

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, March 23, 2023**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Site Review for VC Dover Investment, LLC, Assessor's Map H, Lot 4-3-1, zoned Commercial, located at 30 Grapevine Drive. (Proposal is to build a new 15,040 sf (footprint), 4 story mixed use building next to the Hannaford's Grocery Store on Grapevine Drive.) (P22-72/SITE-2022-0017). *[This item was previously heard on November 17, 2022, January 5, 2023 & February 16, 2023]*



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Rev MARCH 1, 2023

~~January 31, 2023~~

City of Dover
Office of Planning and Community Development
288 Central Ave.
Dover, NH 03820

Attn: Donna Benton

**Re: Dover Fields, Unit 2
Site plan and CUP**

Dear Ms. Benton,

Below please find the narrative statement for the proposed Dover Fields, Unit 2, 4-story mixed use development building with residential apartments, gym and coffee shop on Map H Lot 4-3. As requested, this narrative demonstrates how the proposed project addresses design criteria in 153-16 and RCM zoning criteria in 170-28.2.

Site Plan Review:

Below the requirements of Dover Zoning code 153-16 are given in *italics*, and a description of how the project addresses each requirement is given in **bold**.

153-16: Standards for Residential Commercial Mixed-Use (RCM) Overlay District

A. Purpose. The purpose of these regulations is to promote flexibility in large-scale, mixed-use developments by considering project proposals based upon a comprehensive, integrated and detailed plan rather than the specific constraints applicable to piecemeal, lot-by-lot development under conventional zoning requirements. A mixed-use development should improve the quality of new development by encouraging attractive features and promoting quality site design.

The project is integrated with other adjacent development thru the use of specific design elements and contextual design.

B. Nonresidential site planning. Planning for mixed-use development on a site encompasses items such as its relationship to surrounding uses, building orientation on the site, pedestrian and vehicular circulation and efficiency of parking areas, screening of loading and utility areas, and the design of landscaping, signage and lighting.

The proposed mixed use building aligns its façade containing commercial-retail entry doors with that of the existing commercial-retail grocery store on site for ease of customer crossover. The vehicle circulation seamlessly extends the existing Hannaford's parking lot layout. The landscaping islands are parallel with existing for visual conformity and efficient utilization of space. The planting selection contains juniper, yew, and crabapple to be complementary with existing plantings at Hannaford's, and additional species so as to not be overly redundant.



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(1) Contextual relationship.

(a) The commercial portion of the development should be of an appropriate scale, setback and building height. Multistory commercial buildings should incorporate lower scale, single-story elements and/or greater setbacks adjacent to existing and future single-family development.

The project locates its commercial spaces aligned with the adjacent Hannaford's Grocery store commercial use, for direct pedestrian inter-access. The rear of the proposed building's first floor is all residential and faces adjacent residential uses on Ciello drive. Open spaces, including existing detention basins separate the project from adjacent residential uses, Ciello Drive being the nearest. The scale of the building is complementary to adjacent buildings. The commercial portion of the building is given a distinctive façade treatment, from the residential portion of the building to highlight the commercial interconnectivity of the larger site.

(b) Orient support uses, such as trash enclosures, compactors, truck loading areas and outdoor storage, away from residential uses to the extent practical.

The proposed dumpster has been moved to the rear of the property.

(2) Building orientation.

(a) Locate pad buildings closer to arterial intersections to provide a strong visual and pedestrian relationship to the project. When practical, locate some parking and service functions behind the building.

The project has been designed with the facades and front sidewalks of Hannaford's and the proposed building in direct alignment, with this requirement in mind. The proposed building has some parking in the rear, while the majority in in the front, as is practical.

(b) In multibuilding projects, organize the site layout to provide functional pedestrian spaces and landscaping amenities.

The project has been designed with the facades and front sidewalks of Hannaford's and the proposed building in direct alignment, with this requirement in mind. Landscaping and pedestrian amenities include a proposed bike rack, outdoor seating for the coffee shop / café, large parking interior landscaping islands, Ciello Drive perimeter landscaping/plantings, existing grassed walking trails around the site detention basins, and an exclusive paved pedestrian walkway located between Hannaford's and the Ciello Drive development.

(3) Pedestrian amenities.

(a) Wherever practical, design attractive and convenient pedestrian and bicycle access to streets.

Pedestrian amenities include a proposed bike rack, existing grassed walking trails around the site detention basins, and an exclusive paved pedestrian walkway located between Hannaford's and the Ciello Drive development.

(b) Design sites to minimize pedestrian and vehicular conflicts. Where pedestrian circulation paths cross vehicular routes, provide a change in paving materials, textures or colors to emphasize the conflict point.

The project utilizes numerous pedestrian crosswalks with contrasting color pavement markings.

(c) Enhance and encourage connection between the residential and commercial components.

The project utilizes pedestrian sidewalks, walkways, and roadways to interconnect residential and commercial components.

(d) Accessible parking spaces should be convenient to building entries.

Accessible parking has been located convenient to each building entrance.

(e) Provide convenient bicycle parking in locations that do not interfere with pedestrian circulation.

The proposed bicycle parking rack has been specified as single sided entry to ensure that it does not interfere with adjacent pedestrian circulation ways.

(f) Allow for outdoor dining and/or other amenities to enliven plazas and open-space areas.

The project includes a proposed outdoor seating area for the proposed coffee shop.

(4) Vehicular circulation and parking.

(a) To promote safe pedestrian access, provide sidewalks and not head-in parking spaces directly in front of large individual retail tenants over 30,000 square feet (with the possible exception of handicap-accessible spaces).

Not applicable based on square footage.

(b) Strive to minimize driveway cuts on arterial streets by providing vehicular cross-access easements and shared access driveways between adjacent commercial projects.

The project does not add any new curb cuts to existing State or City of Dover maintained roads. Ciello Drive and the driveway between the proposed 4 story building and Hannaford's are privately maintained, subject to cross-access easements, and function as shared access driveways between adjacent residential and commercial projects.

(c) Traffic calming devices are encouraged in the interior of a site to enhance safety.

The project utilizes gradual turns, frequent intersections signed with stop signs, and crosswalks as traffic calming measures.

(d) Use appropriate landscaped parking lots to break up the mass of large parking lots. Refer to § 153-14G, Landscaping, for specific landscaping requirements of parking lots.

The project has generous 12-foot wide landscaping island between each aisle of parking, and wider between adjacent street and drives.

(5) Outdoor display areas. On final site plans, identify the location of all proposed outdoor display and sales areas, including what type of items would be sold. Their location should not displace required parking and pedestrian or landscaping areas.

Not applicable – the project has no retail sales uses proposed.

(6) Signage.

(a) Locate freestanding signs on low planter walls or design monument signs to incorporate distinctive elements of the architectural style or theme of the development.

(b) Design and locate signage to be visible from both pedestrian and vehicular areas.

(c) Provide building signage that is proportional to the scale of the tenant facade. All building and freestanding signs should be designed to further the design theme of the building and be consistent with any sign package.

(d) Paint sign backgrounds and sign cabinets to complement building colors.

The existing freestanding signs at the Route 108 main entrance and Mast Road secondary entrance incorporate pedestals and landscaping elements and uses colors complementary to the Hannaford's façade. These signs have slots to advertise the proposed Taco Bell (application under separate cover), gym, and coffee shop. The proposed building façade mounted signage placeholders have temporarily been removed the renderings at the TRC's request, pending tenant selection / input.



Existing main site entrance at Route 108.
(Courtesy of Google Streetview ©2023)



Existing secondary entrance at Mast Road
(Courtesy of Google Streetview ©2023)

(7) Landscaping and grading.

(a) Design the project landscape theme to complement and enhance project architecture.

The project utilizes linear arrangements of low level landscaping plantings to complement the first-floor commercial use's linear arrangement. The project proposes an upper canopy of elm and linden trees along the building façade to screen the upper story residential windows. The opening between the ground level and upper canopy is intended to focus attention on the commercial façade windows and signage. maximize

(b) Provide a raised landscaped median at major entrances from arterial streets to separate ingress lanes from egress lanes.

The existing Rout 108 main entrance has a concrete paved raised median island with decorative light pole for maximum nighttime safety. The landscaping shrubbery feature is on the north side of the main entrance around the freestanding pedestal sign. Median landscaping is not used due to maintenance worker safety.

(c) For the overall site, use a mixture of deciduous and evergreen trees.

The project uses maple, planetree, oak, linden, elm and crabapple deciduous trees. Proposed spruce, pine arborvitae trees are evergreens. Deciduous shrubs used include batberry, and spirea. Evergreen shrubs included in the proposed landscaping include juniper and yew. See landscaping plan for details.

(d) If retaining walls in retention basins are necessary, they should be landscaped to reduce their visual scale.

The existing detention basins are vegetated and have some existing landscaping. Additional landscaping is proposed between the site driveways and existing basins. There are no retaining walls in retention basins adjacent to Unit 2. The existing retaining wall at Unit 3 will be enhanced with additional landscaping when Unit 3 is developed. Unit 4 (Taco Bell) is proposing additional landscaping at their retaining wall.

(e) Design retention basins that are visible from public streets and common open spaces to avoid a "bathtub" or linear channel appearance through landscaping.

The project utilizes curvilinear banks and existing landscaping on the existing detention basins.

(f) No more than 25% of the total ground area of a landscape area shall be comprised on nonliving ornamental materials.

The project does not propose to use nonliving ornamental materials.

(g) A minimum of two trees and four shrubs for each 1,000 square feet of landscaped area shall be provided. (One additional tree may be substituted in lieu of each four shrubs required.)

The project exceeds the minimum required planting density.

(h) Deciduous trees shall be at least two-inch caliper measured four feet above the ground, except ornamental and flowering trees shall be at least one-and-one-half-inch caliper measured four feet above the ground; multi-trunk trees shall have at least three canes and shall be six inches measured four feet above the ground, with a minimum height of five feet. [Amended 5-24-2016]

The project proposes use of deciduous trees from 2.5 inch to 3.5 inch caliper, in excess of minimum. No multi-trunk trees are proposed.

(i) Coniferous trees shall be at least six feet tall.

The project proposes 6 to 7-foot spruce and pine trees and 4 to 5-foot arborvitae.

(8) Lighting.

(a) Provide pedestrian-scale lighting fixtures in areas designed for pedestrian activity, such as plazas, courtyards, pathways and seating areas, but excluding parking-only areas. Select lighting fixtures that complement the general architectural style of the development.

The project proposes wall mounted sconces adjacent to doorways for pedestrian level lighting. Fixture selection will be completed at the building permit stage, and will complement the architecture.

(b) Highlighting of unique or special features of the site, such as architectural features, specimen trees and artwork, with accent lighting should be considered.

Backlighting of the building's architecture is not proposed due to the residential nature of the majority of the building.

(c) Use decorative, wall-mounted sconces or light fixtures when building lighting are proposed on elevations away from residential uses.

Decorative wall mounted sconces are proposed adjacent to each doorway. Residential doors have lit portico canopies to prevent uplighting to the residential windows above.

(d) Lighting on parking areas shall avoid glare on adjoining properties.

The project photometric plans demonstrates avoidance of glare affect on adjacent properties.

(9) Building design.

(a) Where practical, building mass should be broken into smaller elements consistent with the proportions of the architectural style selected and surrounding uses.

The building architecture uses bump-outs under each gable, with contrasting siding treatments (as discussed in greater detail in the architectural narrative attached), to minimize massing.

(b) Reduction of building mass may be achieved by using a combination of the following techniques:

[1] Variation in the rooflines and form.

The proposed building roof is multi-faceted with mansard ends and front and rear gables. A large flat roof in the building interior accommodates the required roof mounted solar array, oriented to the south.

[2] Use of ground level arcades and covered areas.

The project uses covered portico entrances for residential doorways. The commercial doors are all protected under facade bump-outs.

[3] Use of protected and recessed entries.

See [2] above.

[4] Use of vertical elements on or in front of expansive blank walls.

The building architecture uses vertical bump-outs with distinctive contrasting siding treatments as detailed further in the attached architectural narrative to break up the massing of the façades.

[5] Use of pronounced wall plane offsets and projections.

See [4] above.

[6] Use of focal points and vertical accents.

The project uses covered porticos to create façade focal points.

[7] Inclusion of windows on elevations facing streets and pedestrian areas.

The project uses larger commercial windows on the commercial first floor front facing façade, and ample medium sized residential looking windows for the residential apartments.

[8] Retaining a clear distinction between roof, body and base of a building.

Distinctive façade material treatments provide a clear distinction between roof, body and base of a building.

(10) Design.

(a) All facades, including back and side elevations of a building generally visible from public view or adjacent to residential areas, should be architecturally treated.

All façades are proposed with architectural treatments as described.

(b) Design multibuilding projects to include architecturally sensitive design elements throughout the project.

The project's gables and peaked roofs complement gables on the Hannaford's building adjacent and peaked roofs on the Cielo Drive residences behind. The clapboard façade treatment complements the Hannaford's and Cielo Drive residences clapboard façade. The cedar impressions shingle type treatment on the bump-outs makes the building distinctive while recalling that classic New England cedar shake vibe.

(c) Building elevations should incorporate architectural features and patterns that consider a pedestrian scale.

The entry porticoes and distinctive first floor level façade treatment (cedar impressions in the rear and granite EIFS in the front) provide a sense of pedestrian scale.

(d) Building roofs shall be uncluttered, and when flat roofs are visible from public roads, pitched roofs or parapets are required.

The project uses mansard roofs around the flatter portion of the roof where the required solar roof is located.

(e) Rooftop and ground-mounted mechanical units and ventilating fans are to be either integrated into the design of the building or screened from view.

The mechanical units are integrated into the design.

(f) At least two of these elements should repeat horizontally. Buildings with facades greater than 150 feet in length should include several of the elements listed below, repeated at appropriate intervals, either horizontally or vertically:

[1] Color change. Recognizable, but not strongly contrasting.

[2] Texture change.

[3] Material change.

The clapboard, cedar impressions, and granite EIFS siding materials each provide the required color, texture, and material contrasts required. In addition, contrasting color trim boards are provided.

[4] Architectural variety and interest through a change in plane, such as offsets, reveals, archways or projecting ribs.

The project uses bump-outs, gables and contrasting siding materials as previously described.

[5] Wall plane projections or recesses.

(g) Service and exit doors should be integrated into the architecture of publicly visible elevations.

The project uses covered portico entrances for residential doorways. The commercial and service doors are all protected under facade bump-outs (which are a type of wall plane projection).

(h) Where practical, variations in rooflines or parapets should be used to reduce the scale of nonresidential buildings. Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building.

As previously discussed, roofline variations include gables, mansard ends, and peaks. Gables are coordinated with façade bump-outs as required. Slate grey fiberglass roof shingles coordinate with the color of the granite EIFS and the texture of the cedar impressions.

(i) All exterior building walls and structures shall be constructed with attractive, durable materials such as textured concrete, masonry, stone, brick, clapboard, finishing wood, stucco or glass.

The project uses attractive, durable, textured materials, as required.

(j) The exterior walls of buildings should not predominantly utilize the following materials, except as accents:

- [1] Prefabricated steel panels.*
- [2] Corrugated metal.*
- [3] Asphalt shingle roofs, except for period architecture.*
- [4] Highly reflective glass.*

The project does not use the above listed materials.

(k) Buildings should have clearly defined customer entrance(s) incorporating appropriate architectural elements.

The project utilizes distinctive residential and commercial entrances as described above.

C. Freestanding accessory structures. Enclosed service/refuse areas and covered parking should be designed to be an integral part of the building architecture. Wherever practical, the forms, colors, textures and materials used on the main building should be applied to all sides of these structures generally visible to the public.

The dumpster enclosure fencing complements the trim board selection.

D. Residential site planning.

(1) Building orientation. Residential structures should be located to encourage interaction among residents and sited in such a way as to allow for a private yard as well as a public yard.

The Development has public high visibility front yard space in the grassed trails surrounding the detention basins and paved pedestrian sidewalks surrounding existing and proposed parking lots. Also ‘private’ (in the sense it is partially screened from view from the main roads) shared backyard space in the paved trail behind Hannaford’s which cross connects Cielo Drive with itself, making for a nice walking loop.

(2) Pedestrian amenities. Design pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity.

The project proposes outdoor café seating for the coffee shop, as a centralized cross connection with the Hannaford’s side of the site. Also existing grassed walking trails around the stormwater detention areas are integrated into the site design.

(3) Vehicular circulation and parking. Adequate off-street parking shall be provided for residents and guests. If possible, guest parking shall be available near the common facilities (i.e., clubhouse).

Adequate parking is provided.

(4) Signage.

(a) Locate freestanding signs on low planter.

No new freestanding signs are proposed.

(b) Design and locate signage to be visible from both pedestrian and vehicular areas.

As discussed above the landscaping is designed with an upper canopy and ground level treatment to focus the eye to the level of the building mounted lighting and signage (details pending based on tenant selection).

(5) Landscaping. [Amended 5-24-2016]

(a) For single-family home developments:

[1] At least one tree in the front yard setback.

N/A – this section applies to single family homes only.

[2] Deciduous trees shall be at least two-inch caliper measured four feet above the ground, except ornamental and flowering trees shall be at least one-and-one-half-inch caliper measured four feet above the ground.

N/A – this section applies to single family homes only.

[3] Coniferous trees shall be at least six feet tall.

N/A – this section applies to single family homes only.

[4] Multi-trunk trees shall have three or more canes and be six inches measured four feet above the ground, with a minimum height of five feet.

N/A – this section applies to single family homes only.

(b) For all other residential structures:

[1] Two trees and four shrubs for each 1,000 square feet of landscape area. One additional tree may be substituted in lieu of four shrubs.

N/A – this section applies to single family homes only.

[2] Deciduous trees shall be at least two-inch caliper measured four feet above the ground, except ornamental and flowering trees shall be at least one-and-one-half-inch caliper measured four feet above the ground; multitruk trees shall have three or more canes starting from the ground, six inches measured four feet above the ground, with a minimum height of five feet.

The project proposes use of 8 October Glory Red Maples, 7 Planetrees, 4 White Oak, 5 Red Oak, 4 Sterling Linden, and 11 Valley Forge American Elm trees at 3.5” min. caliper, and 6 crabapples at 2.5” min. caliper.

[3] Coniferous trees shall be at least six feet tall.

The project proposes use of 6 Norway Spruce trees and 3 Red Pine trees each 6 to 7 feet tall.

(6) Lighting. Provide pedestrian-scale lighting fixtures in areas designed for pedestrian activity, such as walking, biking or use of Segway®/golf carts. Select lighting fixtures that complement the general architectural style of the development.

Existing pedestrian scale light poles are provided for existing pedestrian circulation paved trails. The proposed main front and rear sidewalk is lit by decorative wall mounted sconces adjacent to each doorway for pedestrian level lighting. Residential doors have lit portico canopies to prevent uplighting to the residential windows above.

(7) Building design. All manufactured housing shall be constructed to include a peaked roof, and architectural shingles, and shall have full basements and garages.

N/A – this section applies to manufactured homes only.

E. Consideration of the within design criteria shall not delay the acceptance of a complete site plan application.

Noted.

F. Approval of a conditional use design permit must be completed within the time limitations of RSA 676:4, I(c)(1)

Noted.

170-28.2 Residential-Commercial Mixed Use (RCM) Overlay District

A. Purpose and Intent:

The proposed site development meets the purpose and intent of the RCM Overlay district by integrating residential housing, senior care, within a commercial development, and within a pedestrian friendly site access network. The development preserves highly visible open space along the Route 108 corridor.

B. Conditional Use Permit:

B.1(a) The site development application demonstrates compliance with design guidelines as noted above in section 153-16.

B.1(b) The plan packages demonstrates successful mitigation of traffic thru the traffic study, flood mitigation thru the stormwater management report, and light pollution thru the photometric plan. No detrimental sources of noise, blight, degradation of natural resources, dust or smoke are proposed.

B.1(c) A fiscal Impact Analysis has been submitted demonstrating a net positive impact to the City of Dover.

F. Standards and Regulations

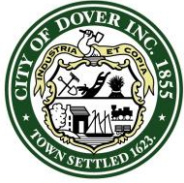
See site plan general notes for compliance with parking and dimensional requirements.

Please contact me at (603) 472-4488 or jrobinson@tfmoran.com should you require additional information.

Sincerely,
TFMoran, Inc.



James Robinson, P.E.
Project Manager



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P22-72

Application Type: Site Review
Applicant(s): VC Dover Investment, LLC
Owner(s): VC Dover Investment, LLC
Location: 30 Grapevine Drive (Assessor's Map H, Lot 4-3)
Date: February 16, 2023

INTENT: To construct a 4-story mixed-use building, consisting of forty-nine (49) apartment units, 4,030 sq. ft. fitness area, a 1,320 sq. ft. coffee shop. This is Phase 4C of the Mixed-Use development. A new CUP for RCM Overlay District will also appear before the PB.

UNITS PROPOSED: 49 apt. units

AGENDA ITEM #: 1

ACREAGE:

Site: 10.848± ac. / 472,539± sq. ft.
Parent: 21.19± ac. / 923,185± sq. ft.

ZONING DISTRICT: Commercial, RCM (Original parcel) Secondary Groundwater Protection District

EXISTING LAND USE: Mixed Use: Grocery Store, Age-Restricted Housing

PROPOSED LAND USE: Addition of Mixed-use building to include residential, fitness facility, and coffee shop

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION: Z11-20, Variance granted on 8/18/2011 to allow a reduced setback for a non-residential/MU building, §170-28.2.F.(2)(a)[1].

PERMITS REQUIRED:

- CUP
-Amended NHDOT Driveway permit (separate from Taco Bell)

RELIEF/WAIVERS REQUESTED:

None indicated but waiver for parking lot location needed, §153-14.K

PREVIOUS TRC: 11/17/22, 1/5/2023

ATTENDANCE:

Members: Donna Benton, Planning
Natasha Kypfer, Zoning
James Burdin, Business Development
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
Others: Jim Robinson, TF Moran
Dylan Cruess, TF Moran
Alex Vailas, VC Dover Investment LLC

Approval of minutes from February 9, 2023:

J. Burdin moved to approve the February 9, 2023 minutes. Seconded by J. Maxfield. Vote: U/A.

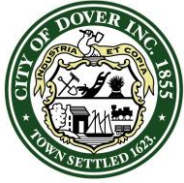
PLAN REVIEW:

Planning:

- *Reminder: Impact fees, W&S investment fees*
- *TDR fees for all 49 units*
- Revised CUP/overall development plan as more than 5 years have passed with updated residential vs. non-residential calculation
- Materials to meet the RCM (ie no vinyl)
- Fiscal impact-not all units get the residential above commercial rate (ground floor units wouldn't)
- Appreciate the updated first floor
- Further elaborate in narrative on how the RCM criteria in 170-28.2 and design criteria 153-16 have been met (ie for B-how does the proposal meet those items? Finish D.1, not all of D is N/A, etc.)
- Waiver needed for parking lot location (§153-14.K)
- Provide letters to serve and confirm future EVSE with Eversource
- Update site construction hours: Limited to Monday-Friday, 7AM-6PM, No Saturday, Sunday, or Federal Holidays hours.
- Provide more detail on paneling material. Sample/photos?
- Revise Plan Set to add or address:
 - *Ensure 2x2" blank space in lower right corner of plan set after all notes added. Remove top Dover square with date and signature lines.*
 - Owners signatures on final submission
 - Corrected floor plan labels? When submitted.
 - Add note or indicate where that gym and coffee shop shall be open to the public and not limited to residents only.
 - *Common Notes missing or needing updates: 10, 17-21, 26, 29, 34-35*
 - *Dryer vents should blend in with design.*

Engineering:

- General Comment: Recommended narrative not provided. Engineering recommends that the materials to be presented at Planning Board be presented to TRC so that the TRC can have the complete picture of how the project came to be as many members were not present for prior approvals. It is recommended that the presentation include specifics on how this application differs or is the same as the previously approved projects on the property. Specifically, information on proposed utilities, drainage, landscaping and lighting would be helpful to the Board.

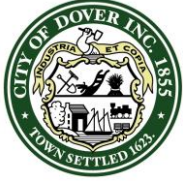


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TECHNICAL REVIEW COMMITTEE NOTES – P22-72

Application Type: Site Review
Applicant(s): VC Dover Investment, LLC
Owner(s): VC Dover Investment, LLC
Location: 30 Grapevine Drive (Assessor's Map H, Lot 4-3)
Date: February 16, 2023

- General Comment: Engineering had a discussion with the design engineer and understand that an amendment to the AoT is required. Recommend that the amendment approval from the NHDES AoT be a condition of approval at PB.
- General Comment: Stormwater report was provided in December but not resubmitted with this latest submission. Please comment on how the increase in impervious area affects (or reduces) the design storm event for the existing stormwater management system since no changes to the system are proposed. Revised Stormwater report shall be provided once approved by AoT.
- Sheet 5 of 23: Right Turn sign is still called out to be removed but still appears on the Site Layout Sheet (Sheet 5 of 16). If left turns are allowed, please remove the sign from the proposed plan.
- Sheet 5 of 23: The dumpsters have been relocated. Applicant should show dumpster vehicle turning template to confirm that the dumpster can be emptied without a truck driving off the paved surface.
- Sheet 5 of 23: Label appears to be missing in the four spaces where the dumpster was previously.
- General Comment: Provide fire truck turning and delivery truck turning plan.
- Sheet 5 of 23: Please clarify what type of curbing is proposed where landscaped areas abut pavement in front of building between concrete sidewalks. The plan notes ICC but it is unclear if you can you install ICC without the sidewalk against parking?
- Sheet 6 of 23: Note 14 refers to roof drains. Please clarify where these are or remove note.
- Sheet 6 of 23: Note 24 refers to infiltration, filtering, and underground detention systems. Please clarify where these are or revise note.
- Sheet 7 of 23: Recommend providing SMH where grease trap line ties into the 8-inch main.
- Sheet 8 of 23: Light Poles appear to be missing from the plan. Verify poles will not conflict with landscaping.
- Sheet 9 of 23: The light poles on the site layout plan do not match the photometrics plan. Which layout is correct?
- General Comment: It is strongly recommended that deep sump catch basins be pulled offline as recommended by the New Hampshire Stormwater Manual Volume 2.0 Section 4-4 Pretreatment Practices.
- General Comment: Provide stone drip edge detail.
- Sheet 15 of 23: Note 6 states that bedding of sewer shall be on 4-inches of crushed stone. Please revised dimension to reflect city of dover standard shown on the prior page.
- Sheet 15 of 23: Detail provided for external cleanout. External cleanouts shall not be installed. Internal cleanouts shall be provided for sewer.
- Sheet 15 of 23: Covers and risers for Emergency Sewer Storage Tank and grease trap should have a 30-inch clear opening.
- Sheet 15 of 23: A note on the detail refers to sheet C-7. Please update references.
- Sheet 15 of 23: Replace the Sand Blanket for the sewer with ASTM C33-/C33M Stone Size No. 67 to 12" above the pipe in accordance with the Dover city standard details.
- Sheet 15 of 23: Where is the water service detail proposed to be used? Note that per the City's Construction Guidelines, all ductile iron water mains (>4" dia.), including tees, gate valves, and other connections, shall be wrapped in 8 mil thick polyethylene. Polyethylene wrap shall be either sheet or tube, installed tightly around pipe and fittings as per manufacturer's specifications.
- General Comment: Verify slope and invert of existing sewer stubs prior to submitting wastewater connection permit to City for review and approval.
- General Comment: Provide a detail for the wheel stop that indicates material and installation method.
- General Comment: Will the installation of the 1500 gallon emergency storage tank require disturbing Cielo Drive or the Transformer?
- General Comment: Applicant has provided a Traffic Study that indicates traffic will be less than the projections made during the original approval from 2006. Please modify the Traffic Study comment on when the conceptual improvements to the signalized intersection at Mast Road would be necessary. Community Services is coordinating with NHDOT about what, if any infrastructure improvements would be required at the Mast Road/Durham Road



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P22-72

Application Type: Site Review
Applicant(s): VC Dover Investment, LLC
Owner(s): VC Dover Investment, LLC
Location: 30 Grapevine Drive (Assessor's Map H, Lot 4-3)
Date: February 16, 2023

Intersection. If changes to the intersection are warranted, upgrades to the intersection's traffic detection system (from loops to a camera system), cabinet, and controller may be needed.

- General Comment: Applicant shall provide a copy of an updated NHDOT driveway permit as the uses have changed from the original approval or written confirmation from NHDOT that a permit is not necessary.

Police:

- Photometric plan (Sheet 9) appears inconsistent with the placement of the parking lot fixtures on the Utility Plan (Sheet 7)
- The proposed railing/fence at outdoor seating area appears to show two bollards at the intersection corner, but these are not called out on the detail sheets. For public safety, two to three bollards supplementing the railing at this corner are strongly encouraged.
- *(Remaining comment from January 5 TRC):* Thank you for the conceptual layout for potential addition of NB left turn lane at Mast/Route 108 intersection. Any further info regarding cost estimate, required signal hardware upgrades, etc.?

Fire/Inspection Services:

- *Provide T-1 turning template* - remains open item
- *Sheet 1 Provide accessible vehicle charging space(s) where required*
- *Sheet 4 clarify how the accessible route throughout the site is maintained- include revised dumpster location and coffee shop tenancy*
- *Provide location of FDC on sheet 7*
- *Clarify proposed street lighting control*
- *Add standard notes to plan set. Include reference to accessibility design and compliance with all applicable accessibility requirements and NH RSA 155-A : 5*
- *Clarify site work hours- 7-6 M-F, no Sat/Sun or Federal Holidays*
- *Elevation plans to reflect specific site condition- plans do not appear to indicate outdoor seating, bike rack, rear gas meters, etc.*

- *Provide floor plan and architectural draft plans-* Sheet 18 exit door appears to impede exit access in stairway
- *Waste water pumping station with backup power source, NFPA 110 level II system with portable source connection and normal power supply notification system.*

Business Development:

- Upper stories of the façade are broken up to add variety and improve aesthetics from a distance, but this concept was not applied to the same extent on the first floor street level that will be experienced by residents and customers. Not much variation apart from residential entrances.
- I have concerns about the amount of visibility for the commercial spaces. The current first-floor windows have a very residential look and the commercial doors look secondary in contrast to residential entrances. I suggest revising the first floor façade to differentiate the commercial spaces for better identification of businesses, which will also improve variation and street-level aesthetics above.
- I calculate the first floor to façade to be approximately 20% glass by area (windows/doors). In my experience 40-60% is typical for commercial spaces, as large storefront windows are more welcoming to consumers and better demonstrate the business activities inside instead of relying on signage. Improving visibility of commercial spaces will make them more attractive to businesses and likely improve the success of those businesses after occupancy.

Planning Board:

- *Provide floor plans*
- *Renderings – front elevation missing*
- *Dress up building?*
- *Market rate housing?*
- *Traffic at intersection; left turn out is hard on sight distance. Is a light warranted at 108 & Grapevine?*
- *Consider island on Route 108*

Next steps:

Revise and return for a third TRC.

Adjournment:

J. Maxfield moved to adjourn at 11:10 am. Seconded by K. Mavrogeorge.
Vote: U/A.



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Response to TRC Comments
Mixed Use Development – Dover Fields
30 Grapevine Drive Dover NH, 03820
Tax Map H-4-3

February 28, 2023

On behalf of our Client, Dover Investments LLC, we would like to thank the Dover Technical Review Committee for their time and response comments for the proposed mixed-use building. We have revised the plan set and offer the following response **(in bold)** below:

Plan Review:

Planning:

- Reminder: Impact fee, W&S investment fees
 - **On behalf of our client, thank you for the reminder.**
- TDR fees for all 49 units
 - **On behalf of our client, thank you for the reminder.**
- Revised Cup/Overall development plan as more than 5 years have passed with updated residential vs. non-residential calculation
 - **Please find the updated colored master plan with updated calculations.**
- Materials to meet the RCM (i.e. no vinyl)
 - **Proposed siding is intended to match/compliment that of the adjacent Hannaford's and other Ciello Drive residential uses.**
- Fiscal Impact - not all units get the residential above commercial rate (ground floors wouldn't)
 - **Revised fiscal impact under separate cover.**
- Appreciate the updated first floor
 - **Noted.**
- Further elaborate in narrative on how the RCM criteria in 170-28.2 and design criteria 153-16 have been met (i.e. for B - how does the proposal meet those items? Finish D.1, not all for D is N/a, etc.)
 - **Provided attached.**
- Waiver needed for parking lot location (§153-14.K)
 - **Provided attached.**
- Provide letters to serve and confirm future EVSE with Eversource
 - **We have initiated discussion and opened a work order with Eversource. Eversource does not issue "letters to serve" until the building has been designed by an electrical engineer and load calculations are created. This scope of work will not take place**

TFMoran, Inc.

48 Constitution Drive, Bedford, NH 03110
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division

T(603) 431-2222

until after Planning Board approval and during the building permit phase. At that time when a letter to serve is created, we will transmit it to the City.

- Revise Plan Set to add or address:
 - Ensure 2x2" blank space in lower right corner of plan set after all notes added. Remove top Dover square with date and signature lines.
 - **A new 2" by 2" black box titled "2" x 2" DOVER BOX" has been added to the design plans to ensure the blank space.**
 - Owners' signatures on final submission
 - **The owner's signature will appear on the final plans.**
 - Corrected floor plan labels? When submitted.
 - **The Architect firm has corrected the floor plan labels on their sheets.**
 - Add note or indicate where that gym and coffee shop shall be open to the public and not limited to residents only.
 - **Please see note 21 on the Overall Site Plan outlining that both will be independently opened to the public, and each have their own egress respectively (ie each have a door directly in from the outside).**
 - Common Notes missing or needed updates: 10, 17-21, 26, 29, 34-35.
 - **Common note 10 is provided, in more precise language, on the existing conditions sheet.**

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2022. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR

2022-12-02

DATE

- **Common note 17 reads, "All erosion control notes shall include provisions for construction sequencing, temporary erosion control measures, and permanent standards such as loam spread rate for disturbed area, rates of lime, type and rates for fertilization and seed and mulch mixture with rates of application."**
 - **Lime and fertilization rates have been added to the details, see sheet 16 Landscape and Maintenance note 6.**
 - **The loam spread rate will be determined by the contractor and how they choose the spread the loam. In some areas they will be able to spread the loam at a different rate than others. We cannot earnestly specify or dictate what rate they spread the loam.**
 - **Please see the below plan except (Sheet 11) which satisfies the construction sequencing comment.**

CONSTRUCTION SEQUENCE NOTES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 2. CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
 3. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
 4. ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTRUCTION ACTIVITY CEASES. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED.
AN AREA SHALL BE CONSIDERED STABILIZED IF:
A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED, OR
D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 5. CONSTRUCT CULVERTS, DETENTION BASINS AND TREATMENT SWALES. PLACE HEADWALLS, RIP-RAP AND OTHER DRAINAGE FACILITIES ACCORDING TO PLAN. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS/BASINS PRIOR TO DIRECTING FLOW TO THEM.
 6. INSTALL ALL UNDERGROUND UTILITIES.
 7. CONSTRUCT BUILDINGS.
 8. CONSTRUCT PARKING AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
 9. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
 10. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
 11. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.
- * REFER TO THE STORM WATER MANAGEMENT PLAN FOR EROSION CONTROL MEASURES AND SPECIFIC INFORMATION.

