CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, September 12, 2023**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - August 22, 2023 Regular Meeting Minutes
3. **OLD BUSINESS**
4. **NEW BUSINESS**

   A. Consideration and acceptance of a Minor Subdivision for Ethan Snitker (Owner: Jeffrey S & Darlene Kay White Trustees of White Family 1995 Trust,) Assessor's Map J, Lot 12, zoned R-40, located at Old Garrison Road. (2 new lots). *(SUBM-2023-0004)

   B. Consideration and acceptance of a Lot Line Adjustment for 6 Brick Road, LLC and Bennett Soja-Park Rev Trust 94, Assessor's Map 28, Lots 9-C & 10, zoned O & G, located at 1-24 Jefferson Drive & 751 Central Avenue. *(LOTA-2023-0010)

   C. Consideration and acceptance of a Conditional Use Permit for Fraggle Rock Environmental (Owner: Settlement on 6th, LLC), Assessor's Map B, Lot 5-2, zoned R-40, located at 27 Wildcat Drive. (Proposal is to impact 580 sf of wetland buffer associated with a foundation). *(COND-2023-0044)

   D. Consideration and acceptance of a Conditional Use Permit for Tighe and Bond, (Owners: Reynolds Avenue North, LLC), Assessor's Map E, Lot 27-B, zoned IT, located at 100 Education Way. (Proposal is to allow for 350 parking spaces whereas 332 is the maximum allowed). *(COND-2023-0043)

   E. Consideration and acceptance of Site Review for Tighe and Bond, (Owners: Reynolds Avenue North, LLC), Assessor's Map E, Lot 27-B, zoned IT, located at 100 Education Way. (Proposal is for exterior and interior renovations to the existing building and the associated site improvements such as sealing and restriping of the existing parking lot, parking lot expansion, stormwater improvements, lighting, and landscaping). *(SITE-2023-0006)

5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

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

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, August 22, 2023**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Tom Clark Mark Speidel, Kyle Pimental, Fergus Cullen (Councilor), Ken Mavrogeorge, Melina Gambino (Alternate), Jon Elliard (Alternate), George DeBoer (Alternate)
Members Not Present (excused): Erinn Kaspari, Hayley Harmon (Vice Chair)
Members Not Present (un-excused): None
Staff Present: Donna Benton, Director of Planning and Community Development

G. Cruikshank called the meeting to order at 7p.m, explained the citizens' forum process and noted K. Pimental would Vice Chair, J. Elliard would sit in the vacant seat, G. DeBoer would sit for Erinn Kaspari, and Melina Gambino will sit for H. Harmon.

1. CITIZENS' FORUM

Citizens Forum Open

Aaron Williams, 51 Sixth St enjoys being able to walk to downtown. An issue that makes walking unsafe in that area is the speed limit on Sixth St in relation to the design of the street. He requested to define the purpose of the street and then match the design to the purpose. He gave some examples to help with this.

Rosemary Pixley, 20 Reyners Brook Dr expressed her opposition to the Olive Meadow proposed development. When she purchased her home in the 1990s, she was assured the land abutting her was wet and would not be developed. Since then, various uses and development has gone in further affecting the wetlands. The proposed development will bring noise, devaluation, and traffic along with impacts to the wetlands. She asked that this project not be allowed to move forward as it's in violation to the regulations in place.

Dan Irish, 22 Olive Meadow Ln highlighted the timeline of the homes, the temple and the daycare being added to the street. The temple is no longer in use, but the road is busy due to the daycare traffic. He highlighted some incidents on the road and expressed his opposition to the proposed development currently under review by TRC. This will create two different style neighborhoods. He itemized many foreseeable traffic issues with the addition of the proposal and noted the reasons the traffic study done is lacking.

Syed Naqshbandi, 21 Olive Meadow Ln is opposed to the proposed development and noted the traffic safety issues such as no sidewalks and reckless driving already- before 32 additional units go in. He is concerned about the burden of the power line with the added units and/or the road construction of an added utility.

Mary Gorman, 11 Olive Meadow Ln is opposed to the proposed development of 32 rental units. She noted the street is 22 feet wide and changes in elevation and curves. The road is not wide enough to support this development.

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- July 25, 2023 Regular Meeting Minutes

Motion T. Clark moved to approve July 25, 2023 as amended. Seconded by: M. Speidel. Vote: U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Andre M. Chouinard & Mikayla J. Mallett, Assessor's Map 24, Lot 115-A, zoned G, located at 97 Portland Avenue. (Proposal is to

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construct a garage with garage door facing street within the Gateway District). *(COND-2023-0049)
THIS ITEM HAS BEEN WITHDRAWN

B. Consideration and acceptance of an Amendment to a Minor Subdivision for Corey M. Paradis, Assessor's Map L, Lot 48-A-1, zoned R-20, located at 283A Dover Point Road. (Proposal is to remove note from the previously approved subdivision plat (P17-56) that a sprinkler system is required). *(WAIV-2023-0009)

D. Benton explained that the applicant is requesting to amend the previously approved subdivision plat to remove the note regarding the fire suppression system. The original applicant's representative and property owner and Board were all aware of the condition to have the note regarding the need for a fire suppression system. The applicant has started work on a residence and garage on site and is requesting that condition be rescinded, and the note removed. Staff suggested a revised note and other conditions should the Board vote to grant the amendment. The fire suppression system was not a condition of the Variances that were received for this lot but rather something discussed with the Fire Chief at the time, the Planning Director at the time, and the applicant's representative and were obviously included in the staff memo and conditions at that Planning Board and seemed mutually agreed upon.

Corey Paradis, owner, represented the application and explained the condition was not allowed by law to be mandated by Planning Board, but was agreed to due to driveway access at that point in time. The Governor recently signed a code change that changes the restriction that was in place at the time and led to the condition. There is now a sprinklered structure and a 15' road with adequate fire access turn radius. Bottom line is this plan note was not lawfully added to the plan. The request is to change the note to say they will comply with state building and/or fire code.

T. Clark noted the Planning Board did not establish that note as a condition of approval. Someone else such as the owner must have suggested it, but it came to the Planning Board already part of the proposal.

M. Speidel asked if there are plans to pave the driveway. He also commented on the location of the home and noted some nearby fire hydrants.
Mr. Paradis explained the construction of the current road with two feet of rock and one foot of gravel noting it will support any vehicle as is.

G. DeBoer asked about the address and signage which were discussed.

Motion: T. Clark moved to accept the application and declared no regional impact. Seconded by: G. DeBoer. Vote: U/A

Public hearing opened
Michael Garofano, 258 Dover Point Rd and 3 Pineview Dr has been opposed to this project since it was approved six years ago. The plan shown on the screen does not seem to match plans he's seen, but he wasn't able to find the current plan today. He's not sure why the condition was on the plan in the first place and also noted the fire truck access is a different story in the winter. He is frustrated with the whole process for this project.

D. Benton read an email from Brian Beaulieu, 5 Pineview Dr in opposition to removing the note from the plan.
Public hearing closed.

D. Benton noted the plan on the screen is the approved, signed subdivision plan. One of the conditions of approval suggested is to provide the driveway design and show the wetland buffer on the plan.

In answering a question from the Board, D. Benton clarified that the reason for the original variance was for frontage and build-to line.

STAFF RECOMMENDATION:
This plan is consistent with Chapter §157-17 of the Land Subdivision Regulations of the City Code, which provides for subdivision of existing lots.

The Planning Department recommends the Planning Board vote to approve the minor subdivision amendment application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:
1. Provide physical and digital copies (including CAD) of complete revised plat set for recording at Strafford Country Registry of Deeds, which additionally shall include:
   1.1. The owners' signatures;
   1.2. Include the Planning File # on bottom right of plan sheet: WAIV-2023-0009;
   1.3. The stamp and signature of the LLS on the final plans.
   1.4. Add note that Property shall comply with applicable State Fire Code.
   1.5. Any remaining conditions from minor subdivision (P17-56) still apply.
   1.6. New driveway design be added to plan sheet with wetland buffer delineated that is signed by LLS and CWS.

Discussion occurred among the board members to understand the reason for the original note and what is and isn't the purview of the Planning Board.

Motion: T. Clark moved to grant the amendment of the subdivision (P17-56) with the subsequent conditions. Seconded by: M. Speidel. Vote: U/A

C. Consideration and acceptance of a Site Review Amendment for Civil Consultants (Owners: One First Street, LLC), Assessor's Map 6, Lot 20, zoned CBD-G, located at 10 Second Street. (Proposal is to revise utilities along First Street, revise storefront along Second Street, replace landscaping with porous paver patio, revise east alley to accommodate existing utilities). *(WAIV-2023-0006)

D. Benton explained the applicant is back before the Board requesting an amendment to their previously approved site plan to allow revisions to the utilities along First Street, the storefront along Second Street, replacing landscaping with porous paver patio, revise east alley to accommodate existing utilities. This request appeared before the TRC on July 6, 2023.

Neil Rapoza, Civil Consultants represented the application. He explained one of the anticipated uses of the project is for a restaurant and the suggestion is for outdoor seating, which is what it has been designed for and you see the proposed changes on the plan. He highlighted the changes to the plans including drainage, stairway location and size, restaurant size/ removal of office, utilities and impacts due to outdoor seating. (approx. 50 seats maximum)
Mr. Rapoza explained the added demand on sewer due to the expanded restaurant has been added to the plans and the state didn't have any additional requirements other than a fee.

Motion: M. Speidel moved to accept the application and declared no regional impact. Seconded by: G. DeBoer. Vote: U/A

Public hearing opened
None
Public hearing closed.

STAFF RECOMMENDATION-Waiver:
Section 153-21 of the Site Plan Review Regulations states the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:
(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

The Planning Department believes criteria 1 &2 have been met as a previous traffic study was conducted, this is an urban site and most patrons would park downtown and walk to the site, and recommends the Planning Board vote to grant the waivers with the following subsequent condition as the request meets the criteria of Chapter 153-21.A:

Subsequent Condition to Be Met Prior to the Signing of Plans:

1. Add note that the Planning Board granted waivers for Section 153-13.A(20) (traffic study) and found the criteria of Chapter 153-21.A have been met.

Motion: M. Speidel moved to grant the waiver with subsequent conditions as criteria 1 and 2 have been met. Seconded by: T. Clark. Vote: U/A

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

The Planning Department recommends the Planning Board make findings and vote to approve the Site Plan with the following subsequent conditions, as the plans meet the standards outlined:

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

1. All previous conditions from P21-30 still apply.
2. Acknowledgement that additional water/sewer investment fees shall be paid.
3. Secure the amendment with NHDES that the amendment does not require additional sewer connection permit fees for the change of use.
4. Provide revised physical and digital copies (including CAD) of complete revised plan set which additionally shall include:
    a. Signature and stamp of PE, LLA, and LLS
    b. Owner's signature
    c. Label outdoor dining area
    d. Provide photometric plan with calculations along First St, Second St, and the alleyway.

Motion: T. Clark moved to grant the amendment of the site plan (P21-30) with the subsequent conditions. Seconded by: K. Mavrogeorge. Vote: U/A

D. Consideration and acceptance of a Site Plan for Berry Surveying and Engineering (Owners: Equine Properties, LLC) Assessor's Map H, Lot 37-A, zoned C, located at 239 Knox Marsh Road. (Proposal is a mixed-use Site Plan with two mixed-use buildings (26 residential units each) with associated parking and 12 single family homes). *(SITE-2023-0010)

D. Benton explained that the applicant had previously received site plan approval but the time to meet the conditions expired before the Development Agreement was signed and returned so this a re-do of the same request and should be treated new. The applicant's Conditional Use Permit has not expired. The applicant is requesting to have a mixed-use site plan with two mixed-use buildings with 26 residential units in each with associated parking and 12 single family homes. This was reviewed by the TRC most recently on February 24, 2022.

The applicant is requesting the Board grant a waiver from the §157-32.G requirement that the Board to allow -4% grad off Knox Marsh rather than 3% within 75' of an intersection. The applicant believes that although the proposed roadway has -4% road grade within 75' of the intersection, it will still be a safe intersection. The road is designed to transition from a -4% grade to a 2% grade. And they believe this will allow for a safe platform for vehicles to stop at. The -4% slope is a requirement of NHDOT and the applicant would be nonconforming to NHDOT regulations if held to the City's requirement set forth in §157-32.G.

The applicant is also requesting the Board grant a waiver from the §153-14.K.(1)(a) to require 70% of parking behind the principal buildings where 47% is being proposed. Due to the street facing location of the commercial uses access to the mixed-use buildings, parking is provided in the front for pedestrian access and safety.

Christopher Berry, Berry Surveying and Engineering, represented the application. He noted this is the exact same plan that was previously approved. Due to some miscommunications, the proper paperwork was not signed and submitted back to the City in a timely fashion, therefore deadlines have passed and we are before the board again tonight. The only item that is new is that the structures be solar-ready as is a current standard which was not in place at the time of the original approval.
Mr. Berry updated the board on outstanding permits with the state. (NHDOT only)

Motion: M. Speidel moved to accept the application and declared no regional impact. Seconded by: J. Elliard. Vote: U/A

Public hearing opened
Elise Elliott, 259 Knox Marsh, abutter asked some questions about the project regarding distance the structures will be to the property line.
Public hearing closed

Mr. Berry noted the setbacks are 10' so with the proposed decks, the structures will sit between 15'-20' from the line.

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STAFF RECOMMENDATION-Waivers:
§153-21 of the Site Plan Review Regulations and §157-51 of the Land Subdivision Regulations both state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Planning Staff finds the waiver requests are supported under criterion (1) above and the intent of the requirements are upheld.

The Planning Department recommends the Planning Board and vote to approve the waiver with subsequent conditions, as the plans meet the standards outlined.

Subsequent Condition to Be Met Prior to the Signing of the Plans:

1. A note be added that waivers from the §157-32.G requirement that the Board to allow -4% grad off Knox Marsh rather than 3% within 75' of an intersection and from the §153-14.K.(1)(a) to require 70% of parking behind the principal buildings where 47% is being proposed and the Board found the criteria of Chapter 153-21 have been met.

   Mr. Berry explained the regulations regarding percent of grade and the reason for the request.

   Motion: M. Speidel moved to grant the waivers as proposed with the subsequent condition as they conform to site regulations and found criteria one of Chapter 153-21 have been met. Seconded by: T. Clark. Vote: U/A.

The Planning Department recommends the Planning Board vote to approve the Site Plan with the following conditions, as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Conditional Use Permit (P21-05) and Conditional Use Permit (P22-46) be approved.
2. The applicant shall provide the Planning Department with a digital version of the final plan set.
3. Provide a CAD file to the Asset Management Administrator's satisfaction.
4. The applicant shall enter into a development agreement with the City of Dover to provide a payment in lieu of construction of a sidewalk towards Sumner Drive;
5. Notice of Restriction be filed regarding the living space square foot restriction;
6. Letter to serve from Eversource.
7. The applicant shall revise the plan set to:
   a. Add owners' signatures;
   b. Revise street name spelling;
   c. Add all professional signatures and stamps for each submission;
   d. Add permit numbers when received; and
   e. Add snow storage details.
   f. Revise roof to be solar ready or green roof

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Subsequent Conditions to Be Met Prior to any Construction:

8. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Planning Director.
9. The wetland buffer placards be installed every 30 feet;

Subsequent Conditions to Be Met Prior to Issuance of a Building Permit:

10. Payment of Water and Sewer Investment Fees;
11. The applicant shall provide payment for active and passive recreation. Active Rec fee will be $500 per unit. Passive Rec fee will be $500 per unit as well;

Subsequent Conditions to Be Met Prior to Occupancy:

12. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision;
13. Confirmation, by staff, that the wetlands buffer signs are in place, or replaced if damaged during construction;
14. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work;
15. Wetland buffer placards be inspected and replaced if needed; and
16. Issuance of the Certificate of Occupancy.
17. Off-site traffic improvements shall be constructed in accordance with NHDOT permit.

K. Pimental asked if during TRC anything was discussed about signage for safety between the property and the Rail Line. Mr. Berry said it was not mentioned. The wetlands are difficult to navigate there and he believes there is a fence.

Motion: M. Speidel moved to approve the site plan with the subsequent conditions. Seconded by: G. DeBoer. Vote: U/A

E. Consideration and acceptance of an Amendment to Site Plan Approval for Berry Surveying & Engineering (Owner: 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)

D. Benton explained that the applicant began site work and discovered if they made some adjustments a retaining wall would not be needed and the building could be tweaked. Therefore, they came to TRC for review on August 3, 2023 and now before the Board requesting an amendment.

Christopher Berry, Berry Surveying and Engineering represented the applicant and explained the original build plan at grade which included a retaining wall. The property has since been sold and reviewed and plans were revised to build on piers rather than directly on grade no longer requiring the retaining wall or for the grade to be flat or have extra fill added.
Other changes include removing a proposed deck and instead adding a patio, wrought-iron fence be installed for safety against the steep back slope, enclose the steel structure with black lattice work, and removal of two lamps that were originally proposed at the front.

Motion: K. Pimental moved to accept and declare no regional impact. Seconded by: T. Clark. Vote: U/A

Public hearing opened
None
Public hearing closed

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

The Planning Department recommends the Planning Board to vote to approve the Site Plan with the following conditions:

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

1. All conditions of approval from P20-56 still apply.
2. Acknowledgement that applicant shall resolve the sewer issue from previous site work prior to resuming work at the site.
3. The applicant shall provide the Planning Department a
    a. Digital version of the plan.
    b. A technical memorandum, stamped by a professional engineer that has reviewed the existing piles already installed for structural capacity, scour, and geotechnical capacity for review by City of Dover Engineering.
    c. A plan showing how the removal of the wall would impact other site elements such as storm drainage, water, and sewer.
    d. A plan showing how this revision would affect the site amenities and landscaping.
4. The applicant must revise final plan set to:
    a. Revise Planning File number to WAIV-2023-0008.
    b. Revise elevations to show lattice work to deter debris and people from going underneath decking.
    c. Add the owner's signatures to the final plan submitted for signature.
    d. Add LLS, PE, Landscape Architect, and Architect signatures and stamps to final plan.

M. Speidel noted he did not have answers to TRC questions in his packet and wanted to confirm if those questions had been answered to the satisfaction of TRC or staff.
D. Benton apologized that the information was not in the hard copy packet and confirmed that any outstanding questions were included as conditions for approval.

Motion: T. Clark moved to approve the amendment to the approved site plan with subsequent conditions, as it is consistent with the regulations. Seconded by J. Elliard. Vote: U/A

F. Consideration and acceptance of an Amendment to a Site Plan Approval for CivilWorks New England (Owner: Macs Convenience Stores, LLC,) Assessor's Map K, Lot 19-C, zoned C, located at 30 Dover Point Road. (Proposal is to rescind Condition of Approval, Item #1, (i), A note that if the medical office building (P21-35) on lot K/26 is not approved or constructed, the driveway on Dover Point shall become right-in, right-out only). *(WAIV-2023-0010)

D. Benton explained that the applicant is proposing to amend the approved site plan again by removing the condition of approval and plan note that if the medical office building to the north of the gas station not be built, that the driveway become a right in and right out only. The applicant is requesting that no matter the timing of the medical office building, the current curb cut may remain a fully functioning in and

out driveway. Staff is suggesting a condition that a similar traffic analysis be done in the future to ensure that if and when the roundabout goes in at Pointe Place and Dover Point Road that any left turns into or out of the site be studied.

Steve Haight, Civil Works represented the application and explained that since the store has been open it is functioning successfully as is and there have been no issues at any time of day with turning in or out. He isn't sure there is a necessity on the part of Circle-K (applicant) to provide another traffic study in the future if the City moves forward with adding a roundabout in that area. Certainly, the traffic pattern can be reviewed again after the roundabout goes in.

He further explained the original plan combined traffic with the anticipated medical use next door. That use is using a different location than anticipated so there is no shared traffic pattern.

T. Clark mentioned he thinks it's a bit premature to remove this restriction. Rather than deny the request, he would prefer to table it for more time to review the original materials and reasons given for the restriction.
G. DeBoer agreed he would not feel comfortable voting tonight on this matter without reviewing all that was originally discussed about the conditions for approval.
K. Mavrogeorge is in favor of rescinding the note since traffic data was provided and visual confirmation proves the site is functioning without issue. It can be reviewed again after the roundabout goes in.
F. Cullen thinks the board should grant the request since the medical building is not going in and the roundabout is not going in immediately.

D. Benton clarified that if the board rescinds the note and any future issue develops with the entrance/exit on this site due to the added roundabout, there is no mechanism in place to enforce a change.

For board clarification, D. Benton read the staff recommendations noting 2c may need to be edited:
Subsequent Conditions to be Met Prior to the Plans Being Signed:

1. All previous conditions (except 1i) still apply for the approved site plan and waiver.
2. The applicant shall provide the Planning Department with:
   a. Electronic copy of the revised site plan including in PDF and DWG formats
   b. A note be added to the amended site plan sheet that all previous conditions of approval still apply.
   c. Remove note about right-in, right-out and add note "If and when a roundabout is being added to the intersection of Pointe Place and Dover Point Road, a similar traffic study be completed and submitted to the City for TRC review to determine if a left turn out of the site or into the site will cause any issues post-installation of roundabout both in the case of a new user or the approved medical office building".

Discussion occurred about condition 2c and revising it to include what the applicant's responsibilities will be if negative traffic study results come back after the roundabout goes in.

Motion: M. Speidel moved to accept the application and declared no regional impact. Seconded by: G. DeBoer Vote: U/A

Public hearing opened
None
Public hearing closed

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STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board vote to grant the amendment with the following subsequent conditions:

Subsequent Conditions to be Met Prior to the Plans Being Signed:

1. All previous conditions (except 1i) still apply for the approved site plan and waiver.
2. The applicant shall provide the Planning Department with:
   a. Electronic copy of the revised site plan including in PDF and DWG formats
   b. A note be added to the amended site plan sheet that all previous conditions of approval still apply.
   c. Remove note about right-in, right-out and add note "If and when a roundabout is being added to the intersection of Pointe Place and Dover Point Road, a similar traffic study be completed and submitted to the City for TRC review to determine if a left turn out of the site or into the site will cause any issues post-installation of roundabout both in the case of a new user or the approved medical office building. Property owners may need to revise driveway to a right-in, right-out when round-about goes in should a traffic study indicate that as a recommendation".

Motion: F. Cullen moved to approve the amendment to the Site Plan with subsequent conditions. Seconded by: M. Speidel. Vote: U/A

The Vice Chair announced items 4G-I will be heard together.

G. Consideration and acceptance of a Conditional Use Permit for Stonearch Development Corp.(Owners:59 Tolend Rd, LLC & Eugene A. and Donna L Sgrignuoli), Assessor's Map E, Lots 65-1 & 65-A, zoned R-20, located between 53 & 65 Tolend Road and 22 Sun Hawk Lane. (Proposal is for 2,156 SF of permanent and 1,983 SF of temporary wetland impact for Theodore Drive to access buildable uplands). *(COND-2023-0051)

H. Consideration and acceptance of a Conditional Use Permit for Stonearch Development Corp (Owners:59 Tolend Rd, LLC & Eugene A. and Donna L Sgrignuoli,) Assessor's Map E, Lots 65-1 & 65-A, zoned R-20, located between 53 & 65 Tolend Road and 22 Sun Hawk Lane. (Proposal is 20,850 SF of permanent and 8,071 SF of temporary wetland buffer impact). *(COND-2023-0052)

I. Consideration and acceptance of an Open Space Subdivision for Stonearch Development Corp. (Owners: 59 Tolend Rd, LLC & Eugene A. and Donna L Sgrignuoli,) Assessor's Map E, Lots 65-1 & 65-A, zoned R-20, located between 53 & 65 Tolend Road and 22 Sun Hawk Lane. (Proposal is for a 27-lot subdivision with 2 open space areas). *(SUBD-2023-0005)

D. Benton explained that this lot has seen several plan iterations. The one before the Board tonight is an Open Space Subdivision proposing 27 units, 2 open space lots, and includes a potential conservation easement for public access along the river.

Christopher Berry, Berry Surveying and Engineering represented the application. He described the size of the lots and noted the site was mapped for wetlands and delineated for soils in 2020. As much of this land drains into the river, they knew an open space subdivision would be best option and they figured out which areas would be best for development and which should be left alone. The goal was to keep an open green area from the center of the property all the way to the river. The project has gone through several iterations before reaching this plan.

The existing home will be demolished and replaced with a duplex for the family. He explained the unit count is done with duplexes, but they are proposing single family homes. He explained the locations of the open space areas which remain untouched.

Waiver for roadway slope is being sought for 4% rather than 3%. Also waiver for 40' buffer at perimeter of open space subdivision. This is to allow the pavement to be 40', but not push the road further into the wetlands.

State permitting is underway. He reviewed all of the items they've worked hard to address. There is a foot trail in use and the applicant would like to provide access to it for public use. He addressed TRC site distance question.

The site has connectivity to Sun Hawk Lane and there is proposal to widen that road and add a water line down that road. They worked with staff to estimate the cost of the improvements and the funds will be held until DOT gives permission to make the improvements. There is no intention to have the homeowners use Sun Hawk for access and in fact signs will be posted and other deterrents used to reduce those occurrences though life safety vehicles can utilize.

Public water is on site but no public sewer. HOA fees will be in place for capital reserve for maintenance/replacement of sewer, roadway infrastructure, landscaping and stormwater and utilities. Storm water will go through a closed system. He explained the wetlands impacts.

Mr. Berry addressed board questions relating to:

- He described the structures as approx. 30x50 each and ranch/cape style with master suites on the main level, but some finished area above.
- Condo docs to include information and budgeting fees for maintenance as well as capital needs
- DOT ownership of Sun Hawk Ln
- Phases of the project

Motion: G. DeBoer moved to accept all three applications and declared no regional impact. Seconded by: J. Elliard Vote: U/A

Public hearing opened
Carol Finn, 10 Sun Hawk Ln asked for clarification about what the open space area will be. Based on recent emergency vehicles getting stuck on Sun Hawk, can someone come look at it? It is deteriorating. How can the City help with the road?

Carolyn Williams, 60 Tolend Rd spoke in opposition to the proposed subdivision. She expressed concerns about added traffic based on existing site line issues. If this moves forward she requested a raised speed table or similar. She asked about the grade from the new road to Tolend Rd.

Martha Bstandig, 53 Tolend Rd expressed concerns for wetland, wildlife and traffic. She expounded on a bend in the road and another development which was supposed to have two access points, but the bend in the road did not allow for proper site lines. She requested a site walk of the property for the board to see where the proposed road will be and the issues due to speed, grade and curvature.

Vern Clough, 43 Tolend Rd asked for clarification regarding access to the river for the City residents (parking), only one duplex to replace the existing home and the rest are single-family? He suggested light or sound buffers such as trees or fences to shield the view of the new homes and car lights and stoplight or stop signs to aid with pedestrian crossings.
Public hearing closed

Mr. Berry addressed public comment:

- Applicant is proposing maintaining Sun Hawk ln moving forward to be sure there is safe access
- If the road needs to be regraded, or if gravel is needed, that will be done.
- Applicant understands people speed on Tolend Rd and they've designed the road with site lines appropriate for high speeds
- The grade into the site is -4% and there is a 6% and 7% grade in the middle of the site. That is the steepest point.
- There is a landscaping plan for some evergreens to be planted in that driveway area.
- This project is asked for a 200-300 ft site line with review of 85% speed and there is adequate data showing they have site distances over 350 feet and up to 45mph. DOT requires 400 ft, but Dover does not.
- Open space corridor down the center and to the river is for recreational use and wildlife. It will be wooded- not leveled or changed.
- The easement for the City will provide enough land along the river for future parking. No parking is proposed as part of the proposal of the applicant. The easement will have trail access and be posted to designate trail location.
- Residential solar lamps are proposed, but they won't be seen by abutters.
- The yield plan would have allowed duplexes, but they are proposing single-family homes. The existing home of the applicant will become a duplex on its own lot.
- Traffic assessment was done using DOT traffic counts and trip manual data.

For the board, Mr. Berry explained the location of the easement, more details about the yield plan and original number of units and construction timeline.

STAFF RECOMMENDATION-CUP (wetlands):
The Conservation District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant considered the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal wetland disturbance on the site as described in the narrative in the application materials.

The Planning Department recommends the Planning Board vote to approve the Conditional Use Permit with the following subsequent conditions:

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

1. The owner shall sign the final plans before Planning Board signature.

2. NHDES Wetlands, Army Corps. under the CGP, NHDES AoT, NHDES Subdivision, NHDES Shoreland, NHDES DWGB, EPA Notice of Intent & SWPPP, NHB, and DHR permits are submitted to the Planning Department and numbers added to the plan set.

Motion: K. Pimental moved to grant the conditional use permit with subsequent conditions as the criteria have been met. Seconded by: T. Clark. Vote: U/A

STAFF RECOMMENDATION-CUP (Wetland buffers):
The Planning Department recommends the Planning Board vote to approve the Conditional Use Permit with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:
1. The owner shall sign the final plans before Planning Board signature.
2. NHDES Wetlands, Army Corps. under the CGP, NHDES AoT, NHDES Subdivision, NHDES Shoreland, NHDES DWGB, EPA Notice of Intent & SWPPP, NHB, and DHR permits are submitted to the Planning Department and numbers added to the plan set.

Motion: T. Clark moved to grant the conditional use permit with subsequent conditions as the criteria have been met. Seconded by: K. Pimental. Vote: U/A

STAFF RECOMMENDATION-(Waivers):
The plan is consistent with Chapter 157-15 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots.
Chapter 157-51 states a waiver may be granted if the Board finds that
"(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."
Staff feels the applicant's request meets criterion 1 has been met for the intersection grade and criterion 2 has been met for the buffer location.

The Planning Department recommends that the Planning Board vote to grant the waivers with the following subsequent condition:

Subsequent Condition to Be Met Prior to Signing of Plans:
1. Add a note to the plat that the Board granted a waiver to Chapter 157-32.G (intersection grade in three locations) and 157-21.F(4) (Open Space Buffer) and that the Board found the criteria of Chapter 157-51.A have been met.

Motion: K. Pimental moved to grant waivers with subsequent condition as criterion 1 has been met for the intersection grade and criterion 2 has been met for the buffer location. Seconded by: J. Elliard. Vote: U/A

STAFF RECOMMENDATION – Major Subdivision:
The Planning Department recommends that the Planning Board vote to approve the major subdivision with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. CUPs (COND-2023-0051 and COND-2023-0052) are granted.
2. Provide physical and digital copies (including CAD to the satisfaction of the Asset Management Coordinator) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include:
   2.1. The PE, CWS, and LLS signatures and stamps
   2.2. The owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   2.3. Added note that the open space meet the requirements of Section 157-21 including that the subject land may be owned, leased or controlled either by a single person, a corporation or by a group of individuals or corporations. An approved open space subdivision shall be binding on the project land and owner(s) and shall be so indicated on each individual deed.
   2.4. Provide phasing plan sheet with details on looping water and upgrading Sun Hawk Lane.
   2.5. Determine surety calculation for Sun Hawk and water line improvements to the satisfaction of the City Engineer.
   2.6. Final Limited Common Areas lot numbers to be approved by City Assessor.
3. Copies of NHDES Wetlands, Army Corps. under the CGP, NHDES AoT, NHDES Subdivision, NHDES Shoreland, NHDES DWGB, EPA Notice of Intent & SWPPP, NHB, and DHR submitted to the Planning Department and numbers added the plan set as granted.
4. The applicant shall provide homeowners association documents to be reviewed and approved by Planning Director in consultation with the City's General Legal Counsel be recorded at the SCRD which include calculation used to determine reserve amount in the treasury, prior to converting ownership and maintenance obligations, including stormwater, road, septic, open space maintenance/ownership, wetland buffer placards, trail access, and private road requirements.
5. The applicant to provide draft easement documents to the Planning Director to review in consultation with the City Attorney for the conservation easement along river with trail and access along Tolend Road per plan.
6. Provide Assessor with revised land use plan.

Conditions to be Met Prior to Land Disturbance:

7. Existing shed is relocated.
8. Contact NHDOT about their ROW.
9. The wetlands buffer placard shall be placed per the plan.
10. Provide surety or bond for water looping and upgrading Sun Hawk Lane.
11. A pre-construction meeting is held with City staff, engineer of record and the site contractors.
12. Owner to retain site contractor or surveyor to ensure work within buffers is only what was approved via CUPs and shown on plans and that installation of septic systems are 75' from wetlands per plan.

Conditions to be Met Prior to the Issuance of a Building Permit:

13. Meet with Conservation Commission and City Council about conservation easement.
14. The new dwelling units shall be assessed and pay the current water fees in place at the time of application for service.
15. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
16. Pay Land Use Change Tax.

Conditions to be Met Prior to Occupancy:

17. Issuance of a Certificate of Occupancy.

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18. Documentation that the HOA has been created and is in place.
19. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision or on the portal.
20. The Engineer of record meet with the HOA to go over operation and maintenance requirements.
21. Conservation easement is recorded at SCRD.

D. Benton, K. Mavrogeorge and Mr. Berry clarified some of the conditions for the board.

Motion: K. Pimental moved to approve the subdivision with subsequent conditions as the criteria have been met. Seconded by: G. DeBoer. Vote: U/A

5. STAFF COMMENTS

- Thanked the Board for being respectful and keeping great decorum.
- The City Council adopted the Zoning Amendments. Those will be added to the code in the coming week or two and then will begin the process for recodification as the last remaining Chapter.
- TRCs since last meeting:
    - 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).
    - Site Review Amendment for John Kniphfer (Owner: Kniphfer, LLC) 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.)
    - Site Review for Knox Marsh Development, LLC, (Owner: Robert Baldwin), Assessor's Map 39, Lot 103, zoned Gateway, located at 34 New Rochester Road. (Proposal is to construct 5 duplex structures (10 units total) with the single-family dwelling to remain on the property).
    - Site Review for Tighe and Bond, (Owners: Reynolds Avenue North, LLC), Assessor's Map E, Lot 27-B, zoned IT, located at 100 Education Way. (Proposal is for exterior and interior renovations to the existing building and the associated site improvements such as sealing and restriping of the existing parking lot, parking lot expansion, stormwater improvements, lighting, and landscaping
    - Site Review for CESO (Owners: 914 Central Avenue, LLC), Assessor's Map 38, Lot 20, zoned C, located at 914 Central Avenue. (Proposal is for Hang Ten Car Wash development that will consist of a 4,400-sf building, sixteen (16) vacuum spaces, and two (2) employee parking spaces. Two (2) related Conditional Use Permit applications would also appear before the Planning Board.
    - Site Review for Horizons Engineering Inc. (Owners: Zeland Schwartz Trustee, The Zeland Schwartz Revocable Trust), Assessor's Map A, Lot 45-A-2, zoned R-40, located at 36 Olive Meadow Lane. (Proposal is to build 32 individual units through Transfer of Development Rights.)
- TRCs coming up:
    - Site Review for Horizons Engineering Inc. (Owners: Zeland Schwartz Trustee, The Zeland Schwartz Revocable Trust), Assessor's Map A, Lot 45-A-2, zoned R-40, located at 36 Olive Meadow Lane. (Proposal is to build 32 individual units through Transfer of Development Rights.)
    - Site Review for Stonefield Engineering & Design (Owners: Dover Retail Management, LLC), Assessor's Map 38, Lot 15-A, zoned C, located at 1-3 Webb Place. (Proposal is for demolition of current building and constructing a 3,300-sf bank with a drive through ATM, (28) twenty-eight parking spaces. One (1) related Conditional Use Permit application would also appear before the Planning Board.

DRAFT

- Site Review Amendment for Dewberry Engineers, Inc. (Owners: Giri Dover 200, INC.) Assessor's Map 11, Lot 2-4, zoned Commercial, located at 200 Sterling Way. (Proposal is to install three (3) Electric Vehicle Charging Station in parking lot)

- Next meeting September 12, 2023
- D. Benton can reach out to Mr. Williams regarding his ideas for Sixth St and the TAC can also look at it.

6. MEMBER COMMENTS

- F. Cullen
  - Mentioned the passing of colleague and Planning Board member Frank Torr who served over 25 years on these land use boards. He was a strong contributor right up until his passing.
  - Access to the packet is difficult when there are so many pages. Can there be a Google drive to access them rather than download? Can they be broken up so it's possible to easily find the different items?
  - He reviewed the previous meeting and spoke about his concerns regarding the applicant and the presentation they made.
- The Chair signed plans for: Education Way minor subdivision.

7. ADJOURNMENT

Motion: M. Speidel moved to adjourn at 10:30. Seconded by J. Elliard. Vote: U/A

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBM-2023-0004

Application Type:	Minor Subdivision
Applicant(s):	Ethen Snitker
Owner(s):	Jeffrey S. & Darlene Kay White Trustees of White Family 1995 Trust
Location:	Old Garrison (Assessor's Map J, Lot 12)
Meeting Date:	September 12, 2023

INTENT: To subdivide the existing 15.4139± acre lot into three lots creating Lot 1 with 0.9185± acres and Lot 2 with 1.4978± acres and leaving remainder Lot 12 with 12.9976± acres. Note the last lot is a large remainder parcel, not considered for building at this time, per applicant.

LOTS PROPOSED: 3 (2 new lots)

AGENDA ITEM #: 4-A

ACREAGE: (Current) Lot 12, 15.4139±
Proposed:
Lot 1: 40,009± sf / 0.9185± ac
Lot 2-#: 65,244± sf / 1.4978± ac
Lot 12: 566,177± sf / 12.9976± ac

ZONING DISTRICT: R-40

EXISTING USE: Vacant

PROPOSED USE: N/A

SURROUNDING USES: Residential

ZBA ACTION: None

ATTACHMENTS: Application, Cover Letter with Waiver Request, Subdivision Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail to all abutters.

PERMITS REQUIRED: NHDES Subdivision Permit

WAIVERS REQUESTED:

- §157-28: Topography, wetlands, and other site features for entire 12-acre remainder parcel

Summary of Request and Background:
The applicant is proposing to subdivide the parcel at Old Garrison Road into three lots, resulting in the creation of two (2) new lots. All lots will retain adequate parcel size as required by zoning. The lots are to be serviced by private well and septic. As a minor subdivision, this application did not appear before the TRC. Lots J/12-4, 12-5, and 12-6 were subdivided December of 2018 years ago and therefore this subdivision application can still be considered a minor subdivision.

Waiver Summary:
The applicant is requesting a waiver from §157-28., to allow for the submittal of plans without showing a topography, wetlands, and other site features for the entire 12-acre remainder parcel.

Section 157-51.A. of the Land Subdivision Regulations states: "The Planning Board may waive specific provisions of this chapter. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that: (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or (2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Consistency with Land Use Regulations:
The plan is consistent with §157-15 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots, if waivers are granted.

STAFF RECOMMENDATION – Waiver:
Staff feels the request for relief from providing topography, wetlands, and other site features on the remainder possible (to remain vacant at this time) is reasonable and that criterion 2 has been met for the waiver request.

Therefore, Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the waiver with the following subsequent conditions:

Over please

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Add note that a waiver from Section 157-28 has been approved by the Planning Board and that the Board found Section 157-51.A. has been met.
2. Add note that if the remaining lot J/12 is to be subdivided in the future, then full wetlands and topography review may be required.

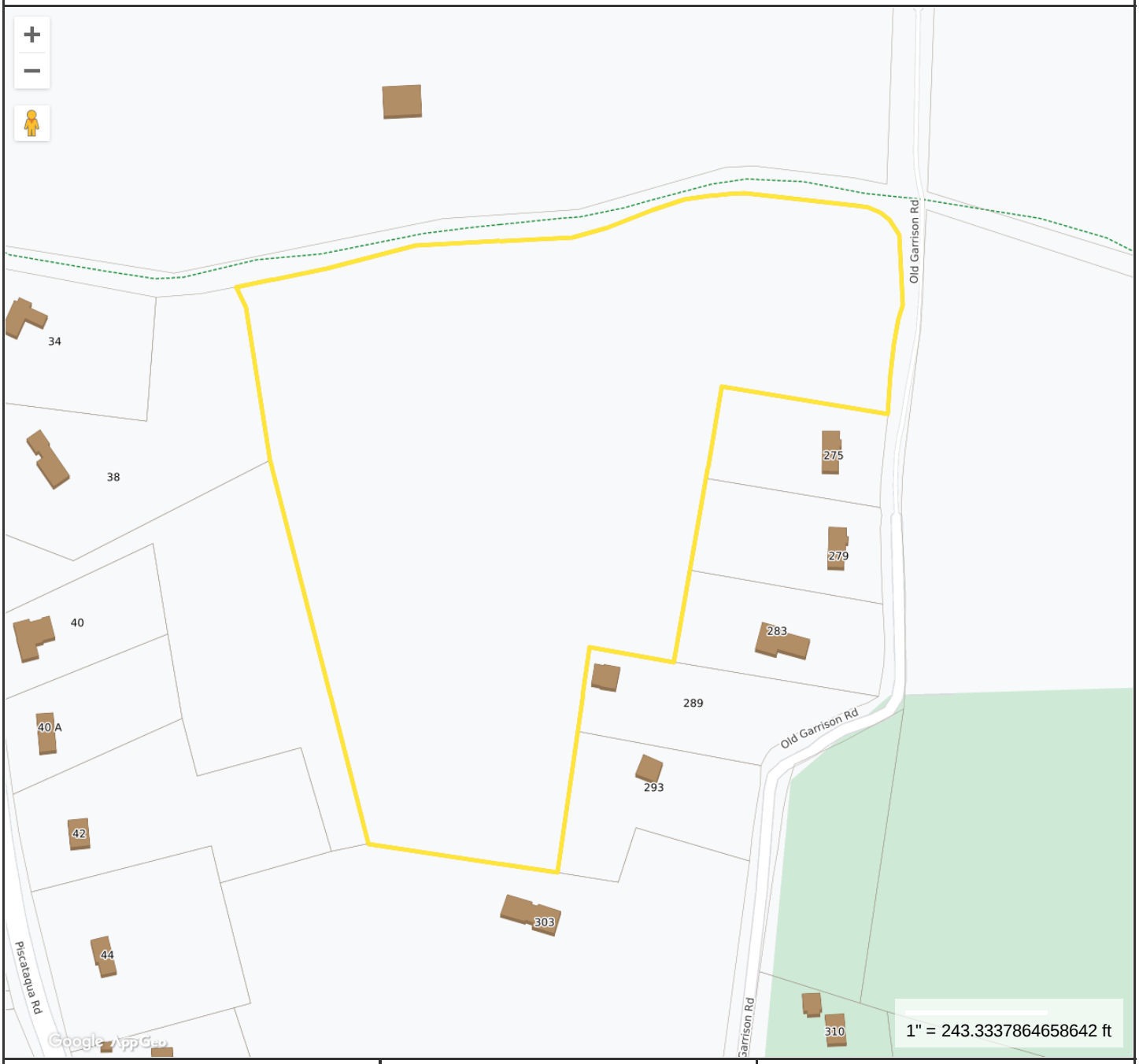
STAFF RECOMMENDATION – Minor Subdivision:

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the minor subdivision with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include:
   - 1.1. The owners' signatures;
   - 1.2. The Planning File # on bottom right of plan sheet: SUBM-2023-0010;
   - 1.3. The stamp and signature of the LLS on the final plans
   - 1.4. Remove Dover Planning Board signature area. Move length table to that space, and provide 2x2" space on lower right corner.
   - 1.5. Add note that Chapter 117 needs to be abided by.
   - 1.6. Add building envelope on sheet 2.
   - 1.7. Add existing trees shown on C1 onto sheet 2.
   - 1.8. Confirm scale on 11x17s.
   - 1.9. Provide lot numbering and revised current use plan to the City Assessor.
   - 1.10. Add 50' wetland buffer on lot 2.
   - 1.11. Updated NHDES Subdivision Permit number added.

SUBM-2023-0004 Old Garrison Road



Property Information

Property ID	J0012-000000
Location	OLD GARRISON RD
Owner	WHITE JEFFREY S & DARLENE KAY TRUSTEES
Land Use	610
Zoning Code	R-40

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 7/10/2023
Data updated Daily

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

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

Plan Type:	Subdivision Plan - Minor	**Project:**		**App Date:**	08/14/2023
Work Class:	New Construction	**District:**	None	**Exp Date:**	10/18/2023
Status:	Submitted - Online	**Square Feet:**	671,430.00	**Completed:**	NOT COMPLETED
Valuation:	$160,000.00	**Assigned To:**	Glidden, Jean	**Approval Expire Date:**	

Description: The project consists of the subdivision of one lot into three lots. One of the lots is a large remainder parcel, not considered for building at this time.

Parcel:	**Address:**	**Zone:**
J0012-000000 Main	Old Garrison Rd Main Dover, NH	

Applicant
Ethan Snitker
200 Griffin Road Unit 3 Unit 3
Portsmouth, NH 03801
Business: (603) 766-2991

Applicant
Ethan Snitker
Home: (603) 430-9282
Business: (603) 430-9282
Mobile: (603) 430-9282

Plan Custom Fields

Proposed Number of New Lots	3	Existing Number of Lots	1	Parcel Map/Lot	J/12
Parcel Zoning Overlay	Rural Residential (R40)	Select Subdivision Type	Conventional	Parcel Zoning	Rural Residential (R-40)
Property Address	Old Garrison Road Dover New Hampshire	Existing Parcel Size (Ac)	15.4139	Existing Parcel Size (sqft)	671429
Proposed Use Detail	Single Family Residential	Owner Name	The White Family 1995 Trust	Deed Page	885
Deed Book	4631	Owner Address	32 Piscataqua Road Dover NH	Deed Date	1/29/19
Refuse Removal	Private	Estimated Construction Value	5000.00	Owner Phone	
Parcel Feedback	Two parcels previously subdivided in 2018	Owner EMail	jwhite0971@yahoo.com	Existing Use Detail	Vacant
TDR Detail		subdroadtype	Municipal	Water Source?	Private
Distance to City Water (ft)	1000	Distance to City Sewer (ft)	1000	Sewer Service?	Private
Proposed Road Length (ft)	280	Subdivision Regulations section(s) to be waived		Justification for waiver request(s)	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ethan_Snitker_8/14/2023.jpg	08/14/2023 8:41	Snitker, Ethan		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004645	Planning Subdivision Lot Fee	$450.00	$450.00
	Planning Subdivision Application Fee	$200.00	$200.00
	Total for Invoice INV-00004645	**$650.00**	**$650.00**
	Grand Total for Plan	**$650.00**	**$650.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
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
Plans uploaded to Treeno v.1	Generic Action
Recording v.1	Task
Property Info Group v.1	Generic Action
Create/Link to Records v.1	
Create / Link to Permit - Building Complex v.1	Create Sub Permit

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

11 August, 2023

Gina Cruikshank, Chair
City of Dover Planning Board
19 Glenwood Avenue
Dover, NH 03820

RE: Minor Subdivision Application, Old Garrison Road, Tax Map J Lot 12

Dear Mrs. Cruikshank:

We hereby submit, on behalf of Jeff White, applicant, a proposal to the Planning Board for Subdivision Approval. Uploaded along with this Cover Letter please find the required plans and associated exhibits. The project is a subdivision of Tax Map J Lot 12 into 3 lots; 2 house lots and a remainder lot. A Boundary and Topographic Survey, as well as a wetland investigation of the area of development has been performed. There are wetlands present on one of the proposed lots. The remainder lot is over 12 acres and will have an area of at least 40,000 square feet of contiguous upland.

Included in this application is a waiver request. The waiver requested is to waive submission of the required property information (topography - wetlands) for the entire remainder parcel. We have submitted all required information in the area of the proposed two development lots.

We look forward to the Board's review and request approval of the proposed subdivision.

Sincerely,

John R. Chagnon PE, LLS
Ambit Engineering, Inc. – Haley Ward

CITY OF DOVER, NEW HAMPSHIRE
PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: jeff white

Signature(s) of Property Owner(s): jeff white Date: 8/11/23

Signature of Applicant: jeff white Date: 8/11/23
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: jeff white

Signature(s) of Property Owner(s): jeff white Date: 8/11/23

Signature of Applicant: jeff white Date: 8/11/23
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

If the sign permit applicant is not the property owner, this form must be completed and included as part of application submission.

I have read this application and state that, to the best of my knowledge, the information provided is true and that the proposed sign(s) will comply with all applicable regulations in Section 170-32 of the Zoning Ordinance of the City of Dover and shall conform to the submitted materials and designs. Furthermore, after 90 days, any application still waiting information will be denied.

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

SUBM-2023-0004 **OLD GARRISON ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0096-000000	32 PISCATAQUA RD	WHITE DARLENE D		32 PISCATAQUA ROAD	DOVER	NH	03820
J0005-000000	240 OLD GARRISON RD	BROUGH JOHN W JR &	BROUGH KAREN NAOMI	240 OLD GARRISON RD	DOVER	NH	03820-5249
J0010-000000	GARRISON RD	STATE OF NEW HAMPSHIRE	C/O NH FISH AND GAME	11 HAZEN DR	CONCORD	NH	03301
J0012-002000	293 OLD GARRISON RD	BRUCE NANCY J	HANSCOM JODIE M	293 OLD GARRISON ROAD	DOVER	NH	03820
J0012-003000	289 OLD GARRISON RD	TOWLE LAURA		289 OLD GARRISON RD	DOVER	NH	03820
J0012-004000	283 OLD GARRISON RD	HENRY JOSHUA M &	HENRY JULIA S	283 OLD GARRISON RD	DOVER	NH	03820-5219
J0012-005000	279 OLD GARRISON RD	WHITE CAILEY ANNA		279 OLD GARRISON RD	DOVER	NH	03820
J0012-006000	275 OLD GARRISON RD	WHITE CORBIN JEFFREY		275 OLD GARRISON RD	DOVER	NH	03820
J0013-000000	38 PISCATAQUA RD	HARTSHORNE VINCENT		38 PISCATAQUA RD	DOVER	NH	03820
J0013-001000	PISCATAQUA RD	GRIFFIN INVESTMENTS LLC		40 A PISCATAQUA RD	DOVER	NH	03820
J0013-I00000	34 PISCATAQUA RD	WOODWARD WAYNE T		34 PISCATAQUA ROAD	DOVER	NH	03820
J0013-M00000	42 PISCATAQUA RD	HODGMAN GLENN A &	BROOKFIELD DEBORAH J	42 PISCATAQUA RD	DOVER	NH	03820
J0029-000000	303 OLD GARRISON RD	CLAIRMONT KIMBERLY &	CLAIRMONT PETER	303 OLD GARRISON RD	DOVER	NH	03820-5243
J0012-000000	OLD GARRISON RD	WHITE JEFFREY S & DARLENE KAY TRUSTEES	WHITE FAMILY 1995 TRUST	32 PISCATAQUA RD	DOVER	NH	03820
		AMBIT ENGINEERING	ETHAN SNITKER	200 GRIFFIN ROAD UNIT 3	PORTSMOU	NH	03801

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

11 August, 2023

Gina Cruikshank, Chair
City of Dover Planning Board
19 Glenwood Avenue
Dover, NH 03820

RE: Waiver Request, Minor Subdivision Application, Old Garrison Road, Tax Map J Lot 12

Dear Mrs. Cruikshank:

We hereby submit, on behalf of Jeff White, applicant, a Waiver Request from the Dover Code Chapter 155 requirements of 155-28. The waiver requested is to not require showing all the topographic, wetland, and other site features over the entire 12-acre remainder parcel, which will not be developed at this time. We have submitted all required information in the area of the two proposed lots.

We look forward to the Board's review and request approval of the Waiver Request.

Sincerely,

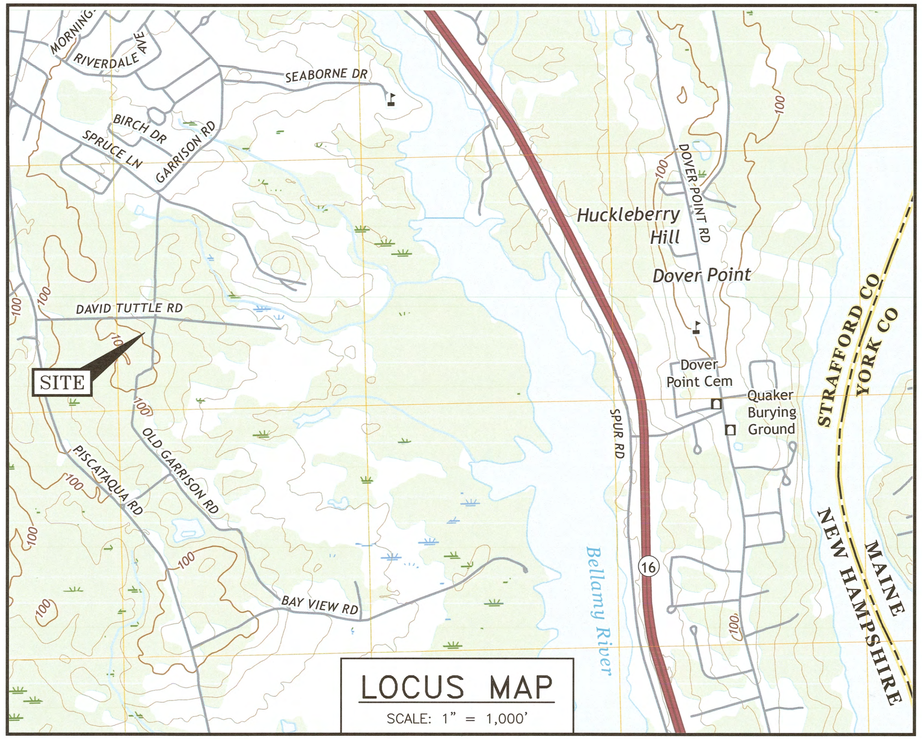


John R. Chagnon PE, LLS
Ambit Engineering, Inc. – Haley Ward

PROPOSED SUBDIVISION
OLD GARRISON ROAD
DOVER, NEW HAMPSHIRE
PERMIT PLANS - PLANNING FILE TBD

OWNER:
THE WHITE FAMILY 1995 TRUST
JEFFERY S. WHITE AND
DARLENE KAY WHITE TRUSTEES
32 PISTCATAQUA ROAD
DOVER, N.H. 03820
Tel (603) 834-0971

CIVIL ENGINEER, LAND SURVEYOR & WETLAND SCIENTIST:
AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND
MSL	MEAN SEA LEVEL
HOTL	HIGHEST OBSERVABLE TIDE LINE
1	PHOTO LOCATION

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK LINE
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
OHW	OHW	OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
E	E	ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD/PULLBOX
C.O.	C.O.	WATER SHUT OFF/CURB STOP
	GV	PIPE CLEANOUT
		GATE VALVE
S	SMH	SEWER MANHOLE
	HYD	HYDRANT
D	DMH	DRAIN MANHOLE
CB	CB WMH	CATCH BASIN
M		WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
℄	℄	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
INV	INV	INVERT
FF	FF	FINISHED FLOOR
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

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1-888-344-7233
CALL TOLL FREE

INDEX OF SHEETS

SUBDIVISION PLANS
C1 EXISTING CONDITIONS PLAN
C2 SUBDIVISION SITE PLAN

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

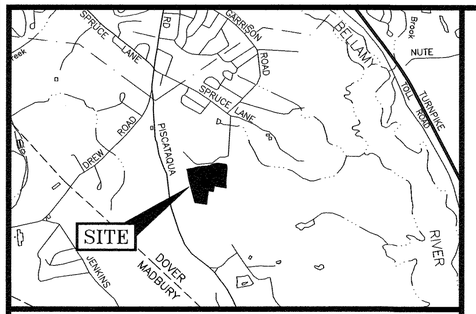
PERMIT PLANS
WHITE SUBDIVISION
OLD GARRISON ROAD
DOVER, N.H.

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 9 AUGUST 2023

PXX-XX | 2966

P:\NH\5510\26-Jeff_White\2966-Old Garrison Rd., Dover-JRO\2023 Subdivision\Plans & Specs\Site\2966 Cover.dwg, Wed Aug 9 15:50:40 2023, Portsmouth Plotter Canon TX3000.pc3



LOCATION MAP SCALE 1"=2,000'

NORTH NAD83(2011) N GRID NH SPCS

LEGEND:

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
SCRD		STRAFFORD COUNTY REGISTRY OF DEEDS
11/21		MAP 11 / LOT 21
		BOUNDARY
		SETBACK
RR SPK FND	RR SPK SET	RAILROAD SPIKE FOUND/SET
IR FND	IR SET	IRON ROD FOUND/SET
IP FND	IP SET	IRON PIPE FOUND/SET
DH FND	DH SET	DRILL HOLE FOUND/SET
BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	ST BND w/DH	STONE BOUND w/DRILL HOLE
S	S	SEWER LINE
D	D	STORM DRAIN
W	W	WATER LINE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		EDGE OF PAVEMENT (EP)

WAIVERS GRANTED:

1) A WAIVER FROM 155-28 WAS GRANTED BY THE PLANNING BOARD ON DECEMBER 11, 2018 FOR REASONS STATED IN THE APPLICATION AND THE PLANNING BOARD FOUND THAT THE CRITERIA OF 155-52 HAVE BEEN MET.

PLAN REFERENCES:

1) MINOR SUBDIVISION OF LAND PREPARED FOR RICHARD P. TOWLE REV. TRUST OF 1997 AND KATHERINE C. TOWLE REV. TRUST OF 1997 TAX MAP J, LOT NO. 12 283 OLD GARRISON ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC. DATED NOVEMBER 13, 2006, FINAL REVISION DATE DECEMBER 20, 2006. S.C.R.D. PLAN 88-92.

2) PLAN OF RIGHT-OF-WAY CITY OF DOVER SPRUCE LANE AND OLD GARRISON ROAD DOVER, NEW HAMPSHIRE. PREPARED BY TRITECH ENGINEERING CORPORATION. DATED DECEMBER 29, 2017. S.C.R.D. PLANS 115-49 THRU 115-51.

3) SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.

