

CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 28, 2009**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

4. NEW BUSINESS

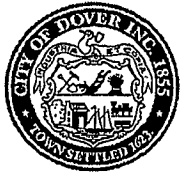
- A. Consideration and acceptance of a minor subdivision of land for Michael Crotto, Assessor's Map M, Lot 88, zoned R-40, located on 201 Middle Road. *(P09-12) (1 lot)
- B. Consideration and acceptance of a site review of land for Laconia Savings, (owner: NP Dover, LLC), Assessor's Map 38, Lot 6A & 4B, zoned B-3, located at 845 Central Avenue. (3,370 sq. ft. building) *(P09-10)
- C. Consideration and acceptance of a site review of land for Dermatology & Skin Health (owner: Long Road, LLC), Assessor's Map 29, Lot 23, zoned Office, located at 784 Central Avenue. (6,608 sq. ft. addition) *(P09-09)
- D. Consideration and acceptance of a minor lot line adjustment of land for Wentworth Douglass Hospital, Assessor's Map 28, Lot 2, 3, 4 & 5, & Map 37, Lot 1, zoned Office, located at 789 Central Avenue. *(P09-07)
- E. Consideration and acceptance of a site review of land and conditional use permit for Wentworth Douglass Hospital, Assessor's Map 28, Lot 2 & Map 37, Lot 1, zoned Office, located at 789 Central Avenue. (162,715 sq. ft. addition & relocation of Old Rollinsford Road) *(P09-06)
- F. Consideration and acceptance of a site review of land and conditional use permit for River Valley Development Corp., (owner: Karen Lawrence and Sandra Devenney) Assessor's Map K, Lot 23, zoned B-3, located at 46 Dover Point Road. (6 commercial units totaling 3,552 sq. ft. & 6 residential units) *(P09-08)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURN

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plans are invited to visit the Planning Office. Plans and applications are available for inspection in the Planning Office, weekdays from 8:00 am to 4:00 pm.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P09-12

Application Type: Minor Subdivision
Applicant(s): Michael Crotto
Owner(s): Michael Crotto and Elizabeth Daley
Location: 201 Middle Road (Assessor's Map M, Lot 88)

INTENT: A minor subdivision of land to divide an existing house lot into two lots.

LOTS/UNITS PROPOSED: 2

AGENDA ITEM #: 4A

ACREAGE:

4.09 acres

ZONING DISTRICT:

R-40 Rural residential

EXISTING LAND USE:

Single Family House

PROPOSED LAND USE:

Two lots with single family homes

SURROUNDING LAND USE:

Single Family residential

ZONING HISTORY:

Zoned R-40 in 1979

ZBA ACTION:

None

ATTACHMENTS:

Subdivision plan

PERMITS REQUIRED:

NH Department of Environmental Services
Subdivision Permit

WAIVERS REQUESTED:

None

The applicant has submitted a set of plans for review. The applicant wishes to subdivide a parcel located on Middle Road to create one additional house lot. The subject parcel currently has one house, served by municipal water and an on-site septic system.

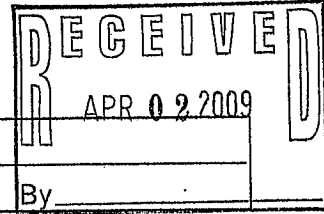
The Planning Department recommends approval of the subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
4. The applicant shall revise the plat to add the minimum building setback lines to the lot containing the existing home.

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

5. Any new dwelling unit shall be assessed the school impact fee of \$3,654, the recreation impact fee of \$1,184, the police impact fee of \$276, and the fire impact fee of \$530 at the time of building permit application.
6. Each new lot is subject to the water investment fee in place at the time of building permit.



Account # <u>P 09-12</u>	Date Received _____
Amount Pd. <u>\$241.92</u>	Time Received _____
	By _____

**CITY OF DOVER
SUBDIVISION APPLICATION**

Applicant (s) Name MICHAEL CROTTO Phone _____

Applicant (s) Address #201 MIDDLE RD, DOVER, NH

Signature of Applicant(s) [Signature]

Land Owner's Name(s) (if different from applicant) SAME

Land Owner's Address (es) SAME

Signature of Land Owner [Signature]

Area of entire tract 4.09 acres, 178,131 square feet

Area being subdivided 1.73 acres, 75,570 square feet

Proposed number of lots 1 ONE NEW LOT

Zoning District R-40 Assessor's Map M Lot Nos. 88

Special District(s) ___ Flood Hazard Zone X Conservation Zone ___ Other ___

Development Data

Construction of Homes:

1. Number of dwelling units _____ 2. Number of buildings _____

Construction of Apartments:

1. Number of dwelling units _____ 2. Number of buildings _____

Construction of non-residential units: Yes ___ No ___ , Explain _____

Professional Certification

Preparer of Plat POHOPEK LAND SURVEYORS, LLC

Phone #: () 330-3262 Profession SURVEYOR

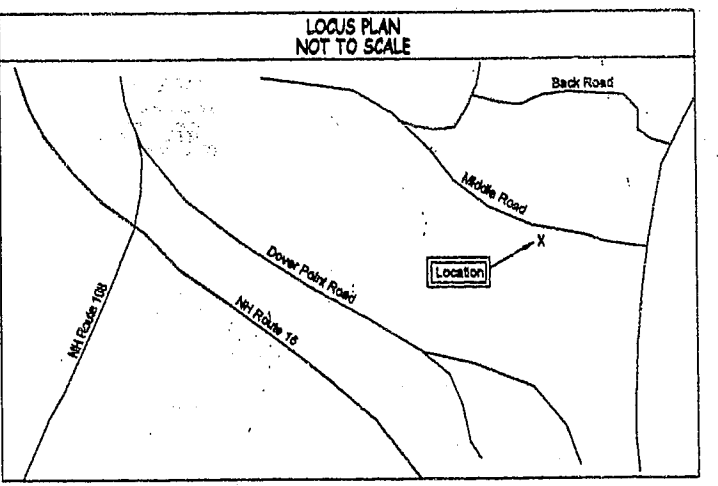
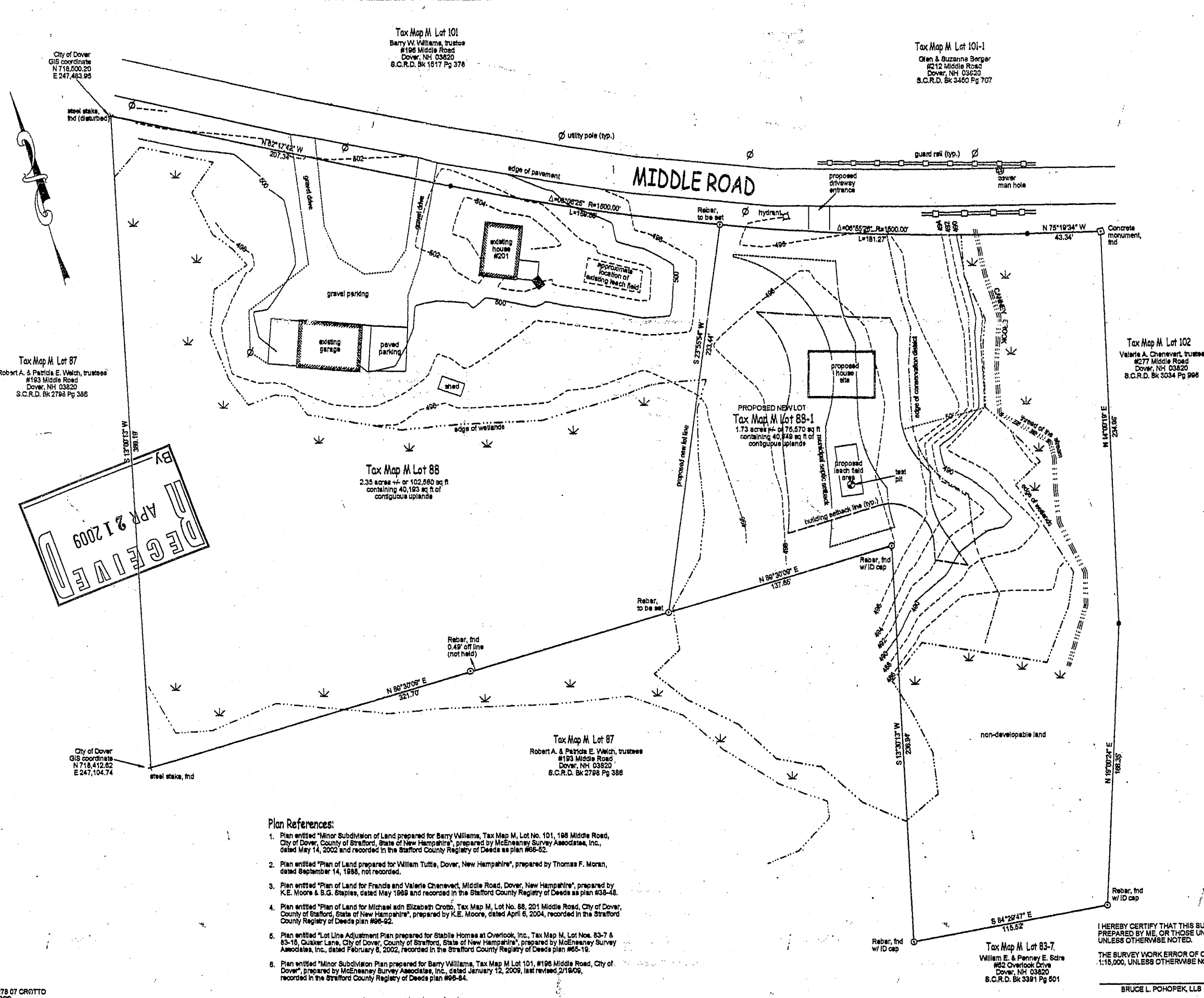
CITY OF DOVER
MINOR LOT LINE ADJUSTMENT AND SUBDIVISION
LIST OF ABUTTERS

Pursuant to RSA 676:7, the State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail, return receipt requested. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

THE FOLLOWING INFORMATION MUST BE COMPLETED BY THE APPLICANT IN ORDER TO BEGIN THE APPLICATION PROCESS.

“Abutter” is defined in Chapter 155, Dover Subdivision of Land, as “Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Board.” For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his or her land will be directly affected by the proposal under consideration. For purpose of receipt of notification for a public hearing by the Board, the term of abutting property owner for a condominium or other collective form of ownership means the officers of the collective or association as defined in RSA 356-B:3, XXIII.

TAX MAP & LOT	OWNER(S) OF RECORD	MAILING ADDRESS
Map M Lot 102	Valerie A. Chenevert, trustee	#277 Middle Road, Dover, NH 03820
Map M Lot 83-7	William E. & Penney E. Scire	#52 Overlook Drive, Dover, NH 03820
Map M Lot 87	Robert A. & Patricia E. Welch	#193 Middle Road, Dover, NH 03820
Map M Lot 101	Barry W. Williams, trustee	#196 Middle Road, Dover, NH 03820
Map M Lot 101-1	Glen & Suzanne Berger	#212 Middle Road, Dover, NH 03820
PROFESSIONAL	Pohopek Land Surveyors, LLC	#42 Flagg Road, Rochester, NH 03839



- Plan Notes:**
- The intent of this plan is to subdivide Tax Map M Lot 88, located in the City of Dover, into two residential building lots. The existing conditions located on the lot, including the house, garage, shed, driveway and septic system will be located completely on one lot and the second lot will be an undeveloped building lot.
 - The subject parcel is located within the R-40 zoning district.
 - Dimensional requirements for R-40 zoning district are as follows:
 minimum lot size: 40,000 sq ft
 minimum lot frontage: 180 feet
 minimum contiguous uplands: 40,000 sq ft
 maximum lot coverage: 10 %
 maximum building height: 35 feet
BUILDING SETBACK REQUIREMENTS
 front yard: 80 feet
 side yard (abut a lot): 25 feet
 side yard (abut a street): 80 feet
 rear yard: 15 feet
 - OWNER OF RECORD:** Tax Map M Lot 88
 DOVER, NEW HAMPSHIRE
 Michael Crotto & Elizabeth Daley
 #201 Middle Road
 Dover, NH 03820
 S.C.R.D. Bk 1870 Pg 118
 - Wetlands were delineated by Bruce L. Pohopek, Certified Wetland Scientist, Certification Number 24, in accordance with Chapter 170:27.1 of the Zoning Ordinance, in March 2009.
 - Canney Brook is not a 4th order, or greater, stream and therefore does not fall under the jurisdiction of the Shoreland Protection Act of 1991.
 - The datum for the coordinates shown on this plan is City of Dover GIS system and was obtained from stations TR100 and TR101.
 - A portion of the locus parcel, either side of Canney Brook, is located within Zone X, as indicated on the Flood Insurance Rate Map for Strafford County, Panel 340 of 406, Map 33017C03400, effective date May 17, 2006.
 - Middle Road Right of Way is held in its full width as it is and not less than (2) rods wide, as described in NH Highway Department - Right of Way source records, taken from Dover Book 6, Page 21, July 18, 1787.
 - NHDES subdivision approval pending.
 - Stafford County Soil Survey soil info: sheet 28, BzB Budon Silt Loam, 3 to 8% slopes.
 - Meridian is per plan reference #4.
 - The septic system that services the existing house has a construction approval # CA2002042047.
 - The subject parcel contains 4.09 acres or 178,131 sq. ft. area of land.
 - The subdivision lots are proposed to be served by the municipal water supply and on-site septic system.
 - Street addresses for each lot shall be assigned by the Building Inspector at the time of issuance building permit.