- **Common note 18 has been added to Sheet 4 note 11.**
- **Common note 19 does not pertain to this proposed project.**
- **Common note 20 has been added verbatim to note 1 Sheet 4**

1. TOTAL SITE AREA: 1.91 AC
TOTAL AREA OF DISTURBANCE: 2.31 AC

A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBER AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

- **Common note 21 can be found in the following plan except Note 15 Sheet 2:**

15. PRIOR TO ANY EARTH DISTURBING ACTIVITY, THE APPLICANT SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, DESIGN ENGINEER, EARTHWORK CONTRACTOR AND THE CITY ENGINEER.

- **Common note 26 is understood by all parties and will conform the Dover City Code and being coordinated with the Community Services Director. This note has been added to the plan set Note 22 Sheet 2.**

22. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTIONS SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

- **Common note 29 the applicant has set up an account with UNH PTAPP. Username: VC Dover Investments, Password: VCDOVER123**
- **Common note 34 can be found in this certification block below.**

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2022. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR

2022-12-02

DATE

- **Rather than common note 35 our Existing Conditions Plan (Sheet S-1) has note 11 below, please advise.**

11. HORIZONTAL DATUM IS NAD27 PER STATIC GPS OBSERVATIONS AND THE VERTICAL DATUM IS NGVD29. THE CONTOUR INTERVAL IS 2 FEET.

- Dryer vents should blend in with design.
 - **Comment noted.**

Engineering:

- General Comment: Recommended narrative not provided. Engineering recommends that the materials to be presented at Planning Board be presented to TRC so the TRC can have the complete picture of how the project came to be as many members were not present for prior approvals. It is recommended that the presentation include specifics on how this application differs or is the same as the previously approved projects on the property. Specifically, information on proposed utilities, drainage, landscaping, and lighting would be helpful to the Board.
 - **We will cover the changes in detail in the presentation to the Planning Board and the Technical Review Committee public hearings, where we can display the previously approved site plan.**
- General Comment: Engineering has a discussion with the design engineer and understand that an amendment to the AoT is required. Recommended that the amendment approval from the NHDES AoT be a condition of approval at PB.
 - **Comment noted, all AoT related approvals and materials will be transmitted to the City when available.**
- General Comment: Stormwater report was provided in December but not resubmitted with the latest submission. Please comment on how the increase in impervious area affects (or reduces) the design storm event for the existing stormwater management system since no changes to the systems are provided. Revised Stormwater Report shall be provided once approved by AoT
 - **Comment noted, all AoT related approvals and materials will be transmitted to the City when available.**
- Sheet 5 of 23: Right Turn sign is still called out to be removed but still appears on the Site Layout Sheet (Sheet 5 of 16). If left turns are allowed, please remove the sign from the proposed plan.
 - **Comment noted and resolved please see the revised plan.**
- Sheet 5 of 23: The dumpsters have been relocated. Applicant should show dumpster vehicle turning template to confirm that the dumpster can be emptied without a truck driving off the paved surface.
 - **New turning exhibits have been created as part of this presentation.**
- Sheet 5 of 23: Label appears to be missing in the four spaces where the dumpster was previously.
 - **Label has been corrected and is shown similar to the others.**
- General Comment: Provide fire truck turning and delivery truck turning plan.
 - **Templates have been created and attached to the submittal revised per previous comments.**

- Sheet 5 of 23: Please clarify what type of curbing is proposed where landscape areas abut pavement in front of building between concrete and sidewalks. The plan notes ICC but it is unclear if you can install ICC without the sidewalk against parking?
 - **Plan has been revised to reflect concrete curb (CC) in these three corners. A detail has been added.**
- Sheet 6 of 23: Note 14 refers to roof drains. Please clarify where those are or remove note.
 - **Note has been removed for clarity.**
- Sheet 6 of 23: Note 24 refers to infiltration, filtering, and underground detention systems. Please clarify where these are or revise note.
 - **Note has been removed.**
- Sheet 7 of 23: Recommended providing SMH where grease trap lines ties into 8-inch main.
 - **Thank you for the recommendation, we have added a sewer manhole at this location.**
- Sheet 8 of 23: Light Poles appear to be missing from the plan. Verify poles will not conflict with landscaping.
 - **Poles locations have been verified with the LLA and do not conflict with the landscaping.**
- Sheet 9 of 23: The light poles on the site layout plan do not match the photometrics plan. Which layout is correct?
 - **The layouts have been revised to match.**
- General Comment: It is strongly recommended that deep sump catch basins be pulled offline as recommended by the NEW Hampshire Stormwater Manual Volume 2.0 Section 4-4 Pretreatment Practices.
 - **We have strongly considered the deep sump catch basins, it is our professional opinion, and sticking with historical guidance from the Alteration of Terrain Bureau, that online deep sump catch basins provide pre-treatment, to the same or similar performance than offline. In addition, if it is a condition of the amended AoT permit that additional pre-treatment beyond the deep sumps catch basins is necessary, than a gabion forebay cells will be added to the outlets of the closed drainage networks; similar to other locations on site.**
- General Comment: Provide stone drip edge detail.
 - **Detail has been provided.**
- Sheet 15 of 23: Note 6 states that bedding of sewer shall be on 4-inches of crushed stone. Please revised dimension to reflect city of Dover standard shown on the prior page.
 - **This note has been amended.**
- Sheet 15 of 23: Detail provided for external cleanout. External cleanouts shall not be installed. Internal cleanouts shall be provided for sewer.
 - **This detail has been removed.**
- Sheet 15 of 23: Covers and rises for Emergency Sewer Storage Tank and grease trap should have a 30-inch clear opening.
 - **Noted and detailed on Sheet 15.**
- Sheet 15 of 23: A note on the detail refers to sheet C-7. Please update references.
 - **This note has been updated.**
- Sheet 15 of 23: Replace the Sand Blanket for the sewer with the ASTM C33-/C33M, Stone Size No. 67 to 12" above the pipe in accordance with the Dover city standard details.
 - **City of Dover standards are now referenced on the details sheets.**

- Sheet 15 of 23: Where is the water service detail proposed to be used? Note that per the City's Construction Guidelines, all ductile iron water mains (>4" dia.), including tees, gate valves, and other connections, shall be wrapped in 8 mil thick polyethylene.
 - **The water service detail is intended to be used to provide the domestic water for the building tapped from the fire service line. This note has been added.**
- General Comment: Verify slope and invert of existing sewer stubs prior to submitting wastewater connection permit to City for review and approval.
 - **Comment noted, these items will be verified between now and then.**
- General Comment: Provide a detail for the wheel stop that indicates material and installation method.
 - **Detail has been provided on Sheet 13.**
- General Comment: Will the installation of the 1500-gallon emergency storage tank require disturbing Cielo Drive or the Transformer?
 - **There is three feet or greater of clearance on all sides of the proposed tank locations. It is our professional opinions that the contractor can place the tank in the sited location without disturbing the road or the transformer pad, using shoring if necessary. If any disturbance does occur the contractor will be responsible for repairing items in kind.**
- General Comment: Applicant has provided a Traffic Study that indicates traffic will be less than the projections made during the original approval from 2006. Please modify the Traffic Study comment on when the conceptual improvements to the signalized intersection at Mast Road would be necessary. Community Services is coordinating with NHDOT about what, if any infrastructure improvements would be required at the Mast Road/ Durham Road Intersection. If changes to the intersection are warranted, upgrades to the intersection's traffic detection system (from loops to a camera system), cabinet, and controller may be needed.
 - **Comment noted.**
- General Comment: Applicant shall provide a copy of an updated NHDOT driveway permit as the uses have changes from the original approval or written confirmation from NHDOT that the permit is not necessary.
 - **Please see the correspondence from NHDOT stating that they are aware of the changes and that an updated permit is unnecessary.**

Police:

- Photometric plan (Sheet 9) appears inconsistent with the placement of the parking lot fixtures on the Utility Plan (Sheet 7)
 - **The sheets have been revised to match.**
- The proposed railing/fence at outdoor seating area appears to show two bollards at the intersection corner, but there are not called out on the detail sheets. For public safety, two to three bollards supplementing the railing at this corner are strongly encouraged.
 - **Bollard surrounding this area have been added per your comment please see the plan for siting and the details for specifications.**
- (Remaining comment from January 5 TRC): Thank you for the conceptual layout for potential addition of NB left turn lane at Mast Route 108 intersection. Any further info regarding cost estimate, required signal hardware upgrades, etc.?

- o **We have attached a cost estimate from Electrical Lighting for the intersection.**

Fire/Inspection Services:

- Provide T-1 turning template – remains an open item
 - o **Templates have been revised for this submission.**
- Sheet 1 Provide accessible vehicle charging spaces(s) where required
 - o **Provided.**
- Sheet 4 clarify how the accessible route throughout the site is maintained – include revised dumpster location and coffee shop tenancy
 - o **All ADA accessible routing through the site is maintained by design. The ADA travel ways are in accordance with their specific regulations. This includes ramp design in sidewalk, maintain no more than 2% slopes in the ADA parking areas, and maintaining flush curbing near the entrances. There will be no steps from the curbing into the building. Although it does not pertain to the site plan, ADA accessible push button doors will be installed at the gym and coffee shop.**
- Provide location of FDC on Sheet 7
 - o **This has been provided.**
- Clarify proposed street lighting control
 - o **The control will be automated by a timed switch according to seasonal times of daylight.**
- Add standard note to plan set. Include reference to accessibility design and compliance with all applicable accessibility requirements and NH RSA 155-A:5

20. THE SITE LAYOUT AND BUILDING SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REGULATIONS. (IBC, ANSI-117.1 AND NH RSA 155-A:5)

 - o **Note provided.**
- Clarify site work hours – 7-6 MF no sat/sun or federal holidays
 - o **This note was on the previous plan version and remains on this submittal.**
- Elevation plans to reflect specific site condition – plans do not appear to indicate outdoor seating, bike rack, rear gas meters, etc.
 - o **Elevations have been updated.**
- Provide floor plan and architectural draft plans – sheet 18 exit door appears to impede exit access in stairway
 - o **First floor plan has been provided.**
- Waste water pumping station with backup power source, NFPA 110 level 11 system with portable source connection and normal power supply notification system.
 - o **This comment is noted.**

Business Development:

- Specific tenant in mind for coffee shop?
 - o **None currently.**

Planning Board:

- Provide floor plans

- o **Provided.**
- Renderings-front elevation missing
 - o **Provided.**
- Dress up building?
 - o **Façade treatment at the locations of the gym and coffee shop has been updated to align more with the intent of the RMD district as outlined in the ordinance.**
- Market rate housing?
 - o **Yes, the units will be market rate.**
- Traffic at intersection; left turn out is hard on sight distance. Is a light warranted at 108 & Grapevine
 - o **Please refer to the traffic study which shows that the originally approved traffic study generated more trips than the this proposal. Based on the results of the traffic memorandum, a light is not warranted at 108 & Grapevine. The site distance for this entrance drive was originally approved by that Board for the prior projects.**
- Consider island at Route 108
 - o **There is an existing concrete island at the Route 108 main entrance, separating ingress and egress traffic. A landscaping feature is provided just north of the Route 108 main entrance, around the existing freestanding sign. Landscaping in the median island is not recommended for maintenance worker safety reasons.**

We sincerely appreciate your consideration of these comments and look forward to discussing the revised plans at the TRC meeting. Should there be any questions between now and then please contact me at 603-472-4488 or jrobinson@tfmoran.com.

Sincerely,
TF Moran, Inc.

A handwritten signature in dark ink, reading "James M. Robinson". The signature is fluid and cursive, with a long horizontal stroke at the end.

James M. Robinson, PE
Project Manager



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

March 1, 2023

City of Dover Planning Board
268B Mammoth Road
Londonderry, NH 03053

**Re: Site Plan and CUP Application - Waiver Letter
Dover Fields, Unit 2**

Dear Members of the Board,

Enclosed you will find a site plan application for a proposed Dover Fields, Unit 2, 4-story mixed use development building with residential apartments, gym and coffee shop on Map H Lot 4-3. This document constitutes waiver request justification letter as required.

Waiver Requests

The applicant respectfully requests the following waivers and exceptions, in accordance with the process outlined in Dover Zoning Codes:

1. Waiver from Section 153-14.K pertaining to no parking in the front yard. The proposal to construct parking in the front yard is consistent with the 2007 approved master site plan. It also aligns the façade of the proposed mixed-use building with the façade of the existing Hannaford's grocery store, for ease of pedestrian access, as required by 153-16.B(3)(c), and consistent aesthetic building massing.
2. A waiver from checklist requirements is being requested for non-standard sheet sizes, based on past practice for previous applications for this site.

Please contact me at (603) 472-4488 or jrobinson@tfmoran.com should you require additional information.

Sincerely,
TFMoran, Inc.

James Robinson, P.E.
Project Manager

The City of Dover asked TFMoran to provide this feasibility engineering sketch (attached) for minor improvements to the Mast Road and NH 108 intersection. Adding a dedicated left on the NH 108 northbound approach within the existing paved width was found to be feasible, subject to NH DOT approval. Below please find a ballpark cost estimate for performing this work.

Project Background:

- Durham Road, NH Route 108, is a north-South State route under the jurisdiction of NHDOT.
- Mast Road is east-west road under the jurisdiction of the City of Dover.
- For the purpose of discussion, compass north-by-northeast is referred to as north.
- This estimate assumes existing mast arms and poles are adequate.

Description of Work:

- Move existing NH 108 Northbound mast arm mounted signal head right.
- Add a single dedicated left arrow signal head to overhead mast arm.
- Add a single dedicated right arrow signal head to pole.
- Replace outdated cabinet controls.
- Remove/abandon existing detector loops, and install new camera detection for all movements.
- Grind out existing wearing course pavement to obliterate existing striping (1510 SY), including northbound and southbound lanes).
- 1/2" overlay asphalt pavement (43 tons).
- Temporary Lane Markers.
- Re-stripe lanes.
- Associated Mobilization & Traffic Control.

Cost Estimate:

- \$20,000 for Mobilization & Traffic Control
- \$40,000 for signal work
- \$60,000 for camera detection system
- \$15,000 striping
- \$ 60,000 grind pavement
- \$ 20,000 inlay wearing course pavement

Total = \$ 215,000

REFERENCE PLANS

1. TAX MAP H LOT 4, SUBDIVISION PLAN, MIXED USE DEVELOPMENT RETAIL PHASE, NH ROUTE 108 AND MAIST ROAD, DOVER, NEW HAMPSHIRE, OWNER OF RECORD: JOHN F. TORR TRUSTEE ET AL., DATED OCTOBER 30, 2006 BY TFMORAN INC. AND RECORDED AS PLANS 89-40 AND 89-41 AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
2. TAX MAP H LOTS 4 AND 4-3, SITE EASEMENT PLAN, MIXED USE DEVELOPMENT RETAIL PHASE, NH ROUTE 108 AND MAIST ROAD, DOVER, NEW HAMPSHIRE, OWNED BY VC DOVER INVESTMENTS, LLC, DATED FEBRUARY 15, 2007 BY TFMORAN INC. AND RECORDED AS PLAN 91-43 AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.



MASTER LEGEND

- PROPOSED
- CONCRETE BOUND
 - STONE BOUND
 - IRON PIPE
 - IRON PIN
 - DRILL HOLE
 - NAIL OR RAILROAD SPIKE
 - QUARD RAIL
 - BITUMINOUS CONCRETE CURB
 - SLOPED GRANITE CURB
 - VERTICAL GRANITE CURB
 - INTEGRAL CONCRETE CURB
 - CONCRETE CURB
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - DOUBLE BROKEN WHITE LINE
 - SINGLE SOLID WHITE LINE
 - DOUBLE SOLID YELLOW LINE
 - SINGLE SOLID YELLOW LINE
 - SINGLE BROKEN YELLOW LINE
 - RETAINING WALL
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - SIGN
 - MAILBOX
 - TRAFFIC FLOW
 - GASGATE
 - LIGHT POLE
 - BUILDING MOUNTED LIGHT
 - HYDRANT
 - WATER GATE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - TRANSFORMER PAD
 - UTILITY POLE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - STONEWALL (BOUNDARY)
 - STONEWALL (INTERIOR)
 - ZONING BOUNDARY
 - EDGE OF WATER
 - LIMITS OF CLEARING / TREELINE
 - TREES
 - RIP-RAP
- EXISTING
- CBF
 - SBF
 - IPF
 - IPHF or IRF
 - DHF
 - PK or RRS
 - BCV
 - SGC
 - CCV
 - CC
 - SSWL
 - SSYL
 - DSYL
 - SSYL
 - SBYL
 - XX

TAX MAP H LOT 4-3
OVERALL SITE MASTER PLAN
MIXED USE DEVELOPMENT

NH ROUTE 108 AND MAIST ROAD
DOVER, NEW HAMPSHIRE

OWNER OF RECORD AND APPLICANT/DEVELOPER
VC DOVER INVESTMENTS, LLC
48 CONSTITUTION DRIVE
BEDFORD, NH 03110

SCALE: 1"=40' PROJECT: P22-72 OCTOBER 18, 2022



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

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CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	JD	JMR	SRP	JMR	DR	CK
2	1/31/2023	REV. PER TRC COMMENTS						
1	12/2/2022	REV. PER TRC COMMENTS						

46001.31 DJR JMR FB 1927 46001-31 CONCEPT SHEET 1 OF 1

OWNER/APPLICANT MAP H LOT 4-3 VC DOVER INVESTMENTS, LLC 48 CONSTITUTION DRIVE BEDFORD, NH 03110 SCRD BK.#3496 PG.#733	DIRECT ABUTTERS MAP H LOT 2 N/F CITY OF DOVER 288 CENTRAL AVE DOVER, NH 03820 SCRD BK.#1966 PG.#647
RESOURCE LIST PLANNING M DEPARTMENT 288 CENTRAL AVE DOVER, NH 03820 603-516-6008 DONNA BENTON, PLANNING DIRECTOR	MAP H LOT 4-1 N/F TORR SCOTT AND RENNE REVOCABLE LIVING TRUST 217 DURHAM ROAD DOVER, NH 03820 SCRD BK.#4928 PG.#824
BUILDING DEPARTMENT 262 SIXTH STREET DOVER, NH 03820 603-516-6038 JAMES MAXFIELD, BUILDING OFFICIAL	MAP H LOT 4 N/F HERON BAY PARTNERS, LLC 242 CENTRAL AVE DOVER, NH 03820 SCRD BK.#3561 PG.#656
PUBLIC WORKS 271 MAST ROAD DOVER, NH 03820 603-516-6450 JOHN STORER, COMMUNITY SERVICES DIRECTOR	
POLICE DEPARTMENT 46 CHESTNUT STREET DOVER, NH 03820 603-742-4646 WILLIAM BREault, POLICE CHIEF	
FIRE DEPARTMENT 262 SIXTH STREET DOVER, NH 03820 603-516-6148 MICHAEL McSHANE, FIRE CHIEF	

**TAX MAP H, LOT 4-3
NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE
OCTOBER 18, 2022**

SHEET TITLE	
1	COVER
2	OVERALL SITE PLAN – PHASE 4C
3	EXISTING CONDITIONS PLAN
4	DEMOLITION AND EROSION CONTROL PLAN – PHASE 4C
5	SITE LAYOUT PLAN – PHASE 4C
6	GRADING AND DRAINAGE PLAN – PHASE 4C
7	UTILITY PLAN – PHASE 4C
8	LANDSCAPE PLAN – PHASE 4C
9	PHOTOMETRIC PLAN
10–11	DRAINAGE/SEWER PLANS & PROFILES – PHASE 4C
12–16	DETAILS
<u>REFERENCE PLANS BY ASSOCIATED PROFESSIONALS</u>	
17	WEST RENDERING
18	FIRST FLOOR PLAN
19	SECOND FLOOR PLAN
20	THIRD FLOOR PLAN
21	FOURTH FLOOR PLAN
22	WEST & NORTH ELEVATIONS
23	EAST & SOUTH ELEVATIONS

	NUMBER	APPROVED	EXPIRES
DOVER PLANNING BOARD SITE PLAN REVIEW APPROVAL	--	--	--
DOVER CONDITIONAL USE PERMIT	--	--	--
NHDES AOT PERMIT	--	--	--
NHDES SEWER CONNECTION PERMIT	--	--	--
NHDES SUBSURFACE SYSTEMS ISDS APPROVAL	--	--	--
NHDES WETLAND PERMIT	--	--	--
NHDES SHORELAND PERMIT	--	--	--
NHDES OIL REMEDIATION & COMPLIANCE ASST PERMIT	--	--	--
NH00T DRIVEWAY	--	--	--
EPA NPDES ENOI CGP & SWPPP	--	--	--



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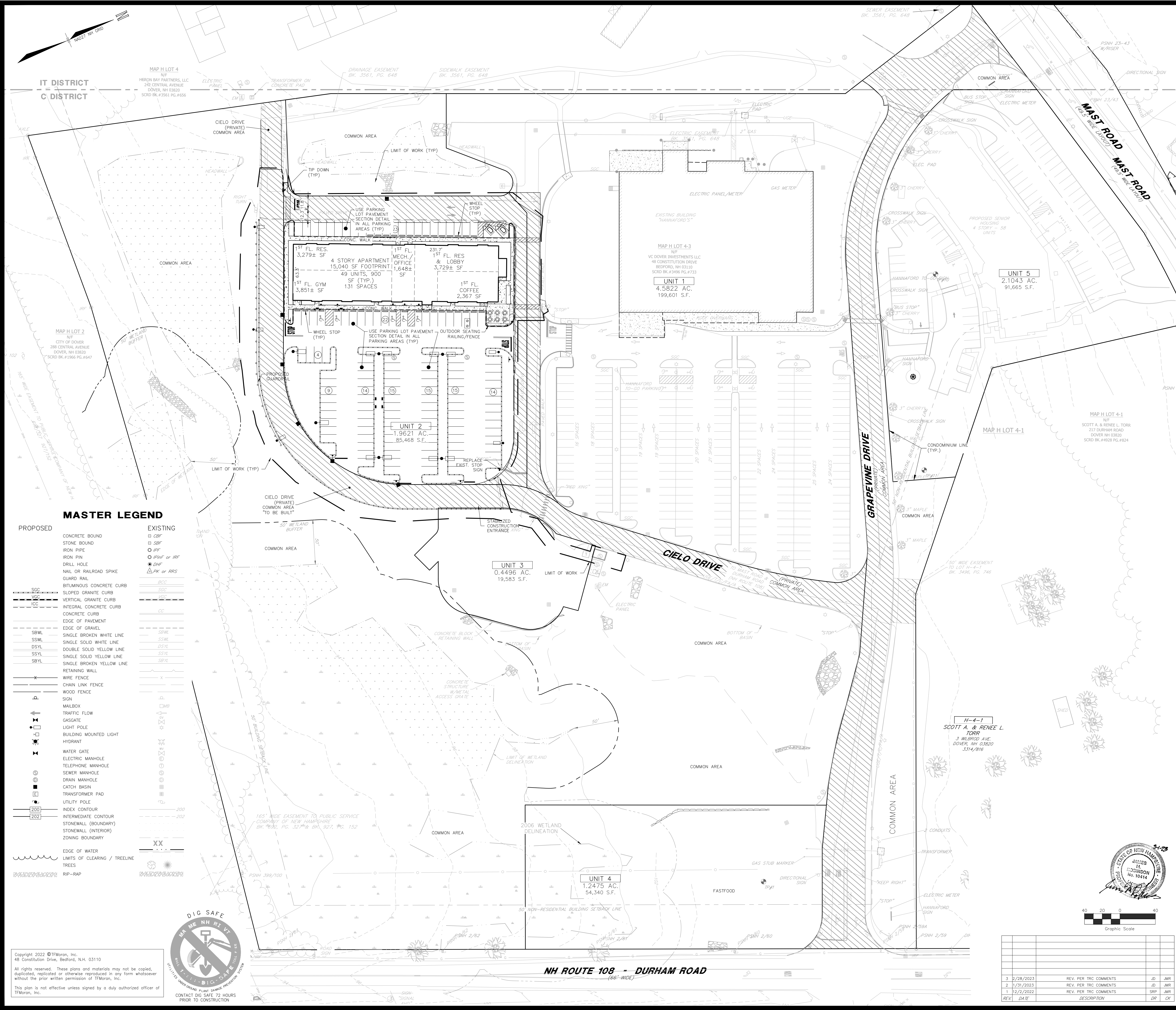
46001.31	DR	JMR	FB	1927	SHEET 1 OF 23
	CK	IK	CADFILE	46001-31 CONCEPT	

[illegible]

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COFFEE CAFE (INDOORS) 2,367 S.F.
COFFEE CAFE (OUTDOORS) 700 S.F.
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MIN. OPEN SPACE 20% 12.1%
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94 SPACES X 5% + 34 X 2% = 6 EVSE COMPATIBLE SPACES REQUIRED, 6 PROVIDED
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QUARD RAIL	
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SLOPED GRANITE CURB	SGC
VERTICAL GRANITE CURB	VGC
INTEGRAL CONCRETE CURB	ICC
CONCRETE CURB	CC
EDGE OF PAVEMENT	
EDGE OF GRAVEL	EWL
SINGLE BROKEN WHITE LINE	SWL
SINGLE SOLID WHITE LINE	SWL
DOUBLE SOLID YELLOW LINE	DSYL
SINGLE SOLID YELLOW LINE	SSYL
SINGLE BROKEN YELLOW LINE	SBYL
RETAINING WALL	
WIRE FENCE	X
CHAIN LINK FENCE	
WOOD FENCE	
SIGN	MB
MAILBOX	
TRAFFIC FLOW	
GASGATE	
LIGHT POLE	
BUILDING MOUNTED LIGHT	
HYDRANT	
WATER GATE	
ELECTRIC MANHOLE	
TELEPHONE MANHOLE	
SEWER MANHOLE	
DRAIN MANHOLE	
CATCH BASIN	
TRANSFORMER PAD	
UTILITY POLE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
STONEWALL (BOUNDARY)	
STONEWALL (INTERIOR)	
ZONING BOUNDARY	
EDGE OF WATER	
LIMITS OF CLEARING / TREELINE	
TREES	
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WOOD FENCE	
SIGN	MB
MAILBOX	
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GASGATE	
LIGHT POLE	
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HYDRANT	
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SEWER: PUBLIC SEWER
WATER: PUBLIC
ELECTRIC: EVERSOURCE
NATURAL GAS: LIBERTY
- PRIOR TO ANY EARTH DISTURBING ACTIVITY, THE APPLICANT SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, DESIGN ENGINEER, EARTHWORK CONTRACTOR AND THE CITY ENGINEER.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY AND SUNDAY 9 AM- 4 PM 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.
- THE APPLICANT SHALL PROVIDE THE CITY AS-BUILT PLANS OF THE SUBDIVISION ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DWF, OR DWF FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 145, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
- THE PROPOSED BUILDING SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
- THE SITE LAYOUT AND BUILDING SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REGULATIONS, (36C AND 117.1 AND NH RSA 105:45)
- THE GYM AND COFFEE SHOP SHALL BE INDEPENDENTLY OPEN TO THE PUBLIC. EACH WILL HAVE THEIR OWN PUBLIC EGRESS INTO EACH RESPECTIVE SPACE. THE EGRESS ARE SHOWN BY A DOOR SYMBOL ON THE PLAN.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTIONS SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

MASTER LEGEND

PROPOSED	EXISTING
CONCRETE BOUND	CBF
STONE BOUND	SBF
IRON PIPE	IPF
IRON PIN	IPPF or IRPF
DRILL HOLE	DHF
NAIL OR RAILROAD SPIKE	DRK or RRS
QUARD RAIL	
BITUMINOUS CONCRETE CURB	BCC
SLOPED GRANITE CURB	SGC
VERTICAL GRANITE CURB	VGC
INTEGRAL CONCRETE CURB	ICC
CONCRETE CURB	CC
EDGE OF PAVEMENT	
EDGE OF GRAVEL	EWL
SINGLE BROKEN WHITE LINE	SWL
SINGLE SOLID WHITE LINE	SWL
DOUBLE SOLID YELLOW LINE	DSYL
SINGLE SOLID YELLOW LINE	SSYL
SINGLE BROKEN YELLOW LINE	SBYL
RETAINING WALL	
WIRE FENCE	X
CHAIN LINK FENCE	
WOOD FENCE	
SIGN	MB
MAILBOX	
TRAFFIC FLOW	
GASGATE	
LIGHT POLE	
BUILDING MOUNTED LIGHT	
HYDRANT	
WATER GATE	
ELECTRIC MANHOLE	
TELEPHONE MANHOLE	
SEWER MANHOLE	
DRAIN MANHOLE	
CATCH BASIN	
TRANSFORMER PAD	
UTILITY POLE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
STONEWALL (BOUNDARY)	
STONEWALL (INTERIOR)	
ZONING BOUNDARY	
EDGE OF WATER	
LIMITS OF CLEARING / TREELINE	
TREES	
RIP-RAP	

REFERENCE PLANS

- TAX MAP H LOT 4, SUBDIVISION PLAN, MIXED USE DEVELOPMENT RETAIL PHASE, NH ROUTE 108 AND MAST ROAD, DOVER, NEW HAMPSHIRE, OWNER OF RECORD: JOHN F. TORR TRUSTEE ET AL., DATED OCTOBER 30, 2006 BY TFMORAN INC. AND RECORDED AS PLANS 89-40 AND 89-41 AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- TAX MAP H LOTS 4 AND 4-3, SITE EASEMENT PLAN, MIXED USE DEVELOPMENT RETAIL PHASE, NH ROUTE 108 AND MAST ROAD, DOVER, NEW HAMPSHIRE, OWNED BY VC DOVER INVESTMENTS, LLC, DATED FEBRUARY 15, 2007 BY TFMORAN INC. AND RECORDED AS PLAN 91-43 AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.