OWNER:

SIGNATURE DATE

SIGNATURE DATE

CITY OF DOVER PLANNING BOARD

CHAIRMAN DATE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

8.9.23

JOHN R. CHAGNON, LLS DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 738 JOHN R. CHAGNON

J/96 N/F DARLENE D. WHITE 32 PISCATAQUA ROAD DOVER, NH 03820 2244/464

DAVID TUTTLE ROAD (CLASS VI)

N67°24'38"E 77.57' L2 N86°29'10"E 84.26' N84°13'25"E 89.77' N87°15'11"E 79.78' N74°10'12"E 148.06' N81°20'27"E 150.43'

SURVEY POINT "A" SEE NOTE 8

J/13 N/F VINCENT HARTSHORNE 38 PISCATAQUA ROAD DOVER, NH 03820 4314/703

N09°46'14"W 247.97'

J/13-1 N/F GRIFFIN INVESTMENTS, LLC 40A PISCATAQUA ROAD DOVER, NH 03820 4259/400

N14°53'34"W 637.00'

J/29 N/F KIMBERLY CLAIRMONT & PETER CLAIRMONT 303 OLD GARRISON ROAD DOVER, NH 03820 3420/20

N81°53'40"W 309.07'

CITY NOTES:

A) PROPERTY TO BE SUBDIVIDED IS NOT SUBJECT TO ANY EASEMENTS OF RECORD FOUND. PROPERTY IS SUBJECT TO COVENANTS SHOWN ON S.R.C.D. PLAN 37A-50 AS THEY PERTAIN TO THE STATUS OF OLD GARRISON ROAD.

B) PROPERTY LINE INFORMATION HAS BEEN OBTAINED IN PART FROM A SURVEY PERFORMED BY AMBIT ENGINEERING, INC. IN NOVEMBER OF 2018 AND IN PART FROM A SURVEY PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. IN 2016 AS DESCRIBED IN NOTE 8, WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

C) AREA OF PROPOSED SUBDIVISION WAS REVIEWED AND INSPECTED FOR JURISDICTIONAL WETLANDS BY STEVEN D. RIKER, CERTIFIED WETLAND SCIENTIST, CERTIFICATION NUMBER 219, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, ON JULY 12, 2023.

D) BASIS OF BEARINGS & HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83(2011). VERTICAL DATUM IS NAVD88. BASIS OF HORIZONTAL & VERTICAL DATUMS IS REDUNDANT RTN GPS OBSERVATIONS.

E) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD 83 AND SHALL BE EXPRESSED IN FEET.

F) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

G) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

H) THE PROPOSED USE OF THE SITE IS SINGLE FAMILY WITH ON SITE SEPTIC AND WELL.

I) LOTS SHALL COMPLY WITH THE REQUIREMENTS OF 170-28.4 (C) AND CHAPTER 143 (SCENIC ROADS)

J) NO CUTTING OR REMOVAL OF TREES OR TEARING DOWN OR DESTRUCTION OF STONE WALLS, OR PORTIONS THEREOF, ALONG THE RIGHT OF WAY WITHOUT THE WRITTEN CONSENT OF THE CITY COUNCIL PER CHAPTER 143.

K) IF THE CITY COUNCIL SHOULD APPROVE THE REMOVAL OF A PORTION OF STONE WALL, THE STONES TAKEN FROM THE ORIGINAL WALL SHALL BE REUSED ON THE PROPERTY TO REBUILD DETERIORATED PORTIONS OF THE REMAINING WALL.

L) THE CITY OF DOVER NEITHER ASSUMES RESPONSIBILITY FOR MAINTENANCE OF CLASS VI HIGHWAYS NOR LIABILITY FOR ANY DAMAGES RESULTING FROM THE USE THEREOF.

AREA SHOWN IN DETAIL SHEET 2 OF 2

J/12 REMAINDER

J/5 N/F JOHN W. BROUGH JR. & KAREN NAOMI BROUGH 240 OLD GARRISON ROAD DOVER, NH 03820 2793/41

S84°30'00"E 180.05'

LOT 2

N18°37'13"W 159.53'

N87°49'36"W 50.11'

N87°49'36"W 295.13'

N05°37'38"W 127.73'

SURVEY POINT "B" SEE NOTE 8

LOT 1

N81°03'11"W 270.93'

S02°22'39"W 67.34'

OLD GARRISON ROAD (CLASS VI-SCENIC)

J/12-6 N/F JEFFREY CORBIN WHITE 275 OLD GARRISON RD DOVER, NH 03820 5054/717

J/10 N/F STATE OF NEW HAMPSHIRE c/o NH FISH AND GAME 11 HAZEN DRIVE CONCORD, NH 03301 1603/198

S09°27'00"W 150.00'

J/12-5 N/F ANNA CAILEY WHITE ADDRESS 279 OLD GARRISON RD DOVER, NH 03820 4744/745

S09°27'00"W 150.00'

S09°26'57"W 150.01'

J/12-4 N/F JOSHUA M. HENRY & JULIA S. HENRY 283 OLD GARRISON ROAD DOVER, NH 03820 3915/206 PLAN 88-92

N80°33'16"W 137.60'

S07°34'42"W 140.00'

J/12-3 N/F LAURA TOWLE 289 OLD GARRISON ROAD DOVER, NH 03820 3832/244 PLAN 88-92

S07°34'42"W 226.21'

J/12-2 N/F NANCY J. BRUCE & JODIE M. HANSCOM 293 OLD GARRISON ROAD DOVER, NH 03820 1648/558 PLAN 88-92

GRAPHIC SCALE

60 40 20 0 50 100 150 200 250 FEET

20 10 0 10 20 30 40 50 60 70 METERS

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N25°25'42"W	37.12'
L2	N73°33'02"E	58.61'
L3	N71°16'16"E	54.63'
L4	N79°48'35"E	40.44'
L5	N85°21'56"E	57.52'
L6	S82°11'09"E	20.29'
L7	S71°02'09"E	21.73'
L8	S50°58'54"E	19.44'
L9	S31°44'44"E	23.98'
L10	S02°39'52"E	45.15'
L11	S05°09'11"E	34.72'
L12	S04°49'24"W	24.89'
L13	S07°05'47"W	29.65'
L14	S07°05'47"W	40.15'
L15	S07°41'54"W	31.23'
L16	S08°00'59"W	20.19'

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP J AS LOT 12.

2) OWNERS OF RECORD:
THE WHITE FAMILY 1995 TRUST
JEFFERY S. WHITE AND DARLENE KAY WHITE, TRUSTEES
32 PISCATAQUA ROAD
DOVER, NH 03820
4631/0885

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
MAP J LOT 12
671,430 S.F.
15.4139 ACRES

PROPOSED LOT AREAS:
PROPOSED LOT 1
40,009 S.F.
0.9185 ACRES

PROPOSED LOT 2
65,244 S.F.
1.4978 ACRES

PROPOSED MAP J LOT 12 REMAINDER
566,177 S.F.
12.9976 ACRES

5) PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		40,000 S.F.
FRONTAGE:		150 FEET
SETBACKS:	FRONT	40 FEET
	SIDE	25 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		10%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP J LOT 12 IN THE CITY OF DOVER INTO THREE LOTS.

8) THE EXTENT OF THE BOUNDARY SURVEY COMPLETED IN THE PREPARATION OF THIS PLAN IS FROM BOUNDARY POINT "A" TO BOUNDARY POINT "B". THE REMAINDER OF THE BOUNDARY LINES ARE TAKEN FROM PLAN REFERENCE 1.

9) PREVIOUS NH DES SUBDIVISION APPROVAL NUMBER: eSA2019032501.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/9/23

REVISIONS

SUBDIVISION PLAN
TAX MAP J - LOT 12

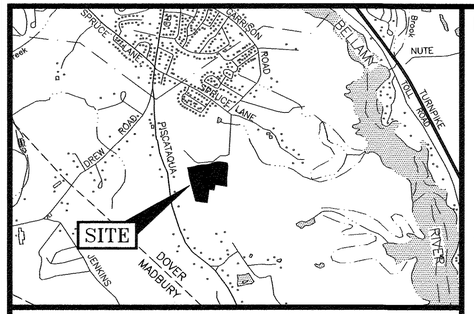
OWNERS:

THE WHITE FAMILY 1995 TRUST
OLD GARRISON ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE:1"=60' SHEET 1 OF 2 AUGUST 2023

FB 387 PG 1 | PLANNING FILE PXX-XX | 2966

P:\NWS\01282-Jeff.White\2966-Old Garrison Rd., Dover-IRC\2023 Subdivision\Plans & Specs\Dwg\2966 Subdivision (SHEET 1) 2023.dwg, Wed Aug 9 16:12:16 2023, Portsmouth Plotter Canon TX-8000.pc3



LOCATION MAP SCALE 1"=2,000'

LEGEND:

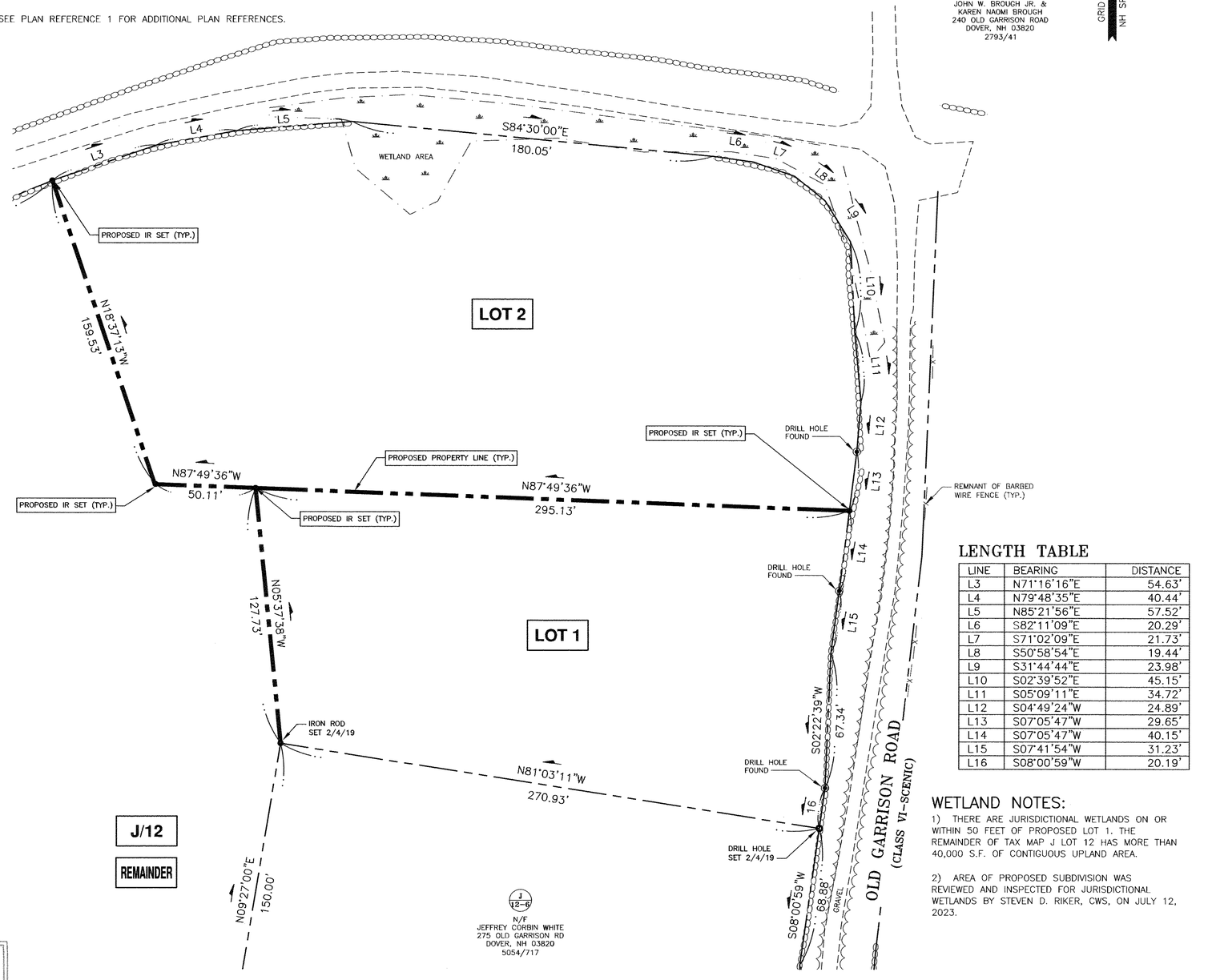
EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
SCRD		STRAFFORD COUNTY REGISTRY OF DEEDS
11/21		MAP 11 / LOT 21
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3) SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.



GRAPHIC SCALE

30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

LENGTH TABLE

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L14	S07°05'47"W	40.15'
L15	S07°41'54"W	31.23'
L16	S08°00'59"W	20.19'

WETLAND NOTES:

1) THERE ARE JURISDICTIONAL WETLANDS ON OR WITHIN 50 FEET OF PROPOSED LOT 1. THE REMAINDER OF TAX MAP J LOT 12 HAS MORE THAN 40,000 S.F. OF CONTIGUOUS UPLAND AREA.

2) AREA OF PROPOSED SUBDIVISION WAS REVIEWED AND INSPECTED FOR JURISDICTIONAL WETLANDS BY STEVEN D. RIKER, CWS, ON JULY 12, 2023.

OWNER:

SIGNATURE DATE

SIGNATURE DATE

CITY OF DOVER PLANNING BOARD

CHAIRMAN DATE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

8.9.23

JOHN R. CHAGNON, LLS DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP J AS LOT 12.

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15.4139 ACRES

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PROPOSED MAP J LOT 12 REMAINDER
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12.9976 ACRES

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6) DIMENSIONAL REQUIREMENTS:

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MAXIMUM LOT COVERAGE:		10%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP J LOT 12 IN THE CITY OF DOVER INTO THREE LOTS.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/9/23

REVISIONS

SUBDIVISION PLAN
TAX MAP J - LOT 12

OWNERS:
THE WHITE FAMILY 1995 TRUST
OLD GARRISON ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE:1"=30' SHEET 2 OF 2 AUGUST 2023

FB 387 PG 1 | PLANNING FILE PXX-XX | 2966

P:\NHS\10229_Jeff_White\2966-Old Garrison Rd. Dover-REC\2023 Subdivision\Plans & Specs\Site\2966 Subdivision (Sheet 2) 2023.dwg, Fri Aug 11 08:47:31 2023, Portsmouth Plotter Canon TX3020.pc3

LEGEND:

EXISTING	PROPOSED	
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		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		EDGE OF PAVEMENT (EP)

WETLAND NOTES:

1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/12/2023 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).

C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).

E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

3) THERE ARE JURISDICTIONAL WETLANDS ON OR WITHIN 50 FEET OF PROPOSED LOT 1. THE REMAINDER OF TAX MAP J LOT 12 HAS MORE THAN 40,000 S.F. OF CONTIGUOUS UPLAND AREA.

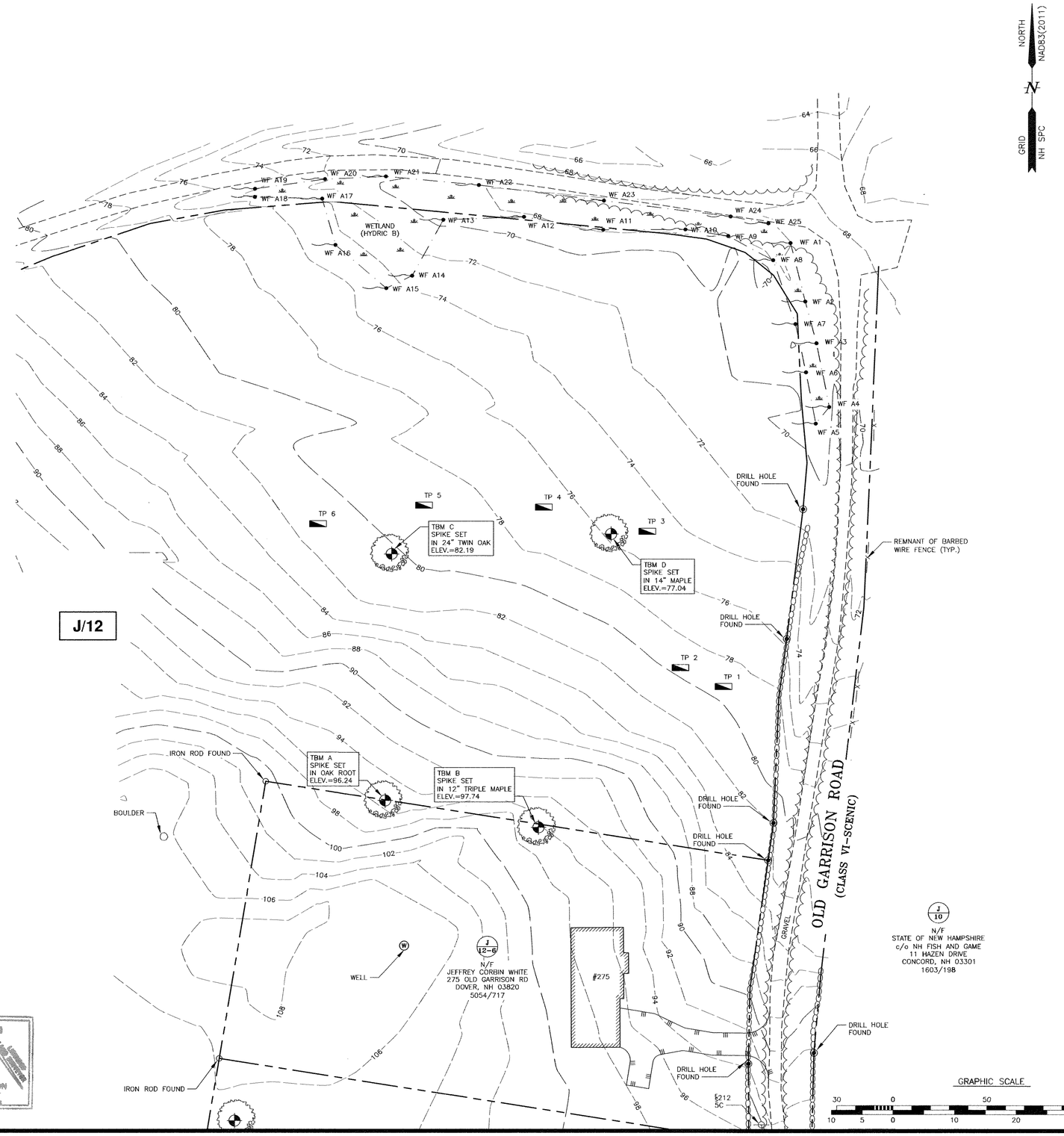
CITY OF DOVER PLANNING BOARD

CHAIRMAN _____ DATE _____

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS 8.9.23 DATE

NO. 738 JOHN R. CHAGNON



AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP J AS LOT 12.

2) OWNERS OF RECORD:
THE WHITE FAMILY 1995 TRUST
JEFFERY S. WHITE AND DARLENE KAY WHITE, TRUSTEES
32 PISCATAQUA ROAD
DOVER, NH 03820
4631/0885

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
671,430 S.F.
15.4139 ACRES

5) PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		40,000 S.F.
FRONTAGE:		150 FEET
SETBACKS:	FRONT	40 FEET
	SIDE	25 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		10%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF TAX MAP J LOT 12 IN THE CITY OF DOVER.

8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

WHITE SUBDIVISION
OLD GARRISON ROAD
DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/9/23

REVISIONS

SCALE 1"=30' AUGUST 2023

EXISTING CONDITIONS PLAN C1

FB 387 PG 1 | PLANNING FILE PXX-XX | 2966

P:\NH\5015292.left WHITE\2966 Old Garrison Rd, Dover, NH\2023 Subdivision\Plans & Specs\Sht\2966 Existing Conditions 2023.dwg, Wed Aug 9 16:23:52 2023, Portsmouth Plotter Canon TX3000.pc3

LEGEND:

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
SCRD		STRAFFORD COUNTY REGISTRY OF DEEDS
11/21		MAP 11 / LOT 21
		BOUNDARY
		SETBACK
RR SPK FND	RR SPK SET	RAILROAD SPIKE FOUND/SET
IR FND	IR SET	IRON ROD FOUND/SET
IP FND	IP SET	IRON PIPE FOUND/SET
DH FND	DH SET	DRILL HOLE FOUND/SET
BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	ST BND w/DH	STONE BOUND w/DRILL HOLE
S	S	SEWER LINE
D	D	STORM DRAIN
W	W	WATER LINE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		EDGE OF PAVEMENT (EP)

WETLAND NOTES:

1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 6/14/2023 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA–NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING–HALEY WARD, INC.

PLAN REFERENCES:

1) MINOR SUBDIVISION OF LAND PREPARED FOR RICHARD P. TOWLE REV. TRUST OF 1997 AND KATHERINE C. TOWLE REV. TRUST OF 1997 TAX MAP J, LOT NO. 12 283 OLD GARRISON ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC. DATED NOVEMBER 13, 2006, FINAL REVISION DATE DECEMBER 20, 2006. S.C.R.D. PLAN 88–92.

2) PLAN OF RIGHT–OF–WAY CITY OF DOVER SPRUCE LANE AND OLD GARRISON ROAD DOVER, NEW HAMPSHIRE. PREPARED BY TRITECH ENGINEERING CORPORATION. DATED DECEMBER 29, 2017. S.C.R.D. PLANS 115–49 THRU 115–51.

3) SUBDIVISION PLAN TAX MAP J – LOT 12, THE WHITE FAMILY TRUST, OLD GARRISON ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING INC. DATED MAY 30, 2019. S.C.R.D. PLAN#11883.

TEST PIT #1

Date:	7/12/2023
Logged by:	STEVE RIKER
ESHWT:	23"
Observed Water:	NONE
Restrictive layer:	24"
REFUSAL:	NONE TO 77"
Percolation rate:	14 min./inch

DEPTH	DESCRIPTION
0" – 3"	10YR 3/2 FINE SANDY LOAM, 6, FRIABLE
3" – 16"	10YR 3/6 FINE SANDY LOAM, 6, FRIABLE
16" – 23"	2.5Y 5/4 FINE SANDY LOAM, 6, FRIABLE
24" – 77"	2.5Y 5/3 SILT LOAM, FIRM, MASSIVE

TEST PIT #2

Date:	7/12/2023
Logged by:	STEVE RIKER
ESHWT:	28"
Observed Water:	NONE
Restrictive layer:	30"
REFUSAL:	LEDGE @ 55"
Percolation rate:	14 min./inch

DEPTH	DESCRIPTION
0" – 2"	10YR 3/2 FINE SANDY LOAM, 6, FRIABLE
2" – 18"	10YR 3/6 FINE SANDY LOAM, 6, FRIABLE
18" – 28"	2.5Y 4/3 FINE SANDY LOAM, 6, FRIABLE
28" – 55"	2.5Y 5/3 SILT LOAM, 6, FRIABLE

TEST PIT #3

Date:	7/12/2023
Logged by:	STEVE RIKER
ESHWT:	23"
Observed Water:	NONE
Restrictive layer:	25"
REFUSAL:	NONE TO 66"
Percolation rate:	14 min./inch

DEPTH	DESCRIPTION
0" – 3"	10YR 3/2 FINE SANDY LOAM, 6, FRIABLE
3" – 23"	2.5Y 4/4 FINE SANDY LOAM, 6, FRIABLE
23" – 66"	2.5Y 5/2 SILT LOAM, FIRM, MASSIVE

TEST PIT #4

Date:	7/12/2023
Logged by:	STEVE RIKER
ESHWT:	21"
Observed Water:	24"
Restrictive layer:	24"
REFUSAL:	NONE TO 63"
Percolation rate:	14 min./inch

DEPTH	DESCRIPTION
0" – 8"	10YR 3/2 FINE SANDY LOAM, 6, FRIABLE
8" – 21"	2.5Y 5/4 FINE SANDY LOAM, 6, FRIABLE
21" –	2.5Y 5/2 SILT LOAM, FIRM, MASSIVE

TEST PIT #5

Date:	7/12/2023
Logged by:	STEVE RIKER
ESHWT:	29"
Observed Water:	51"
Restrictive layer:	32"
REFUSAL:	NONE TO 63"
Percolation rate:	14 min./inch

DEPTH	DESCRIPTION
0" – 2"	10YR 3/2 FINE SANDY LOAM, 6, FRIABLE
2" – 29"	10YR 4/6 FINE LOAMY SAND, SINGLE GRAIN, LOOSE
29" – 63"	2.5Y 5/3 SILT LOAM, FIRM, MASSIVE

TEST PIT #6

Date:	7/12/2023
Logged by:	STEVE RIKER
ESHWT:	35"
Observed Water:	NONE
Restrictive layer:	36"
REFUSAL:	NONE TO 67"
Percolation rate:	14 min./inch

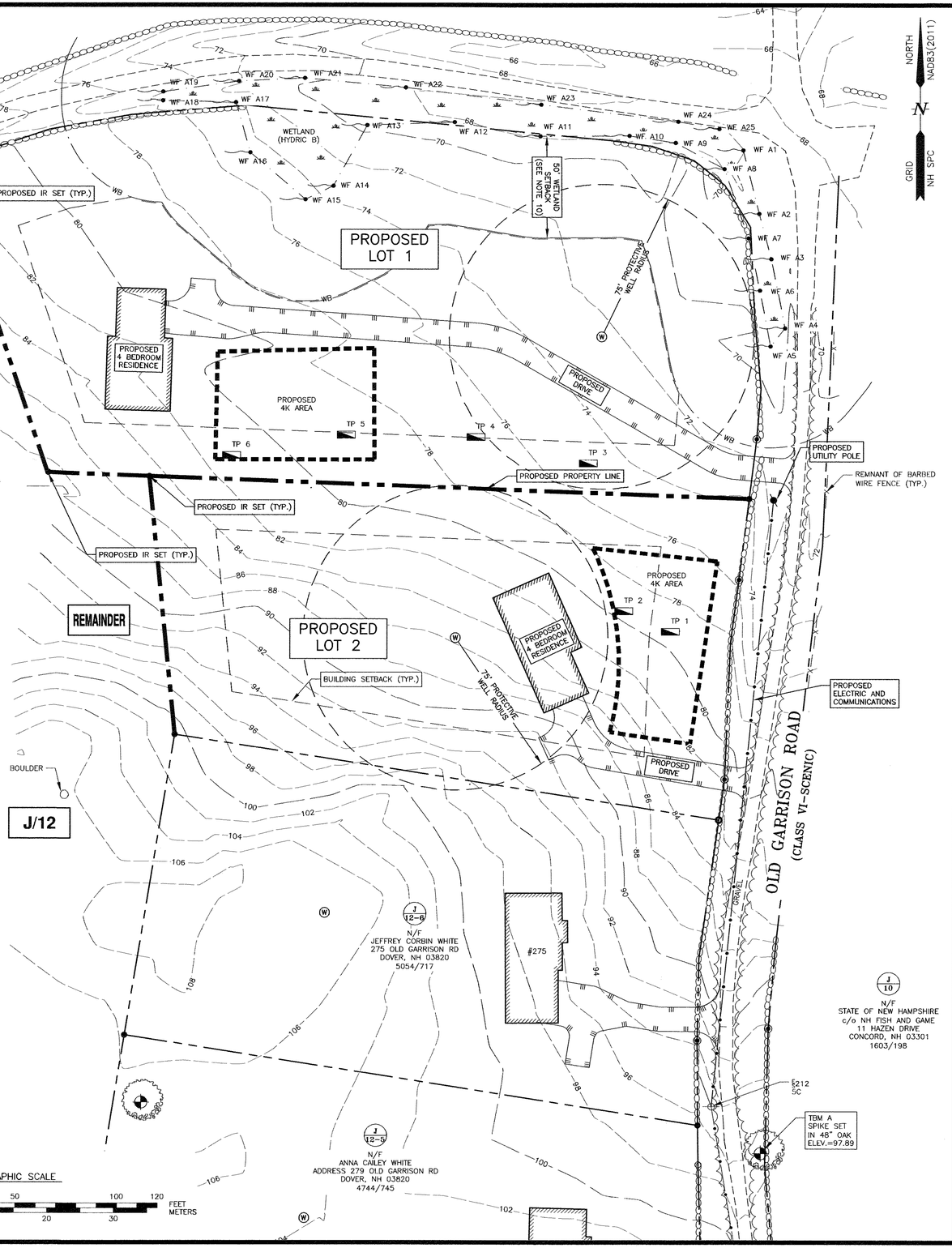
DEPTH	DESCRIPTION
0" – 8"	10YR 5/2 FINE SANDY LOAM, 6, FRIABLE
8" – 24"	10YR 4/4 FINE SANDY LOAM, 6, FRIABLE
24" – 35"	2.5Y 5/4 FINE SANDY LOAM, 6, FRIABLE
35" – 67"	2.5Y 5/3 FINE SANDY LOAM, FIRM, MASSIVE

SPACE RESERVED FOR N.H.D.E.S.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS — DATE 8.9.23

LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON STATE OF NEW HAMPSHIRE



GRAPHIC SCALE

30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP J AS LOT 12.

2) OWNERS OF RECORD:
THE WHITE FAMILY 1995 TRUST
JEFFERY S. WHITE AND DARLENE KAY WHITE, TRUSTEES
32 PISCATAQUA ROAD
DOVER, NH 03820
4631/0885

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
MAP J LOT 12
671,430 S.F.
15.4139 ACRES

PROPOSED LOT AREAS:
PROPOSED LOT 1
40,009 S.F.
0.9185 ACRES

PROPOSED LOT 2
65,244 S.F.
1.4978 ACRES

PROPOSED MAP J LOT 12 REMAINDER
566,177 S.F.
12.9976 ACRES

5) PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R–40) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		40,000 S.F.
FRONTAGE:		150 FEET
SETBACKS:	FRONT:	40 FEET
	SIDE:	25 FEET
	REAR:	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		10%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS ON A PORTION OF TAX MAP J LOT 12 IN THE CITY OF DOVER.

8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

9) PROPOSED HOUSE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

10) PROPOSED LOT 1 BUILDABLE AREA CALCULATIONS.

LOT WETLAND	1,962 S.F.
WETLAND BUFFER AREA:	21,015 S.F.
LOT AREA:	62,685 S.F.

NET LOT AREA: 65,244–1,962–16,000 (40%)= 47,282 S.F.
(ONLY 40% OF THE WETLAND BUFFER CAN COUNT TOWARDS THE MINIMUM LOT SIZE)
21,015 S.F.–16,000 S.F.= 5,015 S.F. AREA < 40%
5,015 S.F.–47,282 S.F.= 42,267 NET LOT AREA > 40,000 S.F.

WHITE SUBDIVISION OLD GARRISON ROAD DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/9/23

REVISIONS

SCALE: 1"=30' AUGUST 2023

SUBDIVISION SITE PLAN

C2

FB 387 PG 32 | PLANNING FILE PX–X | 2966

P:\NH\107\PX-xxf WORK\2966-Old Garrison Rd, Dover\PC\2023 Subdivision\Plans & Specs\Site\2966 Subdivision 2023 (Option 3).dwg, Fri Aug 11 10:51:38 2023, Portsmouth Plotter Canon TX3000.ctb

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2023-0010

Application Type:	Lot Line Adjustment
Applicant(s):	6 Brick Road, LLC and Bennett Soja-Park Rev Trust 94
Owner(s):	6 Brick Road, LLC and Bennett Soja-Park Rev Trust 94
Location:	Located at 1-24 Jefferson Dr & 751 Central Ave (Assessor's Map 28, Lots 9-C & 10)
Meeting Date:	September 12, 2023

INTENT: To revise the lot lines between two parcels, adding 8,000 sq. ft. from Lot 10 to Lot 9-C, leaving Lot 10 with 0.128± ac. and Lot 9-C with 2.891± ac.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

FILE: LOTA-2023-0010

ACREAGE: **Existing/Proposed:**
9-C = 2.708± ac. / 2.891± ac.
10 = 0.311± ac. / 0.128± ac.

ZONING DISTRICT: O, G

EXISTING USE: Residential

PROPOSED USE: No change

SURROUNDING: Residential, Commercial

ZBA ACTION: Z11-12 Variance granted on 6/16/2011 to allow 24 2-bedroom apartments in 4-three story buildings on one lot where a max of 4 apartments are allowed. Z11-13: Variance granted on 6/16/11 to allow residential apartments on the first floor of the four buildings.

ATTACHMENTS: Lot Line Adjustment Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail for this meeting.

PERMITS / WAIVERS REQUIRED:
None

Summary of Request and Background
The applicants are requesting to complete a lot line adjustment between two lots, adding 8,000 sq. ft. (0.184± ac.) from Lot 10 to Lot 9-C, resulting in leaving Lot 10 with 0.128± ac. and Lot 9-C with 2.891± ac.

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

Lot 10 will continue to meet the minimum lot size (which is N/A in the Gateway) post-adjustment with the frontage along Central Avenue, and lot coverage continue to be met. Lot (9-C) is zoned Office and its area is increasing, thus zoning will continue to be met.

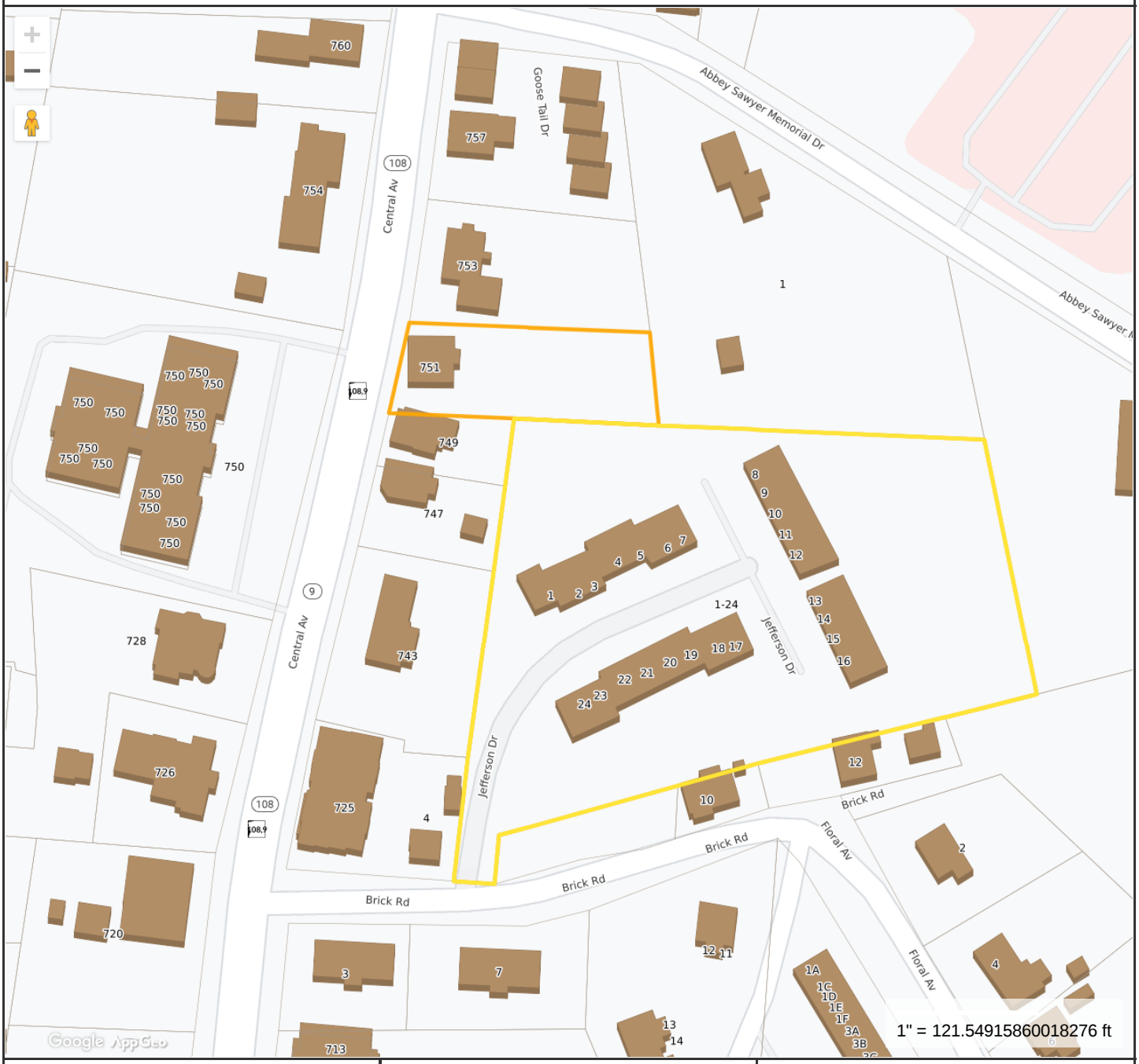
Consistency with Land Use Regulations
Chapter §157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

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

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
   a. Planning File Number #LOTA-2023-0010
   b. The owner's signatures
   c. The LLS stamp and signature
   d. Zoning District boundary
   e. Revise note 10 to include surveyor's name, and error not greater than 1 in 10,000.
   f. Revise note 12 to indicate who the easement benefits.
   g. Revise plans to add 2" x 2" signature block fir Planning Board approval stamp.
   h. Add common notes 12 (public water and sewer) and 13 (basis of bearing).

LOTA-2023-0010 1-24 JEFFERSON DRIVE & 751 CENTRAL AVENUE



Property Information

Property ID	28009-C00000
Location	1 24 JEFFERSON DR
Owner	6 BRICK ROAD LLC
Land Use	114
Zoning Code	O

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 7/10/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT LOTA-2023-0010
FOR CITY OF DOVER, N.H.

Plan Type:	Lot Adjustment	**Project:**		**App Date:**	08/18/2023
Work Class:	Lot Line Adjustment	**District:**	None	**Exp Date:**	10/22/2023
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Adding 8,000 square feet from 751 Central Avenue to Jeffereson Drive

Parcel:		**Address:**		**Zone:**
28010-000000		751 Central Av Dover, NH		
28009-C00000	Main	1 Jefferson Dr Dover, NH	Main	

Applicant
Tritech Engineering Corp.
755 Central Avenue
Dover, NH 03820
Business: (603) 742-8107

Plan Custom Fields

Number of Parcels Involved	2	Parcel Map/Lot	28/9c	Proposed Parcel Size (sqft)	125944
Parcel Zoning	Office	First Easement Holder Name		Second Easement Holder Name	
Existing Parcel Size (Ac)	2.71	Address of First Property	Jefferson Drive	First Easement Holder Address	
Second Easement Holder Address		Existing Parcel Size (sqft)	118048	First Easement Holder Phone	
Second Easement Holder Phone		Deed Page	60	Deed Book	3986
Owner Name	6 Brick Road, LLC	Deed Date		Owner Address	42J Dover Point Road, Dover NH 03820
Parcel Feedback		Owner Phone	603-749-3800	Address of Third Property	
Address of Second Property	751 Central Avenue	Parcel 3 Map/Lot		Parcel 2 Map/Lot	28/10
Third Property Owner Name		Second Property Owner Name	The Soja-Park Bennett Rev Trust of 1994	Third Property Owner Address	
Second Property Owner Address	749 Central Avenue, Dover NH 03820	Second Property Owner Phone		Third Property Owner Phone	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Stowell_8/18/2023.jpg	08/18/2023 13:20	Stowell, Robert		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004718	Planning Lot Line Adjustment Application Fee	$200.00	$200.00
	Planning Lot Line Adjustment Fee	$200.00	$200.00
	Total for Invoice INV-00004718	$400.00	$400.00
	Grand Total for Plan	**$400.00**	**$400.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/21/2023 11:15	08/21/2023 11:15
Confirm application complete v.1	Generic Action		08/21/2023 11:15
Planning Board v.1		08/21/2023 11:15	
Planning Board Agenda v.1	Task	08/21/2023 11:15	

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
Plans uploaded to Treeno v.1	Generic Action
Recording v.1	Task
Property Info Group v.1	Generic Action
Create/Link to Records v.1	
Create / Link to Permit - Building Complex v.1	Create Sub Permit

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

Office Use Only	Project #:	LOTA-2023-0010	Date Received:	
	Amount Paid:		Time Received:	

APPLICANT INFORMATION

Name of Applicant: 6 Brick Road, LLC Telephone # 603 749 3800

Address of Applicant: 42 J Dover Point Road

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Same Telephone # 603-749-3800

Address of 1st Property Owner: _____

Address of Property: Brick Road Dover, NH

Assessor's Map # 28 Lot(s) # 9C

Property Deed: Book 3986 Page: 60

Zoning District(s) Office Overlay District(s) Conservation

Size of Existing Parcel (sq. ft.): 117,944 Size of Proposed Parcel (sq. ft.): 125,944

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): The Soja-Park Bennett Rev Trust of 1994 Telephone # _____

Address of 2nd Property Owner: 749 Central Ave Dover, NH

Address of Property: 751 Central Ave Dover, NH

Assessor's Map # 28 Lot(s) # 10

Property Deed: Book 1773 Page: 757

Zoning District(s) Gateway Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 13,568 Size of Proposed Parcel (sq. ft.): 5,568

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (*if different from applicant*): N/A Telephone # _____

Address of 3rd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

Zoning District(s) _____ Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Tritech Engineering Corporation

Address 755 Central Ave Dover, NH Telephone #: 603-742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone #_____

Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: _____ Date: 08/17/2023

Signature of Second Property Owner: _____ Date: _____

Signature of Applicant (*if different from owner*): _____ Date: 08/17/2023

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 08/17/2023

CITY OF DOVER MINOR LOT LINE ADJUSTMENT LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
28	10	The Soja-Park Bennett Rev Trust of 1994	749 Central Ave, Dover

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
SCOTT O'NEILL	6 Brick Road, LLC	42 J Dover Point Road

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

LOTA-2023-0010 **1 24 JEFFERSON DR/751 CENTRAL AVENUE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
28007-000000	757 CENTRAL AV	KNOX MARSH DEVELOPMENT LLC		242 CENTRAL AV	DOVER	NH	03820
28008-000000	1 ABBEY SAWYER MEMORIAL DR	ADAM AL-GHAITHY WENDIE &	ADAM AL-GHAITHY YUSEF	1 ABBEY SAWYER MEMORIAL DR	DOVER	NH	03820-2801
28009-A00000	753 755 CENTRAL AV	QUANTUM OFFICE LLC		755 CENTRAL AV	DOVER	NH	03820-3404
28009-B00000	3 ABBEY SAWYER MEMORIAL DR	SLIWINSKI FREDERICK J	SLIWINSKI BARBARA A	3 ABBEY SAWYER MEMORIAL DR	DOVER	NH	03820
28011-000000	749 CENTRAL AV	BENNETT SOJA-PARK REV TRUST 94	BENNETT SOJA-PARK TRUSTEE	749 CENTRAL AVE	DOVER	NH	03820
28012-000000	747 CENTRAL AV	KOZLOWSKI KRYSTIAN E		17 MORNING FOREST COURT	THE WOODLANDS	TX	77381
28012-A00000	743 745 CENTRAL AV	WIRE BENDER REALTY TRUST	MILLER RICHARD W II TRUSTEE	6 OXBOW FARM	STRATHAM	NH	03885-2360
28013-000000	725 727 CENTRAL AV	DOVER COAST LLC		24321 WOODSAGE DR	BONITA SPRINGS	FL	34134
28015-000000	10 BRICK RD	DOVER COAST LLC		24321 WOODSAGE DR	BONITA SPRINGS	FL	34134
28015-A00000	BRICK RD	DOVER COAST LLC		24321 WOODSAGE DR	BONITA SPRINGS	FL	34134
28016-000000	12 BRICK RD	WINTLE ERIN		12 BRICK ROAD	DOVER	NH	03820
28018-000000	707 CENTRAL AV	SADDLER HILL CONDO ASSOCIATION		707 CENTRAL AVE	DOVER	NH	03820
28018-B00000	3 BRICK RD	BRICK ROAD HOLDINGS LLC		175 MARKET ST FLOOR 2	BRIGHTON	MA	02135
28018-C00000	7 BRICK RD	BRICK ROAD HOLDINGS LLC		175 MARKET ST FLOOR 2	BRIGHTON	MA	02135
28019-A00000	OAK ST	MCQUADE REALTY INC		PO BOX 1409	DOVER	NH	03820
28025-000000	7 FLORAL AV	MCQUADE REALTY INC		PO BOX 1409	DOVER	NH	03820
28032-000000	10 ABBEY SAWYER MEMORIAL DR	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
28032-000LSE	15 ABBEY SAWYER MEMORIAL DR	ANDREWS JAMES	A/K/A VERTICAL REALITY PROPERTIES CO	21 ECHO BROOK RD	ROCHESTER	NH	03839
28032-000SL1	9 ABBEY SAWYER MEMORIAL DR	SPRINT SPECTRUM LP	PROPERTY TAX DEPT	PO BOX 8430	KANSAS CITY	MI	64114-8430
28032-000SL2	7 ABBEY SAWYER MEMORIAL DR	AT&T WIRELESS SERVICES INC	C/O AT&T TOWER PROPERTY TAX	754 PEACHTREE ST	ATLANTA	GA	30308
28033-000000	2 FLORAL AV	DUCLOS VALERIE BETH TRUSTEE	LESTER VALERIE REVOCABLE LIVING TRUST	2 FLORAL AVENUE	DOVER	NH	03820
28035-000000	4 FLORAL AV	HEDE GREGORY R & BONNIE T TRUSTEES	HEDE GREGORY AND BONNIE REVOCABLE LIVING	4 FLORAL AVENUE	DOVER	NH	03820
28037-000000	15 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
29012-000000	720 CENTRAL AV	MENOUNOS PETER TRUSTEE	MENOUNOS PETER TRUST 1997	720 CENTRAL AVE	DOVER	NH	03820
29016-000000	728 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
29017-000000	750 CENTRAL AV	CENTRAL COMMONS		750 CENTRAL AV	DOVER	NH	03820
29017-A00000	750 CENTRAL AV	COLLEGE INVESTMENTS LLC		16 NASON RD	HAMPTON FALLS	NH	03844
29017-B00000	750 CENTRAL AV	2M LUCIER CENTRAL COMMONS LLC		30 PARK ST	KENNEBUNK	ME	04043
29017-C00000	750 CENTRAL AV	COLLEGE INVESTMENTS LLC		16 NASON RD	HAMPTON FALLS	NH	03844
29017-D00000	750 CENTRAL AV	750D REALTY LLC		750D CENTRAL AVE	DOVER	NH	03820
29017-E00000	750 CENTRAL AV	PATH LAB INC		PO BOX 1777	BURLINGTON	NC	27216
29017-F00000	750 CENTRAL AV	THE BUBBA G LLC		750 CENTRAL AVENUE STE J	DOVER	NH	03820
29017-G00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29017-H00000	750 CENTRAL AV	GREAT BAY DIVERSIFIED LTD		17 MOODY POINT DR	NEWMARKET	NH	03857-1724
29017-I00000	750 CENTRAL AV	EAGAN EDWARD & KATHLEEN TRUSTEES	EAGAN EDWARD AND KATHLEEN REV TRUSTS	40 TRAVELER ST UNIT 114	BOSTON	MA	02118
29017-J00000	750 CENTRAL AV	THE BUBBA G LLC	C/O MARC BESSETTE DPM	750 CENTRAL AVE STE J	DOVER	NH	0382
29017-K00000	750 CENTRAL AV	EAGAN EDWARD & KATHLEEN TRUSTEES	EAGAN EDWARD AND KATHLEEN REV TRUSTS	40 TRAVELER ST UNIT 114	BOSTON	MA	02118
29017-L00000	750 CENTRAL AV	PHWC DOVER LLC		29 LAFAYETTE ROAD UNIT K	NORTH HAMPTON	NH	03862
29017-N00000	750 CENTRAL AV	BUTLER & COPPOLA REALTY LLC		750 CENTRAL AV STE N	DOVER	NH	03820
29017-O00000	750 CENTRAL AV	DOVER CENTRAL PROPERTIES LLC		3 HANCOCK ST	PORTSMOUTH	NH	03801
29017-Q00000	750 CENTRAL AV	ROCK INTERNATIONAL MINISTRY INC		41 ADDISON PL	DOVER	NH	03820
29017-R00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29017-S00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29017-T00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29017-U00000	750 CENTRAL AV	LPPR LLC		71 WHITEHOUSE RD	ROCHESTER	NH	03867
29019-000000	754 CENTRAL AV	TASKER GROVER L SR & SUSAN R TRUSTEES	TASKER FAMILY LIVING TRUST	756 CENTRAL AVE	DOVER	NH	03820
29020-000000	760 CENTRAL AV	JOHNSTONE FAMILY ASSET HOLDING COMPANY L		1 WENTWORTH TER	DOVER	NH	03820-4658
29100-000000	726 CENTRAL AV	MARKER 21 HOLDINGS LLC		130 CENTRAL AVE	DOVER	NH	03820
28009-C00000	1 24 JEFFERSON DR	6 BRICK ROAD LLC		42 J DOVER POINT RD	DOVER	NH	03820
28010-000000	751 CENTRAL AV	BENNETT SOJA-PARK REV TRUST 94	BENNETT SOJA-PARK TRUSTEE	749 CENTRAL AVE	DOVER	NH	03820
		TRITECH ENGINEERING CORPORATION	ROBERT J STOWELL	755 CENTRAL AV	DOVER	NH	03820

From: Greg <dpmc400@comcast.net>
Sent: Friday, September 8, 2023 9:57 AM
To: Benton, Donna
Cc: Greg
Subject: Lot line adjustment lot 10 and lot 9c

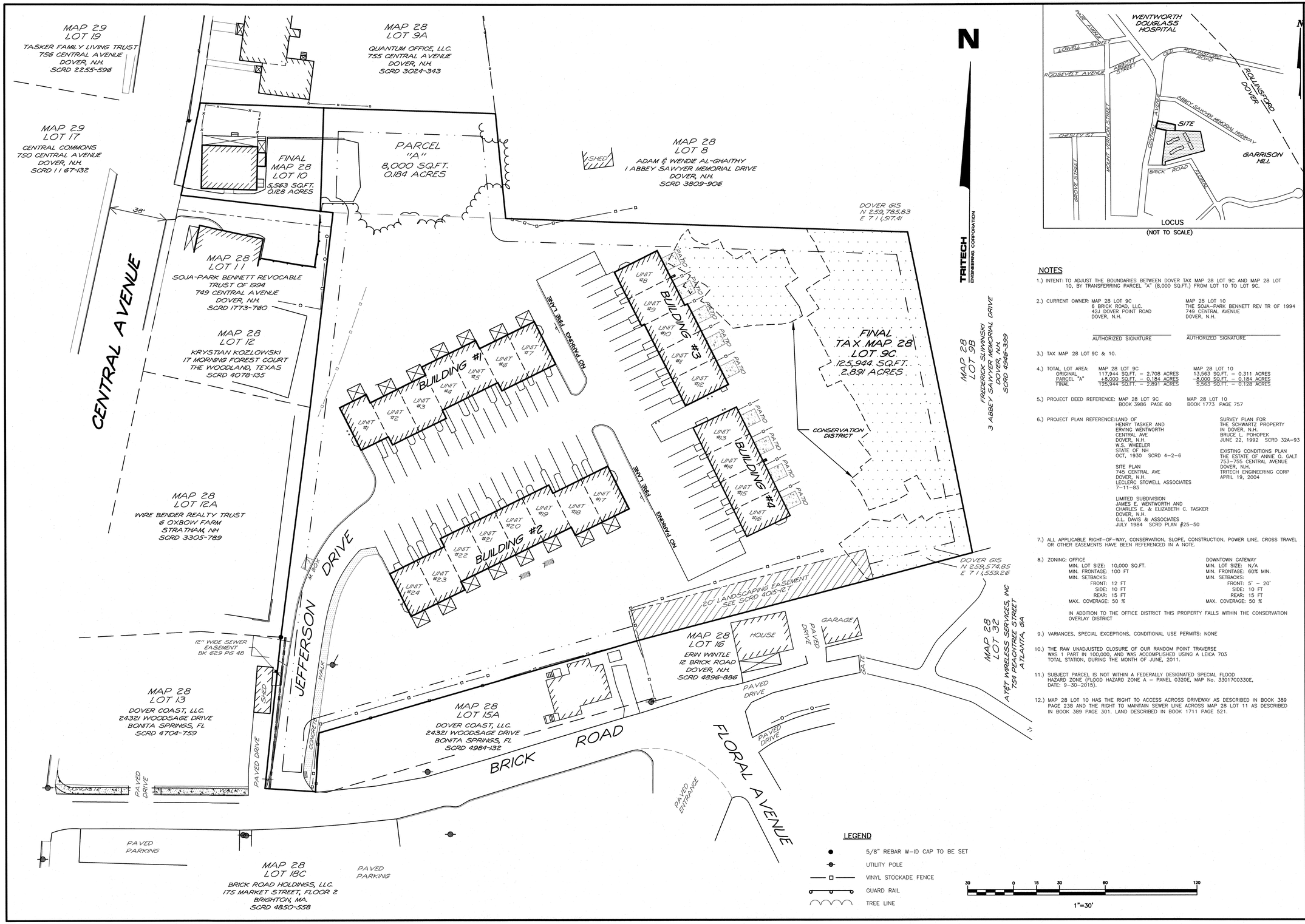
Security Notice: External sender. Use caution with hyperlinks or attachments.

Ms Benton
Thanks for meeting with us yesterday.
Per our conversation I want to state here that we feel a lot line adjustment to allow for a bigger lot 9c should not be allowed if it will allow for future development on lot 9c to include any building or road access behind lot 16 at the intersection of brick rd and floral ave.
I look forward to any future conversation regarding our concerns.
Sincerely
Greg Hede
4 Floral Ave
603.609.5925

Sent from Greg's mobile office

Please consider conserving our natural resources before printing this e-mail and/or any attachments.

This electronic message and any attachments may contain information that is confidential and/or legally privileged in accordance with NH RSA 91-A and other applicable laws or regulations. It is intended only for the use of the person and/or entity identified as recipient(s) in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so. Thank you.



NOTES

1.) INTENT: TO ADJUST THE BOUNDARIES BETWEEN DOVER TAX MAP 28 LOT 9C AND MAP 28 LOT 10, BY TRANSFERRING PARCEL "A" (8,000 SQ.FT.) FROM LOT 10 TO LOT 9C.

2.) CURRENT OWNER:

MAP 28 LOT 9C	MAP 28 LOT 10
6 BRICK ROAD, LLC.	THE SOJA-PARK BENNETT REV TR OF 1994
420 DOVER POINT ROAD	749 CENTRAL AVENUE
DOVER, N.H.	DOVER, N.H.
AUTHORIZED SIGNATURE	AUTHORIZED SIGNATURE

3.) TAX MAP 28 LOT 9C & 10.

4.) TOTAL LOT AREA:

	MAP 28 LOT 9C	MAP 28 LOT 10
ORIGINAL	117,944 SQ.FT. – 2.708 ACRES	13,563 SQ.FT. – 0.311 ACRES
PARCEL "A"	+8,000 SQ.FT. – 0.184 ACRES	-8,000 SQ.FT. – 0.184 ACRES
FINAL	125,944 SQ.FT. – 2.891 ACRES	5,563 SQ.FT. – 0.128 ACRES

5.) PROJECT DEED REFERENCE:

MAP 28 LOT 9C	MAP 28 LOT 10
BOOK 3986 PAGE 60	BOOK 1773 PAGE 757

6.) PROJECT PLAN REFERENCE:

LAND OF
HENRY TASKER AND
ERVING WENTWORTH
CENTRAL AVE
DOVER, N.H.
W.S. WHEELER
STATE OF NH
OCT, 1930 SCRD 4-2-6

SITE PLAN
745 CENTRAL AVE
DOVER, N.H.
LECLERC STOWELL ASSOCIATES
7-11-83

LIMITED SUBDIVISION
JAMES E. WENTWORTH AND
CHARLES E. & ELIZABETH C. TASKER
DOVER, N.H.
G.L. DAVIS & ASSOCIATES
JULY 1984 SCRD PLAN #25-50

SURVEY PLAN FOR
THE SCHWARTZ PROPERTY
IN DOVER, N.H.
BRUCE L. POHOPEK
JUNE 22, 1992 SCRD 32A-93

EXISTING CONDITIONS PLAN
THE ESTATE OF ANNIE O. GALT
753-755 CENTRAL AVENUE
DOVER, N.H.
TRITECH ENGINEERING CORP
APRIL 19, 2004

7.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS HAVE BEEN REFERENCED IN A NOTE.

8.) ZONING: OFFICE

MIN. LOT SIZE:	10,000 SQ.FT.
MIN. FRONTAGE:	100 FT
MIN. SETBACKS:	
FRONT:	12 FT
SIDE:	10 FT
REAR:	15 FT
MAX. COVERAGE:	50 %

DOWNTOWN GATEWAY

MIN. LOT SIZE:	N/A
MIN. FRONTAGE:	60% MIN.
MIN. SETBACKS:	
FRONT:	5' – 20'
SIDE:	10 FT
REAR:	15 FT
MAX. COVERAGE:	50 %

IN ADDITION TO THE OFFICE DISTRICT THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT

9.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 100,000, AND WAS ACCOMPLISHED USING A LEICA 703 TOTAL STATION, DURING THE MONTH OF JUNE, 2011.

11.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0320E, MAP No. 33017C0330E, DATE: 9-30-2015).

12.) MAP 28 LOT 10 HAS THE RIGHT TO ACCESS ACROSS DRIVEWAY AS DESCRIBED IN BOOK 389 PAGE 238 AND THE RIGHT TO MAINTAIN SEWER LINE ACROSS MAP 28 LOT 11 AS DESCRIBED IN BOOK 389 PAGE 301. LAND DESCRIBED IN BOOK 1711 PAGE 521.

