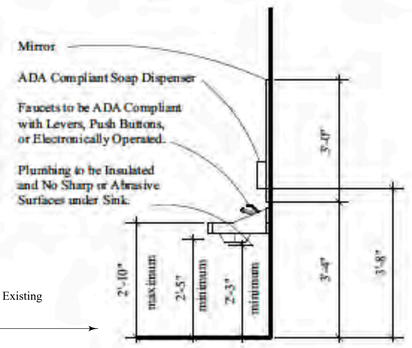
HW Set 3
1.5 Hinges
1 ADA Leverset Office Function
1 Door Stop

HW Set 4
1.5 Hinges
1 ADA Leverset Passage Function
1 Door Stop

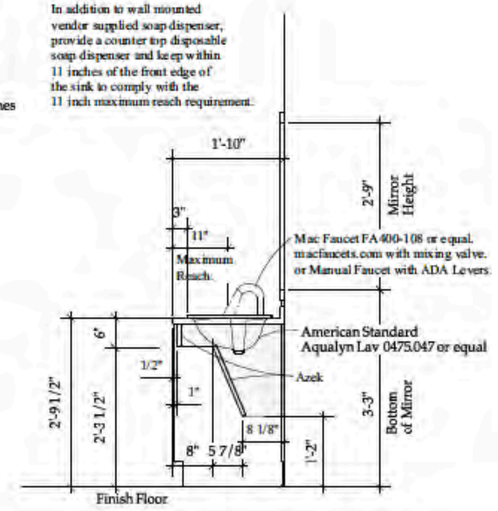
HW Set 3
1.5 Hinges
1 ADA Leverset Office Privacy
1 Door Stop