NOTES

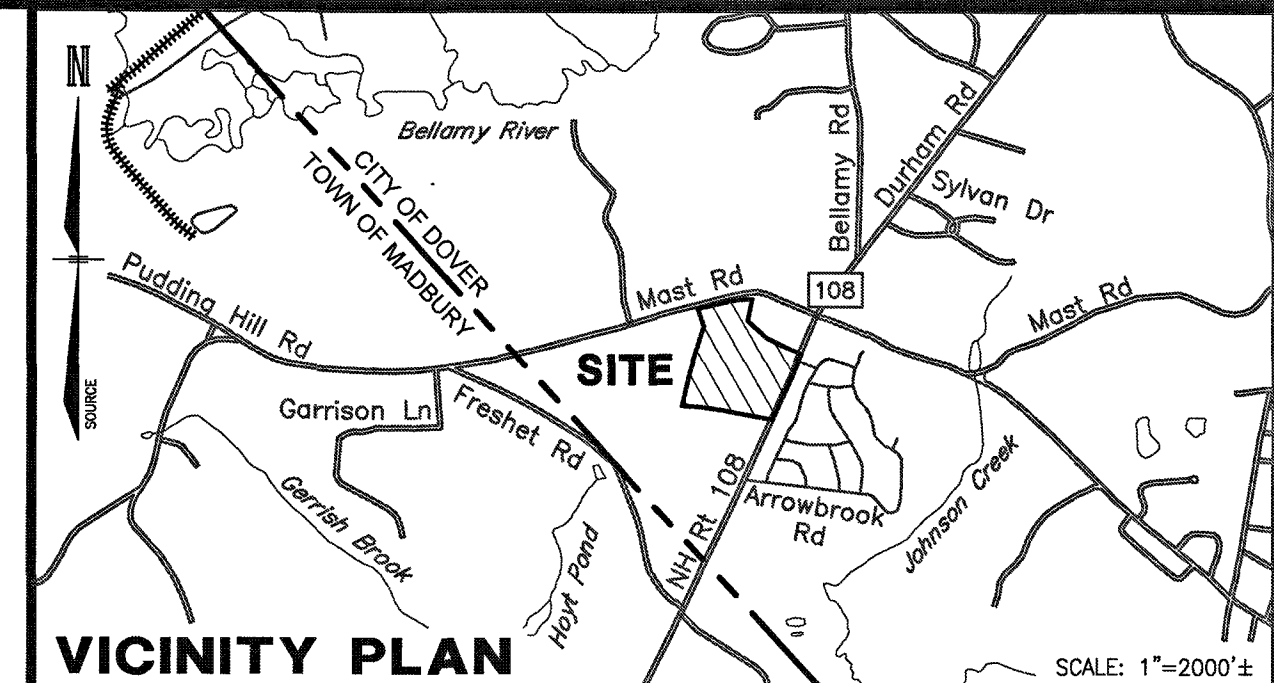
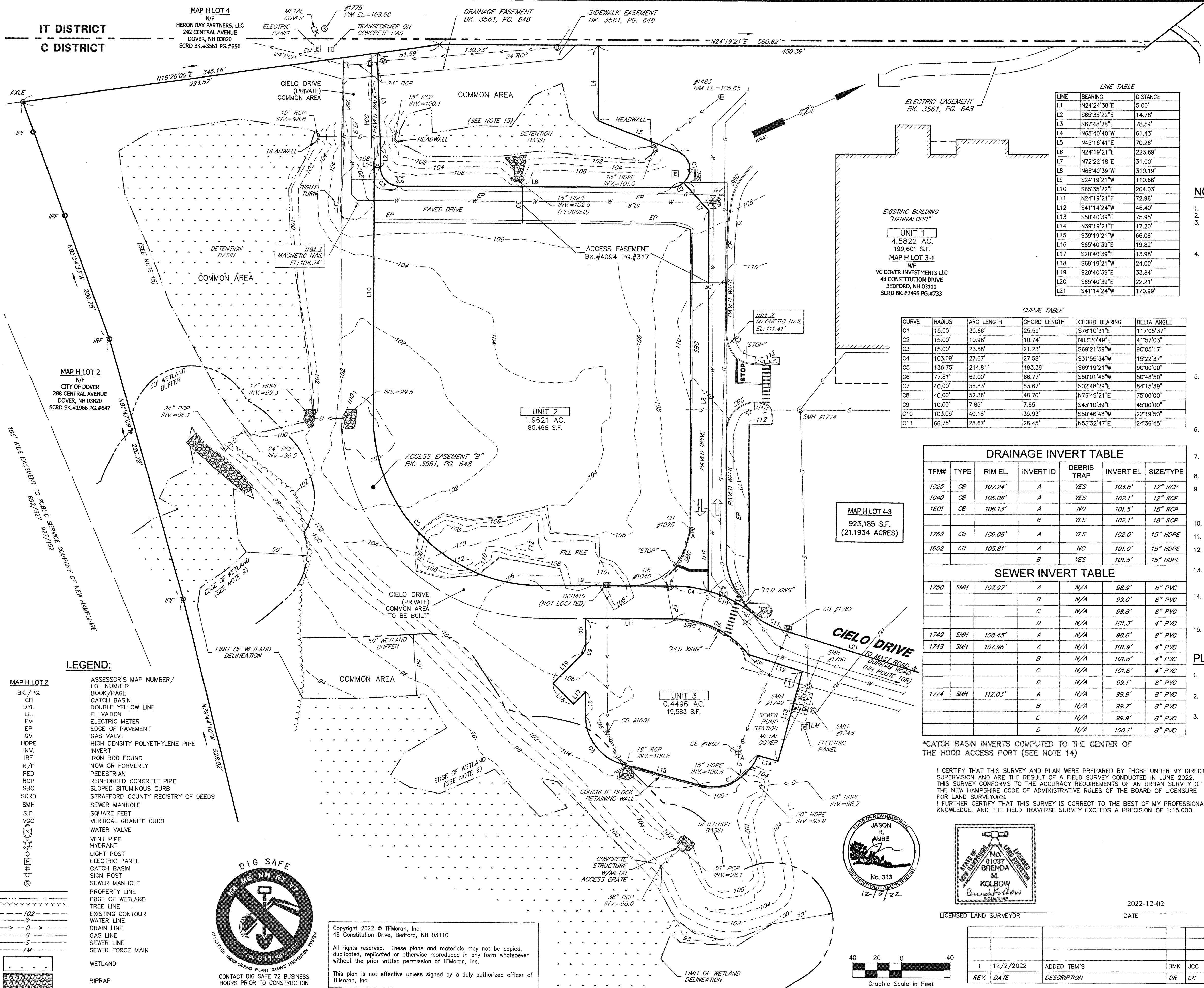
- OWNER OF RECORD OF MAP H LOT 4-3: VC DOVER INVESTMENTS, LLC, 48 CONSTITUTION DR., BEDFORD, NH 03110
DEED REFERENCE TO PARCEL IS BK. 3496 PG. 733.
AREA OF PARCEL = 923,185 S.F.± OR 21,193.4 ACRES±
- H-4-3 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY SHOW A 4 STORY, 49 UNIT APARTMENT BUILDING WITH WITH GYM, COFFEE SHOP, AND ASSOCIATED PARKING.
- UTILITY INFORMATION SHOWN IS BASED UPON VISIBLE EVIDENCE AS SUPPLEMENTED BY PROPOSED LOCATIONS PER APPROVED SITE PLAN. NO AS-BUILT LOCATION OF UNDERGROUND UTILITIES WAS PERFORMED BY THIS FIRM PRIOR TO BACKLAPPING. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.F. MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- BOUNDARY INFORMATION IS BASED ON FIELD SURVEY PERFORMED BY TFMORAN INC.
- AS-BUILT INFORMATION IS BASED ON FIELD SURVEY BY TFMORAN INC. PERFORMED IN NOVEMBER 2011. TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY BY TFMORAN INC. PERFORMED IN NOVEMBER 2011 AND AERIAL PHOTOGRAPHY BY MINUTEMAN MAPPING FLOWN IN NOVEMBER OF 2004.
- VERTICAL DATUM: NAD 27. VERTICAL DATUM: NOVD 1923. BENCH MARK: CITY OF DOVER GIS CONTROL TRAVERSE #69A, PT#411, ELEVATION=100.46 (NOV029). BENCH MARKS SET AS NOTED.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), PANEL 320 OF 405, MAP NUMBER 33017C03200, EFFECTIVE DATE MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- PROPOSED UNIT 2, BUILDING USES (MIXED USE):
RESIDENTIAL (49 UNITS) 52,128 S.F.
FITNESS CENTER 3,851 S.F.
LEASING OFFICE/MECH 1,648 S.F.
COFFEE CAFE (INDOORS) 2,367 S.F.
COFFEE CAFE (OUTDOORS) 700 S.F.
COMMERCIAL SUBTOTAL 60,694 S.F.
TOTAL 60,694 S.F.
- FIRST FLOOR COMMERCIAL = 6,566 S.F.
FIRST FLOOR RESIDENTIAL = 7,008 S.F.
FIRST FLOOR COMMERCIAL USE RATIO = 55.0%
- CURRENT ZONING IS COMMERCIAL (C) AND MIXED USE OVERLAY (COM)
REQUIRED: PROVIDED (UNIT 2)
MIXED USE BUILDING SETBACK FROM EXTERNAL LOT LINE/ROW 50' 159.8'
MIN. PARKING SETBACKS FROM EXTERNAL LOT LINE/ROW 50' 137.0'
MAX. BUILDING HEIGHT 55' 54.9'
MIN. OPEN SPACE 20% 12.1%
- PARKING:
REQUIRED APARTMENTS (1.4 SP./UNIT + 0.5 VISITOR SP./UNIT) X 49 UNITS = 94 SPACES
REQUIRED GYM (1 SP./275 SF) X 3,851 SF = 14 SPACES
REQUIRED COFFEE SHOP (0.5 SP./SEAT) X 30 SEATS + (1 SP./EMPLOYEE) X 5 EMPLOYEES = 20 SPACES
TOTAL REQUIRED = 128 SPACES
ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)
94 SPACES X 5% + 34 X 2% = 6 EVSE COMPATIBLE SPACES REQUIRED, 6 PROVIDED
PROVIDED: 131 PARKING SPACES (INCLUDING 5 ACCESSIBLE, AND 6 EVSE SPACES)
- THE SITE WILL BE SERVICED BY THE FOLLOWING UTILITIES:
DRAINAGE: PRIVATE
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CONCRETE CURB	CC
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SINGLE SOLID WHITE LINE	SWL
DOUBLE SOLID YELLOW LINE	DSYL
SINGLE SOLID YELLOW LINE	SSYL
SINGLE BROKEN YELLOW LINE	SBYL
RETAINING WALL	
WIRE FENCE	X
CHAIN LINK FENCE	
WOOD FENCE	
SIGN	MB
MAILBOX	
TRAFFIC FLOW	
GASGATE	
LIGHT POLE	
BUILDING MOUNTED LIGHT	
HYDRANT	
WATER GATE	
ELECTRIC MANHOLE	
TELEPHONE MANHOLE	
SEWER MANHOLE	
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- NOTES:**
- THE PARCEL IS LOCATED IN THE COMMERCIAL (C) ZONE.
 - THE PARCEL IS SHOWN ON CITY OF DOVER ASSESSORS MAP H AS LOT 4-3.
 - THE PARCEL IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 320 OF 405, MAP NUMBER 33017C0320E, WITH AN EFFECTIVE DATE OF 9/30/2015.
 - ZONING REQUIREMENTS:**
REQUIRED:
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM LOT COVERAGE: 50%
MINIMUM FRONTAGE: 125 FT
PRINCIPAL BUILDING:
FRONT SETBACK: 30 FT
ABUT A STREET SETBACK: 30 FT
SIDE SETBACK: 12 FT
REAR SETBACK: 15 FT
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: 50 FT
ABUT A STREET SETBACK: 10 FT
SIDE SETBACK: 10 FT
REAR SETBACK: 10 FT
BUILDING HEIGHT:
PRINCIPAL BUILDING: 40 FT MAX.
OUTBUILDING/ACCESSORY USE: 40 FT MAX.
 - OWNER OF RECORD:**
MAP H LOT 4-3:
DOVER FIELDS CONDOMINIUM
C/O VC DOVER INVESTMENTS LLC
48 CONSTITUTION DR
BEDFORD, NH 03110
SCRD BK.#3496 PG.#0733 SEE SCRD BK.#4094 PG.#317 & BK.#4979 PG.#349 FOR DECLARATION
 - TOTAL PARCEL AREA:**
923,185 S.F.
(21.1934 ACRES)
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PORTION OF THE EXISTING CONDITIONS OF UNIT 2 AND THE COMMON AREA OF MAP H LOT 4-3.
 - WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON JUNE 13, 2022 BY JASON R. AUBE CWS #313. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2021).
 - FIELD SURVEY COMPLETED BY TCE & PID IN JUNE 2022 USING A LEICA TS-16 AND CARLSON SVRVC DATA COLLECTION SOFTWARE.
 - HORIZONTAL DATUM IS NAD27 PER STATIC GPS OBSERVATIONS AND THE VERTICAL DATUM IS NGVD29. THE CONTOUR INTERVAL IS 2 FEET.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIGSAFE @ 1-888-DIGSAFE TO VERIFY UTILITIES.
 - INVERTS OF CATCH BASIN OUTLET PIPES WITH DEBRIS TRAPS WERE INACCESSIBLE FOR DIRECT MEASUREMENT. INVERTS SHOWN WERE COMPUTED BASED ON MEASUREMENTS TO THE CENTER OF THE DEBRIS TRAP ACCESS PORT ASSUMING THIS CENTER POINT BEING LOCATED AT THE CENTERLINE OF THE OUTLET PIPE. HALF THE DIAMETER OF THE OUTLET PIPE LOCATED ON THE OPPOSING END WAS ADDED TO THE CENTERLINE MEASUREMENT TO DERIVE THE INVERT ELEVATION SHOWN.
 - SEDIMENTATION/DETENTION BASINS OR ROADSIDE DRAINAGE DITCHES DO NOT REQUIRE A BUFFER PER THE CITY OF DOVER ZONING ORDINANCE SECTION 170-27.1.G.(1)(a).

- PLAN REFERENCES:**
- "TAX MAP H LOT 4, SUBDIVISION PLAN, MIXED USE DEVELOPMENT RETAIL PHASE, NH ROUTE 108 AND MAST ROAD, DOVER, NEW HAMPSHIRE, OWNER OF RECORD: JOHN F. TORR TRUSTEE ET AL., DATED OCTOBER 30, 2006 BY TFMORAN INC. AND RECORDED AS PLANS 89-40 AND 89-41 AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
 - "TAX MAP H LOTS 4 AND 4-3, SITE EASEMENT PLAN, MIXED USE DEVELOPMENT RETAIL PHASE, NH ROUTE 108 AND MAST ROAD, DOVER, NEW HAMPSHIRE, OWNED BY VC DOVER INVESTMENTS, LLC, DATED FEBRUARY 15, 2007 BY TFMORAN INC. AND RECORDED AS PLAN 91-43 AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
 - TAX MAP H LOT 4-3 SITE LAYOUT PLAN - RETAIL PHASE 4C MIXED USE DEVELOPMENT RETAIL PHASE NH ROUTE 108 AND MAST ROAD DOVER, NEW HAMPSHIRE DATED DECEMBER 12, 2011 WITH REVISION DATED JANUARY 4, 2012 BY TFMORAN, INC. PLAN NOT RECORDED.

TAX MAP H LOT LOT 4-3
LIMITED EXISTING CONDITIONS PLAN
DOVER FIELDS CONDOMINIUMS
DURHAM ROAD / MAST ROAD / GRAPEVINE DRIVE
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
OWNED BY
DOVER FIELDS CONDOMINIUM

SCALE: 1" = 40' (22x34)
1" = 80' (11x17)

JULY 20, 2022

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

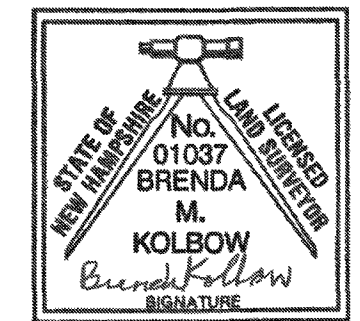
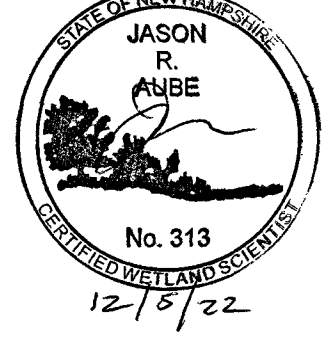
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

46001-31 DR ID FB 558
CK BMK CADFILE SEE MARGIN S-1

*CATCH BASIN INVERTS COMPUTED TO THE CENTER OF THE HOOD ACCESS PORT (SEE NOTE 14)

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2022. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



REV.	DATE	DESCRIPTION	DR	CK
1	12/2/2022	ADDED TBM'S	BMK	JCC

NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE 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.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
- THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
- CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
- CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (HDOT) "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.
- COMMERCIAL VEHICLE ROUTING DURING CONSTRUCTION SHALL CONFORM TO COVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. [HTTPS://WWW.UNH.EDU/UNHSC/PTAPP](https://www.unh.edu/unhsc/ptapp).
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT. OF CONSERVATION AND WETLANDS DISTRICTS SHALL BE STAKED, FLAGGED, AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.

CONSTRUCTION SEQUENCE NOTES

- TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.
- MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.
- THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.
- THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO STORMWATER BMP'S. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
- DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
- INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- STORMWATER TREATMENT PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
- DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
- CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEDED WITHIN 72 HOURS AFTER GRADING.
- ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
- CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
- BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
- PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
- CONSTRUCT PROPOSED ROADWAY, RAIN GARDENS, GRAVEL WETLANDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
- COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
- COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
- DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
- SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

CONSTRUCTION GENERAL PERMIT

- THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), MUST OBTAIN A CONSTRUCTION GENERAL PERMIT (CGP) FOR LARGE CONSTRUCTION ACTIVITIES (FIVE OR MORE ACRES) OR SMALL CONSTRUCTION ACTIVITIES (GREATER THAN ONE ACRE BUT LESS THAN FIVE ACRES) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA). AS PART OF THE CGP, A STORMWATER NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE NOI MUST BE SUBMITTED TO STORM WATER NOTICE OF INTENT (4203M), USEPA, 1200 PENNSYLVANIA AVE. NW, WASHINGTON, DC 20460.
- THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPP), IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. PLEASE CONTACT USEPA OFFICE OF WASTEWATER MANAGEMENT AT 202-564-9545 OR AT WWW.EPA.GOV/NPDES/STORMWATER FOR ADDITIONAL INFORMATION FOR FURTHER ASSISTANCE. CONTACT ABBY SWANE OF NEW ENGLAND'S EPA REGION 1 AT 617-918-1841.

NOTES

- TOTAL SITE AREA: 1.91 AC
TOTAL AREA OF DISTURBANCE: 2.31 AC
A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBER AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- SOILS SHOWN ARE FROM THE SOIL SURVEY OF HILLSBOROUGH COUNTY, NH, EASTERN PART, PREPARED BY USDA-SOIL CONSERVATION SERVICES.
- STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH, AND SLOPE INFORMATION.
POST-CONSTRUCTION RUNOFF COEFFICIENT: CN=55 (PARCEL)
IMPERVIOUS SURFACE AREA: ± AC .23 (SITE)
- STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:

TEMPORARY STABILIZATION – TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE CONSTRUCTION SITE THAT WILL NOT BE REDISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. THE TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 1.1 LBS PER 1,000 SF. PRIOR TO SEEDING, A MINIMUM LAYER SHALL BE APPLIED OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY. AREAS OF THE SITE THAT TEMPORARILY WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILES AND A STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED. CALCIUM CHLORIDE SHALL BE USED FOR DUST CONTROL IF NEEDED.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 3 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIX SHALL BE AS SPECIFIED BY THE LANDSCAPE PLAN NOTES OR MAY OTHERWISE CONSIST OF: 0.45 LBS/1,000 SF TALL FESCUE, 0.20 LBS/1,000 SF CREEPING RED FESCUE, AND 0.20 LBS/1,000 SF BIRDSFOOT TREFOIL. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE IF 10-20-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY.

SILT SOCK – WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT SOCK WILL BE INSTALLED BY OTHERS. POSTS SHALL BE USED WITH AT LEAST 6" OF THE POST BURIED BELOW THE GROUND SURFACE TO PREVENT THE SILT SOCK FROM FORMING CAPS NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE SILT SOCK WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

SILT FENCE – WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT FENCE WILL BE INSTALLED BY STRETCHING REINFORCED FILTER FABRIC BETWEEN POSTS WITH AT LEAST 8" OF THE FABRIC BURIED BELOW THE GROUND SURFACE TO PREVENT SAPS FROM FORMING NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE FILTER FABRIC WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

STABILIZED CONSTRUCTION ENTRANCE – WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL AT THE ENTRANCE TO THE CONSTRUCTION SITE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS OFF THE SITE. THE STABILIZED ENTRANCE WILL BE 20'-WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12" OF STONE. THE STABILIZED ENTRANCE SHALL BE MAINTAINED UNTIL THE REMAINDER OF THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEEPED ON A WEEKLY BASIS TO REMOVE EXCESS MUD AND DIRT FROM BEING TRACKED FROM THE SITE. TRUCKS HAULING MATERIAL TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARP/AULIN.

CATCH BASINS – WILL BE CLEANED ON AN ANNUAL BASIS TO REMOVE ALL SEDIMENTS FROM THE CATCH BASIN SUMPS.

CATCH BASIN PROTECTION – WILL BE INSTALLED AT ALL CATCH BASINS WITHIN THE CONSTRUCTION AREA. FILTER FABRIC WILL BE INSTALLED AROUND THE GRATES OF CATCH BASINS THAT ARE LOCATED IN THE TRAVEL WAY AND STONE/FILTER FABRIC PROTECTION WILL BE INSTALLED AT THE CATCH BASINS FOUND WITHIN THE PARKING AREA AND GRASS.

BLANKET SLOPE PROTECTION – SHALL BE INSTALLED ON ALL 2:1 SLOPES OR STEEPER ON SITE. ANCHOR THE TOP OF THE BLANKET BY ANCHORING THE BLANKET IN A 6" DEEP TRENCH BACK OF THE SLOPE AND COMPACT TRENCH AFTER STAPLING. ROLL THE BLANKET IN THE DIRECTION OF STORM WATER FLOW. WHERE 2 OR MORE STRIPS OF BLANKET ARE REQUIRED, A MINIMUM OF 4" OF OVERLAP SHALL BE PROVIDED.

STONE CHECK DAMS – WILL BE INSTALLED IN EXISTING AND PROPOSED GRASS SWALES TO REDUCE THE VELOCITY OF CONCENTRATED STORM WATER FLOWS AND PREVENT EROSION OF THE SWALE.

- STORM WATER MANAGEMENT
STORM WATER DRAINAGE FOR DEVELOPED AREAS WILL BE COLLECTED BY A PIPE AND CATCH BASIN CLOSED DRAINAGE SYSTEM AND OPEN CONVEYANCE. APPROXIMATELY .23 ACRES OF THE 1.91 ACRE SITE WILL REMAIN UNOCCUPIED AND IN ITS NATURAL STATE.
- ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURE DUMPSTERS OR APPROVED ENCLOSURE AND REMOVED FROM THE SITE ON A WEEKLY BASIS. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE. PORTABLE TOILET SANITARY WASTE FACILITIES WILL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED/DISPOSED OF ON A REGULAR BASIS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
- THRUST BLOCK SHALL BE PROVIDED WHERE WATER LINE CHANGES DIRECTION OR TAPS INTO EXISTING WATER LINE.
- A LIST OF CONSTRUCTION ITEMS AND OTHER PRODUCTS USED ON THIS PROJECT SHALL BE KEPT ON

RECORD WITH THIS PLAN ON-SITE. ALL CHEMICALS, PETROLEUM PRODUCTS AND OTHER MATERIALS USED DURING CONSTRUCTION SHALL BE STORED IN A SECURE AREA, AND PRECAUTIONS USED TO PREVENT POTENTIAL SOURCES OF CONTAMINATION OR POLLUTION. ANY SPILL OF THESE TYPES OF SUBSTANCES SHALL BE CLEANED UP AND DISPOSED OF IN A LEGAL MANNER AS SPECIFIED BY STATE REGULATIONS AND THE MANUFACTURER. ANY SPILL IN AMOUNTS EQUAL TO OR EXCEEDING REPORTABLE QUANTITY AS DEFINED BY THE EPA SHALL TAKE THE FOLLOWING STEPS:
– NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT (888) 424-8802; IN WASHINGTON, D.C., CALL (202) 426-2676.
– WITHIN 14 DAYS, SUBMIT A WRITTEN DESCRIPTION OF THE RELEASE TO THE EPA REGIONAL OFFICE PROVIDING THE DATE AND CIRCUMSTANCES OF THE RELEASE AND THE STEPS TO BE TAKEN TO PREVENT ANOTHER RELEASE.
– MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE THE INFORMATION LISTED ABOVE.

GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON-SITE DURING THE CONSTRUCTION PROJECT:
– AN EFFORT WILL BE MADE TO STORE ONLY REQUIRED PRODUCT REQUIRED TO DO THE JOB;
– ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
– PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL;
– SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
– WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER;
– MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED;
– TRASH DUMPSTERS SHALL BE DASHED OR HAVE A SECURE WATER TIGHT LID AND BE PLACED AWAY FROM STORMWATER CONVEYANCES AND DRAINS;
– THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.

HAZARDOUS PRODUCTS:
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
– PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
– ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED, THEY CONTAIN IMPORTANT PRODUCT INFORMATION;
– IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC 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 PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
EXCESS CONCRETE SHALL BE USED IN AREAS DESIGNATED BY THE SITE CONTRACTOR. WASH WATER SHALL BE DISPOSED OF USING BEST MANAGEMENT PRACTICES. BUILDING CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRUM WASH WATER ASSOCIATED WITH CONCRETE FOR THE BUILDING PAD. SITE CONTRACTOR TO COORDINATE AND PROVIDE BUILDING CONTRACTOR WITH AN AREA FOR DRUM WASH WATER.

SPILL CONTROL PRACTICES:
IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
– 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.
– 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, DUST PANS, MOPS, PANS, GLOVES, GOGGLES, KITTY LITTER, SAND, SANDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
– ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
– THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
– SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
– THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
– THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL EACH RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON-SITE.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING DATES OF MAJOR GRADING ACTIVITIES, DATES WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED ON A PORTION OF THE SITE, DATES WHEN WORK IS COMPLETED ON A PORTION OF THE SITE, AND DATES WHEN STABILIZATION MEASURES ARE INITIATED ON-SITE.

THE CONTRACTOR SHALL PERFORM INSPECTIONS OR HAVE A CONSULTING ENGINEER PERFORM INSPECTIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM OF 0.5" OR GREATER. INSPECTION REPORTS ARE TO BE KEPT ON FILE AT THE SITE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE QUALIFIED INSPECTOR.

2" x 2" DOVER SQUARE

TAX MAP H LOT 4-3 DEMOLITION AND EROSION CONTROL PLAN - PHASE 4C MIXED USE DEVELOPMENT

NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE

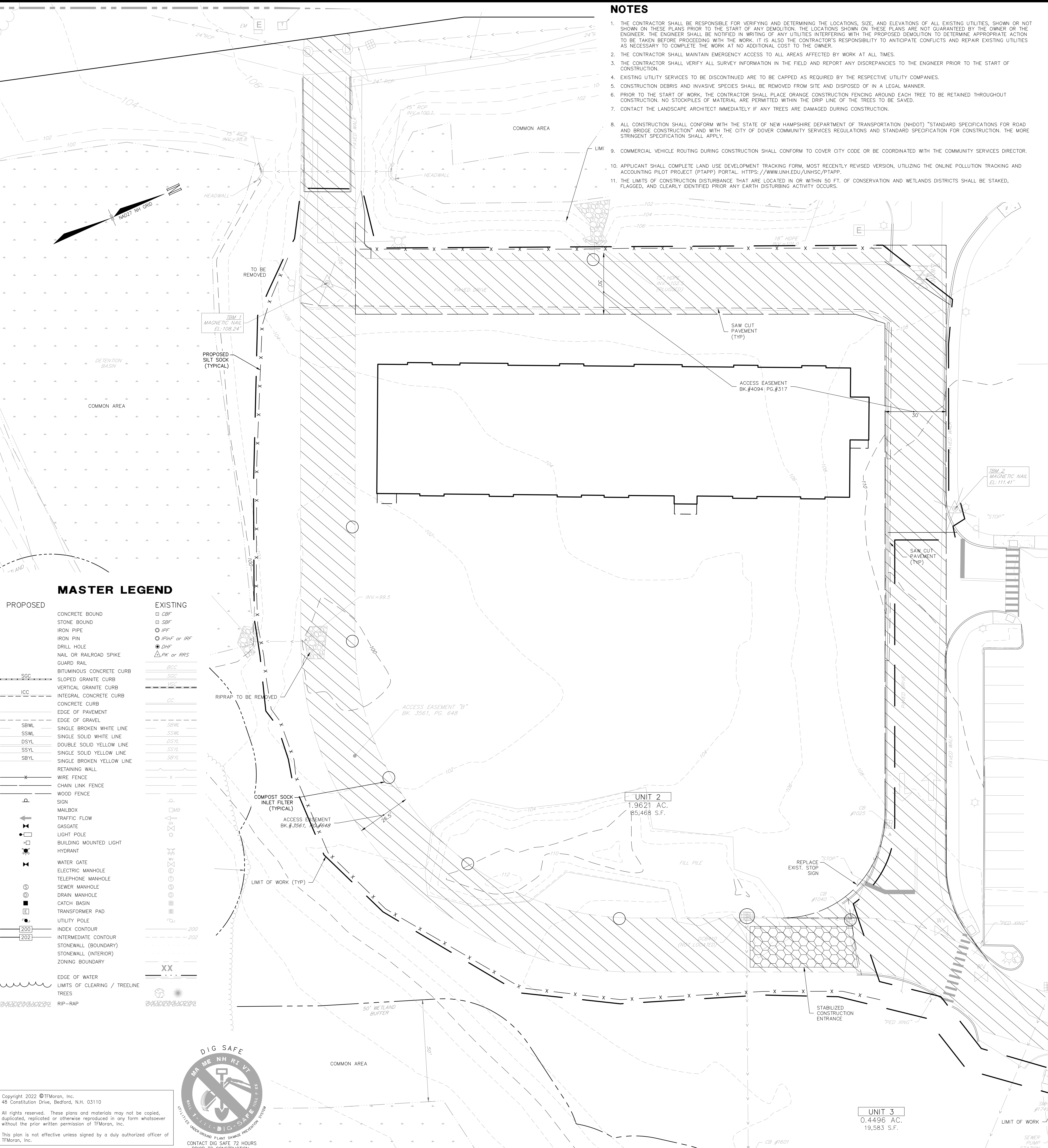
OWNER OF RECORD AND APPLICANT/DEVELOPER
VC DOVER INVESTMENTS, LLC VC DOVER INVESTMENTS, LLC
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BEDFORD, NH 03110 BEDFORD, NH 03110

SCALE: 1"=20' PROJECT: P22-72 OCTOBER 18, 2022

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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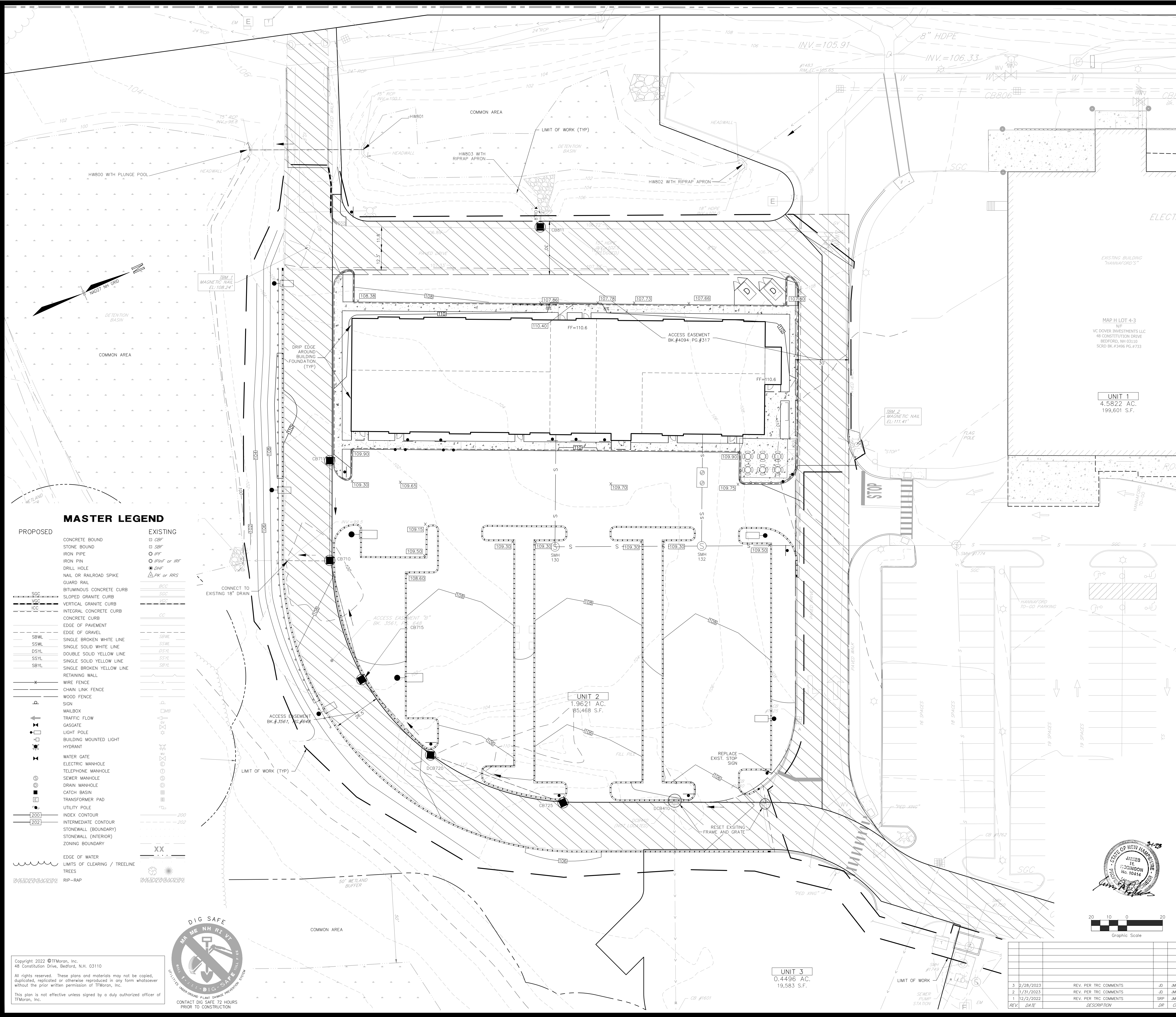
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CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION



MASTER LEGEND

PROPOSED	EXISTING
CONCRETE BOUND	CBF
STONE BOUND	SBF
IRON PIPE	IPF
IRON PIN	IPF or IRF
DRILL HOLE	DHF
NAIL OR RAILROAD SPIKE	DPK or RRS
GUARD RAIL	BCC
BITUMINOUS CONCRETE CURB	SGC
SLOPED GRANITE CURB	VGC
VERTICAL GRANITE CURB	ICC
INTEGRAL CONCRETE CURB	CC
CONCRETE CURB	CC
EDGE OF PAVEMENT	SBWL
EDGE OF GRAVEL	SSWL
SINGLE BROKEN WHITE LINE	DSYL
SINGLE SOLID WHITE LINE	SSYL
DOUBLE SOLID YELLOW LINE	SBYL
SINGLE SOLID YELLOW LINE	SBYL
SINGLE BROKEN YELLOW LINE	SBYL
RETAINING WALL	X
WIRE FENCE	X
CHAIN LINK FENCE	X
WOOD FENCE	X
MAILBOX	MB
TRAFFIC FLOW	TF
GASGATE	GG
LIGHT POLE	LP
BUILDING MOUNTED LIGHT	BLM
HYDRANT	HD
WATER GATE	WG
ELECTRIC MANHOLE	EMH
SEWER MANHOLE	SMH
DRAIN MANHOLE	DMH
CATCH BASIN	CB
TRANSFORMER PAD	TP
UTILITY POLE	UP
INDEX CONTOUR	IC
INTERMEDIATE CONTOUR	IC
STONEWALL (BOUNDARY)	SW
STONEWALL (INTERIOR)	SW
ZONING BOUNDARY	ZB
EDGE OF WATER	EW
LIMITS OF CLEARING / TREELINE	LC
TREES	T
RIP-RAP	RR

- NOTES**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF DOVER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
 - THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
 - STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 - ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
 - ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL, UNLESS OTHERWISE NOTED.
 - ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
 - THE SITE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
 - THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN NOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
 - THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.
 - COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
 - LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
 - VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
 - IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
 - IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
 - THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
 - TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
 - THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
 - IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
 - ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE INSPECTION SERVICES.
 - A FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE INSPECTION SERVICES.