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

REVISIONS
DATE: DESCRIPTION:

LICENSED LAND SURVEYOR
No. 884
ROBERT J. STOWELL
STATE OF NEW HAMPSHIRE

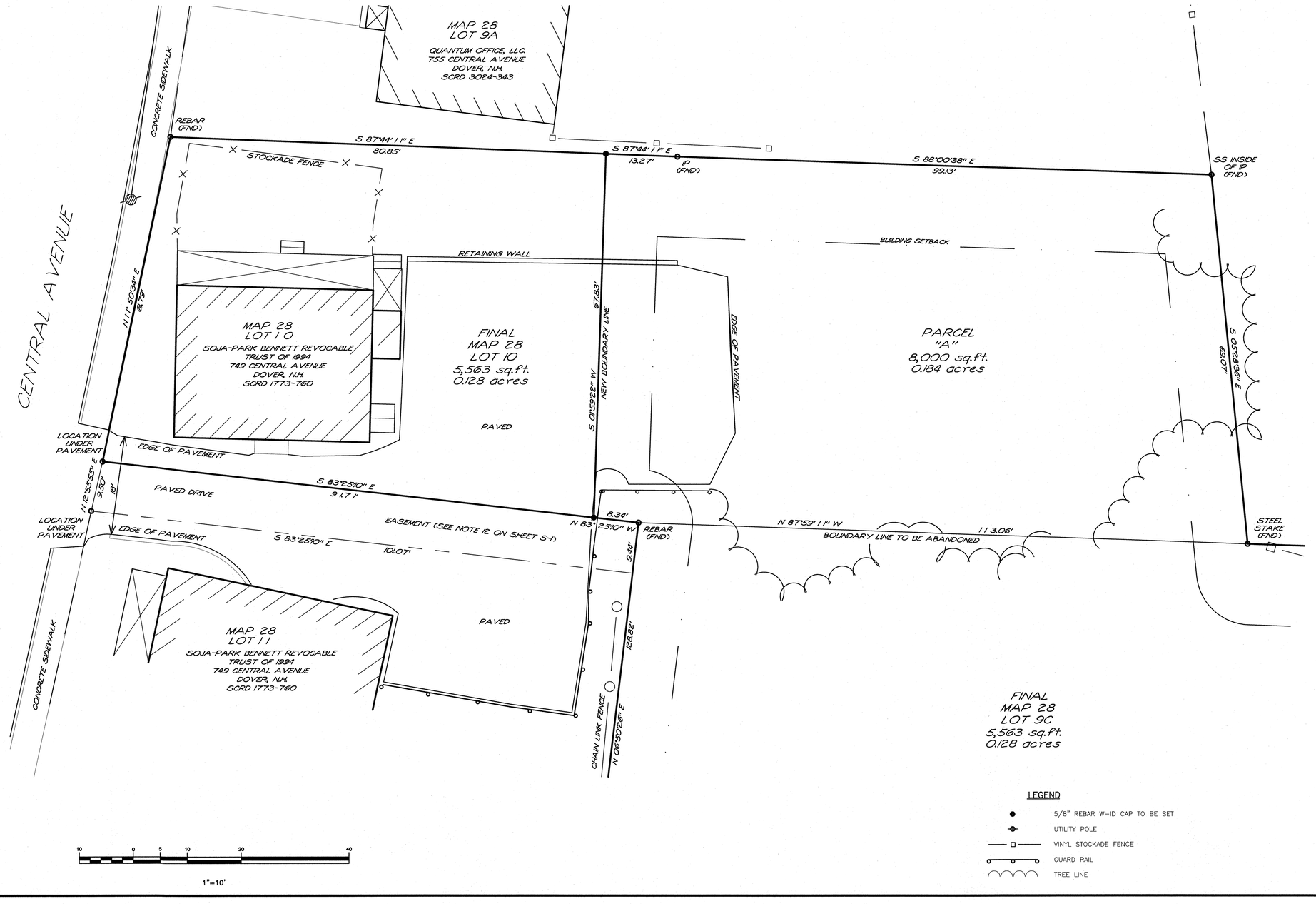
BOUNDARY LINE ADJUSTMENT PLAN

6 BRICK ROAD, LLC AND THE SOJA-PARK BENNETT REVOCABLE TRUST OF 1994

CENTRAL AVENUE & BRICK ROAD
DOVER, NEW HAMPSHIRE
JOB No. 2315
AUGUST 22, 2023
SCALE: 1" = 30'

SHEET No. S-1

(P23-)



N

TRITECH
ENGINEERING CORPORATION

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

REVISIONS
DATE: DESCRIPTION:

LICENSED LAND SURVEYOR
NO. 680
ROBERT J. STOWELL
STATE OF NEW HAMPSHIRE

BOUNDARY LINE ADJUSTMENT PLAN

6 BRICK ROAD, LLC AND THE SOJA-PARK BENNETT REVOCABLE TRUST OF 1994

CENTRAL AVENUE & BRICK ROAD
DOVER, NEW HAMPSHIRE

AUGUST 22, 2023 JOB No. 23115
SCALE: 1" = 10'

SHEET No. S-2

(P23-)

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2023-0044

Revised

Application Type:	Conditional Use Permit (for Wetland Buffer)
Applicant(s):	Fraggle Rock Environmental
Owner(s):	Settlement on 6th, LLC
Location:	27 Wildcat Drive (Assessor's Map B, Lot 5-2)
Meeting Date:	September 12, 2023

INTENT: To obtain a Conditional Use Permit to impact 142 s.f. of wetland buffer where a house foundation is located. There is an associated wetland impact and restoration area of 850 s.f. which NHDES will be monitoring.

LOTS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: 0.73 acres

ZONING DISTRICT: R-40

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING: Residential

ZBA ACTION: N/A

ATTACHMENTS: Planning application, materials, CC minutes

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED: CUP

WAIVERS REQUESTED:

- N/A for this case

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to allow for 142 s.f. of permanent wetland buffer impact which is associated with 850 s.f. of wetland restoration area. As part of an approved subdivision, it was discovered that a house foundation was not placed per the plan and a portion falls within the 50 foot wetlands buffer. The applicant has worked with NHDES on a restoration plan for the wetland area which is part of the materials attached.

The Conservation Commission endorsed this application at their August 14, 2023 meeting with the understanding that there be no further development in the buffer and that wetland placards will be installed post restoration (minutes attached). Therefore, a condition of approval be added that no further encroachment (including a deck currently shown on the building permit application) be built.

The applicant provided a narrative which outlines how the proposal meets the criteria for granting the CUP per 170-27.1.F of the Code.

Consistency with Land Use Regulations

The Conservation District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant and property owner is trying to remedy their mistake and has worked with NHDES on restoration of the wetland buffers and considered the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal additional wetland disturbance on the site as described in the narrative in the application materials.

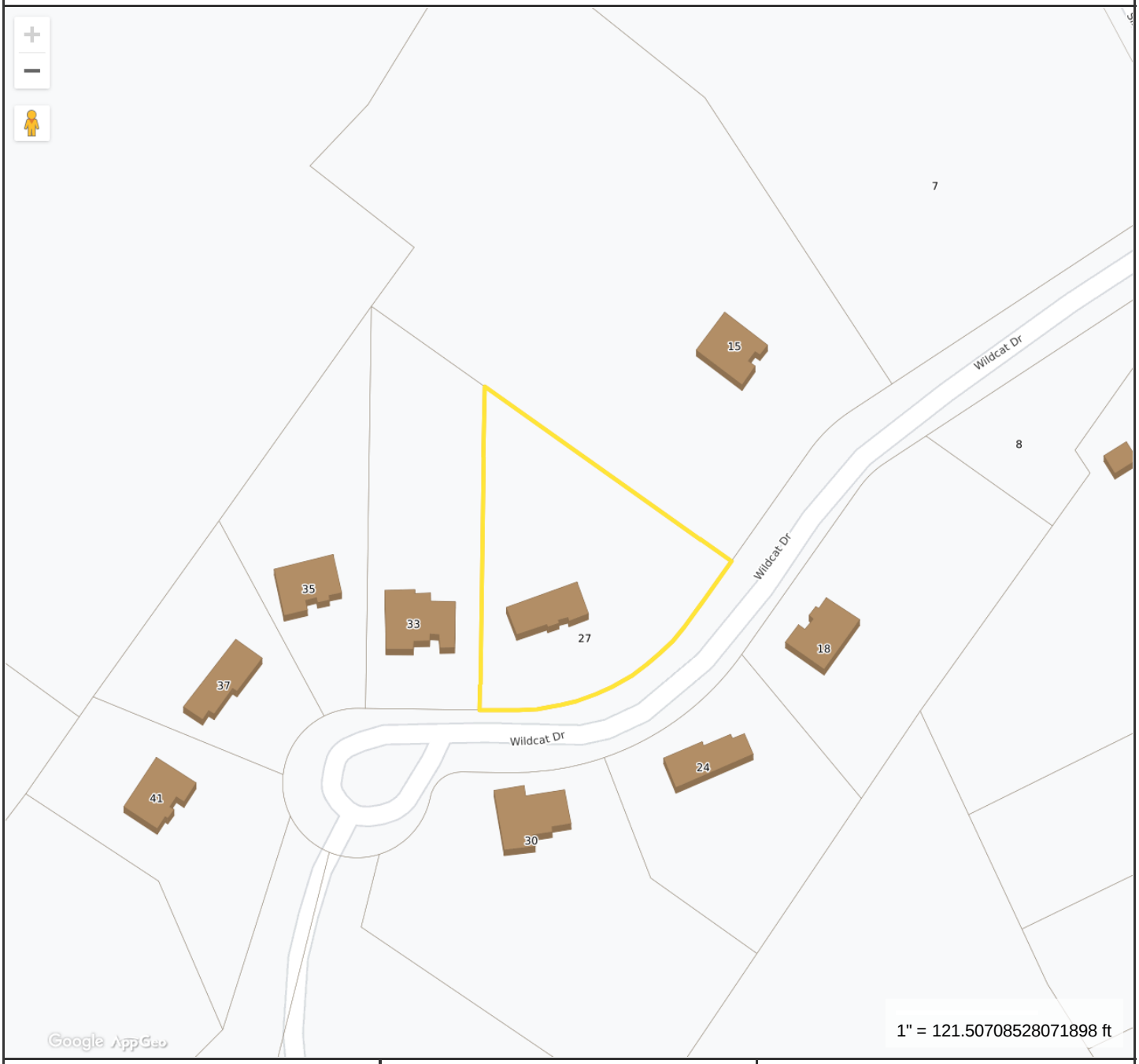
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the item for review, hold the public hearing, make findings and vote to approve the Conditional Use Permit with the following subsequent condition:

Subsequent Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The owner shall sign the final plans before Planning Board signature.
2. State permits are issued and/or restoration plan has been satisfied to NHDES' satisfaction.
3. Add note to the plan that no further disturbance including building of a deck or similar amenity occur.
4. Wetland buffer placards which are available for purchase in the Planning Department be installed every 30'.

COND-2023-0044 27 WILDCAT DRIVE



Property Information

Property ID	B0005-002000
Location	27 WILDCAT DR
Owner	SETTLEMENT ON 6TH LLC
Land Use	109
Zoning Code	R-40

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 7/10/2023
Data updated Daily

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

PERMIT SNAPSHOT REPORT COND-2023-0044
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	07/11/2023
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	Submitted - Online	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Glidden, Jean	**Approval Expire Date:**	

Description: Wetland Restoration and Buffer Restoration. Wetland Buffer Restoration - 850 Square feet; 50 foot wetland buffer 142 square feet for foundation at 27 Wildcat Drive(Lot 5-2).

Parcel:	**Address:** 27 Wildcat Drive Dover, NH 03820 Main	**Zone:**

Plan Preparer	Applicant	Owner
Damon Burt	Damon Burt	Walter Wood
38 garland road	38 garland road	Home: (207) 752-0062
Strafford, NH 03884	Strafford, NH 03884	Business: (207) 752-0062
Home: (603) 969-5574	Home: (603) 969-5574	Mobile: (207) 752-0062
Business: (603) 969-5574	Business: (603) 969-5574	
Mobile: (603) 969-5574	Mobile: (603) 969-5574	

Permit Custom Fields

General Purpose	New Construction	Project Zone	Residential	Select Permit Type(s):	Conservation District, Wetland Protection District
Work	NHDES Wetland Restoration Plan, NHDES Wetland Restoration Approval, 50 Foot Buffer Restoration, 50 Foot Buffer impact - 142 Square Feet	What is the parcel zoned?	R-40	permitstatefed	NHDES Wetland Permit received. NHDES Wetland Restoration Plan Approval; NHDES AOT Permit recieived

Invoice No.	**Fee**	**Fee Amount**	**Amount Paid**
NOT INVOICED	Planning General Application Fee	$200.00	$0.00
	Total for Invoice NOT INVOICED	**$200.00**	**$0.00**
	Grand Total for Permit	**$200.00**	**$0.00**

Workflow Step / Action Name	**Action Type**	**Start Date**	**End Date**
Review v.1			
Confirm application complete v.1	Generic Action		
Conditional Use 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	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		

Plans uploaded to Treeno v.1	Generic Action
Property Info Group v.1	Generic Action
Recording v.1	Task

27 Wildcat Drive – Tax Map B Lot 5-1

(a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area.

The proposed NHDES wetland restoration is required to restore wetland function and values that have been accidently impacted during construction. Small section of wetland was not identified during construction and therefore resulted in encroachment into wetland and 50-foot wetland buffer when laying out foundation. This has resulted in request to permit current location of home foundation and allow NHDES Wetland Restoration. Removal of the home foundation would require removal and waste of current concrete resource. Shifting foundation and reinstalling foundation would have more impact within the area and use of resources. This as an after the fact proposal and propose to maintain foundation in current location to have less impact on the area.

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

Wetland Restoration work is required by NHDES and is part of approved wetland restoration. Section of the home foundation has been installed within 50-foot wetland buffer. Allowing restoration and maintaining current foundation will provide least impacting alternative following restoration on-site.

(c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.

Wetland Restoration work is required by NHDES. Berry Surveying and Engineering prepared the development plans. Section of the home foundation has been installed within 50-foot wetland buffer. Allowing restoration and maintaining current foundation location will provide least impacting alternative following restoration on-site. Impacted wetland will be restored a by Certified Wetland Scientist and will require restoring wetland functions and values as required by NHDES Wetland Restoration Approval. As an after the fact request, allowing restoration of wetland and allowing section of foundation within the 50-foot buffer will provide minimization of future disturbances on this parcel.

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

NHDES wetland Restoration plan and NHDES wetland approval has been provided to mitigate impacts.

(e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.

NHDES wetland Restoration plan and NHDES wetland approval has been provided.

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Settlement on 6th, LLC -Walter Wood Telephone # 1 207-752-0062

Address of Applicant: 4Hall Street Dover NH 03820

E-Mail Address: lvtofsh2@yahoo.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # B1 Lot(s) # 5-2

Address of Property: 27 Wildcat Drive

Zoning District(s) R-40 Rural Residential Overlay District(s) Wetland & Conservation

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District	☐ RCM Use Overlay District	☐ Gateway District
☐ Groundwater Protection	☐ Off-Street Parking and Loading	☐ Alternative Treatment Center
☒ Wetland Protection District	☐ Central Business District	☐ Heritage Residential District

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

Wetland Restoration Plan(850 square feet)- NHDES; NHDES Wetland Restoration Approval - June 13, 2023; 50 Wetland Buffer impact (142 Square feet) for foundation at 27 Wildcat Drive (Lot 5-2) . Wetland Restoration and Buffer restoration.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Permit 2021-02798; NHDES Restoration plan and NHDES restoration Approval - June 13, 2023.

Name of Professional That Prepared Plans: Fraggle Rock Environmnetal; Base plan Berry Suveying

Address 38 Garland Road Telephone #: 603-969-5574

Professional License #: CWS 163 E-mail address: FRenvironmental@gmail.com

SIGNATURES

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

Signature of Property Owner: Date: 6/27/23

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

Signature of Agent: Date: 6/27/2023

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Date: 6/27/23

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
B1	5-2	Settlement on 6th, LLC	4 Hall Street Dover NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Damon E. Burt	Fraggle Rock Environmental	38 Garland Road Strafford NH 03884

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

COND-2023-0044 **27 WILDCAT DRIVE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
B0004-052000	147 COTTONWOOD DR	DODIER SCOTT B	DODIER SARAH J	147 COTTONWOOD DR	DOVER	NH	03820
B0004-M00000	574 SIXTH ST	EWER-GRAY KAREN L		574 SIXTH ST	DOVER	NH	03820-5904
B0005-000DRV	WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0005-000OP1	WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0005-000OP3	WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0005-001000	15 WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0005-003000	33 WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0005-004000	35 WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0005-005000	37 WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0005-006000	41 WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0005-007000	38 WILDCAT DR	FIEDLER ERICH	FIEDLER REBECCA	552B FIRST CROWN POINT RD	STRAFFORD	NH	03884
B0005-008000	36 WILDCAT DR	HALEY JOHN	HALEY HALLORY	4 HALL ST	DOVER	NH	03820
B0005-009000	30 WILDCAT DR	KRALL MICHAEL F	KRALL JESSIE L	30 WILDCAT DR	DOVER	NH	03820
B0005-010000	24 WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0005-011000	18 WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
B0006-H00000	30 COUNTY FARM CROSS RD	LAGASSE CORI J	LAGASSE MERRY M	30 COUNTY FARM CROSS RD	DOVER	NH	03820
B0005-002000	27 WILDCAT DR	SETTLEMENT ON 6TH LLC		4 HALL ST	DOVER	NH	03820
		FRAGGLE ROCK ENVRONM	DAMON E BURT	38 GARLAND ROAD	STRAFFORD	NH	03884

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date:	Monday, August 14, 2023
Meeting Time:	**5:30 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Amy Kramer-Perry, Kristen Murphy, Bruce Batchelder (Alternate)
Absent (Excused): Abigail Lyon, Jay Aube, Jake Geddes (Alternate)
STAFF PRESENT: Jackson Kaspari – Resilience Manager
OTHERS PRESENT: Anna Boudreau, Craig Lombard, Linda Welsh, Kevin Poulin, Damon Burt, Walter Woods

S. Fellows and A. Kramer-Perry arrived at 5:32 pm.

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

3. APPROVAL OF THE PRIOR MEETING MINUTES – June 12, 2023

R. Atwood moved to approve the June 12, 2023 minutes, K. Murphy seconded. Vote: 4 yes with 1 abstention.

4. OLD BUSINESS: None

5. NEW BUSINESS:

A. Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend $175,000 and an additional $25,000 associated with a survey and transaction costs from the Conservation Fund to purchase a 10.29-acre conservation easement on the parcel located at 198 Blackwater Road. The parcel is known as Map A, Lot 23-1 and is owned by Mr. Craig Lombard and Mrs. Katherine Lombard. ***Conservation Commission vote to follow public hearing***.

J. Kaspari presented the background on the project explaining the reasons for wanting to protect it which include the protection of Blackwater Brook, proximity to existing conservation land, some of the highest ranked wildlife habitat in New Hampshire as well as prime farmland soils and soils of statewide importance. To help reach an agreement Conservation Funding would also be utilized to pay for a survey and the other transaction costs. Kaspari utilized maps to show the location and proximity to other protected lands.

A. Boudreau, Chair of the Open Lands Committee, explained that she's been working on these projects for many years and is excited this is being brought forward. She welcomed answering any questions.

Chair Hunt opened the public hearing.

DRAFT

Linda Welsh, abutter of the property asked if the land will stay as open space or if there were any plans for development.

It was confirmed that the land will stay as open space.

S. Fellows asked if there is sufficient funding available. J. Kaspari reported that there is sufficient funding even with the two other projects that were recently authorized.

A. Kramer-Perry moved to authorize the expenditure from the Conservation Fund. S. Fellows seconded. Vote: 6 yes.

Craig Lombard provided some history on the property and stated that protecting the land means a lot to him and his family. He described some of the wildlife that he's experienced on the property.

B. City of Dover Conditional Use Permit for Stonearch Development Corporation, (Agent: Berry Surveying and Engineering), Assessor's Map E, Lots 65-1 and 65-A, zoned R-20, located between 53 and 65 Tolend Road and 22 Sun Hawk Lane. Proposal is for a 27 lot subdivision with 2 open space areas creating 20,850 square feet of permanent impact and 8,071 of temporary impact to wetland buffers.

C. City of Dover Conditional Use Permit for Stonearch Development Corporation, (Agent: Berry Surveying and Engineering), Assessor's Map E, Lots 65-1 and 65-A, zoned R-20, located between 53 and 65 Tolend Road and 22 Sun Hawk Lane. Proposal is for a 27 lot subdivision with 2 open space areas creating 2,156 square feet of permanent impact and 1,983 square feet of temporary impact to a wetland.

Items B and C were explained together by Kevin Poulin of Berry Surveying and Engineering. He walked the Commission through the project and presented how the proposal meets the conditional use permit criteria.

B. Hunt: Sun Hawk Lane is going to be enlarged?

K. Poulin: Yes, it will be enlarged to 20 feet in width to allow for access by fire apparatus.

S. Fellows: Can you clarify the number of dwellings?

K. Poulin: There will be 27 single family homes and a duplex.

K. Murphy: When were the wetlands delineated and were there vernal pools?

K. Poulin: It was delineated in the spring of 2021 and no vernal pools were found on site.

Per the request of B. Hunt, K. Poulin explained how the sloped will be stabilized.

DRAFT

K. Murphy: Can you explain the features of the wetland in the crossing area as well as discuss the buried culvert?

K. Poulin: The culvert is filled on the bottom with six inches of dirt to act more like a natural crossing. The wetland type is a wooded wetland and it is not channelized. The high point of the wetland is at the crossing area to access the uplands.

There is a very large open space buffer around the project. There are approximately 25 acres that will be left for open space mostly on the western side. The existing foot trail will be provided as an easement to the City of Dover. The trail will be expanded along the river.

R. Atwood: How long is the trail approximately?

K. Poulin: It's approximately half a mile along the river.

The open space land will not be available for development.

S. Fellows: Is there a signage plan for the wetland buffer?

K. Poulin: Yes, there is. Signs will be installed to identify the wetland areas.

Discussion ensued about the effluent treatment areas. This proposal is below the lot loading and there is no well radius concern since there is municipal water supply. Any City approvals will be contingent upon NHDES.

S. Fellows moved to endorse the Condition Use Permit for the wetland buffers under Item B. R. Atwood seconded. S. Fellows noted he appreciated the description that was provided, that the Sun Hawk lane changes were recommended by TRC and that selected entrance is a less impactful alternative. Vote: 6 yes.

S. Fellows moved to endorse the Conditional Use Permit for the wetland impact under Item C. A. Kramer Perry seconded. Vote: 6 yes.

D. City of Dover Conditional Use Permit for Settlement on 6th, (Agent: Fraggle Rock Environmental), Assessor's Map B, Lot 5-2, zoned R-40, located at 27 Wildcat Drive. Proposal is for 142 square feet of wetland buffer impact associated with a foundation.

Damon Burt with Fraggle Rock Environmental was present to explain the application. A portion of the wetland on the subject property was inadvertently filled in. The foundation was placed closer to the wetland within the buffer area than it should have been. The applicant is working with NHDES on the wetland restoration. The plan was approved and the reports will be submitted to the Commission. D. Burt walked the Commission through how the project addressed the CUP criteria.

DRAFT

Walter Woods explained some background on the development including an effort to maintain the mature trees within the subdivision. Three of the wetland flags were damaged or lost which caused the issue with the foundation being placed within the buffer. He stressed there are measures in place to make sure an issue like this does not happen again.

K. Murphy: Will the buffer be allowed to restore? What is the plan for behind the foundation. There will be a 30-foot yard area around the home.

Discussion ensued about how behind the foundation may be a disturbed buffer.

J. Kaspari noted that alteration of the surface within the wetland buffer would require a CUP for permanent impacts.

S. Fellows: Is there signage along the forested area?

W. Woods: Damon just reflagged the subdivision.

S. Fellows noted that there should be signage along the buffers.

K. Murphy stated that she feels the proposed lawn area should have been counted towards the proposed buffer impacts as it should be realistic for the eventual owner.

D. Burt explained that the wetland will be monitored for the next few years to satisfy NHDES as part of the restoration plan.

S. Fellows moved to endorse the Conditional Use Permit with the understanding that there will be no further development in the buffer and that wetland placards will be installed post restoration. K. Murphy seconded. S. Fellows voiced appreciation that the applicant approached the Commission about this issue and is willing to work with them on the discussed conditions. Vote: 6 yes.

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received from NH Department of Environmental Services

J. Kaspari explained a letter of approval by NHDES for the NHDOT General Sullivan Bridge replacement project and said he would scan and share the letter with the Commission.

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

J. Kaspari provided an update discussing the street tree installation, pocket forest work and other ongoing efforts of the Subcommittee.

8. ADJOURNMENT

S. Fellows motioned to adjourn. A. Kramer-Perry seconded. Vote: 6 yes.

The meeting was adjourned at 7:04 PM.

DRAFT

NHDES WETLANDS BUREAU
WETLAND RESTORATION PLAN

27 Wildcat Drive
Dover, NH 03820
Tax Map B, Lot 5-2
NHDES Wetland Permit# 2021-02798

Prepared for:
Settlement on 6th, LLC
C/O Walter Woods
4 Hall Street
Dover, NH 03820

Prepared by:
Damon E. Burt, CWS, CPESC
Briana B. Stringer, WSA
Fraggle Rock Environmental, LLC
38 Garland Road
Strafford, NH 03884

April 11, 2023

Fraggle Rock Environmental, LLC
Damon E. Burt, CWS, CPESC
38 Garland Road, Strafford, NH 03884
(603) 969-5574
FREnvironmental@gmail.com

April 11, 2023

To: NHDES Wetlands Bureau
Land Resource Management Program
29 Hazen Drive, P.O. Box 95
Concord, NH 03302-0095

From: Damon E. Burt
Fraggle Rock Environmental
38 Garland Road
Strafford, NH 03884

Re: NHDES Wetlands Restoration Plan
27 Wildcat Drive, Dover, NH 03820 (Tax Map B, Lot 5-2)

Please find the Restoration Plan which has been prepared for your review and approval to allow wetland restoration at 27 Wildcat Drive, Dover, NH 03820 (Tax Map B, Lot 5-2).

Sincerely,

Damon E. Burt

Damon E. Burt
Fraggle Rock Environmental, LLC
NH Certified Wetland Scientist
Certified Professional in Erosion and Sediment Control

1.0 PROJECT INFORMATION

1.1 Project Name, Plans, and Maps

Project Name:	27 Wildcat Drive, Dover
Project Location:	27 Wildcat Drive Dover, NH 03820 Tax Map B, Lot 5-2
Project Applicant:	Settlement on 6th, LLC C/O Walter Woods 4 Hall Street Dover, NH 03820
Site Plans/Maps:	Wetland Restoration Plan Dated April 7, 2023

2.0 TECHNICAL STANDARDS

a) Wetlands were delineated by Fraggle Rock Environmental on January 18, 2023 according to the 1987 Corps of Engineers Wetlands Delineation Manual, U.S. Army Corps of Engineers, January 1987 and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions, U.S. Army Corps of Engineers, January 2012.

b) Hydric soils were identified using the Field Indicators of Hydric Soils in the Unites States, A guide for identifying and Delineating Hydric Soils, Version 7.0, 2010 and Field Indicators for Identifying Hydric Soils in New England, Version 3. NEIWPCC Wetlands Work Group (May 2004).

c) Wetlands were classified by Fraggle Rock Environmental utilizing the criteria of the US Fish & Wildlife Services Manual FWS/OBS-79/13 Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979).

d) Dominance of wetland vegetation was assessed by Fraggle Rock Environmental, utilizing the *National List of Plant Species That Occur in Wetlands: Northeast (Region 1).* U.S. Fish and Wildlife Service (May 1988).

3.0 INTRODUCTION

This Wetland Restoration Plan has been prepared for proposed wetland restorations at 27 Wildcat Drive, in the City of Dover, NH (Tax Map B, Lot 5-2). The project site is part of the Settlement on 6th Subdivision (NHDES Wetland Permit file #2021-02798). The project proposes 850 sq. ft. of wetland restoration within Lot 5-2. Proposed restoration includes removing fill placed within wetland boundaries to the east of the installed single-family residential home foundation . Detailed descriptions of the restoration activities follow.



Photo 1 – View north towards installed single-family, residential foundation on Lot 5-2. Proposed restoration area is located to the left of the photo and to the east of the foundation (photo taken 3/17/2023).


Photo 2 – View east along wetland boundary and towards proposed wetland restoration area (photo taken 3/17/2023).



Photo 3 – View east towards proposed wetland restoration are where fill is proposed to be removed (photo taken 3/20/2023).



Photo 4 – View south towards proposed restoration area (photo taken 3/20/2023).



Photo 5 – View towards foundation installed on Lot 5-2 and near location of proposed wetland restoration area to the left of the photo (photo taken 3/20/2023).



Photo 6 – Additional view along proposed wetland restoration area and towards foundation (photo taken on 3/20/2023).

4.0 WETLAND RESTORATION

Wetland Restoration Area #1:

Proposed Wetland Restoration Area #1 is located within Lot 5-2 of the Settlement on 6th Subdivision off of Sixth Street in Dover, NH. Lot 5-2, located along Wildcat Drive, is located within the middle of the subdivision. An area of wetland on Lot 5-2 has been filled during construction and installation of the residential, single-family home. Wetland Restoration Area #1 proposes 850 sq. ft. of restoration to remove fill and regrade the wetland to the natural grade of adjacent, unaltered wetlands. Restoration Area #1 is proposed to be seed with wetland seed mix collected on-site by monitoring wetland scientist and planted with native shrubs, as described below.

Plantings

Six (6) native shrubs will be planted within restoration area as specified below:

3 – High bush blueberry (*Vaccinium corymbosum*)
3 – Red-osier dogwood (*Cornus sericea*)

All shrubs shall be at least size #3 container (3 gallons) and will be the above species or alternatives as approved by NHDES and/or the monitoring wetland scientist. Monitoring wetland scientist shall be present on-site during shrub plantings.

Restoration Sequence:

1. Erosion control shall be implemented under the direction of the monitoring wetland scientist during the extent of the restoration project. The main concern is sediment and turbidity flow downstream of wetland. Silt soxx (erosion control logs or equivalent) will be installed under the direction under the monitoring wetland scientist.

2. Fill will be removed down to native, dark, hydric soils under the direction of the wetland scientist and placed outside NHDES Jurisdictional Areas. The sediment material will be removed and re-graded to match existing grade as determined in the field by the monitoring wetland scientist.

3. Care shall be taken during removal of fill as to not disturb natural soils below.

4. Restoration will occur with a backhoe or excavator. Care will be taken as to not rut or disturb native soils and/or vegetation including trees and wetland along adjacent areas.

5. Exposed soils will be seeded with wetland seed mix collected on-site by the monitoring wetland scientist. The area will then be mulched with straw.

6. The restoration area will be planted with native, wetland shrubs as described above.

7. Monitoring wetland scientist to issue an Initial Restoration Monitoring Report following the completion of the restoration activities.

8. Erosion control shall be removed following the completion of all proposed work and agreement from NHDES.

5.0 WETLAND RESTORATION MONITORING

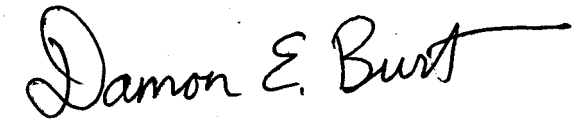
The wetland restoration will be monitored by a certified wetland scientist. Wetland restoration monitoring, as requested by NHDES, shall occur during construction. A report documenting stages of construction including photographs, items completed, items remaining will be submitted to NHDES following restoration.

The inspecting wetland scientist will perform inspections of the restoration and submit a report with photographs to NHDES following the completion of the restoration. Photographs will depict stages of the restoration activities. The restoration report shall include:

- Erosion control and site stabilization
- Description of restoration;
- Description of activities;
- Documentation of soils;
- Documentation of planting and seeding;
- Construction sequencing and methods;
- Status of the restoration and remaining items.

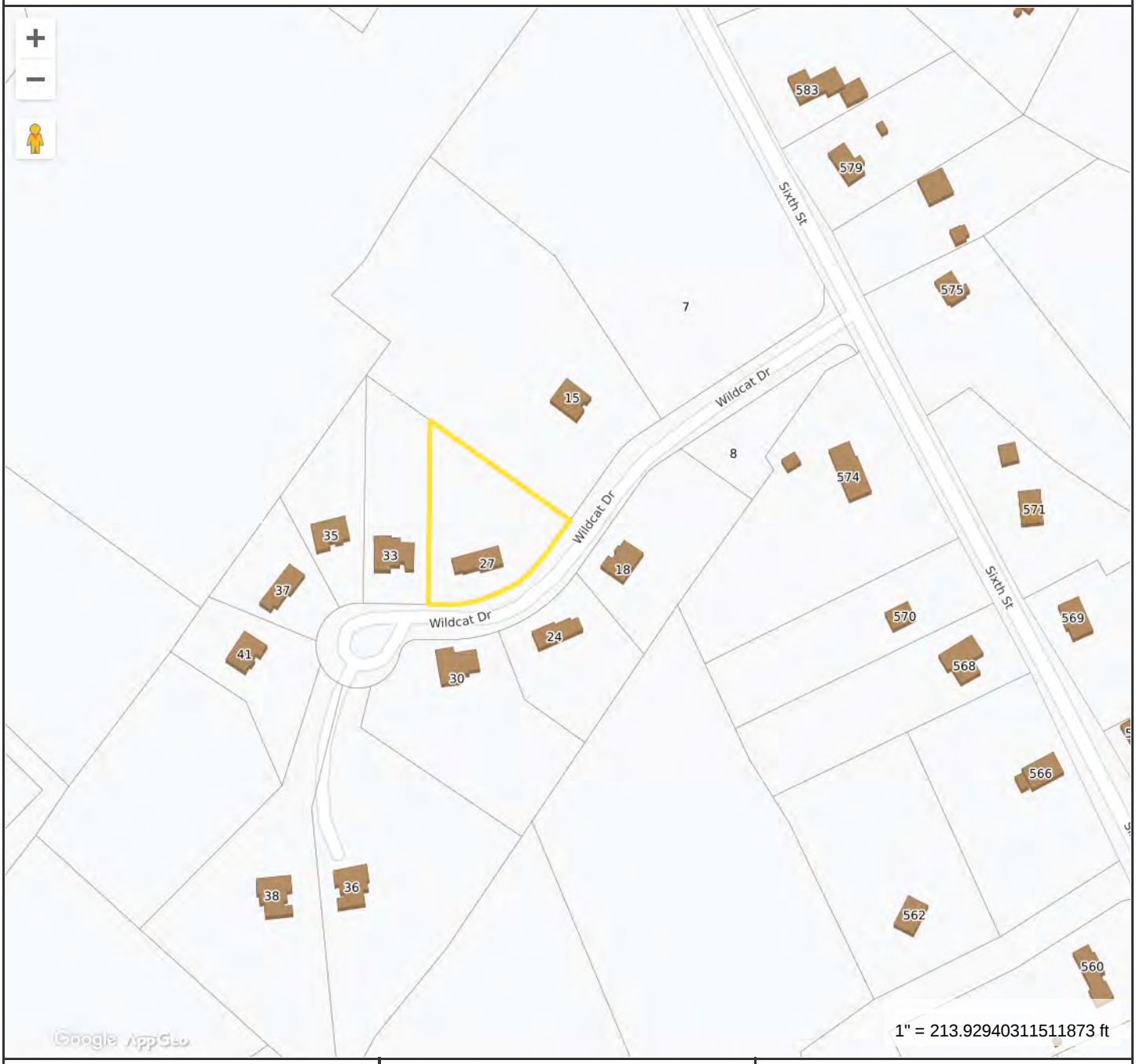
6.0 SCHEDULE

Restoration will begin in 2023 following approval from NHDES.



Damon E. Burt
Fraggle Rock Environmental, LLC
NH Certified Wetland Scientist #163
Certified Professional in Erosion and Sediment Control (CPESC) #3213

Wildcat Drive, Dover, NH (Lot 2) - Tax Map



Property Information

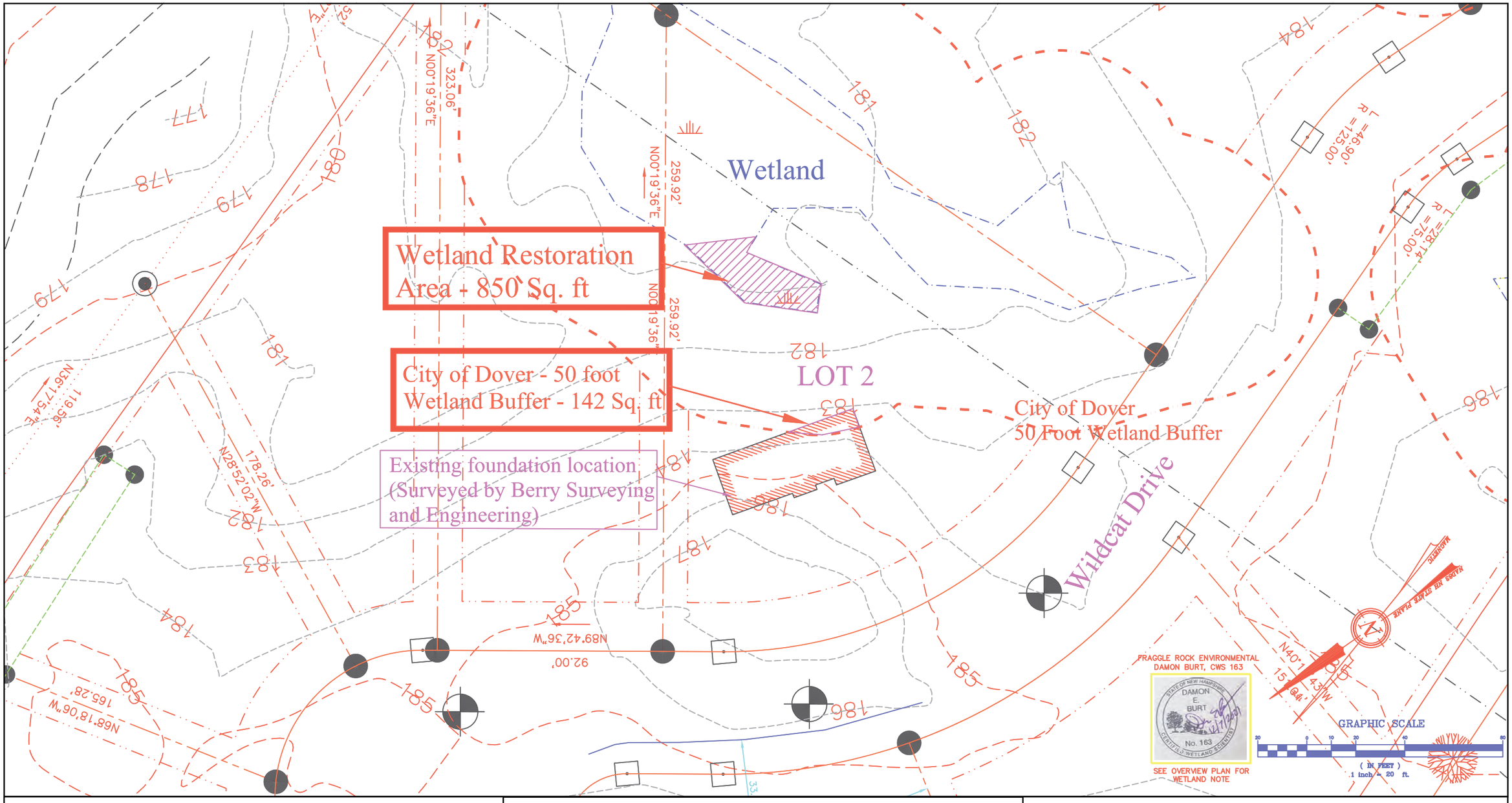
Property ID	B0005-002000
Location	27 WILDCAT DR
Owner	SETTLEMENT ON 6TH LLC
Land Use	130
Zoning Code	R-40

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 12/16/2022
Data updated Daily

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



PROPERTY OWNER: SETTLEMENT ON 6TH LLC
C/O WALTER WOODS , 4 HALL STREET, DOVER, NH 03820

BASE PLAN: BERRY SURVEYING & ENGINEERING
335 2ND CROWN POINT ROAD, BARRINGTON, NH 03825

NHDES WETLAND RESTORATION PLAN
27 WILDCAT DRIVE, DOVER, NH 03820
TAX MAP B, LOT 5-2
APRIL 11, 2023

PLAN CREATED BY: DAMON E. BURT
FRAGGLE ROCK ENVIRONMENTAL, LLC
38 GARLAND ROAD, STRAGGORD, NH 03884
FRENVIRONMENTAL@GMAIL.COM
(603) 969-5574

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

June 13, 2023

Settlement on 6th, LLC
C/o Walter Woods
4 Hall Street
Dover NH 03820

Re: Restoration Plan Approval
Land Resources Management File Number: 2021-02798
Subject Property: Sixth St, Dover, Tax Map #B1, Lot #5-0-0

Dear Mr. Woods:

On April 12, 2023, the New Hampshire Department of Environmental Services (NHDES) Land Resources Management Program received a proposed site restoration plan (Restoration Plan) for the above-referenced property (Property). The Restoration Plan was in response to unauthorized fill in wetlands. NHDES hereby approves the Restoration Plan as submitted, subject to the following specific conditions. If there is a conflict between the Restoration Plan and this Restoration Plan Approval, this Restoration Plan Approval will control.

1. **By September 1, 2023**, approximately 850 square feet of wetlands shall be restored, monitored, and managed in accordance with the Restoration Plan and all project descriptive details submitted to NHDES on April 12, 2023, by Fraggle Rock Environmental.
2. The restoration shall be conducted according to the Restoration Plan and as conditioned by this Restoration Plan Approval. Any changes or alterations to the Restoration Plan must be requested in writing and approved in writing by NHDES prior to implementing any such changes or alterations.
3. All persons involved in restoration activities on the Property shall have read and become familiar with the provisions of the Restoration Plan and this Restoration Plan Approval prior to beginning the activities. A copy of the Restoration Plan and this Restoration Plan Approval shall be kept posted at the Property during the restoration activities.
4. A certified wetland scientist (CWS), horticultural professional, or qualified professional shall be on site to supervise the restoration activities within RSA 482-A jurisdiction on the Property to ensure that the restoration is accomplished pursuant to this Restoration Plan Approval (Env-Wt 803.04).
5. Siltation, erosion, and turbidity controls shall be installed prior to restoration, shall be maintained during restoration activities, and shall remain until the area is stabilized.
6. All steps shall be taken to ensure that no water quality violations occur on the Property during restoration activities.
7. Silt fence and hay bales shall not be used across streams, channels, swales, ditches, or other drainage ways.
8. Within three days following the last activity in the restoration area or where restoration activities are suspended for more than three days, all exposed soils shall be stabilized by seeding and mulching. In accordance with Env-Wt 307.12(d), mulch used within RSA 482-A jurisdiction shall be natural straw or equivalent non-toxic, non-seedbearing organic material.
9. No machinery shall be used within undisturbed NHDES jurisdictional areas on the Property during the restoration unless vegetation and soil is not disturbed.
10. All material removed during restoration activities shall be placed out of NHDES' jurisdiction.

11. All material required to be removed during restoration activities shall be removed down to the level of the original hydric soils.
12. Wetland soils from areas vegetated with purple loosestrife (*Lythrum salicaria*) or other state-listed invasive plant species shall not be used in the area being restored (Env-Wt 307.12(e)).
13. Invasive, weedy species such as purple loosestrife (*Lythrum salicaria*) and Common Reed (*Phragmites spp*.) shall be controlled by measures agreed upon by the Wetlands Bureau if the species is found in the restoration areas during construction and during the early stages of vegetative establishment.
14. All wetlands restoration areas shall have at least 75% successful establishment of wetlands vegetation after two growing seasons, or the areas shall be replanted until successful establishment has been monitored for at least two growing seasons in accordance with Env-Wt 307.12(f).
15. There shall be no substitutions made for the plant species specified on the approved plan for replanting purposes without prior written approval from NHDES.
16. An initial monitoring report with photographs shall be submitted to NHDES by **October 2, 2023**. The initial monitoring report shall include, but not be limited to, documentation of erosion control deployment, restoration sequencing, restoration activities, and status of restoration at time of initial monitoring report. Photographs shall depict all stages of restoration sequencing. For restoration activities within RSA 482-A jurisdiction, this monitoring report shall be submitted in accordance with Env-Wt 307.18. For restoration activities within RSA 483-B jurisdiction, this monitoring report shall be submitted in accordance with Env-Wq 1412.03(g).
17. Subsequent monitoring reports shall be submitted to NHDES by **July 1, 2024** and **October 1, 2024** to document the success of the restoration and outline a schedule for remedial actions if necessary. Such reports shall be submitted to NHDES with photographs demonstrating the conditions on the restoration site, include any necessary remedial actions, and contain a schedule for completing the remedial actions and conducting follow-up inspections.
18. Remedial actions may include, but are not limited to, replanting, relocating plantings, removing invasive species, altering soil composition or depths, deconsolidating soils due to compaction, altering the elevation of the wetland surface, or changing the hydraulic regime.
19. This Restoration Plan Approval does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.
20. This Restoration Plan Approval does not relieve the owner(s) from the obligations of other local, state, or federal permits or requirements.
21. If restoration has not been completed, transfer of ownership of the Property shall require notification to NHDES and an agreement on transfer of the rights and obligations of this Restoration Plan Approval, prior to such transfer of ownership.

NHDES personnel may conduct future inspections to determine compliance with the provisions of the approved Restoration Plan and all other applicable NHDES statutes and rules.

Following completion of the restoration work, monitoring reports should reference NHDES File Number 2021-02798, and should be addressed as follows:

David Price
Land Resource Management Program
Department of Environmental Services
222 International Drive Suite 175
Portsmouth, NH 03801

Should you have any questions, please contact me at David.Price@des.nh.gov or (603) 559-1514.

Sincerely,



David Price
East Region Supervisor
Land Resources Management Program
Water Division

cc: Dover Conservation Commission
Dover Planning Department
Fraggle Rock Environmental

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 840,778 Sq. Ft., 19.30 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'

   ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
   LOT SIZE: N/A Sq. Ft.
   MAX. LOT COVERAGE: N/A
   MINIMUM FRONTAGE: 40'
   FRONT SETBACK: 20'
   ABUT A STREET SETBACK: 20'
   SIDE SETBACK: 10'
   REAR SETBACK: 30'
5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
6. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.

NOTES: CONTINUED:

8. THE INTENT OF THIS PLAN IS TO SHOW THE TDR SUBDIVISION PLAN OF TAX MAP B, LOT 5.
9. ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
10. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
12. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
13. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
14. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
15. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

NHDES ALTERATION OF TERRAIN PERMIT	(PENDING)
US EPA NOI & SWPPP	(PENDING)
NATURAL HERITAGE BUREAU	NHB 21-0034
NH DIVISION OF HISTORICAL RESOURCES	12690
NHDES WETLAND IMPACT PERMIT	(PENDING)
NHDES SEWER DISCHARGE PERMIT	(PENDING)
CONDITIONAL USE PERMIT	(PENDING)

16. CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
17. ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.
18. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

NOTES CONTINUED:

19. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE
20. THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY & SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. THE PROJECT SIGN SHALL INDICATE THE ROAD IS PROPOSED TO BE PRIVATE AND SHALL RECEIVE NO CITY SERVICES.
21. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
22. FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
23. AS-BUILT PLANS OF THE SUBDIVISION 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 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. CONTRACTOR IS RESPONSIBLE FOR ACCURATE LOCATION OF ALL BURIED UTILITIES.
24. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
25. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS. NOT APPLICABLE.
26. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. NOT APPLICABLE.
27. 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.

NOTES CONTINUED:.

28. THE PROPOSED USE FOR THE SITE IS 13 NEW SINGLE FAMILY HOMES.
29. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
30. ANY RETAINING WALL TALLER THAN FOUR FEET REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
31. ANY FENCE TALLER THAN SEVEN FEET REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
32. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
33. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
34. FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
35. NO ROADWAY WITH PRIVATE UTILITY EASEMENTS SHALL BE ACCEPTED AS A PUBLIC ROAD BY THE CITY UNLESS THE EASEMENTS ARE EXPUNGED PRIOR TO THE TRANSFER OF LAND TO THE CITY. LICENSE AGREEMENTS FOR ANY AND ALL PRIVATE UTILITIES WITHIN THE RIGHT OF WAY MAY BE GRANTED BY THE CITY UPON ACCEPTANCE OF THE UNENCUMBERED ROADWAY CONSISTENT WITH APPLICABLE STATE LAW. THIS IS A PRIVATE ROAD AND THEREFORE DOES NOT APPLY TO THIS PROJECT.

NOTES CONTINUED:.

36 TRASH PICKUP WILL BE THROUGH THE USE OF PRIVATE TOTERS & PRIVATE PICKUP.

37 STREET TREES ARE TO BE PLANTED ON THE BOUNDARY LINES BETWEEN UNITS, IF TREES ARE NOT LEFT DURING CONSTRUCTION.

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (11,394 Sq. Ft. PROPOSED): PENDING

TDR REQUESTS:
REDUCTION IN 30' BUFFER IN OPEN SPACE #3 ALONG ROADWAY/SIXTH STREET: PENDING
REDUCTION IN 30' BUFFER IN OPEN SPACE #2 TO 15' ALONG GW #102: PENDING
PURCHASE OF 3 ADDITIONAL UNITS: PENDING

THIS SINGLE FAMILY DETACHED DEVELOPMENT USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170-27.2. UNITS X & X ARE TO REQUIRED TO REMAIN 1,400 SF OR LESS IN LIVING SPACE SEE CHAPTER 170.27.2 FOR OTHER USES AND RESTRICTIONS.

TDR UNIT CALCULATIONS

1.) 840,778 SF - 191,276 (CONSERVATION) = 649,502

*2.) 649,502 * .85 = 552,077*

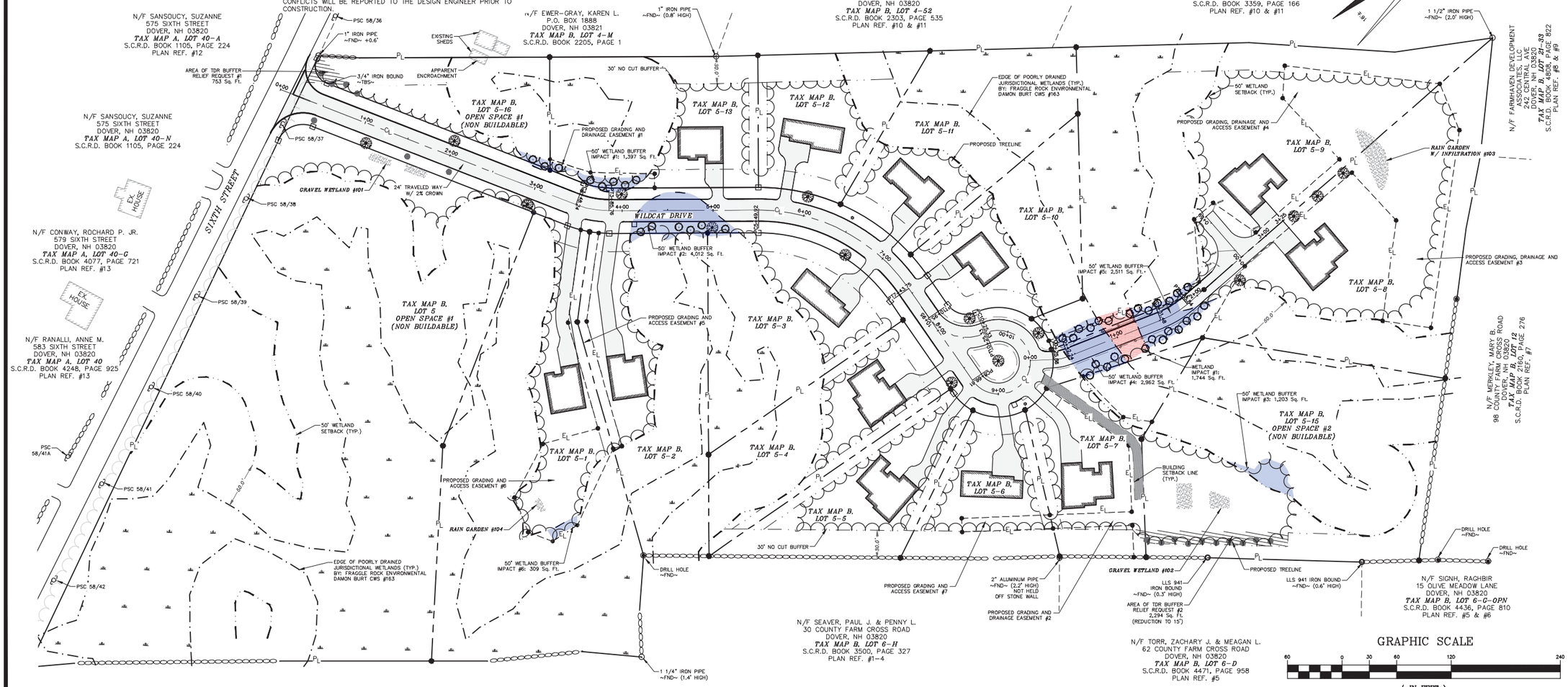
*3.) 552,077 * .75 = 414,058*

4.) 414,058 SF /40,000 SF = 10.35 UNITS

5.) REMAINING 3 UNITS TO BE PURCHASED, THUS ALLOWING FOR 13 UNITS

THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 170.27.2

ADDITIONAL TDR REQUEST INCLUDE 30'EXTERIOR BUFFER REDUCTIONS. SEE ATTACHED TDR REQUEST.


N/F SANSOUCY, SUZANNE
575 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40-A
S.C.R.D. BOOK 1105, PAGE 224
PLAN REF. #12
N/F SANSOUCY, SUZANNE
DOVER, NH 03820
TAX MAP A, LOT 40-N
S.C.R.D. BOOK 1105, PAGE 224
N/F CONWAY, ROCHARD P. JR.
579 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40-G
S.C.R.D. BOOK 4077, PAGE 721
PLAN REF. #13
N/F RANALLI, ANNE M.
583 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40
S.C.R.D. BOOK 4248, PAGE 925
PLAN REF. #13
N/F EWER-GRAY, KAREN L.
P.O. BOX 1888
DOVER, NH 03821
TAX MAP B, LOT 4-M
S.C.R.D. BOOK 2205, PAGE 1
N/F DODIER, SCOTT B. & SARAH J.
147 COTTONWOOD DRIVE
DOVER, NH 03820
TAX MAP B, LOT 4-52
S.C.R.D. BOOK 2303, PAGE 535
PLAN REF. #10 & #11
N/F WORKMAN, MARSHALL K. & CATHERINE A.
151 COTTONWOOD DRIVE
DOVER, NH 03820-6027
TAX MAP B, LOT 4-51
S.C.R.D. BOOK 3359, PAGE 166
PLAN REF. #10 & #11
N/F FARMHAVEN DEVELOPMENT ASSOCIATES, LLC
242 CENTRAL AVE
DOVER, NH 03820
TAX MAP B, LOT 4-38
S.C.R.D. BOOK 4830, PAGE 622
PLAN REF. #8 & #9
N/F MERRILEY, MARY B., TRUSTEE
98 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 12
S.C.R.D. BOOK 3500, PAGE 276
PLAN REF. #1
N/F SEAVER, PAUL J. & PENNY L.
30 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6-H
S.C.R.D. BOOK 3500, PAGE 327
PLAN REF. #1-4
N/F TORR, ZACHARY J. & MEAGAN L.
62 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6-D
S.C.R.D. BOOK 4471, PAGE 958
PLAN REF. #5
N/F SIGNH, RAGHBIR
15 OLIVE MEADOW LANE
DOVER, NH 03820
TAX MAP B, LOT 6-G-OPN
S.C.R.D. BOOK 4436, PAGE 810
PLAN REF. #5 & #6
SIXTH STREET
WILDCAT DRIVE
GRAVEL WETLAND #101
GRAVEL WETLAND #102
RAIN GARDEN #103
RAIN GARDEN #104
TAX MAP B, LOT 5 OPEN SPACE #1 (NON BUILDABLE)
TAX MAP B, LOT 5-16 OPEN SPACE #1 (OPEN BUILDABLE)
TAX MAP B, LOT 5-15 OPEN SPACE #2 (NON BUILDABLE)
AREA OF TDR BUFFER RELIEF REQUEST #1 753 Sq. Ft.
AREA OF TDR BUFFER RELIEF REQUEST #2 2,294 Sq. Ft. (REDUCTION TO 15')
50' WETLAND BUFFER IMPACT #1: 1,397 Sq. Ft.
50' WETLAND BUFFER IMPACT #2: 4,012 Sq. Ft.
50' WETLAND BUFFER IMPACT #3: 309 Sq. Ft.
50' WETLAND BUFFER IMPACT #4: 2,962 Sq. Ft.
50' WETLAND BUFFER IMPACT #5: 2,511 Sq. Ft.
50' WETLAND BUFFER IMPACT #6: 1,203 Sq. Ft.
WETLAND IMPACT #1: 1,744 Sq. Ft.
30' NO CUT BUFFER
50' WETLAND SETBACK (TYP.)
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: FRAGGLE ROCK ENVIRONMENTAL DAMON BURT CWS #163
PROPOSED GRADING AND DRAINAGE EASEMENT #1
PROPOSED GRADING AND ACCESS EASEMENT #2
PROPOSED GRADING AND ACCESS EASEMENT #3
PROPOSED GRADING AND ACCESS EASEMENT #4
PROPOSED GRADING AND ACCESS EASEMENT #5
PROPOSED GRADING AND ACCESS EASEMENT #6
PROPOSED GRADING AND ACCESS EASEMENT #7
PROPOSED TREELINE
BUILDING SETBACK LINE (TYP.)
24' TRAVELED WAY W/ 2% CROWN
EXISTING SHEDS
APPARENT ENCROACHMENT
3/4" IRON BOUND ~TBS~
1" IRON PIPE ~FND~ (0.8' HIGH)
1 1/2" IRON PIPE ~FND~ (2.0' HIGH)
1 1/4" IRON PIPE ~FND~ (1.4' HIGH)
2" ALUMINUM PIPE ~FND~ (2.2' HIGH) NOT HELD OFF STONE WALL
LLS 941 IRON BOUND ~FND~ (0.3' HIGH)
LLS 941 IRON BOUND ~FND~ (0.6' HIGH)
DRILL HOLE ~FND~
EX. HOUSE
PSC 58/36
PSC 58/37
PSC 58/38
PSC 58/39
PSC 58/40
PSC 58/41A
PSC 58/41
PSC 58/42
TAX MAP B, LOT 5-1
TAX MAP B, LOT 5-2
TAX MAP B, LOT 5-3
TAX MAP B, LOT 5-4
TAX MAP B, LOT 5-5
TAX MAP B, LOT 5-6
TAX MAP B, LOT 5-7
TAX MAP B, LOT 5-8
TAX MAP B, LOT 5-9
TAX MAP B, LOT 5-10
TAX MAP B, LOT 5-11
TAX MAP B, LOT 5-12
TAX MAP B, LOT 5-13
N 21° 49' 52" E 49.52'
S 21° 49' 52" W 49.52'
N 68° 10' 08" W 50.00'
S 68° 10' 08" E 50.00'
R=50.0'
R=30.0'
R=25.0'
L=39.27'
L=23.56'
L=15.71'
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2023-0043

Application Type:	Conditional Use Permit
Applicant(s):	Tighe & Bond
Owner(s):	Reynolds Avenue North, LLC
Location:	100 Education Way (Assessor's Map E, Lot 27-B)
Meeting Date:	September 12, 2023

INTENT: To obtain a Conditional Use Permit to allow for 18 additional parking spaces over the maximum allowed.

