

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, October 17, 2024**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF September 19, 2024 Regular Meeting Minutes and September 10, 2024 Special Meeting Minutes

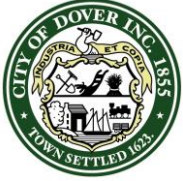
3. HEARINGS

- A. ***ZONE-2024-0039** Applicant: Summit Land Development, 15 Durham Road, Tax Map H, Lot 11-2, located in the Gateway District (G), requests a Variance from **Section 170-12**, to allow for a monument sign in excess of the Gateway District's sign area maximum of 24 s.f.
- B. *** REHEARING of ZONE-2024-0035R** Applicant: 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 C**, 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, September 19, 2024
Meeting Time: 7:00 pm

1. ATTENDANCE

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

Members Absent (Excused): George Reagan (Alternate), Rich Onufry, Nicholas Couturier

Members Absent (Unexcused):

Staff Present: Paul R. Crouser (Zoning Administrator)

The Chair called the meeting to order at 7PM

The Chair noted only three members of the board are present which is a quorum, but applicants will be given the opportunity to move forward with their hearing tonight or postpone for another date. All three members will need to vote in favor for a hearing item to pass.

2. APPROVAL OF MEETING MINUTES OF AUGUST 15, 2024

Motion: Sillitta moved to approve the minutes of August 15, 2024 as submitted. Seconded by Brown. Vote: All in favor

3. HEARINGS

- A. * ZONE- 2024-0036** Applicant: Steven Endsley (Owner: Marc Keith Gagnon), 48 Old Rochester Road, Tax Map D, Lot 9-B, located in the Medium Density Residential District (R-12), requests a Variance from Section 170-12, R-12 District setback requirements, to allow for house decks and basement stairs to encroach on the 30' rear setback.

Bob Stowell, Tritech Engineering represented and presented the application. He confirmed the applicant wishes to go forward with the hearing tonight. He explained the variance granted at the July meeting for this property for two single family homes on two lots.

Tritech was hired to perform the survey and handle the subdivision process. He explained the request before the board today relating to encroachment into the setback for deck and stairs and that a 100sq ft structure would be allowed within the setback and they are only encroaching 7' into the 30' setback. Also, the encroachment is in the direction of the other property currently owned by the applicant.

He addressed staff comments and noted hardship is caused by the already existing address which creates the frontage and setbacks in particular locations. The request is reasonable.

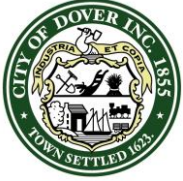
The variance criteria were addressed in writing and the Chair highlighted and addressed some of those items with the applicant.

The Chair explained the hearing process.

He confirmed with the applicant that the condition of approval supplied by staff is satisfactory.

Public Hearing opened

None



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

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Meeting Time: 7:00 pm

Planning Department input: Staff does not support this Variance Request. Although Staff would argue that the relief sought in this Variance request is minimal and reasonable, given similar setback violations on neighboring parcels near the subject property, Staff cannot support this Variance request for the following reasons:

1. The necessity for the relief sought in this Variance request is a result of the Applicant's own voluntary actions;
2. "Hardship", as defined in RSA 674:33 cannot be established because:
 - a. There does exist a fair and substantial relationship between the general public purpose of the ordinance provision in question and the specific application of that provision to the property; and
 - b. The property can be reasonably used in strict conformance with the ordinance, as detailed below in point 3.
3. §170-41 of the Zoning Ordinance permits existing structures in violation of lot coverage, height, location and setback values to retain their legal non-conforming status, provided "[they] could not be built under the terms of this Chapter...". However, the existing single-family home could easily fit within the R-12's provided setback envelope per the proposed subdivision plan.
4. The existing deck and bulkhead could be removed or relocated, which would eliminate the necessity for the relief sought in this Variance request.

Should the Board move to grant the Variance request, staff recommends it do so with the following condition:

1. No further expansions into the rear setback shall be permitted, regardless of permissions granted in §170-41 of the Zoning Ordinance, Nonconforming Structures, or any future Zoning Ordinance provision which allows for expansions of nonconforming single-family homes.

Public Hearing closed

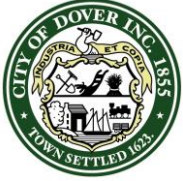
Motion: Sillitta moved to approve the variance request with the condition put forth by staff as it meets the criteria. Brown seconded. Vote: U/A

- B. *ZONE-2024-0037** Applicant: 200 Sixth Street, LLC, 200 Sixth Street, Tax Map E, Lot 70-A, located in Innovative Technology District (IT), requests a Variance from Section 170-11 Use Regulations and Section 170-12 Innovative Technology (IT) District Table of Use Regs., to allow for residential use

Applicant has withdrawn the Variance Application – this item was not heard.

Motion: Brown moved to continue the item to the October 17, 2024 meeting. Sillitta seconded.
Vote: U/A

The Chair confirmed the applicant of item C wishes to go forward with the appeal tonight.



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, September 19, 2024
Meeting Time: 7:00 pm

C. *ZONE-2024-0038 Appeal of Administrative Decisions, Applicant: Jeff and Maureen Sanborn (Owner: 17-19 Summer Street Properties, LLC) Locust Street (Tax Map 12, Lot 35-1), located in the Heritage Residential District (HR), appeal the following Administrative Decisions pursuant to the variance granted on August 15, 2024, in which the Owner was allowed relief from the HR District's CUP requirement that parking lots shall be at least five (5) feet from a side property line, as prescribed under Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion C.

Administrative Decisions under Appeal:

- i. Not requiring cross-petitions for variances for Lots 35 and 35-1;
- ii. Grandfathering parking on Lot 35 in violation of Heritage District Regulations; and
- iii. Not requiring the Applicant to vacate the July variance before allowing a new application for a second variance heard by the ZBA on 8/15/24.

The Chair conferred with staff about the timeline of events and whether the appeal should come now or later in the process since the item is still open and will come back before the board.

Applicant Jeff Sanborn, 30 Silver St clarified they would like to hear the explanation of the administrative decision by the Zoning Administrator that pertains to both the July and August meeting. They were under the assumption that both lots, 35 and 35-1 needed variances for the parking lot.

The Chair asked whether the applicant had the opportunity to read the staff explanation of why the decisions should be upheld. He had not read those comments.

The Chair noted he will open the public hearing and allow the Zoning Administrator to give information on these items to provide clarity. Since the variance is going to be reheard at a future meeting, there will be opportunities for members of the public to come before this and other boards in relation to the item.

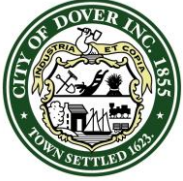
Public hearing opened

P. Crouser explained the justifications for each Administrative Decision addressing:

- No cross-petitions required in this instance as the property is already existing, it's not being created
- Parking on lot 35: not 'grandfathered', also parking is not a use- it is an accessory use, also this parking lot has been in violation of this (non-applicable) HR criteria for some time.
- Vacating the original July variance: Once a variance is granted by the ZBA, there is no procedural mechanism available to the ZBA to amend or revoke the variance which has been previously granted and issued outside of court intervention.
- Allowing the parking to expand being an expansion of a non-conforming use: Case law was supplied in writing and highlighted by P. Crouser along with explanations, highlighting that a use permitted by Special Exception, and CUP, which is expanded, is not considered an expansion of a nonconforming use under NH law.

Mr. Sanborn thanked staff for their work and explanations.

Public hearing closed



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
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Meeting Date: Thursday, September 19, 2024
Meeting Time: 7:00 pm

Motion: Sillitta moved to deny the applicant's request to appeal the Zoning Administrator's decisions as no errors were made and to uphold all three (3) administrative decisions. Brown seconded. Vote: U/A

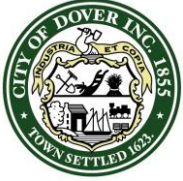
4. OTHER BUSINESS

None

5. ADJOURN

Motion: Sillitta moved to adjourn at 7:45pm. Brown seconded. Vote: U/A

DRAFT



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Special Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Tuesday, September 10, 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)

Members Absent (Unexcused):

Staff Present: Paul R. Crouser (Zoning Administrator)

The Chair called the meeting to order at 7PM

The Chair explained the process for the meeting tonight regarding two requests for rehearings.

2. HEARINGS

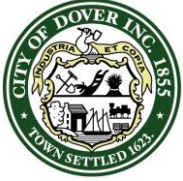
- A. * ZONE- 2024-0033R** Request for Rehearing of ZONE-2024-0033, Applicant: Knox Marsh Condo Association and Alise Elliott (Owner: 239 Knox Marsh Realty, LLC), 239 Knox Marsh Road, Tax Map H, Lot 37-A, located in the Commercial Zoning District (C), requests a rehearing of the variance granted on July 18, 2024 in which the Owner was allowed relief from the C – District requirement that 1/3rd of any multi-family building must be commercial in use, allowing for the Owner to isolate 1/3rd of the cumulative project floor area to be housed in one (1) of the three (3) proposed buildings, and, to permit the three buildings to be greater than 40' in height, as prescribed under **Section 170-12, Commercial District (C), Footnote #3 and the district's building height maximum.**

Chair Prior summarized the documentation provided by the requester and their reasoning for the rehearing request.

He expounded on the claim that density is an issue which he does not agree with. He addressed the lack of discussion on the criteria. He explained the board member roles and responsibilities and the requests they make of applicants. Applications and arguments for the criteria are submitted and reviewed prior to the meeting. Deliberation and discussion of each of the five criteria are not necessarily done at each hearing. Decisions are based both on what was presented and discussed and what was submitted. He does not believe any new information has been presented as part of the rehearing request.

Motion: Sillitta moved to deny the request as no new information was presented and ZBA rules and procedures were followed. Couturier seconded. Vote: U/A

- B. *ZONE- 2024-0035R** Request for Rehearing of ZONE-2024-0035, Applicant: Jeff and Maureen Sanborn (Owner: 17-19 Summer Street Properties, LLC) Locust Street (Tax Map 12, Lot 35-1), located in the Heritage Residential District (HR), requests a rehearing of the variance granted on August 15, 2024 in which the Owner was allowed relief from the HR District's CUP requirement that parking lots shall be at least five (5) feet from a side property line, as prescribed under **Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion C**



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type:	Special Meeting
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Meeting Date:	Tuesday, September 10, 2024
Meeting Time:	7:00 pm

Chair Prior summarized the documentation provided by the requester and their reasoning for the rehearing request.

He addressed the issues and reasonings listed noting the meeting was improperly noticed, but that was corrected at the meeting. The July meeting was more comprehensive than the August meeting on this item. The August agenda item was to correct a scrivener's error, but since some members of the board had not been at the July meeting, and were relying solely on the submitted packet, the board probably should have asked the applicant to go into more detail about the project as a whole.

Chair Prior would support the request for a rehearing to be sure it is properly noticed, the packet is accurate and when the applicant presents the project they are clear about the full details of it.

Board members and staff discussed whether the vote in August was substantive or not, and clarified that variance approvals cannot be amended in this meeting format, so though intended to not be a vote on any substantive matters, the August vote was a new vote for a variance approval.

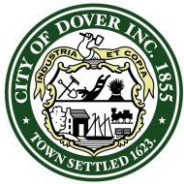
Motion: Couturier moved to grant the rehearing as requested. Brown seconded. Vote: U/A

3. OTHER BUSINESS

None

4. ADJOURN

Motion: Sillitta moved to adjourn at 7:21pm. Onufry 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, October 17, 2024
Meeting Time:	7:00 pm

INTENT: The Applicant requests a Variance from **Section 170-12**, to allow for a monument sign in excess of the Gateway District's sign area maximum of 24 s.f.

UNITS PROPOSED: N/A

AGENDA ITEM: 3-A

ZONING DISTRICT: Gateway District, (G)

FILE: ZONE-2024-0039

APPLICANT: Summit Land Development

OWNERS: Same

LOCATION: 15 Durham Rd. (Tax Map H, Lot 11-2)

ACREAGE: 3.31 acres. No requested change in acreage

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Commercial, No Change

SURROUNDING LAND USE: Mixed Use

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.: No

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff supports this Variance request with conditions

BACKGROUND INFORMATION

The property subject to this variance request is located 15 Durham Road and resides within the Gateway (G) Zoning District. The property houses a three (3) story, $\pm 14,160$ s.f. medical office building which sits approximately 150' from the front property boundary line.

The Applicant requests a variance in relief of the Gateway District's signage regulations, which caps signage area at 24 s.f. per parcel, by seeking an approximately 100 s.f. monument sign.

STAFF RECOMMENDATION

Staff supports this variance request, as a nearly identical sign permit application was submitted, and later approved, for 10-14 Central Ave in March of 2019. At that time, zoning regulations were such that business in the then B-5 Zoning District (now Gateway District) were allotted 1 s.f. of signage area per every linear foot of building frontage. The referenced permit, approved March 19, 2019, approved an 80 s.f. monument sign given the businesses' joint calculated building frontage of 105'.

Given the above, Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Should the Board approve this variance request, Staff encourages the implementation of the following conditions:

1. Per the property's site plan approved stamped by the Dover Planning Board on 3/23/23, the property's building frontage is ± 146.00 s.f. As such, the combined signage area for the property shall never exceed that of the building's frontage, which is 146 s.f.; and
2. Any tenant seeking signage within the approved monument sign shall be required to submit separate sign permits to the City.

ZONE-2024-0039 15 Durham Road



Property Information

Location DURHAM RD
Owner ROUTE 108 LLC
Land Use
Zoning Code G
Property Id H0011-002000



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-2024-0039 FOR CITY OF DOVER, N.H.

Permit Type Zoning	Project:	App Date: 09/11/2024
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
Description: Add monument Sign		Expire Date:

Parcel: H0011-000000 Main	Address: 15 Durham Rd Main Dover, NH	Zone: G(Gateway District) R-20(Residential - Low Density)
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Owner/Builder	Applicant
summit land development	summit land development
john sullivan	john sullivan
340 Central Avenue 202 202	340 Central Avenue 202 202
Dover, NH 03820	Dover, NH 03820
Home: (603) 749-2800	Home: (603) 749-2800
Business: (603) 749-2800	Business: (603) 749-2800
Mobile: (603) 860-8519	Mobile: (603) 860-8519

Permit Custom Fields

ZoneVariAppealPhDisa No bility	Number of Variances 1 Requested:	ZoneVariPlanDirectionsFront Entry
ZoneVariPlanSummary Medical Office building with multiple practices	ZoneVariAppealSect Signage	ZoneVariAppealSectDe The building is 42,000SF tail and only allows 40 SF of signage. Allowing a monument sign will help patients identify the building instead of driving passed the building. Current building is over 150 Feet set back from the main road.
What is the parcel G zoned?	ZoneVariAppeal1Public There are Similar size Interest signs in the Gateway zone such as Sullivan Tire, Aroma Joes, Portsmouth Regional Hospital and Dunkin Donuts. We do not feel this variance will impact public interest in a negative way.	ZoneVariAppeal2Ordin We believe the spirit of anceSpirit the Ordinance to help businesses, and its customers/patients identify the property without affecting other businesses, vision of the commuting public or property values. We believe our sign variance is consistent with the spirit if the Ordinance.
ZoneVariAppeal3Subst It will give patients the antialJustice ability to prepare for a left or right turn by seeing the sign ahead of time. Durham road has a lot of traffic especially when school is in session. Especially for elderly patients, having to miss the entrance because the small allowable SF of the signage allowed, turning around on Durham Road could be dangerous.	ZoneVariAppeal4Prope The only abutter to this rtyValue property is the South Dover Fire station. The sign will not impact the South Dover Fire Station. The Fire Station is in a separate zone (R-20) and we believe the medical office use only increases the value of the abutting property for the City of Dover and the taxpayers.	ZoneVariAppeal5A1Un The property is the only NecHardship medical building in the area with multiple practices on the Dover side of Durham Road (Route 108). The closest other medical building is the walk-in clinic for Portsmouth Regional Hospital. This medical building is an affiliate of Portsmouth Regional Hospital and will have patients visiting from

PERMIT SNAPSHOT REPORT (ZONE-2024-0039)

all over the seacoast.

ZoneVariAppeal5A2No
FairRelate

In the Gateway zone similar signs such as Sullivan Tire, Aroma Joes, Portsmouth Regional Hospital, Dunkin Donuts two gas stations and Burger King are larger and taller in height/size for what we are asking for. We feel as the general purpose of the ordinance is not applicable to this property because of the number of practices and size of subject property.

ZoneVariAppeal5A3Re
asonableUse

The building is set back over 150' from Durham Road and with the allowable total SF per the ordinance of 40 total SF in the Gateway zone we feel most people will have to take their eyes off the road to try and make out what the building sign says which we feel is dangerous. Having 7 or 8 practices on 40 total SF sign 150' feet away from the road one or two stories up on the building will be very difficult to see.

ZoneVariAppeal5BNoR
easonableUse

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	09/11/2024 12:47	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
Signature_john_sullivan_9/11/2024.jpg	09/11/2024 12:47	sullivan, john		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009245	Planning Zoning Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00009245		\$200.00	\$200.00
Grand Total for Permit		\$200.00	\$200.00

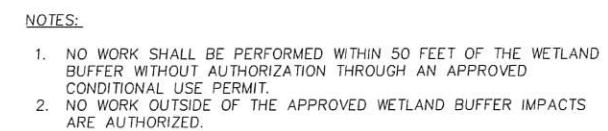
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	09/27/2024	09/30/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	09/27/2024	09/30/2024	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/13/2024 12:08	
Confirm application complete v.1	Generic Action		09/13/2024 12:08
Planning Permit Application Review v.1	Receive Submittal	09/27/2024 0:00	
Zoning Board v.1			
Zoning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
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		

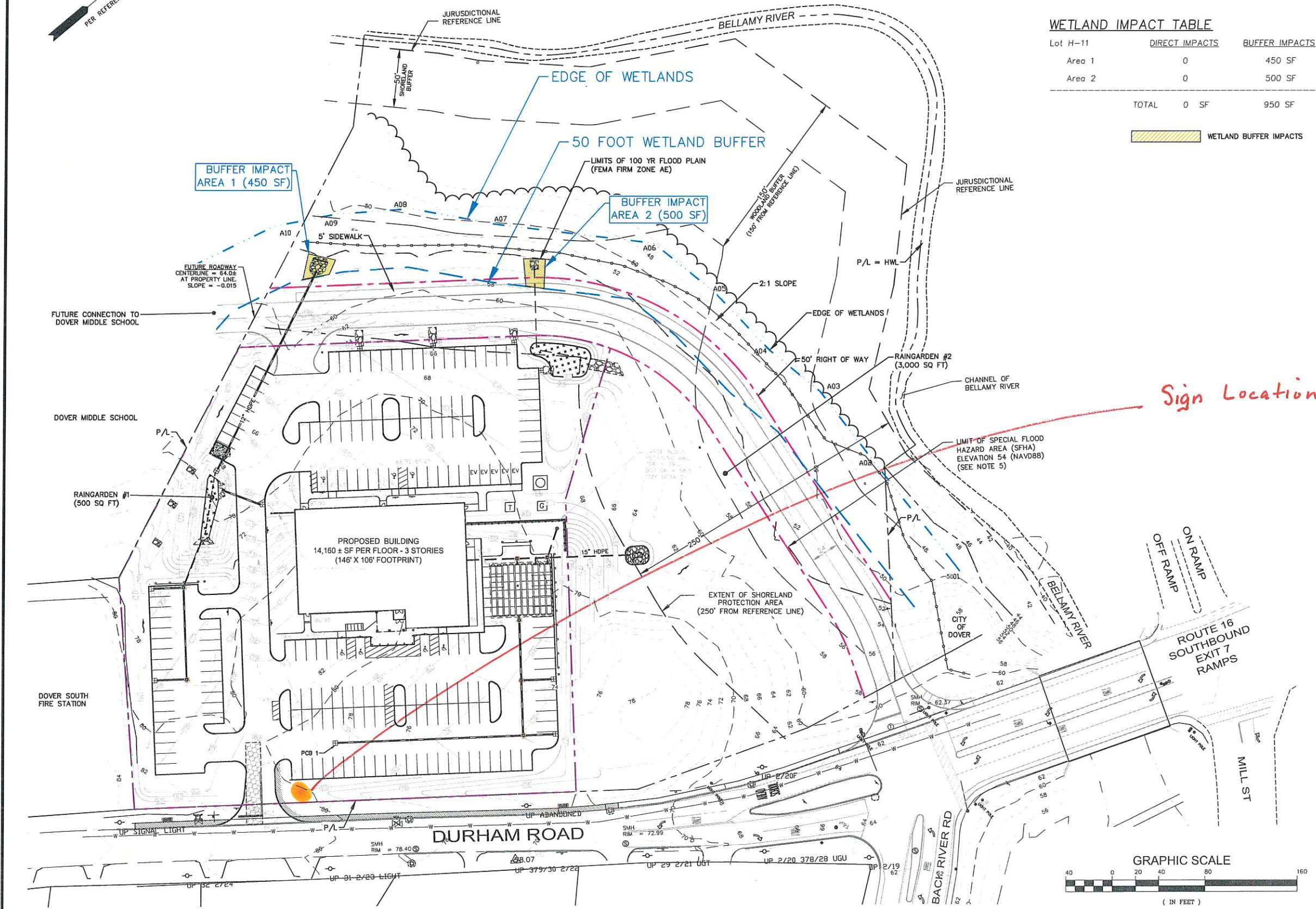
ZONE-2024-0039 **15 DURHAM ROAD**

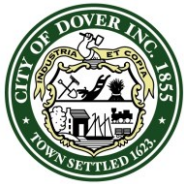
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0011-001000	16 DALEY DR	CITY OF DOVER	SCHOOL DEPARTMENT	288 CENTRAL AVE	DOVER	NH	03820
H0011-002000	DURHAM RD	ROUTE 108 LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
H0011-A00000	DURHAM RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
I0007-000000	10 DURHAM RD	10 DURHAM ROAD GROUP LLC		10 DURHAM RD	DOVER	NH	03820
I0008-000000	22 DURHAM RD	SMITH BRIDGET F & ROBERT H III TRUSTEES	SMITH FAMILY LIVING TRUST 2021	10 PONDVIEW DR	DOVER	NH	03820
I0008-A00000	16 DURHAM RD	DONAI'S LESLIE &	DONAI'S JOHN	16 DURHAM RD	DOVER	NH	03820-4382
H0011-000000	DURHAM RD	INVERNESS PARK LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820





SHEET NUMBER:
12 (CUP-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, October 17, 2024**
Meeting Time: **7:00 pm**

INTENT: *Rehearing of 8/15/24 Variance Request -*
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.

UNITS PROPOSED: N/A

AGENDA ITEM: 3-B

ZONING DISTRICT: Heritage Residential (HR)

FILE: ZONE-2024-0035R

APPLICANT: 17-19 Summer Street Properties, LLC

OWNERS: Same

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

1. 7/18/24 – Variance granted in relief of parking lot setback CUP requirement
2. 8/15/24 – Variance granted to correct scrivener's error in 7/18/24 variance
3. 9/10/24 – Request for rehearing granted pursuant to 8/15/24 variance
4. 9/19/24 – Appeals of three (3) administrative decisions denied

PLANNING BOARD APPROVAL REQ.: No, but a CUP and Site Review is subject to subsequent Planning Board approval.

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff supports this Variance request without conditions.

BACKGROUND INFORMATION

The property subject to this Variance request is a vacant lot on Locust Street between 17-19 Summer St., which the Applicant also owns, and 30 Silver St. The Applicant is in the process of developing the vacant lot with plans to construct a 4-unit residential building. Since the Applicant also owns 17-19 Summer St. (directly to the South of the lot in question) they have opted to create a shared parking lot in between the existing 4-unit residential building on 17-19 Summer St. and the proposed 4-unit residential building on the subject lot. Shared parking lots and driveways are typically encouraged in our site plan regulations.

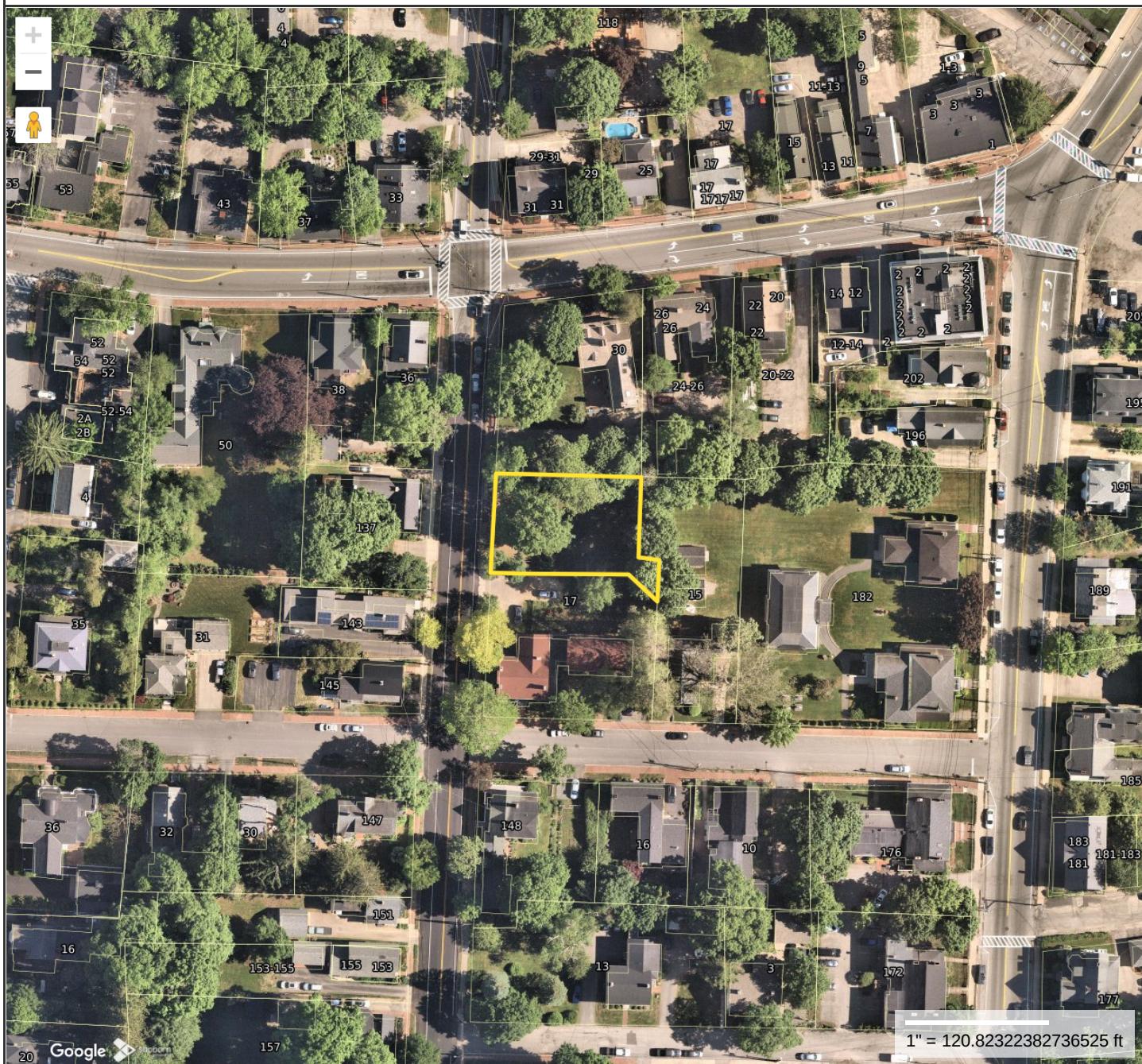
However, since the parcel in question resides within the Heritage Residential zoning district, the creation of 3 or 4 family dwelling structures are only obtainable through a Conditional Use Permit ("CUP"), a condition of which states that "[p]arking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line." Because the parking lot serves both parcels, its central location between the two structures violates the aforementioned condition of the CUP.

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 based upon the following facts:

1. Following its approved subdivision in January of 2020, parking has always existed within 5' of the newly created lot line of Lot 35-1;
2. The City of Dover encourages the use of shared parking lots and driveways, for both residential and commercial uses, as codified in §153-14.I and §153-17.C of Dover's Site Review Regulations.

ZONE-2024-0035R Locust Street

**Property Information**

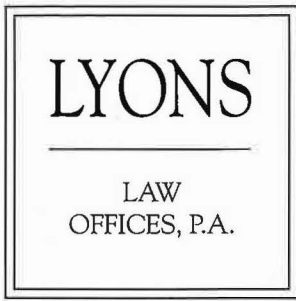
Location LOCUST ST
Owner 17-19 SUMMER STREET PROPERTIES LLC
Land Use
Zoning Code HR
Property Id 12035-001000

**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.



JOHN E. LYONS, JR.
ATTORNEY AT LAW
E-MAIL: JLYONS@LYONSLAW.NET

ONE NEW HAMPSHIRE AVENUE
SUITE 235
PORTSMOUTH, NH 03801

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FAX: 603.431.5181
WEBSITE: WWW.LYONSLAW.NET

ANTJE S. BOURDAGES
PARALEGAL
E-MAIL: ABOURDAGES@LYONSLAW.NET

September 30, 2024

HAND DELIVERED AND SUBMITTED VIA CITY OF DOVER – ONLINE PORTAL

Zoning Board of Adjustment
Chris Prior, Chairperson
City Hall
288 Central Avenue
Dover, NH 03820

RE: Rehearing – ZONE – 2024-0035 – 17-19 Summer Street Properties LLC

Dear Chair Prior,

I represent 17-19 Summer Street Properties LLC. This matter is scheduled for Rehearing before the ZBA on October 17, 2024. On July 18, 2024, the ZBA granted a Variance to my client to allow for shared parking on Lot 12, Map 35-1, to be within 5 feet of the neighboring parcel, Lot 12, Map 35. An identical Variance was then granted by the ZBA on August 15, 2024, to correct a scrivener's error in the previously submitted Variance Application. The scrivener's error had no practical effect as to the granted Parking Variance as it simply related to an existing structure on Lot 35 as having three (3) dwelling units instead of four (4) dwelling units. Subsequently, on September 10, 2024, the ZBA granted the request for Rehearing, filed by Maureen Sanborn.

In regard to the Rehearing, I am hereby refile ten (10) copies of my client's originally filed Application for Variance. Please note however, the attached Application and supporting documents now reflect the existing building on Lot 35 contains four (4) dwelling units. Please also note that Section E in Exhibit B fully addresses all five (5) statutory criteria necessary to satisfy the requested Variance. Section E is identical to what was previously provided to the ZBA when it granted the original Variance.

I also want to confirm that when I appeared in front of the ZBA on July 18, 2024, on the record, I indicated that I was presenting the Application for Variance without prejudice to my client. My client's intent is certainly to be cooperative and follow the process suggested by the Dover Planning Department. However, my client's position is that a Variance is not legally necessary in this matter. This development is unique in that both Lot 35 and Lot 35-1 are both

owned by 17-19 Summer Street Properties LLC. Therefore, the claim that we need a Variance for the 5 foot parking setback would not apply as we are dealing with an internal property line between two Lots in common ownership. Most significantly, reciprocal Easements as to parking and access as to both Lot 35 and Lot 35-1 have been exchanged and recorded in the Stafford County Registry of Deeds. Attached hereto are copies of the recorded Easements.

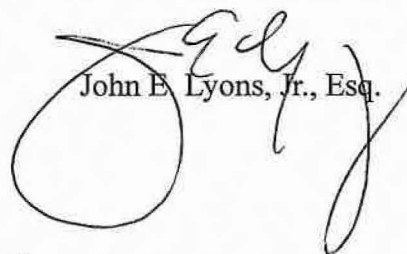
The Easement Deeds were prepared consistent with the Plan prepared by McEneaney Survey Associates and dated June 26, 2024. Please note that the Plan has not yet been recorded and the reference that it was "attached" was redacted from the recorded Easements. We will subsequently be recording this Plan separately. In any event, I attach a copy of the Plan in support of this filing and for the convenience of the ZBA.

Finally, I attach a copy of the August 23, 2024, "Motion for Rehearing" filed by Maureen Sanborn which forms the basis of the Rehearing scheduled for October 17, 2024. Pursuant to RSA 677 *et. seq.*, the "Motion for Rehearing" filed by Ms. Sanborn must set forth every ground upon which it is claimed that the decision or order complained of is unlawful or unreasonable. My client asserts that the "Motion" filed by Maureen Sanborn is woefully inadequate and fails to meet this statutory requirement. At the very least the Rehearing needs to be limited to legitimate and relevant issues set out in Ms. Sanborn's "Motion."

My client and I continue to appreciate your ongoing consideration of this matter and look forward to meeting with you on October 17, 2024.

Thank you for your continued assistance in this matter.

Very truly yours,


John B. Lyons, Jr., Esq.

JEL/dhb

cc: Gina Cruikshank – g.cruikshank@dover.nh.gov
Ben Perez – ben@bostonnorthdevelopment.com
Steve Haight – shaight@civilworksne.com



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*

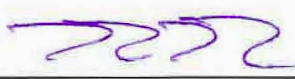


Signature of Owner*

*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-2024-0035R

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	LAPOINT 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	PO BOX 1166	DOVER	NH	03820

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.

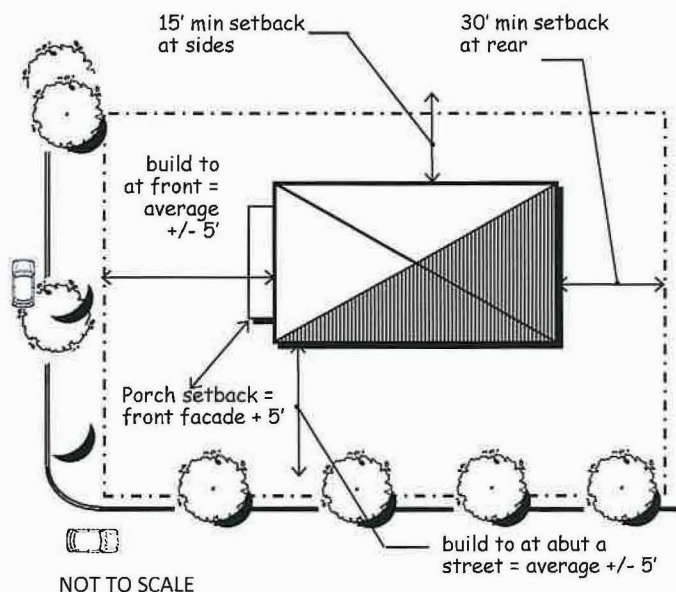
**The minimum principal building height shall not apply to additions constructed onto the rear of the PRINCIPAL BUILDING, provided that where the addition will be closer to either side lot line than the existing PRINCIPAL BUILDING, the addition shall be located no closer than 45 ft from the front lot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

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.