Tax Map M Lot 87
 Robert A. & Patricia E. Welch, trustees
 #193 Middle Road
 Dover, NH 03820
 S.C.R.D. Bk 2798 Pg 386

Tax Map M Lot 101
 Barry W. Williams, trustee
 #198 Middle Road
 Dover, NH 03820
 S.C.R.D. Bk 1617 Pg 378

Tax Map M Lot 101-1
 Glen & Suzanne Berger
 #212 Middle Road
 Dover, NH 03820
 S.C.R.D. Bk 3460 Pg 707

Tax Map M Lot 102
 Valerie A. Chenevert, trustee
 #277 Middle Road
 Dover, NH 03820
 S.C.R.D. Bk 3034 Pg 998

Tax Map M Lot 88
 2.35 acres +/- or 102,680 sq ft
 containing 40,193 sq ft of
 contiguous uplands

PROPOSED NEW LOT
 Tax Map M Lot 88-1
 1.73 acres +/- or 76,570 sq ft
 containing 40,149 sq ft of
 contiguous uplands

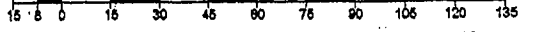
Tax Map M Lot 87
 Robert A. & Patricia E. Welch, trustees
 #193 Middle Road
 Dover, NH 03820
 S.C.R.D. Bk 2798 Pg 386

RECEIVED
 APR 21 2009

Plan References:

- Plan entitled "Minor Subdivision of Land prepared for Barry Williams, Tax Map M, Lot No. 101, 198 Middle Road, City of Dover, County of Strafford, State of New Hampshire", prepared by McEneaney Survey Associates, Inc., dated May 14, 2002 and recorded in the Stafford County Registry of Deeds as plan #66-52.
- Plan entitled "Plan of Land prepared for William Tuttle, Dover, New Hampshire", prepared by Thomas F. Moran, dated September 14, 1888, not recorded.
- Plan entitled "Plan of Land for Francis and Valerie Chenevert, Middle Road, Dover, New Hampshire", prepared by K.E. Moore & B.G. Staples, dated May 1989 and recorded in the Stafford County Registry of Deeds as plan #38-48.
- Plan entitled "Plan of Land for Michael and Elizabeth Crotto, Tax Map M, Lot No. 88, 201 Middle Road, City of Dover, County of Strafford, State of New Hampshire", prepared by K.E. Moore, dated April 6, 2004, recorded in the Stafford County Registry of Deeds plan #96-92.
- Plan entitled "Lot Line Adjustment Plan prepared for Stable Homes at Overlook, Inc., Tax Map M, Lot Nos. 83-7 & 83-10, Quaker Lane, City of Dover, County of Strafford, State of New Hampshire", prepared by McEneaney Survey Associates, Inc., dated February 6, 2002, recorded in the Stafford County Registry of Deeds plan #65-19.
- Plan entitled "Minor Subdivision Plan prepared for Barry Williams, Tax Map M Lot 101, #198 Middle Road, City of Dover", prepared by McEneaney Survey Associates, Inc., dated January 12, 2009, last revised 2/19/09, recorded in the Stafford County Registry of Deeds plan #66-84.

SUBDIVISION OF LAND
 PREPARED FOR
MICHAEL L. CROTTO & ELIZABETH J. DALEY
 OF LANDS LOCATED ON
 #201 Middle Road
 City of Dover, Strafford County
 State of New Hampshire
 SCALE: 1" = 30' DATE: MARCH 23, 2009



PREPARED BY:
 POHOPEK LAND SURVEYORS
 & SEPTIC SYSTEM DESIGN, LLC
 42 FLAGG ROAD
 ROCHESTER, NH 03839
 (803) 330-3262

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME, OR THOSE UNDER MY DIRECT SUPERVISION, UNLESS OTHERWISE NOTED.
 THE SURVEY WORK ERROR OF CLOSURE DOES NOT EXCEED 1:16,000, UNLESS OTHERWISE NOTED.

Tax Map M Lot 83-7
 William E. & Penney E. Scire
 #82 Overlook Drive
 Dover, NH 03820
 S.C.R.D. Bk 3391 Pg 601

BRUCE L. POHOPEK, LLS #538 DATE

REVISED: 4/20/09 added notes 14-16 & plan ref. #6.



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE # P09-10

Application Type: Site Plan
Applicant: Laconia Savings Bank
Owner: NP Dover, LLC
Location: 845 Central Avenue (Assessor's Map 38, Lots 6A & 4B)

INTENT: A site plan to construct a new 3,370 square foot bank building to replace the existing bank.

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 4B

ACREAGE:
0.93 acres

ZONING DISTRICT:
B-3 Thoroughfare Business

EXISTING LAND USE:
Bank

PROPOSED LAND USE:
Bank

SURROUNDING LAND USE:
Non-residential

ZONING HISTORY:
Zoned B-3 in 1979

ZBA ACTION:
None

ATTACHMENTS:
Site plan

PERMITS REQUIRED:
None

WAIVERS REQUESTED:
None

The applicant has submitted a set of plans for review. The applicant wishes to build a 3,370 square foot bank with three drive-thru/ATM lanes. The construction will be phased to allow the existing bank to remain open while the new bank is constructed.

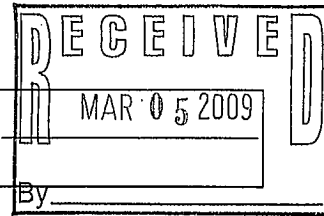
The applicant appeared before the Technical Review Committee on March 19, 2009 (TRC notes enclosed). The Planning Department recommends approval of the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plan.
2. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the City's Environmental Project's Manager.
3. The applicant shall submit a lighting plan and analysis that complies with Chapter 149-14-E-2.

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

4. The building shall be assessed the police impact fee of \$240 and the fire impact fee of \$206 at the time of building permit application.



Account # 709-10 Date Received _____
 Amount Pd. \$ 757.02 Time Received _____
check 20689

**CITY OF DOVER
 SITE REVIEW APPLICATION**

This application is hereby made for site review pursuant to the procedures set forth in the City of Dover's Site Review Ordinance. If this application is approved, you must apply for a Building Permit within four years of the issuance of this approval.

1. GENERAL INFORMATION

Date: March 5, 2009 Project Number: 2358A Telephone # Appledore Engineering (603) 433-8818
Laconia Savings (603) 527-5095

Name of Applicant: Laconia Savings

Address of Applicant: 62 Pleasant Street, Laconia, New Hampshire 03246

Name of Property Owner: NP Dover LLC

Address of Property Owner: 532 Page Street, Stoughton, Massachusetts 02072

Address of Property Being Developed: 845 Central Avenue

Overall Map 38 Overall Lot 38
 Assessor's Map # Tax Purposes 6A Lot # Tax Purposes 4B

2. APPLICANT'S PROPOSED ACTIONS (check where applicable)

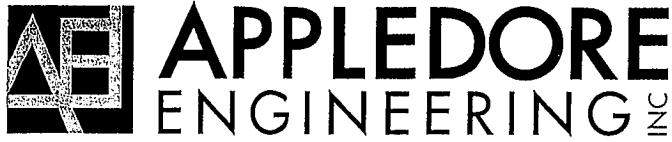
New Site (location) Commercial/Industrial Use Addition
 Change of Use Multi-Family Residential Use Demolition

Describe Present Use: Bank

Describe Proposed Use: Bank

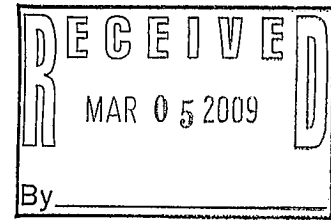
Number of Employees in Maximum Shift: 7

If Residential, Specify Number of Units and Buildings Proposed: N/A



177 Corporate Drive
Portsmouth, NH 03801
tel 603.433.8818
fax 603.433.8988
aei@appledoreeng.com
www.appledoreeng.com

March 5, 2009



Mr. Chris Parker, AICP
City of Dover Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Re: Proposed Laconia Savings Bank
845 Central Avenue
Dover, New Hampshire
AEI/2358A

Dear Mr. Parker:

On behalf of Laconia Savings Bank, Appledore Engineering, Inc. is submitting the following for your use in scheduling a meeting with the Technical Review Committee and subsequent Site Plan Review:

- Site Plan Review Application, List of Abutters and Checklist
- Check in the amount of \$757.02
 - 36 Abutters at \$5.32 = \$191.52
 - 3,370 sf Commercial Development x \$0.15 = 505.50
 - \$60.00 Legal Advertisement
- Three (3) Sets of Mailing Labels
- Authorization Letter from Laconia Savings Bank
- Six (6) copies of the Drainage Study dated March 5, 2009
- Six (6) sets of Site Plans, Proposed Laconia Savings Bank dated March 5, 2009

The proposed project involves the phased construction of a one (1) story building (3,370 square feet) for the relocation of the existing bank. The existing bank (without the use of the ATM) will remain open while the proposed building and a portion of the existing parking field is constructed. After the completion of the proposed bank, the existing bank will be razed and the proposed drive-thru associated with the proposed bank will be constructed. The proposed project will also involve the construction of underground utilities, drainage structures and landscaping. Less than one (1) acre will be disturbed.

Proposed Laconia Savings Bank
845 Central Avenue
Dover, New Hampshire
AEI/2358A
Page - 2

The proposed design includes the use of the existing drainage system. The underlain soils consist of fill and are unsuitable for infiltration in this project area. Structural and non-structural Best Management Practices, including the direct conveyance of roof runoff to the closed drainage system and installation of hoods within the adjacent area catch basins, is proposed.

The overall pervious area on the site will increase slightly, thus decreasing the runoff generated from this project area. Approximately fifteen (15) new trees, numerous shrubs and grass areas are also proposed.

I look forward to reviewing this project with you and if you have any questions or need any additional information please do not hesitate to call.

Yours truly,

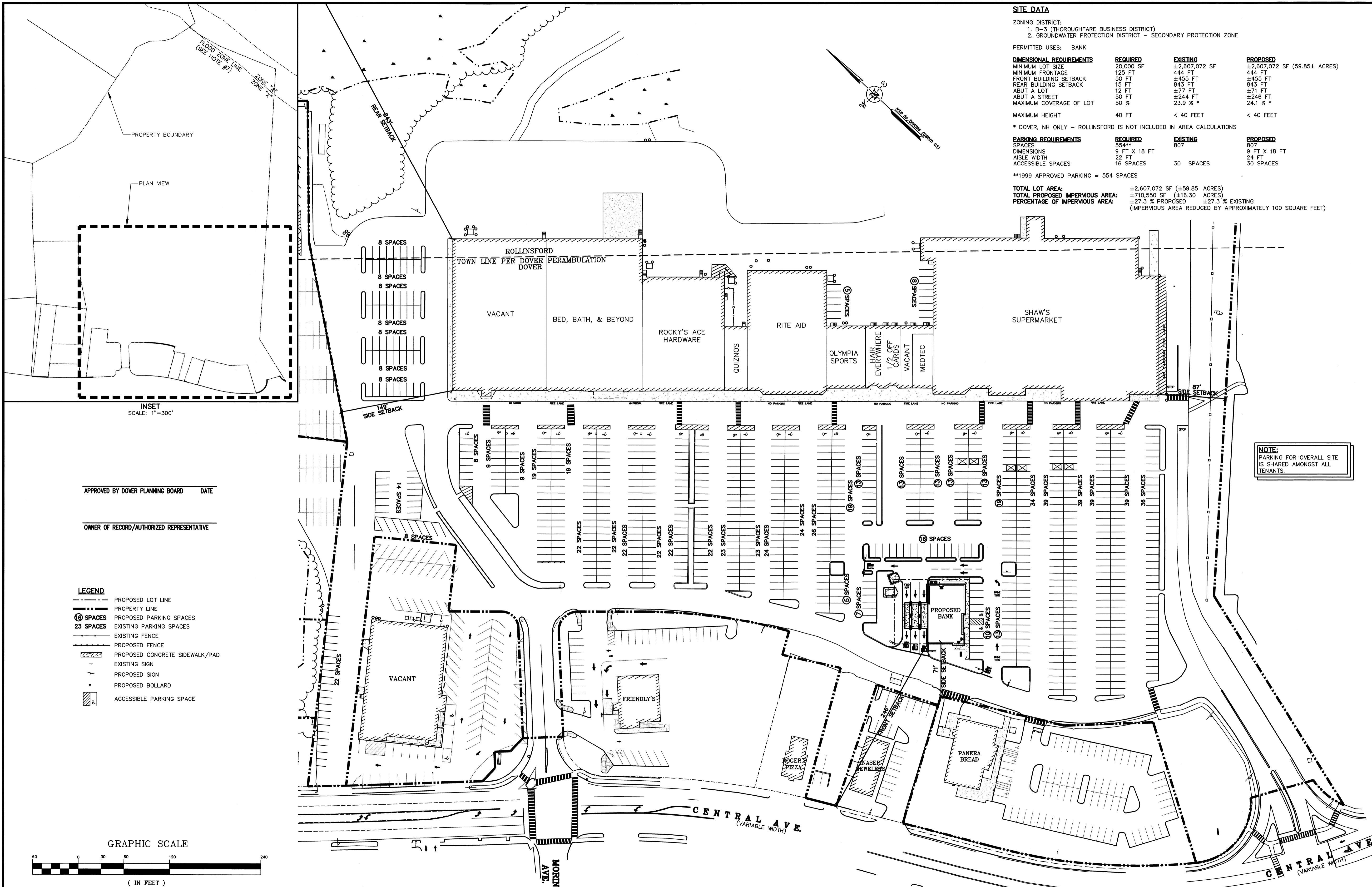


Jennifer L. Viarengo, P.E.
Associate

JLV/maa
(2358a-003 (coverletter).doc)

Enclosures

Cc: Shaun Sanborn, Laconia Savings Bank
Frank Lemay, Milestone Engineering & Construction, Inc.
Mark Sereda, Strategic Designworks



SITE DATA

ZONING DISTRICT:
 1. B-3 (THOROUGHFARE BUSINESS DISTRICT)
 2. GROUNDWATER PROTECTION DISTRICT - SECONDARY PROTECTION ZONE

PERMITTED USES: BANK

DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 SF	±2,607,072 SF	±2,607,072 SF (59.85± ACRES)
MINIMUM FRONTAGE	125 FT	444 FT	444 FT
FRONT BUILDING SETBACK	50 FT	±455 FT	±455 FT
REAR BUILDING SETBACK	15 FT	843 FT	843 FT
ABUT A LOT	12 FT	±77 FT	±71 FT
ABUT A STREET	50 FT	±244 FT	±246 FT
MAXIMUM COVERAGE OF LOT	50 %	23.9 % *	24.1 % *
MAXIMUM HEIGHT	40 FT	< 40 FEET	< 40 FEET

* DOVER, NH ONLY - ROLLINSFORD IS NOT INCLUDED IN AREA CALCULATIONS

PARKING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
SPACES	554**	807	807
DIMENSIONS	9 FT X 18 FT	24 FT	9 FT X 18 FT
ACCESSIBLE SPACES	16 SPACES	30 SPACES	24 FT 30 SPACES

**1999 APPROVED PARKING = 554 SPACES

TOTAL LOT AREA: ±2,607,072 SF (±59.85 ACRES)
 TOTAL PROPOSED IMPERVIOUS AREA: ±710,550 SF (±16.30 ACRES)
 PERCENTAGE OF IMPERVIOUS AREA: ±27.3 % PROPOSED ±27.3 % EXISTING
 (IMPERVIOUS AREA REDUCED BY APPROXIMATELY 100 SQUARE FEET)

NOTE:
 PARKING FOR OVERALL SITE IS SHARED AMONGST ALL TENANTS.