TAX MAP H LOT 4-3
GRADING AND DRAINAGE PLAN - PHASE 4C
MIXED USE DEVELOPMENT

NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE

OWNER OF RECORD AND APPLICANT/DEVELOPER
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TFM Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists

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CK JK CADFILE 46001-31 CONCEPT

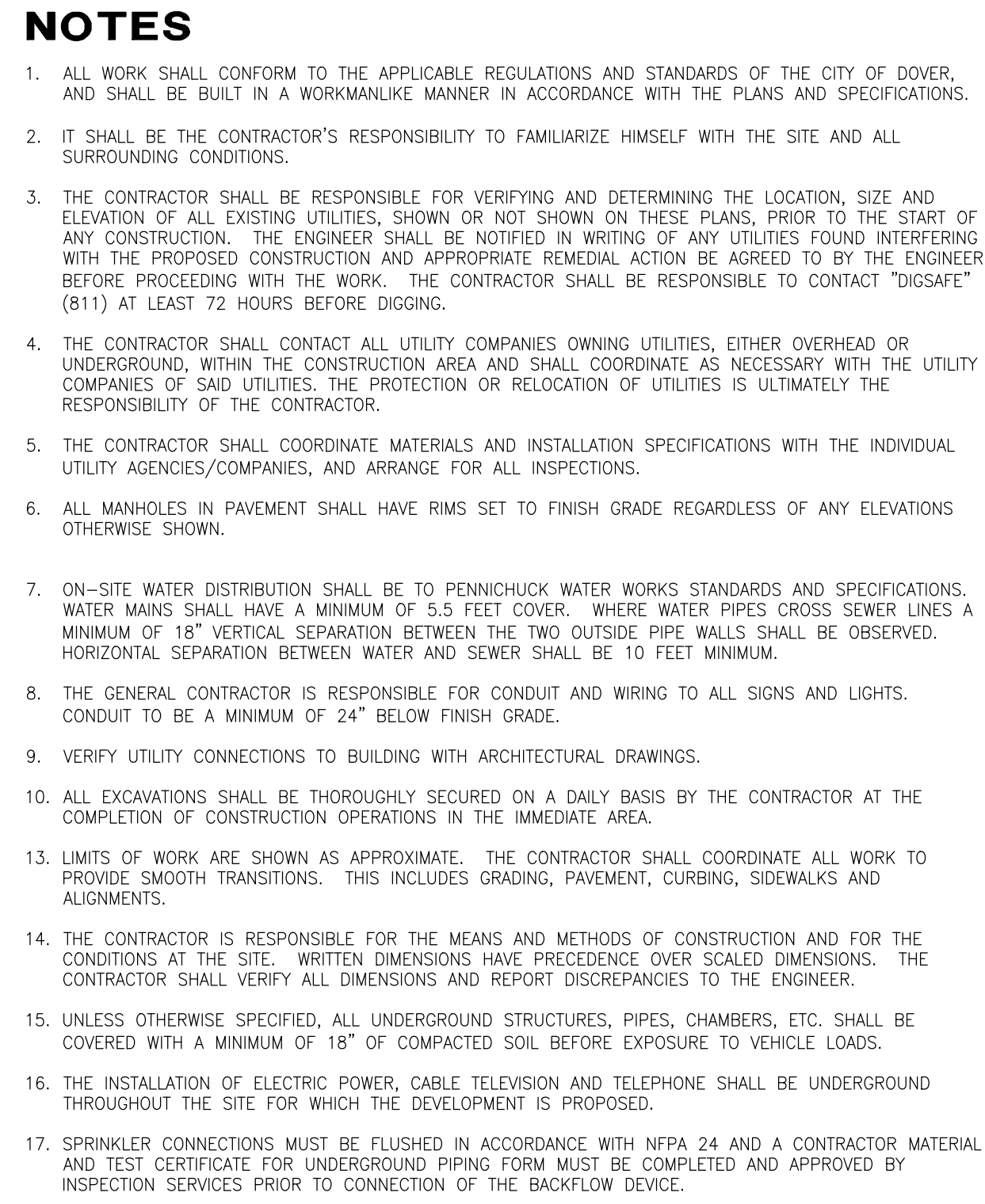
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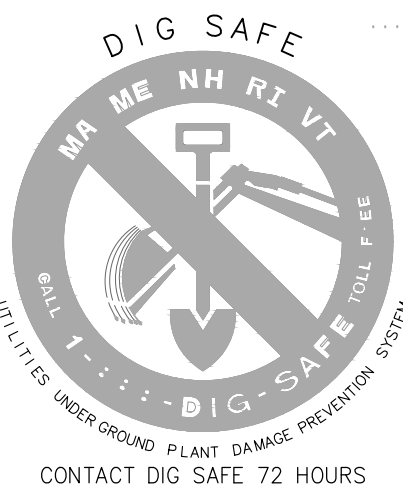
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DIG SAFE
800 ME NH RI VT
CALL 1-800-4-A-SAFE
BEFORE YOU DIG

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION



PROPOSED	EXISTING
CONCRETE BOUND	CBF
STONE BOUND	SBF
IRON PIPE	IP
IRON PIN	IPIN or IRP
DRILL HOLE	DH
NAIL OR RAILROAD SPIKE	N or RS
GUARD RAIL	GCR
BITUMINOUS CONCRETE CURB	BCC
SLOPED GRANITE CURB	SGC
VERTICAL GRANITE CURB	VGC
INTEGRAL CONCRETE CURB	CC
CONCRETE CURB	
EDGE OF PAVEMENT	EP
EDGE OF GRAVEL	EG
SINGLE BROWN WHITE LINE	SBWL
SINGLE SOLID WHITE LINE	SSWL
DOUBLE SOLID YELLOW LINE	DSYL
SINGLE SOLID YELLOW LINE	SSYL
SINGLE BROWN YELLOW LINE	SBYL
RETAINING WALL	RW
WIRE FENCE	WF
CHAIN LINK FENCE	CLF
WOOD FENCE	WF
SIGN	S
MAILBOX	MB
TRAFFIC FLOW	TF
GASGATE	G
LIGHT POLE	LP
BUILDING MOUNTED LIGHT	BML
HYDRANT	H
WATER GATE	WG
ELECTRIC MANHOLE	EM
TELEPHONE MANHOLE	TM
SEWER MANHOLE	SM
DRAIN MANHOLE	DM
CATCH BASIN	CB
TRANSFORMER PAD	TP
UTILITY POLE	UP
INDEX CONTOUR	IC
INTERMEDIATE CONTOUR	IEC
STONEWALL (BOUNDARY)	SW
STONEWALL (INTERIOR)	SWI
ZONING BOUNDARY	ZB
EDGE OF WATER	EW
LIMITS OF CLEARING / TREELINE	LC
RIP-RAAP	RR



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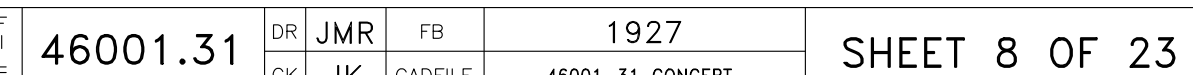
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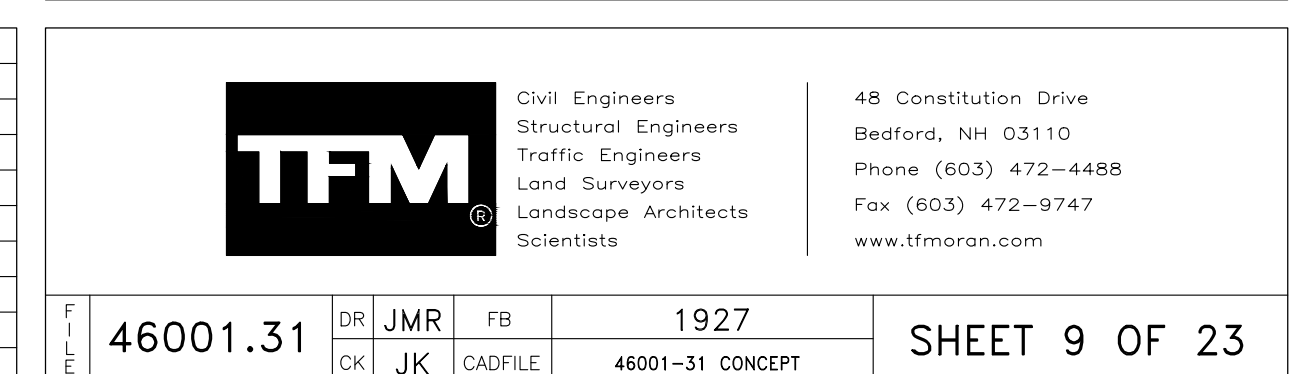
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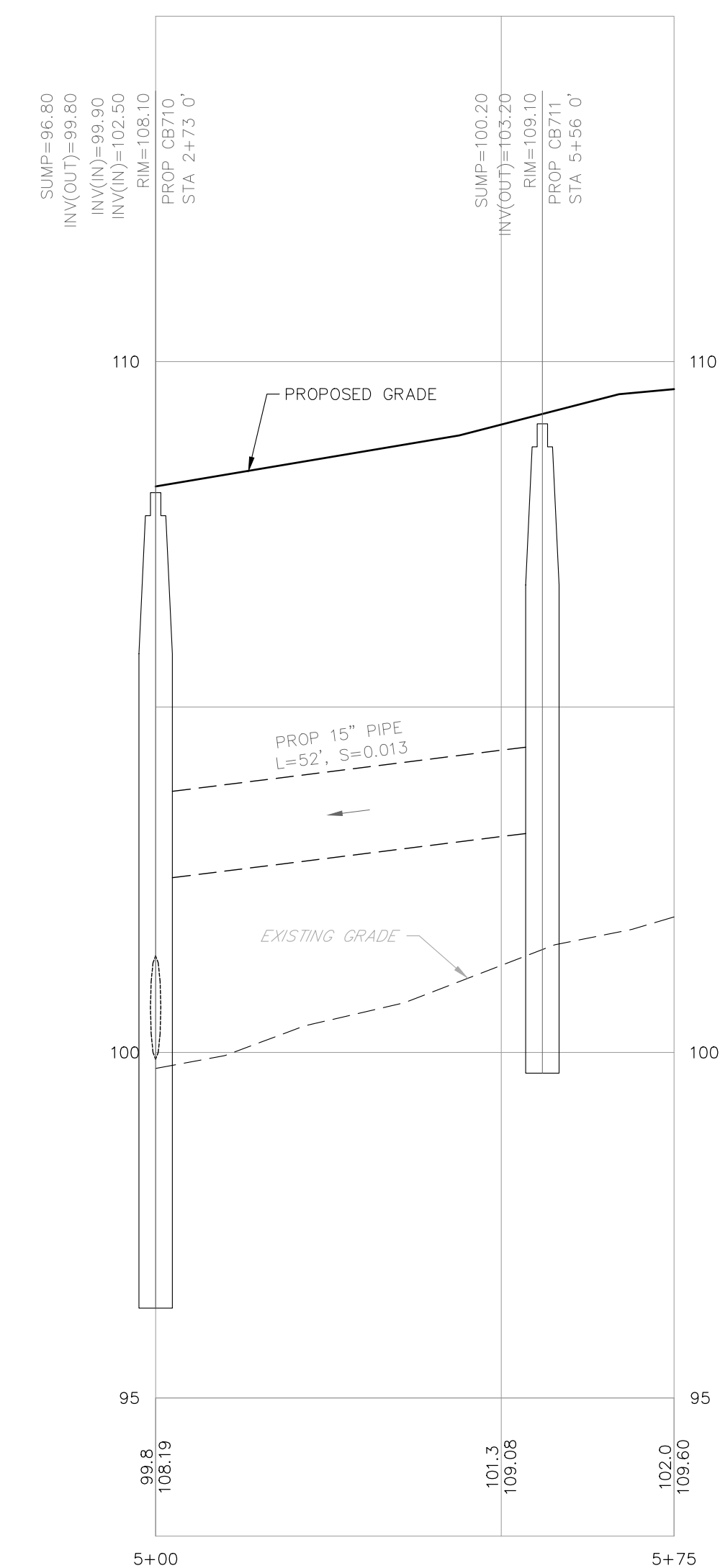
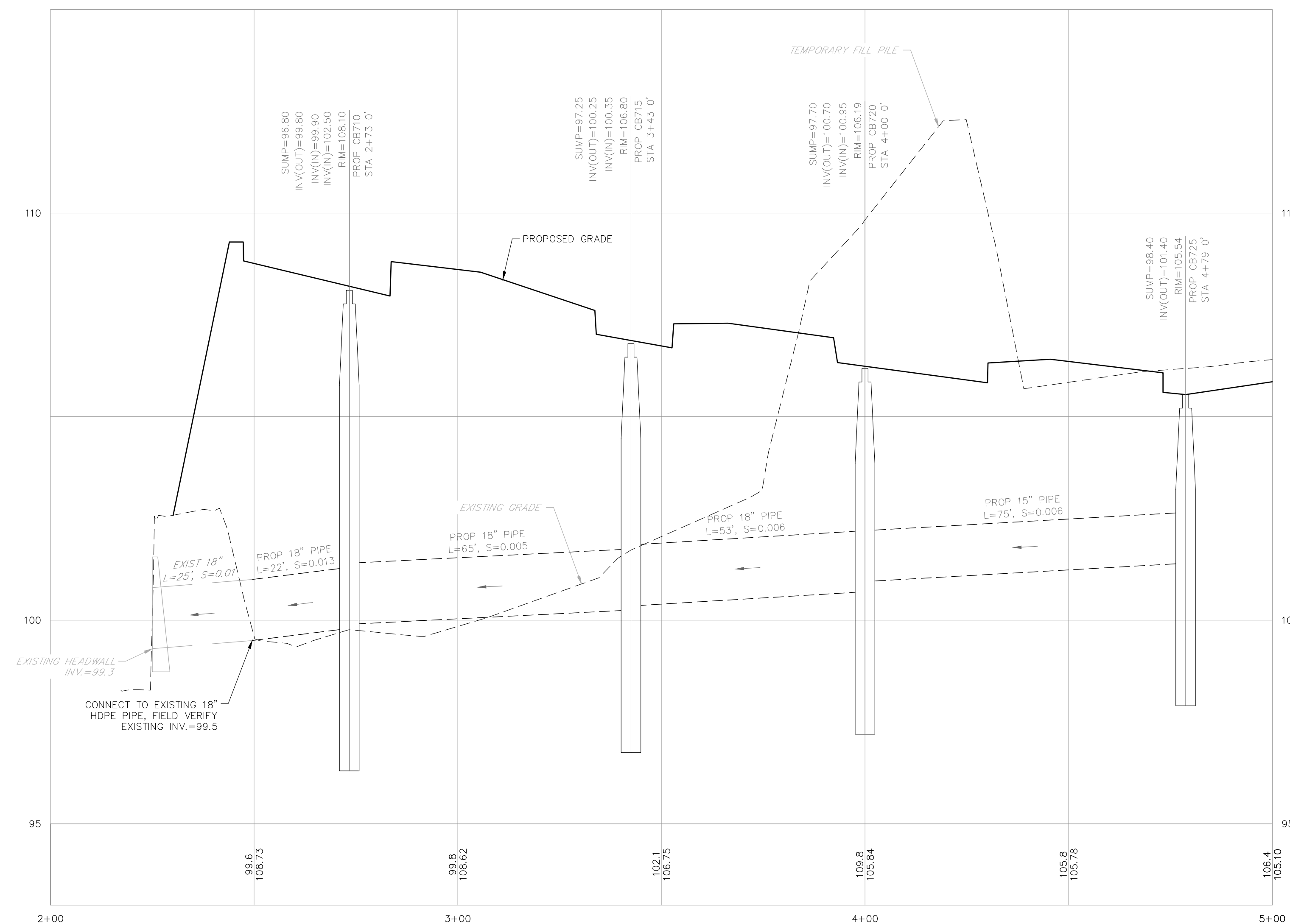
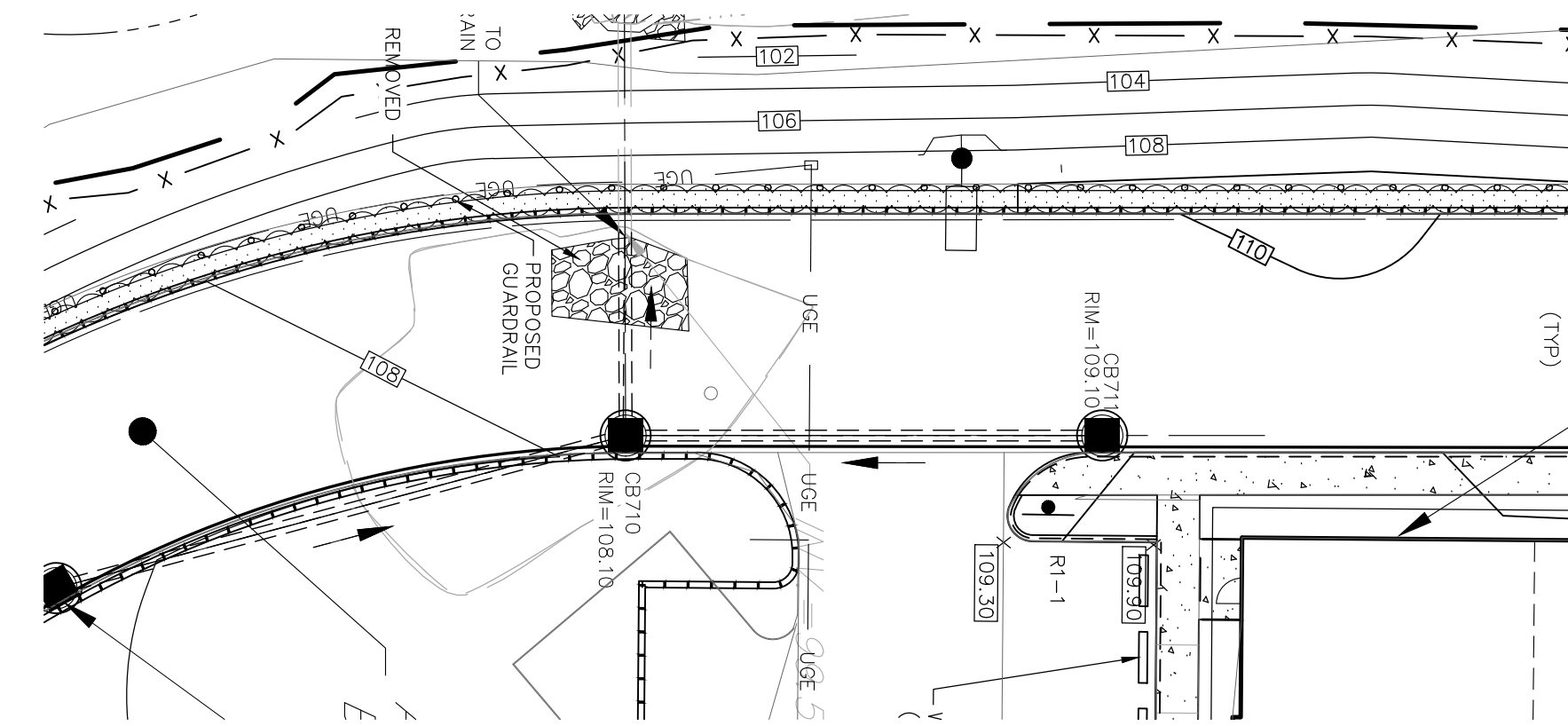
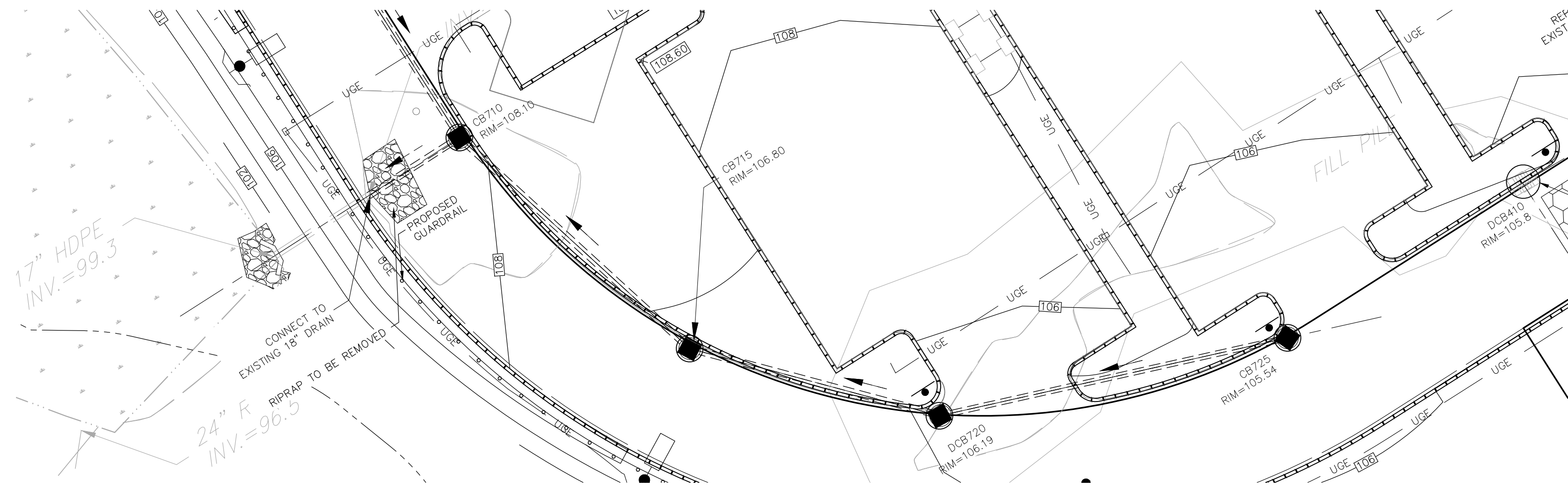
CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

3	2/28/2023			REV.	PER.	TRC	COMMENTS	JD	JMR
2	1/31/2023			REV.	PER.	TRC	COMMENTS	JD	JMR
1	12/2/2022			REV.	PER.	TRC	COMMENTS	SRP	JMR
REV.	DATE			DESCRIPTION				DR	CX

<i>TAX MAP H LOT 4-3</i> <u>UTILITY PLAN - PHASE 4C</u> MIXED USE DEVELOPMENT								
NH ROUTE 108 AND MAST ROAD DOVER, NEW HAMPSHIRE								
OWNER OF RECORD	AND	APPLICANT/DEVELOPER						
VC DOVER INVESTMENTS, LLC 48 CONSTITUTION DRIVE BEDFORD, NH 03110		VC DOVER INVESTMENTS, LLC 48 CONSTITUTION DRIVE BEDFORD, NH 03110						
SCALE: 1"=20' PROJECT: P22-72 OCTOBER 18, 2022								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center; vertical-align: middle;">  </td> <td style="width: 40%; padding-left: 10px; vertical-align: top;"> Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists </td> <td style="width: 30%; padding-left: 10px; vertical-align: top;"> 48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmarr.com </td> </tr> </table>				Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmarr.com			
	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmarr.com						
46001.31	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DR</td> <td style="width: 25%;">FB</td> <td style="width: 50%; text-align: center;">1927</td> </tr> <tr> <td>CK</td> <td>CADFILE</td> <td>46001-31 CONCEPT</td> </tr> </table>	DR	FB	1927	CK	CADFILE	46001-31 CONCEPT	SHEET 4 OF 23
DR	FB	1927						
CK	CADFILE	46001-31 CONCEPT						







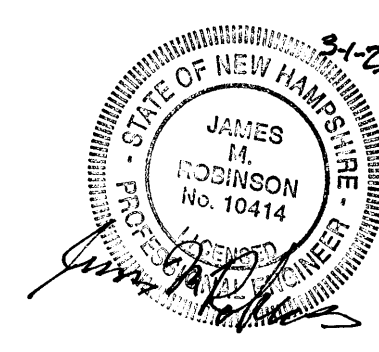
DRAINAGE PROFILE - SOUTH

DRAIN SYSTEM - CB 711

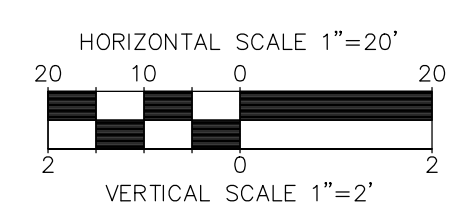
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CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	DR	CK
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2	1/31/2023	REV. PER TRC COMMENTS	JD	JMR
1	12/2/2022	REV. PER TRC COMMENTS	SRP	JMR



TAX MAP H LOT 4-3
SEWER AND DRAINAGE PLAN & PROFILE
MIXED USE DEVELOPMENT

NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE

OWNER OF RECORD AND APPLICANT/DEVELOPER
VC DOVER INVESTMENTS, LLC VC DOVER INVESTMENTS, LLC
48 CONSTITUTION DRIVE 48 CONSTITUTION DRIVE
BEDFORD, NH 03110 BEDFORD, NH 03110

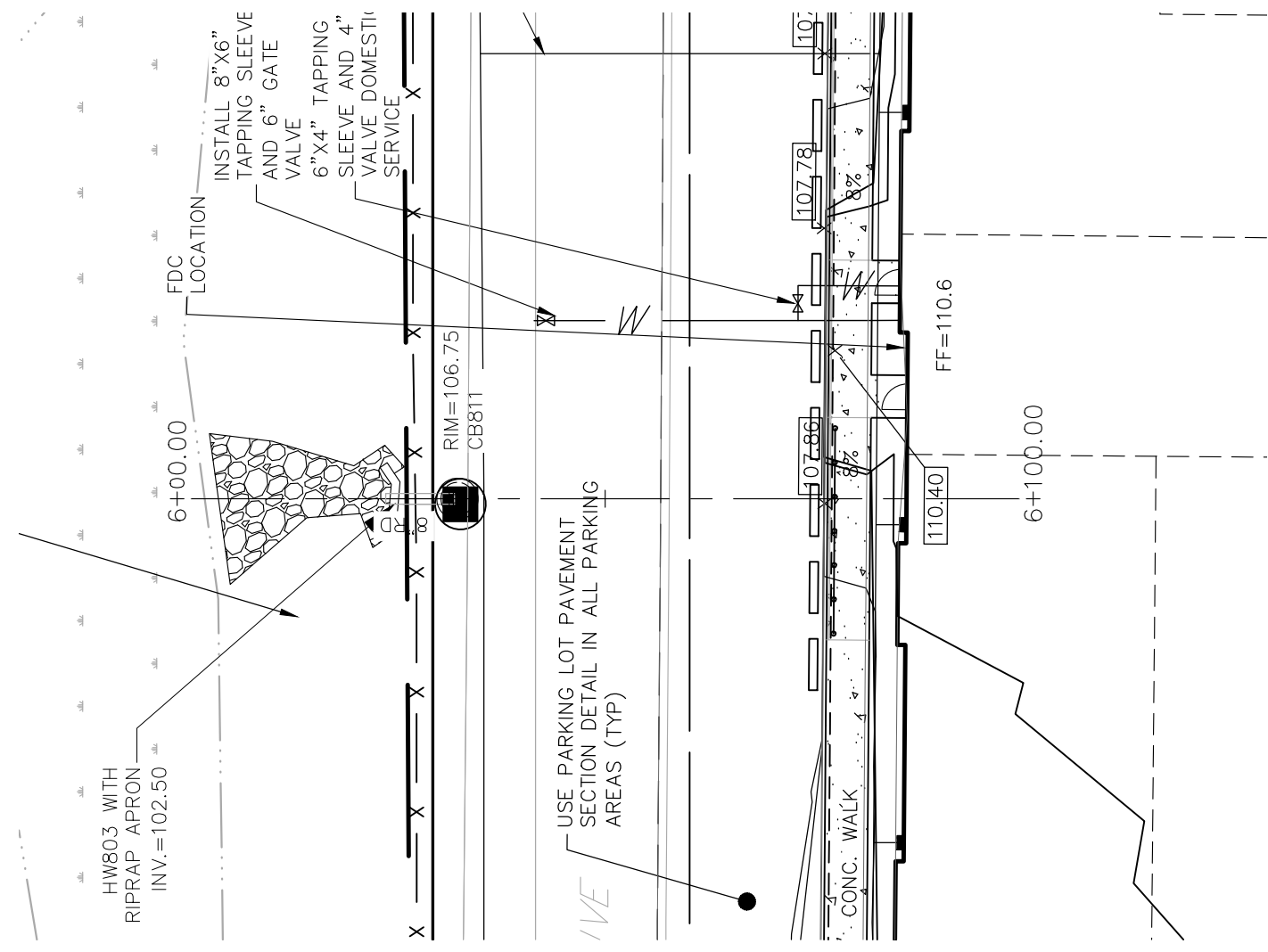
SCALE: 1"=20' PROJECT: P22-72 OCTOBER 18, 2022

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Bedford, NH 03110
Phone (603) 472-4488
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www.tfmoran.com

46001.31 DR JMR FB 1927
CK JK CADFILE 46001-31 CONCEPT

SHEET 10 OF 16



ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF DOVER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK. IF THERE IS ANY QUESTION, THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTION AT LEAST 48 HOURS IN ADVANCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION AS AGREED TO BY THE ENGINEER BEFORE BEGINNING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DOWNEY (800-344-7233) AT LEAST 72 HOURS BEFORE DIGGING.

ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THESE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADWAYS AND BRIDGE CONSTRUCTION AND THE N.H.D.O.T. STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.

ON-SITE WATER DISTRIBUTION SHALL BE TO CITY OF DOVER STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5 FEET COVER WHERE WATER PIPES CROSS OVERERLAIN SINKS A MINIMUM OF 18" VERTICAL CLEARANCE WITHIN 6' OF THE STREET SURFACE. SINKS SHALL BE COVERED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM.

SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 699 (SDR 35 MINIMUM). MANHOLES SHALL BE CAST IRON WITH AN ULTIMATE STRENGTH OF 20 KILOPASCALS. INSPECTION CONTROL, DIVISION STANDARDS AND SPECIFICATIONS SHOWN HEREON. ALL STRUCTURES TO BE H=20 DESIGN.

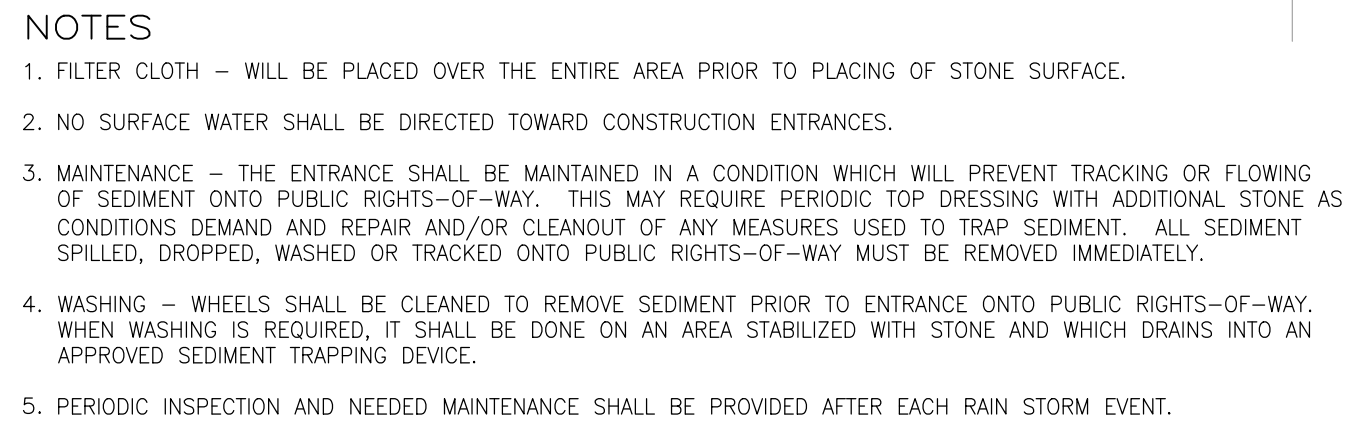
STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. PIPE MATERIAL SHALL BE REINFORCED CONCRETE AND CONFORM TO AGSHTO M10 CLASS IV REINFORCED CONCRETE PIPE. ALL STRUCTURES SHALL BE CONSTRUCTED TO H=20 DESIGN. ALL CATCH BASINS SHALL BE TYPE B AND CONFORM TO N.H.D.O.T. STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL STRUCTURES TO BE H=20 DESIGN.

THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.

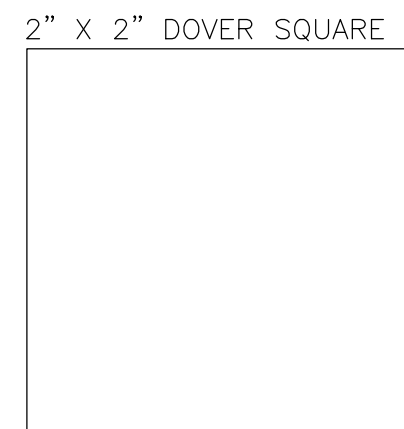
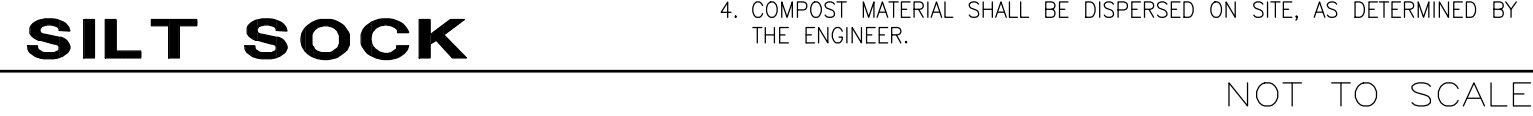
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS WELL AS THE EROSION AND SEDIMENT CONTROL PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.

2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
4. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
5. ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTRUCTION ACTIVITY CEASES. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED.
6. AN AREA SHALL BE CONSIDERED STABILIZED IF:
 - a) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - b) A MINIMUM OF 85% VEGETATION GROWTH HAS BEEN ESTABLISHED;
 - c) A MINIMUM OF 1" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - d) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. CONSTRUCT CULVERTS, DETENTION BASINS AND TREATMENT SWALES, PLACE HEADWALLS, RIP-RAP AND OTHER DRAINAGE FACILITIES ACCORDING TO PLAN. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND POND/BASINS PRIOR TO DIRECTIONAL FLOW TO THEM.
8. INSTALL ALL UNDERGROUND UTILITIES.
9. CONSTRUCT BUILDINGS.
10. CONSTRUCT PARKING AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.
14. * REFER TO THE STORM WATER MANAGEMENT PLAN FOR EROSION CONTROL MEASURES AND SPECIFIC INFORMATION.