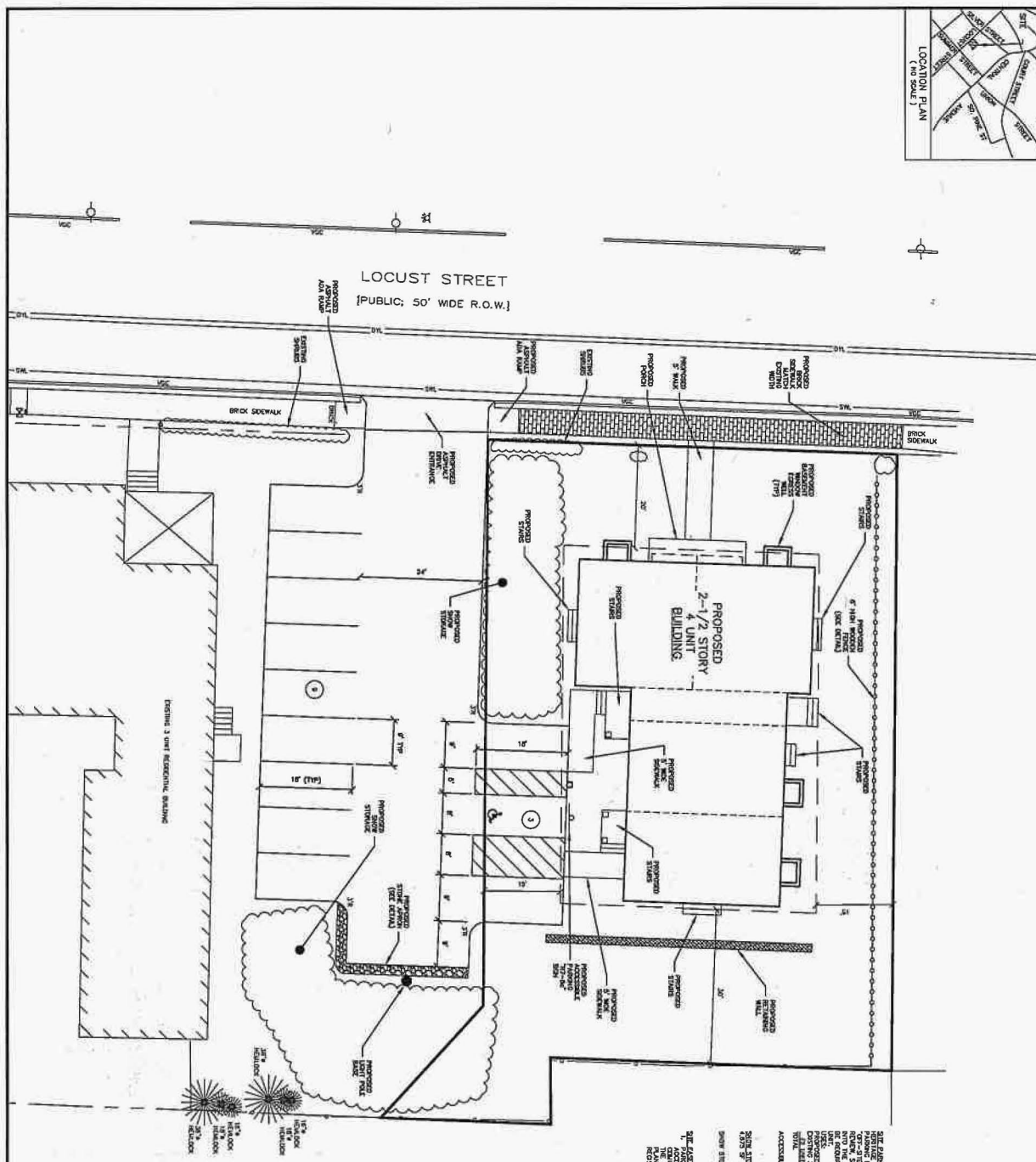
The final analysis under the First Hardship Test is to determine whether the proposed use is reasonable. Here the proposed use, for all the reasons set out above, and the development of Lot 35-1, consistent with the Conditional Use Permit, is more than reasonable. Moreover, the Easement to be granted 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.



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

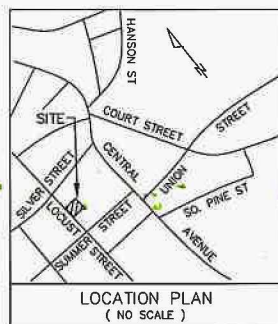
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVILWORKS NEW ENGLAND, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CIVILWORKS NEW ENGLAND, INC.

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PLANNING FILE NO.: SITE-2024-0003

SITE PLAN		DATE: 2-29-24		SCALE: 1"=10'		DRAWN BY: SRD		DESIGN BY: SRD		APPROVED BY: SRD		PROJECT NO: 2024		FILE: SITE.DWG		NO.		REVISION PER TNC COMMENTS		S.D.		4-25-24		APPRO		DATE	
6	LOCUST STREET RESIDENTIAL DEVELOPMENT DOVER, NH	17-19 SUMMER STREET PROPERTIES, LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844																									





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

DATE

SITE CIVIL ENGINEER



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

COVER SHEET
NEIGHBORHOOD PLAN
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)
NOTE SHEET
DEMOLITION PLAN
SITE PLAN
GRADING, DRAINAGE & EROSION CONTROL PLAN
UTILITY PLAN
EROSION CONTROL NOTES
EROSION CONTROL DETAILS
DETAIL SHEETS
LIGHTING PLAN
LIGHTING DETAILS

SHEET

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10-11
12-15
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17

ARCHITECTURAL PLANS

BASEMENT PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
ATTIC PLAN
EXTERIOR ELEVATIONS/ STREET VIEW
EXTERIOR ELEVATIONS
STREET SCAPES PLAN

A1.0
A1.1
A1.2
A1.3
A2.0
A2.1
A2.2

LANDSCAPE PLANS

LANDSCAPE PLAN
LANDSCAPE DETAILS

L1.0
L2.0

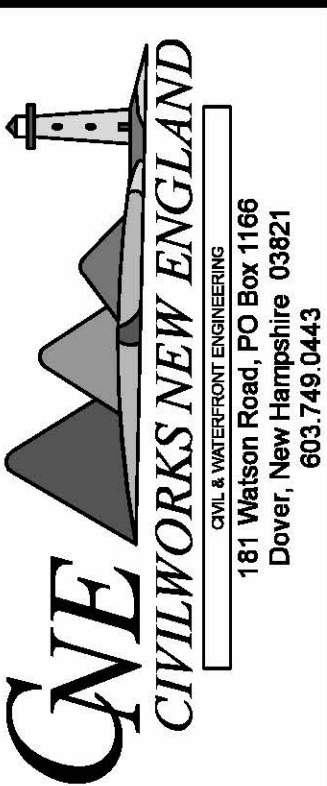


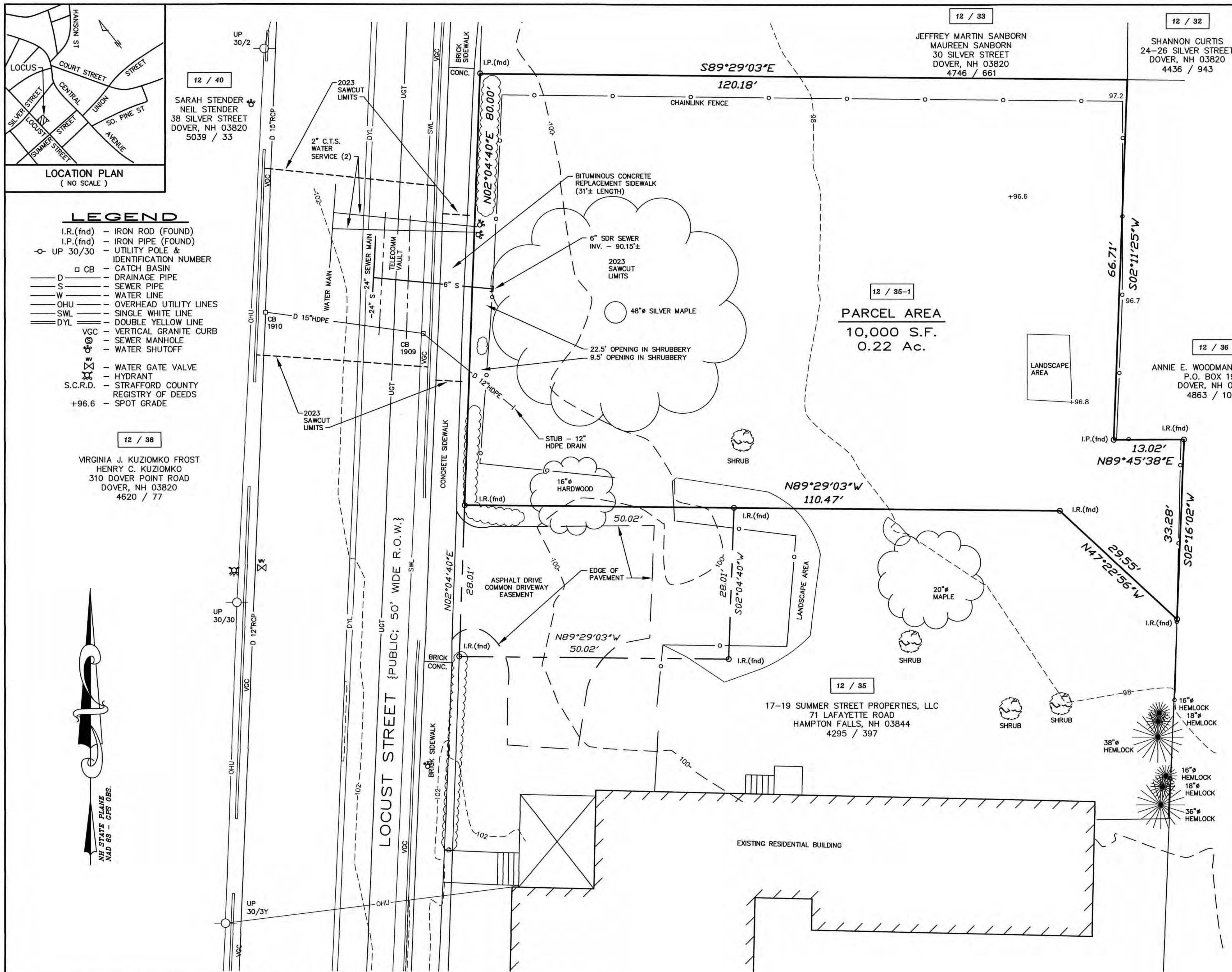
ABUTTERS LIST (WITHIN 200 FT.)		
TAX MAP	LOT NO.	NAME & ADDRESS
9 47	47	CALAGUIRO JOSHUA 35 A SILVER ST DOVER NH 03820
9 76	76	TNT SILVER STREET GROUP LLC 10 DURHAM RD DOVER NH 03820
9 77	77	WOTTON KATHLEEN D 25 SILVER STREET DOVER NH 03820
9 78	78	JJ PROPERTIES LLC C/O JENNY ISHII 33 BAXTER ST MEDFORD MA 02155
12 41	41	BREWITT DARCY D 50 SILVER ST DOVER NH 03820-3950
12 40	40	STENDER SARAH STENDER NEIL 38 SILVER STREET DOVER, NH 03820
12 39	39	DUGDALE MARY & SWIDER KEITH 36 SILVER STREET DOVER, NH 03820
12 33	33	SANBORN JEFFERY MARTIN & SANBORN MAUREEN 30 SILVER STREET DOVER, NH 03820
12 32	32	CURTIS SHANNON 24 26 SILVER STREET DOVER, NH 03820
12 31	31	20-22 SILVER ST LLC 882 FRANKLIN PIERCE HWY BARRINGTON NH 03825
12 30	30	ALLEN TYLER D 14 SILVER ST DOVER NH 03820
12 28	28	FIRST-RATE REAL ESTATE GROUP LLC 290 HERITAGE AVE PORTSMOUTH NH 03801-5680
12 27	27	CENTRAL AVE OWNER LLC 889 ELM STREET 6TH FLOOR MANCHESTER NH 03101
12 26	26	CENTRAL AVE OWNER LLC 889 ELM STREET 6TH FLOOR MANCHESTER NH 03101
12 38	38	KUZIOMKO FROST VIRGINIA J & KUZIOMKO HENRY C 310 DOVER POINT ROAD DOVER, NH 03820
12 37	37	BEDNARZ PAUL 143 LOCUST STREET DOVER, NH 03820
12 36	36	WOODMAN ANNIE E INSTITUTE P.O. BOX 1916 DOVER, NH 03821-1916
12 35-1	35-1	17-19 SUMER STREET PROPERTIES LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844
12 35	35	17-19 SUMMER STREET PROPERTIES, LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844
12 25	25	WOODMAN ANNIE E INSTITUTE PO BOX 1916 DOVER NH 03821-1916
12 45	45	WINTERS GARY & LOIS TRUSTEES WINTERS FAMILY TRUST 31 SUMMER ST DOVER NH 03820
12 46	46	BRATT JUSTIN M BRATT JASON L 4 GOVERNOR POWELL RD HAMPTON FALLS NH 03844
12 71	71	O BRIEN EDMUND J JR 147 LOCUST STREET DOVER NH 03820
12 24	24	TREACY HILL SARA G REVOCABLE TRUST TREACY HILL SARA G TRUSTEE 148 LOCUST STREET DOVER NH 03820
12 23	23	LAPONT KEVIN & MAZARAS TIFFANY 16 SUMMER ST DOVER NH 03820
12 22	22	ALGO OPPORTUNITY ZONE FUND I LLC 8 MERRILL LN HOLLIS NH 03049-6594
12 21	21	HOLGATE LIMITED PARTNERSHIP HOPKINS WILLIAM F JR TRUSTEE 130 CENTRAL AVE DOVER NH 03820

D TAX MAP
11 LOT NUMBER

PLANNING FILE NO.: SITE-2024-0003

NEIGHBORHOOD PLAN 2		17-19 SUMMER STREET PROPERTIES, LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844		NOT FOR CONSTRUCTION FOR PERMIT USE ONLY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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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: **KJP, RJM**

FILE: MSA\2508\03-2508

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 SIZE 10,000 SF
MINIMUM LOT FRONTAGE 80 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:
FRONT 8.7'±5 FT.
SIDE 15 FT.
REAR 30 FT.
ABUT-A-STREET 20 FT.
MAXIMUM/MINIMUM LOT COVERAGE 40%
MINIMUM/MAXIMUM BLDG. HEIGHT 24/40 FT.
DIMENSIONAL REQUIREMENTS -3-4 FAMILY:
MINIMUM LOT SIZE 10,000 SF
MINIMUM LOT FRONTAGE 80 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:
FRONT 20 FT.
SIDE 15 FT.
REAR 30 FT.
ABUT-A-STREET 20 FT.
MINIMUM OPEN SPACE 56.7%
MINIMUM/MAXIMUM BLDG. HEIGHT 24/40 FT.
PARKING SETBACKS:
FRONT 10 FT.
SIDE 5 FT.
*EASEMENT PROVIDES A SHARED ACCESS AND PARKING LOT BETWEEN THE TWO PROPERTIES.
9. OFF STREET PARKING REQUIREMENTS:
PARKING DIMENSIONS MAXIMUM 9 X 18
AISLE DIMENSIONS 24 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 FONDING 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.
3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
6. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
7. 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.
8. 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.
9. 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.
10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
17. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
18. 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.
19. 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 ABUTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
20. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
21. 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.
22. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
23. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
24. 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 MAST ROAD
DOVER, NH 03820
TEL: (603)-516-6450
EMAIL: K.MAVROGEORGE@DOVER.NH.GOV

ELECTRIC: - EVERSOURCE
CONTACT: TREVER EMMONS
4 OLD DOVER ROAD
ROCHESTER, NH 03867
TEL: (603)-352-7515
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	—74—			
⚡	EXISTING GAS VALVE	x [74.00]	PROPOSED FINISH GRADE		
⚡	EXISTING HYDRANT		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:SAH

PROJECT NO.:23029

FILE:SITE.DWG

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
161 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

PLANNING FILE NO.: SITE-2024-0003

REVISION

1

REVISION PER TRC COMMENTS

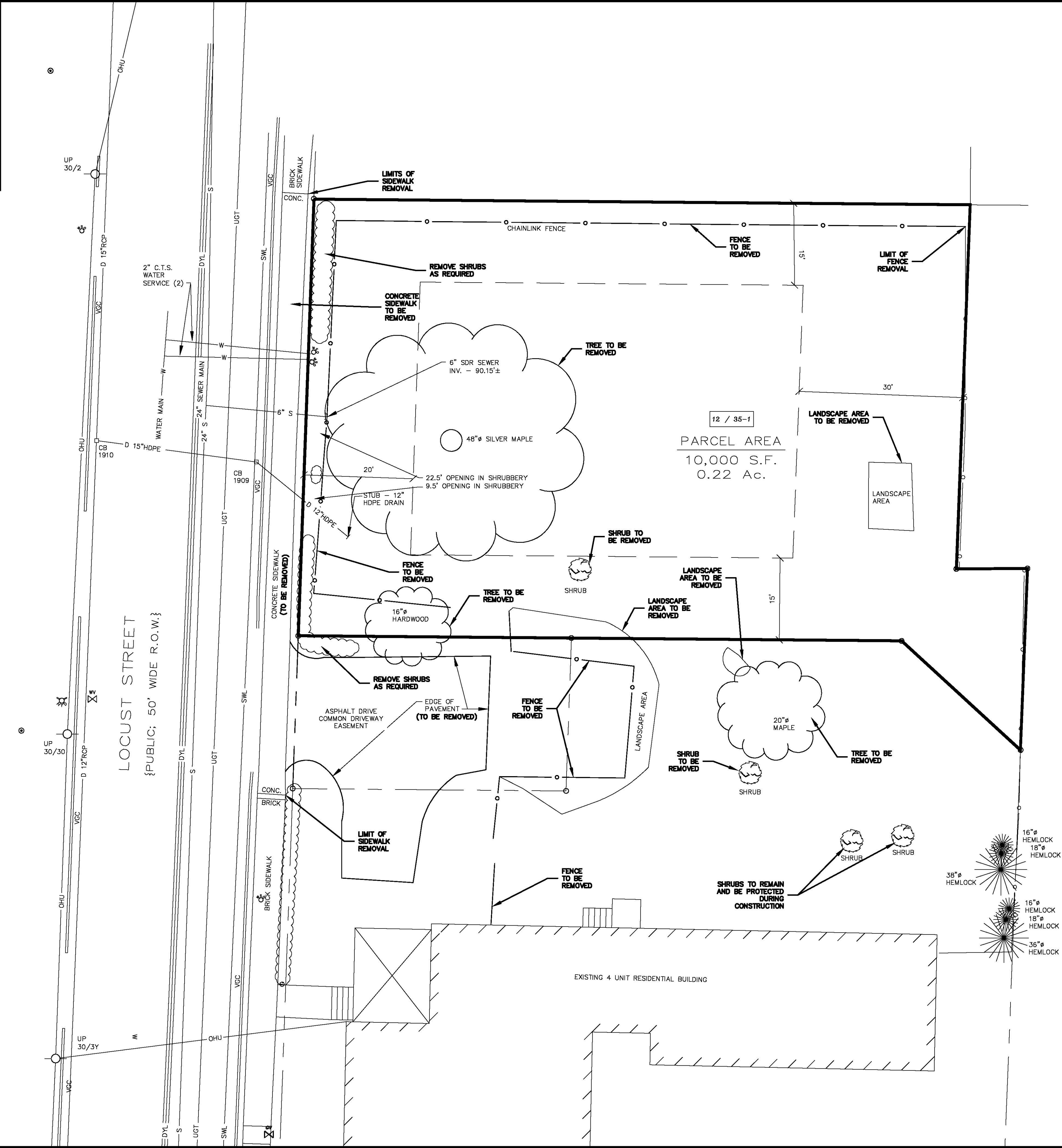
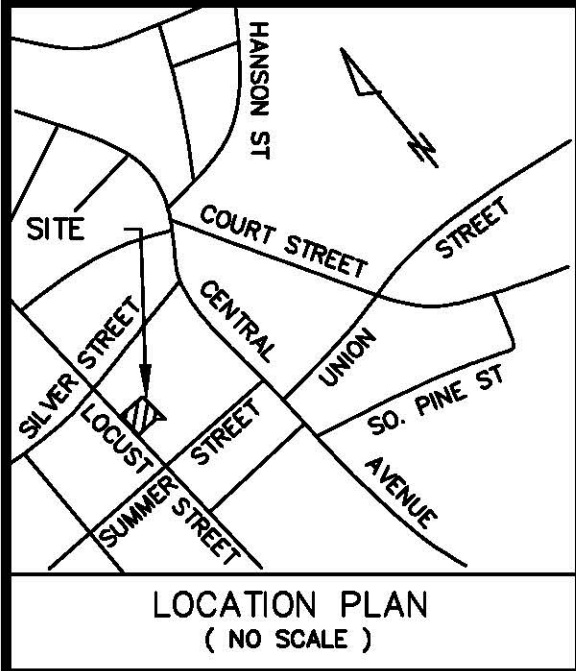
NO.

DATE

4-25-24

SAH

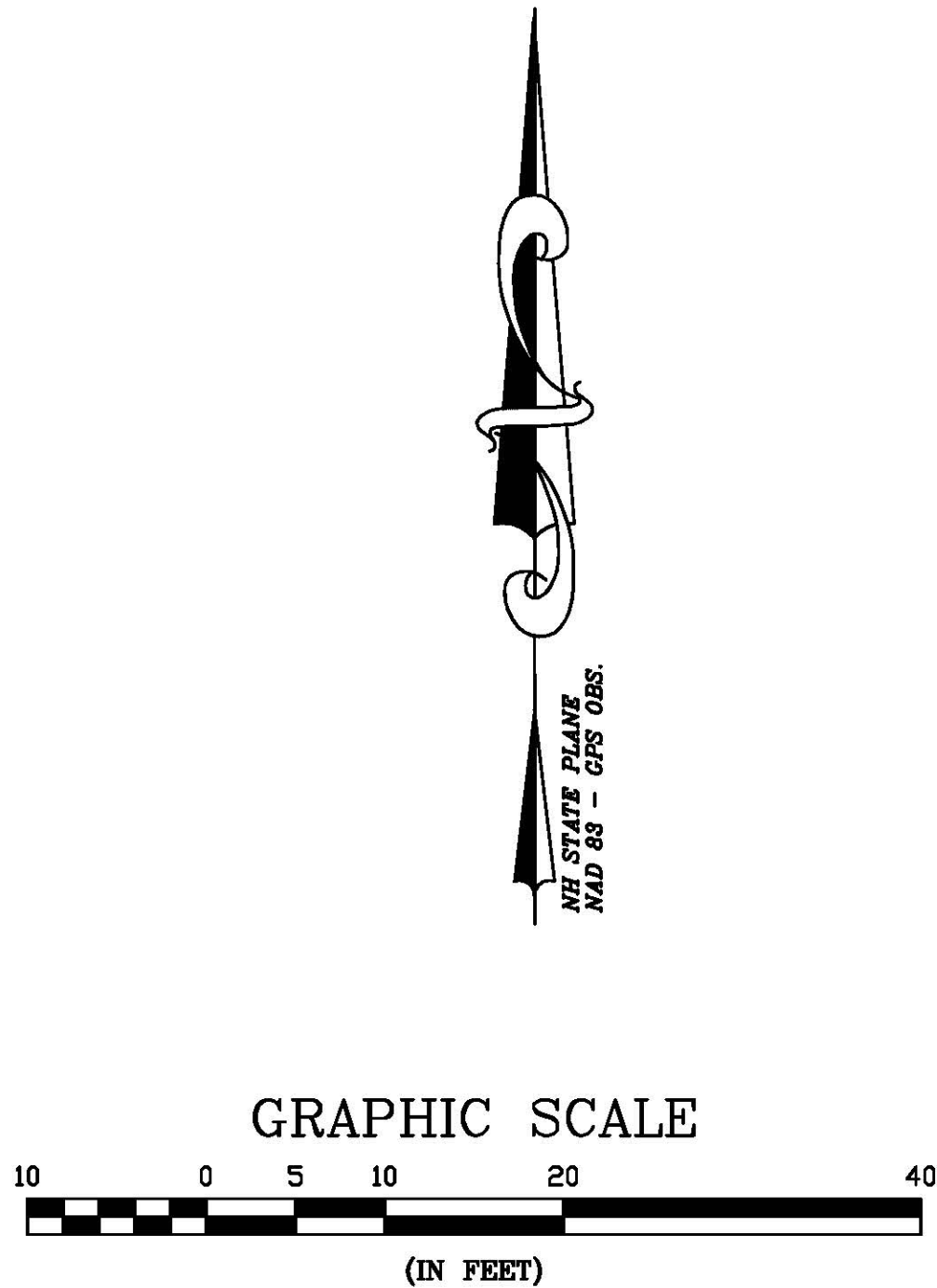
APPD



2023 DRAINAGE STRUCTURE SCHEDULE

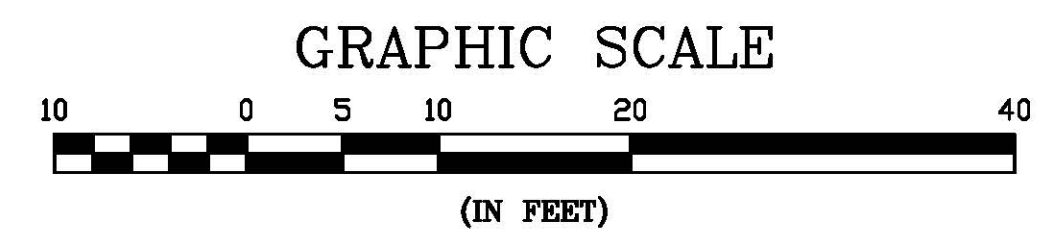
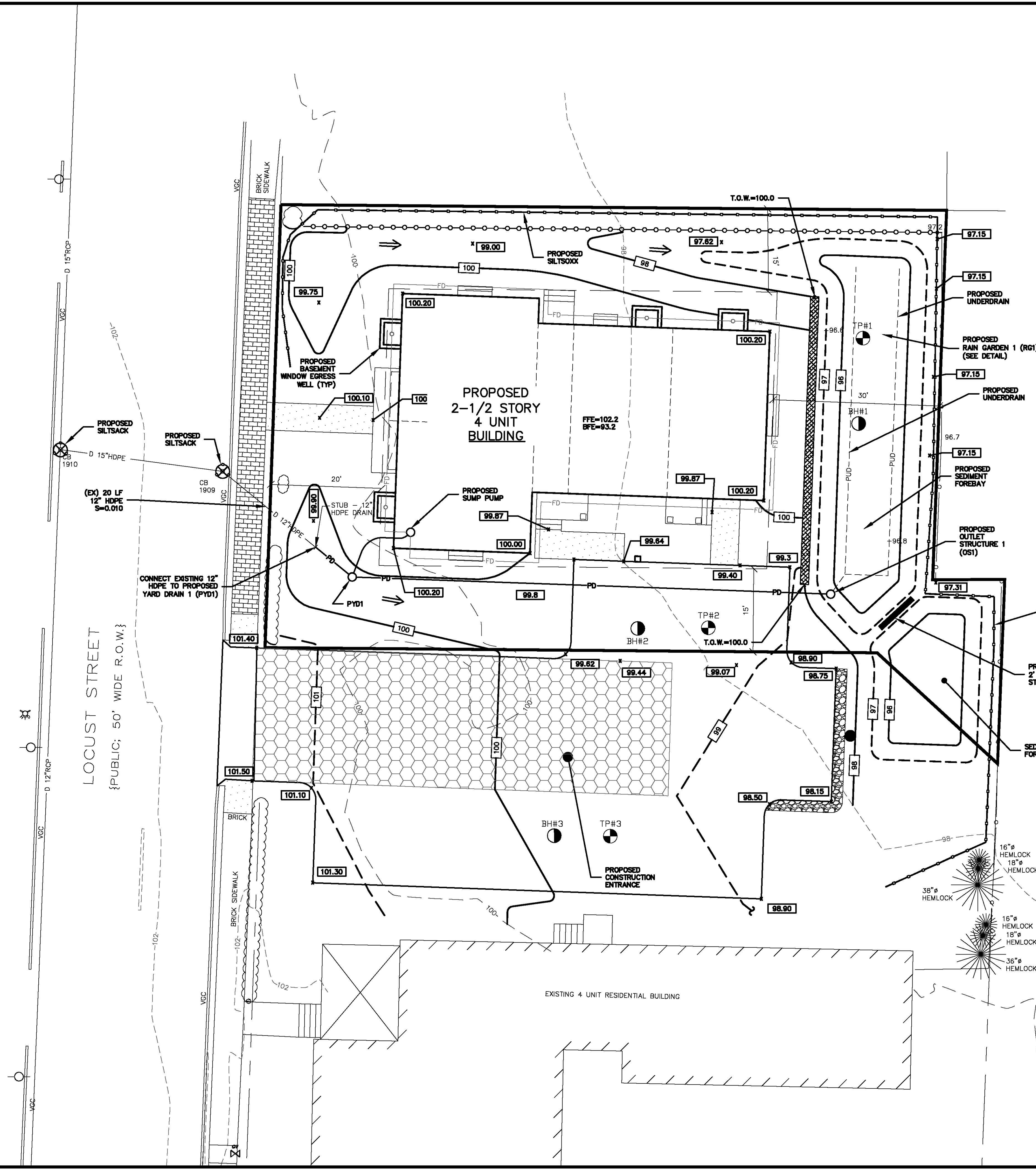
CB 1909 (REPLACE CB 1826)
RIM=100.92'
INV.IN 12" HDPE=92.4' (SITE)
INV.OUT 15" HDPE=92.1' (CB 1910)
SUMP=89.3'

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, NH 03821	DATE: 2-29-24 SCALE: 1"=10' DRAWN BY: SRD DESIGN BY: SRD APPROVED BY: SRD PROJECT NO: 23029 FILE: SITE.DWG	NO.	REVISION	DATE

[illegible]

PLANNING FILE NO.: SITE-2024-0003



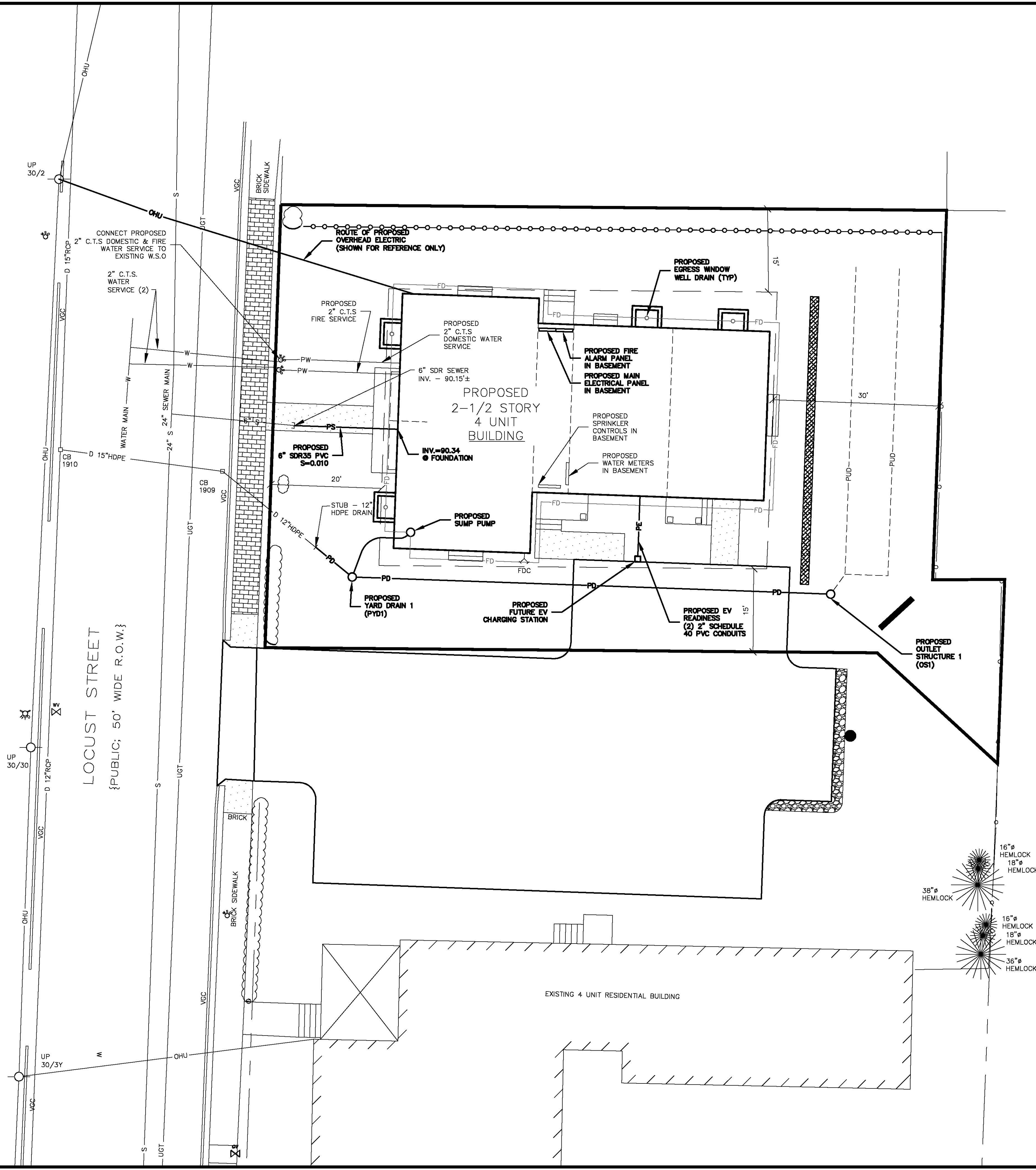
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