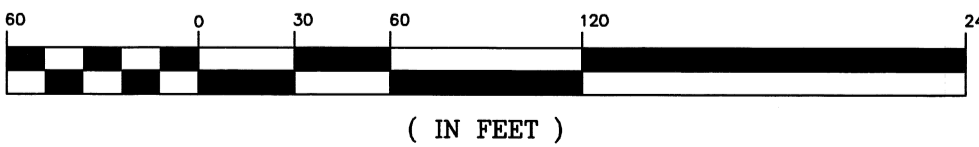
APPROVED BY DOVER PLANNING BOARD DATE

OWNER OF RECORD/AUTHORIZED REPRESENTATIVE

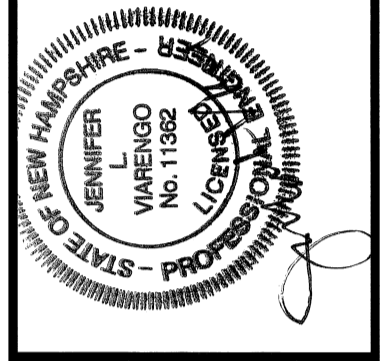
LEGEND

- PROPOSED LOT LINE
- PROPERTY LINE
- ①⑥ SPACES PROPOSED PARKING SPACES
- ②③ SPACES EXISTING PARKING SPACES
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK/PAD
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED BOLLARD
- ACCESSIBLE PARKING SPACE

GRAPHIC SCALE



No.	Description	Date
1.	REVISED PER TRC COMMENTS	JLV 04/08/09

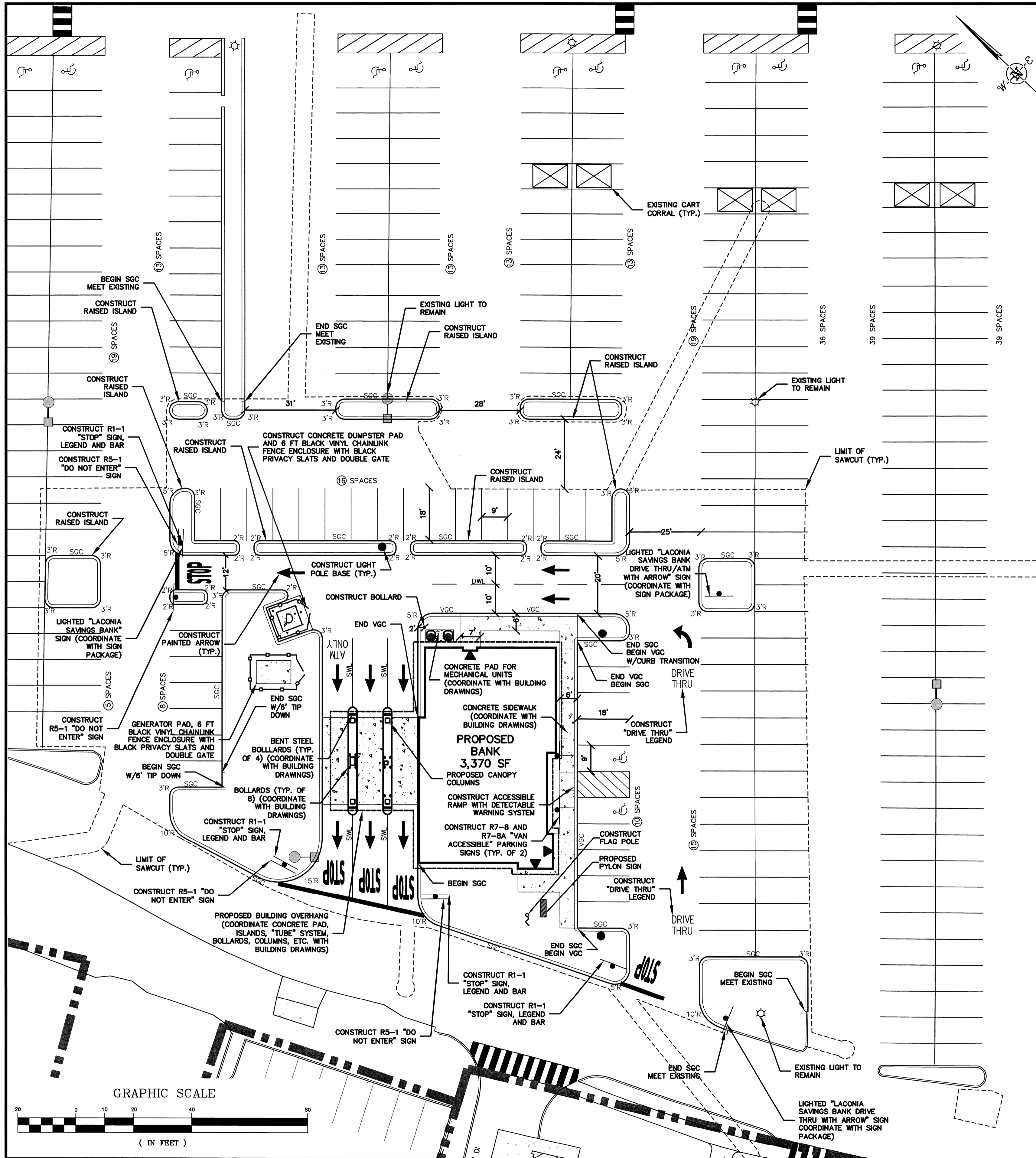


DATE: MARCH 5, 2009
 AS SHOWN
 DESIGNED BY: JLV
 DRAWN BY: KAM
 APPROVED BY: JLV
 PROJECT NO.: 2358A
 FILE NO.: 2358A-SITE.DWG

LACONIA SAVINGS BANK
LOCAL PLAN NO.: P09-10
845 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

APPLEDORE ENGINEERING
 177 CORPORATE DRIVE
 PORTSMOUTH, NEW HAMPSHIRE 03801
 (603) 433-8818
 ae@appledoreeng.com

OVERALL SITE PLAN



SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ACCESSIBLE SYMBOLS, PAINTED ISLANDS, ARROWS, AND LEGENDS. ALL MARKINGS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE "F".
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ACCESSIBLE SYMBOLS, SIGNS AND SIGN POSTS.
4. STOP BARS SHALL BE EIGHTEEN (18) INCH WIDE WHITE LINES.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR EDGE OF PAVEMENT, PC'S & PT'S.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLAR MEDIUM AND IN DIGITAL .DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE AND OWNER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
9. SEE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
10. ALL WORK SHALL CONFORM TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT, STANDARD SPECIFICATIONS.
11. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. 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.
13. THE PROJECT PARCEL CONTAINS ±59.85 ACRES OR ±2,607,072 SQ. FT. AREA OF LAND.
14. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY, STATE, AND FEDERAL CODES.
15. THE SOIL TYPES ON THE SITE ARE CLASSIFIED AS (WFB)-WINDSOR LOAMY FINE SAND (CLASS A), (HAB)-HINKLEY LOAMY SAND (CLASS A), AND (EAA)-ELLMWOOD FINE SANDY LOAM (CLASS C) SOILS. THE SOURCE FOR THE SOILS TYPE DATA IS THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY FOR STRAFFORD COUNTY.

LEGEND

- — — — — PROPERTY LINE
- o — — — — — EXISTING FENCE
- o — — — — — PROPOSED FENCE
- + + + + — — — — — PROPOSED CONCRETE SIDEWALK/PAD
- — — — — EXISTING SIGN
- — — — — PROPOSED SIGN
- — — — — EXISTING LIGHT
- — — — — PROPOSED LIGHT POLE BASE
- — — — — PROPOSED BOLLARD
- Ⓟ SPACES PROPOSED PARKING SPACES
- 36 SPACES EXISTING PARKING SPACES
- 5'R CURB RADIUS
- — — — — ACCESSIBLE PARKING SPACE
- SGC SLOPED GRANITE CURB
- VGC VERTICAL GRANITE CURBING
- SWL SOLID WHITE LINE
- DWL DASHED WHITE LINE
- ↔ PAINTED ARROWS
- — — — — PROPOSED DUMPSTER
- — — — — PROPOSED DOOR LOCATION
- - - - - SAWCUT LIMIT

SITE DATA

ZONING DISTRICT:
 1. B-3 (THOROUGHFARE BUSINESS DISTRICT)
 2. GROUNDWATER PROTECTION DISTRICT - SECONDARY PROTECTION ZONE

PERMITTED USES: BANK

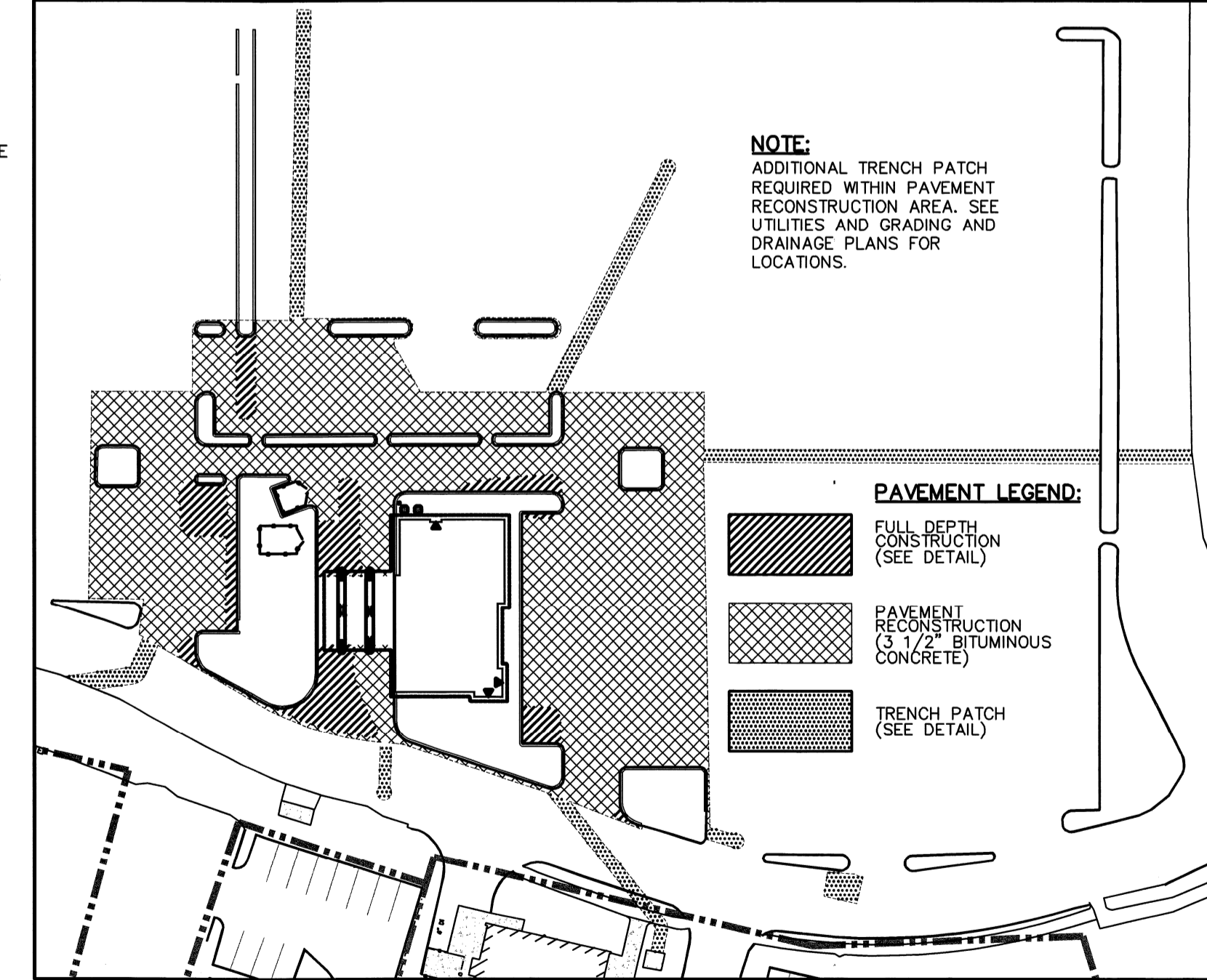
DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 SF	±2,607,072 SF	±2,607,072 SF (59.85± ACRES)
MINIMUM FRONTAGE	125 FT	444 FT	444 FT
FRONT BUILDING SETBACK	50 FT	±455 FT	±455 FT
REAR BUILDING SETBACK	15 FT	843 FT	843 FT
ABUT A LOT	12 FT	±77 FT	±71 FT
ABUT A STREET	50 FT	±244 FT	±246 FT
MAXIMUM COVERAGE OF LOT	50 %	23.9 % *	24.1 % *
MAXIMUM HEIGHT	40 FT	< 40 FEET	< 40 FEET

* DOVER, NH ONLY - ROLLINSFORD IS NOT INCLUDED IN AREA CALCULATIONS

PARKING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
SPACES	554**	807	807
DIMENSIONS	9 FT X 18 FT	22 FT	9 FT X 18 FT
aisle WIDTH	22 FT	24 FT	24 FT
ACCESSIBLE SPACES	16 SPACES	30 SPACES	30 SPACES

