

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, August 15, 2024**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JULY 18, 2024

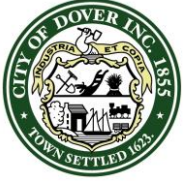
3. HEARINGS

- A. ***ZONE-2024-0034** Applicant: Boudreau Land Surveying (Owner: Richmond Street Properties, LLC), 17 19 Richmond Street, Tax Map 10, Lot 144, located in the Heritage Residential District (HR), requests a Variance from **Section 170-12 HR District 3-4 Family Dwelling Creation**, where 4 living units are allowed, to continue having 5 living units.
- B. ***ZONE-2024-0035** Applicant: Civilworks New England (Owner: 17-19 Summer Street Properties, LLC), Locust Street, Tax Map 12, Lot 35-1, located in the Heritage Residential District (HR), requests clarification of a previously approved Variance from **Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion D**, where parking lots are required to be at least five (5) feet from a side property line.

4. OTHER BUSINESS

5. ADJOURN

*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 the Zoning Board of Adjustment, 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.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, July 18, 2024
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), Anthony Sillitta (Vice Chair), Rich Onufry, Nicholas Couturier, and Jackson Brown (Alternate)

Members Absent (Excused): George Reagan (Alternate), Otis Perry

Members Absent (Unexcused):

Staff Present: Paul R. Crouser (Zoning Administrator)

The Chair called the meeting to order at 7 PM

2. APPROVAL OF MEETING MINUTES OF JUNE 20, 2024

Motion: Onufry moved to approve the minutes of June 20, 2024. Seconded by Brown.

Vote: 3 in favor and 2 abstentions

The Chair explained the hearing process.

3. HEARINGS

- A. * ZONE-2024-0028** Applicant: 17-19 Summer Street Properties, LLC, Locust Street, Tax Map 12, Lot 35-1, located in the Heritage Residential District (HR), requests a Variance from Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion D, where parking lots are required to be at least five (5) feet from a side property line

Chair Prior noted though it states criterion D in the agenda, it should have read criterion C.

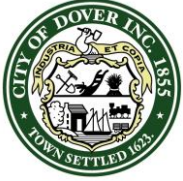
Attorney John Lyons, Lyons Law, presented the application explaining the unique circumstances for the ownership of the separate, abutting lots by the same owner. The proposal is for a 2400 sf residential building with four 2-bedroom units which is allowed in the zone. As the applicant owns the abutting lot, access is already in place. He further described the parking proposal. Cross-easements for each property were suggested by TRC and have been signed and are ready for recording at the registry.

He addressed the variance criteria by highlighting the materials already provided:

- Meets zoning; no threat to public health and safety; parking and traffic details; reduced impervious material
- Consistent with spirit of the ordinance
- The project will facilitate the reasonable use of both lots with access and parking. Better use than vacant lot.
- Consistent with parcels/uses in the neighborhood. Development of the vacant lot may benefit the abutters
- The City approved a subdivision; this client has purchased both lots; which allows this unique circumstance for the development with shared parking and easements. As the two lots are owned by a common ownership, the literal enforcement of the 5' setback would be a detriment to the City as it interferes with the shared access, parking and EV spaces. The proposed use is a reasonable one and allowed.

Public hearing opened

Maureen Sanborn, 30 Silver St, abutter asked the board to deny the variance request due to the applicant failing to make a case on all five criteria. She noted the corner lot has 4 units, not 3 and has not filed a variance for that lot to build a parking lot 5' from the boundary.



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She addressed the criteria noting the Heritage district addresses open space and architecture. By putting the parking lot on the corner lot, it will bring that lot's open space down to nearly zero which is important in this district. She noted the development plan is too dense- too many units. She notes a 2-unit building with open space is the appropriate use of the lot. Single family homes and duplexes are the majority of the neighborhood. The only other 4-unit parcel is owned by the applicant and now he wants to add another 4-unit.

Sara Treacy, 148 Locust st is opposed to the parking variance request as the hardship can be avoided by building a smaller footprint and complying with Heritage requirement of 5' setback. She noted 17-19 Summer St has four units and described the parking in place there. She addressed some additional parking and traffic concerns as well as uses in the neighborhood.

Gary Winters, 31 Summer St is opposed to the variance request as there is not enough open space in the area already, and another project done on the corner of Silver st and Belknap was similar and the parking lot has turned into a dump. He doesn't want that to occur at this location.

Attorney Lyons addressed public comment:

- The tree is right in the middle of the lot, so even if the proposal was for two units, it will need to come down.
- Some of the concerns go to the Planning Board, they are not Zoning Board issues
- This project has gone before TRC multiple times and is a three-unit that is being recommended for approval by staff
- This proposal puts all of the parking between both lots owned by the applicant rather than being visible.

Planning Department input: P. Crouser noted the concerns about appearance and density are not addressed by this board, but will be addressed at the Planning Board stage. He commented on the parking regulations and open space calculations.

As the parking lot serves the parcel whose boundary line it encroaches on, and since ownership is shared between both the vacant lot and 17- 19 Summer St., staff recommends granting this Variance request without any imposed conditions.

Public hearing closed

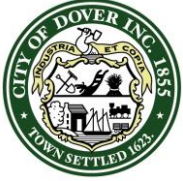
The Chair noted his support of granting the variance regarding the five foot setback and encouraged the public with concerns to continue to follow the process and address their issues at the next phase.

Motion: Brown moved to GRANT the variance as presented. Sillitta seconded. Vote: U/A

- B. *ZONE-2024-0031** Applicant: Mike Leary (Owner: Cocheco Mills Holdings, LLC), 100 and 51 Main Street, Tax Map 3, Lot 63 and Tax Map 2 Lot 37-A, located in Central Business District-General (CBD-G), requests a Variance from Section 170-12, General Central Business District-specific sign regulations, to install more than two (2) wall signs, whose area is greater than the permitted 40 sf. maximum.

Mike Leary, Sundance Signs represented the applicant and presented the item. He explained the purpose is to define the entrances to the buildings which hold several uses on a busy street.

He addressed the five criteria:



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- Benefits to the public by granting the variance
- Spirit of the ordinance fits size and style and signage proposal is adequately placed to identify entrances
- Substantial justice will be done enhancing public safety and there's no benefit to the public in denying the variance.
- No diminution of properties will occur by granting the variance. There are no residences in close proximity other than those on the property.
- He highlighted the size and scope of the building and noted the increased safety with the proposed signage.

Public hearing opened
No one spoke

Planning Department input: Staff recommends approval of this variance request without conditions. There is only one other property within the City which shares similar characteristics to the two properties in question – The Washington Street Mills located at 1 Washington Street. Due to the sheer size of the subject properties, Staff does not see the proposed variance request adversely affecting abutters or Dover's downtown area, nor does Staff feel that this request is in opposition to the spirit of the CBD-G's signage regulations.

Public hearing closed

Motion: Onufry moved to GRANT the variance as proposed as it's an improvement over the current signage. Discussion occurred to clarify the applicant must comply as proposed and designed. Sillitta seconded. Vote: U/A

- C. *ZONE-2024-0032** Applicant: Steven Endsley (Owner: Marc Keith Gagnon), 48 Old Rochester Road, Tax Map D, Lot 9-B, located in Medium Density Residential District (R-12), requests a Variance for each proposed lot from Section 170-12, R-12-specific lot size requirements which mandates a minimum lot area of 12,000 sf. in order to subdivide the parent lot into two (2) ten-thousand (10,000) sf. lots.

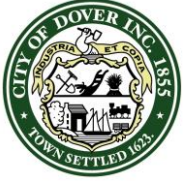
Steven Endsley, probate officer, represented the applicant and presented the item. He explained the proposed subdivision of land and the characteristics of the neighborhood. Selling off that portion will allow someone to build a home and join the neighborhood.

Chair Prior addressed the criteria with the applicant discussing the lot location on two streets of frontage and the other lots are similar lot sized to what is proposed. They further discussed the frontage and safety of access being on the other road.

Public hearing opened
No one spoke

Planning Department input: Staff recommends approval of this variance request without conditions. The vast majority of residential lots within the vicinity are non-conforming due to their size, and in fact, the majority are of similar size to the Applicant's proposed individual lot size of 10,000 sf. As the Applicant's proposed lot sizes are commensurate with surrounding residential properties, Staff feels as though this Variance request is reasonable in nature and will not negatively affect any abutter.

Public hearing closed



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Motion: Couturier moved to GRANT the variance as proposed. Sillitta seconded. Vote: U/A

D. *ZONE-2024-0033 Applicant: ALX Construction & Development, LLC (Owner: 239 Knox Marsh Realty, LLC), 239 Knox Marsh Road, Tax Map H, Lot 37-A, located in Commercial District (C), requests a Variance from Section 170-12, Commercial District (C), Footnote #3 and the district's building height maximum, to permit the 1/3rd requirement for commercial space to be located entirely within one (1) building with the proposed 2/3rds residential use to be in two (2) separate buildings, and to permit the three buildings within the C district to be greater than 40' in height.

Christopher Berry, Berry Survey and Engineering represented the applicant and presented the item.

He gave history of the property and details of the previous approved proposal. When the previous proposal was granted, the parcel was in an industrial zone. The parcel is now in a commercial zone with permitted density changes having taken place as well.

The request tonight is to place all of the commercial use within one building and the residential uses in their own, separate buildings.

The other request is for additional height allowance. 40' is required in the zone and they are requesting 44' to the peak of the structure. They could build a 40' flat-roofed structure, but the applicant and Planning staff prefer a gable-style roof therefore the additional 4' is requested.

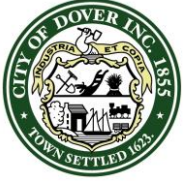
The uses proposed are all permitted uses- there are no requests relating to use or density for the Zoning Board's consideration tonight.

Construction has begun under the previous Planning Board approvals. If the requests are granted, they will move forward to review and approval processes for the revised plans.

Chair Prior noted the suggested conditions of approval set by Planning staff and Mr. Berry noted the applicant is accepting of those conditions.

Mr. Berry addressed the criteria for the separation of uses by structure:

- Public interest ensures diverse uses here and the proposal matches the spirit and intent of the ordinance as the ratios are met.
- Character of the neighborhood matches and the buildings will match each other therefore passers by will not be able to tell which is commercial vs residential. All buildings will look as residential as possible
 - He noted all units will be HUD rate housing rental
- Again, the buildings are the same. There is gain to the applicant to have the uses separated by building and have the commercial units in one structure.
- Surrounding properties will not be diminished as all uses they are proposing are allowed on the site. How they are divided up by placement will not have an effect on values of others
- Special conditions include the location of the site on a main highway and in a secondary groundwater recharge zone. They propose the underground parking to enable less ground coverage. Other conditions include size and shape of the lot and recent change to the zoning- change to permitted uses. It is the only undeveloped parcel in the area. There is a hardship to the applicant if these uses aren't allowed to be consolidated as proposed.



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Mr. Berry addressed the criteria for the height request:

- Building height is realistic to the zone and are centered in the parcel rather than close to the property lines.
- Choosing a style of building fitting to the most appropriate user which is the residential users across the street. Rooflines and architectural style are chosen to fit in. They are not choosing to mimic the industrial buildings in the neighborhood.
- The gain to the applicant is also a gain to Dover and the surrounding neighborhood. Applicant's opinion is that a more traditional and colonial look benefits all.
- The 4' height difference would be difficult to measure a diminution of value when structures are not near the property line
- Special conditions include it is one of the last undeveloped parcels in the zone and surrounded by various uses. Denial of the variance would require the applicant to revise the architectural style which would be loss to the neighborhood. The 4-5' difference is not discernible to the eye. Many abutting structures to the east are far taller.

Chair Prior asked if the applicant would be agreeable to a third condition that the residences be subject to the HUD restricted rental rates. Mr. Berry agreed the applicant will agree to that as it was within his presentation.

Mr. Berry elaborated on the height request which is essentially based on aesthetics.

Chair Prior stated what is before the board tonight is the two variances for the concentration of uses and for the height. There is nothing before the board tonight about the number of units or density. That will be reviewed by the Technical Review Committee and then go before the Planning Board for review. He asked anyone who speaks to this item speak specifically to the items before the board tonight, and not to the portions of the plan for future review by other committees and boards.

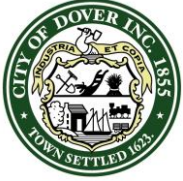
Public hearing opened

Elise Elliott, 251 Knox Marsh Rd asked what happens if the height is granted, then the units are not approved at a later time.

Chair Prior and P. Crouser noted depending on the changes that are needed to the plan, the variance may be rendered obsolete and the applicant may need to come back with a new plan. Discussion continued.

Ms. Elliott noted she represents 9 of the 16 units at 251 Knox Marsh who oppose the proposal. They do have density concerns. They did not have issues with the previous plan, but do now as the single family homes are gone and the units are greatly increased. Concerns expressed about parking and traffic for the entire building of commercial use. Neighbors are concerned about traffic, noise, loitering etc. She has other concerns she will bring to the Planning Board when appropriate. The height will affect the neighborhood as the lot has already been cleared for a previous plan so there is no buffer and the new structures will look right into the abutting yards.

_____, is concerned about the increased density, fear of the hotel use not working out and it being turned into residential use, support structure required for the parking structure below and units above on such a marshy soil and potential damage to neighboring land and structures. He noted their home shakes when a train or plane passes and since construction has begun there is frequent shaking and plumbing and cracking issues. His child stays with grandparents because construction is too disturbing. He questioned the commercial/ residential percentages and what the logic is behind the rule so he can understand it and the potential concerns.



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Chair Prior and P. Crouser addressed the question.

The public comment continued with concerns about 24-hour usage of the commercial unit rather than a typical commercial unit with work hours. The height of the proposed request can only increase the need for more construction and stability which is affecting the abutters with the shaking and damage. Further concerns expressed about the large pile of dirt on his property line and wind carrying debris, future rezoning changes, water table/ soils impacts, is the lodging needed in the area, what proof that real estate values will not be diminished. He asked about the zoning changes that have occurred.

Chair Prior and P. Crouser addressed concerns as applicable.

Public comment continued noting opposition to the height request and the separation of uses by building.

____, Knox Marsh condominiums is concerned about the extra four feet and wondered if that is a direct correlation to the parking proposed. He questioned if the parking underneath is what is needed to support the number of units. Is that what the height is for? Discussion ensued.

Mr. Berry addressed public comment:

- Building height
- Garage has no bearing on the variance request
 - Garage and three stories can all be built within the regulations
- Number of buildings on site
 - Improved site plan details
- Potential future plans/ subdivision/ ownership
- Purpose of mixed use regulations
- Architectural style
- No activity for the past month. Work has been completed until the next approvals go through
- Structural/ soil stability- geotechnical analysis of the soils has been completed and sent out to engineers to determine proper measures for construction

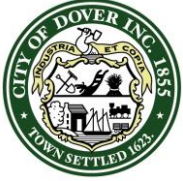
Mr Berry answered questions of the board

- Hours of construction

Planning Department input: Staff recommends approval of this variance request with two conditions. While two of the three buildings fail the 1/3rd commercial requirement, the Applicant's project as a whole fulfills the commercial requirement in the aggregate, as one (1) of the three (3) equal-sized buildings will be entirely commercial in use. Regarding the relief for maximum building height, Staff greatly values adherence to neighborhood-specific architectural standards, and does not object to the negligible increase in building height in exchange for more aesthetically-pleasing architecture.

Staff recommends that the Board grant the Variance request with the following conditions:

1. All three (3) buildings, in combination, must maintain the same, or greater, percentage of commercial use ($\geq 1/3$ rd) in perpetuity. Otherwise, an additional variance(s) would be required.
2. The commercial building (inn) be under construction (meaning Building Permits issued, foundation poured, walls being framed, etc.) prior to the Building Permits being issued for the residential buildings.



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P. Crouser further noted this project has the support of the office of business development for the commercial uses to be within the same structure for equal visibility and access. Also, Planning staff is firm in desiring the aesthetically pleasing look of the architecture proposed and agrees it's worth the minimal 5' height difference.

He also read into the record an email sent to the board by Caitlin and Rory Wilke of 568 Sixth St in opposition to the variance requests.

Public hearing closed

Chair Prior noted the applicant appears to have met all of the criteria. The applicant agreed to the 2 conditions proposed by staff and a 3rd condition suggested by the Chair that the residential units be restricted to the HUD rental rates.

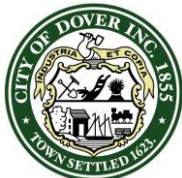
Motion: Sillitta moved to GRANT both variance requests with the three (3) conditions suggested as the applicant has met the criteria. Onufry seconded. Vote: U/A

4. OTHER BUSINESS

None

5. ADJOURN

Motion: Couturier moved to adjourn at 9:07pm. Brown seconded. Vote: U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date: **Thursday, August 15, 2024**
Meeting Time: **7:00 pm**

INTENT: The Applicant requests a Variance from Section 170-12, HR District Residential Density maximum, where four (4) dwelling units are permitted by Conditional Use Permit (“CUP”) and the Applicant seeks five (5).

UNITS PROPOSED: 1 (in addition to four (4) existing)

AGENDA ITEM: 3-A

ZONING DISTRICT: Heritage Residential (HR)

FILE: ZONE-2024-0034

APPLICANT: Boudreau Land Surveying

OWNERS: Richmond Street Properties, LLC

LOCATION: 17-19 Richmond Street. Lot 10, Map 144

ACREAGE: 0.41 acres. No requested change in acreage

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential, No Change

SURROUNDING LAND USE: Residential, Mixed Use

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.: None Required

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff neither supports nor opposes this Variance request, however, staff does question the legitimacy of the claim that a literal enforcement of the provisions in the Zoning Ordinance would result in an unnecessary hardship for the reasons detailed in the following memorandum.

BACKGROUND INFORMATION

The property subject to this Variance request is located at 17-19 Richmond Street. The parcel resides within the Heritage Residential (“HR”) District and currently houses two (2) structures on the premises, consisting of five (5) total dwelling units.

Per HR District density restrictions, the maximum number of units allowable in the HR District by right is two (2), with three (3) and four (4) family dwelling unit structures permitted by a CUP. 17-19 Richmond currently has five (5) existing dwelling units on the premises, divided amongst two (2) primary structures.

The building set farthest back on the parcel contains an approximately 330 sf. single-story addition on the western-most side which houses one (1) of the five (5) total dwelling units on the property. The applicant is seeking to demolish the 330 sf. addition and replace it with a 480 sf. two-story addition, which would, as before, hold one (1) of the five (5) total dwelling units.

STAFF RECOMMENDATION

Staff neither supports or opposes this Variance request but does emphasize that while the Applicant is not proposing any increase in density, they are proposing an increase to the addition’s footprint by approximately 150 sf.

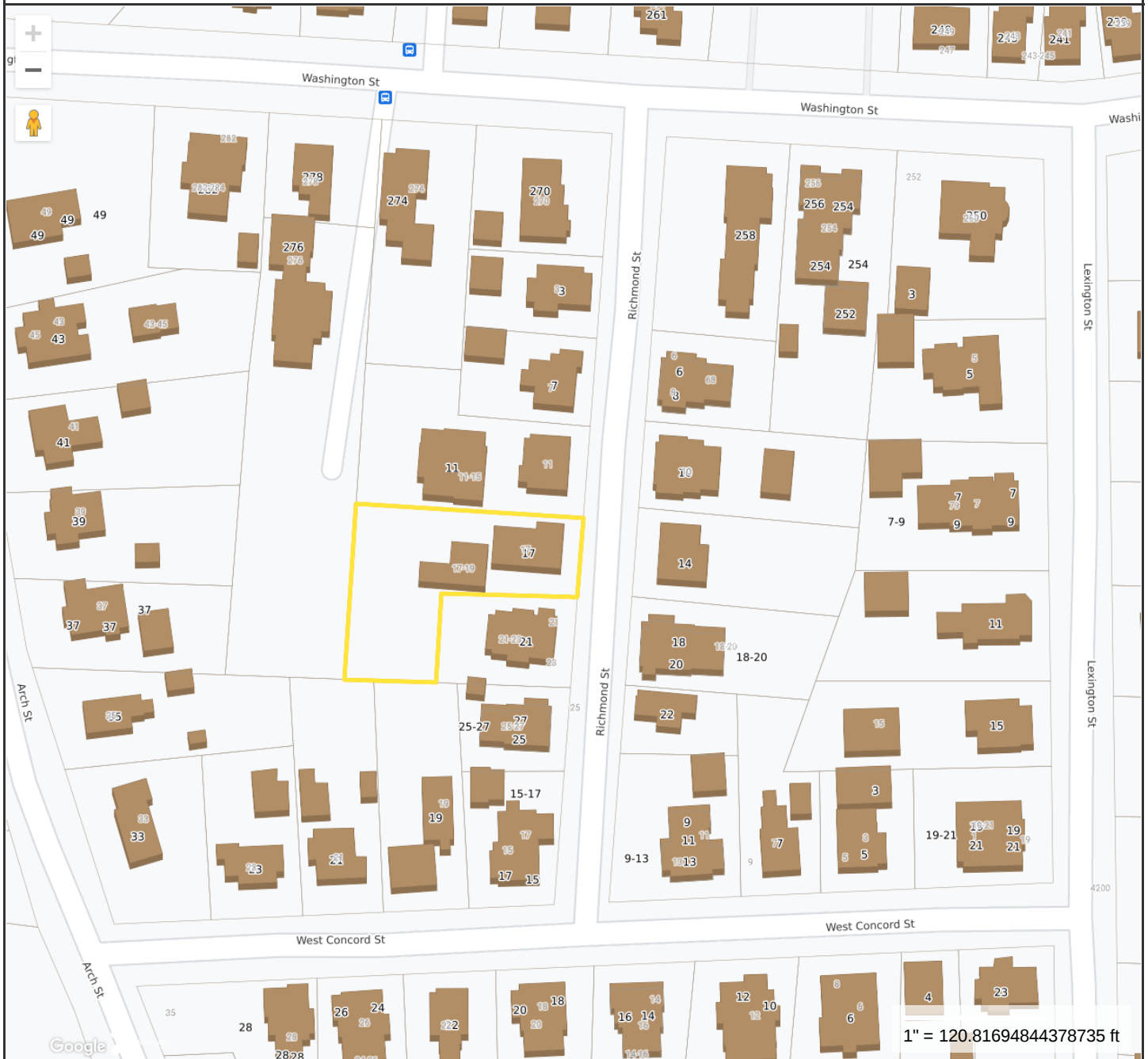
Additionally, the existing structure in question could be completely renovated and remain a legal pre-existing nonconforming use. The Applicant, however, proposes a complete demolition of the existing structure and seeks to rebuild a larger addition in its existing footprint, which triggers current zoning regulations, necessitating the relief sought in this Variance Request.

Staff also wishes to highlight that the existing development on the subject property fails four (4) of the six (6) criteria subject to the approval of newly constructed or converted 3-4 family structures, namely, setback values for the structures and parking areas, screening of parking areas, and a single-family home aesthetic.

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Should the Board move to grant the Variance request, staff recommends it do so with the following condition:

1. Vehicle parking for tenants shall exist entirely on-site, as opposed to on-street, at a value of two (2) spaces per dwelling unit, and shall be adequately screened from abutters, the plans for which shall be approved by the Planning Department.

ZONE-2024-0034 17-19 Richmond Street

**Property Information**

Location 17 19 RICHMOND ST
Owner RICHMOND STREET PROPERTIES LLC
Land Use
Zoning Code HR
Property Id 10144-000000

**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 10/30/2023
Data updated Daily

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



PERMIT SNAPSHOT REPORT ZONE-2024-0034 FOR CITY OF DOVER, N.H.

Permit Type	Zoning	Project:		App Date:	07/12/2024
Work Class:	Variance	District:	None	Exp Date:	NOT AVAILABLE
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Blonigen, Rachel	Approval Expire Date:	

Description: The owner of 19Y Richmond Street intends to raze the existing single story one-bedroom dwelling and reconstruct a two-story one-bedroom dwelling using the same footprint with a 20'x24.2' expansion in the rear of the building.

The HR Zone allows 4 dwelling units, but this lot is currently non-conforming with 5 dwelling units.
The intent is to modify the structure without adding additional dwelling units.

Parcel:	10144-000000	Main	Address:	17 Richmond St Dover, NH	Main	Zone:	HR(Residential - Heritage)
Applicant	Contractor						
Scott D Boudreau	Taylor Buxton						
2 Beatrice Ln	630 6th st						
Newmarket, NH 03857	Dover, NH 03820						
Business: (603) 659-3468	Home: (317) 695-8988						
Mobile: (603) 617-5707	Business: (317) 695-8988						
	Mobile: (317) 695-8988						

Permit Custom Fields

ZoneVariAppealPhDisa No bility	Number of Variances 1 Requested:	ZoneVariPlanDirections
ZoneVariPlanSummary The owner of 19Y Richmond Street intends to raze the existing single story one-bedroom dwelling and reconstruct a two-story one-bedroom dwelling using the same footprint with a 20'x24.2' expansion in the rear of the building. The HR Zone allows 4 dwelling units, but this lot is currently non-conforming with 5 dwelling units. The intent is to modify the structure without adding additional dwelling units.	ZoneVariAppealSect Article 170-12 HR District	ZoneVariAppealSectDe Article 170-12, tail Applicability of Table of Use and Dimensional Regulations for the Heritage Residential District states that only 4 residential dwelling units are allowed per lot. This lot currently has 5 dwelling units. A variance is being sought for Article 170-12 to continue to have 5 dwelling units.
What is the parcel zoned? HR	ZoneVariAppeal1Public Interest A structure and dwelling unit already exist in this location. There will be no increase in dwelling units with this construction.	ZoneVariAppeal2OrdinanceSpirit The property currently contains 5 dwelling units.
ZoneVariAppeal3Subst antialJustice It would allow the existing one unit building to be rebuilt with more living space while remaining a one unit dwelling.	ZoneVariAppeal4Prope rtyValue The existing structure is going to be razed and rebuilt in the existing footprint with an expansion in the back which meets the dimensional requirements of the HR District.	ZoneVariAppeal5A1Un NecHardship This property provides dwelling units similar to others in the neighborhood.
ZoneVariAppeal5A2No FairRelate The property already hosts 5 dwelling units. No	new dwelling units are being created.	ZoneVariAppeal5A3Re asonableUse It allows the current resident to expand the

PERMIT SNAPSHOT REPORT (ZONE-2024-0034)

living quarters while
keeping one dwelling unit.

ZoneVariAppeal5BNoR
easonableUse

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Scott_Boudreau_7/12/2024.jpg	07/12/2024 12:24	Boudreau, Scott		Uploaded via CSS
Permit Snapshot Report.pdf	07/12/2024 12:24	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008638	Planning Zoning Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00008638		\$200.00	\$200.00
Grand Total for Permit		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	07/15/2024	08/12/2024	07/30/2024	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	07/15/2024	08/12/2024	07/30/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/15/2024 11:47	07/30/2024 11:23
Confirm application complete v.1	Generic Action		07/15/2024 11:48
Planning Permit Application Review v.1	Receive Submittal	07/15/2024 0:00	07/30/2024 11:23
Zoning Board v.1		07/30/2024 11:23	
Zoning Board Agenda v.1	Task	07/30/2024 11:23	07/30/2024 11:24
Invoice for Notices v.1	Task	07/30/2024 11:23	
Send Notices v.1	Task		
Zoning Administrator Creates Staff Recommendations v.1	Task		
Distribute Zoning Board Materials v.1	Task		
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Document Archival v.1	Generic Action		
Internal Notification of Permit Completion v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		

ZONE-2024-0034
17 RICHMOND STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
10126-000000	254 WASHINGTON ST	254 WASHINGTON STREET CORP		254 WASHINGTON ST	DOVER	NH	03820
10127-000000	258 WASHINGTON ST	AIREY T BENJAMIN		PO BOX 4241	PORTSMOUTH	NH	03802
10128-000000	6 8 RICHMOND ST	WANZER WOODS CONDOMINIUMS		8 RICHMOND STREET	DOVER	NH	03820
10128-000001	6 RICHMOND ST	STEWART PATRICIA J		6 RICHMOND STREET	DOVER	NH	03820
10128-000002	8 RICHMOND ST	ROBERTSON PAUL M &	THORSON JILL C	8 RICHMOND STREET	DOVER	NH	03820
10129-000000	10 RICHMOND ST	CHARTAND NICOLE &	DOLBEC THOMAS	12 RICHMOND ST	DOVER	NH	03820
10130-000000	14 RICHMOND ST	MECONI LISA D &	MURRAY JEREMIAH J	14 RICHMOND ST	DOVER	NH	03820
10131-000000	18 20 RICHMOND ST	18-20 RICHMOND ST CONDOMINIUM	C/O WILLIAM AND PAIGE COVERT	6 ISAAC LUCAS CIRCLE	DOVER	NH	03820
10131-000001	18 RICHMOND ST	COVERT PAIGE C &	COVERT WILLIAM	6 ISAAC LUCAS CIR	DOVER	NH	03820-4910
10131-000002	20 RICHMOND ST	CRADDOCK REAL ESTATE INVESTMENTS LLC		PO BOX 1297	NORTH HAMPTON	NH	03862
10132-000000	22 RICHMOND ST	HERRING PATRICIA A	HERRING MICHAEL	224 CRATER WOODS CT	PETERSBURG	VA	23805
10133-000000	9 13 WEST CONCORD ST	HOLT COMMONS CONDOMINIUM ASSOCIATION	HOLT LORI PRESIDENT	13 WEST CONCORD ST UNIT 1	DOVER	NH	03820
10133-000001	9 WEST CONCORD ST	HOLT LORI A		13 WEST CONCORD ST	DOVER	NH	03820
10133-000002	11 WEST CONCORD ST	LAZARZ NICHOLE M	LAZARZ MICHAEL J	11 WEST CONCORD ST UNIT 2	DOVER	NH	03820
10133-000003	13 WEST CONCORD ST	HOLT LORI A	HOLT HUNTER S	13 WEST CONCORD ST UNIT 1	DOVER	NH	03820
10134-000000	7 WEST CONCORD ST	LARKEY ANN M TRUSTEE		7 WEST CONCORD ST	DOVER	NH	03820-3612
10141-000000	15 17 WEST CONCORD ST	WOODS SHANNON A & KELLY A &	SCHERER MICHAEL AND KATHLEEN TRUSTEES	7 PACIFIC DR	DOVER	NH	03820-5822
10142-000000	25 27 RICHMOND ST	25 27 RICHMOND ST CONDOMINIUM	C/O OLKKOLA JARED	25 RICHMOND ST	DOVER	NH	03820
10142-000001	25 RICHMOND ST	OLKKOLA JARED P		7 SUSANNAH'S CROSSING	DOVER	NH	03820-5505
10142-000002	27 RICHMOND ST	SALINAS LEOPOLDO M &	SALINAS STACEY A	27 RICHMOND ST	DOVER	NH	03820
10143-000000	21 23 RICHMOND ST	HOVELLE LAUREN &	HOVELLE BRIAN	67 COOPER RD	BARRINGTON	NH	03825-4301
10145-000000	11 15 RICHMOND ST	MAZ WOODS PROPERTIES LLC		303 OLD GARRISON RD	DOVER	NH	03820
10146-000000	7 RICHMOND ST	MURPHY LOUISA A		7 RICHMOND ST	DOVER	NH	03820
10147-000000	3 RICHMOND ST	LAVOIE MICHAEL &	LAVOIE SARAH E	3 RICHMOND ST	DOVER	NH	03820
10148-000000	274 WASHINGTON ST	TOBIN JAMES		40 MILL POND WAY	PORTSMOUTH	NH	03801
10149-A00000	276 WASHINGTON ST	RG COLBY PROPERTIES LLC		242 CENTRAL AVE	DOVER	NH	03820
10150-000000	282 284 WASHINGTON ST	NADEAU PAUL E &	NADEAU KRISTINE E	13 MADISON AVE	KINGSTON	NH	03848
10152-000000	43 45 ARCH ST	SHERWOOD GEORGE G & JANE ANN LIFE ESTS	SHERWOOD GEORGE G AND JANE ANN IRREVOCAB	43 ARCH STREET	DOVER	NH	03820
10153-000000	41 ARCH ST	DRISCOLL PETER F	DRISCOLL PATRICIA S	41 ARCH STREET	DOVER	NH	03820
10154-000000	39 ARCH ST	PENDARVIS LORETTA A &	PENDARVIS MARK C	39 ARCH ST	DOVER	NH	03820
10155-000000	37 ARCH ST	PERRY JANET M		37 ARCH STREET	DOVER	NH	03820
10156-000000	35 ARCH ST	MORRISON ERIC WARD &	KNORR MELISSA ANN	35 ARCH ST	DOVER	NH	03820
10157-000000	33 ARCH ST	RAMSAY HEATHER A		37 RIVERBEND DR	YARMOUTH	ME	04096
10158-000000	23 WEST CONCORD ST	SEAWARDS DOROTHY M TRUSTEE	SEAWARDS DOROTHY M REVOCABLE TRUST	23 WEST CONCORD ST	DOVER	NH	03820
10159-000000	21 WEST CONCORD ST	FISHER DOROTHY TRUSTEE	FISHER W AND D FAMILY REVOCABLE TRUST OF	21 WEST CONCORD STREET	DOVER	NH	03820
10160-000000	19 WEST CONCORD ST	KATRALIS JOHN & JENNY J &	KATRALIS KOSTAS J AND NIKOLAS J	36 GROVE ST	DOVER	NH	03820
10144-000000	17 19 RICHMOND ST	RICHMOND STREET PROPERTIES LLC		PO BOX 121	DOVER	NH	03821
		BOUDREAU LAND SURVEYING	SCOTT BOUDREAU	2 BEATRICE LANE	NEWMARKET	NH	03857
		T&J BUILDERS	TAYLOR BUXTON	630 SIXTH STREET	DOVER	NH	03820

LOT COVERAGE		
	AREA (SF)	PERCENT COVERAGE
LOT SIZE	18,275	
EXISTING COVERAGE	7,821	42.8%
PROPOSED COVERAGE	7,821	42.8%



NOTES:

- REFERENCE: TAX MAP 10 LOT 144
S.C.R.D. BOOK 4363 PAGE 313
- TOTAL PARCEL AREA: 18,275 SQ. FT. OR 0.419 AC.
- OWNER OF RECORD: RICHMOND STREET PROPERTIES, LLC
P.O. BOX 121
DOVER, NH 03821
- ZONE: HR - HERITAGE RESIDENTIAL DISTRICT
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	10,000 sq. ft.
MINIMUM FRONTAGE	80 ft.
MINIMUM FRONT SETBACK	avg.
MINIMUM SIDE SETBACK	15 ft.
MINIMUM REAR SETBACK	30 ft.
MAXIMUM LOT COVERAGE	40%
- HORIZONTAL DATUM IS NHSPC (NAD '83) BASED ON GPS OBSERVATIONS.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS IN RELATION TO THE LEGAL BOUNDARY OF RECORD, AND TO SHOW PROPOSED IMPROVEMENTS TO THE SITE.
- TAX MAP 10 LOT 144 FALLS ENTIRELY WITHIN "ZONE X" OF THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.R.M. MAP NUMBER 33017C0310E, EFFECTIVE 9/30/2015.

PLAN REFERENCES:

- PLAN TITLED "SUBDIVISION OF LAND OF BASS PROPERTIES IN DOVER, N.H." DATED FEB. 23, 1983, PREPARED BY BRUCE L. POHOPEK, S.C.R.D. PLAN NO. 24-32.
- PLAN TITLED "CONDOMINIUM SITE PLAN PREPARED FOR 25-27 RICHMOND STREET CONDOMINIUMS" DATED DEC. 2004, PREPARED BY ATLANTIC SURVEY CO., INC., S.C.R.D. PLAN NO. 79-67.
- PLAN TITLED "PROPERTY SURVEY LOCATED AT: 250 WASHINGTON STREET, DOVER STRAFFORD COUNTY, NEW HAMPSHIRE FOR: ANNE MICHELE CARTER, ALAN D. AMMANN" DATED 2/25/2020, S.C.R.D. PLAN NO. 12069.
- CONDOMINIUM SITE PLAN OF WANZER WOODS CONDOMINIUMS PREPARED FOR PATRICIA J. STEWART, TAX MAP 10 LOT NO. 128, 6-8 RICHMOND STREET" DATED NOVEMBER 5, 2020, S.C.R.D. PLAN NO. 12269.
- PLAN TITLED "CONDOMINIUM SITE PLAN PREPARED FOR LORI A. HOLT LOCATED AT 13 WEST CONCORD STREET, DOVER, NH 03820" DATED MARCH 9, 2004, PREPARED BY JASON B. POHOPEK, LLS #941, S.C.R.D. PLAN NO. 12382.

LEGEND

- IRON PIPE/ROD FOUND
- STONE BOUND
- UTILITY POLE
- HYDRANT
- BOUNDARY LINE
- ABUTTER LINE
- RIGHT-OF-WAY
- EDGE OF PAVEMENT

TAX MAP 10 LOT 149
RG COLBY PROPERTIES, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 4823 PAGE 953

TAX MAP 10 LOT 159
W & D FISHER FAMILY
REVOCABLE TRUST
21 WEST CONCORD STREET
DOVER, NH 03820
S.C.R.D. BOOK 3688 PAGE 999

TAX MAP 10 LOT 160
JOHN & JENNY J. KATRALIS
36 GROVE STREET
DOVER, NH 03820
S.C.R.D. BOOK 3498 PAGE 961

TAX MAP 10 LOT 142-2
LEOPOLDO M. & STACY A. SALINAS
27 RICHMOND STREET
DOVER, NH 03820
S.C.R.D. BOOK 3224 PAGE 647

TAX MAP 10 LOT 142-1
JARED P OLKKOLA
7 SUSANNAH'S CROSSING
DOVER, NH 03820-5505
S.C.R.D. BOOK 3195 PAGE 1

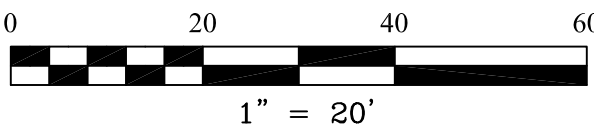
TAX MAP 10 LOT 143
LAUREN & BRIAN
HOVELLE
67 COOPER ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3432 PAGE 496

TAX MAP 10 LOT 129
NICOLE CHARTAND & THOMAS
DOLBEC
12 RICHMOND STREET
DOVER, NH 03820
S.C.R.D. BOOK 1808 PAGE 12

TAX MAP 10 LOT 130
LISA D. MECONI & JEREMIAH J.
MURRAY
14 RICHMOND STREET
DOVER, NH 03820
S.C.R.D. BOOK 4231 PAGE 480

TAX MAP 10 LOT 131-1
PAIGE C. & WILLIAM COVERT
6 ISAAC LUCAS CIRCLE
DOVER, NH 03820
S.C.R.D. BOOK 3408 PAGE 479

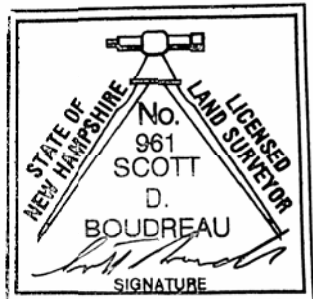
TAX MAP 10 LOT 131-2
CRADDOCK REAL ESTATE
INVESTMENTS, LLC
P.O. BOX 1297
NORTH HAMPTON, NH 03862
S.C.R.D. BOOK 4483 PAGE 835



SITE PLAN
LAND OF
RICHMOND STREET
PROPERTIES, LLC
(TAX MAP 10 LOT 144)
17, 19, & 19Y RICHMOND STREET
DOVER, NH

DRAWN BY: SDB
CHECKED BY: ARB
JOB NAME: 24010

DATE: JUNE 5, 2024
DRAWING NAME: 24010A
SHEET: C1



Boudreau
Land
Surveying P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

GENERAL PROJECT SPECIFICATIONS

- THE CONTRACTOR SHALL FOLLOW ALL STRUCTURAL WORK SHOWN ON THESE DRAWINGS. ANY OTHER ASPECTS OF THE PROJECT SCOPE ARE THE RESPONSIBILITY OF THE BUILDING OWNER / CONTRACTOR / OTHERS. DENOYA STRUCTURAL ENGINEERING, LLC (DSE) SHALL NOT BE HELD LIABLE FOR ANY WORK NOT SHOWN ON THESE DRAWINGS OR UNDER THE DIRECTION OF DSE.
- THE CONTRACTOR SHALL A) VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND B) COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE PROPOSED CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS. NOTIFY THE STRUCTURAL ENGINEER OF ANY CONFLICTS / DISCREPANCIES.
- SAFETY AND CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SHORING AND BRACING SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF ALL EXISTING CONSTRUCTION TO REMAIN.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ANY SIMILAR CONDITIONS ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.

CODE AND DESIGN DATA

- THE RESIDENTIAL BUILDING CODE OF THE STATE OF NEW HAMPSHIRE (COMPRISING OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2022 NEW HAMPSHIRE AMENDMENTS) AND ALL ASSOCIATED REFERENCE STANDARDS.
- LIVE LOAD DESIGN DATA:
BEDROOMS: 30 PSF
LIVING SPACES: 40 PSF
ATTIC SPACES: 20 PSF

FOUNDATIONS

- FOUNDATIONS ARE DESIGNED BASED UPON A PRESUMPTIVE NET ALLOWABLE BEARING PRESSURE OF 2,000 POUNDS PER SQUARE FOOT, AND SHALL BEAR ON UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL. THE CONTRACTOR SHALL CONFIRM SUITABILITY OF EXISTING SOIL / SUBGRADE CONDITIONS PRIOR TO FOUNDATION PLACEMENT.
- USE LEAN CONCRETE (f'c=1,500 PSI) OR STRUCTURAL FILL FOR OVER-EXCAVATION OF FOOTINGS.
- THE CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATION OF UNDERGROUND PIPES AND CONDUITS.

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE CODE REFERENCED EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND THE STATE BUILDING CODE. IN CASE OF CONFLICT, THE BUILDING CODE SHALL GOVERN.
- CONCRETE SHALL CONFORM TO THE FOLLOWING:
CEMENT: PORTLAND CEMENT TYPE I/II ASTM C 150
FLYASH (IF PROVIDED): ASTM C 618 CLASS C 20% TO 35% OR CLASS F 15% TO 25%
GROUND GRANULATED BLAST-FURNACE SLAG (IF PROVIDED): ASTM C 989 50% MAX.
COURSE AGGREGATE: ASTM C 33 3/4" FOR NORMALWEIGHT
ASTM C 330 3/4" FOR LIGHTWEIGHT
- CONCRETE SHALL BE DESIGNED TO ACHIEVE MIN. 28-DAY COMPRESSIVE STRENGTHS:
FOOTINGS 3,000 PSI NORMAL WEIGHT
4" TO 6" MAXIMUM SLUMP
0.50 MAXIMUM WATER / CEMENT (W/C) RATIO
5% TO 7% AIR ENTRAINMENT
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON WET SOIL. CONTRACTOR SHALL DEWATER AS REQUIRED TO ALLOW CONCRETE PLACEMENT IN DRY CONDITIONS. NOTIFY ENGINEER IF WATER IS ENCOUNTERED DURING EXCAVATION. CONTRACTOR SHALL DEWATER IN A SAFE / LAWFUL MANNER WITH DUE CONSIDERATION TO MAINTAINING WATER LEVELS BENEATH ADJACENT BUILDINGS / STRUCTURES.
- ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL HOOKS SHOWN ON DRAWINGS SHALL BE ACI STANDARD HOOKS UNLESS NOTED OTHERWISE.

WOOD FRAMING

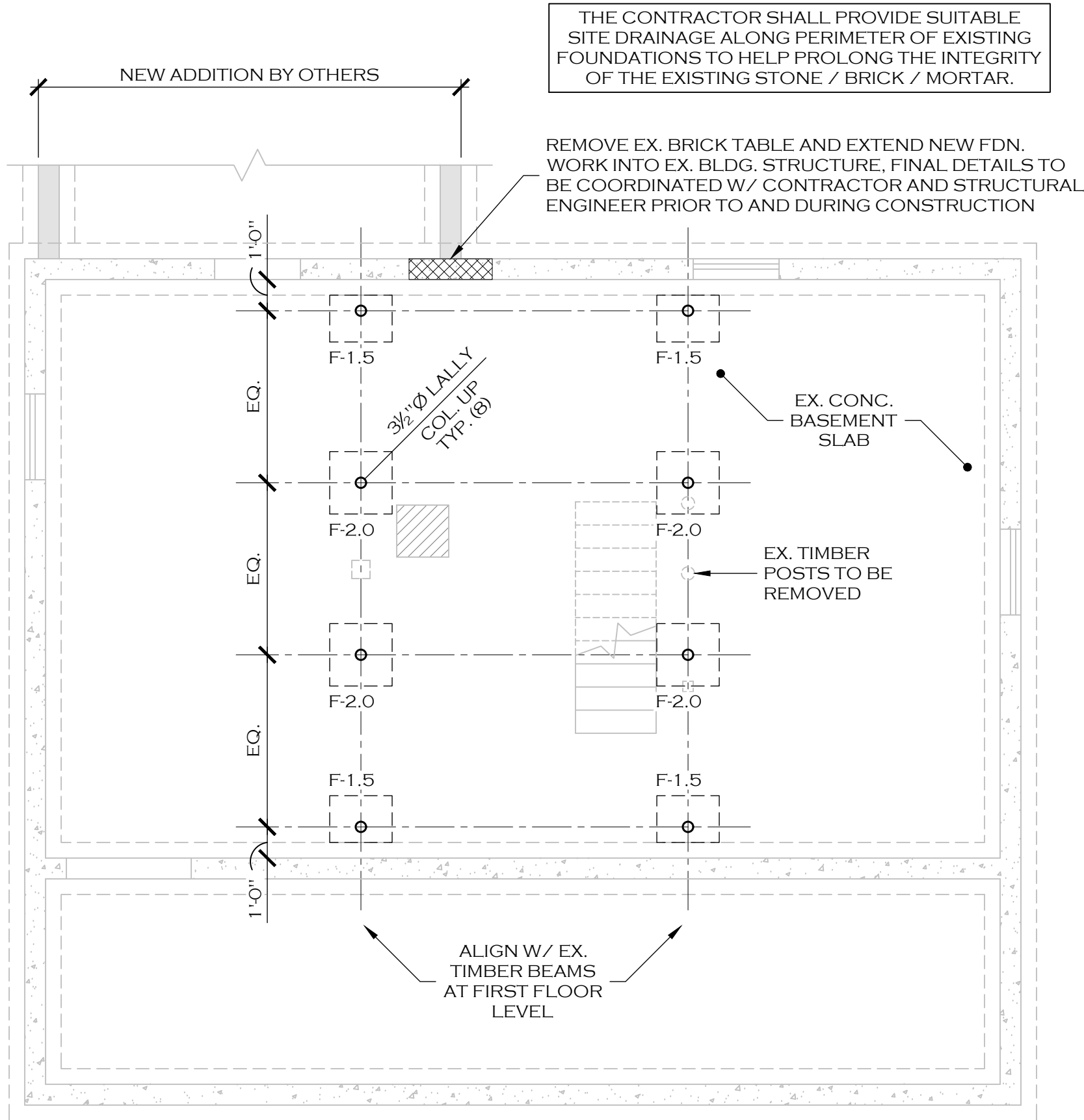
- WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE ICC CODE (IBC / IRC) AND THE AMERICAN WOOD COUNCIL, ANSI/APA, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)" INCLUDING "DESIGN VALUES FOR WOOD CONSTRUCTION", NATIONAL FOREST PRODUCTS ASSOCIATION.
- DIMENSIONED LUMBER FRAMING SHALL BE SPRUCE-PINE-FIR (SPF) NO. 1 / NO. 2 OR BETTER. DIMENSIONED LUMBER REPRESENTS NOMINAL SIZES. MINIMUM BASE PROPERTIES (PSI) BEFORE APPLYING APPLICABLE SIZE FACTORS SHALL MEET:
FB Ft Fv Fc (PERP) Fc (PAR) E
875 450 135 425 1,150 1,400,000
- ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED WITH AN E.P.A. ACCEPTABLE WOOD PRESERVATIVE (SUCH AS "ACQ" - ALKALINE-COPPER-QUATERNARY OR "CBAA" - COPPER AZOLE TYPE A & B). ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 1 OR 2.
- LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL BE 2.0E TRUS-JOIST MICROLLAM LVL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUIVALENT. MINIMUM PROPERTIES INCLUDE:
MODULUS OF ELASTICITY, E = 2.0E6 PSI
FLEXURAL STRESS, FB = 2,600 PSI
HORIZONTAL SHEAR, FV = 285 PSI
- WOOD CONSTRUCTION CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- ALL WOOD FASTENERS AND HANGERS / CONNECTION HARDWARE IN CONTACT WITH PRESSURE TREATED OR FIRE RETARDANT TREATED LUMBER ARE TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

LALLY COLUMNS

- LALLY COLUMN ASSEMBLIES SHALL BE MANUFACTURED BY PORTLAND STONE WARE CO. (OR SIMILAR) AND RATED FOR THE FOLLOWING ALLOWABLE SAFE LOADS:
3 1/2" Ø = 12,000 POUNDS (MIN.)
4" Ø = 16,000 POUNDS (MIN.)
- PROVIDE RECTANGULAR BASE PLATES AT BOTTOMS OF LALLY COLUMNS AND ANCHOR TO FOUNDATIONS AND MANUFACTURER'S SPECIFICATIONS. PROVIDE FLAT PLATE OR U-SHAPED SADDLES CAPS AT TOPS OF LALLY COLUMNS AND FASTEN TO BEAMS PER THE PLANS AND MANUFACTURER'S SPECIFICATIONS.