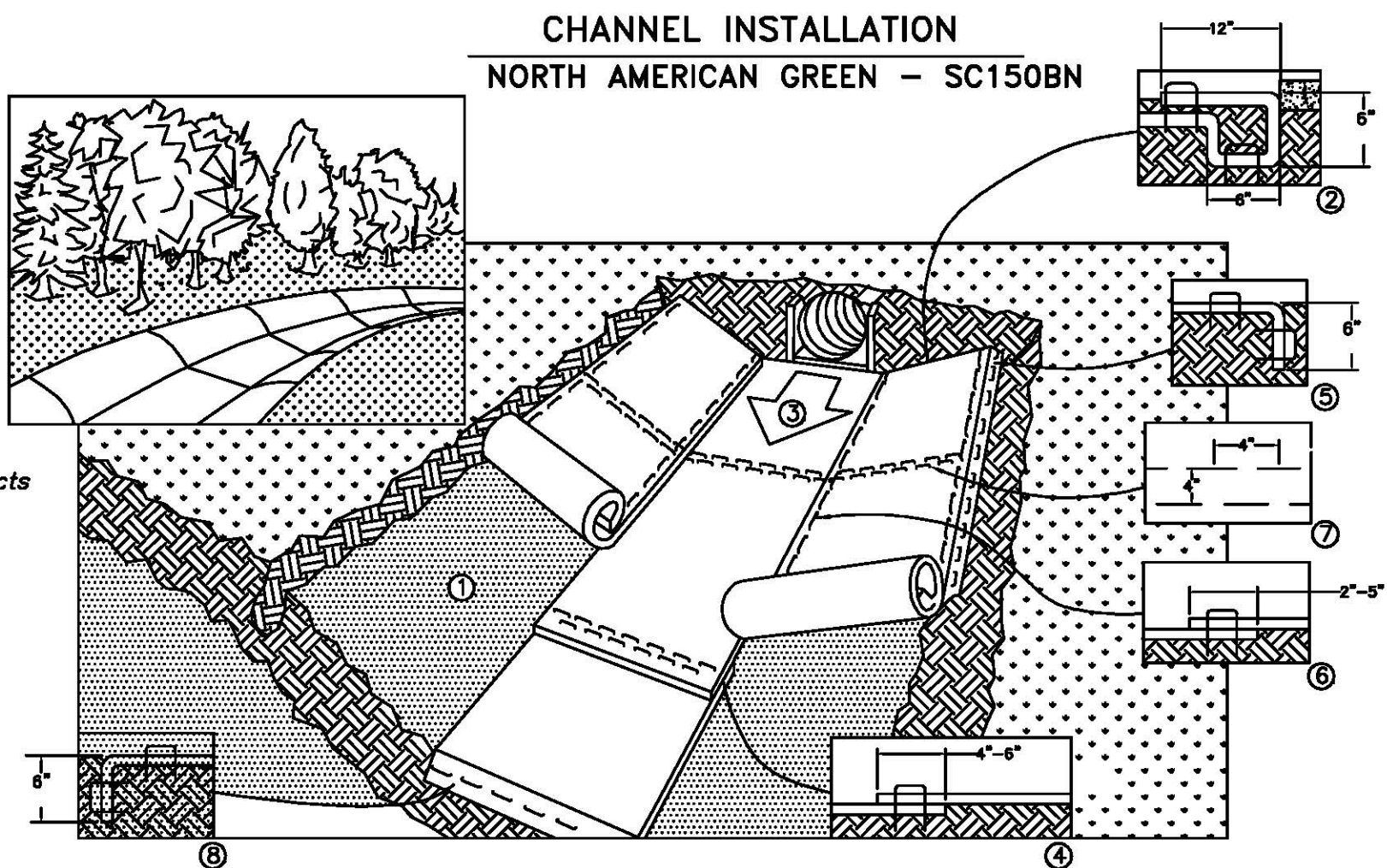
GRADING, DRAINAGE & EROSION CONTROL PLAN

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

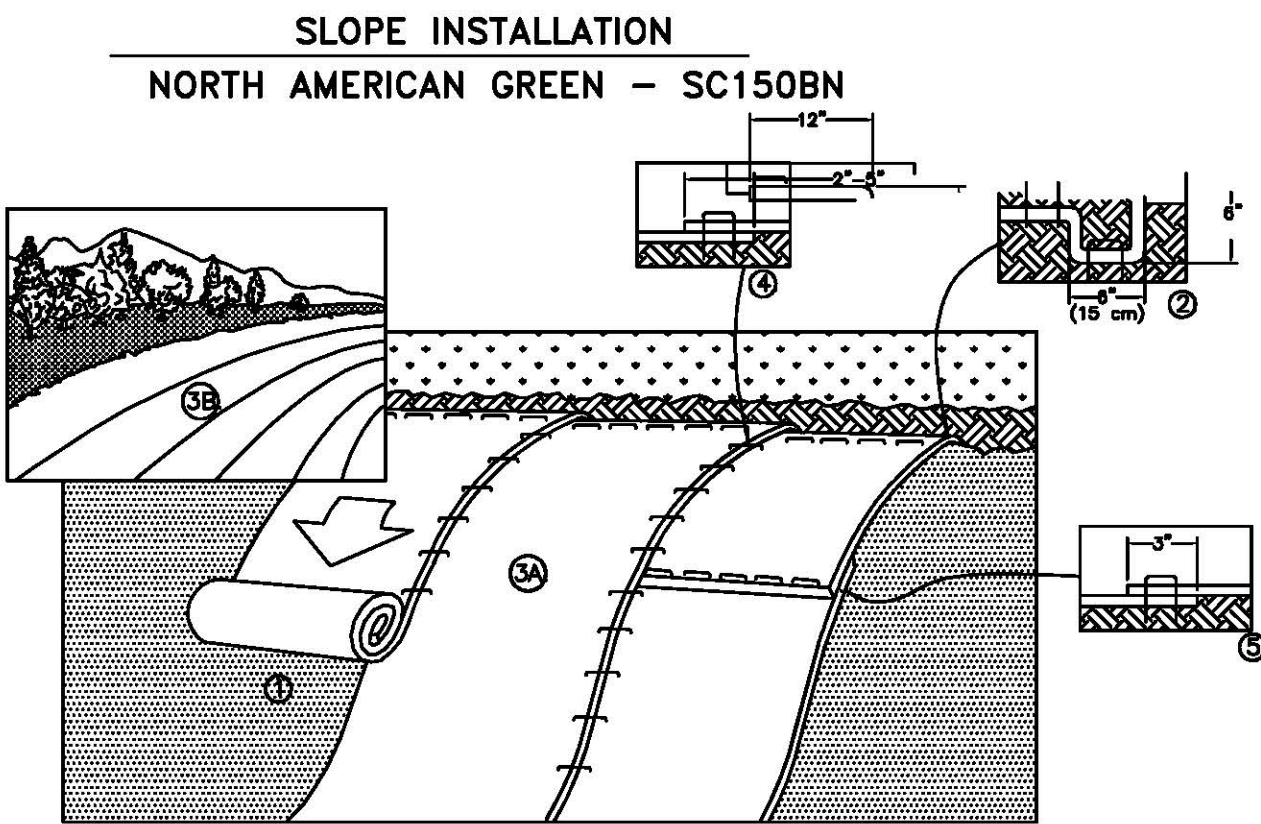
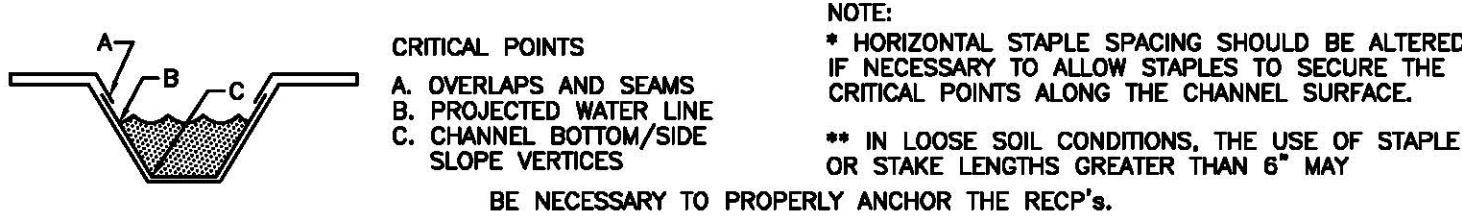
**LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH**

7

[illegible]



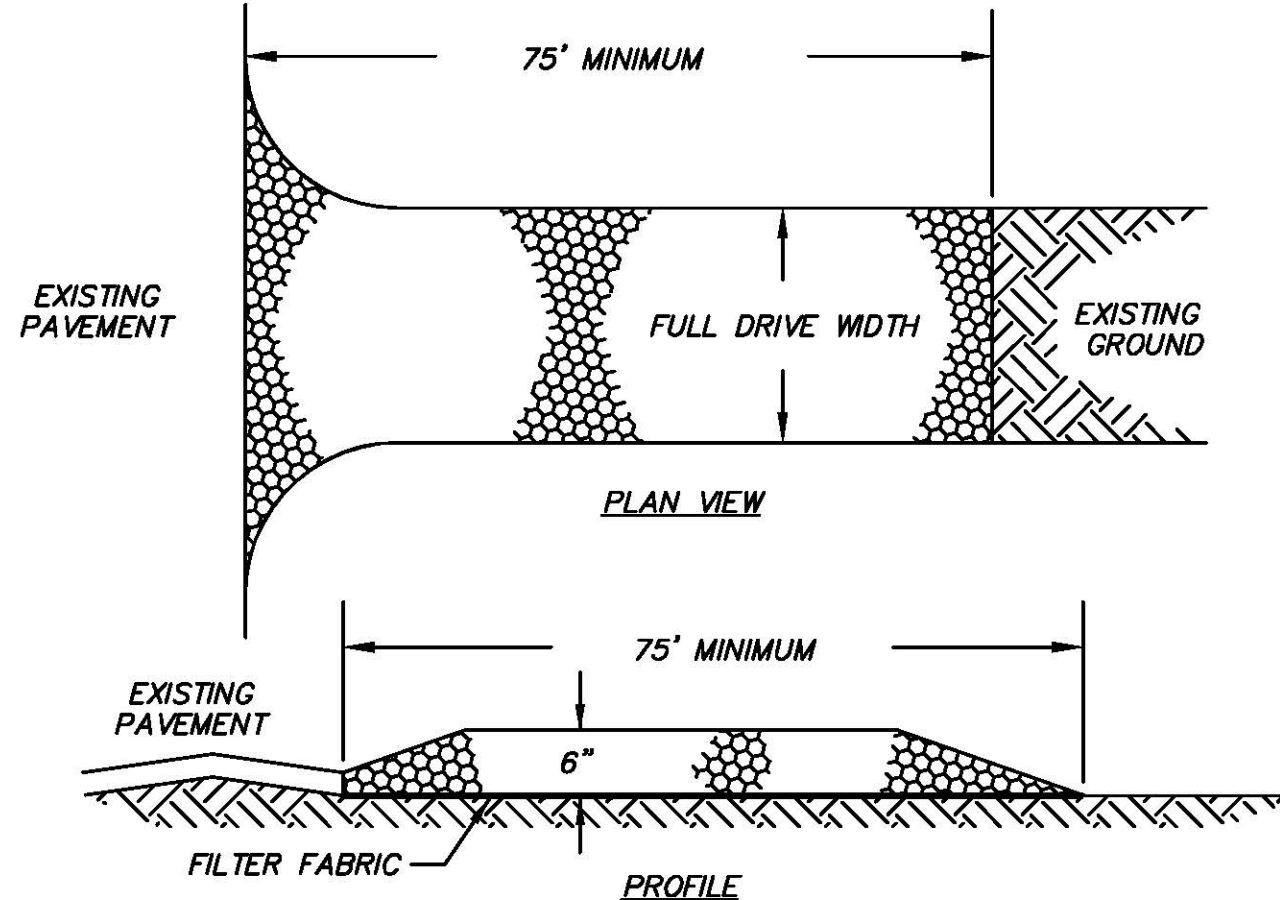
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP's.
- ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" - 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP's.
- FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (DEPENDING ON RECP's TYPE) AND STAPLED.
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
 - ROLL THE RECP's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 - THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
 - CONSECUTIVE RECP's SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.
- NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.

CHANNEL INSTALLATION

NORTH AMERICAN GREEN - SC150BN



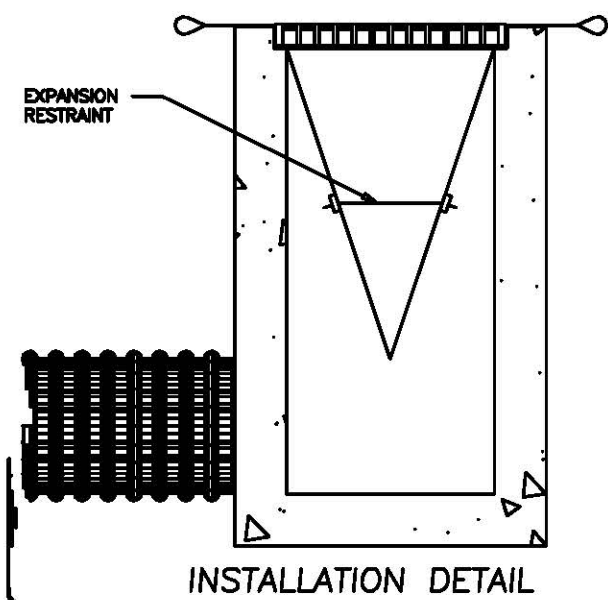
- NOTES:
- SEE EROSION CONTROL NOTES BELOW FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.
 - TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.

STABILIZED CONSTRUCTION ENTRANCE

- SPECIFICATIONS
 - AGGREGATE SIZE: USE THREE (3) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
 - WIDTH: TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
 - LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY-FIVE (75) FEET. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
 - GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
 - CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVA SPUNBOND 1135, MIRAFI 600X OR EQUAL.
- MAINTENANCE
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



OIL-ABSORBANT SILTSACK

(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

SILTSACK® SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.
AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL.

REGULAR FLOW SILTSACK

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

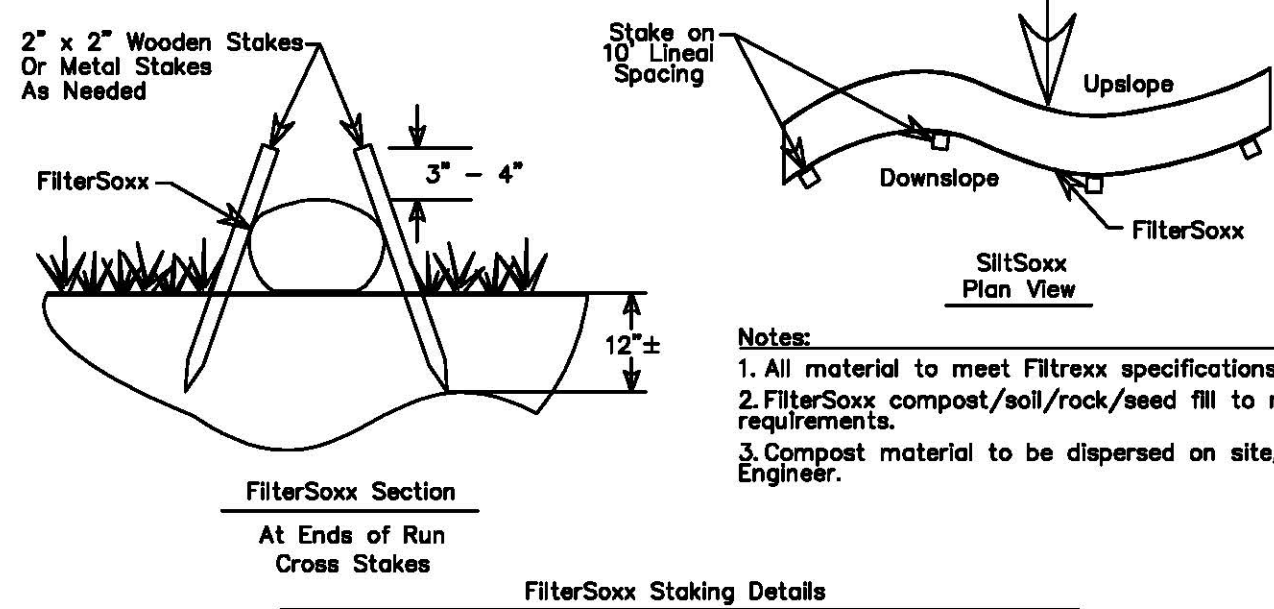
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	60 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK

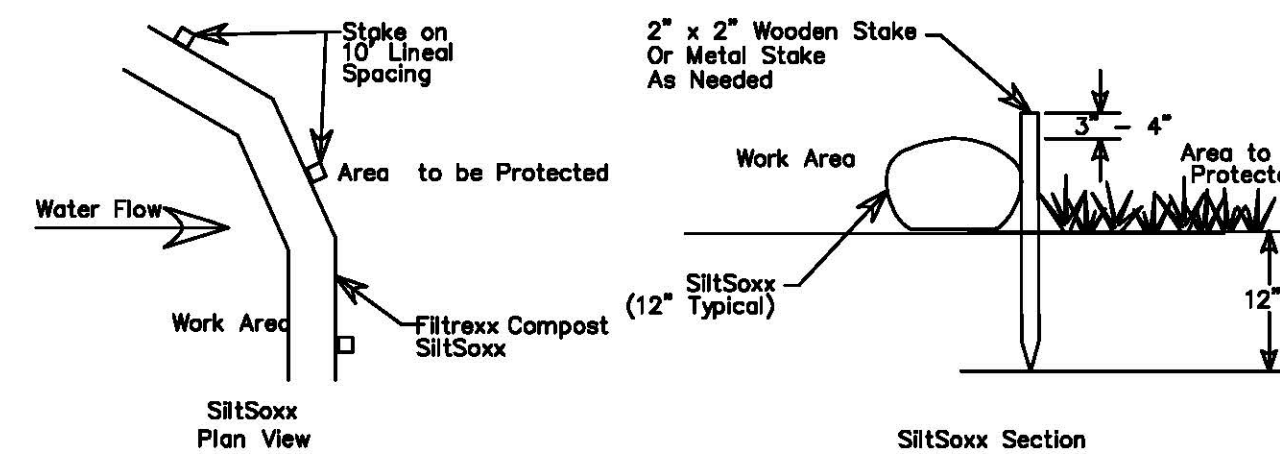
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

DETAIL OF INLET SEDIMENT CONTROL DEVICE



- Notes:
- All material to meet Filterxx specifications
 - FilterSoxx compost/soil/rock/seed fill to meet application requirements
 - Compost material to be dispersed on site, as determined by Engineer.



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

SILTSoxx DETAILS

NOT TO SCALE

PLANNING FILE NO.: SITE-2024-0003

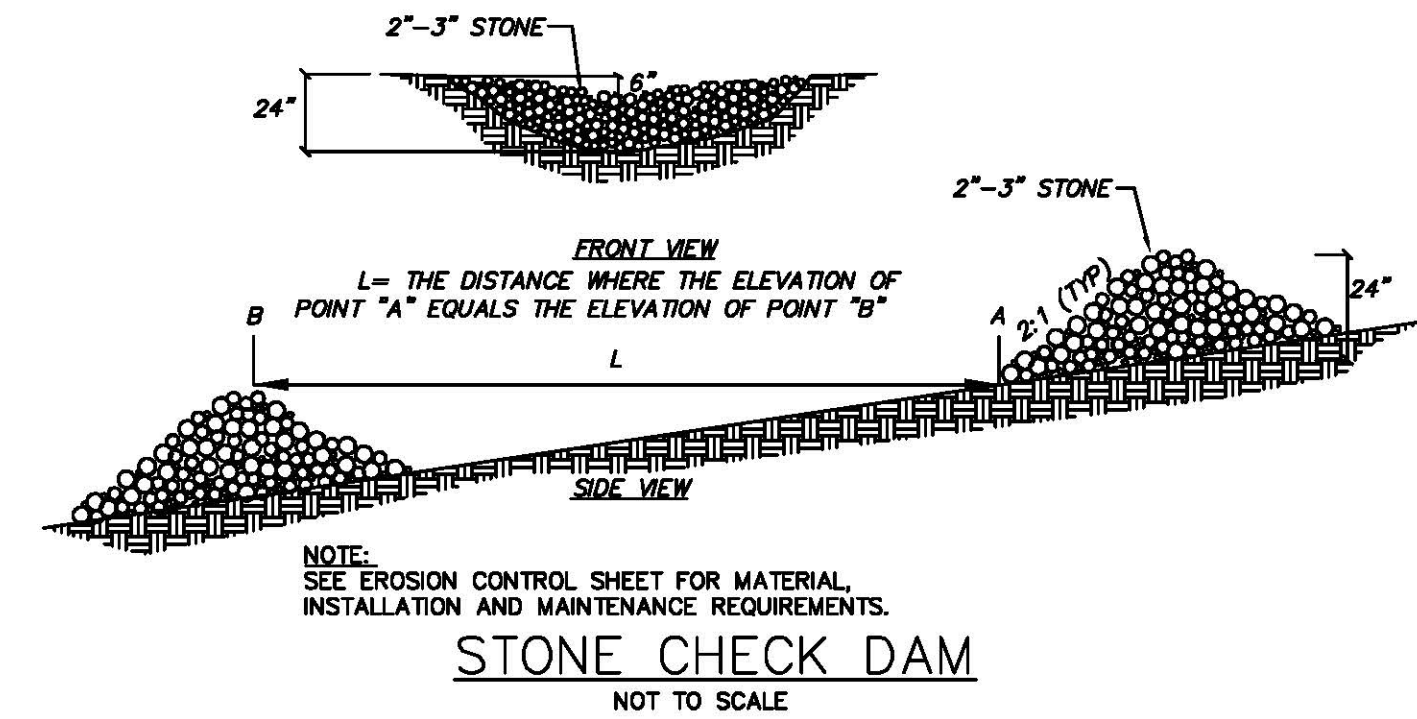
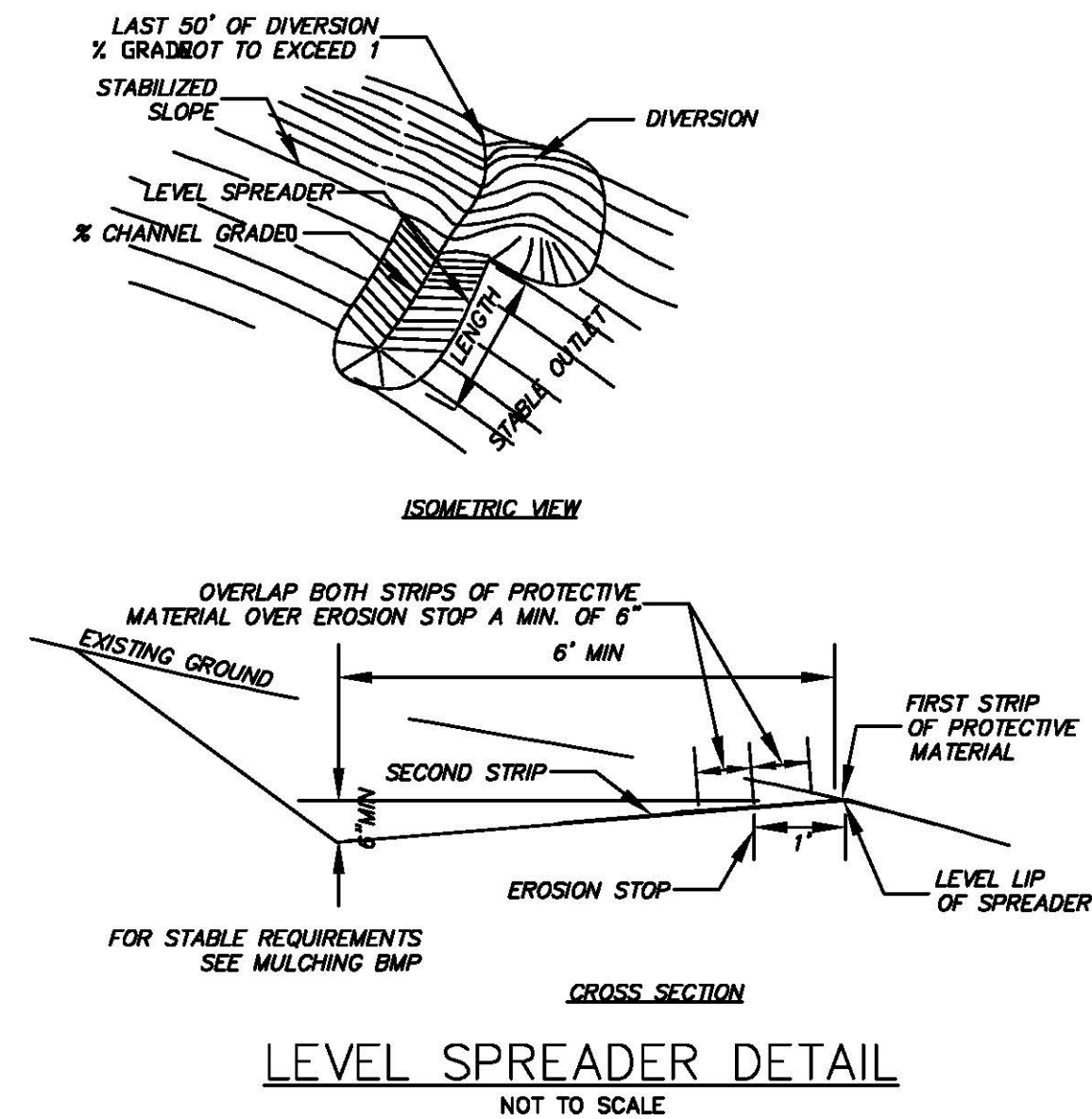
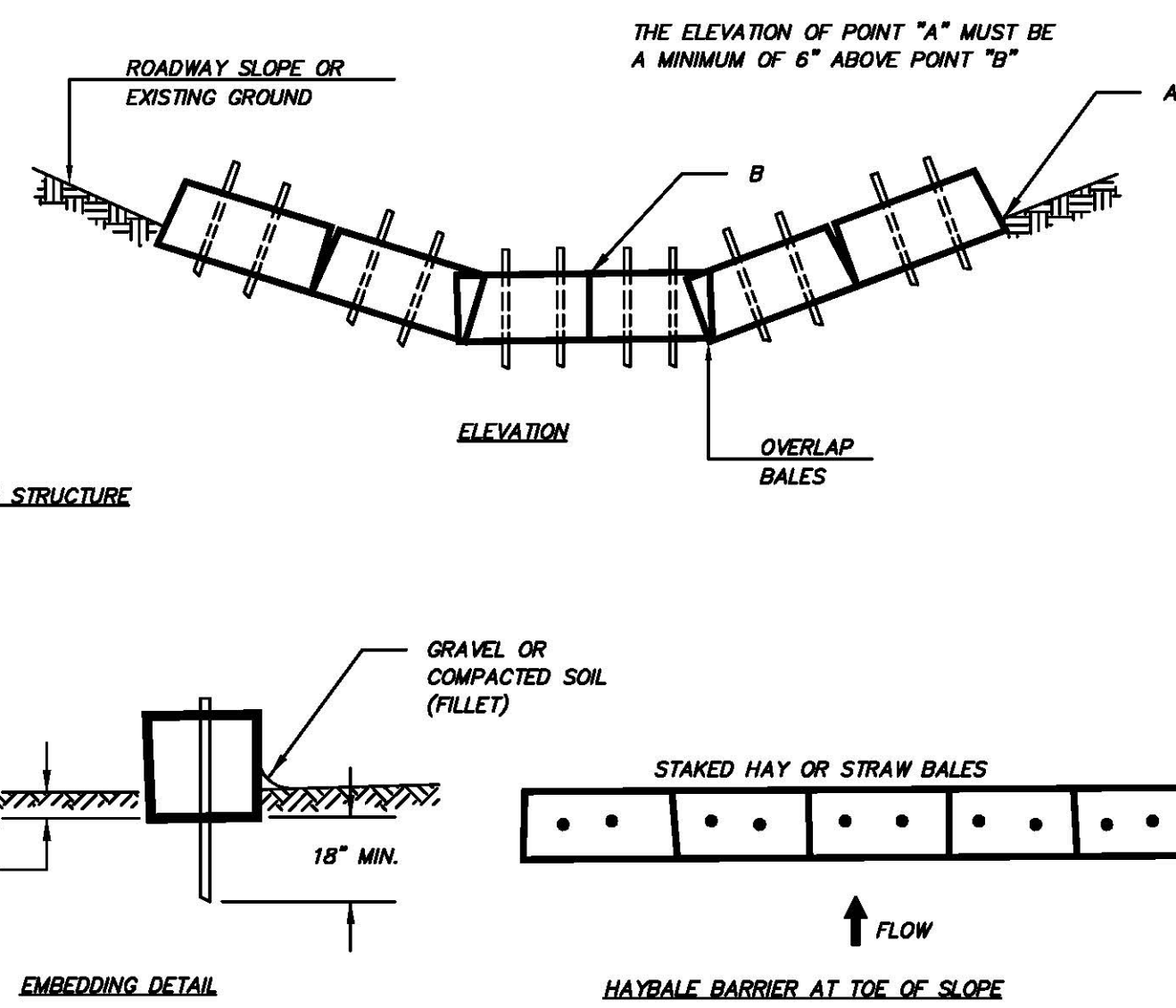
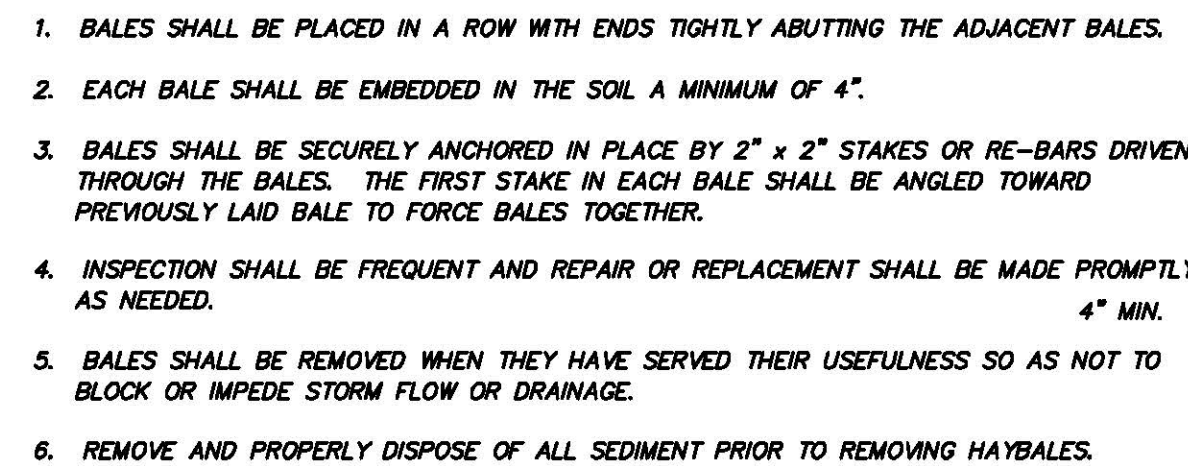
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NO.	REVISION	COMMENTS	DATE
1	REVISION PER TRC	SAH	4-25-24

EROSION CONTROL DETAILS

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

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH



WIRE SCREEN

CONCRETE BLOCK

GRAVEL FILTER

RUNOFF WATER WITH SEDIMENT

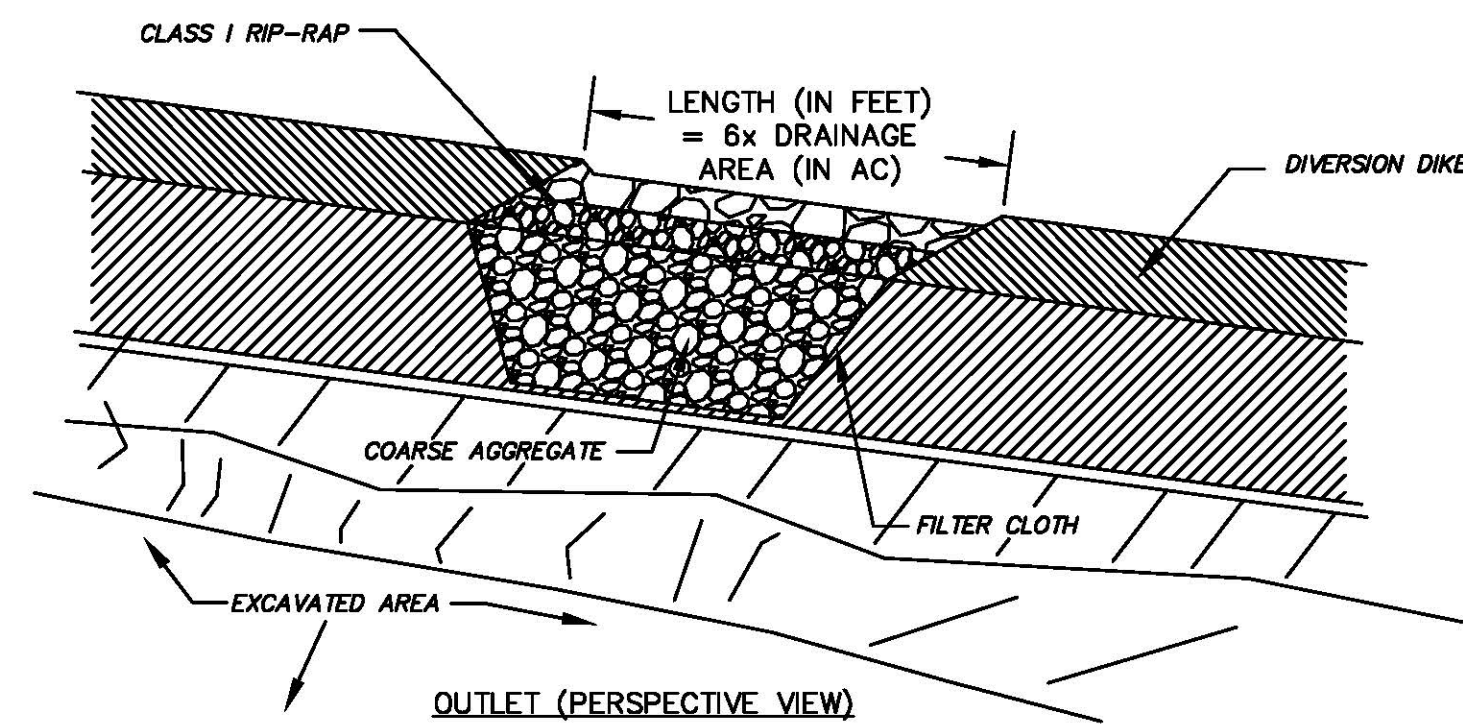
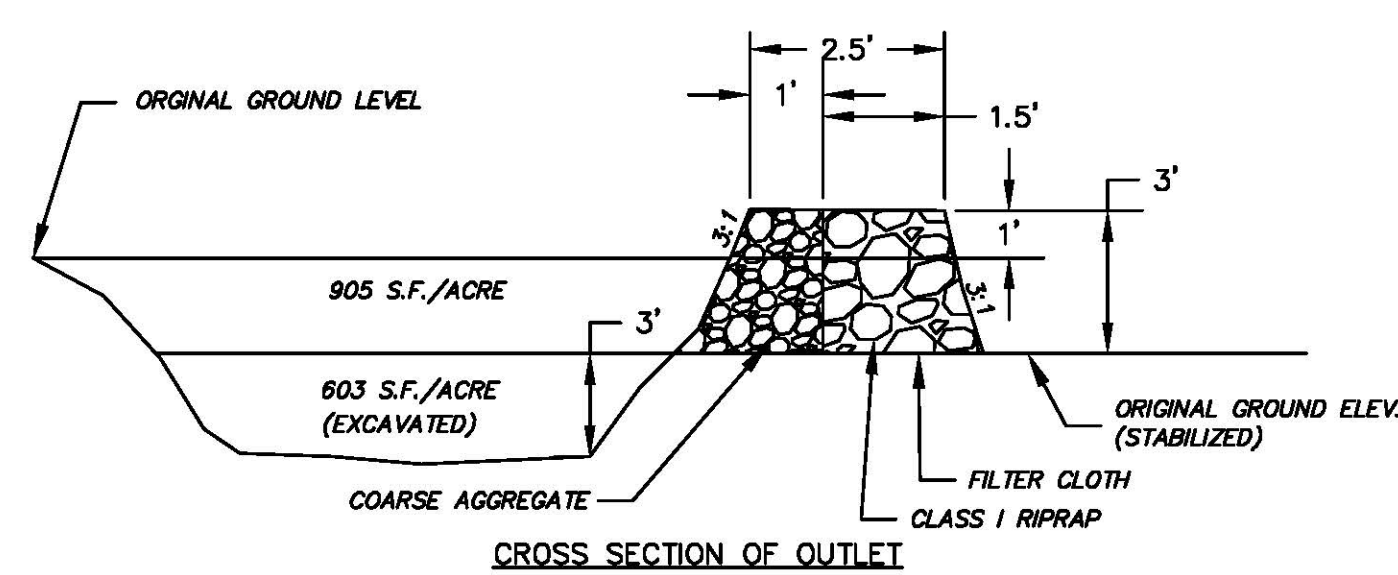
OVERFLOW

WIRE SCREEN

NORMAL USE AROUND CATCH BASINS

TEMPORARY EROSION CONTROL

NOT TO SCALE



- NOTES:**
1. COARSE AGGREGATE SHALL MEET NHDOT 304.5 SPECIFICATIONS AND SHALL NOT CONTAIN MORE THAN 5% FINES PASSING THE #200 SIEVE.
 2. FILTER CLOTH SHALL BE MIRAFI 700X OR APPROVED EQUAL.
 3. CLASS 1 RIPRAP SHALL MEET NHDOT 583 SS SPECIFICATIONS.
 4. THE MAXIMUM CONTRIBUTING AREA TO THE TRAP SHALL BE LESS THAN 5 AC.
 5. THE TRAP SHALL BE CLEANED WHEN 50% OF THE ORIGINAL VOLUME IS FILLED.
 6. MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

SPACING AS REQUIRED BY MANUFACTURER

HARDWOOD SUPPORT POLE AS SPECIFIED BY MANUFACTURER

EXISTING GRADE

PROPEX — SILT STOP SEDIMENT CONTROL FABRIC OR APPROVED EQUAL

FRONT VIEW

PROPEX

7' MIN. HEIGHT

AREA OF EMBANKMENT CONSTRUCTION OR ANY DISTURBED AREA TO BE STABILIZED (UPHILL)

8' MIN. COVER

18" MIN.

