

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, August 3, 2023**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Amendment to Site Plan approval for Berry Surveying & Engineering
(Owners: The Station Apartment, LLC), Assessor's Map 31, Lot 4-1, zoned CBD-TOD, located at 2 Grove Street. (Proposal is to remove the wall along the connecting walkway with associated utilities and stormwater amendments). (WAIV-2023-0008).
2. 11:15 AM - 12:00 PM: Site Review Amendment for John Kniphfer (Owner: Kniphfer, LLC)
Assessor's Map I, Lot 55-A, zoned R-12, located at 43 Back River Road. (Proposal is for a daycare use and to install a second driveway to help with traffic flow at drop off and pick up with associated parking.) (WAIV-2023-0004). [*This item was previously heard on 06/22/2023*]



PLAN SNAPSHOT REPORT WAIV-2023-0008 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment **Project:** **App Date:** 07/19/2023
Work Class: Plan **District:** None **Exp Date:** 09/22/2023
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:

Description: Proposal is to remove the wall along the connecting walkway

Parcel: 31004-001000	Main	Address: 2 Grove St Dover, 03820	Main	Zone:
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Applicant Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403	Owner Bill Goldstein 35 THIRD ST DOVER, 03820 Business: (603) 742-5300	Applicant Bill Goldstein 35 THIRD ST DOVER, 03820 Business: (603) 742-5300
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Plan Custom Fields

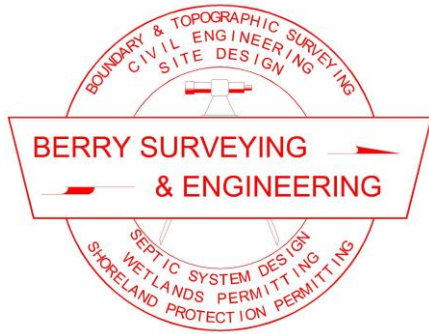
Project Location	2 Grove Street	Waiver Request Type	Amendment	Project Name	Land of the Station Apartments
Owner Phone	603-742-5300	Owner Name	The Station Apartments	Original Plan Approval Date	Dec 15 2020 12:00AM
Owner Address	8 Grove Street	Owner EMail	billtgolds@aol.com	Plan ID Number	P20-56
Plan Type	Site Plan	Condition / Portion of Plan to be Amended	Remove the proposed wall at treat of site	Amendment Request Detail	Revise an existing deck to an a grade patio. The building is required to be built in a manner that no longer requires the wall.

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Planning Waiver / Extension /Amend Application Fee	\$200.00	\$0.00
Total for Invoice NOT INVOICED		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/19/2023 11:18	
Confirm application complete v.1	Generic Action		07/19/2023 11:18
Technical Review Committee Meeting Agenda v.1	Task	07/19/2023 11:18	
Land Use Plan Technical Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		

PLAN SNAPSHOT REPORT (WAIV-2023-0008)

Plans uploaded to Treeno v.1	Generic Action
Recording v.1	Task
Property Info Group v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Complex v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

June 16, 2023

City of Dover Planning Department
Attn: Director of Department of Planning and
Community Development Mrs. Donna Benton
288 Central Ave.
Dover, NH 03820

Re: Revision to Approved Plans
The Station Apartments LLC
2 Grove Street
Tax Map 31, Lot 4-1

On behalf of The Station Apartments LLC, (applicant), Berry Surveying & Engineering (BS&E) is requesting a modification to the approved plans at 2 Grove Street.

The applicant purchased the approved project from the prior land owner / applicant and has been working on geotechnical studies as well as foundation & peer-pile designs to allow them to move forward with the building construction. Site work has commenced and the required peers-piles have been installed.

The site contains a slope at the rear of the proposed building down to the edge of jurisdictional wetlands along the edge of the Cochecho River. The former design provided for a tall lock block style wall at the rear of the building to support a connecting walk and an above grade deck affixed to the structure.

The proposal is to remove the wall from the project along with the connecting walk. The above grade deck will remain but is supported by the building and any additional peers that may be needed per the structural plan. Enclosed is a rear elevation of the revised building and a wireframe view of the structure adjacent to the slope. Based on the peer design there is no need for the wall to be installed.

Working with the project Geotechnical Engineer, Harry Wetherbee, PE, it was determined that the slope can be reinforced with a rip-rap lining. This lining will allow the slope to remain stable and allow the small amount of roof to discharge without causing erosion over time. The majority of the roof is designed to be flat and internally draining, with small mansard roofs proposed along the perimeter.

In our opinion this change does not affect the closest abutter located at 63 Prospect Street, on the corner of Snows Court. The former design provided a wall that was 30' tall in places. This design removes that visual massing.

Please let us know if there is further information needed for the applicant to move forward with construction of the project.

Respectfully submitted,

BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President

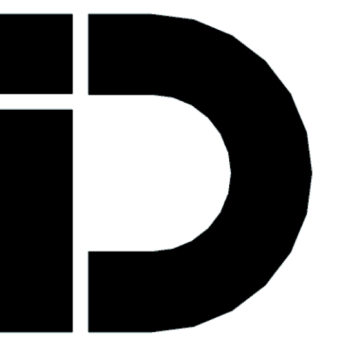


BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

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ISAAC DESIGN, PLLC
ARCHITECTURE &
URBAN DESIGN
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NICK@ISAACDESIGN.COM

www.isaakdesign.com

ISSUE:

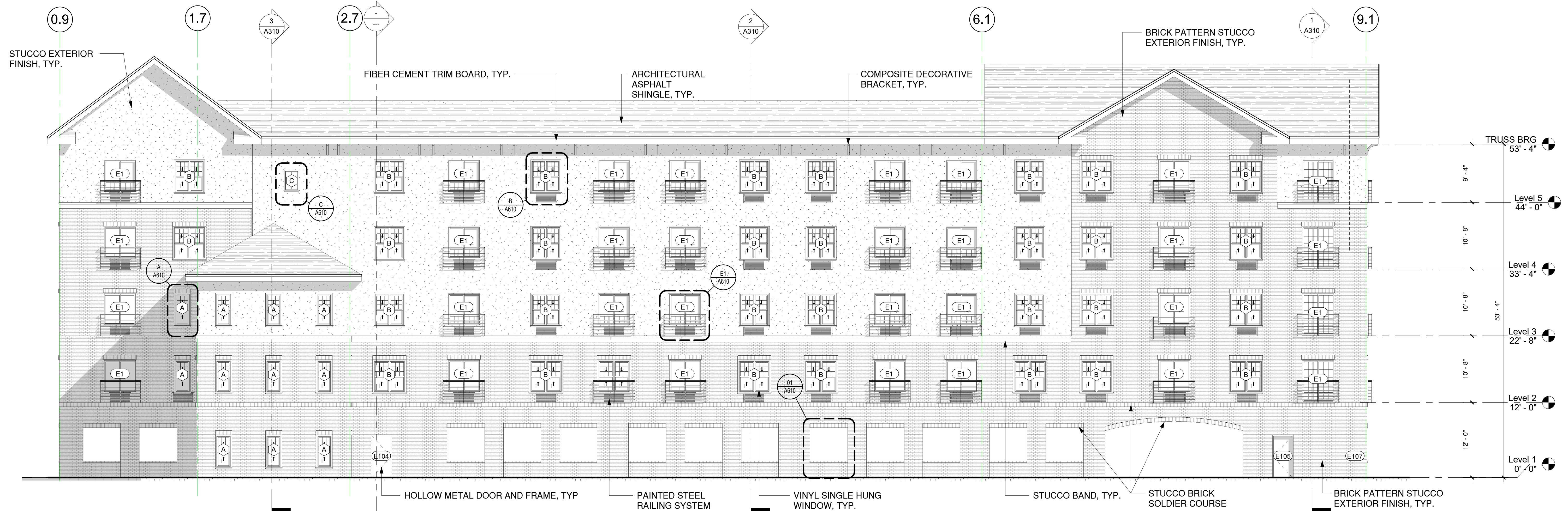
THE STATION
DOVER, NH
EXTERIOR
ELEVATIONS

Project number 301323
Date 06.18.2022
Drawn by Author
Checked by Checker

A301

Scale 1/8" = 1'-0"

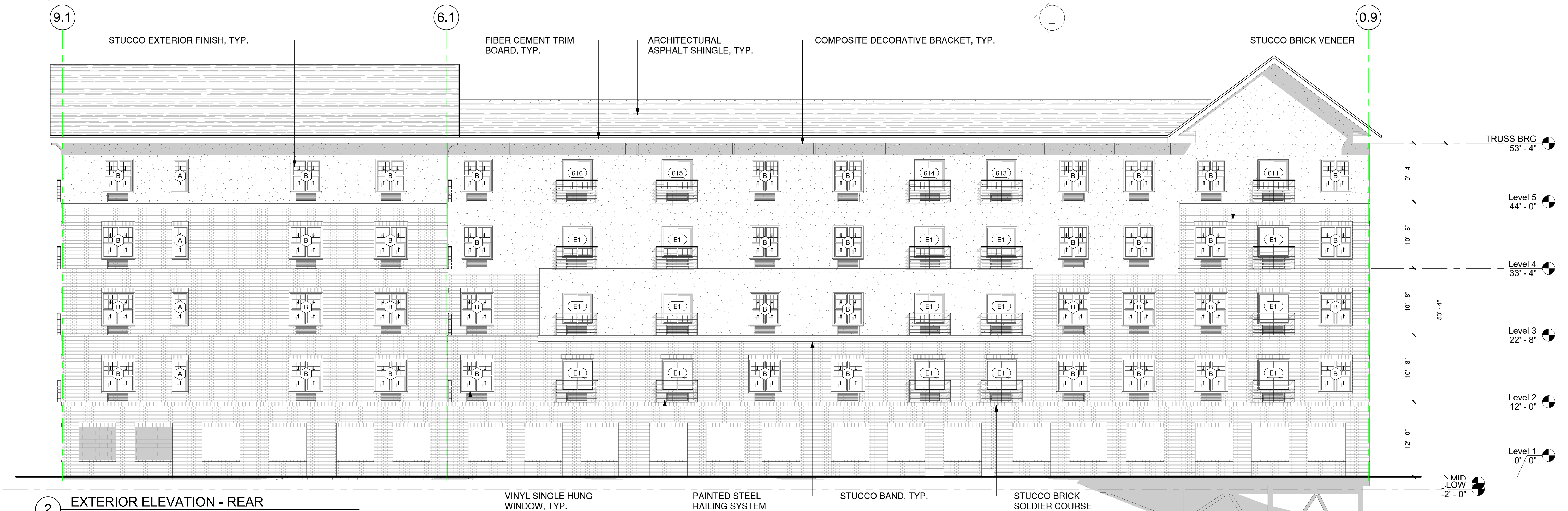
8/25/2022 10:45:19 PM



1 EXTERIOR ELEVATION - FRONT

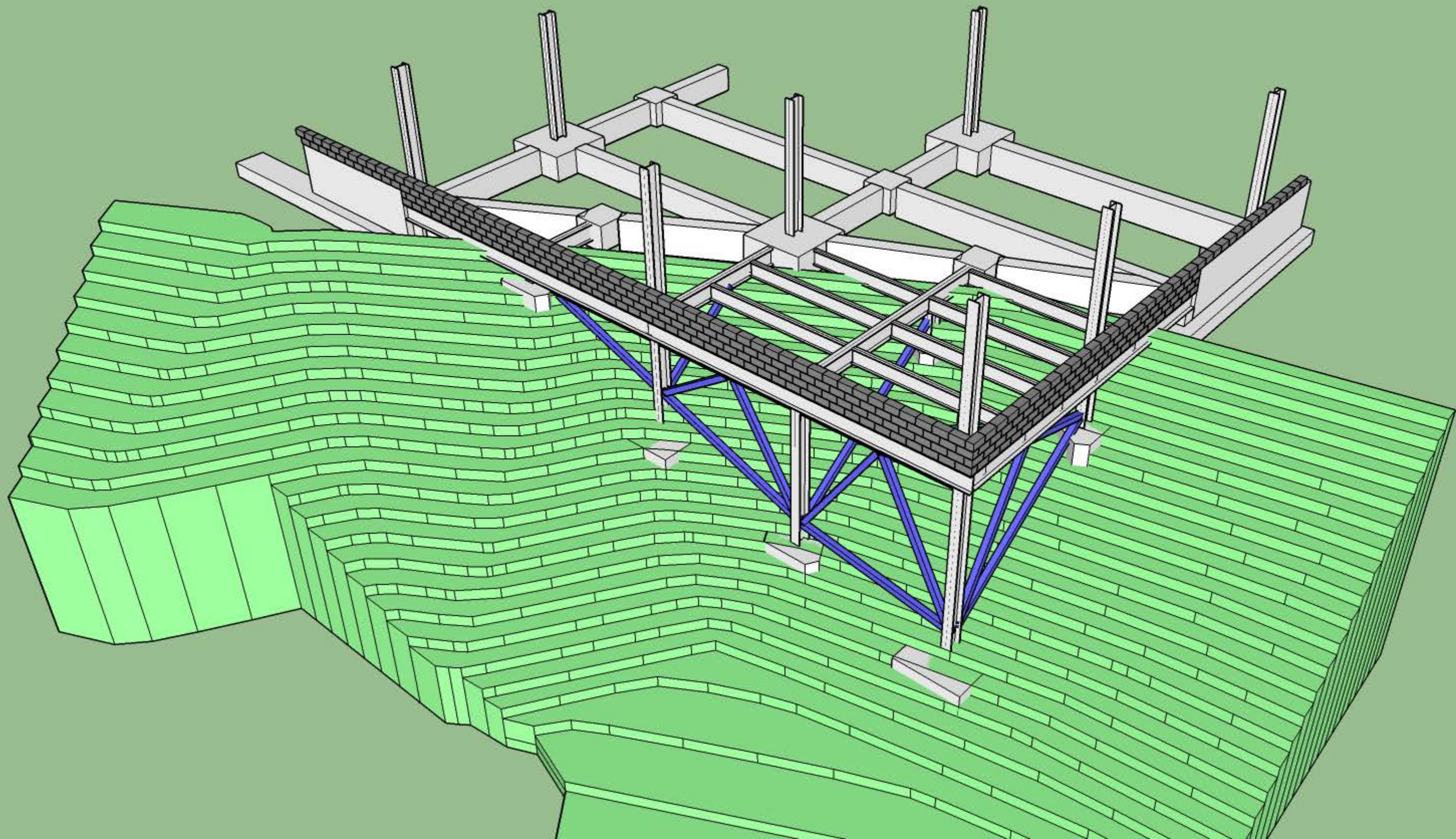
SCALE: 1/8" = 1'-0"

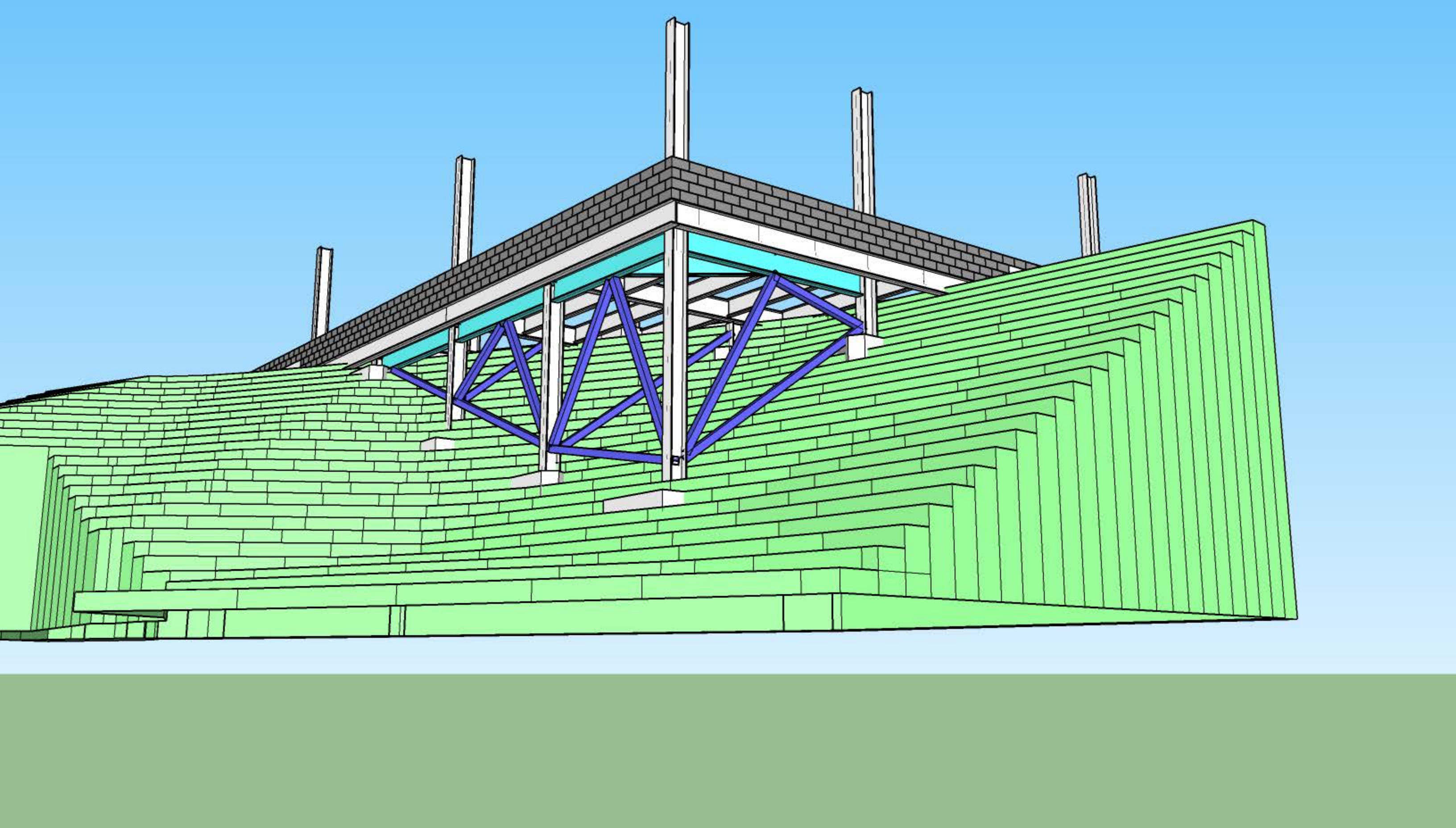
NOTE: PROVIDE SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS AS REQUIRED (NOT SHOWN)



2 EXTERIOR ELEVATION - REAR

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







PLAN SNAPSHOT REPORT WAIV-2023-0004 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment **Project:** **App Date:** 03/28/2023
Work Class: Driveway **District:** None **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Benton, Donna **Approval**
Expire Date:

Description: Install a second Driveway to help with traffic flow at drop off and Pick up.