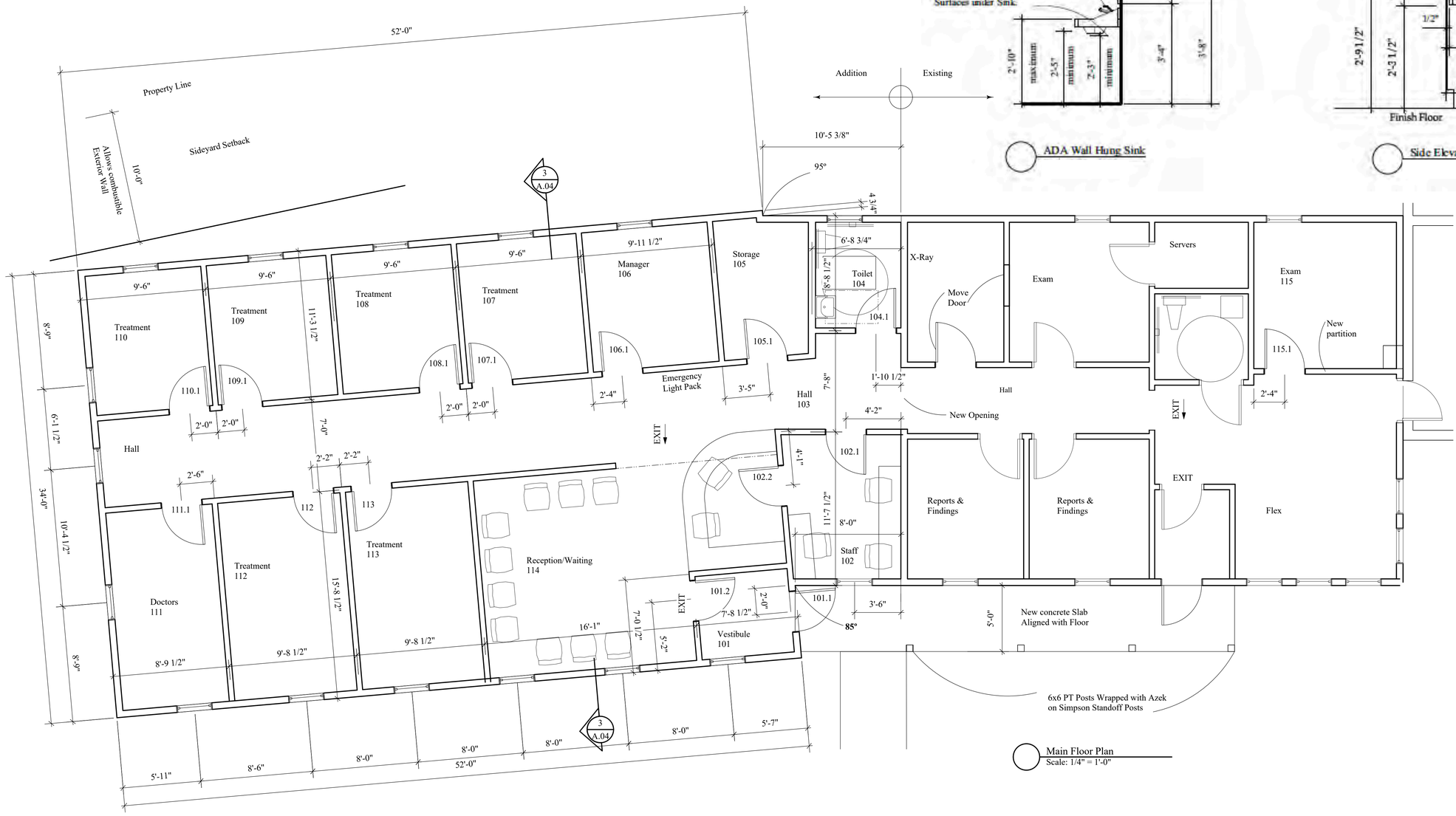
Toilet Detail



ADA Wall Hung Sink



Side Elevation of Sink



Main Floor Plan
Scale: 1/4" = 1'-0"

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Dover, New Hampshire

Floor Plan

LICENSED ARCHITECT
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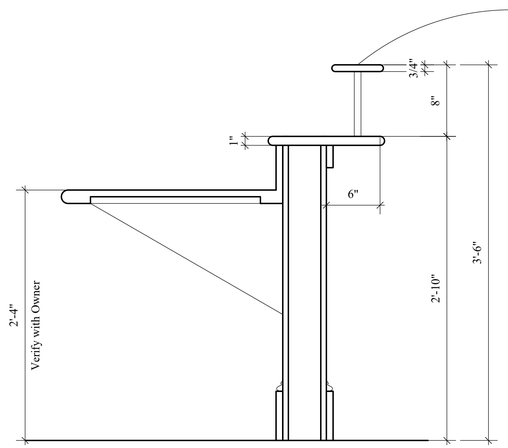
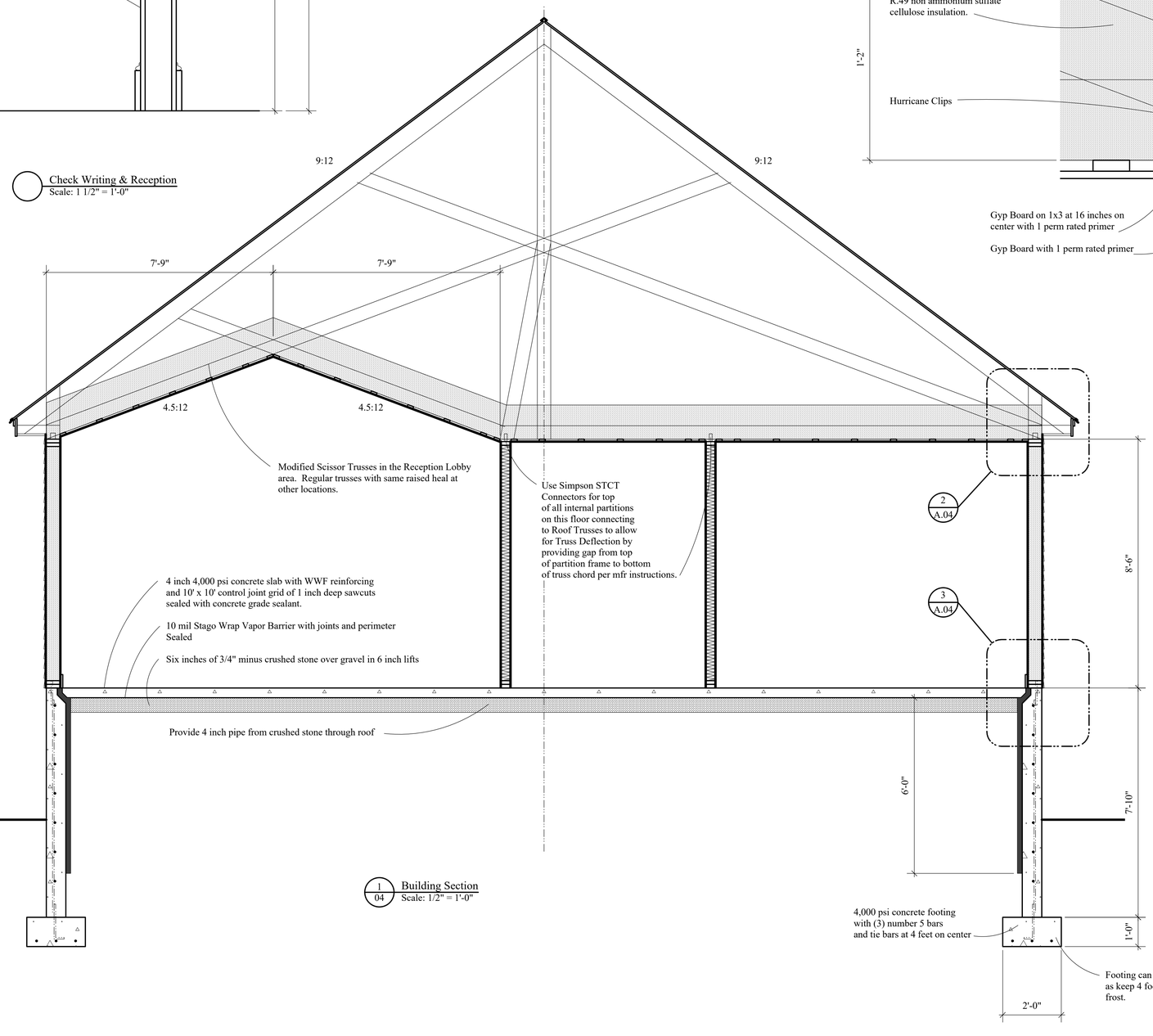
THE STATE OF NEW HAMPSHIRE