AGENDA ITEM #: 4-D

UNITS PROPOSED: Renovating office building

ACREAGE: 12.57± ac.

ZONING DISTRICT: IT

EXISTING LAND USE: Vacant office building

PROPOSED LAND USE: Office building

SURROUNDING LAND USE: Residential, Commercial, Community Trail

ZBA ACTION: N/A

ATTACHMENTS: Application materials, Site Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
- CUP for parking

WAIVERS REQUESTED:
None for this case

TRCs: July 20, 2023 and August 10, 2023

Summary of Request and Background
The applicant is looking to renovate the exterior and interior of an existing office building along with improvements to the existing parking lot, expanding parking lot, improving stormwater management, lighting, and landscaping improvements (SITE-2023-0006). As part of that development, the applicant is requesting 18 extra spaces above the maximum allowed for that size of office building to have 350 parking spaces on site.

The site is proposed to be serviced by municipal water and sewer. The plan appeared before the TRC July 20, 2023 and August 10, 2023 (most recent minutes attached).

Per Section 153-14.D(3) EVSE readiness must be provided for 2% of the new parking spaces. In addition to that, as part of the CUP criteria outlined in Section 153-14.D(5), the applicant shall provide one Level II commercial electric vehicle charging station for every 10 parking spaces over the parking maximum (so 2 chargers for the 18 spaces) plus one additional Level 1 commercial electric vehicle charging station for employees is encourage. The applicant is proposing 4 EVSE spaces and 4 more spaces with EVSE readiness.

Consistency with Land Use Regulations – CUP
§153-14.D(5) of the Site Review Regulations of the City Code provides for granting Conditional Use Permit by the Planning Board to allow additional parking spaces over the maximum. This plan is consistent with the following criteria as addressed in the applicants narrative and plan notes on C-103.

(5) Conditional use permit for increase in number of parking spaces.

(a) A conditional use permit may be granted by the Planning Board (RSA 674:21, II) after proper public notice and public hearing for the purpose of altering any provisions of § 153-14D, Parking Regulation Table, provided that the proposed project complies with the following standards:

[1] The applicant shall submit an analysis justifying a request for increased parking requirements.

[2] The conditional use permit application shall describe why increased parking is essential to each use.

[3] The applicant must show that the use(s) cannot be adequately served by a combination of on- and off-street parking.

[4] The applicant shall design and construct the additional vehicle storage areas, for additional parking requested, using pervious materials. The design of the area shall meet or exceed standards developed and outlined in the New Hampshire Stormwater Manual. The applicant shall also be required to retain the design engineer as an inspector for the duration of

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2023-0043

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Location:	100 Education Way (Assessor's Map E, Lot 27-B)
Meeting Date:	September 12, 2023

construction of the parking area.

[5] The applicant shall contribute to improving electric vehicle infrastructure by using one of the following methods:

[a] For uses that typically result in at least two (2) hours or longer of parking which may include but is not limited to gathering places (restaurants and bars), retail/ service, lodging, office, educational, medical, and outdoor recreation, the applicant shall provide one Level II commercial electric vehicle charging station for every 10 parking spaces requested over the parking maximum. Electric vehicle charging station spaces shall comply with § 153-14D(3) unless determined otherwise by the Planning Board.

[b] For uses that do not typically result in at least two (2) hours or longer of activity, the applicant shall provide two (2) additional parking spaces that meet electric vehicle readiness requirements for every 10 parking spaces requested over the parking maximum.

[6] Additional Level I commercial electric vehicle charging stations designated for employees, and not for public use, are encouraged.

[7] There shall be no detrimental effects on surrounding properties by any proposal.

(b) A conditional use permit may also be granted by the Planning Board to allow an increase in the off-street parking requirements for a building or buildings serving more than one use. To obtain such an approval, the applicant must conclusively demonstrate that one or more such uses will generate a demand for parking spaces primarily during periods when the other use or uses are in operation. Calculations for parking increase shall be consistent with nationally accepted parking publications such as Shared Parking (Urban Land Institute, Washington, DC, 1990). The location of all parking spaces shall conform to the provisions outlined in § 153-14D(4) unless determined otherwise by the Planning Board.

(c) Any conditional use permit approval shall apply only to the application specified at the time of approval and shall not be transferable to a different application, building expansion, or change of use regardless of size. Any subsequent change(s) to a project or plan that has a shared parking agreement shall be subject to review by the Director of Planning and Community Development. If the proposed parking demand is determined to increase, the project shall be referred to the Planning Board for further review.

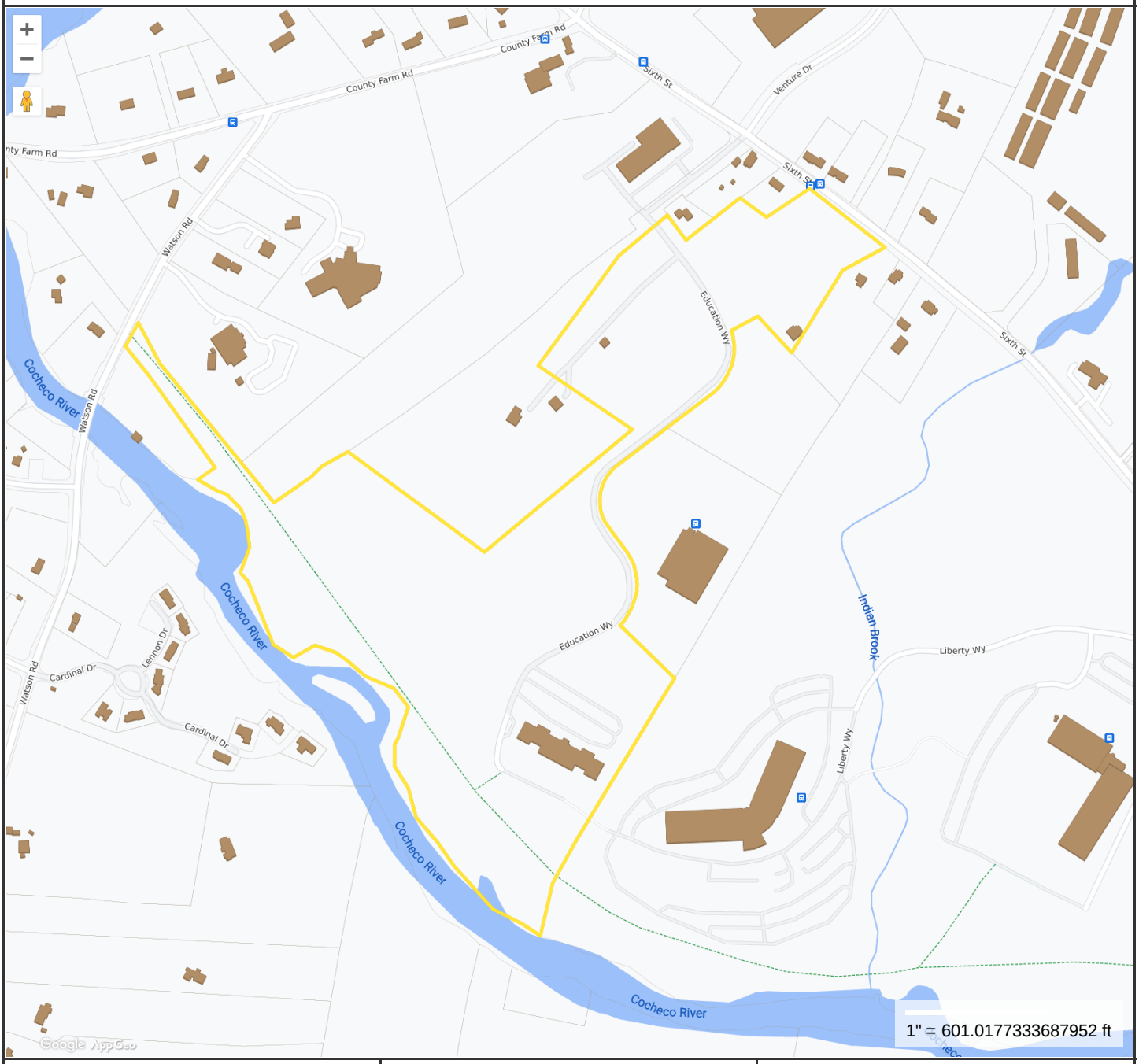
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, make necessary findings and vote to grant the Conditional Use Permit with subsequent conditions, as the plans meet the standards outlined.

Subsequent Conditions to Be Met Prior to Granting of the Conditional Use Permit

1. Site Plan (SITE-2023-0006) has been approved.
2. A note added to the plan that the EVSE comply with 153-14.D.(3).

COND-2023-0043 100 EDUCATION WAY



Property Information

Property ID	E0027-B00000
Location	100 EDUCATION WY
Owner	REYNOLDS AVENUE NORTH LLC
Land Use	340
Zoning Code	IT

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 7/10/2023
Data updated Daily

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

PERMIT SNAPSHOT REPORT COND-2023-0043
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	07/10/2023
Work Class:	Non-Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	Submitted - Online	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Glidden, Jean	**Approval Expire Date:**	

Description: Conditional Use Permit Application to allow for increased maximum allowable parking spaces.

Parcel:	**Address:**	**Zone:**
E0027-B00000 Main	100 Education Wy Main Dover, NH	

Plan Preparer	Applicant	Owner	Applicant
Patrick Crimmins Home: (603) 433-8818	Colter Krzcuik 177 Corporate Drive Portsmouth, NH 03801 Business: (603) 294-9233 Mobile: (413) 686-0499	Eben Tormey Home: (603) 518-2132	Eben Tormey Home: (603) 518-2132

Permit Custom Fields

General Purpose	Alteration / Addition	Select Permit Type:	Off-Street Parking and Loading	Project Zone	Non-Residential
Work	See attached narrative	What is the parcel zoned?	IT	permitstatefed	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Colter_Krzcuik_7/10/2023.jpg	07/10/2023 14:13	Krzcuik, Colter		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004131	Planning General Application Fee	$200.00	$0.00
	Total for Invoice INV-00004131	$200.00	$0.00
	Grand Total for Permit	**$200.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Conditional Use 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	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Property Info Group v.1	Generic Action		

PERMIT SNAPSHOT REPORT (COND-2023-0043)

Recording v.1	Task

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Reynolds Avenue North LLC Telephone # (603) 518-2132

Address of Applicant: 210 Commerce Way Suite 300, Portsmouth, NH 03801

E-Mail Address: eben@tdmrk.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # Tax Map E Lot(s) # 27-B-1

Address of Property: 100 Education Way, Dover, NH

Zoning District(s) Innovation Technology Overlay District(s) _____

Existing Use of Property: Office Building

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District	☐ RCM Use Overlay District	☐ Gateway District
☐ Groundwater Protection	☑ Off-Street Parking and Loading	☐ Alternative Treatment Center
☐ Wetland Protection District	☐ Central Business District	☐ Heritage Residential District

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

See attached narrative

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

_____

Name of Professional That Prepared Plans: Patrick Crimmins, Tighe & Bond

Address 177 Corporate Drive, Portsmouth, NH 03801 Telephone #: (603) 433-8818

Professional License #: PE No. 12378 E-mail address: PMCrimmins@tigheBond.com

SIGNATURES

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

Signature of Property Owner: _____ Date: June 28th 2023

Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: June 28th 2023

CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
Map E	27-B-1	Reynolds Avenue North LLC	210 Commerce Way Suite 300, Portsmouth, NH 03801

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Jack Kaiser	Doucet Survey LLC	102 Kent Place, Newmarket, NH 03857
Patrick Crimmins	Tighe & Bond	177 Corporate Drive, Portsmouth, NH 03801
Christopher Lizotte	Procon	1359 Hooksett Rd Suite 16, Hooksett, NH 03106

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
Map E	27-B-1	City of Dover	288 Central Ave, Dover, NH 03820

COND-2023-0043 **100 EDUCATION WAY**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0013-005000	VENTURE DR	CRAMER FABRICS INC		20 VENTURE DR	DOVER	NH	03820
D0013-B00000	407 SIXTH ST	HALEY MARTHA J	HALEY TIMOTHY J	407 SIXTH STREET	DOVER	NH	03820
D0013-C00000	405 SIXTH ST	LEAHY WILLIAM J	LEAHY AUDREY B	405 SIXTH ST	DOVER	NH	03820
D0016-C00000	399 SIXTH ST	SAWYER EDWARD M &	SAWYER VALERIE C	399 SIXTH ST	DOVER	NH	03820
D0016-D00000	403 SIXTH ST	BOYLE IRENE G	BOYLE GERALD F	403 SIXTH STREET	DOVER	NH	03820
D0016-E00000	401 SIXTH ST	ALON AVISHAY		401 SIXTH ST	DOVER	NH	03820-5906
D0016-G00000	SIXTH ST	BLACK DOG REALTY LLC		35 HODGDON FARM LN	NEWINGTON	NH	03801
E0024-000000	100 LIBERTY WY	LIBERTY MUTUAL INSURANCE CO	ATTN: TYLER MUNGER	175 BERKELEY ST	BOSTON	MA	02116
E0026-B00000	390 SIXTH ST	LAROSE SEAN M TRUSTEE	LAROSE SEAN M REVOCABLE TRUST OF 2019	390 SIXTH ST	DOVER	NH	03820
E0027-001000	19 EDUCATION WY	MEDIA ONE OF NEW ENGLAND INC	EXTERNAL REPORTING GROUP	676 ISLAND POND RD	MANCHESTER	NH	03109-5420
E0027-A00000	398 A SIXTH ST	LAPOINT RICHARD T &	LAPOINT CRYSTAL C	398 A SIXTH ST	DOVER	NH	03820
E0027-C00000	408 SIXTH ST	DUBE DANA R &	DUBE MICHELLE	408 SIXTH ST	DOVER	NH	03820
E0027-D00000	406 SIXTH ST	REYNOLDS AVENUE NORTH LLC		210 COMMERCE WY STE 300	PORTSMOUTH	NH	03801
E0027-E00000	398 SIXTH ST	SNIDER KRISTEN	HUTHER KEVIN	398 SIXTH ST	DOVER	NH	03820
E0027-F00000	EDUCATION WY	BRUECKNER PROPERTY USA INC		50 EDUCATION WY	DOVER	NH	03820-5814
E0027-G00000	50 EDUCATION WY	BRUECKNER PROPERTY USA INC		50 EDUCATION WY	DOVER	NH	03820-5814
E0028-000000	12 EDUCATION WY	CASTALDO CHRISTINE E &	CASTALDO MICHAEL C	12 EDUCATION WAY	DOVER	NH	03820
E0029-000000	410 SIXTH ST	CASWELL KAREN		410 SIXTH ST	DOVER	NH	03820-5909
E0031-000000	1 EDUCATION WY	FMX LLC		1 EDUCATION WY	DOVER	NH	03820-5815
E0032-A00000	156 WATSON RD	CARRIER MICHELE W &	CARRIER MARK R	156 WATSON ROAD	DOVER	NH	03820
E0032-C00000	88 COUNTY FARM RD	VARNEY LINDA S & JAMES W TRUSTEES	VARNEY LINDA S LIVING REVOCABLE TRUST	88 COUNTY FARM ROAD	DOVER	NH	03820
E0032-D00000	164 WATSON RD	HUTCHISON THOMAS L & HEIDI S TRUSTEES	HUTCHISON THOMAS AND HEIDI FAMILY LIVING	164 WATSON RD	DOVER	NH	03820
E0033-000000	171 WATSON RD	SEACOAST CHARTER SCHOOL		171 WATSON RD	DOVER	NH	03820
E0033-B00000	WATSON RD	NH WATER DIVISION	DEPT OF ENVIROMENTAL SERVICES	6 HAZEN DRIVE	CONCORD	NH	03301
E0033-B00LSE	WATSON RD	SOUTHERN NH HYDRO-ELECTRIC DEV CORP		PO BOX 178	SOUTH BERWICK	ME	03908
E0034-000000	WATSON RD	STATE OF NEW HAMPSHIRE	WATER RESOURSES	J.D. MORTON BLDG	CONCORD	NH	03301
E0035-000000	115 WATSON RD	WALDRON FALLS HOMEOWNERS' ASSOCAIATION		44 CARDINAL DR	DOVER	NH	03820
E0038-000000	67 WATSON RD	DECKER ERIC C	DECKER CAROLYN R	67 WATSON RD	DOVER	NH	03820-5800
E0042-000000	WILLOW ST	THE WILLOWS MASTER CARD	WILLOWS HOME OWNERS ASSOCIATION	PO BOX 9	DOVER	NH	03821-0009
E0045-005000	TOLEND RD	STATE OF NEW HAMPSHIRE	WATER RESOURCES BOARD	J.D. MORTON BLDG	CONCORD	NH	03301
E0047-001000	TOLEND RD	STERN BRIAN		520 COLLAR HILL RD	WORCESTER	VT	05682-9614
E0027-B00000	100 EDUCATION WY	REYNOLDS AVENUE NORTH LLC		210 COMMERCE WY STE 300	PORTSMOUTH	NH	03801
		TIGHE & BOND	PATRICK CRIMMINS	177 CORPORATE DRIVE	PORTSMOUTH	NH	03801
		DOUCET SURVEY LLC	JACK KAISER	102 KENT PLACE	NEWMARKET	NH	03857
		PROCON	CHRISTOPHER LIZOTTE	1359 HOOKSET ROAD SUITE 1	HOOKSET	NH	03106

P-0595-017
June 28, 2023

Ms. Donna Benton, AICP
Director of Planning and Community Development
City of Dover Planning and Community Development
288 Central Avenue
Dover, New Hampshire 03820

Re: Conditional Use Permit Application – Maximum Parking Spaces
Education Way Redevelopment
100 Education Way, Dover, NH

Dear Donna:

On behalf of Reynolds Avenue North, LLC, we are pleased to submit the following request for a Conditional Use Permit (CUP) to allow for increased maximum allowable parking spaces. The applicant has prepared the following CUP request to summarize how the Project compiles with the standards for a conditional use permit allowed under section 153-14.D.5.a of the City of Dover Site Review Regulations.

Northeast Credit Union is requesting an increase over the maximum parking allowed under the City of Dover site plan regulations (332 spaces allowed per Section 153-14D, Parking Regulation Table) by 18 spaces for a total of 350 spaces to adequately serve their new corporate headquarters at 100 Education Way. Northeast Credit Union is a purpose-driven credit union with over 142,000 members and 18 branches throughout New Hampshire and Maine. Northeast has over 400 employees. Approximately 300 employees are assigned to the new corporate headquarters. In addition to being the assigned workplace for 300 employees, the site will also be the central site for the training of branch and remote employees. In addition, the new headquarters will host member events and seminars and community events aligned with its purpose driven Mission. Northeast encourages its employees to bike to work and will provide bike storage and showers for employees to facilitate this but with no other proximate on or off street parking available, 350 spaces is the minimum number of spaces needed to serve employees and guests at the Credit Union's new headquarters.

We trust the above described and enclosed materials address the criteria to grant a Conditional Use Permit for the proposed project. The applicant respectfully requests a Conditional Use Permit be granted for increased maximum parking spaces. If you have any questions or need any additional information, please contact Patrick Crimmins by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com.

Sincerely,
TIGHE & BOND, INC.

Patrick M. Crimmins, PE
Vice President

Neil A. Hansen, PE
Project Manager

Copy: Reynolds Avenue North, LLC (via E-mail)

J:\P\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Reports\Applications\City of Dover\20230629_TRC Submission\P-0595-017_TRC Parking CUP.docx

SITE DATA:
LOCATION: TAX MAP E, LOT 27H
100 EDUCATION WAY
DOVER, NEW HAMPSHIRE

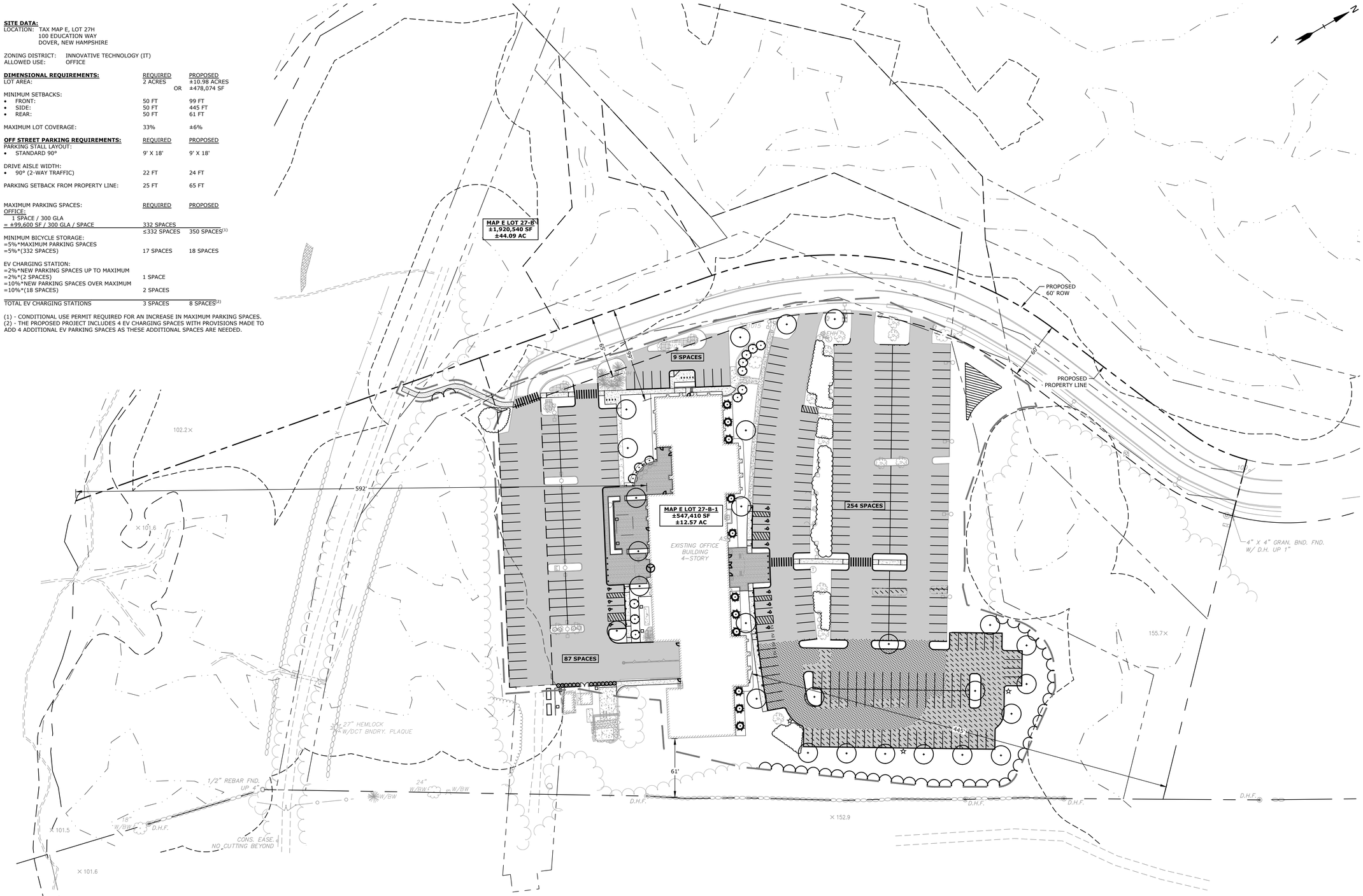
ZONING DISTRICT: INNOVATIVE TECHNOLOGY (IT)
ALLOWED USE: OFFICE

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
LOT AREA:	2 ACRES OR	±10.98 ACRES ±478,074 SF
MINIMUM SETBACKS:		
• FRONT:	50 FT	99 FT
• SIDE:	50 FT	445 FT
• REAR:	50 FT	61 FT
MAXIMUM LOT COVERAGE:	33%	±6%

OFF STREET PARKING REQUIREMENTS:	REQUIRED	PROPOSED
PARKING STALL LAYOUT:		
• STANDARD 90°	9' X 18'	9' X 18'
DRIVE AISLE WIDTH:		
• 90° (2-WAY TRAFFIC)	22 FT	24 FT
PARKING SETBACK FROM PROPERTY LINE:	25 FT	65 FT

MAXIMUM PARKING SPACES:	REQUIRED	PROPOSED
OFFICE:		
1 SPACE / 300 GLA		
= ±99,600 SF / 300 GLA / SPACE	332 SPACES	
	≤332 SPACES	350 SPACES(1)
MINIMUM BICYCLE STORAGE:		
=5%*MAXIMUM PARKING SPACES		
=5%*(332 SPACES)	17 SPACES	18 SPACES
EV CHARGING STATION:		
=2%*NEW PARKING SPACES UP TO MAXIMUM		
=2%*(2 SPACES)	1 SPACE	
=10%*NEW PARKING SPACES OVER MAXIMUM		
=10%*(18 SPACES)	2 SPACES	
TOTAL EV CHARGING STATIONS	3 SPACES	8 SPACES(2)

(1) - CONDITIONAL USE PERMIT REQUIRED FOR AN INCREASE IN MAXIMUM PARKING SPACES.
(2) - THE PROPOSED PROJECT INCLUDES 4 EV CHARGING SPACES WITH PROVISIONS MADE TO ADD 4 ADDITIONAL EV PARKING SPACES AS THESE ADDITIONAL SPACES ARE NEEDED.



SEE SHEET C-101 FOR SITE NOTES AND LEGEND

Tighe&Bond

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
07/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 C-DESN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

OVERALL SITE PLAN

SCALE: AS SHOWN

C-103
SHEET 10 OF 25

Last Saved: 7/27/2023
Plotted: Jul 27, 2023 10:09am By: CKrzcuik
Tighe & Bond:I:\P\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 C-DESN.dwg

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2023-0006

Application Type:	Site Plan
Applicant(s):	Tighe & Bond
Owner(s):	Reynolds Avenue North, LLC
Location:	100 Education Way (Assessor's Map E, Lot 27-B)
Meeting Date:	September 12, 2023

INTENT: To propose exterior and interior renovations to the existing building and the associated site improvements such as sealing and restriping of the existing parking lot, parking lot expansion, stormwater improvements, lighting, and landscaping.

AGENDA ITEM #: 4-E

UNITS PROPOSED: Renovating office building

ACREAGE: 12.57± ac.

ZONING DISTRICT: IT

EXISTING LAND USE: Vacant office building

PROPOSED LAND USE: Office building

SURROUNDING LAND USE: Residential, Commercial, Community Trail

ZBA ACTION: N/A

ATTACHMENTS: Application materials, Site Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
- CUP for parking

WAIVERS REQUESTED:
-153-14.E.2 for parking lot lighting calculations
-153-14.G.2.a for internal landscaping
-153-14.G.3.a. for trees every 35'
-153-13.A.19 for traffic impact analysis and assessment

TRCs: July 20, 2023 and August 10, 2023

Summary of Request and Background
To renovate the exterior and interior of an existing office building along with improvements to the existing parking lot, expanding parking lot, improving stormwater management, lighting, and landscaping improvements.

The development requires a CUP request for 18 extra spaces above the maximum allowed for that size of office building.

The site is proposed to be serviced by municipal water and sewer. The plan appeared before the TRC July 20, 2023 and August 10, 2023 (most recent minutes attached).

Consistency with Land Use Regulations – Site Plan
§153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations, provided all four waivers are granted.

Summary of Waiver Requests:
Per the applicant's narrative dated August 18, 2023, the applicant is requesting the Board grant four waivers from:

- §153-14.E.2 for parking lot lighting calculations as most lighting is existing lighting which is cumbersome to get calculations on, and relocating 2 light poles and add one additional light in the parking expansion area
- §153-14.G.2.a for internal landscaping to be less than the minimum 10% as most of the parking lot is existing and the improvements increase the landscaping from 6.6% to 7.6%. The interior landscaping on the norther lot is 15.5%
- §153-14.G.3.a. for trees every 35' along perimeter of parking lots since the southern parking lot is mostly unchanged and adjacent to a wooded area, 10 new trees are proposed in the expansion area.
- §153-13.A.19 for traffic impact analysis and assessment since this isn't a change of use and the gross floor area is not changing

STAFF RECOMMENDATION-Waivers:
§153-21 of the Site Plan Review Regulations states the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or

conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Planning Staff finds the waiver requests for lighting and traffic study are supported under criterion (1) above and the intent of the requirements are upheld and the waiver requests for landscaping as additional landscaping is being provided and there is so much wooded area in conservation directly adjacent.

The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to approve the waivers with subsequent conditions, as the plans meet the standards outlined.

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

1. A note be added that waivers for from the153-14.E.2 for parking lot lighting calculations, 153-14.G.2.a for internal landscaping, 153-14.G.3.a. for trees every 35', 153-13.A.19 for traffic impact analysis and assessment and the Board found the criteria of Chapter 153-21 have been met.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board make necessary findings and vote to approve the Site Plan with the following subsequent conditions as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Conditional Use Permit (COND-2023-0043) be approved.
2. The applicant shall provide the Planning Department with a digital version of the final plan set.
3. Provide a CAD file to the satisfaction of the Asset Management Administrator's satisfaction.
4. The applicant shall revise the plan set to:
   - 4.1. Add owners' signatures;
   - 4.2. Add all professional signatures and stamps;
   - 4.3. Provide a letter certifying that the tie in locations or discharge points for all sump pumps and roof leaders for existing structures on the property do not connect to the municipal sewer system.

Subsequent Conditions to Be Met Prior to any Construction:

5. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Planning Director.
6. The wetland buffer placards be installed every 50 feet;

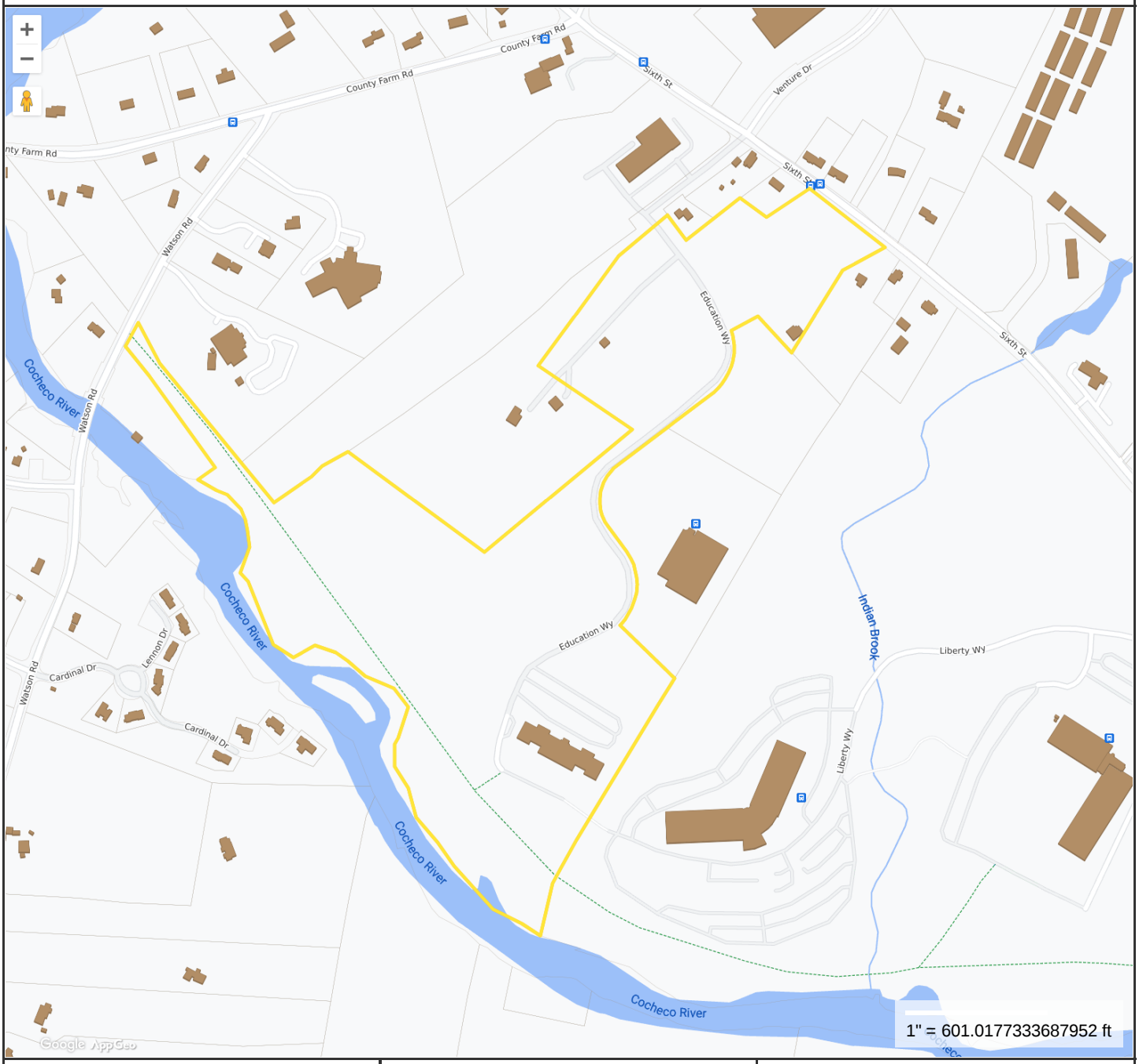
Subsequent Condition to Be Met Prior to Issuance of a Building Permit:

7. Payment of Water and Sewer Investment Fees if applicable;

Subsequent Conditions to Be Met Prior to Occupancy:

8. Impact fees per unit will be invoiced through the permit portal and shall be paid.
9. Confirmation, by staff, that the wetlands buffer signs are in place, or replaced if damaged during construction;
10. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work;
11. Wetland buffer placards be inspected and replaced if needed; and
12. Issuance of the Certificate of Occupancy.

SITE-2023-0006 100 EDUCATION WAY



Property Information

Property ID	E0027-B00000
Location	100 EDUCATION WY
Owner	REYNOLDS AVENUE NORTH LLC
Land Use	340
Zoning Code	IT

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 7/10/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT SITE-2023-0006
FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	**Project:**		**App Date:**	06/29/2023
Work Class:	New Construction	**District:**	None	**Exp Date:**	09/04/2023
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Glidden, Jean	**Approval Expire Date:**	

Description: The proposed work will include exterior and interior renovations to the existing building and the associated site improvements such as sealing and restriping of the existing parking lot, parking lot expansion, stormwater improvements, lighting, and landscaping

Parcel:	E0027-B00000	Main	**Address:**	100 Education Wy Dover, NH	Main	**Zone:**

Applicant	Applicant	Engineer	Surveyor
Colter Krzcuik 177 Corporate Drive Portsmouth, NH 03801 Business: (603) 294-9233 Mobile: (413) 686-0499	Eben Tormey Home: (603) 518-2132	Patrick Crimmins Home: (603) 433-8818	John Kaiser Home: (603) 659-6560

Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	0	Total6	0
Total7	0	Total8	0	Total9	0
Net Change in # Parking Spaces (+/-)	20	Water Service	Municipal	Recording Number	
Sewer Service	Municipal	Total Acres (GIS)	12.57	Deed Book	4989
Total SQFT	547549	Deed Page	329	Deed Date	
Proposed Property Use	Office Space	Area of Parcel to be Developed (SQFT)	220840	Number of Parking Spaces Existing	330
Number of Parking Spaces Proposed	350	Distance to City Water	0	Distance to City Sewer	0
Type of Building to be Built	Renovate Existing Building	Estimated Construction Value	750000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	Yes	Existing Conservation Easement Details	City of Dover Conservation Easement	TotalImpactFeeSDTOD	0.00
TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00
TotalImpactFeeMHTOD	0.00	TotalImpactFeeADUTOD	0.00	TotalImpactFeeAONRTOD	0.00
TotalImpactFeeAR55TOD	0.00	TotalImpactFeeAR62TOD	0.00	Sub Total Residential	0.00
TotalImpactFeeRIRCTOD	0.00	TotalImpactFeeOCSTOD	0.00	TotalImpactFeeITWCTOD	0.00
TotalImpactFeeNHALTOD	0.00	TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOTOD	0.00
Sub Total Non-Residential	0.00	Total of Impact Fees to be Assessed	0.00		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Colter_Krzcuik_6/29/2023.jpg	06/29/2023 15:46	Krzcuik, Colter		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003990	Planning General Application Fee	$200.00	$0.00
	Total for Invoice INV-00003990	$200.00	$0.00
	Grand Total for Plan	**$200.00**	**$0.00**

PLAN SNAPSHOT REPORT (SITE-2023-0006)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Technical Review Committee Meeting Agenda v.1	Task		
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		
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		

P-0595-017
August 18, 2023

Ms. Donna Benton, AICP
Director of Planning and Community Development
City of Dover Planning and Community Development
288 Central Avenue
Dover, New Hampshire 03820

Re: Site Review Application
Existing Office Renovations
100 Education Way, Dover, NH

Dear Donna:

On behalf of Reynolds Avenue North, LLC, we are pleased to submit the following information to the Planning Board (PB) in support of a request for a Site Review Permit Application for the above-referenced project:

- One (1) copy of the Site Review Application, dated August 18, 2023
- One (1) copy of the Parking Conditional Use Permit Application, dated June 26, 2023
- One (1) copy of the TRC Comment Response Letter, dated July 27, 2023
- One (1) copy of the Waiver Request Letter, dated August 18, 2023
- One (1) full sized and one (1) half sized copy of the Site Plan Set, last revised July 27, 2023
- One (1) copy of the Drainage Memo, last revised July 27, 2023
- One (1) copy of the Long-Term Operation and Maintenance Manual, last revised July 27, 2023
- One (1) copy of the Stone Box Culvert Assessment, dated August 18, 2023
- One (1) copy of the Emergency Access Easement Agreement, dated August 10, 2023
- One (1) copy of the Eversource Will Serve Letter dated July 24, 2023

The proposed project includes the renovation of the existing 4-story office building on the parcel of land along Education Way identified as Map E Lot 27-B-1 on the City of Dover Tax Map. The development parcel has been recently subdivided (SUBM-2023-003) from the former 56.65-acre lot identified as Map E Lot 27-B into two parcels Lot 27-B and Lot 27-B-1. The newly subdivided lots are 44.09 acres and 12.56 acres respectively.

The proposed work will include exterior and interior renovations to the existing building and the associated site improvements such as sealing and restriping of the existing parking lot, parking lot expansion, stormwater improvements, lighting, and landscaping. The applicant is requesting a conditional use permit (CUP) for an increase in the maximum allowable parking spaces. A letter has been included in the parking Conditional Use Permit Application to address how the applicant is meeting the requirements of the City of Dover Site Review Regulations section 153-14.D.5.a. The applicant is additionally seeking four (4) waivers from the City of Dover Site Review Regulations. The four waivers are listed below and justification for these waivers can be found in the enclosed Waiver Request Letter:

- Section 153-14.E.2, parking lot lighting calculations.
- Section 153-14.G.2.a, minimum 10% internal landscaping of parking lots.
- Section 153-14.G.3.a, trees spaced every 35' along the perimeter of parking lots.
- Section 153-13.A.19, traffic impact analysis and assessment.

We respectfully request to be placed on the Planning Board meeting agenda for September 12, 2023. Please contact me by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com if you have any questions or need any additional information.

Sincerely,

TIGHE & BOND, INC.

Patrick M. Crimmins, PE
Vice President

Neil Hansen, PE
Project Manager

Copy: Reynolds Avenue North, LLC (via E-mail)

J:\P\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Reports\Applications\City of Dover\20230818_PB Submission\P-0595-017_PB Cover Letter.docx

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: Reynolds Avenue North LLC Telephone # (603) 518-2132

Address of Applicant: 210 Commerce Way Suite 300, Portsmouth, NH 03801

E-Mail Address: eben@tdmrk.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 100 Education Way, Dover, NH

Assessor's Map # Tax Map E Lot(s) # 27-B-1

Zoning District(s) Innovation Technology Overlay District(s) _____

Size of Parcel: 547,410 sq. ft. 12.57 ac. Property Deed: Book 4989 Page: 329

Existing Use of Property: Office Building

SITE PLAN INFORMATION

Describe Proposed Use: Office Space

Area of Parcel to be Developed: 220,840 sq. ft.

If Multi-family Residential: Number of Units _____& Buildings Proposed _____

If lodging: Number of Units _____ & number of Buildings _____

Number of Parking Spaces: Existing 330 Proposed 350

Highway Access (check where applicable): ✓ City Street ____ State Highway

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Footprint 28,160 sq. ft.

Total Building Area 99,600 sq. ft.

Paved Area 117,794 sq. ft.

Building Setbacks:

Front Yard 99 ft.

Rear Yard 61 ft.

Side Yard: Right 445 ft. Left 592 ft.

City Water? ✓ Yes ___ No How far is city water from the property? Located on Lot

City Sewer? ✓ Yes ___ No How far is city sewer from the property? Located on Lot

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

□ Residential □ Residential (reduced size) □ Industrial | □ Purchase □ Land Preservation

Relief sought (Check All That Apply):

□ Lot Size □ Frontage □ Setback □ 30' Buffer □ Increase by _____ units

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

_____

_____

_____

BUILDING INFORMATION

Type of Building to be Built: Renovate Existing Office Building

Height of Building: 54.58' Finished Floor Elevation: 134.00'

Number of Seats (where applicable) _____

Estimated value of construction: _____Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

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

Justification for waiver request(s) (*attach additional sheets as needed*):

_____

_____

_____

_____

_____

_____

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) John Kaiser, Doucet Survey LLC

Address 102 Kent Place, Newmarket, NH 03857 Telephone #: (603) 659-6560

Professional License #: LLS No. 937 E-mail address: Jack@doucetsurvey.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Patrick Crimmins, Tighe & Bond

Address 177 Corporate Drive, Portsmouth, NH 03801 Telephone #: (603) 433-8818

Professional License #: PE No. 12378 E-mail address: PMCrimmins@tighebond.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) Christopher Lizotte, Procon Inc.

Address 1359 Hooksett Rd Suite 16, Hooksett, NH 03106 Telephone #: (603) 518-2279

Professional License #: _____ E-mail address: clizotte@proconinc.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Ralph Gordon Leedy, Tighe & Bond

Address 177 Corporate Drive, Portsmouth, NH 03801 Telephone #: (603) 433-8818

Professional License #: LLA #007 E-mail address: GLeedy@tighebond.com

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: City of Dover Telephone # (603) 516-6000

Address Easement Holder: 288 Central Ave, Dover, NH 03820

SIGNATURES

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

Signature of Property Owner: _____ Date: June 28th 2023

Signature of Applicant (*if different from owner*): _____ Date: _____

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: June 28th 2023

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: June 28th 2023

Signature of Applicant (*if different from owner*): _____ Date: _____

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: June 28th 2023

Signature of Applicant (*if different from owner*): _____ Date: _____

CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
Map E	27-B-1	Reynolds Avenue North LLC	210 Commerce Way Suite 300, Portsmouth, NH 03801

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Jack Kaiser	Doucet Survey LLC	102 Kent Place, Newmarket, NH 03857
Patrick Crimmins	Tighe & Bond	177 Corporate Drive, Portsmouth, NH 03801
Christopher Lizotte	Procon	1359 Hooksett Rd Suite 16, Hooksett, NH 03106

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
Map E	27-B-1	City of Dover	288 Central Ave, Dover, NH 03820

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: Reynolds Avenue North LLC File Number: _____

PROJECT TITLE: Existing Office Renovations

PROPERTY LOCATION: 100 Education Way Tax Map: E Lot: 27-B-1

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

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

REVIEWED BY: _____ DATE_____ TRC DATE_____

P-0595-017
August 18, 2023

Ms. Donna Benton, AICP
Director of Planning and Community Development
City of Dover Planning and Community Development
288 Central Avenue
Dover, New Hampshire 03820

Re: Site Review Application
Existing Office Renovations
100 Education Way, Dover, NH

Dear Donna:

On behalf of Reynolds Avenue North, LLC, we are pleased to submit the following waiver request in support of the Site Review Permit Application for the above-referenced project:

- **Waiver from section 153-14.E.2, parking lot lighting calculations:** The proposed project intends to keep all lighting in its existing location with the exception of two light poles that will be relocated within the parking expansion area and the construction of one additional light in the parking expansion area. This one new fixture will match the existing poles and fixtures.
- **Waiver from section 153-14.G.2.a, minimum 10% internal landscaping of parking lots:** The southern parking lot is existing and remains mostly unchanged with the exception of landscape and hardscape improvements. These improvements will remove 12 parking spaces in the southern lot resulting in an increase in interior landscaping from 6.6% to 7.6% which is more nearly conforming than existing. The interior landscaping on the northern parking lot, where the parking lot expansion is proposed, is 15.5% which conforms with this requirement.
- **Waiver from section 153-14.G.3.a, trees spaced every 35' along the perimeter of parking lots**: The existing southern parking lot, which remains mostly unchanged, is directly adjacent to well-established wooded areas which already proved shading and general beautification. 10 trees are proposed around the parking expansion in the northern parking area which meet this requirement.
- **Waiver from section 153-13.A.19, traffic impact analysis and assessment:** The proposed project is not intending to change the use or the gross floor area of the existing building, therefore the project would not have any impact on the surrounding traffic patterns negating the need for a traffic analysis.

Sincerely,

TIGHE & BOND, INC.

Patrick M. Crimmins, PE
Vice President

Neil Hansen, PE
Project Manager

Copy: Reynolds Avenue North, LLC (via E-mail)

J:\P\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Reports\Applications\City of Dover\20230818_PB Submission\P-0595-017_PB Waiver Request.docx

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0006

Application Type:	Site Review
Applicant(s):	Tighe and Bond
Owner(s):	Reynolds Avenue North, LLC
Location:	100 Education Way (Tax Map E, Lot 27-B)
Date:	August 10, 2023

INTENT: To propose exterior and interior renovations to the existing building and the associated site improvements such as sealing and restriping of the existing parking lot, parking lot expansion, stormwater improvements, lighting, and landscaping.

UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACREAGE: 12.57± ac.

ZONING DISTRICT: IT

EXISTING LAND USE: Office Building

PROPOSED LAND USE: Office Space (No change)

SURROUNDING LAND USE: Residential, Wetlands Overlay

ZBA ACTION: None

PERMITS REQUIRED:
- CUP for parking, §157-14.D.5.a.

WAIVERS REQUESTED:
- 10% interior landscaping
- Perimeter landscaping
- Possibly lighting needed too

PREVIOUS TRC: July 20, 2023

ATTENDANCE:
Natasha Kypfer, Zoning
Marn Speidel, Police
Jim Maxfield, Fire/Inspection Services
Ken Mavrogeorge, Engineering
James Burdin, Business Development
Others:
Patrick Crimmins, Tighe and Bond
Colter Krzcuik, Tighe and Bond
Eben Tormey, Reynolds Avenue North, LLC
Joe Geoghegan, Reynolds Avenue North, LLC
Jay Gemmiti, Reynolds Avenue North, LLC

PLAN REVIEW:
Planning:
- *Reminder: Impact fees, Water & Sewer investment fees*
- *Provide acknowledgement from Eversource (EVSE, etc.)*
- *Provide justification for waivers*
- *Revise plans:*
  - *Owner's signatures on the final plans*
  - *Professional stamps on the final plans*
  - *EVSE readiness for at least 2% of the new parking spaces in addition to the CUP requirements see Section 153-14.D*
  - *Label symbols on C-103.1 (EVSE?)*
  - *Any change to lighting on site? - Waiver?*
  - Add note to plan that the emergency access easement will be paved with asphalt when the owner of the portion of the abutting lot burdened by the easement is to pave its portion of the Emergency Access Easement.
  - Traffic analysis waiver?
  - How many existing parking spaces?
  - Not enough snow storage?

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
  - Applicant noted the condition of the stone box culvert. The box culvert predates the City's sewer and thus if there are deficiencies in the condition of the culvert, or if it fails in the future, it would be the responsibility of the property owner to make the recommended repairs and not the City.
- Engineering requests a letter certifying that the tie in locations or discharge points for all sump pumps and roof leaders for existing structures on the property do not connect to the municipal sewer system.

Police:
- No new comments

Application Type:	Site Review
Applicant(s):	Tighe and Bond
Owner(s):	Reynolds Avenue North, LLC
Location:	100 Education Way (Tax Map E, Lot 27-B)
Date:	August 10, 2023

Fire/Inspection Services:

- *Accessible parking spaces of lower parking lot shall contain a minimum of 4 spaces and include 1 van accessible space*
- *Clarify the ability to maintain accessible route throughout site (i.e. parking spaces)*
- *Clarify accessible route to EV parking spaces*
- *Discuss fire lane between Education Way and Liberty Way*

Business Development:

- Prior comments were intended to be informational and have been addressed or did not require a response. No new comments.

Planning Board: N/A

Next Steps: Revise plans with detailed narrative and submit for Planning Board.

Adjournment:
T. Clark moved to adjourn the meeting at 11:44 am. Seconded by J. Maxfield. Vote: U/A

Existing Office Renovations TRC Comment Response Date: August 18, 2023

City of Dover TRC, August 10, 2023:			
	TRC Comment	**Applicant Response**	**Sheet**
TRC Comments from 8/16/2023 Correspondence			
Planning Comments:			
1	Reminder: Impact fees, Water & Sewer investment fees	The applicant is not proposing to change the use or gross leasable area therefore there would be no change to the current Water and Sewer demands and water and sewer investment fees would not be required.	
2	Provide acknowledgement from Eversource (EVSE, etc.)	A letter from Eversource stating there are no major electrical upgrades in scope that would exceed the existing service has been included in the submission.	Eversource Will Serve Letter
3	Provide Justification for Waivers	A Waiver request has been included in the submission justifying the waiver requests.	Waiver Request Letter
Revise plans:			
4	Owner's signatures on the final plans	The owner's signature has been included in the enclosed planset.	Cover Sheet
5	Professional stamps on the final plans	Professional stamps have been provided on their respective sheets.	
6	EVSE readiness for at least 2% of the new parking spaces in addition to the CUP requirements see Section 153-14.D	The applicant is proposing 4 EV parking spaces with provisions made to add 4 additional EV charging spaces if the demand for additional charging stations arises. The applicant is proposing 1 EV space over the 3 required as annotated on the site data block on sheet C-103.	C-103
7	Label symbols on C-103.1 (EVSE?)	EV symbol labels have been included on the Site Plan.	C-103.1
8	Any change to lighting on site? - Waiver?	A waiver has been requested for a photometric plan. Justification for this waiver has been included in the Waiver Request Letter.	Waiver Request Letter
9	Add note to plan that the emergency access easement will be paved with asphalt when the owner of the portion of the abutting lot burdened by the easement is to pave its potion of the Emergency Access Easement.	Emergency Access Easement Paving note has been added to general note #14.	C-101
10	Traffic Analysis Waiver?	A waiver has been requested for a traffic analysis. Justification for this waiver has been included in the Waiver Request Letter.	Waiver Request Letter
11	How many Existing Parking Spaces?	There are 300 existing parking spaces.	
12	Not enough Snow Storage?	Snow storage has been included on the Site plan. Site note #18 has been added stating property management shall be responsible for timely snow removal.	C-101 & C-103

Engineering Comments:			
13	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	The requirement to review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting has been addressed in general note #14.	C-101
14	Applicant noted the condition of the stone box culvert. The box culvert predates the City's sewer and thus if there are deficiencies in the condition of the culvert, or if it fails in the future, it would be the responsibility of the property owner to make the recommended repairs and not the City.	The language in the comments and recommendations of the assessment has been updated to clarify that the property owner would be responsible for the maintenance and repairs.	Stone Box Culvert Assesment

15	Engineering requests a letter certifying that the tie in locations or discharge points for all sump pumps and roof leaders for existing structures on the property do not connect to the municipal sewer system.	Based on a review of available historical drawings the tie-in locations for all sump pumps and roof leaders connect to the storm system. The applicant has agreed to provide a letter from the project plumbing design engineer stating that all roof leaders and sump pumps connect to the storm water system, upon further investigation on site. This letter will be provided to the City of Dover prior to the issuance of a plumbing permit.	

Drainage Analysis

TO: City of Dover TRC

FROM: Neil A. Hansen, PE
Patrick M. Crimmins, PE

COPY: Reynolds Avenue North, LLC

DATE: July 27, 2023



1.0 Project Description

The proposed project is located at 100 Education Way on a singular parcel which is identified as Map E Lot 27-B-1 on the City of Dover Tax Maps. The proposed project consists of exterior and interior renovations to the existing building and the associated site improvements such as sealing and restriping of the existing parking lot, parking lot expansion, stormwater improvements, lighting, and landscaping.

Runoff from the proposed surfaces will be directed to a Rain Garden prior to entering the existing drain line located near the northwest of the northern parking lot. Runoff from the proposed parking expansion is proposed to be treated by a surface Rain Garden. A description of the systems and the stormwater treatment requirements can be found in Section 2.2 of this memo.

2.0 Drainage Analysis

The stormwater management system for the proposed expansion has been designed to provide stormwater treatment to meet the City of Dover requirements for redevelopment sites.

The watershed area that directs runoff to the proposed stormwater management system was analyzed to determine the Water Quality Volume (WQV) or Water Quality Flow (WQF) required to size the systems. The proposed project area was also analyzed for the pre- and post-development peak runoff rates for the 2-year, 10-year, 25-year and 50-year storm events.