**1999 APPROVED PARKING = 554 SPACES

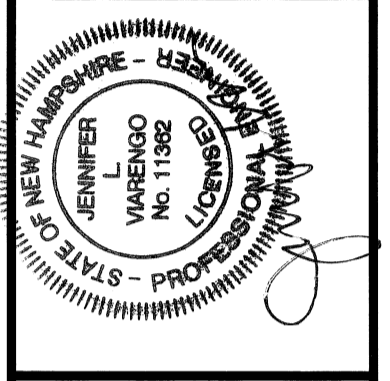
TOTAL LOT AREA: ±2,607,072 SF (±59.85 ACRES)
TOTAL PROPOSED IMPERVIOUS AREA: ±710,550 SF (±16.30 ACRES)
PERCENTAGE OF IMPERVIOUS AREA: ±27.3 % PROPOSED ±27.3 % EXISTING
 (IMPERVIOUS AREA REDUCED BY APPROXIMATELY 100 SQUARE FEET)



APPROVED BY DOVER PLANNING BOARD DATE _____
 OWNER OF RECORD/AUTHORIZED REPRESENTATIVE _____

SITE PLAN

No.	REVISIONS	Date
1.	REVISED PER TRC COMMENTS	JLV 04/08/09

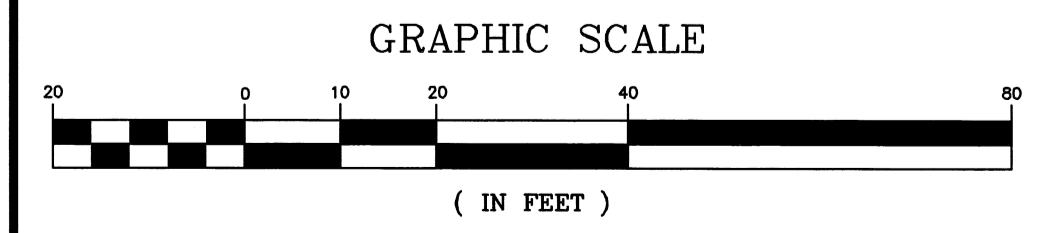


DATE: MARCH 5, 2009	AS SHOWN	JLV	KAM	JLV	2358A	2358A-SITE.DWG
SCALE:	DESIGNED BY:	DRAWN BY:	APPROVED BY:	PROJECT NO.:	FILE NO.:	

LACONIA SAVINGS BANK
LOCAL PLAN NO.: P09-10
845 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

APPLEDORE ENGINEERING
 177 CORPORATE DRIVE
 PORTSMOUTH, NEW HAMPSHIRE 03801
 (603) 433-8818
 ae@appledoreeng.com

C-5A





CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE #P09-09

Application Type: Site Plan
Applicant: Dermatology & Skin Health
Owners: Long Road, LLC
Location: 784 Central Avenue (Assessor's Map 29, Lot 23)

INTENT: A site plan to construct an addition of 6,608 square feet to an existing medical office building, resulting in a 12,822 square foot building.

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 4C

ACREAGE:
0.90 acres

ZONING DISTRICT:
Office

EXISTING LAND USE:
Doctor's Office

PROPOSED LAND USE:
Doctor's Office

SURROUNDING LAND USE:
Non-residential and residential mixture

ZONING HISTORY:
Zoned Office in 1979

ZBA ACTION:
None

ATTACHMENTS:
Site plan

PERMITS REQUIRED:
None

WAIVERS REQUESTED:
None

The applicant has submitted a set of plans for review. The applicant wishes to build a 6,608 square foot addition to an existing medical office building, resulting in 12,822 square feet of total building area. An additional 32 parking spaces are proposed.

The applicant appeared before the Technical Review Committee on March 19, 2009 (TRC notes enclosed). The Planning Department recommends approval of the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

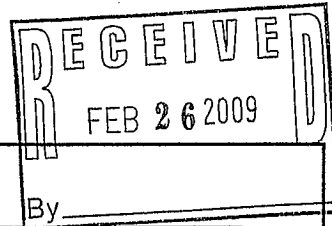
1. Add the owners' signature to the plan.
2. The applicant shall revise the plan to correct note #23 to be consistent with Common Site Plan Note #14.
3. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the City's Environmental Project's Manager.
4. The applicant shall submit the proposed wording for the drainage easement and access easement to the Planning Department for review and approval, with consultation by the City Attorney on the proper form of the documents.

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

5. The applicant shall be responsible for its fair share of the road improvements for the Central Avenue/Old Rollinsford Road/Dermatology & Skin Health intersection. The applicant shall submit an executed agreement with Wentworth Douglas Hospital specifying the fair share assessments for each party, for the cost of all intersection improvements.
6. The building shall be assessed the police impact fee of \$925 and the fire impact fee of \$793 at the time of building permit application.

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

7. The applicant shall submit a phasing plan documenting improvements that will be made prior to and after the realignment of Old Rollinsford Road. The phasing plan shall be approved by the Director of Planning and the City Engineer.



Account # 709-09 Date Received _____ By _____
 Amount Pd. \$1453.79 } returned Time Received _____
check 63685

* 1139.09 3/13/09
check 6400 **CITY OF DOVER, NEW HAMPSHIRE**
SITE REVIEW APPLICATION

This application is hereby made for site review pursuant to the procedures set forth in the City of Dover's Site Review Ordinance. If this application is approved, you must apply for a Building Permit within **four years** of the issuance of this approval.

1. GENERAL INFORMATION

Date: _____ Project Number: _____ Telephone #: _____
 Name of Applicant: Dermatology & Skin Health
 Address of Applicant: 784 Central Avenue, Dover, NH 03820
 Name of Property Owner: Long Road, LLC
 Address of Property Owner: 7 Thornton Street, Exeter, NH 03833
 Address of Property Being Developed: 784 Central Avenue
 Assessor's Map # 29 Lot # 23

2. APPLICANT'S PROPOSED ACTIONS (check where applicable)

New Site Commercial/Industrial Use Addition
 Change of Use Multi-Family Residential Use Demolition
 Describe Present Use: Medical Office
 Describe Proposed Use: SAME
 Number of Employees in Maximum Shift: 25
 If Residential, Specify Number of Units and Buildings Proposed: N/A

3. TYPE OF OPERATION PROPOSED AND MIX (check where applicable)

Office Use _____ sq. ft. Wholesale/Distribution _____ sq. ft.
 Professional Use 7,394 sq. ft. Fast Food _____ sq. ft.
 Retail Sales _____ sq. ft. Restaurant _____ sq. ft.
 Customary Home Occupation _____ sq. ft. Manufacturer _____ sq. ft.
 Motel/Hotel _____ sq. ft. Other (explain) _____ sq. ft.

Access (check where applicable): City Highway _____ County _____ State _____
Number of Parking Space: Existing 17 Proposed 50
City Water Yes No City Sewer Yes No

4. SITE DEVELOPMENT DATA

Zoning District O Special Districts _____

Area of Parcel to be Developed 39,193 s.f. (0.90 Ac.)

Disposition of Parcel:

Building Area 7,235 sq. ft.

Green Area 12,450 sq. ft.

Paved Area 19,508 sq. ft.

Building Setbacks:

Front Yard 12 ft.

Rear Yard 51.6 ft.

Side Yard: Right 12.3 ft.
Left 74.5 ft.

5. BUILDING DATA

Type of Building to be Built: WOOD FRAME & BRICK

Height of Building: 32 ft. Finished Floor Elevation: 154.08


Number of Seats (where applicable) N/A

Name of Professional (Licensed in N.H.) Dana C. Lynch, P.E.

Check One Engineer Land Surveyor Architect

Address c/o Civilworks, Inc., P.O. Box 1166, Dover, NH 03820

License Number 5745 Telephone Number: (603) 749-0443

Signature of Applicant 

ABUTTERS LIST
(within 200 ft. of site)

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner Name & Address</u>
28	2, 3, 4, 5, 6	Wentworth-Douglass Hospital 789 Central Avenue Dover, NH 03820
28	6A	Ralph Vaccaro c/o Gage's Hill Auto, Abbey Sawyer Memorial Highway Dover, NH 03820
29	20	Johnstone Enterprises, Ltd. 760 Central Avenue Dover, NH 03820
29	21, 22	Lagcheck Realty 770 Central Avenue Dover, NH 03820
29	23	Long Road LLC (SITE) c/o James L. Campbell, MD, 7 Thornton Street Exeter, NH 03833
29	25	Ethel Hindle & Lovell Hindle 4 Abbott Street Dover, NH 03820
29	26	Barbara Hoogeveen & Geriann Athens 12 Country Club Estates Dover, NH 03820
29	27	Robert & Susan Ervin 177 Mount Vernon Street Dover, NH 03820
29	28	James R. & Susan J. Overby 175 Mount Vernon Street Dover, NH 03820

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner Name & Address</u>
29	29	Christopher Soucy 173 Mount Vernon Street Dover, NH 03820
29	30	Michael H. & Undevik M. Calamia 171 Mount Vernon Street Dover, NH 03820
37	1	Wentworth-Douglass Hospital 789 Central Avenue Dover, NH 03820
37	58	W & L Nebesky 183 Mount Vernon Street Dover, NH 03820
37	59	June E. Bernard & Keryn E. Kriegl 181 Mount Vernon Street Dover, NH 03820
37	60	Richard & Dora Keefe Revocable Trust Richard & Dora Keefe Trustees 179 Mount Vernon Street Dover, NH 03820
37	61	Cynthia Vomvoris 6 Maple Avenue West Nyack, NY 10994-1810
37	62	Robert M. Chaplick 788 Central Avenue Dover, NH 03820
37	63	Jose Gregoria & Pamela D. Angulo 790 Central Avenue Dover, NH 03820
37	64	Scott M. Goodman 792 Central Avenue Dover, NH 03820

Tax Map Lot No. Owner Name & Address

Engineer: Civilworks, Inc.
P.O. Box 1166
Dover, NH 03821-1166

Surveyor: McEaney Survey Associates, Inc.
P.O. Box 681
Dover, NH 03821-0681

PROJECT NARRATIVE
ACCOMPANYING SITE REVIEW APPLICATION
for
DERMATOLOGY & SKIN HEALTH
Tax Map 29, Lot 23

PROJECT OVERVIEW

The project involves demolition of an existing structure and removal of a 19 ± space parking area to facilitate construction of a two-story addition to an existing medical office at 784 Central Avenue and a 33 space parking area.

PROJECT LOCATION AND SITE CHARACTERISTICS

The project site consists of a 39,193 s.f. parcel formerly shown as Lots 23 and 24 on Tax Map 29 and, as a result of filing of a Lot Merger (Strafford County Registry of Deeds Book 3691, Page 859), is now shown as Lot 23. This parcel is located in the Office (O) District. The site is located on the westerly side of Central Avenue, directly opposite Old Rollinsford Road, with 253 ± feet of street frontage. The site is abutted to the south by a medical office and parking, to the north by Abbott Street, and to the west by a residence located in the Office District and by a residence located in the R-12 District.

The site slopes generally from northeast to southwest. The seventeen (17) space parking area, located behind and serving the existing medical office, is accessed from Abbott Street and will remain in service.

The current 3,432 s.f. building footprint will be increased to 7,235 s.f. or 18.4% lot coverage. The current pavement area on the parcel is 16,361 s.f. and will increase to 19,508 s.f. and green space will decrease from 19,400 s.f. to 12,450 s.f.

TRAFFIC, ACCESS, AND PARKING

A key access component of this project is the proposed realignment of Old Rollinsford Road in association with the proposed Wentworth-Douglass expansion which is presently in the City and State review process. The proposed access serving 33 of the 50 parking spaces on the subject project site has been positioned to align with the “new” Old Rollinsford Road intersection signals and the applicant is willing to grant necessary easements to facilitate construction and maintenance of detector loops for the signal system.

In addition, arrangements have been made by the applicant and the abutter to the south, Garrison Women's Health, to create a cross-connection driveway near the rear of the parcels. This cross-connection will facilitate making the existing Garrison Women's Health driveway an "entrance-only" drive with the exiting traffic from both entities directed toward the new signal. This action is aimed at reducing conflicting vehicle movements in the vicinity of the Old Rollinsford Road intersection.

Parking calculations for the project, based on Section 170-45 of the Dover Zoning Ordinance, indicate a requirement of 45 spaces. A similar calculation for the Garrison Women's Health facility, in its entirety, indicates a need for 69 spaces. The proposed layout on the subject parcel shows a total of 50 spaces, 17 in the existing lot accessed via Abbott Street and 33 in the lot to be constructed, and 72 spaces on the Garrison Women's Health parcel.

UTILITIES AND LIGHTING

The expanded facility will continue to be served by City sewer and water.

Water: The existing 1-inch service to 780 (vacant) and 784 Central Avenue will be removed and capped at the Central Avenue main. A new 6-inch tap and gate valve will be constructed to the building as proposed. This service will provide fire suppression system supply and a 2-inch tap off the 6-inch service will provide domestic supply.

Sewer: To facilitate gravity sewer service for the entire proposed structure, it is proposed to discontinue the service at 784 Central Avenue and utilize, with minor modifications, the existing service for the demolished structure at 780 Central Avenue.

TELEPHONE, ELECTRIC, CABLE

The public utilities providing electricity and voice/data access are readily available in Central Avenue. These utilities will be underground and coordinated with the respective utilities.

LIGHTING

Lighting for the site will meet the design criteria set forth in Section 149-14.E of the Dover Site Review Regulations. Lighting will provide adequate safety and security while not causing glare or direct illumination onto adjacent properties.

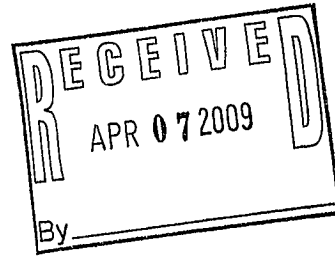
CIVILWORKS, INC.