Parcel: I0055-A00000	Main	Address: 43 Back River Rd Dover, NH	Main	Zone: R-12(Residential - Medium Density)
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Applicant
John Kniphfer
43 Backriver
Dover, NH 03820
Business: (603) 973-3319

Plan Custom Fields

Address of Property for Waiver Assessment	43 Back River road	Parcel Map/Lot	L0055-A00000	Owner Name	Kniphferllc
Owner Phone	16035577489	Owner Address	30 Quarry Drive	Owner EMail	kniphfer@gmail.com
Waiver Request Detail	Install a second Driveway to help with traffic flow at drop off and Pick up.				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Erin_Kniphfer_3/29/2023.jpg	03/28/2023 20:57	Kniphfer, Erin		Uploaded via CSS
WAIV-2023-0004 Email correspondence with applicant.pdf	04/11/2023 13:56	Blonigen, Rachel		
2023.06.22_PlanningTechnicalReviewCommittee_WAIV-2023-0004.pdf	07/19/2023 11:23	Blonigen, Rachel		Approved TRC Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00002758	Planning Driveway Waiver Application Fee	\$200.00	\$200.00
Total for Invoice INV-00002758		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	06/22/2023	Technical Review Committee Meeting

Comments: Proposal is to install a second driveway to help with traffic flow at drop off and pick up

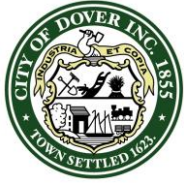
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	04/05/2023	04/05/2023	04/05/2023	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development		Requires Re-submit	04/05/2023	05/03/2023	04/05/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	04/05/2023	04/05/2023	04/05/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Fire / Inspection Services	Maxfield, Jim	Requires Re-submit	04/05/2023	04/05/2023	04/05/2023

PLAN SNAPSHOT REPORT (WAIV-2023-0004)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Benton, Donna	Requires Re-submit	04/05/2023	05/03/2023	04/05/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Kypfer, Natasha	Requires Re-submit	04/05/2023	04/05/2023	04/05/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Requires Re-submit	04/05/2023	04/05/2023	04/05/2023
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	Requires Re-submit	06/27/2023	07/10/2023		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	06/27/2023	07/25/2023	06/27/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	06/27/2023	07/10/2023	06/27/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Fire / Inspection Services	Maxfield, Jim	Requires Re-submit	06/27/2023	07/10/2023	06/27/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Kaspari, Jackson	Requires Re-submit	06/27/2023	07/25/2023	06/27/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Kypfer, Natasha	Requires Re-submit	06/27/2023	07/10/2023	06/27/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Requires Re-submit	06/27/2023	07/10/2023	06/27/2023
Workflow Step / Action Name			Action Type	Start Date	End Date	
Review v.1				04/05/2023	10:08	
Confirm application complete v.1			Generic Action		03/29/2023 8:06	
Technical Review Committee Meeting Agenda v.1			Task	04/05/2023	10:08 04/05/2023 14:42	
Land Use Plan Technical Review v.1			Receive Submittal	04/05/2023	0:00 04/05/2023 14:45	
Land Use Plan Technical Review v.2			Receive Submittal	06/27/2023	0:00	
Technical Review Committee Meeting v.1			Hold Meeting	06/02/2023	15:16 06/02/2023 15:17	
Planning Board v.1						
Planning Board Agenda v.1			Task			
Invoice for Notices v.1			Task			
Send Notices v.1			Task			
Planner Creates Staff Recommendations v.1			Plan Activity			
Distribute Planning Board Materials v.1			Task			
Planning Board Hearing v.1			Hold Hearing			
Planning Board Decision v.1			Plan Activity			
NOD Sent to Applicant v.1			Create Report			
Final Plan v.1						
Land Use Plan Final Review v.1			Receive Submittal			

PLAN SNAPSHOT REPORT (WAIV-2023-0004)

Land Use Plan Stamped and Signed v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Recording v.1	Task
Property Info Group v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Complex v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2023-0004

Application Type: Site Review
Applicant(s): Kniphfer LLC
Owner(s): Kniphfer LLC
Location: 43 Back River Road (Tax Map I, Lot 55-A)
Date: June 22, 2023

INTENT: Proposal is for a daycare use and to install a second driveway to help with traffic flow at drop-off and pick-up with associated parking.

UNITS PROPOSED: n/a

AGENDA ITEM #: 1

ACREAGE: 1.06± acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Childcare

PROPOSED LAND USE: Childcare (No change)

SURROUNDING LAND USE: Commercial, Residential

ZBA ACTION: None

RELIEF/PERMITS REQUIRED:
None

RELIEF/WAIVERS REQUESTED:
24' wide requirement

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Tom Clark, Planning Board
Marn Speidel, Police
Jim Maxfield, Fire/Inspection Services
James Burdin, Business Development
Ken Mavrogeorge, Engineering

Other:

David Choate, Colliers
Michael Malynowski, Allen & Major

Approval of minutes from May 25, 2023:

M. Speidel moved to approve the May 25, 2023 minutes. Seconded by T. Clark. Vote: U/A.

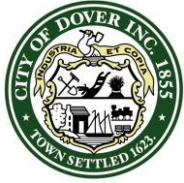
PLAN REVIEW:

Planning:

- *Potentially a left turn lane in to the site would be needed on Back River Road which was discussed at the previous unofficial TRC this past fall.*
- *Provide separate existing conditions plan*
- *Water/sewer investment fees from expansion*
- *Impact fees on expansion*
- *Please indicate snow storage area*
- *Details on wooden fence to screen dumpster?*
- *No change in lighting, utilities, landscaping?*
- *§149.14 referenced in narrative letter, please correct to §153*
- *Traffic study to meet standard traffic study standards and be stamped by PE. Include decision on 71 trips rather than 21 additional. Would turning lane then be justified especially based off curvature of road.*
- *Bus turning template feasible? What about T-1? Fix typo in narrative about bus template.*
- *Add accessible route and gate plan*
- *Show queueing on plan*
- *Side parking lot, previous parking lines shown or proposed?*
- *Any graduations, open houses, group tours, other events?*
- *Bus navigation? Students out and need to cross in front of bus?*
- *Sight distance plan-what if driver SB is closer to edge of pavement than center line? Harder for a car to see exiting?*
- *Holiday Drive's response in writing?*
- *Revise plan to add:*
 - Planning File # WAIV-2023-0004
 - Confirm all common notes are added
 - Replace "handicap" with "accessible"
 - Replace "Town" with "City"

Engineering:

- *General Comment: Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page.*
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
- *General Comment: change "handicap" references to "accessible" throughout documents.*
- *General Comments: change "Town" references to "City" throughout documents.*
- *General Comments: Does the increase in students require a sprinkler service?*
- *Narrative: Sewer service is noted as being a 6 inch diameter line. As this was formally a private residence, sewer service on the lot, which is the responsibility of the facility, may be a 4 inch. Applicant shall provide*



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2023-0004

Application Type: Site Review
Applicant(s): Kniphfer LLC
Owner(s): Kniphfer LLC
Location: 43 Back River Road (Tax Map I, Lot 55-A)
Date: June 22, 2023

inspection report for existing sewer service to confirm 6-inch diameter all the way into the building per DUC rules.

- Narrative: Additional Sewer and Water Investment Fees will be required based on the increase in occupancy and demand on the system.
- Sheet C-1: Parking Layout Plan shows an accessible parking detail with a V in one space. The note provided states that it denotes an accessible space. It is assumed this is meant to be van accessible.
- Sheet C-1: Identify the location of the van accessible space on the site plan.
- Sheet C-1: Identify the maximum slope on the accessible ramp for accessible parking and whether it is in the sidewalk or on the pavement. It is unclear from the notes.
- Sheet C-1: Wooden stairs are located at the front entrance and thus it is likely inaccessible. Identify ADA entrance.
- Sheet C-1: Add second Do Not Enter Sign on back side of Stop Sign at exit.
- Sheet C-1: Provide Do Not Enter sign under the one-way sign.
- Sheet C-1: Typically granite curbing is required within the right of way. However, the existing roadway has bituminous curbing and we would support a waiver to provide bituminous curbing.
- Sheet C-1: 16 spaces are provided. Applicant should comment on whether parking is sufficient for the use and where additional parking could be added if deemed necessary. Engineering would support showing “paper spaces” for future construction.
- Sheet C-1: Identify location for snow storage.

Fire & Inspections Services:

- C-1 Note 17 – Remove note.
- It does not appear Inspection Service or the DFD has received an occupant load for the expanded structure
- Discuss any designated parking spaces for staff, vehicular travel pattern.
- Consider a turning lane on Back River Road due to shortened queue on Back River Road by second curb cut or provide committee with supporting information to omit said lane.
- Provide a turning template for T-1.

Police:

- Add 2 “One Way” R6-1 signs at each driveway, back-faced so as to be visible for approaching traffic. If you use square sign posts, these can be positioned on top of the proposed “Do Not Enter” signs.
- The southerly proposed “Enter” wayfinding sign within the driveway seems confusing, unless it is meant to be an “Exit” sign with a right arrow.
- The bus turning template seems particularly tight and requires a skilled operator; may not be feasible during winter months.

Business Development:

Prior Comments:

- *Second curb cut not a good idea*
- *See July 2022 email from Christopher Parker*
- *Reduce curb cut to 24'*
- *Possibly need waivers from Planning Board*
- *Sight distance is an issue*
- *This scenario was contemplated in ~2004 and did not make sense*
- *Prioritizing parking out back*
- *Provide a turnaround out back*
- *Use existing curb cut for in and out*
- *Yes, we need childcare, but this site has restrictions*

Revision Comments:

- Previous comments were prepared by the Deputy City Manager, who was not available to comment on the revised plan. The plan revisions and notes regarding the presence of ledge and other site limitations are acknowledged, but Business Development continues to prefer a design featuring a single driveway.
- The May 18, 2023 memo Section 5.C notes that the proposal “would not result in an increase in motorist delays or vehicle queueing over existing conditions.” Has consideration been given to the safety of *relocating* existing queueing to the proposed ingress location? Highest risk appears to be southbound left turn into the site causing stacking with poor visibility from the rear.
- Would relocation of queueing/deceleration to the proposed ingress location be expected to negatively impact visibility for egress traffic at the existing driveway location?
- Existing driveway (proposed for egress only) is marked as a “blind driveway” by warning sign to southbound traffic roughly 200-250 feet to the north of the driveway. Do you have information regarding the provenance of this sign? (I.e. incident-based, visibility-based, requested by landowner, etc.?)

Planning Board:

- Waiver needed for driveway sight distance?
- Exit option – right turn only?

Next steps: Revise and submit with narrative with answers for second TRC

Pause TRC at: 11:10 am

July 13, 2023

To: Donna Benton, AICP
Director of Planning and Community
Development
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169

A&M Project #: 3188-01
Re: TRC Response
Tax Map I, Lot 55-A
43 Back River Road

Copy:

Dear Ms. Benton:

On behalf of Kniphfer LLC, Allen & Major Associates, Inc. (A&M) is pleased to provide the following responses to the Technical Review Committee comments dated May 4, 2023. A&M's responses are indicated in bold italic below the Committee's comments.

Planning:

- *Potentially a left turn lane in to the site would be needed on Back River Road which was discussed at the previous unofficial TRC this past fall.*

A&M Response: An analysis for the need of a designated turn lane was conducted and included in the updated traffic memo. The data shows that a separate turn lane is not warranted.

- *Provide separate existing conditions plan*

A&M Response: A separate stamped existing condition plan has been provided.

- *Water/sewer investment fees from expansion*
- *Impact fees on expansion*

A&M Response: The respective fees have been calculated based on the expanded use and noted in the updated narrative.

- *Please indicate snow storage area*

A&M Response: Snow storage area has been shown on the updated plans.

- *Details on wooden fence to screen dumpster?*

A&M Response: A detail has been added to the updated plans.

- *No change in lighting, utilities, landscaping?*

A&M Response: No changes to the lighting, utilities or landscaping are proposed nor warranted.

- *\$149.14 referenced in narrative letter, please correct to \$153*

A&M Response: The narrative letter has been updated.

- *Traffic study to meet standard traffic study standards and be stamped by PE. Include decision on 71 trips rather than 21 additional. Would turning lane then be justified especially based off curvature of road.*

A&M Response: The traffic memo has been stamped by a PE as requested. As the proposed expanded use does not exceed 1,000 average daily trips nor 100 peak-hour trips (*Land Subdivision Regulations 157-10.D.1*), the provided traffic memo does not need to meet the minimum standards of a “standard” analysis as prescribed in the town’s regulations. As indicated above, an analysis for the need for a designated turn lane was conducted, included in the updated traffic memo, and shows that a separate turn lane is not warranted.

- *Bus turning template feasible? What about T-1? Fix typo in narrative about bus template.*

A&M Response: A fire truck has been shown to be able to maneuver through the site.

- *Add accessible route and gate plan*

A&M Response: An accessible route has been shown on the plans.

- *Show queueing on plan*

A&M Response: Queueing has been shown on the plans.

- *Side parking lot, previous parking lines shown or proposed?*

A&M Response: The existing paint markings have been shown to be removed on the plans.

- *Any graduations, open houses, group tours, other events?*

A&M Response: Based on information obtained from the facility owner, the only large event is a graduations once a year. The facility owner does have a standing agreement with an adjacent business owner to utilize their surplus parking area for the daycare staff and additional parents as needed during the event. Transportation will be provided to shuttle visitors from the remote location to the daycare facility which will alleviate any congestion concerns.

- *Bus navigation? Students out and need to cross in front of bus?*

A&M Response: Yes, facility staff is aware of this situation and as previously indicated will be present outside to oversee the disembarking of students from the bus and entering the facility, providing for a safe path of travel for the students.

- *Sight distance plan-what if driver SB is closer to edge of pavement than center line? Harder for a car to see exiting?*

A&M Response: The sight distance in both NB and SB has been calculated from a vehicle within the appropriate path of travel along Back River Road. Based on the demarcated travel lanes along the road, vehicles should not legally be closer to the pavement than is shown on the plans.

- *Holiday Drive’s response in writing?*

A&M Response: A formal letter from the abutting property owner has been provided stating that a cross connection would not be allowed.

- *Revise plan to add:*

- *Planning File # WAIV-2023-0004*
- *Confirm all common notes are added*
- *Replace “handicap” with “accessible”*
- *Replace “Town” with “City”*

A&M Response: These items have been corrected on the updated plans.

Engineering:

- *General Comment: Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page. <https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>*

A&M Response: A preconstruction meeting will be scheduled once the plans are approved.

- *General Comment: change "handicap" references to "accessible" throughout documents.*
- *General Comments: change "Town" references to "City" throughout documents.*

A&M Response: These items have been corrected on the updated plans.

- *General Comments: Does the increase in students require a sprinkler service?*

A&M Response: Need for a sprinkler service was not discussed nor required as part of the building permit process. As a building permit was issued by the City, work completed and inspected by City staff for the construction of the building addition and internal renovations, it is presumed that the requirements for the construction were met. Additionally, each classroom has a secondary means of egress directly to the outside.

- *Narrative: Sewer service is noted as being a 6 inch diameter line. As this was formally a private residence, sewer service on the lot, which is the responsibility of the facility, may be a 4 inch. Applicant shall provide inspection report for existing sewer service to confirm 6-inch diameter all the way into the building per DUC rules.*

A&M Response: The narrative letter has been updated to show that the existing 4" line has capacity to handle the minor increase in flows.

- *Narrative: Additional Sewer and Water Investment Fees will be required based on the increase in occupancy and demand on the system.*

A&M Response: The respective fees have been calculated based on the expanded use and noted in the updated narrative.

- *Sheet C-1: Parking Layout Plan shows an accessible parking detail with a V in one space. The note provided states that it denotes an accessible space. It is assumed this is meant to be van accessible.*

A&M Response: The updated plans better illustrate the location of the van accessible space.

- *Sheet C-1: Identify the location of the van accessible space on the site plan.*

A&M Response: The updated plans better illustrate the location of the van accessible space.

- *Sheet C-1: Identify the maximum slope on the accessible ramp for accessible parking and whether it is in the sidewalk or on the pavement. It is unclear from the notes.*

A&M Response: The slope has been better illustrated on the updated plans.

- *Sheet C-1: Wooden stairs are located at the front entrance and thus it is likely inaccessible. Identify ADA entrance.*

A&M Response: The accessible route has been illustrated on the updated plans.

- *Sheet C-1: Add second Do Not Enter Sign on back side of Stop Sign at exit.*

A&M Response: A second Do Not Enter sign has been added to the plans.

- *Sheet C-1: Provide Do Not Enter sign under the one-way sign.*

A&M Response: A Do Not Enter sign has been added to the plans at the location indicated.

- *Sheet C-1: Typically granite curbing is required within the right of way. However, the existing roadway has bituminous curbing and we would support a waiver to provide bituminous curbing.*

A&M Response: A formal waiver has been provided for the use of bituminous curbing to match the existing.

- *Sheet C-1: 16 spaces are provided. Applicant should comment on whether parking is sufficient for the use and where additional parking could be added if deemed necessary. Engineering would support showing "paper spaces" for future construction.*

A&M Response: The parking shown on the plans is sufficient for the daily operations of the expanded existing daycare facility. The plans have also been updated to illustrate a location for future parking in needed to support the daycare operations.

- *Sheet C-1: Identify location for snow storage.*

A&M Response: Snow storage has been shown on the plans.

Fire & Inspections Services:

- *C-1 Note 17 – Remove note.*

A&M Response: Note has been removed from the updated plans.

- *It does not appear Inspection Service or the DFD has received an occupant load for the expanded structure*

A&M Response: An updated occupancy load has been provided.

- *Discuss any designated parking spaces for staff, vehicular travel pattern.*

A&M Response: Staff parking will primarily be along the angle spaces at the front of the site to limit the interactions between parent drop off and arrivals. As indicated in the narrative, existing facility is a childcare center, it is anticipated to have short duration vehicle movements during the pick-up and drop-off times. During this process, facility staff will be situated in the parking lot to assist parents and direct traffic.

- *Consider a turning lane on Back River Road due to shortened queue on Back River Road by second curb cut or provide committee with supporting information to omit said lane.*

A&M Response: The data provided illustrates that a turning lane is not warranted due to the number of trips anticipated at the facility. Additionally, the proposed site plan illustrates that 10 cars can be accommodated on site, which exceeds the normal drop off scenario by nearly double the number of vehicles.

- *Provide a turning template for T-1*

A&M Response: A fire truck has been shown to be able to maneuver through the site.

Police Department:

- *Add 2 "One Way" R6-1 signs at each driveway, back-faced so as to be visible for approaching traffic. If you use square sign posts, these can be positioned on top of the proposed "Do Not Enter" signs.*

A&M Response: The requested signs have been added to the updated plans.

- *The southerly proposed "Enter" wayfinding sign within the driveway seems confusing, unless it is meant to be an "Exit" sign with a right arrow.*

A&M Response: The scrivener's error has been corrected, and the plan now reads "exit" wayfinding sign.

- *The bus turning template seems particularly tight and requires a skilled operator; may not be feasible during winter months.*

A&M Response: The bus template is generated utilizing industry standard software for this specific vehicle. The software is adherently conservative and has already taken into account the skill level of a normal operator.

Business Development:

- *Revision Comments:*
- *Previous comments were prepared by the Deputy City Manager, who was not available to comment on the revised plan. The plan revisions and notes regarding the presence of ledge and other site limitations are acknowledged, but Business Development continues to prefer a design featuring a single driveway.*

A&M Response: Understood, no additional response needed.

- *The May 18, 2023 memo Section 5.C notes that the proposal "would not result in an increase in motorist delays or vehicle queueing over existing conditions." Has consideration been given to the safety of relocating existing queueing to the proposed ingress location? Highest risk appears to be southbound left turn into the site causing stacking with poor visibility from the rear.*

A&M Response: The proposed site plan illustrates that a queue of 10 cars can be accommodated on site, which exceeds the normal drop off scenario by nearly double the number of vehicles as indicated in the narrative. The previously submitted plans illustrate that the required sight distance is provided for both vehicles exiting the site and for oncoming traffic which may encounter a vehicle entering the site.

- *Would relocation of queueing/deceleration to the proposed ingress location be expected to negatively impact visibility for egress traffic at the existing driveway location?*

A&M Response: See response above.

- *Existing driveway (proposed for egress only) is marked as a "blind driveway" by warning sign to southbound traffic roughly 200-250 feet to the north of the driveway. Do you have information regarding the provenance of this sign? (I.e. incident-based, visibility-based, requested by landowner, etc.?)*

A&M Response: Based upon discussions at the most recent TRC meeting, it was determined that sign was not associated with this facility.

Planning Board:

- *Waiver needed for driveway sight distance?*

A&M Response: We believe that a waiver is not necessary as the proposed site plan is only providing a single ingress and a single egress. Per the previously submitted materials sight distances can be achieved for both vehicles stopped at the project egress point and vehicle traveling on Back River Road. This is based on the 85th percentile speed data provided by the Dover Police department, the stopping sight distance for south bound traffic is 344 feet and 315 feet for north bound traffic per the American Association of State Highway and Transportation Officials (AASHTO) guidelines.

- *Exit option – right turn only?*

A&M Response: As previously discussed, the police department would not be in support of these restrictions nor would the facility owner.

We thank you in advance for your anticipated cooperation regarding this project and look forward to meeting to discuss the plans.

Very Truly Yours,
ALLEN & MAJOR ASSOCIATES, INC.



Michael A. Malynowski, PE
Senior Project Manager

May 10, 2023 (revised 07-13-23)

To: Donna Benton, AICP
Director of Planning and Community Development
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169

A&M Project #: 3188-01
Re: Traffic Memorandum
Expanded Day Care Center
43 Back River Road
Dover, NH

Copy:

Dear Ms. Benton,

Allen & Major Associates, Inc. has prepared this memorandum to outline the anticipated traffic impacts generated by the proposed expanded daycare use located at 43 Back River Road and to compare that to what was existing. The proposed expansion consists of an approximately 1,780 square foot addition to the current child day care facility.