QUALITY CONTROL

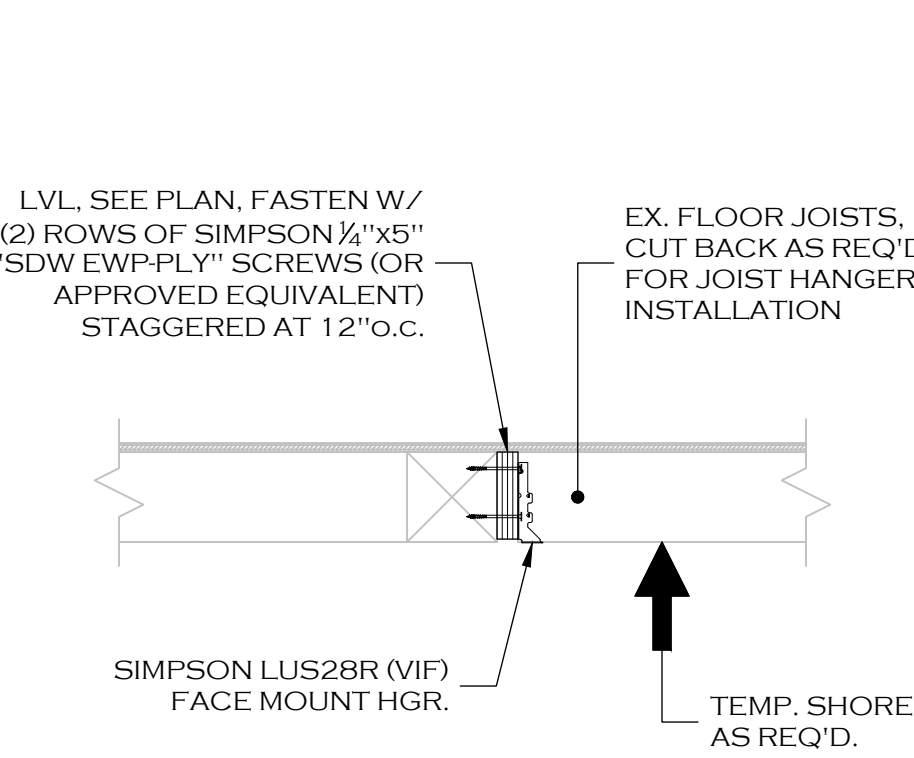
- STRUCTURAL OBSERVATIONS: NOTIFY STRUCTURAL ENGINEER OF PROGRESS OF CONSTRUCTION FOR COORDINATION OF SITE OBSERVATIONS. THESE OBSERVATIONS ARE INTENDED FOR REVIEW OF GENERAL DESIGN INTENT AND DO NOT RELIEVE THE CONTRACTOR(S) OF ITS RESPONSIBILITY TO PROVIDE ALL CONSTRUCTION IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS, OSHA STANDARDS, AND APPROVED SHOP DRAWINGS / SUBMITTALS.
- REMOVE AND REPLACE WORK WHERE STRUCTURAL WORK DOES NOT COMPLY WITH SPECIFIED REQUIREMENTS. ADDITIONAL TESTING AND INSPECTIONS, AT CONTRACTOR'S EXPENSE, MAY BE NECESSARY TO DETERMINE CONFORMANCE OF REPLACED / ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.



1 BASEMENT FOUNDATION PLAN

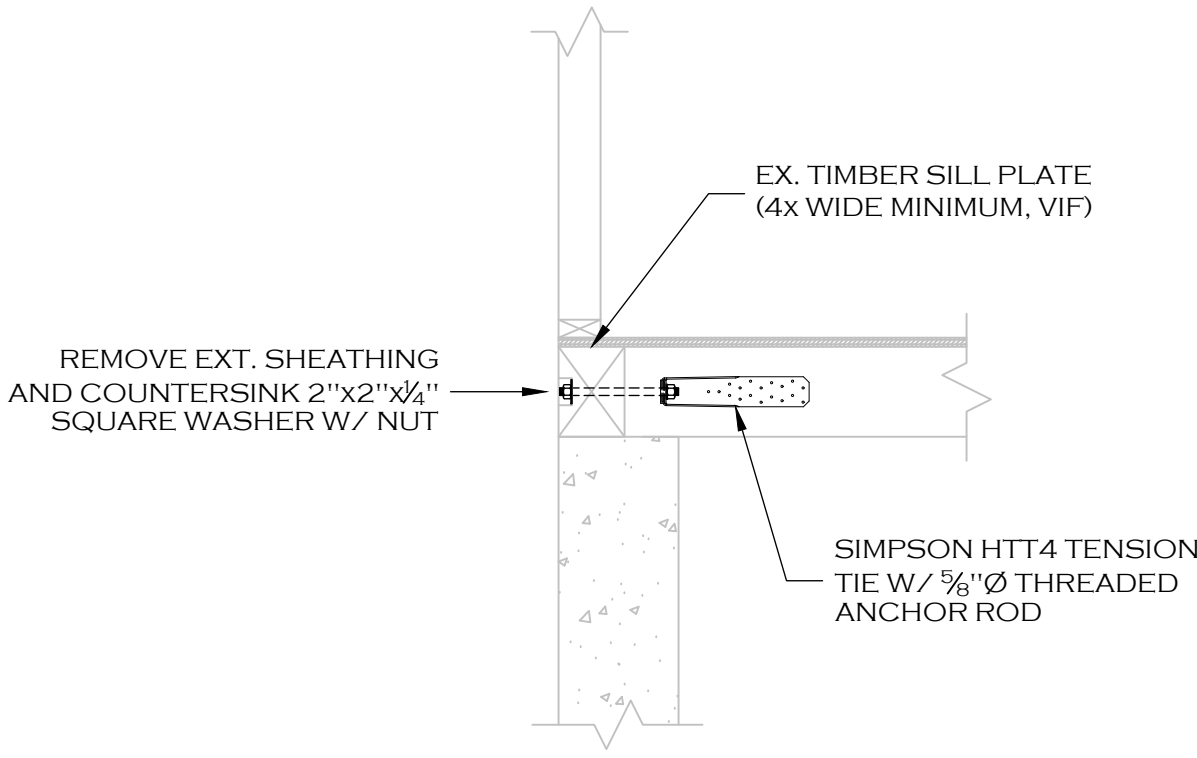
SCALE: 1/4" = 1'-0"

CONCRETE FOOTING SCHEDULE (NET ALLOWABLE SOIL BEARING PRESSURE = 2,000 PSF)		
MARK	SIZE	BOTTOM REINFORCEMENT
F-1.5	1'-6" (4) x 2'-0" x 1'-0"	(3)-#4 LONG, (4)-#4 SHORT
F-2.0	2'-0" x 2'-0" x 1'-0"	(4)-#4 EA. WAY
-	-	-



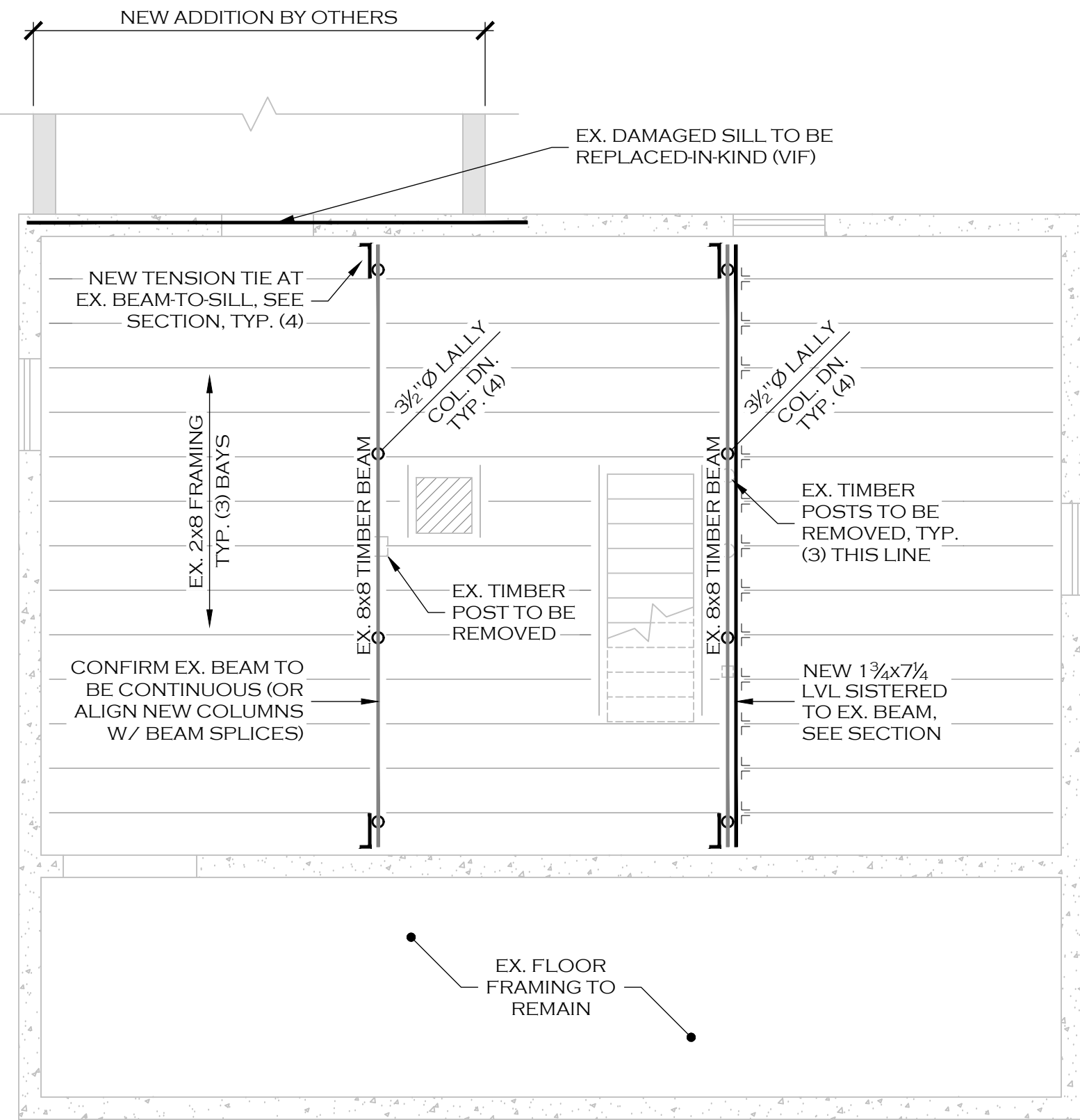
3 SECTION AT LVL SISTER

SCALE: NO SCALE



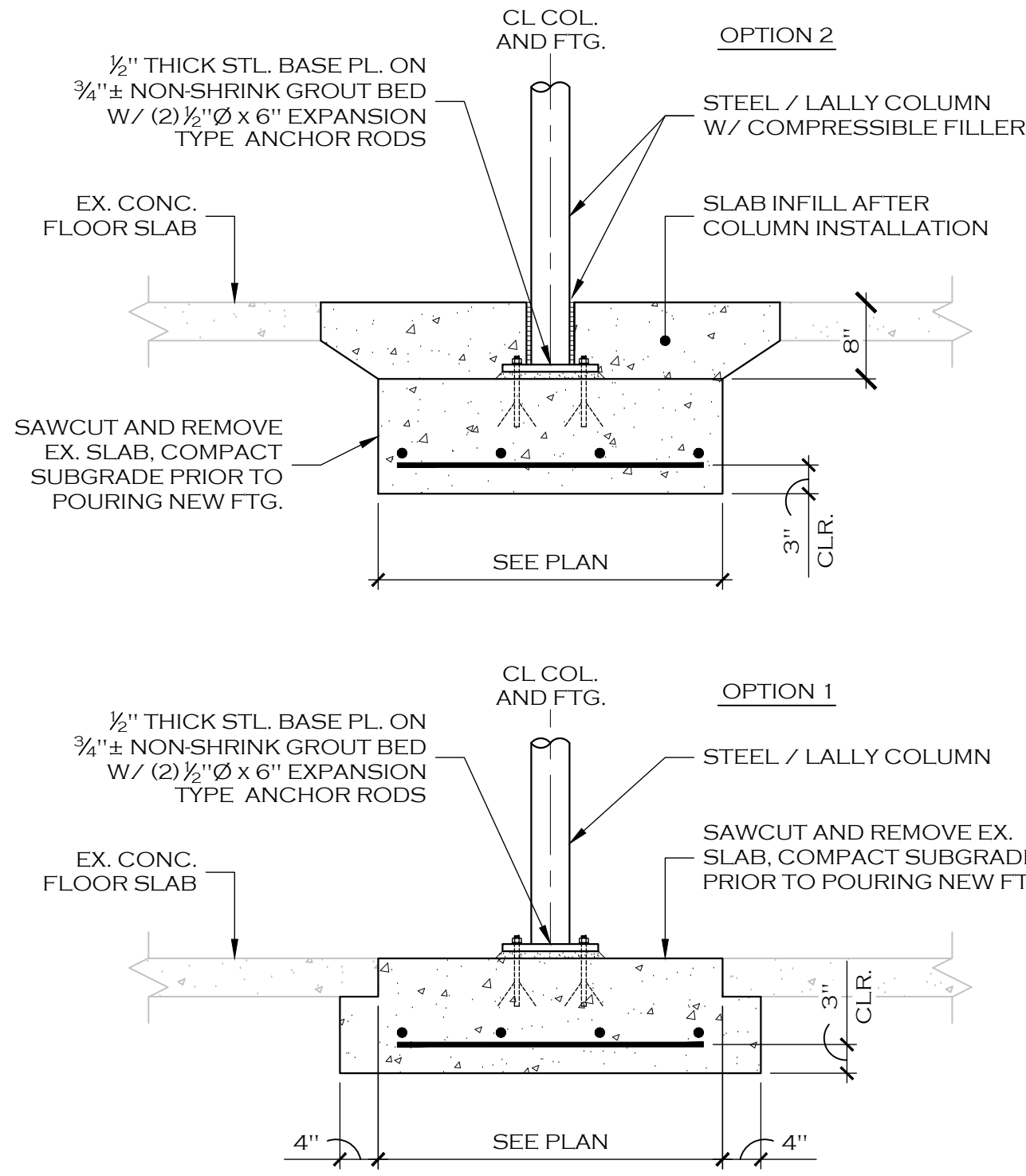
4 SECTION AT TENSION TIE TO SILL PLATE

SCALE: NO SCALE



2 FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



5 TYPICAL CONCRETE FOOTING DETAILS

SCALE: NO SCALE

DENOYA STRUCTURAL ENGINEERING, LLC

RESIDENTIAL AND COMMERCIAL CONSULTING

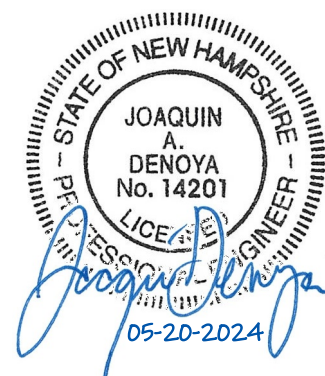
JOAQUIN@DENOYASTRUCTURAL.COM
WWW.DENOYASTRUCTURAL.COM

1 HARDY ROAD PMB 179
BEDFORD, NH 03110

(603) 213-2690

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE INTENDED FOR THE ONE-TIME USE IN CONNECTION WITH THE PROJECT. THEY BELONG TO AND REMAIN THE PROPERTY OF DENOYA STRUCTURAL ENGINEERING, LLC (DSE). ANY REUSE OR MODIFICATION OF PROJECT DOCUMENTS WITHOUT WRITTEN APPROVAL BY DSE IS STRICTLY PROHIBITED AND WILL BE AT THE SOLE RISK OF THE CLIENT WITHOUT LIABILITY OR LEGAL EXPOSURE TO DSE. THE CLIENT AGREES TO NOT UPLOAD DSE'S PROJECT DOCUMENTS TO SOCIAL MEDIA OR ANY OTHER PLATFORM WITHOUT DSE'S CONSENT.

STAMP



CLIENT

T&J BUILDERS

PROJECT

LAYTON RESIDENCE

19Y RICHMOND STREET
DOVER, NH 03820

DATE	05/20/2024
SCALE	AS NOTED
PROJECT NO.	24036.00
REVISIONS	

DRAWING TITLE

STRUCTURAL
PLANS AND DETAILS

DRAWING NUMBER

S-1

- 1
- 2

SITE WORK NOTES:

- 1) Locate and mark location of existing septic lines, tanks, chambers; well and water lines; underground utility lines & cables. Notify utility locator service before site clearing or excavation.
- 2) Protect & maintain benchmarks and survey control points from disturbance.
- 3) Install erosion & sedimentation control measures before site clearing. The Contractor shall provide all required notification for inspections by local authorities. Maintain erosion control measures during construction phase.
- 4) Area within building lines shall be excavated as required for new construction. All excess fill and rock to be removed from the site. If ledge is encountered, the decision to let it remain or be removed will be made as a site condition. Remove obstructions, trees, shrubs, grass and other vegetation to permit installation of new construction.
- 5) Keep excavations free of water and do all required shoring.
- 6) Provide perimeter drains at exterior side of foundation footings.
- 7) Backfill under footings shall be clean fill, free of debris, Place #1 processed gravel under new footings. All backfill shall be compacted. Backfilling against foundation shall be done carefully to prevent damage to walls.
- 8) If foundation survey is required, the cost shall be included in the contract price.
- 9) Remove temporary above grade or buried utilities, equipment, facilities, materials, prior to substantial completion inspection. Clean and repair damage caused by installation or use of temporary work.

CONCRETE NOTES:

- 1) Structural concrete shall conform to all the requirements of ACI 318-02. "Specifications for Structural Concrete in Buildings" in its entirety. Cement shall be Type I or Type II and conform to ASTM C 150. coarse aggregate shall be ¾" and conform to ASTM C 33.
- 2) Reinforcing steel shall conform to ASTM A 615, grade 60. Welded wire fabric shall conform to ASTM A 185 with a minimum yield strength of 75 ksi. Lap one mesh size at slides and ends, and wire together.
- 3) Footings shall be accurately laid out according to the drawings. Footings shall bear on undisturbed soil having a minimum allowable bearing capacity or 3000 PSF at a minimum of 4'-0" below finish grade.
- 4) Concrete footings & walls of sizes shown on the drawings must be of such a mix as to attain minimum ultimate compressive strength of 3000psi at 28 days.
- 5) Concrete slabs to attain minimum ultimate compressive strength of 4000psi.
- 6) Provide 6" compacted gravel base under all slabs. Install 6 mil thick polyethylene vapor barrier under all new slabs.
- 7) Install galvanized steel anchor bolts in top of concrete foundation walls:
 - A. Place ¾" diameter x 12" in length anchor bolts at 48" on center in foundation wall tops.
 - B. Place all anchor bolts maximum 12" from all corners.
 - C. Embed anchor bolts a minimum of 7" into cast concrete.
- 8) Foundation walls to be covered with brush on type damp-proofing below grade.

MISC. METALS NOTES:

- 1) Provide all bolts, anchors, angles, flitch plates, hot-dipped galvanized joist hangers, steel pipe columns, etc., as shown on the drawings or required for connections of materials. All joists, rafters or beams flush framed into beams require hot-dipped galvanized metal connectors. All exposed exterior steel shall be hot-dipped galvanized steel.
- 2) Provide aluminum flashing at eaves, window & door heads and intersections of roofs. Provide step flashing at all sloped roof to vertical wall intersections.
- 3) All flashing & fasteners in contact with pressure-treated wood to have Alkaline Copper Quaternary (ACQ) Compatible coating.
- 4) Provide aluminum gutters & downspouts

CARPENTRY NOTES:

- 1) Structural and non-structural lumber shall be standard Grade #2 common hem fir north framing lumber, kiln-dried. Beams and headers shall be Douglas fir #2 or composite members, like LVL, TJI, post tensioning beams, shearwall, roof decks and floor decks shall be framed with the member sizes and/or types at the spacings shown on plan. The Contractor shall coordinate locations of a plumbing piping, hvac ducting and recessed lighting fixtures, etc. prior to layout to minimize interference that may require the altering or strengthening of the installed framing.
- 2) Walls shall be installed straight and plumb. Floors shall be installed level at the proper elevation. Roofs shall be installed at the pitches indicated on the drawings. Decks & porches shall be pitched 1/4" in 12" unless otherwise noted on the drawings.
- 4) Joists and rafters shall be installed directly over bearing studs unless otherwise detailed. Where joists are flush framed into beams or headers, connections shall be made with galvanized metal framing anchors of proper size and gauge.
- 5) Wood in contact with masonry or concrete shall be pressure treated Southern Yellow pine.
- 6) Install double joists and rafters to form headers and trimmers longer than 4'-0". Frame above openings in bearing partitions with 2-x8's, unless otherwise noted on the structural drawings. Support headers on jamb studs. Double joists under partitions parallel to joists. Structural beams to be laminated veneer lumber (LVL).
- 7) Floor framing shall be prefabricated wood "I" joists (TJIs) placed 16"oc, unless otherwise noted, sizes as noted on the drawings.
- 8) Subfloor shall be 23/32" Advantech OSB Subflooring and shall be installed with long dimension across framing members. Floor sheathing shall be glued to supporting members with construction adhesive such as PL400, laid in a continuous 1/4" wide bead along the member length.
- 9) All load bearing framing members shall be 2x6's placed at 16" on center and shall be installed true and level in accordance with dimensions shown. All non-load bearing members shall be 2x4' placed 16" on center unless otherwise shown.
- 10) Side wall sheathing shall be Zip-System® oriented-strand-board wall sheathing with integral water-resistive barrier. Exposure 1 sheathing, by Hubert Woods Engineered Wood. Install sheathing panels according to manufacturer's instructions.
- 11) Roof sheathing shall be 5/8" Zip System Sheathing Panels with integral water-resistive barrier, tape joints, installation as recommended by the manufacturer.
- 12) Install all miscellaneous blocking for other trades for the normal continuation of the job, ie plumbing fixtures, handrails, cabinets, grab bars, etc.
- 13) New exterior siding shall be white vinyl clapboard siding.
- 14) Exterior window & door trim, soffits, rakes, fascias, frieze boards & millwork shall be Composite PVC trim, sizes as detailed in the drawings. Install & finish according to manufacturer's instructions.
- 15) Exterior Deck: 1x4 Trex decking, vinyl railing system.

3 | 4

THERMAL & MOISTURE PROTECTION NOTES:

1) Install brush-on type bituminous damp-proofing on foundation walls below grade..

2) Install fiberglass strip-type sill seal gasket on top of foundation walls & foundation joist shelf.

3) Weather Barrier Membrane: Install "DuPont Tyvek DrainWrap" over exterior face of exterior wall substrate according to manufacturer's instructions.

4) Below Grade Insulation: install 3" XPS (extruded polystyrene) board insulation and DensArmor Interior Gypsum Panels at interior side of foundation walls.

5) Closed Cell Spray Foam Insulation: install medium-density Icynene MD-C-200 Closed-Cell Spray Foam Insulation, R-value of 6.8 per inch, in accordance with manufacturer's application instructions.

A. Install R-23 spray foam insulation in all 2x6 exterior stud walls.

B. Install R-49 spray foam insulation at rafters OR..

C. Install R-49 spray foam insulation at ceiling joints.

D. Install sound attenuation batts, unfaced mineral fiber blanket insulation, in partition walls.

6) Install Grace Ice & Water Shield (or GAF StormGuard Film-Surpass Leak Barrier) according to manufacturer's instructions; Install over clean, dry plywood roof sheathing in flat weather when air or foot/crack & membrane are at temperatures of 41°F or more. Install at eaves to 6" above eave. Install at roof to vertical wall intersections to 18" up wall and 18" over roof. Install at all valleys to 36" each side of valley.

7) Install aluminum drip edge at all roof edges, secure with concealed fasteners of similar metals.

8) Roof Covering: 40 year, GAF Timberline architectural asphalt shingles with 30 lb roofing felt.

9) For all exterior sealant use clear, paintable, high quality silicone based sealant. Seal all joints in windows, around all windows, doors and siding joints.

10) Gutters & Downspouts: aluminum K-style gutters & downspouts.

FINISHES NOTES:

- 1) Gypsum Drywall: Furnish all materials, labor and equipment for installation of gypsum board walls and ceilings, all screws and metal accessories, tape and taping compound, etc. Workmanship shall comply with US Gypsum Co.'s Gypsum Drywall Construction Handbook-Fourth Edition. Taping shall consist of three coats; each being sanded. Metal corner beads shall be installed at all exterior corners, and J-mould where gypsum board abuts dissimilar materials. Gypsum board to be screw attached.
 - A. Minimum thickness for wallboard shall be 1/2".
 - B. Install moisture-resistant gypsum board at Kitchen, Bathrooms & Laundry area.
- 2) Thresholds: Schluter-Shiene profiles between flooring types as noted.
- 3) Vinyl Plank Flooring: To be selected by Owner, install in accordance with manufacturer's instructions.
- 4) Ceramic Tile: Provide materials & installation as follows.
 - A. Floors:
 1. Materials: To be selected by Owner.
 2. Installation: Install using Schluter KERDI (or approved equal) shower kit and drain. Lay tile in a grid pattern unless otherwise noted on the drawings. Full grout at all joints. See Schluter KERDI assembly instructions by manufacturer.
 - B. Walls:
 1. Materials: To be selected by Owner.
 2. Installation: Install using Schluter KERDI (or approved equal) shower system & membrane over 1/2" cementitious backer board mechanically fastened to stud framing. Full grout at all joints. See Schluter KERDI assembly instructions by manufacturer.
- 5) Painting:
 - A. Exterior painting:
 1. Trim: One coat primer, two coats finish paint, color T.B.D.
 - B. Interior painting:
 1. Gypsum board: One coat primer, two coats finish paint, color T.B.D.
 2. Wood Trim: One coat primer, two coats finish paint, color T.B.D.

PLUMBING NOTES:

- 1) Comply with local, state and national codes, NSF 61 "Drinking Water System Components-Health Effects".
- 2) Pipes & Tubes:
 - A. Domestic Water Piping: Hard copper tube Type 'L', 3/4" supply with 1/2" to fixtures. Wrought-copper, wrought-copper solder-joint pressure fittings. Minimum pressure 125 psig.
 - B. Sanitary Waste & Vent Piping: Cast-Iron Soil pipe (CISPI 301) or PVC Plastic (ASTM D 2500 approved by local building inspector is acceptable, size according to fixture requirements. Install cleoutout and extension to grade at connection of building sanitary drain and building sanitary sewer.
 - C. Service Entrance Piping: Galvanized Steel pipe, ASTM A 53. Minimum pressure 160 psig.
 - D. Gas piping: Black steel pipe, size to suit utilities.
- 3) Install ball type shut off valves at all fixtures, appliances & equipment. Install shut off valve at service entrance. Make provision for entire water system to be drained.
- 4) Provide 1" foam pipe insulation. Insulate all water pipes within 24" of exterior walls. Insulate domestic hot water piping & recirculated domestic hot water piping. Insulate exposed sanitary drains of fixtures for the disabled.
- 5) Install piping free of sags and bends. Install fittings for changes in direction and branch connections. Install hangers and supports at intervals indicated in the applicable plumbing code and as recommended by pipe manufacturer. Support vertical piping at each floor.
- 6) Install sleeves for pipes passing through concrete & masonry walls, concrete floor and roof slabs. Install mechanical seal seals in steel and cast iron pipes for wall sleeve penetrations. Seal pipe penetrations at rated fire walls with through-penetration firestop systems.
- 7) Tie new plumbing into existing on site domestic water and waste system.
- 8) Provide anti-freeze type hose bibs, locations given on the plans. Provide shut-off valves and pipe insulation at each.
- 9) Plumbing Fixtures : To be selected by Owner, installed by Contractor.

10) Domestic Water Heaters:

Steel Electric Water Heater: Household, storage electric water heater UL 174 52 gallon capacity, steel with 150-psig working pressure rating. Two electric, screw-in, immersion-type heating elements with adjustable thermostat for each element and wiring arrangement for nonsimultaneous operation.

1. Install shut-off valves and unions at hot- and cold-water piping connections.
2. Make piping connections with dielectric fittings where dissimilar piping materials are joined.
3. Connect gas water heaters according to NFPA 54; connect gas vent and draft hoods & diverters where required. Extend to outside and terminate in vent cap.

ALTERATIONS & ADDITIONS TO THE

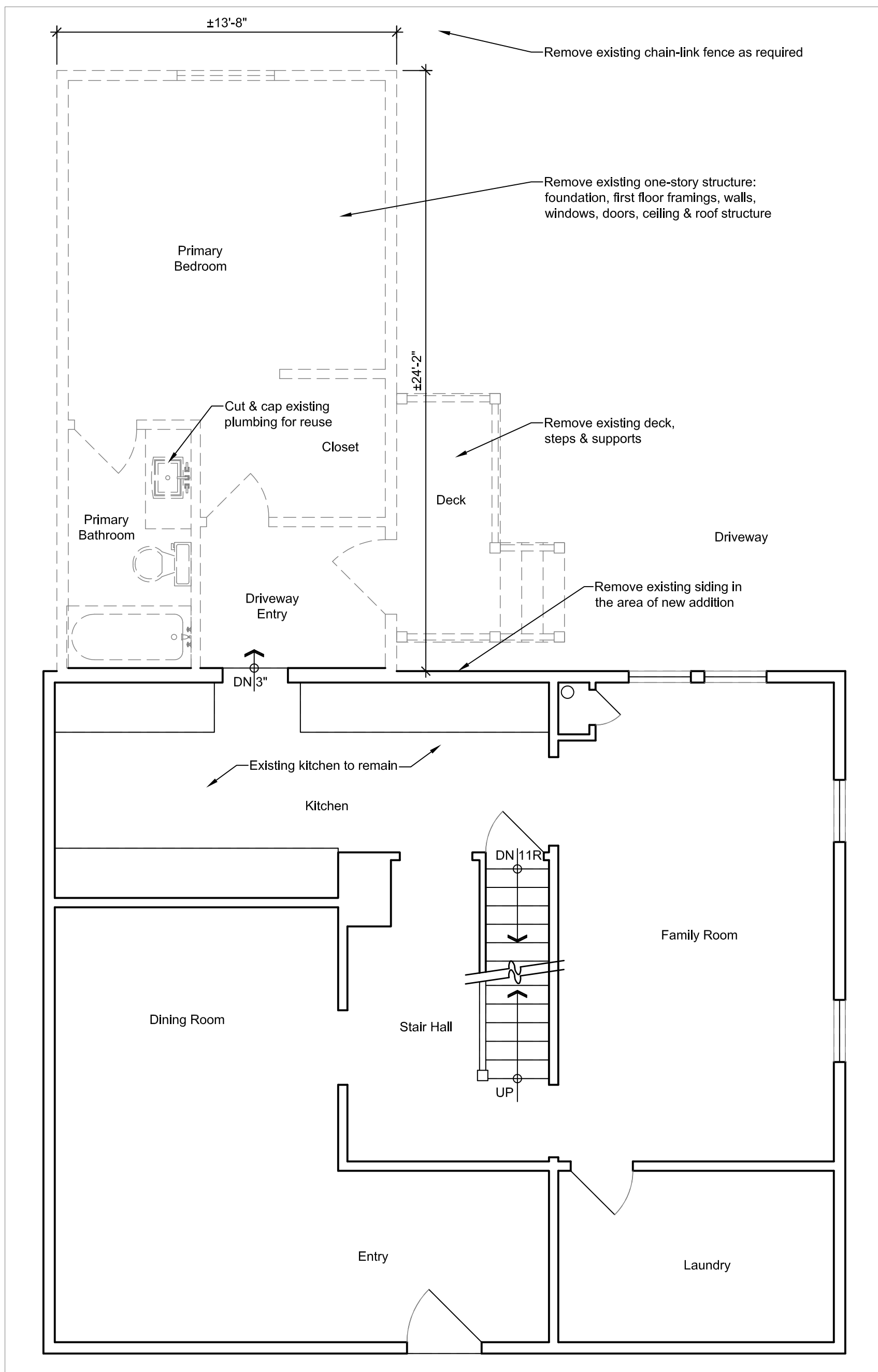
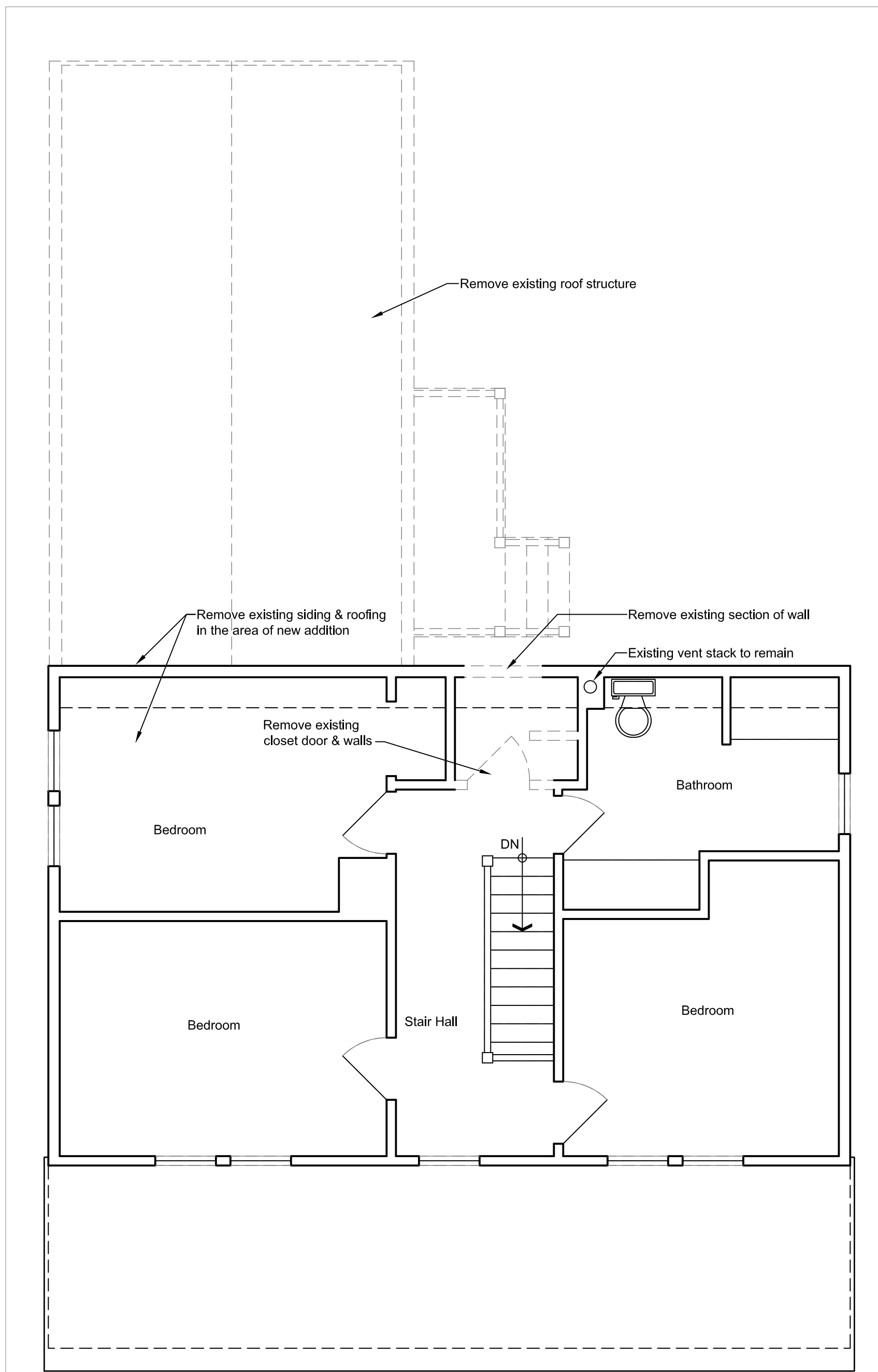
LAYTON RESIDENCE

19Y RICHMOND STREET
DOVER, NH 03820

ISSUED FOR CONSTRUCTION: MAY 20, 2024



DOYLE|COFFIN
ARCHITECTURE



DOYLE|COFFIN
ARCHITECTURE

Doyle Coffin Architecture, LLC
158 Danbury Road
Ridgefield, Connecticut 06877
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203|431|9764 fax
info@doylecoffinarchitecture.com
doylecoffinarchitecture.com

NOTES

ALTERATIONS & ADDITIONS TO THE

LAYTON RESIDENCE

19Y RICHMOND ST
DOVER, NH 03820

ISSUED FOR CONSTRUCTION REVISIONS	05/20/2024
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PRINCIPAL	PTC	P.A.	EE
JOB NUMBER	1074	SCALE	AS NOTED

CONSTRUCTION DOCUMENTS

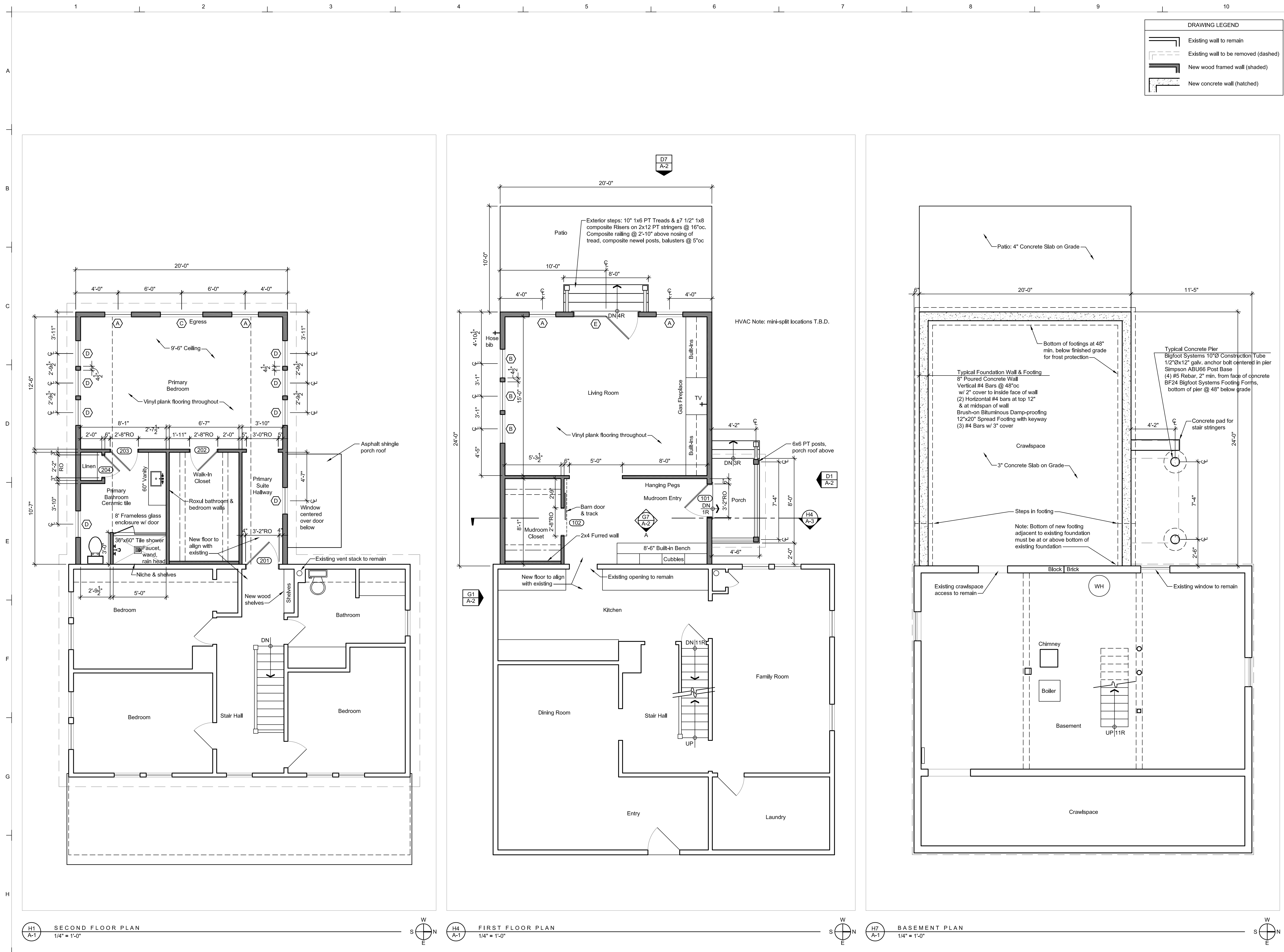
GENERAL NOTES

DEMO PLAN

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SHEET

D-1



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ADDITION FLOOR PLANS

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SHEET

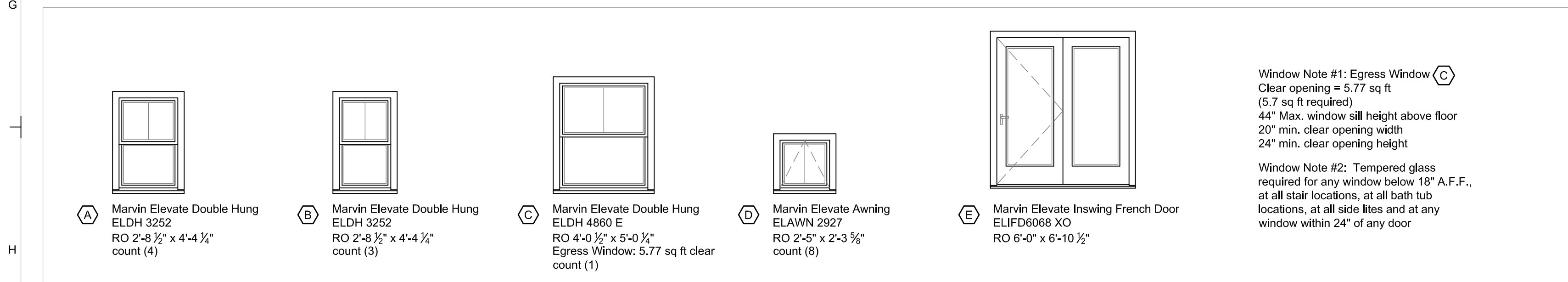
A-1



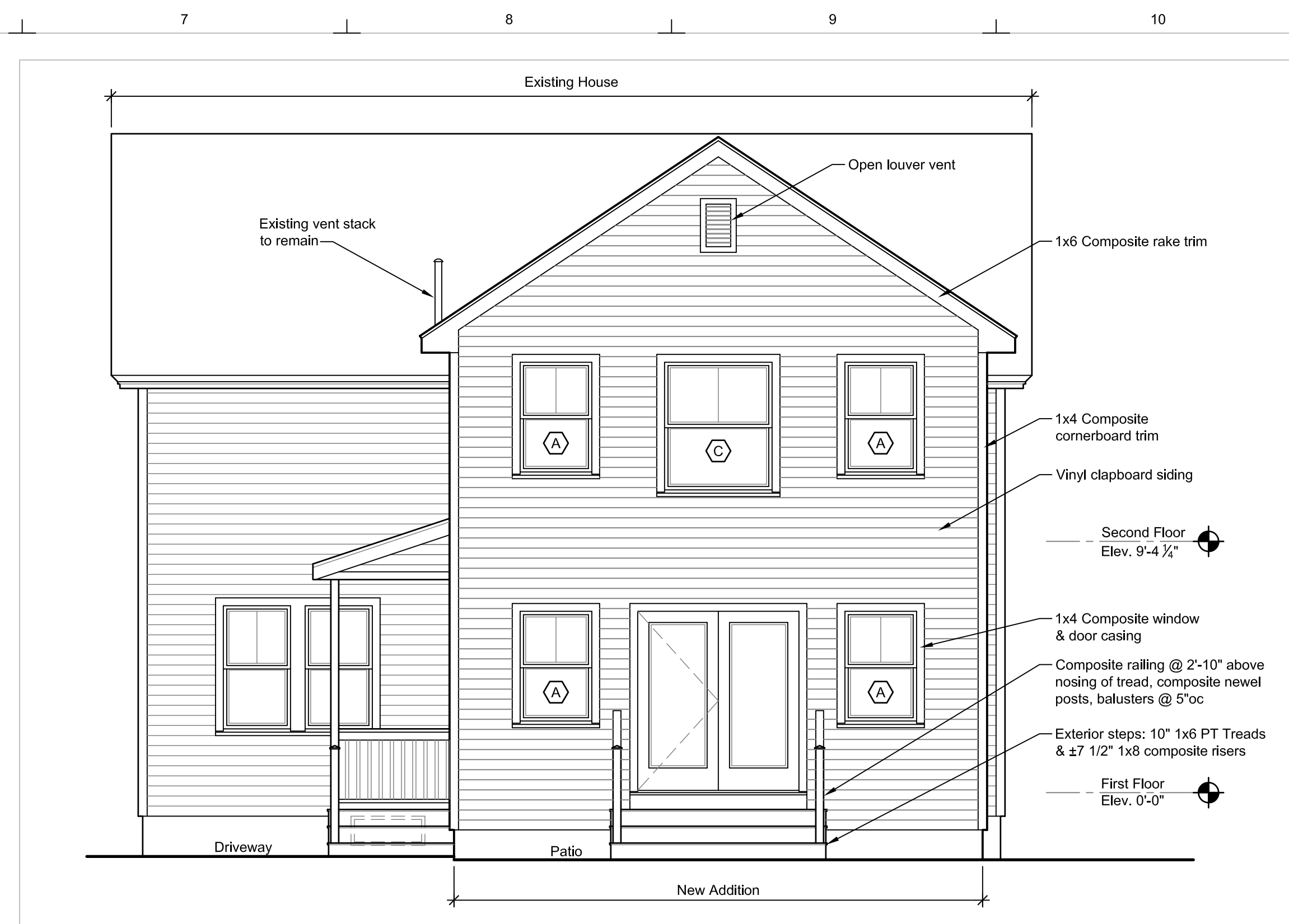
D1 NORTH ELEVATION
1/4" = 1'-0"