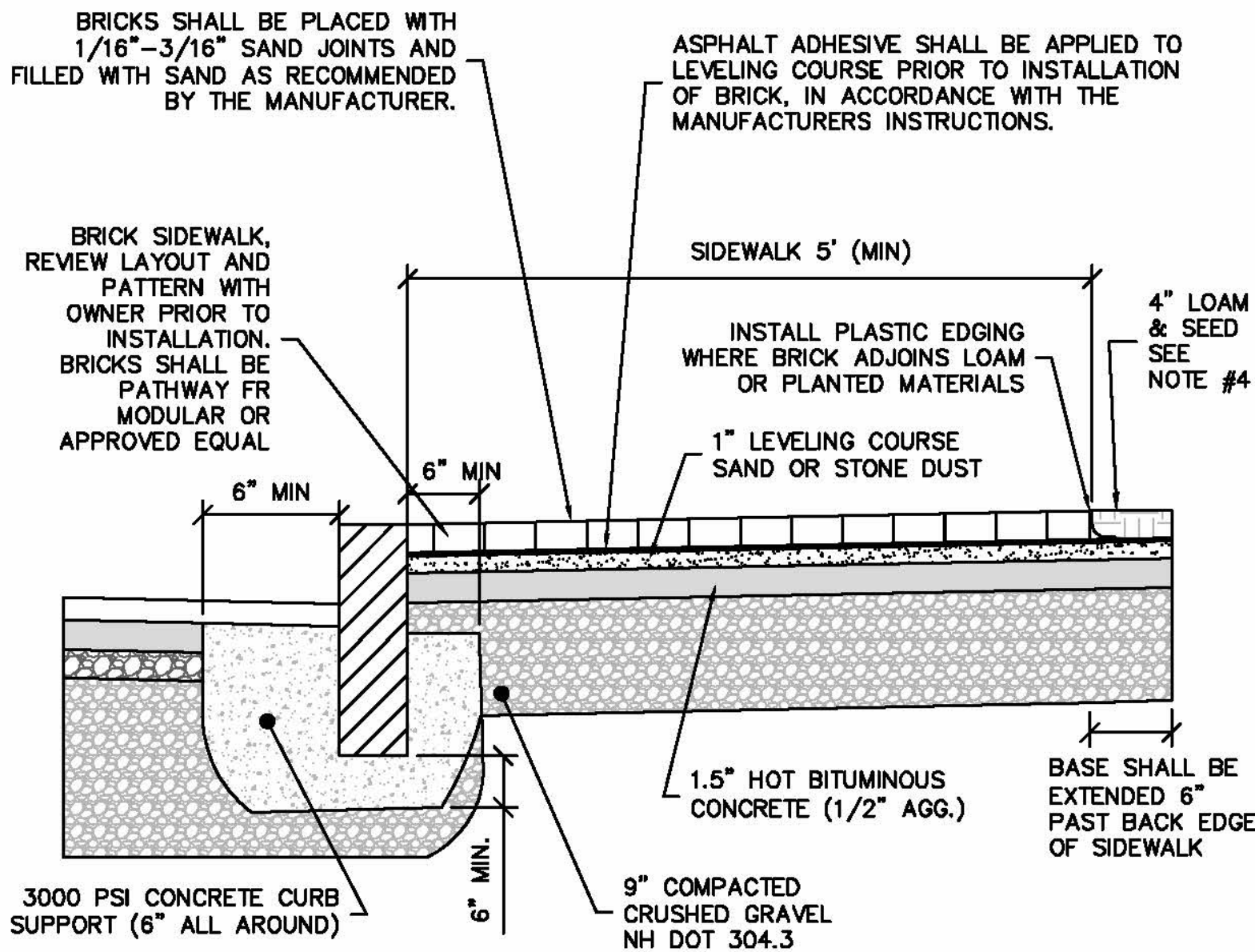
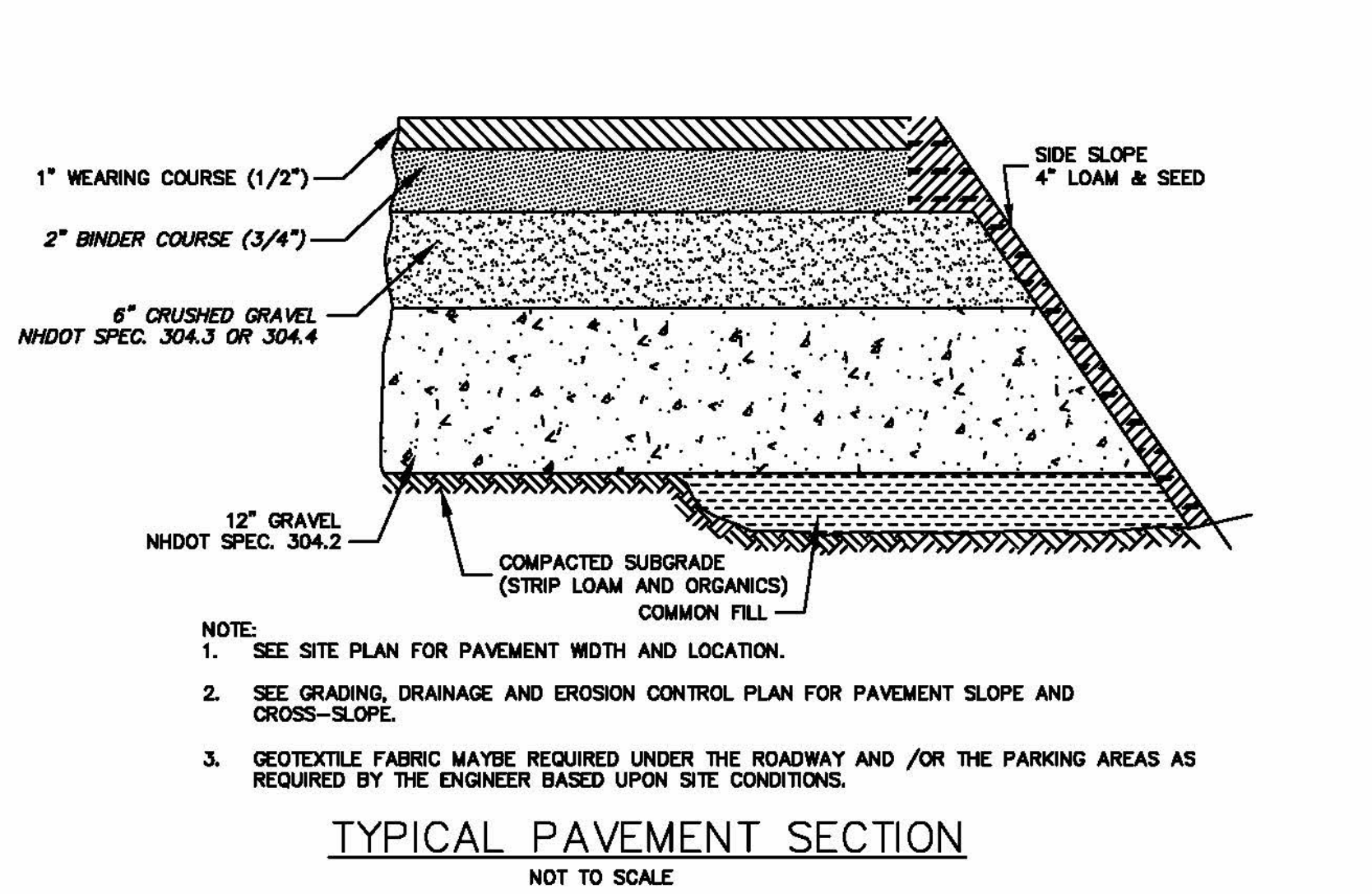
6" MIN.

AREA TO REMAIN NATURAL (DOWNHILL)

SIDE VIEW

SILT FENCE DETAIL

NOT TO SCALE



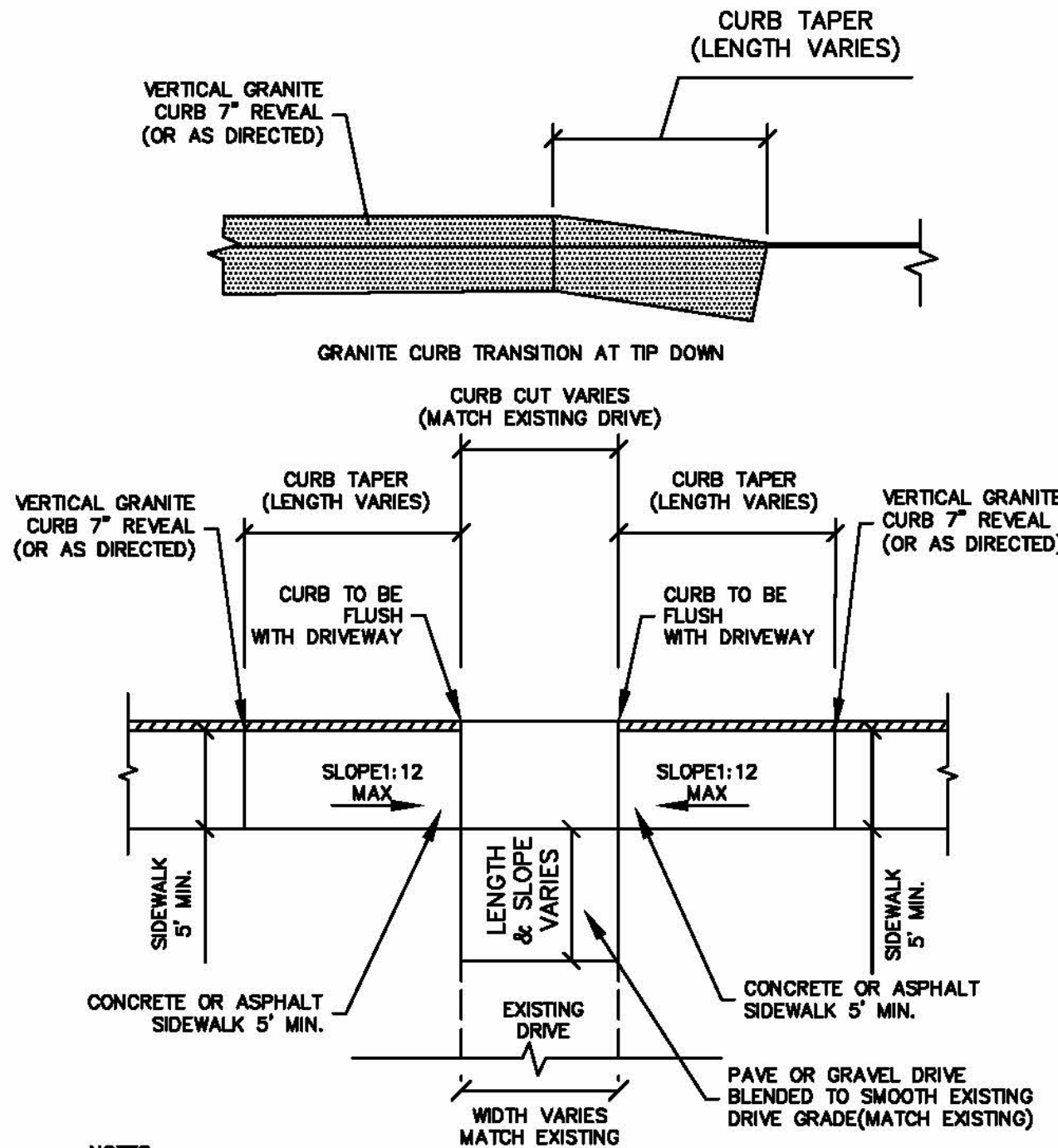
- NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
 2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
 3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.
 4. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

CITY OF DOVER D-7
BRICK WALKWAY/SIDEWALK
NOT TO SCALE



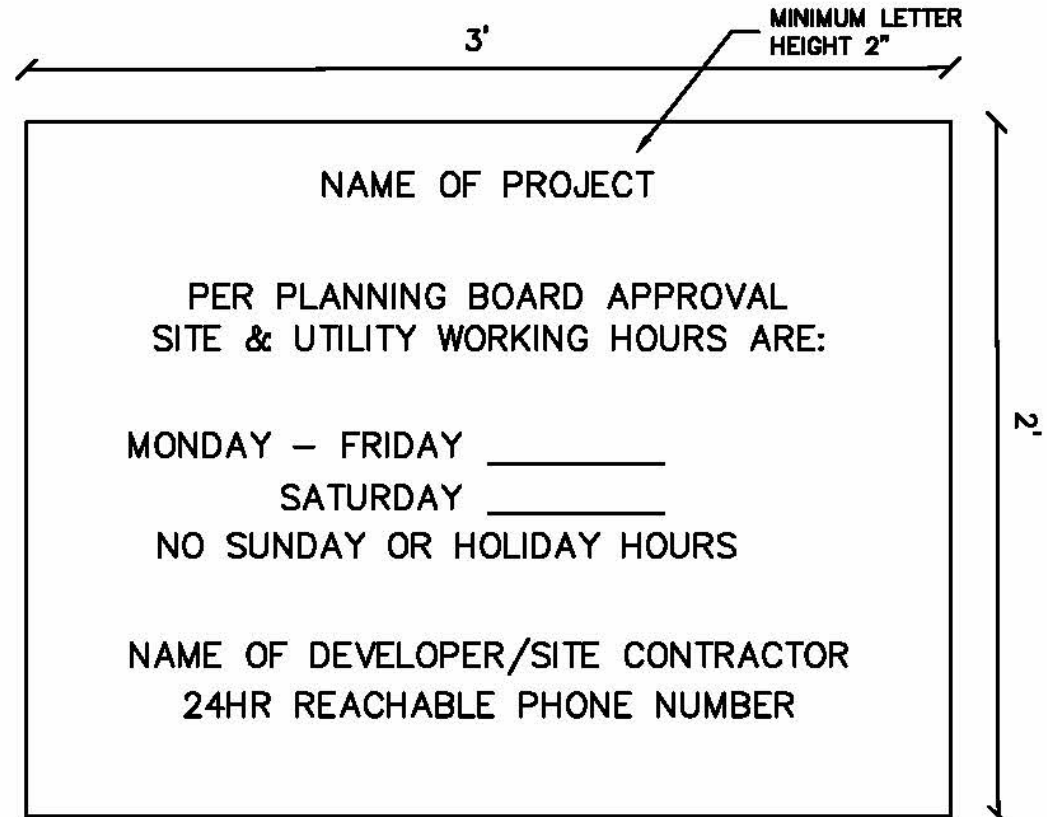
NOTE:
ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SIGN LEGEND & SIGN POST
NOT TO SCALE



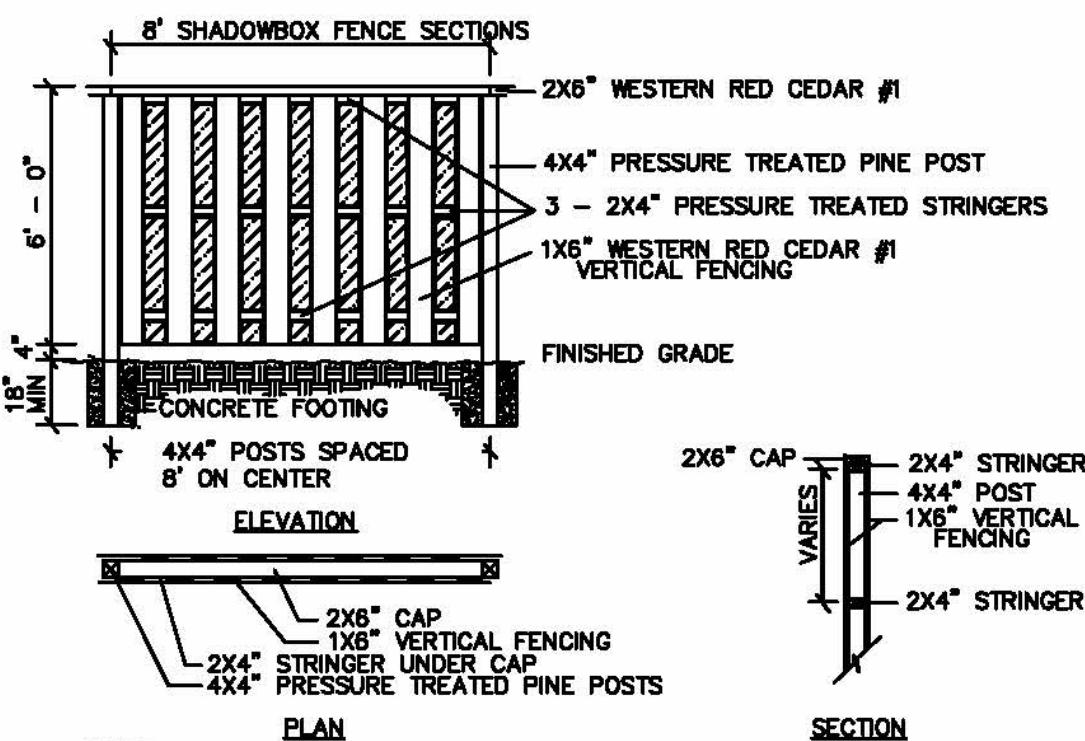
- NOTES:
1. THE CURB TAPER SLOPE SHALL MATCH THE SLOPE OF THE ADA COMPLIANT CURB RAMP.
 2. THE DRIVEWAY APRON AND TIP DOWNS ARE THE OWNERS RESPONSIBILITY.

CITY OF DOVER D-9
SIDEWALK TIP DOWN AT DRIVEWAY
NOT TO SCALE



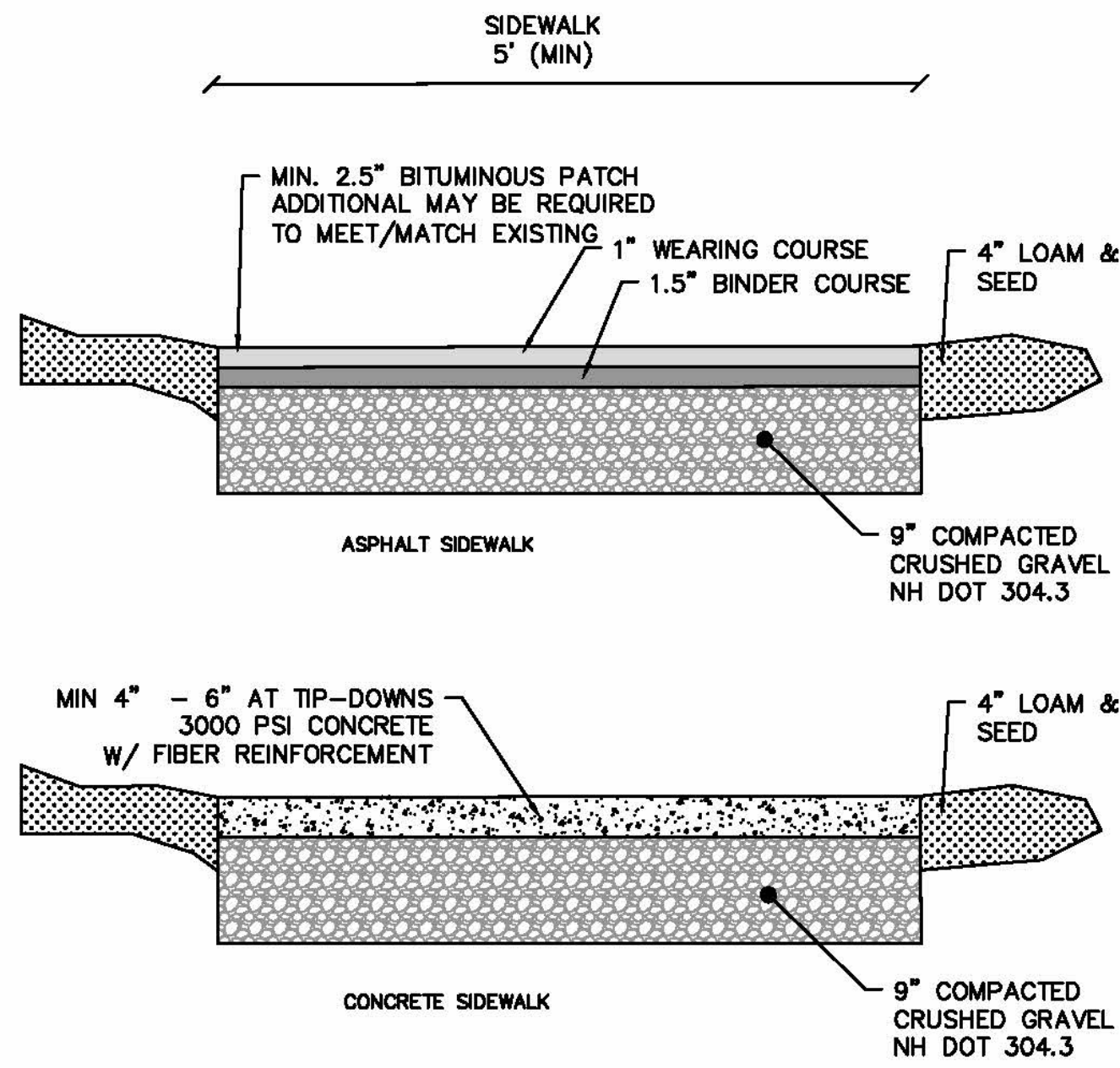
- NOTES:
1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
 2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND
 3. HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL

CITY OF DOVER D-2
CONSTRUCTION SIGN
NOT TO SCALE



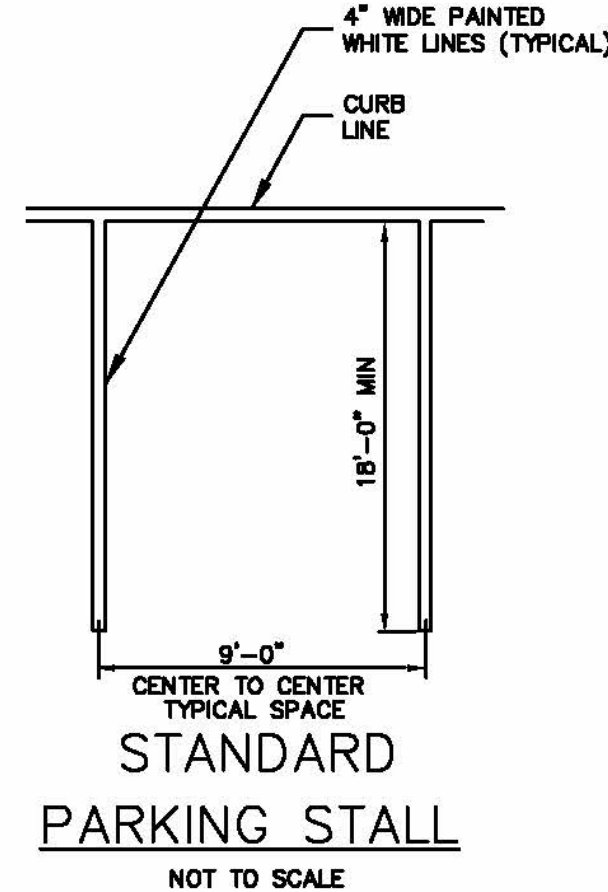
- NOTES:
1. THIS DRAWING IS THE PROPERTY OF CADDETAILS.COM, LTD. AND HAS BEEN MADE AVAILABLE TO DESIGN PROFESSIONALS FOR INFORMATION PURPOSES ONLY.
 2. DUPLICATION AND DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED.
 3. DO NOT SCALE DRAWINGS.
 4. DO NOT USE FOR CONSTRUCTION.

FENCE DETAIL
NOT TO SCALE



- NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
 2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
 3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.

CITY OF DOVER D-6
ASPHALT & CONCRETE SIDEWALK DETAIL
NOT TO SCALE



CT4000 Family

ChargePoint® Level 2 Commercial Charging Stations

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.

The CT4000 full motion color LCD display instructs drivers and supports dynamic updates of custom branded videos and advertisements.

Intelligent power management options double the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holsters, each port supplying up to 7.2kW. With this standard connector, ChargePoint level 2 stations can charge any EV.

Stations are available in bollard and wall mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6' and 8' tall models with 18' and 23' cords, respectively. With multiple options for size and cord reach, your station can service up to four parking spaces, reach all car models regardless of parking style or car sizes and increase the usability of your EV spots.

Driver Friendly User Interface

- Instructional video shows how to use the station
- Multi-language: English, French, Spanish
- Touch button interface; works in rain, ice and with gloves
- Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's prominent LCD screen makes it easy to reach EV drivers:

- Daylight readable, with auto brightness control
- 640 X 480 resolution active matrix
- Full motion 30fps video support
- Upload up to 60 seconds of high quality video on a color LCD screen to individual stations as often as desired
- Brand your charging stations to communicate with drivers
- Instructional video in English, Spanish or French



The First
ENERGY STAR®
Certified EV Charger

EV CHARGING STATION
NOT TO SCALE

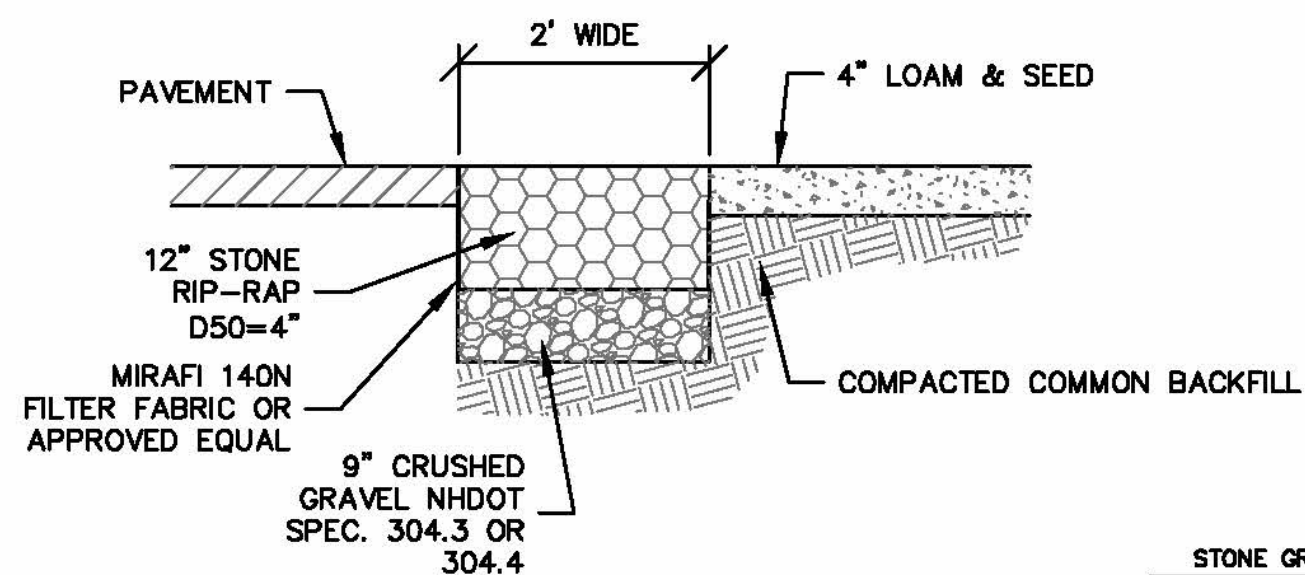
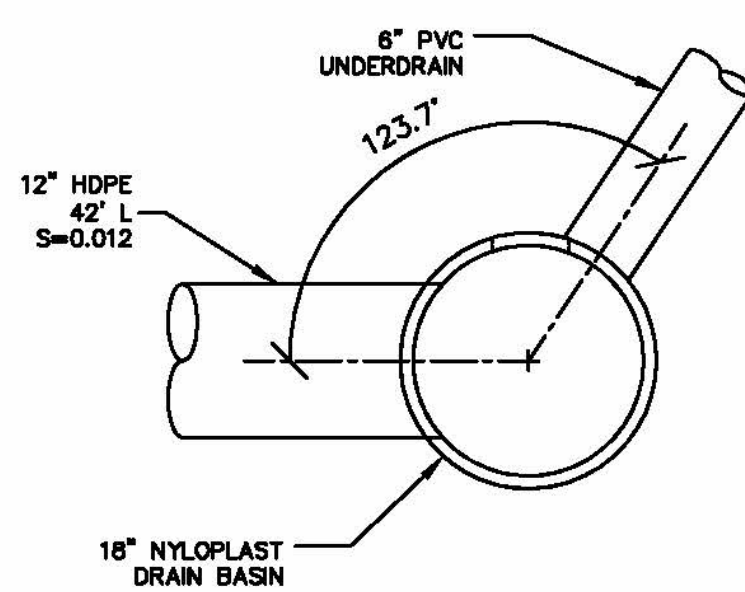
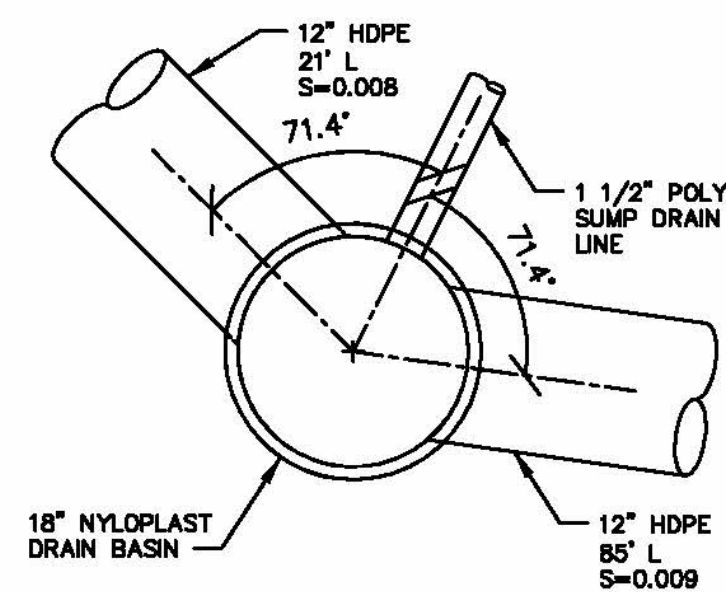
PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY				
181 Watson Road, PO Box 1166 Dover, NH 03821				
DATE: 2-29-24	SCALE: AS SHOWN	DRAWN BY: SRD	DESIGN BY: SRD	PROJECT NO: 23029
REVISION PER TRC COMMENTS	1	NO.	REVISION	DATE
4-25-24	SAH	APPD		