LEGEND

- PRE-DEVELOPMENT WATERSHED BOUNDARY
- NRCS WEB SOIL SURVEY BOUNDARIES
- BzB — NRCS WEB SOIL SURVEY SOIL DESIGNATION
- LONGEST FLOW PATH
- PRE 1.0 — PRE DEVELOPMENT WATERSHED AREA DESIGNATION
- PA-1 — POINT OF ANALYSIS

PA-1

PRE 1.0

15" HDPE W/FES INV.=116.4'

18" HDPE W/FES INV.=120.2'

15" HDPE W/FES INV.=119.9'

18" RCP W/FES INV.=128.0'

TBM 7985B BOX CUT IN LIGHT POLE BASE ELEV.=132.09

TBM 7985A BOX CUT IN LIGHT POLE BASE ELEV.=140.74'

TBM 7985C BOX CUT IN LIGHT POLE BASE ELEV.=143.49'

HcB

BzB

CUPOLA=211.0'

IRREGULAR STONE BOX CULVERT INV.=107.2'

IRREGULAR STONE BOX CULVERT INV.=107.7'

15" HDPE W/FES INV.=126.2'

12" HDPE W/FES INV.=125.5'

27" HEMLOCK W/DCT BNDRY. PLAQUE

REBAR FND. UP 4"

CONS. EASE. & CUTTING BEYOND

4" X 4" GRAN. BND. FND. W/ D.H. UP 1"

×152.9

×146.9

155.7×

0 40' 80'

SCALE: 1" = 40'

Tighe&Bond

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

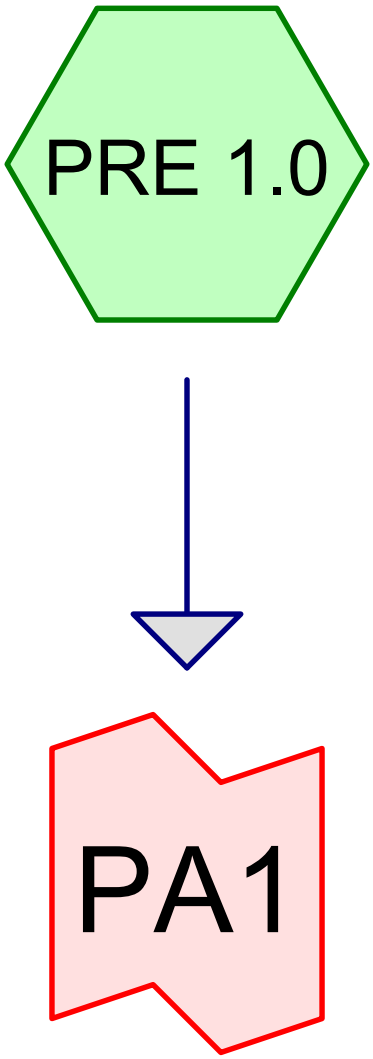
PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 C-DESN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

PRE-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-801

Last Saved: 7/27/2023
Plotted On: Jul 27, 2023 10:02am By: CKrzusik
Tighe & Bond J:\P0595 Pro Com General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 C-DESN.dwg



Subcat Reach Pond Link

Routing Diagram for P-0595-017_PRE
Prepared by Tighe & Bond, Printed 7/27/2023
HydroCAD® 10.00-20 s/n 03436 © 2017 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
2,040	89	<50% Grass cover, Poor, HSG D (PRE 1.0)
110,422	80	>75% Grass cover, Good, HSG D (PRE 1.0)
147,165	98	Paved parking, HSG D (PRE 1.0)
28,163	98	Roofs, HSG D (PRE 1.0)
106,050	77	Woods, Good, HSG D (PRE 1.0)
35,223	83	Woods, Poor, HSG D (PRE 1.0)
429,063	**87**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
429,063	HSG D	PRE 1.0
0	Other	
429,063		**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE 1.0: Runoff Area=429,063 sf 40.86% Impervious Runoff Depth>2.27"
Flow Length=656' Tc=9.8 min CN=87 Runoff=22.68 cfs 81,128 cf

Link PA1: Inflow=22.68 cfs 81,128 cf
Primary=22.68 cfs 81,128 cf

Total Runoff Area = 429,063 sf Runoff Volume = 81,128 cf Average Runoff Depth = 2.27"
59.14% Pervious = 253,735 sf 40.86% Impervious = 175,328 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE 1.0: Runoff Area=429,063 sf 40.86% Impervious Runoff Depth>3.97"
Flow Length=656' Tc=9.8 min CN=87 Runoff=38.95 cfs 141,888 cf

Link PA1: Inflow=38.95 cfs 141,888 cf
Primary=38.95 cfs 141,888 cf

Total Runoff Area = 429,063 sf Runoff Volume = 141,888 cf Average Runoff Depth = 3.97"
59.14% Pervious = 253,735 sf 40.86% Impervious = 175,328 sf

Summary for Subcatchment PRE 1.0:

Runoff = 38.95 cfs @ 12.14 hrs, Volume= 141,888 cf, Depth> 3.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.43"

Area (sf)	CN	Description
28,163	98	Roofs, HSG D
110,422	80	>75% Grass cover, Good, HSG D
2,040	89	<50% Grass cover, Poor, HSG D
106,050	77	Woods, Good, HSG D
35,223	83	Woods, Poor, HSG D
147,165	98	Paved parking, HSG D
429,063	87	Weighted Average
253,735		59.14% Pervious Area
175,328		40.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	25	0.1173	0.07		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.60"
0.5	56	0.1173	1.71		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.1	38	0.0986	4.71		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.6	98	0.0179	2.72		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
2.8	354	0.0204	2.14		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.1	85	0.0480	13.63	16.73	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Concrete pipe, straight & clean
9.8	656	Total			

Summary for Link PA1:

Inflow Area = 429,063 sf, 40.86% Impervious, Inflow Depth > 3.97" for 10-Yr event
Inflow = 38.95 cfs @ 12.14 hrs, Volume= 141,888 cf
Primary = 38.95 cfs @ 12.14 hrs, Volume= 141,888 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE 1.0: Runoff Area=429,063 sf 40.86% Impervious Runoff Depth>5.33"
Flow Length=656' Tc=9.8 min CN=87 Runoff=51.55 cfs 190,477 cf

Link PA1: Inflow=51.55 cfs 190,477 cf
Primary=51.55 cfs 190,477 cf

Total Runoff Area = 429,063 sf Runoff Volume = 190,477 cf Average Runoff Depth = 5.33"
59.14% Pervious = 253,735 sf 40.86% Impervious = 175,328 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

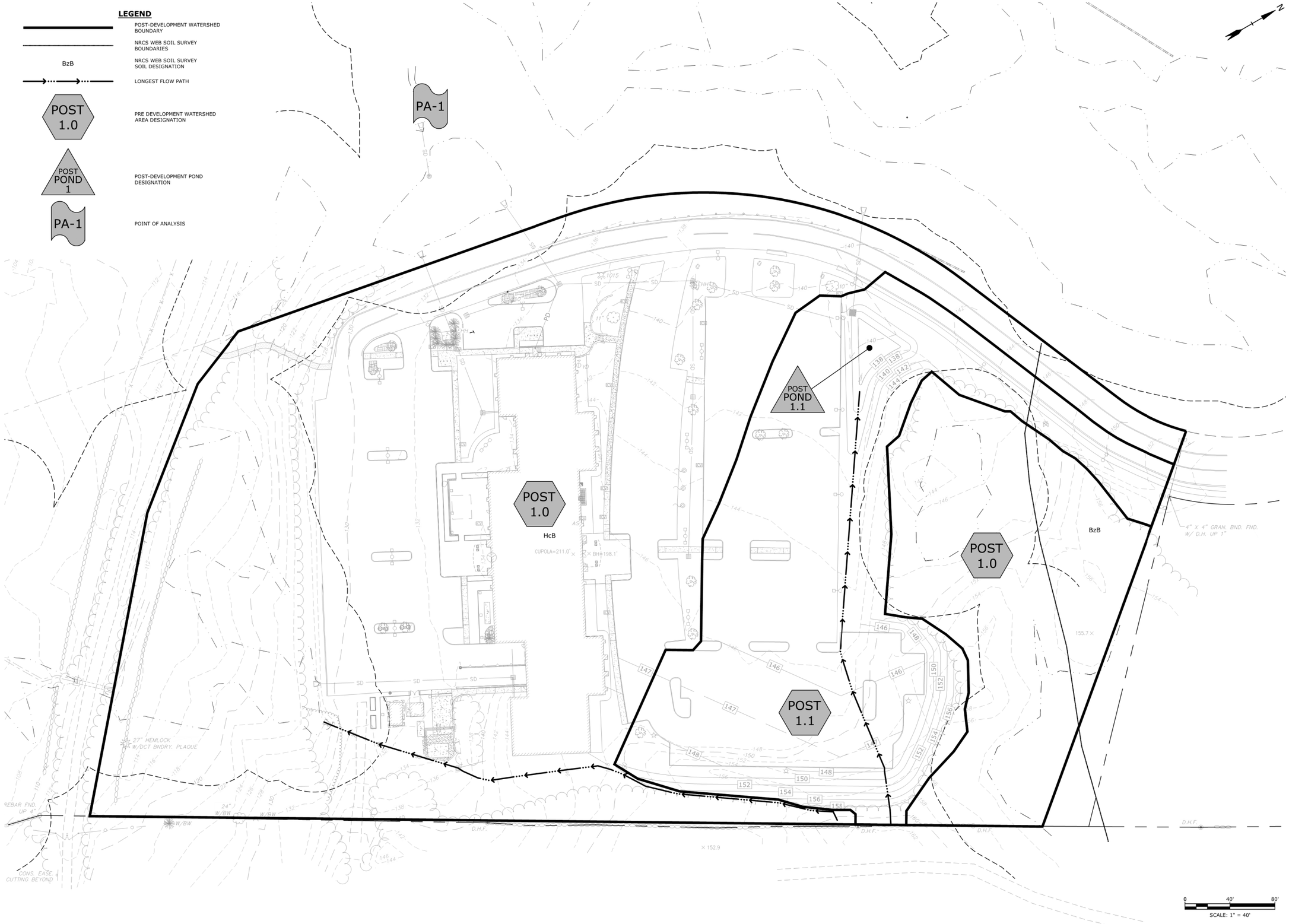
SubcatchmentPRE 1.0: Runoff Area=429,063 sf 40.86% Impervious Runoff Depth>6.63"
Flow Length=656' Tc=9.8 min CN=87 Runoff=63.38 cfs 236,919 cf

Link PA1: Inflow=63.38 cfs 236,919 cf
Primary=63.38 cfs 236,919 cf

Total Runoff Area = 429,063 sf Runoff Volume = 236,919 cf Average Runoff Depth = 6.63"
59.14% Pervious = 253,735 sf 40.86% Impervious = 175,328 sf

LEGEND

- POST-DEVELOPMENT WATERSHED BOUNDARY
- NRCS WEB SOIL SURVEY BOUNDARIES
- BzB — NRCS WEB SOIL SURVEY SOIL DESIGNATION
- LONGEST FLOW PATH
- POST 1.0 — PRE DEVELOPMENT WATERSHED AREA DESIGNATION
- POST POND 1 — POST-DEVELOPMENT POND DESIGNATION
- PA-1 — POINT OF ANALYSIS



Tighe&Bond

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

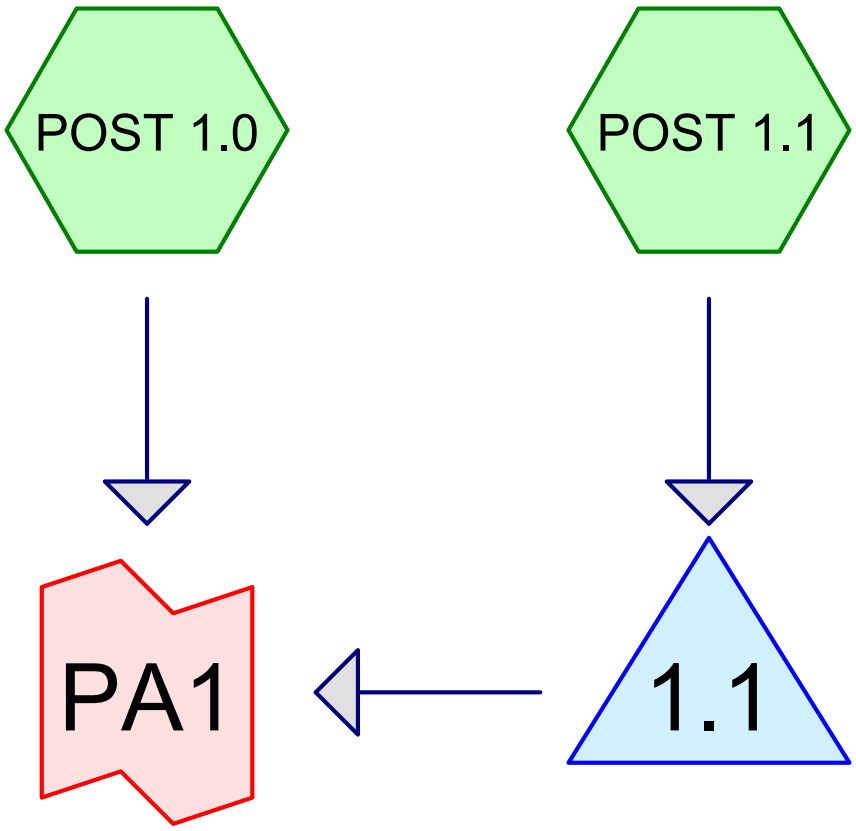
PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 C-DESN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

POST-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-802

Last Saved: 7/27/2023
Printed: Jul 27, 2023 - 10:03am By: CKrezuk
Tighe & Bond J:\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 C-DESN.dwg



Subcat Reach Pond Link

Routing Diagram for P-0595-017_POST
Prepared by Tighe & Bond, Printed 7/27/2023
HydroCAD® 10.00-20 s/n 03436 © 2017 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
2,040	89	<50% Grass cover, Poor, HSG D (POST 1.0)
113,739	80	>75% Grass cover, Good, HSG D (POST 1.0, POST 1.1)
158,807	98	Paved parking, HSG D (POST 1.0, POST 1.1)
28,163	98	Roofs, HSG D (POST 1.0)
91,091	77	Woods, Good, HSG D (POST 1.0, POST 1.1)
35,223	83	Woods, Poor, HSG D (POST 1.0)
429,063	**87**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
429,063	HSG D	POST 1.0, POST 1.1
0	Other	
429,063		**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST 1.0: Runoff Area=330,745 sf 38.51% Impervious Runoff Depth>2.18"
Flow Length=476' Tc=11.1 min CN=86 Runoff=16.30 cfs 60,169 cf

SubcatchmentPOST 1.1: Runoff Area=98,318 sf 60.62% Impervious Runoff Depth>2.63"
Flow Length=390' Tc=6.0 min CN=91 Runoff=6.67 cfs 21,580 cf

Pond 1.1: Peak Elev=139.18' Storage=7,126 cf Inflow=6.67 cfs 21,580 cf
Outflow=2.40 cfs 21,518 cf

Link PA1: Inflow=17.52 cfs 81,687 cf
Primary=17.52 cfs 81,687 cf

Total Runoff Area = 429,063 sf Runoff Volume = 81,750 cf Average Runoff Depth = 2.29"
56.42% Pervious = 242,093 sf 43.58% Impervious = 186,970 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST 1.0: Runoff Area=330,745 sf 38.51% Impervious Runoff Depth>3.86"
Flow Length=476' Tc=11.1 min CN=86 Runoff=28.42 cfs 106,492 cf

SubcatchmentPOST 1.1: Runoff Area=98,318 sf 60.62% Impervious Runoff Depth>4.40"
Flow Length=390' Tc=6.0 min CN=91 Runoff=10.83 cfs 36,028 cf

Pond 1.1: Peak Elev=139.56' Storage=8,476 cf Inflow=10.83 cfs 36,028 cf
Outflow=10.09 cfs 35,950 cf

Link PA1: Inflow=38.22 cfs 142,441 cf
Primary=38.22 cfs 142,441 cf

Total Runoff Area = 429,063 sf Runoff Volume = 142,520 cf Average Runoff Depth = 3.99"
56.42% Pervious = 242,093 sf 43.58% Impervious = 186,970 sf

Summary for Subcatchment POST 1.0:

Runoff = 28.42 cfs @ 12.15 hrs, Volume= 106,492 cf, Depth> 3.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.43"

Area (sf)	CN	Description
28,163	98	Roofs, HSG D
77,167	80	>75% Grass cover, Good, HSG D
2,040	89	<50% Grass cover, Poor, HSG D
88,946	77	Woods, Good, HSG D
35,223	83	Woods, Poor, HSG D
99,206	98	Paved parking, HSG D
330,745	86	Weighted Average
203,376		61.49% Pervious Area
127,369		38.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0	25	0.0511	0.05		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.60"
2.2	151	0.0511	1.13		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.6	174	0.0919	4.55		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.3	126	0.0325	8.18	6.42	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
11.1	476	Total			

Summary for Subcatchment POST 1.1:

Runoff = 10.83 cfs @ 12.09 hrs, Volume= 36,028 cf, Depth> 4.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.43"

Area (sf)	CN	Description
0	98	Roofs, HSG D
36,572	80	>75% Grass cover, Good, HSG D
0	89	<50% Grass cover, Poor, HSG D
2,145	77	Woods, Good, HSG D
0	83	Woods, Poor, HSG D
59,601	98	Paved parking, HSG D
98,318	91	Weighted Average
38,717		39.38% Pervious Area
59,601		60.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	12	0.3330	0.10		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.60"
0.1	37	0.2838	7.99		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.7	126	0.0204	2.90		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.2	215	0.0410	3.04		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
4.1	390	Total, Increased to minimum Tc = 6.0 min			

Summary for Pond 1.1:

Inflow Area = 98,318 sf, 60.62% Impervious, Inflow Depth > 4.40" for 10-Yr event
Inflow = 10.83 cfs @ 12.09 hrs, Volume= 36,028 cf
Outflow = 10.09 cfs @ 12.13 hrs, Volume= 35,950 cf, Atten= 7%, Lag= 2.4 min
Primary = 10.09 cfs @ 12.13 hrs, Volume= 35,950 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 139.56' @ 12.13 hrs Surf.Area= 3,743 sf Storage= 8,476 cf
Flood Elev= 140.00' Surf.Area= 4,223 sf Storage= 10,227 cf

Plug-Flow detention time= 68.3 min calculated for 35,950 cf (100% of inflow)
Center-of-Mass det. time= 66.9 min (850.6 - 783.7)

Volume	Invert	Avail.Storage	Storage Description
#1	133.41'	10,227 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
133.41	1,018	168.0	0.0	0	0	1,018
134.50	1,018	168.0	40.0	444	444	1,201
136.00	1,018	168.0	10.0	153	597	1,453
137.00	1,606	213.0	100.0	1,301	1,897	2,831
138.00	2,275	232.0	100.0	1,931	3,828	3,539
140.00	4,223	270.0	100.0	6,398	10,227	5,138

Device	Routing	Invert	Outlet Devices
#1	Primary	132.10'	**18.0" Round Culvert** L= 85.0' Ke= 0.500 Inlet / Outlet Invert= 132.10' / 128.00' S= 0.0482 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Device 1	133.41'	**6.0" Vert. Orifice/Grate** C= 0.600
#3	Device 2	133.41'	**10.000 in/hr Exfiltration over Surface area**
#4	Device 1	138.65'	**16.0" W x 6.0" H Vert. Orifice/Grate** C= 0.600
#5	Device 1	139.50'	**4.0" x 4.0" Horiz. Orifice/Grate X 104.00** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=9.62 cfs @ 12.13 hrs HW=139.56' TW=0.00' (Dynamic Tailwater)
- **1=Culvert** (Passes 9.62 cfs of 22.04 cfs potential flow)
  - **2=Orifice/Grate** (Passes 0.87 cfs of 2.30 cfs potential flow)
    - **3=Exfiltration** (Exfiltration Controls 0.87 cfs)
  - **4=Orifice/Grate** (Orifice Controls 2.59 cfs @ 3.88 fps)
  - **5=Orifice/Grate** (Weir Controls 6.17 cfs @ 0.78 fps)

Summary for Link PA1:

Inflow Area = 429,063 sf, 43.58% Impervious, Inflow Depth > 3.98" for 10-Yr event
Inflow = 38.22 cfs @ 12.14 hrs, Volume= 142,441 cf
Primary = 38.22 cfs @ 12.14 hrs, Volume= 142,441 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST 1.0: Runoff Area=330,745 sf 38.51% Impervious Runoff Depth>5.21"
Flow Length=476' Tc=11.1 min CN=86 Runoff=37.85 cfs 143,689 cf

SubcatchmentPOST 1.1: Runoff Area=98,318 sf 60.62% Impervious Runoff Depth>5.79"
Flow Length=390' Tc=6.0 min CN=91 Runoff=14.03 cfs 47,416 cf

Pond 1.1: Peak Elev=139.58' Storage=8,561 cf Inflow=14.03 cfs 47,416 cf
Outflow=14.99 cfs 47,193 cf

Link PA1: Inflow=50.26 cfs 190,882 cf
Primary=50.26 cfs 190,882 cf

Total Runoff Area = 429,063 sf Runoff Volume = 191,105 cf Average Runoff Depth = 5.34"
56.42% Pervious = 242,093 sf 43.58% Impervious = 186,970 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST 1.0: Runoff Area=330,745 sf 38.51% Impervious Runoff Depth>6.51"
Flow Length=476' Tc=11.1 min CN=86 Runoff=46.71 cfs 179,310 cf

SubcatchmentPOST 1.1: Runoff Area=98,318 sf 60.62% Impervious Runoff Depth>7.11"
Flow Length=390' Tc=6.0 min CN=91 Runoff=17.03 cfs 58,232 cf

Pond 1.1: Peak Elev=139.60' Storage=8,607 cf Inflow=17.03 cfs 58,232 cf
Outflow=16.82 cfs 57,588 cf

Link PA1: Inflow=61.22 cfs 236,897 cf
Primary=61.22 cfs 236,897 cf

Total Runoff Area = 429,063 sf Runoff Volume = 237,542 cf Average Runoff Depth = 6.64"
56.42% Pervious = 242,093 sf 43.58% Impervious = 186,970 sf

2.1 Peak Rate Comparisons

The following table summarizes and compares the pre- and post-development peak runoff rates for the 2-year, 10-year, 25-year and 50-year storm events at the point of analysis. Point of Analysis 1 (PA1) is located at the unnamed wetland, on the western side of the site that ultimately discharges to the Cochecho River.

Table 2.1 – Comparison of Pre- and Post- Development Flows

Point of Analysis	Pre/**Post** 2-Year Storm (cfs)	Pre/**Post** 10-Year Storm (cfs)	Pre/**Post** 25-Year Storm (cfs)	Pre/**Post** 50-Year Storm (cfs)
PA1	22.68/**17.52**	38.95/**38.22**	51.55/**50.26**	63.38/**61.22**

2.2 Stormwater Treatment

The stormwater management system has been designed to provide stormwater treatment to meet the City of Dover's stormwater regulations for redevelopment projects. The proposed project qualifies for redevelopment under City of Dover Site Review Regulations 153.14.A.2.a.3.

Per section 153.14.A.3.c the percentage of the existing site covered by impervious surface must be calculated to determine the stormwater requirements. The existing impervious surface cover calculation is outlined below:

The existing property is 547,410 SF of which 109,418 SF is a conservation easement granted to the City of Dover resulting in 437,992 SF of constructable area. The parcel contains 175,328 SF of impervious surfaces resulting in 40.03% of existing impervious surface coverage of the constructible area.

As the existing parcel contains greater than 40% impervious surfaces, the applicant must meet one of the following techniques, listed in order of preference:

[a] Implement measures on site that result in mitigation and treatment of at least 30% of the existing impervious cover as well as 50% of the additional proposed impervious surfaces and pavement areas through the application of LID; or

[b] Implement other LID techniques on site to the MEP to provide mitigation and treatment for at least 50% of the entire site area.

Under technique *[a]* listed above, the proposed project would be required to treat 52,598 SF of existing impervious surfaces (175,328 SF * 30% = 52,598 SF) and 5,821 SF of the new impervious surfaces (11,642 SF *50% = 5,821 SF.) This results in a required total impervious surface treatment of 58,419 SF. The proposed Rain Garden treats 59, 601 SF of impervious surfaces surpassing the required impervious surface treatment requirements.

The proposed project is treating the stormwater runoff by means of a Rain Garden designed to NHDES AoT and NH Stormwater Manual requirements. Stormwater runoff from the subcatchment area (POST-1.1) sheet flows directly off the existing and proposed pavement surfaces to two existing grass conveyance swales. These two swales discharge stormwater to the Rain Garden providing treatment prior to entering the outlet control structure. The outlet control structure is connected to the existing 18" RCP pipe crossing Education Way. The subcatchment area (POST 1.1) for this expansion can be referenced on the post-development watershed plan (Sheet C-802).

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

FILTRATION PRACTICE DESIGN CRITERIA (Env-Wq 1508.07)

Type/Node Name: **Rain Garden (POND 1.1)**

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable.

		Check if you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.07(a).	
2.26	ac	A = Area draining to the practice	
1.37	ac	A_I = Impervious area draining to the practice	
0.61	decimal	I = Percent impervious area draining to the practice, in decimal form	
0.60	unitless	Rv = Runoff coefficient = 0.05 + (0.9 x I)	
1.35	ac-in	WQV= 1" x Rv x A	
4,886	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
1,221	cf	25% x WQV (check calc for sediment forebay volume)	
3,664	cf	75% x WQV (check calc for surface sand filter volume)	
N/A		Method of Pretreatment? (not required for clean or roof runoff)	
N/A	cf	V_{SED} = Sediment forebay volume, if used for pretreatment	≥ 25%WQV
Calculate time to drain if system IS NOT underdrained:			
1,605	sf	A_{SA} = Surface area of the practice	
0.30	iph	$Ksat_{DESIGN}$ = Design infiltration rate[1]	
		If Ksat (prior to factor of safety) is < 0.50 iph, has an underdrain been provided?	
Yes	Yes/No	(Use the calculations below)	
121.8	hours	T_{DRAIN} = Drain time = V / (A_{SA} * I_{DESIGN})	≤ 72-hrs
Calculate time to drain if system IS underdrained:			
138.61	ft	E_{WQV} = Elevation of WQV (attach stage-storage table)	
0.65	cfs	Q_{WQV} = Discharge at the E_{WQV} (attach stage-discharge table)	
4.18	hours	T_{DRAIN} = Drain time = 2WQV/Q_{WQV}	≤ 72-hrs
134.50	feet	E_{FC} = Elevation of the bottom of the filter course material[2]	
133.41	feet	E_{UD} = Invert elevation of the underdrain (UD), if applicable	
-	feet	E_{SHWT} = Elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
-	feet	E_{ROCK} = Elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
1.09	feet	$D_{FC\ to\ UD}$ = Depth to UD from the bottom of the filter course	≥ 1'
134.50	feet	$D_{FC\ to\ ROCK}$ = Depth to bedrock from the bottom of the filter course	≥ 1'
134.50	feet	$D_{FC\ to\ SHWT}$ = Depth to SHWT from the bottom of the filter course	≥ 1'
139.60	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
140.00	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	← yes
If a surface sand filter or underground sand filter is proposed:			
YES	ac	Drainage Area check.	< 10 ac
	cf	V = Volume of storage[3] (attach a stage-storage table)	≥ 75%WQV
	inches	D_{FC} = Filter course thickness	18", or 24" if within GPA
Sheet		Note what sheet in the plan set contains the filter course specification.	
	Yes/No	Access grate provided?	← yes

If a bioretention area is proposed:			
YES	ac	Drainage Area no larger than 5 ac?	**← yes**
5,375	cf	V = Volume of storage[3] (attach a stage-storage table)	**≥ WQV**
18.0	inches	D_{FC} = Filter course thickness	**18", or 24" if within GPA**
Sheet	C-503	Note what sheet in the plan set contains the filter course specification	
3.0	:1	Pond side slopes	**≥ 3:1**
Sheet	L-102	Note what sheet in the plan set contains the planting plans and surface cover	
If porous pavement is proposed:			
		Type of pavement proposed (Concrete? Asphalt? Pavers? Etc.)	
	acres	A_{SA} = Surface area of the pervious pavement	
	:1	Ratio of the contributing area to the pervious surface area	**≤ 5:1**
	inches	D_{FC} = Filter course thickness	**12", or 18" if within GPA mod. 304.1 (see spec)**
Sheet		Note what sheet in the plan set contains the filter course spec.	

1. Rate of the limiting layer (either the filter course or the underlying soil). $Ksat_{design}$ includes factor of safey. See Env-Wq 1504.14 for guidance on determining the infiltration rate.

2. See lines 34, 40 and 48 for required depths of filter media.

3. Volume without depending on infiltration. The volume includes the storage above the filter (but below the invert of the outlet stucture, if any), the filter media voids, and the pretreatment area. The storage above the filter media shall not include the volume above the outlet structure, if any.

Designer's Notes:

Stage-Area-Storage for Pond 1.1:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
133.41	1,018	0
133.51	1,018	41
133.61	1,018	81
133.71	1,018	122
133.81	1,018	163
133.91	1,018	204
134.01	1,018	244
134.11	1,018	285
134.21	1,018	326
134.31	1,018	366
134.41	1,018	407
134.51	1,018	445
134.61	1,018	455
134.71	1,018	465
134.81	1,018	475
134.91	1,018	486
135.01	1,018	496
135.11	1,018	506
135.21	1,018	516
135.31	1,018	526
135.41	1,018	536
135.51	1,018	547
135.61	1,018	557
135.71	1,018	567
135.81	1,018	577
135.91	1,018	587
136.01	1,023	607
136.11	1,076	712
136.21	1,130	822
136.31	1,186	938
136.41	1,243	1,059
136.51	1,301	1,186
136.61	1,361	1,320
136.71	1,422	1,459
136.81	1,484	1,604
136.91	1,548	1,756
137.01	1,612	1,914
137.11	1,674	2,078
137.21	1,737	2,248
137.31	1,801	2,425
137.41	1,866	2,609
137.51	1,933	2,799
137.61	2,000	2,995
137.71	2,069	3,199
137.81	2,139	3,409
137.91	2,210	3,626
138.01	2,283	3,851
138.11	2,367	4,084
138.21	2,451	4,324
138.31	2,538	4,574
138.41	2,626	4,832
138.51	2,715	5,099

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
138.61	2,806	5,375
138.71	2,898	5,660
138.81	2,992	5,955
138.91	3,087	6,259
139.01	3,184	6,572
139.11	3,282	6,896
139.21	3,382	7,229
139.31	3,483	7,572
139.41	3,586	7,925
139.51	3,690	8,289
139.61	3,796	8,664
139.71	3,903	9,049
139.81	4,012	9,444
139.91	**4,122**	**9,851**

WQV Elevation

Volume Below Filter Media

Stage-Discharge for Pond 1.1:

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
133.41	0.00	135.49	0.24	137.57	0.46	139.65	22.19
133.45	0.01	135.53	0.24	137.61	0.46	139.69	22.25
133.49	0.02	135.57	0.24	137.65	0.47	139.73	22.32
133.53	0.04	135.61	0.24	137.69	0.48	139.77	22.38
133.57	0.07	135.65	0.24	137.73	0.48	139.81	22.45
133.61	0.11	135.69	0.24	137.77	0.49	139.85	22.51
133.65	0.16	135.73	0.24	137.81	0.50	139.89	22.58
133.69	0.20	135.77	0.24	137.85	0.50	139.93	22.64
133.73	0.24	135.81	0.24	137.89	0.51	139.97	**22.70**
133.77	0.24	135.85	0.24	137.93	0.51		
133.81	0.24	135.89	0.24	137.97	0.52		
133.85	0.24	135.93	0.24	138.01	0.53		
133.89	0.24	135.97	0.24	138.05	0.54		
133.93	0.24	136.01	0.24	138.09	0.54		
133.97	0.24	136.05	0.24	138.13	0.55		
134.01	0.24	136.09	0.25	138.17	0.56		
134.05	0.24	136.13	0.25	138.21	0.57		
134.09	0.24	136.17	0.26	138.25	0.58		
134.13	0.24	136.21	0.26	138.29	0.58		
134.17	0.24	136.25	0.27	138.33	0.59		
134.21	0.24	136.29	0.27	138.37	0.60		
134.25	0.24	136.33	0.28	138.41	0.61		
134.29	0.24	136.37	0.28	138.45	0.62		
134.33	0.24	136.41	0.29	138.49	0.62		
134.37	0.24	136.45	0.29	138.53	0.63		
134.41	0.24	136.49	0.30	138.57	0.64		
134.45	0.24	136.53	0.30	138.61	0.65		
134.49	0.24	136.57	0.31	138.65	0.66		
134.53	0.24	136.61	0.32	138.69	0.70		
134.57	0.24	136.65	0.32	138.73	0.77		
134.61	0.24	136.69	0.33	138.77	0.86		
134.65	0.24	136.73	0.33	138.81	0.97		
134.69	0.24	136.77	0.34	138.85	1.08		
134.73	0.24	136.81	0.34	138.89	1.21		
134.77	0.24	136.85	0.35	138.93	1.35		
134.81	0.24	136.89	0.36	138.97	1.50		
134.85	0.24	136.93	0.36	139.01	1.66		
134.89	0.24	136.97	0.37	139.05	1.83		
134.93	0.24	137.01	0.37	139.09	2.00		
134.97	0.24	137.05	0.38	139.13	2.19		
135.01	0.24	137.09	0.38	139.17	2.37		
135.05	0.24	137.13	0.39	139.21	2.51		
135.09	0.24	137.17	0.40	139.25	2.65		
135.13	0.24	137.21	0.40	139.29	2.77		
135.17	0.24	137.25	0.41	139.33	2.88		
135.21	0.24	137.29	0.41	139.37	2.99		
135.25	0.24	137.33	0.42	139.41	3.10		
135.29	0.24	137.37	0.43	139.45	3.20		
135.33	0.24	137.41	0.43	139.49	3.30		
135.37	0.24	137.45	0.44	139.53	5.75		
135.41	0.24	137.49	0.44	139.57	11.88		
135.45	0.24	137.53	0.45	139.61	20.11		

3.0 Conclusion

The proposed project will result in a reduction to the post-development peak runoff rates from the pre-development condition for the analyzed watershed. The proposed stormwater treatment system will treat 59,601 SF of impervious surface runoff from the project area prior to discharging to the unnamed wetland.

EVERSOURCE ENERGY

July 24, 2023

1700 Lafayette Road
Portsmouth, NH 03801

Trevor S Emmons
603-332-7515
Trevor.emmons@eversource.com

Jay Gemmiti
Reynolds Avenue North, LLC.
210 Commerce Way, Suite 300
Portsmouth, NH 03801

Dear Mr. Gemmiti:

I am responding to your request to confirm the availability of electric service for the proposed 100 Education Way project being constructed by PROCON for Reynolds Avenue North, LLC.

This project consists of the renovation of an existing 4-story, +/- 100,112 square feet commercial office building located at 100 Education Way, Dover, New Hampshire.

The service will be as shown on attached marked up Utility Plan C-104, Dated 6/28/2023. The proposed building service will be fed from the existing utility owned 1000kVA, 480/277V rated exterior pad-mount transformer located at the southwest elevation of the building as depicted on Utility Plan C-104, Dated 6/28/2023. Developer and Tenant intend to utilize the building's existing electrical main and 2,000A service entrance switchboard. There are no major electrical upgrades in scope that would exceed the existing service.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached drawing titled "GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN" dated 6/28/2023, shows transformer locations to service your proposed project.

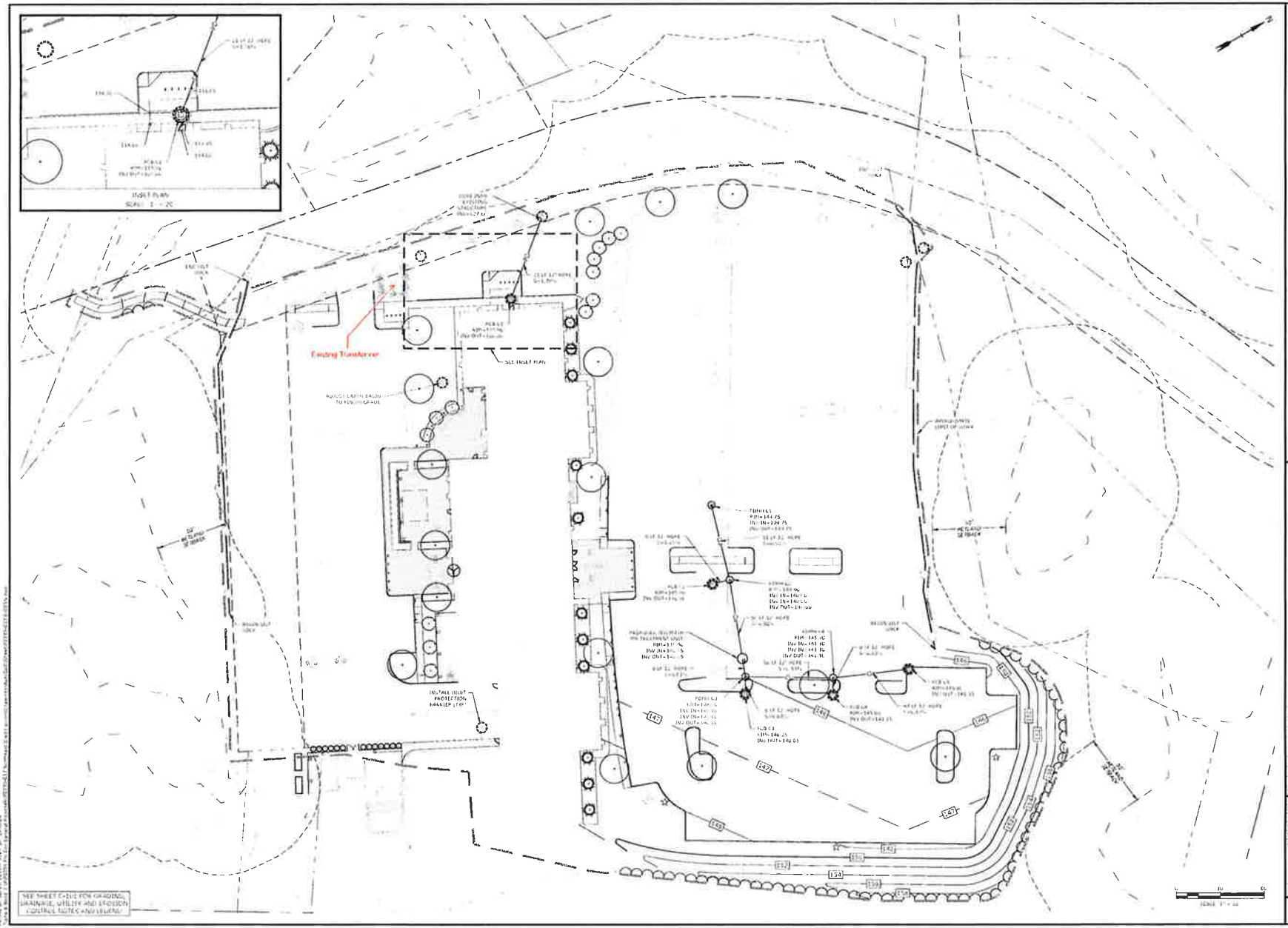
Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Rochester Office, 603-332-7515

Respectfully.

Trevor Emmons
Eastern Regional Engineer, Eversource

cc: Michael J. Busby, PE, Eastern Regional Engineering and Design Manager, Eversource
Thomas Boulter, Eastern Region Operations Manager, Eversource
Nickolai Kosko, Field Supervisor, Electric Design, Eversource



Tighe&Bond

DRAFT

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

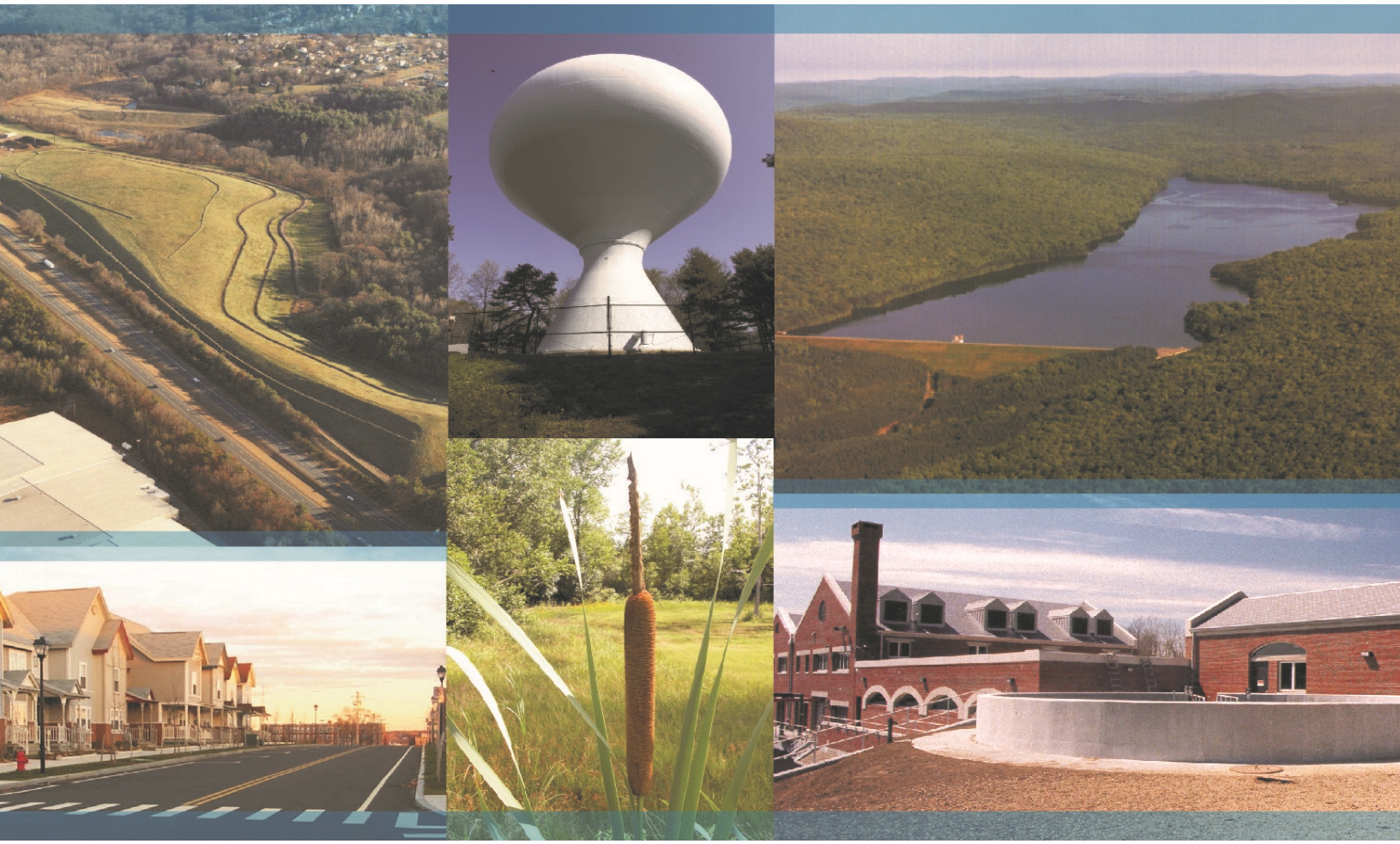
DOVER FILE #: TBD

PROJECT NO	
DATE	
FILE	
DRAWN BY	
DESIGNED/CHECKED BY	
APPROVED BY	

GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN

SCALE AS SHOWN

C-104
SHEET 12 OF 25



Existing Office Renovations

100 Education Way, Dover, NH

Long-Term Operation and Maintenance Manual

Prepared For:

Reynolds Avenue North, LLC
210 Commerce Way Suite 300
Portsmouth, NH 03801

June 28, 2023
Last Revised: July 27, 2023

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Section 3 Invasive Species

Section 4 Annual Updates and Log Requirements

Section 1
Long-Term Operation & Maintenance Plan

It is the intent of this Operation and Maintenance Plan to identify the areas of this site that need special attention and consideration, as well as implementing a plan to assure routine maintenance. By identifying the areas of concern as well as implementing a frequent and routine maintenance schedule the site will maintain a high-quality stormwater runoff.

1.1 Contact/Responsible Party

Reynolds Avenue North, LLC
210 Commerce Way Suite 300
Portsmouth, NH 03801

(Note: The contact information for the Contact/Responsible Party shall be kept current. If ownership changes, the Operation and Maintenance Plan must be transferred to the new party.)

1.2 Maintenance Items

Maintenance of the following items shall be recorded:

- Litter/Debris Removal
- Landscaping
- Catchbasin Cleaning
- Pavement Sweeping
- Rain Garden

The following maintenance items and schedule represent the minimum action required. Periodic site inspections shall be conducted, and all measures must be maintained in effective operating condition. The following items shall be observed during site inspection and maintenance:

- Inspect vegetated areas, particularly slopes and embankments for areas of erosion. Replant and restore as necessary
- Inspect catch basins for sediment buildup
- Inspect site for trash and debris

1.3 Overall Site Operation & Maintenance Schedule

Maintenance Item	Frequency of Maintenance
Litter/Debris Removal	Weekly
Pavement Sweeping - Sweep impervious areas to remove sand and litter.	Bi-Annually
Landscaping - Landscaped islands to be maintained per Landscape O&M Plan.	See Landscape Plan Sheet L-100 & Section 2
Catch Basin (CB) Cleaning - CB to be cleaned of solids and oils.	Bi-Annually (See Section 1.4)
Rain Gardens/Infiltration Basin - Trash and debris to be removed. - Any required maintenance shall be addressed	Two (2) times annually and after any rainfall event exceeding 2.5" in a 24-hr period

1.3.1 Disposal Requirements

Disposal of debris, trash, sediment and other waste material should be done at suitable disposal/recycling sites and in compliance with all applicable local, state and federal waste regulations.

1.4 Rain Garden Inspection/Maintenance Requirements

Rain Garden Inspection/Maintenance Requirements		
Inspection/ Maintenance	**Frequency**	**Action**
Monitor to ensure that Rain Gardens function effectively after storms	Two (2) times annually and after any rainfall event exceeding 2.5" in a 24-hr period	- Trash and debris to be removed - Any required maintenance shall be addressed
Inspect Vegetation	Annually	- Inspect the condition of all Rain Garden vegetation - Prune back overgrowth - Replace dead vegetation - Remove any invasive species
Inspect Drawdown Time - The system shall drawdown within 48-hours following a rainfall event.	Annually	- Assess the condition of the facility to determine measures required to restore the filtration function, including but not limited to removal of accumulated sediments or reconstruction of the filter.

1.5 Snow & Ice Management for Standard Asphalt and Walkways

The property manager will be responsible for timely snow removal from all private sidewalks, driveways, and parking areas when snow banks exceed 6 feet in height. All snow removal will be hauled off-site and legally disposed of. Salt storage areas shall be covered or located such that no direct untreated discharges are possible to receiving waters from the storage site. Salt storage is not permitted withing the 100' wetland buffer. Salt and sand shall be used to the minimum extent practical (refer to the attached for de-icing application rate guideline from the New Hampshire Stormwater Management Manual, Volume 2,).

Deicing Application Rate Guidelines

24' of pavement (typcial two-lane road)

These rates are not fixed values, but rather the middle of a range to be selected and adjusted by an agency according to its local conditions and experience.

			Pounds per two-lane mile			
Pavement Temp. (°F) and Trend (↑↓)	Weather Condition	Maintenance Actions	Salt Prewetted / Pretreated with Salt Brine	Salt Prewetted / Pretreated with Other Blends	Dry Salt*	Winter Sand (abrasives)
> 30° ↑	Snow	Plow, treat intersections only	80	70	100*	Not recommended
	Freezing Rain	Apply Chemical	80 - 160	70 - 140	100 - 200*	Not recommended
30° ↓	Snow	Plow and apply chemical	80 - 160	70 - 140	100 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↑	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↓	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↑	Snow or Freezing Rain	Plow and apply chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↓	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↑	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↓	Snow or Freezing Rain	Plow and apply chemical	240 - 320	210 - 280	300 - 400*	500 for freezing rain
0° - 15° ↑↓	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	300 - 400	Not recommended	500 - 750 spot treatment as needed
< 0°	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	400 - 600**	Not recommended	500 - 750 spot treatment as needed

* Dry salt is not recommended. It is likely to blow off the road before it melts ice.

** A blend of 6 - 8 gal/ton $MgCl_2$ or $CaCl_2$ added to NaCl can melt ice as low as -10°.

Anti-icing Route Data Form				
Truck Station:				
Date:				
Air Temperature	Pavement Temperature	Relative Humidity	Dew Point	Sky
Reason for applying:				
Route:				
Chemical:				
Application Time:				
Application Amount:				
Observation (first day):				
Observation (after event):				
Observation (before next application):				
Name:				

Section 2
Landscape Operation & Maintenance Manual

HALVORSON
Tighe&Bond STUDIO

LANDSCAPE OPERATION & MAINTENANCE MANUAL

WEEKLY TASKS - MAY 15 TO SEPTEMBER 15TH

1. Mow & edge lawn if ground conditions are suitable for access. Scheduling mowing to maintain a 3” mow height. Mow using appropriate machinery including push mower if area is too steep or too small for larger machinery. Do not remove cuttings unless excessive amounts hinder grass growth or if disease is present. Cuttings provide naturally occurring nitrogen fertilizer.

2. Mow to a height if 1/3 of grass blade using sharp blades. Maintain a minimum height of 3" tall to ward off weeds and withstand summer drought.

3. Manually remove weeds larger than 2" high or wide from plant beds. Use of chemical weed killer is not permitted.

4. Replace bark mulch which has been displaced or washed out from plant beds. Wash out of soil is to be repaired with new topsoil prior to placement of mulch. Bark mulch shall be primarily shredded granular outer bark of evergreen trees with a minimum of hardwood bark, partially decomposed. The mulch color is to dark brown. Mulch shall not contain chipped construction materials. No dyes are permitted.

5. Check plants for signs of stress, pest, or disease. upon approval & authorization from owner replace dead, dying, or diseased plants that cannot be treated. Consult a licensed arborist for tree diseases or to review tree damage and appropriate pruning or removal and replacement. Replacements are to match original plant species.

5. Sweep or blow clean hard surfaces including walkways, curbs, and gutters. Rake level stone dust path and fill depressions with moistened new stone dust and compact with tamper.

6. Check irrigation system components including valves, valve boxes etc. and make repairs and replacement as necessary. Check irrigation system during rainstorm events to ensure automatic shut off is working. Adjust irrigation times as necessary based on plant needs and weather conditions.

7. Complete items on the monthly check list noted below.

MONTHLY TASKS

JANUARY

During winter drought periods water newly planted trees and shrubs, especially evergreens. Tree bags are suggested when temperatures are above freezing.

LANDSCAPE ARCHITECTURE, PLANNING + URBAN DESIGN

25 KINGSTON STREET, 5TH FLOOR, BOSTON, MA 02111-2200
P 617.536.0380 HALVORSONDESIGN.COM

FEBRUARY

Fertilize trees & shrubs as needed using deep root application with slow release fertilizer. Finish pruning shade trees, summer flowering shrubs, and hedges. Spring blooming shrubs may be pruned immediately after flowering. Prune shrubs in February based on species. Do not shear or form shrubs into balls or unnatural shapes unless otherwise noted.

MARCH

Apply shredded bark mulch at sizes noted to tree, shrub & perennial beds. Optional: Divide and replant summer & fall blooming perennials.

APRIL

Replace mulch which has been washed out by rains or snow melting run-off. Remove excess deicing salts from plant beds. Check irrigation system and return to normal service. During daylight operation monthly until October 15th check each irrigation zone of the system to ensure system is operating correctly to conserve water and to keep plant healthy.

MAY

Inspect shrubs for damage from snow and/or plowing. prune out winter damaged branches or plants that have not begun to grow in late May. Water new transplants and plant replacements unless rainfall is abundant.

JUNE

Vigorous, unwanted limbs should be removed or shortened on new trees. Watch for forks in the main trunk and remove the least desirable leader. Water plants as needed. Monitor irrigation system to make sure coverage and quantities are adequate.

JULY

Prune back groundcover overhanging curbs or sidewalks. Continue watering young plants.

AUGUST

Water planting areas thoroughly unless rainfall has been adequate. Check plants for sign of water stress, nutrient deficiency, or disease. Identify disease and treat as required. Prune hedges and shrubs if necessary, in late august. Fertilize young trees & shrubs.

SEPTEMBER

Check trees for signs of water stress, nutrient deficiency or disease and treat accordingly. Core aerate, top dress and over seed lawns if needed.

OCTOBER

Remove leaves and litter from parking lots, walkways and turf areas or mow with mulching mower. Prune groundcover overhanging curbs or sidewalks. Winterize irrigation system: drain the system and reprogram automatic controller.

NOVEMBER

Remove leaves from cool season grasses or mow with mulching mower. Remove leaves from tree, shrub, and perennial beds. Conduct soil tests to correct deficiencies before winter. Prune most trees & shrubs between November 15th & March 15th. Remove conflicting & crowded branches, dead limbs, double leaders, & unsightly branches. Remove diseased plant material from the landscape to reduce disease problem next year.

DECEMBER

Prune trees in parking lots and sidewalks that interfere with public safety. Continue leaf removal if needed. Continue pruning trees & shrubs on overall property.

Issue June 28, 2023

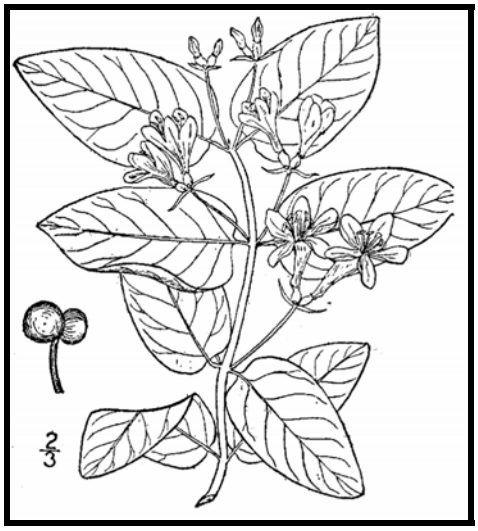
Section 3
Invasive Species

With respect to a particular ecosystem, any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem is classified as an invasive species. Refer to the following fact sheet prepared by the University of New Hampshire Cooperative Extension entitled Methods for Disposing Non-Native Invasive Plants for recommended methods to dispose of invasive plant species.

UNIVERSITY of NEW HAMPSHIRE COOPERATIVE EXTENSION

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

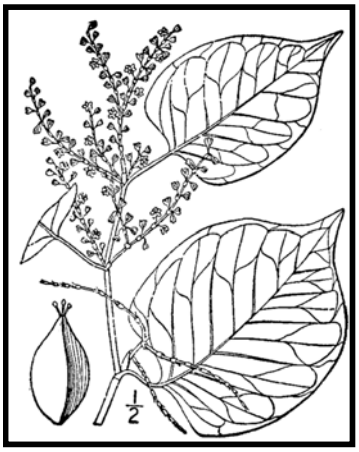
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds** 	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

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Managing Invasive Plants
Methods of Control

by Christopher Mattrick

They're out there. The problem of invasive plants is as close as your own backyard.

Maybe a favorite dogwood tree is struggling in the clutches of an Oriental bittersweet vine. Clawlike canes of multiflora rose are scratching at the side of your house. That handsome burning bush you planted few years ago has become a whole clump in practically no time … but what happened to the azalea that used to grow right next to it?

If you think controlling or managing invasive plants on your property is a daunting task, you're not alone. Though this topic is getting lots of attention from federal, state, and local government agencies, as well as the media, the basic question for most homeowners is simply, "How do I get rid of the invasive plants in my own landscape?" Fortunately, the best place to begin to tackle this complex issue is in our own backyards and on local conservation lands. We hope the information provided here will help you take back your yard. We won't kid you—there's some work involved, but the payoff in beauty, wildlife habitat, and peace of mind makes it all worthwhile.

PLAN OF ATTACK

Three broad categories cover most invasive plant control: mechanical, chemical, and biological. Mechanical control means physically removing plants from the environment through cutting or pulling. Chemical control uses herbicides to kill plants and inhibit regrowth. Techniques and chemicals used will vary depending on the species. Biological controls use plant diseases or insect predators, typically from the targeted species' home range. Several techniques may be effective in controlling a single species, but there is usually one preferred method—the one that is most resource efficient with minimal impact on non-target species and the environment.



Spraying chemicals to control invasive plants.

MECHANICAL CONTROL METHODS

Mechanical treatments are usually the first ones to look at when evaluating an invasive plant removal project. These procedures do not require special licensing or introduce chemicals into the environment. They do require permits in some situations, such as wetland zones. [See sidebar on page 23.] Mechanical removal is highly labor intensive and creates a significant amount of site disturbance, which can lead to rapid reinvasion if not handled properly.

Pulling and digging

Many herbaceous plants and some woody species (up to about one inch in diameter), if present in limited quantities, can be pulled out or dug up. It's important to remove as much of the root system as possible; even a small portion can restart the infestation. Pull plants by hand or use a digging fork, as shovels can shear off portions of the root system, allowing for regrowth. To remove larger woody stems (up to about three inches in diameter), use a Weed Wrench™, Root Jack, or Root Talon. These tools, available from several manufacturers, are designed to remove the aboveground portion of the plant as well as the entire root system. It's easiest to undertake this type of control in the spring or early summer when soils are moist and plants come out more easily.



Using tools to remove woody stems.





Volunteers hand pulling invasive plants.

Suffocation

Try suffocating small seedlings and herbaceous plants. Place double or triple layers of thick UV-stabilized plastic sheeting, either clear or black (personally I like clear), over the infestation and secure the plastic with stakes or weights. Make sure the plastic extends at least five feet past the edge of infestation on all sides. Leave the plastic in place for at least two years. This technique will kill everything beneath the plastic—invasive and non-invasive plants alike. Once the plastic is removed, sow a cover crop such as annual rye to prevent new invasions.

Cutting or mowing

This technique is best suited for locations you can visit and treat often. To be effective, you will need to mow or cut infested areas three or four times a year for up to five years. The goal is to interrupt the plant's ability to photosynthesize by removing as much leafy material as possible. Cut the plants at ground level and remove all resulting debris from the site. With this treatment, the infestation may actually appear to get worse at first, so you will need to be as persistent as the invasive plants themselves. Each time you cut the plants back, the root system gets slightly larger, but must also rely on its energy reserves to push up new growth. Eventually, you will exhaust these reserves and the plants will die. This may take many years, so you have to remain committed to this process once you start; otherwise the treatment can backfire, making the problem worse.

CHEMICAL CONTROL METHODS

Herbicides are among the most effective and resource-efficient tools to treat invasive species. Most of the commonly known invasive plants can be treated using only two herbicides—glyphosate (the active ingredient in Roundup™ and Rodeo™) and triclopyr (the active ingredient in Brush-B-Gone™ and Garlon™). Glyphosate is non-selective, meaning it kills everything it contacts. Triclopyr is selective and does not injure monocots (grasses, orchids, lilies, etc.). Please read labels and follow directions precisely for both environmental and personal safety. These are relatively benign herbicides, but improperly used they can still cause both short- and long-term health and environmental problems. Special aquatic formulations are required when working in wetland zones. You are required to have a state-issued pesticide applicator license when applying these chemicals on land you do not own. To learn more about the pesticide regulations in your state, visit or call your state's pesticide control division, usually part of the state's Department of Agriculture. In wetland areas, additional permits are usually required by the Wetlands Protection Act. [See sidebar on page 23.]

Foliar applications

When problems are on a small scale, this type of treatment is usually applied with a backpack sprayer or even a small handheld spray bottle. It is an excellent way to treat large monocultures of herbaceous plants, or to spot-treat individual plants that are difficult to remove mechanically, such as goutweed, swallowwort, or purple loosestrife. It is also an effective treatment for some woody species, such as Japanese barberry, multiflora rose, Japanese honeysuckle, and Oriental bittersweet that grow in dense masses or large numbers over many acres. The herbicide mixture should contain no more than five percent of the active ingredient, but it is important to follow the instructions on the product label. This treatment is most effective when the plants are actively growing, ideally when they are flowering or beginning to form fruit. It has been shown that plants are often more susceptible to this type of treatment if the existing stems are cut off and the regrowth is treated. This is especially true for Japanese knotweed. The target plants should be thoroughly wetted with the herbicide on a day when there is no rain in the forecast for the next 24 to 48 hours.

Cut stem treatments

There are several different types of cut stem treatments, but here we will review only the one most commonly used. All treatments of this type require a higher concentration of the active ingredient than is used in foliar applications. A 25 to 35 percent solution of the active ingredient should be used for cut stem treatments, but read and follow all label instructions. In most cases, the appropriate herbicide is glyphosate, except for Oriental bittersweet, on which triclopyr should be used. This treatment can be used on all woody stems, as well as phragmites and Japanese knotweed.

For woody stems, treatments are most effective when applied in the late summer and autumn—between late August and November. Stems should be cut close to the ground, but not so close that you will lose track of them. Apply herbicide directly to the cut surface as soon as possible after cutting. Delaying the application will reduce the effectiveness of the treatment. The herbicide can be applied with a sponge, paintbrush, or spray bottle.



Cut stem treatment tools.