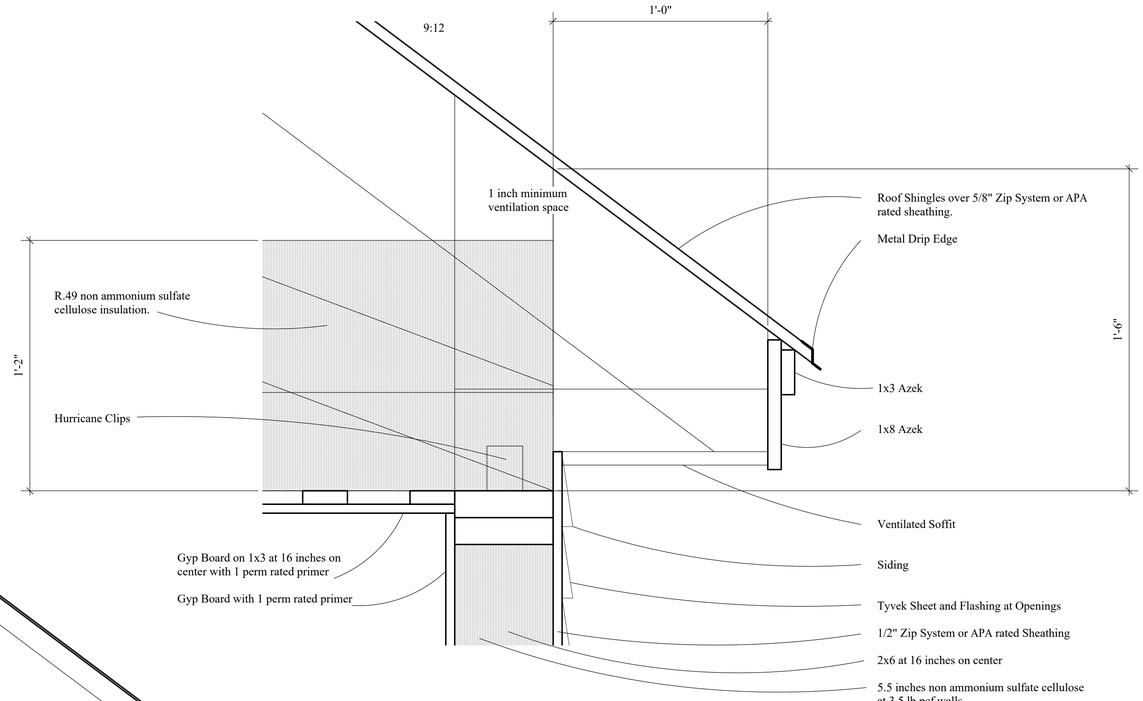
A.03



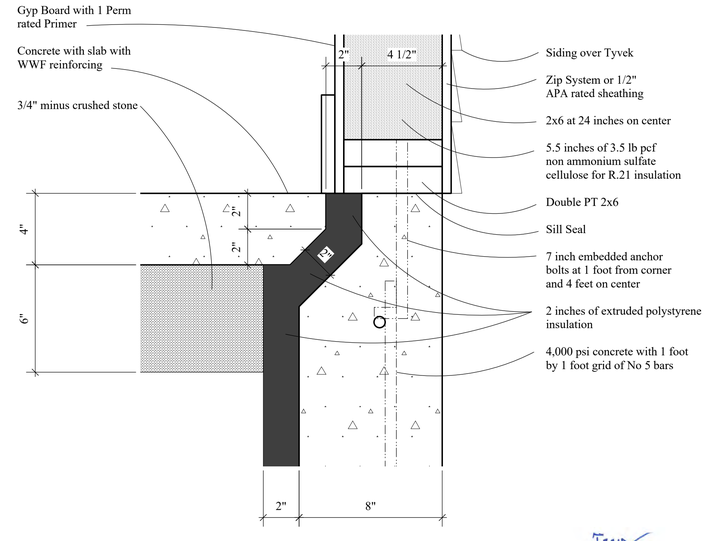
Check Writing & Reception
Scale: 1 1/2" = 1'-0"



1 / 04 Building Section
Scale: 1/2" = 1'-0"



2 / 04 Eave Detail
Scale: 3" = 1'-0"



3 / 04 Top of Concrete Wall
Scale: 3" = 1'-0"

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Section

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A.04