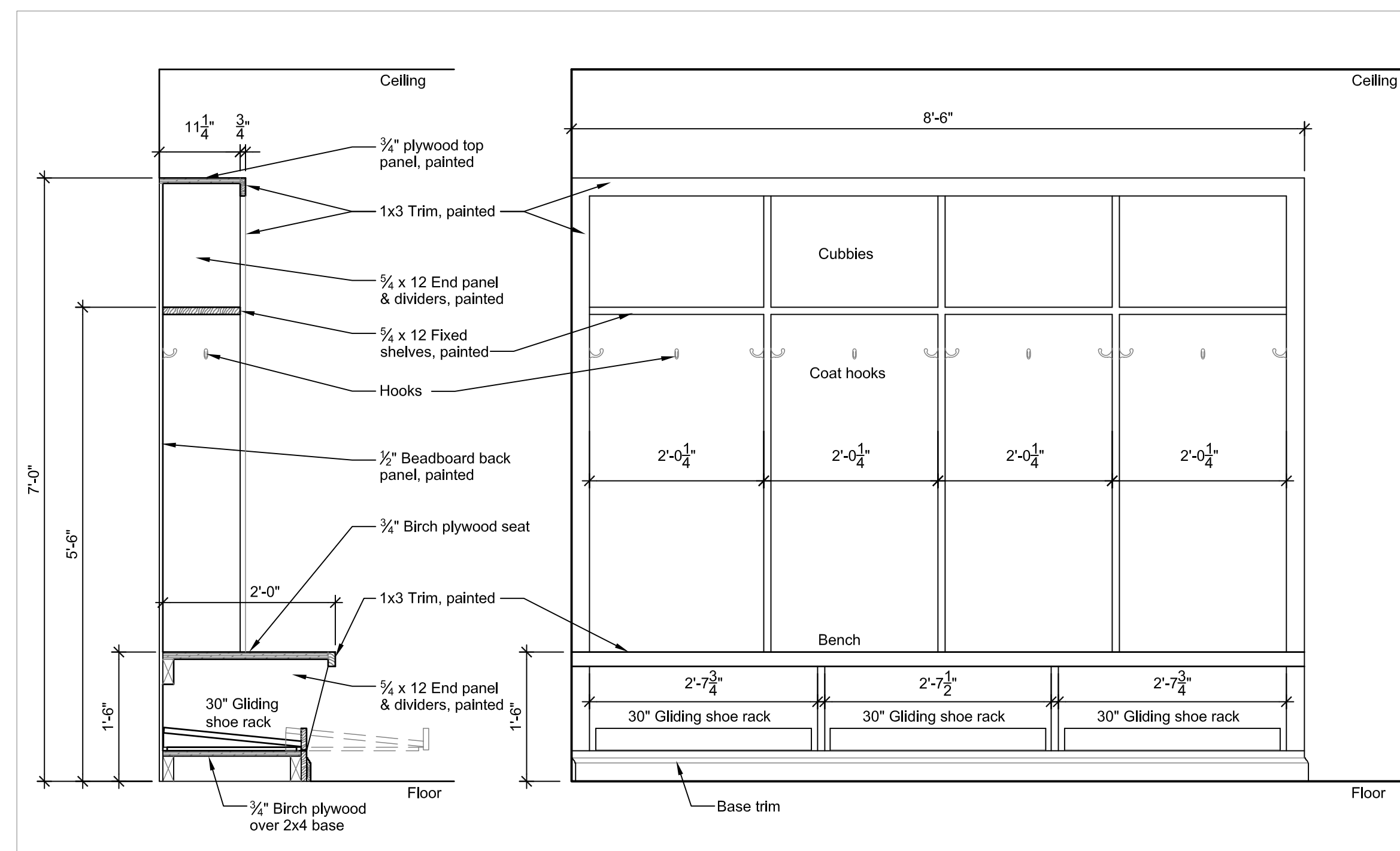
G1 SOUTH ELEVATION
1/4" = 1'-0"



H1 WINDOW TYPES
1/4" = 1'-0"



D7 WEST ELEVATION
1/4" = 1'-0"



G7 DETAILS @ MUDROOM BUILT-INS
3/4" = 1'-0"

DOOR SCHEDULE											
	DOOR							FRAME		HARDWARE	
	NO.	LOCATION	SIZE	THICK	TYPE	ACTION	MATERIAL	FINISH	MATERIAL	FINISH	TYPE
1st FLOOR	101	Mudroom	3'-0"x6'-8"	1-3/4"		Swing	Wood	Paint	Wood	Paint	Entry Lock & Deadbolt
	102	Mudroom Closet	2'-6"x6'-8"	1-3/8"		Sliding	Wood	Paint	Wood	Paint	Sliding barn door hardware
2nd FLOOR	201	Suite Hallway	3'-0"x6'-8"	1-3/8"		Swing	Wood	Paint	Wood	Paint	Privacy
	202	Walk-In Closet	2'-6"x6'-8"	1-3/8"		Swing	Wood	Paint	Wood	Paint	Passage
	203	Primary Bath	2'-6"x6'-8"	1-3/8"		Swing	Wood	Paint	Wood	Paint	Privacy
	204	Linen Closet	2'-0"x6'-8"	1-3/8"		Swing	Wood	Paint	Wood	Paint	Passage

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19Y RICHMOND ST
DOVER, NH 03820

ISSUED FOR CONSTRUCTION
REVISIONS

05/20/2024

PRINCIPAL PTC P.A. EEF
JOB NUMBER 1074 SCALE AS NOTED

CONSTRUCTION DOCUMENTS
ELEVATIONS
SCHEDULES
BUILT-INS

DOYLE COFFIN ARCHITECTURE, LLC 2024

SHEET

A-2



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19Y RICHMOND ST
DOVER, NH 03820

ISSUED FOR CONSTRUCTION 05/20/2024
REVISIONS

PRINCIPAL	PTC	P.A.	EEF
JOB NUMBER	1074	SCALE	AS NOTED

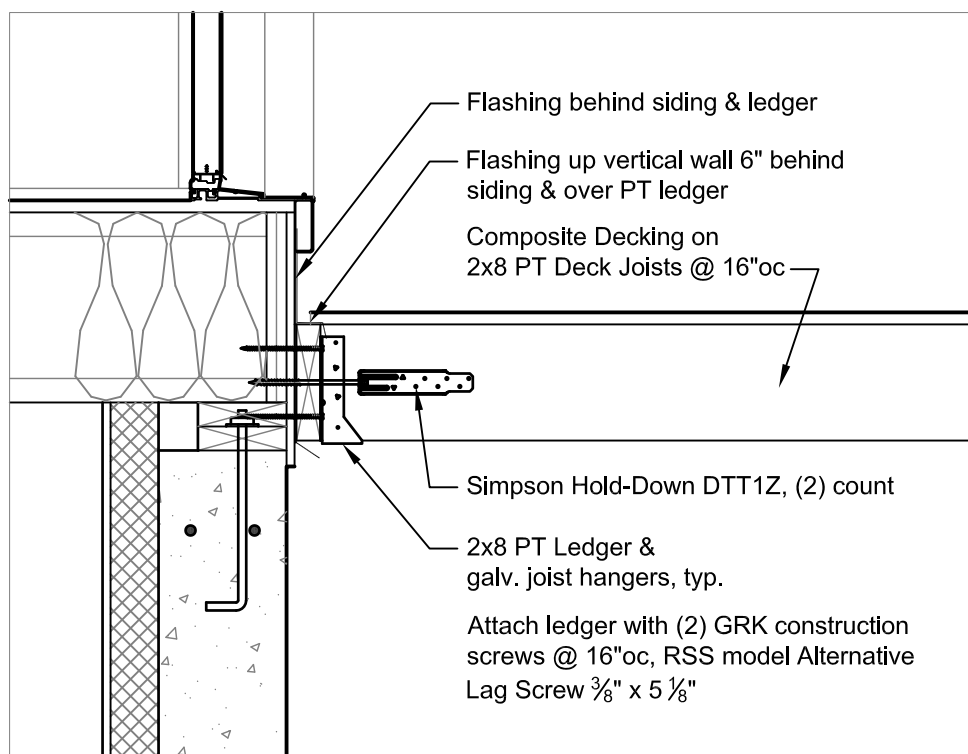
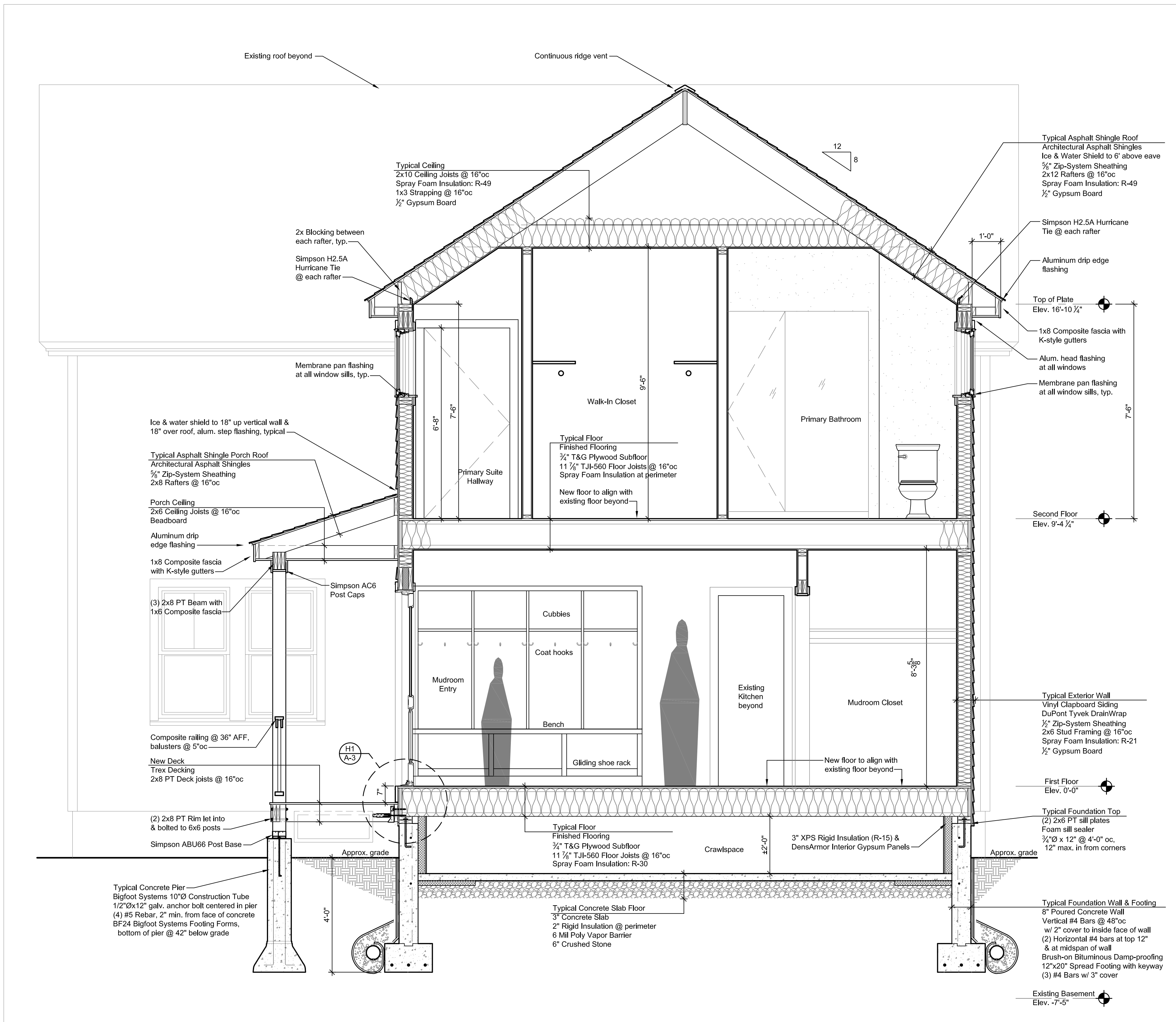
CONSTRUCTION DOCUMENTS

SECTIONS

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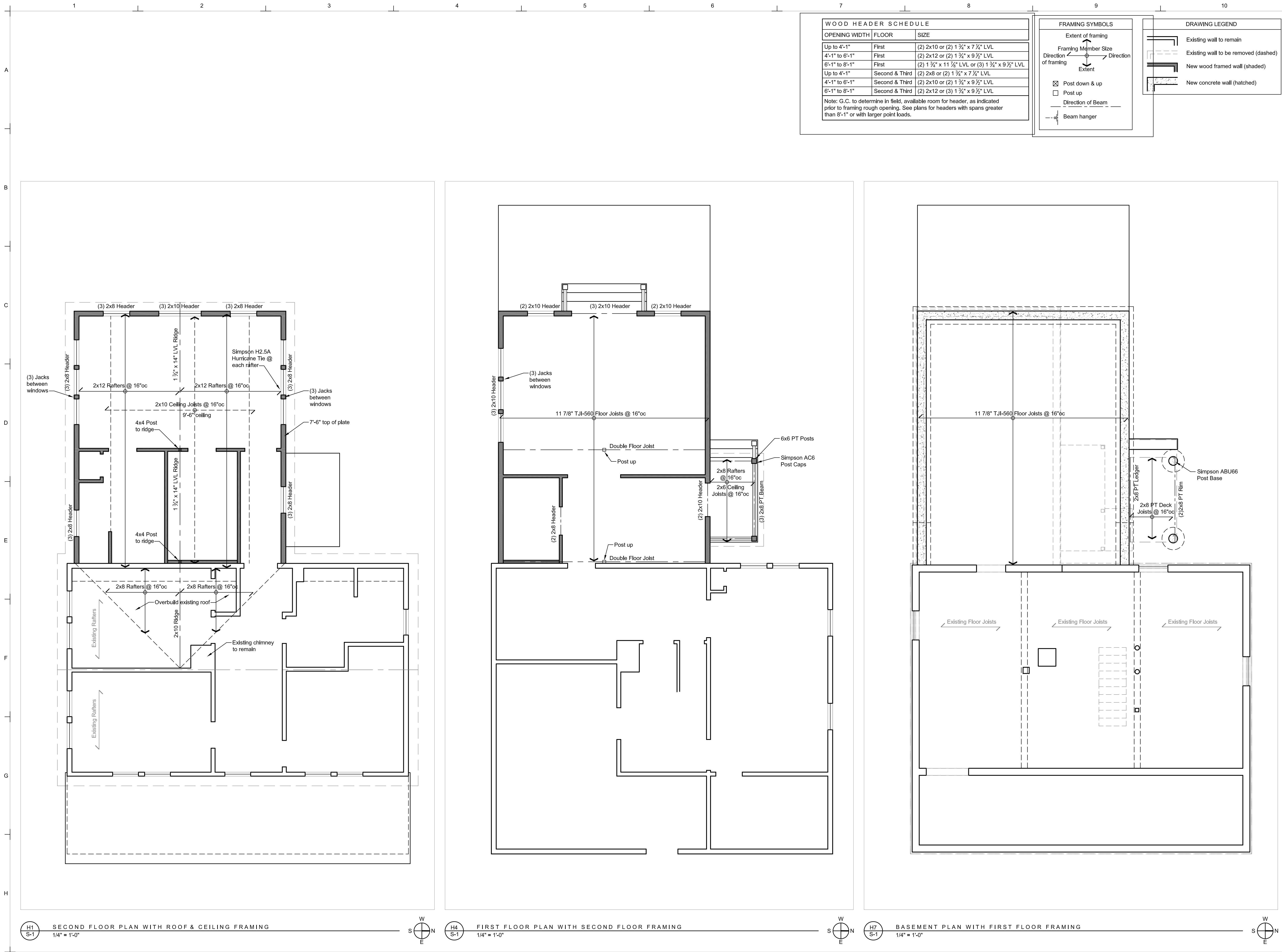
SHEET

A-3



H1
A-3 DECK CONNECTION DETAIL
1" = 1'-0"

H4
A-3 BUILDING SECTION
1/4" = 1'-0"



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19Y RICHMOND ST
DOVER, NH 03820

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REVISIONS

05/20/2024

PRINCIPAL PTC P.A. EEF

JOB NUMBER 1074 SCALE AS NOTED

CONSTRUCTION DOCUMENTS

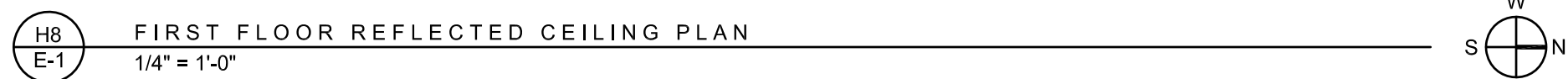
FRAMING PLANS

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SHEET

S-1

	Service Panel
	Entrance Meter

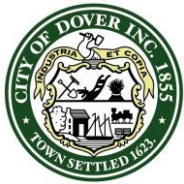




05/20/2024

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E-1



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	Thursday, August 15, 2024
Meeting Time:	7:00 pm

INTENT: The Applicant requests a Variance from Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion D, where parking lots are required to be at least five (5) feet from a side property line. *(This application serves to correct a scrivener's error in a previous variance application which was granted on 7/15/2024, ZONE-2024-0028)*

UNITS PROPOSED: N/A

AGENDA ITEM: 3-B

ZONING DISTRICT: Heritage Residential (HR)

FILE: ZONE-2024-0035

APPLICANT: 17-19 Summer Street Properties, LLC

OWNERS: Same

LOCATION: Locust Street (vacant lot). Lot 12, Map 35-1

ACREAGE: 0.22 acres. No requested change in acreage

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential, no change

SURROUNDING LAND USE: Residential, Mixed Use

PREVIOUS ZBA ACTION: Yes, same variance application was previously granted at the July 18, 2024 Zoning Board of Adjustment meeting.

PLANNING BOARD APPROVAL REQ.: No, but a CUP will go before Planning Board for approval

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff supports this Variance request without conditions.

BACKGROUND INFORMATION

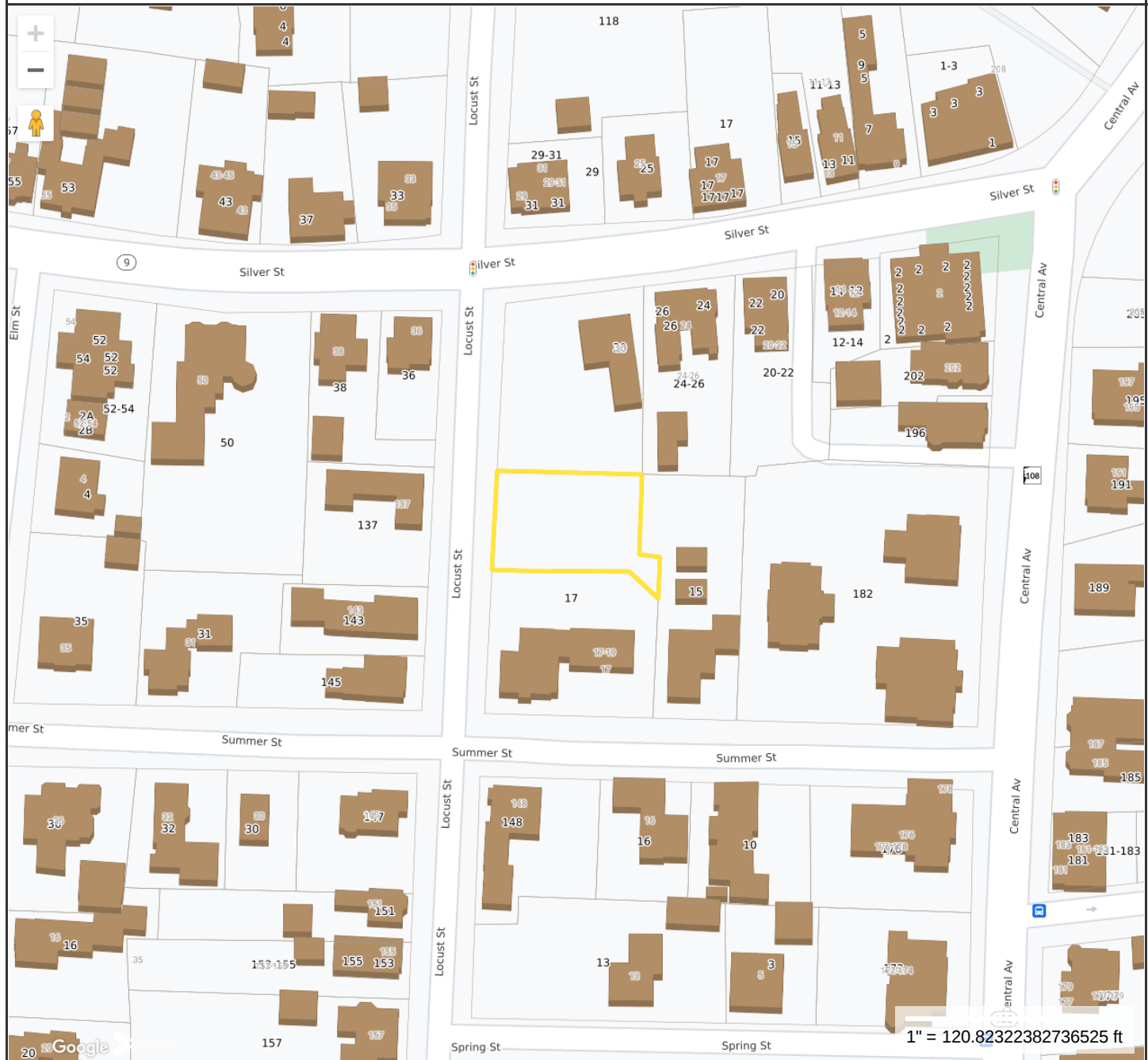
This Board previously approved an identical Variance request on July 18, 2024. However, within the Applicant's application and during the Applicant's presentation to this Board, they erroneously referred to the existing structure on 17-19 Summer Street as having three (3) existing dwelling units instead of four (4), the latter of which is the correct figure. The Applicant's intention in this subsequent Variance request is simply to correct the official record.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Staff supports this Variance request without any conditions.

As this Board previously approved an identical Variance Request on July 18, 2024, and no changes to said request have been made aside from correcting the scrivener's error as detailed above, staff strongly recommends granting this Variance request without any imposed conditions.

ZONE-2024-0035 Locust Street

**Property Information**

Location LOCUST ST
Owner 17-19 SUMMER STREET PROPERTIES LLC
Land Use
Zoning Code HR
Property Id 12035-001000



**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 10/30/2023
 Data updated Daily

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



PERMIT SNAPSHOT REPORT ZONE-2024-0035 FOR CITY OF DOVER, N.H.

Permit Type: Zoning
Work Class: Variance
Status: In Review
Valuation: \$0.00
Description: FIRST AMENDMENT TO PREVIOUS APPROVAL ZONE-2024-0028

Project:
District: None
Square Feet: 0.00
Assigned To: Blonigen, Rachel

App Date: 07/25/2024
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: 12035-001000	Main	Address: Locust St Dover, NH	Main	Zone: HR(Residential - Heritage)
-----------------------------	------	--	------	---

Applicant
Civilworks New England
Steve Haight
181 Watson Road PO Box
1166
Dover, NH 03820
Business: (603) 749-0443
Mobile: (603) 817-6651

Owner
Ben Perez
Business: (603) 944-0516

Permit Custom Fields

ZoneVariAppealPhDisa No bility	Number of Variances 1 Requested:	ZoneVariPlanDirectionsLot 12/35-1 Locust Street
ZoneVariPlanSummary multi-family (4 units, 1 building) development	ZoneVariAppealSect 170-20	ZoneVariAppealSectDe To allow parking to be tail less than 5 feet from the property line.
What is the parcel HR zoned?	ZoneVariAppeal1Public see attached narrative Interest	ZoneVariAppeal2Ordin see attached narrative anceSpirit
ZoneVariAppeal3Subst see attached narrative antialJustice	ZoneVariAppeal4Prope see attached narrative rtyValue	ZoneVariAppeal5A1Un see attached narrative NecHardship
ZoneVariAppeal5A2No see attached narrative FairRelate	ZoneVariAppeal5A3Re asonableUse	ZoneVariAppeal5BNoR see attached narrative easonableUse

Attachment File Name	Added On	Added By	Attachment Group	Notes
1 - Zoning Board of Adjustment Application.pdf	07/25/2024 14:23	Haight, Steve		Uploaded via Civic Access
2 -Zoning Board of Adjustment Application (First Amendment) Exhibits.pdf	07/25/2024 14:23	Haight, Steve		Uploaded via Civic Access
3 -Zoning Board of Adjustment Application PLANS.pdf	07/25/2024 14:23	Haight, Steve		Uploaded via Civic Access
Signature_Steve_Haight_7/25/2024.jpg	07/25/2024 14:23	Haight, Steve		Uploaded via CSS
Permit Snapshot Report.pdf	07/25/2024 14:23	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008778	Planning Zoning Variance Application Fee	\$200.00	\$0.00
Total for Invoice INV-00008778		\$200.00	\$0.00
Grand Total for Permit		\$200.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	07/25/2024	08/27/2024	07/30/2024	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	07/30/2024	08/27/2024	07/30/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/30/2024 11:34	07/30/2024 11:35

PERMIT SNAPSHOT REPORT (ZONE-2024-0035)

Confirm application complete v.1	Generic Action	07/30/2024 11:34
Planning Permit Application Review v.1	Receive Submittal	07/30/2024 0:00 07/30/2024 11:35
Zoning Board v.1		07/30/2024 11:35
Zoning Board Agenda v.1	Task	07/30/2024 11:35 07/30/2024 11:35
Invoice for Notices v.1	Task	07/30/2024 11:35
Send Notices v.1	Task	
Zoning Administrator Creates Staff Recommendations v.1	Task	
Distribute Zoning Board Materials v.1	Task	
Zoning Board Hearing v.1	Hold Hearing	
Zoning Board Decision v.1	Permit Activity	
NOD Sent to Applicant v.1	Create Report	
Final Plan v.1		
Document Archival v.1	Generic Action	
Internal Notification of Permit Completion v.1	Generic Action	
Create/Link to Records v.1		
Create / Link to Permit - Building Major v.1	Create Sub Permit	



288 Central Avenue
Dover, New Hampshire 03820-4169
Tel: (603) 516-6008
Fax: (603) 516-6049

Zoning Board of Adjustment City of Dover, New Hampshire

HOURS: Monday through Thursday 8:30 AM - 5:30 PM & Friday 8:30 AM to 4:00 PM

INSTRUCTIONS TO APPLICANTS APPEALING TO THE DOVER ZONING BOARD OF ADJUSTMENT

PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE FILLING OUT ATTACHED

Dear Applicant:

This will serve to briefly inform you as to what you must do to bring a petition before the Dover Zoning Board of Adjustment (ZBA). Please refer to the NH Statutes on Land Use and Regulation and the Dover Zoning Ordinance for more specific information. You must complete the application(s) applicable to you. There are four (4) purposes to petition the ZBA; they are:

1. Variances - where special conditions exist in the property warranting the use of that property in a manner which literally or technically is in violation of the ordinance. Variances can be sought to dimensional or use requirements.

There is a special type of variance allowed for persons having a recognized physical disability, which may be granted for as long as the particular person has a need to use the premises (see RSA 674:33-V). Any medical information submitted to substantiate a disability will remain confidential.

2. Special Exceptions - where the ordinance specifically permits a particular use provided the applicant can prove that whatever conditions attached to such use by the ordinance have or will be complied with.
3. Appeal from Administrative Decisions - where the applicant feels that the Administrative Official made an error in applying or interpreting the zoning ordinance in a particular case.
4. Equitable Waiver of Dimensional Requirements - where a lot or other division of land, or structure thereupon, is discovered to be in violation of a physical layout or dimensional requirement imposed by a zoning ordinance enacted pursuant to RSA:674:16.

The ZBA cannot and will not grant the relief sought unless the applicant proves the elements of his or her case. For example, variances may not be granted solely because the applicant is suffering from financial hardships or other personal hardships or whimsically would like to put his or her property to a non-conforming use.

YOU, THE APPLICANT, ARE RESPONSIBLE FOR PRESENTING SUFFICIENT INFORMATION TO SUPPORT AND PROVE YOUR CASE. WHEN FILLING OUT THE APPLICATION, PLEASE PRINT OR TYPE.

Familiarity with the particular provision of the Zoning Ordinance that affects your property is important, and any specific questions you may have relative to your particular case can be answered either by obtaining a copy of the Zoning Ordinance at the City Clerk's Office, or by inquiring at the Planning Office, Municipal Building, 288 Central Avenue, Dover, NH 03820. The Zoning Ordinance can also be viewed on the City web-site at www.dover.nh.gov.

You may represent yourself or authorize, in writing, someone else to represent you. Deliver or mail ten (10) copies of the completed application, with applicable attachments to the Planning Department at least twenty-one (21) days prior to the ZBA meeting date. The ZBA meets on the third Thursday of the month.

The attached application form must be properly completed. An application fee is charged to cover the cost of preparing and mailing the legally required certified letters to the abutters and to place a legal notice in the newspaper. We will notify you of the cost once your application has been submitted.

The ZBA will hold a public hearing on your application at its regularly scheduled monthly meeting. Public notice of the hearing will be posted at the City Clerk's office and the Planning Department office and printed in the newspaper. Certified letters will be mailed to you and to all abutters at least five days before the date of the hearing. You and all other parties will be invited to appear in person or by agent or counsel to state the reasons why the appeal should or should not be granted. Please be advised that a decision may not be made the same night of the hearing. You will be sent a notice of the decision.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only Case #: _____ Date Received: _____
Amount Paid: \$ _____ Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: 17-19 Summer Street Properties LLC Phone # 603-944-0516

Address of Applicant: 71 Lafayette Road, Hampton Falls, NH 03844

E-Mail Address: ben@bostonnorthdevelopment.com

PROPERTY OWNER (if different from applicant): Same as Applicant

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: Subject Property is a vacant lot on Locust Street

Brief Directions: Subject Property is located on Locust Street and abuts
17-19 Summer Street (Map 12, Lot 35) to the North.

Zoning District: HR Assessor's Map # 12 Lot(s) # 35-1

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section _____ of the Zoning Ordinance
☐ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
☐ Special Exception	per Section _____ of the Zoning Ordinance
☐ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
☐ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Proposal is to build a 2,400 square foot residential building consisting of
4, 2-bedroom units, improved driveway access, parking, utilities, and
drainage improvements.

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant) X
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.
- B. **5 Copies of Completed Zoning Board of Adjustment Application** X
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)).
- C. **5 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X
- D. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above). X
- E. **5 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. X
- F. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.
1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
 Certified letters fee # _____ of x \$10.00 =
 2. Certified letters fee: # of abutters _____ X \$10.00 = \$ _____
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
 4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____
- G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"
1. Application fee of:

\$200.00 VARIANCE (per Section requested)	\$ <u>200.00</u>
\$200.00 SPECIAL EXCEPTION	\$ _____
\$200.00 APPEAL FROM ADMINISTRATIVE DECISION	\$ _____
\$200.00 EQUITABLE WAIVER	\$ _____
 2. Foster's newspaper public notice \$ 120.00
- TOTAL FEE** \$ _____

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-20 of the Zoning Ordinance to permit:
To allow a variance from HR District - Conditional Use Permit, Criteria
-C, that requires parking to be at least five (5) feet from a side
property line. See the attached Exhibit A.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:
See the attached Exhibit B.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:
See the attached Exhibit B.

3. Granting the variance would do substantial justice because:
See the attached Exhibit B.

4. The value of surrounding property will not be diminished because:

See the attached Exhibit B.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

See the attached Exhibit B.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

See the attached Exhibit B.

and

(iii) The proposed use is a reasonable one because:

See the attached Exhibit B.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

See the attached Exhibit B.

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.



Signature of Applicant*



Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:



Date:

5/29/2024

ZONE-2024-0035
LOCUST STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
09047-000000	33 35 SILVER ST	CALAGUIRO JOSHUA MICHAEL TRUSTEE	CALAGUIRO JOSHUA M REVOCABLE LIV TRUST	33 35 SILVER ST	DOVER	NH	03820
09076-000000	29 31 SILVER ST	TNT SILVER STREET GROUP LLC		10 DURHAM RD	DOVER	NH	03820
09077-000000	25 SILVER ST	WOTTON KATHLEEN D		25 SILVER STREET	DOVER	NH	03820
12021-000000	176 178 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP	HOPKINS WILLIAM F JR TRUSTEE	130 CENTRAL AVE	DOVER	NH	03820
12022-000000	10 SUMMER ST	ALGO OPPORTUNITY ZONE FUND I LLC		8 MERRILL LN	HOLLIS	NH	03049-6594
12023-000000	16 SUMMER ST	LAPPOINT KEVIN &	MAZARAS TIFFANY	16 SUMMER ST	DOVER	NH	03820
12024-000000	148 LOCUST ST	TREACY HILL SARA G REVOCABLE TRUST	TREACY HILL SARA G TRUSTEE	148 LOCUST STREET	DOVER	NH	03820
12025-000000	182 CENTRAL AV	WOODMAN ANNIE E INSTITUTE		PO BOX 1916	DOVER	NH	03821-1916
12026-000000	196 CENTRAL AV	CENTRAL AVE OWNER LLC	C/O CONDOR PROPERTY MANAGEMENT	PO BOX 571	GREENLAND	NH	03840
12027-000000	202 CENTRAL AV	CENTRAL AVE OWNER LLC	C/O CONDOR PROPERTY MANAGEMENT	PO BOX 571	GREENLAND	NH	03840
12030-000000	12 14 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12030-000001	12 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12030-000002	14 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12031-000000	20 22 SILVER ST	20-22 SILVER ST LLC		862 FRANKLIN PIERCE HWY	BARRINGTON	NH	03825
12032-000000	24 26 SILVER ST	CURTIS SHANNON		24 26 SILVER ST	DOVER	NH	03820
12033-000000	30 SILVER ST	SANBORN JEFFREY MARTIN &	SANBORN MAUREEN	30 SILVER ST	DOVER	NH	03820
12035-000000	17 19 SUMMER ST	17-19 SUMMER STREET PROPERTIES LLC		71 LAFAYETTE RD	HAMPTON FALLS	NH	03844
12036-000000	15 SUMMER ST	WOODMAN ANNIE E INSTITUTE		PO BOX 1916	DOVER	NH	03821-1916
12037-000000	143 LOCUST ST	AL HOJERRY KEENAN & BASHITI ALIA	BASHITI ALAA	143 LOCUST STREET	DOVER	NH	03820
12038-000000	137 LOCUST ST	KUZIOMKO FROST VIRGINIA J &	KUZIOMKO HENRY C	310 DOVER POINT RD	DOVER	NH	03820-4666
12039-000000	36 SILVER ST	DUGDALE MARY &	SWIDER KEITH	36 SILVER ST	DOVER	NH	03820
12040-000000	38 SILVER ST	STENDER SARAH	STENDER NEIL	38 SILVER ST	DOVER	NH	03820
12041-000000	50 SILVER ST	BREWITT DARCY D		50 SILVER ST	DOVER	NH	03820-3950
12045-000000	31 SUMMER ST	WINTERS GARY & LOIS TRUSTEES	WINTERS FAMILY TRUST	31 SUMMER ST	DOVER	NH	03820
12046-000000	145 LOCUST ST	SUSSLIN RYAN	MASSON GABRIELLE ANNA	145 LOCUST ST UNIT 1	DOVER	NH	03820
12071-000000	147 LOCUST ST	O BRIEN EDMUND J JR		147 LOCUST STREET	DOVER	NH	03820
12035-001000	LOCUST ST	17-19 SUMMER STREET PROPERTIES LLC		71 LAFAYETTE RD	HAMPTON FALLS	NH	03844
		CIVILWORKS NEW ENGLAND	STEVE HAIGHT	P.O. BOX 1166	DOVER	NH	3820

FIRST AMENDMENT TO EXHIBIT B

ATTACHMENT TO VARIANCE APPLICATION

17-19 Summer Street Properties LLC (the "**Applicant**") is submitting this **Exhibit B** as part of its Application for Variance as to property located on Locust Street, City of Dover, State of New Hampshire, and further identified as Assessor's Map # 12, Lot # 35-1.

A. Existing Conditions

On June 30, 2021, the Applicant by Warranty Deed took Title to the vacant property, which is the subject of this Application for Variance, and as shown as Assessor's Map # 12, Lot # 35-1 (the "**Lot 35-1**"). At the same time, Applicant took Title to the abutting property to the South and located at 17-19 Summer Street, shown as Assessor's Map # 12, Lot # 35 (the "**Lot 35**"). Both parcels were the subject of a Subdivision approved by the City of Dover Planning Board, on April 14, 2020.

Lot 35-1 has remained a vacant parcel since Subdivision Approval in April of 2020. There is an existing 4-unit multi-family dwelling on Lot 35.

B. Project Proposal

The Applicant proposes to build a 2,400 square foot residential building consisting of four (4) 2-bedroom units on Lot 35-1 (the "**Project**"). The Applicant proposes to access Lot 35-1 by Easement through a 24-foot-wide driveway located on Lot 35 and will utilize the existing driveway cut for both properties. The shared driveway will provide access to the necessary parking area for the proposed 4-unit multi-family dwelling as well as parking for the existing 4-unit multi-family dwelling and will prevent vehicles having to back out into Locust Street. The existing 4-unit building on Lot 35 has separate on-site parking as well as off-street parking which are located on Summer Street. The Project will provide 12-combined parking spaces for the proposed 4-unit multi-family building and the existing 4-unit multi-family dwelling. Lot 35 will grant an easement to Lot 35-1 to allow for access and parking as is set out herein. See page 6 of the Site Plan, which is included as part of this **Exhibit B**.

C. Brief Procedural History

A Conditional Use Permit Application was filed with the City of Dover Planning Board on March 5, 2024. The Technical Review Committee ("**TRC**") issued preliminary comments on March 28, 2024. The Applicant, through Stephen Haight of Civilworks New England, then submitted additional materials for a second review by the TRC on April 25, 2024. At the request of the City of Dover Planning Department, the Project will include an Easement from Lot 35 to Lot 35-1 to provide for a common 24-foot-wide driveway and parking between the two lots. The

City of Dover Planning Department then requested the Applicant to petition for a Variance to allow parking on Lot 35-1 to be within five (5) feet of the side yard property line, consistent with the Easement to be granted to Lot 35-1 by Lot 35. This ZBA Application for Variance follows that request.

D. Relief Requested

The Applicant requests relief from Section 170-20 of the Zoning Ordinance to grant a Variance from HR District-Conditional Use Permit, Criteria-C, that requires parking to be at least five (5) feet from a side yard property line. See Exhibit A attached to the Application.

E. Statutory Variance Criteria

Pursuant to RSA 674:33, to obtain a Variance in Dover, an applicant must meet the five (5) variance criteria set out in Section B of the Application.

Because the Applicant's Project will not be inconsistent with the essential character of the surrounding area, will not compromise the public health in any way, will provide substantial justice, will not compromise the property values of surrounding properties, and because there is no rational connection between the intent of the underlying ordinance provisions and their application to the Property under the unique circumstances of this case, as outlined below, we respectfully request that the Variance be granted.

F. Analysis

1. The variance will not be contrary to the public interest.

The New Hampshire Supreme Court has indicated that the requirement that a variance not be "contrary to the public interest" is coextensive and related to the requirement that a variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club v. Town of Chester, 152 N.H. 577, 580 (2005); Malachy Glen Associates. Inc. v. Town of Chichester, 155 N.H. 102, 105-06 (2007); and Farrar v. City of Keene, 158 N.H. 684, 691 (2009). A variance is contrary to the public interest only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. See also Harborside Associates. L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508, 514 (2011) ("[m]ere conflict with the terms of the ordinance is insufficient."). Moreover, these cases instruct boards of adjustment to make the determination as to whether a variance application "unduly" conflicts with the zoning objectives of the ordinance "to a marked degree" by analyzing whether granting the variance would "alter the essential character of the neighborhood" or "threaten the public health, safety or welfare" and to make that determination by examining, where possible, the language of the Zoning Ordinance.

Criteria-C of the Conditional Use Permit, that requires parking to be five (5) feet from a side yard property line, does not have an express purpose provision. However, the implied purpose of this Section should be consistent with the general purposes of the Dover Zoning Ordinance as set out in Section 170-3. Section 170-3 provides:

This Chapter is an element of the Dover Comprehensive Development Plan and is designed to promote the health, safety, and the general welfare of Dover's residents by serving to facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements; to encourage the maintenance of Dover's economic and aesthetic quality of life; and to encourage the most appropriate use of land throughout the City of Dover.

As a foundational point, the Applicant's Project does not conflict with the Zoning Ordinance, as a three-to-four family dwelling is specifically permitted by Conditional Use Permit in the HR District. As a result, the Project will preserve the aesthetic and character of the neighborhood and will promote the general health and welfare of the City by facilitating the reasonable investment in a vacant parcel of property. In other words, not only will the Project not unduly, or in a marked degree conflict with the Zoning Ordinance provision in question, it will advance those purposes beyond what exists on the Property today.

The Project also satisfies the applicable case law standards because the essential character of the neighborhood will not be affected by the development of this vacant lot into a four-unit dwelling as permitted by Conditional Use Permit. The new four-family dwelling will be aesthetically and architecturally consistent with the ongoing redevelopment of many of the properties on and will make the Property more consistent with the neighborhood and consistent with other properties in the area. The four-family dwelling will be consistent with several other multi-family dwellings in the immediate area.

The Applicant's Project will also not threaten the public health and safety. On the contrary, the vacant lot to be developed, Lot 35-1, has the same ownership as the abutting lot to the South, Lot 35. Lot 35 consists of a four-unit dwelling and the Applicant proposes to build a 2,400 square foot residential building consisting of four (4) 2-bedroom units (the "**Project**"). The Applicant proposes to access Lot 35-1 by Easement through a shared 24-foot-wide driveway located on Locust Street. The driveway location is on the abutting parcel, Lot 35, and will utilize the existing driveway cut for both properties. The shared access driveway will provide the necessary parking for the proposed 4-unit multi-family dwelling as well as parking for the existing 4-unit multi-family dwelling and will prevent vehicles having to back out into Locust Street. The existing 4-unit building on Lot 35 has separate on-site parking as well as off-street parking which are located on Summer Street. The Project will provide 12-combined parking spaces for the proposed 4-unit multi-family building and the existing 4-unit multi-family dwelling. Lot 35 will grant an easement to Lot 35-1 to allow for access and parking as is set out herein. See page 6 of the Site Plan, which is included as part of this **Exhibit B**.

As the Applicant's Project will be consistent with the general intent of the Zoning Ordinance, and because the Project will not alter the essential character of the neighborhood or threaten the public health or safety, it would be reasonable and appropriate for the ZBA to conclude that granting the Applicant's Variance request will satisfy the public interest prong of the Variance criteria.

2. The spirit of the Ordinance is observed.

As referenced above, the requested Variance observe the spirit of the Zoning Ordinance and New Hampshire jurisprudence regarding the "public interest" prong of the variance criteria because the Applicant's Project will be consistent with the general and implied purposes of the Zoning Ordinances in this case. Further, the Project will not compromise the character of the neighborhood or threaten the public health, safety, or welfare. As the New Hampshire Supreme Court has indicated in both Chester Rod & Gun Club and in Malachy Glen, the requirement that the variance not be "contrary to the public interest" is coextensive and is related to the requirement that the variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club, 152 N.H. at 580. A variance is contrary to the spirit of the ordinance only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. As discussed above, the requested Variance is consistent with the general spirit of the Zoning Ordinance, and in support of the Conditional Use Permit, to develop a four-family dwelling as permitted in the HR District.

As a result, for the reasons stated above, the Applicant respectfully asserts that it would be reasonable and appropriate for the ZBA to conclude that the requested Variance will observe the spirit of the Zoning Ordinance.

3. Substantial justice is done.

As noted in Malachy Glen, *supra*, "perhaps the only guiding rule [on this factor] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." Malachy Glen, *supra*. citing 15 P. Loughlin, New Hampshire Practice. Land Use Planning and Zoning § 24.11, at 308 (2000) (quoting New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials (1997)). In short, there must be some gain to the general public from denying the variance that outweighs the loss to the applicant from its denial.

In this case, the public does not gain anything by denying the requested Variance because the Applicant's Project will not conflict with the basic zoning objectives implicated by this application, as discussed above. On the contrary, the Project will facilitate the reasonable use of both Lot 35-1 (and Lot 35), by providing access to both parcels through the existing 24-foot-wide driveway, providing parking both off-street and on street, and allow vehicles to enter Locust Street without backing out. The public benefits from the reasonable use of this vacant lot, and from the Applicant's investment in the Property, which redevelopment will generate additional tax revenue. On the contrary, the public does not benefit at all from the arbitrary Application of the Zoning Ordinance which would prohibit the Project under the circumstances of this case.

Certainly, the Applicant will benefit from the Variance as it will be able to reasonably use Lot 35-1 in a manner consistent with the neighborhood and does not practically conflict with the objectives of the underlying Zoning Ordinances.

The Application presents a true win/win whereby the neighborhood, the City, and the Applicant all benefit from granting the Variance.

As the requested Variance benefits the Applicant, it is not detriment the public, there is no gain to the general public from denying the request, denying the request would not outweigh the loss to the Applicant, this prong of the variance criteria is satisfied.