Civil Engineers
Land Surveyors

P.O. Box 1166
Dover, NH 03821-1166

603-749-0443
(Facsimile) 603-749-7348

MEMORANDUM



To: Christopher Parker, Planning Director

From: Dana C. Lynch, P.E. *del*

Date: April 7, 2009

Re: Traffic Impact
Dermatology & Skin Health
Tax Map 29, Lot 23
Our Reference No. 08154

The following memorandum is intended to present the following:

- Project overview of building, parking, and internal circulation improvements;
- Trip generation calculations and general distribution pursuant to the ITE Trip Generation manual and the Central Avenue Corridor Study;
- Relationship of the proposed project to practices recommended in the Central Avenue Corridor Study

Project Overview

The proposed project includes demolition of an existing medial office on former Lot 23 as shown on Tax Map 29, and construction of an addition to the existing medical office located on the former Lot 24. The owner, Long Road, LLC, has voluntarily merged the lots to create a new Lot 23 containing approximately 39,000 s.f.

The existing office to remain at 784 Central Avenue is currently occupied by Dermatology and Skin Health (DSH), the applicant. This medical office contains 6,214 sf. of gross floor area (GFA). Total staff, including physicians, is 17. The parking for this structure contains 17 spaces and is accessed via Abbott Street.

Memo to C. Parker, Planning Director
Traffic Impact, Dermatology & Skin Health, ORN 08154
April 7, 2009
Page Two

The medical office at 780 Central Avenue is to be demolished to make way for the expansion of 784 Central Avenue. This facility has a GFA of approximately 2,500 s.f. and the site contains a 17 space parking lot accessing Central Avenue. This parking lot is currently utilized by a portion of the staff at 784 Central Avenue and the existing curb cut at Central Avenue is essentially the same location as the proposed curb cut.

The proposed structure to be occupied by the applicant will contain a total of 12,822 s.f. with an estimated staff of 25. The 17 space parking area accessing Abbott Street will remain as is and a new parking lot containing 32 spaces will access Central Avenue in the same location as the existing driveway serving 780 Central Avenue. This access point aligns with the proposed alignment of Old Rollinsford Road as set forth in the Wentworth-Douglass Hospital proposal currently in review. The completed four-way intersection will be signalized.

Trip Generation

An analysis of the trip generation for the proposed single medical office combined with a portion of the Garrison Women's Health (GWH) facility was completed and presented in the attached table 1. The ITE Trip Generation manual data was used for medical office (Land Use Code 720) based on employees. Allocations of trips to the signalized intersection derived from the medical office use were prepared based on the portion of parking spaces which are afforded access to Central Avenue via the proposed four-way intersection with relocated Old Rollinsford Road.

In summary,

- The development of the proposed medical office provides a total of 49 parking spaces, 17 of which access Abbott Street and 32, or 65.3%, which access Central Avenue at the new intersection.
- The GWH facility will have a total of 72 parking spaces, 32 of which are located on the northerly side of the GWH building and are utilized by residents of the apartments and patients of the practice. It is assumed that 95% will use the GWH driveway to enter the site, and by virtue of signing and striping within the site, 100% will exit via the Dermatology and Skin Health parking lot and the new intersection at Central Avenue.

- The attached Table 1 shows that eight (8) vehicles will enter the project site via the proposed signalized intersection and eight (8) vehicles will exit during the A.M. peak hour of traffic on Central Avenue. Similarly, it is estimated that six (6) vehicles will enter and 24 vehicles will exit during the P.M. peak hour. This represents 1.5% of the current total volume using the Old Rollinsford Road/Central Avenue intersection during the 2008 P.M. peak hour and 1.3% during the 2018 P.M. peak hour.

Conformance with Improvement Actions

Through a cooperative effort between Dermatology and Skin Health (DSH), Garrison Women's Health (GWH), and Wentworth-Douglass Hospital(WDH), the proposal submitted by the applicant makes noteworthy strides toward meeting goals for Improvement Actions – Intermediate Term (2009-2013) as presented in the recently completed Central Avenue Corridor Study under the category of Access Management (pg. 22):

- a) Relocation of the Old Rollinsford Road intersection places the primary access to Central Avenue for the DSH "upper" parking lot, via Abbott Street, approximately 230 feet from the signals versus the current 110 feet;
- b) Signing and striping will promote an "in only" access off Central Avenue for the GWH facility;
- c) This proposal also will partially address the desire of the City to consolidate entrances onto Central Avenue.

Summary

It is our opinion that the completed project is a relatively low traffic generator and the new trips generated will result in a negligible impact to the Central Avenue Corridor. Furthermore, we believe that the circulation and access improvements resulting from the interconnection of the parking lots of Garrison Women's Health and Dermatology and Skin Health, and the separation of the Old Rollinsford Road/Abbott Street intersections with Central Avenue, will afford desirable results with regard to safety and function.

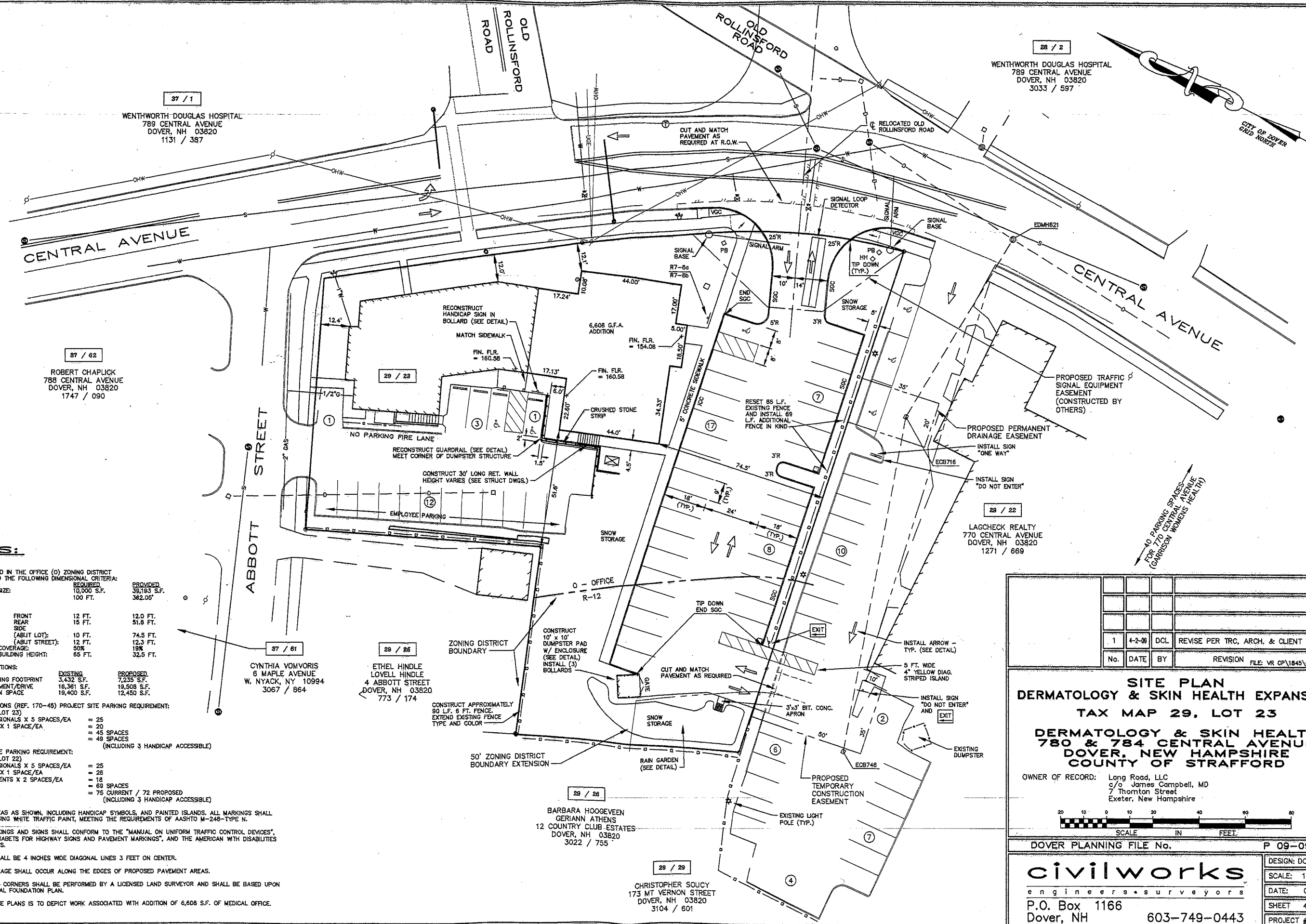
**PROPOSED TRIP GENERATION
ALLOCATION TO SIGNALIZED INTERSECTION**

	TAX MAP 29, LOT 23		TAX MAP 29, LOT 22			Total Allocation (5) to Signal
	Med Office (1) (L.U.C. 720)	Allocation (2) to Signal	Med Office (3) (L.U.C. 720)	Apts. (9 units) (L.U.C. 220)	Allocation (4) to Signal	
Avg. Vehicle Trip Ends On:	223	146	276	61	98	244
Weekday	(111.5 / 111.5)	(73 / 73)	(138 / 138)	(30.5 / 30.5)	(5 / 93)	(78 / 166)
Weekday AM Peak (7-9 A.M.)	14 (11 / 3)	10 (8 / 2)	17 (14 / 3)	5 (1 / 4)	6 (0 / 6)	16 (8 / 8)
Weekday P.M. Peak (4-6 P.M.)	27 (9 / 18)	18 (6 / 12)	33 (11 / 22)	6 (4 / 2)	12 (0 / 12)	30 (6 / 24)
Saturday	100 (50 / 50)	66 (33 / 33)	124 (62 / 62)	58 (29 / 29)	61 (4 / 57)	127 (37 / 90)

(XX/XX) = trips ends entering / trip ends exiting

FOOTNOTES:

- (1) Medical Office trip generation based on 25 employees (max. shift) as presented in parking calculations for subject project.
- (2) 32 of the 49 spaces provided on Lot 23, or 65.3%, will utilize the Central Avenue access
- (3) Medical office trip generation based on 31 employees (max. shift)
- (4) 32 of the 72 spaces serving Lot 22 (Garrison Women's Health), or 45%, will utilize the Central Avenue access as an egress drive (out). These 32 spaces are used by residents of apartments and patients. It is assumed that 95% of residents/patients for Lot 22 will use the existing driveway to enter the site and 100% will use the signalized intersection to leave.
- (5) Total of Columns (2) and (4)



28 / 2
 WENTHWORTH DOUGLAS HOSPITAL
 789 CENTRAL AVENUE
 DOVER, NH 03820
 3033 / 597

37 / 1
 WENTHWORTH DOUGLAS HOSPITAL
 789 CENTRAL AVENUE
 DOVER, NH 03820
 1131 / 387

37 / 62
 ROBERT CHAPLUK
 788 CENTRAL AVENUE
 DOVER, NH 03820
 1747 / 090

28 / 22
 LAGCHECK REALTY
 770 CENTRAL AVENUE
 DOVER, NH 03820
 1271 / 669

37 / 61
 CYNTHIA VOMVORIS
 6 MAPLE AVENUE
 W. NYACK, NY 10994
 3067 / 864

28 / 25
 ETHEL HINDLE
 LOVELL HINDLE
 4 ABBOTT STREET
 DOVER, NH 03820
 773 / 174

28 / 28
 BARBARA HOOEGEVEN
 GERIANN ATHENS
 12 COUNTRY CLUB ESTATES
 DOVER, NH 03820
 3022 / 755

28 / 29
 CHRISTOPHER SOUCY
 173 MT VERNON STREET
 DOVER, NH 03820
 3104 / 601

NOTES:

- THE SITE IS LOCATED IN THE OFFICE (O) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL CRITERIA:

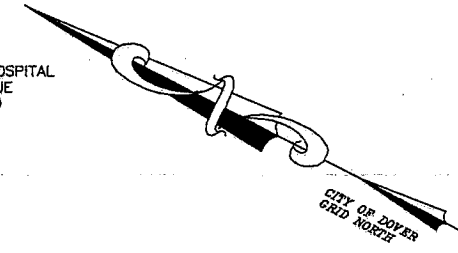
	REQUIRED	PROVIDED
MIN. LOT SIZE:	10,000 S.F.	38,193 S.F.
FRONTAGE SETBACKS:	100 FT.	362.05'
FRONT:	12 FT.	12.0 FT.
REAR:	15 FT.	51.8 FT.
SIDE (ABUT LOT):	10 FT.	74.5 FT.
SIDE (ABUT STREET):	12 FT.	12.3 FT.
MAXIMUM COVERAGE:	50%	19%
MAXIMUM BUILDING HEIGHT:	65 FT.	32.5 FT.
- LAND USE CALCULATIONS:

	EXISTING	PROPOSED
BUILDING FOOTPRINT	3,432 S.F.	7,235 S.F.
PAVEMENT/DRIVE	16,361 S.F.	19,508 S.F.
GREEN SPACE	19,400 S.F.	12,450 S.F.
- PARKING CALCULATIONS (REF. 170-45) PROJECT SITE PARKING REQUIREMENT: (TAX MAP 29, LOT 23)

5 PROFESSIONALS X 5 SPACES/EA	= 25
20 STAFF X 1 SPACE/EA	= 20
REQUIRED:	= 45 SPACES
PROVIDED:	= 49 SPACES

 ABUTTING LAND USE PARKING REQUIREMENT: (TAX MAP 29, LOT 22)

5 PROFESSIONALS X 5 SPACES/EA	= 25
26 STAFF X 1 SPACE/EA	= 26
9 APARTMENTS X 2 SPACES/EA	= 18
REQUIRED:	= 69 SPACES
PROVIDED:	= 75 CURRENT / 72 PROPOSED
- STRIPED PARKING AREAS AS SHOWN, INCLUDING HANDICAP SYMBOLS, AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M-248-TYPE N.
- 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.
- PAINTED ISLANDS SHALL BE 4 INCHES WIDE DIAGONAL LINES 3 FEET ON CENTER.
- ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT AREAS.
- LAYOUT OF BUILDING CORNERS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL BE BASED UPON THE ARCHITECTS FINAL FOUNDATION PLAN.
- THE INTENT OF THESE PLANS IS TO DEPICT WORK ASSOCIATED WITH ADDITION OF 6,608 S.F. OF MEDICAL OFFICE.