For phragmites and Japanese knotweed, treatment is the same, but the timing and equipment are different. Plants should be treated anytime from mid-July through September, but the hottest, most humid days of the summer are best for this method. Cut the stems halfway between two leaf nodes at a comfortable height. Inject (or squirt) herbicide into the exposed hollow stem. All stems in an infestation should be treated. A wash bottle is the most effective application tool, but you can also use an eyedropper, spray bottle, or one of the recently developed high-tech injection systems.

It is helpful to mix a dye in with the herbicide solution. The dye will stain the treated surface and mark the areas that have been treated, preventing unnecessary reapplication. You can buy a specially formulated herbicide dye, or use food coloring or laundry dye.

There is not enough space in this article to describe all the possible ways to control invasive plants. You can find other treatments, along with more details on the above-described methods, and species-specific recommendations on The Nature Conservancy Web site (tncweeds.ucdavis.edu). An upcoming posting on the Invasive Plant Atlas of New England (www.ipane.org) and the New England Wild Flower Society (www.newfs.org) Web sites will also provide further details.



Hollow stem injection tools.

Biological controls—still on the horizon

Biological controls are moving into the forefront of control methodology, but currently the only widely available and applied biocontrol relates to purple loosestrife. More information on purple loosestrife and other biological control projects can be found at www.invasiveplants.net.

DISPOSAL OF INVASIVE PLANTS

Proper disposal of removed invasive plant material is critical to the control process. Leftover plant material can cause new infestations or reinfest the existing project area. There are many appropriate ways to dispose of invasive plant debris. I've listed them here in order of preference.

1. **Burn it**—Make a brush pile and burn the material following local safety regulations and restrictions, or haul it to your town's landfill and place it in their burn pile.

2. **Pile it**—Make a pile of the woody debris. This technique will provide shelter for wildlife as well.

3. **Compost it**—Place all your herbaceous invasive plant debris in a pile and process as compost. Watch the pile closely for resprouts and remove as necessary. Do not use the resulting compost in your garden. The pile is for invasive plants only.



Injecting herbicide into the hollow stem of phragmites.

4. **Dry it/cook it**—Place woody debris out on your driveway or any asphalt surface and let it dry out for a month. Place herbaceous material in a doubled-up black trash bag and let it cook in the sun for one month. At the end of the month, the material should be non-viable and you can dump it or dispose of it with the trash. The method assumes there is no viable seed mixed in with the removed material.

Care should be taken in the disposal of all invasive plants, but several species need extra attention. These are the ones that have the ability to sprout vigorously from plant fragments and should ideally be burned or dried prior to disposal: Oriental bittersweet, multiflora rose, Japanese honeysuckle, phragmites, and Japanese knotweed.

Christopher Mattrick is the former Senior Conservation Programs Manager for New England Wild Flower Society, where he managed conservation volunteer and invasive and rare plant management programs. Today, Chris and his family work and play in the White Mountains of New Hampshire, where he is the Forest Botanist and Invasive Species Coordinator for the White Mountain National Forest.



Controlling Invasive Plants in Wetlands

Special concerns; special precautions

Control of invasive plants in or around wetlands or bodies of water requires a unique set of considerations. Removal projects in wetland zones can be legal and effective if handled appropriately. In many cases, herbicides may be the least disruptive tools with which to remove invasive plants. You will need a state-issued pesticide license to apply herbicide on someone else's property, but all projects in wetland or aquatic systems fall under the jurisdiction of the Wetlands Protection Act and therefore require a permit. ***Yes, even hand-pulling that colony of glossy buckthorn plants from your own swampland requires a permit.*** Getting a permit for legal removal is fairly painless if you plan your project carefully.

1. Investigate and understand the required permits and learn how to obtain them. The entity charged with the enforcement of the Wetlands Protection Act varies from state to state. For more information in your state, contact:

   ME: Department of Environmental Protection
   www.state.me.us/dep/blwq/docstand/nrpapage.htm

   NH: Department of Environmental Services
   www.des.state.nh.us/wetlands/

   VT: Department of Environmental Conservation
   www.anr.state.vt.us/dec/waterq/permits/htm/pm_cud.htm

   MA: Consult your local town conservation commission

   RI: Department of Environmental Management
   www.dem.ri.gov/programs/benviron/water/permits/fresh/index.htm

   CT: Consult your local town Inland Wetland and Conservation Commission

2. Consult an individual or organization with experience in this area. Firsthand experience in conducting projects in wetland zones and navigating the permitting process is priceless. Most states have wetland scientist societies whose members are experienced in working in wetlands and navigating the regulations affecting them. A simple Web search will reveal the contact point for these societies. Additionally, most environmental consulting firms and some nonprofit organizations have skills in this area.

3. Develop a well-written and thorough project plan. You are more likely to be successful in obtaining a permit for your project if you submit a project plan along with your permit application. The plan should include the reasons for the project, your objectives in completing the project, how you plan to reach those objectives, and how you will monitor the outcome.

4. Ensure that the herbicides you plan to use are approved for aquatic use. Experts consider most herbicides harmful to water quality or aquatic organisms, but rate some formulations as safe for aquatic use. Do the research and select an approved herbicide, and then closely follow the instructions on the label.

5. If you are unsure—research, study, and most of all, ask for help. Follow the rules. The damage caused to aquatic systems by the use of an inappropriate herbicide or the misapplication of an appropriate herbicide not only damages the environment, but also may reduce public support for safe, well-planned projects.

Section 4
Annual Updates and Log Requirements

The Owner and/or Contact/Responsible Party shall review this Operation and Maintenance Plan once per year for its effectiveness and adjust the plan and deed as necessary.

A log of all preventative and corrective measures for the stormwater system shall be kept on-site and be made available upon request by any public entity with administrative, health environmental or safety authority over the site including NHDES.

Stormwater Management Report						
Mixed Use Development		**Cochecho Waterfront Development**				
BMP Description	**Date of Inspection**	**Inspector**	**BMP Installed and Operating Properly?**	**Cleaning / Corrective Action Needed**	**Date of Cleaning / Repair**	**Performed By**
Deep Sump CB's			❑Yes ❑No			
Rain Garden			❑Yes ❑No			
Landscaping			❑Yes ❑No			

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177 Corporate Drive
Portsmouth, New Hampshire 03801
(603) 433-8818

Stone Box Culvert Assessment

General Information			
Project Name	Existing Office Renovations		
Performed By	Patrick Crimmins, P.E. Colter Krzcuik, EIT	**Location**	100 Education Way, Dover, NH
Date of Inspection	7/20/2023	**Start/End Time**	11:00 am – 11:30 am

Weather Information

Weather at time of this site observation?
☒ Clear ❑ Cloudy ❑ Rain ❑ Sleet ❑ Fog ❑ Snowing ❑ Windy ❑ Other
Temperature: 85° F

Photograph No.:1	**Direction Taken:** Northeast

Description: Looking down at the inlet to the stone box culvert. The two wing stones can be seen shifted slightly toward the center inlet of the culvert.



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Photograph No.:2	**Direction Taken:** Southwest

Description: Looking at the inlet of the stone box culvert. The two wing stones have settled into the centerline of the culvert and the top stone had shifted slightly down the slope.



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Photograph No.:3	**Direction Taken:** Northeast

Description: Looking at the outlet side of the box culvert. Wing stones and header stones appear to be in good shape and stable.



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(603) 433-8818

Photograph No.:4	**Direction Taken:** Northeast

Description: Looking upstream from the outlet end of the box culvert. All stones appear to be stable and in good working condition through the length of the box culvert.



Comments/Recommendations

Based on the conditions observed in the field, the culvert appears to be able to sufficiently transport stormwater from the north side of the trail to the south side. No evidence exists in the immediate area surrounding the culvert that it has been inundated with excess stormwater. However, the wing stones of the inlet end have rotated toward the centerline of the culvert. These stones may over time continue to migrate and potentially block the inlet of the culvert. Should these stones move and block the inlet end of the box culvert, they should be reset by the current property owner. It is recommended that the property owner inspects the stones periodically to ensure the box culvert can sufficiently drain as intended.

Signature: _____

Print name: Patrick M. Crimmins, P.E

Date: 8/18/2023

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Reynolds Avenue North LLC
210 Commerce Way, Suite 300
Portsmouth, NH 03801

August 10, 2023

Ms. Donna Benton, AICP
Director of Planning and Community Development
City of Dover Planning and Community Development
288 Central Avenue
Dover, New Hampshire 03820

Re: Site Review Application, Existing Renovations, 100 Education Way, Dover, NH

Dear Ms. Benton,

Reference is made to that certain Site Review Application dated June 26, 2023 and related documents (the "***Site Plan Application***") regarding the renovation of an office building at 100 Education Way, Dover, NH (the "***Property***") submitted by Reynolds Avenue North LLC, the owner of the Property and the Applicant on the Site Plan Application (the "***Applicant***").

Reference is also made to that certain Reciprocal Easement and Access Agreement by and between by and between Liberty Mutual Insurance Company and 171 Watson Road of Dover Holding Corporation dated September 14, 2007 and recorded in the Strafford County Registry of Deeds at Book 3584, Page 64 (the "***Easement Agreement***") pursuant to which the parties thereto granted a gravel-paved mutual emergency access easement on Map E, Lot 24 and Map E, Lot 27 (now Map E, Lot 27B, and following subdivision, Map E, Lot 27B-1) (the "***Emergency Access Easement***").

This Letter serves as the Applicant's confirmation to the City that if, as a condition to the approval of a future site plan approval for the substantial redevelopment of Map E, Lot 24, the City requires the Emergency Access Easement to be paved with asphalt, then the owner of the portion of Map E, Lot 27B (future Map E, Lot 27B-1) burdened by the Emergency Access Agreement shall pave its portion of the Emergency Access Easement at such owner's sole cost and expense, and the owner of future Map E, Lot 27B-1 will agree to amend the Easement Agreement accordingly to reflect such requirement.

* * * *

Thank you for your consideration. Please do not hesitate to contact us directly if you have any questions or concerns.

Sincerely,

Eben Tormey
Authorized Officer
Reynolds Avenue North LLC

Seen and Acknowledged:

Northeast Credit Union

By: _____
Name: LEE SCHAFER
Its: SVP, COO & General Counsel

SITE-2023-0006 **100 EDUCATION WAY**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0013-005000	VENTURE DR	CRAMER FABRICS INC		20 VENTURE DR	DOVER	NH	03820
D0013-B00000	407 SIXTH ST	HALEY MARTHA J	HALEY TIMOTHY J	407 SIXTH STREET	DOVER	NH	03820
D0013-C00000	405 SIXTH ST	LEAHY WILLIAM J	LEAHY AUDREY B	405 SIXTH ST	DOVER	NH	03820
D0016-C00000	399 SIXTH ST	SAWYER EDWARD M &	SAWYER VALERIE C	399 SIXTH ST	DOVER	NH	03820
D0016-D00000	403 SIXTH ST	BOYLE IRENE G	BOYLE GERALD F	403 SIXTH STREET	DOVER	NH	03820
D0016-E00000	401 SIXTH ST	ALON AVISHAY		401 SIXTH ST	DOVER	NH	03820-5906
D0016-G00000	SIXTH ST	BLACK DOG REALTY LLC		35 HODGDON FARM LN	NEWINGTON	NH	03801
E0024-000000	100 LIBERTY WY	LIBERTY MUTUAL INSURANCE CO	ATTN: TYLER MUNGER	175 BERKELEY ST	BOSTON	MA	02116
E0026-B00000	390 SIXTH ST	LAROSE SEAN M TRUSTEE	LAROSE SEAN M REVOCABLE TRUST OF 2019	390 SIXTH ST	DOVER	NH	03820
E0027-001000	19 EDUCATION WY	MEDIA ONE OF NEW ENGLAND INC	EXTERNAL REPORTING GROUP	676 ISLAND POND RD	MANCHESTER	NH	03109-5420
E0027-A00000	398 A SIXTH ST	LAPOINT RICHARD T &	LAPOINT CRYSTAL C	398 A SIXTH ST	DOVER	NH	03820
E0027-C00000	408 SIXTH ST	DUBE DANA R &	DUBE MICHELLE	408 SIXTH ST	DOVER	NH	03820
E0027-D00000	406 SIXTH ST	REYNOLDS AVENUE NORTH LLC		210 COMMERCE WY STE 300	PORTSMOUTH	NH	03801
E0027-E00000	398 SIXTH ST	SNIDER KRISTEN	HUTHER KEVIN	398 SIXTH ST	DOVER	NH	03820
E0027-F00000	EDUCATION WY	BRUECKNER PROPERTY USA INC		50 EDUCATION WY	DOVER	NH	03820-5814
E0027-G00000	50 EDUCATION WY	BRUECKNER PROPERTY USA INC		50 EDUCATION WY	DOVER	NH	03820-5814
E0028-000000	12 EDUCATION WY	CASTALDO CHRISTINE E &	CASTALDO MICHAEL C	12 EDUCATION WAY	DOVER	NH	03820
E0029-000000	410 SIXTH ST	CASWELL KAREN		410 SIXTH ST	DOVER	NH	03820-5909
E0031-000000	1 EDUCATION WY	FMX LLC		1 EDUCATION WY	DOVER	NH	03820-5815
E0032-A00000	156 WATSON RD	CARRIER MICHELE W &	CARRIER MARK R	156 WATSON ROAD	DOVER	NH	03820
E0032-C00000	88 COUNTY FARM RD	VARNEY LINDA S & JAMES W TRUSTEES	VARNEY LINDA S LIVING REVOCABLE TRUST	88 COUNTY FARM ROAD	DOVER	NH	03820
E0032-D00000	164 WATSON RD	HUTCHISON THOMAS L & HEIDI S TRUSTEES	HUTCHISON THOMAS AND HEIDI FAMILY LIVING	164 WATSON RD	DOVER	NH	03820
E0033-000000	171 WATSON RD	SEACOAST CHARTER SCHOOL		171 WATSON RD	DOVER	NH	03820
E0033-B00000	WATSON RD	NH WATER DIVISION	DEPT OF ENVIROMENTAL SERVICES	6 HAZEN DRIVE	CONCORD	NH	03301
E0033-B00LSE	WATSON RD	SOUTHERN NH HYDRO-ELECTRIC DEV CORP		PO BOX 178	SOUTH BERWICK	ME	03908
E0034-000000	WATSON RD	STATE OF NEW HAMPSHIRE	WATER RESOURSES	J.D. MORTON BLDG	CONCORD	NH	03301
E0035-000000	115 WATSON RD	WALDRON FALLS HOMEOWNERS' ASSOCAIATION		44 CARDINAL DR	DOVER	NH	03820
E0038-000000	67 WATSON RD	DECKER ERIC C	DECKER CAROLYN R	67 WATSON RD	DOVER	NH	03820-5800
E0042-000000	WILLOW ST	THE WILLOWS MASTER CARD	WILLOWS HOME OWNERS ASSOCIATION	PO BOX 9	DOVER	NH	03821-0009
E0045-005000	TOLEND RD	STATE OF NEW HAMPSHIRE	WATER RESOURCES BOARD	J.D. MORTON BLDG	CONCORD	NH	03301
E0047-001000	TOLEND RD	STERN BRIAN		520 COLLAR HILL RD	WORCESTER	VT	05682-9614
E0027-B00000	100 EDUCATION WY	REYNOLDS AVENUE NORTH LLC		210 COMMERCE WY STE 300	PORTSMOUTH	NH	03801
		TIGHE & BOND	PATRICK CRIMMINS	177 CORPORATE DRIVE	PORTSMOUTH	NH	03801
		DOUCET SURVEY LLC	JACK KAISER	102 KENT PLACE	NEWMARKET	NH	03857
		PROCON	CHRISTOPHER LIZOTTE	1359 HOOKSET ROAD SUITE 1	HOOKSET	NH	03106

EXISTING OFFICE RENOVATIONS

100 EDUCATION WAY

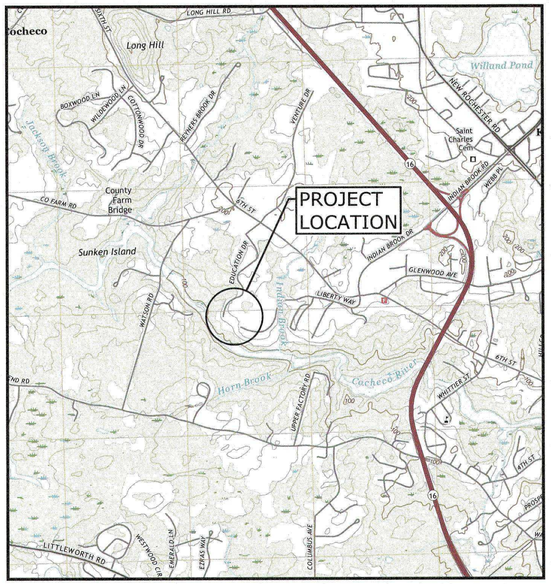
DOVER, NH

DOVER FILE#: SITE-2023-0006

JUNE 28, 2023

LAST REVISED: AUGUST 18, 2023

LIST OF DRAWINGS			
SHEET NO.	DRAWING NO.	DRAWING TITLE	LAST REVISED
1		COVER SHEET	8/18/2023
2	1 OF 3	EXISTING CONDITIONS PLAN	6/2/2023
3	2 OF 3	EXISTING CONDITIONS PLAN	6/2/2023
4	3 OF 3	EXISTING CONDITIONS PLAN	6/2/2023
5	1 OF 2	SUBDIVISION PLAN	7/31/2023
6	2 OF 2	SUBDIVISION PLAN	7/31/2023
7	G-101	NEIGHBORHOOD PLAN	7/27/2023
8	C-101	CIVIL GENERAL NOTES & LEGEND	8/18/2023
9	C-102	EXISTING CONDITIONS & DEMOLITION PLAN	7/27/2023
10	C-103	OVERALL SITE PLAN	7/27/2023
11	C-103.1	SITE PLAN	7/27/2023
12	C-104	GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN	7/27/2023
13	C-501	EROSION CONTROL NOTES & DETAILS SHEET	7/27/2023
14	C-502	SITE DETAILS SHEET	7/27/2023
15	C-503	SITE DETAILS SHEET	7/27/2023
16	C-504	SITE DETAILS SHEET	7/27/2023
17	L-101	LANDSCAPE NOTES & PLANTING SCHEDULE	7/27/2023
18	L-102	OVERALL LANDSCAPE & TREE PLANTING PLAN	7/27/2023
19	L-103	ENLARGED LANDSCAPE & SHRUB PLANTING PLAN	7/27/2023
20	L-501	LANDSCAPE DETAILS SHEET	7/27/2023
21	L-502	LANDSCAPE DETAILS SHEET	7/27/2023
22	PB1.00	EXISTING CONDITIONS	7/27/2023
23	PB1.01	PROPOSED RENDERINGS	7/27/2023
24	PB1.02	PROPOSED EXTERIOR ELEVATIONS	7/27/2023
25	PB1.03	PROPOSED EXTERIOR ELEVATIONS	7/27/2023



LOCATION MAP
SCALE: 1" = 2,000'

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND FOR SITE CONDITIONS THROUGHOUT CONSTRUCTION. NEITHER THE PLANS NOR THE SEAL OF THE ENGINEER AFFIXED HEREON EXTEND TO OR INCLUDE SYSTEMS REQUIRED FOR THE SAFETY OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.
3. TIGHE & BOND. ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE & BOND.

PREPARED BY:

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

CITY OF DOVER
APPROVAL STAMP

OWNER/APPLICANT:
REYNOLDS AVENUE NORTH LLC
210 COMMERCE WAY SUITE 300
PORTSMOUTH, NH 03801
SIGNATURE:

DATE: Aug 18 2023

SURVEYOR:

DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/18/2023

STATE OF NEW HAMPSHIRE – NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 08/18/2023

PB SUBMISSION
COMPLETE SET 25 SHEETS

811 DigSafe MA-ME-NH-RI-VT

NOT FOR CONSTRUCTION

Last Saved: 8/17/2023
Plotted On: Aug 18, 2023-7:59am By: Ckrzculk
Tighe & Bond: J:\P\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 G-COVER.dwg

NOTES:

1. REFERENCE: TAX MAP E, LOT 27B
100 EDUCATION WAY

2. TOTAL PARCEL AREA: 56.65 AC. PER REFERENCE PLAN 1 *SEE NOTE 9 BELOW

3. OWNER OF RECORD: REYNOLDS AVENUE NORTH LLC
210 COMMERCE WAY STE 300
PORTSMOUTH, NH 03801
S.C.R.D. BOOK 4989, PAGE 329

4. ZONE: INNOVATIVE TECHNOLOGY (IT)
DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	2 AC.
MIN. FRONTAGE	200 ft.
MIN. FRONT SETBACK	50 ft.
MIN. SIDE/REAR SETBACK	50 ft.
MAX. BUILDING HEIGHT	55 ft.
MAX. BUILDING COVERAGE	33 %
MIN. WETLAND SETBACKS	50 ft.

ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF DOVER ZONING ORDINANCE AS AVAILABLE ON THE CITY WEBSITE ON APRIL 18, 2023. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

5. THE PARCEL IS ALSO SUBJECT TO THE STATE OF NH SHORELAND PROTECTION DISTRICT.

LIMITS WITHIN THE PROTECTED SHORELAND	250 ft.
NATURAL WOODLAND BUFFER RESTRICTIONS	150 ft.
NEW SEPTIC SYSTEM LEACHFIELD SETBACK	125 ft.
PRIMARY BUILDING LINE	50 ft.

6. FIELD SURVEY PERFORMED BY M.A.W. & A.E.K. (DOUCET SURVEY) DURING APRIL 2023 USING A TOTAL STATION AND A SURVEY GRADE GPS WITH A DATA COLLECTOR AND AN AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

7. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

8. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOID18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

9. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

THIS SURVEY IS INTENDED TO COVER ONLY A PORTION OF THE SUBJECT PARCEL. TOPOGRAPHIC SURVEY WAS PERFORMED WITHIN THE AREA OF INTEREST AS DEFINED BY THE OWNER. BOUNDARY SURVEY WAS PERFORMED SUFFICIENTLY WITHIN THE AREA OF INTEREST AND THE REMAINDER IS SHOWN PER REFERENCE PLAN 1.

10. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING MAY 2023 IN ACCORDING TO THE:
- US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2012).
- NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (2013).
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEHSTC (MAY 2017).

11. FLOOD HAZARD ZONE:"X", PER FIRM MAP #33017C0310E, DATED 9/30/2015.

12. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.

13. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.

14. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.

15. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.

16. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

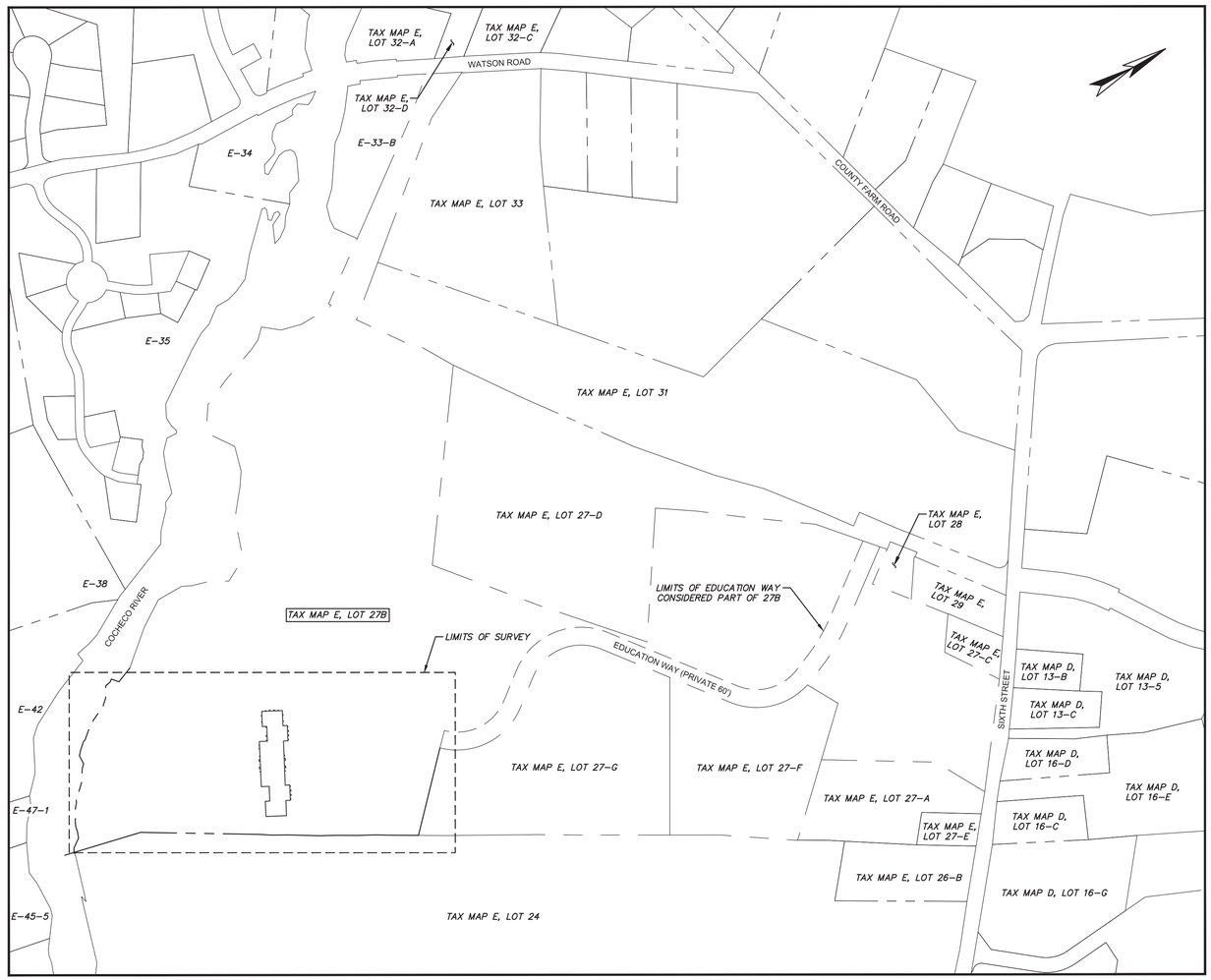
17. TAX MAP E LOT 27B IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING:
A. RECIPROCAL EASEMENT WITH MAP E LOT 24 FOR EMERGENCY ACCESS AND CONTINUOUS WATER LOOP PER S.C.R.D. BOOK 3584 PAGE 64 AND SHOWN ON REFERENCE PLAN 3.
B. A 2-ROD WIDE RESERVATION WAS MADE FROM THE SUBJECT PARCEL FOR A PASSAGEWAY IN COMMON ADJACENT TO THE RIVER FOR THE COCHECO MANUFACTURING COMPANY, EPHRAM HAM JR., AND THEIR HEIRS AND ASSIGNS PER S.C.R.D. BOOK 144 PAGE 336. IT IS THE BELIEF OF THE SURVEYOR THAT THIS WAS A FEE RESERVATION AND SAID 2-ROD STRIP ADJACENT TO THE RIVER IS NOT CONSIDERED A PORTION OF LOT 27B.
C. 30' WIDE PERMANENT SEWER AND MAINTENANCE EASEMENT GRANTED TO THE CITY OF DOVER PER S.C.R.D. BOOK 1607 PAGE 519.
D. CONSERVATION EASEMENT DEED GRANTED TO THE CITY OF DOVER ACROSS THE SUBJECT PARCEL LYING BETWEEN THE NORTHERLY BOUNDS OF THE 30' CITY SEWER EASEMENT AND THE LINE SHOWN HEREON WHICH IS 2 RODS NORTHERLY OF THE MEAN HIGH WATER LINE OF THE COCHECO RIVER. S.C.R.D. BOOK 3291 PAGE 329.
E. EASEMENT TO NET&T CO. FOR DISTRIBUTION & COMMUNICATION LINES. SAID EASEMENT STARTS ON SIXTH STREET AND RUNS GENERALLY WESTERLY ACROSS THE PREMISES. NO WIDTH PROVIDED, APPEARS TO BE BLANKET IN NATURE. S.C.R.D. BOOK 668 PAGE 184.
F. DRAINAGE EASEMENT GRANTED TO BRUECKNER FOR THE BENEFIT OF LOT 27F AS SHOWN HEREON PER S.C.R.D. BOOK 4989 PAGE 393 AND REFERENCE PLAN 1.
G. SEWER EASEMENT GRANTED TO BRUECKNER FOR THE BENEFIT OF LOT 27F & LOT 27G AS SHOWN HEREON PER S.C.R.D. BOOK 4989 PAGE 393 AND REFERENCE PLAN 1.
H. MAINTENANCE EASEMENT GRANTED TO BRUECKNER FOR THE BENEFIT OF LOT 27F & LOT 27G AS SHOWN HEREON PER S.C.R.D. BOOK 4989 PAGE 393 AND REFERENCE PLAN 1.
I. ACCESS EASEMENT GRANTED TO BRUECKNER FOR THE BENEFIT OF LOT 27F & LOT 27G FOR THE PURPOSE OF ACCESS TO THE COMMUNITY TRAIL. SAID ACCESS IS GENERALLY THROUGH THE SEWER EASEMENT SHOWN HEREON, PER S.C.R.D. BOOK 4989 PAGE 393.
J. SEE DECLARATION AND GRANT OF EASEMENTS RECORDED IN S.C.R.D. BOOK 4989 PAGE 393 AND SHOWN ON REFERENCE PLAN 1 FOR ADDITIONAL RIGHTS OVER PORTIONS OF THE SUBJECT PREMISES NOT SHOWN HEREON.

REFERENCE PLANS:

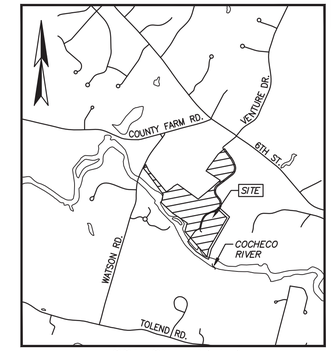
1. "TAX MAP 3 LOT 27B SUBDIVISION PLAN OF LAND EDUCATION WAY DOVER, NEW HAMPSHIRE OWNED BY 171 WATSON ROAD OF DOVER HOLDING CORP. P.O. BOX 1217, DOVER, NH 03820 PREPARED FOR THE KANE COMPANY 210 COMMERCE WAY #300 PORTSMOUTH, NH 03801" DATED SEPTEMBER 7, 2021 LAST REVISED OCTOBER 29, 2021 BY TFM. S.C.R.D. PLAN 12529.

2. "BOUNDARY LINE ADJUSTMENT PLAN 171 WATSON ROAD OF DOVER HOLDING CORPORATION AND CJM DURHAM, LLC. SIXTH STREET DOVER, NEW HAMPSHIRE" DATED JUNE 8, 2024 LAST REVISED AUGUST 2, 2004 BY TRITECH ENGINEERING CORPORATION. S.C.R.D. PLAN 76-56.

3. "ACCESS DRIVE EASEMENT PLAN OF LAND MAP E, LOTS 24 & 27B IN DOVER NEW HAMPSHIRE" DATED AUGUST 20, 2007 BY VANASSE HANGEN BRUSTLIN, INC. S.C.R.D. PLAN 92-15.



KEY MAP
(SCALE: 1" = 250')



LOCATION MAP (n.t.s.)

ABUTTERS LIST:

TAX MAP D LOT 13-5
CRAMER FABRICS INC
20 VENTURE DR
DOVER, NH 03820
S.C.R.D. BOOK 1694, PAGE 733

TAX MAP D LOT 13-B
MARTHA J. & TIMOTHY J. HALEY
407 SIXTH STREET
DOVER, NH 03820
S.C.R.D. BOOK 1111, PAGE 369

TAX MAP D LOT 13-C
WILLIAM J. & AUDREY B. LEAHY
405 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 841, PAGE 456

TAX MAP D LOT 16-C
EDWARD M. & VALERIE C. SAWYER
399 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 3478, PAGE 150

TAX MAP D LOT 16-D
IRENE G. & GERALD F. BOYLE
403 SIXTH STREET
DOVER, NH 03820
S.C.R.D. BOOK 1305, PAGE 459

TAX MAP D LOT 16-E
AVISHAY ALON
401 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 4953, PAGE 177

TAX MAP D LOT 16-G
BLACK DOG REALTY LLC
35 HODGDON FARM LN
NEWBURY, NH 03801
S.C.R.D. BOOK 4421, PAGE 898

TAX MAP E LOT 24
LIBERTY MUTUAL INSURANCE CO
ATTN: TYLER MUNGER
175 BERKELEY ST
BOSTON, MA 02116
S.C.R.D. BOOK 1364, PAGE 453

TAX MAP E LOT 26-B
SEAN M. LAROSE REV. TRUST OF 2019
390 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 4666, PAGE 757

TAX MAP E LOT 27-A
RICHARD T. & CRYSTAL C. LAPOINT
398 A SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 4570, PAGE 901

TAX MAP E LOT 27-C
DANA R. & MICHELLE DUBE
408 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 4305, PAGE 718

TAX MAP E LOT 27-D
REYNOLDS AVENUE NORTH LLC
210 COMMERCE WAY STE 300
PORTSMOUTH, NH 03801
S.C.R.D. BOOK 4989, PAGE 329

TAX MAP E LOT 27-E
KRISTEN SNIDER & KEVIN HUTHER
398 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 5049, PAGE 234

TAX MAP E LOT 27-F
BRUECKNER PROPERTY USA INC
50 EDUCATION WAY
DOVER, NH 03820-5814
S.C.R.D. BOOK 4989, PAGE 388

TAX MAP E LOT 27-G
BRUECKNER PROPERTY USA INC
50 EDUCATION WAY
DOVER, NH 03820-5814
S.C.R.D. BOOK 4989, PAGE 388

TAX MAP E LOT 28
CHRISTINE E. & MICHAEL C. CASTALDO
12 EDUCATION WAY
DOVER, NH 03820
S.C.R.D. BOOK 3435, PAGE 145

TAX MAP E LOT 29
KAREN CASWELL
410 SIXTH ST
DOVER, NH 03820-5909
S.C.R.D. BOOK 2761, PAGE 63

TAX MAP E LOT 31
FMX LLC
1 EDUCATION WAY
DOVER, NH 03820-5815
S.C.R.D. BOOK 4187, PAGE 980

TAX MAP E LOT 32-A
MICHELE W. & MARK R. CARRIER
156 WATSON RD
DOVER, NH 03820
S.C.R.D. BOOK 1719, PAGE 520

TAX MAP E LOT 32-C
LINDA S. VARNEY LIVING REV. TRUST
88 COUNTY FARM RD
DOVER, NH 03820
S.C.R.D. BOOK 3361, PAGE 406

TAX MAP E LOT 32-D
THOMAS AND HEIDI HUTCHISON FAMILY LIVING
164 WATSON RD
DOVER, NH 03820
S.C.R.D. BOOK 4488, PAGE 190

TAX MAP E LOT 33
SEACOAST CHARTER SCHOOL
171 WATSON RD
DOVER, NH 03820
S.C.R.D. BOOK 4429, PAGE 243

TAX MAP E 45-5
STATE OF NEW HAMPSHIRE
WATER RESOURCES BOARD
J.D. MORTON BLDG
CONCORD, NH 03301

TAX MAP E LOT 47-1
BRIAN STERN
520 COLLAR HILL RD
WORCESTER, VT 05682

TAX MAP E LOT 42
THE WILLOWS HOMEOWNERS ASSOC.
PO BOX 9
DOVER, NH 03821

TAX MAP E LOT 38
ERIC DECKER
16 QUAL DR
DOVER, NH 03820

TAX MAP E LOT 35
WALDRON FALLS HOMEOWNERS ASSOC.
44 CARDINAL DR
DOVER, NH 03820

TAX MAP E LOT 34
STATE OF NEW HAMPSHIRE
WATER RESOURCES BOARD
J.D. MORTON BLDG
CONCORD, NH 03301

TAX MAP E LOT 33-B
STATE OF NEW HAMPSHIRE
WATER RESOURCES BOARD
J.D. MORTON BLDG
CONCORD, NH 03301

STATE OF NEW HAMPSHIRE — No. 937 JOHN F. KAISER — LICENSED LAND SURVEYOR
John Kaiser
SIGNATURE

PURSUANT TO RSA 676:18, III:

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

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.'

John Kaiser L.L.S. #937

6/2/23 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

EXISTING CONDITIONS PLAN

FOR LAND OF
REYNOLDS AVENUE NORTH LLC
TAX MAP E LOT 27B
100 EDUCATION WAY
DOVER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	5/31/23	ADD RECENTLY DELINEATED WETLANDS	J.F.K.

DRAWN BY:	W.D.C.	DATE:	MAY 5, 2023
CHECKED BY:	J.F.K.	DRAWING NO.	7985A
JOB NO.	7985	SHEET	1 OF 3

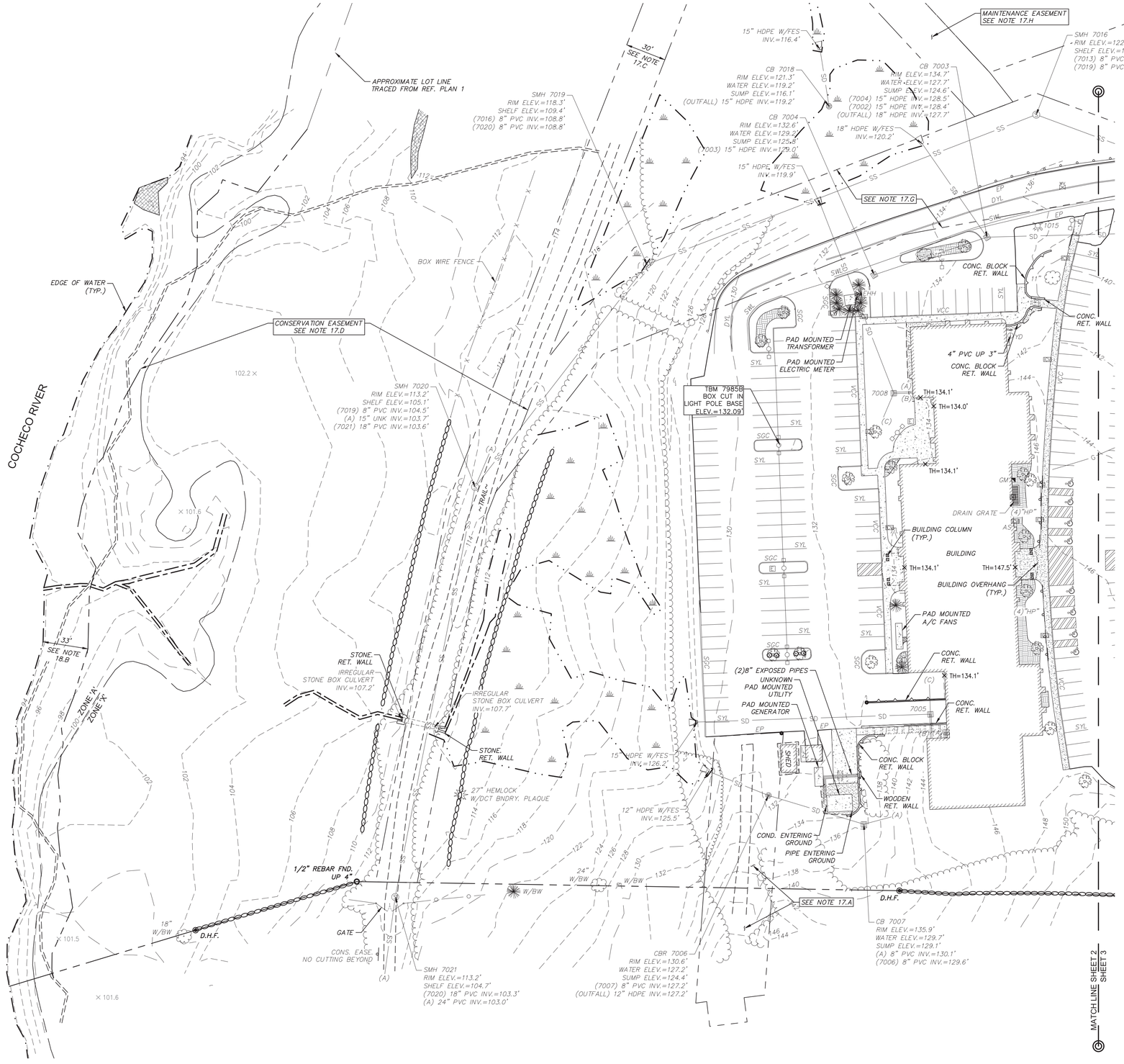
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http://www.doucetsurvey.com

FILE NAME: C:\Users\JohnK\Vega\Doc\Local\Temp\AcPublish_30596\7985A.dwg LAYOUT NAME: 22X34 TOPO PLAN (1) PLOTTED: Friday, June 02, 2023 - 7:55am

LEGEND

- EXISTING LOT LINE
- APPROXIMATE ABUTTERS LOT LINE
- 100 MAJOR CONTOUR LINE
- 98 MINOR CONTOUR LINE
- STONE WALL
- RETAINING WALL
- X BOX WIRE FENCE
- HANDRAIL
- GUARDRAIL
- SD DRAIN LINE
- SS SEWER LINE
- G GAS LINE
- TREE LINE
- SHRUB LINE
- FEMA FLOOD ZONE LINE
- EDGE OF WETLAND (SEE NOTE 10)
- EDGE OF WATER
- WETLAND AREA
- CONCRETE
- RIP RAP
- LANDSCAPED AREA
- CRUSHED STONE
- BRICK
- LEDGE OUTCROP
- ×100.0 SPOT GRADE
- BOUND FOUND (BND. FND.)
- DRILL HOLE FOUND (D.H.F.)
- PIPE/ROD FOUND
- FENCE POST
- LIGHT POLE W/ARM
- LIGHT POLE (MULTI-ARMS)
- CATCH BASIN
- FES FLARED END SECTION
- SEWER MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- IRRIGATION CONTROL VALVE
- GM GAS METER
- GAS GATE VALVE
- EHH ELECTRIC HAND HOLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- TELEPHONE MANHOLE
- FIRE ALARM BOX
- MANHOLE
- AS AUTO SPRINKLER
- SIGN
- BOLLARD
- ROCK/BOULDER
- ACCESSIBLE PARKING SPACE
- CONIFEROUS TREE 10" DIA. OR GREATER
- CONIFEROUS TREE LESS THAN 10" DIA.
- DECIDUOUS TREE 10" DIA. OR GREATER
- DECIDUOUS TREE LESS THAN 10" DIA.
- TREE STUMP
- MONITORING WELL LOCATION

BW	BARBED WIRE
BND. FND.	BOUND FOUND
CONC.	CONCRETE
D.H.	DRILL HOLE
"DOP"	15 MINUTE DROP-OFF PARKING
DYL	DOUBLE YELLOW LINE
EP	EDGE OF PAVEMENT
GRAN.	GRANITE
"HP"	HANDICAP PARKING SIGN
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
RET. WALL	RETAINING WALL
SGC	SLOPED GRANITE CURB
SWL	SINGLE WHITE LINE
SYL	SINGLE YELLOW LINE
TH	THRESHOLD ELEVATION
TYP.	TYPICAL
UNK	UNKNOWN
VCC	VERTICAL CONCRETE CURB
"VP"	VISITOR PARKING
YD	YARD DRAIN



NHSPC (NAD83 / 2011)

DOUCET SURVEY

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 937 — JOHN F. KAISER — John Kaiser SIGNATURE

PURSUANT TO RSA 676:18, III:

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John Kaiser L.L.S. #937

6/2/23 DATE

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DRAINAGE STRUCTURES
CB 7005
RIM ELEV.=130.4'
WATER ELEV.=127.1'
SUMP ELEV.=124.1'
(A) 4" PVC INV.=128.2'
(B) 4" PVC INV.=128.2'
(C) 4" PVC INV.=127.8'
(OUTFALL) 15" HDPE INV.=127.0'
CB 7008
RIM ELEV.=133.2'
WATER ELEV.=127.2'
SUMP ELEV.=126.8'
(A) 4" PVC INV.=127.4'
(B) 4" PVC INV.=127.4'
(C) 15" HDPE INV.=127.4'
(OUTFALL) 15" HDPE INV.=127.2'

40 0 40 80

SCALE: 1 INCH = 40 FT.

EXISTING CONDITIONS PLAN

FOR LAND OF

REYNOLDS AVENUE NORTH LLC

TAX MAP E LOT 27B

100 EDUCATION WAY

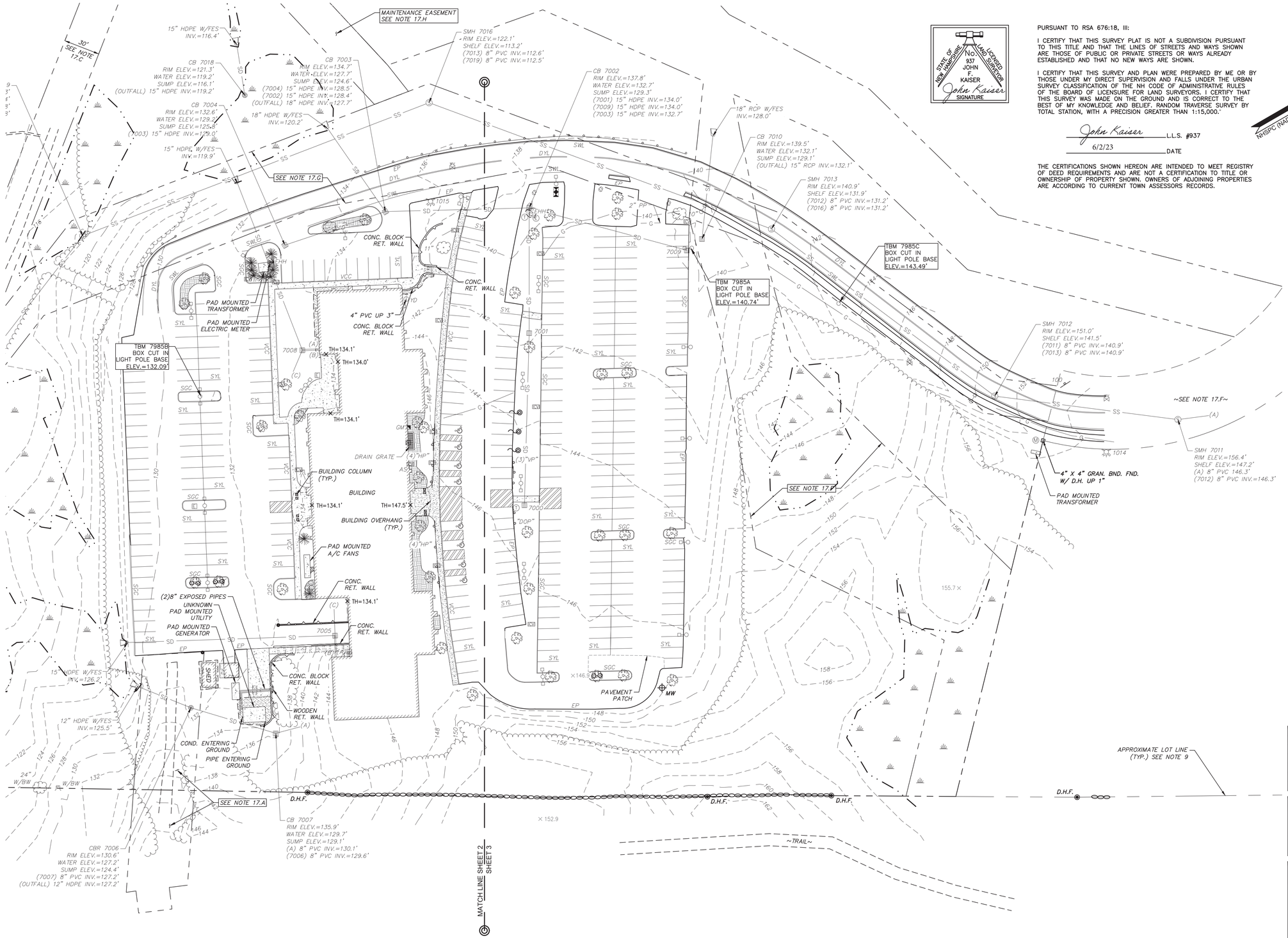
DOVER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	5/31/23	ADD RECENTLY DELINEATED WETLANDS	J.F.K.

DRAWN BY:	W.D.C.	DATE:	MAY 5, 2023
CHECKED BY:	J.F.K.	DRAWING NO.	7985A
JOB NO.	7985	SHEET	2 OF 3

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FILE NAME: C:\Users\JoeL\AppData\Local\Temp\AcPublish_2596\7985A.dwg LAYOUT NAME: 22X34 TWO PLAN (2) PLOTTED: Friday, June 02, 2023 - 7:55am



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STATE OF NEW HAMPSHIRE — No. 937 JOHN F. KAISER — LICENSED LAND SURVEYOR — John Kaiser — SIGNATURE

DOUCET SURVEY — NHSPC (NAD83 / 2011)

DRAINAGE STRUCTURES
CB 7000
RIM ELEV.=145.1'
WATER ELEV.=141.1'
SUMP ELEV.=137.8'
(7001) 15" HDPE INV.=141.1'
CB 7001
RIM ELEV.=141.4'
WATER ELEV.=136.8'
SUMP ELEV.=133.4'
(7000) 15" HDPE INV.=137.0'
(7002) 15" HDPE INV.=136.8'
CB 7005
RIM ELEV.=130.4'
WATER ELEV.=127.1'
SUMP ELEV.=124.1'
(A) 4" PVC INV.=128.2'
(B) 4" PVC INV.=128.2'
(C) 4" PVC INV.=127.8'
(OUTFALL) 15" HDPE INV.=127.0'
CB 7008
RIM ELEV.=133.2'
WATER ELEV.=127.2'
SUMP ELEV.=126.8'
(A) 4" PVC INV.=127.4'
(B) 4" PVC INV.=127.4'
(C) 15" HDPE INV.=127.4'
(OUTFALL) 15" HDPE INV.=127.2'
CB 7009
RIM ELEV.=139.6'
WATER ELEV.=135.6'
SUMP ELEV.=132.2'
(7002) 15" HDPE INV.=135.6'

40 0 40 80

SCALE: 1 INCH = 40 FT.

EXISTING CONDITIONS PLAN

FOR LAND OF

REYNOLDS AVENUE NORTH LLC

TAX MAP E LOT 27B

100 EDUCATION WAY

DOVER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	5/31/23	ADD RECENTLY DELINEATED WETLANDS	J.F.K.

DRAWN BY:	W.D.C.	DATE:	MAY 5, 2023
CHECKED BY:	J.F.K.	DRAWING NO.	7985A
JOB NO.	7985	SHEET	3 OF 3

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FILE NAME: C:\Users\JohnV\Vaydoc\Local\Temp\AcPublish_30596\7985A.dwg LAYOUT NAME: 22X34 TOPO PLAN (3) PLOTTED: Friday, June 02, 2023 - 7:55am

NOTES:

1. REFERENCE: TAX MAP E, LOT 27B
   100 EDUCATION WAY

2. TOTAL PARCEL AREA: 56.65 AC. PER REFERENCE PLAN 1 *SEE NOTE 9 BELOW

3. OWNER OF RECORD: REYNOLDS AVENUE NORTH LLC
   210 COMMERCE WAY STE 300
   PORTSMOUTH, NH 03801
   S.C.R.D. BOOK 4989, PAGE 329

4. ZONE: INNOVATIVE TECHNOLOGY (IT)
   DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	2 AC.
MIN. FRONTAGE	200 ft.
MIN. FRONT SETBACK	50 ft.
MIN. SIDE/REAR SETBACK	50 ft.
MAX. BUILDING HEIGHT	55 ft.
MAX. BUILDING COVERAGE	33 %
MIN. WETLAND SETBACKS	50 ft.

   ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF DOVER ZONING ORDINANCE AS AVAILABLE ON THE CITY WEBSITE ON APRIL 18, 2023. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

5. THE PARCEL IS ALSO SUBJECT TO THE STATE OF NH SHORELAND PROTECTION DISTRICT.

LIMITS WITHIN THE PROTECTED SHORELAND	250 ft.
NATURAL WOODLAND BUFFER RESTRICTIONS	150 ft.
NEW SEPTIC SYSTEM LEACHFIELD SETBACK	125 ft.
PRIMARY BUILDING LINE	50 ft.

6. FIELD SURVEY PERFORMED BY M.A.W. & A.E.K. (DOUCET SURVEY) DURING APRIL 2023 USING A TOTAL STATION AND A SURVEY GRADE GPS WITH A DATA COLLECTOR AND AN AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

7. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

8. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

   THIS SURVEY IS INTENDED TO COVER ONLY A PORTION OF THE SUBJECT PARCEL. TOPOGRAPHIC SURVEY WAS PERFORMED WITHIN THE AREA OF INTEREST AS DEFINED BY THE OWNER. BOUNDARY SURVEY WAS PERFORMED SUFFICIENTLY WITHIN THE AREA OF INTEREST AND THE REMAINDER IS SHOWN PER REFERENCE PLAN 1.

9. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.

10. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING MAY 2023 IN ACCORDING TO THE:
    - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
    - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2012).
    - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (2013).
    - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEHSTC (MAY 2017).

    * A WAIVER HAS BEEN REQUESTED TO THE PLANNING BOARD FOR PROVIDING WETLANDS ON THE ENTIRE LOT 27-B AND ADDITIONALLY WITHIN THE AREA OF THE EXISTING CONSERVATION EASEMENT, SPECIFICALLY WITHIN THE AREA OF THE PROPOSED LOT.

11. FLOOD HAZARD ZONE:"X", PER FIRM MAP #33017C0310E, DATED 9/30/2015.

12. TAX MAP E LOT 27B IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING:
    A. RECIPROCAL EASEMENT WITH MAP E LOT 24 FOR EMERGENCY ACCESS AND CONTINUOUS WATER LOOP PER S.C.R.D. BOOK 3584 PAGE 64 AND SHOWN ON REFERENCE PLAN 3.
    B. A 2-ROD WIDE RESERVATION WAS MADE FROM THE SUBJECT PARCEL FOR A PASSAGEWAY IN COMMON ADJACENT TO THE RIVER FOR THE COCHECO MANUFACTURING COMPANY, EPHRAM HAM JR., AND THEIR HEIRS AND ASSIGNS PER S.C.R.D. BOOK 144 PAGE 336. IT IS THE BELIEF OF THE SURVEYOR THAT THIS WAS A FEE RESERVATION AND SAID 2-ROD STRIP ADJACENT TO THE RIVER IS NOT CONSIDERED A PORTION OF LOT 27B.
    C. 30' WIDE PERMANENT SEWER AND MAINTENANCE EASEMENT GRANTED TO THE CITY OF DOVER PER S.C.R.D. BOOK 1607 PAGE 519.
    D. CONSERVATION EASEMENT DEED GRANTED TO THE CITY OF DOVER ACROSS THE SUBJECT PARCEL LYING BETWEEN THE NORTHERLY BOUNDS OF THE 30' CITY SEWER EASEMENT AND THE LINE SHOWN HEREON WHICH IS 2 RODS NORTHERLY OF THE MEAN HIGH WATER LINE OF THE COCHECO RIVER. S.C.R.D. BOOK 3291 PAGE 329.
    E. EASEMENT TO NET&T CO. FOR DISTRIBUTION & COMMUNICATION LINES. SAID EASEMENT STARTS ON SIXTH STREET AND RUNS GENERALLY WESTERLY ACROSS THE PREMISES. NO WIDTH PROVIDED, APPEARS TO BE BLANKET IN NATURE. S.C.R.D. BOOK 668 PAGE 184.
    F. DRAINAGE EASEMENT GRANTED TO BRUECKNER FOR THE BENEFIT OF LOT 27F AS SHOWN HEREON PER S.C.R.D. BOOK 4989 PAGE 393 AND REFERENCE PLAN 1.
    G. SEWER EASEMENT GRANTED TO BRUECKNER FOR THE BENEFIT OF LOT 27F & LOT 27G AS SHOWN HEREON PER S.C.R.D. BOOK 4989 PAGE 393 AND REFERENCE PLAN 1.
    H. MAINTENANCE EASEMENT GRANTED TO BRUECKNER FOR THE BENEFIT OF LOT 27F & LOT 27G AS SHOWN HEREON PER S.C.R.D. BOOK 4989 PAGE 393 AND REFERENCE PLAN 1.
    I. ACCESS EASEMENT GRANTED TO BRUECKNER FOR THE BENEFIT OF LOT 27F & LOT 27G FOR THE PURPOSE OF ACCESS TO THE COMMUNITY TRAIL. SAID ACCESS IS GENERALLY THROUGH THE SEWER EASEMENT SHOWN HEREON, PER S.C.R.D. BOOK 4989 PAGE 393.
    J. SEE DECLARATION AND GRANT OF EASEMENTS RECORDED IN S.C.R.D. BOOK 4989 PAGE 393 AND SHOWN ON REFERENCE PLAN 1 FOR ADDITIONAL RIGHTS OVER PORTIONS OF THE SUBJECT PREMISES NOT SHOWN HEREON.
    K. UPON CONVEYANCE OF PROPOSED LOT 27-B-1 THERE SHALL BE A CONVEYANCE OF AN ACCESS AND UTILITY EASEMENT OVER THE EXISTING 60' WIDE EDUCATION WAY TO BENEFIT THE NEW PARCEL.