4. The proposal will not diminish surrounding property values.

Given the nature of the existing and proposed conditions of the neighborhood, the Applicant's Project will not diminish surrounding property values. On the contrary, the development of the vacant lot, Lot 35-1, and the development of the four-family dwelling permitted by Conditional Use Permit in the HR District, will enhance the value of surrounding properties.

By providing for the access to Lot 35-1 by Easement, through a shared 24-foot-wide driveway on Lot 35, along with the necessary off-street parking, only adds value to the surrounding properties.

Finally, common sense dictates that the Project will increase the value of Lot 35-1 and will similarly increase the value of surrounding properties. On such evidence, the Applicant submits that the fourth prong of the Variance criteria is satisfied.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

a. Legal Standard

As set forth in the provisions of RSA 674:33, I, there are two options by which the Board of Adjustment can find that an unnecessary hardship exists:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- (ii) The Proposed use is a reasonable one.

(the "First Hardship Test")

or,

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. (the "Section Hardship Test").

The Applicant respectfully remind the ZBA that the mere fact that the Applicant is seeking Variance from the express provisions of the Zoning Ordinance is not a valid reason for denying the variance. See Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 107 (2007); see also Harborside Associates, 162 N.H. at 2011 ("mere conflict with the terms of the ordinance is insufficient").

b. Summary of Applicable Legal Standard

The first prong of the First Hardship Test requires the Board to determine whether there are special conditions on the underlying property which is the subject of a variance request. This requirement finds its origins in the Standard State Zoning Enabling Act of the 1920s "since it is the existence of those 'special conditions' which causes the application of the zoning ordinance to apply unfairly to a particular property, requiring that variance relief be available to prevent a taking."³ The Supreme Court has determined that the physical improvements on a property can constitute the "special conditions" which are the subject of the first prong of the First Hardship Test. Harborside, 162 N.H. at 518 (the size and scale of the buildings on the lot could be considered special conditions); *Cf Farrar*, 158, N.H. 689 (where variance sought to convert large, historical single use residence to mixed use of two residence and office space, size of residence was relevant to determining whether property was unique in its environment).

The second prong of the First Hardship Test analysis, pertaining to the relationship between the public purpose of the ordinance provision in question, and its application to the specific property in question, is the codified vestige of a New Hampshire Supreme Court case called Simplex Technologies, Inc. v. City of Newington ("Simplex"). To summarize, the ZBA' s obligation in this portion of its hardship analysis is to determine the purpose of the regulation from which relief is being sought and if there is no specific purpose identified in the regulation, then to consider the general-purpose statements of the ordinance as a whole, so that the ZBA can determine whether the purpose of said ordinance is advanced by applying it to the property in question.

The final prong of the First Hardship Test analysis is whether the proposed use is "reasonable."

The Applicant respectfully reminds the ZBA of the New Hampshire Supreme Court's substantive pivot in Simplex. The Simplex case constituted a "sharp change in the New Hampshire Supreme Court's treatment of the necessary hardship requirement." The Simplex Court noted that under the unnecessary hardship standard, as it had been developed by the Court up until that time, Variance were very difficult to obtain unless the evidence established that the property owner could not use his or her property in any reasonable manner." This standard is no longer the required standard in New Hampshire. The Applicant does not have an obligation to affirmatively prove that the underlying Property cannot be reasonably used without the requested variance modification. Rather, the critical question under the First Hardship Test is whether the purpose of the Zoning Ordinance is fairly and substantially advanced by applying it to the Applicant's Property considering the Property's unique setting and environment. This approach is consistent with the

Supreme Court's pivot away from the overly restrictive pre-Simplex hardship analysis "to be more considerate of the constitutional right to enjoy property."

c. Analysis

The first prong of the First Hardship Test requires the Board to determine whether there are special conditions on the underlying Property which distinguish it from others in the area and the Board may consider the Property's existing conditions in this context. See Harborside. Here, Lot 35-1, is a vacant lot that does not currently have street access. The lot is unique in that it was created by Subdivision approved by the Planning Board on April 14, 2020, subdividing what was Lot 35, into Lots 35 and 35-1. The Subdivision provided a single 24-foot-wide driveway access off of Locust Street for both Lots 35-1 and 35. Additionally, both Lots 35 and 35-1 have common ownership. Finally, the Project provides for an Easement to allow a common driveway and off-street parking with rights to pass and repass between Lots 35 and 35-1. All of these characteristics make the Property unique.

As there are special conditions of the Property, the first prong of the First Hardship Test is satisfied.

The second prong of the First Hardship Test pertains to the relationship between the public purpose of the ordinance provisions in question, and their application to the specific property in question. To summarize, the ZBA must determine whether the purposes of the underlying ordinances are advanced by applying it to the property in question.

Here, as discussed above, the implied purpose of the Zoning Ordinance is to promote the health, safety, and general welfare of Dover residents, by serving to facilitate the adequate provision of transportation, and encourage the most appropriate use of land. See Zoning Ordinance, Section 170-3.

Accordingly, the relevant question is whether or not denying the Applicant's Variance request would advance the purpose of the Zoning Ordinance. As outlined above, it would not. Denying the Applicant's Variance request would not serve to promote the general health, safety, and welfare of Dover residents, and the appropriate use of the vacant lot identified as Lot 35-1.

The Project to develop a four-family dwelling permitting by Conditional Use Permit in the HR District, will enhance the neighborhood and surrounding property values. The Applicant's Project will ensure that the Property is substantially consistent and similar to other properties in the neighborhood. Similarly, denying the Variance will not safeguard the health or welfare of the City. Rather, a denial would prevent the reasonable development of Lot 35-1 in a way that protects and preserves the public health and safety by complying with all other Conditional Use Permit requirements except for the parking lot side setback requirement. However, because the parking lot side setback is an internal setback between Lot 35-1 and Lot 35, which are in common ownership, and will be the subject of an Easement between the properties, granting the Variance will advance the general and implied purposes of the Zoning Ordinance.

As explained above, far from conflicting with the implied purposes of the ordinances in question, the Applicant's proposal would advance the general and implied purposes of the Zoning Ordinance for all the reasons detailed in this narrative. As such, the second prong of the hardship criteria is satisfied in this case.

The final analysis under the First Hardship Test is to determine whether the proposed use is reasonable. Here the proposed use, for all the reasons set out above, and the development of Lot 35-1, consistent with the Conditional Use Permit, is more than reasonable. Moreover, the Easement to be granted by the abutting Lot 35, will provide for a single driveway access with parking is more than a reasonable request and benefits the surrounding properties.

On these facts, the Applicant respectfully submits that its Variance request satisfies the final prong of the statutory Variance criteria.

Because the Applicant has met the three prongs as required in Section 5(a) of the Application, the Applicant does not address the Second Hardship Test requirements of Section 5(b) of the Application.

G. Conclusion

The Applicant respectfully submits that it has satisfied the statutory Variance criteria in this matter and their Application should be approved.

Heritage Residential (HR) District

Adopted: 08-19-2015 by Ord. No. O-2015.07.22-017, 08-22-2018 by Ord. No. 2018.08.22-009, 10-13-21 by O – 2021.09.08 - 006



Permitted Uses***

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE
- CHILD CARE HOME
- Conversion of Existing Dwelling to Accommodate not more than 2 units [5]
- CUSTOMARY HOME OCCUPATION
- Dwelling, 2 Family [5]
- DWELLING, SINGLE FAMILY
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [6]
- PUBLIC RECREATION
- Public Utility [7]
- ROADSIDE FARM STAND [8]

Dimensional Regulations* [1] [2]

LOT	
Minimum LOT Size	10,000 sf
Maximum LOT Coverage	40%
Minimum FRONTAGE	80 ft
PRINCIPAL BUILDING***	
Front BUILD TO LINE	[3]
Abut a Street BUILD TO LINE	[3]
Side SETBACK	15 ft
Rear SETBACK	30 ft
OUTBUILDING/ACCESSORY USE***	
Front SETBACK	[4]
Abut a Street SETBACK	[4]
Side SETBACK	10 ft
Rear SETBACK	10 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	24 ft min**, 40 ft max
OUTBUILDING	40 ft max

*Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable.

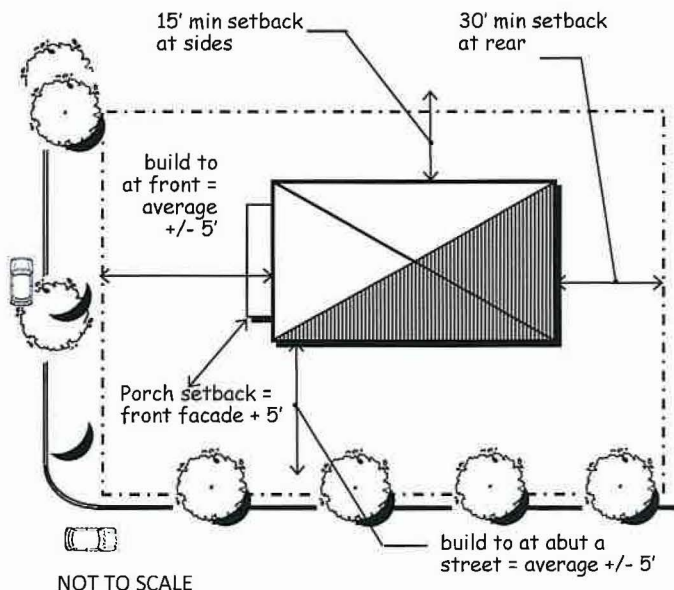
**The minimum principal building height shall not apply to additions constructed onto the rear of the PRINCIPAL BUILDING, provided that where the addition will be closer to either side lot line than the existing PRINCIPAL BUILDING, the addition shall be located no closer than 45 ft from the front lot line.

***See reverse side for architectural considerations.

Uses Permitted by Conditional Use Permit***

- BED AND BREAKFAST (permitted on Silver Street only)
- CHILD CARE FACILITY
- Conversion of Existing Dwelling to Accommodate not more than 4 units
- Dwelling, 3 to 4 Family
- ELDERLY ASSISTED CARE HOME
- GROUP HOME FOR MINORS
- OFFICE

Principal Building Placement



Sign Regulations

Size	HR District
Total signs permitted	1
Total area permitted	8 sf (CUSTOMARY HOME OCCUPATION SIGN 2 sf max)
Type	
FREESTANDING	permitted (10 ft setback required)
PROJECTING	permitted
WALL/ Awning	not permitted
Temporary	not permitted





Footnotes

- [1] Refer to 170-13, 170-14 and 170-27D for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40% of the min lot size required.
- [3] The property owner shall calculate the average front setbacks of all lots within the same zone located on the same side of the street, 250 ft in each direction from the center of the front lot line. This front setback dimension shall be considered to be a build to line. Structures may be constructed within five (5) ft plus or minus of the average. Porches or steps may be located an additional five (5) ft beyond the front façade of the structure. Expansions to existing structures shall be subject to a minimum setback equal to the calculated average setback minus five (5) feet.
- [4] Accessory structures must be setback at least 20 feet from the average front setback of all lots within the same zone located on the same side of the street, 250 feet in each direction from the center of the front lot line.
- [5] 2 family dwellings shall be designed to look like SINGLE FAMILY DWELLINGS (i.e. the 2 family dwelling should not look like it was designed to occupy more than one family). At a minimum, this shall mean that only one entrance shall be visible from a public street. Notwithstanding any other provision of Chapter 170, a legal or legal non-conforming accessory structure existing as of the effective date of these regulations may be converted into a second unit, provided that it shall not be enlarged, nor shall any exterior improvements be made to alter its appearance as an accessory structure.
- [6] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line.
- [7] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within.
- [8] ROADSIDE FARM STANDS shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than two hundred (200) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area, including the building, shall not exceed four hundred (400) square feet. Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 square feet of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases.

Architectural Considerations

The goal of the Heritage Residential District is to recognize, celebrate, and enhance the unique character of this area, in part by promoting architecture with a strong sense of place, fine detailing, quality materials, and designed with the site context and adjacent development in mind. To that end, applicants for new construction are encouraged to refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is available for viewing on the Planning Department webpage and at the offices of the Planning Department and Inspection Services, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.

Conditional Use Permit Criteria

The requirements of 170-20.B(2) and (3) shall apply to all uses permitted by Conditional Use Permit, in addition to the requirements set forth below.

CHILD CARE FACILITY: CHILD CARE FACILITIES shall be subject to the requirements set forth in the "CHILD CARE FACILITY" definition, Chapter 170-6.

Conversion to, or creation of Dwelling, 3-4 Family: Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:

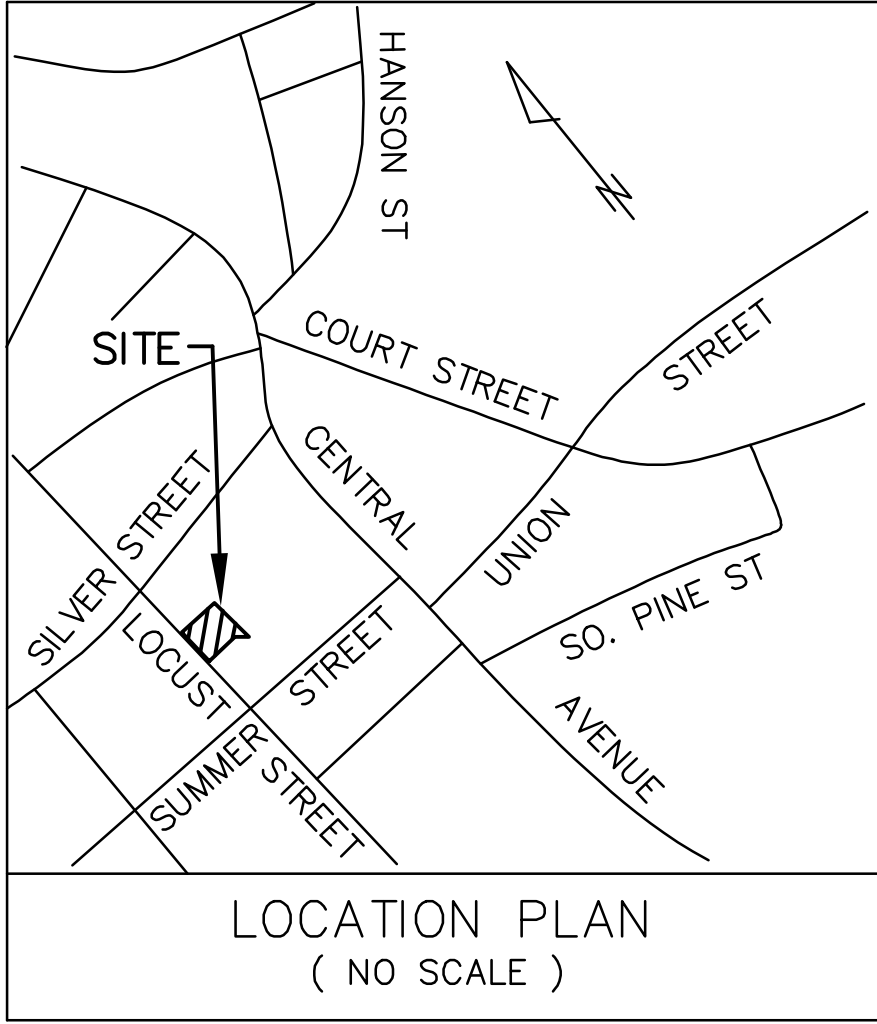
- A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the HR District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
- B. Off-street parking, in accordance with Chapter 153, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.
- C. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
- D. Parking areas shall be screened from the street and from abutting lots.
- E. Structures shall be at least twenty (20) feet from a front property line, thirty (30) feet from a rear property line and fifteen (15) from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.
- F. For new construction, the building must be designed to look like a SINGLE FAMILY DWELLING. At a minimum, this shall mean that only one entrance shall be visible from a public street. For conversions, the building must retain its appearance as a SINGLE FAMILY DWELLING or a 2 family dwelling, whichever is the current use. Notwithstanding any other provision of Chapter 170, a legal or legal non-conforming accessory structure existing as of the effective date of these regulations may be converted into one or more residential units, provided that the building shall not be enlarged, nor shall any exterior improvements be made to alter its appearance as an accessory structure.

ELDERLY ASSISTED CARE HOME: ELDERLY ASSISTED CARE HOME is allowed in accordance with the densities and provisions stated below:

- A. ELDERLY ASSISTED CARE HOMES larger than 6 bedrooms are permitted at a density of one bedroom per 2,500 square feet
- B. Parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure.

GROUP HOME FOR MINORS: GROUP HOME FOR MINORS shall be subject to the following conditions:

- A. The group home site shall be compatible with abutting uses.
- B. The group home shall be located in areas of transitional land use or mixed land uses.
- C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want said screening.
- D. Open space shall be maintained on the property in an amount comparable to the neighborhood.
- E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.
- F. Hours of operation shall be limited to 6 am to 9 pm Sunday – Thursday, and 6 am to 10 pm Friday and Saturday.



SITE PLAN

FOR

LOCUST STREET RESIDENTIAL DEVELOPMENT

TAX MAP 12, LOT 35-1

LOCUST STREET

DOVER, NH

FEBRUARY 29, 2024

REV. APRIL 25, 2024

REV. JULY 22, 2024

OWNER/APPLICANT

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

SITE CIVIL ENGINEER



DATE

LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
181 WATSON ROAD
DOVER, NH 03821
(603) 742-0911

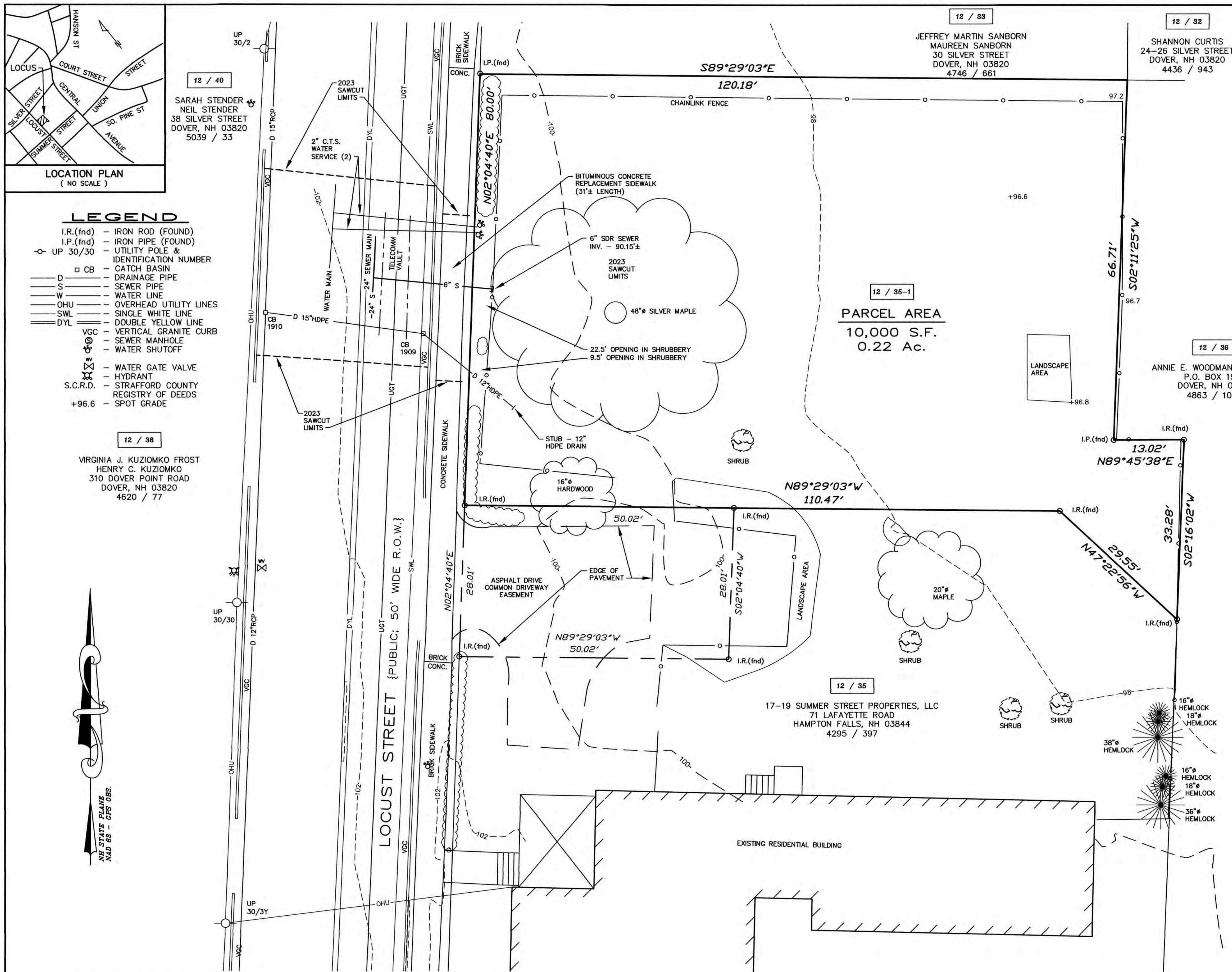
ARCHITECT

DISTINCTION BY DESIGN
49 OAK STREET
DOVER, NH 03820
(603) 401-7294

LANDSCAPE ARCHITECT

JEFFREY R. HYLAND, LANDSCAPE ARCHITECT #00026
IRONWOOD DESIGN GROUP, LLC
PO BOX 873
EXETER, NH 03822
(603) 772-0590

SHEET INDEX	SHEET
COVER SHEET	1
NEIGHBORHOOD PLAN	2
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	3
NOTE SHEET	4
DEMOLITION PLAN	5
SITE PLAN	6
GRADING, DRAINAGE & EROSION CONTROL PLAN	7
UTILITY PLAN	8
EROSION CONTROL NOTES	9
EROSION CONTROL DETAILS	10-11
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BASEMENT PLAN	A1.0
FIRST FLOOR PLAN	A1.1
SECOND FLOOR PLAN	A1.2
ATTIC PLAN	A1.3
EXTERIOR ELEVATIONS/ STREET VIEW	A2.0
EXTERIOR ELEVATIONS	A2.1
STREET SCAPE PLAN	A2.2
LANDSCAPE PLANS	
LANDSCAPE PLAN	L1.0
LANDSCAPE DETAILS	L2.0



NOTES:

- OWNER OF RECORD:
17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NEW HAMPSHIRE 03844
S.C.R.D. VOLUME 4925, PAGE 399
- K / 19** - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA: 10,000 S.F. / 0.22 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF MAY 24, 2023; AND TO SHOW NOVEMBER 2023 UTILITY AND DRAINAGE IMPROVEMENTS WITHIN THE LOCUST STREET RIGHT OF WAY.
- ZONING DISTRICT: HERITAGE RESIDENTIAL

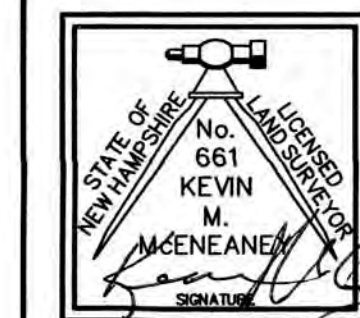
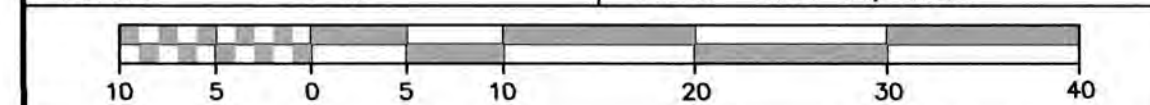
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MAXIMUM LOT COVERAGE = 40 PERCENT
MINIMUM FRONTAGE = 80 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 8.7 FEET ± 5 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 40 FEET
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0330E, EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED REFERENCE PLAN #1. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED MAY 24, 2023. CONTOUR INTERVAL IS TWO (2) FEET.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN #1.
- ACCESS NOTE: THE PARCEL IS TO BE ACCESSED FROM LOCUST STREET OVER A COMMON DRIVEWAY ACCESS EASEMENT LOT 12/35.
- THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.

2023 DRAINAGE STRUCTURE SCHEDULE

CB 1909 (REPLACE CB 1826)	
RIM	= 100.92'
INV. IN 12" HDPE	= 92.4' (SITE)
INV. OUT 15" HDPE	= 92.1' (CB 1910)
SUMP	= 89.3'
CB 1910 (REPLACE CB 1827)	
RIM	= 100.97'
INV. IN 15" HDPE	= 92.1' (CB 1909)
INV. IN 12" RCP	= 91.7'
INV. OUT 15" RCP	= 91.7'
SUMP	= 89.8'

EXISTING CONDITIONS PLAN
PREPARED FOR
17-19 SUMMER STREET PROPERTIES, LLC
TAX MAP 12, LOT No. 35-1
LOCUST STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: **KJF, RJM** FILE: MSA\2508\23-2508
SCALE: 1" = 10' DATE: MAY 31, 2023



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

SURVEYING - PLANNING - CONSULTING

REFERENCE PLANS:

- SUBDIVISION PLAN LAND OF KEVIN P. MCLEAN & ANGELA M. LAZZARO, 17/19 SUMMER STREET, DOVER, N.H., TAX MAP 12, LOT 35; SCALE: 1" = 20'; DATED: NOVEMBER 19, 2019, REVISED THROUGH 2-25-2020; BY: BERRY SURVEYING & ENGINEERING; RECORDED S.C.R.D. PLAN 12090.

NO.	DATE	DESCRIPTION	BY	CHK
2	2/13/24	CORRECT PIPE INVERT TO 92.1' OUT	RJM	KMM
1	12/1/23	UPDATE TO 2023 UTILITY CONSTRUCTION AS-BUILT	RJM	KMM
REVISIONS				
23-2508	EXIST. COND.	23-04	52-57	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

DOVER SITE PLAN REVIEW NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONSTRUCTION OF A ±2,400 S.F. 4 UNIT RESIDENTIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS.

2. OWNER(S) OF RECORD:

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROADHAMPTON FALLS, NEW HAMPSHIRE 03844
SEE COVER SHEET FOR AUTHORIZED SIGNATURE

3. THE PARCEL IS SHOWN ON CITY OF DOVER ASSESSOR'S MAP 12, LOT 35-1.

4. THE SUBJECT PARCEL(S) CONTAIN(S) 0.22 ACRES (10,000 SQ. FT.) OF LAND. THERE ARE NO ACRES CURRENTLY IN CURRENT USE.

5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4925, PAGE NO. 399.

6. REFERENCE PLANS:

SUBDIVISION PLAN OF LAND OF KEVIN P. MCLEAN & ANGELA M. LAZZARO, 17/19 SUMMER STREET, DOVER, N.H., TAX MAP 12, LOT 35; SCALE: 1" = 20'; DATED: NOVEMBER 19, 2019, REVISED THROUGH 2-25-2020; BY: BERRY SURVEYING & ENGINEERING; RECORDED S.C.R.D. PLAN 12090.

7. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN. ACCESS EASEMENT TBD

8. CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

ZONING DISTRICT: HERITAGE RESIDENTIAL
SUB-DISTRICT: N/A
ZONING OVERLAY DISTRICTS: N/A
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE10,000 SF
MINIMUM LOT FRONTAGE80 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:

FRONT8.7' ±5 FT.
SIDE15 FT.
REAR30 FT.
ABUT-A-STREET20 FT.
MAXIMUM/MINIMUM LOT COVERAGE40%
MINIMUM/MAXIMUM BLDG. HEIGHT24/40 FT.
DIMENSIONAL REQUIREMENTS -3-4 FAMILY:

MINIMUM LOT SIZE10,000 SF
MINIMUM LOT FRONTAGE80 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:

FRONT20 FT.
SIDE15 FT.
REAR30 FT.
ABUT-A-STREET20 FT.
MINIMUM OPEN SPACE56.7%
MINIMUM/MAXIMUM BLDG. HEIGHT24/40 FT.
PARKING SETBACKS:

FRONT10 FT.
SIDE5 FT.
*EASEMENT PROVIDES A SHARED ACCESS AND PARKING LOT BETWEEN THE TWO PROPERTIES.

9. OFF STREET PARKING REQUIREMENTS:

PARKING DIMENSIONS9 X 18
AISLE DIMENSIONS24 FT.
SEE SITE PLAN FOR PARKING CALCULATION TABLE.

10. THE PROJECT INCLUDES THE FOLLOWING TWO WAIVER REQUESTS FROM THE BOARD:

153.14.B (3) RELIEF FROM INSTALLING UNDERGROUND UTILITIES.
153.14.E.(2) RELIEF FROM PARKING LOT LIGHTING COVERAGE.

11. THE PROJECT DOES NOT REQUIRE VARIANCES OR SPECIAL EXCEPTIONS TO BE GRANTED BY THE ZONING BOARD. SEE 'PROJECT VARIANCE / PERMIT SUMMARY' SECTION IF APPLICABLE.

12. THE PROJECT REQUIRES A CONDITIONAL USE PERMIT TO ALLOW 4-UNITS IN THE HR DISTRICT PER 170-20.B. (2), (3). SEE 'PROJECT VARIANCE / PERMIT SUMMARY' SECTION IF APPLICABLE.

13. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 1.

14. AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER CITY ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

15. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 33017C0330E, EFFECTIVE DATE, SEPTEMBER 30, 2015.

16. TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON MAY 24, 2023.

17. ELEVATIONS ARE BASED ON U.S.G.S. NAVD 1988 DATUM BASED ON GPS OBSERVATION DATED MAY 24, 2023.

18. THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.

19. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SEE WAIVER REQUEST TO ALLOW OVERHEAD UTILITIES.

20. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

21. 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.

22. CONTRACTOR SHALL FOLLOW THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.

23. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.

24. CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES 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 AS NOTED WITHIN THE PLANNING BOARD APPROVED PLANS. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.

25. 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.

26. ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

27. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.

28. A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.

29. 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.

30. HOURS OF SITE WORK MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY 9 AM- 4 PM. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.

31. BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

32. THE PROPOSED USE FOR THE SITE (STRUCTURE) IS MULTI-FAMILY.

33. THE PROJECT DOES NOT REQUIRE FEDERAL OR STATE PERMITS.SEE 'PROJECT VARIANCE / PERMIT SUMMARY' SECTION IF APPLICABLE.

34. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.

35. ANY RETAINING WALL TALLER THAN FOUR FEET (4) REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

DOVER NOTES CONTINUED:

36. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

37. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. [HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP](https://extension.unh.edu/stormwater-center/ptap)

38. 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.

39. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ALL APPLICABLE CODES, TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.

40. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

41. IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE, A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.

42. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

43. THE (EXISTING OR PROPOSED) 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.

44. 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 THE CITY OF DOVER INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.

45. 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.

46. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.

47. APPLICANT SHALL SUBMIT A LETTER CERTIFYING THE TIE IN LOCATIONS OR DISCHARGE POINTS FOR ALL SUMP PUMPS AND ROOF LEADERS FOR EXISTING STRUCTURES ON THE PROPERTY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

48. DESIGN ENGINEER OF RECORD SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.

49. THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDRANTS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).

4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.

6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.

8. STONES FROM REMOVED STONEWALLS SHALL REMAIN ON-SITE. STONES SHALL BE REPURPOSED ON-SITE AND SHALL NOT BE USED AS FILL.

9. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.

10. 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.

SITE NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.

2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

3. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.

4. SEE DETAILS FOR SIGN LEGENDS.

5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.

6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.

7. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.

9. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.

10. REFUSE PICKUP WILL BE BY PRIVATE CONTRACTOR AND WILL BE VIA DUMPSTER ON-SITE.

11. SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.

12. ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.

GRADING NOTES:

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.

2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING.

3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.

4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.

5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.

6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA, SCS AND NHDES.

7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.

8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.

9. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.

10. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF THE FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.

11. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.

12. CONTRACTOR SHALL NOTIFY THE CITY OF DOVER AND THE DESIGN ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF PERMANENT STORMWATER BMP'S TO PROVIDE THE CITY AND THE ENGINEER THE OPPORTUNITY TO WITNESS THE CONSTRUCTION AND MATERIALS.

13. DENSITY REQUIREMENTS:

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

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

PROJECT VARIANCE / PERMIT SUMMARY:

1. FEDERAL AND STATE PERMITS ARE NOT APPLICABLE.

2. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.

SITE PLAN: SITE-2024-_____ - PENDING

CONDITIONAL USE PERMIT: CUP-2024-_____ - PENDING

UTILITY NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.

2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR 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 AT NO ADDITIONAL COST TO THE OWNER. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

3. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.

5. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.

6. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.

7. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.

8. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.

9. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.

10. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

11. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.

12. 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.

13. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.

14. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.

15. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

16. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.

17. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER. 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.

18. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER, MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.

19. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.

20. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 81, ARTICLE IV, SECTION 81-27 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.

21. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.

22. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.

23. SEWAGE LOADING (PER NHDES ENV-WQ 1008.03)
APARTMENT - 2 OR MORE BEDROOM
4 APARTMENT x 2 BEDROOM/APARTMENT x 150 GPD/BEDROOM
= 1,200 GPD.

UTILITY CONTACTS

WATER & SEWER: - CITY OF DOVER COMMUNITY SERVICES DEPARTMENT
PUBLIC WORKS & UTILITIES
KEN MAVROGEORGE, PE
271 MAIN ROAD
DOVER, NH 03820
TEL: (603)-516-6450
EMAIL: K.MAVROGEORGE@DOVER.NH.GOV

ELECTRIC: - EVERSOURCE
TREVER EMMONS
4 OLD DOVER ROAD
ROCHESTER, NH 03867
TEL: (603)-332-7515
EMAIL: TREVER.EMMONS@EVERSOURCE.COM

LEGEND

S.F.	SQUARE FEET	⊙	EXISTING DRAINAGE MANHOLE	—PS—	PROPOSED SEWER
Ac.	ACRE	◊	EXISTING CATCHBASIN	—PW—	PROPOSED WATER
±	MORE OR LESS	5'R	PAVEMENT RADIUS	—PE—	PROPOSED ELECTRIC
(TYP.)	TYPICAL	VGC	VERTICAL GRANITE CURB	—PD—	PROPOSED DRAIN LINE
S.C.R.D.	STRAFFORD REGISTRY OF DEEDS	x 74.00	EXISTING SPOT GRADE	—FD—	PROPOSED FOUNDATION DRAIN LINE
NHHD	NEW HAMPSHIRE HIGHWAY DEPT.			—PUD—	PROPOSED UNDERDRAIN LINE
TBR	TO BE REMOVED	-----94-----	EXISTING GRADE	○	PROPOSED YARDDRAIN/ OUTLET STRUCTURE
ELEV.	ELEVATION	—OHW—	OVERHEAD UTILITIES	◆	INLET PROTECTION
INV.	INVERT	—E—	EXISTING ELECTRIC	▒	PROPOSED BRICK
R.O.W.	RIGHT-OF-WAY	—W—	EXISTING WATER LINE	▒	PROPOSED BITUMINOUS SIDEWALK
⊕	EXISTING UTILITY POLE	—S—	EXISTING SEWER LINE	TP#3	TEST PIT
⊕	EXISTING SIGN	—D—	EXISTING DRAINAGE LINE	BH#3	BORE HOLE
⊕	EXISTING WATER SHUT-OFF	—UGT—	EXISTING UNDERGROUND TELEPHONE		
⊕	EXISTING WATER VALVE				
⊕	EXISTING GAS VALVE	—74—	PROPOSED FINISH GRADE		
⊕	EXISTING HYDRANT	x [74.00]	PROPOSED SPOT GRADE		
⊕	EXISTING LIGHT/SIGNAL POLE		PAVEMENT WITH CURB		
⊕	EXISTING SEWER MANHOLE		SILT BARRIER		

NOTE SHEET

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

4

DATE: 2-29-24

SCALE: AS SHOWN

DRAWN BY: SRD

DESIGN BY: SRD

APPROVED BY:SKH

PROJECT NO.:23029

FILE:SITE.DWG

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, NH 03821
603.748.0443

PLANNING FILE NO.: SITE-2024-0003

REVISION

1

REVISION PER TRC COMMENTS

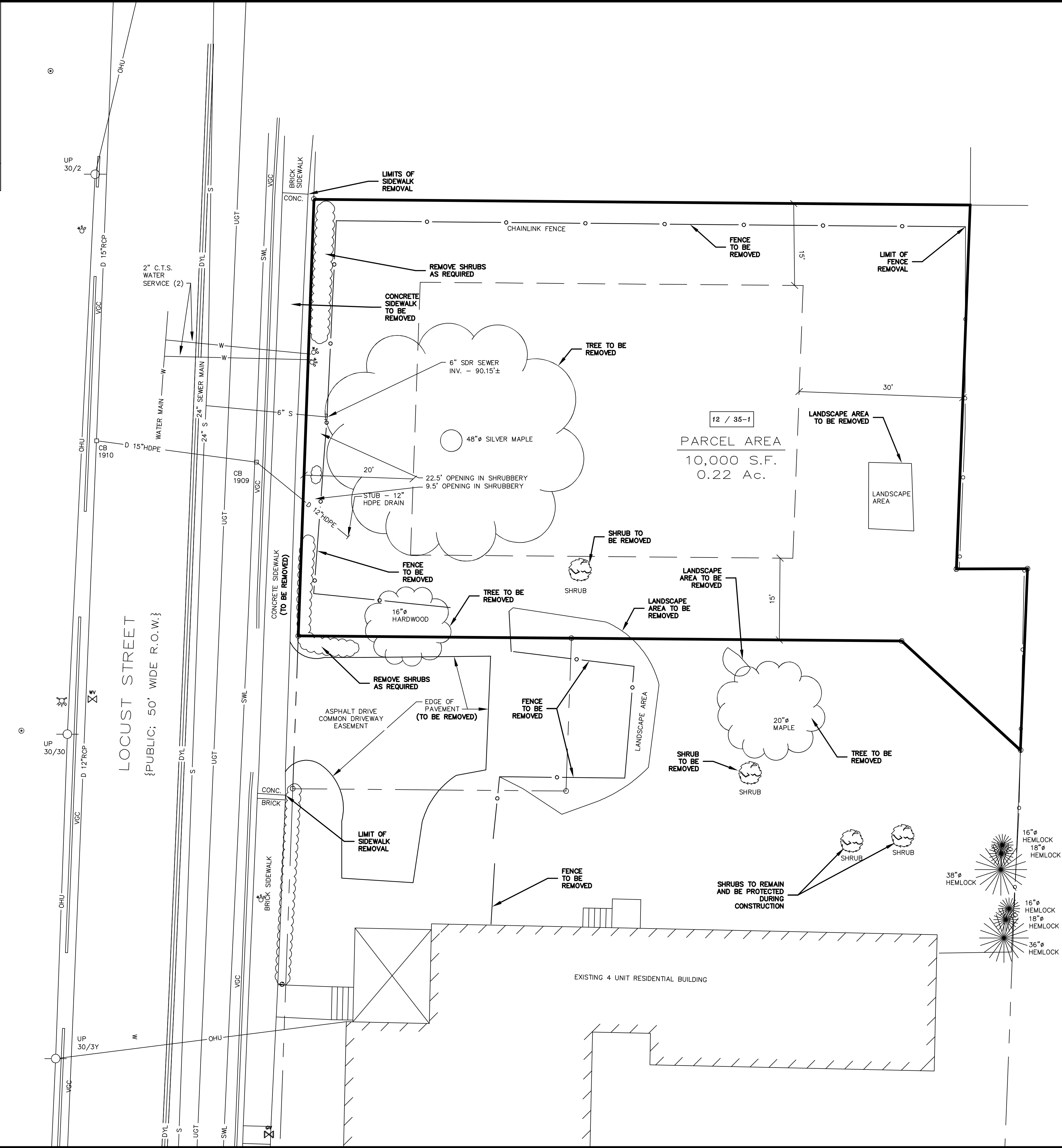
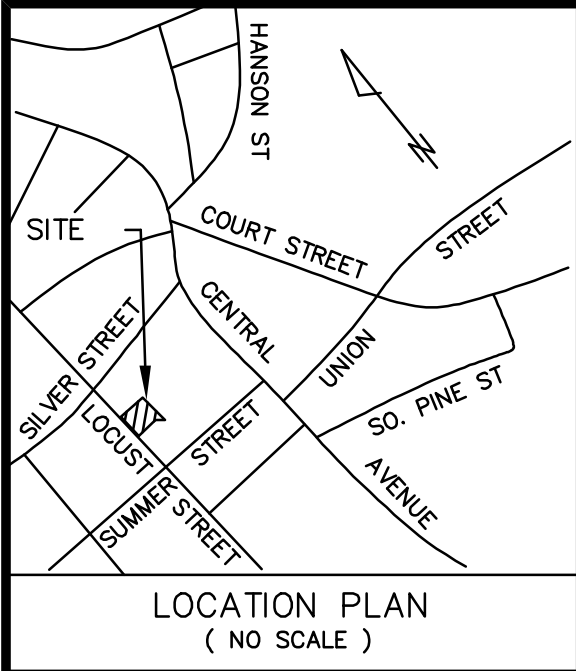
NO.

DATE

4-25-24

APPD

S/H

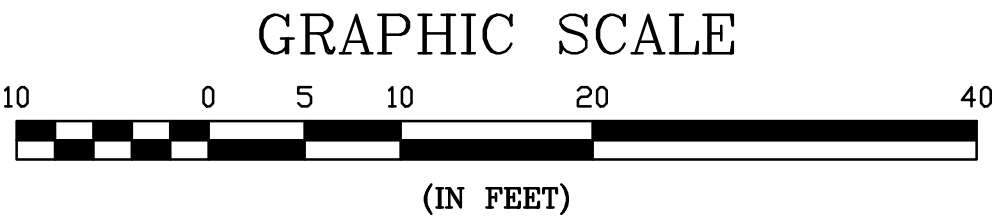
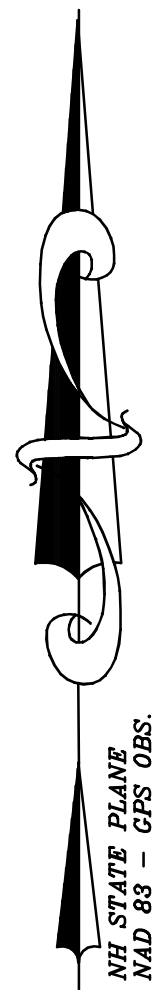


12 / 35-1
PARCEL AREA
10,000 S.F.
0.22 Ac.