1. ALL IN PAYMENT MANHOLES SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
2. WHERE DEPTH OF COVER IS LESS THAN 3 FEET CLASS V REINFORCED CONCRETE PIPE SHALL BE USED.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
5. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
7. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHHS STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
8. REFER TO THE TOWN STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND COMMENT.
9. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTIONAL FLOW TO THEM.
10. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

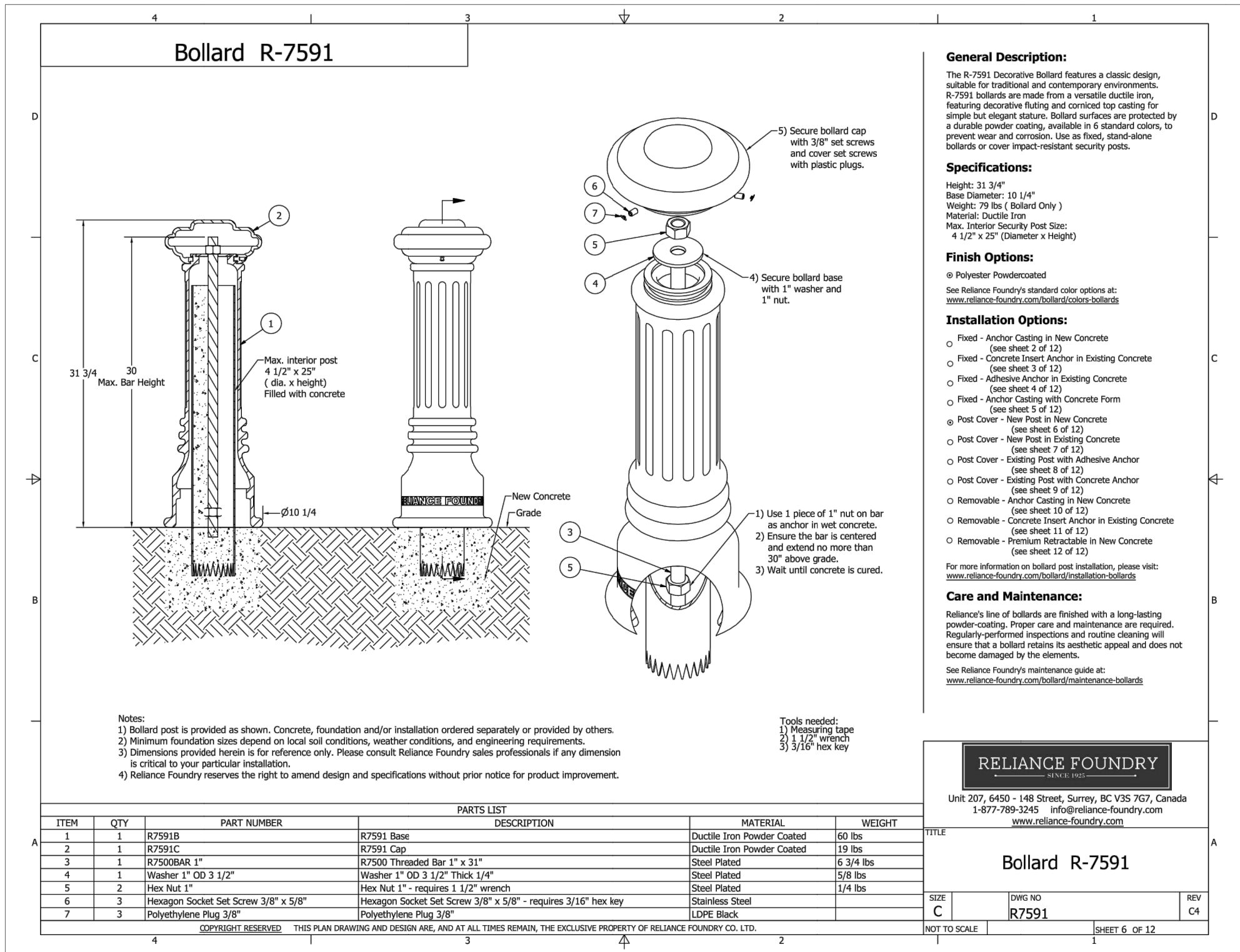


SEE PLAN FOR PROPOSED LOCATION NOT TO SCALE



1927 SHEET 12 OF 23

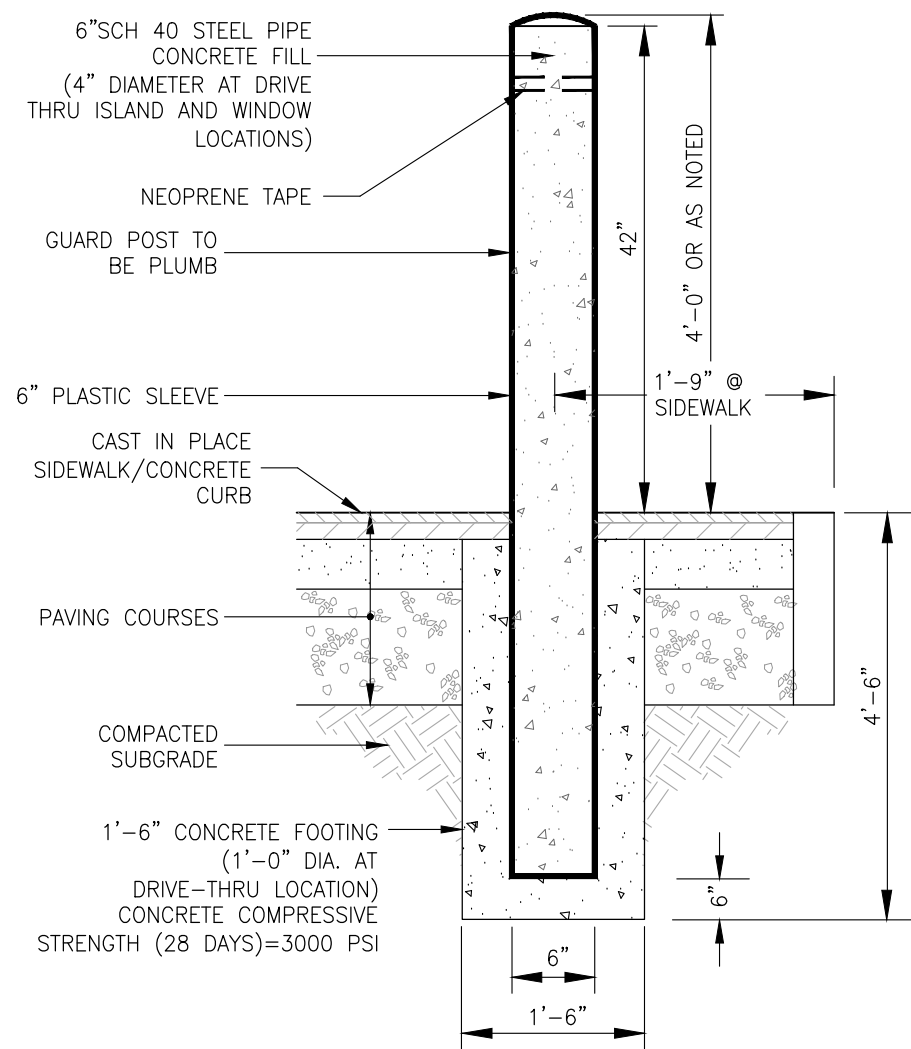




DECORATIVE BOLLARD

RELIANCE FOUNDRY R7591

NOT TO SCALE



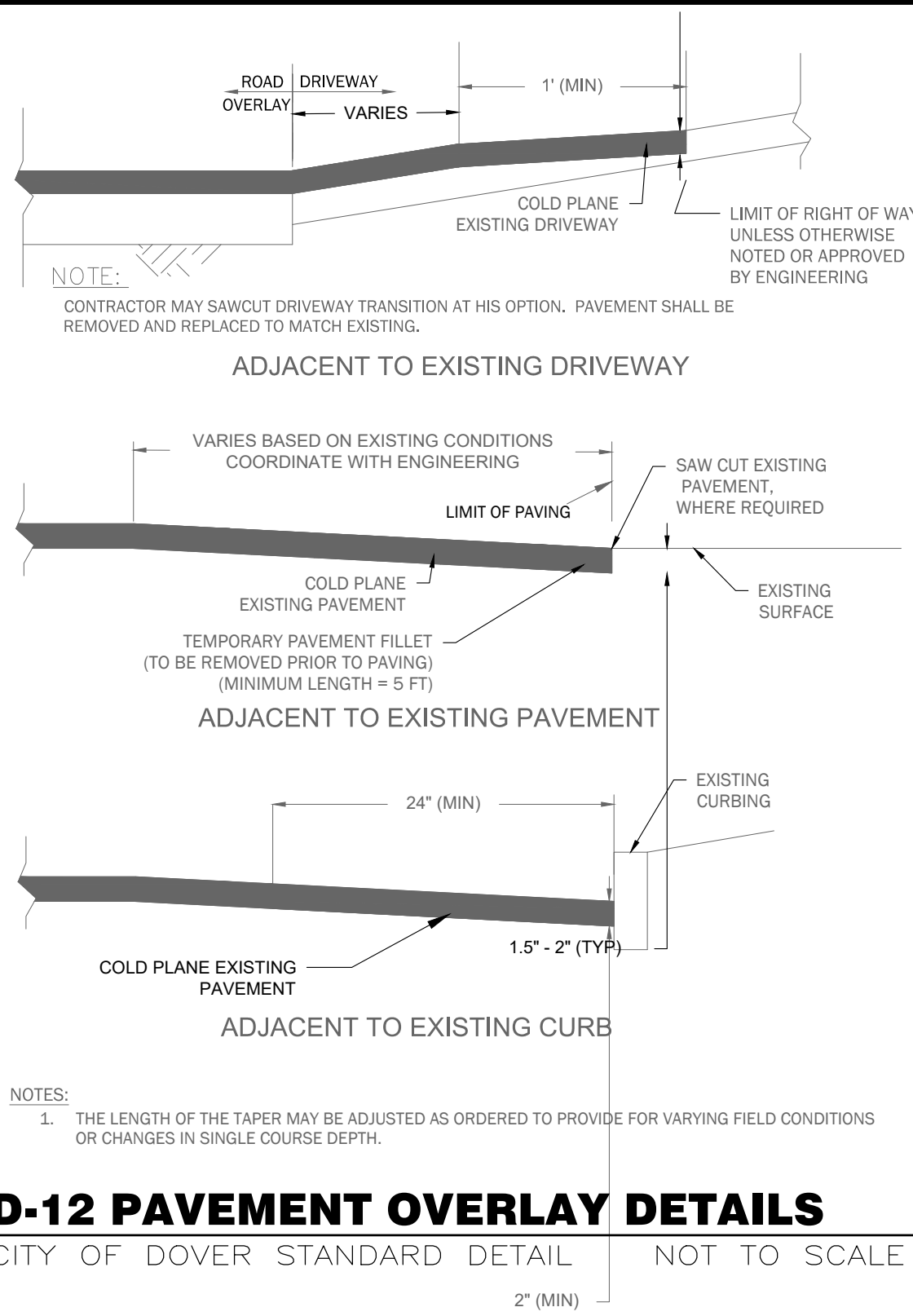
NOTES:

- BOLLARDS TO CONFORM TO NHDOT SPECIFICATIONS.
- BOLLARDS TO BE SLEAVED WITH IDEAL SHIELD ORIGINAL BUMPER POST SLEEVES COMPLYING WITH THE FOLLOWING REQUIREMENTS, UNLESS OTHERWISE NOTED:
A. DOME TOP LOW DENSITY POLYETHYLENE THERMOPLASTIC NOMINAL THICKNESS 0.250 INCH.
B. SLEEVE TO SHIELD PIPE DIAMETER (3, 3-1/2, 4, 5, 6, 7, 8 INCH).
C. SLEEVE HEIGHT: 42".
D. SLEEVE COLOR: ARCHITECTURAL BROWN. PART #BPD-BN-06-042-S.
E. SURFACE OF SLEEVE TO BE SMOOTH WITH ROUND TOP, NO RIBBED OR TWO PIECE SYSTEMS ACCEPTED.
F. SECURE WITH MANUFACTURERS NEOPRENE ADHESIVE TAPE. NO SCREWS, GLUE OR CLAMPING WILL BE ACCEPTABLE.
- IDEAL SHIELD, LLC DENNIS KITTLE (513) 842-7290
PANT BOLLARDS ONLY AT TRASH ENCLOSURE TRAFFIC YELLOW, IN LIEU OF SLEEVES.

BOLLARD

(WITH PLASTIC SLEEVE)

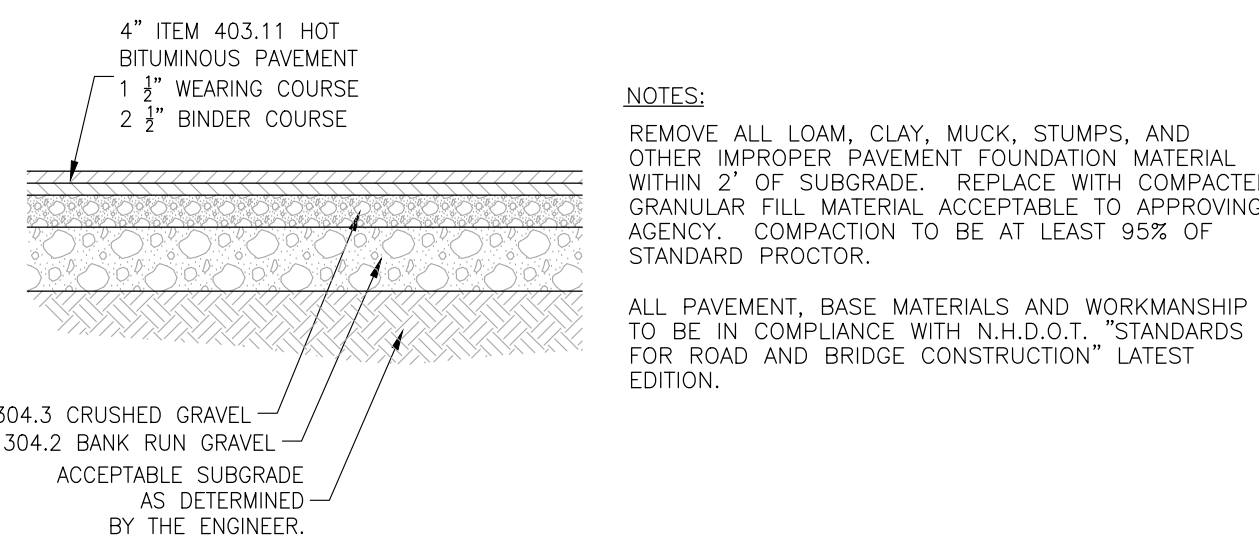
NOT TO SCALE



D-12 PAVEMENT OVERLAY DETAILS

CITY OF DOVER STANDARD DETAIL

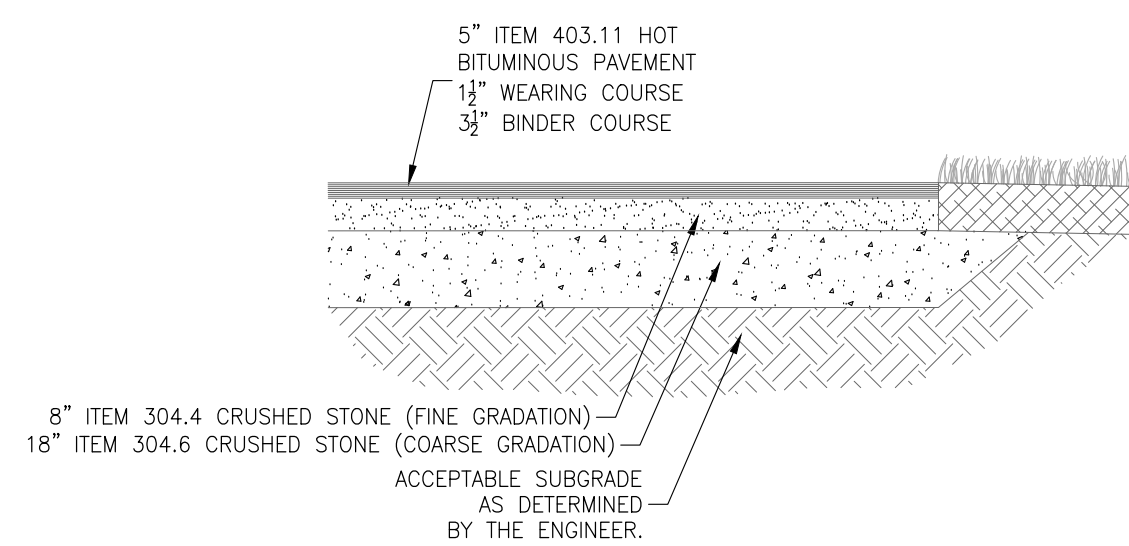
NOT TO SCALE



PARKING PAVEMENT SECTION

USE IN ALL PARKING AREAS

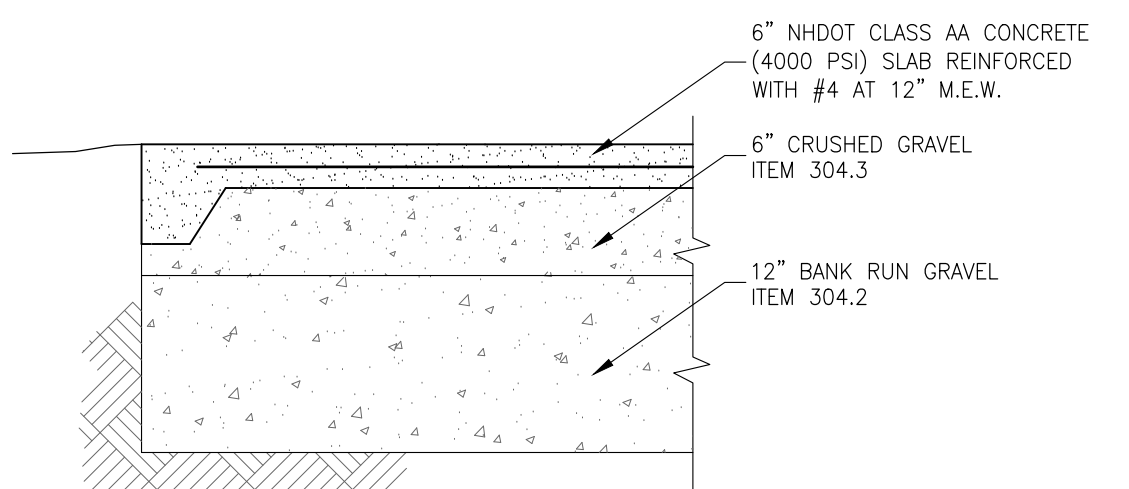
NOT TO SCALE



HEAVY DUTY PAVEMENT SECTION

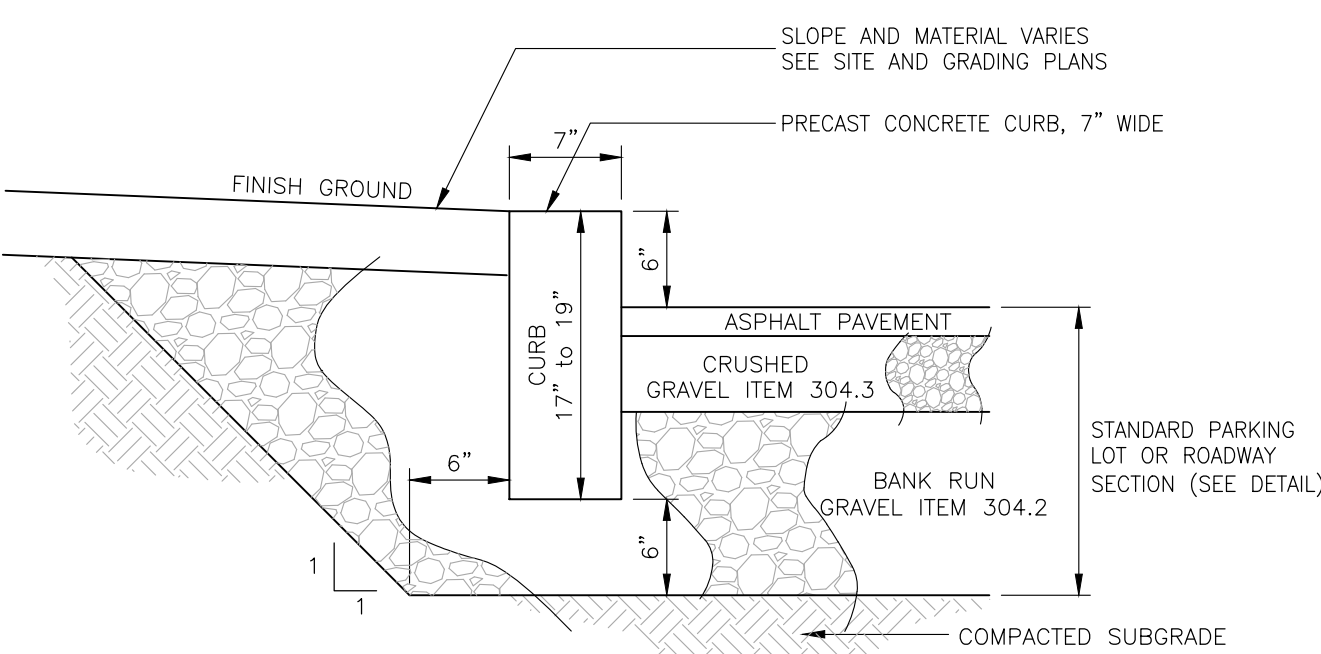
USE IN CIELO DRIVE ONLY

NOT TO SCALE



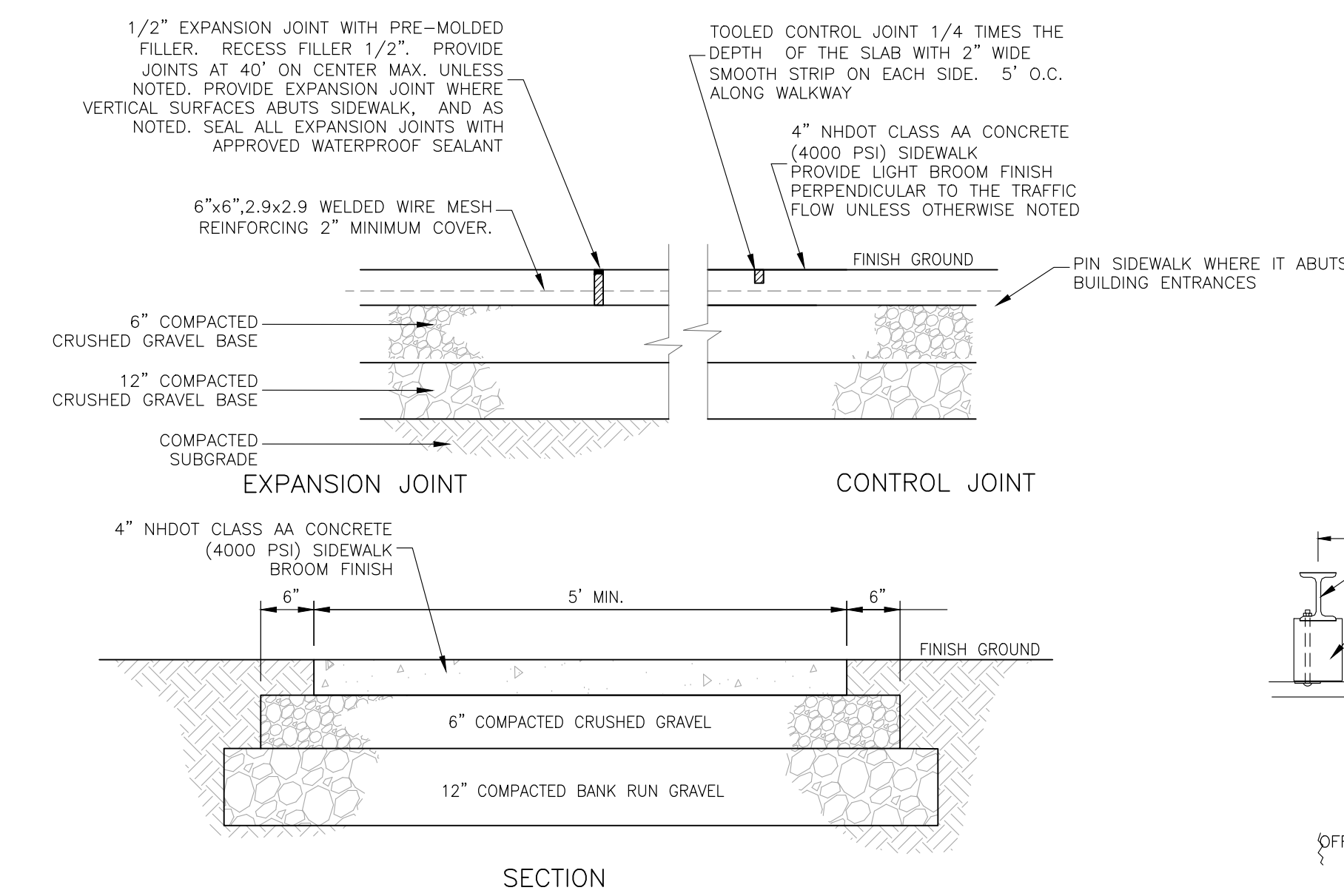
CONCRETE PAD

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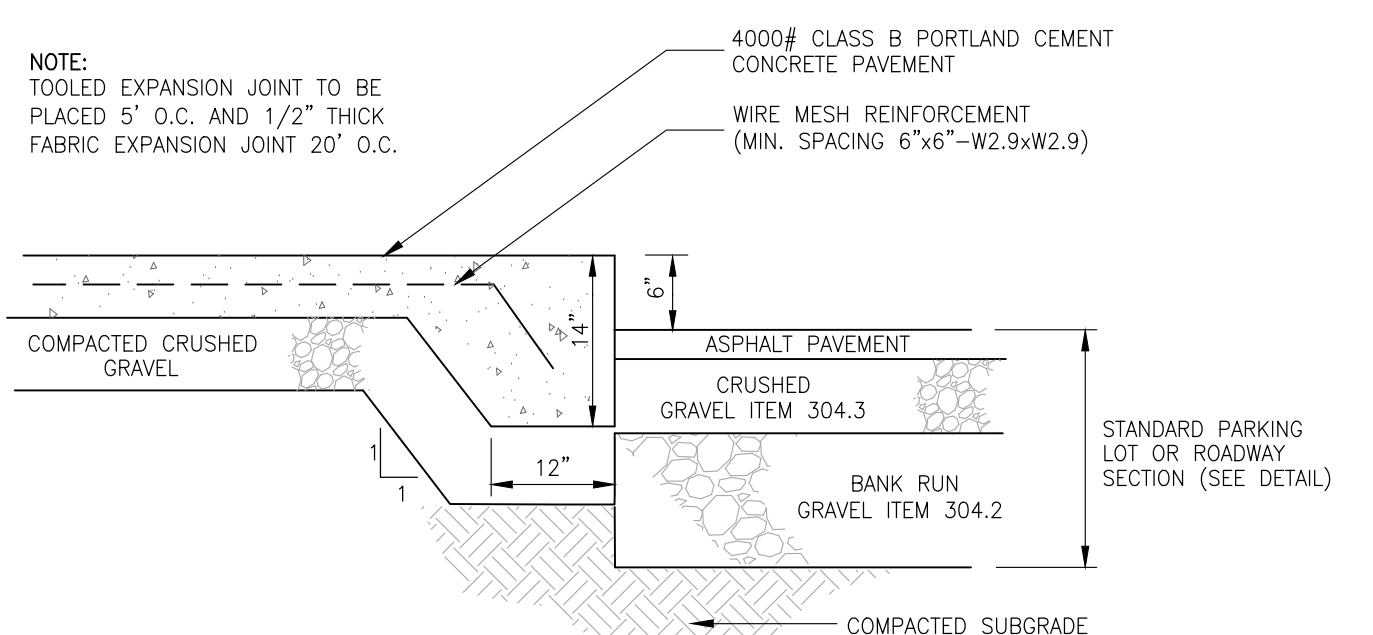
PRECAST CONCRETE CURB

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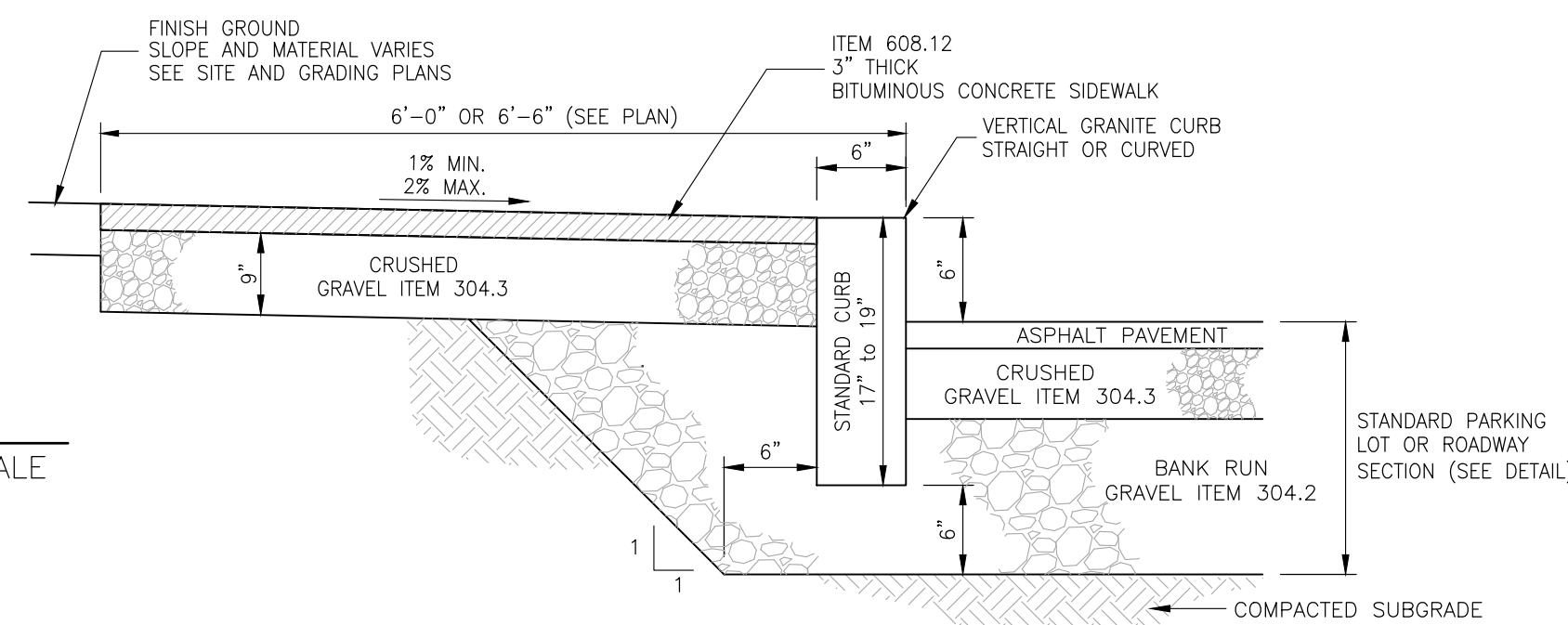
CONCRETE SIDEWALK

NOT TO SCALE



CONCRETE CURB AT SIDEWALK

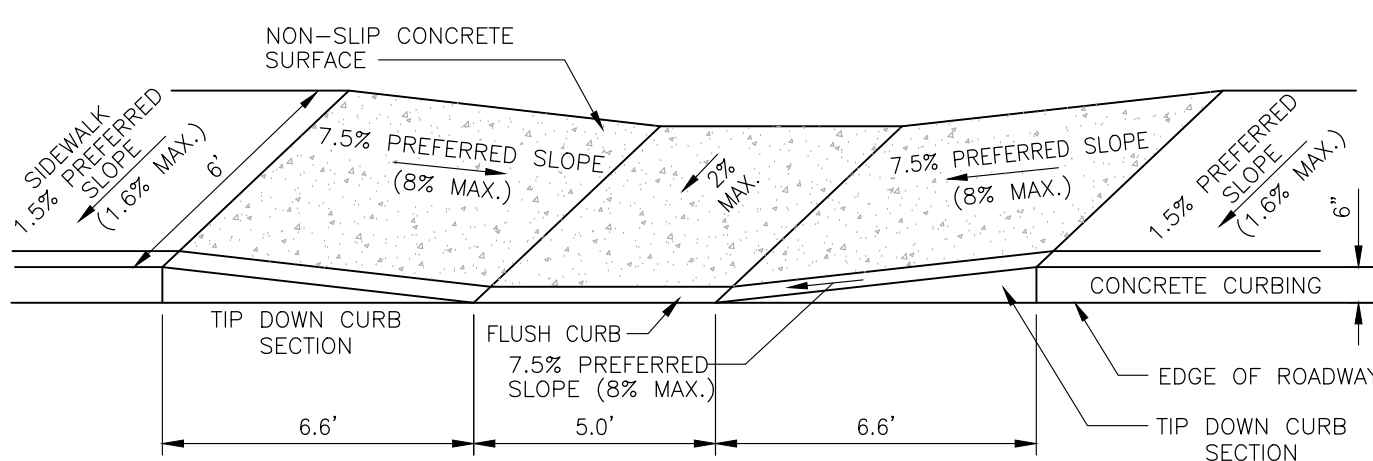
NOT TO SCALE



BITUMINOUS SIDEWALK

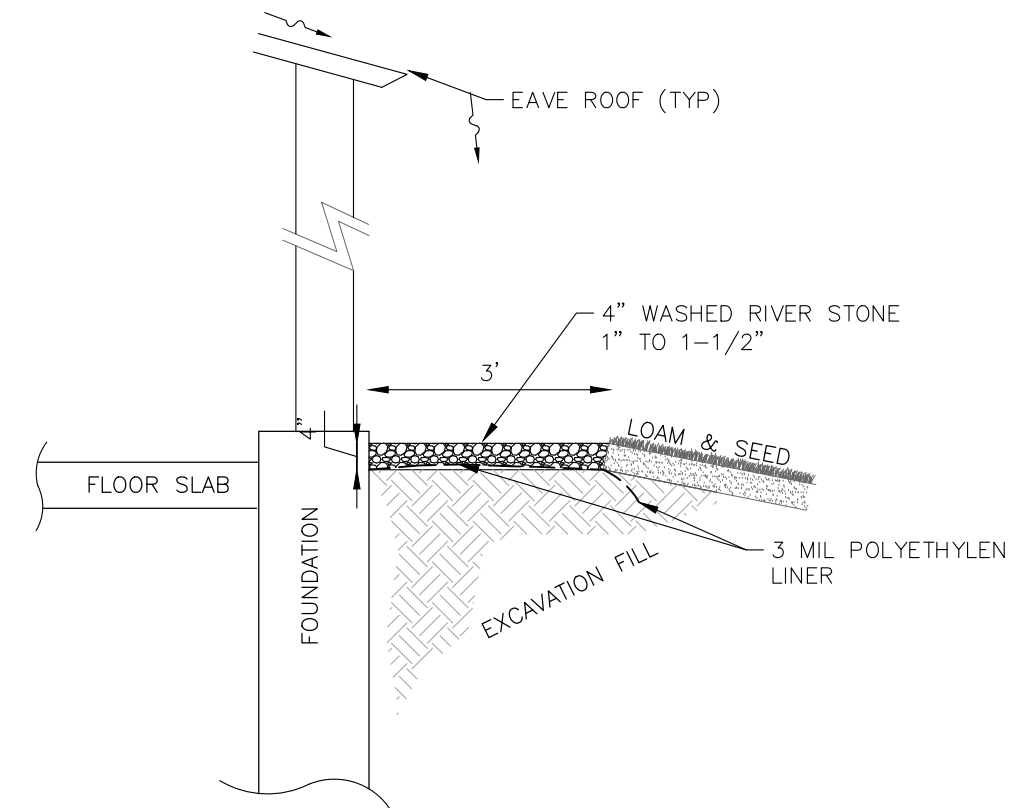
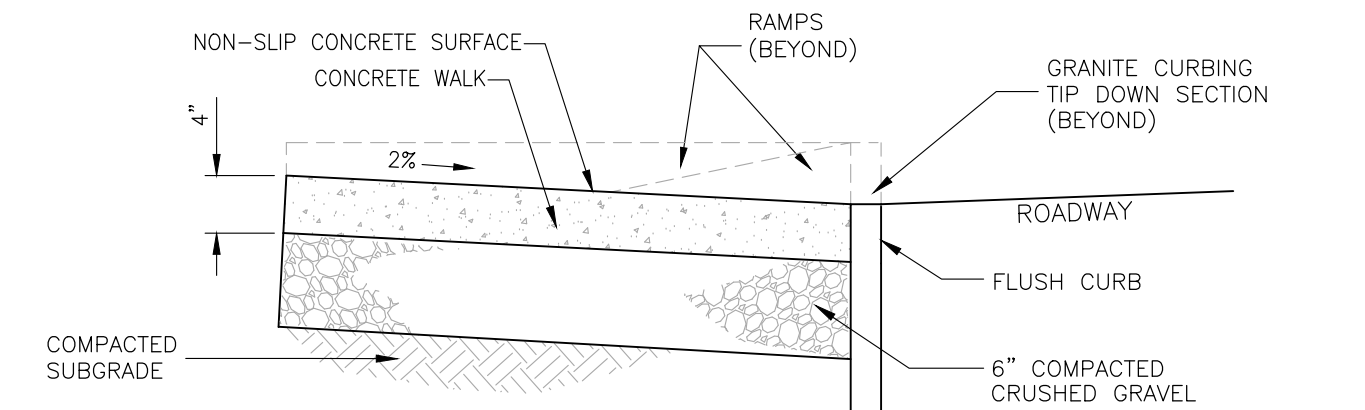
AT VERTICAL GRANITE CURB