Trip Generation

In order to determine the traffic characteristics of the proposed Project, the trip-generation methodologies established by the ITE were used for the proposed uses at the site. ITE Land Use Code (LUC) 565, Dare Care Center, was used to develop the traffic characteristics of the Project, the results of which are summarized in Table 1

The estimated existing vehicle trips are shown in the following Table 1:

Time Period	Total	Incoming	Outgoing
<i>Average Weekday:</i>	309	155	155
<i>Weekday Morning Peak-Hour:</i>	71	38	33
<i>Weekday Evening Peak-Hour:</i>	72	34	38

The proposed expanded day care operations are expected to generate approximately 309 vehicle trips on an average weekday with 71 vehicle trips (38 entering and 33 exiting) expected during the weekday morning peak-hour and, 72 vehicle trips (34 entering and 38 exiting) expected during the weekday evening peak-hour. As the facility is not in operation on Saturday, no comparison was generated for that time.

To provide a comparison, the proposed expansion was compared to the existing child day care facility on the property to aid in the evaluation of the potential impacts of the project on the existing network.

A summary of the data is in the table below.

Existing Day Care Center				Proposed Expanded Daycare Center				Net Difference			
	Weekday				Weekday				Weekday		
	Total	IN	OUT		Total	IN	OUT		Total	IN	OUT
Daily	225	113	113	Daily	309	155	155	Daily	84	42	42
AM Peak	50	27	24	AM Peak	71	38	33	AM Peak	21	11	9
PM Peak	52	24	28	PM Peak	72	34	38	PM Peak	20	10	10

Although there is an anticipated increase in the estimated daily trips for the project, with an approximate 21 trips during the peak hour or one additional vehicle every 6 to 7 minutes, a level of impact that would not result in an increase in motorist delays or vehicle queuing over existing conditions.

Right Turn Bay Analysis

In order to determine whether a right-turn bay be appropriate under current conditions, the 2006 existing peak hour traffic on Back River Road was projected to 2023 using the 1% per year background growth rate. This results in 353 vehicles in the southbound direction and 246 vehicles in the southbound direction. Additional traffic generated by the expanded childcare center was added to the right-turn movements along Back River Road.

Figure 2 shows the guideline for determining the need for a right-turn bay under proposed conditions.

Figure 2 - Future Right-Turn Bay Analysis

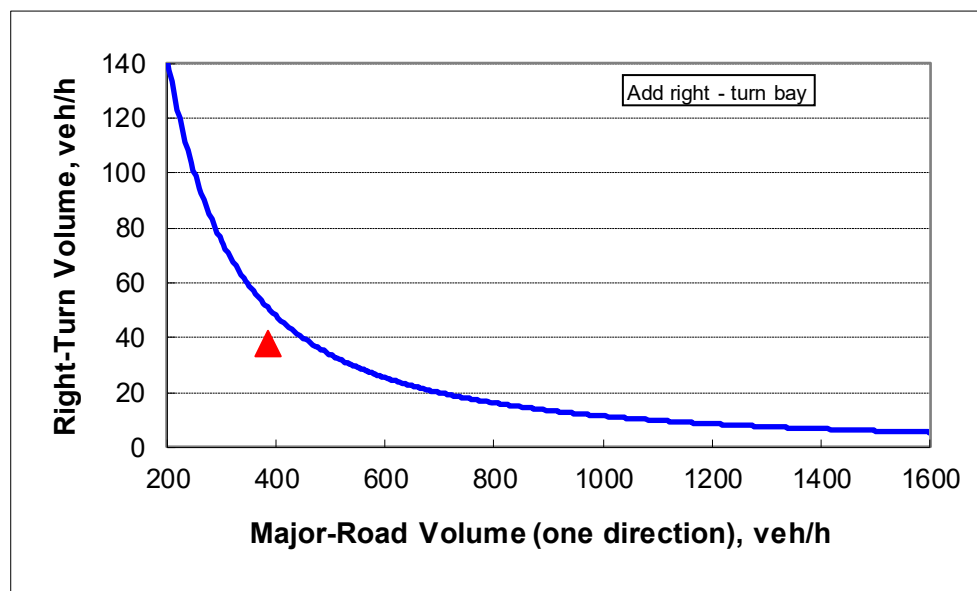


Table 2 shows the limiting right-turn volume for the right-turn bay analysis.

Table 1 - Limiting Right-Turn Volume For Right-Turn Bay

Variable	Value
Limiting right-turn volume, veh/h:	51
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

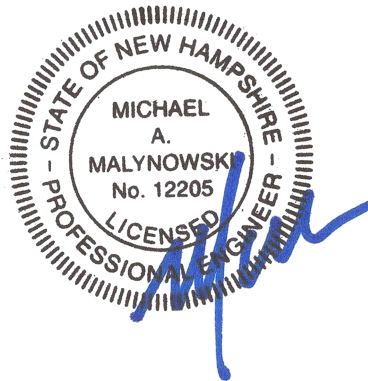
As seen in Table 2, the proposed traffic volumes are not sufficient to recommend a right-turn bay.

We trust that this explanation illustrates that the proposed use changes are minor in nature as related to traffic impacts.

Very Truly Yours,
ALLEN & MAJOR ASSOCIATES, INC.



Michael A. Malynowski, PE
Senior Project Manager



Day Care Center (565)

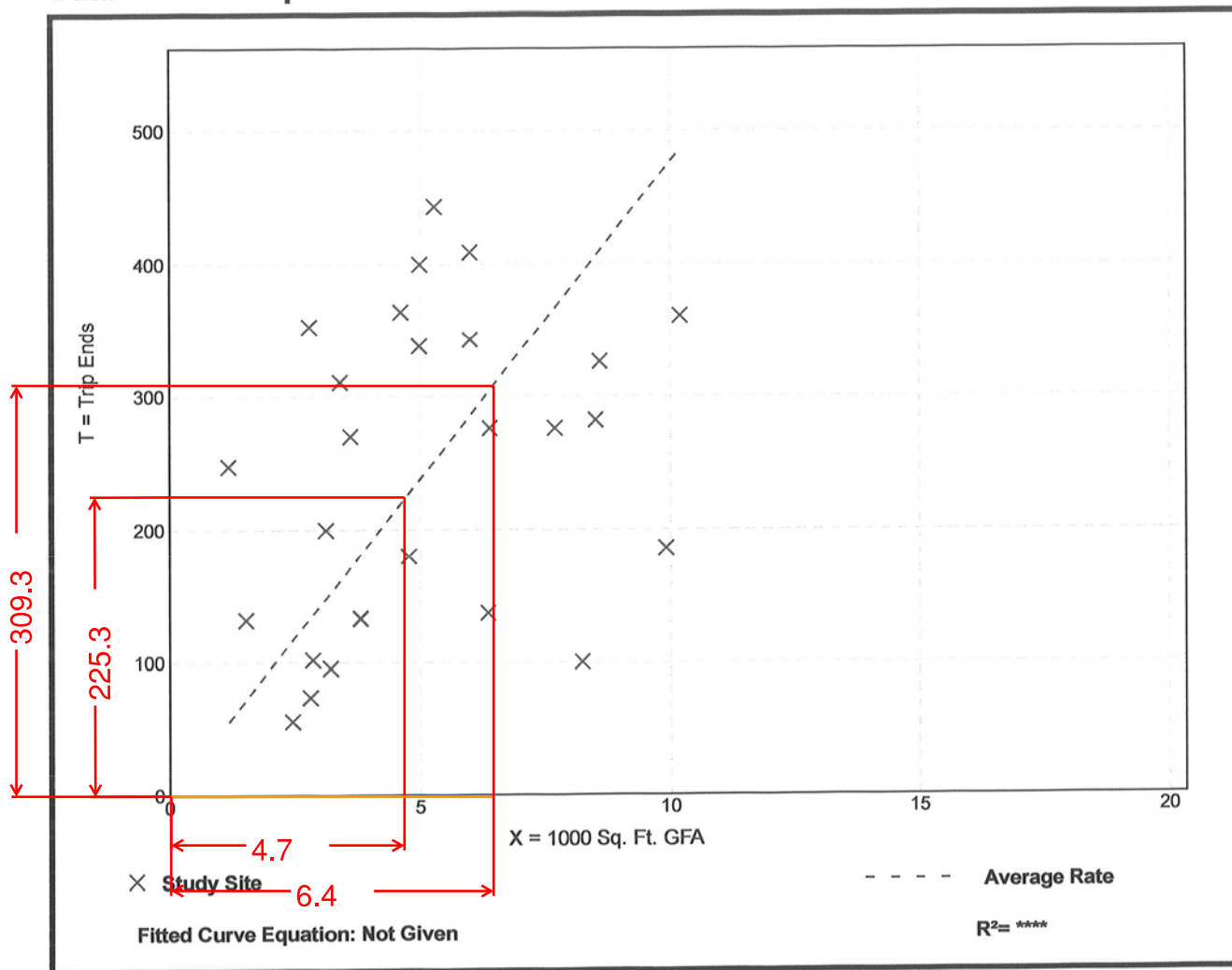
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
47.62	12.12 - 211.06	29.78

Data Plot and Equation



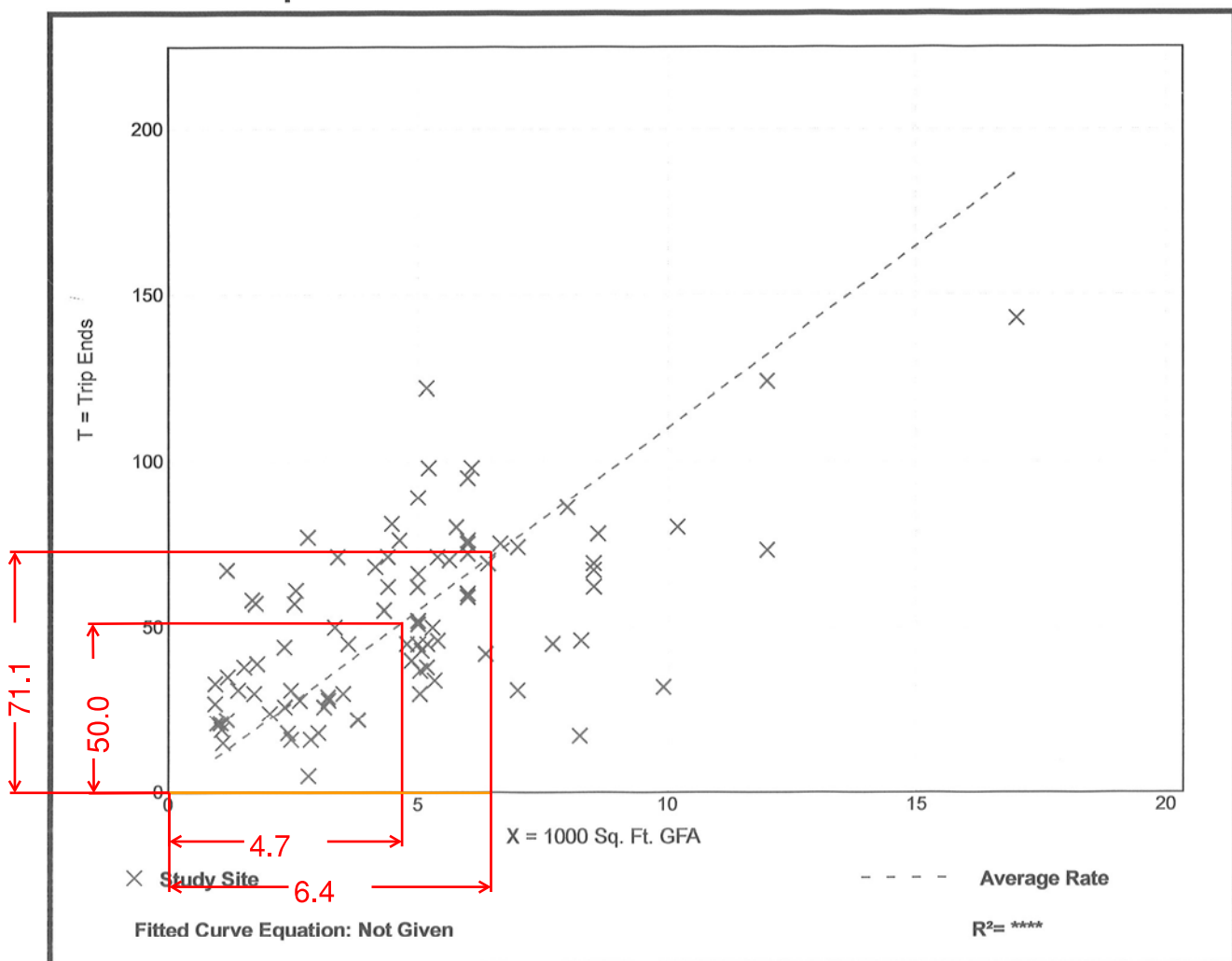
Day Care Center (565)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 89
 1000 Sq. Ft. GFA: 5
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.00	1.79 - 57.02	6.08

Data Plot and Equation



Day Care Center (565)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 90

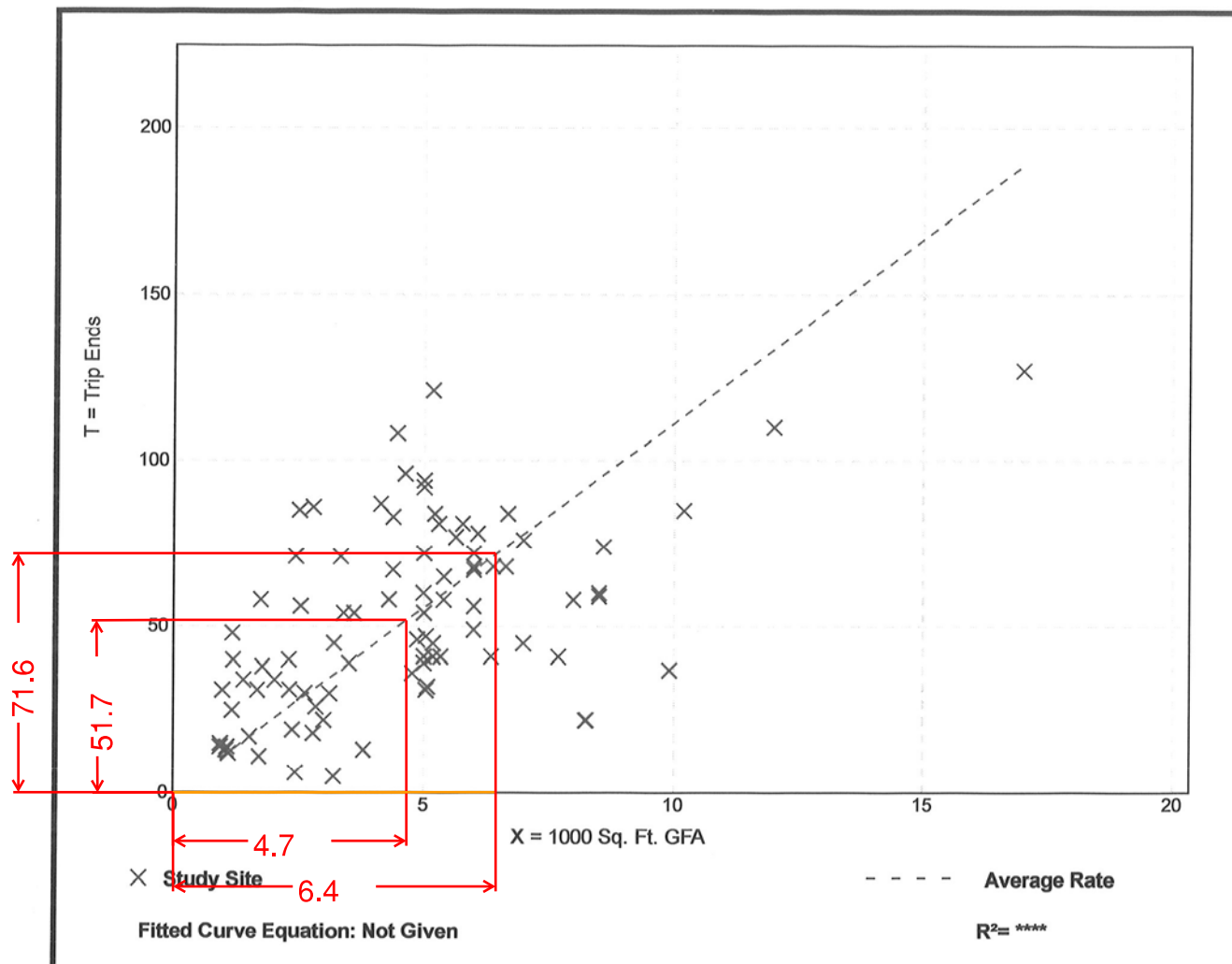
1000 Sq. Ft. GFA: 5

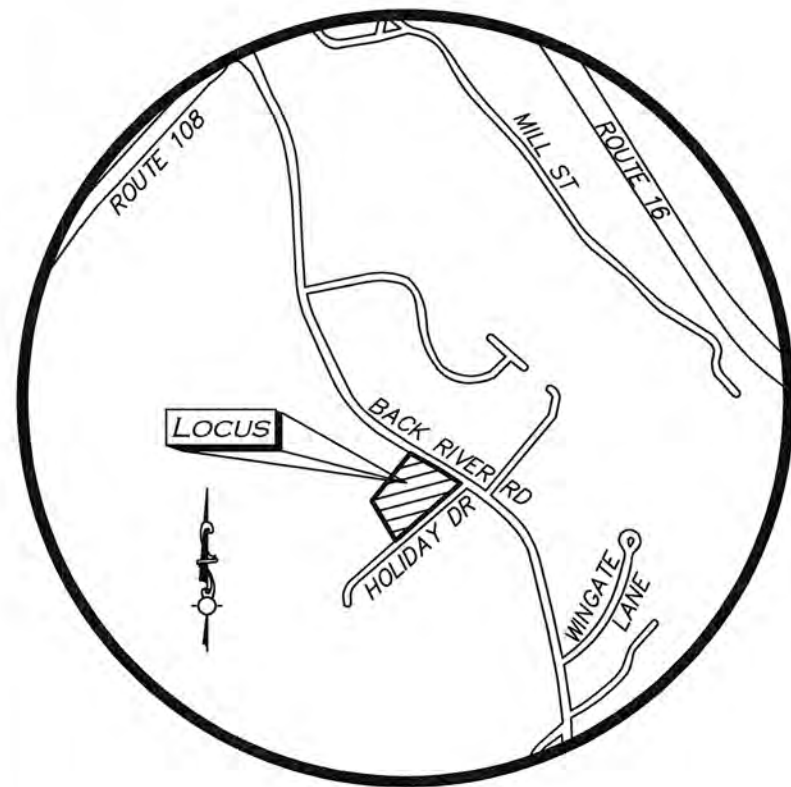
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