2023 DRAINAGE STRUCTURE SCHEDULE

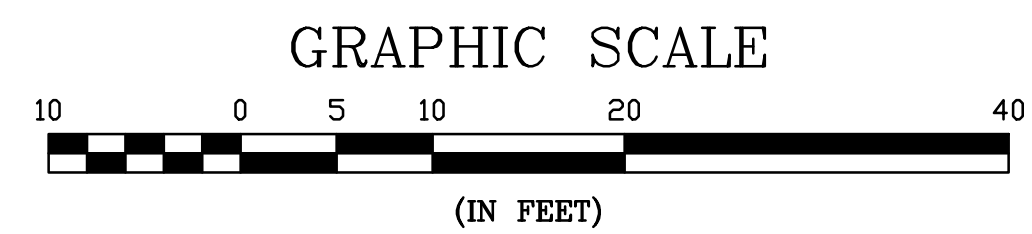
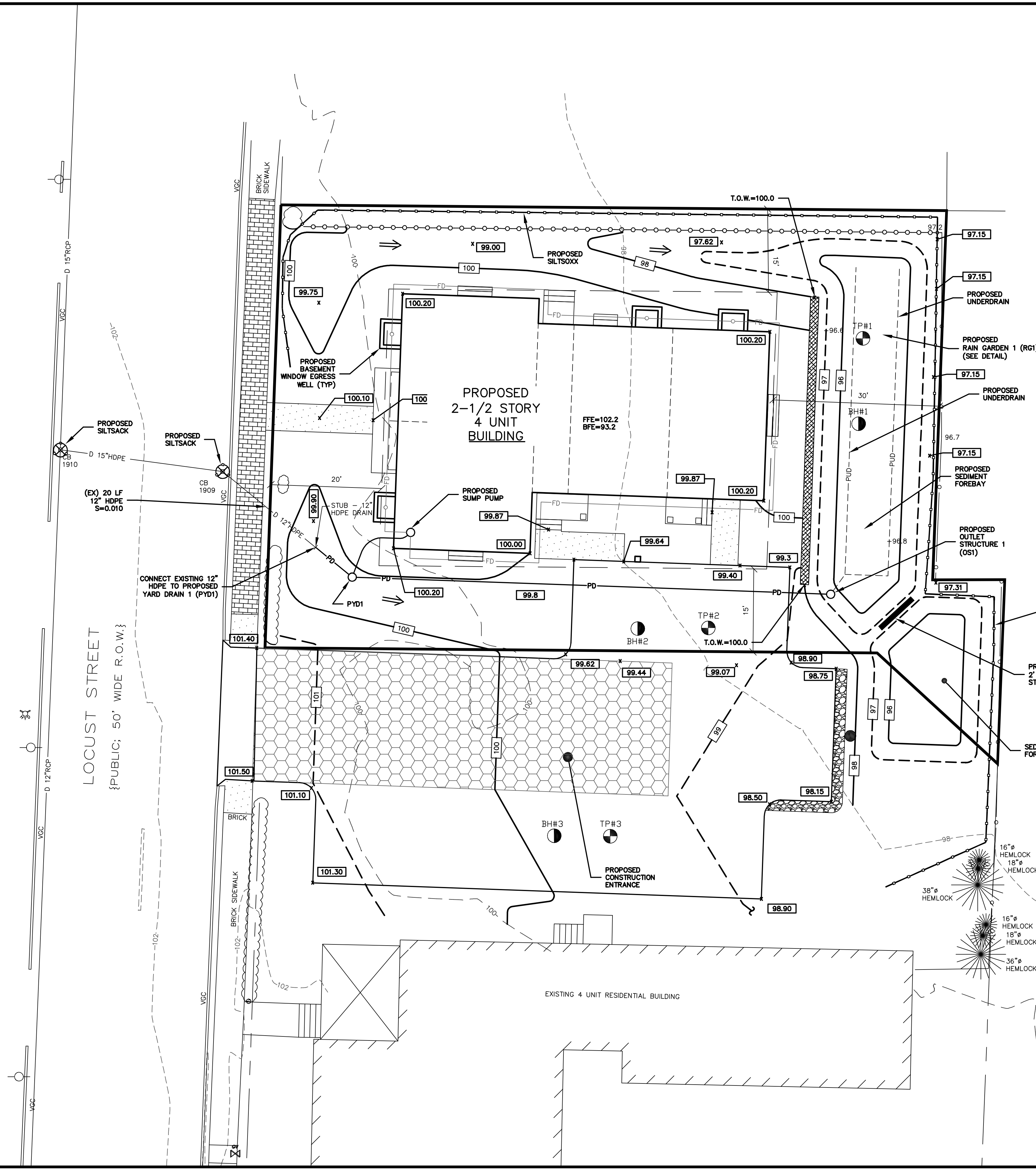
CB 1909 (REPLACE CB 1826)
RIM=100.92'
INV.IN 12" HDPE=92.4' (SITE)
INV.OUT 15" HDPE=92.1' (CB 1910)
SUMP=89.3'

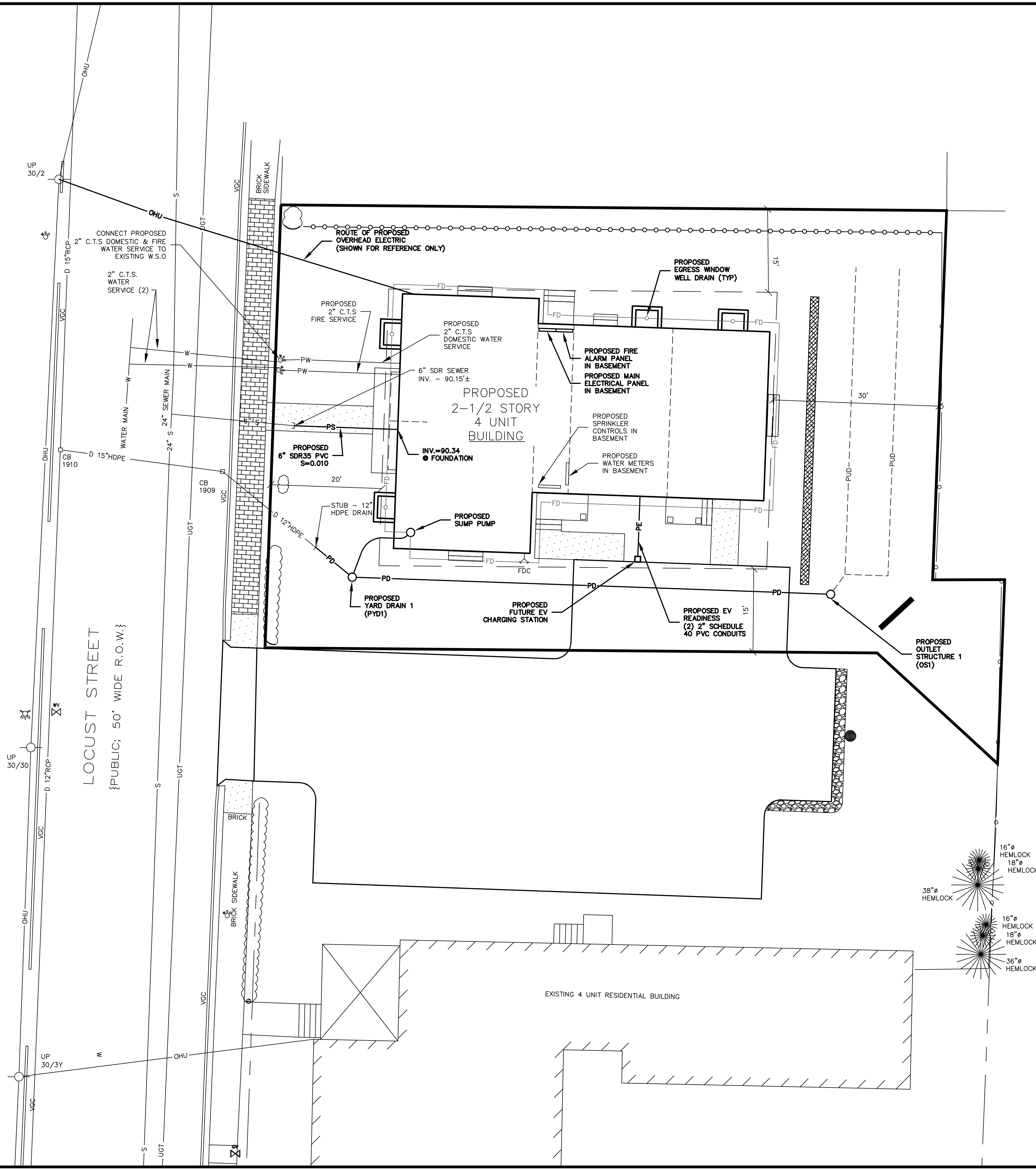
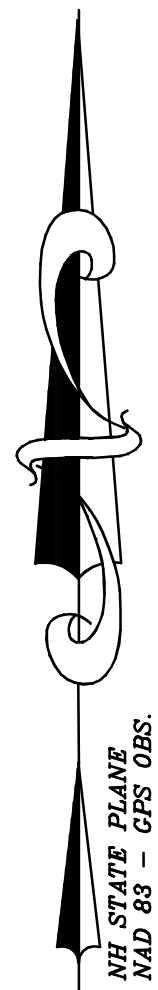
CB 1910 (REPLACE CB 1827)
RIM=100.97'
INV.IN 15" HDPE=92.1' (CB 1909)
INV.IN 12" RCP= 91.7'
INV.OUT 15" RCP= 91.7'
SUMP= 89.8'



PLANNING FILE NO.: SITE-2024-0003

DEMOLITION PLAN		17-19 SUMMER STREET PROPERTIES, LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844		NOT FOR CONSTRUCTION FOR PERMIT USE ONLY	
5	CIVILWORKS NEW ENGLAND 181 Watson Road, PO Box 1166 Dover, New Hampshire 03821 603.748.0443	DATE: 2-29-24 SCALE: 1"=10' DRAWN BY: SRD DESIGN BY: SRD APPROVED BY: JH PROJECT NO: 23029 FILE: SITE.DWG	NO.	REVISION	DATE

[illegible]

[illegible]

DESCRIPTION

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 2,400 S.F., 4 UNIT RESIDENTIAL BUILDING WITH ASSOCIATED DRAINAGE, UTILITY IMPROVEMENTS AND SITE ACCESS.

PROJECT NAME AND LOCATION

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NEW HAMPSHIRE 03844

LATITUDE N43° 11' 23"
LONGITUDE W70° 52' 31"

DISTURBED AREA

±14,500 S.F.

NOTES:

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

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

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

1. INSTALLATION
a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
e. CURVE THE END OF THE SILT BARRIER UP-GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISE DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.

B. MULCHING

1. TIMING
a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
b. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH, IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECESSARY.
c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING

1. SEEDBED PREPARATION
a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% 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 FABRICS, CHECK DAMS, ETC.).

D. PERMANENT SEEDING

1. BEDDING – STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
LOW PHOSPHATE (N-P205-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)
RATE:
TYPE LBS. PER ACRE LBS. PER 1,000 S.F.
TALL FESCUE 20 0.45
CREEPING RED 20 0.45
FESCUE
BIRDSFOOT TREFOIL 8 0.20
TOTAL 48 1.10
4. SEEDING
a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS.
d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

1. SPECIFICATIONS
a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

- a. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
b. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
c. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

- THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF.
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
2. HAZARDOUS PRODUCTS:
a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

1. PETROLEUM PRODUCTS:
a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS:
a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINTS:
a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. CONCRETE TRUCKS:
a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.
C. SPILL CONTROL PRACTICES
IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST. A COMPLETE COPY OF THE RULES CAN BE ACCEESSED ON THE INTERNET AT [HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM](http://agriculture.nh.gov/topics/plants_insects.htm).

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST.

- a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAN THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECAUTIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL DITCHES & SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD AND PARKING SURFACES 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.

PLANNING FILE NO.: SITE - 2024-0003

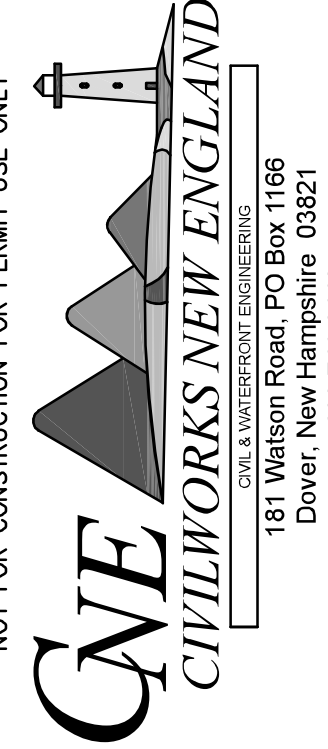
EROSION CONTROL NOTES

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH
17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

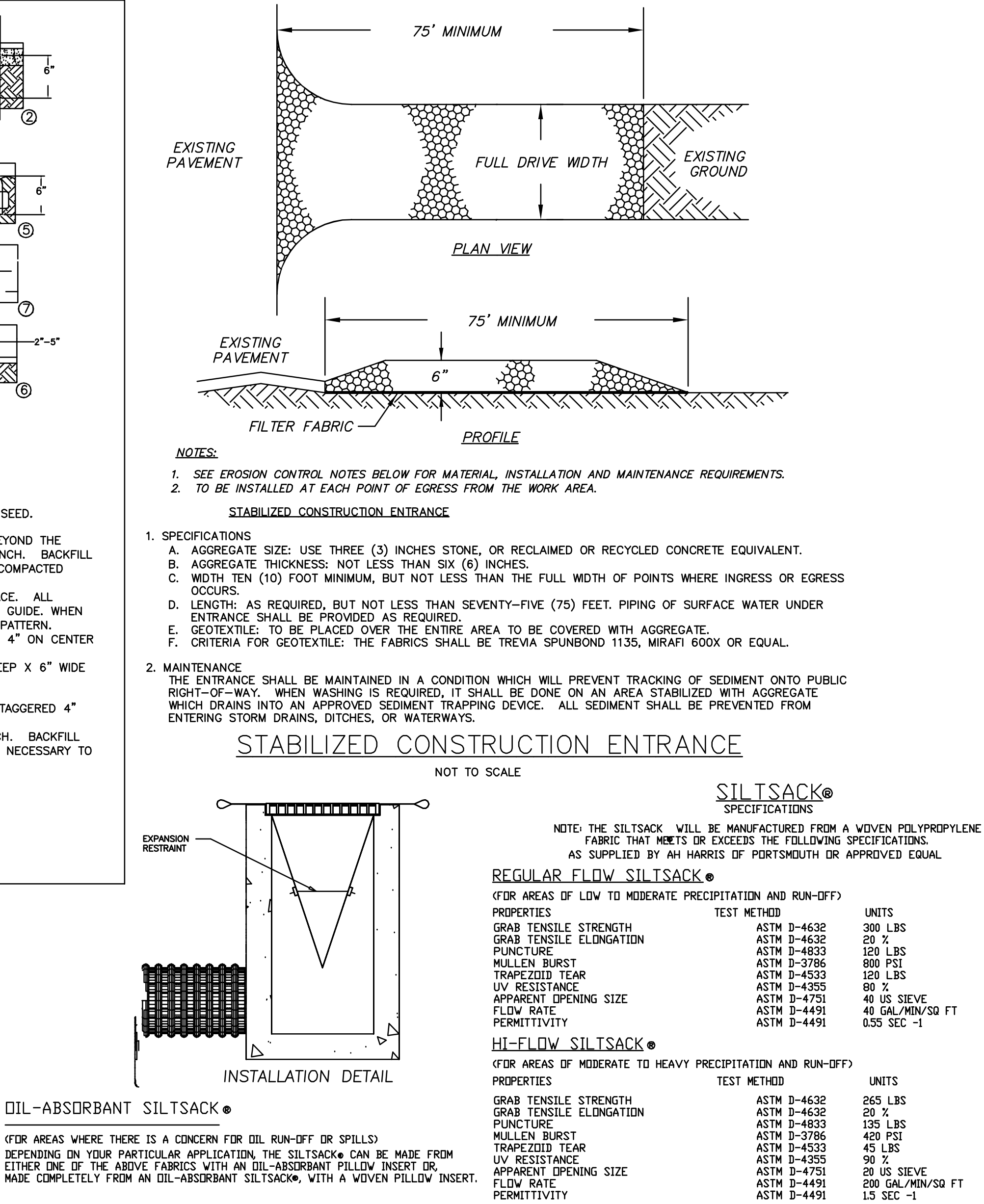
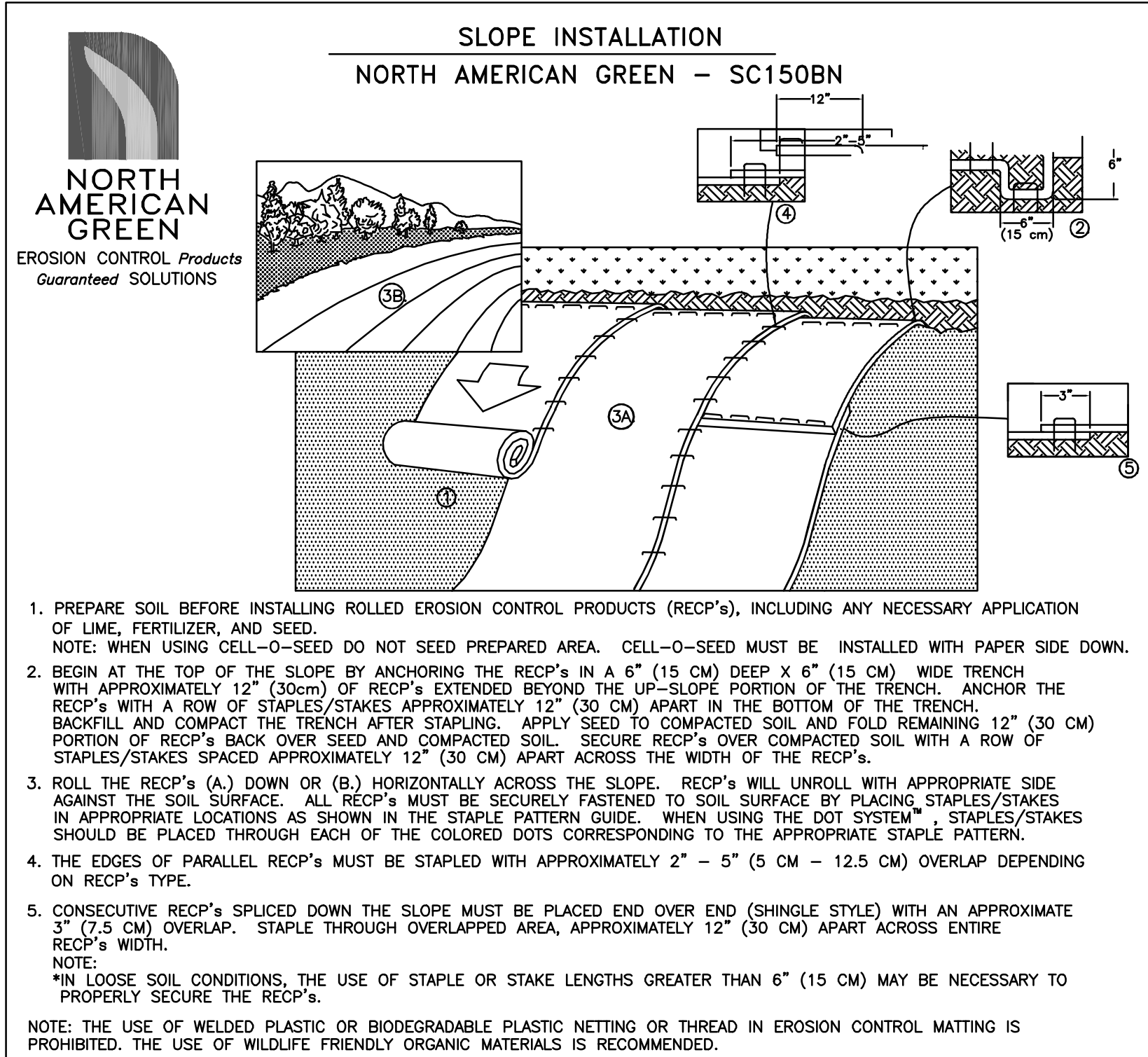
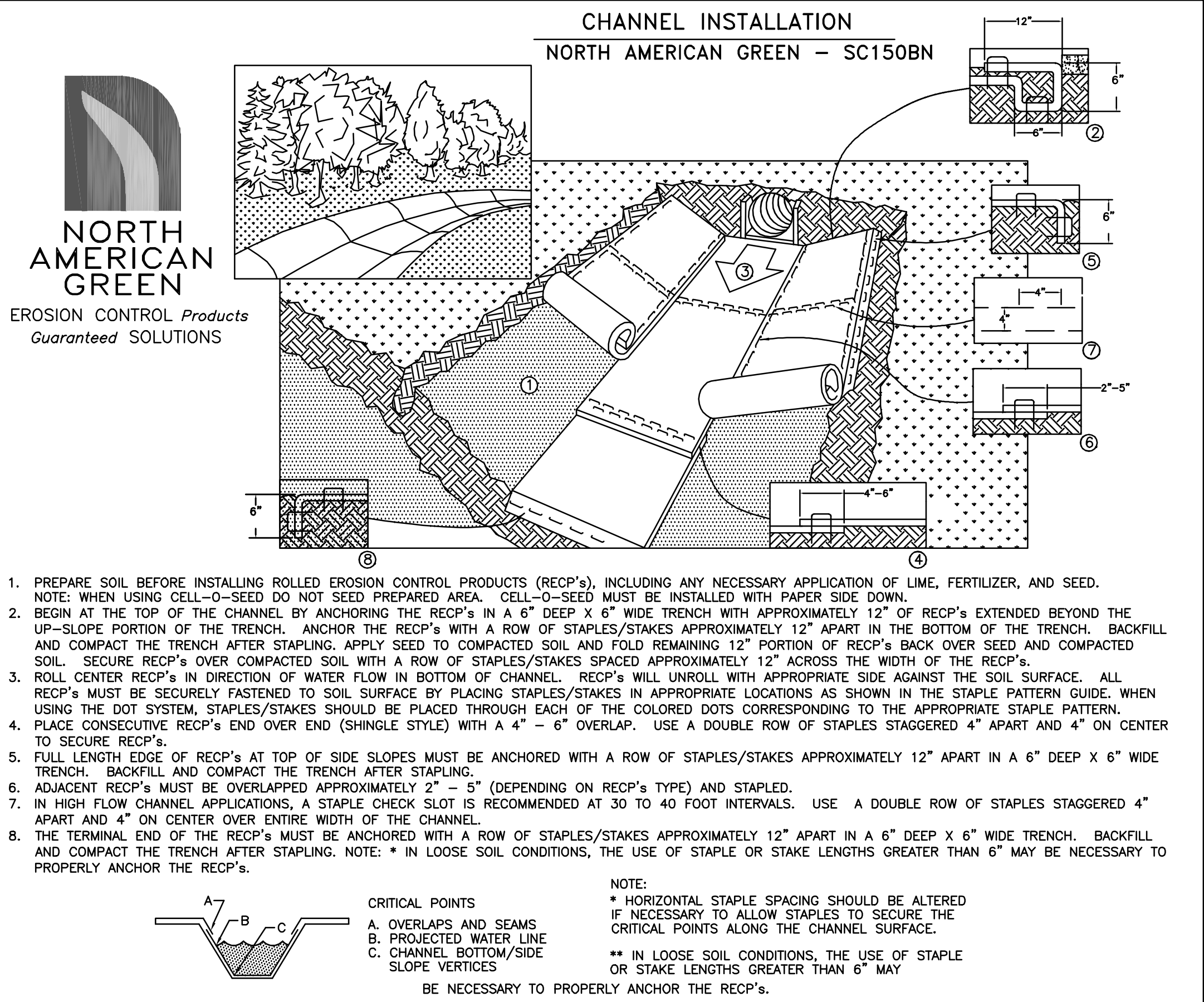
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DESIGN BY: SRD
APPROVED BY: SJH
PROJECT NO.: 23029
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1 REVISION PER TRC COMMENTS
S/H 4-25-24
REVISION
APPD
DATE

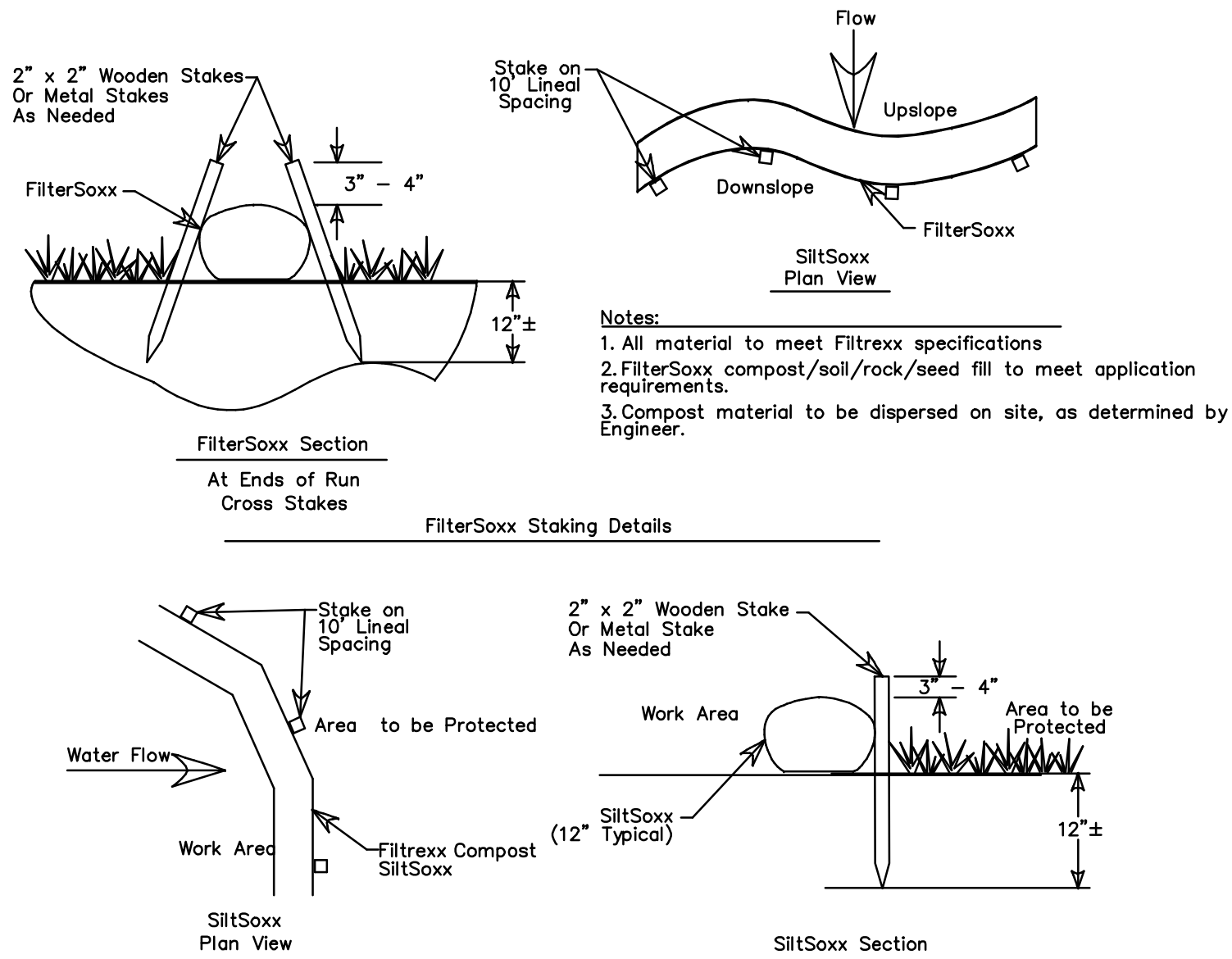
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181 Watson Road, PO Box 1166
Dover, NH 03821
603.748.0443



DETAIL OF INLET SEDIMENT CONTROL DEVICE



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

SILTSOXX DETAILS

NOT TO SCALE

PLANNING FILE NO.: SITE—2024—0003

DATE: 2-29-24

SCALE: AS SHOWN

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DESIGN BY: SRD

APPROVED BY: SRD

PROJECT NO: 23029

FILE: SITE.DWG

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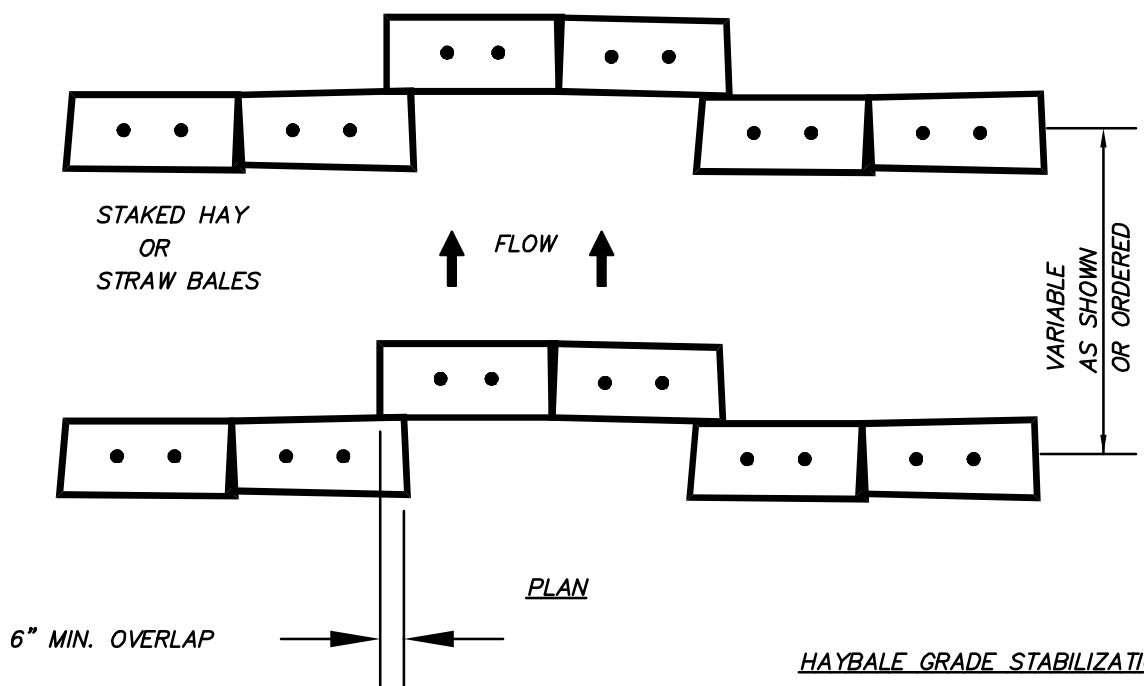
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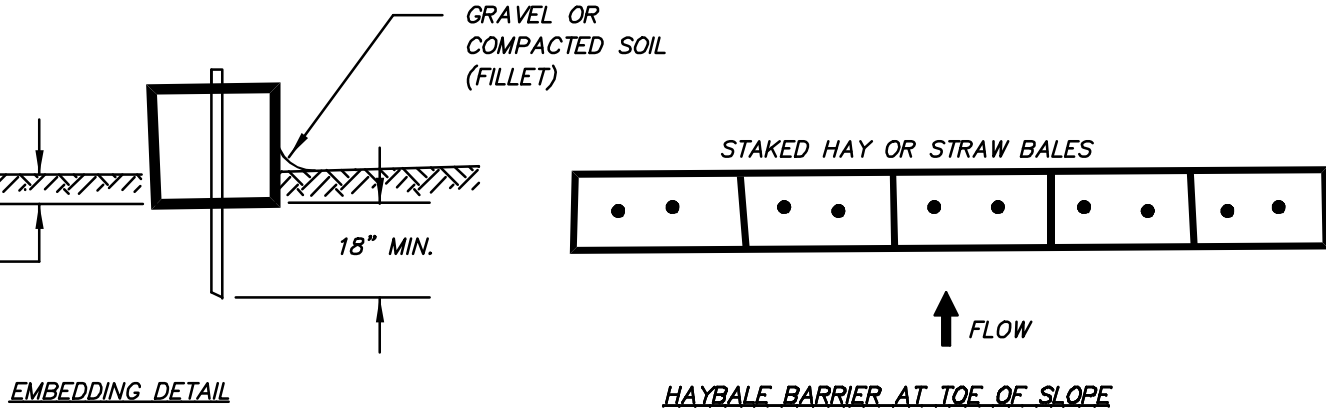
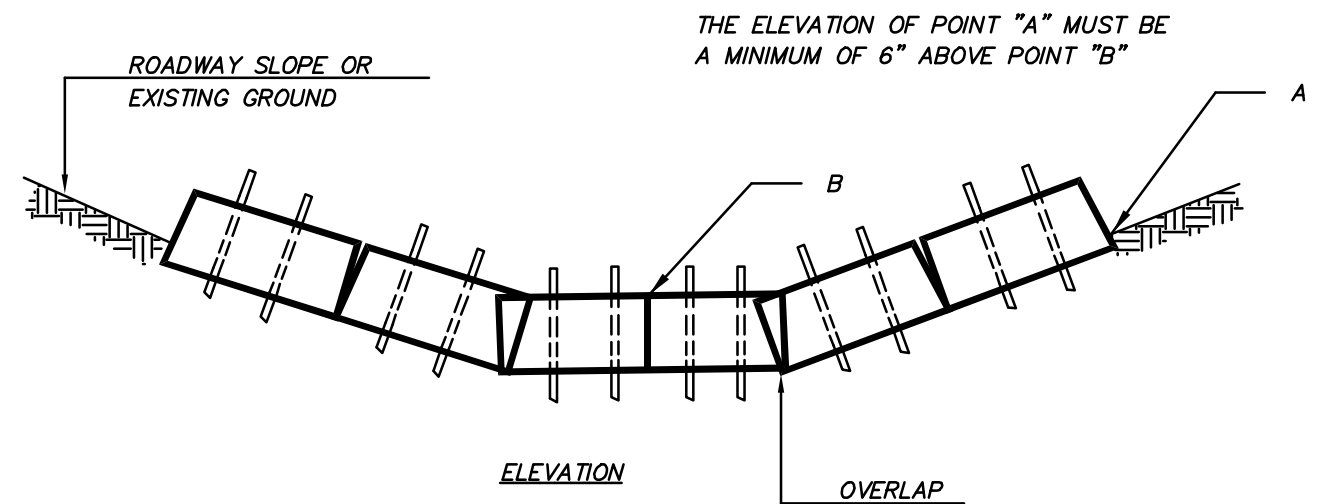
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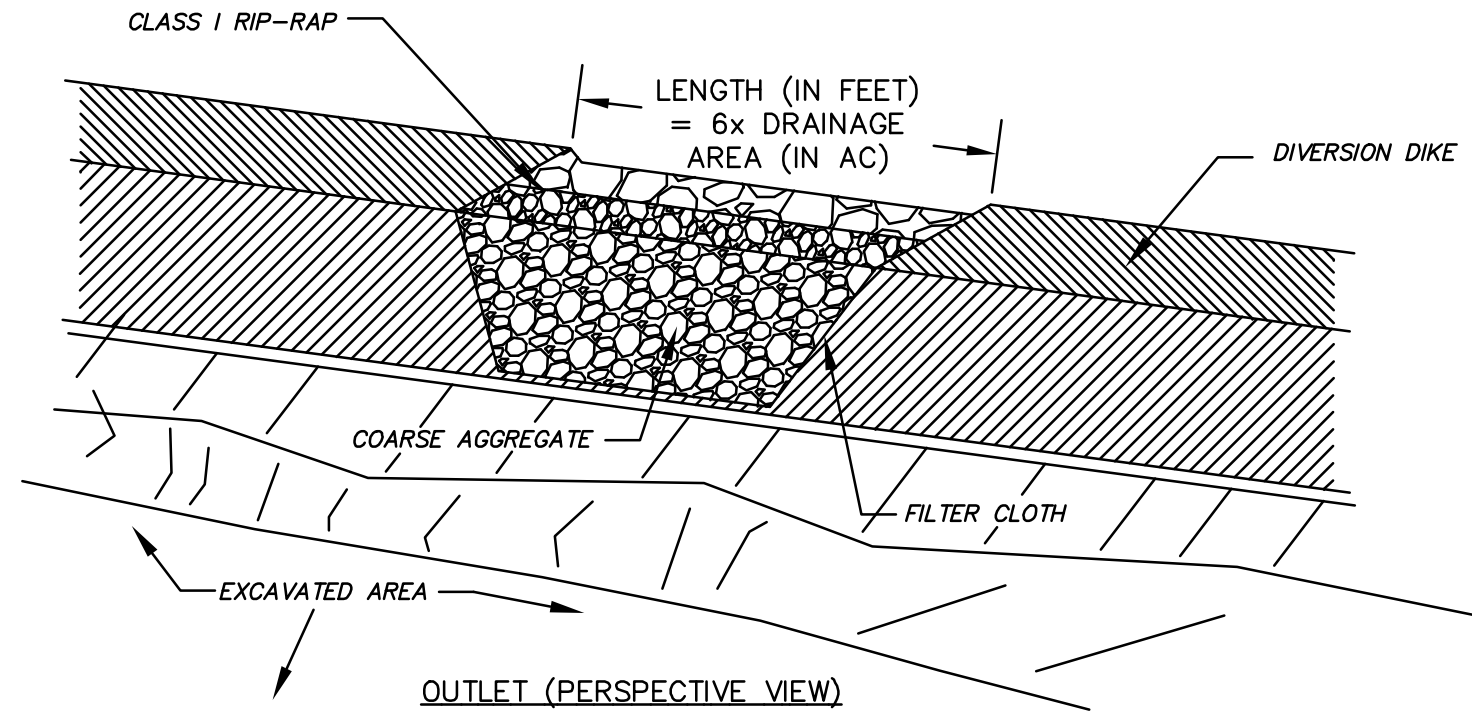
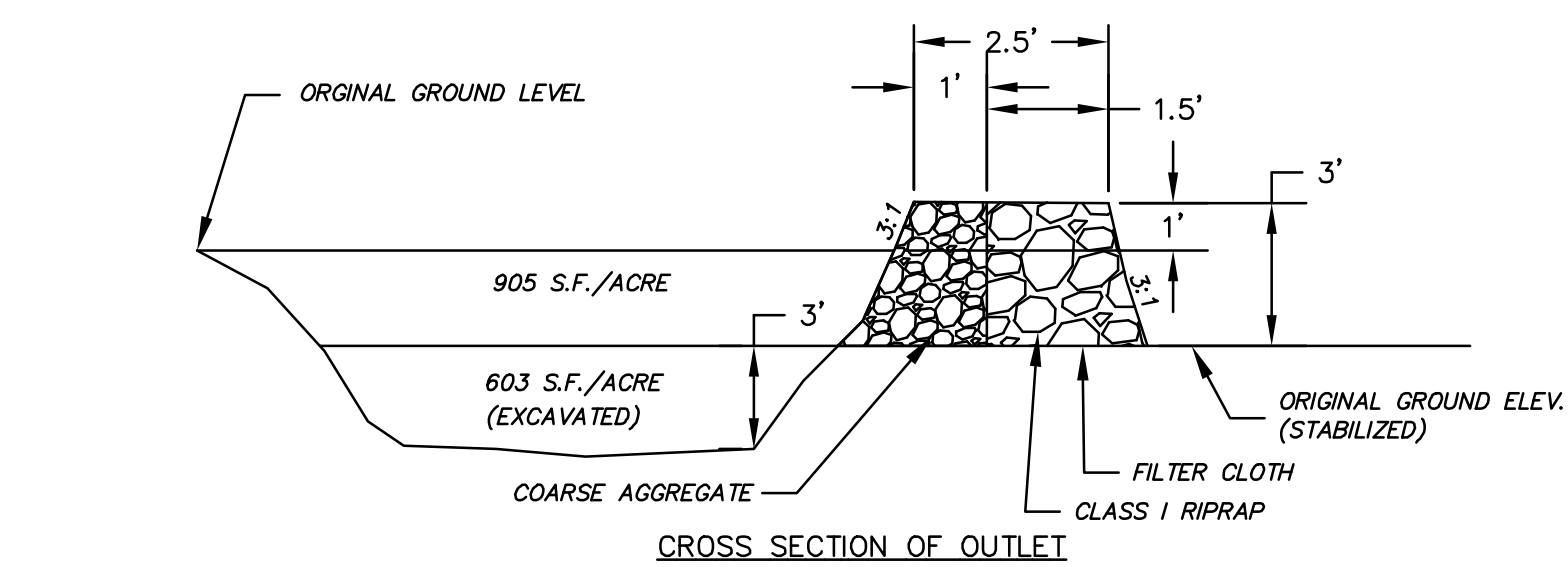
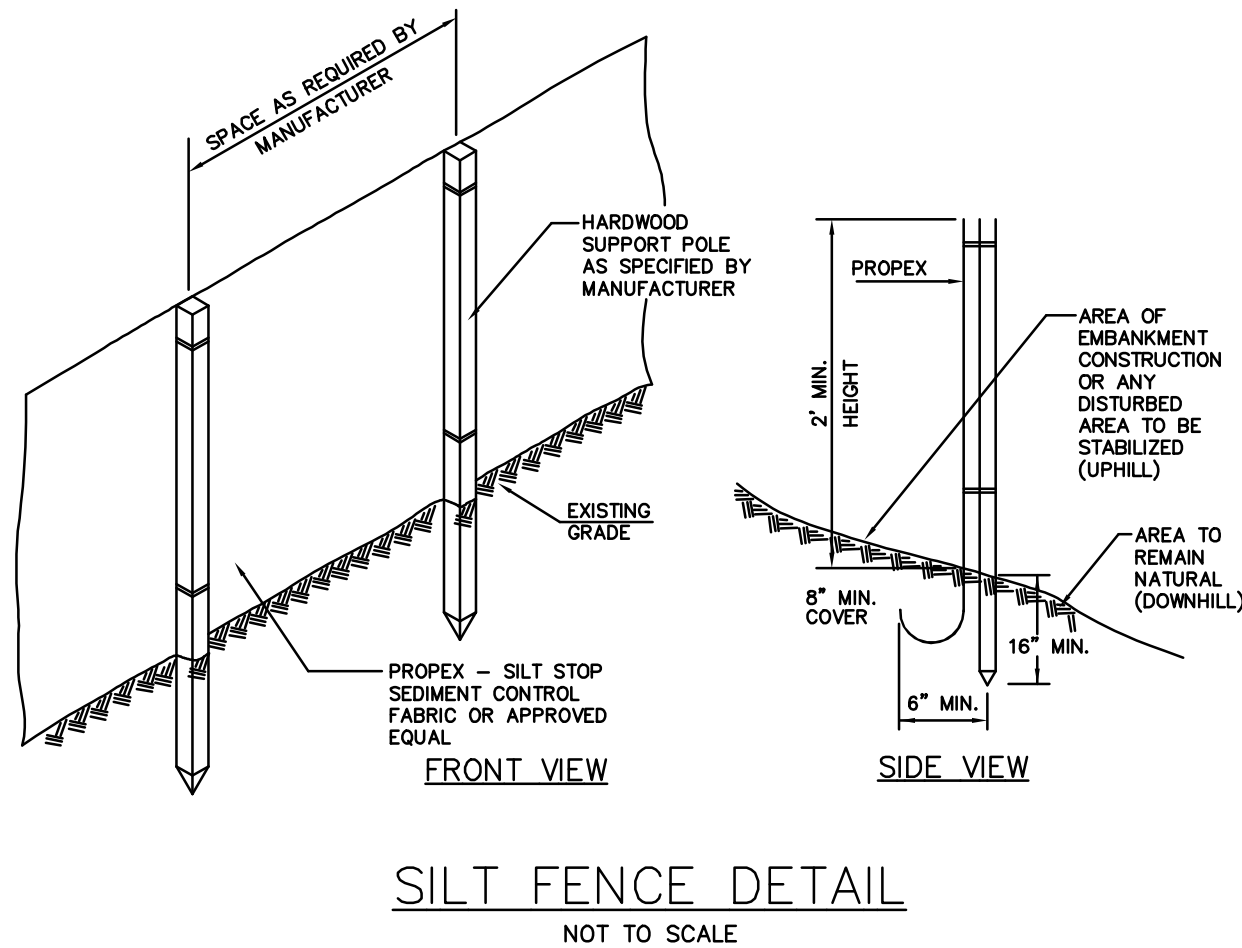
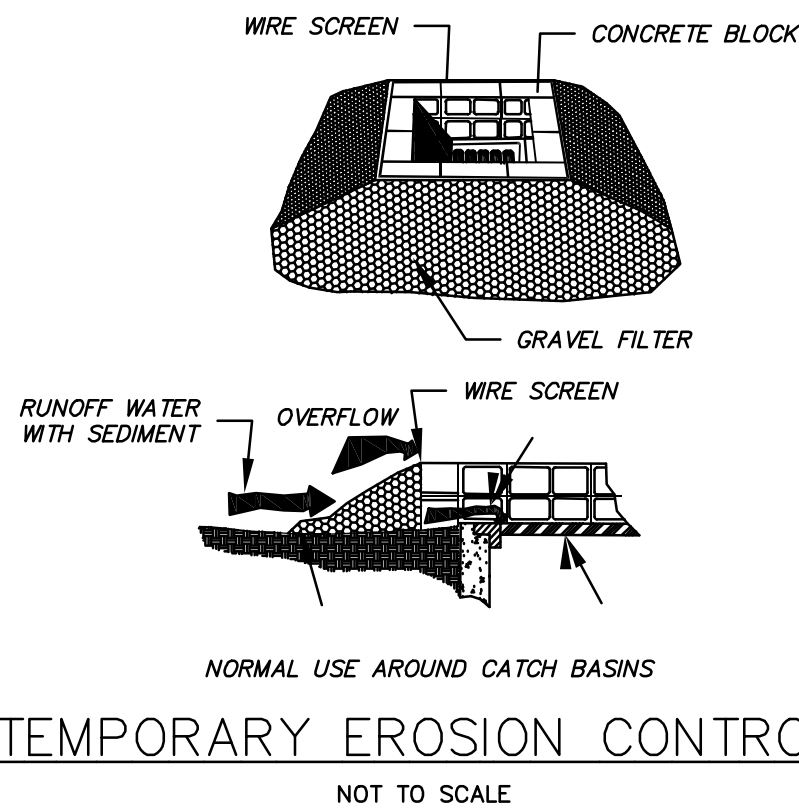


- CONSTRUCTION SPECIFICATIONS
- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
 - BALES SHALL BE SECURELY ANCHORED IN PLACE BY 2" x 2" STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
 - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 - REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING HAYBALES.