NOT TO SCALE



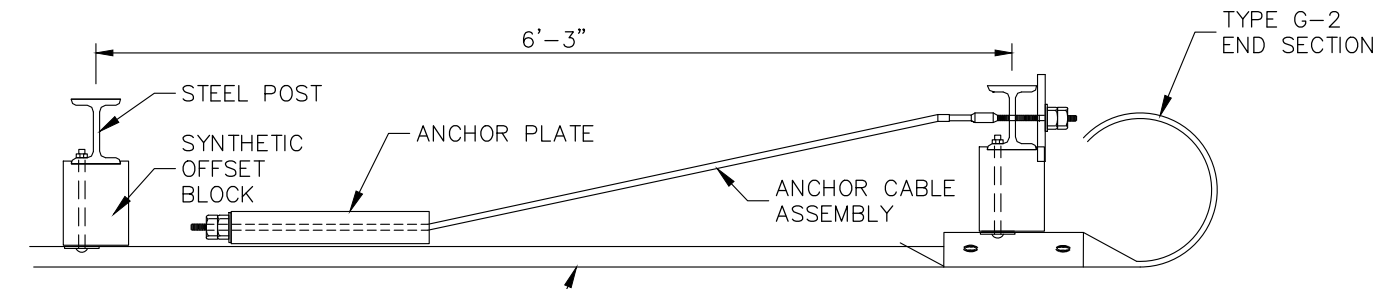
ACCESSIBLE RAMP RECESSED IN WALK

NOT TO SCALE

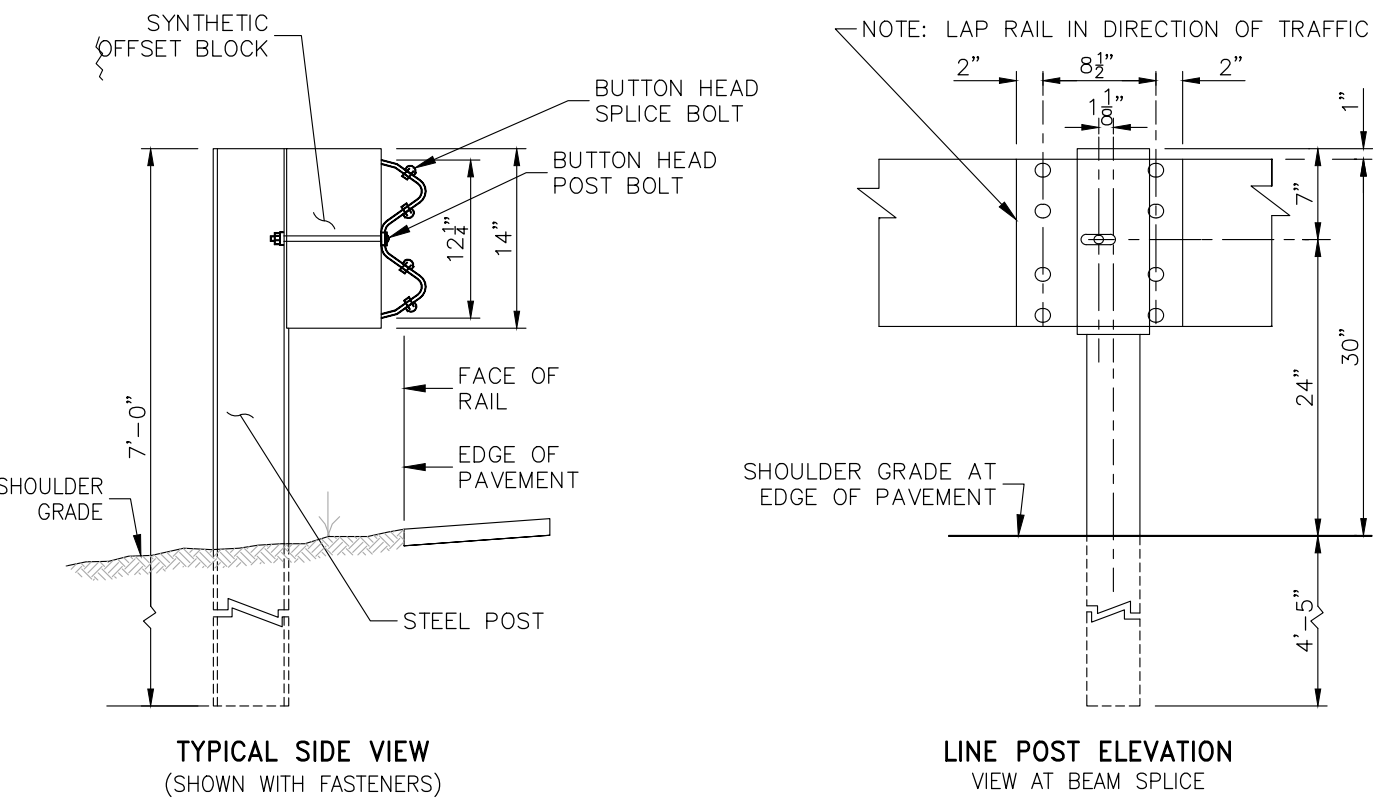


ROOF DRIP EDGE

NOT TO SCALE



PLAN VIEW FOR TERMINAL UNIT TYPE G-2



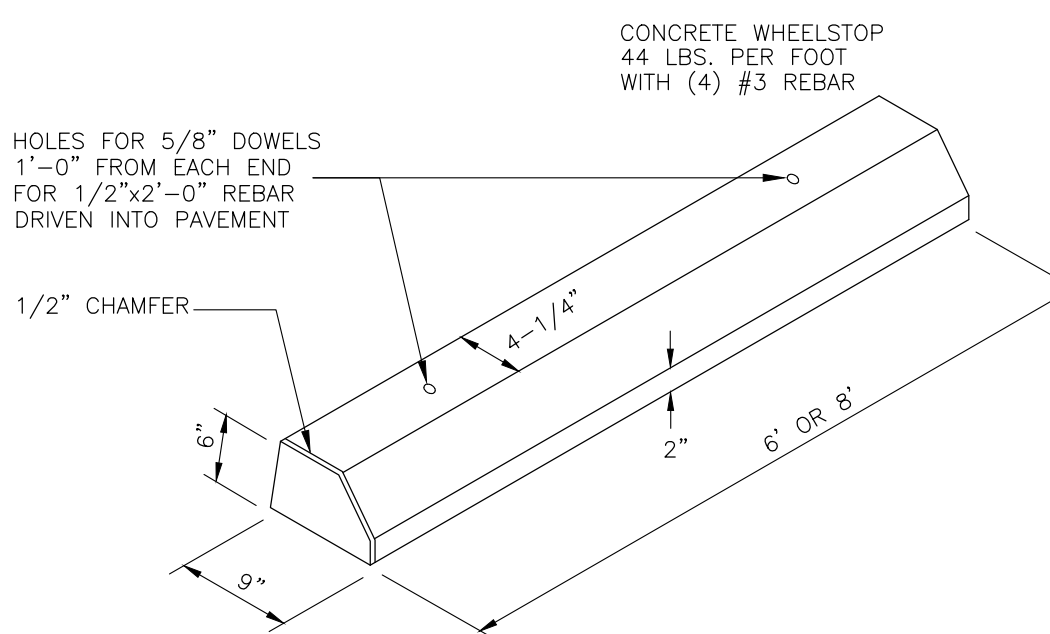
GENERAL NOTES

- ALL PARTS, POSTS, OFFSET BLOCKS, RAILS, & HARDWARE SHALL CONFORM TO STANDARD NO. GR-2 OF THE N.H.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION WITH THE EXCEPTION THAT THE TERMINAL UNIT TYPE G-2 SHALL CONFORM TO STANDARD NO. GR-10 OF THE N.H.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION.
- ANCHORS, PLATES AND ALL FITTINGS TO BE GALVANIZED.
- ALL DIMENSIONS SUBJECT TO MANUFACTURERS TOLERANCES.
- RAIL PANELS AND END SECTIONS TO BE 12 GAUGE STEEL.
- WHEN GUARDRAIL IS CONSTRUCTED AT UP TO FOUR FEET FROM EDGE OF PAVEMENT, THE GUARD RAIL HEIGHT WILL BE SET FROM THE GRADE AT THE EDGE OF PAVEMENT. WHEN THE GUARDRAIL IS CONSTRUCTED MORE THAN FOUR FEET FROM THE EDGE OF PAVEMENT, THE GUARDRAIL WILL BE SET FROM THE GRADE AT FACE OF RAIL.

"W" BEAM METAL GUARDRAIL

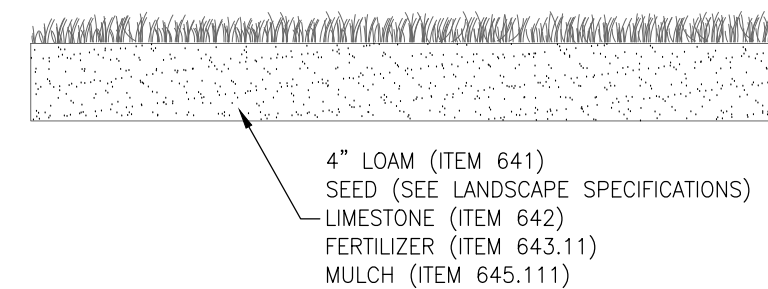
WITH STEEL POST

NOT TO SCALE



CONCRETE WHEELSTOP

NOT TO SCALE



LOAM & SEED

NOT TO SCALE

DETAILS

MIXED USE DEVELOPMENT

NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE

OWNER OF RECORD AND **APPLICANT/DEVELOPER**
VC DOVER INVESTMENTS, LLC
48 CONSTITUTION DRIVE
BEDFORD, NH 03110

AS SHOWN **PROJECT: P22-72** **OCTOBER 18, 2022**



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

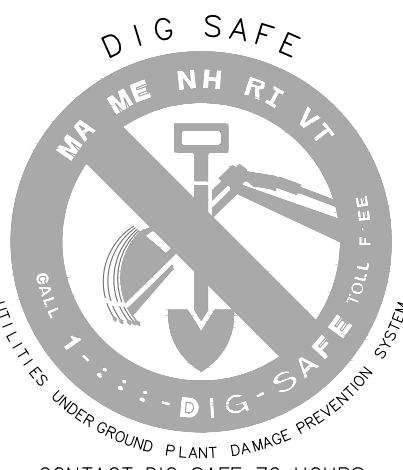
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46001.31 **DR JMR** **FB** 1927 **SHEET 13 OF 23**

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CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

GENERAL NOTES

- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H=20' LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- BARRELS, CONE SECTIONS AND CONCRETE GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE AND SHALL CONFORM ENV-WQ 704.12 & 704.13.
- PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478-06.
- BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
- MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.
- ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.
- ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H=20' LOADS.
- HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT. APPROVED ELASTOMERIC SEALANTS ARE:
SikaFlex-12-SL
SONNEBORN BUILDING PRODUCTS-SONOLASTIC SL-1
- THE MINIMUM INTERNAL DIAMETER OF MANHOLES SHALL BE 48 INCHES, FOR SEWERS LARGER THAN 24-INCH DIAMETER. MANHOLE DIAMETERS SHALL BE INCREASED SO AS TO PROVIDE AT LEAST 12-INCHES OF SHELFF ON EACH SIDE OF THE SEWER.
- LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE TO ENV-WQ 704.17.

- (a) ALL MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STANDARD IN EFFECT WHEN THE TESTING IS PERFORMED.
- (b) THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:

- THE INITIAL VACUUM GUAGE TEST PRESSURE SHALL BE 10 INCHES Hg.
- THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR 1-INCH Hg PRESSURE DROP TO 9 INCHES SHALL BE:
 - NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP.
 - NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP.
 - NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP.

- (c) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (b) ABOVE.
- (d) INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETE.
- (e) FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENT TO GRADE.

- BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32-05, CLAY OR SHALE, FOR GRADE SS HARD BRICK.
- MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
 - 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
 - 4.5 PARTS SAND, 1 PART CEMENT AND 0.5 PART HYDRATED LIME.CEMENT SHALL BE TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150-05. HYDRATED LIME SHALL BE TYPE S CONFORMING TO ASTM C207-06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES". SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".

- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.

- FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN, CLASS 30, CONFORMING TO ASTM A48/48M AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH WORD (MINIMUM HEIGHT) LETTERS "SEWER" SHALL BE PLAINLY CAST INTO THE TOP SURFACE. THE CASTING SHALL BE OF EVEN GRANED CAST IRON, SMOOTH, AND FREE FROM SCALE, LUMPS, BUSTERS, SAND HOLES AND DEFECTS. CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION.
- BEDDING: PRECAST BASES SHALL BE PLACED ON A 6-INCH LAYER OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO ASTM C33-03 NO. 67 STONE AND FREE FROM CLAY, LOAM AND ORGANIC MATTER. THE EXCAVATION SHALL BE PROPERLY Dewatered WHILE PLACING BEDDING MATERIAL AND SETTING OF THE BASE OR POURING CONCRETE. WATER STOPPS SHALL BE USED AT THE HORIZONTAL JOINT OF THE CAST-IN-PLACE MANHOLES.

- 100% PASSING 1" SCREEN
90-100% PASSING 3/4" SCREEN
20-55% PASSING 3/8" SCREEN
0-10% PASSING #4 SIEVE
0-5% PASSING #8 SIEVE

- FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION: (a) WITHIN 48 INCHES FOR REINFORCED CONCRETE PIPE (RCP); (b) WITHIN 60 INCHES FOR PVC PIPE LARGER THAN 15" DIAMETER.
- NO FLEXIBLE JOINT SHALL BE REQUIRED FOR DUCTILE IRON PIPE OR PVC PIPE UP THROUGH 15-INCH DIAMETER.

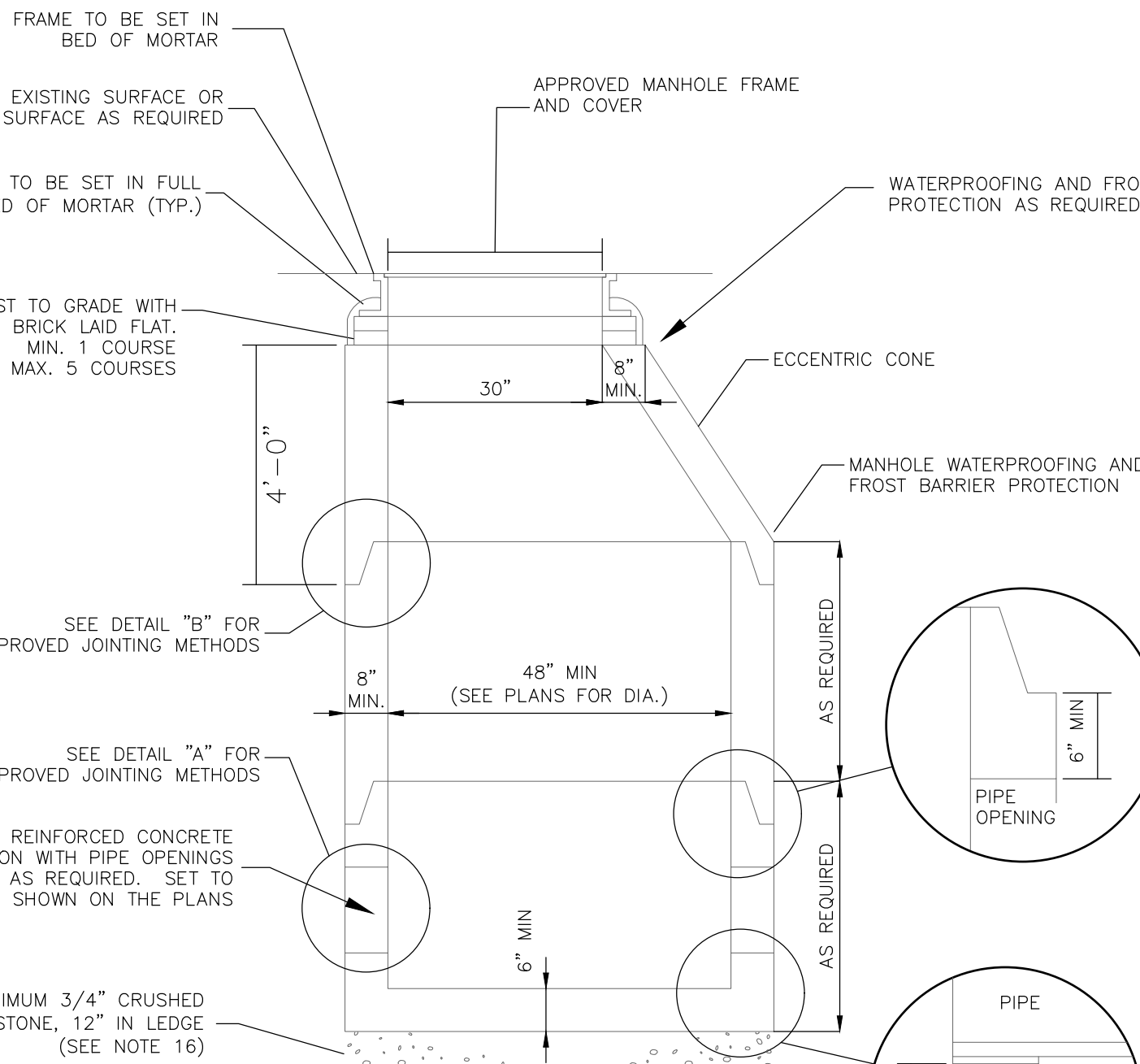
- PIPE TO MANHOLE JOINTS SHALL BE ONLY AS FOLLOWS:

- ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES.
- CAST INTO WALL OR SECURED WITH STAINLESS STEEL CLAMPS.
- ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH THE SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING.
- NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.

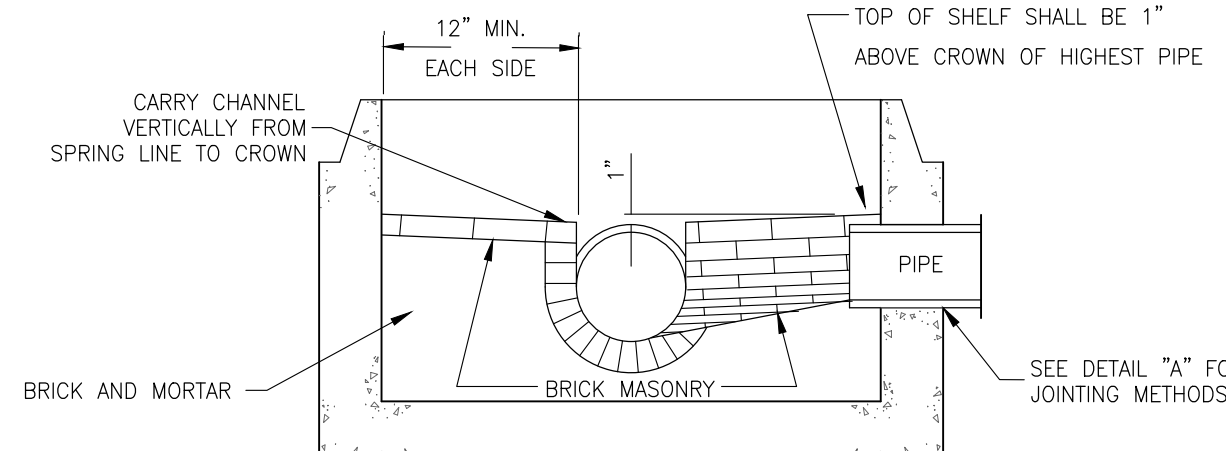
- THE INVERT OF THE INCOMING PIPE SHALL BE NO MORE THAN 6 INCHES ABOVE THE OUTGOING PIPE UNLESS A DROP ENTRY IS USED.

CITY NOTES

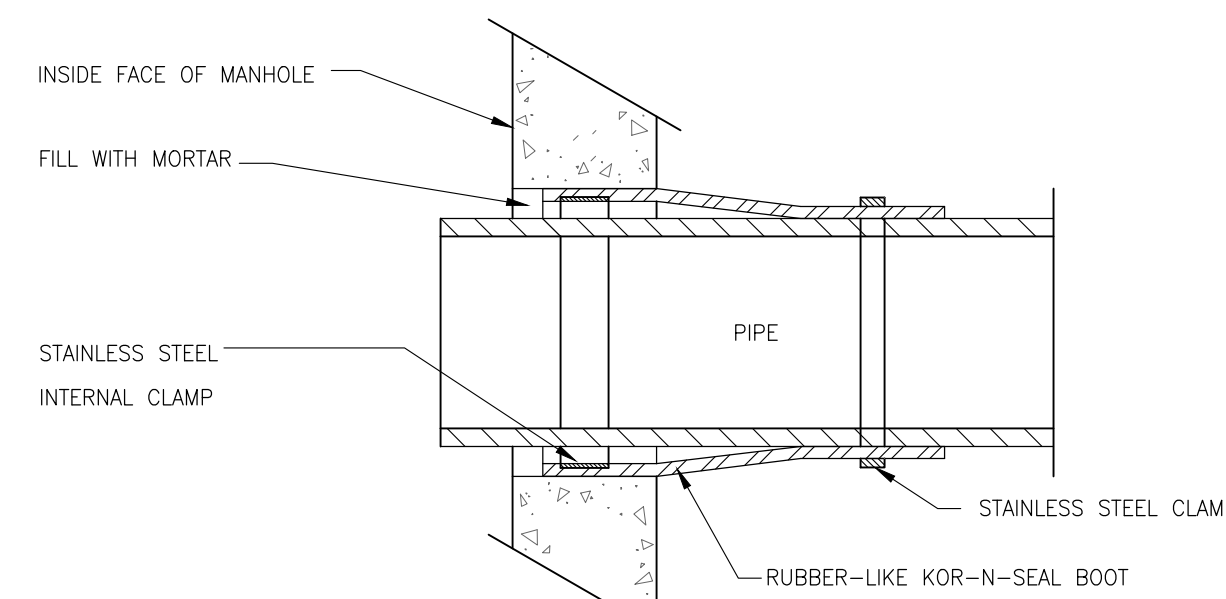
- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE.
- SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
- LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF DOVER AND NHDES REQUIREMENTS. INVERT AND SHELF TO BE PLACED AFTER PASSING THE LEAKAGE TEST.
- CARE SHOULD BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE. BASE SECTION TO BE FULL WALL THICKNESS.
- MANHOLE CHANNELS REQUIRING CHANGE IN ALIGNMENT ARE TO BE BUILT ON A SMOOTH RADIUS.
- IN CROSS COUNTRY AREAS BEYOND ROADWAY RIGHT-OF-WAYS, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE AD HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER.



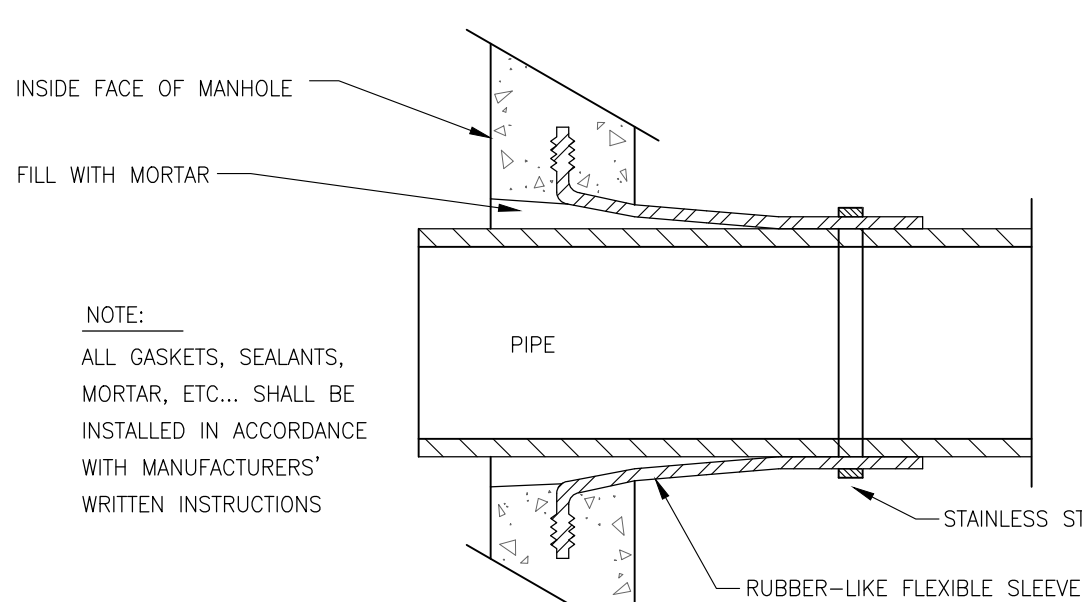
SECTION VIEW



SECTION "B-B"



KOR-N-SEAL JOINT SLEEVE
(OR ACCEPTABLE SUBSTITUTE)

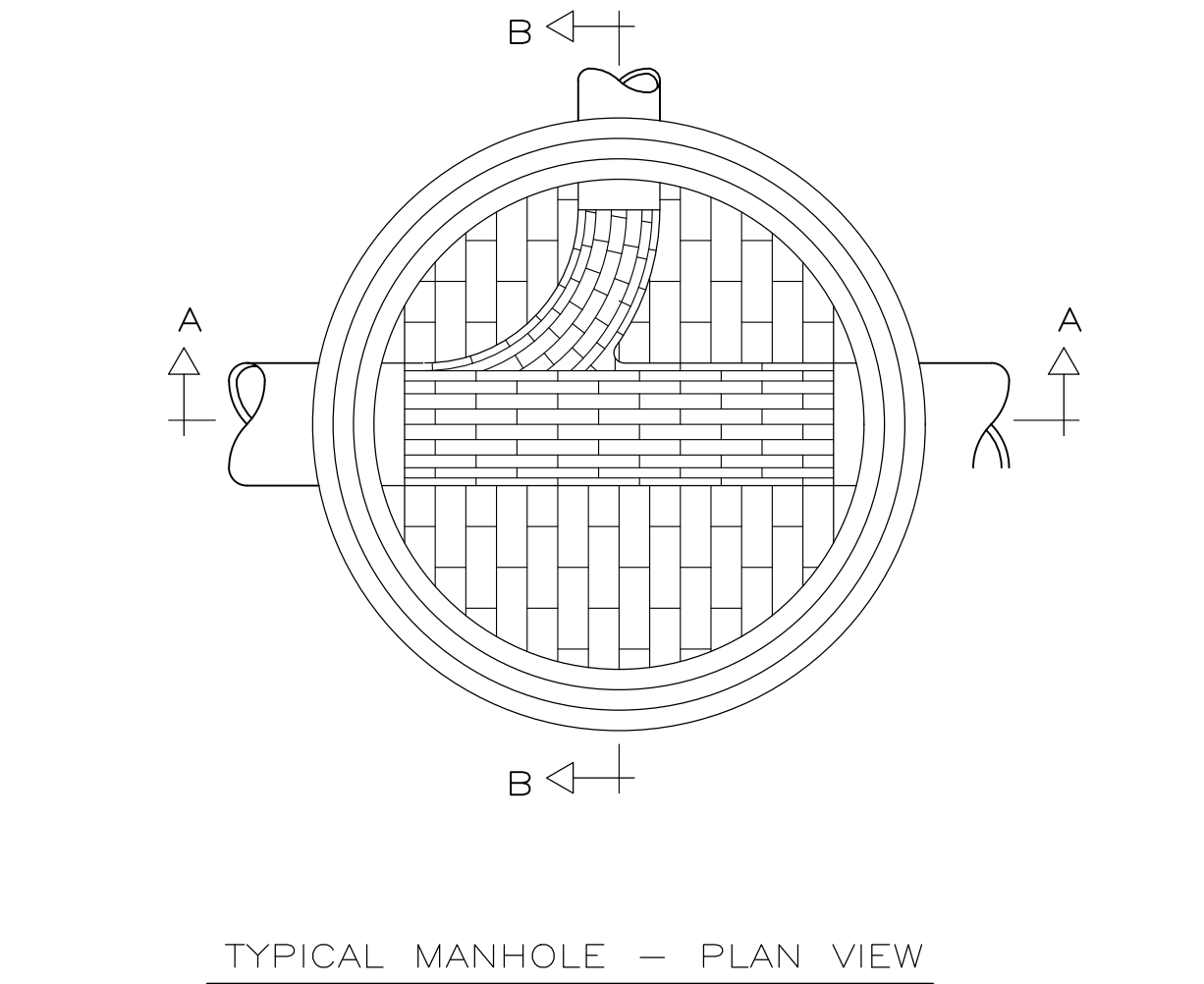


NOTE:

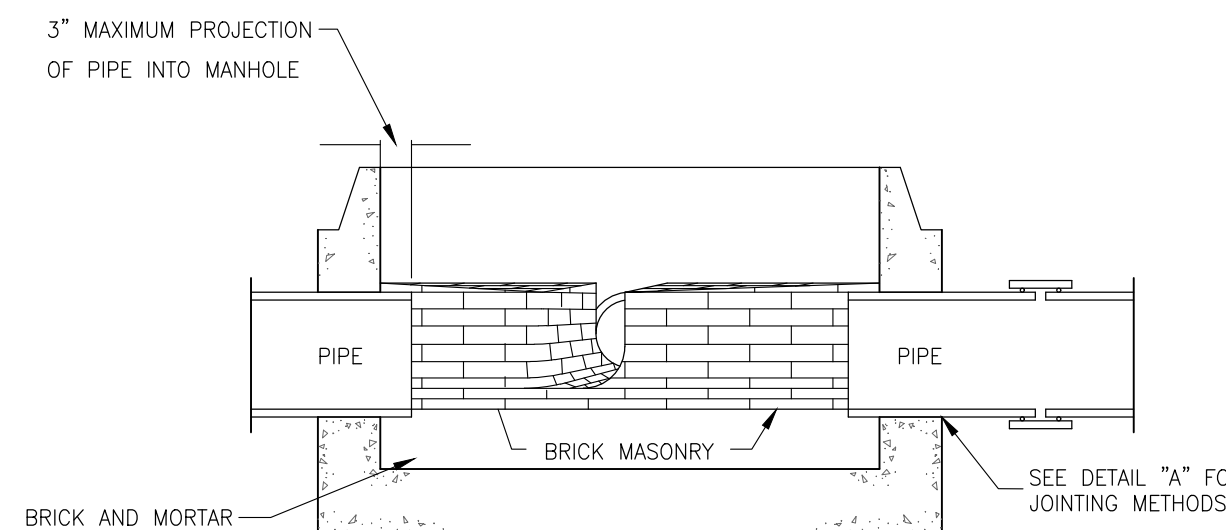
- ALL GASKETS, SEALANTS, MORTAR, ETC., SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

LOCK-JOINT FLEXIBLE MANHOLE SLEEVE
(OR ACCEPTABLE SUBSTITUTE)

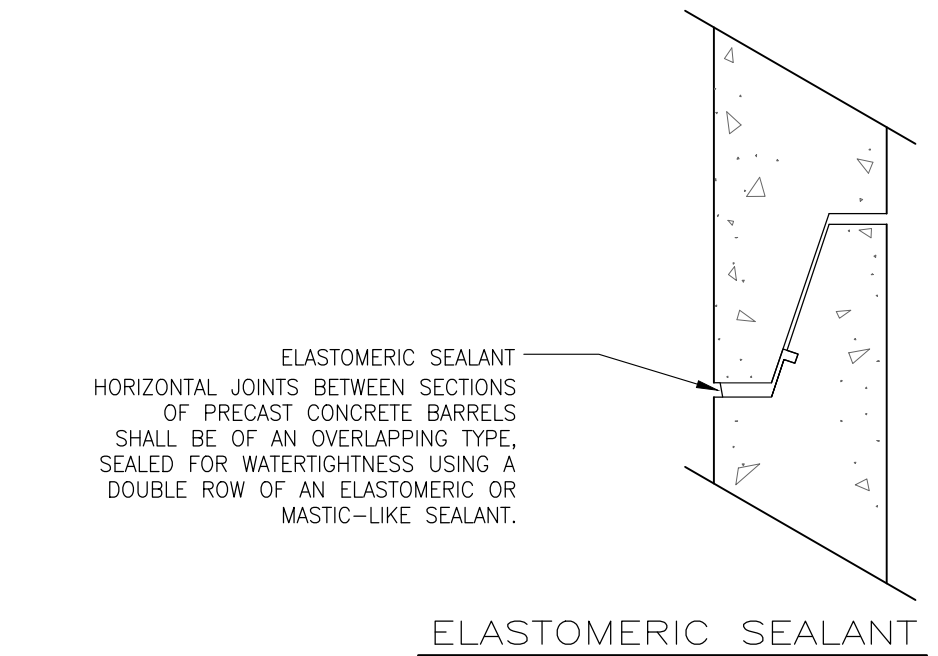
DETAIL "A" - PIPE TO MANHOLE JOINTS



TYPICAL MANHOLE - PLAN VIEW



SECTION "A-A"

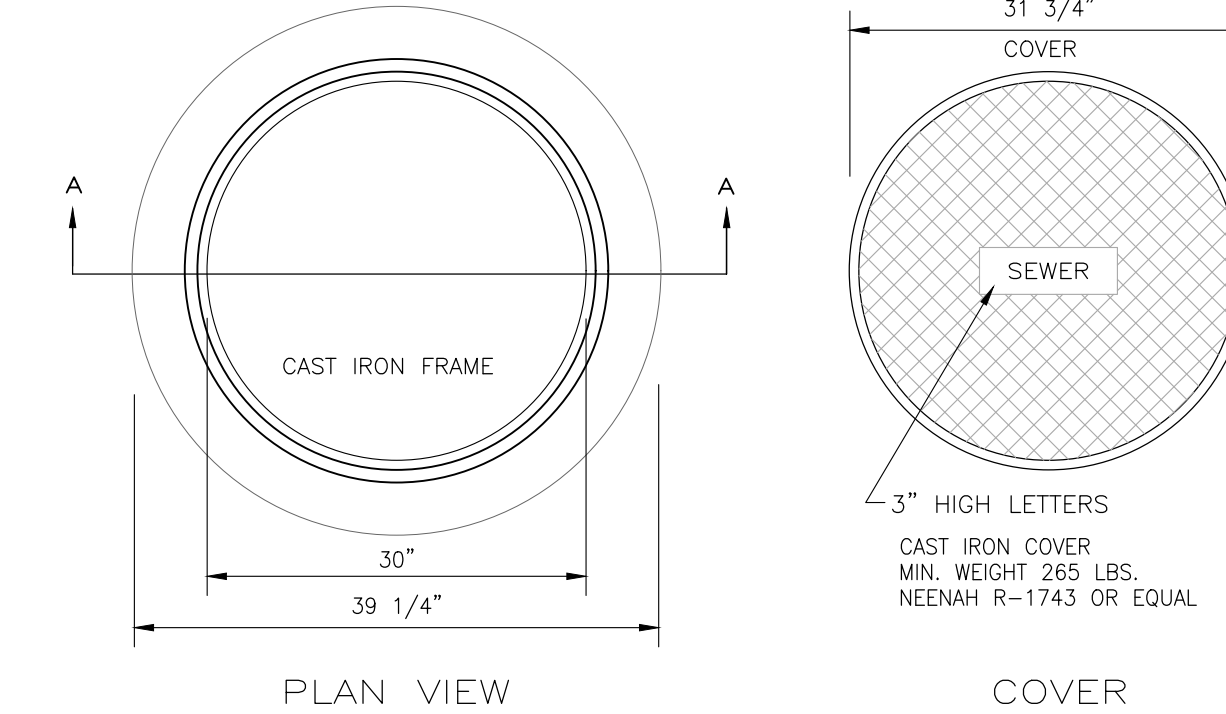


ELASTOMERIC SEALANT

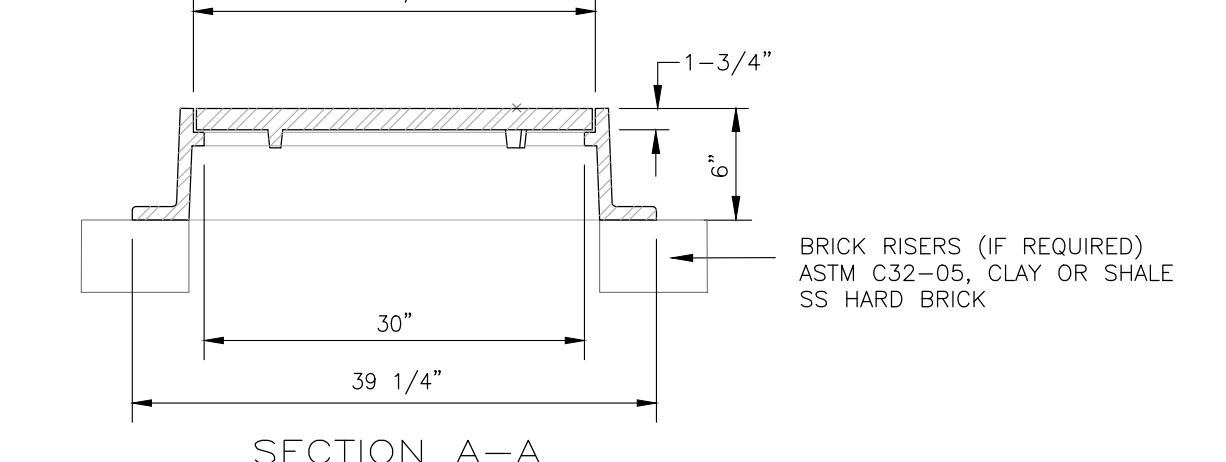
- NOTES:
- ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

- STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
- A) SikaFlex-12-SL
B) SONNEBORN BUILDING PRODUCTS
SONOLASTIC SL-1

DETAIL "B" - HORIZONTAL JOINTS



PLAN VIEW

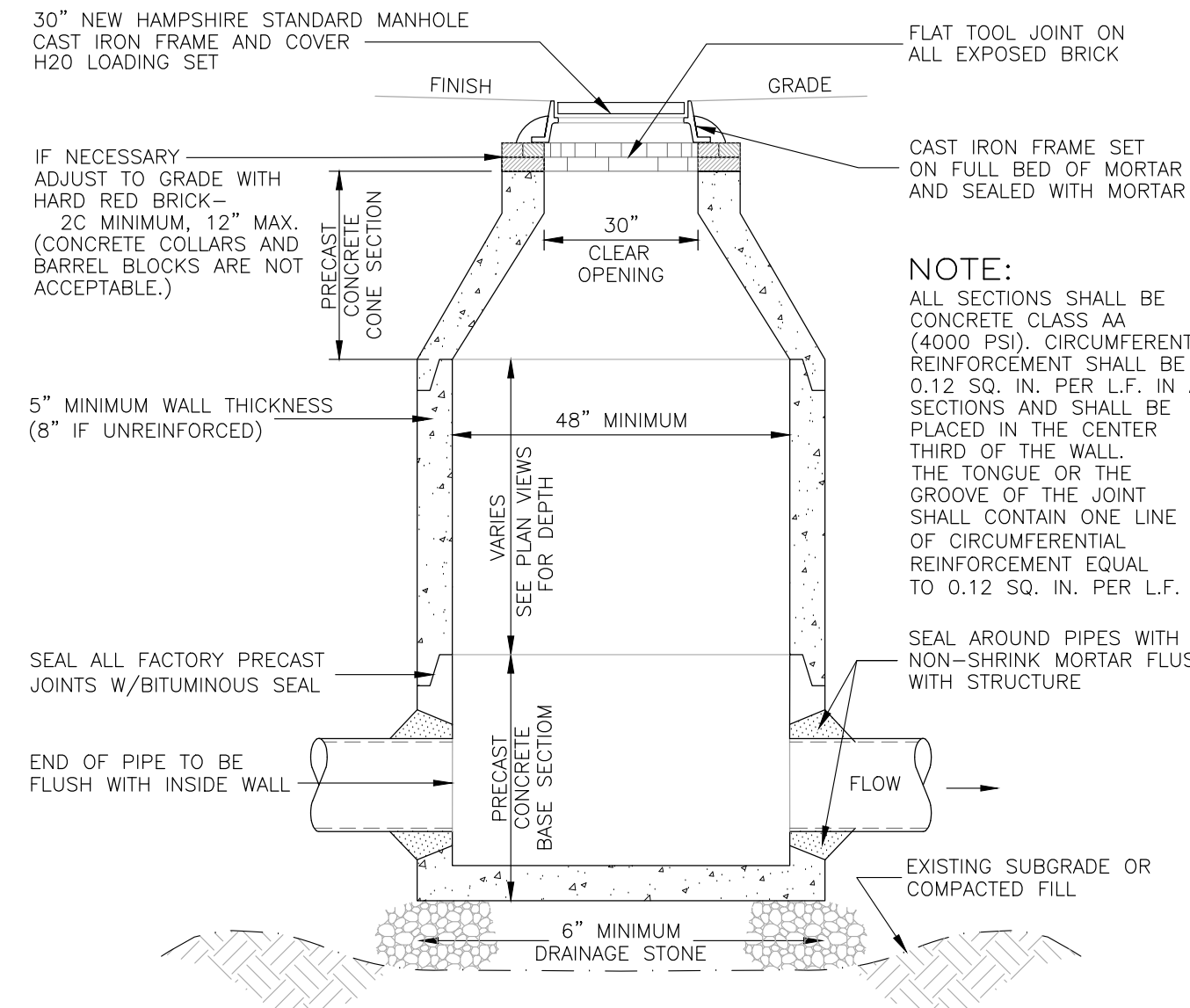


SECTION A-A

MANHOLE FRAME & COVER

HEAVY DUTY

TYPICAL SEWER MANHOLE
(NOT TO SCALE)

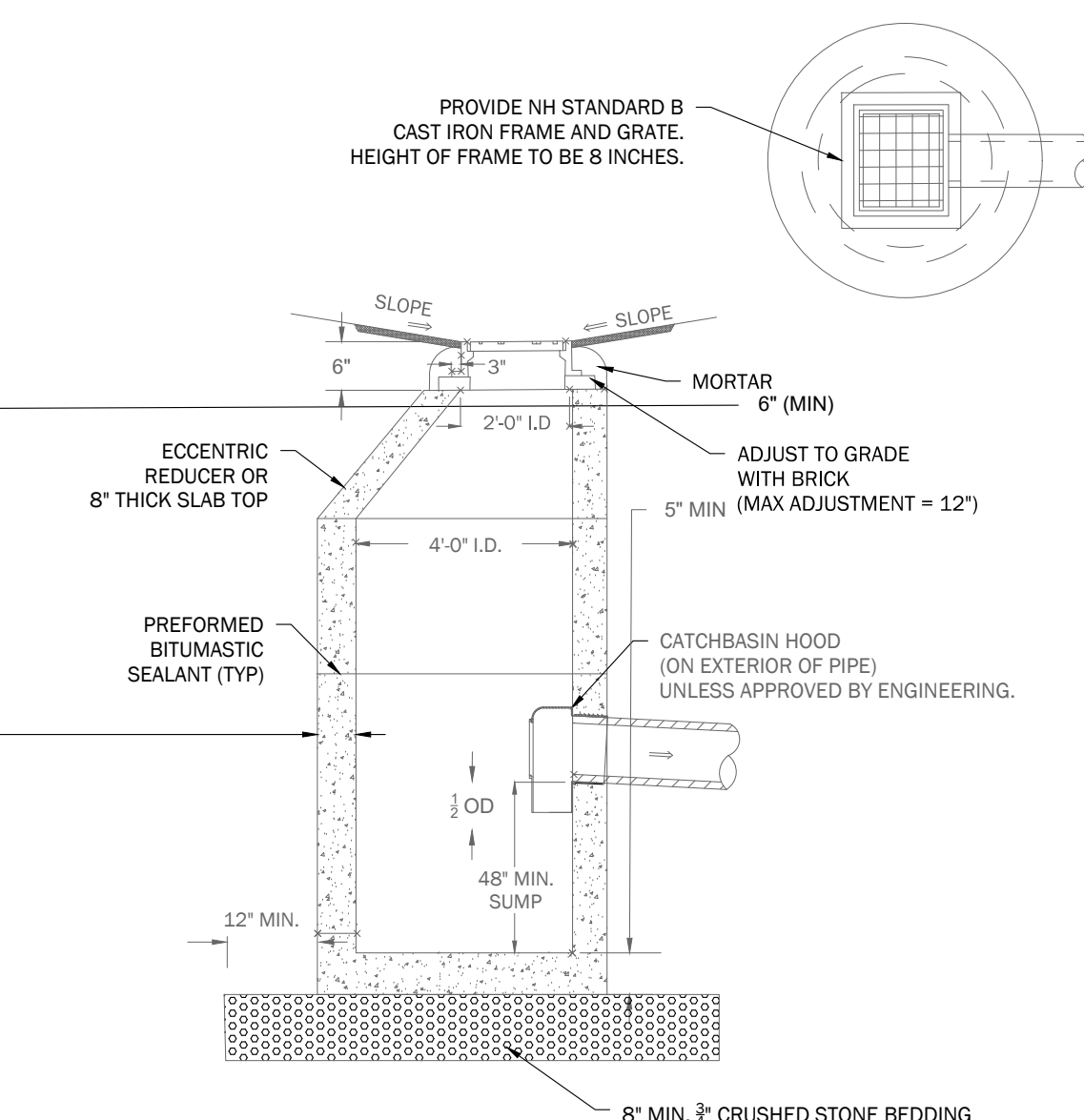


NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

DRAIN MANHOLE

CONCENTRIC CONE

NOT TO SCALE

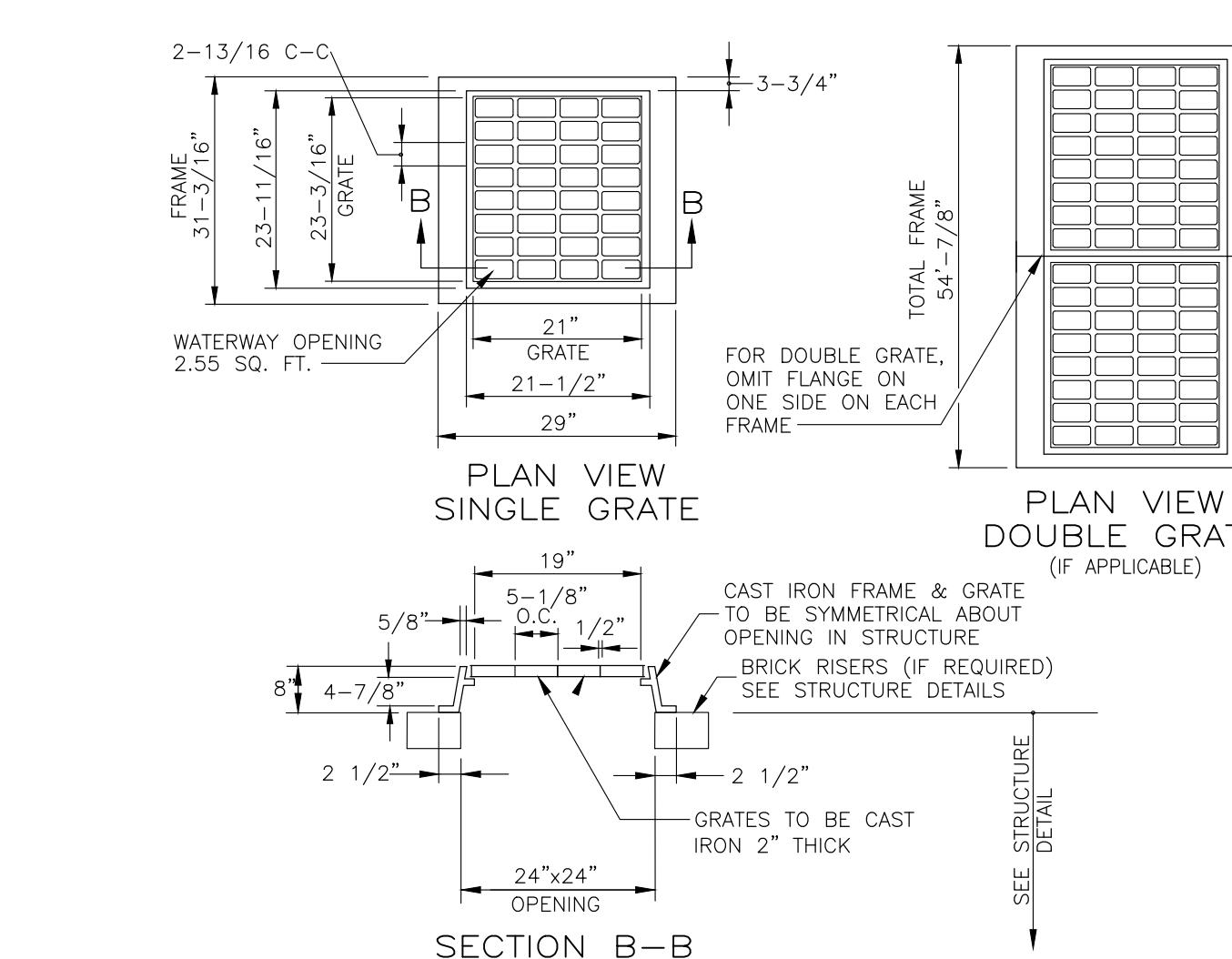


NOTES:

- ENTIRE STRUCTURE SHALL BE H-20 LOAD RATED. PROVIDE MANUFACTURER REINFORCEMENT DETAILS TO THE CITY ENGINEER UPON REQUEST.

D-19 CATCH BASIN

CITY OF DOVER STANDARD DETAIL NOT TO SCALE



PLAN VIEW SINGLE GRATE

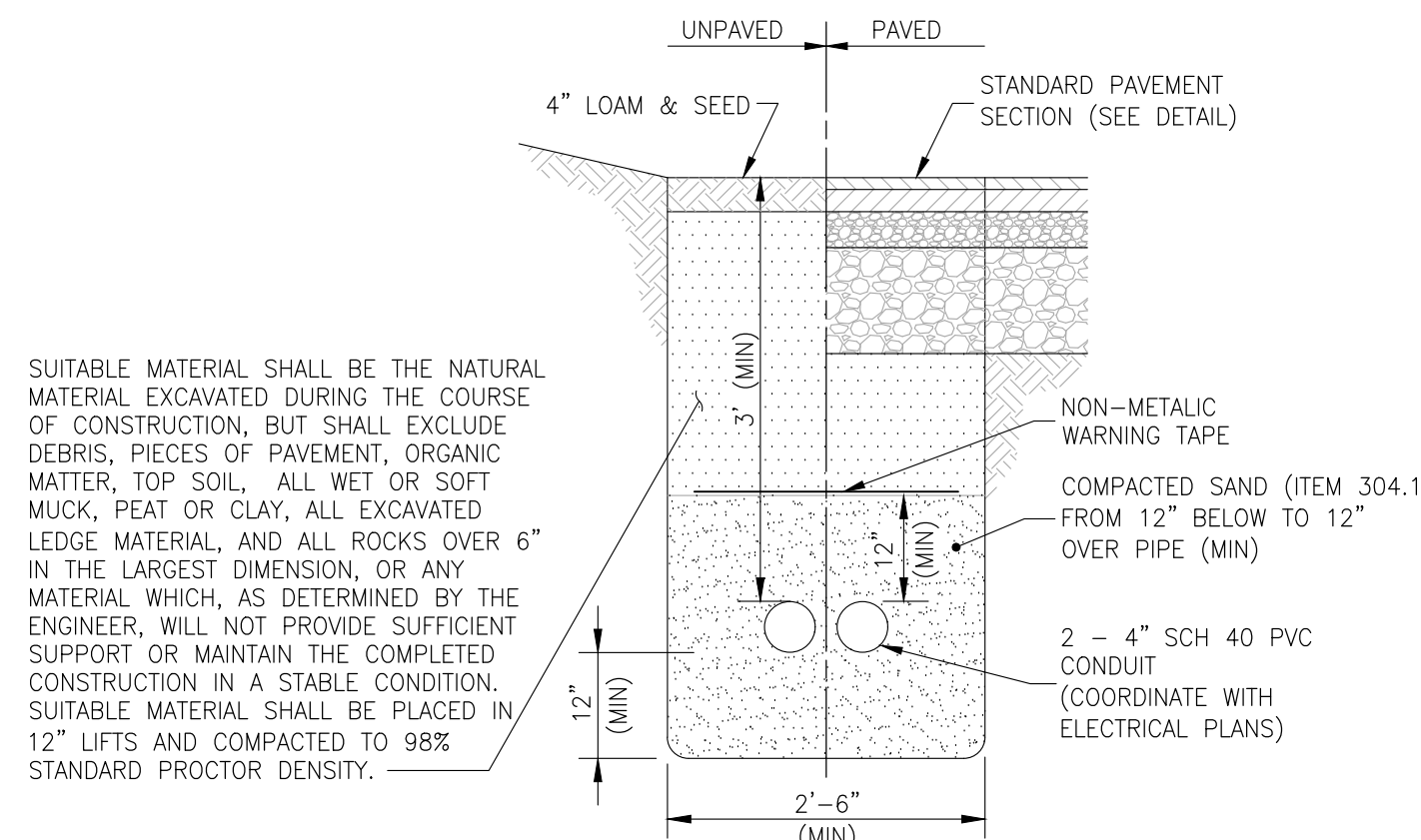
PLAN VIEW DOUBLE GRATE
(IF APPLICABLE)

SECTION B-B

FRAME AND GRATE

NHDOT TYPE B ALT 1

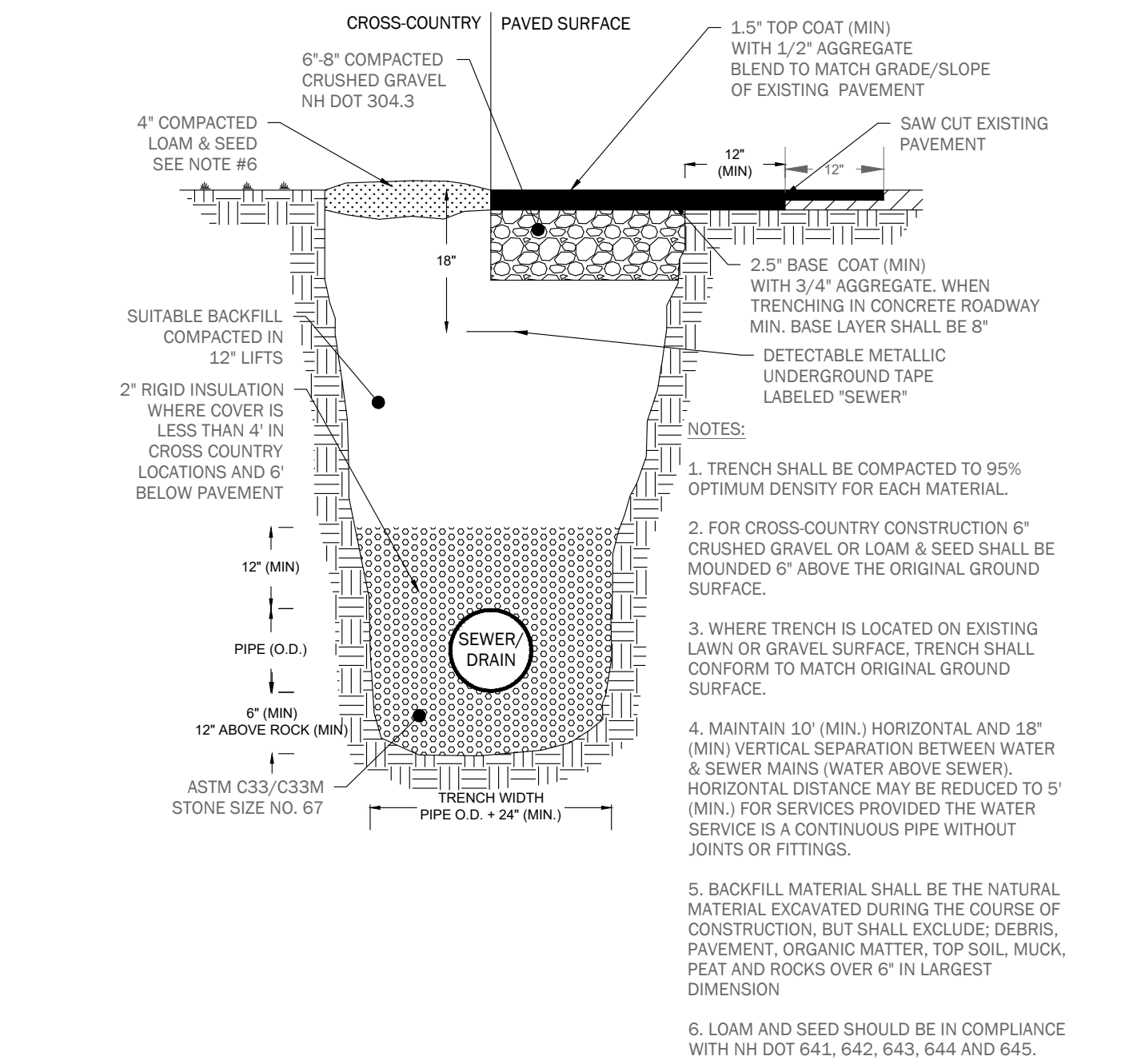
NOT TO SCALE



UTILITY TRENCH

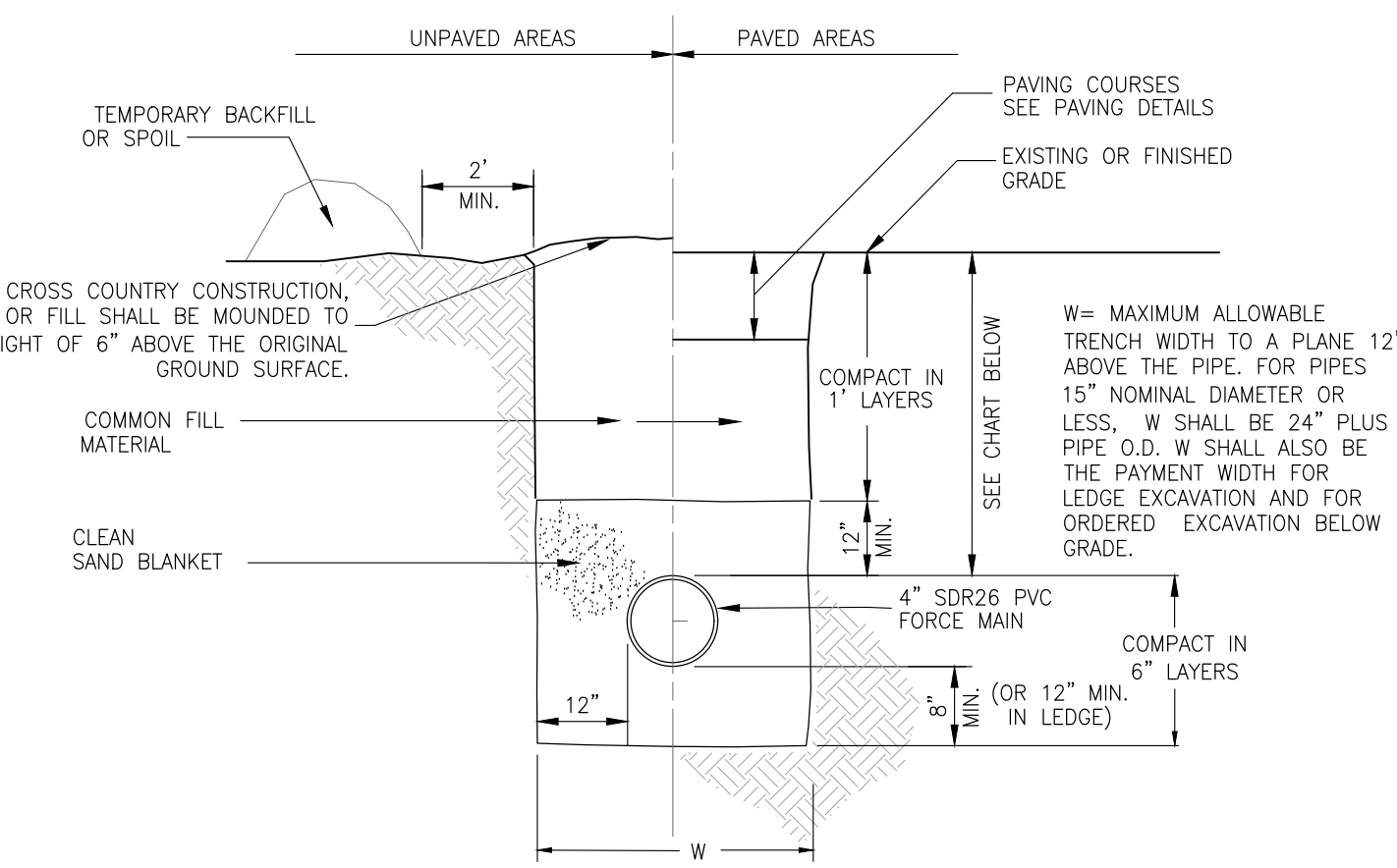
FOR FUTURE ELECTRICAL
CAR CHARGING STATIONS

NOT TO SCALE



D-3 SEWER /DRAIN TRENCH

CITY OF DOVER STANDARD DETAIL NOT TO SCALE



TRENCH

FOR SEWER FORCE MAIN

NOT TO SCALE

DETAILS

MIXED USE DEVELOPMENT

NH ROUTE 108 AND MAST ROAD
DOVER, NEW HAMPSHIRE

OWNER OF RECORD
VC DOVER INVESTMENTS, LLC
48 CONSTITUTION DRIVE
BEDFORD, NH 03110

APPLICANT/DEVELOPER
VC DOVER INVESTMENTS, LLC
48 CONSTITUTION DRIVE
BEDFORD, NH 03110

AS SHOWN PROJECT: P22-72 OCTOBER 18, 2022



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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46001.31 DR JMR FB 1927 SHEET 14 OF 23
CK JK CADFILE 48001-31 CONCEPT

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CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

LANDSCAPE NOTES

SITE AND SOIL PREPARATION

- WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.
- ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SOODED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 6 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.
- LOAM SHALL CONSIST OF LOOSE FRABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER. SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.0. LOAM SHALL CONTAIN A MINIMUM OF TWO PERCENT (2%) AND A MAXIMUM OF FIVE PERCENT (5%) ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. SOIL TEXTURE SHALL BE SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%, AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
- NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.
- SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PRIOR TO SPREADING OPERATIONS.
- APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.
- THE BURDEN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.

SEEDING

- ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANTING IN ANY GIVEN AREA OF THE PROJECT SITE.
- SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEEDD OR SOODED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.

ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

PARK SEED MIX (NHDOT TYPE 15) MIN. 120 LBS/ACRE:
33% CREEPING RED FESCUE (MIN. 40 LBS/ACRE)
42% PERENNIAL RYEGRASS (MIN. 50 LBS/ACRE)
21% KENTUCKY BLUEGRASS (MIN. 25 LBS/ACRE)
4% REDTOP (MIN. 5 LBS/ACRE)

TEMPORARY LAWN MIX (MIN. 47 LBS/ACRE)
100% ANNUAL RYE

SLOPE SEED (NHDOT TYPE 43) MIX 3:1 OR GREATER SLOPES (MIN. 95 LBS/ACRE):

38% CREEPING RED FESCUE (MIN. 35 LBS/ACRE)
32% PERENNIAL RYEGRASS (MIN. 30 LBS/ACRE)
5% REDTOP (MIN. 5 LBS/ACRE)
5% ALSIKE CLOVER (MIN. 5 LBS/ACRE)
5% BIRDFOOT TREFOIL (MIN. 5 LBS/ACRE)
3% LANCE-LEAF CLOVER (MIN. 4 LBS/ACRE)
3% OXYE DAWY (MIN. 3 LBS/ACRE)
3% BLACKEYED SUSAN (MIN. 4 LBS/ACRE)
3% WILD LUPINE (MIN. 4 LBS/ACRE)

SLOPE SEED (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 80 LBS/ACRE):

44% CREEPING RED FESCUE (MIN. 35 LBS/ACRE)
38% PERENNIAL RYEGRASS (MIN. 30 LBS/ACRE)
6% REDTOP (MIN. 5 LBS/ACRE)
6% ALSIKE CLOVER (MIN. 5 LBS/ACRE)
6% BIRDFOOT TREFOIL (MIN. 5 LBS/ACRE)

PLANTING

- EXCAVATE PITS, PLANTERS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
- ANY LEDGE OR RUBBLE MATERIAL SHALL BE FRACTURED TO A DEPTH OF 3 FEET AND EXCAVATED TO A DEPTH OF 30 INCHES FOR TREE POCKETS AND 18 INCHES FOR SHRUB BEDS. THIS PROCEDURE SHALL BE HANDLED BY THE SITE CONTRACTOR. SITE TOPSOIL SHALL BE DEPOSITED IN ALL EXCAVATED POCKETS.
- DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
- FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.
- DISH TOP OF BACKFILL TO ALLOW FOR MULCH - PLANT SAUCERS SHALL BE AS SHOWN ON DETAIL SHEETS; 6" DIAMETER FOR ALL DECIDUOUS TREES, AND FOR EVERGREEN TREES A RADIUS 2' BEYOND THE OUTER MOST BRANCHES.
- MULCH TREES, SHRUBS, PLANTERS AND BEDS. PROVIDE NOT LESS THAN 3" THICKNESS OF BARK MULCH, 3/8"-2" OF WIDTH, AND WORK INTO TOP OF BACKFILL. FINISH LEVEL WITH ADJACENT FINISH GRADES AS DIRECTED IN THE FIELD.
- TREGATOR WATERING SYSTEM OR APPROVED EQUAL SHALL BE INSTALLED FOR ALL DECIDUOUS TREES AT TIME OF PLANTING AND REMOVED BEFORE FROST. WATERING RATE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIALS SHALL HAVE DEAD OR DAMAGED BRANCHES REMOVED AT TIME OF PLANTING. ALL TAGS AND RIBBONS SHALL BE REMOVED AT THIS TIME.
- THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.

LANDSCAPE MAINTENANCE

LAWN

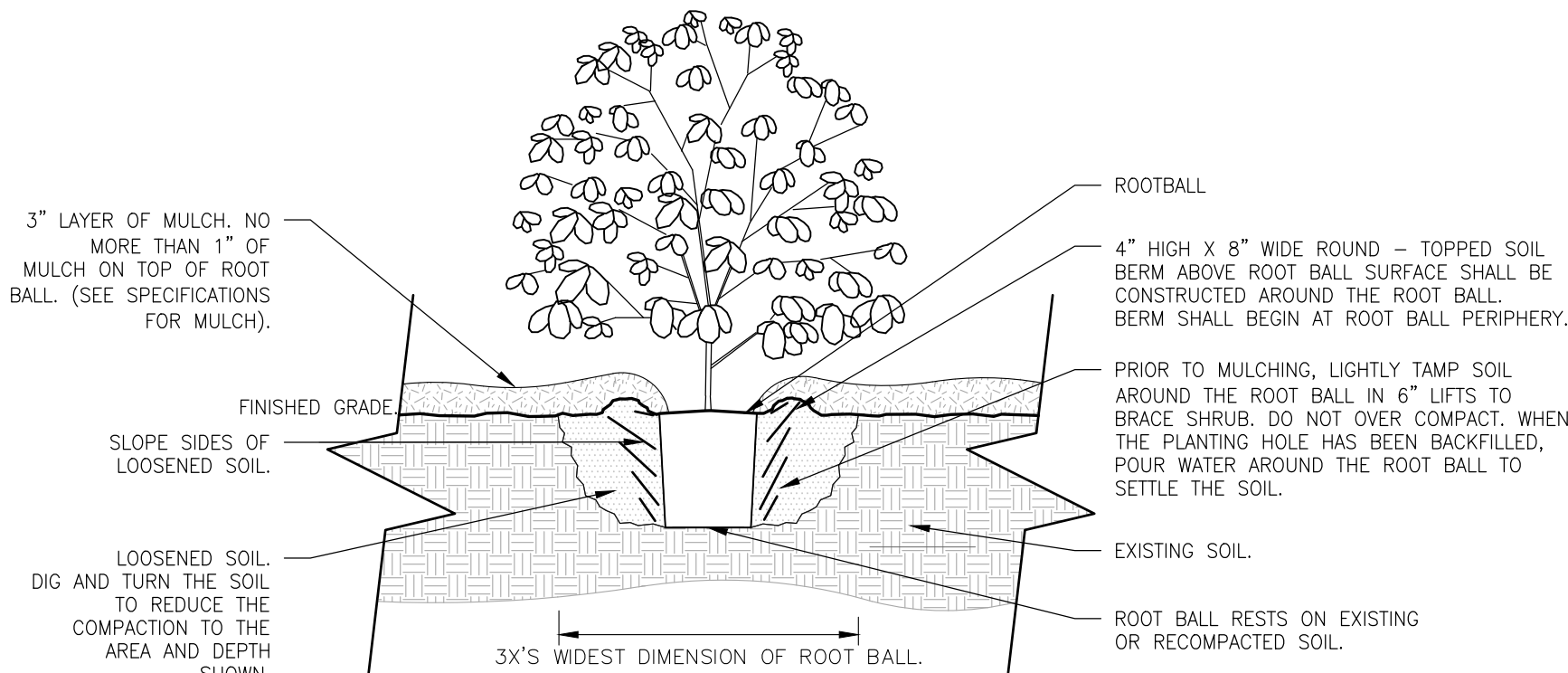
- BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:
 - SEEDD LAWN: 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - SOODED LAWN: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - PLUGGED LAWN: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - SPRIODD LAWN: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
 - IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH. ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
- WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP LAWN UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES (100 mm).
 - SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
 - WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.
- MOW LAWN AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIC HEIGHT WITHOUT CUTTING MORE THAN 40 PERCENT OF GRASS HEIGHT. REMOVE NO MORE THAN 40 PERCENT OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME Matted. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT.
- LAWN POSTFERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY. BEST PRACTICES TO MINIMIZE ENVIRONMENTAL IMPACTS SUCH AS THE USE OF LOW PHOSPHOROUS FERTILIZER AND SLOW RELEASE NITROGEN, SHALL BE USED.
- LIME AND FERTILIZATION RATE SHALL BE 25LBS/ACRE.

MEADOW

- BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE MEADOW IS ESTABLISHED, BUT FOR NOT LESS THAN 40 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH MEADOW BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH.
- WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP MEADOW UNIFORMLY MOIST.
 - SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
 - WATER LAWN AT A MINIMUM RATE OF 1/2 INCH (13 mm) PER WEEK FOR 4 WEEKS.