DETAILS

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

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH



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

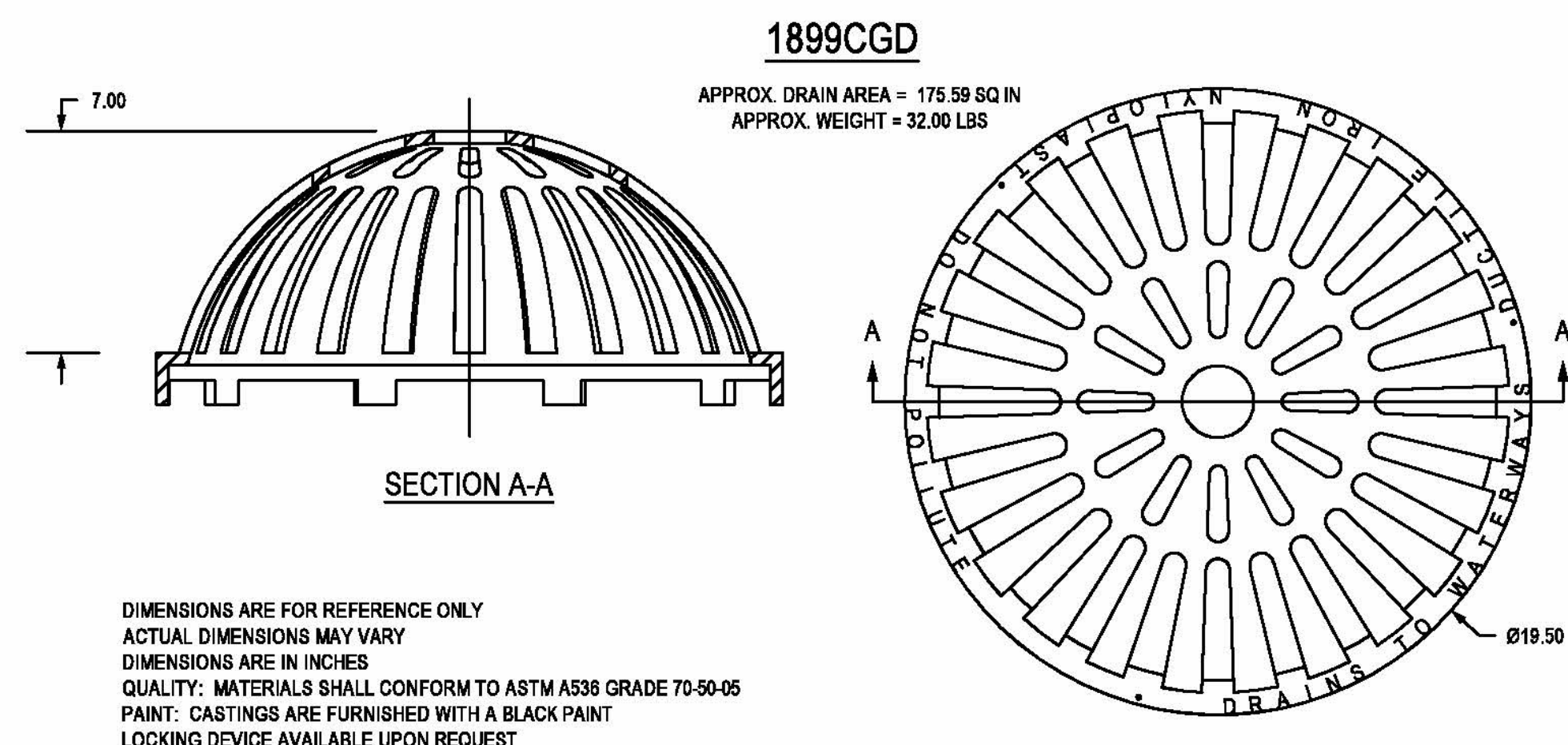
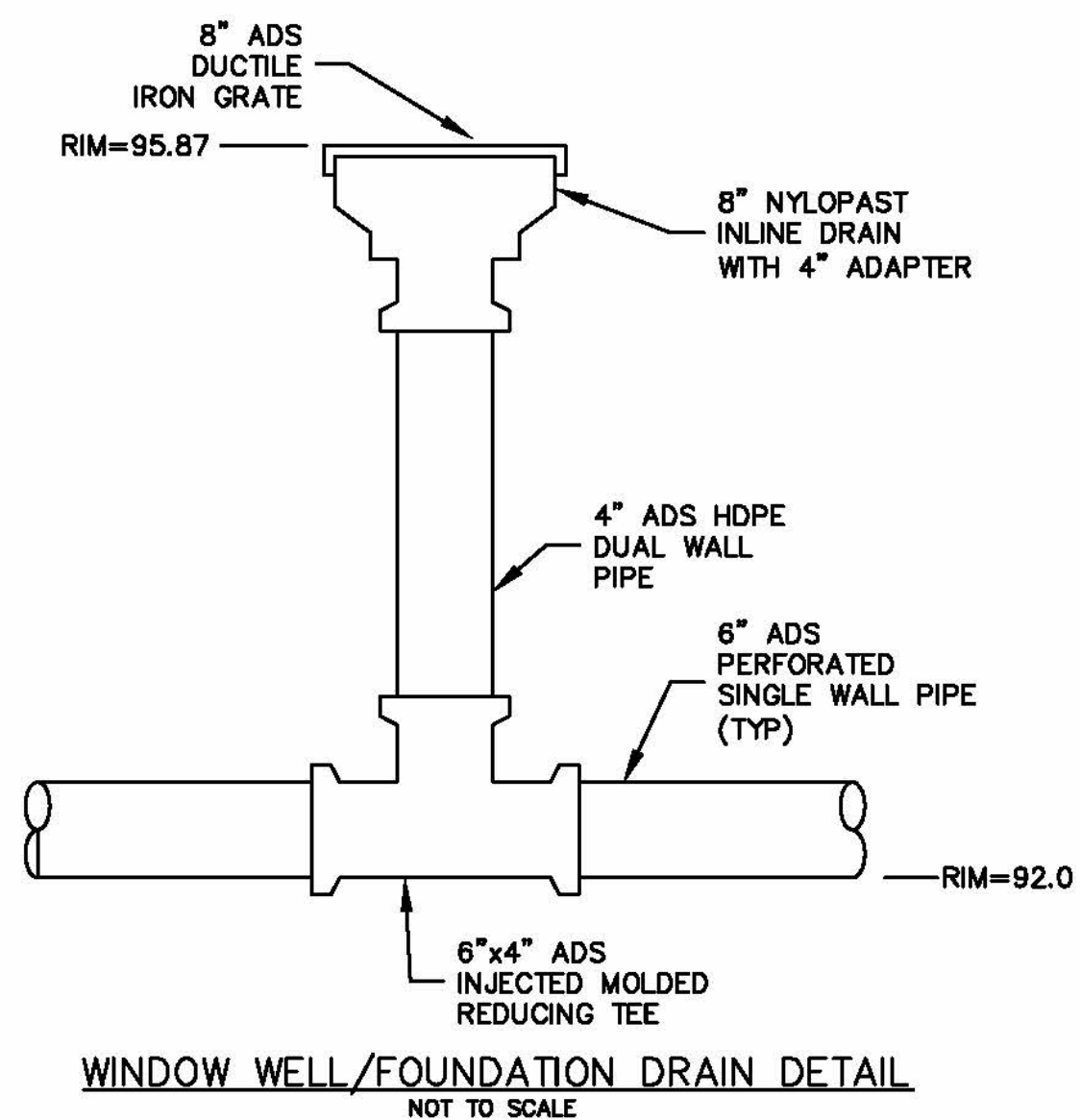
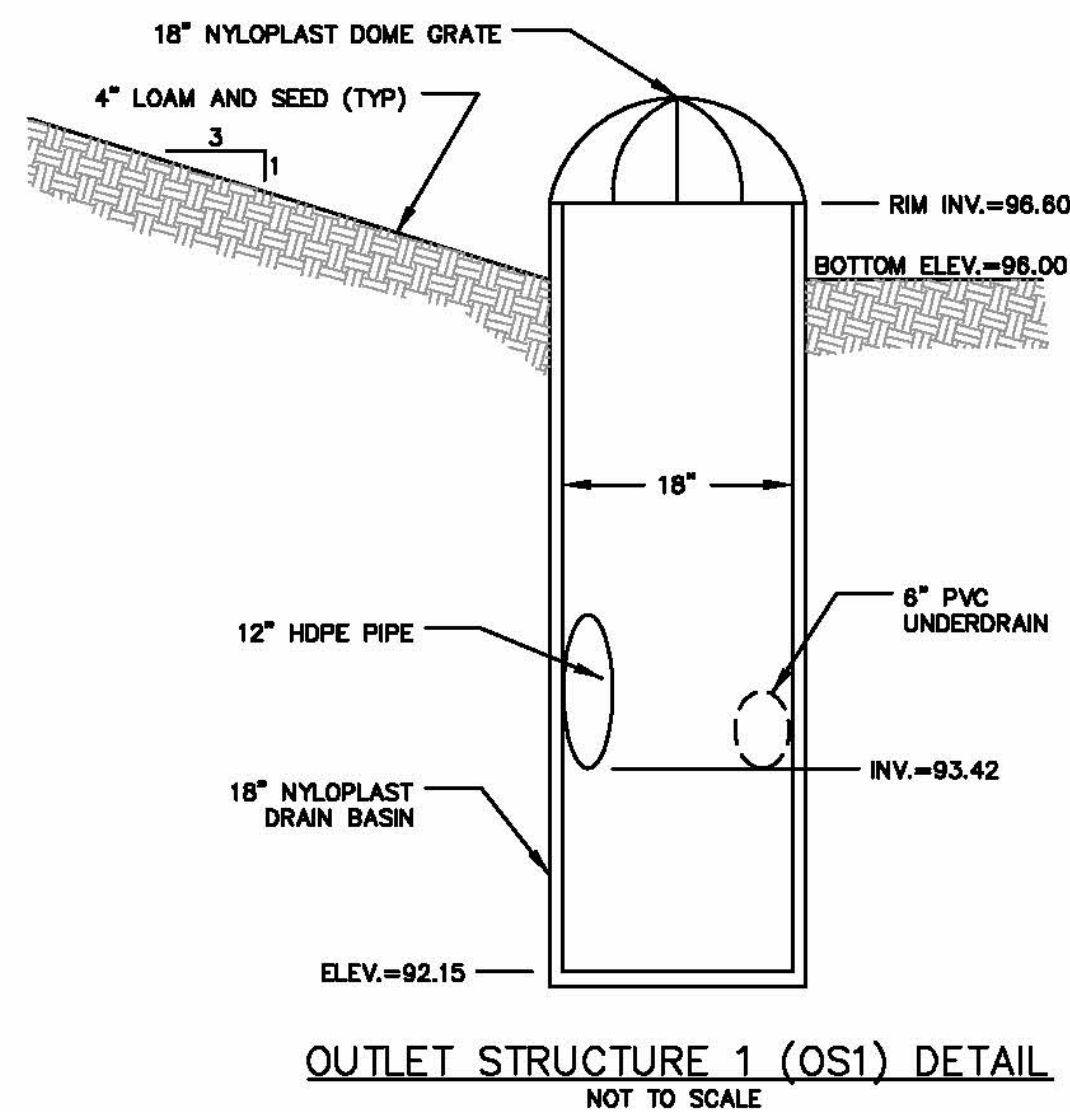
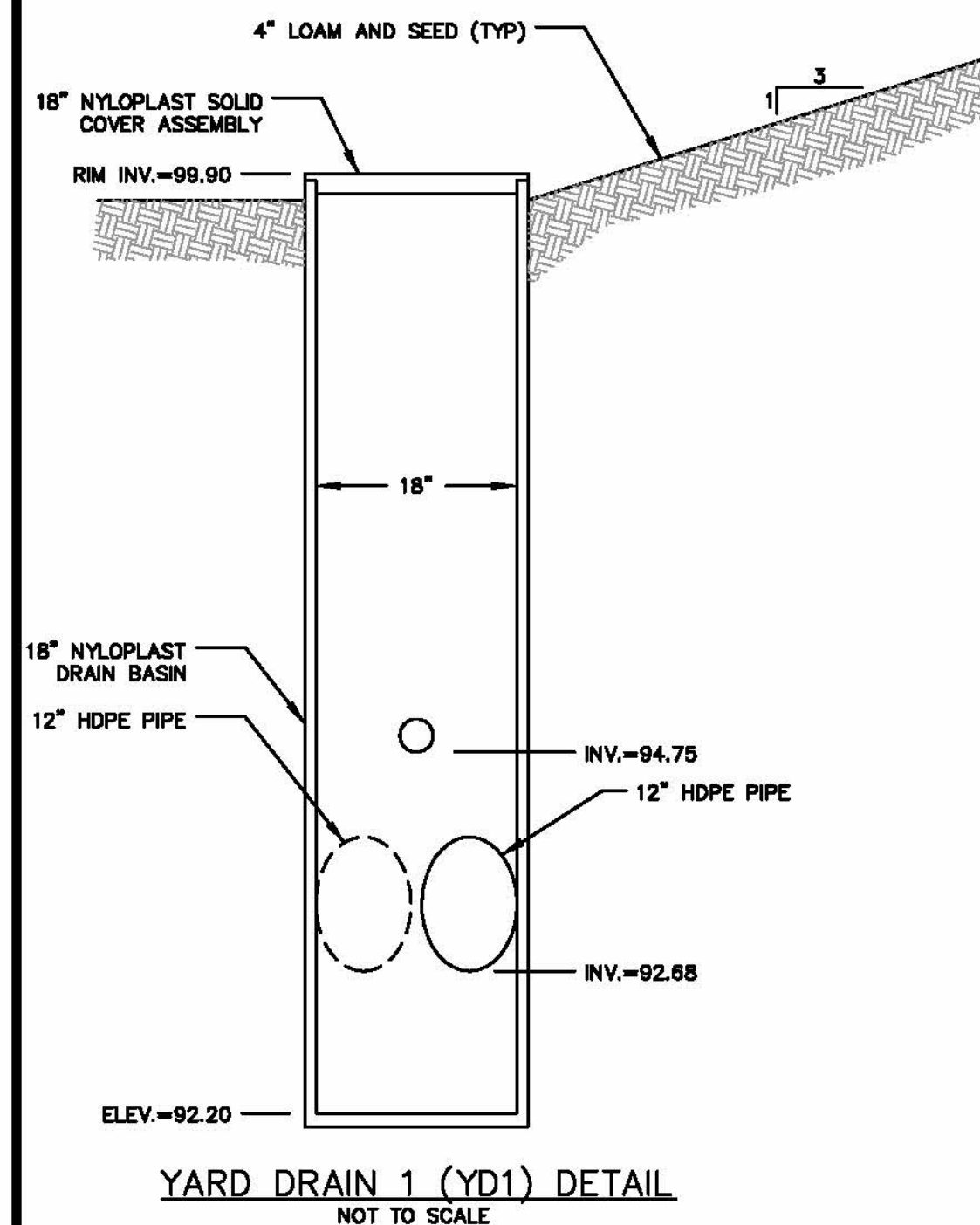
MAINTENANCE

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.

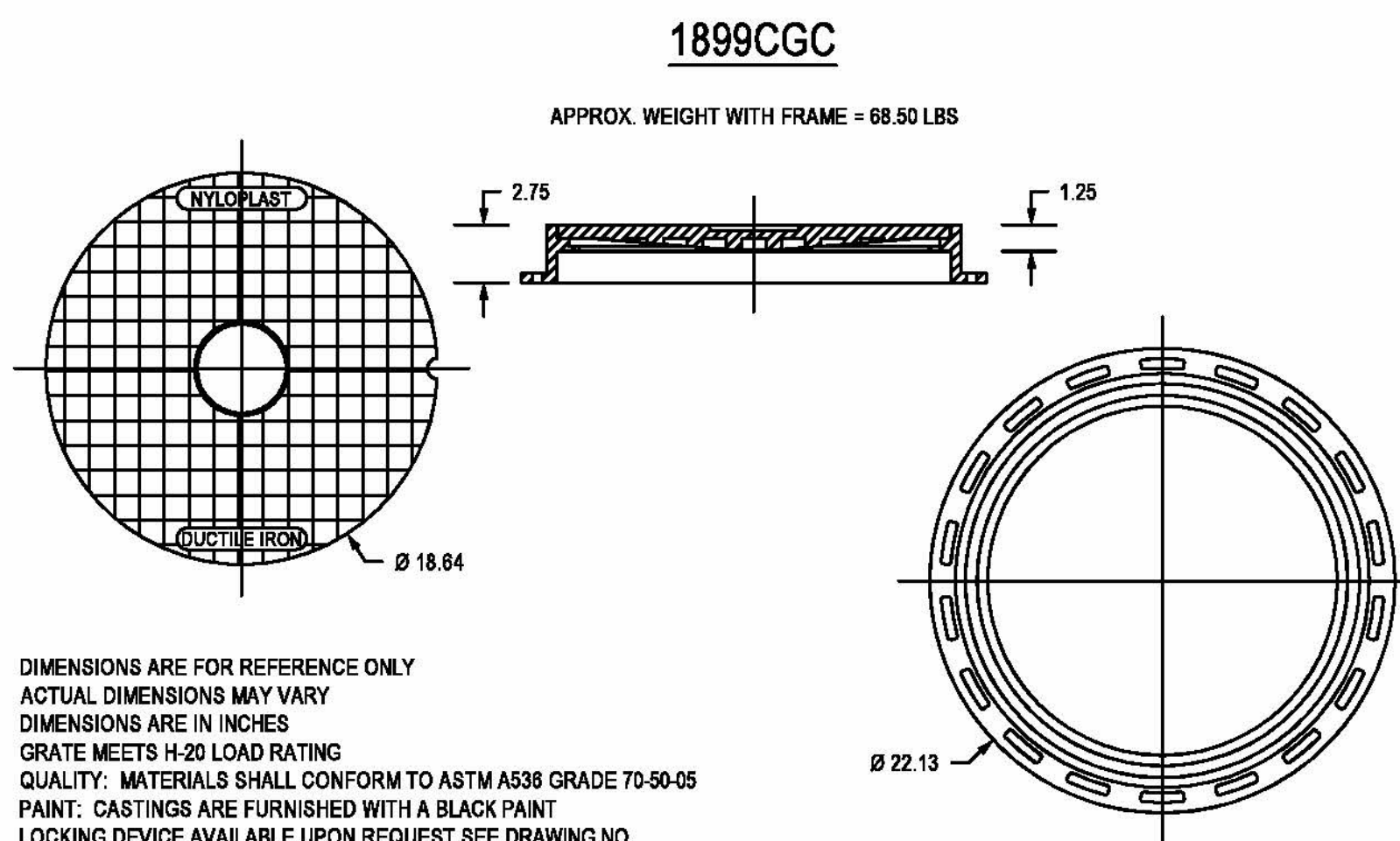
CONSTRUCTION SPECIFICATIONS

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 CUTTING OUT THE DEFECTIVE PORTION 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.

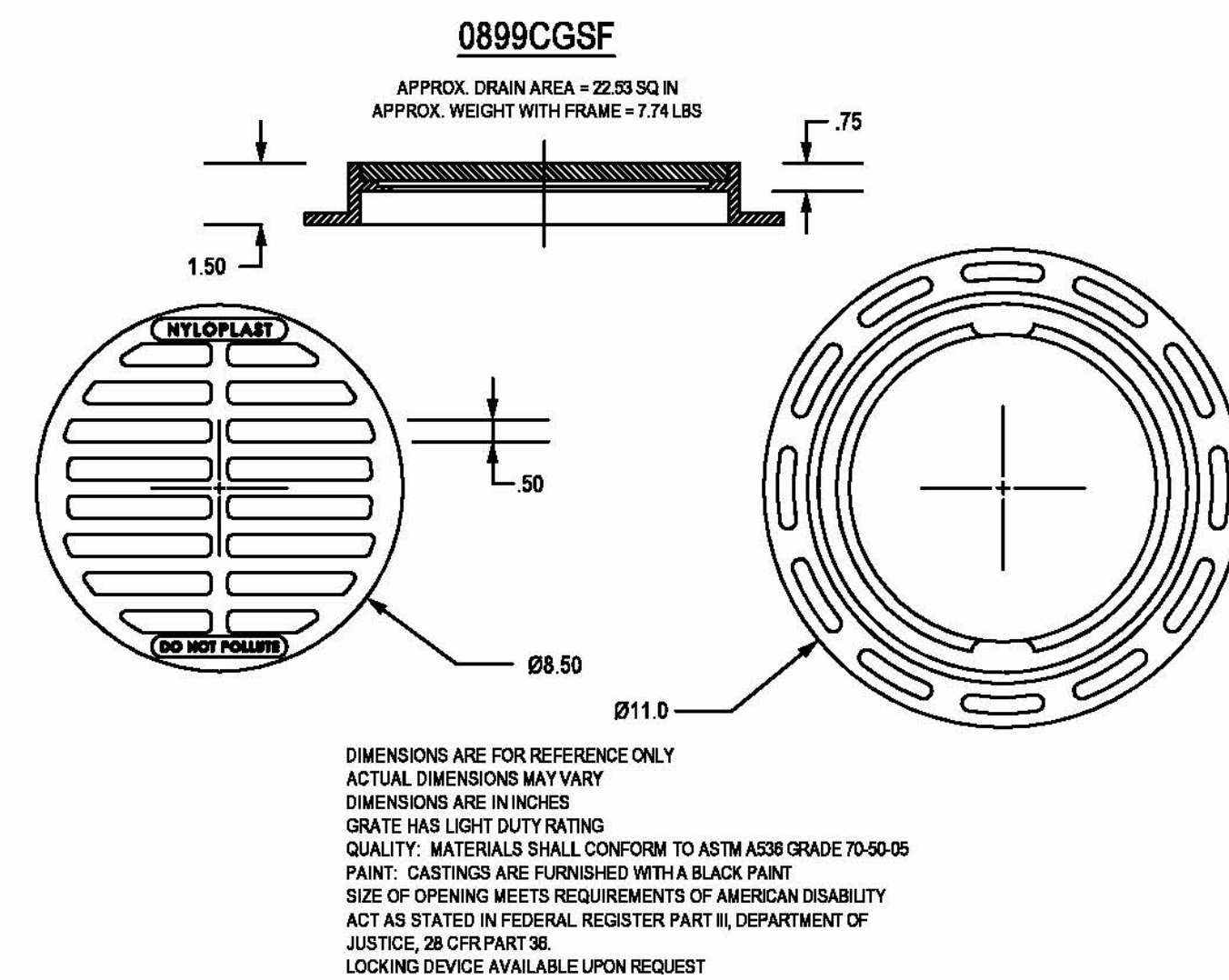
STONE APRON DETAIL
NOT TO SCALE



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	DATE	6-22-18	DUCTILE IRON			
	APPD BY	NMH	PROJECT NO. NAME			TITLE
	DATE	6-22-18				
	DWG SIZE	A	SCALE	SHEET	1 OF 1	
	DWG NO.			DWG NO.	706-110-637	
				REV	A	

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE



CIVILWORKS NEW ENGLAND

OIL & WATERFRONT ENGINEERING

181 Watson Road, PO Box 1186
Dover, New Hampshire 03821
603.749.0443

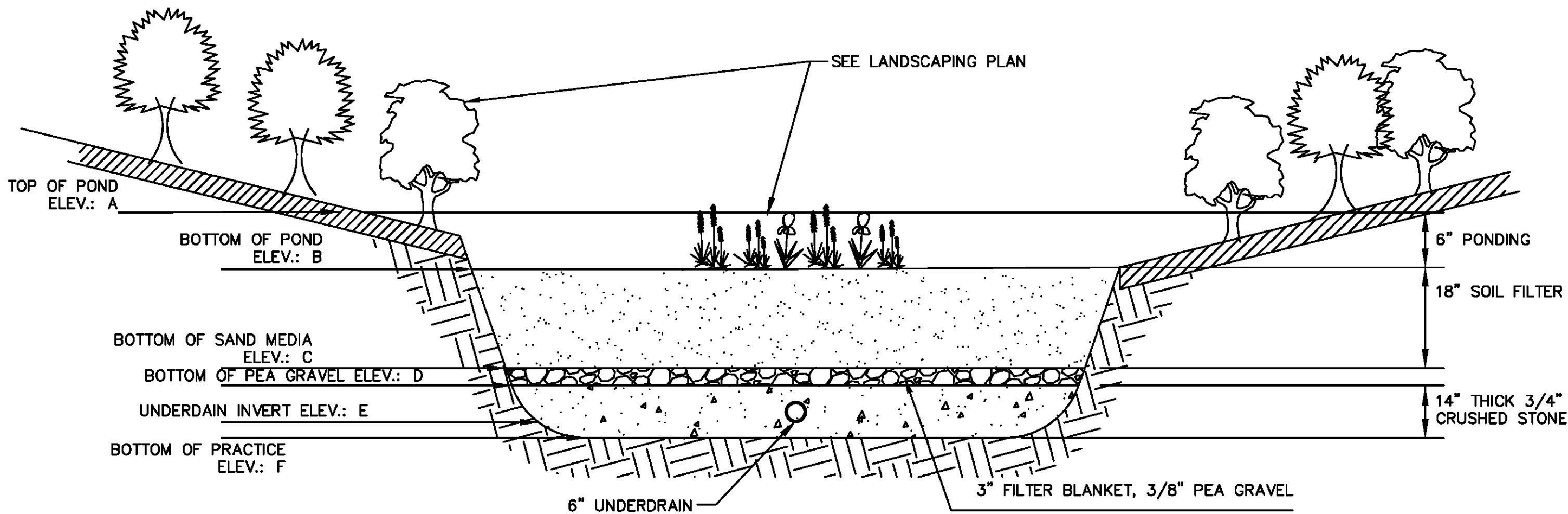
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DETAILS

**LOCUST STREET
CENTRAL DEVELOPMENT
DOVER, NH**

13

- 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.

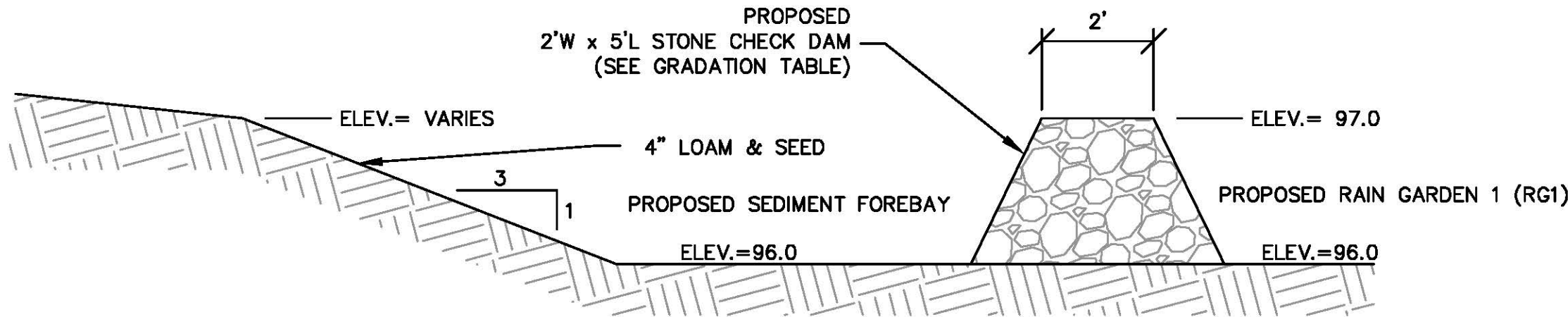


BIORETENTION POND SYSTEM CHART

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

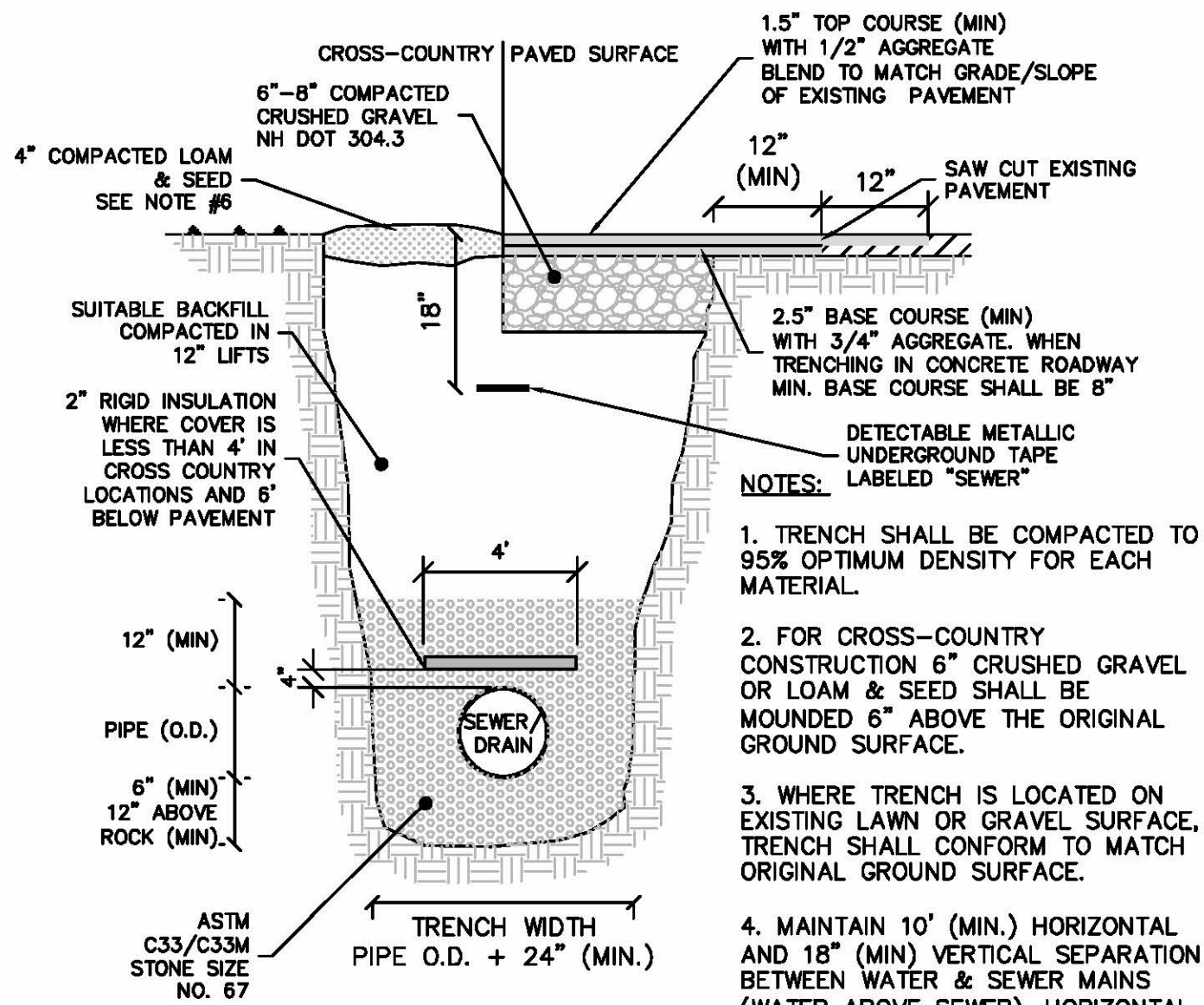
LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

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

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE SITE	DWG	NO.	REVISION	COMMENTS	S&H	APPD	DATE
2-29-24	AS SHOWN	BY: SRD	BY: SRD	BY: SRD	23029				1	REVISION PER TRC			

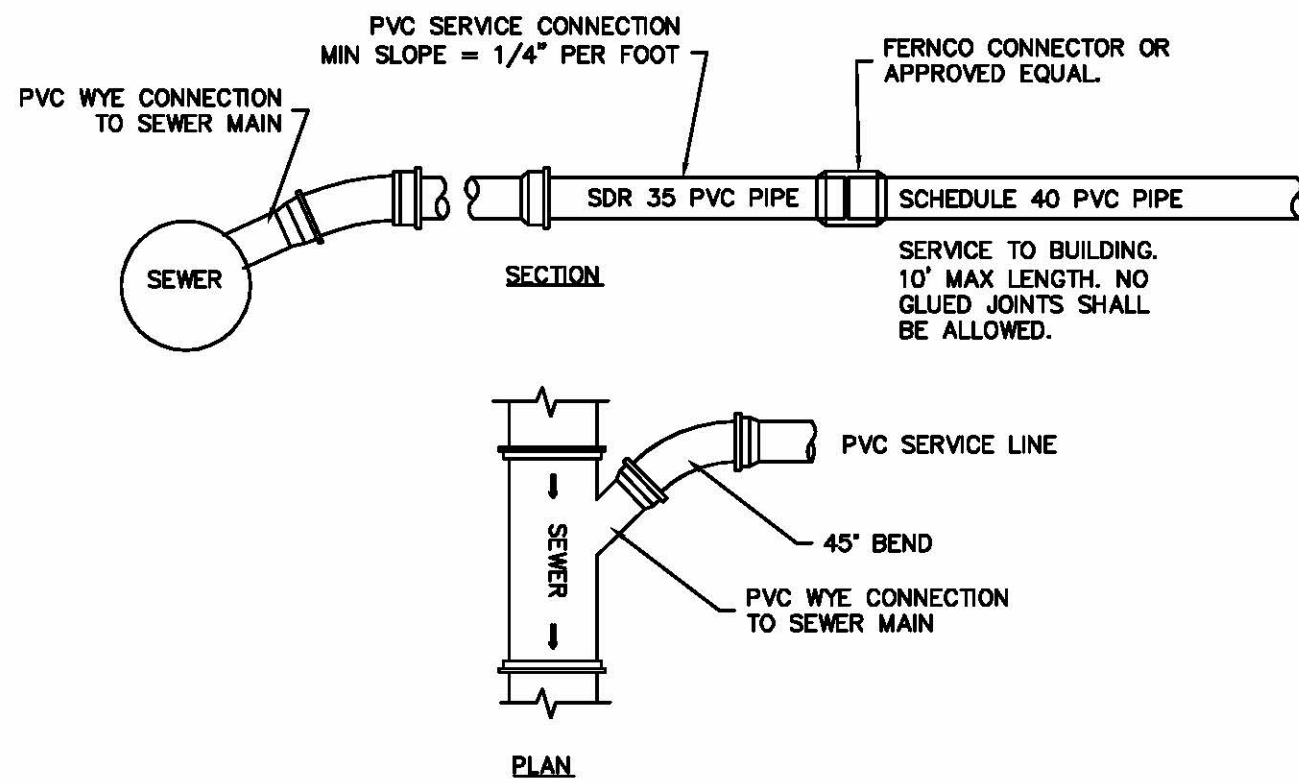
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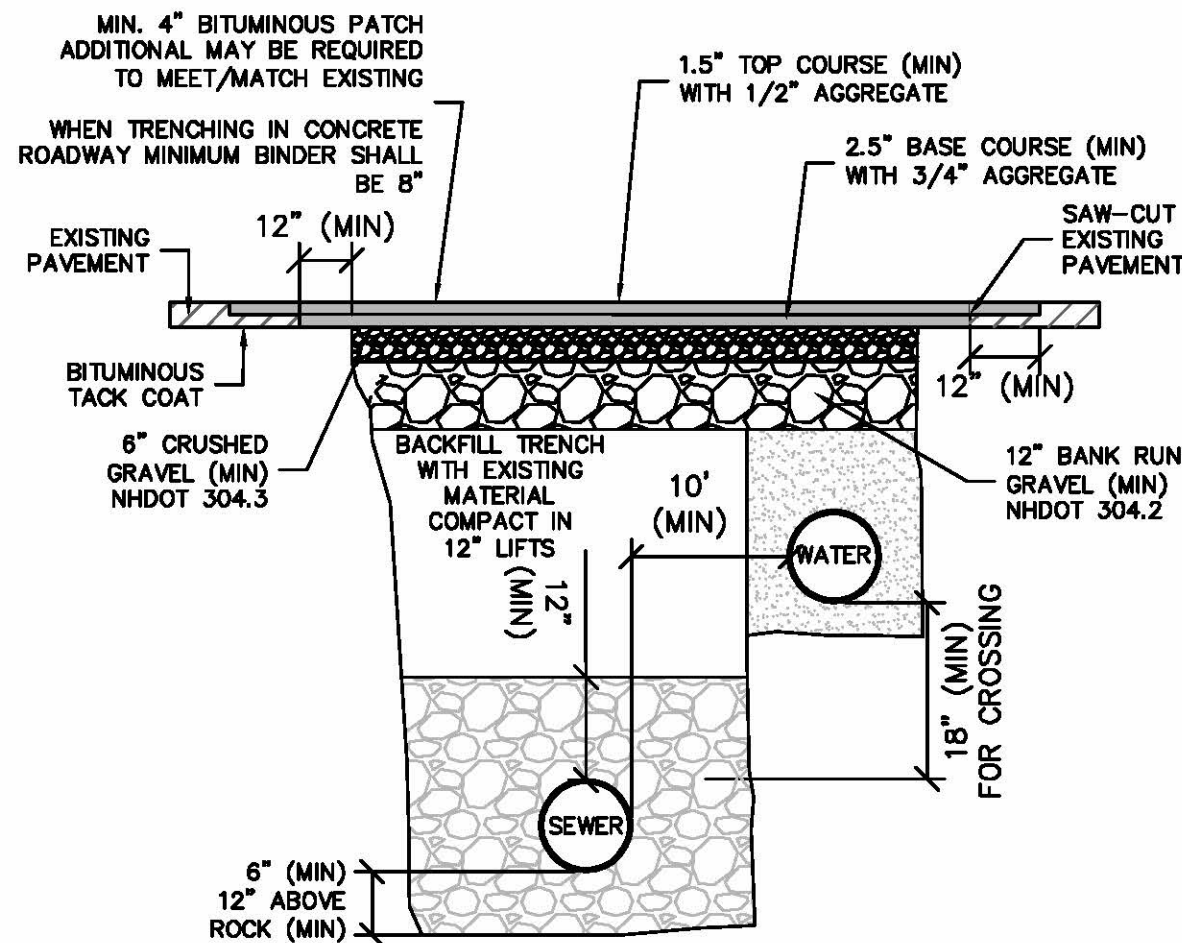
CITY OF DOVER D-3
SEWER TRENCH DETAIL
NOT TO SCALE

- NOTES:
1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
 2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
 3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
 4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
 5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE: DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
 6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.