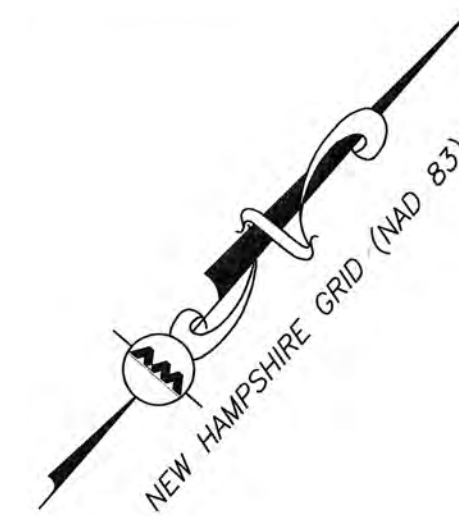
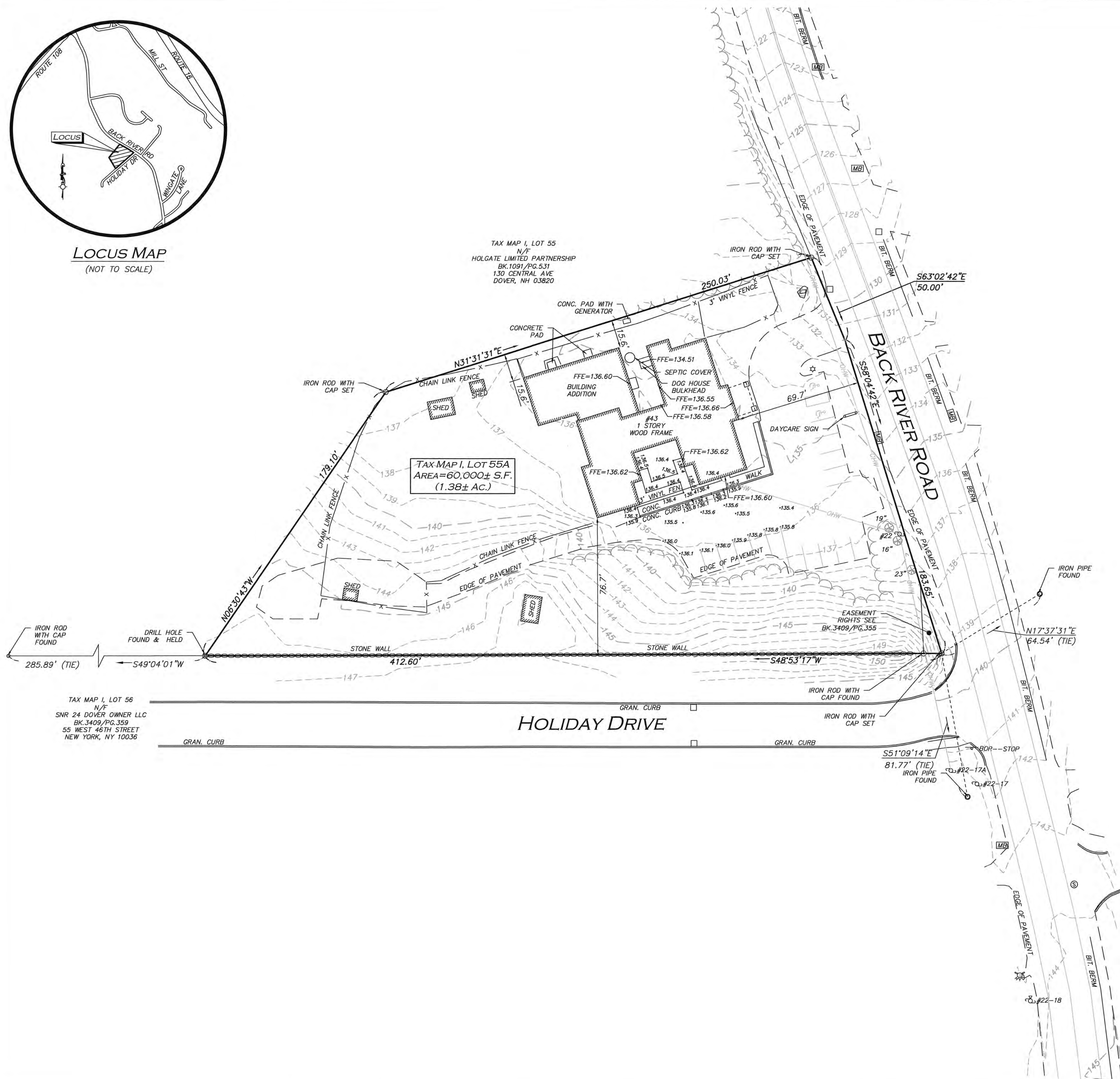
Average Rate	Range of Rates	Standard Deviation
11.12	1.56 - 40.85	6.28

Data Plot and Equation





LOCUS MAP
(NOT TO SCALE)



LEGEND

DRILL HOLE (DH)	⊙
IRON PIPE (IP)	○
IRON ROD (IR)	◊
SEWER MANHOLE (SMH)	⊗
CATCH BASIN (CB)	⊠
UTILITY POLE	⊕
SIGN	⊞
MAILBOX	⊟
LIGHT	⊠
WATER GATE	⊡
PROPERTY LINE	---
ABUTTERS LINE	---
STONE WALL	⊞⊞⊞⊞
EDGE OF PAVEMENT	---
CURB	---
CHAIN LINK FENCE	x
VINYL FENCE	n
GAS LINE	-G-
ELECTRIC LINE	-E-
OVERHEAD WIRES	-OHW-
1' CONTOUR	-144-
5' CONTOUR	-145-
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

LOCUS REFERENCES

- TOWN OF DOVER TAX MAP I, LOT 55A
- S.C.R.D. BOOK 5051, PAGE 545
- PLAN ENTITLED, "PLAN OF LAND HERBERT E. MEADER DOVER, N.H.", SCALE 1"=100', DATED DECEMBER, 1949, PREPARED BY GRANT DAVIS, AND ON FILE AT THE S.C.R.D. AS PLAN 15, POCKET 3, FOLDER 1

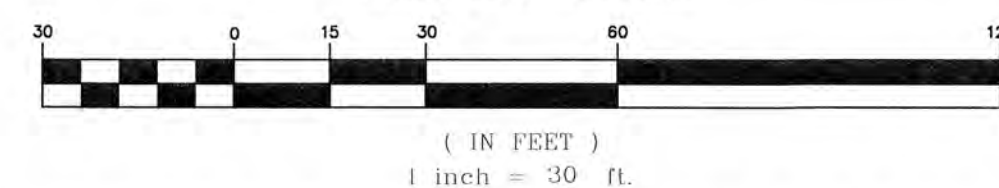
PLAN REFERENCES

- PLAN ENTITLED, "CONDOMINIUM SITE PLAN BACK RIVER ROAD CONDOMINIUM BACK RIVER ROAD DOVER, NEW HAMPSHIRE", SCALE 1"=100', DATED DECEMBER 27, 2006, PREPARED BY TRITECH ENGINEERING CORP., AND ON FILE AT THE S.C.R.D. AS PLAN NO. 89-2.

NOTES

- NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM THE STRAFFORD COUNTY REGISTRY OF DEEDS IN DOVER, NH.
- VERTICAL DATUM IS NAVD 88 ESTABLISHED USING RTK GPS OBSERVATION.
- CONTOUR INTERVAL IS ONE FOOT (1').
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.

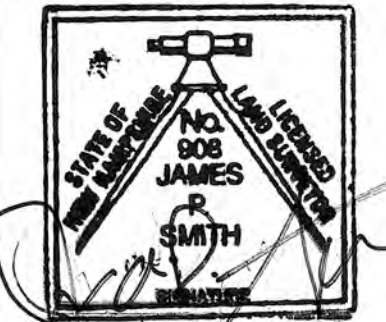
GRAPHIC SCALE



R:\PROJECTS\3188-01\SURVEY\DRAWINGS\CURRENT\3188-01 EC-STATE PLANE.DWG

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN SEPTEMBER 29, 2022 AND JUNE 23, 2023 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908

7-13-23
DATE

REV DATE DESCRIPTION

APPLICANT/OWNER:
KNIPHFER, LLC
30 QUARRY DRIVE
ROCHESTER, NH 03867

PROJECT:
TAX MAP I, LOT 55A
43 BACK RIVER ROAD
DOVER, NH

PROJECT NO. 3188-01 DATE: 07/13/23

SCALE: 1" = 30' DWG. NAME: S-3188-01-EC

DRAFTED BY: AJR CHECKED BY: JPS

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

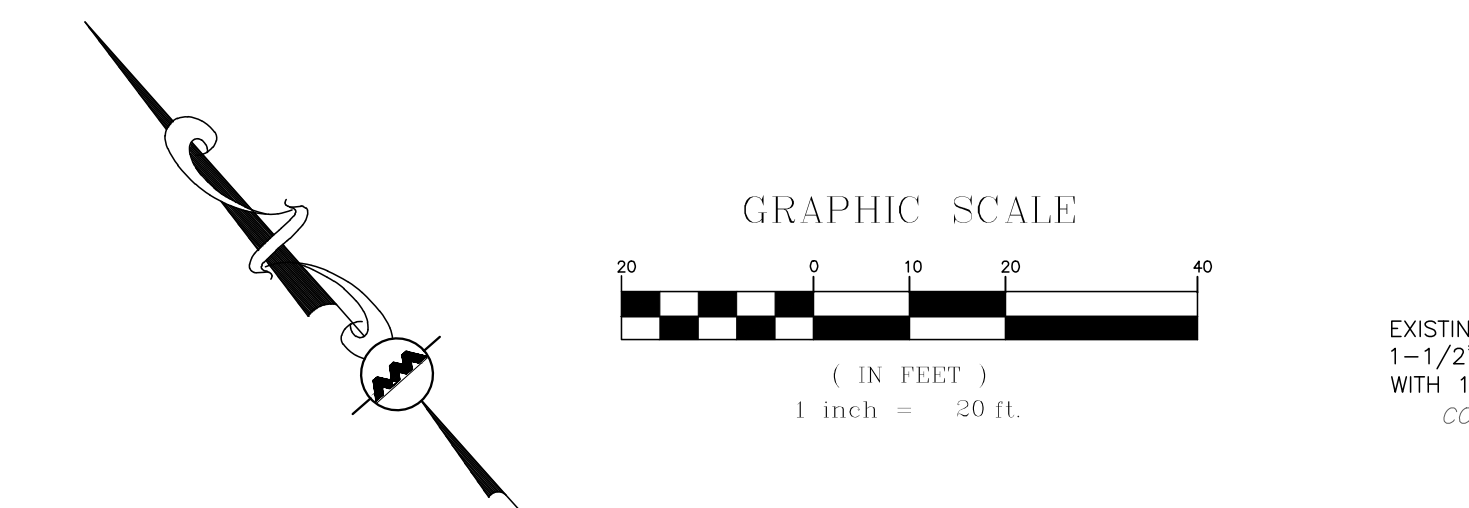
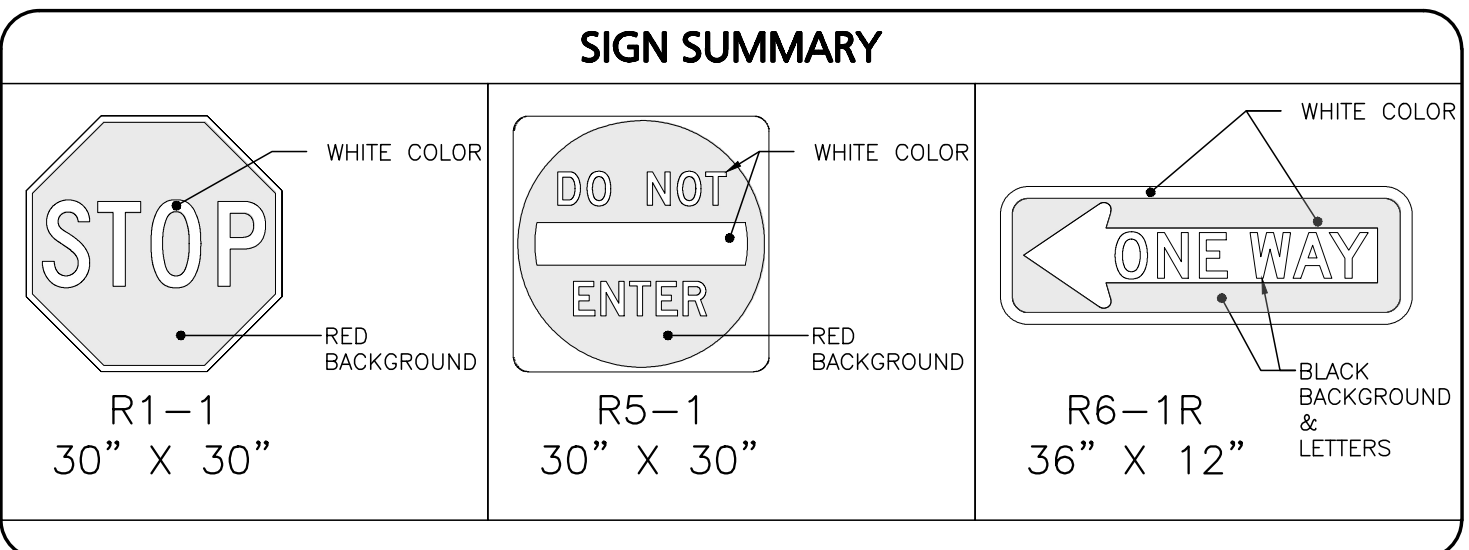
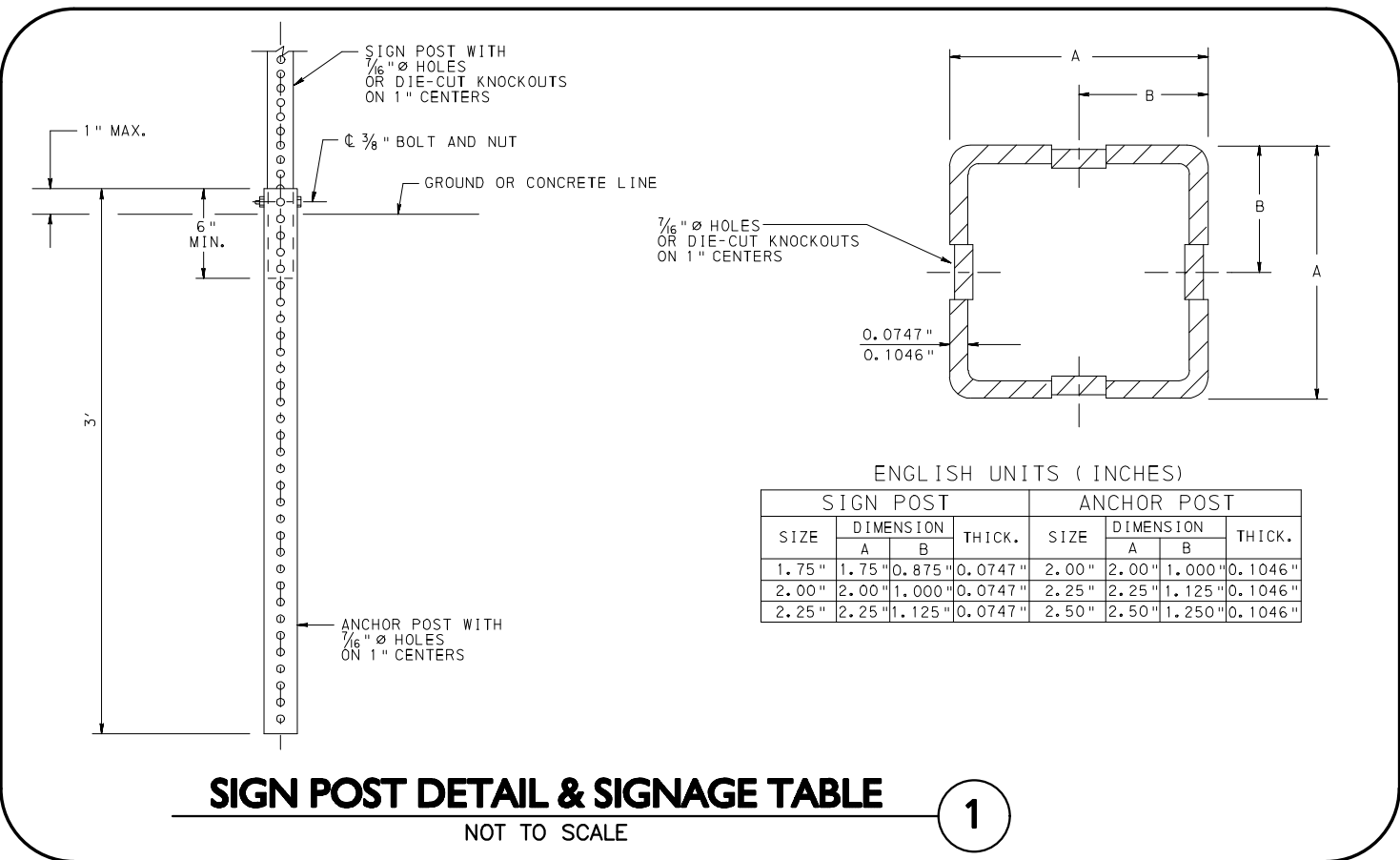
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: SHEET NO.