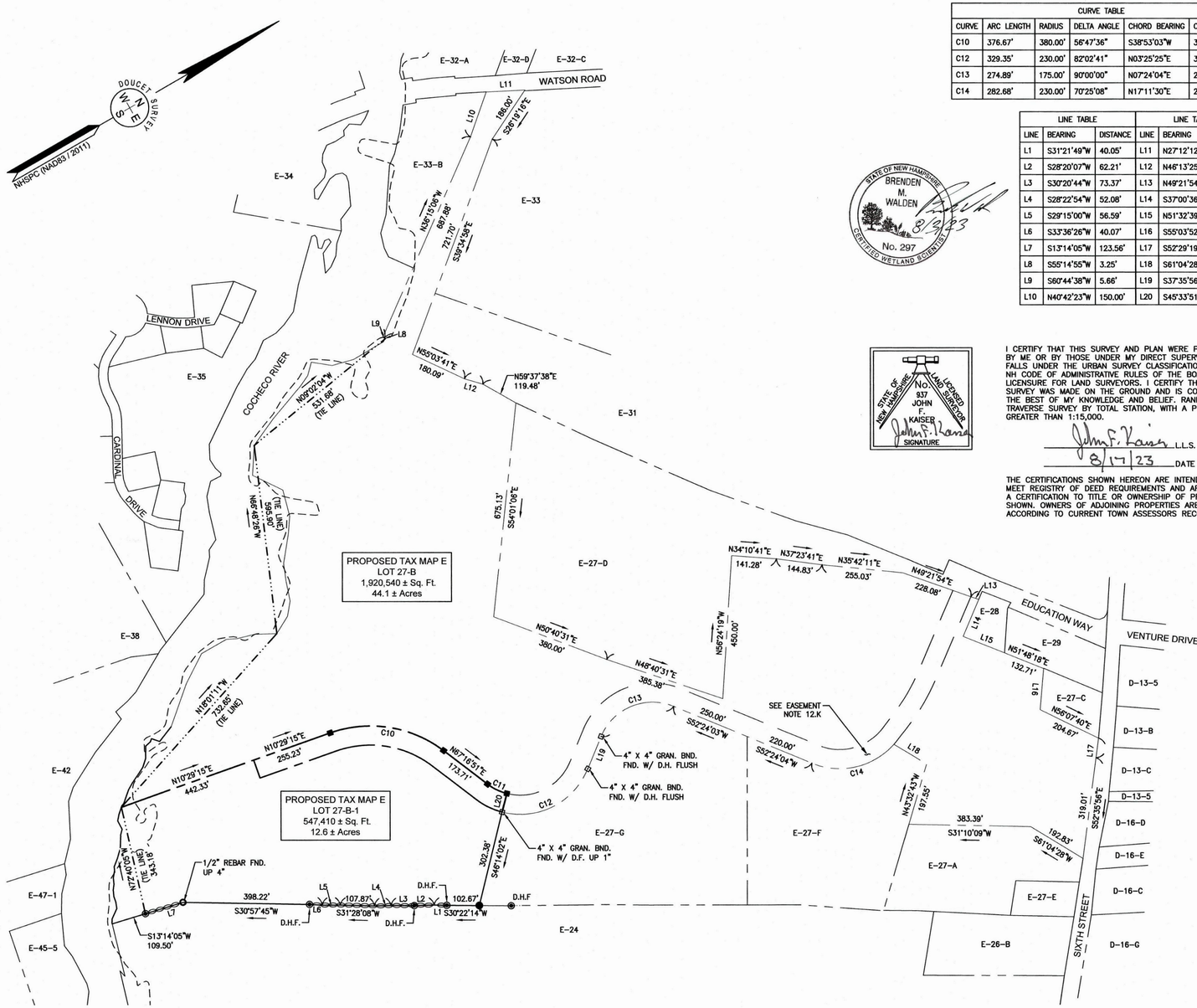
    * REFER TO REFERENCE PLAN 1 AND/OR REFERENCE PLAN 4 FOR ITEMS LISTED ABOVE NOT SHOWN HEREON.

13. WAIVERS FROM SECTION 157-27(F), (G) AND (H) HAVE BEEN APPROVED BY THE PLANNING BOARD AND THE BOARD FOUND SECTION 157-51A HAS BEEN MET.

14. ANY FURTHER SUBDIVISION OR SITE PLAN REVIEW MAY REQUIRE FULL SURVEY, TOPOGRAPHY AND SOIL INFORMATION.

REFERENCE PLANS:

1. "TAX MAP 3 LOT 27B SUBDIVISION PLAN OF LAND EDUCATION WAY DOVER, NEW HAMPSHIRE OWNED BY 171 WATSON ROAD OF DOVER HOLDING CORP. P.O. BOX 1217, DOVER, NH 03820 PREPARED FOR THE KANE COMPANY 210 COMMERCE WAY #300 PORTSMOUTH, NH 03801" DATED SEPTEMBER 7, 2021 LAST REVISED OCTOBER 29, 2021 BY TFM. S.C.R.D. PLAN 12529.
2. "BOUNDARY LINE ADJUSTMENT PLAN 171 WATSON ROAD OF DOVER HOLDING CORPORATION AND CJM DURHAM, LLC. SIXTH STREET DOVER, NEW HAMPSHIRE" DATED JUNE 8, 2004 LAST REVISED AUGUST 2, 2004 BY TRITECH ENGINEERING CORPORATION. S.C.R.D. PLAN 76-56.
3. "ACCESS DRIVE EASEMENT PLAN OF LAND MAP E, LOTS 24 & 27B IN DOVER NEW HAMPSHIRE" DATED AUGUST 20, 2007 BY VANASSE HANGEN BRUSTLIN, INC. S.C.R.D. PLAN 92-15.
4. "EXISTING CONDITIONS PLAN FOR LAND OF REYNOLDS AVENUE NORTH LLC, TAX MAP E LOT 27B, 100 EDUCATION WAY, DOVER, NEW HAMPSHIRE" DATED MAY 5, 2023 BY DOUCET SURVEY, LLC.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	376.67'	380.00'	56°47'36"	S38°53'03"W	361.44'
C12	329.35'	230.00'	82°02'41"	N03°25'25"E	301.92'
C13	274.89'	175.00'	90°00'00"	N07°24'04"E	247.49'
C14	282.68'	230.00'	70°25'08"	N17°11'30"E	265.22'

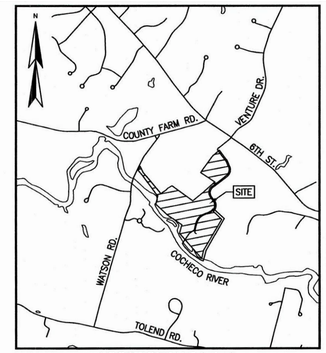
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S31°21'49"W	40.05'	L11	N27°12'12"E	122.00'
L2	S28°20'07"W	62.21'	L12	N46°13'25"E	60.51'
L3	S30°20'44"W	73.37'	L13	N49°21'54"E	25.90'
L4	S28°22'54"W	52.08'	L14	S37°00'36"E	126.20'
L5	S29°15'00"W	56.59'	L15	N51°32'39"E	140.00'
L6	S33°36'26"W	40.07'	L16	S55°03'52"E	129.03'
L7	S13°14'05"W	123.56'	L17	S52°29'19"E	62.08'
L8	S55°14'55"W	3.25'	L18	S61°04'28"W	119.92'
L9	S60°44'38"W	5.66'	L19	S37°35'56"E	110.00'
L10	N40°42'23"W	150.00'	L20	S45°33'51"E	60.00'

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

John F. Kaiser L.L.S. #937

8/17/23 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



LOCATION MAP (n.t.s.)

LEGEND

———	EXISTING LOT LINE
— — —	EXISTING LOT LINE PER PLAN REF. 1
———	EXISTING RIGHT OF WAY LINE
— — —	APPROXIMATE ABUTTERS LOT LINE
———	PROPOSED LOT LINE
— — —	PROPOSED RIGHT OF WAY LINE
—·—·—	PARCEL TIE LINE
▬▬▬	FEMA FLOOD ZONE LINE
⊡	BOUND FOUND (BND. FND.)
◉	DRILL HOLE FOUND (D.H.F.)
○	PIPE/ROD FOUND
■	4"X4" GRANITE BOUND TO BE SET
●	5/8" REBAR W/ID CAP TO BE SET
E-27-A	TAX MAP & LOT

OWNER SIGNATURE:

200 0 200 400

SCALE: 1 INCH = 200 FT.

SUBDIVISION PLAN

FOR LAND OF
REYNOLDS AVENUE NORTH LLC
TAX MAP E LOT 27-B
100 EDUCATION WAY
DOVER, NEW HAMPSHIRE

DOVER CITY PLANNING FILE: SUBM-2023-03

NO.	DATE	DESCRIPTION	BY
1	7/31/23	ADDRESS PB NOD COMMENTS (7/6/23)	J.F.K.

DRAWN BY:	M.T.L.	DATE:	JUNE 2, 2023
CHECKED BY:	J.F.K.	DRAWING NO.	7985B
JOB NO.	7985	SHEET	1 OF 2

ABUTTERS LIST:

TAX MAP D LOT 13-5
CRAMER FABRICS INC
20 VENTURE DR
DOVER, NH 03820
S.C.R.D. BOOK 1694, PAGE 733

TAX MAP D LOT 13-B
MARTHA J. & TIMOTHY J. HALEY
407 SIXTH STREET
DOVER, NH 03820
S.C.R.D. BOOK 1111, PAGE 369

TAX MAP D LOT 13-C
WILLIAM J. & AUDREY B. LEAHY
405 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 841, PAGE 456

TAX MAP D LOT 16-C
EDWARD M. & VALERIE C. SAWYER
399 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 3478, PAGE 150

TAX MAP D LOT 16-D
IRENE G. & GERALD F. BOYLE
403 SIXTH STREET
DOVER, NH 03820
S.C.R.D. BOOK 1305, PAGE 459

TAX MAP D LOT 16-E
AVISHAY ALON
401 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 4953, PAGE 177

TAX MAP D LOT 16-G
BLACK DOG REALTY LLC
35 HODGDON FARM LN
NEWINGTON, NH 03801
S.C.R.D. BOOK 4421, PAGE 898

TAX MAP E LOT 24
LIBERTY MUTUAL INSURANCE CO
ATTN: TYLER MUNGER
175 BERKELEY ST
BOSTON, MA 02116
S.C.R.D. BOOK 1364, PAGE 453

TAX MAP E LOT 26-B
SEAN M. LAROSE REV. TRUST OF 2019
390 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 4666, PAGE 757

TAX MAP E LOT 27-A
RICHARD T. & CRYSTAL C. LAPOINT
398 A SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 4570, PAGE 901

TAX MAP E LOT 27-C
DANA R. & MICHELLE DUBE
408 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 4305, PAGE 718

TAX MAP E LOT 27-D
REYNOLDS AVENUE NORTH LLC
210 COMMERCE WAY STE 300
PORTSMOUTH, NH 03801
S.C.R.D. BOOK 4989, PAGE 329

TAX MAP E LOT 27-E
KRISTEN SNIDER & KEVIN HUTHER
398 SIXTH ST
DOVER, NH 03820
S.C.R.D. BOOK 5049, PAGE 234

TAX MAP E LOT 27-F
BRUECKNER PROPERTY USA INC
50 EDUCATION WAY
DOVER, NH 03820-5814
S.C.R.D. BOOK 4989, PAGE 388

TAX MAP E LOT 27-G
BRUECKNER PROPERTY USA INC
50 EDUCATION WAY
DOVER, NH 03820-5814
S.C.R.D. BOOK 4989, PAGE 388

TAX MAP E LOT 28
CHRISTINE E. & MICHAEL C. CASTALDO
12 EDUCATION WAY
DOVER, NH 03820
S.C.R.D. BOOK 3435, PAGE 145

TAX MAP E LOT 29
KAREN CASWELL
410 SIXTH ST
DOVER, NH 03820-5909
S.C.R.D. BOOK 2761, PAGE 63

TAX MAP E LOT 31
FMX LLC
1 EDUCATION WAY
DOVER, NH 03820-5815
S.C.R.D. BOOK 4187, PAGE 980

TAX MAP E LOT 32-A
MICHELE W. & MARK R. CARRIER
156 WATSON RD
DOVER, NH 03820
S.C.R.D. BOOK 1719, PAGE 520

TAX MAP E LOT 32-C
LINDA S. VARNEY LIVING REV. TRUST
88 COUNTY FARM RD
DOVER, NH 03820
S.C.R.D. BOOK 3361, PAGE 406

TAX MAP E LOT 32-D
THOMAS AND HEIDI HUTCHISON FAMILY LIVING
164 WATSON RD
DOVER, NH 03820
S.C.R.D. BOOK 4488, PAGE 190

TAX MAP E LOT 33
SEACOAST CHARTER SCHOOL
171 WATSON RD
DOVER, NH 03820
S.C.R.D. BOOK 4429, PAGE 243

TAX MAP E 45-5
STATE OF NEW HAMPSHIRE
WATER RESOURCES BOARD
J.D. MORTON BLDG
CONCORD, NH 03301

TAX MAP E LOT 47-1
BRIAN STERN
520 COLLAR HILL RD
WORCESTER, VT 05682

TAX MAP E LOT 42
THE WILLOWS HOMEOWNERS ASSOC.
PO BOX 9
DOVER, NH 03821

TAX MAP E LOT 38
ERIC DECKER
16 QUAL DR
DOVER, NH 03820

TAX MAP E LOT 35
WALDRON FALLS HOMEOWNERS ASSOC.
44 CARDINAL DR
DOVER, NH 03820

TAX MAP E LOT 34
STATE OF NEW HAMPSHIRE
WATER RESOURCES BOARD
J.D. MORTON BLDG
CONCORD, NH 03301

TAX MAP E LOT 33-B
STATE OF NEW HAMPSHIRE
WATER RESOURCES BOARD
J.D. MORTON BLDG
CONCORD, NH 03301

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FILE NAME: C:\Users\jmilner\Vaultex\Local\Temp\AcPublish_17812\7985B (DEBORDIEU).dwg LAYOUT NAME: 22X34 SUB PLAN (1) PLOTTED: Thursday, August 03, 2023 - 10:04am

DOUCET SURVEY

NHSPC (NAD83 / 2011)

E-35

E-38

E-42

COCHECO RIVER

APPROXIMATE LOT LINE TRACED FROM REF. PLAN 1

N28°00'04"E 62.72'

N27°53'51"W 54.43'

N77°07'25"E 81.15'

N4°03'44"E 237.92'

N7°51'09"E 194.53'

S82°30'01"E 65.51'

S71°29'30"E 56.50'

N5°03'34"W 49.03'

S10°20'57"W 135.77'

S53°53'40"W 145.00'

N10°07'51"E 107.02'

S77°01'23"W

N00°00'00"W 160.78'

S85°00'00"E 80.91'

S77°01'23"W 188.66'

N45°00'00"E 59.73'

S86°58'34"E 98.67'

N20°00'00"W 79.23'

N10°29'15"E 165.89'

N80°00'00"W 75.72'

S10°29'15"W 255.23'

N10°29'15"E 255.23'

N79°30'45"W 60.00'

47.06'

N10°29'15"E 442.33'

N18°01'11"W 732.65' (TIE LINE)

N17°40'05"W 545.18' (TIE LINE)

BOX WIRE FENCE

CONSERVATION EASEMENT SEE NOTE 12.D

LOT LINE 2 RODS NORTHERLY FROM RIVER (SEE NOTE 12.B)

~TRAIL~

STONE BOX CULVERT

ZONE 'A' ZONE 'X'

PROPOSED DRAINAGE EASEMENT
93,325 Sq. Ft.
2.14 Acres

PROPOSED RECIPROCAL EMERGENCY ACCESS & WATER LOOP EASEMENT
13,127 Sq. Ft.
0.30 Acres

PROPOSED TAX MAP E
LOT 27-B
1,920,540 ± Sq. Ft.
44.1 ± Acres

PROPOSED ACCESS & UTILITY EASEMENT
51,334 Sq. Ft.
1.18 Acres

PROPOSED TAX MAP E
LOT 27-B-1
547,410 ± Sq. Ft.
12.6 ± Acres

EXISTING BUILDING

PROPOSED LOT LINE (TYP.)

C1 C2 C3 C4 C5

N67°29'36"W 284.62'

S67°29'36"E 298.60'

45'

45.00' S27°30'24"W

398.22' S30°57'45"W

109.50' S13°14'05"W

123.56' S13°14'05"W

D.H.F.

1/2" REBAR FND. UP 4"

40.07' S33°36'26"W

56.59' S29°15'00"W

107.87' S31°28'08"W

52.08' S26°22'54"W

73.37' S30°20'44"W

62.21' S28°20'07"W

40.05' S31°21'49"W

102.67' S30°22'14"W

N87°16'51"E 173.71'

S87°16'51"W 173.71'

60.00' S45°33'51"E

4" X 4" GRAN. BND. FND. W/ D.H. UP 1"

302.38' S46°14'02"E

E-24

E-27-G

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	376.67'	380.00'	56°47'36"	N38°53'03"E	361.44'
C2	43.92'	380.00'	6°37'20"	S53°07'55"W	43.90'
C3	67.74'	170.00'	22°49'53"	N55°51'54"E	67.29'
C4	91.67'	230.00'	22°50'06"	S55°51'48"W	91.06'
C5	317.19'	320.00'	56°47'36"	S38°53'03"W	304.37'

LEGEND

- EXISTING LOT LINE
- EXISTING LOT LINE PER PLAN REF. 1
- EXISTING RIGHT OF WAY LINE
- APPROXIMATE ABUTTERS LOT LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- PARCEL TIE LINE
- BUILDING SETBACK LINE
- WETLAND SETBACK LINE
- STONE WALL
- RETAINING WALL
- GUARDRAIL
- BOX WIRE FENCE
- FEMA FLOOD ZONE LINE
- EDGE OF WETLAND (SEE NOTE 10)
- EDGE OF WATER
- WETLAND AREA
- CONCRETE
- BOUND FOUND (BND. FND.)
- DRILL HOLE FOUND (D.H.F.)
- PIPE/ROD FOUND
- 4"X4" GRANITE BOUND TO BE SET
- 5/8" REBAR W/ID CAP TO BE SET
- PAD MOUNTED TRANSFORMER

STATE OF NEW HAMPSHIRE
BRENDEN M. WALDEN
No. 297
CERTIFIED WETLAND SCIENTIST
8/17/23

STATE OF NEW HAMPSHIRE
No. 937
JOHN F. KAISER
LICENSED LAND SURVEYOR
SIGNATURE

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

John F. Kaiser, L.L.S. #937

8/17/23 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

OWNER SIGNATURE:

50 0 50 100
SCALE: 1 INCH = 50 FT.

SUBDIVISION PLAN

FOR LAND OF
REYNOLDS AVENUE NORTH LLC
TAX MAP E LOT 27-B
100 EDUCATION WAY
DOVER, NEW HAMPSHIRE

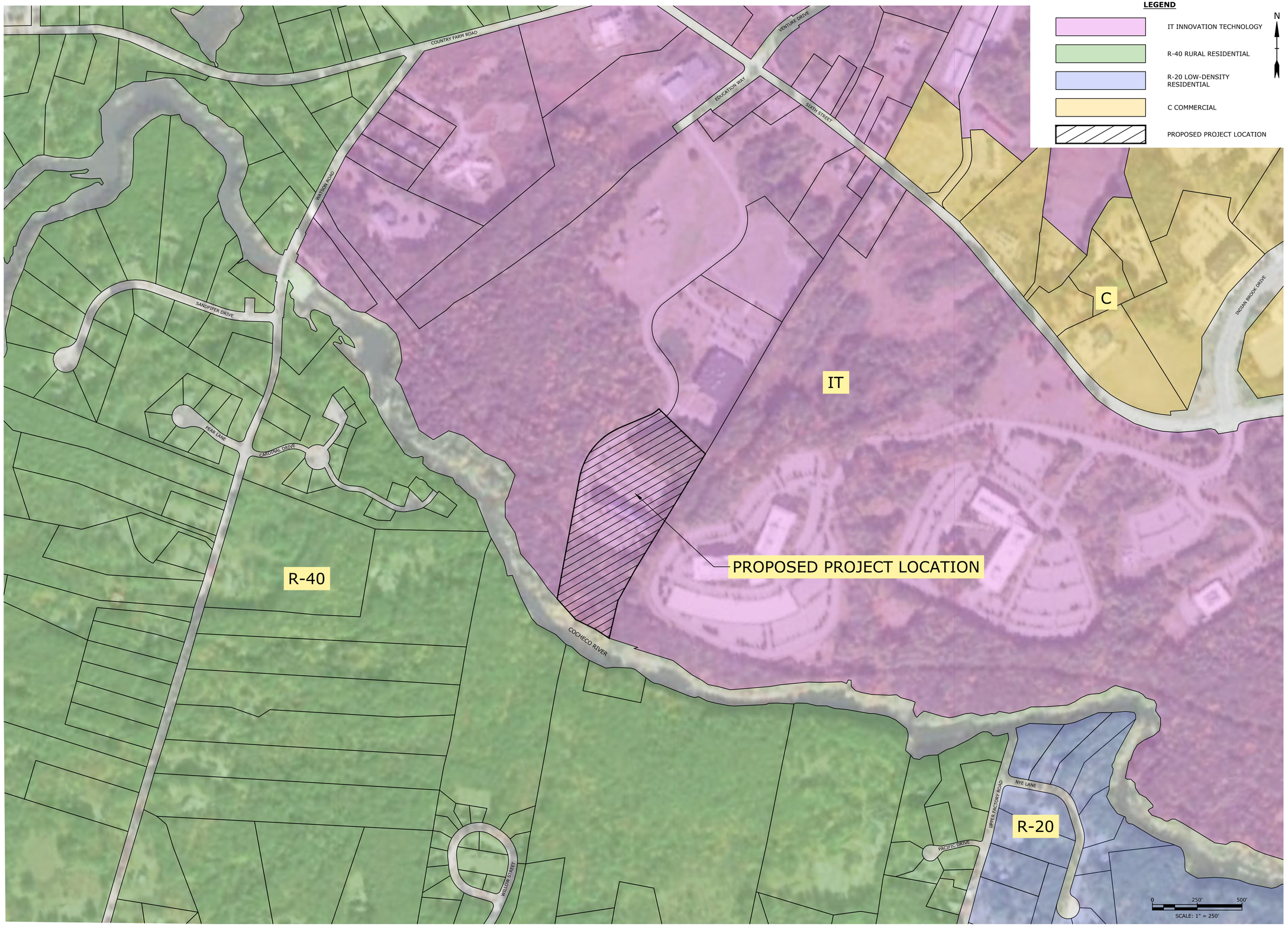
DOVER CITY PLANNING FILE: SUBM-2023-03

NO.	DATE	DESCRIPTION	BY
1	7/31/23	ADDRESS PB NOD COMMENTS (7/6/23)	J.F.K.

DRAWN BY:	M.T.L.	DATE:	JUNE 2, 2023
CHECKED BY:	J.F.K.	DRAWING NO.	7985B
JOB NO.	7985	SHEET	2 OF 2

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FILE NAME: N:\PROJECTS\7985 CSD\DWG\7985B (SUBDIVISION).dwg LAYOUT NAME: 22X34 SUB PLAN (2) PLOTTED: Thursday, August 03, 2023 - 10:14am



Tighe&Bond

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
07/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 G-COVER.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

NEIGHBORHOOD PLAN

SCALE: AS SHOWN

G-101
SHEET 7 OF 25

Last Saved: 7/27/2023
Plotted: 7/27/2023 10:38am By: CKrzcuik
Tighe & Bond:J:\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 G-COVER.dwg

CITY OF DOVER SITE PLAN NOTES

1. THE INTENT OF THIS PLAN IS TO IS TO DEPICT THE RENOVATION OF ONE (1) EXISTING BUILDING THAT WILL REMAIN OFFICE USE. THE PROPOSED WORK ALSO INCLUDES THE IMPROVEMENTS OF THE EXISTING PARKING LOT, A SMALL PARKING EXPANSION AND LANDSCAPING AND DRAINAGE IMPROVEMENTS.
2. PROJECT OWNER OF RECORD:

   MAP E LOT 27H:
   REYNOLDS AVENUE NORTH LLC
   210 COMMERCE WY SUITE 300
   PORTSMOUTH, NH 03801

   _____
   AUTHORIZED SIGNATURE

   PROJECT NAME: PROPOSED OFFICE REDEVELOPMENT
   PROJECT ADDRESS: 100 EDUCATION WAY
   DOVER NEW HAMPSHIRE, 03820
   PROJECT LATITUDE: 43°12'36.7"N
   PROJECT LONGITUDE: 70°54'56.2"W
3. THE PARCEL SHOWN AS LOT NO. E, MAP 27-B-1 OF THE CITY OF DOVER TAX ASSESSOR'S.
4. THE SUBJECT PARCEL CONTAINS 12.57 ACRES OR 547,410 SQ. FT. AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4989 , PAGE NO. 329.
6. REFERENCE PLANS:
   - PLAN ENTITLED "EASEMENT PLAN EDUCATION WAY - DOVER, NEW HAMPSHIRE" PREPARED BY TFW, DATED SEPTEMBER 7, 2021.
   - PLAN ENTITLED "EXISTING CONDITIONS PLAN" PREPARED BY DOUCET SURVEY LLC, DATED MAY 5, 2023.
7. RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS REFERENCES: N/A
8. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE DEPICTED ON SHEET C-103, OVERALL SITE PLAN.
9. WAIVER REQUESTED INCLUDE THE FOLLOWING: N/A
10. SPECIAL EXCEPTIONS REQUESTED/GRANTED BY THE ZONING BOARD OF ADJUSTMENT INCLUDE THE FOLLOWING: N/A
11. CONDITIONAL USE PERMITS REQUESTED/GRANTED BY THE PLANNING BOARD INCLUDE THE FOLLOWING:
    11.1. INCREASE IN THE MAXIMUM ALLOWABLE PARKING SPACES
12. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY DOUCET SURVEYORS WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
13. SUBJECT PARCEL HAS PORTIONS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (ZONE A). THIS PORTION OF THE SITE WILL NOT BE DISTURBED AS A RESULT OF THE PROPOSED WORK. ALL PROPOSED WORK IS WITHIN ZONE X DEFINED AS THE AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOOD AND PROTECTED BY LEVEE FROM 100-YR FLOOD.
14. ONSITE WETLANDS WERE FIELD DELINEATED BY GOVE ENVIRONMENTAL AND SURVEYED BY DOUCET SURVEYORS.
15. AS-BUILT PLANS OF THE SUBDIVISION 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 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.
16. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
17. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
18. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
19. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
20. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
21. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
22. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
23. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
24. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY 9 AM-4 PM, AND NO HOURS ON SUNDAYS OR 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.
25. THE EXISTING USE FOR THE SITE IS OFFICE SPACE AND IS TO REMAIN OFFICE SPACE.
26. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: TBD
27. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
28. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
29. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
30. 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
31. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
32. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
33. THE MAXIMUM PARKING SPACE CALCULATION IS DEPICTED ON SHEET C-103, OVERALL SITE PLAN.
34. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
35. ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
36. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
37. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
38. THE EXISTING STRUCTURE 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.
39. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
40. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
41. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.

GENERAL NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.
3. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
4. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
9. ALL WORK SHALL CONFORM TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
11. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
12. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
13. 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.
14. THE EMERGENCY ACCESS EASEMENT SHALL BE PAVED WITH ASPHALT IF THE OWNER OF THE PORTION OF THE ABUTTING LOT BURDENED BY THE EASEMENT IS TO PAVE ITS POTION OF THE EMERGENCY ACCESS EASEMENT.

DEMOLITION NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
3. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
7. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY AND CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
9. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
11. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
12. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
13. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
14. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
15. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
16. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB TO BE REUSED FOR PROPOSED CURBING IF APPROVED BY OWNER.
17. CONTRACTOR TO PROVIDE ADD ALTERNATE PRICING TO RECLAIM AND REPAVE EXISTING WEARING AND BINDER COURSE TO THE LIMITS DEPICTED.
18. CONTRACTOR TO PROVIDE ADD ALTERNATE PRICING TO RESET EXISTING GRANITE CURB THROUGH ENTIRETY OF THE LIMIT OF WORK.

SITE NOTES:

1. PAVEMENT MARKINGS SHALL BE INSTALLED AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, FIRE LANES, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES. ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE PAVEMENT MARKINGS. ALL THERMOPLASTIC PAVEMENT MARKINGS INCLUDING LEGENDS, ARROWS, CROSSWALKS AND STOP BARS SHALL MEET THE REQUIREMENTS OF AASHTO M249. ALL PAINTED PAVEMENT MARKINGS INCLUDING CENTERLINES, LANE LINES AND PAINTED MEDIANS SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE, WHITE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD STANDARDS.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
9. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
10. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
11. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
12. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL COORDINATE WITH OWNER AND ELECTRICAL DRAWINGS FOR THE PROPOSED DUAL ELECTRIC VEHICLE CHARGING STATION TYPE, ELECTRICAL REQUIREMENTS AND CONDUIT LAYOUT PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL COORDINATE WITH OWNER AND ELECTRICAL DRAWINGS FOR THE FUTURE DUAL ELECTRIC VEHICLE CHARGING STATION TYPE, ELECTRICAL REQUIREMENTS, CONDUIT LAYOUT, AND SIGN POST GROUND SLEEVE PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO PROVIDE ADD ALTERNATE PRICING TO RECLAIM AND REPAVE OF THE EXISTING BINDER AND WEARING COURSE WHERE ANNOTATED TO BE SEAL COATED AND RE-STRIPED.
16. CONTRACTOR TO PROVIDE ADD ALTERNATE PRICING TO REMOVE AND REBUILD EXISTING MONOLITHIC CONCRETE SIDEWALK AND VERTICAL CONCRETE CURB WHERE CALLED OUT ON THE SITE PLAN.
17. CONTRACTOR TO ADD ADDITIONAL GRAVEL BASE (NHDOT ITEM NO, 304.3) TO ADJUST CHANGE IN GRADE.
18. PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FOR ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. SNOW REMOVAL WILL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF WHEN BANKS EXCEED 3 FEET IN HEIGHT

GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:

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

   * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL), UNLESS OTHERWISE SPECIFIED.
3. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
4. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
5. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
6. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
7. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
8. DESIGN ENGINEER SHALL SUBMIT A LETTER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED TO THE BEST OF THEIR KNOWLEDGE IN ACCORDANCE WITH THE APPROVED PLANS.

EROSION CONTROL NOTES:

1. SEE SHEET C-501 FOR GENERAL EROSION CONTROL NOTES AND DETAILS.

UTILITY NOTES:

1. COORDINATE ANY UTILITY WORK REQUIRED TO COMPLETE THE PROJECT WITH APPROPRIATE UTILITY COMPANY.
   - NATURAL GAS - UNITIL
   - WATER
     - EDUCATION WAY WATER - PRIVATELY MAINTAINED
     - SIXTH STREET WATER - CITY OF DOVER COMMUNITY SERVICES DEPARTMENT
   - SEWER
     - EDUCATION WAY SEWER - PRIVATELY MAINTAINED
     - CITY OF DOVER COMMUNITY TRAIL SEWER - CITY OF DOVER COMMUNITY SERVICES DEPARTMENT
   - ELECTRIC - EVERSOURCE
   - COMMUNICATIONS - FAIRPOINT COMCAST
2. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
3. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
6. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
7. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.
8. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
9. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
10. CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.

LEGEND

	EXISTING CATCHBASIN
	EXISTING DRAIN MANHOLE
S	EXISTING SEWER MANHOLE
	EXISTING HYDRANT
WV	EXISTING WATER VALVE
E	EXISTING ELECTRIC MANHOLE
T	EXISTING TELEPHONE MANHOLE
	INLET PROTECTION SILT SACK
	PROPOSED AREA DRAIN
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED BOLLARD
30'R	PROPOSED CURB RADIUS
COORD	COORDINATE
SGC	PROPOSED SLOPED GRANITE CURB
PAD	PROPOSED AREA DRAIN
PVC	POLYVINYL CHLORIDE
TBR	TO BE REMOVED
TYP	TYPICAL
VIF	VERIFY IN FIELD
VGC	VERTICAL GRANITE CURB
VCC	VERTICAL CONCRETE CURB
	APPROXIMATE LIMIT OF PROPOSED SAW CUT
	LIMIT OF WORK
	PROPERTY LINE
	PROPOSED R.O.W.
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
216	PROPOSED MAJOR CONTOUR LINE
218	PROPOSED MINOR CONTOUR LINE
	PROPOSED DRAIN LINE (TYP)
	PROPOSED SILT SOCK
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
W	EXISTING WATER
G	EXISTING GAS
E	EXISTING UNDERGROUND ELECTRIC
XS	APPROXIMATE SANITARY SEWER
XW	APPROXIMATE WATER
XG	APPROXIMATE GAS
XE	APPROXIMATE UNDERGROUND ELECTRIC
	APPROXIMATE LIMIT OF EXISTING PAVEMENT TO BE REMOVED
	APPROXIMATE LIMIT OF EXISTING WEARING AND BINDER COURSE TO BE REMOVED
	APPROXIMATE LIMIT OF EXISTING TREES TO BE REMOVED
	PROPOSED SEAL COAT AND RE-STRIPE PAVEMENT
	PROPOSED FULL DEPTH PAVEMENT SECTION
	PROPOSED WEARING AND BINDER COURSE
	PROPOSED CONCRETE SIDEWALK

Tighe&Bond

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
8/18/2023

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
08/18/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
C	8/18/2023	PB Submission
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 C-DESN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

CIVIL GENERAL NOTES & LEGEND

SCALE: AS SHOWN

C-101
SHEET 8 OF 25

Last Saved: 7/27/2023
Plotted: 7/27/2023 9:31am By: CKrzczuk
Tighe & Bond J:\P\0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 C-DESN.dwg

Tighe&Bond

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
07/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 C-DESN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: AS SHOWN

C-102
SHEET 9 OF 25

SEE SHEET C-101 FOR EXISTING CONDITIONS AND DEMOLITION NOTES AND LEGEND

SCALE: 1" = 30'

Last Saved: 7/27/2023
Plotted: 7/27/2023 11:01am By: CKrzcuik
Tighe & Bond J:\P\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 C-DESN.dwg

SITE DATA:
LOCATION: TAX MAP E, LOT 27H
100 EDUCATION WAY
DOVER, NEW HAMPSHIRE

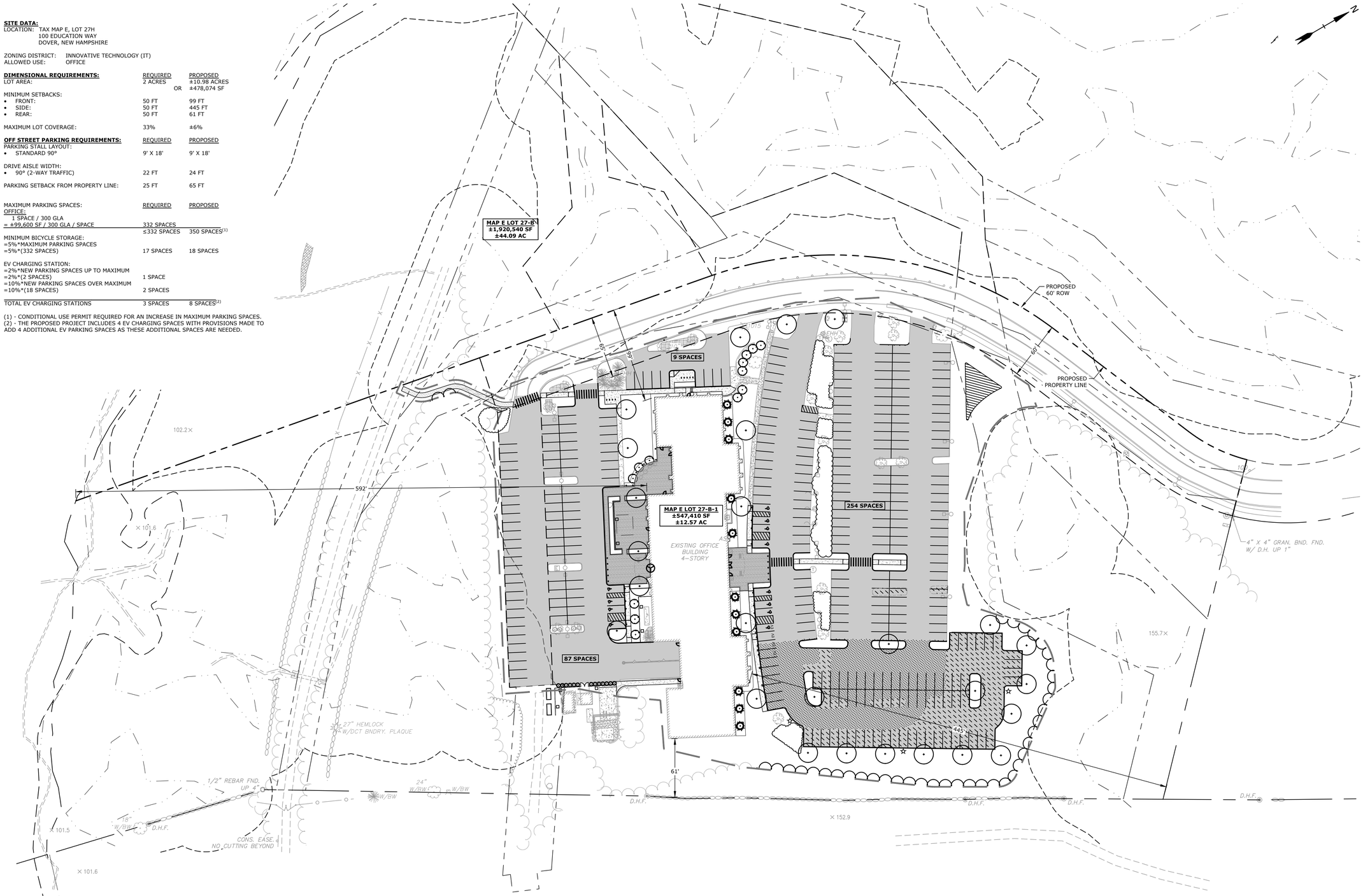
ZONING DISTRICT: INNOVATIVE TECHNOLOGY (IT)
ALLOWED USE: OFFICE

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
LOT AREA:	2 ACRES OR	±10.98 ACRES ±478,074 SF
MINIMUM SETBACKS:		
• FRONT:	50 FT	99 FT
• SIDE:	50 FT	445 FT
• REAR:	50 FT	61 FT
MAXIMUM LOT COVERAGE:	33%	±6%

OFF STREET PARKING REQUIREMENTS:	REQUIRED	PROPOSED
PARKING STALL LAYOUT:		
• STANDARD 90°	9' X 18'	9' X 18'
DRIVE AISLE WIDTH:		
• 90° (2-WAY TRAFFIC)	22 FT	24 FT
PARKING SETBACK FROM PROPERTY LINE:	25 FT	65 FT

MAXIMUM PARKING SPACES:	REQUIRED	PROPOSED
OFFICE:		
1 SPACE / 300 GLA		
= ±99,600 SF / 300 GLA / SPACE	332 SPACES	
	≤332 SPACES	350 SPACES(1)
MINIMUM BICYCLE STORAGE:		
=5%*MAXIMUM PARKING SPACES		
=5%*(332 SPACES)	17 SPACES	18 SPACES
EV CHARGING STATION:		
=2%*NEW PARKING SPACES UP TO MAXIMUM		
=2%*(2 SPACES)	1 SPACE	
=10%*NEW PARKING SPACES OVER MAXIMUM		
=10%*(18 SPACES)	2 SPACES	
TOTAL EV CHARGING STATIONS	3 SPACES	8 SPACES(2)

(1) - CONDITIONAL USE PERMIT REQUIRED FOR AN INCREASE IN MAXIMUM PARKING SPACES.
(2) - THE PROPOSED PROJECT INCLUDES 4 EV CHARGING SPACES WITH PROVISIONS MADE TO ADD 4 ADDITIONAL EV PARKING SPACES AS THESE ADDITIONAL SPACES ARE NEEDED.



SEE SHEET C-101 FOR SITE NOTES AND LEGEND

Tighe&Bond

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
07/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 C-DESN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

OVERALL SITE PLAN

SCALE: AS SHOWN

C-103
SHEET 10 OF 25

Last Saved: 7/27/2023
Plotted: Jul 27, 2023 10:09am By: CKrzcuik
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Tighe&Bond

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 7/27/2023

STATE OF NEW HAMPSHIRE – NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 07/27/2023

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100 Education Way
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DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
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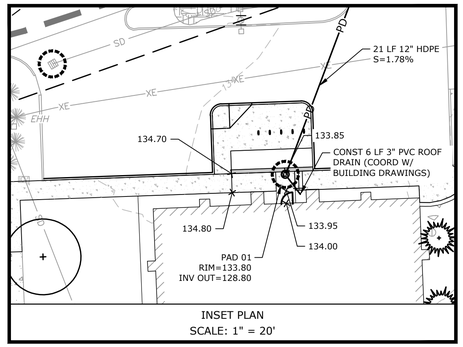
PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 C-DESN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

SITE PLAN

SCALE: AS SHOWN

C-103.1
SHEET 11 OF 25

Last Saved: 7/27/2023 10:09am By: CKrzcuik
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INSET PLAN
SCALE: 1" = 20'

SEE SHEET C-101 FOR GRADING, DRAINAGE, UTILITY AND EROSION CONTROL NOTES AND LEGEND

0 30' 60'
SCALE: 1" = 30'

Last Saved: 7/27/2023
Printed: 7/27/2023 11:06am By: CKrzsik
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Tighe&Bond

STATE OF NEW HAMPSHIRE
PATRICK
CRIMMINS
No. 12378
LICENSED
PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE
NEIL
A.
HANSEN
No. 15227
LICENSED
PROFESSIONAL ENGINEER
07/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 C-DESN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN

SCALE: AS SHOWN

C-104
SHEET 12 OF 25

GENERAL PROJECT INFORMATION

PROJECT OWNER:	REYNOLDS AVENUE NORTH LLC 210 COMMERCE WAY SUITE 300 PORTSMOUTH, NH 03801
PROJECT NAME:	EXISTING OFFICE RENOVATIONS
PROJECT ADDRESS:	100 EDUCATION WAY DOVER, NEW HAMPSHIRE 03820
PROJECT MAP / LOT:	MAP E LOT 27-B-1
PROJECT LATITUDE:	43°12'38.65"N
PROJECT LONGITUDE:	70°54'56.24"W

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE EXPANSION TO THE EXISTING PARKING LOT AS WELL AS LANDSCAPE AND DRAINAGE IMPROVEMENTS.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 1.15 ACRES.

SOIL CHARACTERISTICS

BASED ON THE NRCS WEB SOIL SURVEY FOR STRAFFORD COUNTY - NEW HAMPSHIRE, THE SOILS ON SITE CONSIST OF HOLLIS CHARLTON FINE SANDY LOAM AND BUXTON SILT LOAM SOILS WHICH HAVE A LOW INFILTRATION RATE WHEN THOROUGHLY WET. THESE SOILS HAVE A HYDROLOGIC SOIL GROUP RATING OF D.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA OVERLAND FLOW TO A CLOSED DRAINAGE SYSTEM THAT ULTIMATELY FLOWS TO THE COCHECHO RIVER. THE COCHECHO RIVER HAS BEEN LISTED AS IMPAIRED ACCORDING TO NHDES 2012 303(D) LIST, WATERBODY ID: NHEST600030608-01.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

1. BUILDING DEMOLITION AND SITE FEATURE DEMOLITION.
2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:
   - NEW CONSTRUCTION
   - DISPOSAL OF SEDIMENT SPOIL, STUMP AND OTHER SOLID WASTE
   - CONTROL OF DUST
   - CONSTRUCTION OF ACCESS
   - NEARNESS OF CONSTRUCTION SITE TO RECEIVING WATERS
   - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
3. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
9. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:

1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE. DISTURBED AREAS SHALL NOT EXCEED 5 ACRES AT ANY ONE TIME BEFORE BEING STABILIZED. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS.
   A. THE COMMUNITY SERVICES DEPARTMENT SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION. THESE INSPECTIONS SHALL BE COMPLETED DURING NORMAL WORKING HOURS.
3. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
3. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALE, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
4. SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
5. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
8. INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
9. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

STABILIZATION:

1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   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 AS STONE OR RIPRAP HAS BEEN INSTALLED;
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
2. WINTER STABILIZATION PRACTICES:
   A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
   B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
   C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
   A. TEMPORARY SEEDING;
   B. MULCHING.
4. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
5. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY NOVEMBER 15.

DUST CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

STOCKPILES:

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:

1. TEMPORARY GRASS COVER:
   A. SEEDBED PREPARATION:
      a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
   B. SEEDING:
      a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
      b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
      c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
   C. MAINTENANCE:
      a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
2. VEGETATIVE PRACTICE:
   A. FOR PERMANENT MEASURES AND PLANTINGS:
      a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
      b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
      c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
      d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
      e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
      f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
      g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
      h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
TALL FESCUE	15 LBS/ACRE
CREEPING RED FESCUE	10 LBS/ACRE
BIRDSFOOT TREFOIL	8 LBS/ACRE

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.

3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
   A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
   A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
   B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
   C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
   D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:

1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL:

1. WASTE MATERIAL:
   A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
   A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
   A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
      a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
      b. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
      c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
      d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
      e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
      f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
   B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      g. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
      h. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
      i. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
   C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
      a. PETROLEUM PRODUCTS:
         - ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
         - PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
      b. FERTILIZERS:
         - FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
         - ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
         - STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
      c. PAINTS:
         - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
         - EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
         - EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
   D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
      a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
      b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
      c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
      d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
      e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
      f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
   E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
      a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPTMENT/VEHICAL FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
      b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
      c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
      d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
      e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
      f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

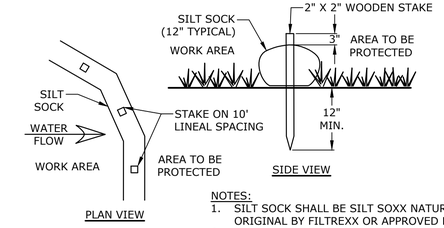
THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP. THE SWPPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, THE CONTRACTOR, AND THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT;
3. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

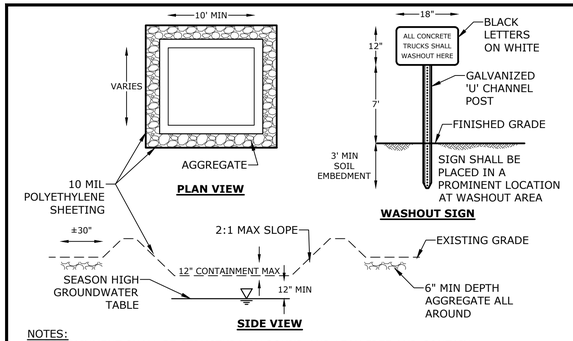
BLASTING NOTES:

1. CONTRACTOR SHALL CONTACT THE NHDES PRIOR TO COMMENCING ANY BLASTING ACTIVITIES
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT:
   A. A BLASTING PLAN THAT IDENTIFIES:
      a. WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
      b. THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
      c. SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.
3. IF MORE THAN 5000 CUBIC YARDS OF BLAST ROCK WILL BE GENERATED AND THERE ARE ONE OR MORE PUBLIC DRINKING WATER WELLS WITHIN 2000 FEET OF THE BLASTING ACTIVITIES, A PLAN TO MONITOR GROUNDWATER TO DETECT ANY CONTAMINATION IN SUFFICIENT TIME TO PROTECT THE WATER SUPPLY WELLS SHALL BE PROVIDED TO THE NHDES. THE GROUNDWATER MONITORING PLAN SHALL INCLUDE:
   A. MONITORING FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA:
      a. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY THE NHDES.
   B. THE FOLLOWING BEST MANAGEMENT PROCEDURES FOR BLASTING SHALL BE COMPLIED WITH:
      a. LOADING PRACTICES - THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
         i. DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS;
         ii. EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL;
         iii. SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL;
         iv. LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED;
         v. LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT;
         vi. EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.
      b. EXPLOSIVE SELECTION - THE FOLLOWING BMPS SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
         i. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION;
         ii. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER
      c. PREVENTION OF MISFIRES. APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
      d. MUCK PILES MANAGEMENT - MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
         i. REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE;
         ii. MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
   C. SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT DURING BLASTING OPERATIONS. THE MEASURES TO PREVENT SUCH RELEASES SHALL BE DETAILED IN THE GROUNDWATER MONITORING REPORT AND COMPLY WITH THE MEASURES AND BEST MANAGEMENT PRACTICES LISTED ON THIS SHEET.



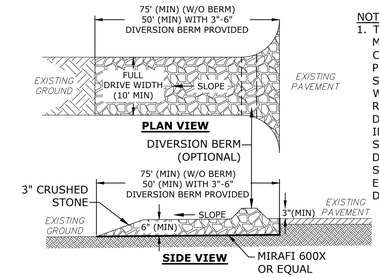
NOTES:
1. SILT SOCK SHALL BE SILT SOXX NATURAL ORIGINAL BY FILTREXX OR APPROVED EQUAL.
2. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

**SILT SOCK



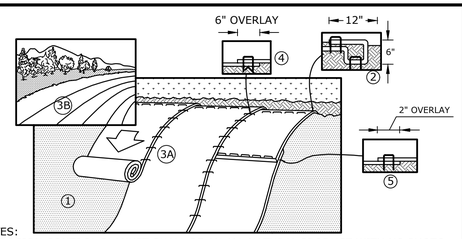
NOTES:
1. CONTAINMENT SHALL BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT SHALL BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREAS SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA
NO SCALE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT
NO SCALE

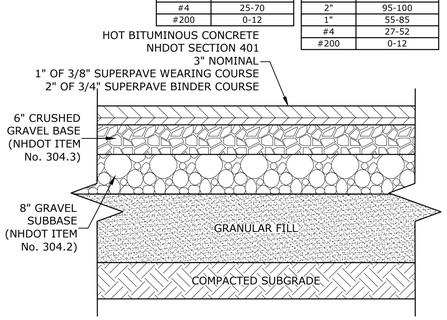


NOTES:
1. EROSION CONTROL BLANKET SHALL BE AN ALL NATURAL PRODUCT WITH NO PHOTO DEGRADABLE COMPONENTS, NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL.
2. STAKES SHALL BE BIODEGRADABLE BIOSTAKES OR ALL NATURAL WOOD ECOSTAKES OR APPROVED EQUAL. THE LENGTH OF STAKES SHALL BE BASED OFF OF THE MANUFACTURERS RECOMMENDATION.
3. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, COMPOST AND SEED.
4. BEGIN AT THE TOP OF THE SLOPE, 36" OVER THE GRADE BREAK, BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UPSLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAKES IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAKES ACROSS THE WIDTH OF THE BLANKET.
5. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAKES IN APPROPRIATE LOCATIONS AS SHOWN ON THE MANUFACTURERS PATTERN GUIDE.

EROSION CONTROL BLANKET
NO SCALE

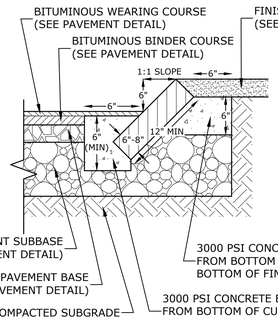
NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12



NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.

FULL DEPTH PAVEMENT SECTION
NO SCALE



CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<2'	USE CURVED CURB
2'-15'	USE RADIAL JOINTS
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
>110'	8'

NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

SLOPED GRANITE CURB
NO SCALE



R7-8
12"X18"
BLUE AND GREEN ON WHITE



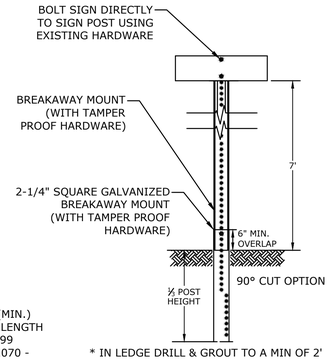
EV CHARGING SIGN
12"X18"
BLUE ON WHITE



R7-8A
6"X12"
BLUE AND GREEN ON WHITE



12" X 18"
GREEN ON WHITE

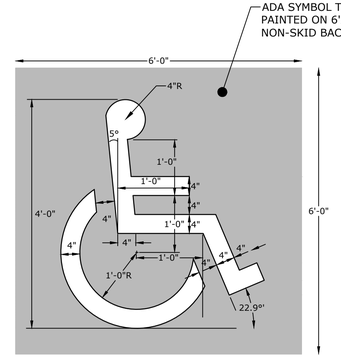


LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 7/16" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: STREET SIGNS - GALVANIZED STEEL ALL OTHER - SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

* IN LEDGE DRILL & GROUT TO A MIN OF 2'

NOTES:
ALL SIGNS TO BE CONSTRUCTED PER THE LATEST EDITION OF THE FHWA STANDARD HIGHWAY SIGNS MANUAL AND INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

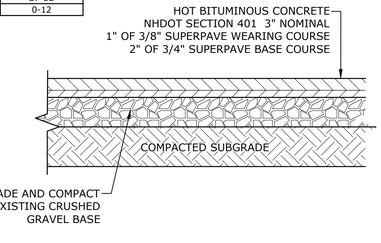
SIGN LEGEND & SIGN POST
NO SCALE



NOTES:
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

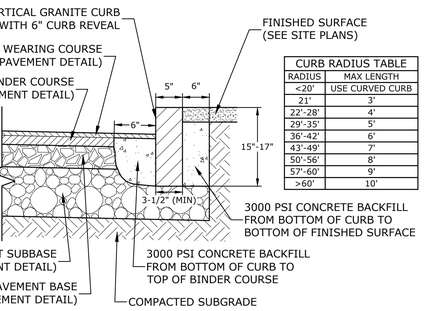
ACCESSIBLE SYMBOL
NO SCALE

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12



NOTES:
1. RECLAIM EXISTING PAVEMENT, REGRADE AND COMPACT GRAVEL BASE AND REPAVE.
2. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
3. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
4. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.

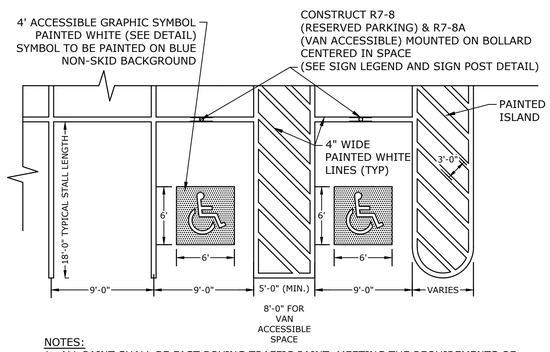
RECLAIM PAVEMENT SECTION
NO SCALE



CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<20'	USE CURVED CURB
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
>60'	10'

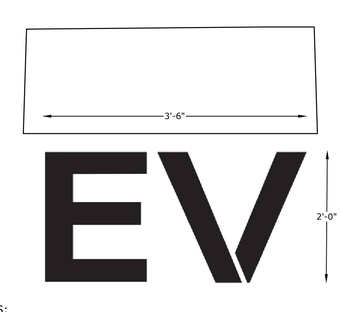
NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

VERTICAL GRANITE CURB
NO SCALE



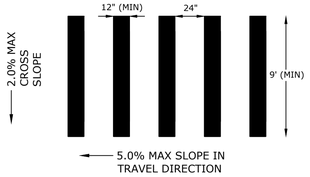
NOTES:
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

PARKING STALL/PAINTED ISLAND STRIPING
NO SCALE



NOTES:
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ELECTRIC VEHICLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST STATE AND LOCAL REQUIREMENTS.

EV CHARGING SYMBOL
NO SCALE



TYPICAL CROSSWALK STRIPING
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS - No. 12378 - LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 - LICENSED PROFESSIONAL ENGINEER
07/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

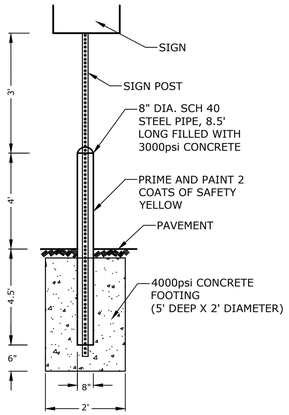
PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 C-DETL.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

SITE DETAILS SHEET

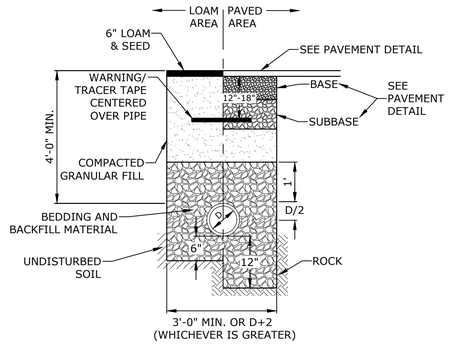
SCALE: AS SHOWN

C-502
SHEET 14 OF 25

Last Saved: 7/27/2023
Printed: Jul 27, 2023 - 10:12am By: CKrzciuk
Tighe & Bond:J:\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 C-DETL.dwg

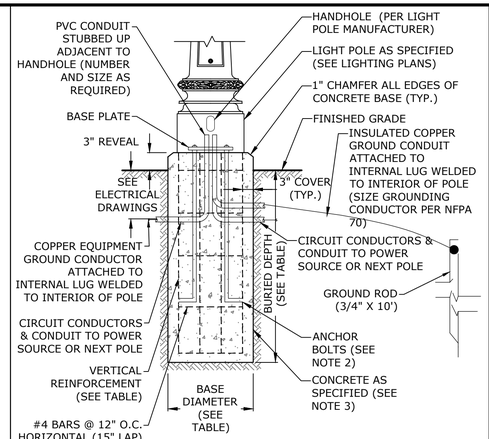


BOLLARD MOUNTED SIGN DETAIL
NO SCALE



NOTES:
1. CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF DOVER.
3. DRAIN LINE SHALL BE INSULATED WHERE THERE IS LESS THAN 6' OF COVER IN PAVED AREAS AND LESS THAN 4' OF COVER IN NON-PAVED AREAS.