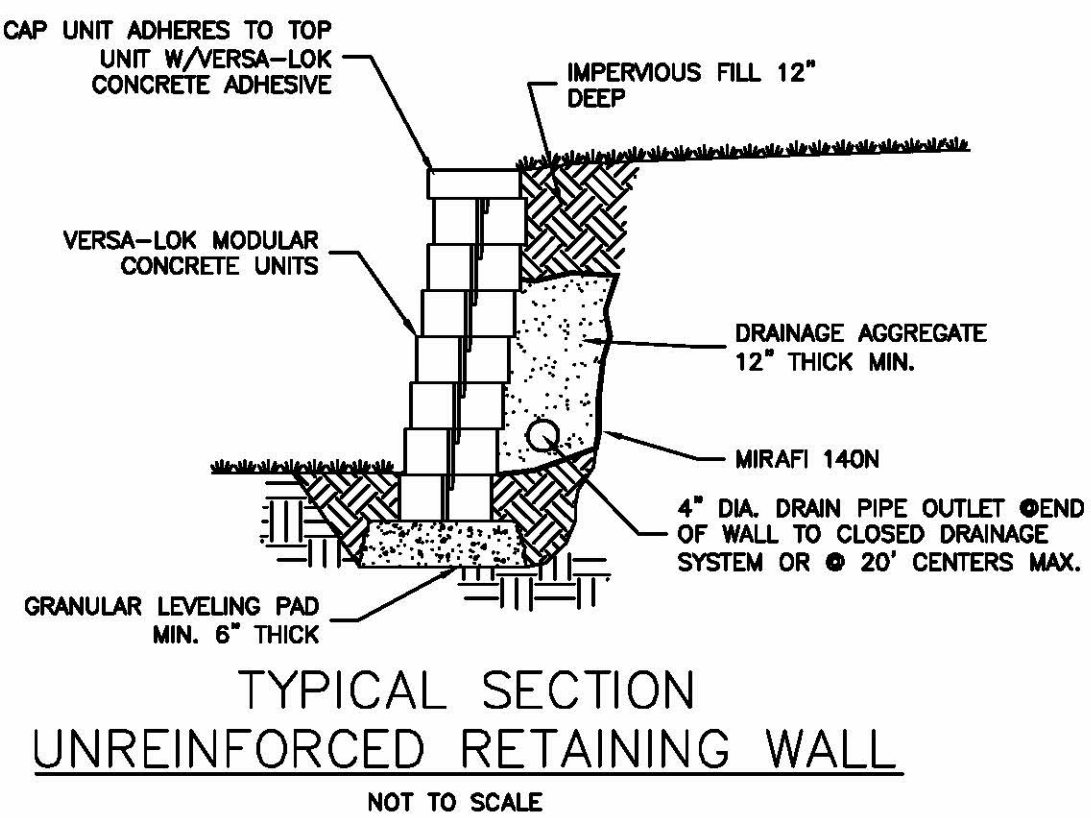
- NOTES:
1. TRENCHING AND BEDDING REQUIREMENTS PER CITY SEWER TRENCH DETAIL (D-3).
 2. SERVICE LATERAL DIAMETER VARIES PER APPLICATION. REVIEW SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION.
 3. SDR 35 SHALL NOT EXTEND INTO THE BUILDING

CITY OF DOVER D-17
SEWER SERVICE DETAIL
NOT TO SCALE

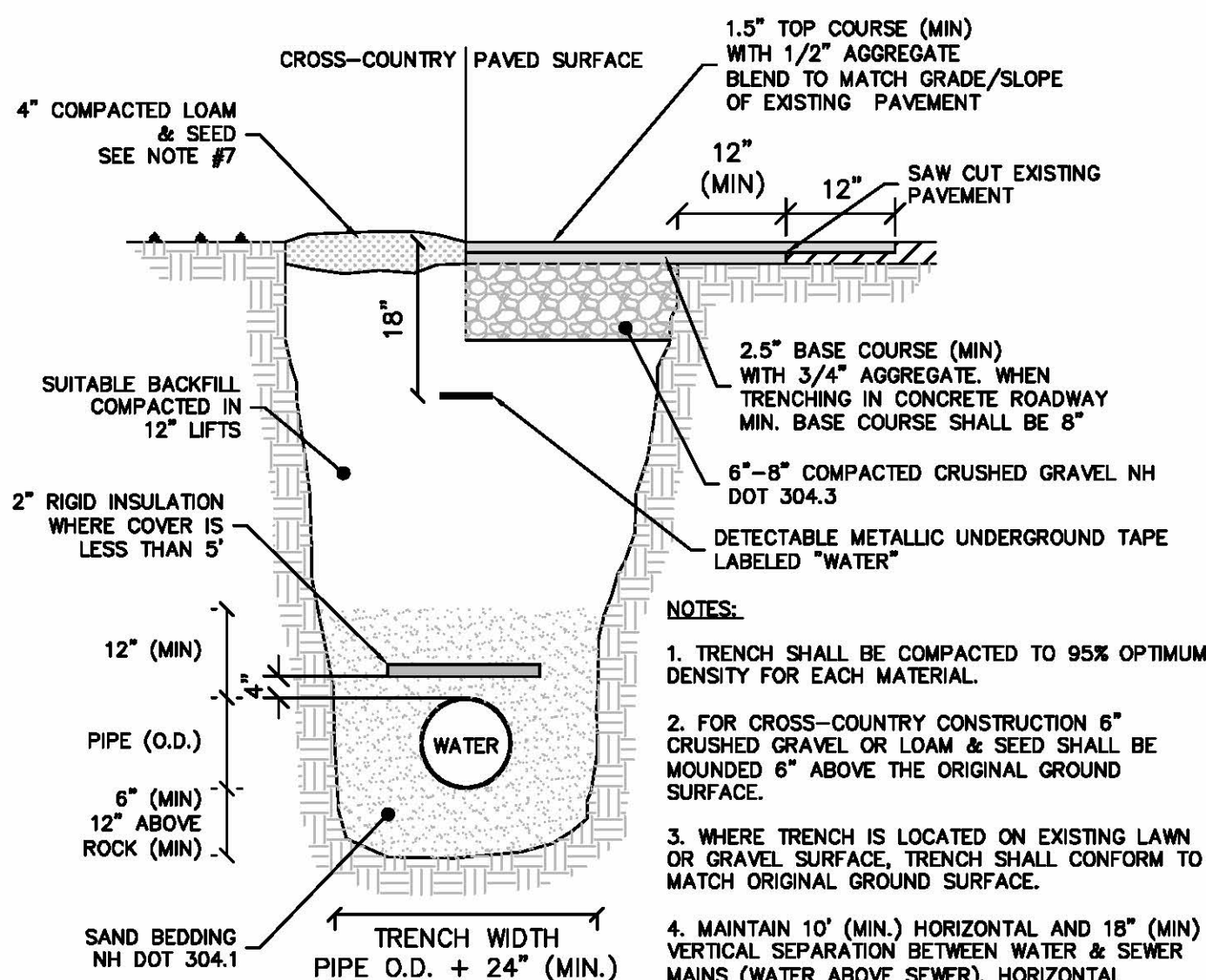


- NOTES:
1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
 2. ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES
 3. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.

CITY OF DOVER
TYPICAL TRENCH DETAIL
NOT TO SCALE

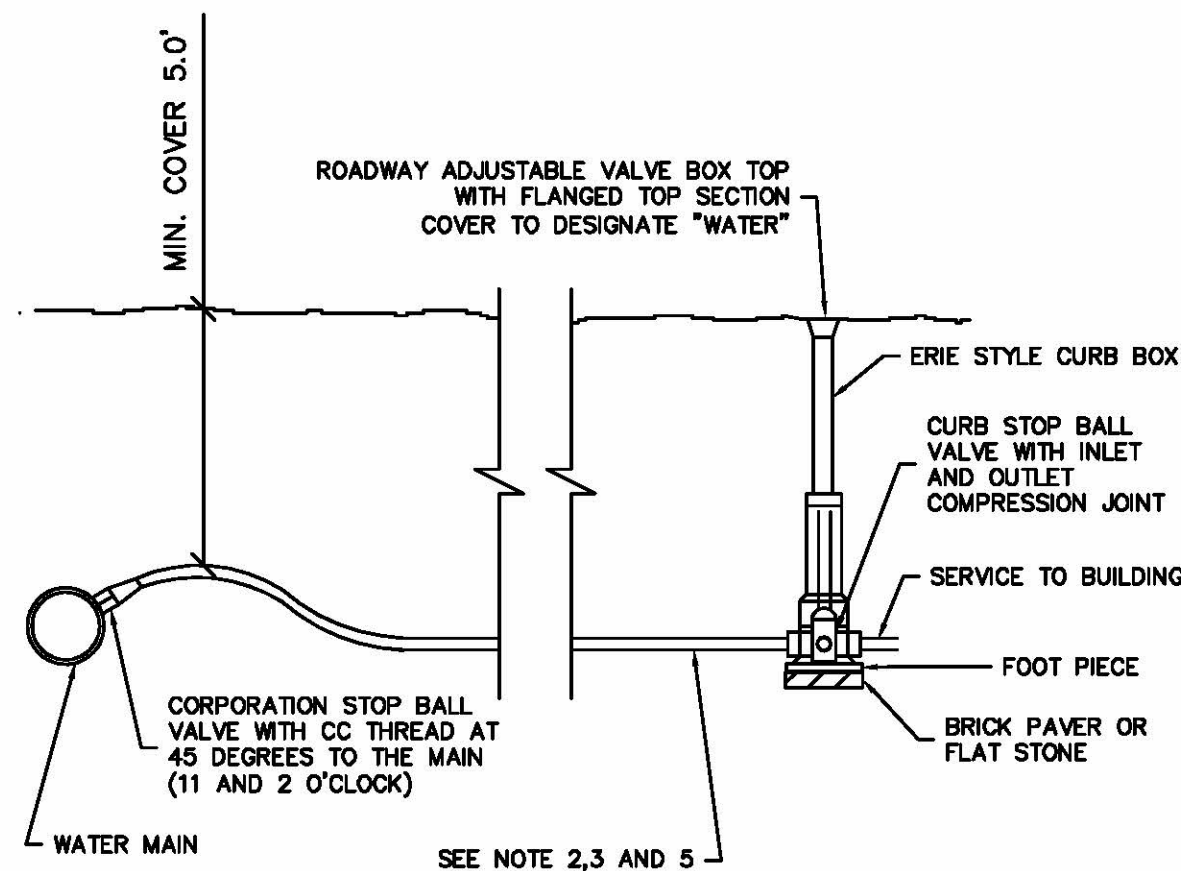


TYPICAL SECTION
UNREINFORCED RETAINING WALL
NOT TO SCALE



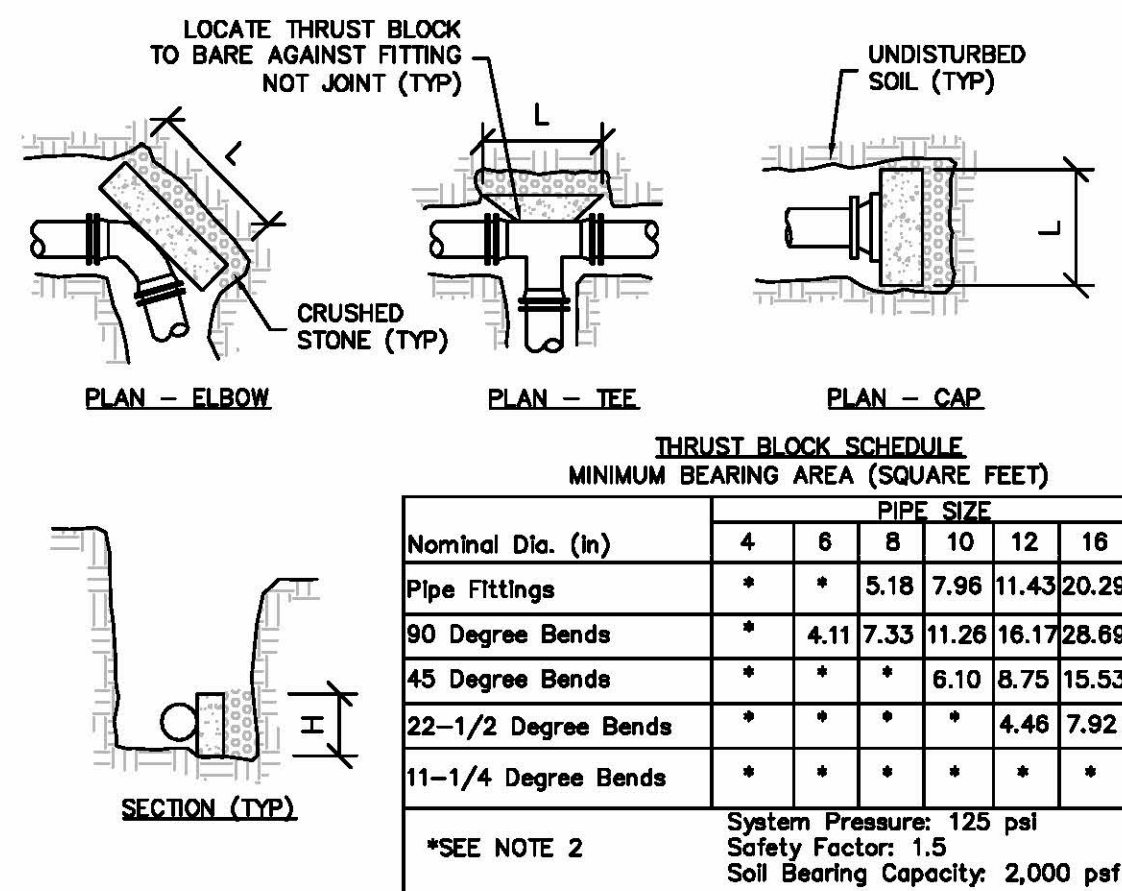
CITY OF DOVER D-4
WATER TRENCH DETAIL
NOT TO SCALE

- NOTES:
1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
 2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
 3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
 4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
 5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE: DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT, AND ROCKS OVER 6" IN LARGEST DIMENSION
 6. PROVIDE MINIMUM 5' OF COVER. ENGINEERING APPROVAL REQUIRED FOR LESS THAN 5' OF COVER.
 7. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.



- NOTES:
1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP, INCLUDING TEE AND OTHER CONNECTIONS.
 2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
 3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE (BLUE OR BLACK) CTS SDR 9 PLASTIC POLYETHYLENE RATED FOR 250 psi.
 4. CAM-LOCK REQUIRED FOR CTS OR IPS, MJ ADAPTER REQUIRED FOR HDPE
 5. 3/4" - COPPER, CTS
1" - COPPER, CTS
2" - CTS, HDPE, IPS

CITY OF DOVER D-13
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



- NOTES:
1. ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
 2. 2'X2'X2' MINIMUM THRUST BLOCK REQUIRED. ANY BEARING AREA OVER 4SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
 3. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
 4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
 5. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
 6. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
 7. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
 8. USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS OR VICE VERSA.

CITY OF DOVER D-15
THRUST BLOCK DETAIL
NOT TO SCALE

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

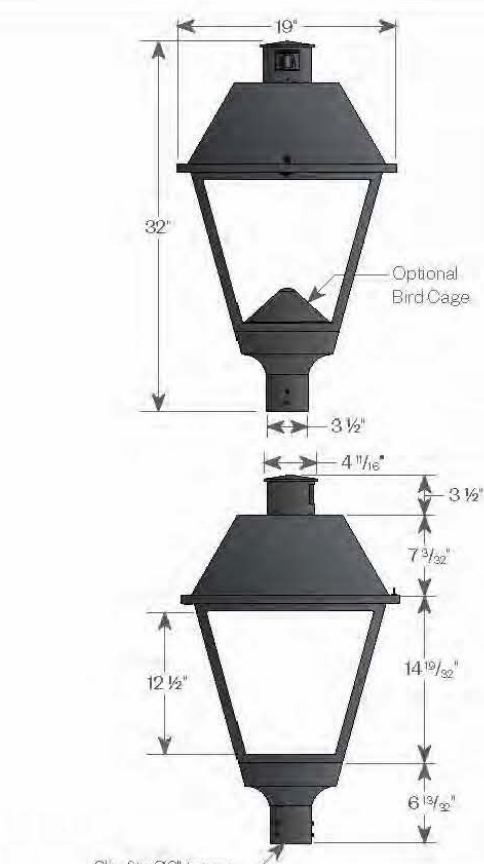
15

COACH STYLE LANTERN

Post Top Mount



PROJECT:



Features

The Coach Style Lantern - Post Top (CSL-P) luminaire is a classically styled post-top lantern that offers a choice of several optical systems. Optional controls available.

Product Overview

Wattage:	24W, 44W, 60W, 79W
Lumen Output:	9,374lm (79W, T2, 4000K)
Color Temp:	3000K, 4000K
Dimming:	0-10V dimming
Luminaire Weight (approx.):	18 lbs (8.1 kg)
Shipping Weight (approx.):	24 lbs (10.8 kg)

TYPE:

Construction:
Die-cast aluminum housing ensures rigidity and longevity in application. The rooftop casting is hinged to the cage and utilizes tool-less hardware for ease of installation and maintenance.

Optical Module:
The luminaire utilizes up to four IP66 sealed optical modules consisting of a high performance LED board with an acrylic (TIR) lens to deliver maximum spacing and uniformity. A choice of Type 2 (T2), Type 3 (T3), Type 4 (T4), or Type 5 (T5), IES distributions are available with the scalability to meet application criteria. Custom configurations available.

Electrical:

- 12 LEDs per module
- LED Board Drive Current 690mA (Custom drive currents available)
- Universal input voltage 120-277 VAC (50/60Hz)
- Operational Temp: -40°C/40°C
- Power consumption up to 79W
- Series wired 20kV/10kA surge protector (Per ANSI C82.77-5-2015)
- 0-10V dimming is standard
- A 247V/480V option is available
- DALI listed

Light Distribution:

- Type I (T2)
- Type III (T3)
- Type IV (T4)
- Type V (T5)

COT:

- 3,000K (30)
- 4,000K (40)

Photo Control:
A 3-pin twistlock photocell receptacle is standard.

- An optional rotatable 7-pin (7P) twistlock photocell receptacle is available
- The 3-pin Twistlock photocell is an accessory and must be specified (TW-POL)

Mounting:
Slip fits Ø3" tenon

Finish:
Durable thermoset polyester powdercoat finish in the following:

- Textured Black (TBK)
- Classic Bronze (CLB)
- Gloss Textured Bronze (GBZ)
- Gloss Textured Black (GTB)

Optional Lens:

- Textured Acrylic (TA)

Accessories:

- Bird Guard (BG)
- Backlight Shield (BLS) (available for T2, T3, T4 distributions)
- Twistlock Photocell (TW-POL)
- Shorting Cap (to bypass receptacle) (SC)
- Wireless control option

EPA: 161 (2.77 with optional lens)

LITE0066 - 08/23/22 - Page 1 of 5
Amerlux reserves the right to change details that do not affect overall function and performance.
Amerlux, LLC - 175 Bauer Drive, Oakland, NJ 07036 - P: 973-882-5000 F: 973-882-2945 - amerlux.com



Coach Style Lantern - Post Top (CSL-P)

APQ20 Series



PROJECT:



See pg 2 for more details.

Features

- Strong, lightweight and easy to install
- Extruded aluminum shaft welded to a decorative cast aluminum base
- 3" O.D. x 3" tall tenon included for luminaire mounting
- Access door for wiring secured with stainless steel screws
- Ground lug included inside base
- Durable powder coat finish

Materials:

- Base - Cast aluminum (A356)
- Shaft - Extruded Aluminum (6061-T6)
- Tenon - Cast Aluminum (A356)
- Anchor Bolts - Hot dipped galvanized
- Hardware - Stainless Steel

Finish:

The post will be finished with an electrostatically applied polyester powder coat suitable for exterior use. The poles are pretreated using industry standard environmentally responsible processes for a long lasting and durable finish.

Anchorages:

- 1/2" x 18" x 3" Hot-dipped galvanized steel L-type anchor bolts (ordered separately)

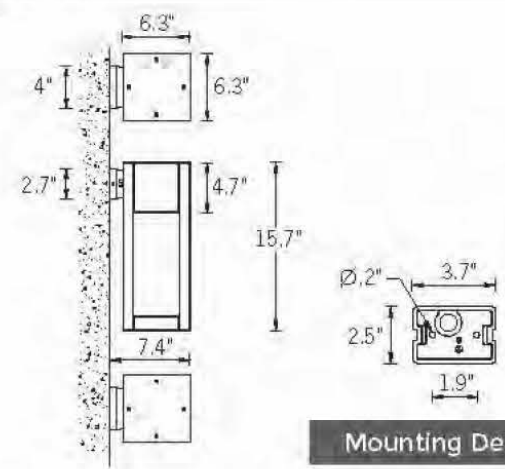


APQ20 Series

UVA-30001 Vancouver 24 Surface



8w COB 331 Lumens
IP65 - Suitable For Wet Locations
IK08 - Impact Resistant
Weight: 13.6 lbs



Mounting Detail



Construction

Aluminum:
Listed 6061-T6 aluminum. Marine Grade 6061 extruded & 6061 Aluminum High Pressure die casting provides excellent mechanical strength, often detailed product lines and excellent heat dissipation.

Paint:
8 step degrease and phosphate process that includes acid etching and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retention - Silicon Coating:
Provided with special injection molding for "purpose" long life high temperature memory retention silicon coating. Maintains the greatest exact profile and seal over years of use and compression.

Thermal management:
6061 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression:
Standard 10kV surge suppressor provided with all fixtures.

Auto Testing:
Contact Factory

Finishing:
All Ligman products go through an extensive finishing process that includes fitting to improve paint adherence.

Paint:
UV Stabilized 4.9M thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Based for use in outdoor.

Coated by Nature Finishes:
The Inspired by nature. Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into wood grain finish.

The patented technology enables the simulation of wood grain and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that its almost undistinguishable. Pure real wood, even from a close visual inspection. The system of coating penetrates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process:

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finished metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This process film transfer is vacuum sealed to the surface for a complete thermal cure and then transferred into a customer oven. The oven transforms the ink into different forms within the grain, like lacquer. It becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any size. There are over 200 combinations of designs currently in use. Wood grains can be made with different colors designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits:

- Resistance to salt-acid rain, accelerated aging
- Baking water, lime and condensed water resistant
- Anti-graffiti, anti-slip, anti-microbial, anti-scratch
- Super durable (UV resistant)
- TACO free (non-toxic)

Hardware:

Provided hardware is Marine grade 316 Stainless steel.

Anti-Scale Screw Holes:

Tapped holes are infused with a special anti-scale compound designed to prevent scale or threaded connections, due to electrolysis from leaks, corrosion atmosphere and moisture.

Crystal Clear Low Iron Glass Lens:

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED:

Precise optic design provides exceptional light control and precise distribution of light.
LCD CRI > 80

Lumen - Maintenance Life:

LED 100,000 to 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

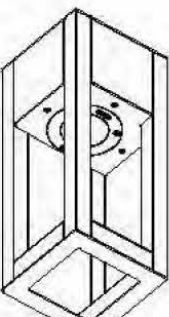
Contemporary urban lighting furniture. Open-sided, three lattice pattern options or your bespoke design.

A stylish Dark Sky Compliant square high performance wall mounted luminaire with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These luminaires have a square design providing a unique wide light distribution, offering an architecturally appealing shadow pattern on the mounted surface. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalist shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Vancouver comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation.

Custom heights are available, please specify in options. Designed to complement the Vancouver Light Column and bollard.

Additional Options (Consult Factory For Pricing)



CB Open Bottom

PLANNING FILE NO.: SITE - 2024 - 0003

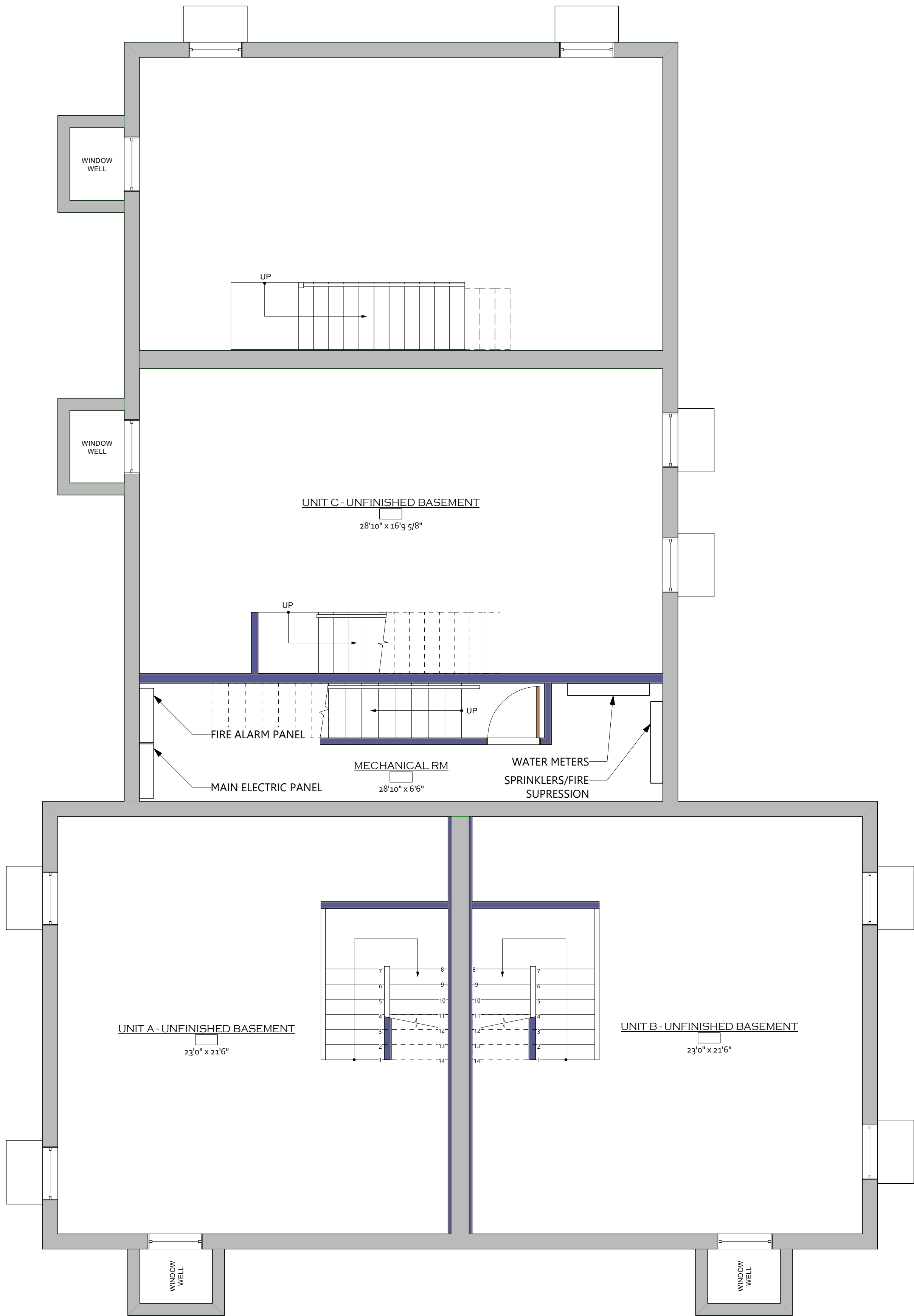
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LIGHTING DETAILS

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

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17



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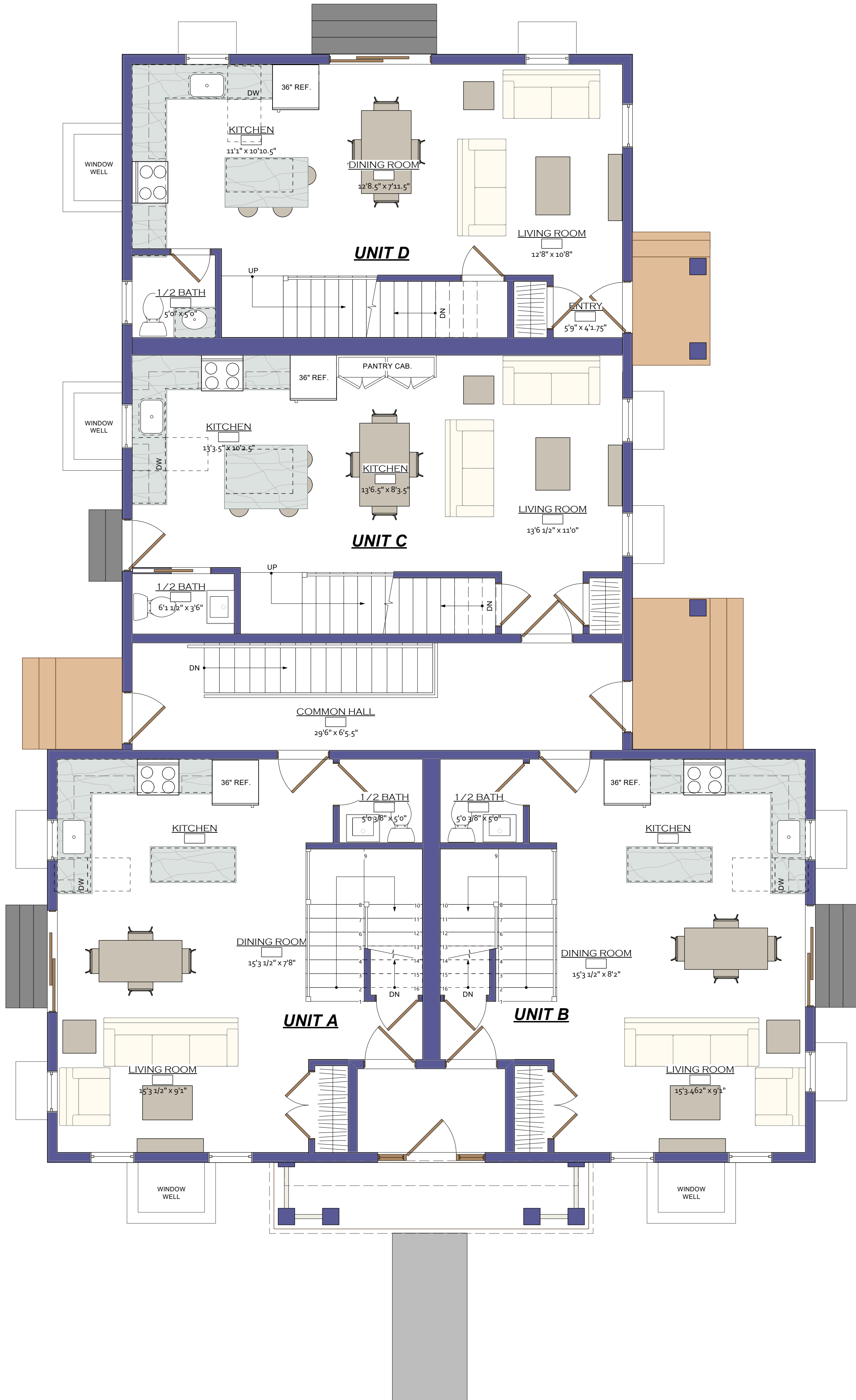
4 UNITS
RESIDENTIAL BUILDING
LOCUST ST., DOVER, NH 03820

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

Scale: AS NOTED

BASEMENT PLAN

A1.0



SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
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4 UNITS
RESIDENTIAL BUILDING
LOCUST ST., DOVER, NH 03820

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

FIRST FLOOR PLAN

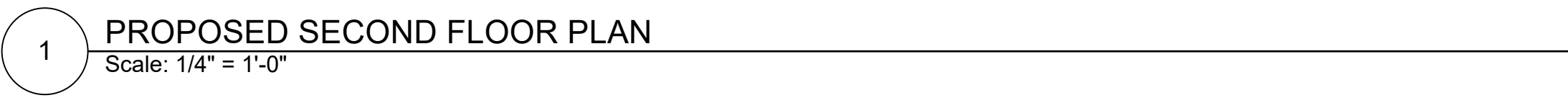
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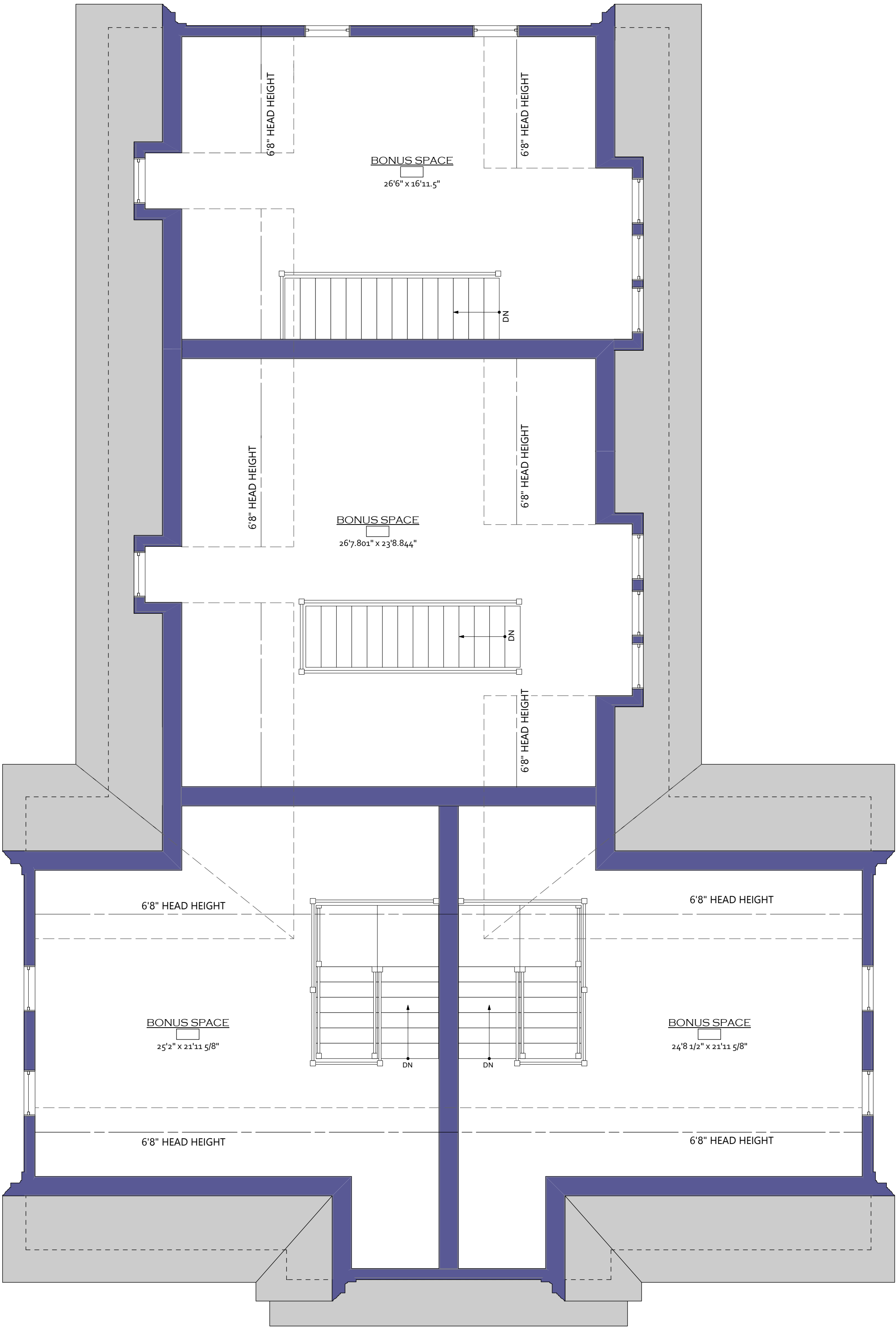
LOCUST ST., DOVER, NH 03820

SECOND FLOOR PLAN

A1.2



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	1 647 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	1 626 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	1 886 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	1 525 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.
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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
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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

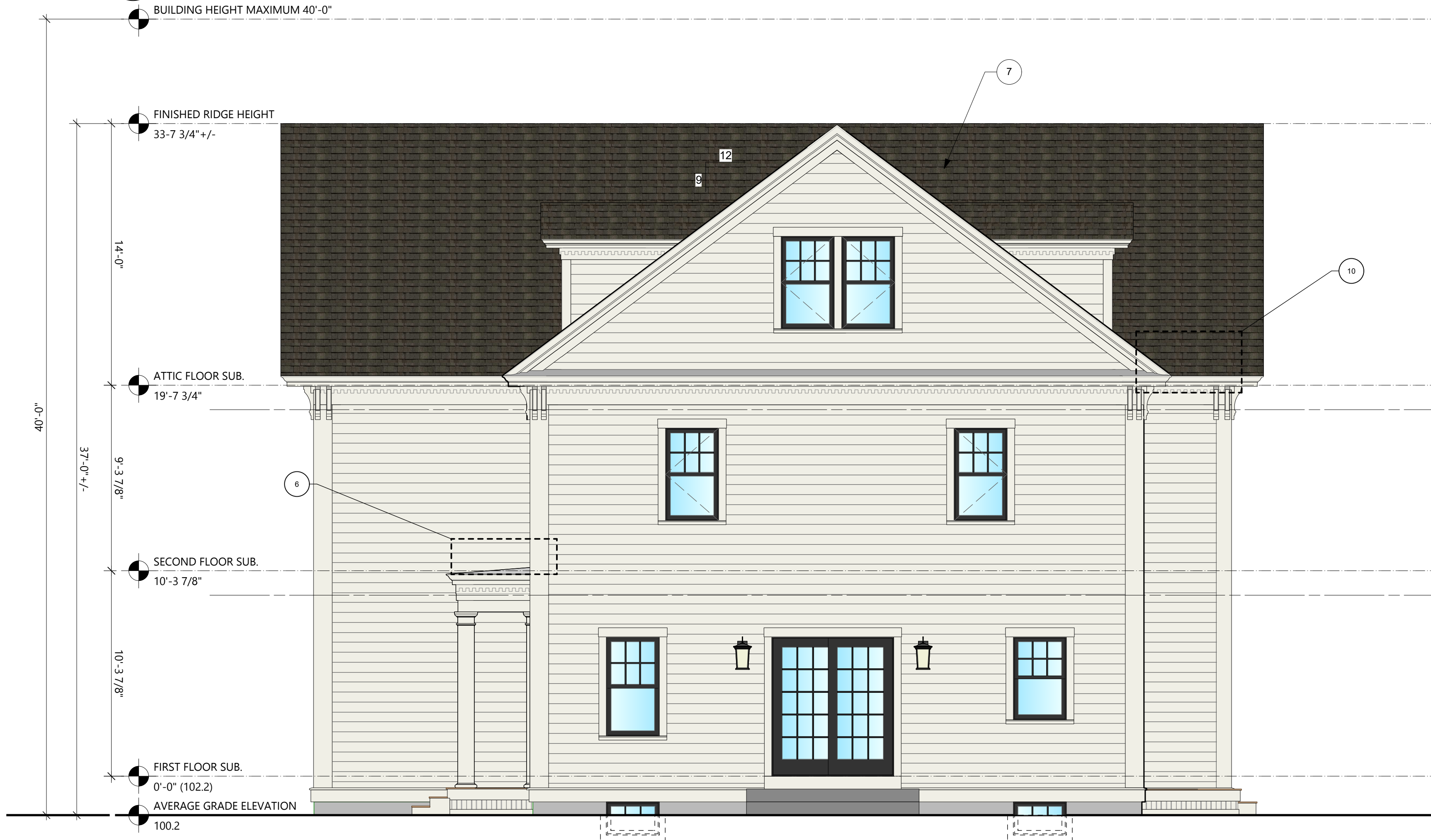
Project Manager	Project #	Date
ST	2022-02	05-13-2022
Scale: AS NOTED		