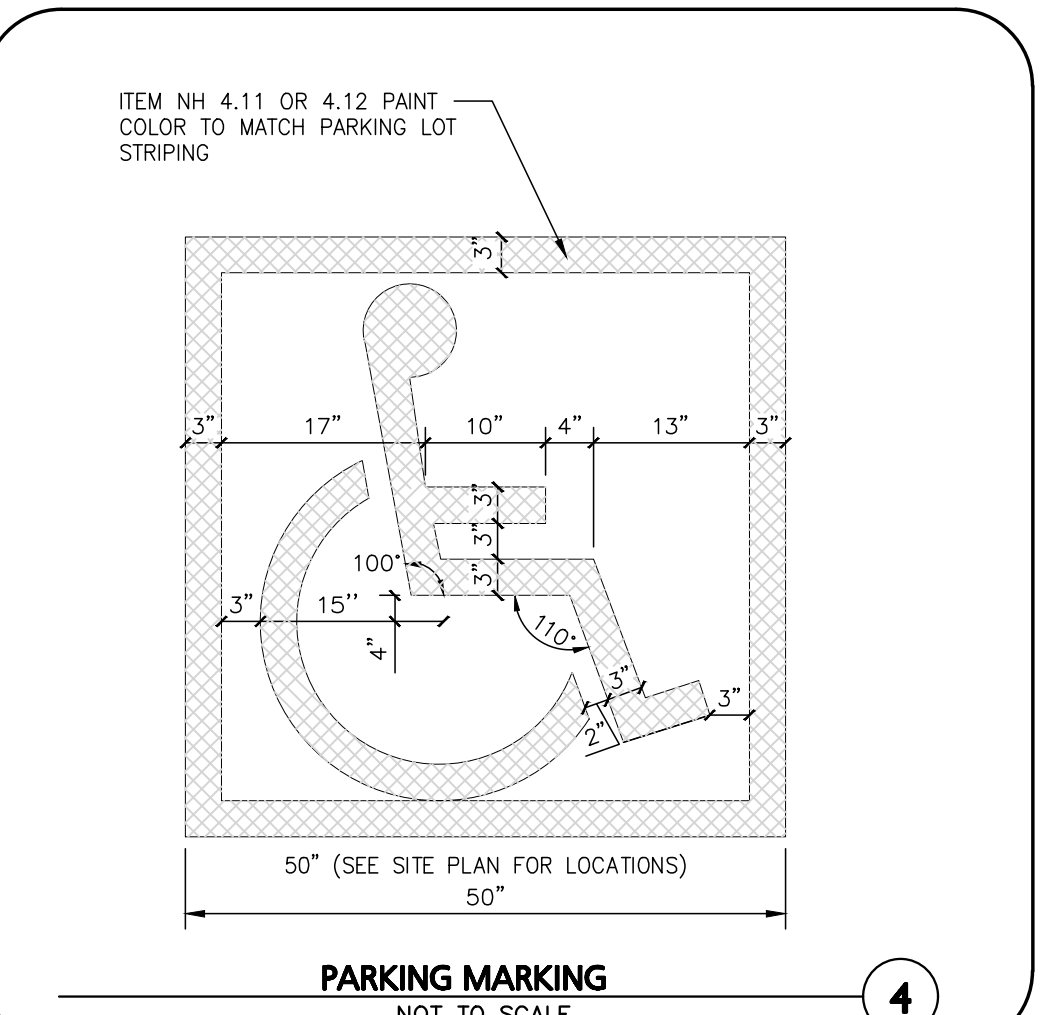
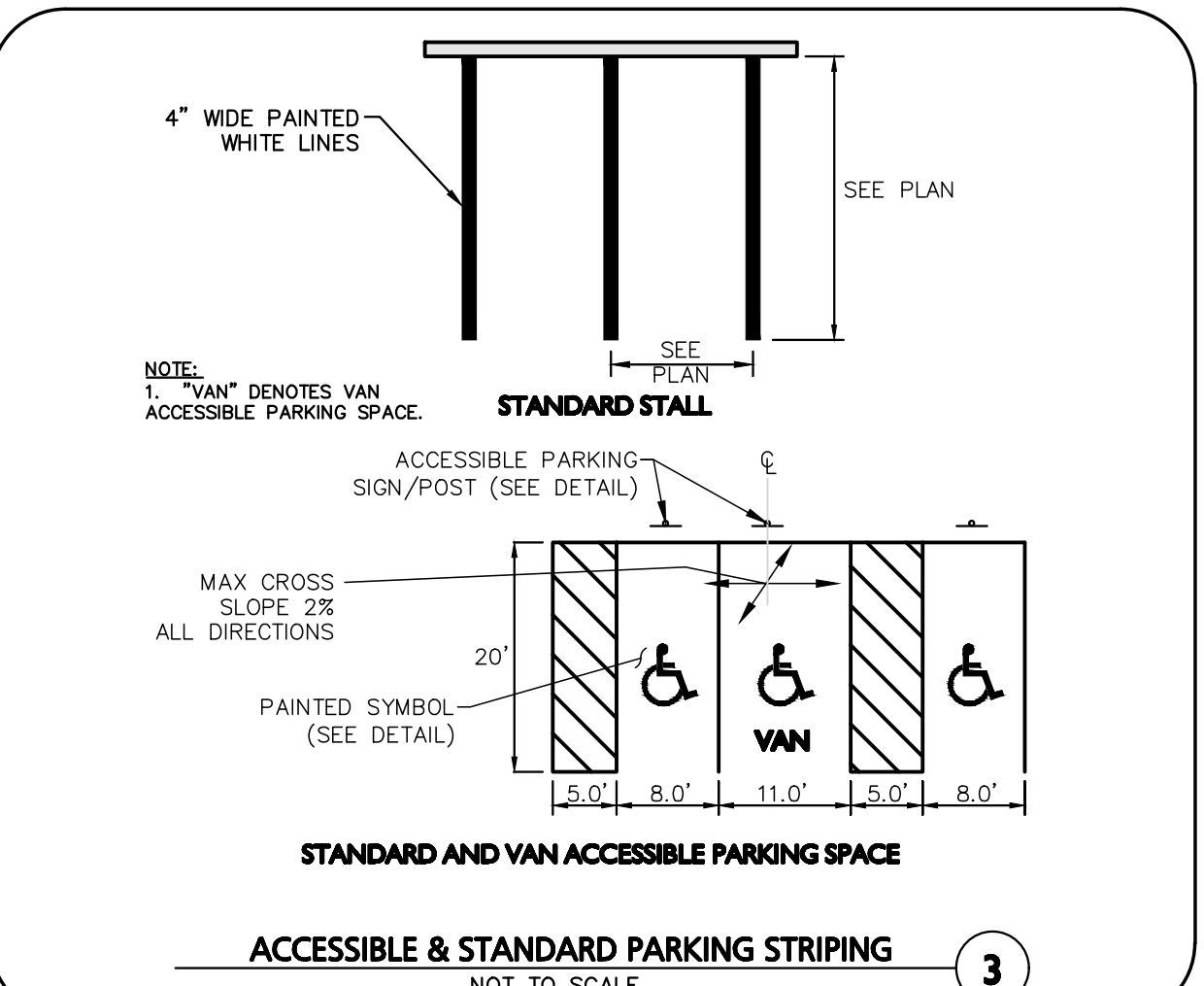
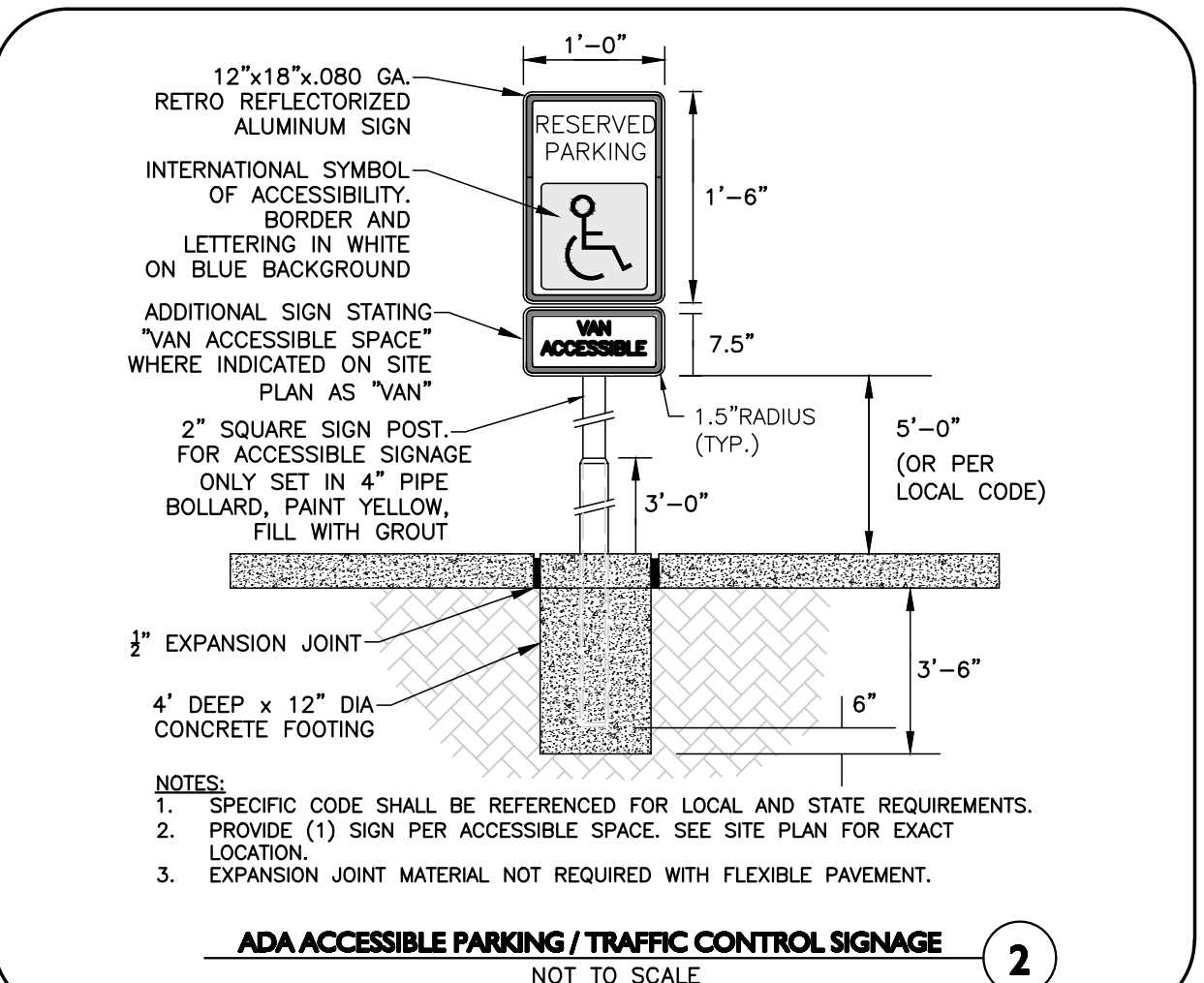
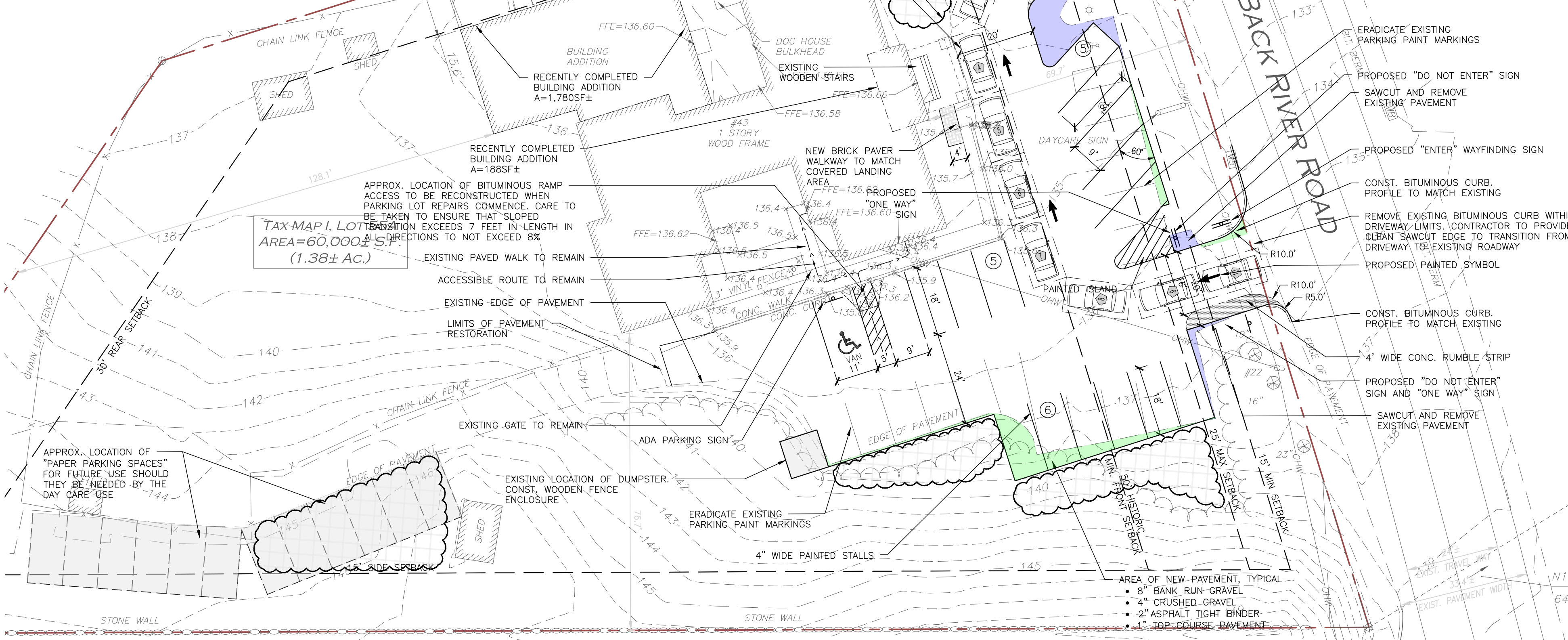
EXISTING CONDITIONS V-101

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PAVEMENT SUMMARY:

PROPOSED PAVEMENT AREA = 296.7 SF
EXISTING PAVEMENT REMOVED = 379.5 SF
NET REDUCTION = 82.8 SF



ZONING SUMMARY TABLE
MEDIUM DENSITY RESIDENTIAL (R-12) DISTRICT

ITEM	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	12,000 SF	60,000± SF
MINIMUM LOT FRONTAGE	100 FEET	233.65± LF
MINIMUM FRONT SETBACK	15' MIN 25' MAX	69.7 FT*
MAXIMUM LOT COVERAGE	30%	10.7%
MINIMUM SIDE SETBACK	15 FT	15.6 FT
MINIMUM REAR SETBACK	30 FT	128± FT
MAXIMUM BUILDING HEIGHT	35 FEET	< 35 FEET

* EXISTING NON-CONFORMING

PARKING SUMMARY TABLE

PER TABLE OF OFF-STREET PARKING REQUIREMENTS	MAXIMUM PARKING	PROPOSED PARKING
EDUCATIONAL (DAYCARE): 101 STUDENTS	31	7
0.3 SPACE PER STUDENT = 31 SPACES		
EDUCATIONAL (DAYCARE): 9 STAFF PER SHIFT	9	9
1 SPACES PER EMPLOYEE		
TOTAL PARKING PROVIDED:		16

GENERAL NOTES:

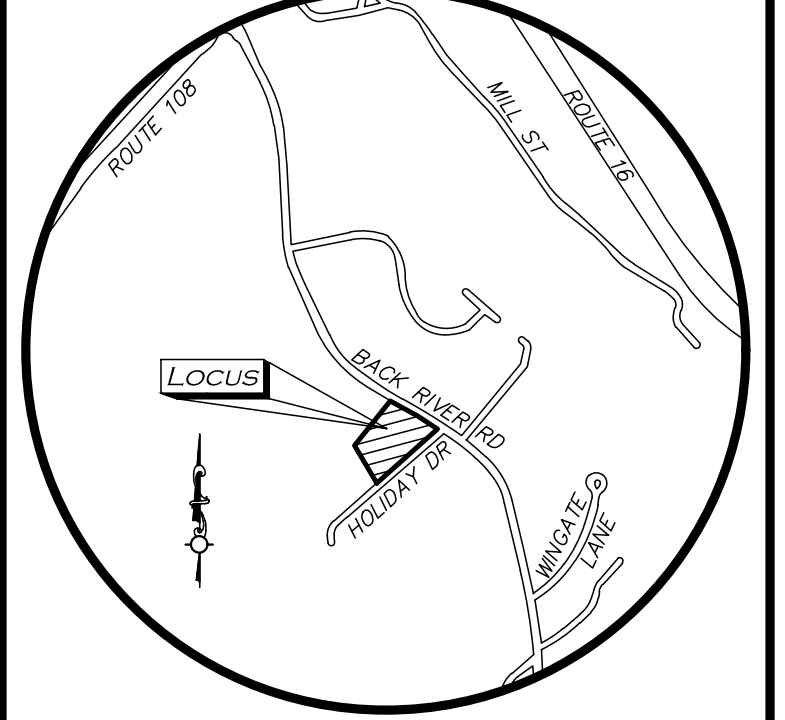
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING LOCAL, MADOT, MADEP, MUTCD, AND AASHTO.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.

RESOURCE NOTES:

- NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0320E, EFFECTIVE DATE: SEPTEMBER 30, 2015).
- THE PROPERTY IS SHOWN AS LOT 55A, ON MAP 1 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- THE SUBJECT PARCEL CONTAINS 1.38 ACRES OR 60,000 SQUARE FEET AREA OF LAND.
- TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5051 PAGE 545.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER, SEWER AND ELECTRIC.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM. NO WORK SHALL BE PERMITTED ON SATURDAY, SUNDAY, AND FEDERALLY RECOGNIZED HOLIDAYS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
- THE EXISTING USE FOR THE SITE IS CHILD CARE FACILITY.
- NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THE SUBJECT PROPERTY AT THIS TIME.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
- THE MAXIMUM PARKING SPACE CALCULATION IS 40 AND 16 SPACES ARE PROVIDED. SEE PARKING TABLE ON THIS SHEET FOR A BREAK DOWN.
- ANY NEW EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- TOPOGRAPHIC SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES ON OR BETWEEN SEPTEMBER 29, 2022 AND APRIL 11, 2023.
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A.5.
- AS-BUILT PLANS SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF A PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

ELEVATIONS ARE BASED ON U.S.G.S NVD 1988 DATUM.

R:\PROJECTS\3188-01\CIVIL\DRAWINGS\CURRENT\C-3188-01_LAYOUT & MATERIALS.DWG



LOCUS MAP
(NOT TO SCALE)

Digitally signed by Michael A. Malynowski
Date: 2023.07.13 13:43:55 -0400

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-13-23	MISC. UPDATES PER CITY COMMENTS
2	05-18-23	MISC. UPDATES PER CITY COMMENTS
3	04-14-23	UPDATE TO PARKING LAYOUT

APPLICANT/OWNER:

KNIPFHER, LLC
30 QUARRY DRIVE
ROCHESTER, NH 03867

PROJECT:

TAX MAP I, LOT 55A
43 BACK RIVER ROAD
DOVER, NH

PROJECT NO.	3188-01	DATE:	03/27/23
SCALE:	AS SHOWN	DWG.: C3188-01_Layout & Materials	
DRAFTED BY:	MM	CHECKED BY:	MAM

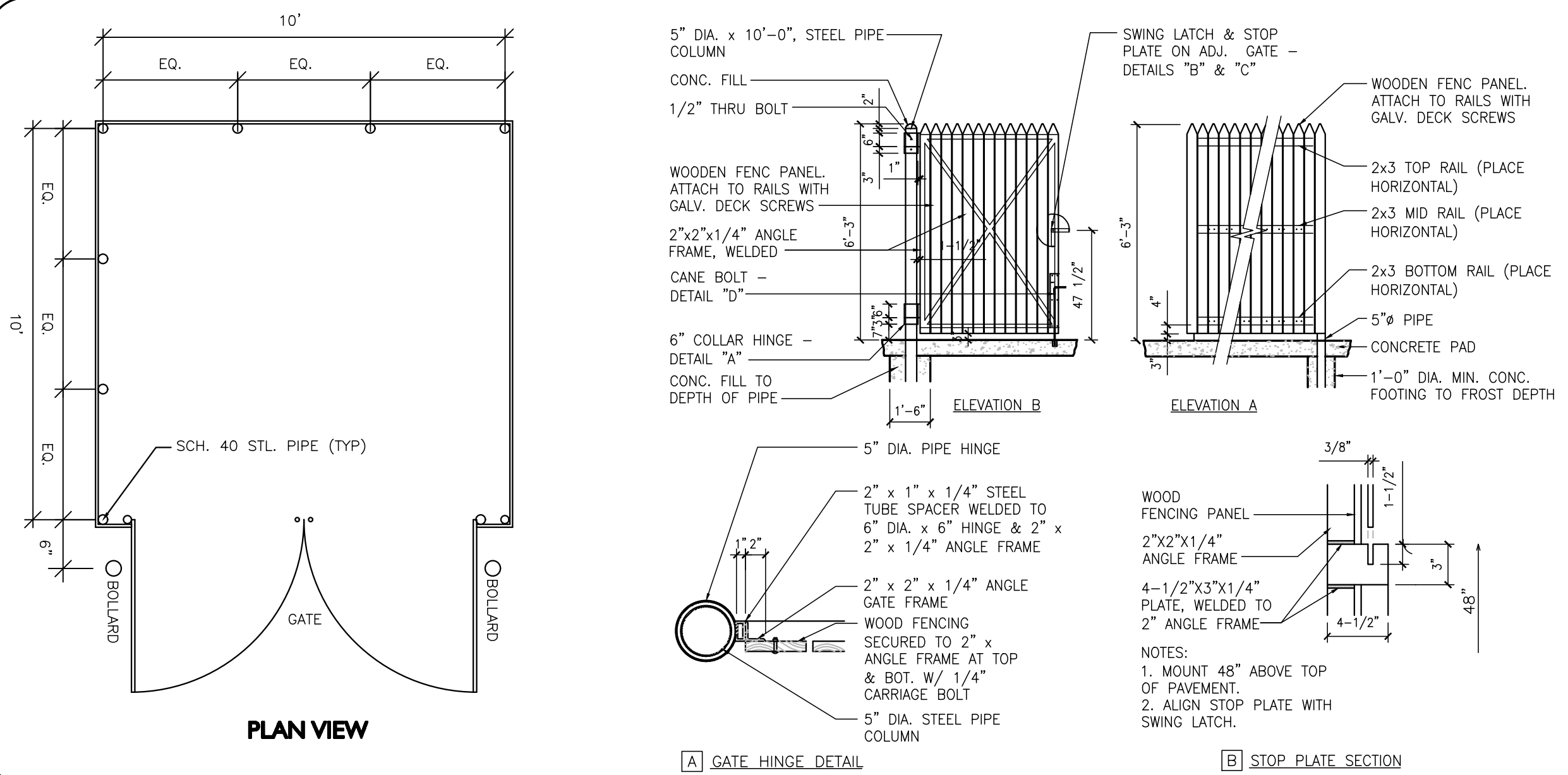
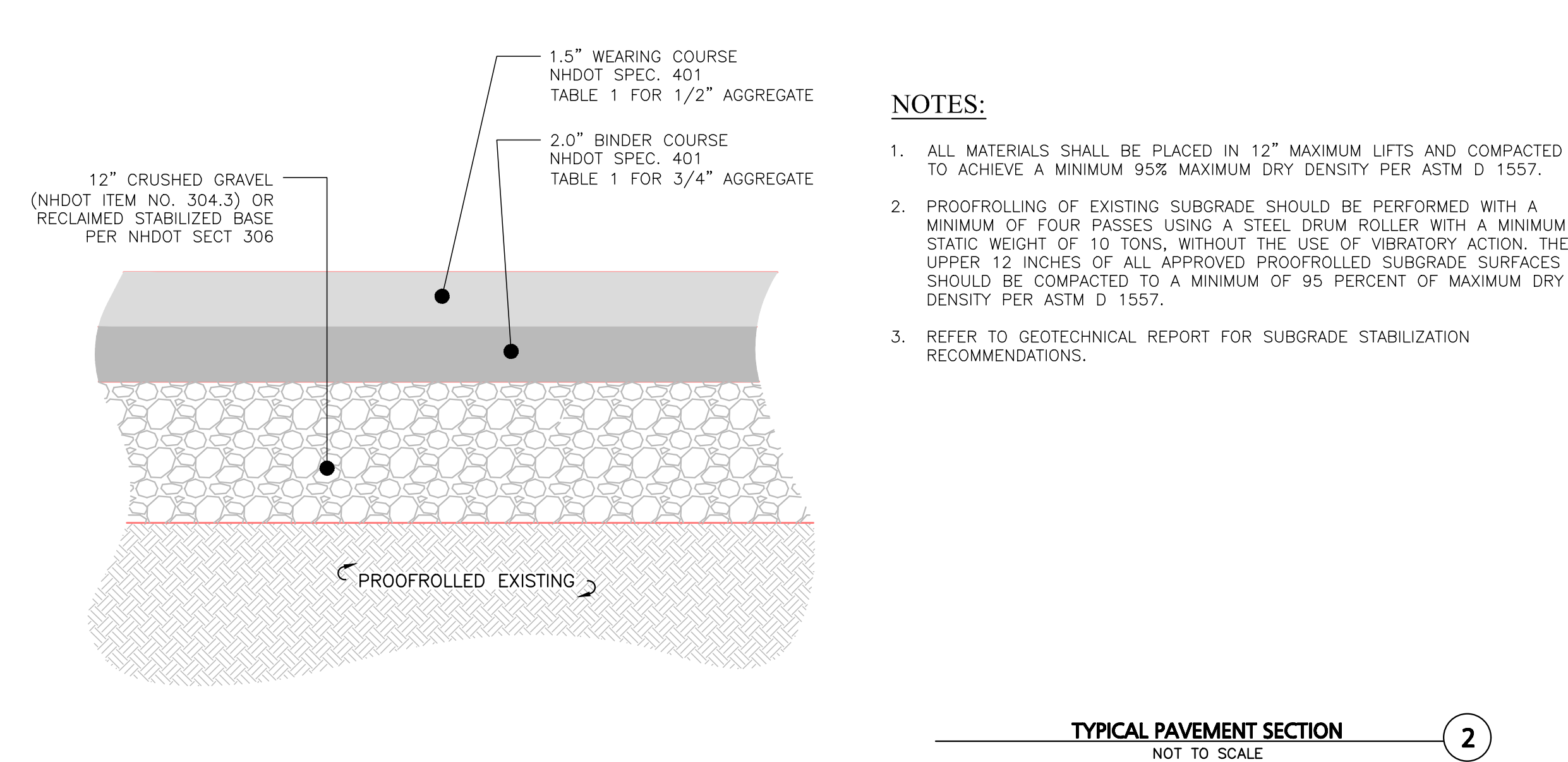
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