HAYBALE NOTES AND DETAILS

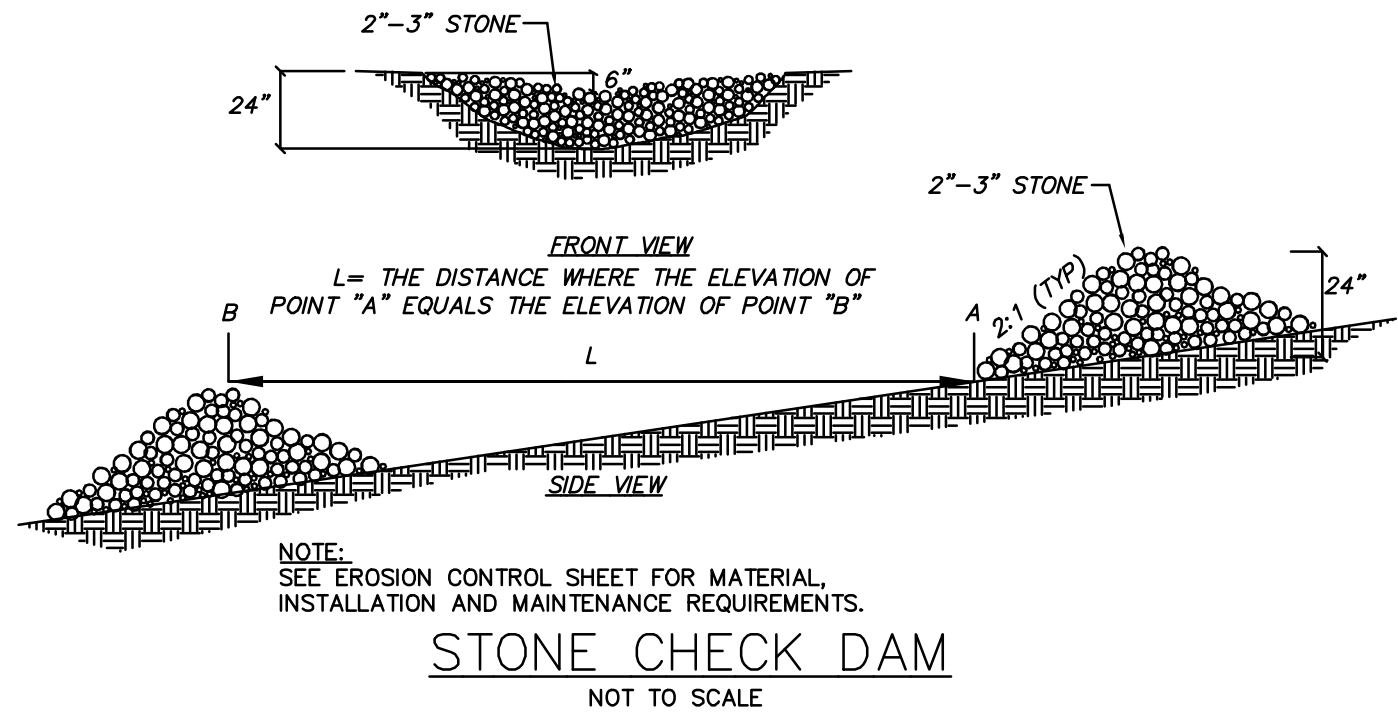
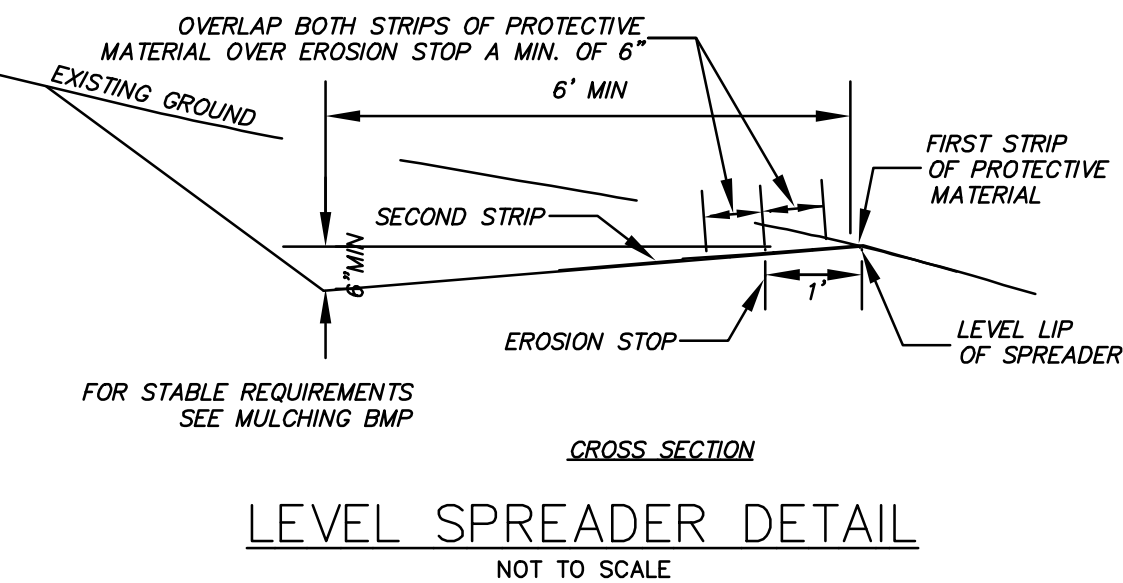
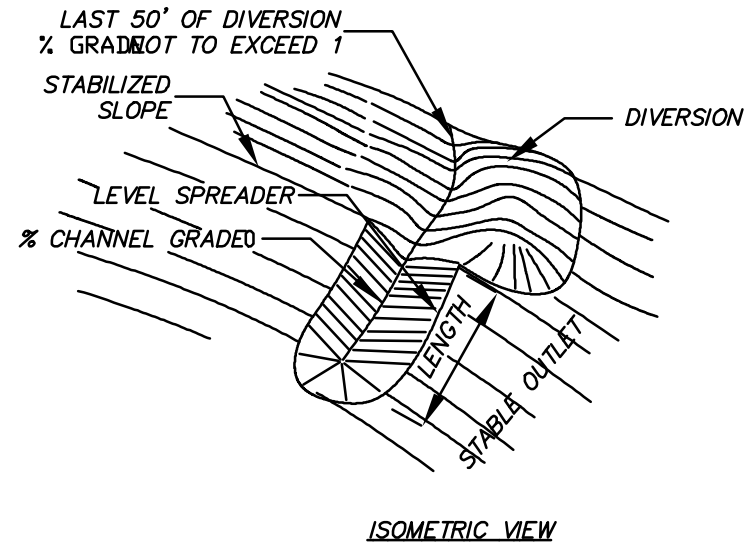
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- NOTES:
- COARSE AGGREGATE SHALL MEET NHDOT 304.5 SPECIFICATIONS AND SHALL NOT CONTAIN MORE THAN 5% FINES PASSING THE #200 SIEVE.
 - FILTER CLOTH SHALL BE MIRAFI 700X OR APPROVED EQUAL.
 - CLASS I RIPRAP SHALL MEET NHDOT 583 SS SPECIFICATIONS.
 - THE MAXIMUM CONTRIBUTING AREA TO THE TRAP SHALL BE LESS THAN 5 AC.
 - THE TRAP SHALL BE CLEANED WHEN 50% OF THE ORIGINAL VOLUME IS FILLED.
 - MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

TEMPORARY SEDIMENT TRAP

NOT TO SCALE

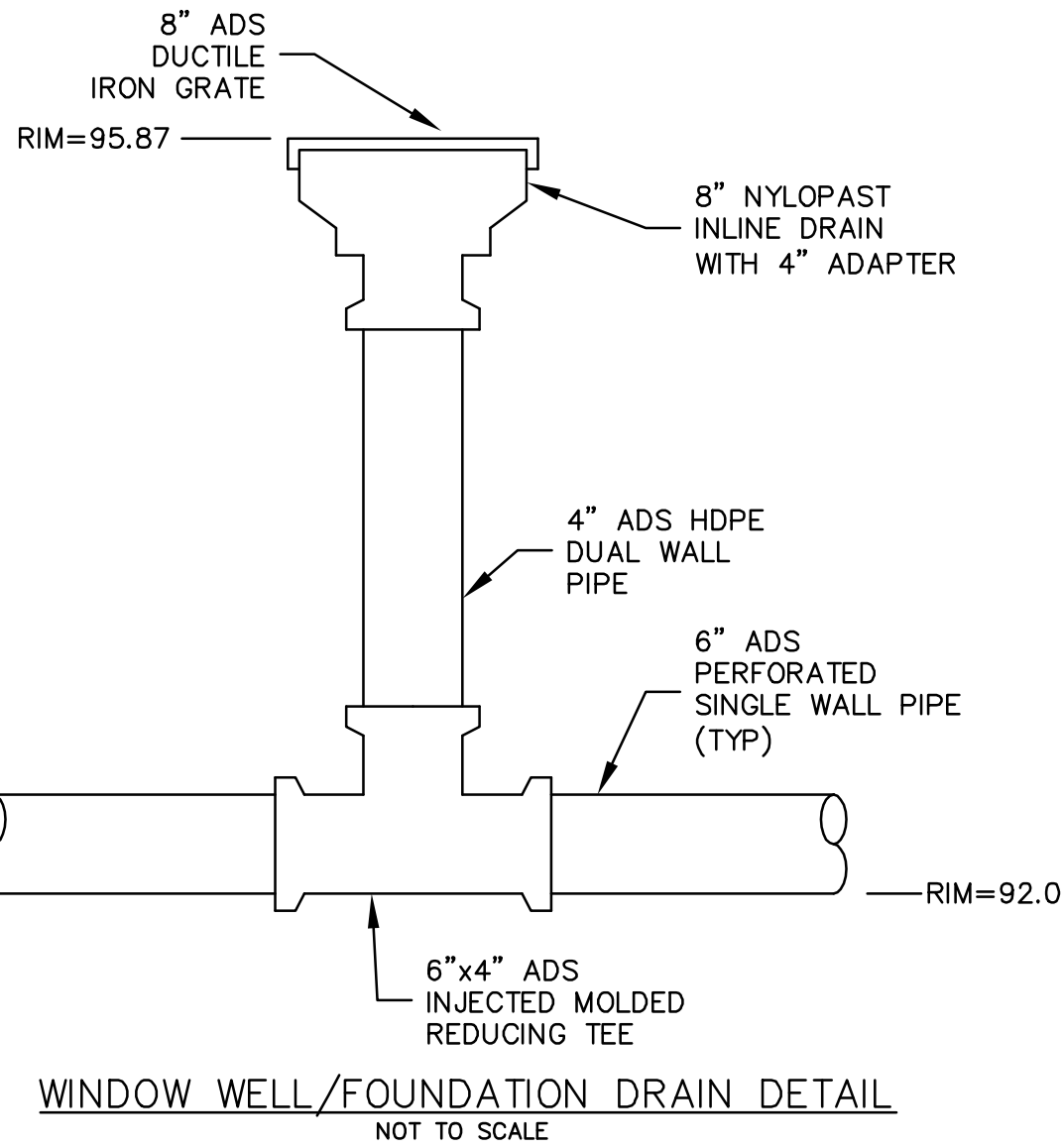
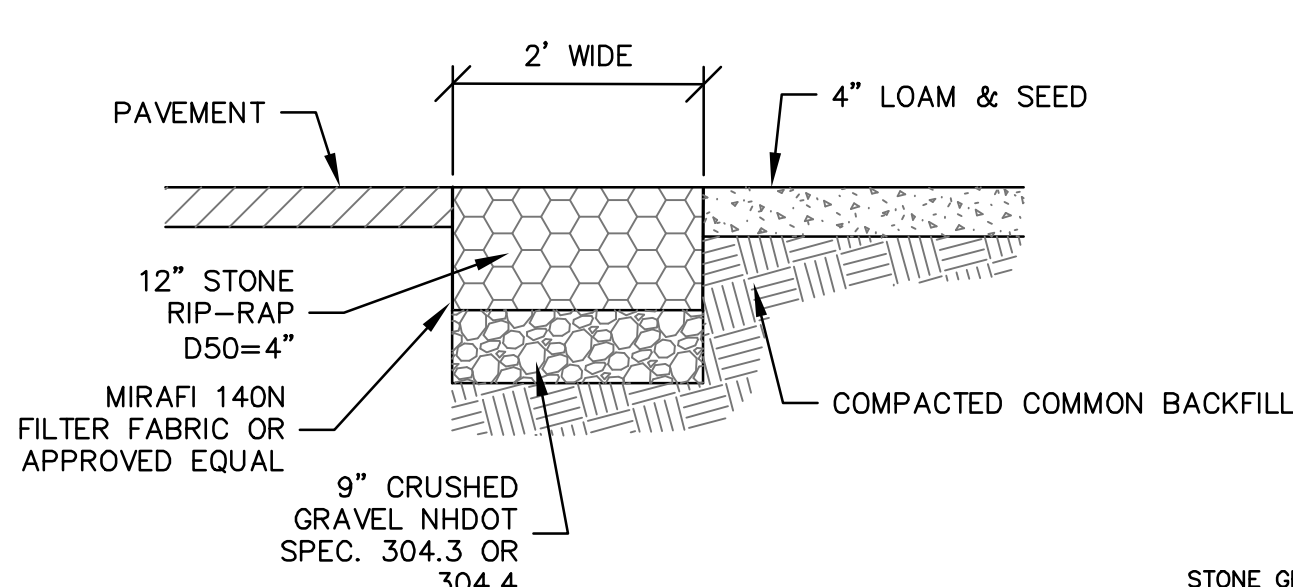
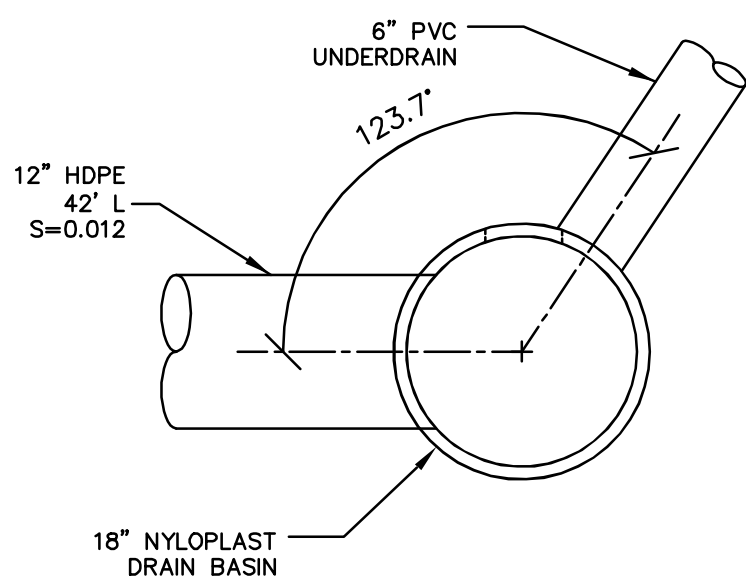
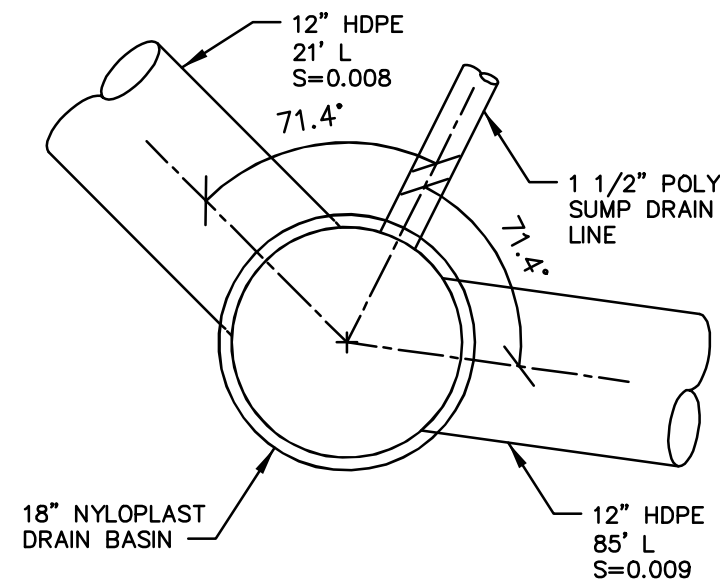


EROSION CONTROL DETAILS

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

DATE: 2-29-24	SCALE: AS SHOWN	DRAWN BY: SRD	DESIGN BY: SRD	PROJECT NO: 23029	FILE: SITE.DWG	NO.	1	REVISION PER TRC COMMENTS	SJH	4-25-24	APPD	DATE



MAINTENANCE
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE AREA IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

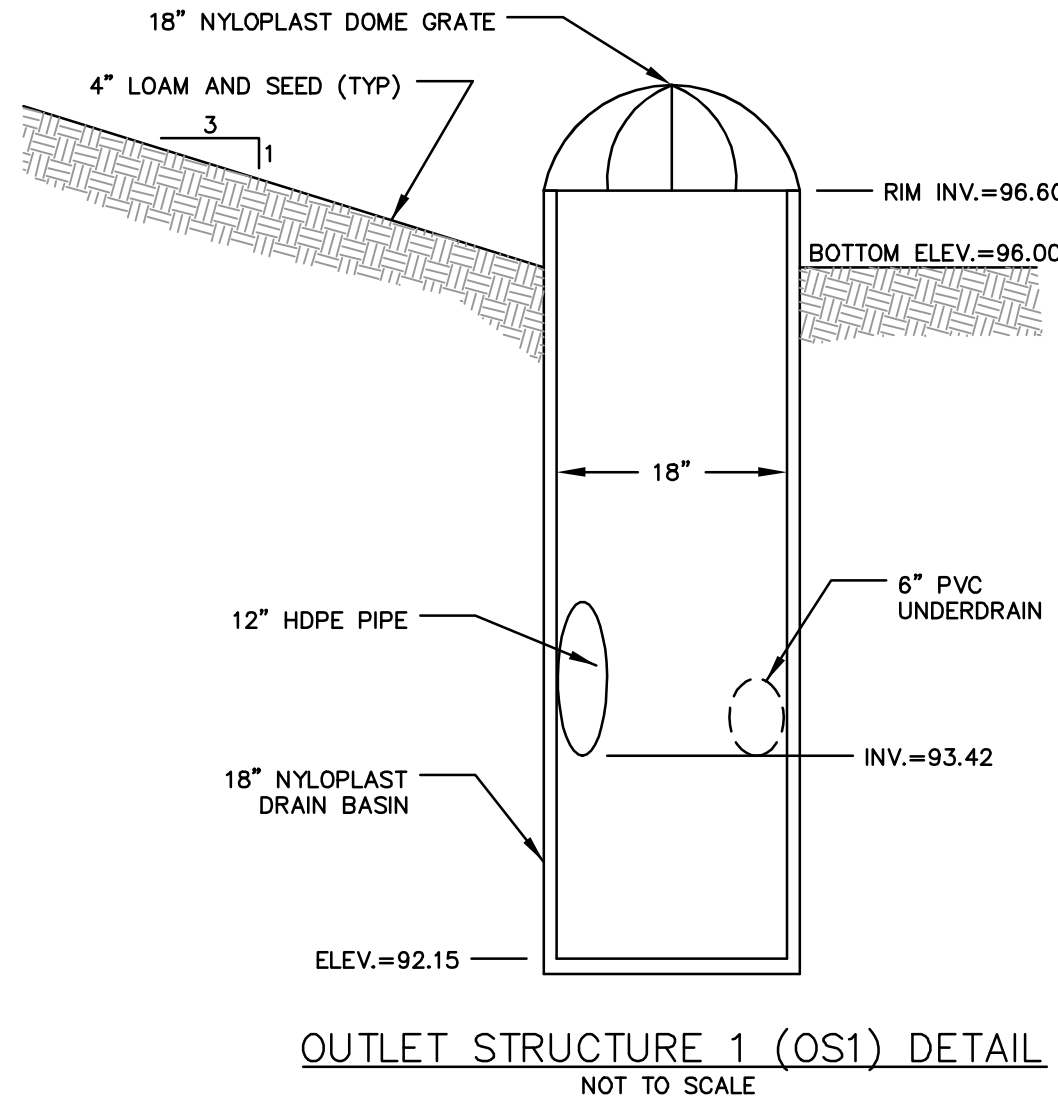
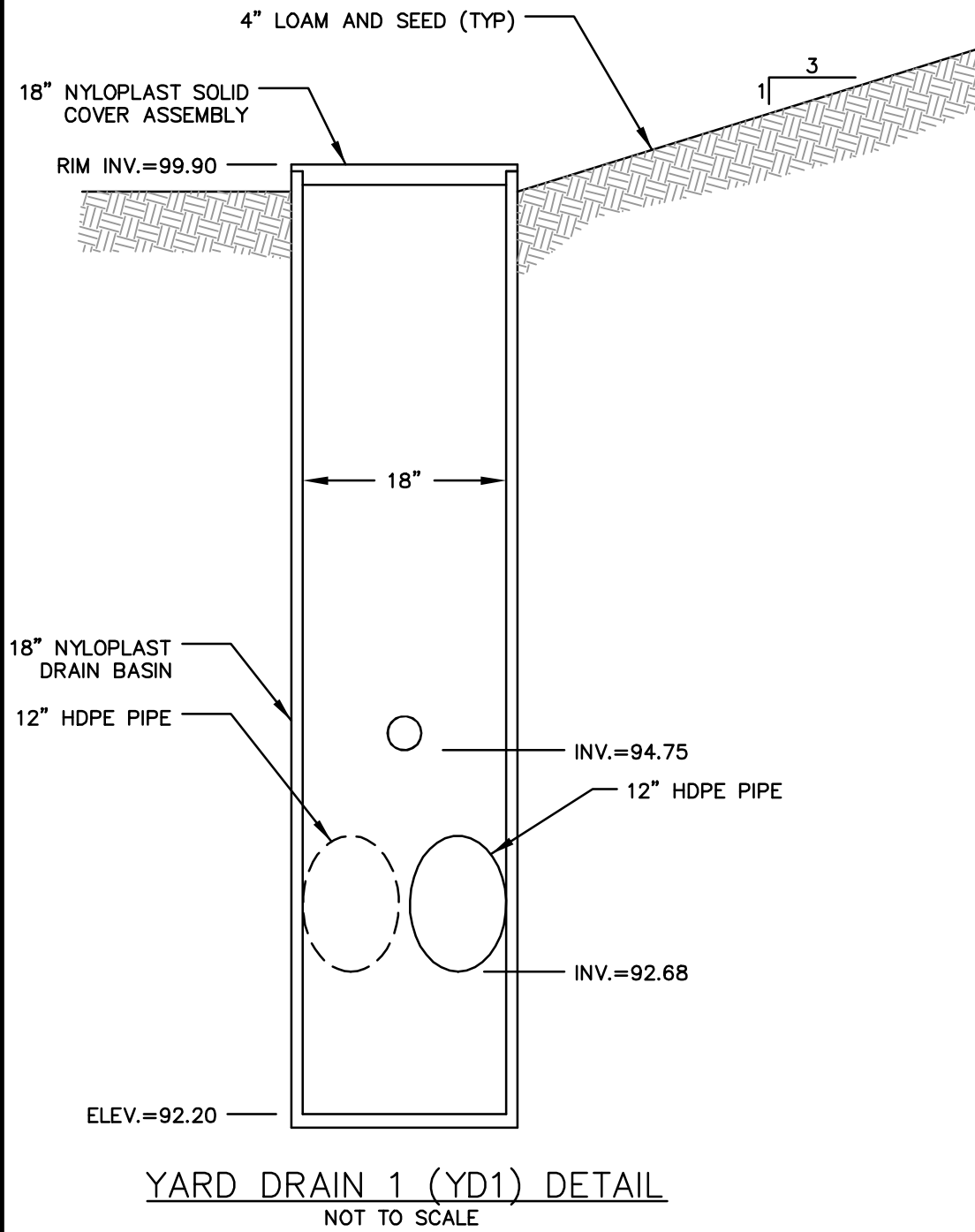
STONE GRADATION		
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE	
100	1.5	TO 2.0 D50
85	1.3	TO 1.8 D50
50	1.0	TO 1.5 D50
15	0.3	TO 0.5 D50

CONSTRUCTION SPECIFICATIONS

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

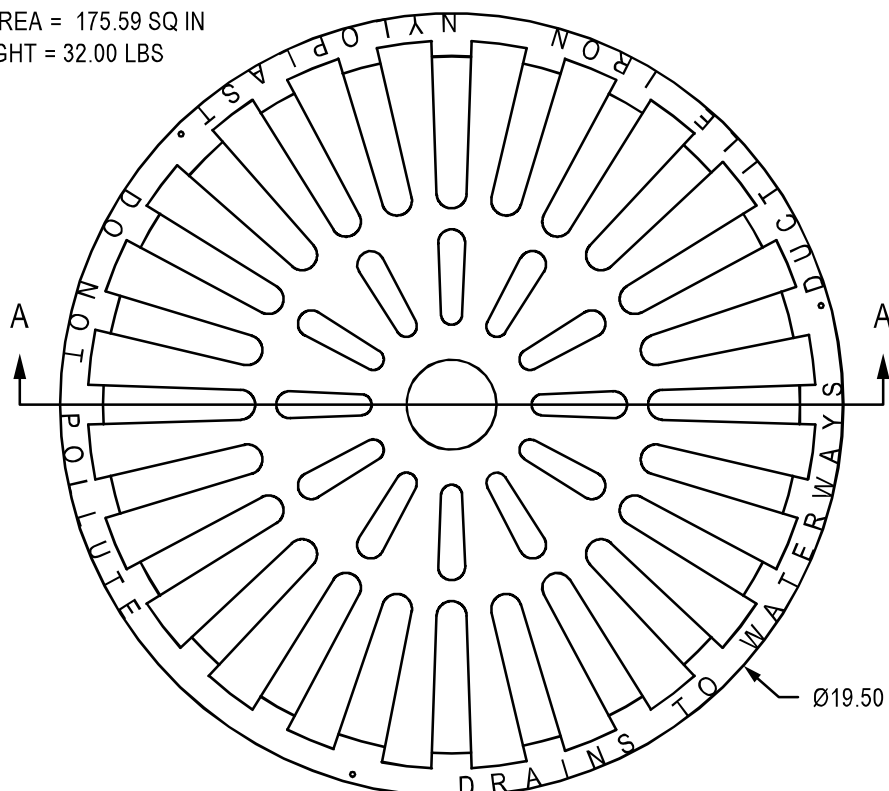
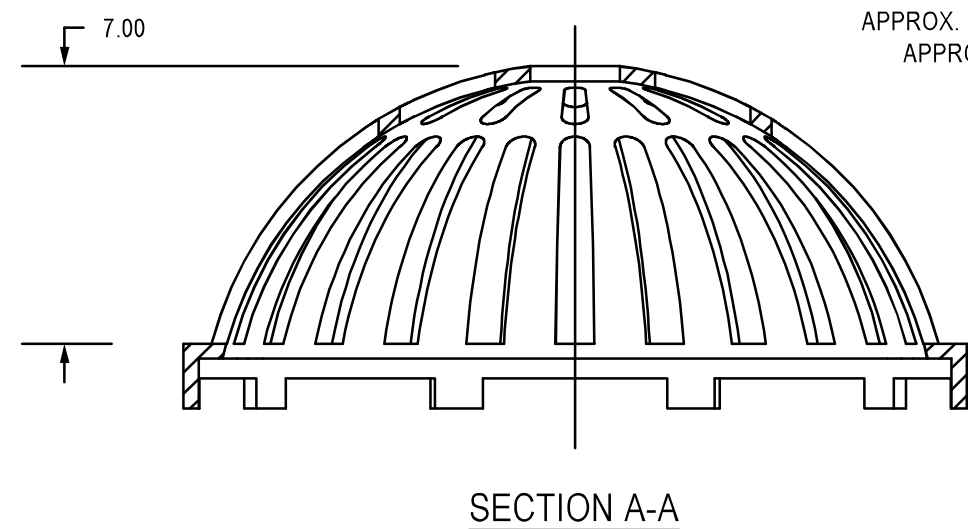
STONE APRON DETAIL

NOT TO SCALE



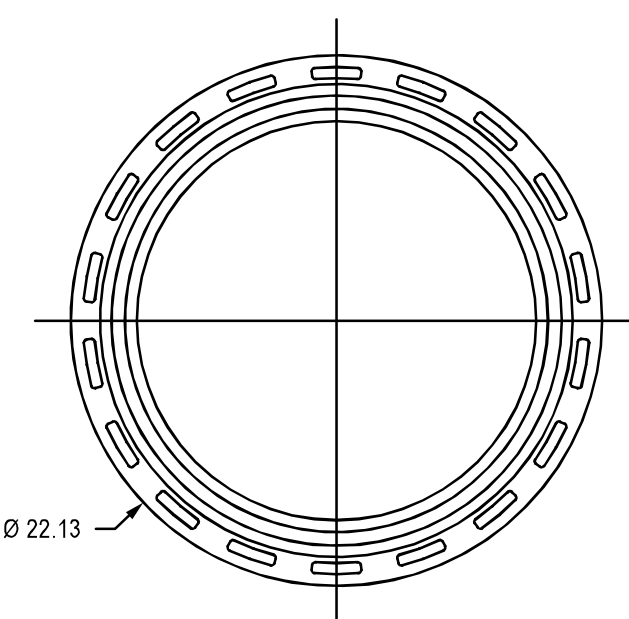
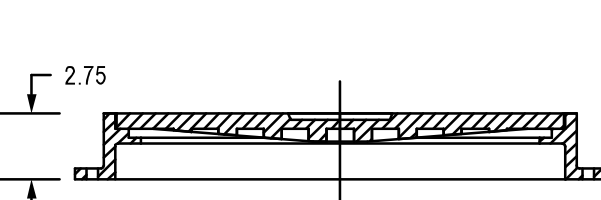
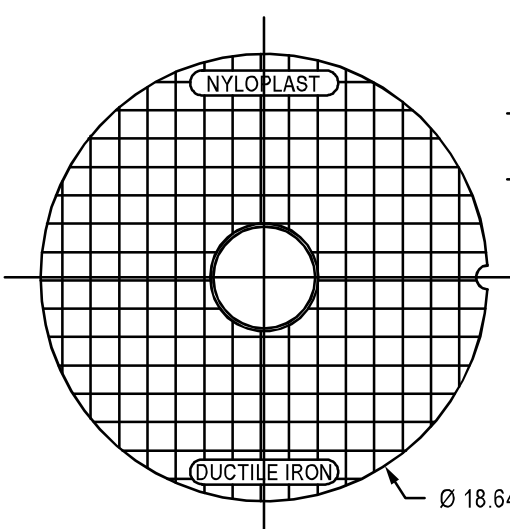
1899CGD

APPROX. DRAIN AREA = 175.59 SQ IN
APPROX. WEIGHT = 32.00 LBS



1899CGC

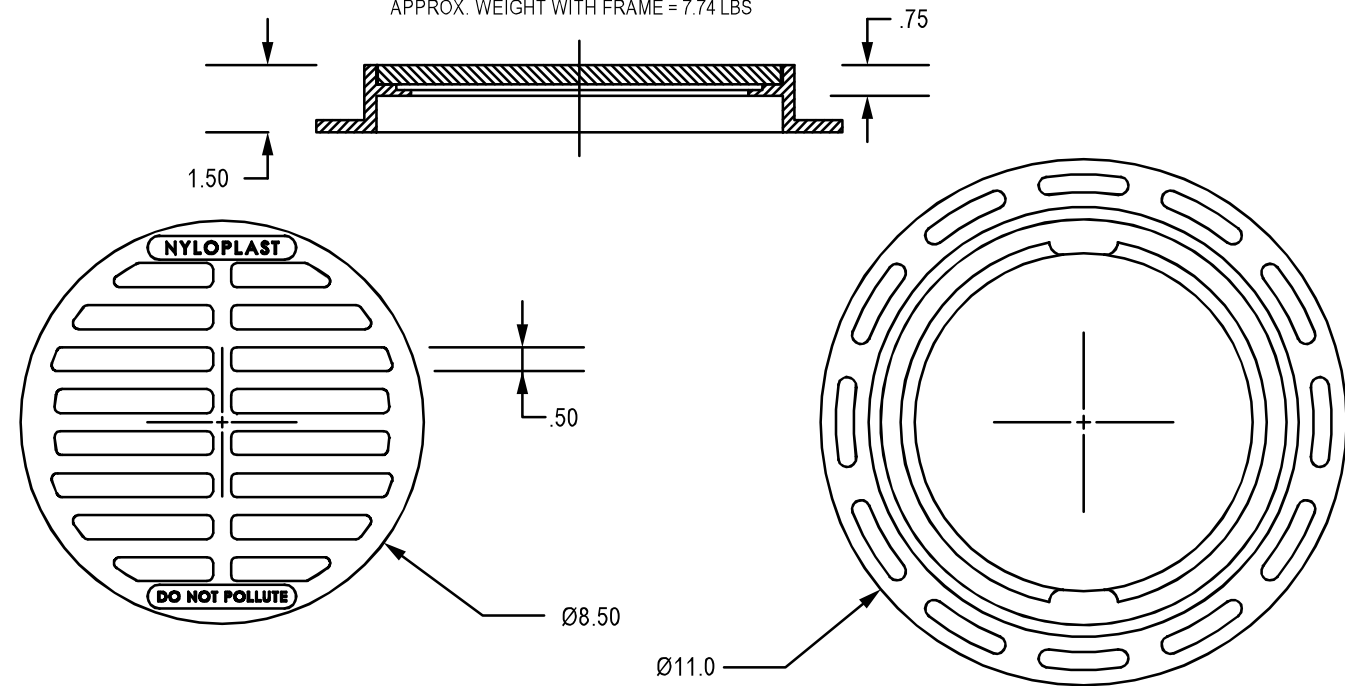
APPROX. WEIGHT WITH FRAME = 68.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-027

0899CGSF

APPROX. DRAIN AREA = 22.53 SQ IN
APPROX. WEIGHT WITH FRAME = 7.74 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENINGS MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36
LOCKING DEVICE AVAILABLE UPON REQUEST

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.		DRAWN BY DATE	EBC 03-08-08	MATERIAL DUCTILE IRON	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
		REVISED BY DATE	CCA 08-30-13	PROJECT NO./NAME	TITLE
		DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1
		DWG NO.	7001-110-215	REV E	

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.		DRAWN BY DATE	EBC 03-08-08	MATERIAL DUCTILE IRON	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
		REVISED BY DATE	CCA 08-30-13	PROJECT NO./NAME	TITLE
		DWG SIZE	A	SCALE 1:10	SHEET 1 OF 1
		DWG NO.	7001-110-214	REV D	

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.		DRAWN BY DATE	NMH 06-22-18	MATERIAL DUCTILE IRON	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
		APPROD BY DATE	NMH 06-22-18	PROJECT NO./NAME	TITLE
		DWG SIZE	A	SCALE	SHEET 1 OF 1
		DWG NO.	7001-110-537	REV A	

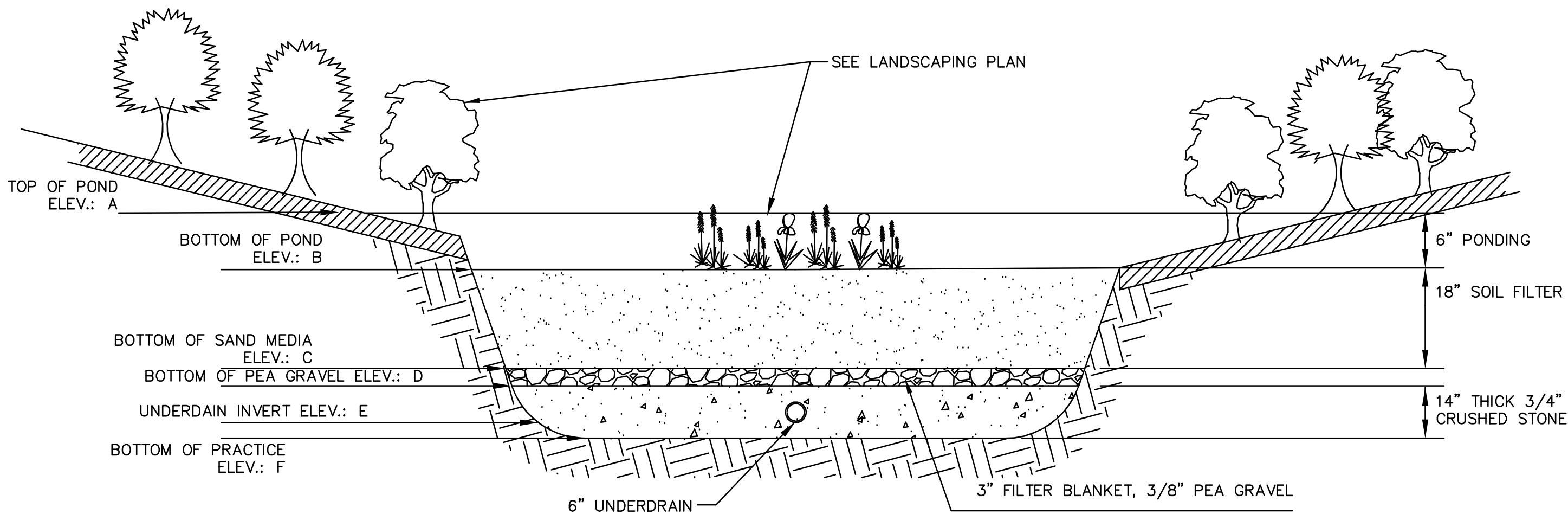
DETAILS

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY		CIVILWORKS NEW ENGLAND 181 Watson Road, PO Box 1166 Dover, NH 03821 603.748.0443	
DATE: 2-29-24	SCALE: AS SHOWN	DESIGN BY: SRD	APPROVED BY: SRD
PROJECT NO: 23029	REVISION PER TRC COMMENTS	REVISION	DATE
FILE: SITE.DWG	NO.	1	4-25-24

- NOTES:
- DO NOT BEGIN CONSTRUCTION OF THE BIORETENTION AREAS UNTIL LAWN AREA ON THE ENTIRE SITE IS ESTABLISHED WITH AT LEAST 80 PERCENT TURF. PREVENT SILTATION INTO THE BIORETENTION AREA.
 - THE RAIN GARDEN SUBGRADE SHALL BE EXCAVATED TO THE DESIGN DEPTH PLUS TWO (2) INCHES. AT THAT DEPTH FOUR (4) INCHES OF COMPOST SHALL BE TILLED INTO THE EXISTING SOILS SUCH THAT THE SOILS ARE WELL MIXED.
 - DO NOT DRIVE CONSTRUCTION EQUIPMENT ON FILTER SUBGRADE NOR ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
 - MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. PEA STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE. MULCH SHALL BE SHREDDED HARDWOOD, AGED IN A STOCKPILE OR STORED FOR AT LEAST 12 MONTHS. UNDERDRAIN SHALL BE PERFORATED 6" PVC OR TRIPLE WALL PE PIPE. REFER TO LANDSCAPE DRAWINGS FOR GRASS SEED MIXES AND PLANTINGS. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
 - INITIAL ESTABLISHMENT: DURING THE FIRST 2-3 MONTHS OF ESTABLISHMENT WATER THE GRASS ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
 - ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE GARDEN) SHALL ALSO BE REMOVED. DURING THE GROWING SEASON THE RAIN GARDEN SHALL BE WEEDED TWO (2) TIMES. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWING SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.
 - GRASS SEED SHALL BE NATIVE NON-INVASIVE SPECIES. SEE LANDSCAPE ARCHITECT DRAWINGS.
 - ALL MATERIALS SHALL BE SUBMITTED TO, AND APPROVED BY, THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

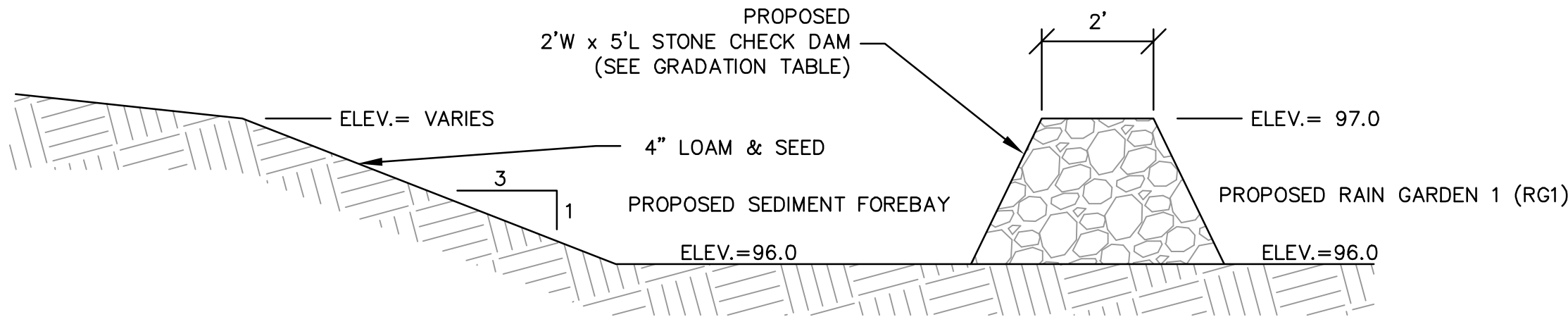


BIORETENTION POND SYSTEM CHART

POND	POND ELEVATION					
	A	B	C	D	E	F
RG1	97.15	96.00	94.50	94.25	93.42	93.08

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

RAIN GARDEN DETAIL
NOT TO SCALE



STONE CHECK DAM DETAIL
NOT TO SCALE

STONE CHECK DAM GRADATION	
SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVE
12-INCH	100%
6-INCH	84%-100%
3-INCH	68%-83%
1-INCH	42%-55%
NO.4	8%-12%