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

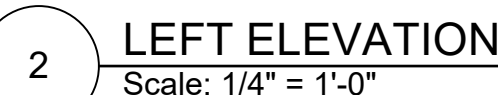
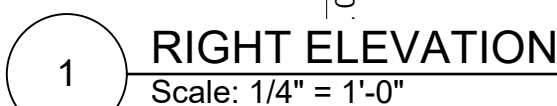
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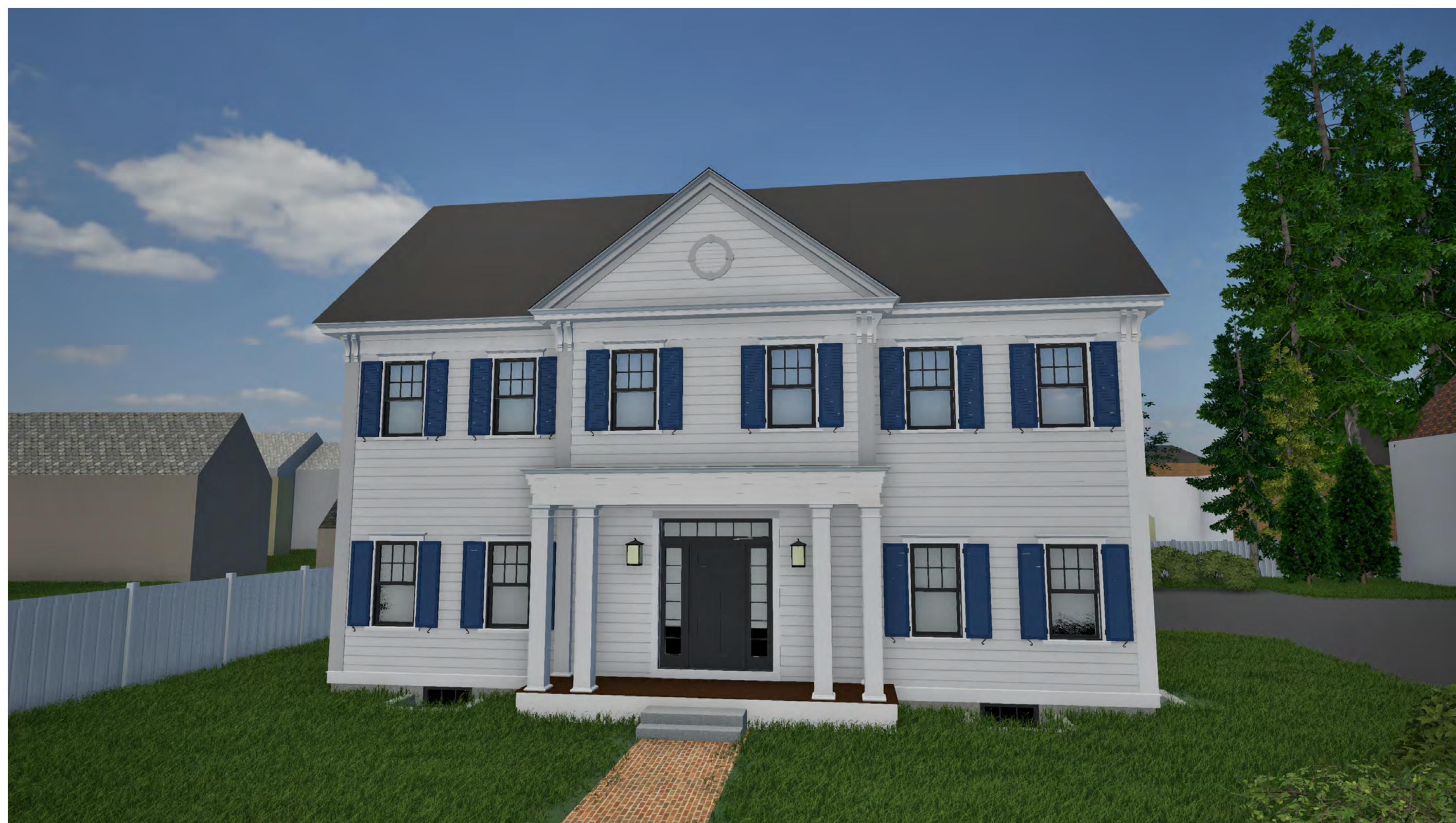
LOCUST ST., DOVER, NH 03820

Scale:	AS NOTED
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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

[illegible]

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

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

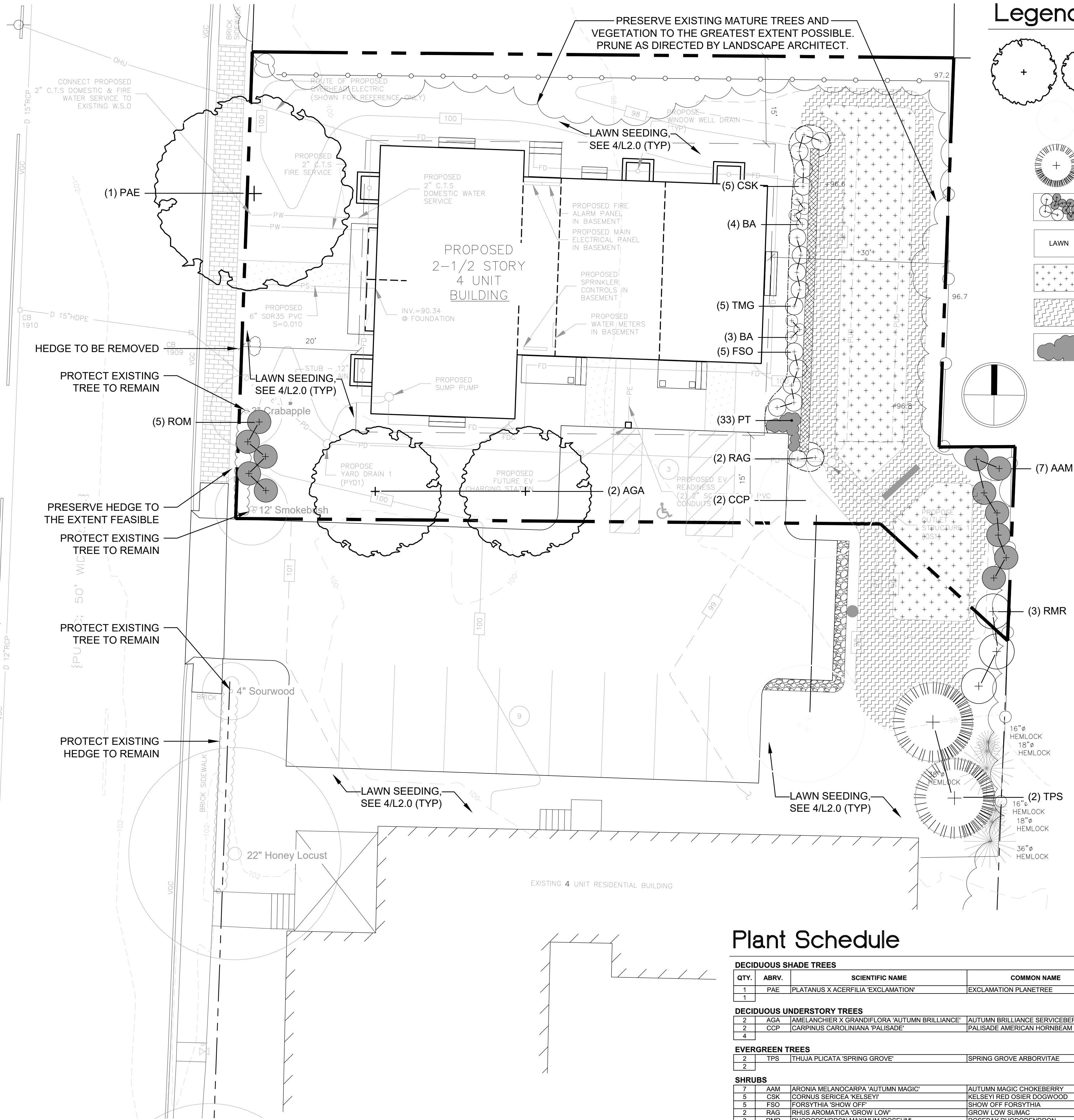
RENDERINGS

A2.2

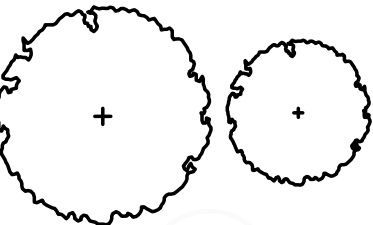
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PLANTING NOTES:

- 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.

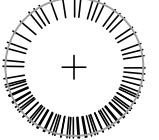


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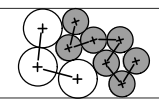


DECIDUOUS TREE PLANTING, SEE 1/L2.0

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



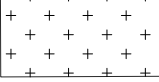
EVERGREEN TREE PLANTING, SEE 2/L2.0



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.

LOCUST STREET RESIDENTIAL DEVELOPMENT

Dover, NH 03820

17-19 Summer Street Properties, LLC

71 Lafayette Road

Hampton Falls, NH 03844

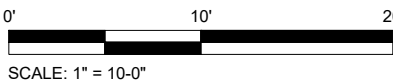
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LANDSCAPE PLAN

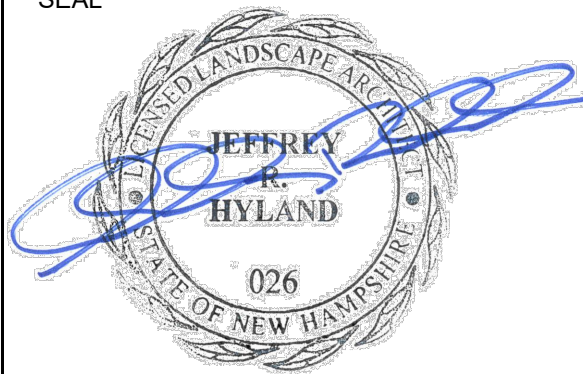
REVISION LOG

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		

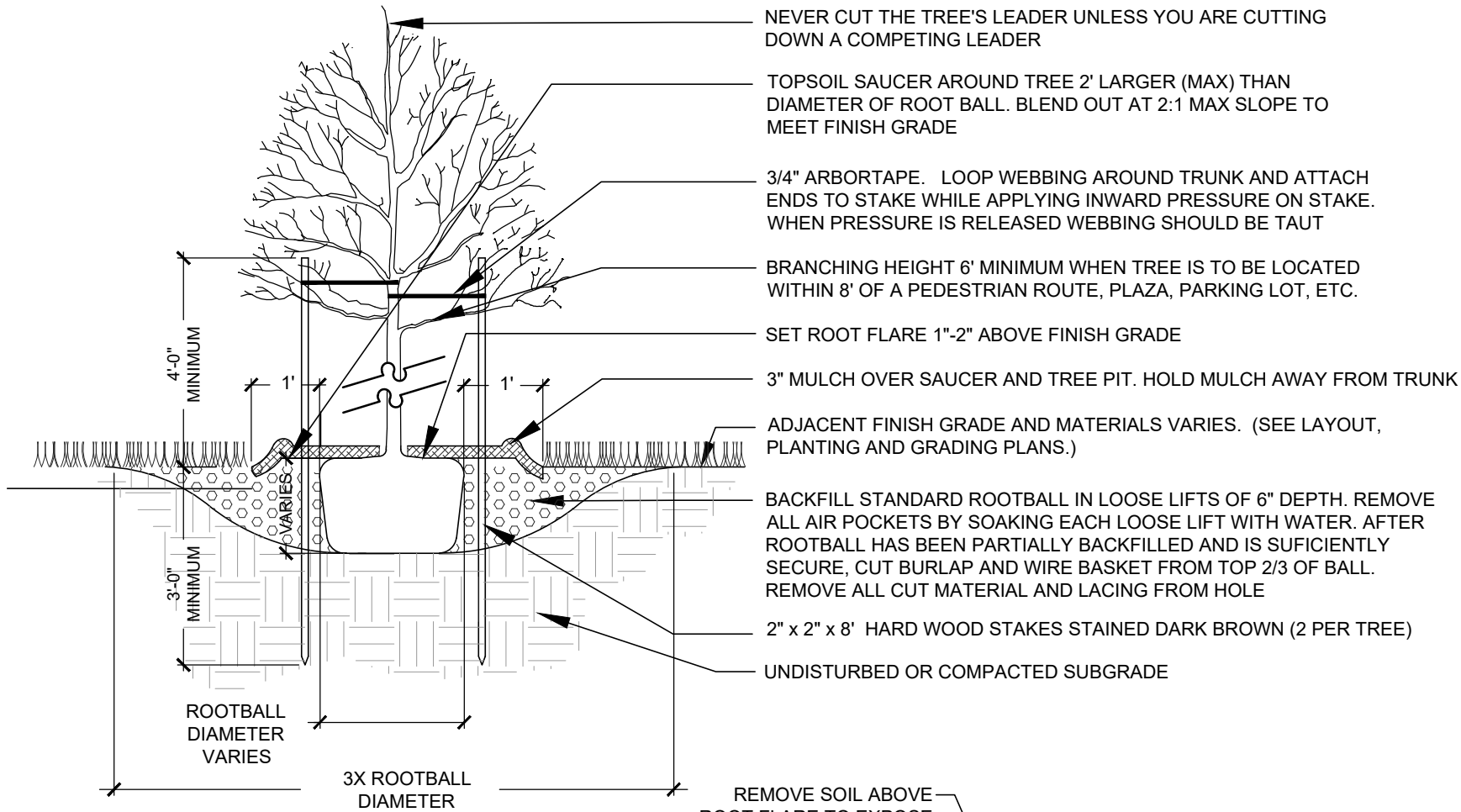
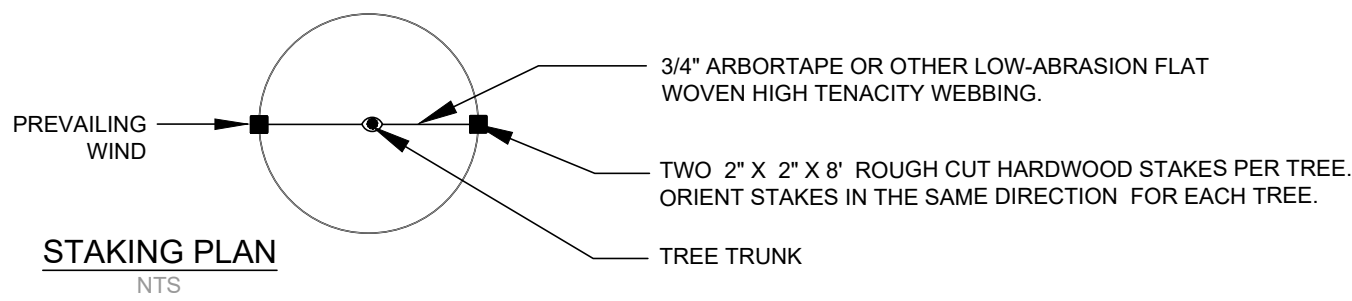


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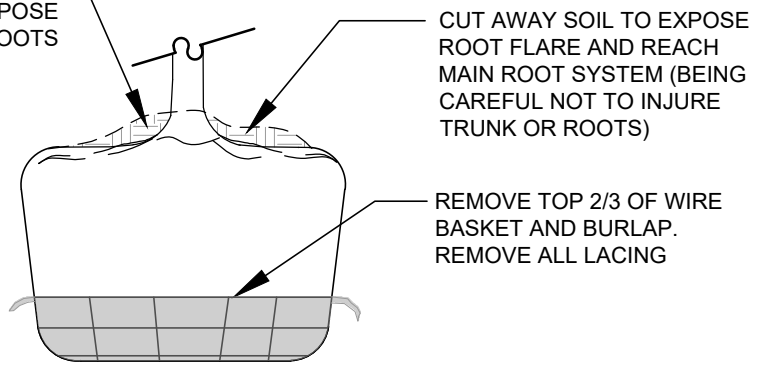


L1.0

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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.

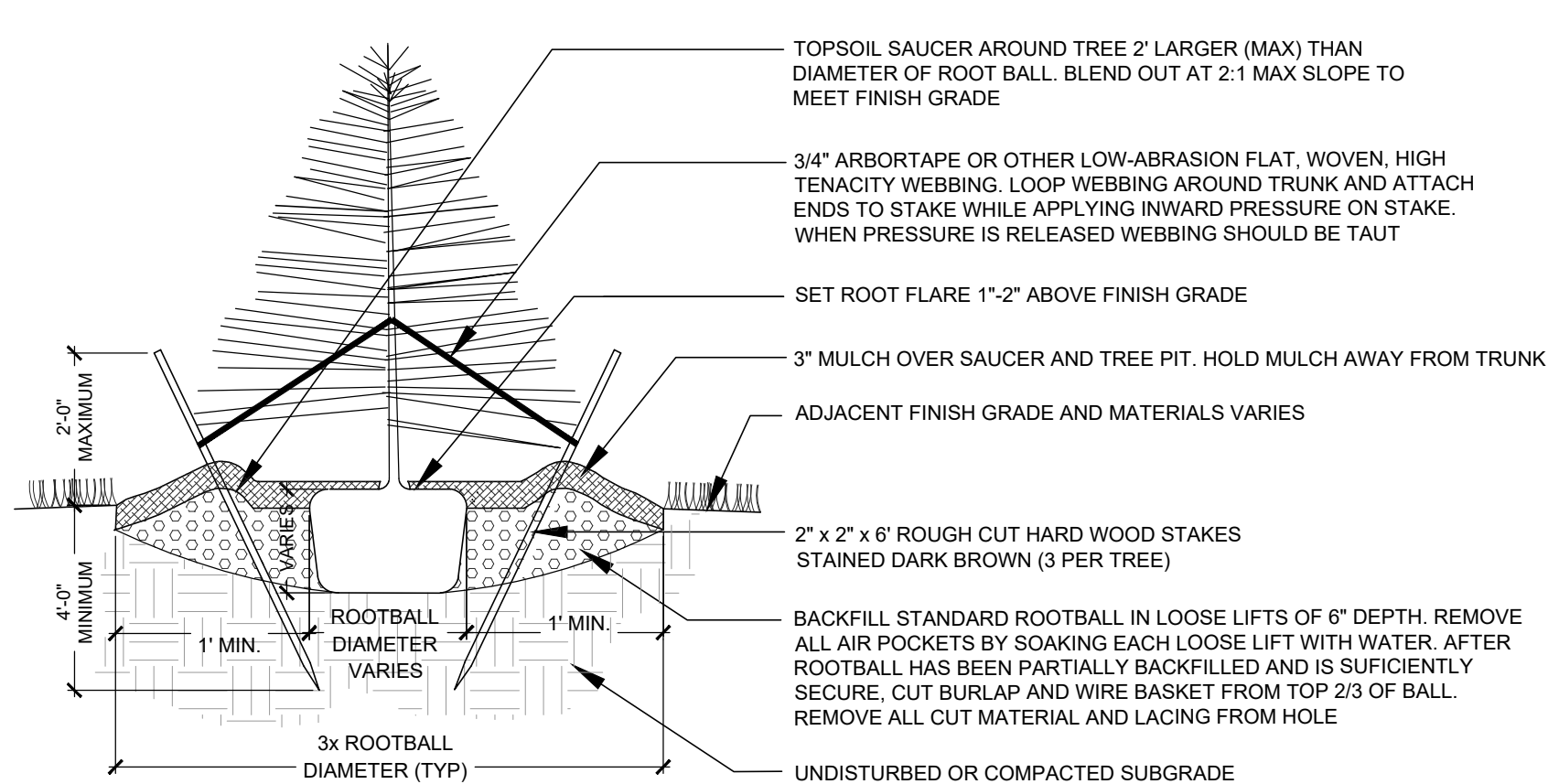
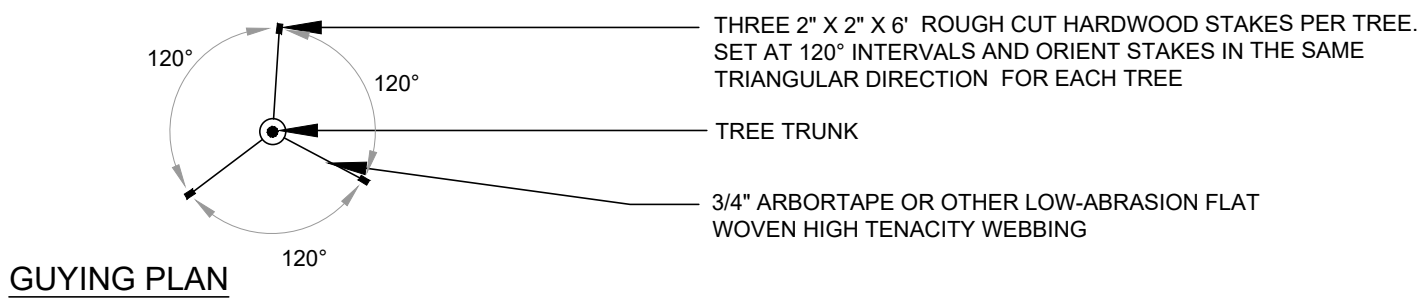


Deciduous Tree Planting

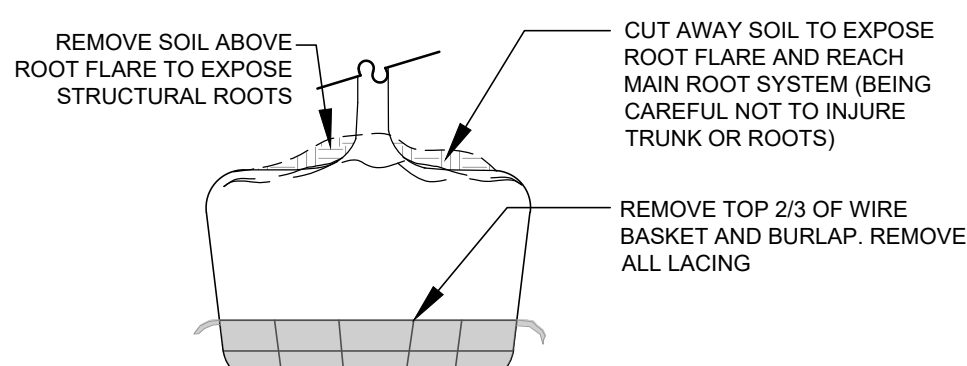
Not to Scale

©IRONWOOD 2024

1
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.

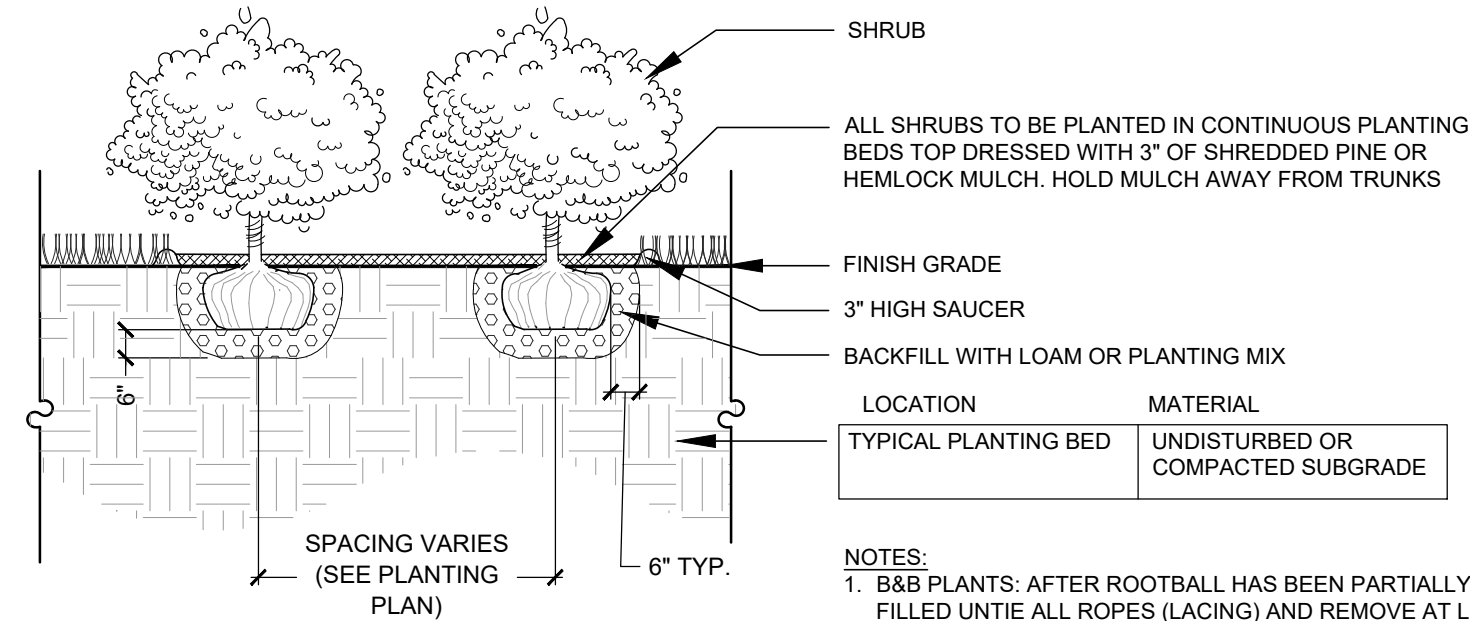


Evergreen Tree Planting

Not to Scale

©IRONWOOD 2024

2
L2.0



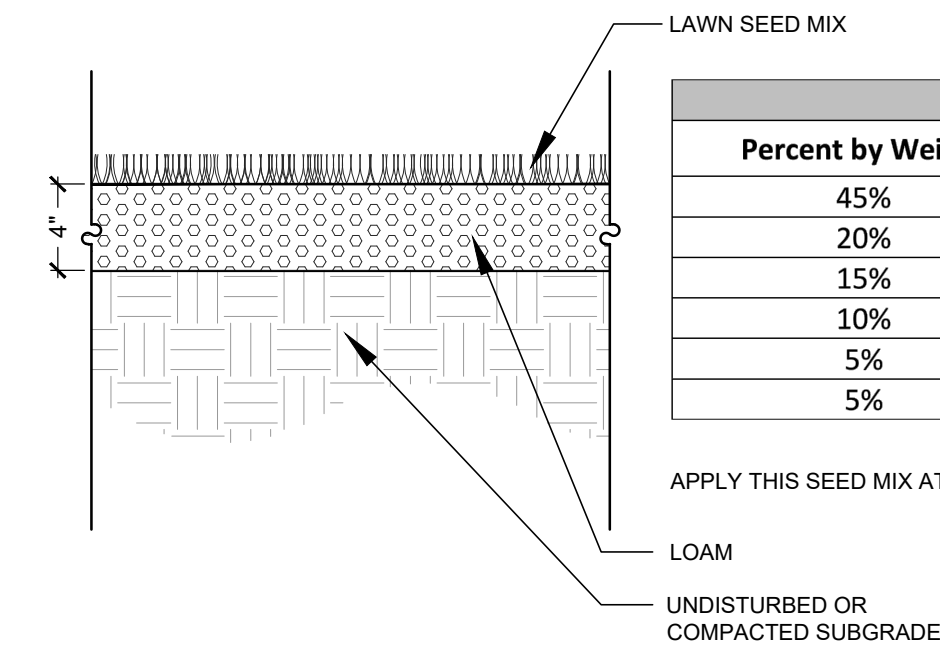
- NOTES:
1. B&B PLANTS: AFTER ROOTBALL HAS BEEN PARTIALLY BACK FILLED UNTIE ALL ROPES (LACING) AND REMOVE AT LEAST 2/3 OF JUTE AND ALL LACING.
 2. CONTAINER PLANTS: PRIOR TO PLANTING, REMOVE PLANT FROM CONTAINER AND LOOSEN ENCIRCLING ROOTS TO PROMOTE OUTWARD GROWTH AWAY FROM THE PLANT.

Shrub Planting

Not to Scale

©IRONWOOD 2024

3
L2.0



Seed Mix for Lawns	
Percent by Weight	Common Name
45%	Firebird 2 or Rebel IV or Firecracker SL fescue
20%	Grand slam GLD or Confetti II perennial ryegrass
15%	Radar or Compass chewings fescue
10%	Sword or Gladiator hard fescue
5%	Side Oats Grama
5%	White Dutch clover

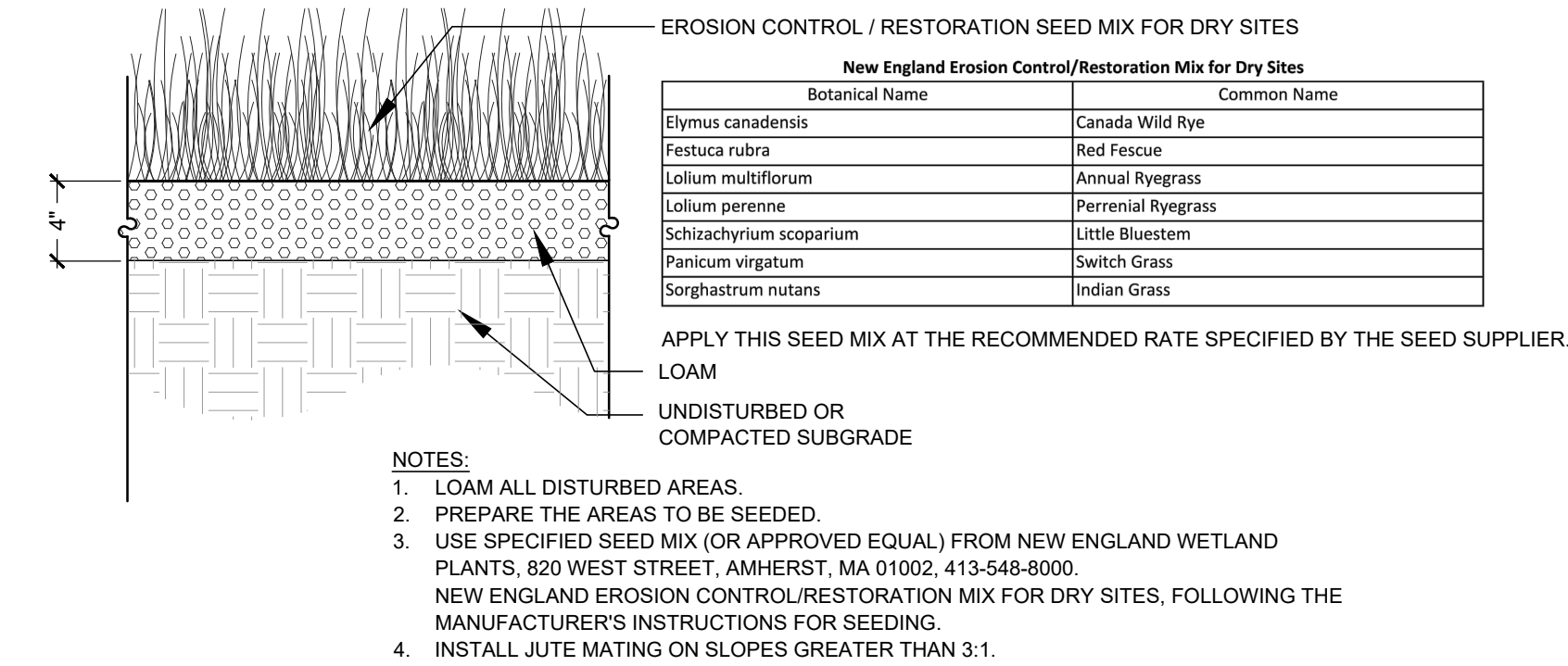
- NOTES:
1. LOAM ALL DISTURBED AREAS.
 2. PRIOR TO SEEDING THE LAWN SEED MIX PROPERLY PREPARE THE SEED BED.
 3. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.

Loam and Lawn Seeding

Not to Scale

©IRONWOOD 2024

4
L2.0



New England Erosion Control/Restoration Mix for Dry Sites	
Botanical Name	Common Name
Elymus canadensis	Canada Wild Rye
Festuca rubra	Red Fescue
Lolium multiflorum	Annual Ryegrass
Lolium perenne	Perennial Ryegrass
Schizachyrium scoparium	Little Bluestem
Panicum virgatum	Switch Grass
Sorghastrum nutans	Indian Grass

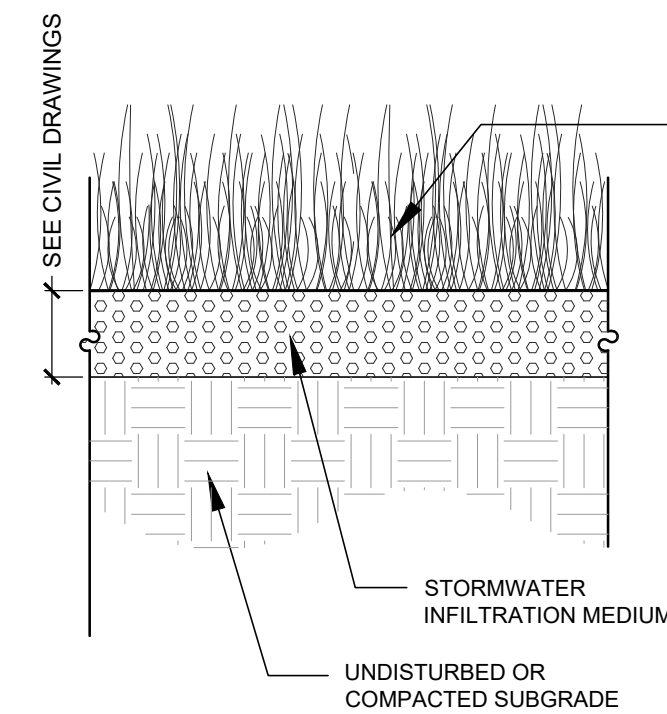
- NOTES:
1. LOAM ALL DISTURBED AREAS.
 2. PREPARE THE AREAS TO BE SEEDED.
 3. USE SPECIFIED SEED MIX (OR APPROVED EQUAL) FROM NEW ENGLAND WETLAND PLANTS, 820 WEST STREET, AMHERST, MA 01002, 413-548-8000.
 4. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.