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DRAWING TITLE:	SHEET No.
PARKING LAYOUT PLAN	C-1



	07-05-23	MISC. UPDATES PER CITY COMMENTS
REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION
APPLICANT/OWNER:		
KNIPHFER, LLC		
30 QUARRY DRIVE		
ROCHESTER NH 03867		

PROJECT:

**TAX MAP I, LOT 55A
43 BACK RIVER ROAD
DOVER, NH**

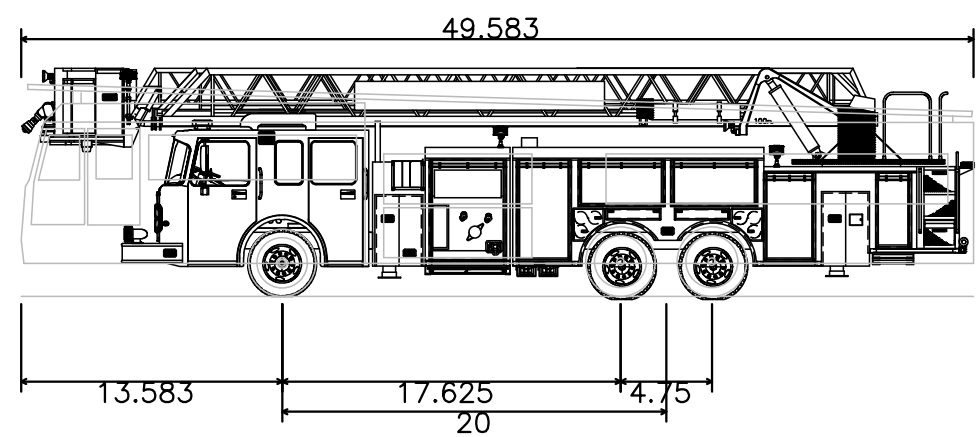
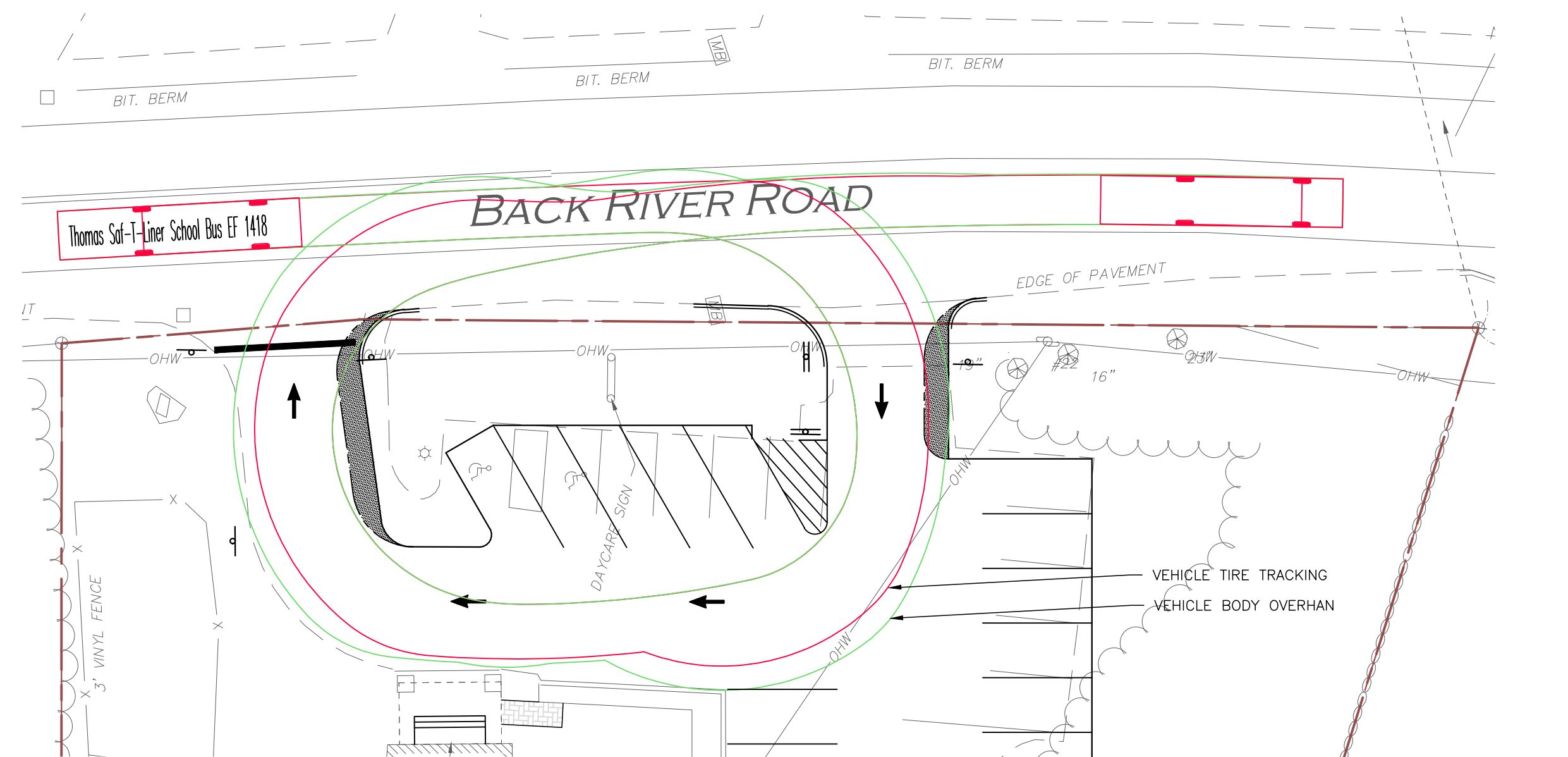
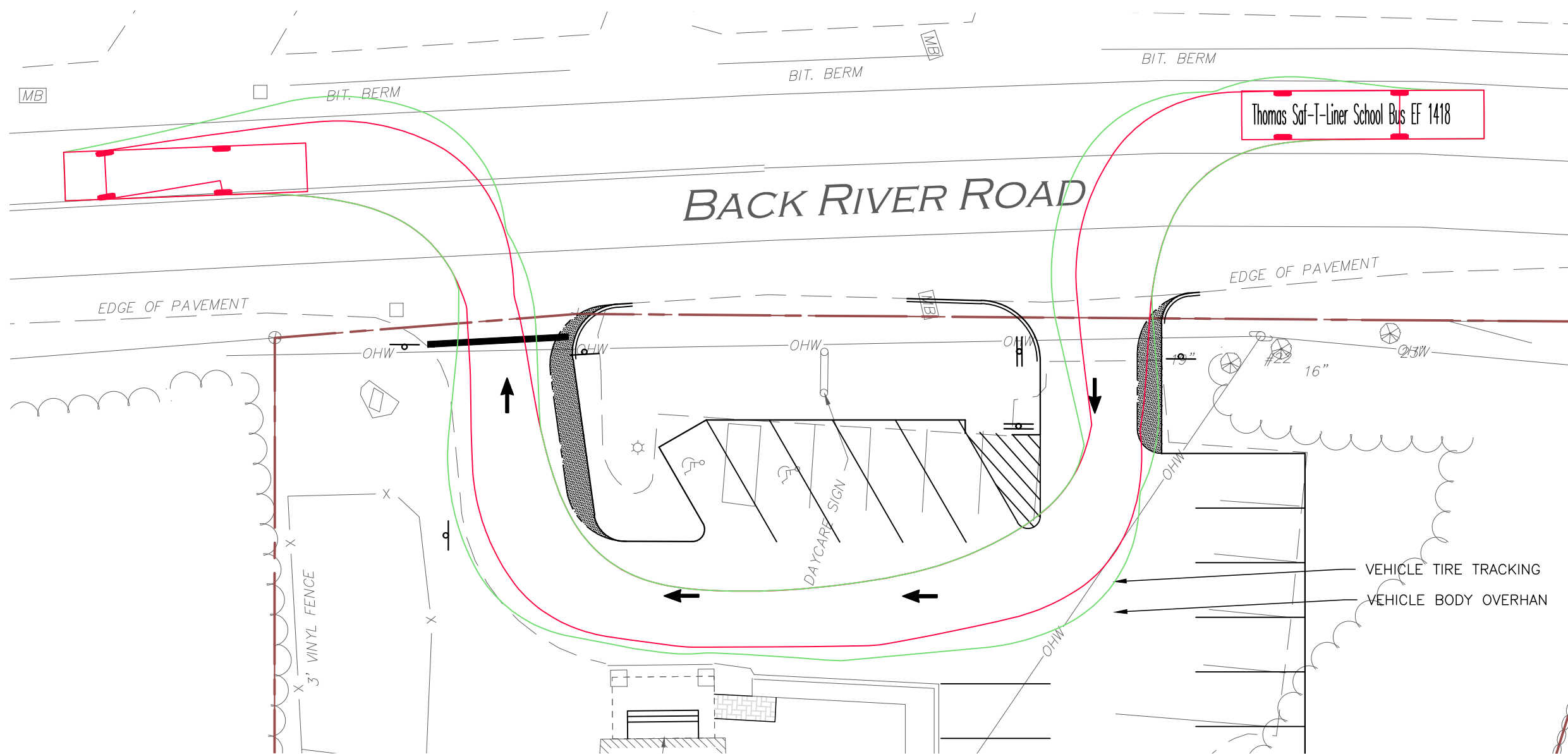
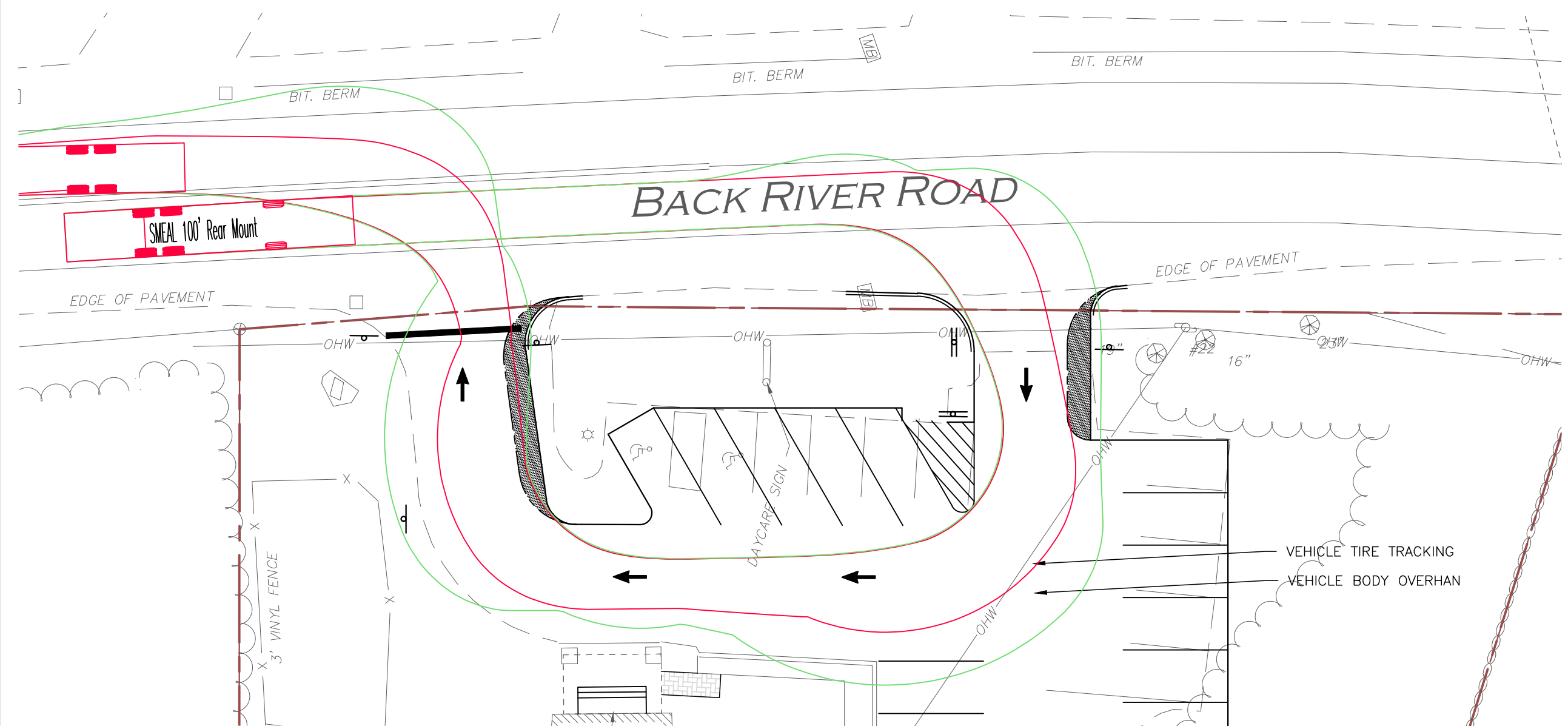
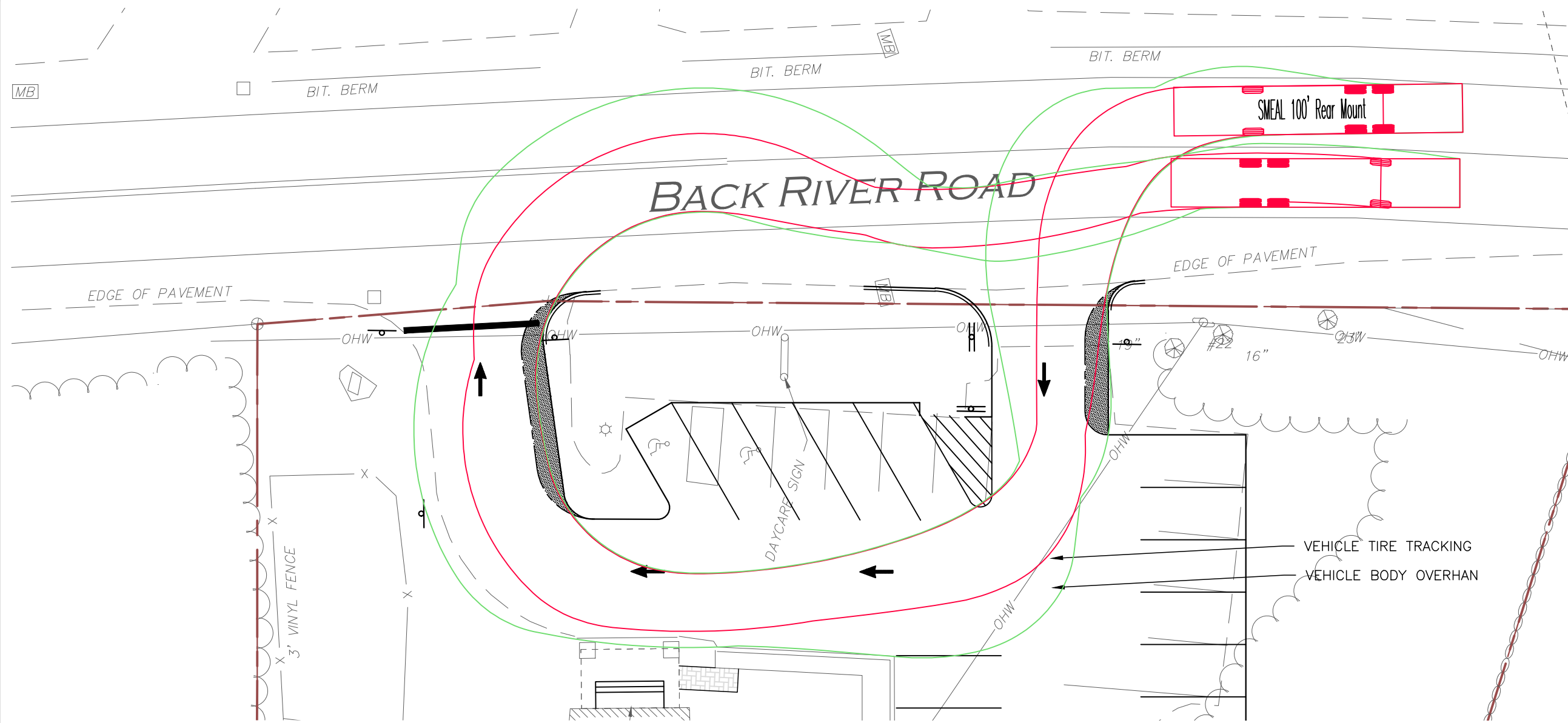
DOVER, NH			
PROJECT NO.	3188-01	DATE:	05/09/23
SCALE:	AS SHOWN	DWG.:	C3188-01_Layout & Materials
DRAFTED BY:	MM	CHECKED BY:	MAM