PLANNING FILE NO.: SITE-2024-0003

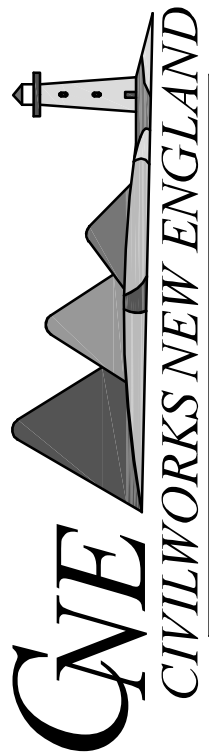
DETAILS

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

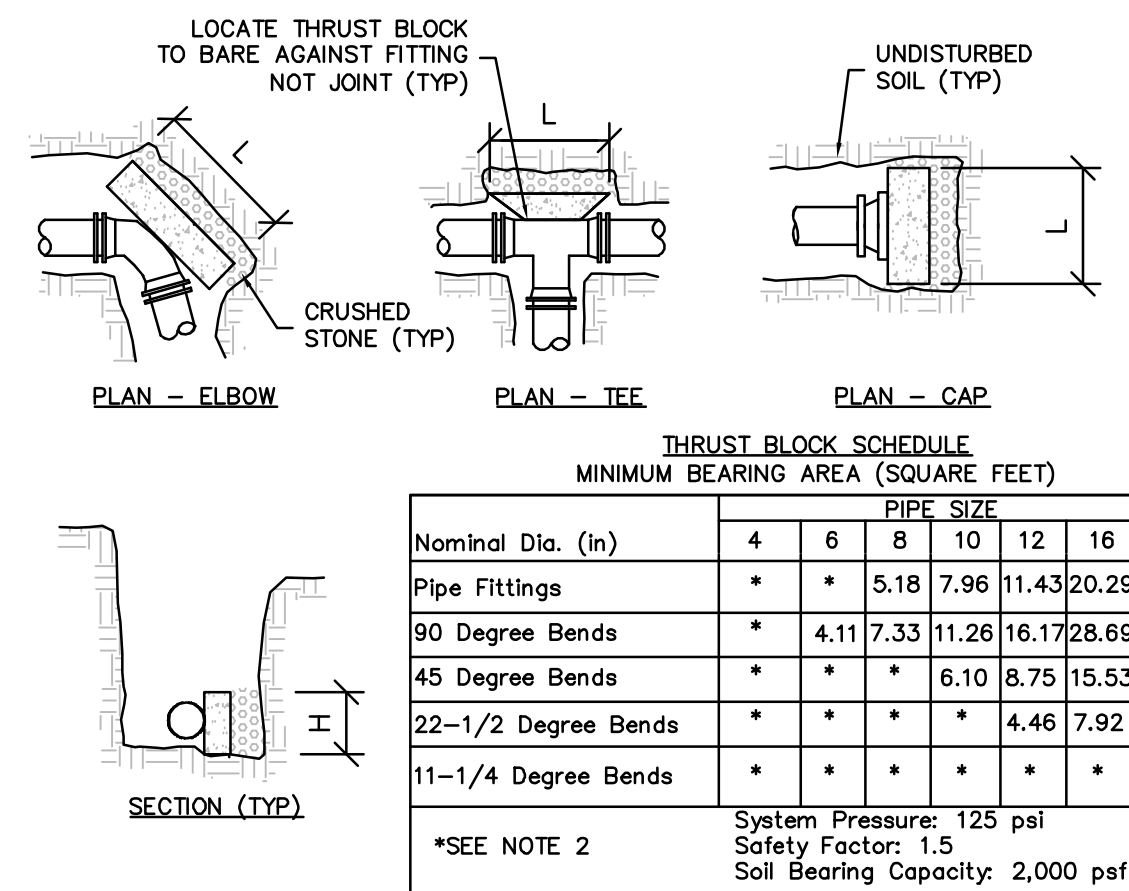
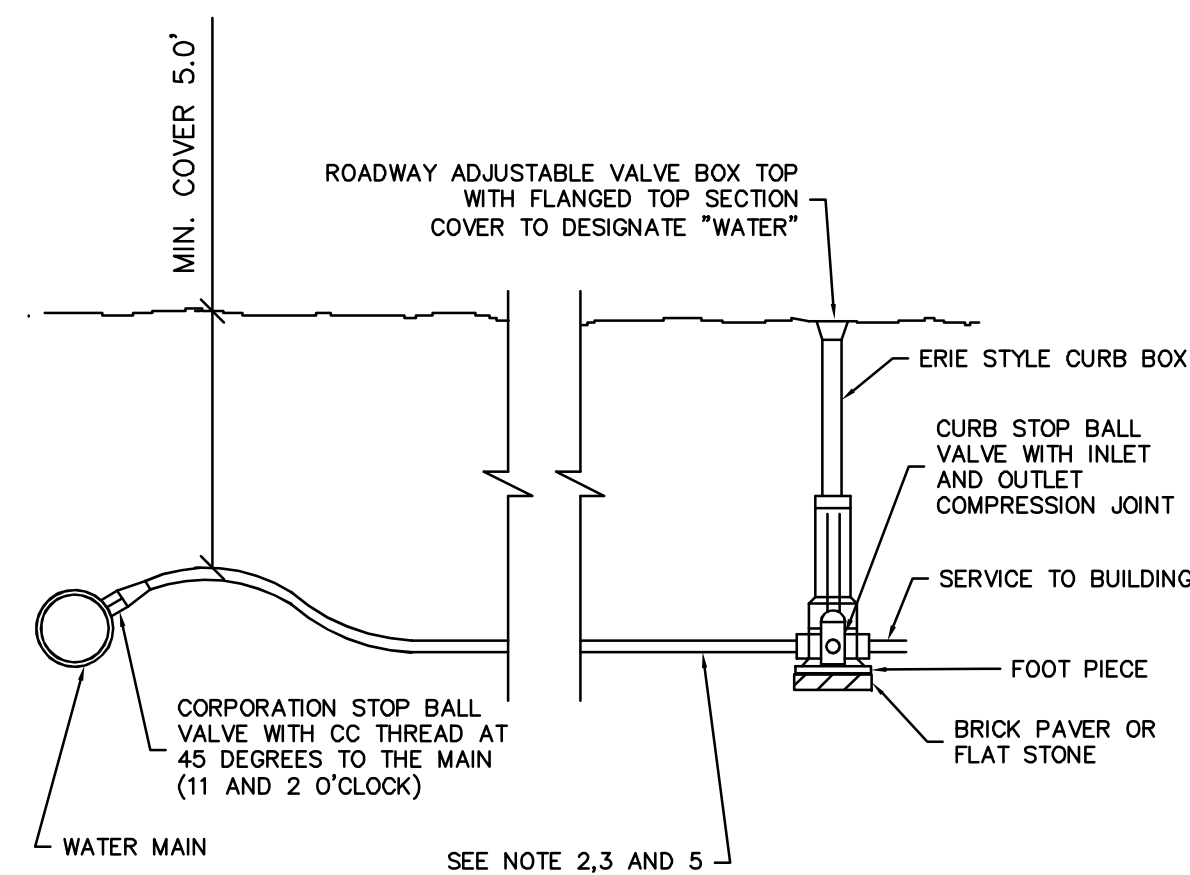
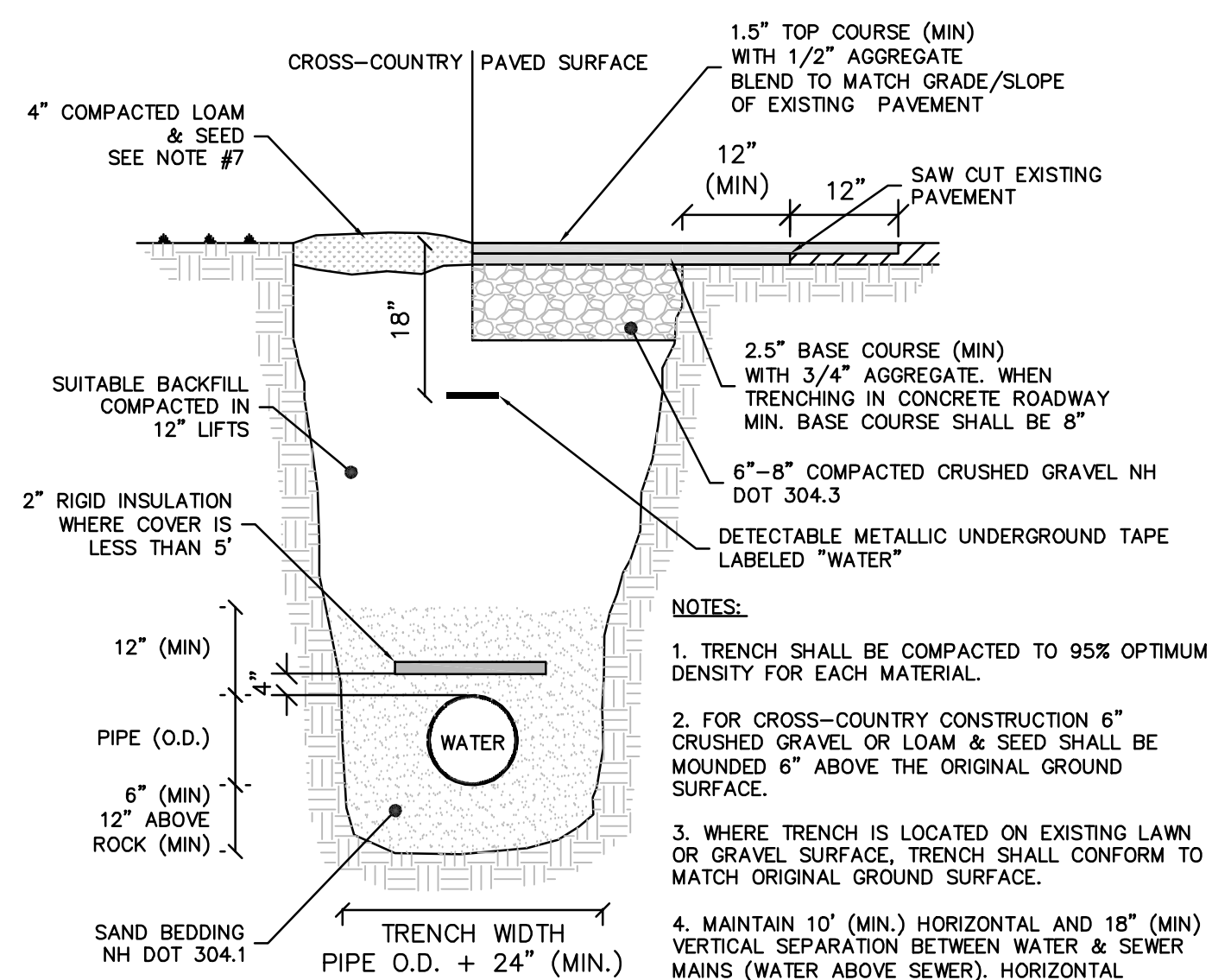
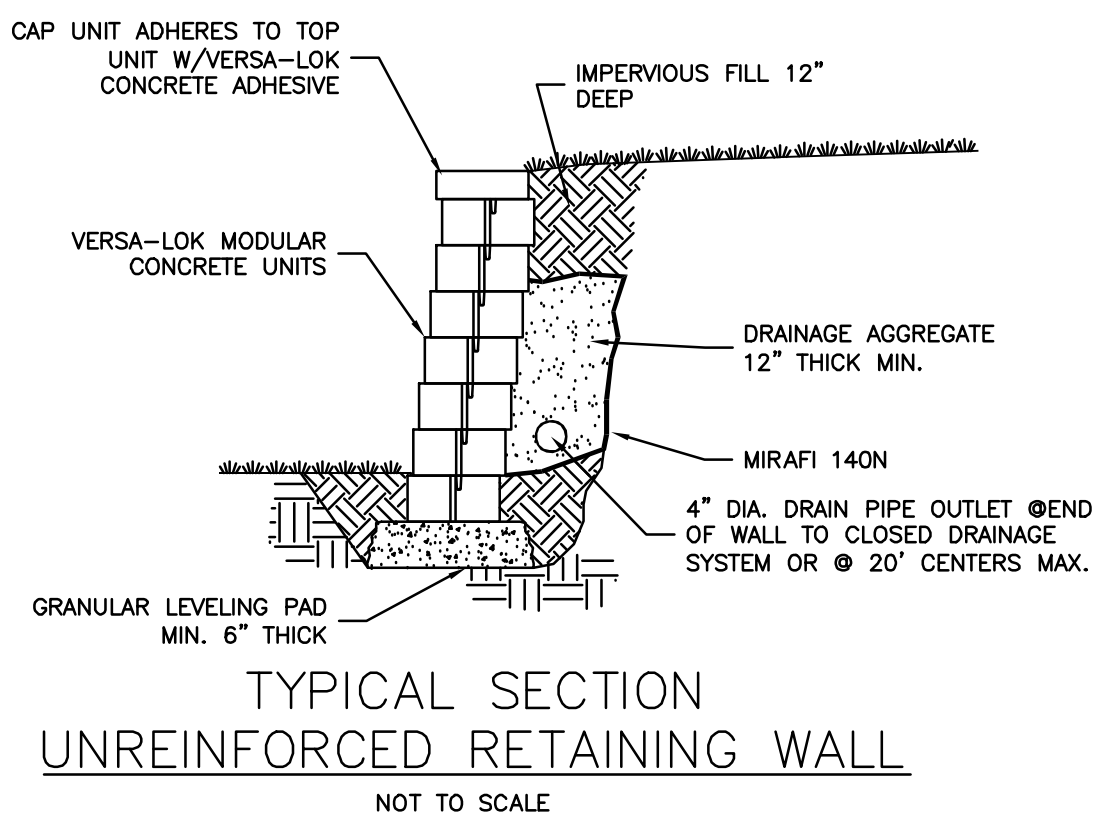
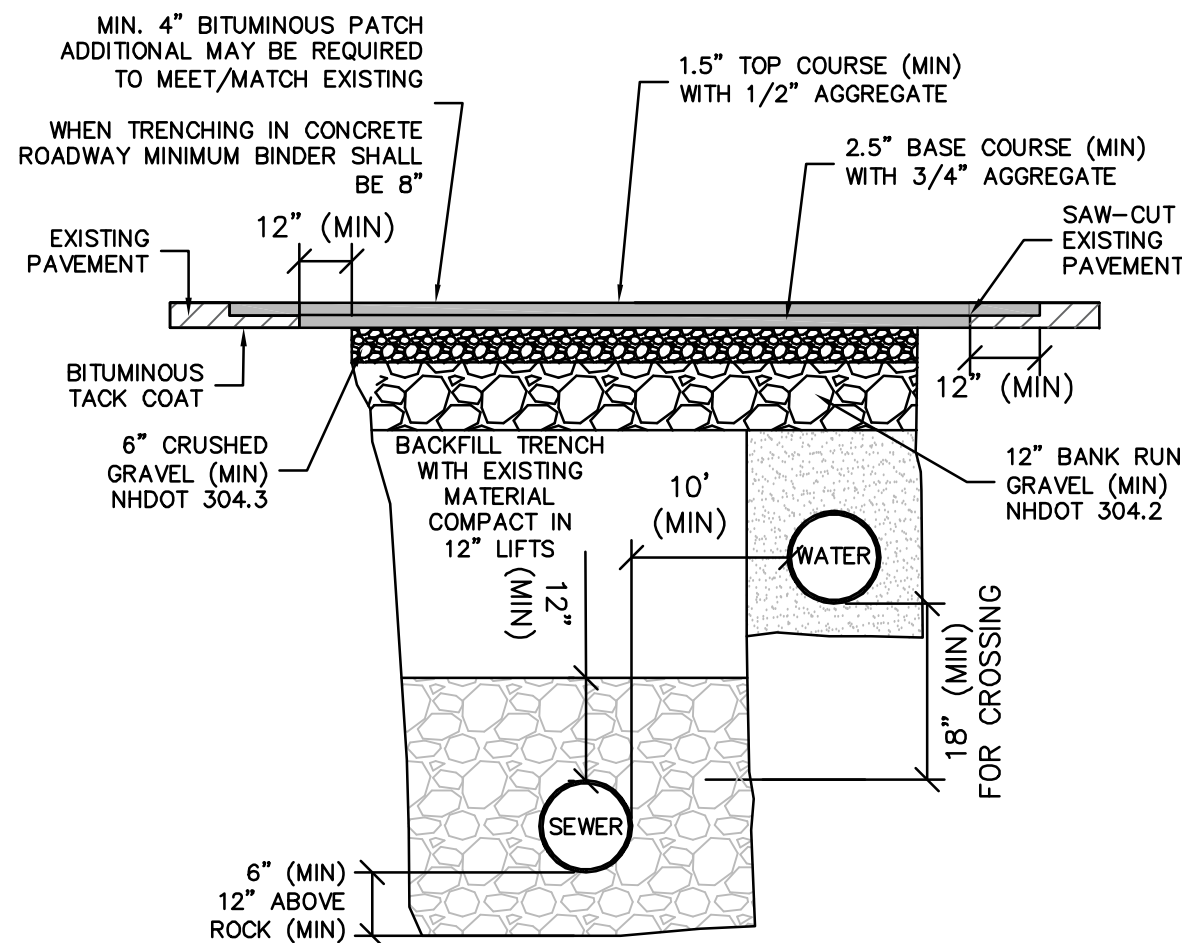
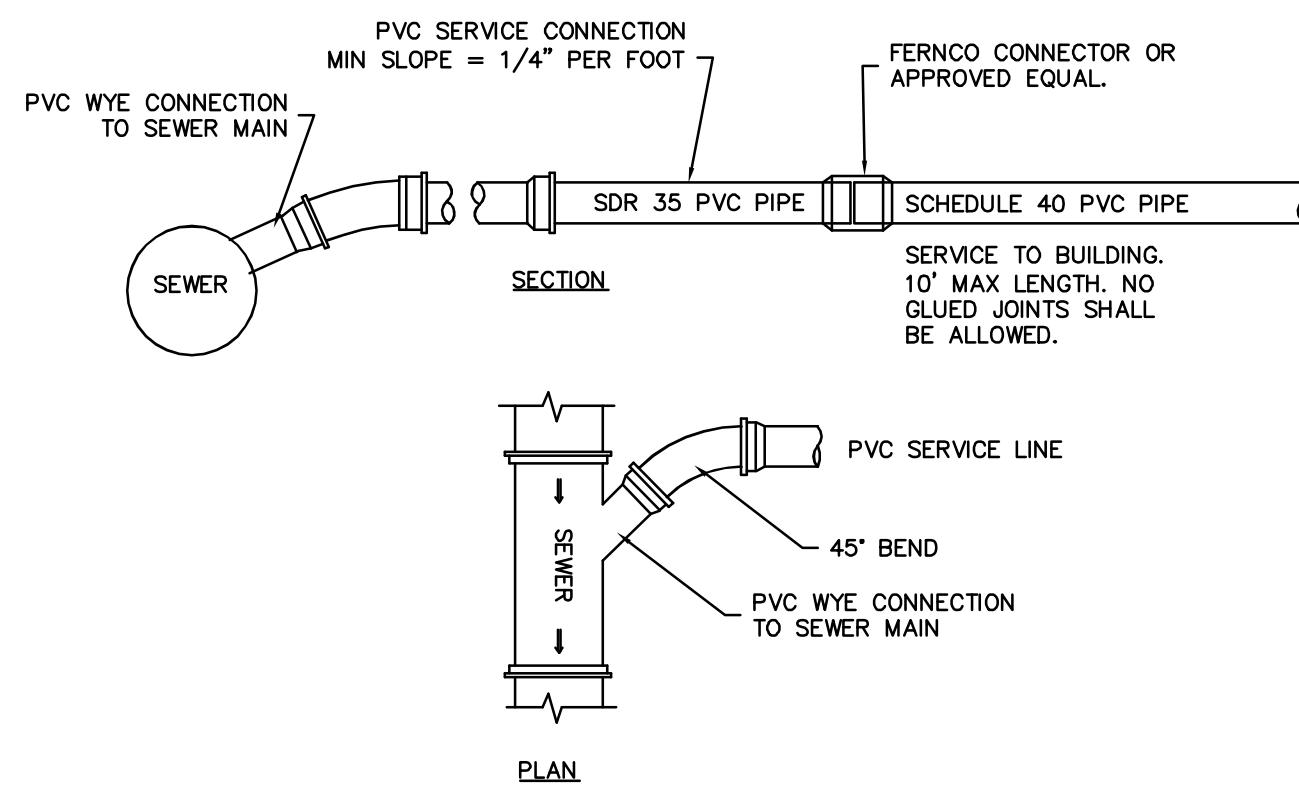
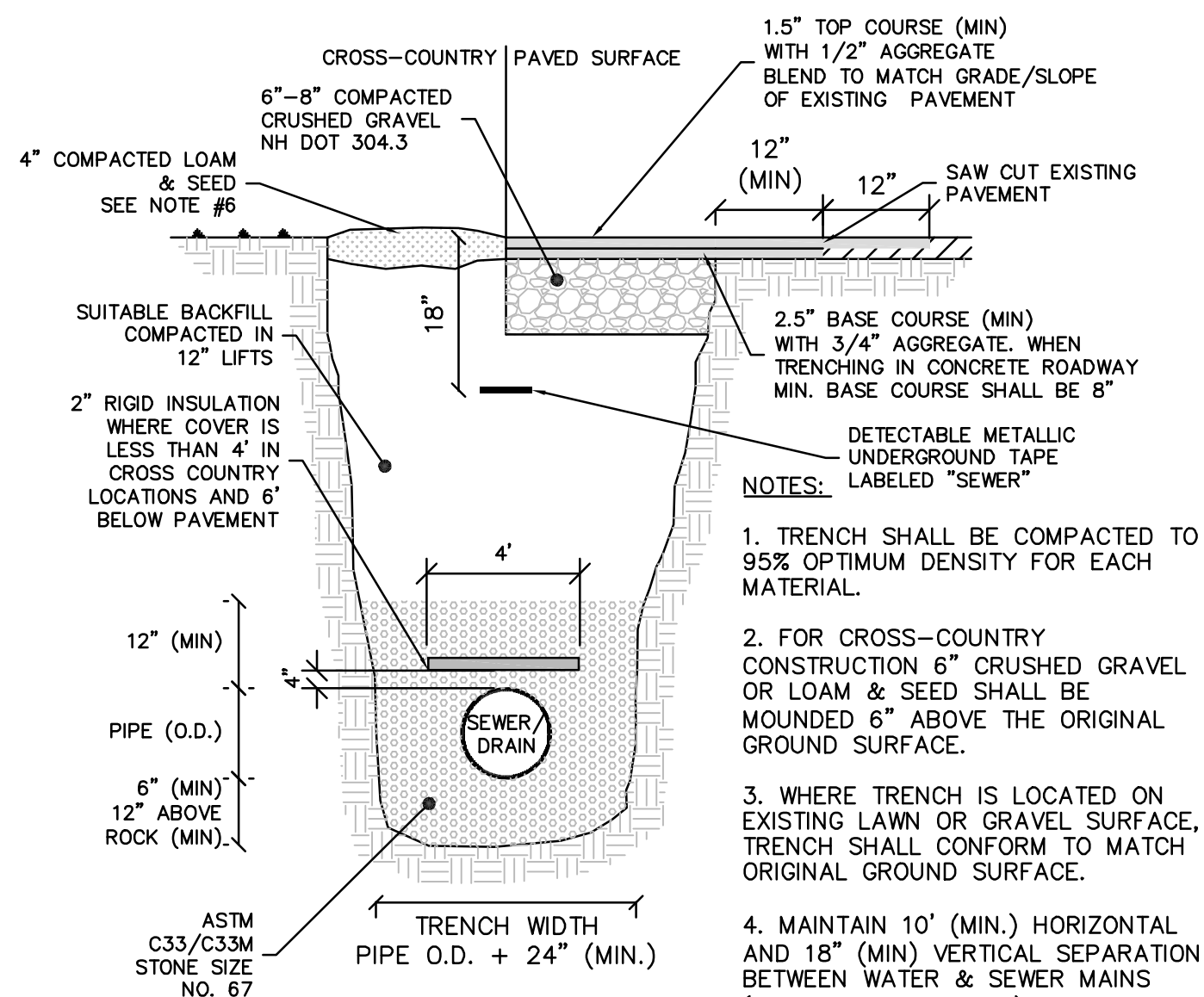
17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

14

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY



181 Watson Road, PO Box 1166
Dover, NH 03821
603.748.0443



PLANNING FILE NO.: SITE-2024-0003

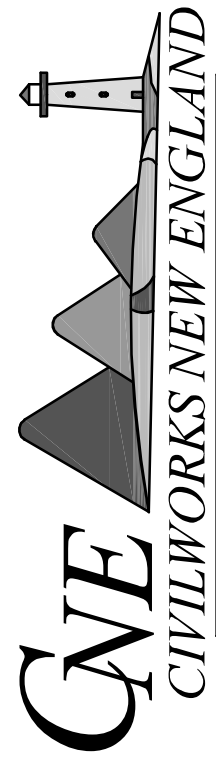
DETAILS

**LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH**

**17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844**

15

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY



CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603 749 0443

DATE: 2-29-24

SCALE: AS SHOWN

DRAWN BY: SRD

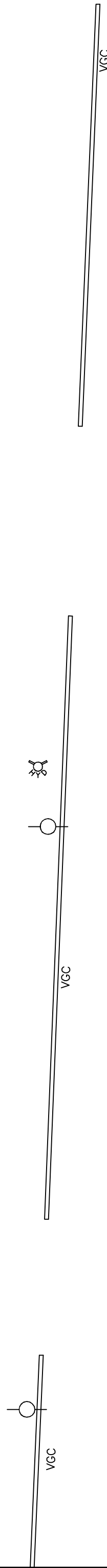
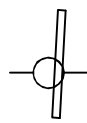
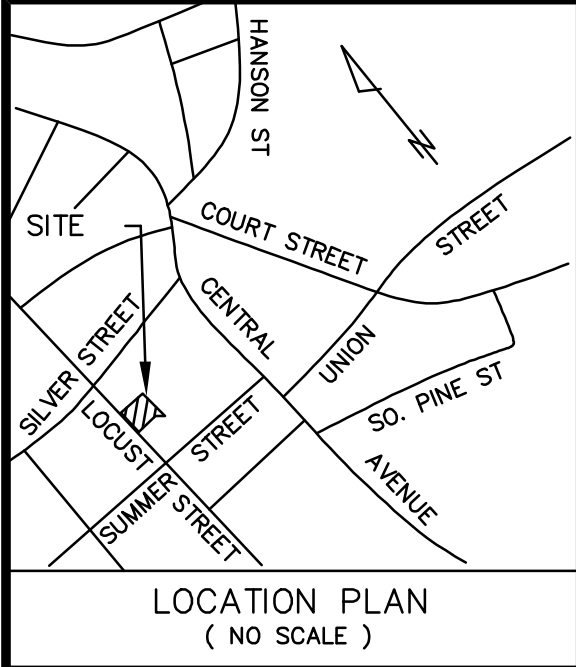
APPROVED BY: S. ILM

PROJECT NO: 23029

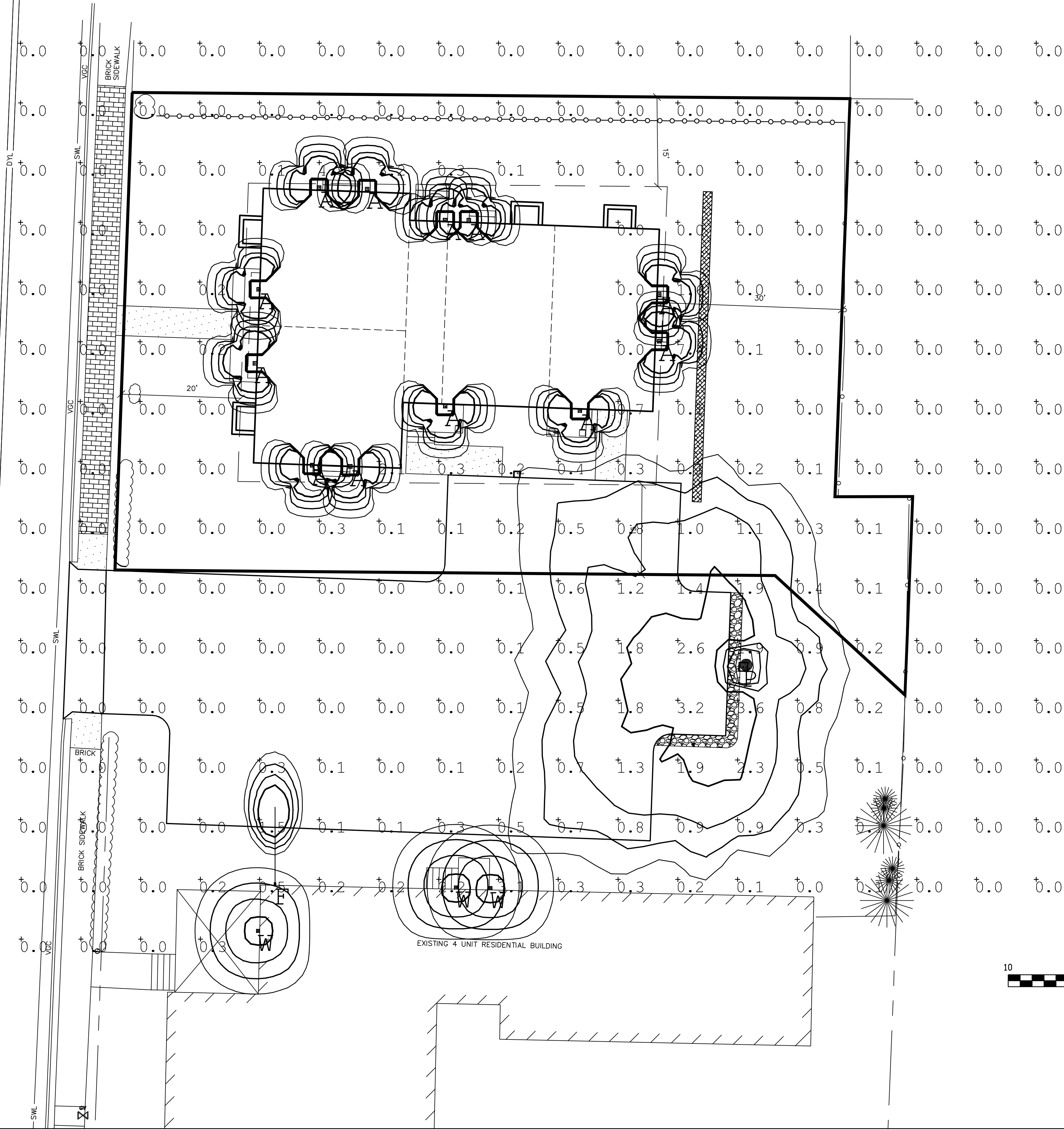
FILE: SITE.DWG

SJH	4-25-24
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APP'D	DATE
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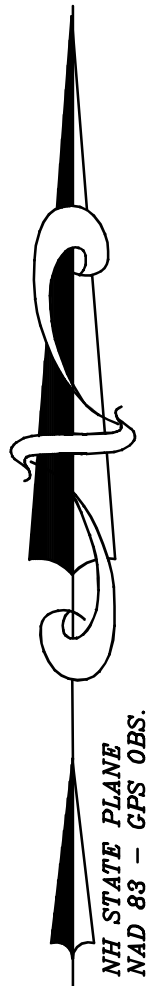
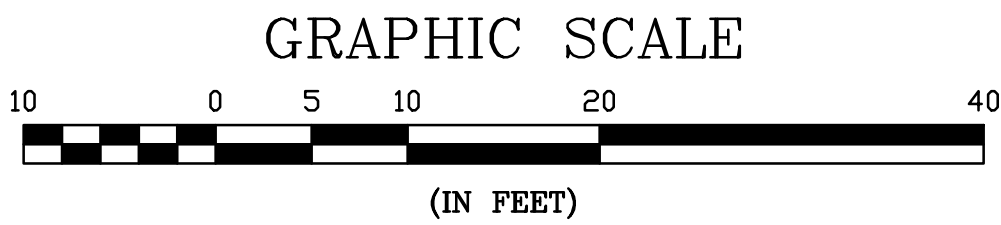
LOCUST STREET
{PUBLIC; 50' WIDE R.O.W.}



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
[Symbol]	12	A	Single	UVA-8W-30001-W30-01-120/277V	LIGMAN
[Symbol]	1	F	Single	EXISTING FLOOD LIGHT	EXISTING
[Symbol]	1	P	Single	CSL-P-3M-30-T4-TBK-BG-BLS / APQ20-12-BLK	Amerlux, LLC
[Symbol]	3	W	Single	EXISTING DOOR LIGHT	EXISTING

PARKING LOT

Illuminance (Fc)
Average = 0.46
Maximum = 3.2
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.



PLANNING FILE NO.: SITE-2024-0003

LIGHTING PLAN

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

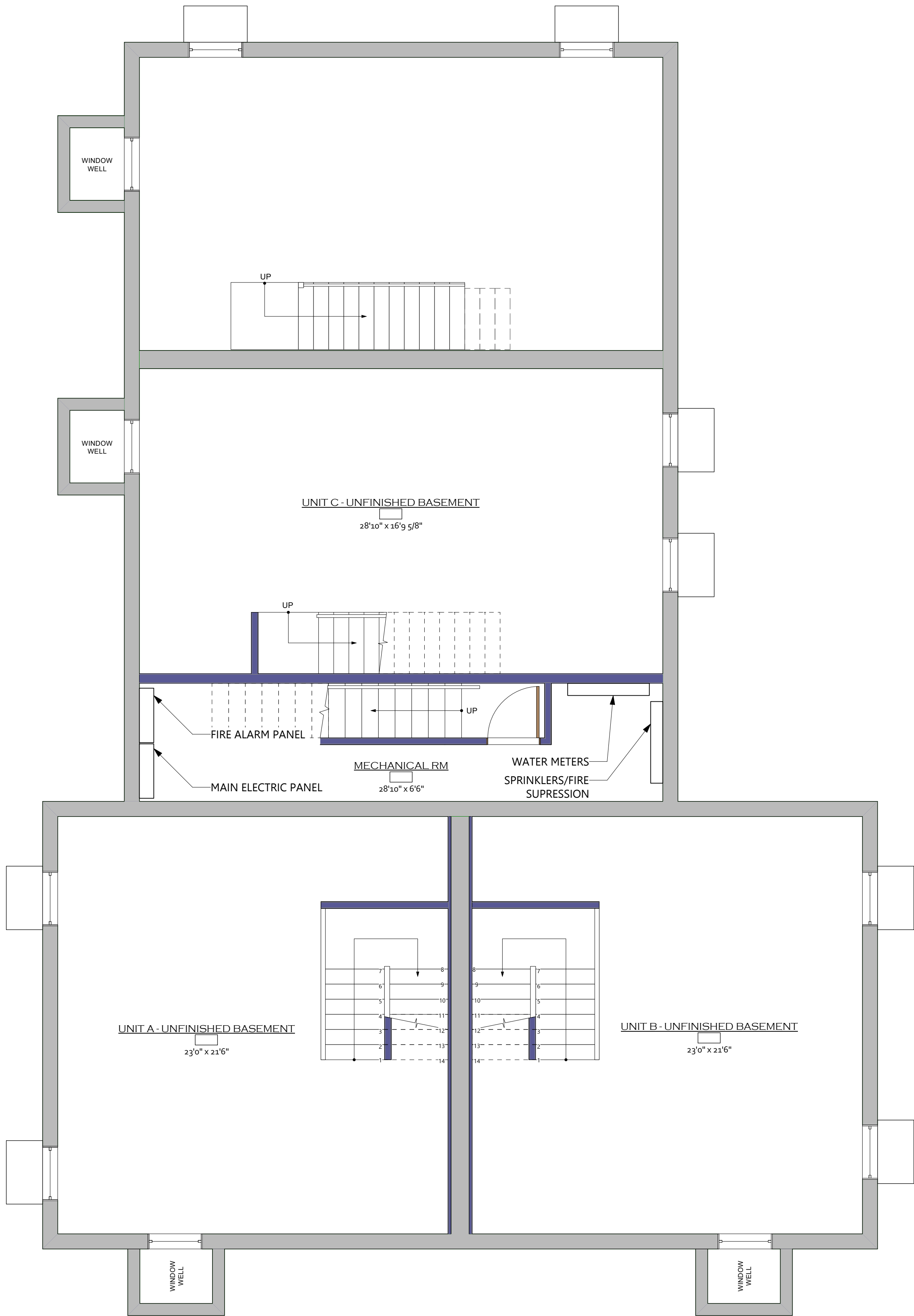
17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND

181 Watson Road, PO Box 1166
Dover, New Hampshire 03821

DATE	2-29-24	SCALE	1"=10'	DRAWN BY	SRD	DESIGN BY	SRD	APPROVED BY	SRD	PROJECT NO.	23029	FILE	SITE.DWG	NO.	1	REVISION	PER TRC COMMENTS	SJH	4-25-24	DATE
																REVISED LOT 35 BLD UNIT COUNT	SJH	7-22-24		



1 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	499 SQ.FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	1647 SQ.FT.
UNIT A - UNFINISHED BASEMENT	567 SQ.FT.
UNIT B	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	479 SQ.FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	1626 SQ.FT.
UNIT B - UNFINISHED BASEMENT	567 SQ.FT.
UNIT C	
1st FLOOR GROSS SQ.FT.	536 SQ.FT.
2nd FLOOR GROSS SQ.FT.	742 SQ.FT.
ATTIC GROSS SQ.FT.	608 SQ.FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	1886 SQ.FT.
UNIT C - UNFINISHED BASEMENT	536 SQ.FT.
UNIT D	
1st FLOOR GROSS SQ.FT.	534 SQ.FT.
2nd FLOOR GROSS SQ.FT.	534 SQ.FT.
ATTIC GROSS SQ.FT.	456 SQ.FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	1525 SQ.FT.
UNIT D - UNFINISHED BASEMENT	536 SQ.FT.
COMMON CORRIDOR	205 SQ.FT.
MECAHNICAL ROOM (BASEMENT)	147 SQ.FT.



DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES		
No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS
RESIDENTIAL BUILDING
LOCUST ST., DOVER, NH 03820

Project Manager	Project #	Date
ST	2022-02	05-13-2022

Scale: AS NOTED

BASEMENT PLAN

A1.0



4 UNITS RESIDENTIAL BUILDING

LOCUST ST., DOVER, NH 03820

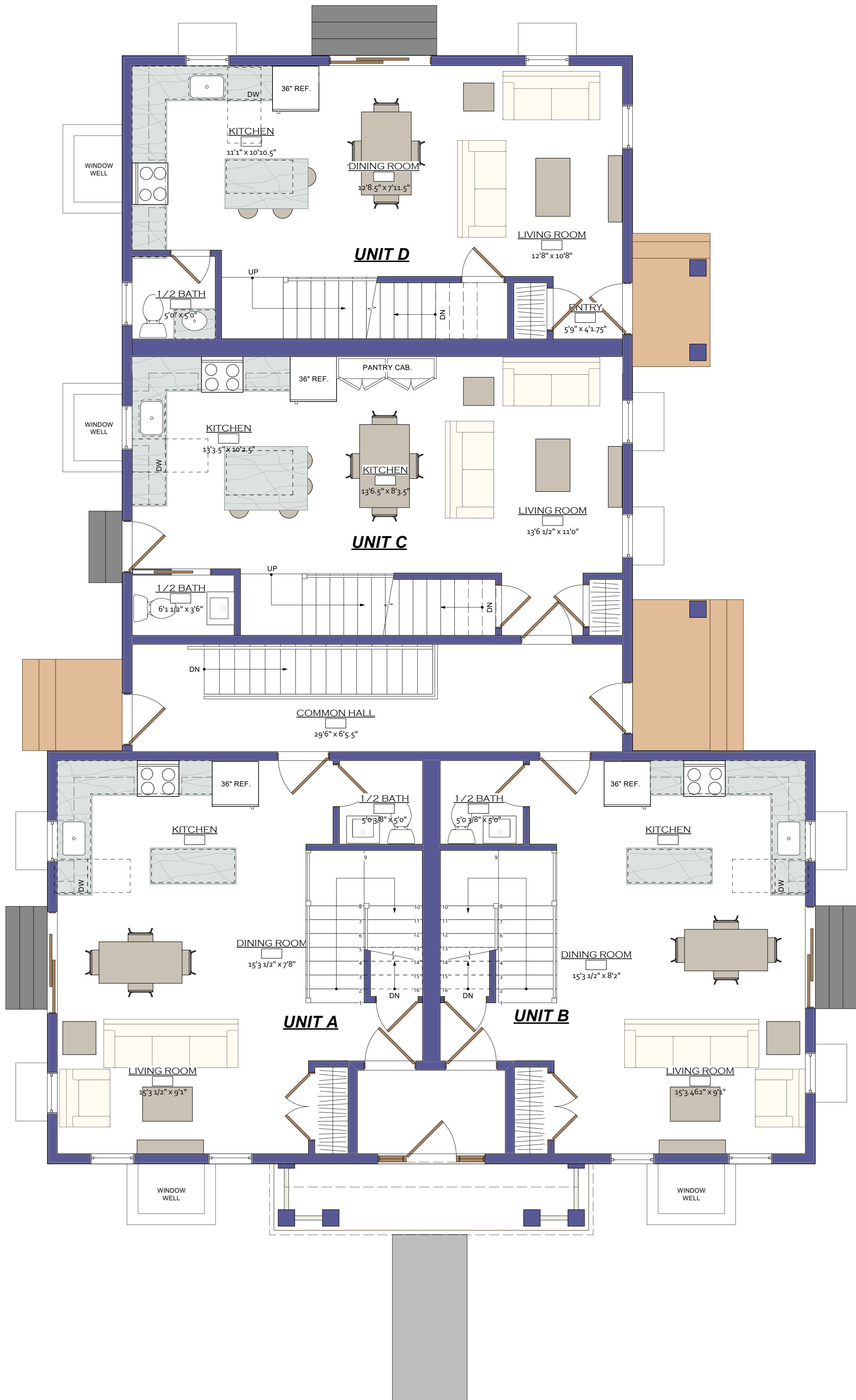
REVISION & REISSUE NOTES		
No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	499 SQ.FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	1647 SQ.FT.
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2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
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UNIT D - UNFINISHED BASEMENT	536 SQ.FT.
COMMON CORRIDOR	205 SQ.FT.
MECAHNICAL ROOM (BASEMENT)	147 SQ.FT.

Project Manager ST	Project # 2022-02	Date 05-13-2022
Scale: AS NOTED		

FIRST FLOOR PLAN

A1.1



[illegible]

LOCUST ST., DOVER, NH 03820

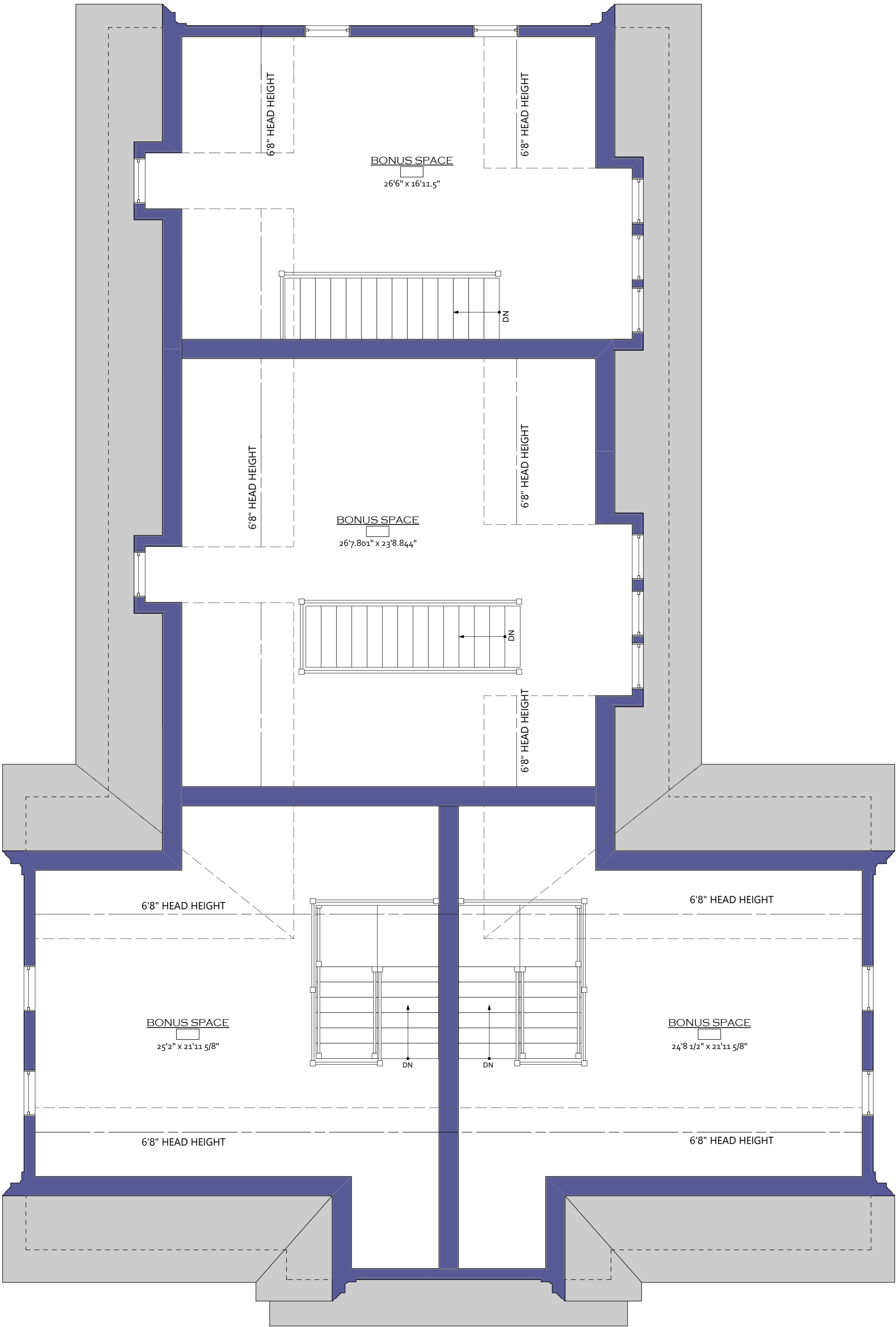
SECOND FLOOR PLAN

A1.2



PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	499 SQ.FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	1647 SQ.FT.
UNIT A - UNFINISHED BASEMENT	567 SQ.FT.
UNIT B	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	479 SQ.FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	1626 SQ.FT.
UNIT B - UNFINISHED BASEMENT	567 SQ.FT.
UNIT C	
1st FLOOR GROSS SQ.FT.	536 SQ.FT.
2nd FLOOR GROSS SQ.FT.	742 SQ.FT.
ATTIC GROSS SQ.FT.	608 SQ.FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	1886 SQ.FT.
UNIT C - UNFINISHED BASEMENT	536 SQ.FT.
UNIT D	
1st FLOOR GROSS SQ.FT.	534 SQ.FT.
2nd FLOOR GROSS SQ.FT.	534 SQ.FT.
ATTIC GROSS SQ.FT.	456 SQ.FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	1525 SQ.FT.
UNIT D - UNFINISHED BASEMENT	536 SQ.FT.
COMMON CORRIDOR	205 SQ.FT.
MECAHNICAL ROOM (BASEMENT)	147 SQ.FT.



1 PROPOSED ATTIC PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	499 SQ.FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	1647 SQ.FT.
UNIT A - UNFINISHED BASEMENT	567 SQ.FT.
UNIT B	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	479 SQ.FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	1626 SQ.FT.
UNIT B - UNFINISHED BASEMENT	567 SQ.FT.
UNIT C	
1st FLOOR GROSS SQ.FT.	536 SQ.FT.
2nd FLOOR GROSS SQ.FT.	742 SQ.FT.
ATTIC GROSS SQ.FT.	608 SQ.FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	1886 SQ.FT.
UNIT C - UNFINISHED BASEMENT	536 SQ.FT.
UNIT D	
1st FLOOR GROSS SQ.FT.	534 SQ.FT.
2nd FLOOR GROSS SQ.FT.	534 SQ.FT.
ATTIC GROSS SQ.FT.	456 SQ.FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	1525 SQ.FT.
UNIT D - UNFINISHED BASEMENT	536 SQ.FT.
COMMON CORRIDOR	205 SQ.FT.
MECAHNICAL ROOM (BASEMENT)	147 SQ.FT.



DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES		
No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS
RESIDENTIAL BUILDING
LOCUST ST., DOVER, NH 03820

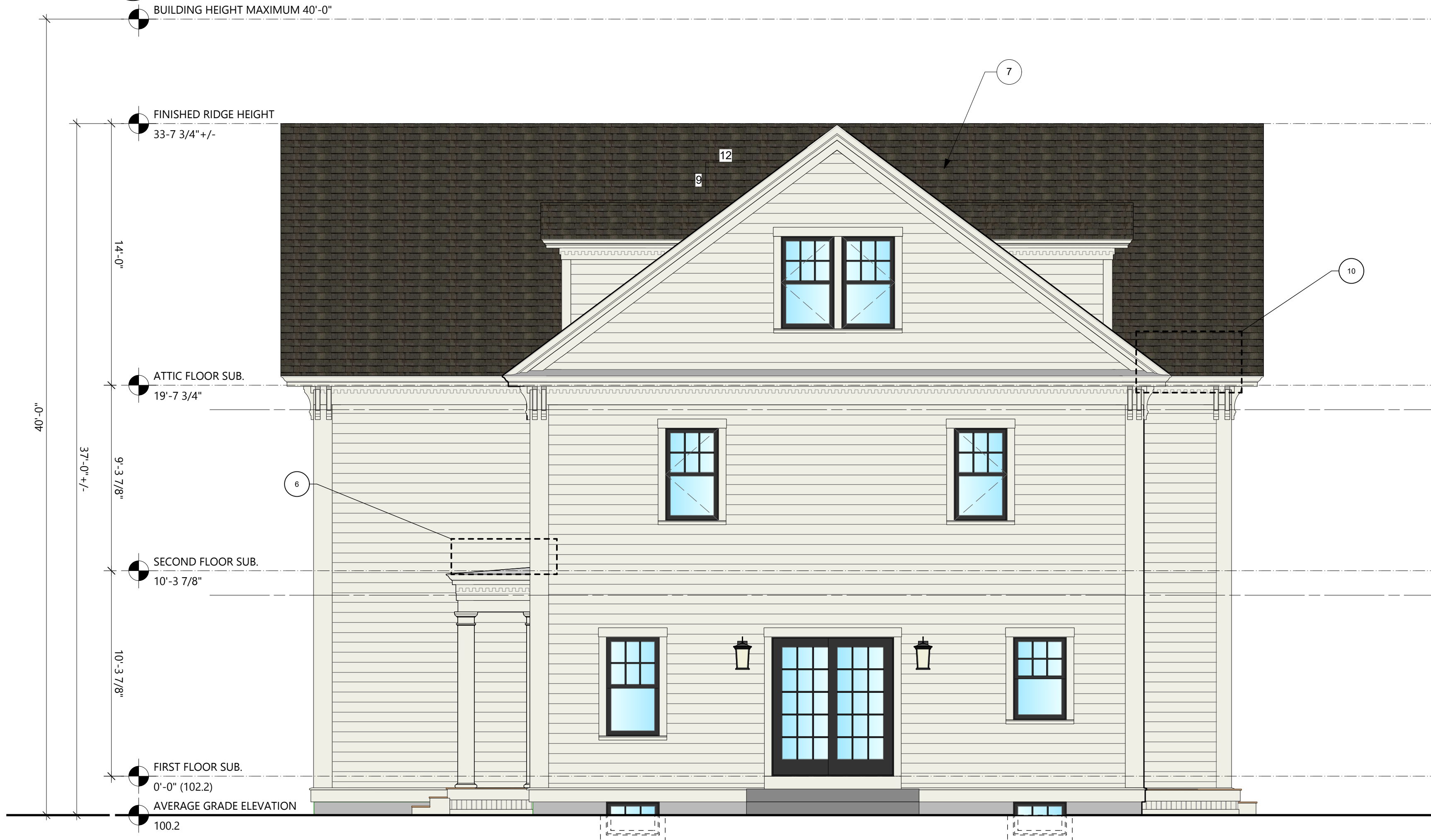
Project Manager	Project #	Date
ST	2022-02	05-13-2022
Scale: AS NOTED		

ATTIC PLAN

A1.3



1 LOCUST STREET ELEVATION
Scale: 1/4" = 1'-0"



2 REAR ELEVATION
Scale: 1/4" = 1'-0"

HERITAGE DISTRICT
ARCHITECTURAL DESIGN ELEMENTS

1	CLAPBOARD SIDING
2	STEEP ROOF PITCH
3	DENTILS AT FRIEZE BOARD
4	TUSCAN COLUMNS
5	DORMERS
6	ENTABLATURE
7	GABLES
8	TRANSOM
9	PORTICO
10	DEEP EAVE OVERHANG
11	DOMINANT FRONT GABLE CANTELIVER ABOVE FLOOR BELOW
12	BALLUSTRADE



DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES		
No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS
RESIDENTIAL BUILDING
LOCUST ST., DOVER, NH 03820

Project Manager	Project #	Date
ST	2022-02	05-13-2022
Scale: AS NOTED		

EXTERIOR ELEVATIONS

A2.0

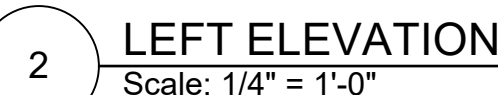
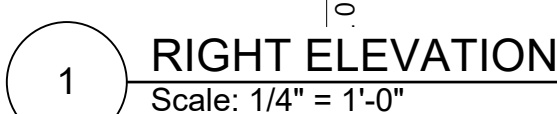
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LOCUST ST., DOVER, NH 03820

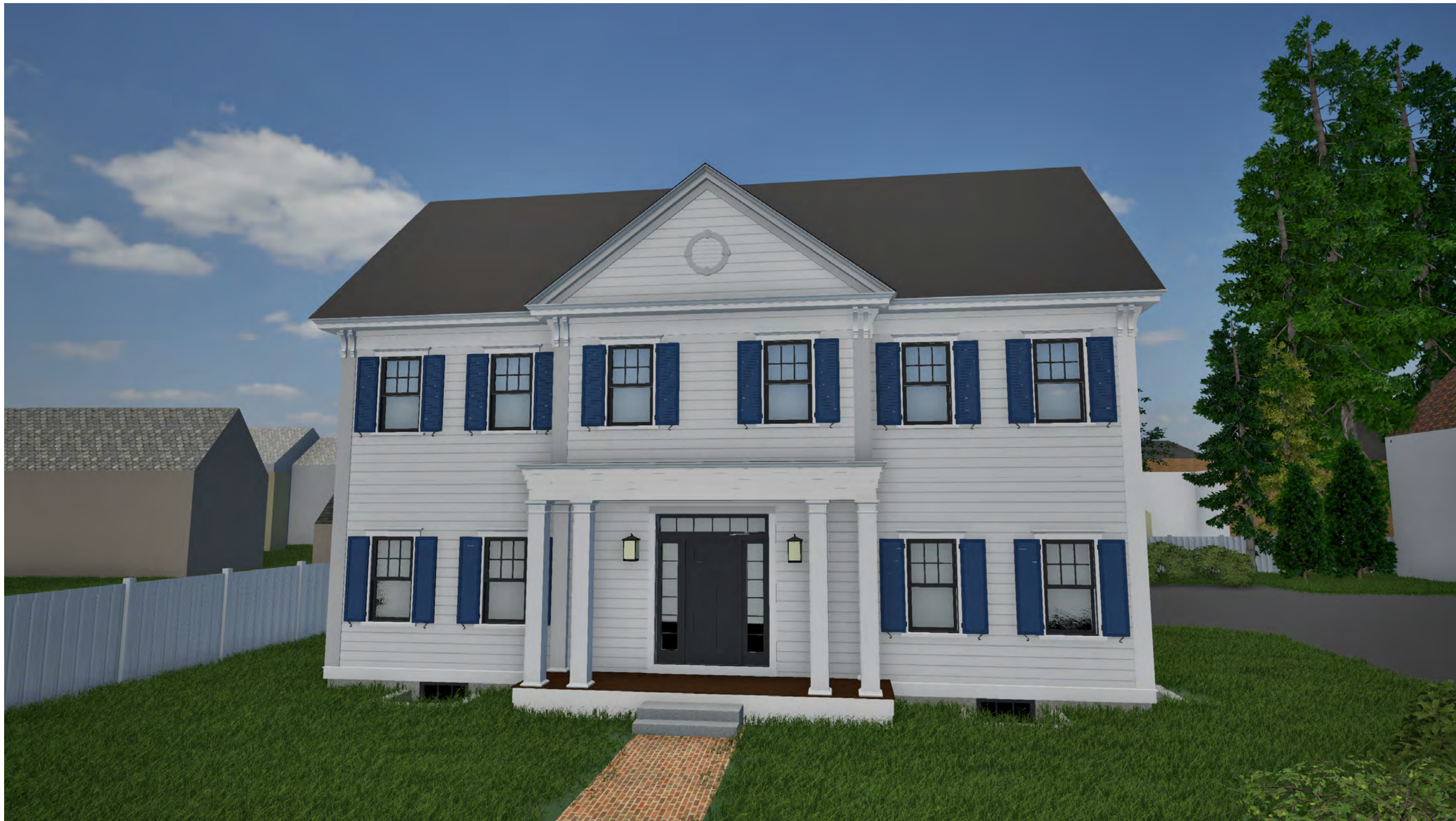
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EXTERIOR ELEVATIONS

A2.1



1	CLAPBOARD SIDING
2	STEEP ROOF PITCH
3	DENTILS AT FRIEZE BOARD
4	TUSCAN COLUMNS
5	DORMERS
6	ENTABLATURE
7	GABLES
8	TRANSOM
9	PORTICO
10	DEEP EAVE OVERHANG
11	DOMINANT FRONT GABLE CANTELIVER ABOVE FLOOR BELOW
12	BALLUSTRADE



* THE RENDERINGS ARE MEANT TO DISPLAY THE DESIGN INTENT FOR THE PROJECT. REFER TO ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC INFORMATION.



DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES		
No.	Date	Notes

4 UNITS
RESIDENTIAL BUILDING
136 LOCUST ST., DOVER, NH 03820

Project Manager	Project #	Date
ST	2022-02	05/ 01 / 2024
Scale:		AS NOTED

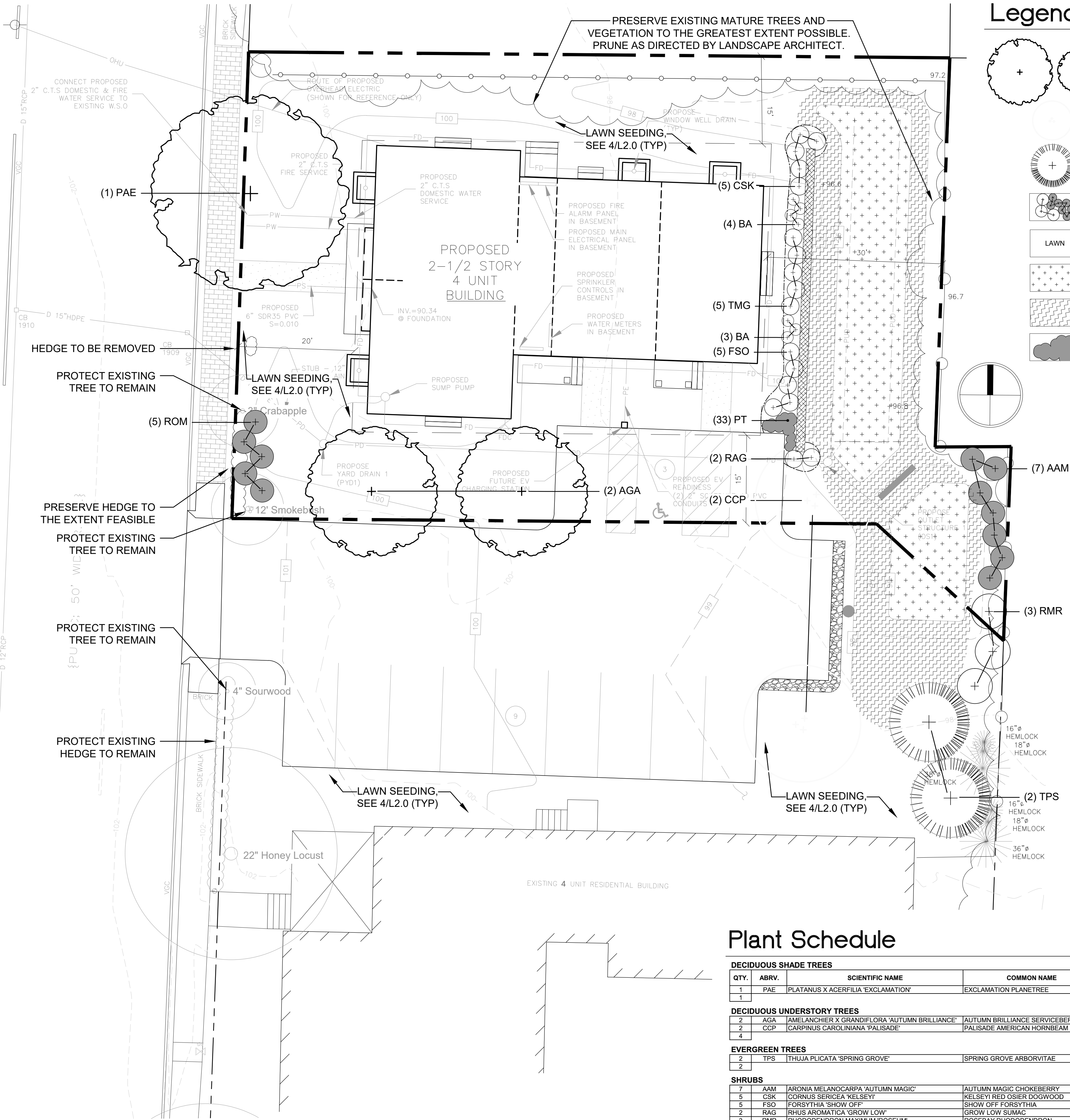
RENDERINGS

A2.2

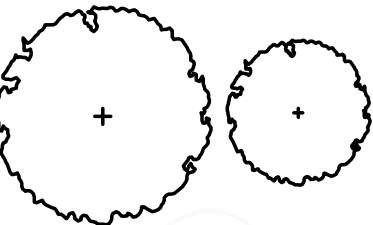
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PLANTING NOTES:

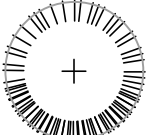
- THE CONTRACTOR SHALL REVIEW AND BECOME FULLY ACQUAINTED WITH THESE NOTES, CONSTRUCTION DETAILS, AND THE PLANTING PLAN.
- LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, REPORT ANY CONFLICT TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES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



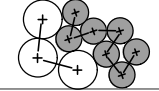
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DECIDUOUS TREE PLANTING,
SEE 1/L2.0



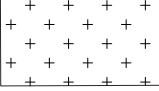
DECIDUOUS MULTI-STEMMED
TREE PLANTING, SEE 5/L2.0



EVERGREEN TREE PLANTING,
SEE 2/L2.0



SHRUB PLANTING,
SEE 3/L2.0



LOAM AND LAWN SEEDING,
SEE 4/L2.0



WET SITE RESTORATION SEEDING,
SEE 8/L2.0



DRY SITE RESTORATION SEEDING,
SEE 7/L2.0



PERENNIAL, GROUNDCOVER, ORNAMENTAL
GRASS PLANTING, SEE 6/L2.0

GENERAL NOTES:

- SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
- PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
- ANY INVASIVE PLANT SPECIES ENCOUNTERED SHALL BE REMOVED FOLLOWING NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT BEST MANAGEMENT PRACTICES.
- ALL DISTURBED AREAS NOT IDENTIFIED FOR A SPECIFIC LANDSCAPE TREATMENT, SHALL BE LOAMED AND SEEDED WITH LAWN SEED MIX, SEE 4/L2.0.
- SEE SHEET L2.0 FOR LANDSCAPE DETAILS.
- CONTACT DIGSAFE PRIOR TO BEGINNING WORK.

Plant Schedule

DECIDUOUS SHADE TREES

QTY.	ABRV.	SCIENTIFIC NAME	COMMON NAME	SIZE	APPROX. SIZE AT MATURITY	REMARKS
1	PAE	PLATANUS X ACERFILIA 'EXCLAMATION'	EXCLAMATION PLANETREE	3'-3 1/2' CAL	40' HT x 30' SPD	B&B

DECIDUOUS UNDERSTORY TREES

2	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2 1/2'-3' CAL	20' HT x 20' SPD	B&B, SINGLE
2	CCP	CARPINUS CAROLINIANA 'PALISADE'	PALISADE AMERICAN HORNBEAM	10'-12' HT	20' HT x 15' SPD	B&B, MULTI-STEMMED

EVERGREEN TREES

2	TPS	THUJA PLICATA 'SPRING GROVE'	SPRING GROVE ARBORVITAE	7'-8' HT	20' HT x 15' SPD	B&B
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SHRUBS

7	AAM	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#5	6' HT x 4' SPD	CONTAINER
5	CSK	CORNUS SERICEA 'KELSEY'	KELSEY RED OSIER DOGWOOD	#3	3' HT x 5' SPD	CONTAINER
5	FSO	FORSYTHIA 'SHOW OFF'	SHOW OFF FORSYTHIA	#3	2' HT x 5' SPD	CONTAINER
2	RAG	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	#3	2' HT x 6' SPD	CONTAINER
3	RMR	RHODODENDRON MAXIMUM 'ROSEUM'	ROSEBAY RHODODENDRON	#5	6' HT x 6' SPD	CONTAINER
5	ROM	RHODODENDRON 'OLGA MEZITT'	OLGA MEZITT RHODODENDRON	#5	4' HT x 4' SPD	CONTAINER
5	TMG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE YEW	#3	3' HT x 5' SPD	CONTAINER
32						

PERENNIALS, GROUNDCOVER, ORNAMENTAL GRASS

7	BA	BAPTISIA AUSTRALIS	FALSE INDIGO	#2	3' HT x 3' SPD	CONTAINER
33	PT	PACHYSANDRA TERMINALIS	SPURGE	18 CELL FLAT	PLANT @ 10" OC	CONTAINER
40						

LOCUST STREET RESIDENTIAL DEVELOPMENT

Dover, NH 03820

17-19 Summer Street Properties, LLC

71 Lafayette Road

Hampton Falls, NH 03844

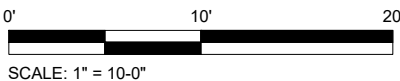
SHEET TITLE

LANDSCAPE
PLAN

REVISION LOG

1	△	4/14/29	REVISED TO REFLECT UPDATED CIVIL LAYOUT
	△		
	△		
	△		

REV#	DATE	DESCRIPTION
PROJECT NO.	23050.0	
DESIGN BY	J. HYLAND	
DRAWN BY	S. WRIGHT	
CHECKED BY	D.JENSEN / J. HYLAND	
DATE	JANUARY 4, 2024	
SCALE		

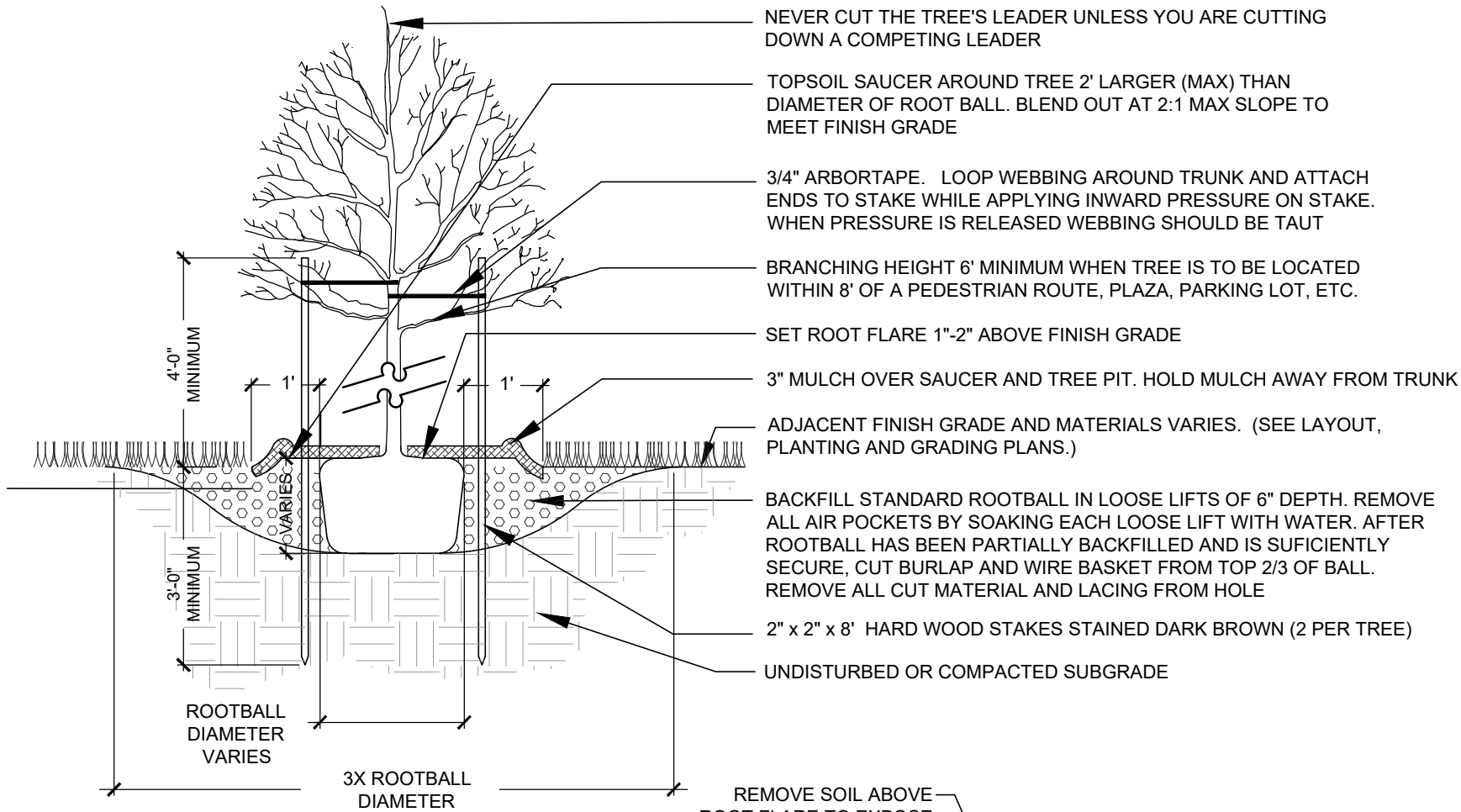
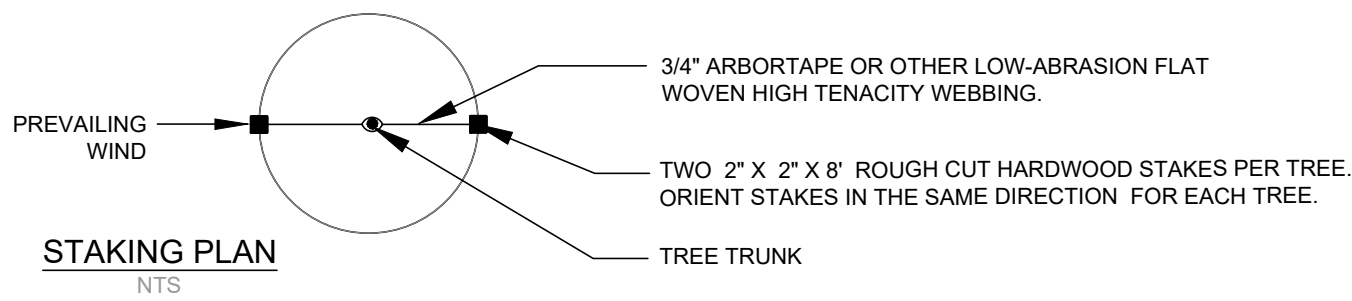


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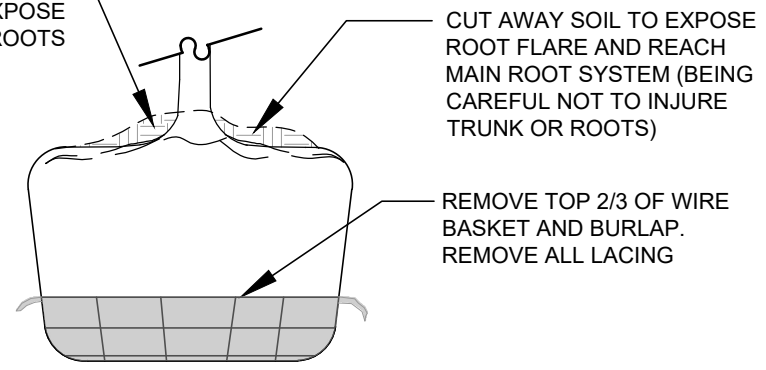


L1.0

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- NOTES:
1. ORIENT TREE IN THE SAME RELATIONSHIP TO NORTH IN WHICH IT WAS GROWN IN THE NURSERY TO MINIMIZE THE POTENTIAL FOR BARK SCALD.
 2. TREES SHALL BE DELIVERED WITH SOME FORM OF NORTH DEMARCATION.
 3. ALL TREE STAKES AND STAKING MATERIALS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.



Deciduous Tree Planting

Not to Scale

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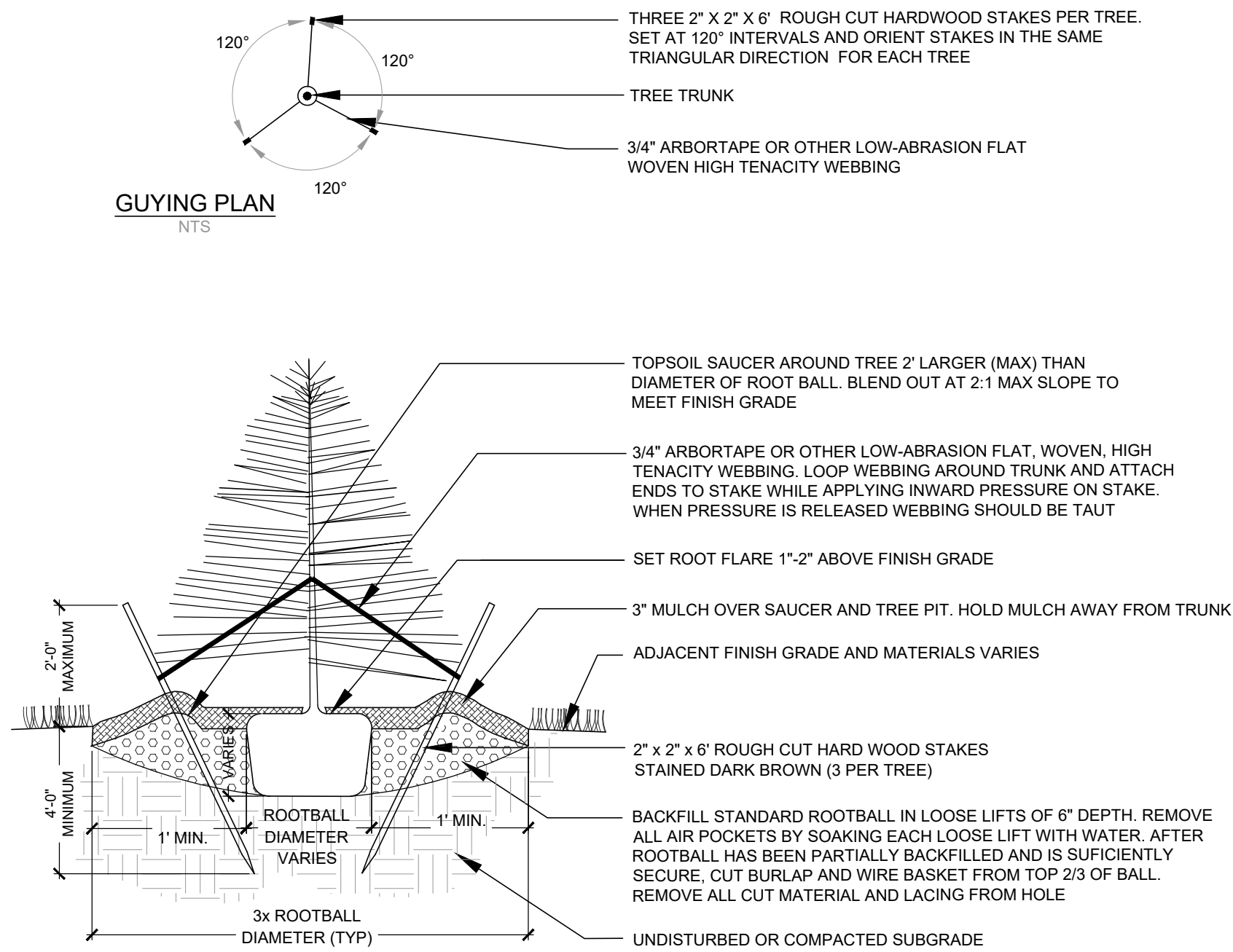
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L2.0

Evergreen Tree Planting

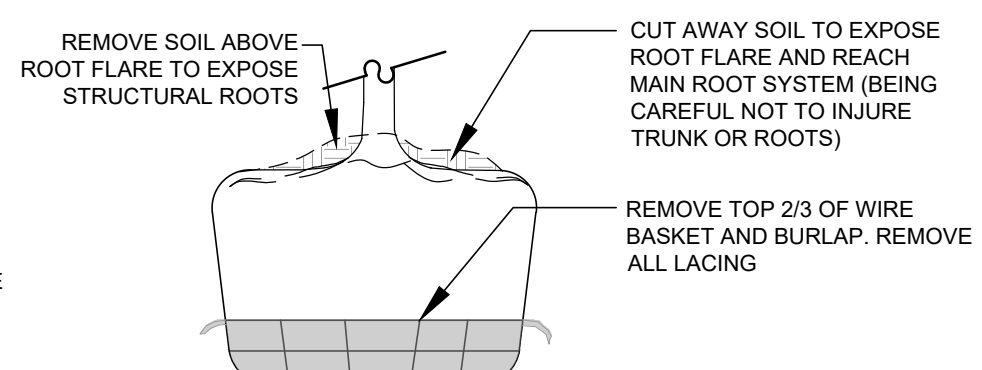
Not to Scale

©IRONWOOD 2024

2
L2.0



- NOTES:
1. ORIENT TREE IN THE SAME RELATIONSHIP TO NORTH IN WHICH IT WAS GROWN IN THE NURSERY TO MINIMIZE THE POTENTIAL FOR BARK SCALD.
 2. TREES SHALL BE DELIVERED WITH SOME FORM OF NORTH DEMARCATION.
 3. ALL TREE STAKES AND STAKING MATERIALS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

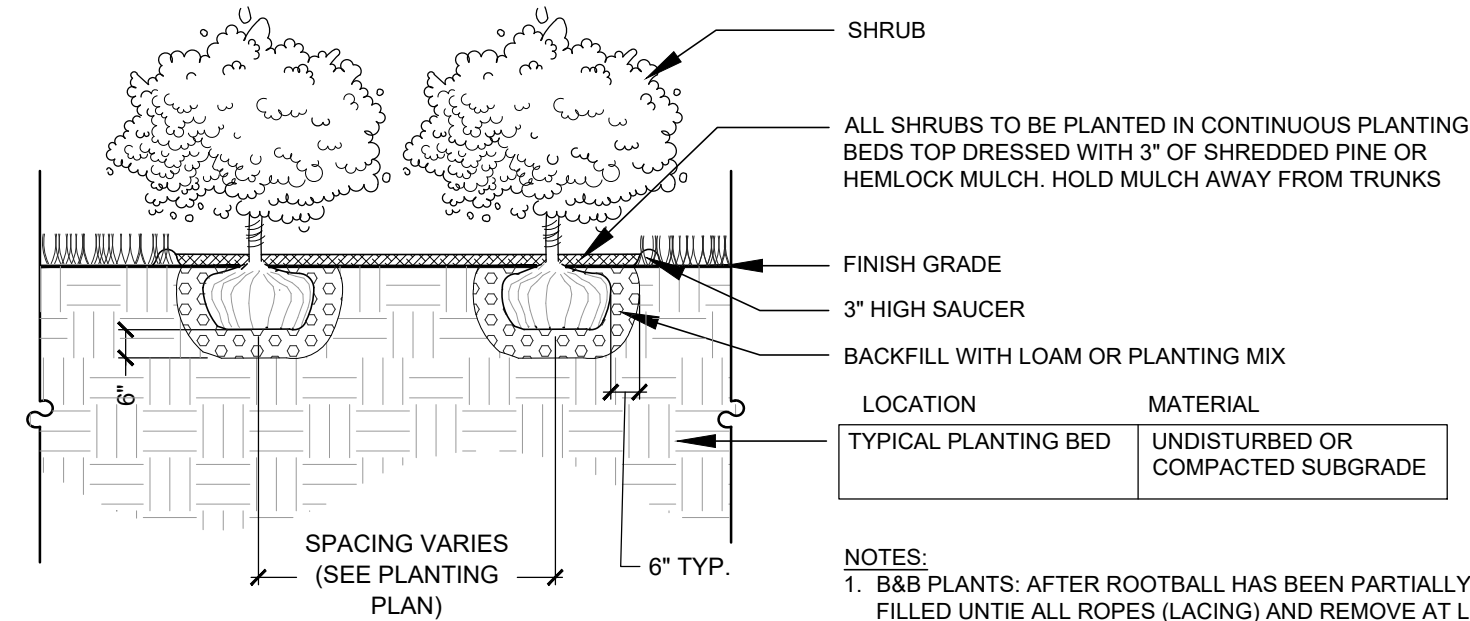


Shrub Planting

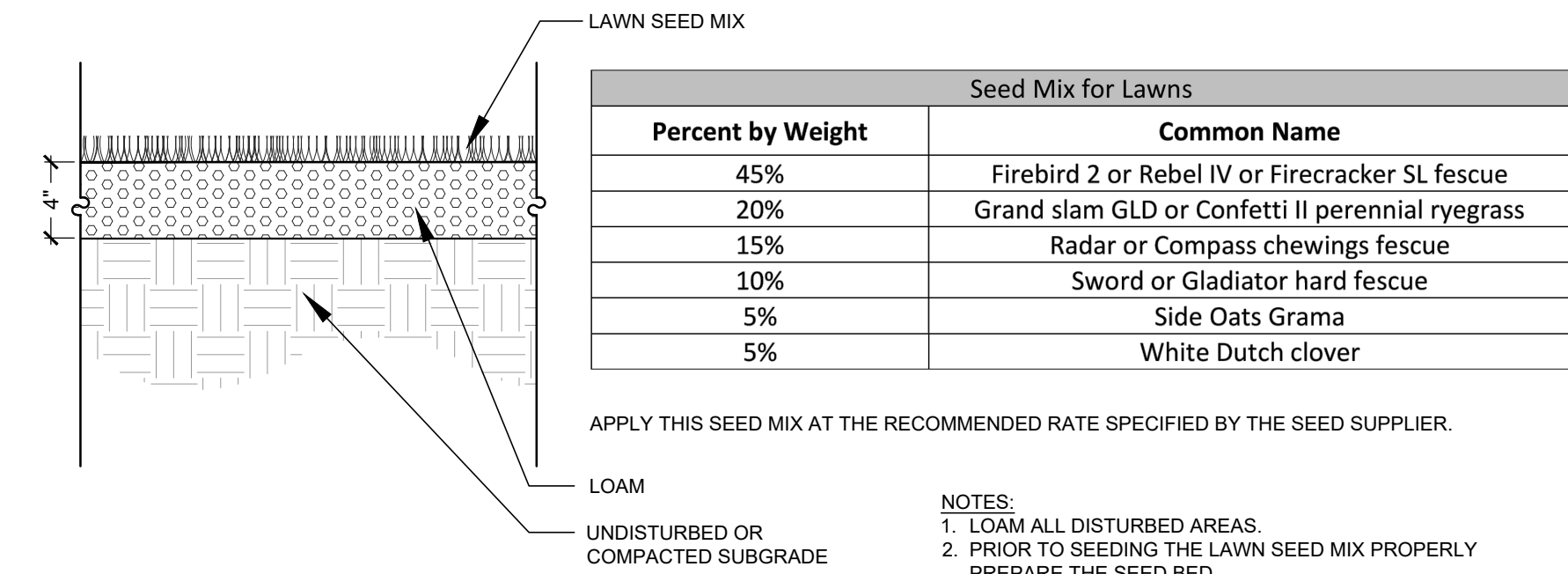
Not to Scale

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3
L2.0



- NOTES:
1. B&B PLANTS: AFTER ROOTBALL HAS BEEN PARTIALLY BACK FILLED UNTIE ALL ROPES (LACING) AND REMOVE AT LEAST 2/3 OF JUTE AND ALL LACING.
 2. CONTAINER PLANTS: PRIOR TO PLANTING, REMOVE PLANT FROM CONTAINER AND LOOSEN ENCIRCLING ROOTS TO PROMOTE OUTWARD GROWTH AWAY FROM THE PLANT.



APPLY THIS SEED MIX AT THE RECOMMENDED RATE SPECIFIED BY THE SEED SUPPLIER.

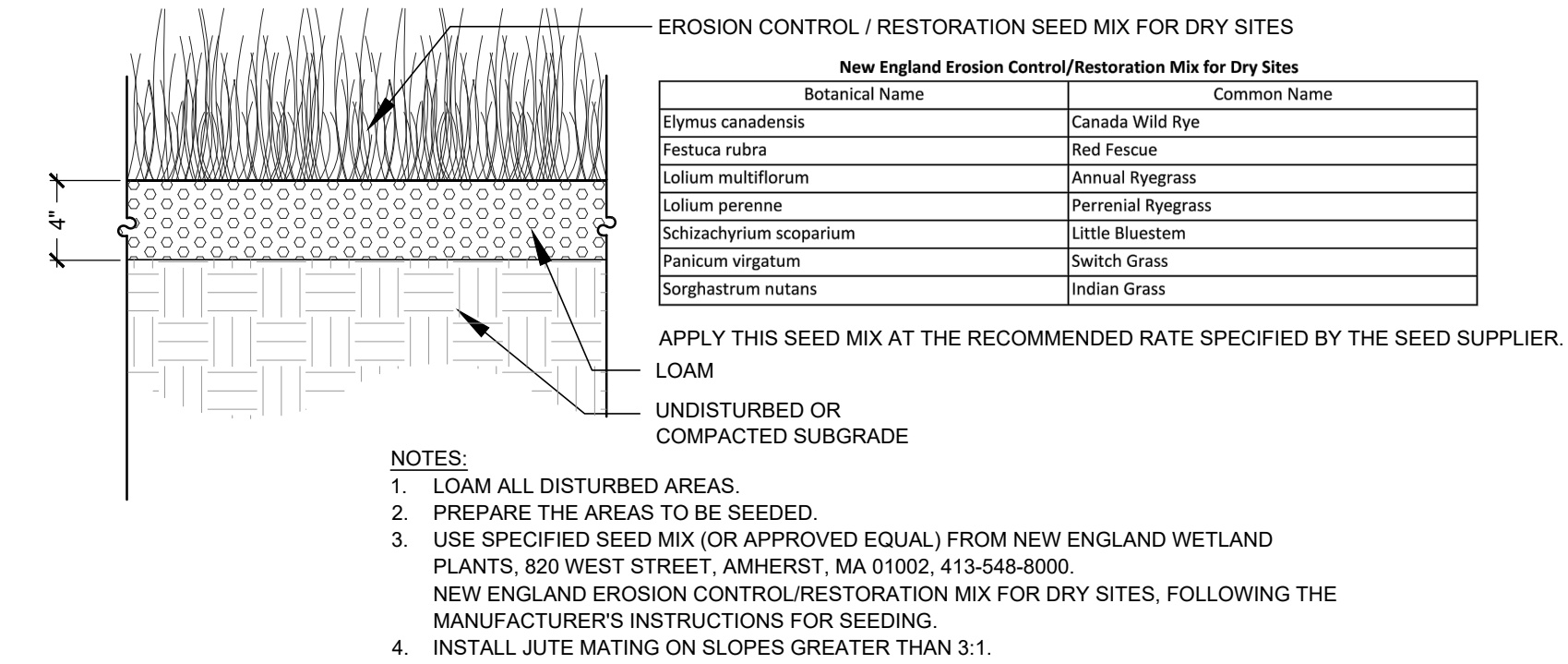
- NOTES:
1. LOAM ALL DISTURBED AREAS.
 2. PRIOR TO SEEDING THE LAWN SEED MIX PROPERLY PREPARE THE SEED BED.
 3. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.

Loam and Lawn Seeding

Not to Scale

©IRONWOOD 2024

4
L2.0



APPLY THIS SEED MIX AT THE RECOMMENDED RATE SPECIFIED BY THE SEED SUPPLIER.

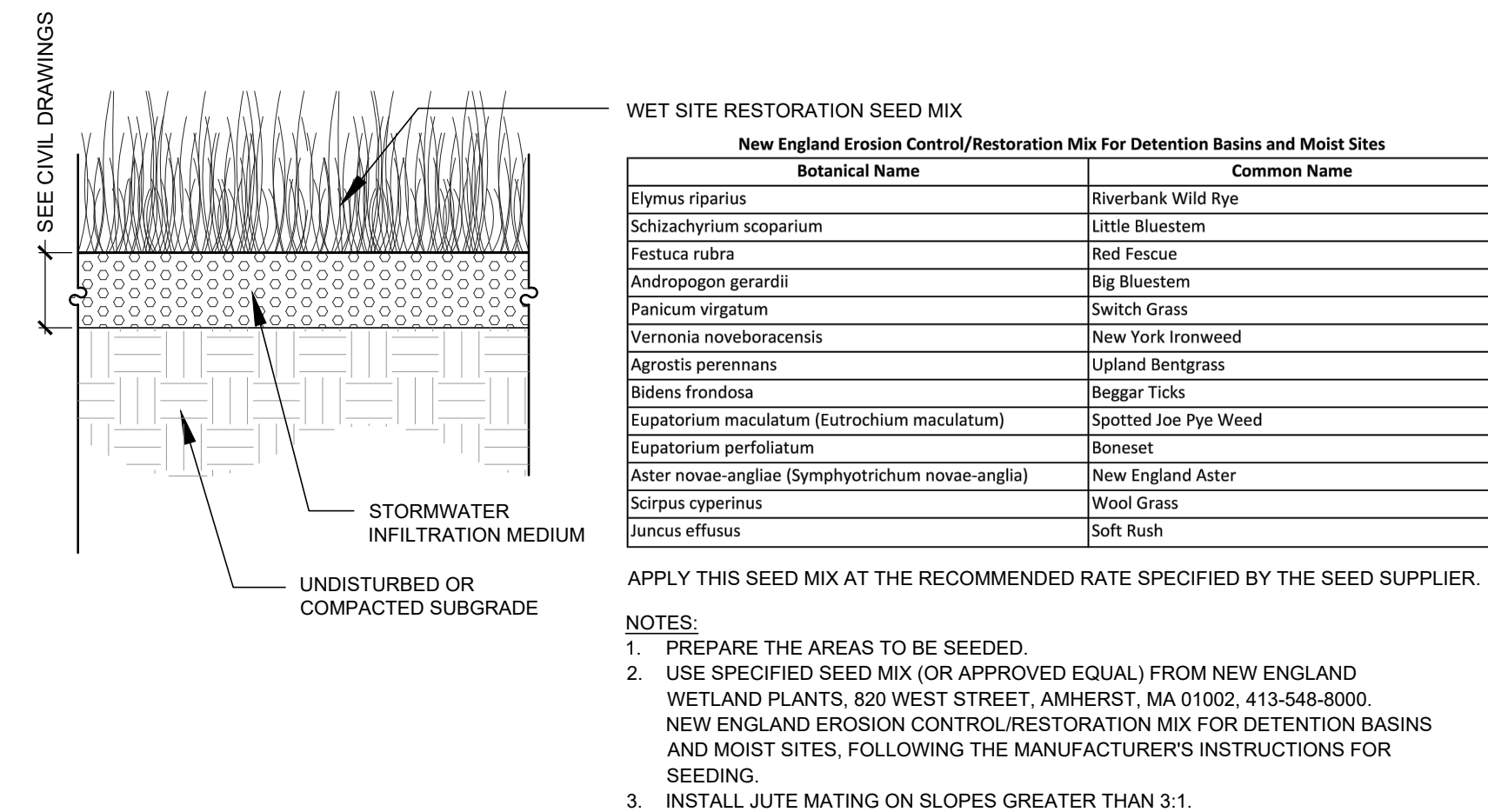
- NOTES:
1. LOAM ALL DISTURBED AREAS.
 2. PREPARE THE AREAS TO BE SEEDED.
 3. USE SPECIFIED SEED MIX (OR APPROVED EQUAL) FROM NEW ENGLAND WETLAND PLANTS, 820 WEST STREET, AMHERST, MA 01002, 413-548-8000.
 4. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.

Loam and Dry Site Restoration Seeding

Not to Scale

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7
L2.0



APPLY THIS SEED MIX AT THE RECOMMENDED RATE SPECIFIED BY THE SEED SUPPLIER.

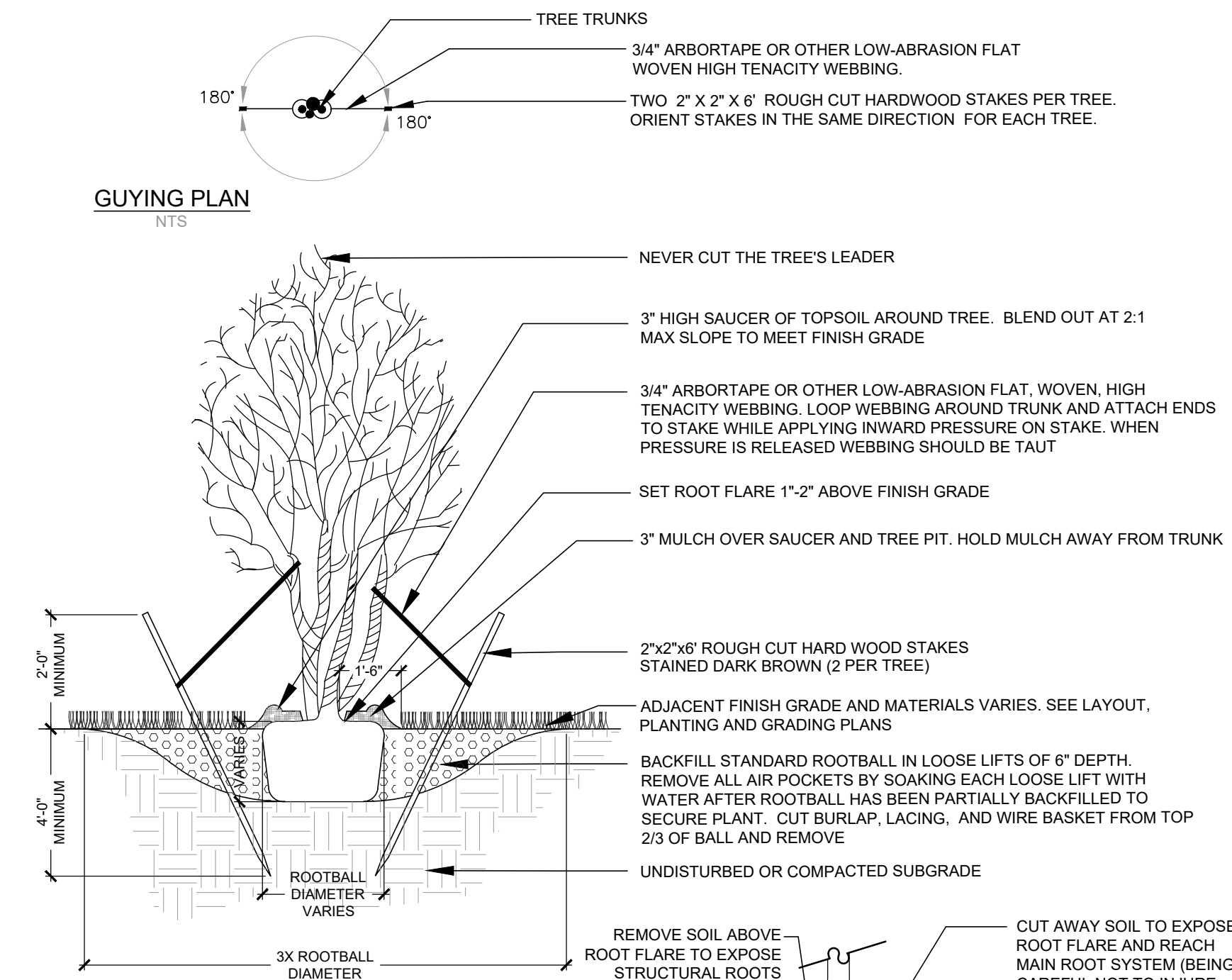
- NOTES:
1. PREPARE THE AREAS TO BE SEEDED.
 2. USE SPECIFIED SEED MIX (OR APPROVED EQUAL) FROM NEW ENGLAND WETLAND PLANTS, 820 WEST STREET, AMHERST, MA 01002, 413-548-8000.
 3. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.

Deciduous Multi-Stemmed Tree Planting

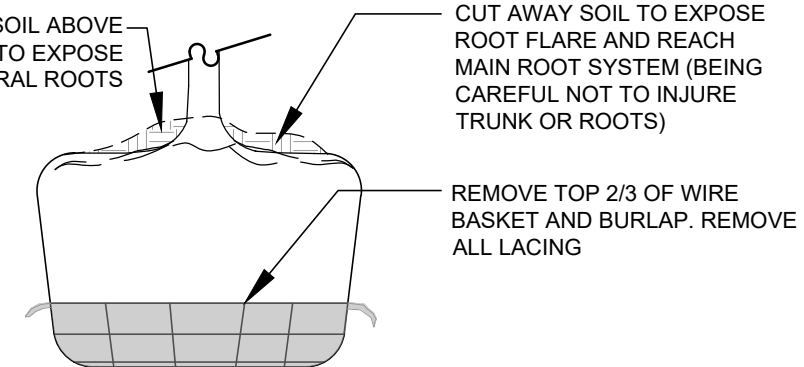
Not to Scale

©IRONWOOD 2024

5
L2.0



- NOTES:
1. ORIENT TREE IN THE SAME RELATIONSHIP TO NORTH IN WHICH IT WAS GROWN IN THE NURSERY TO MINIMIZE THE POTENTIAL FOR BARK SCALD.
 2. TREES SHALL BE DELIVERED WITH SOME FORM OF NORTH DEMARCATION.
 3. ALL TREE STAKES AND STAKING MATERIALS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

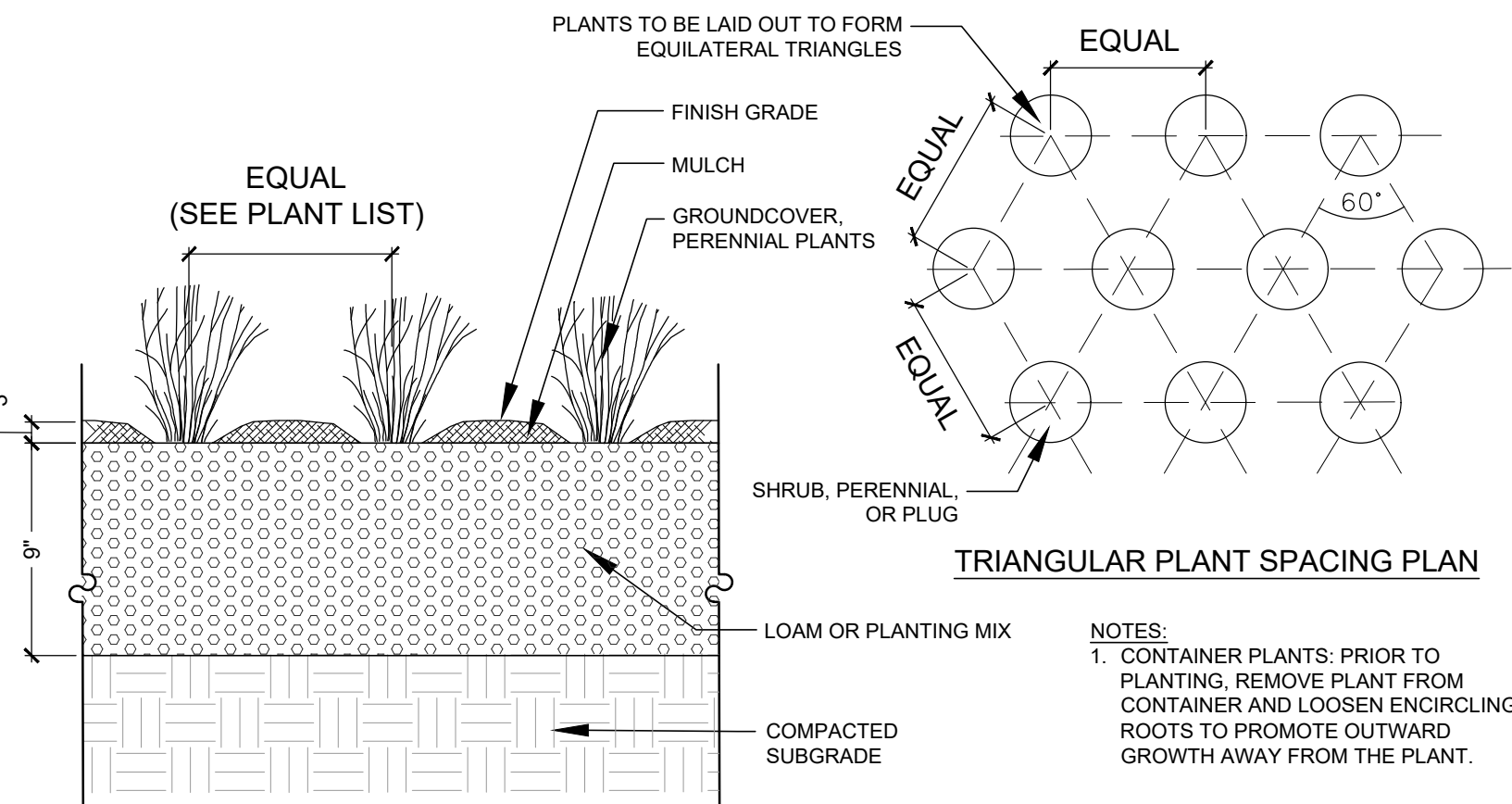


Perennial, Groundcover, Ornamental Grass Planting

Not to Scale

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6
L2.0



- NOTES:
1. CONTAINER PLANTS: PRIOR TO PLANTING, REMOVE PLANT FROM CONTAINER AND LOOSEN ENCIRCLING ROOTS TO PROMOTE OUTWARD GROWTH AWAY FROM THE PLANT.

Wet Site Restoration Seeding

Not to Scale

©IRONWOOD 2024

8
L2.0

1	△	4/14/29	REVISED TO REFLECT UPDATED CIVIL LAYOUT
	△		
	△		
	△		

REV#	DATE	DESCRIPTION
PROJECT NO.	23050.0	
DESIGN BY	J. HYLAND	
DRAWN BY	S. WRIGHT	
CHECKED BY	D.JENSEN / J. HYLAND	
DATE	JANUARY 4, 2024	
SCALE	AS NOTED	



L2.0