Loam and Dry Site Restoration Seeding

Not to Scale

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7
L2.0



New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites	
Botanical Name	Common Name
Elymus riparius	Riverbank Wild Rye
Schizachyrium scoparium	Little Bluestem
Festuca rubra	Red Fescue
Andropogon gerardii	Big Bluestem
Panicum virgatum	Switch Grass
Vernonia noveboracensis	New York Ironweed
Agrostis perennans	Upland Bentgrass
Bidens frondosa	Beggar Ticks
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed
Eupatorium perfoliatum	Boneset
Aster novae-angliae (Symphyotrichum novae-angliae)	New England Aster
Scirpus cyperinus	Wool Grass
Juncus effusus	Soft Rush

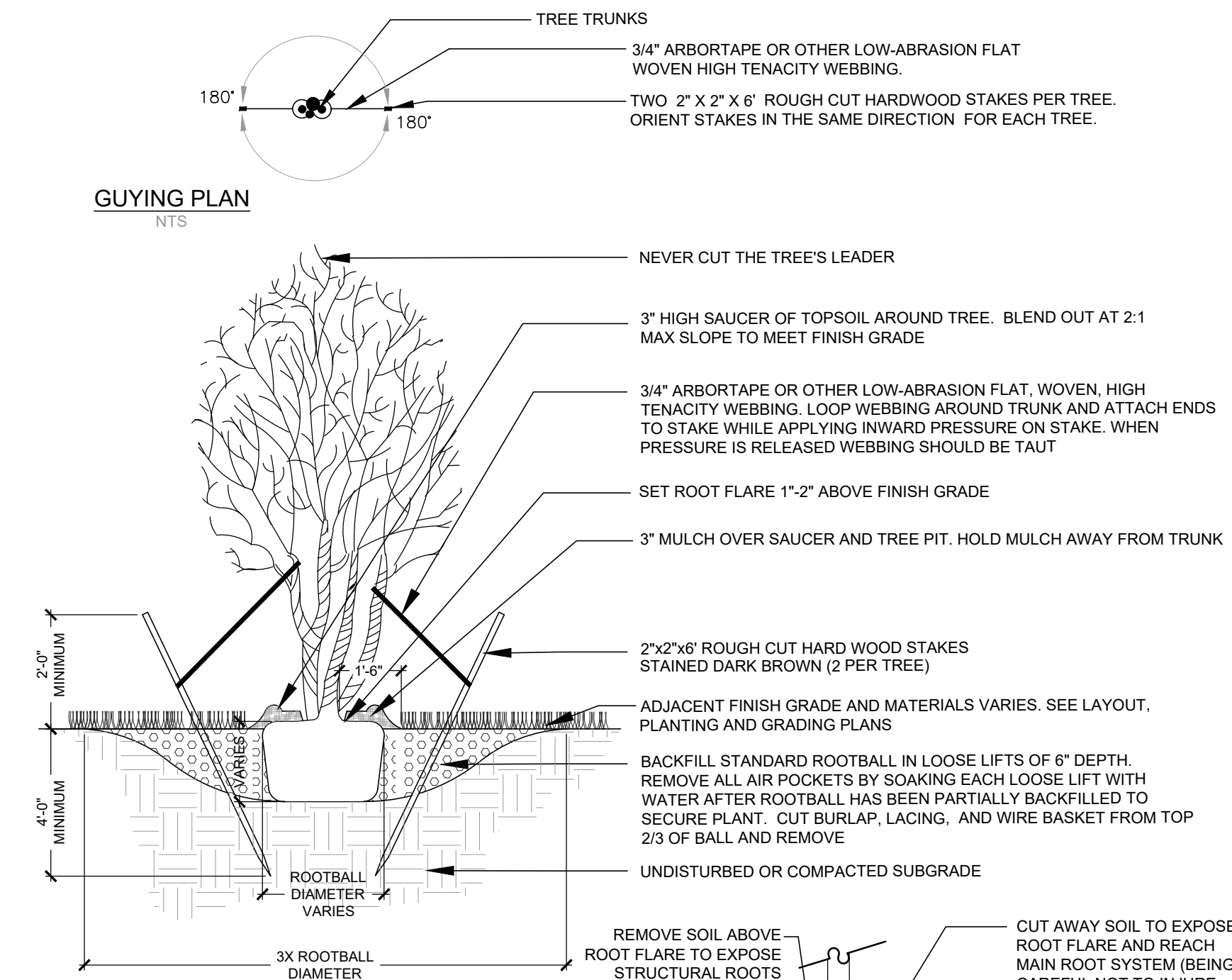
- NOTES:
1. PREPARE THE AREAS TO BE SEEDED.
 2. USE SPECIFIED SEED MIX (OR APPROVED EQUAL) FROM NEW ENGLAND WETLAND PLANTS, 820 WEST STREET, AMHERST, MA 01002, 413-548-8000.
 3. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.

Wet Site Restoration Seeding

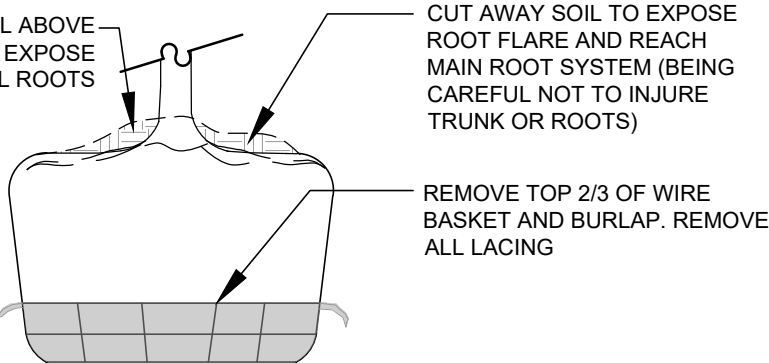
Not to Scale

©IRONWOOD 2024

8
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.

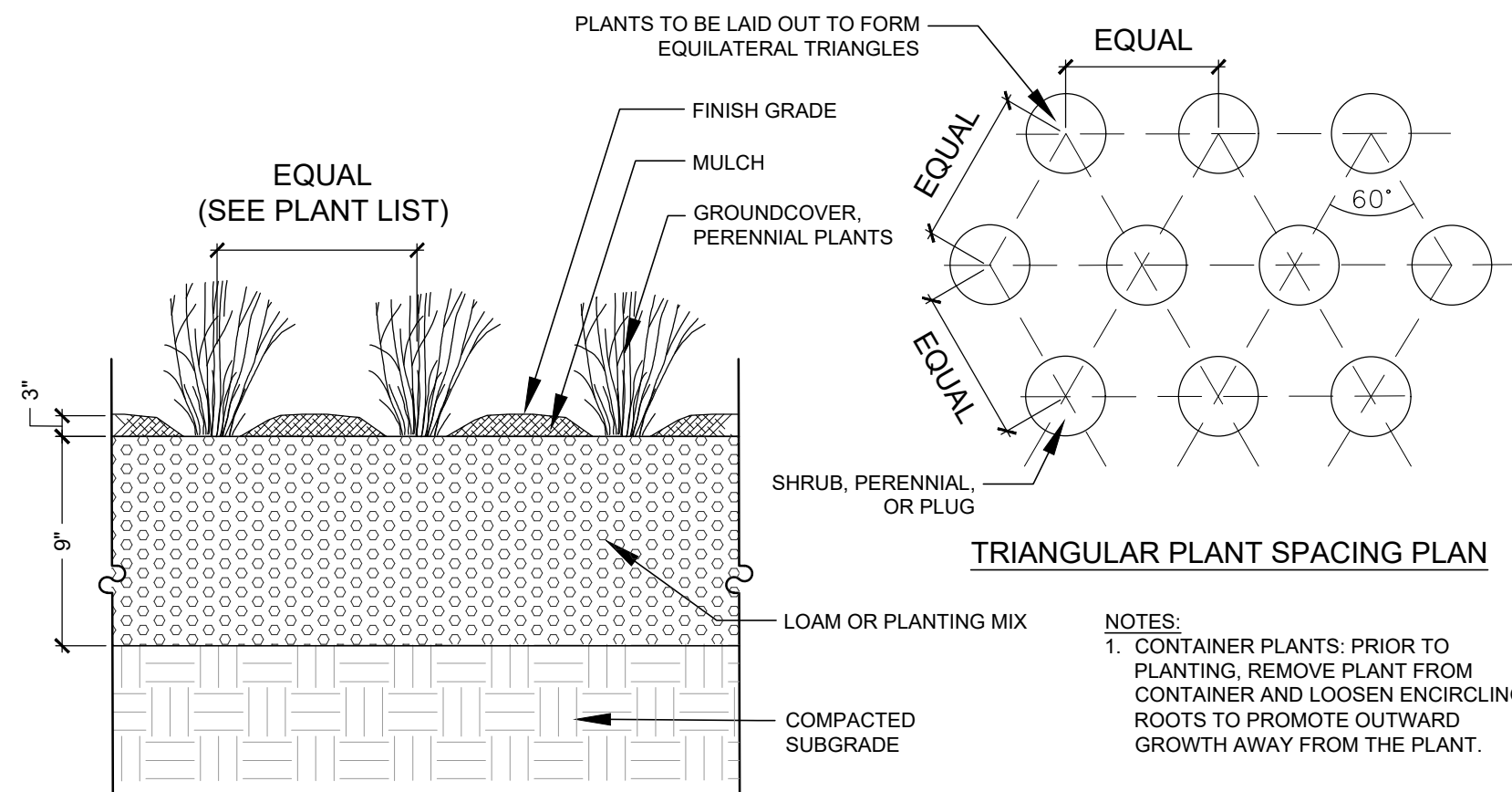


Deciduous Multi-Stemmed Tree Planting

Not to Scale

©IRONWOOD 2024

5
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.

Perennial, Groundcover, Ornamental Grass Planting

Not to Scale

©IRONWOOD 2024

6
L2.0

LOCUST STREET RESIDENTIAL DEVELOPMENT

Dover, NH 03820

17-19 Summer Street Properties, LLC

71 Lafayette Road

Hampton Falls, NH 03844

SHEET TITLE

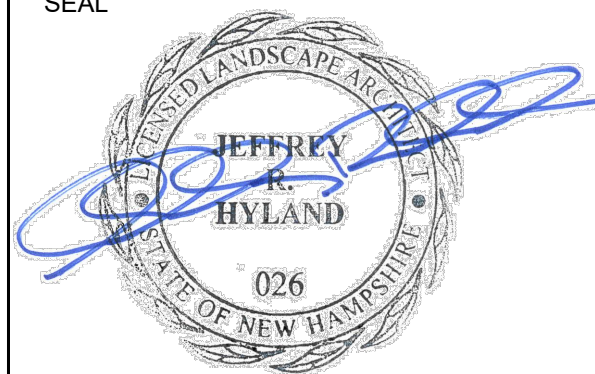
LANDSCAPE DETAILS

REVISION LOG

REV#	DATE	DESCRIPTION
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	

SEAL



L2.0

Return to: Lyons Law Offices, P.A.
One New Hampshire Avenue
Suite 235
Portsmouth, NH 03801

Doc # 240011738
Book 5214 Page 452

09/25/2024 09:56:39 AM
Page 1 of 6

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA222454 25.00
TRANS TAX ST864447 40.00

PARKING AND ACCESS EASEMENT AGREEMENT

This Parking and Access Easement Agreement (the "Agreement"), made this 18 day of July 2024, by and between 17-19 Summer Street Properties, LLC, a New Hampshire limited liability company, having a mailing address of 71 Lafayette Rd, Hampton Falls, NH, 03844, and as owner of the parcel of land situated in City of Dover, County of Strafford, State of New Hampshire, as shown as "Tax Map 12, Lot 35-1" (the "Grantor"), and 17-19 Summer Street Properties, LLC, a New Hampshire limited liability company, having a mailing address of 71 Lafayette Rd, Hampton Falls, NH, 03844, and as owner of the parcel of land situated in City of Dover, County of Strafford, State of New Hampshire, as shown as "Tax Map 12, Lot 35" (the "Grantee").

RECITALS

Grantor owns a certain tract or parcel of land, with the buildings and improvements thereon, situated in the City of Dover, County of Strafford, State of New Hampshire, as shown as "Tax Map 12, Lot 35-1," on a Plan entitled, "Subdivision Plan of Land of Kevin P. McLean and Angela M. Lazzaro 17/19 Summer Street, Dover, N.H., Tax Map 12, Lot 35-1," dated November 19, 2019, prepared by Berry Surveying and Engineering and recorded in the Strafford County Registry of Deeds as Plan # 12090 ("Lot 35-1"); and

Grantee owns a certain tract or parcel of land, with the buildings and improvements thereon, situated in the City of Dover, County of Strafford, State of New Hampshire, as shown as "Tax Map 12, Lot 35," on a Plan entitled, "Subdivision Plan of Land of Kevin P. McLean and Angela M. Lazzaro 17/19 Summer Street, Dover, N.H., Tax Map 12, Lot 35," dated November 19, 2019, prepared by Berry Surveying and Engineering and recorded in the Strafford County Registry of Deeds as Plan # 12090 ("Lot 35"); and

8416 Grantor desires to grant to Grantee a parking and access easement over a portion of Lot 35-1 owned by Grantor, as herein stated and shown on the ~~attached~~ McEneaney Proposed Drive Easement Sketch, dated June 26, 2024, and described as follows (the "Easement Area"):

A certain tract or parcel of land in the City of Dover, County of Strafford, and State of New Hampshire, and being more particularly bounded and described as follows:

Beginning at a point along the common boundary line of said "Tax Map 12, Lot 35," and said, "Tax Map 12, Lot 35-1," said point being located N 89° 29' 03" W, for a distance of 54.00 feet, from an iron rod found on the easterly sideline of Locust Street;

Thence turning and running N 00° 30' 57" E, for a distance of 17.00 feet, to a point;

Thence turning and running S 89° 29' 03" E, for a distance of 50.00 feet, to a point;

Thence turning and running S 00° 30' 57" W, for a distance of 17.00 feet, to a point;

Thence turning and running N 89° 29' 03" W, for a distance of 50.00 feet, to the point of beginning;

Said Easement Area containing 850 square feet or 0.02 acres, more or less.

Meaning and intending to describe and convey a portion of the premises Conveyed to the Grantor herein by Warranty Deed of Kevin P. McLean and Angela M. Lazzaro, husband and wife, dated June 30, 2021, and recorded at the Strafford County Registry of Deeds at Book 4925, Page 0399.

NOW, THEREFORE, in consideration of the promises contained herein and for other consideration the receipt and sufficiency which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grant of Easements. Grantor hereby grants to Grantee, and its successors and assigns, a permanent and perpetual easement over the Easement Area (the "Easement Area") described herein for access and parking. Grantee shall have the right to pass and repass by foot or motor vehicle over the Easement Area.
2. Parking Lot Rules and Regulations. Grantor and Grantee will work in good faith toward a mutually acceptable parking lot agreement covering all issues related to access and parking.
3. Maintenance. Grantor and Grantee shall be mutually responsible for all costs and expenses, to maintain the Easement Area, so that it may be used for its intended purposes as stated herein. Grantor and Grantee shall be mutually responsible for all costs and expenses including but not limited to snow plowing, repair, and maintenance of the Easement Area so that it may be used for its intended purposes herein.
5. Indemnification. Grantor and Grantee shall indemnify and hold harmless each other from any and all actions, causes of actions, suits, demands and claims resulting from any damage, injury, loss, expense, fee or cost arising out of or in connection with their respective use, maintenance and repair of the Parking Easement, as applicable, unless such damage, injuries, losses, expenses, fees and costs were caused by the negligent, reckless, willful or wanton conduct of the party to be indemnified.
6. Term of Agreement. This Agreement shall be effective as of the date first written above and shall continue in full force and effect unless and until it is terminated by a recorded instrument signed by each of the fee simple owners subject to or benefitted by the Parking Easement.
7. No Oral Modification. No part of this Agreement may be modified without the prior written consent of each of the owners of the properties subject to or benefitted by this Parking Easement.
8. Attorney's Fees and Costs. In the event of litigation related to this Agreement, including any litigation to enforce the terms hereof, the prevailing party in such litigation shall be entitled to recover reasonable attorney's fees, in addition to all other expenses incurred by such litigation.
9. Enforcement Rights and Obligations. Any heir, successor, assign, or agent of the Grantee may enforce the terms of this Agreement against Grantor or its heirs, successors and assigns. In the event either party brings an action to enforce its rights hereunder, the costs of such action, including reasonable attorney's fees of the prevailing party, shall be borne by the non-prevailing party.
10. Severability. The invalidity of all or any part of this Agreement shall not render invalid the remainder of this Agreement or the remainder of any part of this Agreement. If any provision or part of this Agreement is so broad as to be unenforceable, such provision shall be interpreted only

so broadly as is enforceable, or, if such provision or part cannot be interpreted to be enforceable at all, the remainder of this Agreement shall remain in full force and effect and shall not be affected thereby.

11. Covenants to Run with Land. It is intended that each of the covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

12. Governing Law. The laws of the State of New Hampshire shall govern the interpretation, validity, performance, and enforcement of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

GRANTOR:

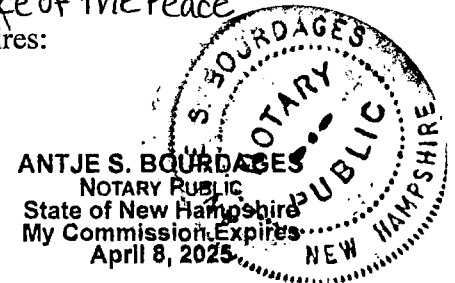
17-19 Summer Street Properties, LLC

By: [Signature]
Name: Benjamin C. Perez
Its: Managing Member

STATE OF NEW HAMPSHIRE
COUNTY OF ~~STRAFFORD~~ ROCKINGHAM

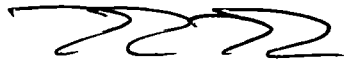
The foregoing instrument was acknowledged before me this 18 day of July, 2024, by Benjamin C. Perez.

[Signature]
Notary Public/ Justice of the Peace
My Commission Expires:



GRANTEE:

17-19 Summer Street Properties, LLC

By: 

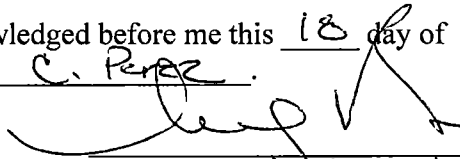
Name: Benjamin C. Perez

Its: Managing Member

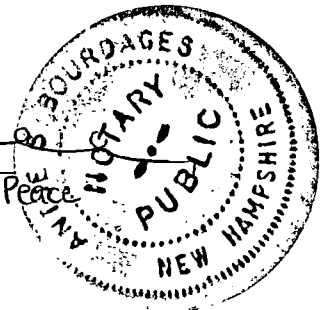
STATE OF NEW HAMPSHIRE

COUNTY OF ~~STRAFFORD~~ ROCKINGHAM

The foregoing instrument was acknowledged before me this 18 day of July, 2024, by Benjamin C. Perez.


Notary Public/Justice of the Peace

My Commission Expires:



ANTJE S. BOURDAGES
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
April 8, 2025

Return to: Lyons Law Offices, P.A.
One New Hampshire Avenue
Suite 235
Portsmouth, NH 03801

Doc # 240011739
Book 5214 Page 458

09/25/2024 09:56:40 AM
Page 1 of 6

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA222455 25.00
TRANS TAX ST864448 40.00

PARKING AND ACCESS EASEMENT AGREEMENT

This Parking and Access Easement Agreement (the "Agreement"), made this 18 day of July 2024, by and between 17-19 Summer Street Properties, LLC, a New Hampshire limited liability company, having a mailing address of 71 Lafayette Rd, Hampton Falls, NH, 03844, and as owner of the parcel of land situated in City of Dover, County of Strafford, State of New Hampshire, as shown as "Tax Map 12, Lot 35" (the "Grantor"), and 17-19 Summer Street Properties, LLC, a New Hampshire limited liability company, having a mailing address of 71 Lafayette Rd, Hampton Falls, NH, 03844, and as owner of the parcel of land situated in City of Dover, County of Strafford, State of New Hampshire, as shown as "Tax Map 12, Lot 35-1" (the "Grantee").

RECITALS

Grantor owns a certain tract or parcel of land, with the buildings and improvements thereon, situated in the City of Dover, County of Strafford, State of New Hampshire, as shown as "Tax Map 12, Lot 35," on a Plan entitled, "Subdivision Plan of Land of Kevin P. McLean and Angela M. Lazzaro 17/19 Summer Street, Dover, N.H., Tax Map 12, Lot 35," dated November 19, 2019, prepared by Berry Surveying and Engineering and recorded in the Strafford County Registry of Deeds as Plan # 12090 ("Lot 35"); and

Grantee owns a certain tract or parcel of land, with the buildings and improvements thereon, situated in the City of Dover, County of Strafford, State of New Hampshire, as shown as "Tax Map 12, Lot 35-1," on a Plan entitled, "Subdivision Plan of Land of Kevin P. McLean and Angela M. Lazzaro 17/19 Summer Street, Dover, N.H., Tax Map 12, Lot 35, Lot 35-1," dated November 19, 2019, prepared by Berry Surveying and Engineering and recorded in the Strafford County Registry of Deeds as Plan # 12090 ("Lot 35-1"); and

Grantor desires to grant to Grantee a parking and access easement over a portion of Lot 35, as herein stated and shown on the ~~attached~~ ^{DHB} McEneaney Proposed Drive Easement Sketch, dated June 26, 2024, and described as follows (the "Easement Area"):

A certain tract or parcel of land beginning at or near a point on the easterly sideline of Locust Street in the City of Dover, County of Strafford, and State of New Hampshire, and being more particularly bounded and described as follows.

Beginning at an iron rod found on the easterly sideline of Locust Street at the southwest corner of "Tax Map 12, Lot 35-1," and thence proceeding S 89° 29' 03" E, along said "Tax Map 12, Lot 35-1" for a distance of 54.00 feet, to a point;

Thence continuing S 89° 29' 03" E, for a distance of 50.00 feet, to a point;

Thence turning and running S 00° 30' 57" W, for a distance of 45.00 feet, to a point;

Thence turning and running N 89° 29' 03" W, for a distance of 96.00 feet, to a point;

Thence turning and running N 00° 30' 57" E, for a distance of 17.00 feet, to a point;

Thence turning and running N 89° 29' 03" W, for a distance of 8.76 feet, to an iron rod found on the easterly sideline of Locust Street;

Thence turning and running N 02° 04' 40" E, along said Locust Street, a distance of 28.01 feet to said iron rod found at the point of beginning.

Said Easement Area containing 4,555 square feet or 0.11 acres, more or less.

Said Easement Area encompasses the "Proposed Driveway Easement" shown on said Plan # 12090 in its entirety.

Meaning and intending to describe and convey a portion of the premises Conveyed to the Grantor herein by Warranty Deed of Kevin P. McLean and Angela M. Lazzaro, husband and wife, dated June 30, 2021, and recorded at the Strafford County Registry of Deeds at Book 4925, Page 0397.

NOW, THEREFORE, in consideration of the promises contained herein and for other consideration the receipt and sufficiency which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grant of Easements. Grantor hereby grants to Grantee, and its successors and assigns, a permanent and perpetual easement over the Easement Area (the "Easement Area") described herein for access and parking. Grantee shall have the right to pass and repass by foot or motor vehicle over the Easement Area.
2. Parking Lot Rules and Regulations. Grantor and Grantee will work in good faith toward a mutually acceptable parking lot agreement covering all issues related to access and parking.
3. Maintenance. Grantor and Grantee shall be mutually responsible for all costs and expenses, to maintain the Easement Area, so that it may be used for its intended purposes as stated herein. Grantor and Grantee shall be mutually responsible for all costs and expenses including but not limited to snow plowing, repair, and maintenance of the Easement Area so that it may be used for its intended purposes herein.
5. Indemnification. Grantor and Grantee shall indemnify and hold harmless each other from any and all actions, causes of actions, suits, demands and claims resulting from any damage, injury, loss, expense, fee or cost arising out of or in connection with their respective use, maintenance and repair of the Parking Easement, as applicable, unless such damage, injuries, losses, expenses, fees and costs were caused by the negligent, reckless, willful or wanton conduct of the party to be indemnified.
6. Term of Agreement. This Agreement shall be effective as of the date first written above and shall continue in full force and effect unless and until it is terminated by a recorded instrument signed by each of the fee simple owners subject to or benefitted by the Parking Easement.
7. No Oral Modification. No part of this Agreement may be modified without the prior written consent of each of the owners of the properties subject to or benefitted by this Parking Easement.
8. Attorney's Fees and Costs. In the event of litigation related to this Agreement, including any litigation to enforce the terms hereof, the prevailing party in such litigation shall be entitled to recover reasonable attorney's fees, in addition to all other expenses incurred by such litigation.
9. Enforcement Rights and Obligations. Any heir, successor, assign, or agent of the Grantee may enforce the terms of this Agreement against Grantor or its heirs, successors and assigns. In the event either party brings an action to enforce its rights hereunder, the costs of such action, including reasonable attorney's fees of the prevailing party, shall be borne by the non-prevailing party.
10. Severability. The invalidity of all or any part of this Agreement shall not render invalid the remainder of this Agreement or the remainder of any part of this Agreement. If any provision or part of this Agreement is so broad as to be unenforceable, such provision shall be interpreted only

so broadly as is enforceable, or, if such provision or part cannot be interpreted to be enforceable at all, the remainder of this Agreement shall remain in full force and effect and shall not be affected thereby.

11. Covenants to Run with Land. It is intended that each of the covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

12. Governing Law. The laws of the State of New Hampshire shall govern the interpretation, validity, performance, and enforcement of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

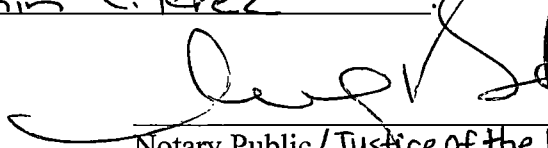
GRANTOR:

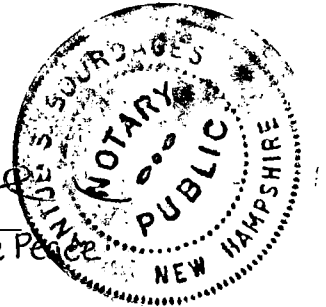
17-19 Summer Street Properties, LLC

By: 
Name: Benjamin C. Perez
Its: Managing Member

STATE OF NEW HAMPSHIRE
COUNTY OF ~~STRAFFORD~~ ROCKINGHAM

The foregoing instrument was acknowledged before me this 18 day of July, 2024, by Benjamin C. Perez.


Notary Public/Justice of the Peace
My Commission Expires:



ANTJE S. BOURDAGES
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
April 8, 2025

GRANTEE:

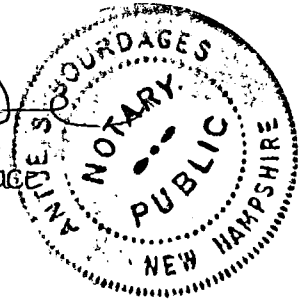
17-19 Summer Street Properties, LLC

By: [Signature]
Name: Benjamin C. Perez
Its: Managing Member

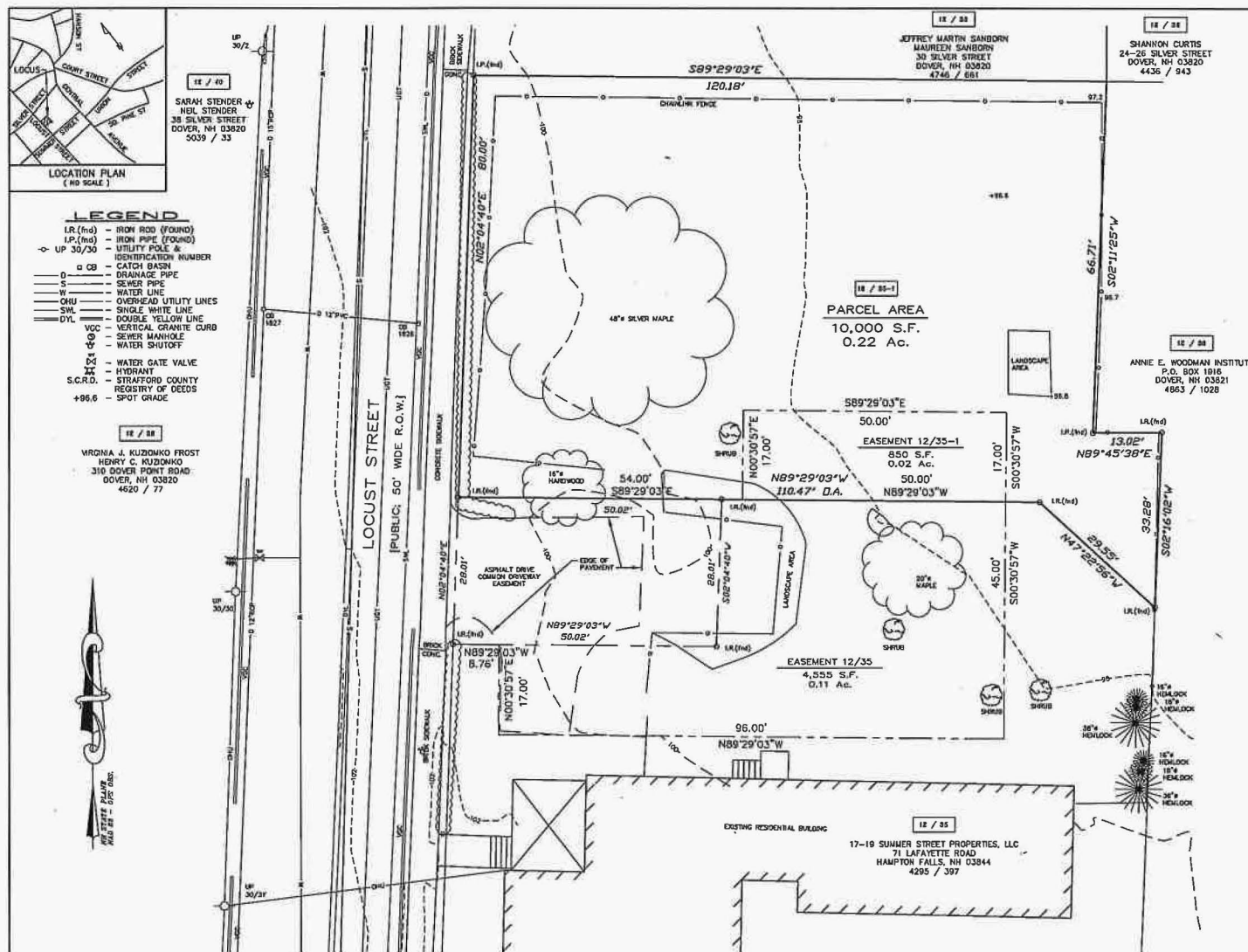
STATE OF NEW HAMPSHIRE
COUNTY OF ~~STRAFFORD~~ ROCKINGHAM

The foregoing instrument was acknowledged before me this 18 day of July, 2024, by Benjamin C. Perez.

[Signature]
Notary Public/Justice of the Peace
My Commission Expires:



ANTJE S. BOURDAGES
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
April 8, 2025



NOTES:

- OWNER OF RECORD: 17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NEW HAMPSHIRE 03844
S.C.R.D. VOLUME 4025, PAGE 399
- 18 / 18 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA: 10,000 S.F. / 0.22 Ac.
- THE INTENT OF THIS PLAN IS TO SHOW (2) PROPOSED COMMON DRIVEWAY EASEMENTS ENCUMBERING EACH OTHER OVER THE SUBJECT PARCELS.
- ZONING DISTRICT: HERITAGE RESIDENTIAL
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MAXIMUM LOT COVERAGE = 40 PERCENT
MINIMUM FRONTAGE = 60 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 (SFHA) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0330C, EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASE OF BEARING IS NH STATE PLANE (NAD83) BASED REFERENCE PLAN #1. VERTICAL DATUM IS NAVD83 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.

PROPOSED DRIVE EASEMENT SKETCH
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: JUM FILE: MSA\2308\023-2508
SCALE: 1" = 10' DATE: JUNE 25, 2024

10 5 0 5 10 20 30 40

McGeaney
Survey
Associates
of NEW ENGLAND
P.O. Box 1165 - 151 WATSON ROAD
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
23-2508	EXIST. COND.	23-04	52-57	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

August 23, 2024

Donna Benton

Planning Department

288 Central Avenue

Dover, NH 03820

Re: Zoning Variance 17-19 Summer St; Motion for Rehearing + Appeal of Administrative Decisions

Dear Donna:

My husband and I are direct abutters to the Development Parcels 35 and 35-1 and object to the Variance granted by the Zoning Board of Adjustment on Thursday August 15, 2024. We seek a rehearing before the ZBA for the following reasons:

1. **Faulty Notice.** The Notice for the 8/15/24 meeting was faulty because it contained references to both Paragraphs C and D of the relevant Zoning provision causing confusion as to the purpose of the meeting. This notice error was noted by a ZBA member during the 8/15 meeting.
2. **Lack of evidence regarding the 5 criteria for zoning variances.** The oral presentation of the proponent of the development plan on 8/15/24 failed to address the 5 criteria for granting of a variance.
3. **Improper voting on the variance by ZBA members.** ZBA members did not assess the evidence of the 5 criteria because no evidence was presented. None of the ZBA members stated they read the written materials to support their affirmative votes, except for one member. One voting member stated he was only voting in the affirmative because the variance passed at a previous meeting, a meeting at which that member was not present.
4. **Lack of findings regarding the 5 criteria.** No specific ZBA findings occurred regarding the 5 criteria to support the affirmative vote.
5. **Duplicative application for a variance.** A variance was granted by the ZBA at the July meeting. The second application was heard by the ZBA on August 15th without the applicants voiding the previous variance. The Applicant was allowed to "take 2 bites at the apple", when only one bite is permitted.
6. **Failure to require Applicant to vacate the July variance prior to filing the August variance.**

7. **Failure to require cross applications for variances for both Lot 35 and Lot 35-1.** The Applicant was allowed to only file a variance request for Lot 35-1 when in fact a companion application for a variance for Lot 35 was needed.

8. **Failure of the Applicant to explain the error in sufficient detail to allow the ZBA to make a finding of the nature of the error.** The representative of the Applicant who appeared at the August 15, 2024 hearing was not present at the July hearing. None of the representatives of the Applicant who appeared at the July hearing were in attendance at the August hearing to explain the error. The ZBA had no basis to assess the nature of the error except the assertion the error was a scrivener error. Facts were necessary, but no facts were presented.

9. **The ZBA did not make a finding on the nature of the error.** The error was a material error affecting the number of parking spaces and the extent of the Open Space on the development parcels.

10. **Failure of the members of ZBA to address their quasi-judicial roles and whether they were able to separate the July and August hearings to afford abutters a fair and impartial panel of ZBA members for the August hearing.** All ZBA members voted in the affirmative at the August hearing and made no inquiry whether they were individually able to start to start from scratch and assess the evidence with an open mind.

In addition, we seek an **Appeal of Administrative Decisions**, and separate hearing as aggrieved abutters, for administrative decisions as follows:

- A. Not requiring cross-petitions for variances for Lots 35 and 35-1,
- B. Grandfathering parking on Lot 35 in violation of Heritage District regulations and
- C. Not requiring the Applicant to vacate the July variance before allowing a new application for a second variance heard by the ZBA on 8/15/24.

Sincerely,



We will be away from September 1 through the 10th.
Iceland - sorry for any inconvenience.

2BA

To: ~~Planning Board~~

From: Anthony McManus, 3 Renaud Ave. Dover, NH

I would like to offer a few comments regarding the proposed development on Locust St. south of 19 Summer St.

The first relates to the question of variances. The ordinance requires a 5-foot setback for any paved area. As I understand it, a variance has been granted for the proposed new building on Locust to pave right to the designated boundary line, but no similar variance was requested for the adjacent Summer St. lot, even though the proposal shows the entire setback area on that property to be paved (in effect, eliminating the boundary between the two).

I understand the Planning Department feels the second requirement is not required since the area behind 19 Summer is already used for parking. The issue, however, is not parking, but paving, and it is my understanding of the law that any expansion of an existing non-conforming use requires a variance. Beyond that, and this should apply to both properties, a self-created "hardship" does not justify the granting of a variance.

The second issue involves the proper consideration and application of the provisions of the Heritage District ordinance. Although a 4-unit building may be approved, the basic standard is for two units, and I'm not aware that the present application has offered any compelling argument for doubling the size of the new building. I believe the intent of the ordinance is to maintain, whenever possible, the integrity of the existing structures and the surrounding neighborhood. In this case, with an already existing 4-unit next door, and given the relatively small size of the lot under consideration, an additional 4-units within that limited area will be very much out of character with the existing neighborhood---for the most part single or double family dwellings.

I am concerned also because approval of this application will undoubtedly be used by future developers to demand approvals for more 4-unit buildings, regardless of the location or size of the lot. A denial of the request in this case...still leaving the applicant with the ability to construct an attractive duplex...would send an important message that Dover's designation of this area to be a Heritage District has some meaning.

Thank you for your consideration.