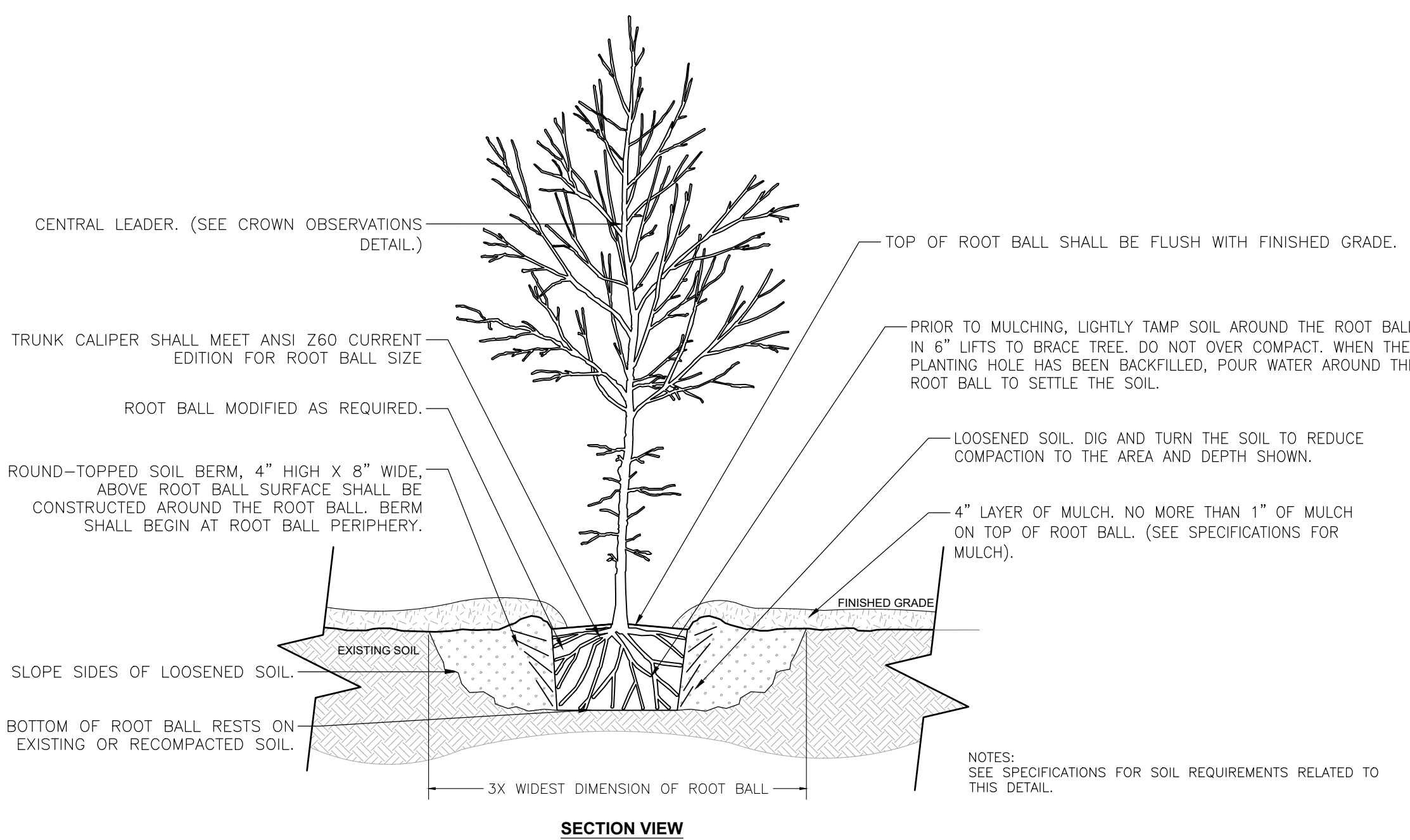
TREES AND SHRUBS:

- PRUNING SHOULD BE STARTED EARLY AND KEPT UP AT REGULAR INTERVALS. TREES SHOULD BE PRUNED AND SHAPED TO AVOID SPLITTING LATER IN LIFE. BROKEN TOPS AND BRANCHES SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INJURY. BROKEN, WEAK OR DISEASED BRANCHES SHOULD BE REMOVED FIRST, DEAD BRANCHES SECOND AND HEALTHY BRANCHES LAST.
- TREES AND SHRUBS SHOULD BE PROTECTED AGAINST DAMAGE INCURRED WITH LAWN MOWERS AND GARDEN EQUIPMENT. KEEPING GRASS AWAY FROM TREE TRUNKS WITH THE USE OF MULCH IS RECOMMENDED.
- THE USE OF ROAD SALT AROUND TREES AND SHRUBS SHOULD BE AVOIDED OR MINIMIZED.
- LANDSCAPED AREAS SHALL BE ROUTINELY MAINTAINED FREE OF DEBRIS AND LITTER. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



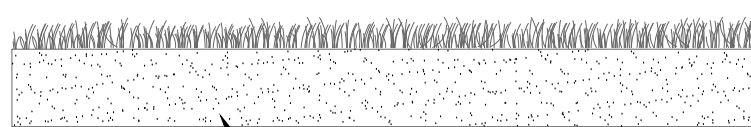
SHRUB PLANTING

NOT TO SCALE



TREE WITH BERM

NOT TO SCALE



LOAM & SEED

NOT TO SCALE

2" x 2" DOVER SQUARE

DETAILS

MIXED USE DEVELOPMENT

NH ROUTE 108 AND MAST ROAD

DOVER, NEW HAMPSHIRE

OWNER OF RECORD AND APPLICANT/DEVELOPER
VC DOVER INVESTMENTS, LLC VC DOVER INVESTMENTS, LLC
48 CONSTITUTION DRIVE 48 CONSTITUTION DRIVE
BEDFORD, NH 03110 BEDFORD, NH 03110

AS SHOWN

PROJECT: P22-72 OCTOBER 18, 2022



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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DR JMR

FB

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4801-31 CONCEPT

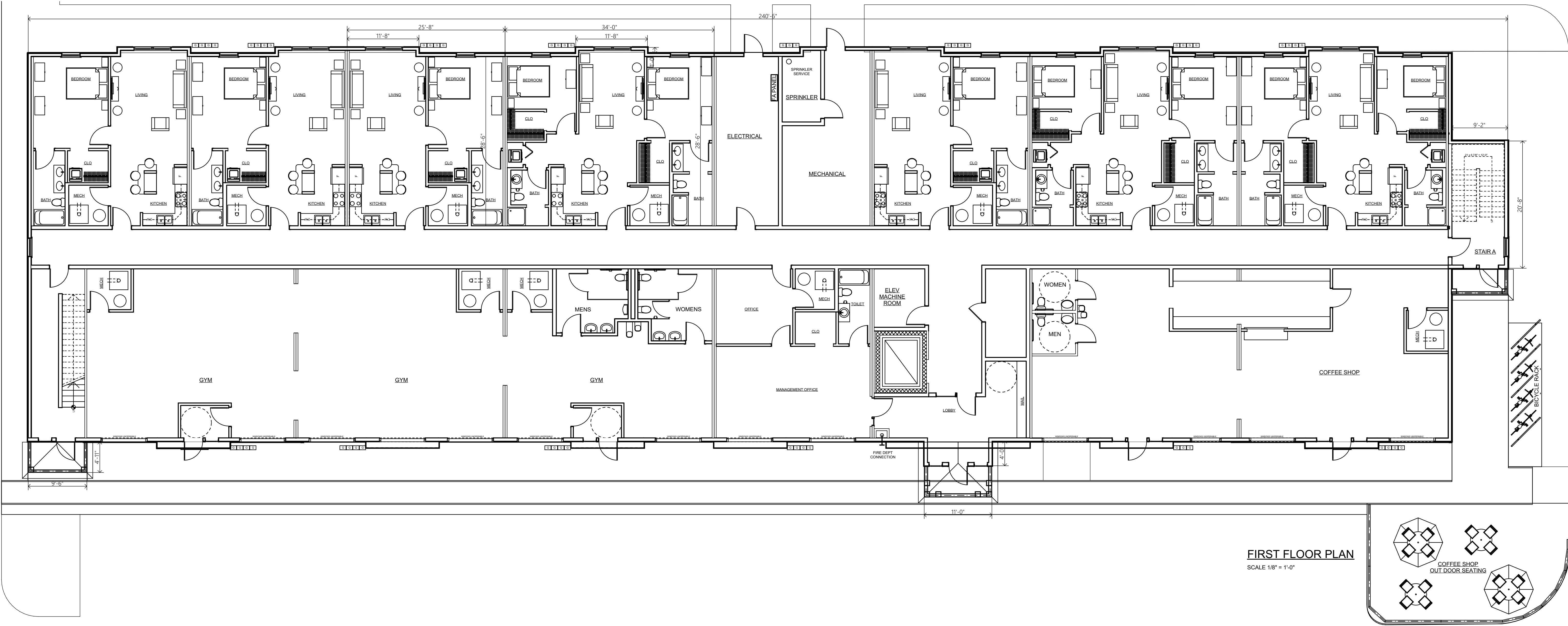
SHEET 16 OF 23



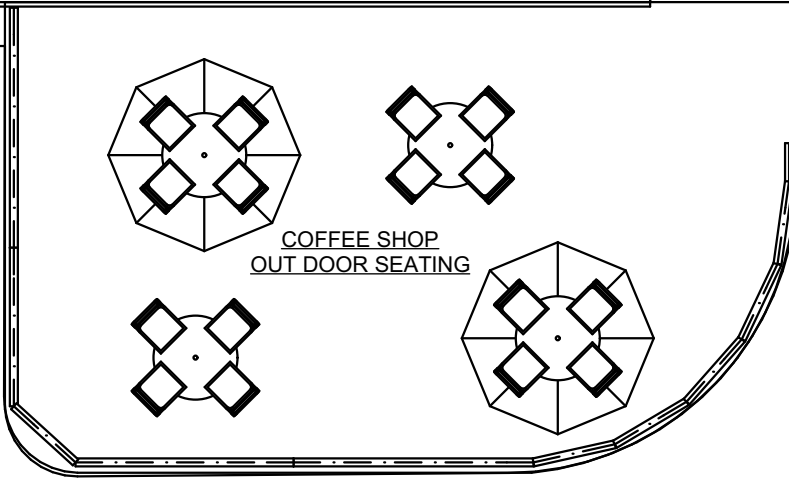
CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION



Rendering from North West



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT COUNTS
4 - One Bedrooms
3 - Two Bedrooms

Issue Dates	
3/10/2022	Preliminary
1/27/2023	Revised Preliminary
11/21/2022	ELEVATION NOTES ADDED
2/8/2023	Revised Commercial Layout
2/8/2023	REVISED TRIM DETAILS, WINDOWS
2/27/2023	REVISED SIDING, WINDOWS

BURNELL

ARCHITECTS

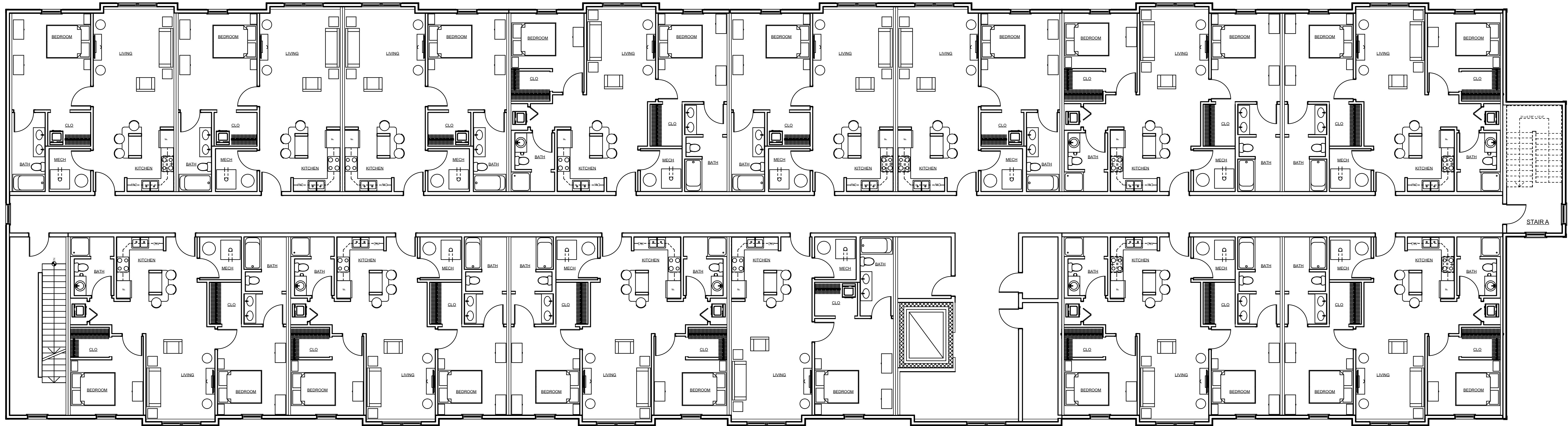
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SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT COUNTS
6 - One Bedrooms
8 - Two Bedrooms

Issue Dates	
3/10/2022	Preliminary
1/27/2023	Revised Preliminary

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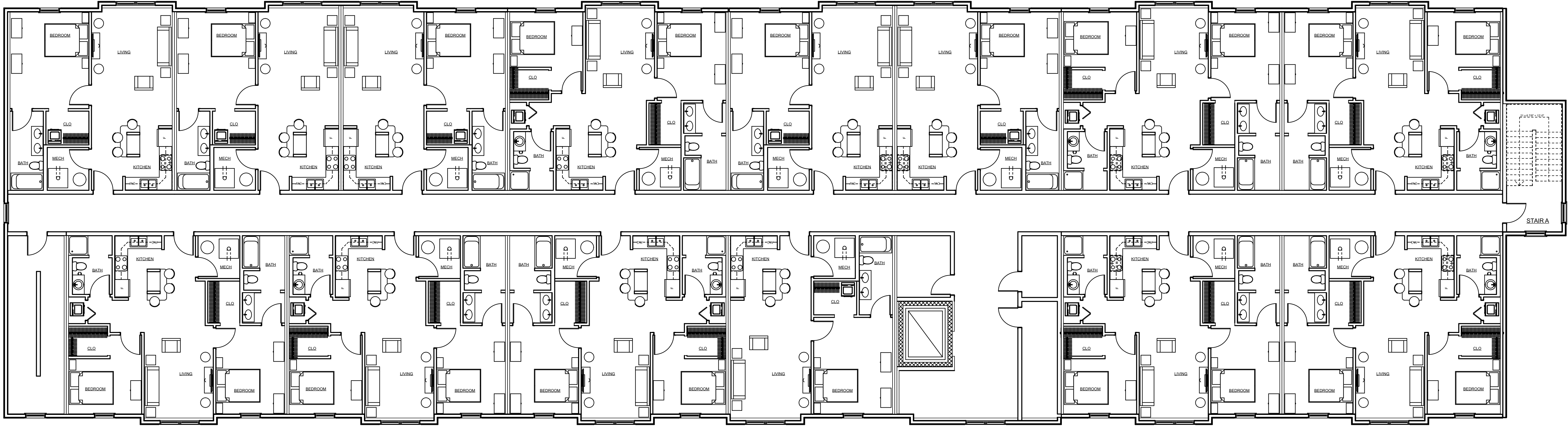
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THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT COUNTS
6 - One Bedrooms
8 - Two Bedrooms

Issue Dates	
3/10/2022	Preliminary
1/27/2023	Revised Preliminary

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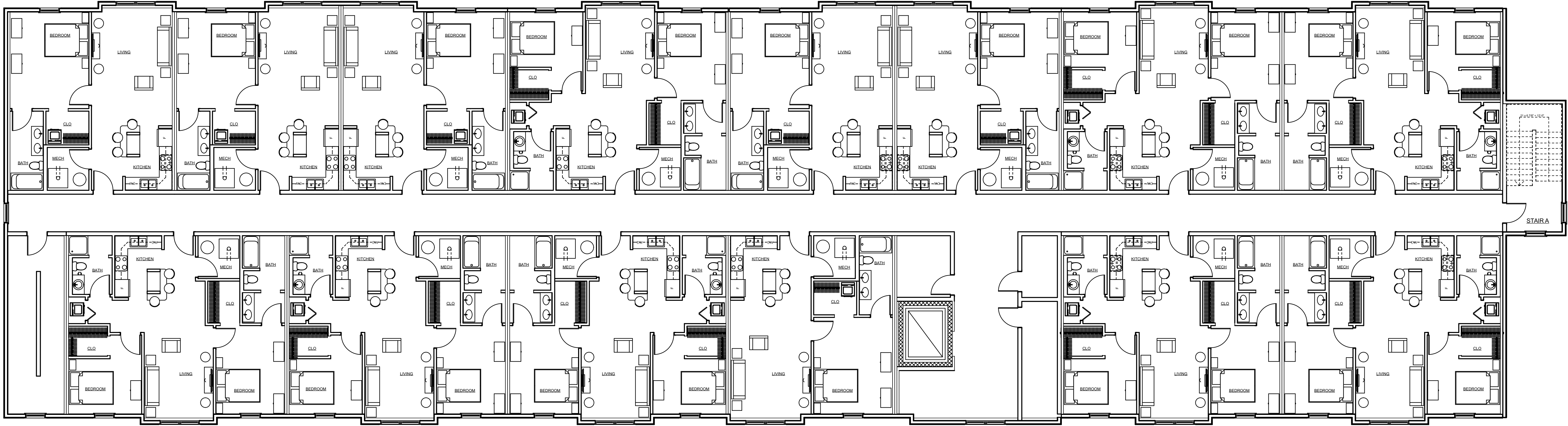
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FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT COUNTS
6 - One Bedrooms
8 - Two Bedrooms

Issue Dates	
3/10/2022	Preliminary
1/27/2023	Revised Preliminary

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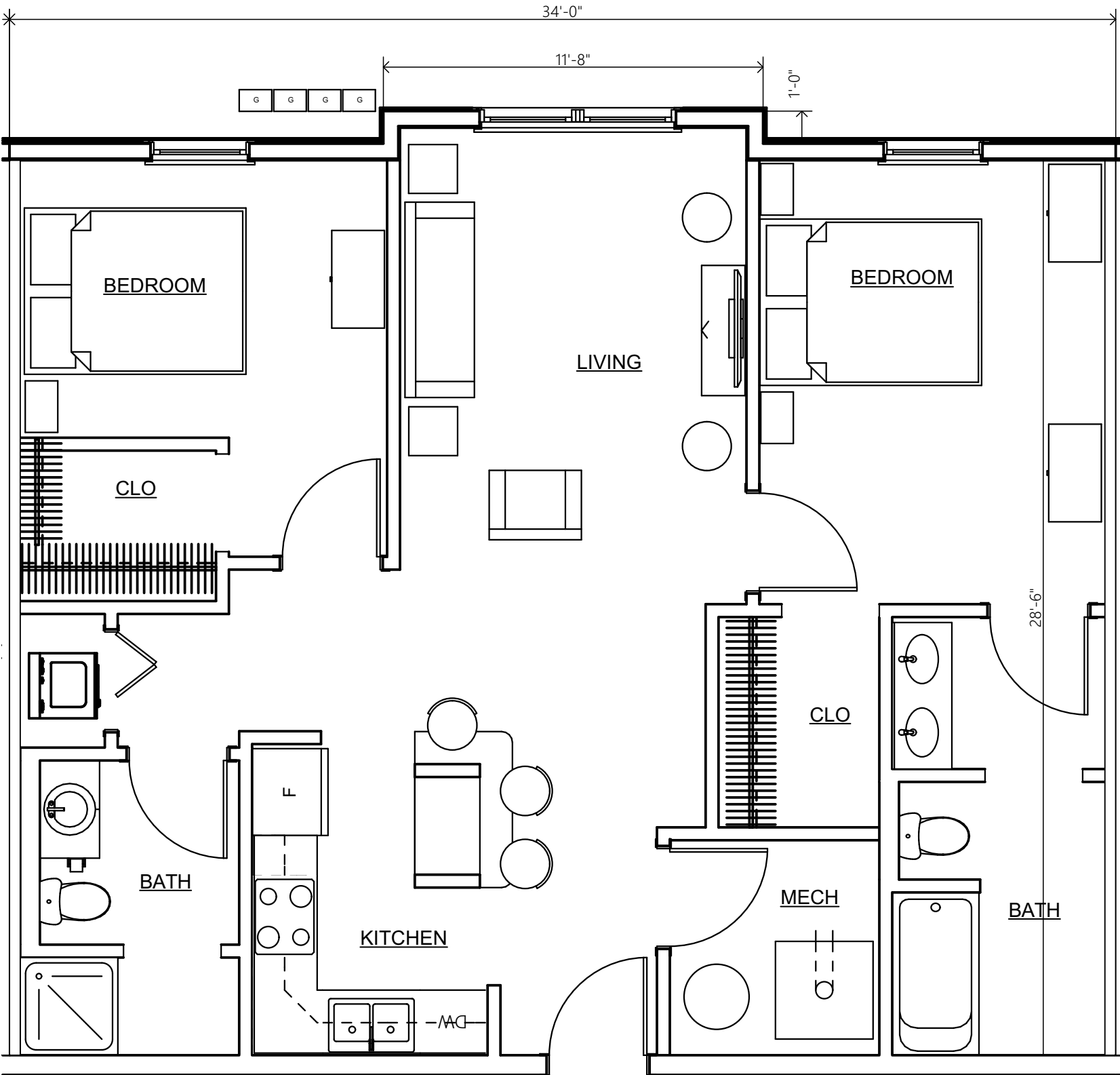
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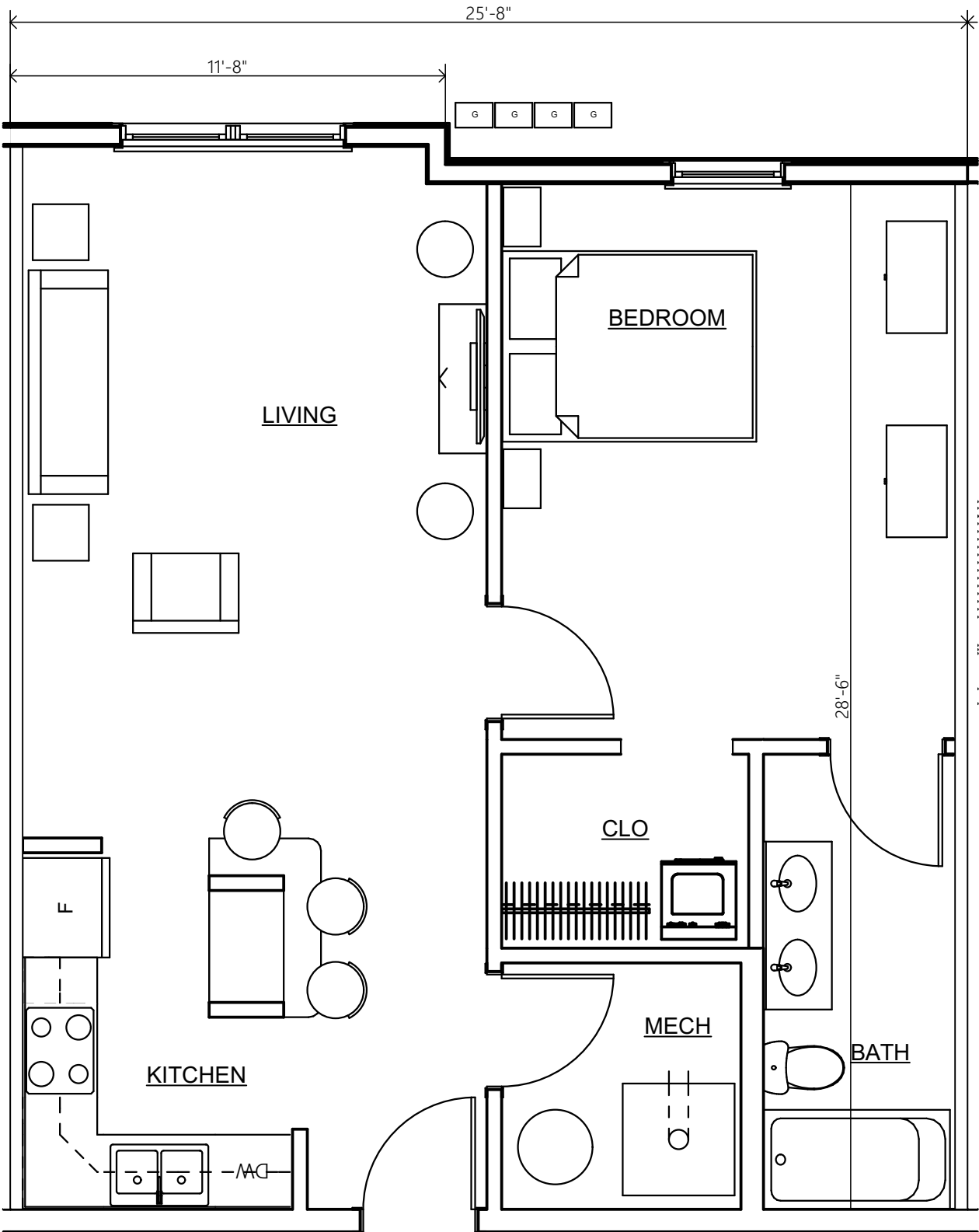
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981 Sq Ft **TWO BEDROOM UNIT PLAN**
SCALE 1/4" = 1'-0"



743 Sq Ft **ONE BEDROOM UNIT PLAN**
SCALE 1/4" = 1'-0"

Issue Dates	
3/10/2022	Preliminary
1/27/2023	Revised Preliminary

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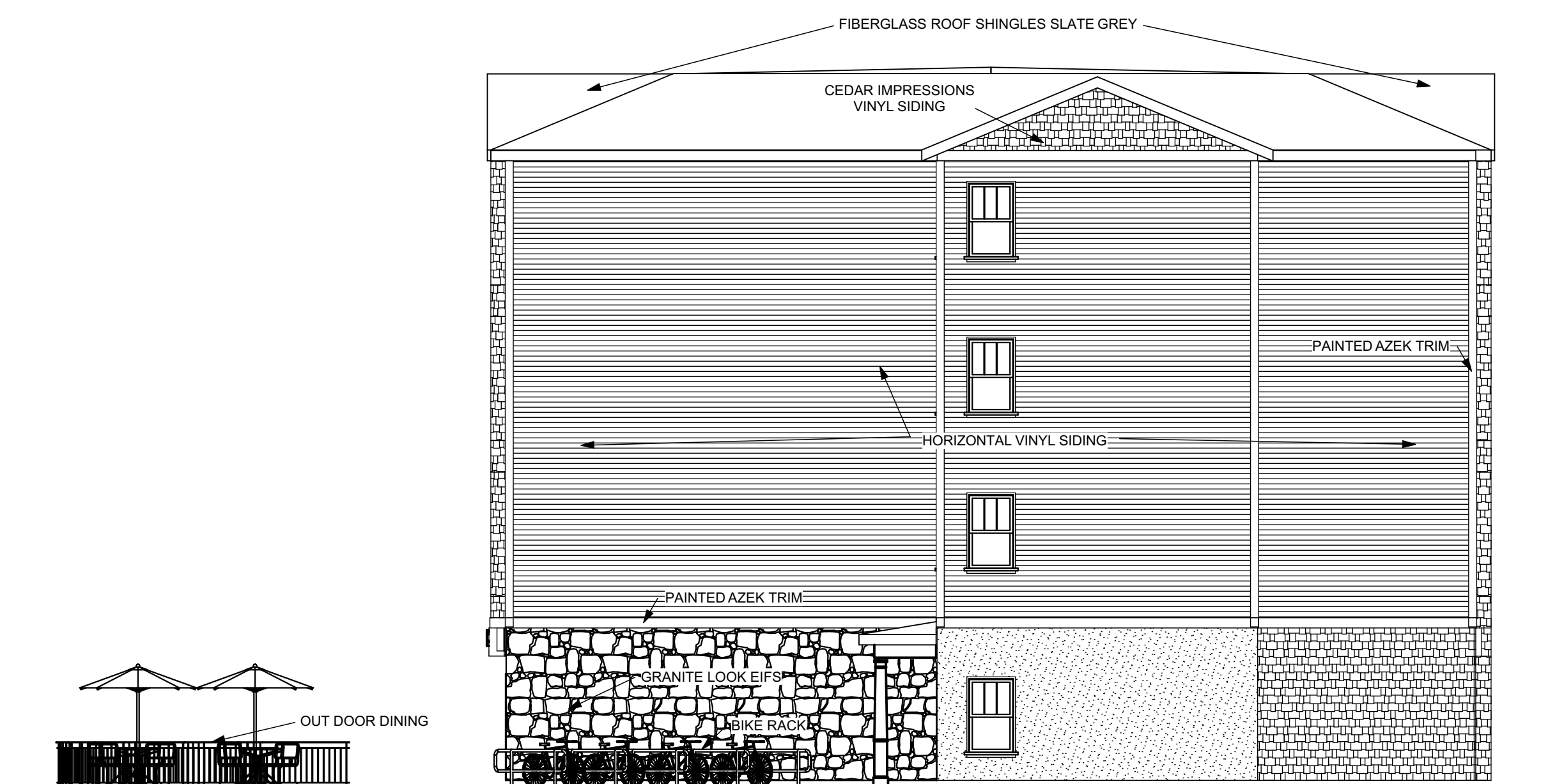
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WEST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"

Issue Dates	
3/10/2022	Preliminary
1/27/2023	Revised Preliminary
11/21/2022	ELEVATION NOTES ADDED
1/27/2023	REVISED MATERIALS ADDED SOLAR PANELS
2/8/2023	REVISED TRIM DETAILS, WINDOWS
2/27/2023	REVISED SIDING, WINDOWS

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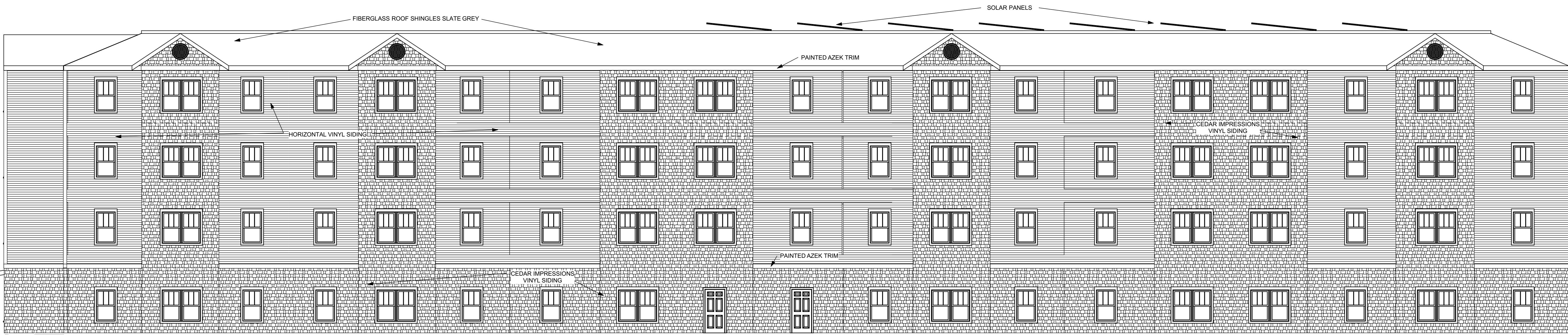
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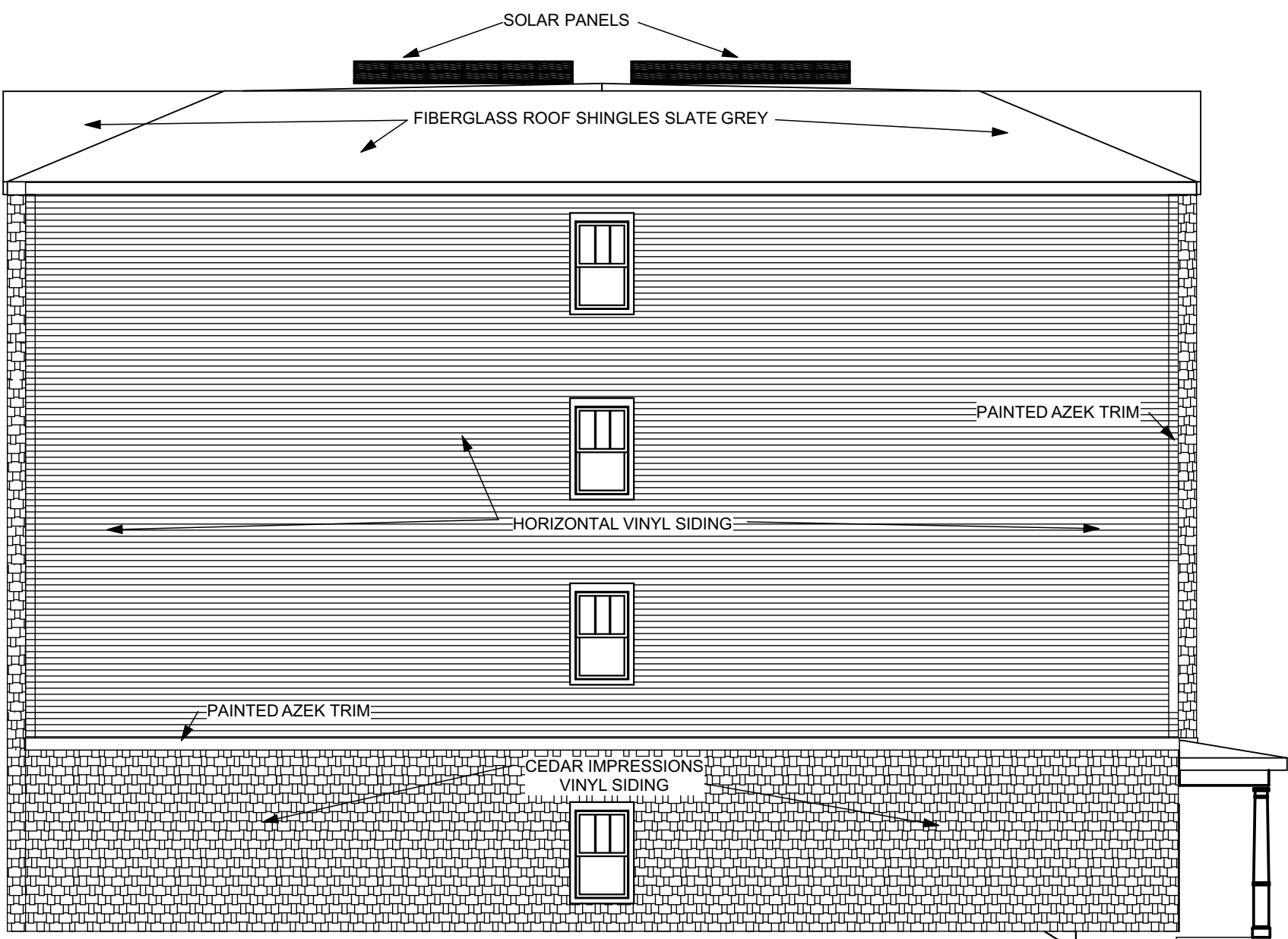
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EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Issue Dates	
3/10/2022	Preliminary
1/27/2023	Revised Preliminary
1/27/2023	REVISED MATERIALS ADDED SOLAR PANELS
2/8/2023	REVISED TRIM DETAILS, WINDOWS
2/27/2023	REVISED SIDING, WINDOWS

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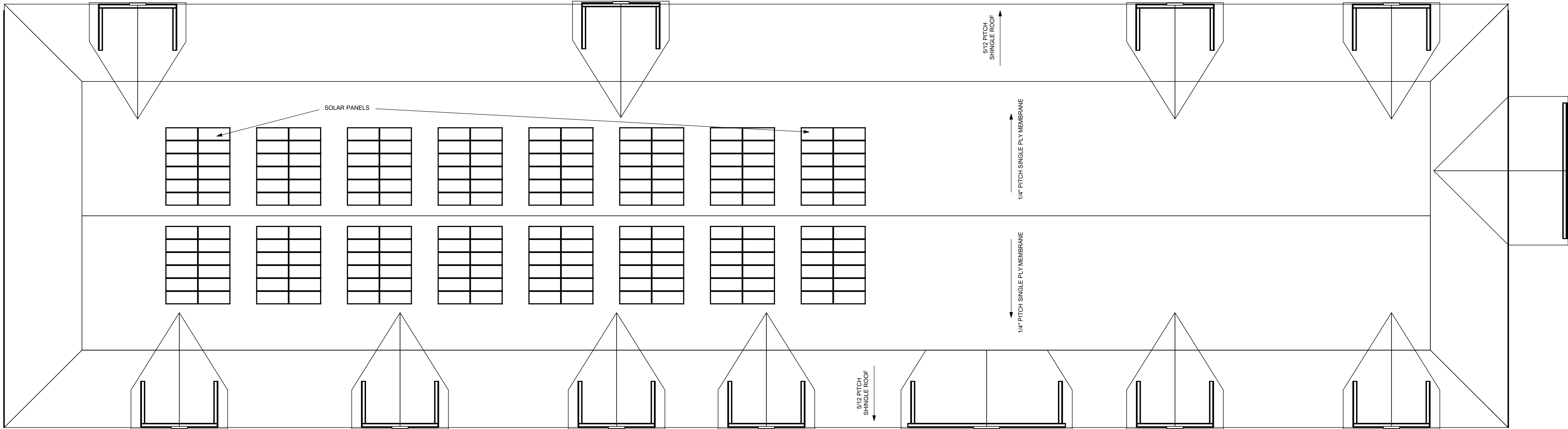
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ROOF PLAN
SCALE 1/8" = 1'-0"

Issue Dates	
3/10/2022	Preliminary
1/27/2023	Revised Preliminary

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