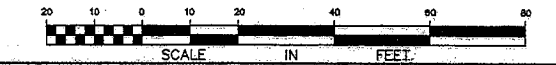


FOR ALL PARKING SPACES FOR 770 CENTRAL AVENUE (GARRISON WOMENS HEALTH)

No.	DATE	BY	REVISION
1	4-2-08	DCL	REVISE PER TRC, ARCH. & CLIENT

SITE PLAN
DERMATOLOGY & SKIN HEALTH EXPANSION
 TAX MAP 29, LOT 23
DERMATOLOGY & SKIN HEALTH
780 & 784 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

OWNER OF RECORD: Long Road, LLC
 c/o James Campbell, MD
 7 Thornton Street
 Exeter, New Hampshire



DOVER PLANNING FILE No. P 09-09

civilworks
 engineers • surveyors
 P.O. Box 1166
 Dover, NH 603-749-0443

DESIGN: DCL / RJM
 SCALE: 1" = 20'
 DATE: 01/29/09
 SHEET 4 OF 13
 PROJECT #08154

Minimum Interior Parking Landscape Requirements for Proposed Parking					
Requirement	# of parking spaces in lot	Required Minimum Percent of Interior Landscaping	Proposed Parking Lot Area (SF)	5% Area Required (SF)	Proposed Landscaped Area (SF)
Requirement	20 or less	None required			
Requirement	21-125	5%			
Proposed Lot	35 spaces	5% required	12490	625	1262

37 / 1

WENTWORTH-DOUGLASS HOSPITAL
789 CENTRAL AVENUE
DOVER, NH 03820
1131 / 387

37 / 62

ROBERT CHAPLICK
788 CENTRAL AVENUE
DOVER, NH 03820
1747 / 090

Landscape Notes

- Design is based on drawings by Civilworks, Inc. received 02/20/2009 and drawings from JSA Architects Dated 3/2009 and may require adjustment due to actual field conditions.
- This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s).
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement. Loam, topsoil and soil mixtures used for any plant beds shall be uniform, free of stones, stumps, roots or other similar objects larger than 2". No other materials shall be mixed or dumped within the planting areas or in planting soil stockpiles that may be harmful to plant growth and/or maintenance. Planting soils shall be free of Bermuda grass, Quack grass, Johnson grass, Mudwort, Nutsedge, Poison Ivy, Canadian thistle, tearthumb or other noxious weeds. Avoid over-compaction of any soils during construction intended for planting.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with either of the following
 - An automatic underground sprinkling system
 - An outside hose attachment within 150 feet
- If an automatic underground irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- Contractor shall provide an alternate price for irrigating all newly landscaped areas and resetting of any existing irrigation that will be disturbed during planting. Contractor shall provide irrigation design for review by Landscape Architect or Owner's Representative when awarded the project.
- All disturbed areas will be dressed with 4" min. of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.

Landscape Notes (cont'd)

- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer.
- Owner is solely responsible for maintaining vehicular and pedestrian vision lines pertaining to vegetation growth.

29 / 25

ETHEL HINDLE
LOVELL HINDLE
4 ABBOTT STREET
DOVER, NH 03820
773 / 174

29 / 26

BARBARA HOOGEVEEN
GERIANN ATHENS
12 COUNTRY CLUB ESTATES
DOVER, NH 03820
3022 / 755

29 / 29

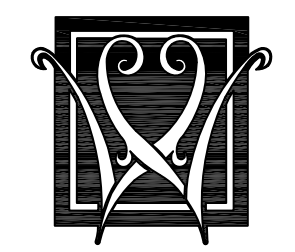
CHRISTOPHER SOUCY
173 MT VERNON STREET
DOVER, NH 03820
3104 / 601

28 / 2

WENTWORTH-DOUGLASS HOSPITAL
789 CENTRAL AVENUE
DOVER, NH 03820
3033 / 597

29 / 22

LAGCHECK REALTY
770 CENTRAL AVENUE
DOVER, NH 03820
1271 / 669



WOODBURN & COMPANY
Landscape Architecture, LLC

103 Kent Place
Newmarket, NH 03857
Tel: 603.659.5949
Fax: 603.659.5939

Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
G	<i>Gleditsia triacanthos inermis</i> 'Halka'	Halka Thornless Honeylocust	1	2.5-3' cal	B&B
PL	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Planetree	4	2.5-3' cal	B&B
PS	<i>Pyrus stratus</i>	White Pear	4	6-7'	B&B
PyC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear	4	2.5-3' cal	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Corl	<i>Cornus sericea</i> 'Tsarini'	Isanti Red Osier Dogwood	22	2-3'	B&B
JGL	<i>Juniperus chinensis</i> 'Gold Lace'	Gold Lace Juniper	18	18-24" w	B&B
JGO	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	4	18-24" w	B&B
RhA	<i>Rhododendron</i> 'Aglo'	Aglo Rhododendron	4	3-3.5'	B&B
RhMF	<i>Rhododendron</i> 'Molly Fordham'	Molly Fordham Rhododendron	2	3-4'	B&B
RhRE	<i>Rhododendron</i> 'Roseum Elegans'	Roseum Elegans Rhododendron	3	5-6'	B&B
RhRE2	<i>Rhododendron</i> 'Roseum Elegans'	Roseum Elegans Rhododendron	8	6-7'	B&B
RoK	<i>Rosa</i> 'Rainbow Knockout'	Rainbow Knockout Rose	7	3 gal	B&B
Sp	<i>Spiraea x media</i> 'Snow Storm'	Snow Storm Spirea	2	2.5-3'	B&B
ThS	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	14	6-7'	B&B
TmG	<i>Taxus media</i> 'Greenwave'	Greenwave Yew	4	2-3'	B&B
VT	<i>Viburnum trilobum</i>	American Cranberry Viburnum	4	5-6'	B&B
VtA	<i>Viburnum trilobum</i> 'Alfreds'	Alfredo Cranberry Viburnum	3	3-4'	B&B

PERENNIALS, GROUNDCOVERS, VINES AND ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Aq	<i>Aquilegia canadensis</i>	Columbine	41	1 gal	
Ast	<i>Aster oblongifolius</i> 'October Skies'	October Skies Aster	22	1 gal	
Day	Daylily Mix:				
	<i>Hemerocallis</i> 'Big Time Happy'	Big Time Happy Daylily	36	1 gal	
	<i>Hemerocallis</i> 'Ice Carnival'	Fragrant Cream Daylily (mid)	36	1 gal	
	<i>Hemerocallis</i> 'Parade Mar'	Repeat Blooming Medium Red Daylily w/ gm throat (Mid-late)	36	1 gal	
Ech	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	29	1 gal	
Mon	<i>Monarda</i> 'Raspberry Wine'	Wine Red Beebalm	27	1 gal	
Pt	<i>Pachysandra terminalis</i>	Japanese Spurge	1024	2.5' pot	plant 8" o.c.
Rud	<i>Rubbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	23	1 gal	
Rudm	<i>Rubbeckia maxima</i>	Great Coneflower	30	1 gal	
Sed	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum	33	1 gal	

Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, Do NOT remove the terminal buds of branches that extend to the edge of the crown.

Mark the north side of the tree in the nursery. Rotate the tree to face north of the site whenever possible.

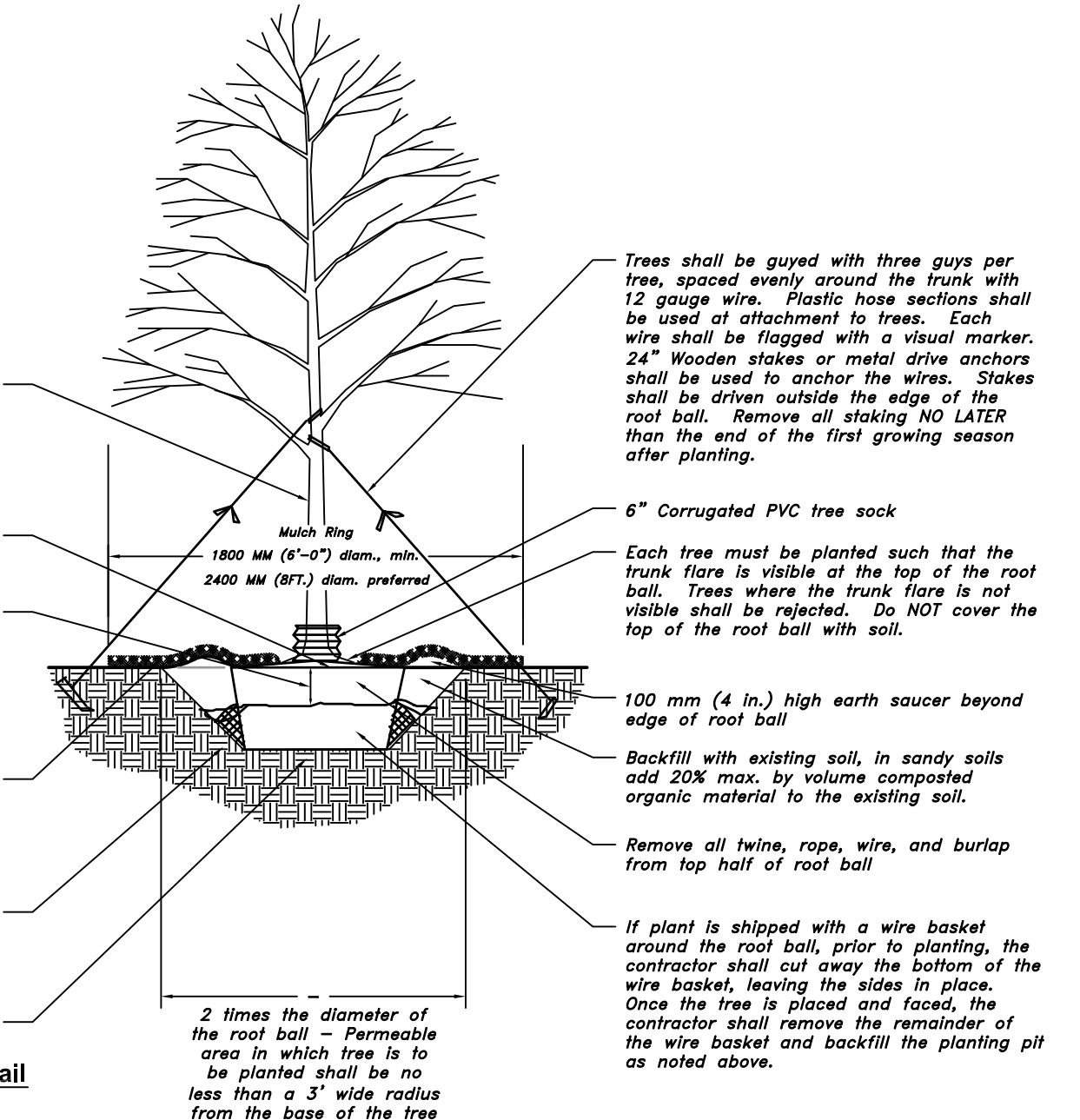
Set top of root ball flush with grade or 1-2" (25-50 mm) higher in slowly draining soils.

50 MM (2 IN.) max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.

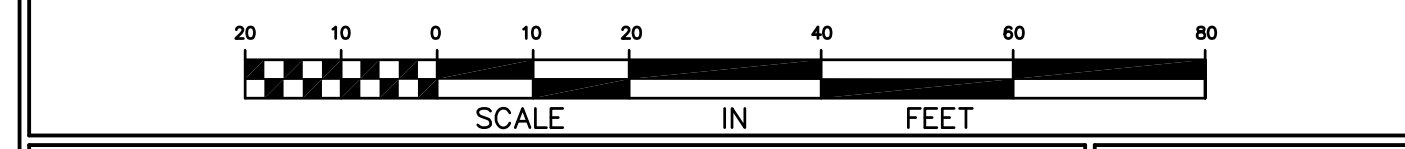
Typical Tree Planting Detail
Scale: NTS



No.	DATE	BY	REVISION
1	04/01/2009	WSA	as per City comments

SITE PLAN
DERMATOLOGY & SKIN HEALTH EXPANSION
TAX MAP 29, LOT 23
DERMATOLOGY & SKIN HEALTH
780 & 784 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

OWNER OF RECORD: Long Road, LLC
c/o James Campbell, MD
7 Thornton Street
Exeter, New Hampshire



civilworks
engineers • surveyors

P.O. Box 1166
Dover, NH 603-749-0443

DESIGN: WSA
SCALE: 1" = 20'
DATE: 01/29/09
SHEET 7 OF 15
PROJECT # 08154



**Dermatology & Skin Health
Dover, NH**





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P09-06 & 07

Application Type: Site Plan and Lot line adjustment
Applicant: Wentworth Douglas Hospital
Owner: Wentworth Douglas Hospital
Location: 789 Central Avenue (Assessor's Map 28, Lots 2, 3, 4 & 5; Map 37, Lot 1)

INTENT: A site plan to construct a five story addition of 162,715 square feet to an existing hospital building, resulting in a 518,747 square foot building, the proposed relocation of Old Rollinsford Road and a lot line adjustment.

The applicant has submitted a set of site plans and lot line adjustment plans for review. The applicant wishes to build a five story 162,715 square foot addition to a hospital, resulting in 518,747 square feet of total building area. A net increase of 297 parking spaces is proposed. The plan includes the proposed relocation of Old Rollinsford Road. A Conditional Use Permit is required for the impacts to 20% slope areas.

LOTS/UNITS PROPOSED: 0

The applicant appeared before the Technical Review Committee on February 19, 2009 and March 26, 2009 (TRC notes enclosed), and the Conservation Commission on April 6, 2009.

AGENDA ITEM #: 4D & E

The Planning Department recommends that the Planning Board accept the application, open the public hearing and table the application.