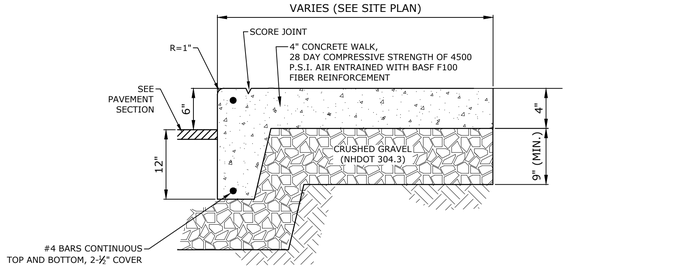
STORM DRAIN TRENCH
NO SCALE



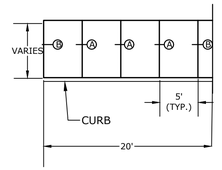
POLE HEIGHT	DEPTH (BURIED)	BASE DIAMETER	VERTICAL REINFORCEMENT	VERTICAL REINFORCEMENT LENGTH
16'>	72"	18"	6 - #6	5'-9"
16'<	72" (MIN.)	24"	6 - #8	5'-9"

NOTES:
1. ALL LIGHT POLES, LUMINARIES AND WIRE TO BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED.
2. CONTRACTOR SHALL VERIFY BOLT TEMPLATE AND ANCHOR BOLT SIZE WITH POLE MANUFACTURER PRIOR TO CONSTRUCTION.
3. CONCRETE SHALL BE 4,000 PSI CLASS A, PRE-CAST CONCRETE.
4. REINFORCEMENT SHALL BE ASTM A615, GRADE 60.
5. FOR LIGHT POLES GREATER THAN 20' IN HEIGHT, THE LIGHT POLE BASE SHALL BE DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.
6. COORDINATE FINAL LIGHT POLE DESIGN WITH LIGHTING PLAN.

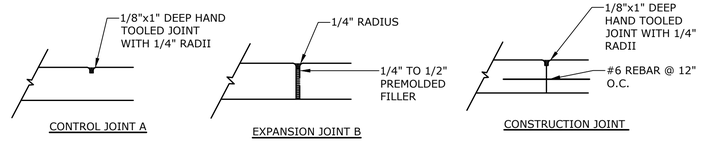
TYPICAL EXTERIOR PARKING LIGHT POLE BASE
NO SCALE



SECTION



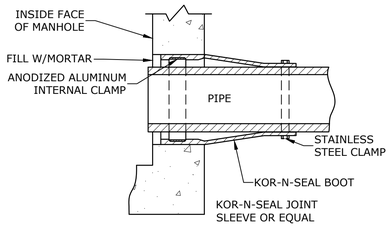
PLAN



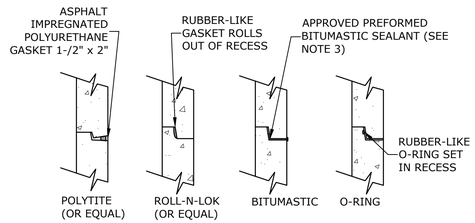
CONTROL JOINT A | EXPANSION JOINT B | CONSTRUCTION JOINT

NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED TO CITY OF DOVER STANDARDS.

CONCRETE SIDEWALK (MONOLITHIC)
NO SCALE



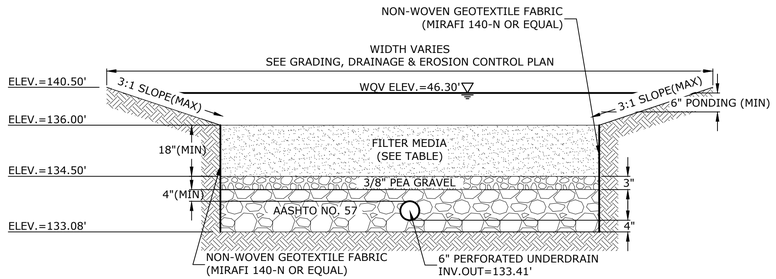
PIPE TO MANHOLE JOINTS



HORIZONTAL JOINTS

NOTES:
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF DOVER COMMUNITY DEVELOPMENT DEPARTMENT STANDARDS AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF DOVER STANDARDS.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

MANHOLE JOINTS
NO SCALE



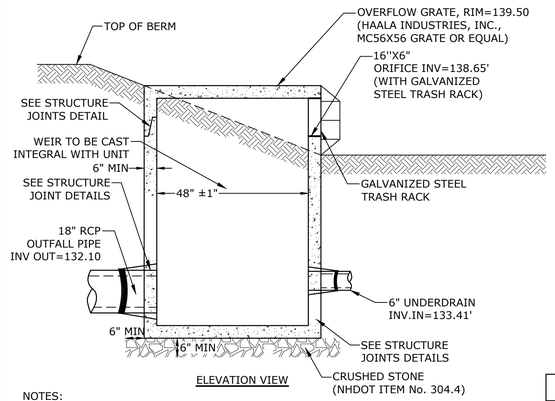
SECTION VIEW

FILTER MEDIA COMPOSITION:			
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL SIEVE NO.	PERCENT PASSING
ASTM C-33 CONCRETE SAND	50-55	SEE NOTE #5	
LOAMY SAND TOPSOIL	20-30	200	15-25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30	200	5 MAX.

NOTES:
1. RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.
3. SEE GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.
4. SEE LANDSCAPE PLAN FOR PLANT MATERIAL.
5. THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):

SIEVE SIZE	PERCENT PASSING
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#50	5-30
#100	0-10

RAIN GARDEN
NO SCALE



ELEVATION VIEW

NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE (TYPE II CEMENT).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE THIRDE WALL.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
5. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

NHDOT ITEM No. 304.4 (CRUSHED STONE - FINE)	
SIEVE SIZE	% PASSING
2"	100
1-1/2"	85-100
3/4"	45-75
#4	10-45
#200	0-5

OUTLET STRUCTURE (POS200)
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS - No. 12378 - LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN - No. 15227 - LICENSED PROFESSIONAL ENGINEER
07/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

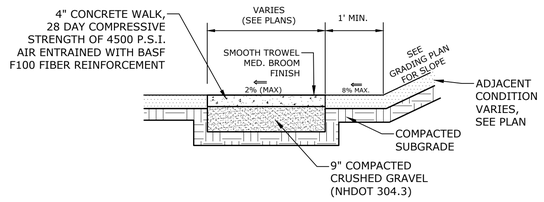
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DATE:	6/28/2023
FILE:	P0595-017 C-DETL.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

SITE DETAILS SHEET

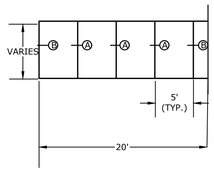
SCALE: AS SHOWN

C-503
SHEET 15 OF 25

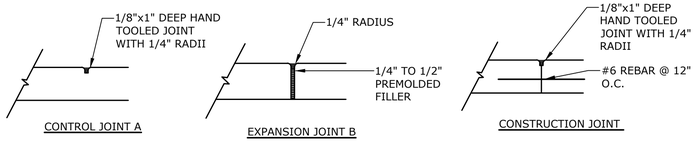
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SECTION



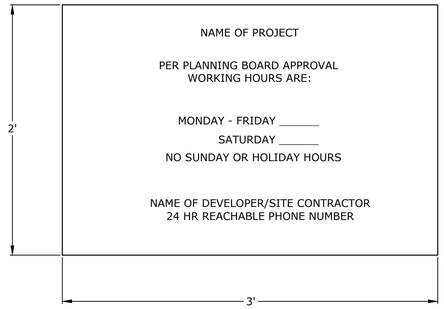
PLAN



CONTROL JOINT A | EXPANSION JOINT B | CONSTRUCTION JOINT

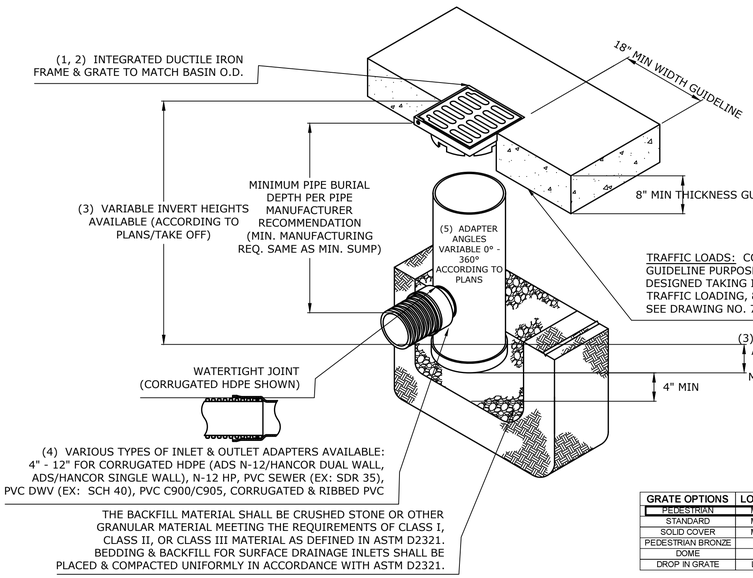
NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED TO CITY OF DOVER STANDARDS.

CONCRETE SIDEWALK
NO SCALE



NOTES:
1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND

CITY OF DOVER - CONSTRUCTION SIGN
NO SCALE

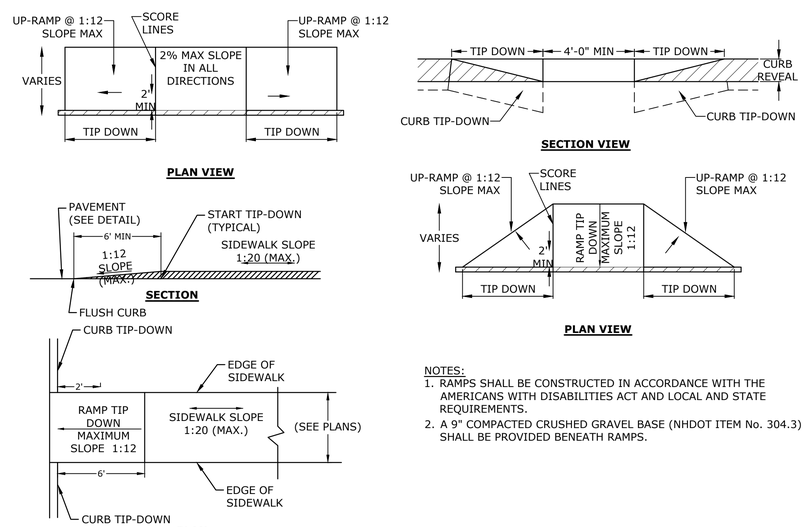


GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

TYPICAL SECTION

NOTES:
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

AREA DRAIN
NO SCALE



NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. A 9" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.

CONCRETE TIP-DOWN RAMPS WITH DETECTABLE WARNING PANEL
NO SCALE

Tighe&Bond

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7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN - No. 15227 - LICENSED PROFESSIONAL ENGINEER
07/27/2023

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100 Education Way
Dover, NH

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SITE -2023-0006

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DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

SITE DETAILS SHEET

SCALE: AS SHOWN

C-504
SHEET 16 OF 25

Last Saved: 7/27/2023
Plotted: 07/27/2023 11:06am By: CKrzcuik
Tighe & Bond J:\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 C-DETL.dwg

LANDSCAPING NOTES

1. THE PLANTING DESIGN IS BASED ON CIVIL ENGINEERING DRAWINGS PRODUCED BY TIGHE & BOND. EXISTING BUILDINGS, GRADING, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY THE OWNER.

2. VERIFY ALL CONDITIONS AT PROJECT SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING WORK.

3. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES. CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO EXCAVATION OR TRENCHING. CALL DIG SAFE AT 1-888-344-7233. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

4. ARCHITECTURAL ELEMENTS ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL ARCHITECTURAL INFORMATION. NOTIFY OWNER OR OWNER'S REPRESENTATIVE & LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. CONTRACTOR TO PROVIDE ADD ALTERNATE PRICING FOR UNIT PAVERS OVER CONCRETE BASE IN PLACE OF UNIT PAVERS OVER GRAVEL BASE AT ALL UNIT PAVER LOCATIONS.

RAIN GARDEN SEED MIX

1. SEED MIX SHALL CONSIST OF:
   - 1.1. 50% NEW ENGLAND PLANTS -- NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS & MOIST SITES
   - 1.2. 50% NEW ENGLAND PLANTS -- NEW ENGLAND CONSERVATION WILDLIFE MIX

PLANTING NOTES

1. LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.

2. PLANT MATERIAL PROVIDED BY THE CONTRACTOR IS TO CONFORM TO THE HIGHEST STANDARD AS ADOPTED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI). PLANT MATERIAL IS TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.

3. THE CONTRACTOR IS TO FURNISH PLANTS AND SOD SHOWN ON THE DRAWINGS. PLANTS ARE TO CONFORM WITH THE BOTANICAL IDENTIFICATIONS. PLANTS ARE TO BE SOURCED FROM A NURSERY WITHIN THE SAME CLIMATIC ZONE AS THE SITE LOCATION. NO SUBSTITUTIONS OF PLANT SPECIES ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE & THE LANDSCAPE ARCHITECT.

4. SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF, FRUIT, COLOR, TIME OF BLOOM & CLIMATIC LOCATION AS APPROVED BY LANDSCAPE ARCHITECT.

5. LOCATE AND VERIFY EXISTING & PROPOSED UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

6. PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM PLANTING AREAS.

7. THE CONTRACTOR IS TO VERIFY SITE LAYOUT & GRADES & INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CHANGES IN LAYOUT AND/OR GRADING PRIOR TO CONSTRUCTION. NO PLANTING IS TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.

8. ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS. FINAL LOCATIONS OF PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

9. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE. PLANT AND STAKES ARE TO BE SET PLUMB UNLESS OTHERWISE NOTED.

10. PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.

11. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.

12. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION AND DURING REQUIRED WARRANTY PERIODS. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

13. REPAIR DAMAGE DUE TO LANDSCAPE INSTALLATION OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK.

14. SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION.

15. A LIST OF PLANTS INCLUDING BOTANICAL NAMES, SIZES, AND SPACING ARE SHOWN ON THE DRAWINGS. QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND ARE TO BE VERIFIED. IN THE EVENT THAT QUANTITIES OR OMISSIONS OCCUR THE PLAN DRAWINGS ARE TO BE FOLLOWED.

16. IRRIGATION: A TEMPORARY UNDERGROUND DRIP AND SPRINKLER IRRIGATION SYSTEM IS TO BE PROVIDED FOR ALL PLANT MATERIAL AND SOD OR SEEDED AREAS.

17. DISTURBED SITE AREAS ARE TO BE DRESSED WITH 6" MIN. OF AMENDED TOPSOIL FOR LAWNS AND 12" MIN. FOR PLANT BEDS. TOPSOIL FOR SEEDED AND/OR SEEDED AREAS IS TO BE TWO PARTS SHARP SAND, ONE PART LOAM AND ONE PART ORGANIC COMPOST.

18. PLANT BEDS ARE TO BE MULCHED TO A DEPTH OF 2" MIN. WITH NATURAL BARK MULCH WITH BARK SIZES NO LARGER THAN 3". PERENNIAL PLANT BEDS ARE TO BE MULCHED WITH BARK SIZES NO MORE THAN 1". TREES IN LAWN AREAS ARE TO HAVE MULCH RINGS OF 5' DIA.

19. TREES ADJACENT TO PEDESTRIAN ROUTES AND WITHIN PARKING ISLANDS ARE TO BE LIMBED TO 7' ABOVE GRADE.

TREE PLANTING SCHEDULE (SEE SHEET L-102)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
AC RU	18	*ACER RUBRUM* 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3-3.5" CAL	35' OC	B&B; MATCHED
AM GR	13	*AMELANCHIER x GRANDIFLORA* 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7' HT	SEE PLAN	B&B; MATCHED
CE CA	2	*CERCIS CANADENSIS*	EASTERN REDBUD	3-3.5" CAL	N/A	B&B; MATCHED
JU TA	13	*JUNIPERUS VIRGINIANA* 'TAYLOR'	TAYLOR EASTERN RED CEDAR	7'-8' HT	4' OC	B&B; MATCHED
TH OC	11	*THUJA OCCIDENTALIS* 'SMARAGD'	EMERALD GREEN ARBORVITAE	7'-8' HT	SEE PLAN	B&B; MATCHED
QU AL	6	*QUERCUS ALBA*	WHITE OAK	3-3.5" CAL	SEE PLAN	B&B; MATCHED

RAINGARDEN PERENNIAL PLANTING SCHEDULE (SEE SHEET L-102)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
EM	EUPATORIUM MACULATUM	JOE PYE WEED	2 GAL	SEE PLAN	CONTAINER
EP	ECHINACEA 'PURPUREA'	PURPLE CONEFLOWER	1 GAL	SEE PLAN	CONTAINER
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL	SEE PLAN	CONTAINER
RG	RUDBECKIA 'GOLDSTURM'	GOLDSTURM BLACKEYED SUSAN	1 GAL	SEE PLAN	CONTAINER

Tighe&Bond

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS - No. 12378 - LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN - No. 15227 - LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - LICENSED LANDSCAPE ARCHITECT - RALPH GORDON LEEDY, JR - 007
7/27/2023

EXISTING OFFICE RENOVATIONS

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Dover, NH

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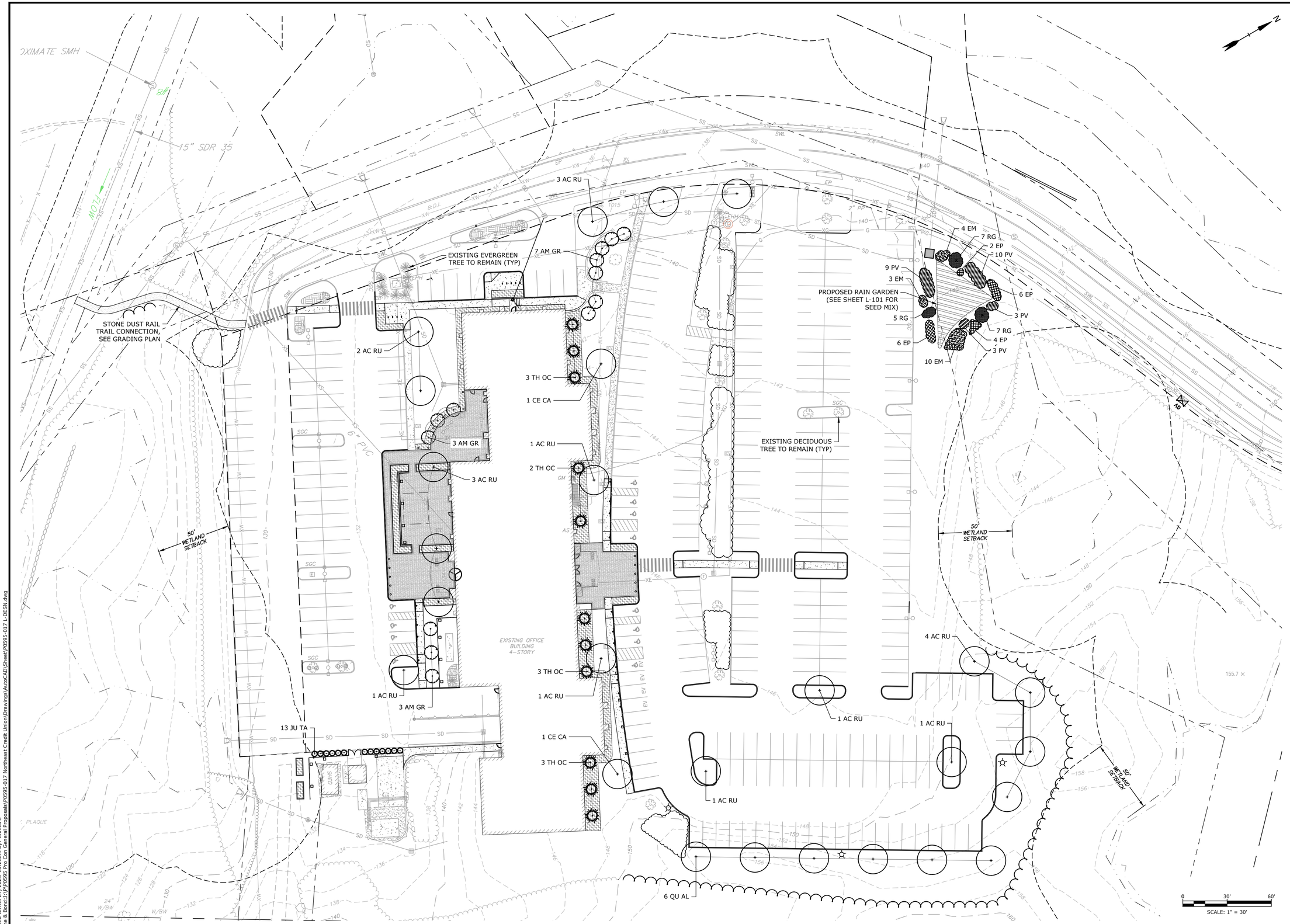
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DATE:	6/28/2023
FILE:	P0595-017 L-DESN.dwg
DRAWN BY:	JDG
DESIGNED/CHECKED BY:	RGL
APPROVED BY:	PMC

LANDSCAPE NOTES & PLANTING SCHEDULE

SCALE: AS SHOWN

L-101
SHEET 17 OF 25

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Plotted On: 7/27/2023 10:26am By: CKrzesik
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Tighe&Bond

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER
PATRICK CRIMMINS
No. 12378
LICENSED
7/27/2023

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER
NEIL A. HANSEN
No. 15227
LICENSED
7/27/2023

LICENSED LANDSCAPE ARCHITECT
RALPH GORDON LEEDY, JR
007
STATE OF NEW HAMPSHIRE
7/27/2023

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APPROVED BY:	PMC

OVERALL LANDSCAPE & TREE PLANTING PLAN

SCALE: AS SHOWN

L-102
SHEET 18 OF 25

RAISED GARDEN BED WITH PROTECTIVE FENCING (TYP OF 2)
DECORATIVE WOOD FENCE (TYP)
28'
27'
8' DOUBLE SWING GATE
29'
REBUILD CONCRETE STEPS
CONCRETE RAMP
CONCRETE LANDING
CONCRETE RAMP (TYP)
5'-WIDE CONCRETE SIDEWALK
LIGHT BOLLARD (TYP OF 5)
DECORATIVE WOOD FENCE (TYP)
POTENTIAL FUTURE PERGOLA
PLANT BED (TYP)
6' OC
5'
5'
47'
50'
13.5'
4" GRANITE PLANTER CURB
4" GRANITE PLANTER CURB
DECORATIVE WOOD FENCE (TYP)
UNIT PAVERS ON GRAVEL BASE (TYP) (SEE LANDSCAPING NOTE #6)
SEEDED LAWN (TYP)
STONE DUST RAIL TRAIL CONNECTION BEYOND, SEE OVERALL PLAN
CONCRETE RAMP (TYP)
5'-WIDE CONCRETE SIDEWALK
SEEDED LAWN (TYP)
PLANT BED (TYP)
BIKE RACK IN CONCRETE (TYP OF 4)
LIGHT BOLLARD (TYP OF 6)
SEEDED LAWN (TYP)
PLANT BED (TYP)
PLANT BED (TYP)
GRANITE WALL
CONCRETE RAMP, SEE GRADING PLAN
CONCRETE STEPS AND HANDRAIL, SEE GRADING PLAN
CONCRETE RAMP
BIKE RACK IN CONCRETE (TYP OF 5)
PLANT BED (TYP)
5'-WIDE CONCRETE SIDEWALK
UNIT PAVERS ON GRAVEL BASE (TYP) (SEE LANDSCAPING NOTE #6)
CONCRETE LANDING
CONCRETE RAMP
PLANT BED (TYP)
CONCRETE RAMP
CONCRETE RAMP
CONCRETE LANDING
CONCRETE RAMP
10'
45'
31.4'
5'
5'
5'
6' OC
30.1'
5'-WIDE CONCRETE SIDEWALK
LIGHT BOLLARD (TYP OF 5)
SEEDED LAWN (TYP)
CONCRETE RAMP
5'-WIDE CONCRETE SIDEWALK
SEEDED LAWN (TYP)
CONCRETE RAMP
CONCRETE RAMP AND 5' CONCRETE SIDEWALK BEYOND, SEE OVERALL PLAN
0 20' 40'
SCALE: 1" = 20'

Tighe&Bond

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
07/27/2023

LICENSED LANDSCAPE ARCHITECT - RALPH GORDON LEEDY, JR 007 - STATE OF NEW HAMPSHIRE
7/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

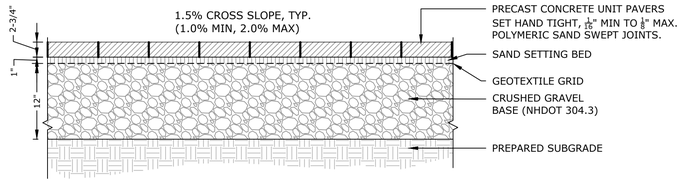
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DATE:	6/28/2023
FILE:	P0595-017 L-DESN.dwg
DRAWN BY:	JDG
DESIGNED/CHECKED BY:	RGL
APPROVED BY:	PMC

ENLARGED LANDSCAPE & SHRUB PLANTING PLAN

SCALE: AS SHOWN

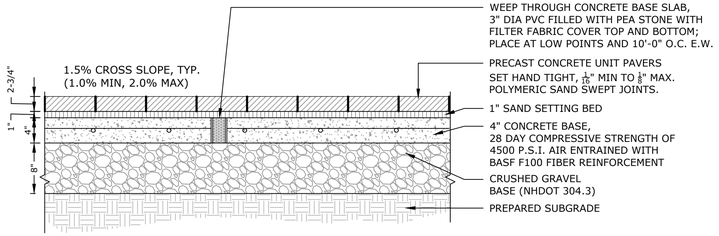
L-103
SHEET 19 OF 25

Last Saved: 7/27/2023
Plotted: Jul 27, 2023 - 10:26am By: CKrzesiuk
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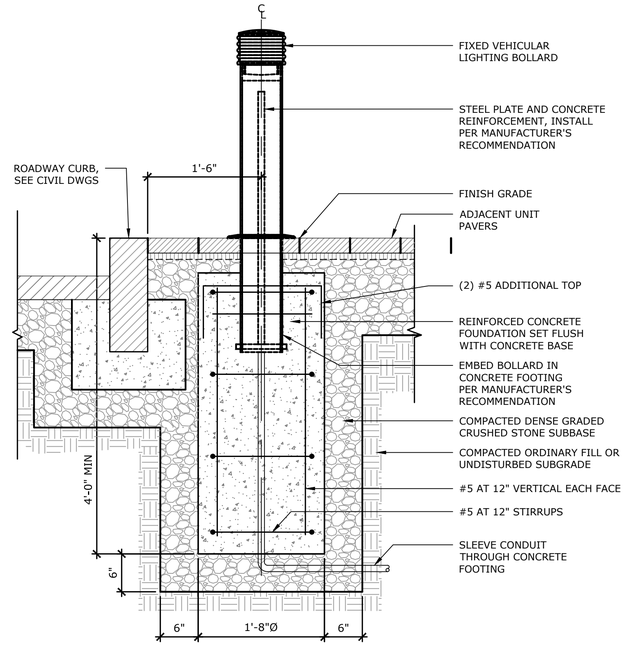


UNIT PAVERS ON GRAVEL BASE
NO SCALE

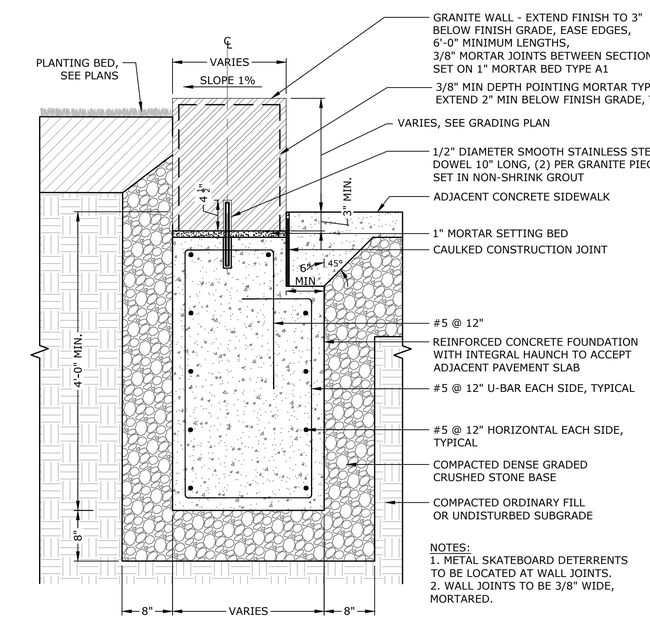
NOTES:
1. PROVIDE EXP. JOINT WITH SEALANT WHERE CONCRETE BASE SLAB ABUTS CURBS, WALLS, FURNISHINGS, LIGHT POSTS, FOOTINGS OR EXISTING PAVEMENT.
2. INSTALL EXPANSION JOINTS IN BASE SLAB +/- 20'-0" O.C. OR AS SHOWN ON DRAWINGS (DO NOT EXPOSE THROUGH PAVERS). REFER TO CONCRETE DETAILS (THIS SHEET) FOR TYPICAL EXPANSION JOINT.
3. THICKEN CONCRETE BASE TO 8" AT EXPANSION JOINTS, AND EDGES WHERE ABUTTING UN-CURBED FUTURE PLANTING OR LAWN AREAS.



UNIT PAVERS ON CONCRETE BASE
NO SCALE

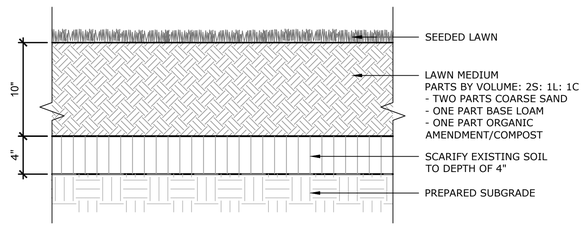


LIGHT BOLLARD
NO SCALE

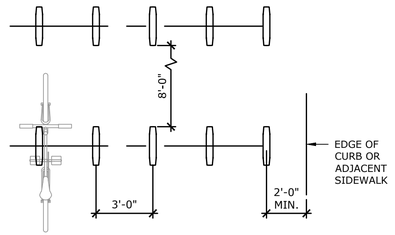


NOTES:
1. METAL SKATEBOARD DETERRENTS TO BE LOCATED AT WALL JOINTS.
2. WALL JOINTS TO BE 3/8" WIDE, MORTARED.

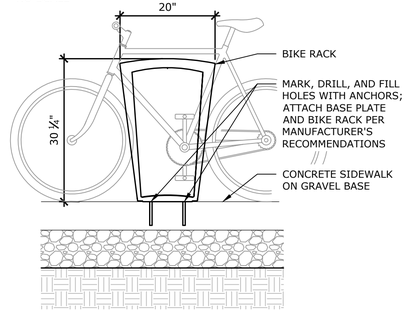
GRANITE WALL
NO SCALE



SEEDED LAWN
NO SCALE



PLAN - TYPICAL LAYOUT
NO SCALE



BIKE RACK
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 7/27/2023

STATE OF NEW HAMPSHIRE – NEIL A. HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 07/27/2023

LICENSED LANDSCAPE ARCHITECT – RALPH GORDON LEEDY, JR 007 – STATE OF NEW HAMPSHIRE – 7/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

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B	7/27/2023	TRC Resubmission
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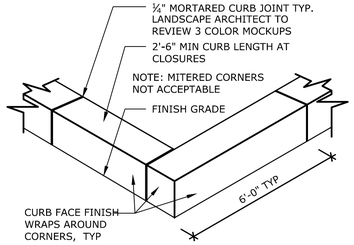
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DATE:	6/28/2023
FILE:	P0595-017 L-DETL.dwg
DRAWN BY:	JDG
DESIGNED/CHECKED BY:	RGL
APPROVED BY:	PMC

LANDSCAPE DETAIL SHEET

SCALE: AS SHOWN

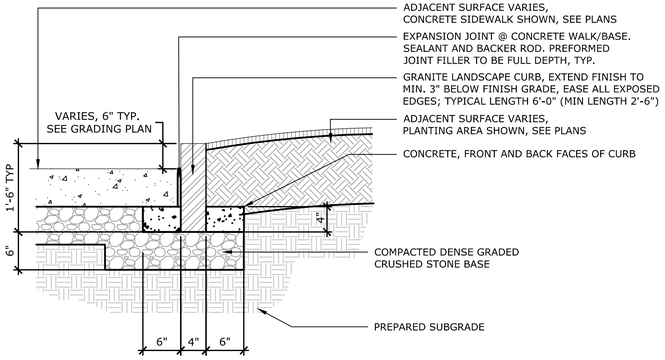
L-501
SHEET 20 OF 25

Last Saved: 7/26/2023
Printed: 7/27/2023 10:31am By: CKrzesik
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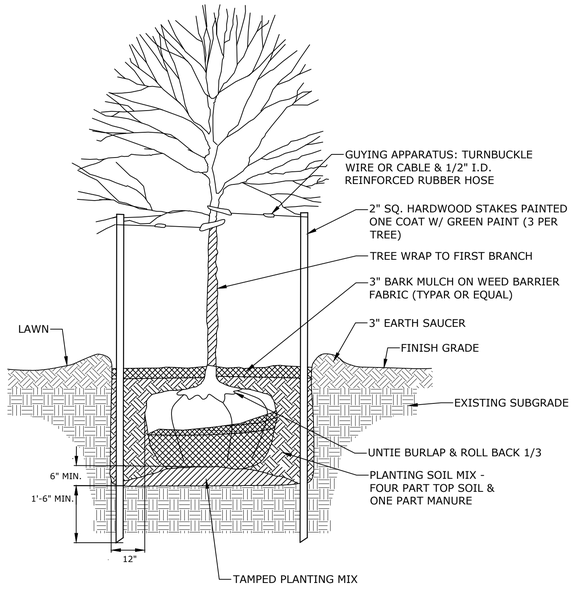


VIEW: TYPICAL CURB CORNER
NO SCALE

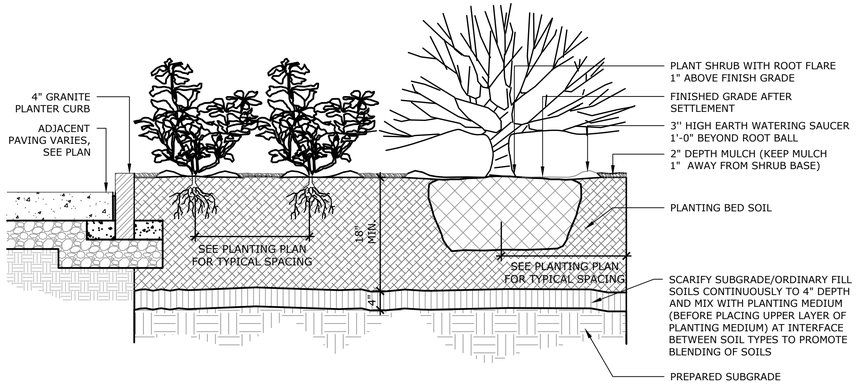
NOTES:
1. CURBS WITH RADIUS 100' OR LESS SHALL BE CUT IN RADIAL SECTIONS.
2. PROVIDE 1/4" MORTAR JOINT BETWEEN CURB SECTION, TYP. ARCHITECT TO REVIEW 3 COLOR MOCKUPS IN FIELD.



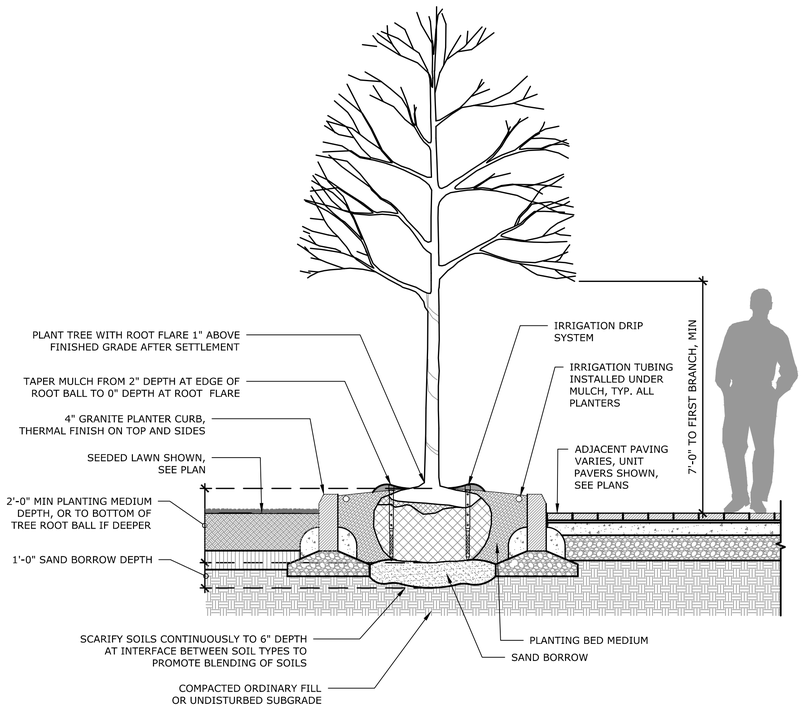
4" GRANITE PLANTER CURB
NO SCALE



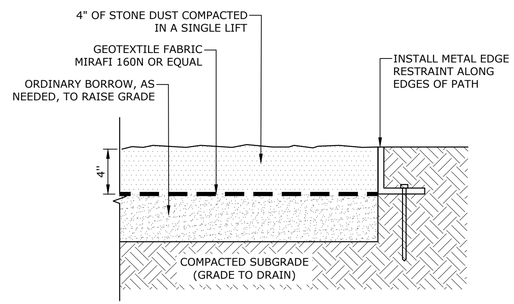
DECIDUOUS TREE PLANTING
NO SCALE



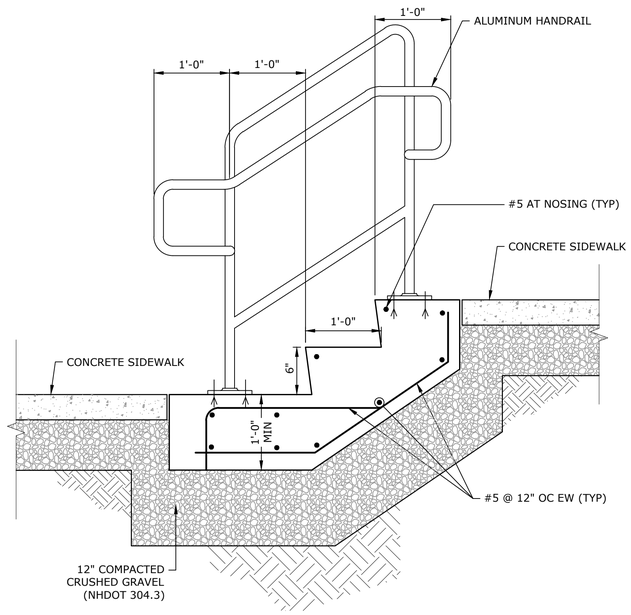
SHRUB AND PERENNIAL PLANT BED
NO SCALE



TREE PLANTING IN RAISED PLANT BED
NO SCALE



STONE DUST RAIL TRAIL CONNECTION
NO SCALE



CONCRETE STEPS AND HANDRAIL
NO SCALE

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STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS - No. 12378 - LICENSED PROFESSIONAL ENGINEER
7/27/2023

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN - No. 15227 - LICENSED PROFESSIONAL ENGINEER
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LICENSED LANDSCAPE ARCHITECT - RALPH GORDON LEEDY, JR - 007 - STATE OF NEW HAMPSHIRE
7/27/2023

EXISTING OFFICE RENOVATIONS

OWNER/APPLICANT:
Reynolds Avenue North LLC

100 Education Way
Dover, NH

DOVER FILE #:
SITE -2023-0006

MARK	DATE	DESCRIPTION
B	7/27/2023	TRC Resubmission
A	7/14/2023	GMP Pricing Set

PROJECT NO:	P0595-017
DATE:	6/28/2023
FILE:	P0595-017 L-DETL.dwg
DRAWN BY:	JDG
DESIGNED/CHECKED BY:	RGL
APPROVED BY:	PMC

LANDSCAPE DETAIL SHEET

SCALE: AS SHOWN

L-502
SHEET 21 OF 25

Last Saved: 7/26/2023 10:24am By: CKrzesik
Plotted: Jul 27, 2023 - 10:24am By: CKrzesik
Tighe & Bond J:\P\P0595 Pro Con General Proposals\P0595-017 Northeast Credit Union\Drawings\AutoCAD\Sheet\P0595-017 L-DETL.dwg



EXISTING NORTH FACADE



EXISTING FACADE ELEMENTS



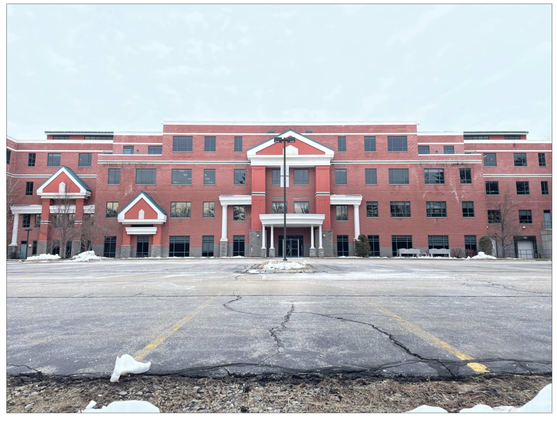
EXISTING NORTH ENTRY



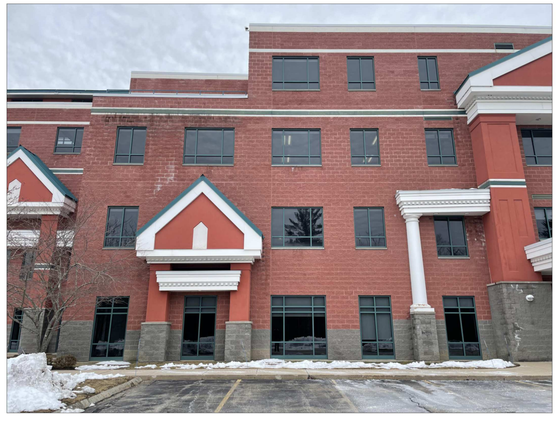
EXISTING WEST FACADE



EXISTING EAST FACADE



EXISTING SOUTH FACADE



EXISTING FACADE ELEMENTS



EXISTING SOUTH ENTRY



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EXISTING CONDITIONS

Project
NECU OFFICE RENOVATION
100 EDUCATION WAY
DOVER, NH 03820

Date 27 JULY 2023

Dwg. No. PB1.00



NORTH ENTRY - OVERALL



NORTH ENTRY



NEW WEST END ENTRY



NORTH ENTRY



SOUTH ENTRY - OVERALL



SOUTH ENTRY

CHRISTOPHER J. LAPOINTE LICENSED ARCHITECT No. 2725 STATE OF NEW HAMPSHIRE

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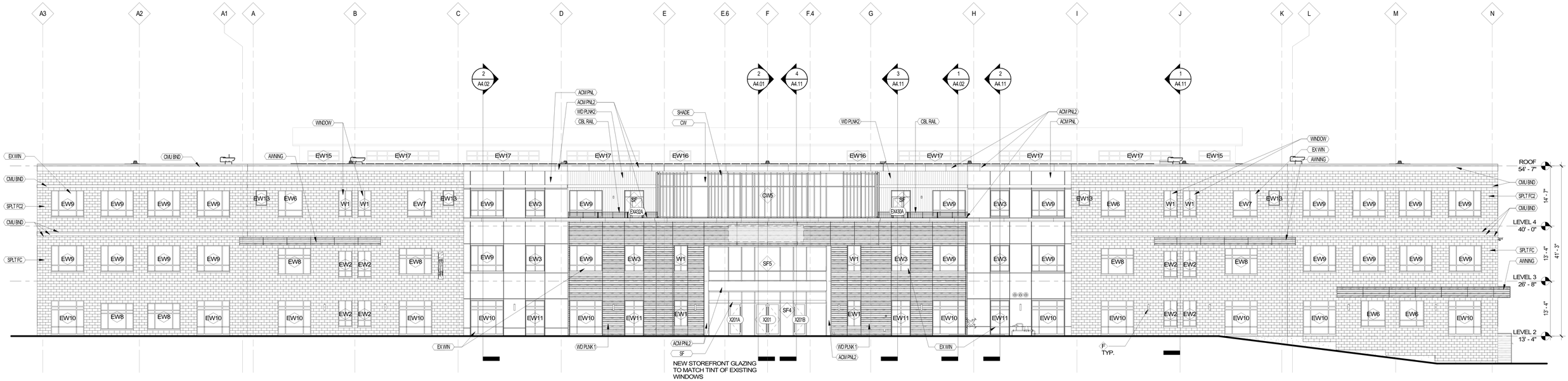
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PROPOSED RENDERINGS

Project: **NECU OFFICE RENOVATION**
100 EDUCATION WAY
DOVER, NH 03820

Date: 27 JULY 2023

Dwg. No. **PB1.01**

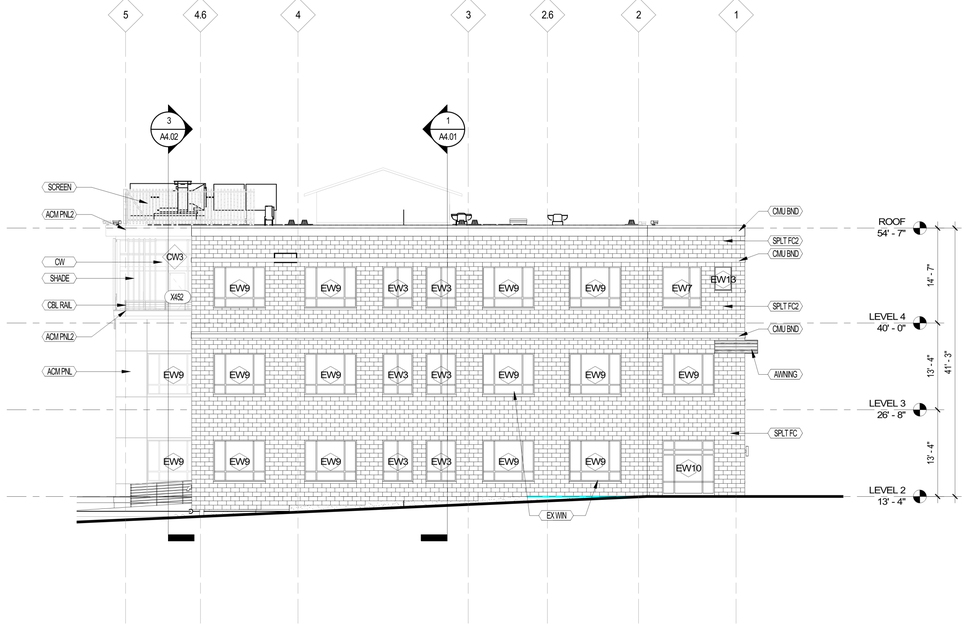


1 NORTH EXTERIOR ELEVATION - PROPOSED

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION FINISHES

ACM PNL	ALUMINUM COMPOSITE METAL PANEL MANUF: VITRABOND COLOR: FAUX ZINC CHARCOAL
ACM PNL2	ALUMINUM COMPOSITE METAL PANEL MANUF: VITRABOND COLOR: BLACK
ACM SFFT	ALUMINUM COMPOSITE METAL PANEL SOFFIT MANUF: VITRABOND COLOR: FAUX ZINC CHARCOAL
AWNING	FAUX WOOD SLAT AWNING STYLE: BARNWOOD COLOR: BROWN
CBL RAIL	DECK CABLE RAIL ASSEMBLY STYLE: EXPRESS CABLE RAIL W/ WOODEN HANDRAIL
CMU BND	EXISTING STANDARD CMU VENEER W/ EIFS FINISH TO BE PAINTED COLOR: TBD, VARIES PER LOCATION
DOOR	EXISTING HOLLOW METAL DOOR & FRAME (INSULATED) COLOR: TO BE PAINTED BLACK
EX MTL ROOF	EXISTING STANDING SEAM METAL PANEL ROOF COLOR: TO BE ELECTROSTATICALLY PAINTED BLACK
EX.WIN	EXISTING WINDOWS COLOR: FRAMES TO BE ELECTROSTATICALLY PAINTED BLACK
FASCIA	METAL ROOF FASCIA COLOR: BLACK PROFILE VARIES
MTL CNPY	METAL CANOPY MANUF: MAPES COLOR: BLACK
OH DOOR	EXISTING OVERHEAD DOOR & FRAME (INSULATED) COLOR: TO BE PAINTED BLACK
PVC TRIM	EXISTING 1" CELLULAR PVC TRIM TO BE PAINTED COLOR: BLACK
SF	KAWNEER STOREFRONT SYSTEM TRIFAB VERSAGLAZE 451UT COLOR: BLACK MATCH TINT OF EXISTING WINDOWS
CW	KAWNEER CURTAINWALL SYSTEM 1620 COLOR: BLACK MATCH TINT OF EXISTING WINDOWS
SCREEN	GEOLAM SUNSHADE SYSTEM BLADE PROFILE: SOLEO 6034 COLOR: ROSEWOOD
SHADE	GEOLAM SUNSHADE SYSTEM BLADE PROFILE: SOLEO 6034 COLOR: ROSEWOOD
SIGN	BUILDING SIGNAGE, BY OWNER
SPLT FC	EXISTING SPLIT FACE MASONRY VENEER TO BE PAINTED; COLOR: TBD
SPLT FC2	EXISTING SPLIT FACE MASONRY VENEER TO BE PAINTED; COLOR: TBD
WD PLNK 1	CERACLAD TRIPLE COATED RAINSCREEN SIDING, HORIZONTAL ORIENTATION STYLE: BARNWOOD COLOR: BROWN
WD PLNK2	CERACLAD TRIPLE COATED RAINSCREEN SIDING, VERTICAL ORIENTATION STYLE: URBAN CEDAR COLOR: ASH
WD SFFT	CERACLAD TRIPLE COATED RAINSCREEN SIDING STYLE: BARNWOOD COLOR: BROWN
WINDOW	NEW WINDOW UNIT - TO MATCH EXISTING WINDOW STYLE COLOR: BLACK MATCH TINT OF EXISTING WINDOWS



2 EAST EXTERIOR ELEVATION - PROPOSED

SCALE: 3/32" = 1'-0"

CHRISTOPHER J. WELLS NO. 14128 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

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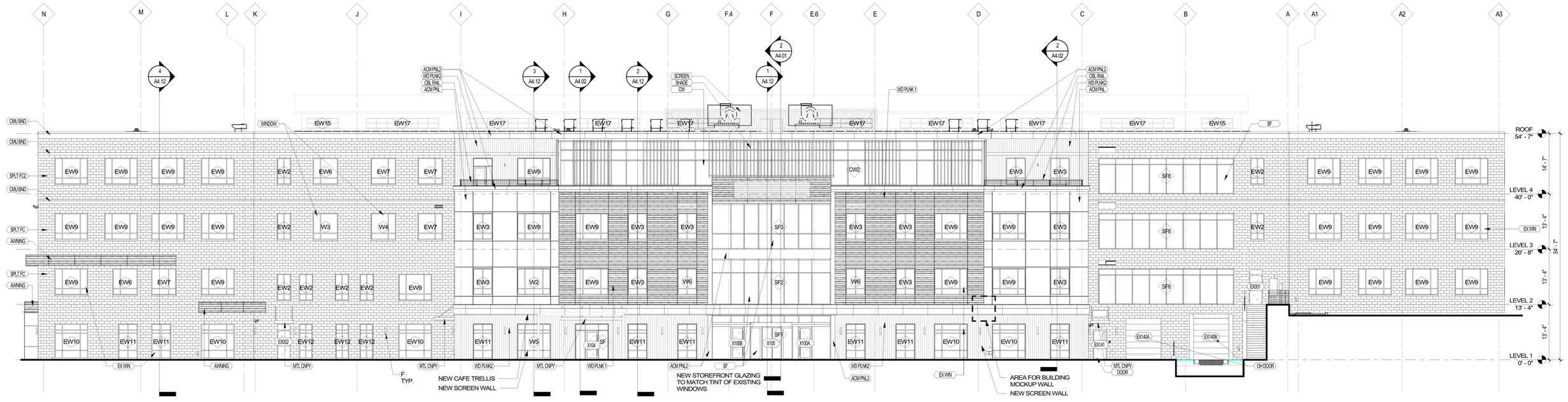
Scale

PROPOSED EXTERIOR ELEVATIONS

Project: NECU OFFICE RENOVATION
100 EDUCATION WAY
DOVER, NH 03820

Date: 27 JULY 2023

Dwg. No. PB1.02

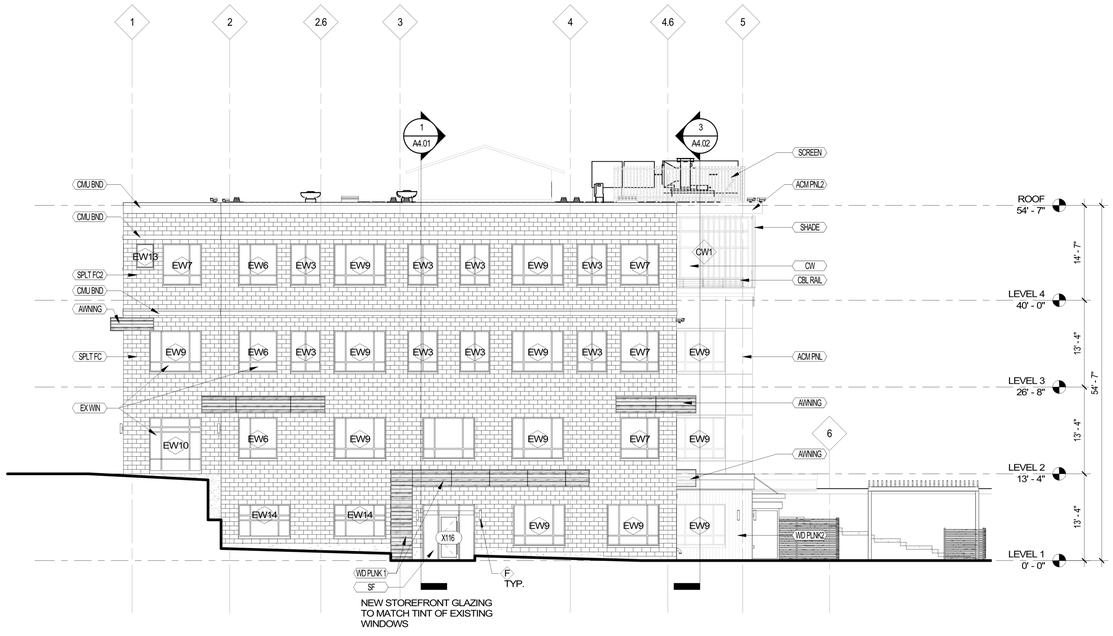


1 SOUTH EXTERIOR ELEVATION - PROPOSED

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION FINISHES

ACM PNL	ALUMINUM COMPOSITE METAL PANEL MANUF: VITRABOND COLOR: FAUX ZINC CHARCOAL
ACM PNL2	ALUMINUM COMPOSITE METAL PANEL MANUF: VITRABOND COLOR: BLACK
ACM SFFT	ALUMINUM COMPOSITE METAL PANEL SOFFIT MANUF: VITRABOND COLOR: FAUX ZINC CHARCOAL
AWNING	FAUX WOOD SLAT AWNING STYLE: BARNWOOD COLOR: BROWN
CBL RAIL	DECK CABLE RAIL ASSEMBLY STYLE: EXPRESS CABLE RAIL W/ WOODEN HANDRAIL
CMU BND	EXISTING STANDARD CMU VENEER W/ EIFS FINISH TO BE PAINTED COLOR: TBD, VARIES PER LOCATION
DOOR	EXISTING HOLLOW METAL DOOR & FRAME (INSULATED) COLOR: TO BE PAINTED BLACK
EX MTL ROOF	EXISTING STANDING SEAM METAL PANEL ROOF COLOR: TO BE ELECTROSTATICALLY PAINTED BLACK
EX WIN	EXISTING WINDOWS COLOR: FRAMES TO BE ELECTROSTATICALLY PAINTED BLACK
FASCIA	METAL ROOF FASCIA COLOR: BLACK PROFILE VARIES
MTL CNPY	METAL CANOPY MANUF: MAPES COLOR: BLACK
OH DOOR	EXISTING OVERHEAD DOOR & FRAME (INSULATED) COLOR: TO BE PAINTED BLACK
PVC TRIM	EXISTING 1" CELLULAR PVC TRIM TO BE PAINTED COLOR: BLACK
SF	KAWNEER STOREFRONT SYSTEM TRIFAB VERSAGLAZE 451UT COLOR: BLACK MATCH TINT OF EXISTING WINDOWS
CW	KAWNEER CURTAINWALL SYSTEM 1620 COLOR: BLACK MATCH TINT OF EXISTING WINDOWS
SCREEN	GEOLAM SUNSHADE SYSTEM BLADE PROFILE: SOLEO 6034 COLOR: ROSEWOOD
SHADE	GEOLAM SUNSHADE SYSTEM BLADE PROFILE: SOLEO 6034 COLOR: ROSEWOOD
SIGN	BUILDING SIGNAGE, BY OWNER
SPLT FC	EXISTING SPLIT FACE MASONRY VENEER TO BE PAINTED; COLOR: TBD
SPLT FC2	EXISTING SPLIT FACE MASONRY VENEER TO BE PAINTED; COLOR: TBD
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WD PLNK2	CERACLAD TRIPLE COATED RAINSCREEN SIDING, VERTICAL ORIENTATION STYLE: URBAN CEDAR COLOR: ASH
WD SFFT	CERACLAD TRIPLE COATED RAINSCREEN SIDING STYLE: BARNWOOD COLOR: BROWN
WINDOW	NEW WINDOW UNIT - TO MATCH EXISTING WINDOW STYLE COLOR: BLACK MATCH TINT OF EXISTING WINDOWS



2 WEST EXTERIOR ELEVATION - PROPOSED

SCALE: 3/32" = 1'-0"

LICENSED ARCHITECT CHRISTOPHER J. LA VIOLETTE No. 9723 STATE OF NEW HAMPSHIRE

PROCON
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North

Scale

PROPOSED EXTERIOR ELEVATIONS

NECU OFFICE RENOVATION
100 EDUCATION WAY
DOVER, NH 03820

Project

Date 27 JULY 2023

Dwg. No. PB1.03