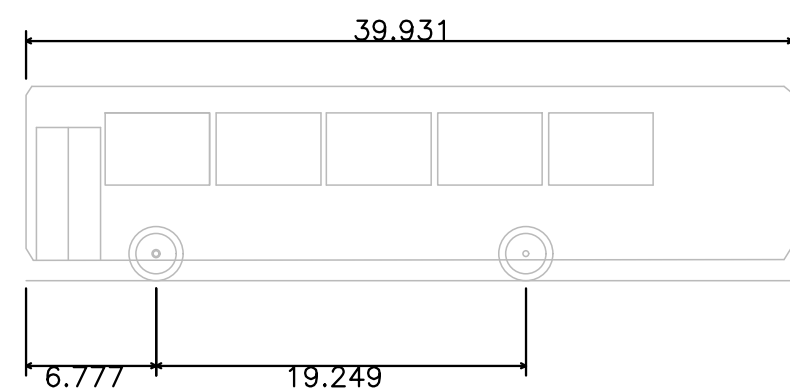
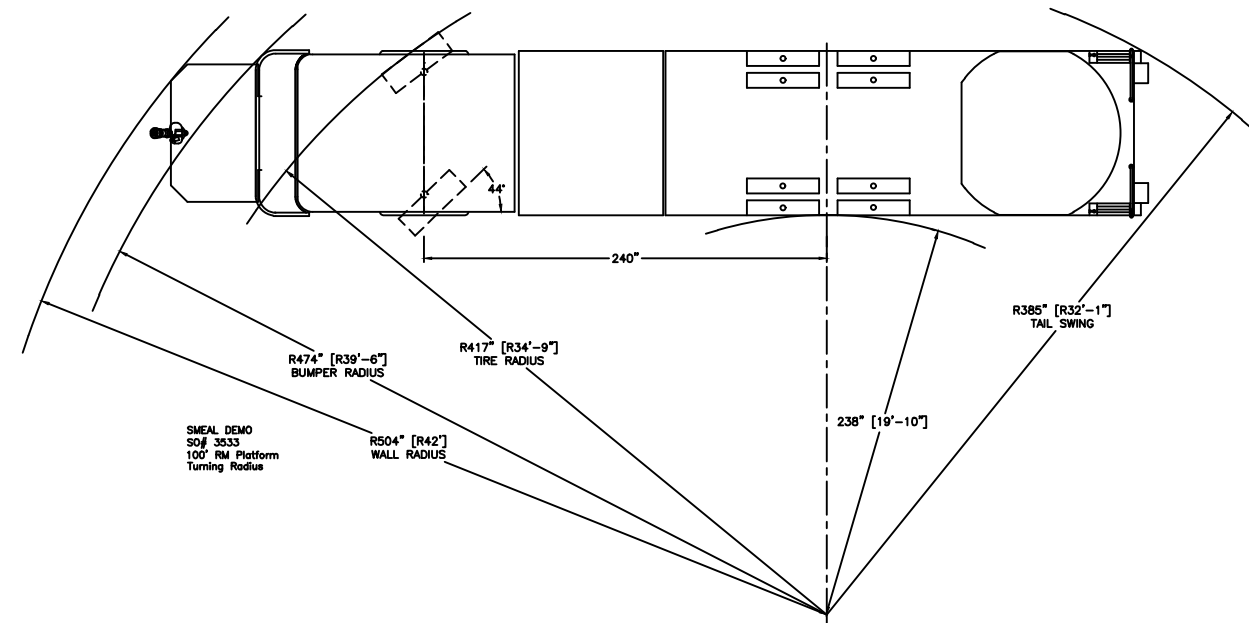
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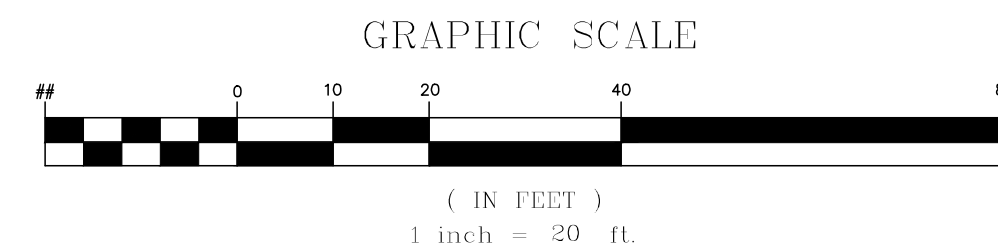
DRAWING TITLE:	SHEET No.
DETAILS	C-2
Copyright © 2023 Allen & Major Associates, Inc. 11/1/2023	



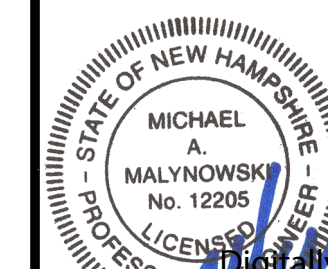
SMEAL 100' Rear Mount
Overall Length 49.583ft
Overall Width 8.333ft
Overall Body Height 11.033ft
Min Body Ground Clearance 1.718ft
Max Track Width 8.400ft
Lock-to-lock time 6.00s
Max Wheel Angle 44.00°



Thomas Saf-T-Liner School Bus EF 1418
Overall Length 39.931ft
Overall Width 6.777ft
Overall Body Height 19.249ft
Min Body Ground Clearance 1.066ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 39.333ft



R:\PROJECTS\3188-01\CIVIL\DRAWINGS\CURRENT\C-3188-01_LAYOUT & MATERIALS.DWG



Digitally signed by Michael Malyowski
Date: 2023.07.13 13:14:11 -04'00'
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	07-13-23	MISC. UPDATES PER CITY COMMENTS

APPLICANT/OWNER:
KNIPPFER, LLC
30 QUARRY DRIVE
ROCHESTER, NH 03867

PROJECT:
TAX MAP I, LOT 55A
43 BACK RIVER ROAD
DOVER, NH

PROJECT NO.	3188-01	DATE:	05/09/23
SCALE:	AS SHOWN	DWG.:	C318801_Layout & Materials
DRAFTED BY:	MM	CHECKED BY:	MAM

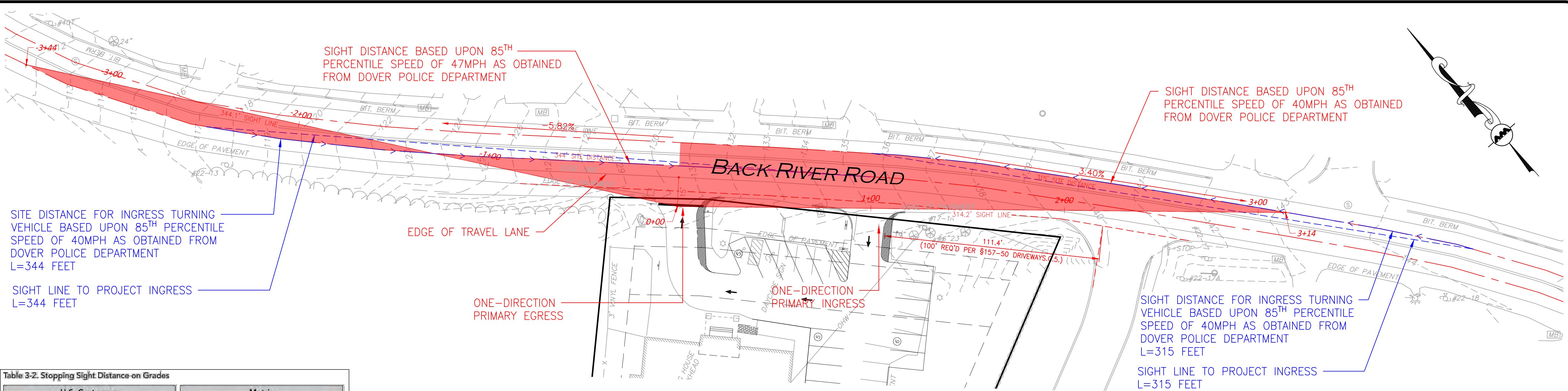
PREPARED BY:

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MANCHESTER, NH 03103
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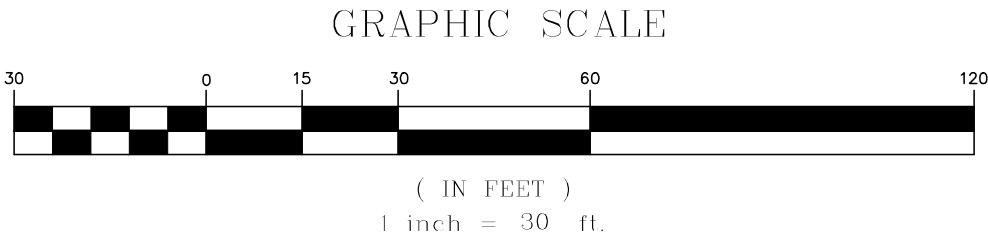
DRAWING TITLE:	SHEET No.
VEHICLE CIRCULATION PLAN	C-2



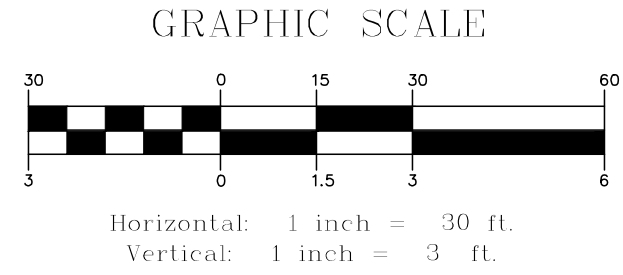
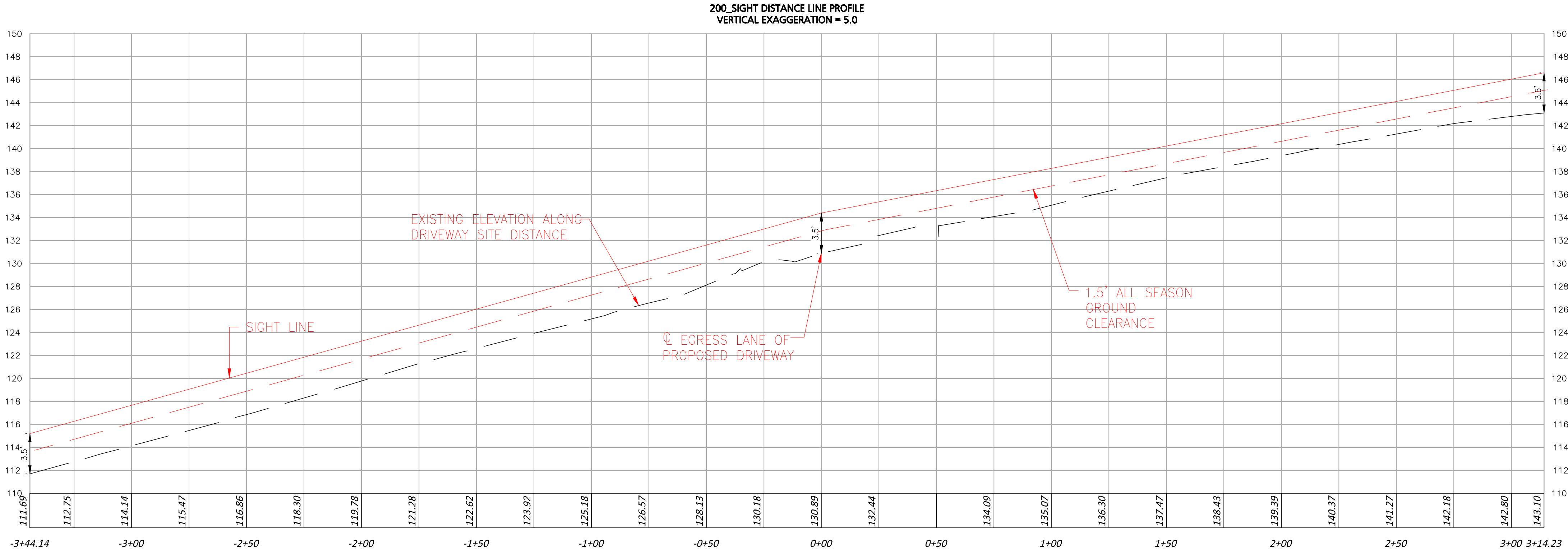
Design Speed (mph)	U.S. Customary						Design Speed (km/h)	Metric					
	Stopping Sight Distance (ft)							Stopping Sight Distance (m)					
	Downgrades			Upgrades				Downgrades			Upgrades		
15	80	82	85	75	74	73	20	20	20	20	19	18	18
20	116	120	126	109	107	104	30	32	35	35	31	30	29
25	158	165	173	147	143	140	40	50	50	53	45	44	43
30	205	215	227	200	184	179	50	66	70	74	61	59	58
35	257	271	287	237	229	222	60	87	92	97	80	77	75
40	315	333	354	289	278	269	70	110	116	124	100	97	93
45	378	400	427	344	331	320	80	136	144	154	123	118	114
50	446	474	507	405	388	375	90	164	174	187	148	141	136
55	520	553	593	469	450	433	100	194	207	223	174	167	160
60	598	638	686	538	515	495	110	227	243	262	203	194	186
65	682	728	785	612	584	561	120	263	281	304	234	223	214
70	771	825	891	690	658	631	130	302	323	350	267	254	243
75	866	927	1003	772	736	704	140	341	367	398	302	287	274
80	965	1035	1121	859	817	782							
85	1070	1149	1246	949	902	862							

SIGHT LINE NOTES

- SIGHT DISTANCE BASED UPON AASHTO DESIGN GUIDELINES UTILIZING 85TH PERCENTILE SPEEDS AS OBTAINED BY DOVER NH POLICE DEPARTMENT
- TOPOGRAPHIC INFORMATION BASED UPON ACTUAL ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. BETWEEN FEBRUARY 24 AND 27, 2023.



Digitally signed by Michael A. Malynowski
Date: 2023.07.13 13:14:58 -04'00'
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.



R:\PROJECTS\3188-01\CIVIL\DRAWINGS\CURRENT\C-3188-01-PL-SIGHT-DIST.DWG

REV	DATE	DESCRIPTION
2	07-13-23	MISC. UPDATES PER CITY COMMENTS
1	05-09-23	MISC. UPDATES PER CITY COMMENTS

APPLICANT/OWNER:
KNIPHFER, LLC
30 QUARRY DRIVE
ROCHESTER, NH 03867

PROJECT:
TAX MAP I, LOT 55A
43 BACK RIVER ROAD
DOVER, NH

PROJECT NO.	3188-01	DATE:	03/27/23
SCALE:	1" = 30'	DWG.:	C:3188-01-PL-SIGHT-DIST
DRAFTED BY:	MM	CHECKED BY:	MAM

PREPARED BY:

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civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
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DRAWING TITLE:	SHEET No.
SIGHT DISTANCE FIGURE	C-4

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KIDS CULTURE DAYCARE

43 BACK RIVER ROAD

DOVER, NEW HAMPSHIRE

Gleason Architects

P.O. BOX 596

STRATHAM, NH 03885

603 772-7370

INDEX TO DRAWINGS

ARCHITECTURAL

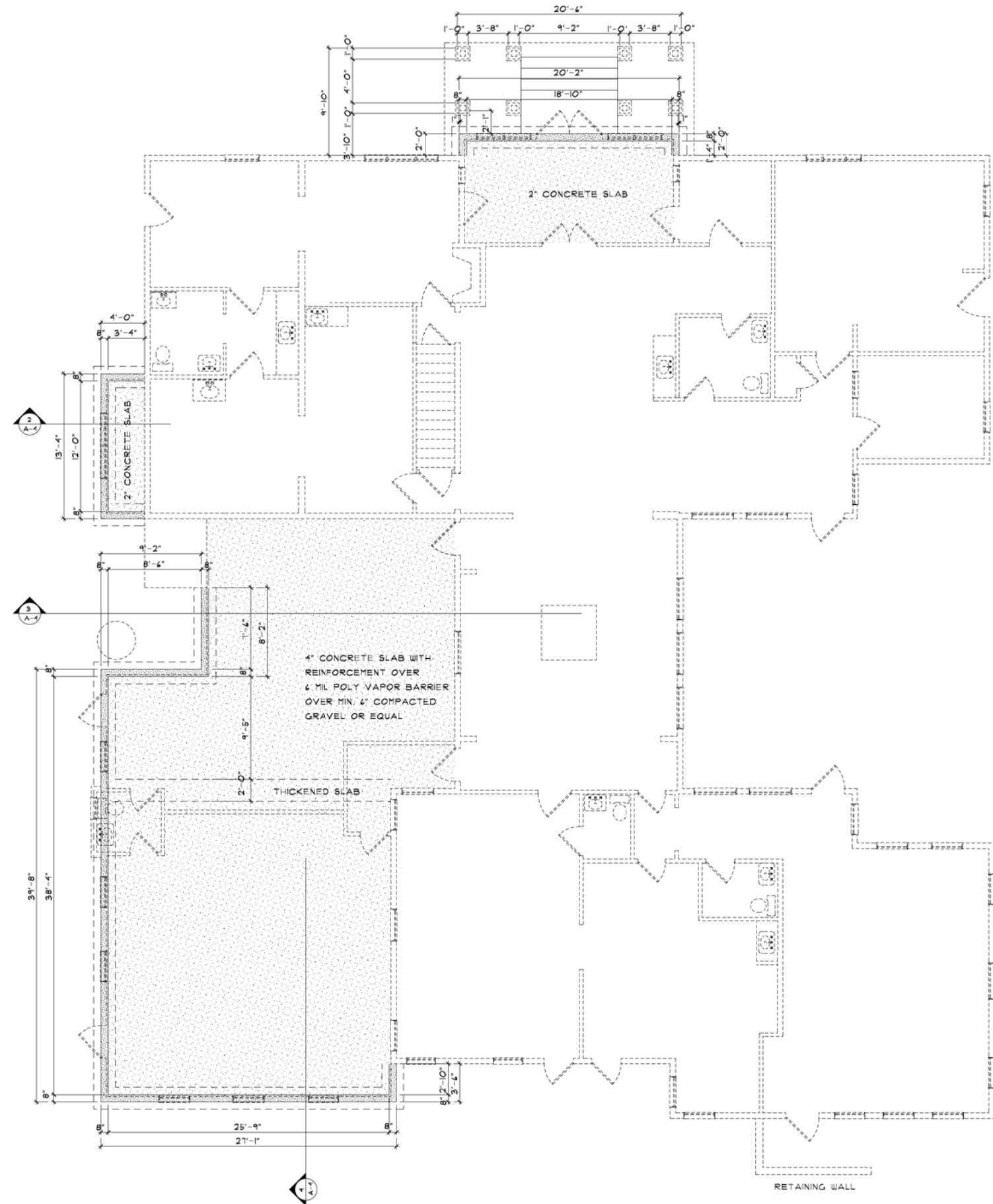
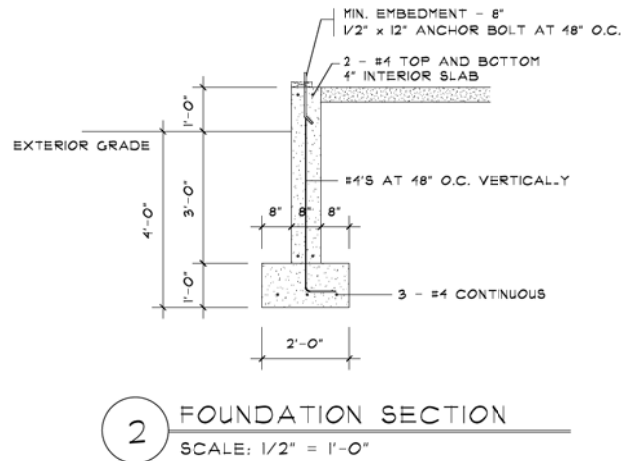
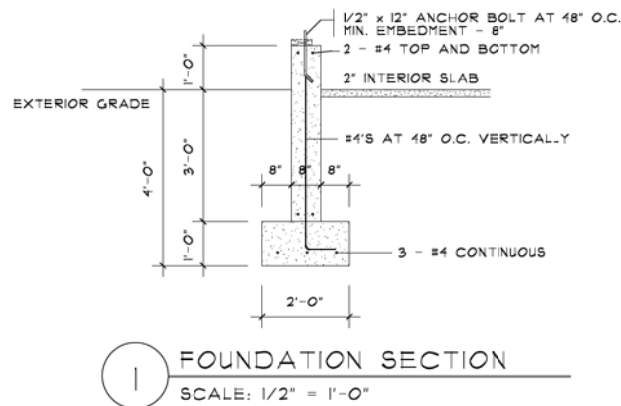
- AI – FOUNDATION PLAN
- A2 – FIRST FLOOR PLAN
- A3 – ELEVATIONS
- A4 – SECTION, FRAMING PLANS
- A5 – INTERIOR LAYOUT PLANS

CODES:
2018 IBC, WITH NH AMENDMENTS

GENERAL NOTES

1. All work must meet state, local and other applicable codes.
2. Contractor(s) must visit the job site prior to submitting a bid.
3. It is assumed the soil bearing capacity is 2000 psf or better.
4. Footings are to be placed on undisturbed soil, a minimum of one (1) foot below the frost line.
5. Provide 2" rigid insulation around the foundation perimeter to 4' below grade.
6. Concrete walls below the finished grade are to be damp proofed with tar or equa material.
7. All wood on concrete is to be pressure treated lumber with sill seal and insulation.
8. Poured in place concrete is to be 3000 psi or better.
9. Concrete slabs are to have 6/6 10x10 w.w.f., 6 mil poly vapor barrier over 6" of crush stone or grave.
10. Use anchor bolts at 4'-0" on center on foundation walls.
11. Use bridging or solid blocking between floor joist.
12. Exterior walls are to be 2 x 6 wood studs, min. grade no. 2, at 16" on center with lateral bracing, 1/2" gypsum board interior 1/2" sheathing exterior and "building wrap". The walls will have full batt insulation or equal,
13. Interior walls are to be 2 x 4 wood studs at 16" on center with 1/2" gypsum board each side.
14. Stairs: Treads, 11" (+/-); Risers, 7 " (+/-)
15. All material used in the construction of this building will be new. No used or reconditioned material is permitted.
16. All interior finishes are to be determined by the contract with the owner.
17. Notify the architect immediately if conditions are different than indicated on the plans.
18. Any changes to these plans must be reviewed and approved by the owner(s) and the architect.
19. These drawings are prepared for the owner(s) to meet local and state codes. Any deficiencies must be noted and architect contacted to review those deficiencies.