ACREAGE:
46.96 acres

ZONING DISTRICT:
Office

EXISTING LAND USE:
Hospital

PROPOSED LAND USE:
Hospital

SURROUNDING LAND USE:
Non-residential and residential mixture

ZONING HISTORY:
Zoned Office in 1979

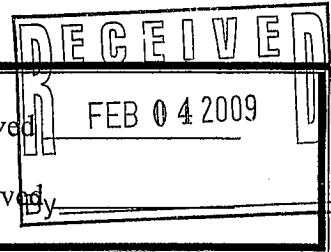
ZBA ACTION:
None

ATTACHMENTS:
Site plan and lot line adjustment plan

PERMITS REQUIRED:

- Conditional Use Permit
- NH Department of Environmental Services Alteration of Terrain Permit

WAIVERS REQUESTED:
None



Amount Paid PO9-07

Date Received FEB 04 2009

Account # \$10,794.16
Check # 511393

Time Received By _____

**CITY OF DOVER
MINOR LOT LINE ADJUSTMENT
APPLICATION**

Name of Applicant: WENTWORTH-DOUGLASS HOSPITAL Phone # 740-2801

Address of Applicant: 789 CENTRAL AVENUE

DOVER, NH

Signature of Applicant(s) Daniel M. Duman Sr. V.P. of Operations

Name of Property Owner: SAME

Address of Property Owner: SAME

Signature of Property Owner (s) Daniel M. Duman Sr. V.P. of Operations

Square footage of original lot LOT 37-1=513,711 S.F. / LOT 28-2=65,662 S.F.

Square footage of newly created area LOT 37-1=551,007 S.F. / LOT 28-2=29,621 S.F.

Assessor's Map #: 28 & 37 Lot #: 2 & 1

Zoning District: O (OFFICE)

Professional Certification

Preparer of Plat JAMES VERRA & ASSOCIATES

Phone #: 436-3557 Profession LICENSED LAND SURVEYOR

Wentworth-Douglass Hospital
Tax Map 28, Lots 2,3,4,5, & 6 and Tax Map 37, Lots 1 & 1B
Our Reference No. 98153
January 16, 2009
(abutters within 200 feet)

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner Name & Mailing Address</u>
28	1-01	Seacoast Pediatrics Realty Partnership 17 Old Rollinsford Road, Suite 5 Dover, NH 03820
28	1-02	Wilmot S. Draper Rev. Trust of 1998 Wilmot S. Draper, Trustee P.O. Box 311 Dover, NH 03820
28	1-03	Richard A. Petrie 17 Old Rollinsford Road, Suite 4 Dover, NH 03820
28	1-04	Gateway Urology 17 Old Rollinsford Road, Suite 3 Dover, NH 03820
28	1-05	17 Dover LLC 84 Court Street Exeter, NH 03833
28	1-06	John P. Lanni, MD, PA c/o Gateway Urology 17 Old Rollinsford Road, Suite 3 Dover, NH 03820
28	1-07	Avis Goodwin Community Health Center 652F Central Avenue Dover, NH 03820
28	1-08	Orthopedic & Trauma Surgeons Marsh Brook Professional Center 237 Route 108, Suite 205 Somersworth, NH 03878

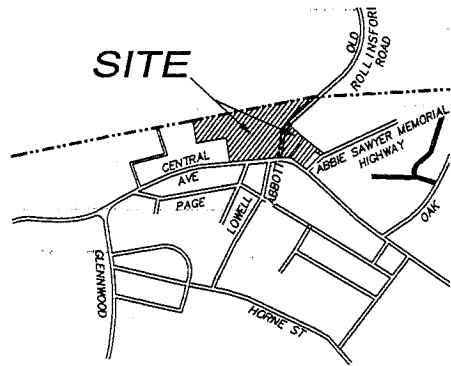
Wentworth-Douglass Hospital
Tax Map 28, Lots 2,3,4,5, & 6 and Tax Map 37, Lots 1 & 1B
Our Reference No. 98153
January 16, 2009
(abutters within 200 feet)

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner Name & Mailing Address</u>
28	2, 3 4, 5, 6	Wentworth-Douglass Hospital (SITE) 789 Central Avenue Dover, NH 03820
28	6A	Ralph Vaccaro c/o Gage's Hill Auto Abbey Sawyer Memorial Highway Dover, NH 03820
28	8	Marcia E. Wentworth, Trustee Marcia E. Wentworth Revocable Trust 6 Brick Road Dover, NH 03820
28	9B	Frederick J. Sliwinski 3 Abbey Sawyer Memorial Highway Dover, NH 03820
28	32 & Old Rollinsford Road	City of Dover 288 Central Avenue Dover, NH 03820
28	37-00	Spinelli Corp. 400 Central Avenue Dover, NH 03820
28	37-101	Atkinson Green LLC 308 Dover Point Road Dover, NH 03820
28	37-102	Gynecologic Paradox 15 Old Rollinsford Road Dover, NH 03820

Wentworth-Douglass Hospital
Tax Map 28, Lots 2,3,4,5, & 6 and Tax Map 37, Lots 1 & 1B
Our Reference No. 98153
January 16, 2009
(abutters within 200 feet)

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner Name & Mailing Address</u>
28	37-201	Wentworth-Douglass Hospital 789 Central Avenue Dover, NH 03820
28	37-202	BJT Properties 15 Old Rollinsford Road, Suite 202 Dover, NH 03820
28	37-301 37-302	Atkinson Green LLC 308 Dover Point Road Dover, NH 03820
29	21, 22	Lagcheck Realty 770 Central Avenue Dover, NH 03820
29	23, 24	Long Road LLC 784 Central Avenue Dover, NH 03820
37	1, 1B	Wentworth-Douglass Hospital 789 Central Avenue Dover, NH 03820
37	1A	Wentworth Home 795 Central Avenue Dover, NH 03820
37	2A	Public Service of New Hampshire P.O. Box 330 Manchester, NH 03105-0330
37	2B1	Gregory L. Shaker 801 Central Avenue Dover, NH 03820

SITE



LOCUS

(SCALE: 1" = 1000')

WENTWORTH-DOUGLASS HOSPITAL
PARCEL 37-1

LINE	BEARING	DISTANCE
L1	S 18°27'18" E	60.37
L2	S 52°41'46" W	52.65
L3	S 77°53'05" W	56.22
L4	N 50°38'42" W	18.97
L5	N 19°37'18" W	34.68
L6	N 28°51'33" W	50.05

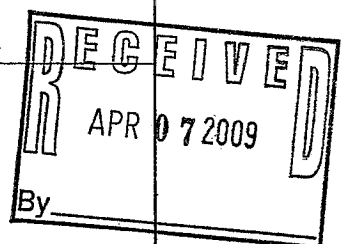
WENTWORTH-DOUGLASS HOSPITAL
PARCEL 28-2

LINE	BEARING	DISTANCE
L4	N 52°41'46" E	83.75
L8	N 83°00'57" W	154.74
L9	N 74°59'42" E	56.28
L10	N 82°40'37" W	108.27
L11	S 23°00'22" W	208.12
L48	N 37°00'07" E	21.65

CURVE	RADIUS	DELTA	LENGTH	CHORD	DIST
C1	200.00	17°02'26"	59.48	S 78°05'10" W	59.26
C2	200.00	16°52'12"	58.89	S 61°07'51" W	58.67
C3	300.00	25°11'20"	131.89	S 65°17'25" W	130.83
C4	35.00	82°29'37"	30.39	N 60°52'08" W	46.15
C5	321.00	8°12'01"	45.94	N 23°43'18" W	45.90
C6	60.00	24°19'45"	25.48	N 38°28'49" W	25.29

CURVE	RADIUS	DELTA	LENGTH	CHORD	DIST
C7	225.00	25°11'20"	98.92	N 65°17'25" E	98.12
C8	175.00	41°35'59"	127.06	N 73°29'46" E	124.29
C9	51.00	44°46'28"	39.85	N 55°29'53" E	38.85

FOR REGISTRY USE



NOTES:

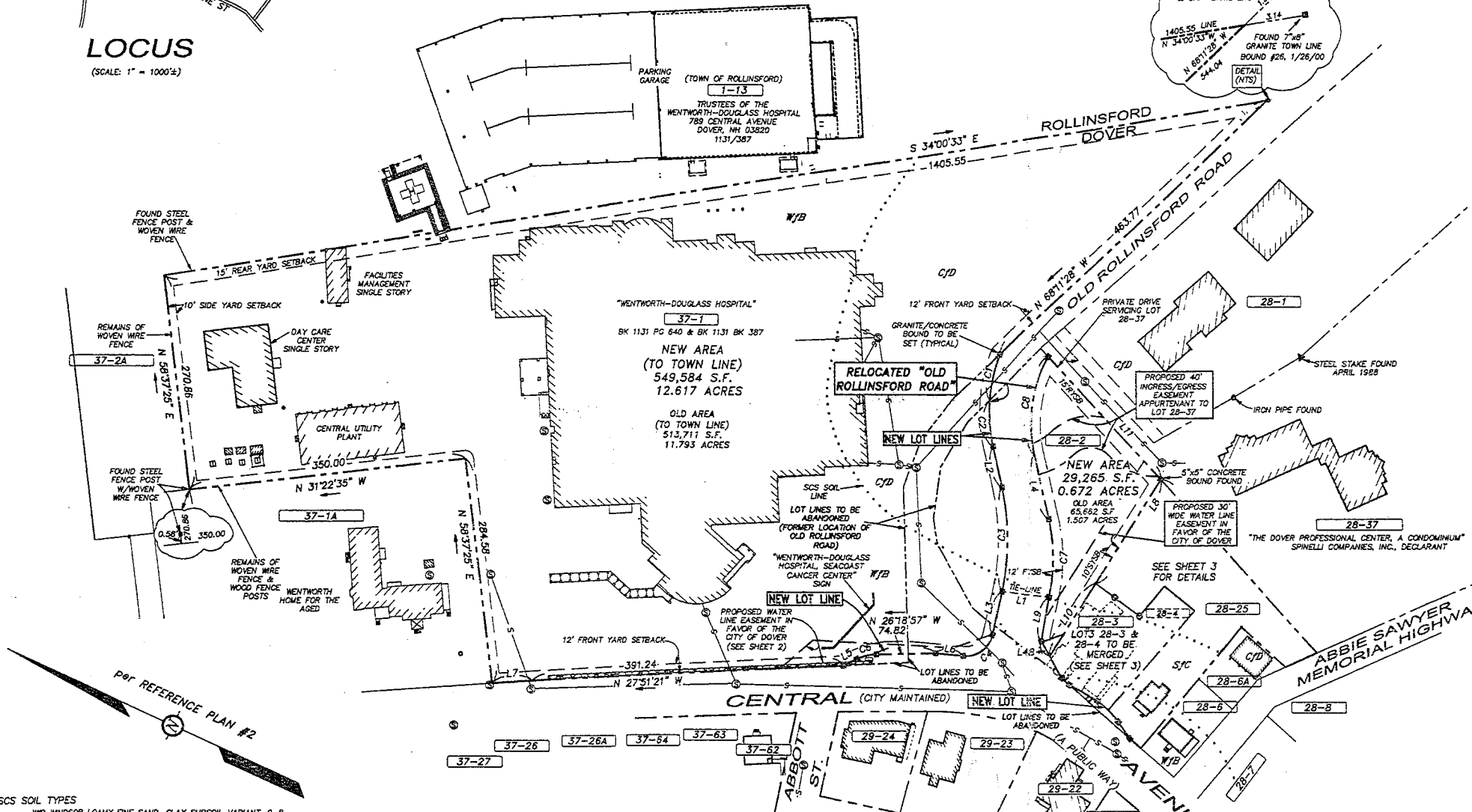
- OWNER OF RECORD..... WENTWORTH-DOUGLASS HOSPITAL
ADDRESS..... 789 CENTRAL AVENUE, DOVER, NH 03820
DEED REFERENCE..... BK 1131 PG 640 & BK 1131 PG 387
TAX SHEET / LOT..... 37-1
OWNER OF RECORD..... WENTWORTH-DOUGLASS HOSPITAL
ADDRESS..... 789 CENTRAL AVENUE, DOVER, NH 03820
DEED REFERENCE..... BK 3033 PG 597 - BK 3702 PG 187
TAX SHEET / LOT..... 28-2, 28-3, 28-4 & 28-5

SIGNATURE: FOR LOTS 37-1, 28-2, 28-3, 28-4 & 28-5

- OWNER OF RECORD..... THE CITY OF DOVER
ADDRESS..... 288 CENTRAL AVENUE, DOVER, NH 03820
DEED REFERENCE..... EASEMENT HOLDER IN THE PUBLIC RIGHT OF WAY OF OLD ROLLINSFORD ROAD
TAX SHEET / LOT..... N/A

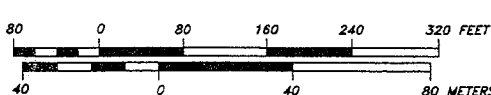
SIGNATURE: FOR RIGHTS IN OLD ROLLINSFORD ROAD

- ZONED..... OFFICE (O) FRONT YARD SETBACK.....12'
MINIMUM LOT AREA 10,000 S.F. SIDE YARD SETBACK.....10'
FRONTAGE..... 100' REAR YARD SETBACK.....15'
- THE PARCELS SHOWN HEREON ARE SERVED BY MUNICIPAL SEWER AND WATER.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE GATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- THE PURPOSE OF THIS PLAN IS TO REALIGN OLD ROLLINSFORD ROAD AND ADJUST THE LOT LINES OF ADJACENT LOTS.
- THE PARCELS SHOWN HEREON LIE IN ZONE "X", OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM MAP STRAFFORD COUNTY, NEW HAMPSHIRE MAP # 33017003300, EFFECTIVE DATE MAY 17, 2005, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- A DXF FILE OF THE BOUNDARY BASED UPON THE CITY OF DOVER GIS WILL BE DELIVERED TO THE PLANNING DEPARTMENT UPON FINAL APPROVAL.
- PARCEL 28-2 IS SUBJECT TO A 25' WIDE RIGHT OF WAY FOR WATER & PIPE PURPOSES IN FAVOR OF THE CITY OF DOVER PER BK 486 PG 156 SCRD. SAID RIGHT OF WAY AND WATER LINE ARE TO BE ABANDONED AND RELOCATED AS SHOWN ON SHEET 2.
- LOT 37-1 IS SUBJECT TO THE FOLLOWING:
RIGHTS OF CONTINENTAL CABLEVISION TO INSTALL & OPERATE CABLE TELEVISION DISTRIBUTION SYSTEMS PER BK 1554 PG 622 SCRD.
THE PARCEL SHOWN IS SUBJECT TO A 25' WIDE RIGHT TO LAY & MAINTAIN UNDERGROUND CABLES IN FAVOR OF NEW ENGLAND TELEPHONE AND TELEGRAPH CO. PER BK 506 PAGE 54 SCRD.
INGRESS & EGRESS RIGHTS OF THE WENTWORTH HOME FOR THE AGED IN ARLINGTON STREET PER REFERENCE PLAN & PER BK 339 PG 418 AND BK 1131 PG 640 SCRD.
RIGHT OF THE LOTS OF SAID REFERENCE PLAN INTO ARLINGTON STREET, LINWOOD STREET, AND HARRISON AVENUE PER REFERENCE PLAN NO 6.
HARRISON AVENUE HAVING BEEN DISCONTINUED BY THE DOVER CITY COUNCIL ON 9/2/15, PER VOL. 15 PG. 193 & 194 OF THE DOVER CITY COUNCIL RECORDS.
- SEE PLANS BY LEO A. DALY, TO BE SUBMITTED CONCURRENTLY SHOWING UTILITIES, CURBING, CONTOURS AND PLANIMETRICS ON FILE WITH THE CITY OF DOVER.