- FOUNDATION NOTES:
- 1. FOOTING TO BE PLACED ON UNDISTURB SOIL.
 - 2. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING AN WORK.
 - 3. THERE NEEDS TO BE A MINIMUM OF 6" FROM THE FINISHED FLOOR TO THE EXTERIOR GRADE. THIS MAY REQUIRE EXCAVATION IN THE REAR AND SIDES OF THE BUILDING.
 - 4. PROVIDE A STEP AT EXITS WITH A GRADE CHANGE THAN 8".
 - 5. NOTIFY THE ARCHITECT IF THE EXISTING CONDITIONS ARE DIFFERENT THAN REPRESENTED ON THESE PLANS.



NO.	DESCRIPTION OF REVISION	DATE

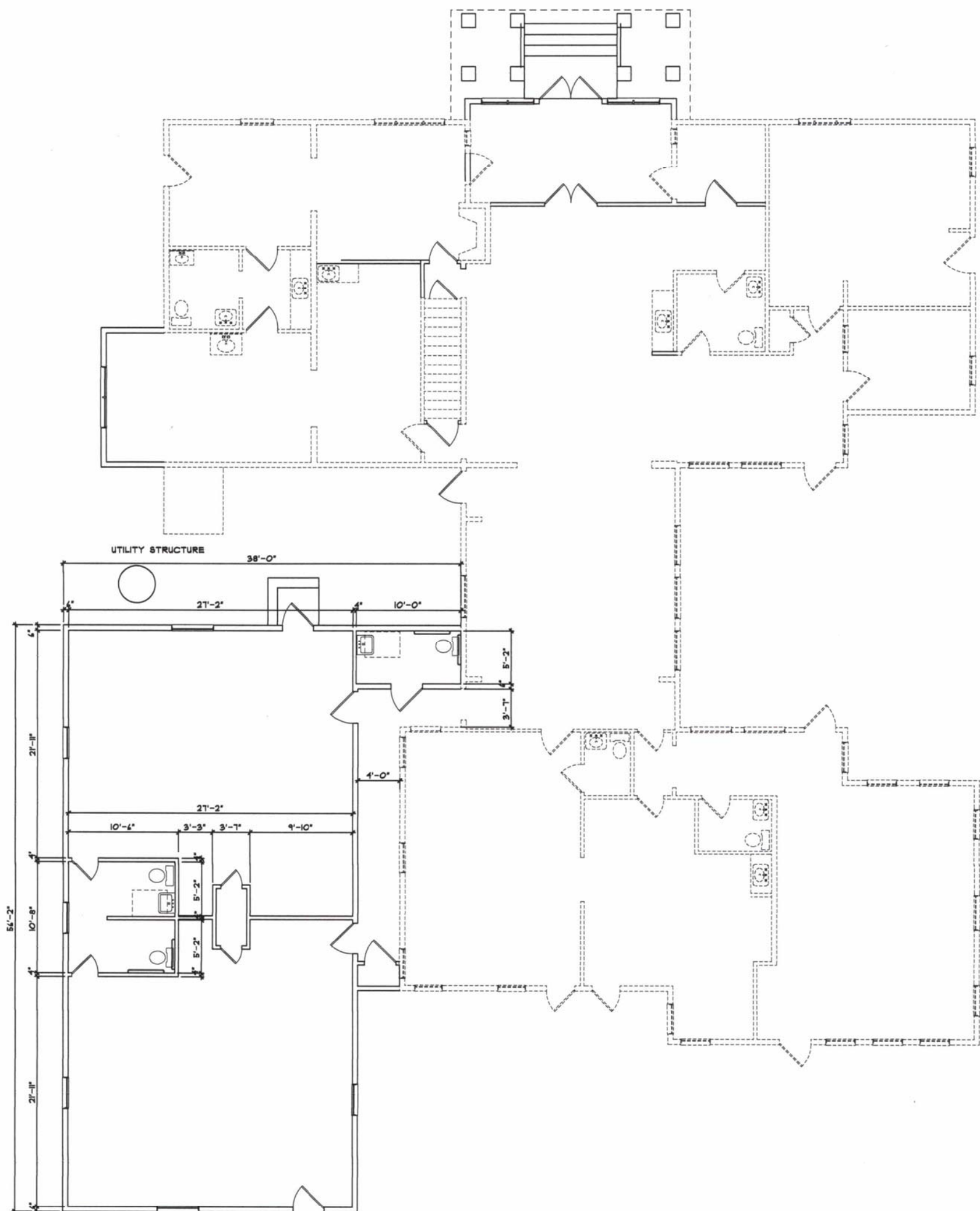
KIDS CULTURE DAYCARE
43 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

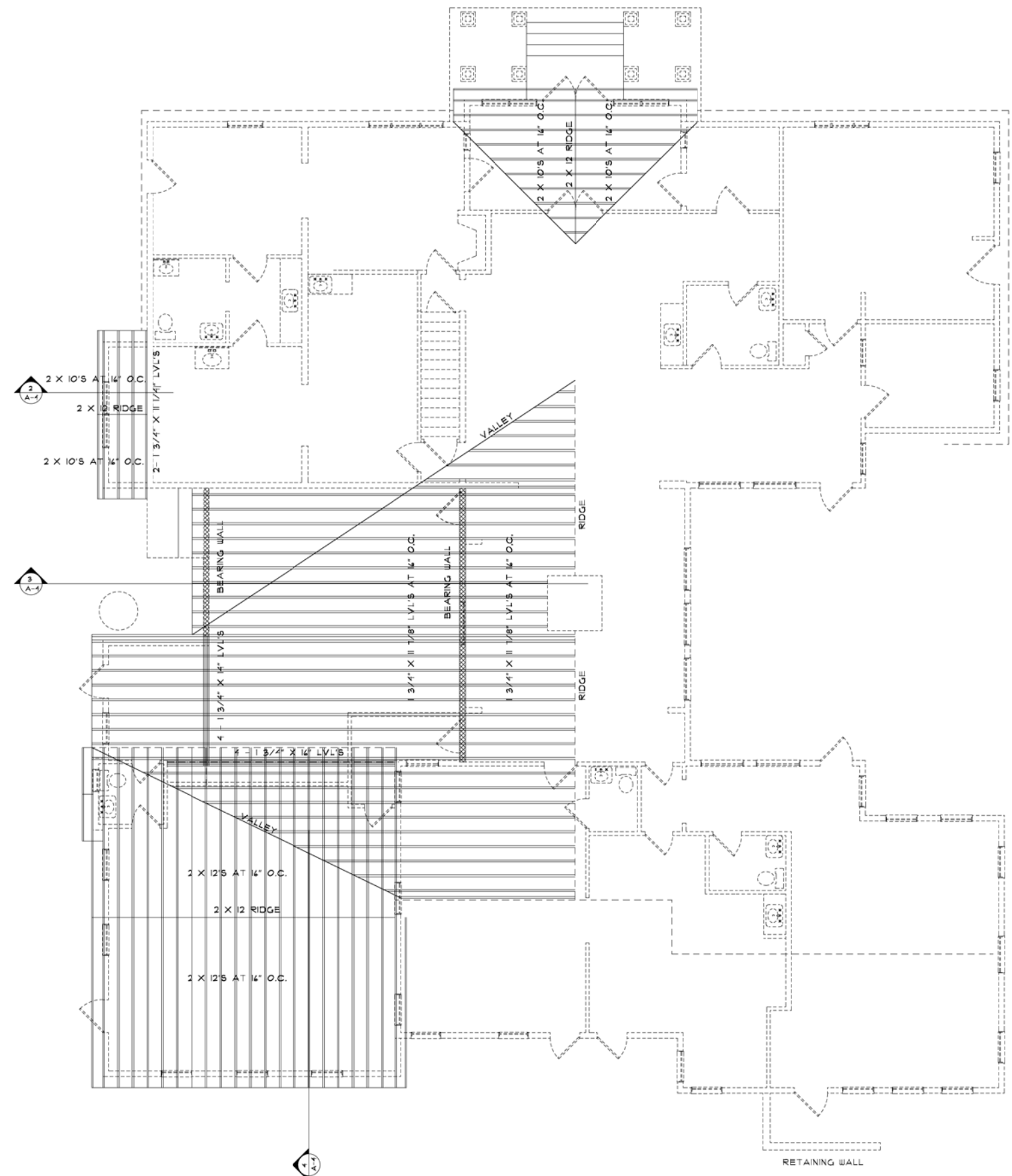
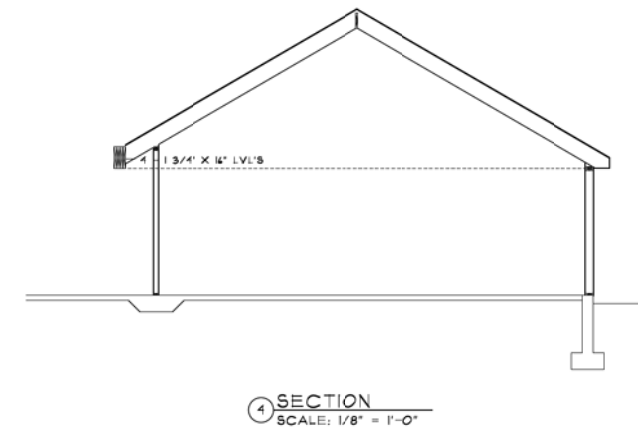
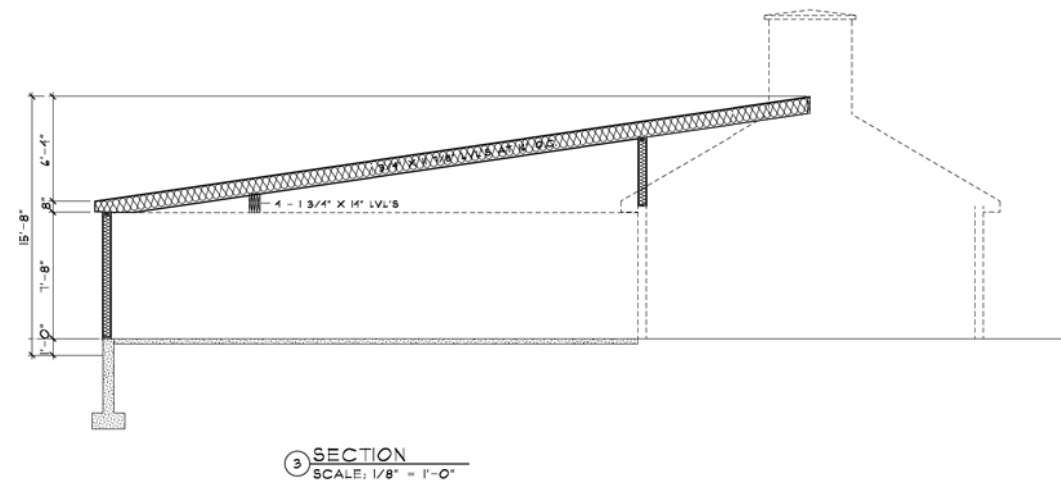
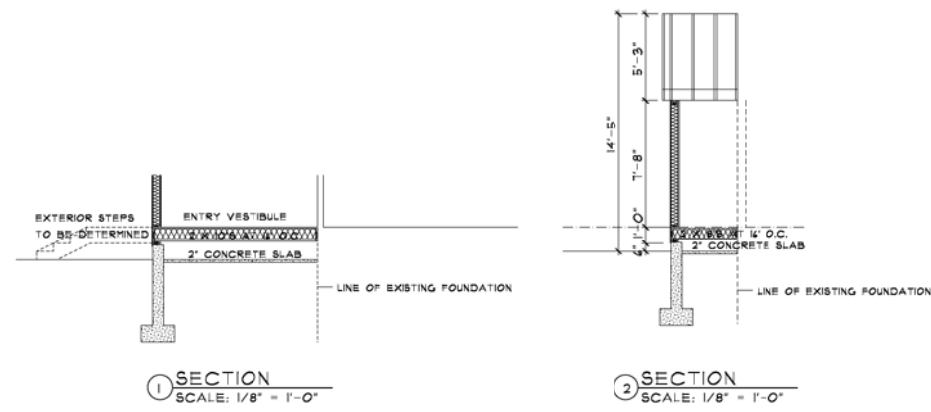
Gleason Architects
P.O. BOX 596
STRATHAM, NEW HAMPSHIRE 03885
603 772-7370

ARCHITECT

ENGINEER
DATE: 05/01/22
PROJECT NO. 202234
SHEET NO.

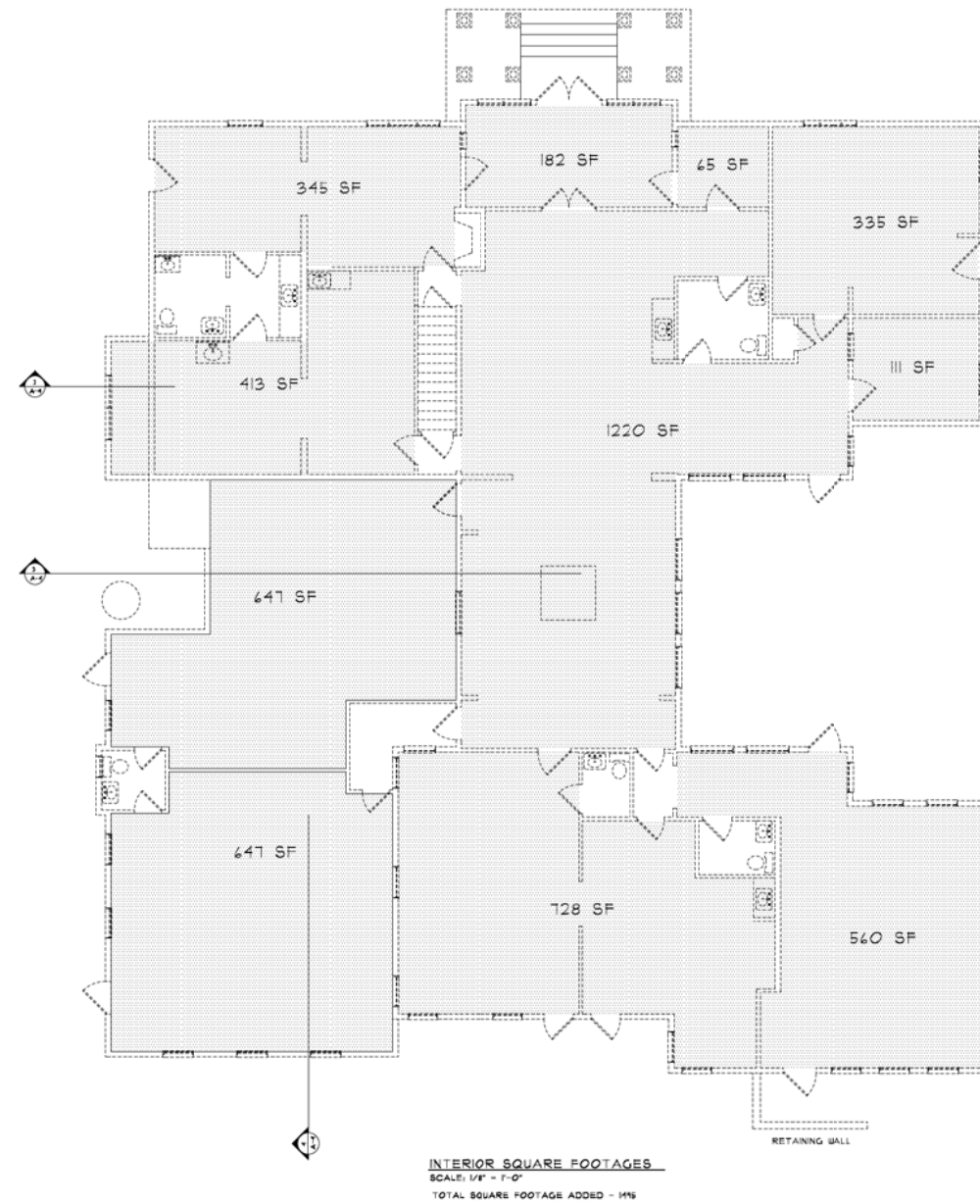
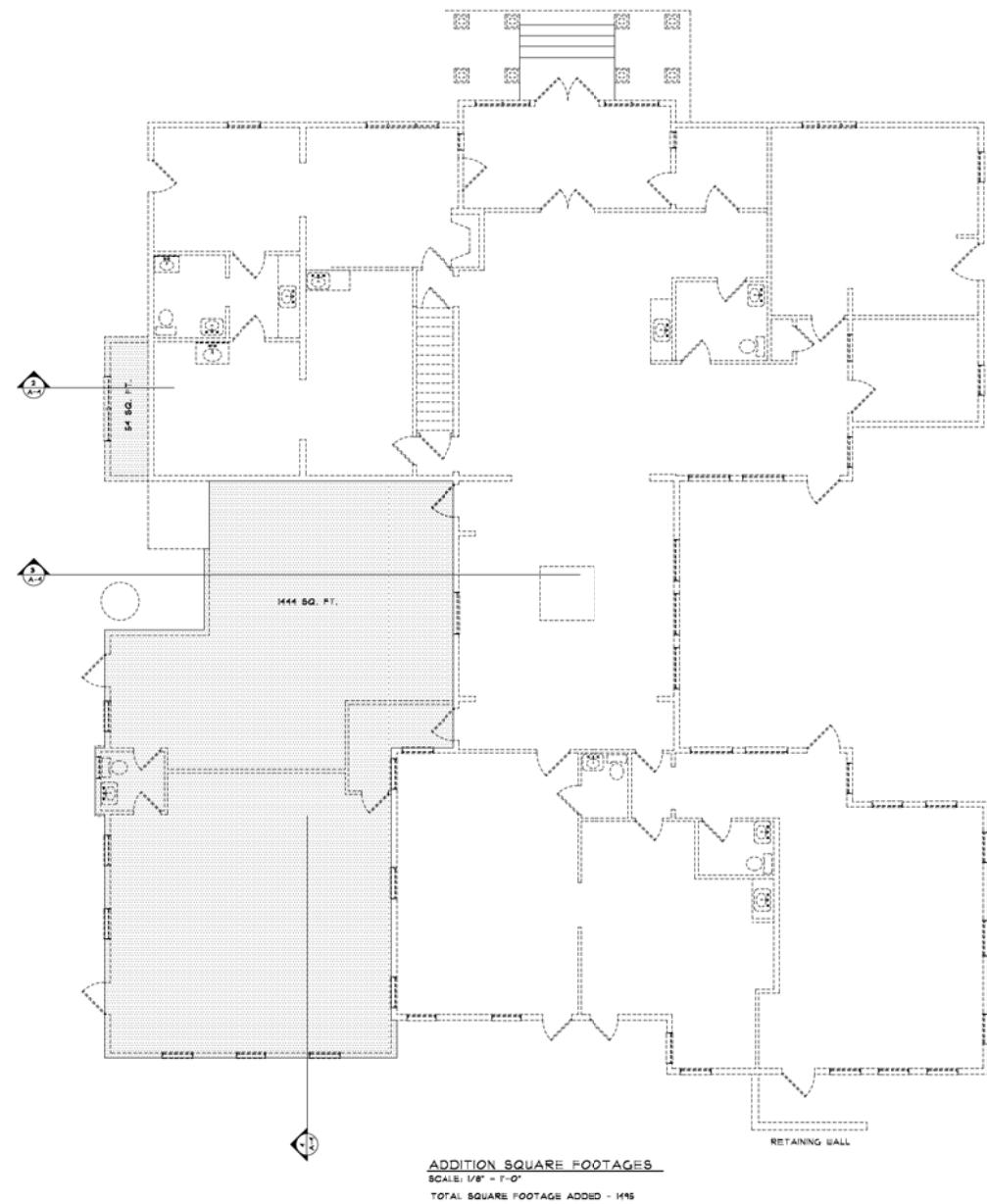
A-1
OF SHEETS





PARTIAL ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"
TOTAL SQUARE FOOTAGE ADDED - 1495

KIDS CULTURE DAYCARE 43 BACK RIVER ROAD DOVER, NEW HAMPSHIRE	Gleason Architects P.O. BOX 596 STRATHAM, NEW HAMPSHIRE 03885 603 772-7370	NO.	DESCRIPTION OF REVISION	DATE
ARCHITECT		ENGINEER DATE: 05/01/22 PROJECT NO. 202234 SHEET NO.		
OF SHEETS		A-4		



NO.	DESCRIPTION OF REVISION	DATE

KIDS CULTURE DAYCARE
43 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

Gleason Architects
P.O. BOX 596
STRATHAM, NEW HAMPSHIRE 03885
603 772-7370

ARCHITECT

ENGINEER
DATE: 05/01/22
PROJECT NO. 202234
SHEET NO.

A-5
OF SHEETS