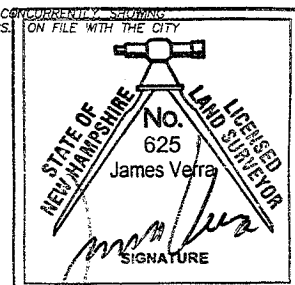
FINAL LOT CONFIGURATION

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
James Verra 4/7/09
JAMES VERRA LLS 625 DATE



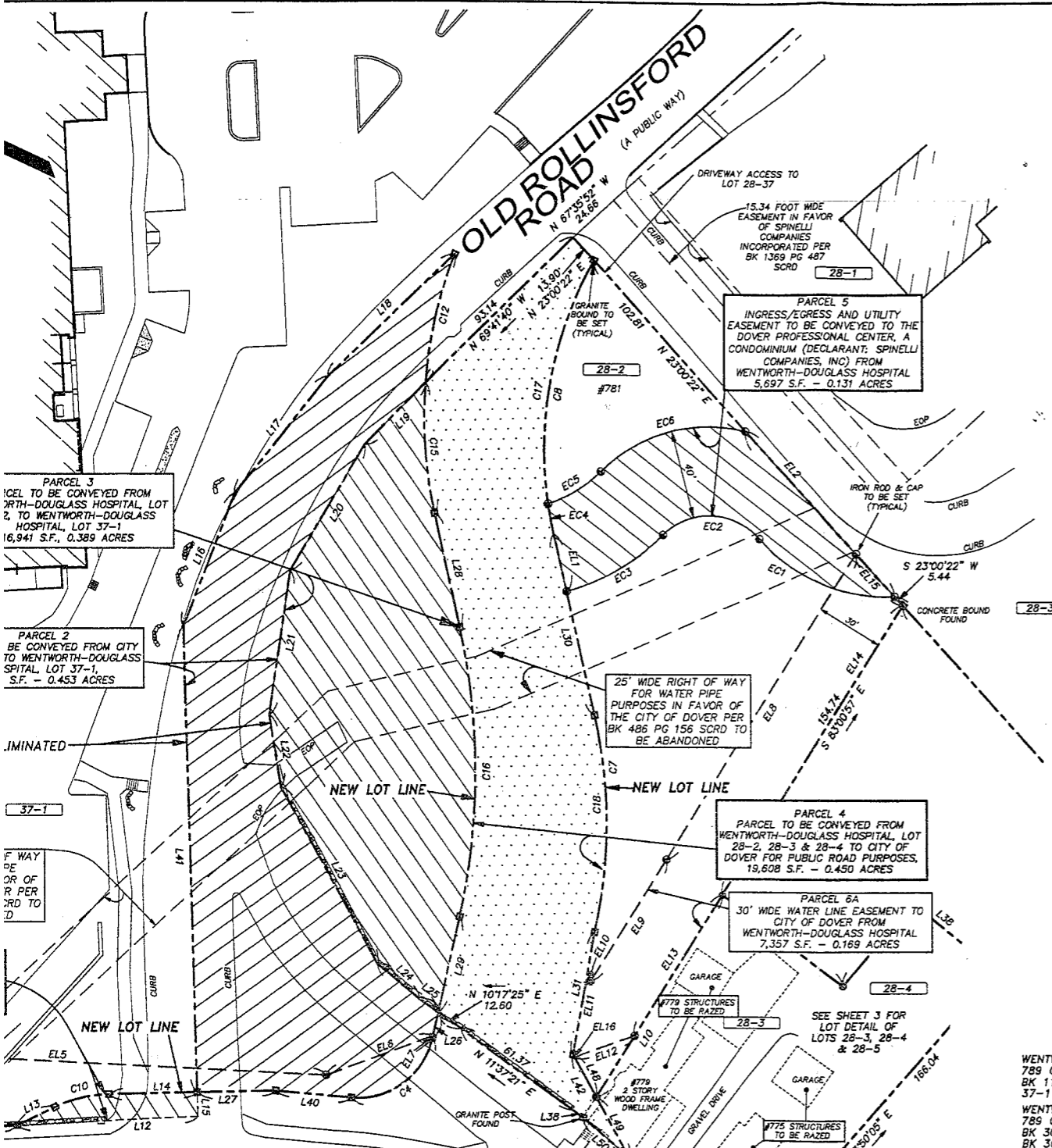
REFERENCE PLANS:

- SITE PLAN FOR STRAFFORD MEDICAL ASSOCIATES, STRAFFORD REALTY ASSOCIATES, AND STRAFFORD REALTY COMPANY, IN DOVER, NEW HAMPSHIRE, DATED JAN 1987, BY DURGIN/SCHOFFIELD ASSOCIATES, PLAN NO. R-740, FILE NO. R-242.
- EXISTING CONDITIONS PLAN, 789 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE, FOR WENTWORTH-DOUGLASS HOSPITAL, DATED 1-21-2000, REV. 2-02-2006, PLAN NO. 21169, BY JAMES VERRA AND ASSOCIATES, INC.
- SITE PLAN, DOVER MEDICAL CENTER, DOVER, NEW HAMPSHIRE, FOR SPINELLI COMPANIES, INC., DATED APRIL 20, 1988, REV. 4-27-88, PLAN NO. R-767, BY DURGIN/SCHOFFIELD ASSOCIATES, SCRD PLAN NO. 36-71.
- LOT LINE REVISION FOR STRAFFORD MEDICAL ASSOC. IN DOVER, N.H., DATED JANUARY 1987, SCRD PLAN NO. 33-57.
- EXISTING CONDITIONS PLAN, 781 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE, FOR WENTWORTH-DOUGLASS HOSPITAL, DATED 5-17-2006, PLAN NO. 22044, BY JAMES VERRA AND ASSOCIATES, INC.
- PLAN OF LOTS ON THE HALEY HOMESTEAD AT GARRISON HILLS, DOVER, N.H., SCRD PLAN BK 29 POCKET 6 FOLER 2.



REV. NO.	DATE	DESCRIPTION	APPROV.
MINOR LOT LINE ADJUSTMENT, LOT CONSOLIDATION PLAN, and OLD ROLLINSFORD ROAD REALIGNMENT 789, 781, 779, 775 & 773 CENTRAL AVENUE DOVER, NEW HAMPSHIRE ASSESSOR'S MAP NUMBERS: 37-1 28-2 28-3 28-4 & 28-5 Owner: WENTWORTH-DOUGLASS HOSPITAL			
JAMES VERRA and ASSOCIATES, INC. 101 SHATTUCK WAY SUITE # 3 NEWINGTON, NH 03801 603.436.3557		DATE: 4-8-2009 JOB NO: 21817-C SCALE: 1" = 80' DWG NAME: 21817-C PLAN NO: 21817-C SHEET: 1 OF 3	

REDUCED SCALE



PARCEL TO BE CONVEYED TO THE CITY OF DOVER PARCEL FOR ROAD PURPOSES
PARCEL 1 TABLES

LINE	BEARING	DISTANCE
L12	N 27°51'21" W	81.96
L13	S 50°38'42" E	18.97
L14	S 26°18'57" E	39.90
L15	S 63°34'01" W	10.94

CURVE	RADIUS	DELTA	LENGTH	CHORD	DIST
C10	60.00	24°19'45"	25.48	S 38°28'49" E	25.29

PARCEL 2 TO BE CONVEYED TO WENTWORTH-DOUGLASS HOSPITAL, LOT 37-1
PARCELS 2 & 3 TABLES

LINE	BEARING	DISTANCE
L16	N 85°58'59" E	64.40
L17	S 76°21'01" E	67.20
L18	S 68°11'28" E	80.27
L19	N 69°41'40" W	39.72
L20	N 83°41'40" W	65.89
L21	S 73°18'20" W	66.00
L22	S 56°18'20" W	33.00
L23	S 36°18'20" W	91.00
L24	S 14°39'49" W	25.13
L25	S 10°17'25" W	10.53
L26	S 77°53'05" W	11.81
L27	N 26°18'57" W	34.93

CURVE	RADIUS	DELTA	LENGTH	CHORD	DIST
C12	200.00	17°02'26"	59.48	S 78°05'10" W	59.26
C13	35.00	82°29'37"	50.39	N 60°52'06" W	46.15
C14	321.00	3°40'44"	20.61	N 21°27'40" W	20.61
CURVE	RADIUS	DELTA	LENGTH	CHORD	DIST
C15	200.00	16°52'12"	58.89	S 61°07'51" W	58.67
C16	300.00	25°11'20"	131.89	S 65°17'25" W	130.83

LINE	BEARING	DISTANCE
L28	S 52°41'46" W	52.65
L29	S 77°53'05" W	44.41
L40	N 19°37'18" W	34.68
L41	N 63°34'01" E	210.45

PARCEL TO BE CONVEYED TO THE CITY OF DOVER PARCEL FOR ROAD PURPOSES
PARCEL 4 TABLES

LINE	BEARING	DISTANCE
L30	S 52°41'46" W	83.75
L31	S 74°59'42" W	56.28
L32	S 11°58'49" W	66.34
L33	S 34°28'13" W	27.22
L34	N 16°44'01" E	48.65
L35	S 77°53'05" W	7.12
L36	N 17°42'06" E	45.77
L37	N 16°31'21" E	12.90
L38	N 12°11'15" E	6.02
L42	N 37°00'07" E	53.01
L50	N 16°31'21" E	27.60

CURVE	RADIUS	DELTA	LENGTH	CHORD	DIST
C17	175.00	41°35'59"	127.06	S 73°29'46" W	124.29
C18	225.00	25°11'20"	98.92	S 65°17'25" W	98.12
C19	51.00	44°46'25"	39.85	S 55°29'53" W	38.85
C20	51.00	21°07'51"	18.81	S 22°32'45" W	18.70
C21	69.00	22°30'25"	27.10	S 23°14'01" W	26.93
C22	116.20	17°45'12"	36.01	S 25°36'37" W	35.86

EASEMENT TO DOVER PROFESSIONAL CENTER, A CONDOMINIUM
PARCEL 5 EASEMENT TABLE

LINE	BEARING	DISTANCE
EL1	N 52°41'46" E	26.42
EL2	S 23°00'22" W	99.87

CURVE	RADIUS	DELTA	LENGTH	CHORD	DIST
EC1	75.00	52°10'42"	68.30	N 15°6'29" W	65.97
EC2	30.00	94°06'00"	49.27	N 22°54'08" W	43.92
EC3	100.00	29°20'48"	51.22	N 55°16'44" W	50.66
EC4	175.00	4°30'24"	13.76	N 54°58'58" E	13.76
EC5	60.00	26°37'15"	27.88	S 56°38'31" E	27.63
EC6	70.00	58°38'42"	71.65	S 40°37'48" E	68.56

WATER LINE EASEMENT IN FAVOR OF CITY OF DOVER

PARCEL 6 EASEMENT TABLE

LINE	BEARING	DISTANCE
EL3	N 27°51'21" W	77.46
EL4	S 66°27'26" E	53.72
EL5	S 22°06'43" E	176.69
EL6	S 44°36'43" E	52.27
EL7	S 77°53'05" W	0.75

PARCEL 6A EASEMENT TABLES

LINE	BEARING	DISTANCE
EL8	S 83°00'57" E	163.27
EL9	S 82°40'37" E	65.09
EL10	S 44°36'43" E	2.24
EL11	N 74°59'42" E	33.08
EL12	N 44°39'43" W	28.75
EL13	N 82°40'37" W	75.53
EL14	N 83°00'57" W	154.74
EL15	S 23°00'22" W	31.21
EL16	S 37°00'07" W	1.25

CURVE	RADIUS	DELTA	LENGTH	CHORD	DIST
EC7	51.00	17°12'40"	15.32	S 69°16'45" W	15.26

OWNERS SIGNATURES
 WENTWORTH-DOUGLASS HOSPITAL
 789 CENTRAL AVENUE, DOVER, NH 03820
 BK 1131 PG 640 & BK 1131 PG 387
 37-1
 WENTWORTH-DOUGLASS HOSPITAL
 789 CENTRAL AVENUE, DOVER, NH 03820
 BK 3033 PG 597, LOT 28-2
 BK 3656 PG 648, LOT 28-3
 BK 3702 PG 187, LOT 28-4 & LOT 28-5

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY
 BY THIS OFFICE AND THE RELATIVE ERROR OF CLOSURE WAS
 LESS THAN 1 FOOT IN 15,000 FEET.

JAMES VERRA LLS 625 DATE



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P09-06 & 07

Application Type: Site Plan and Lot line adjustment
Applicant: Wentworth Douglas Hospital
Owner: Wentworth Douglas Hospital
Location: 789 Central Avenue (Assessor's Map 28, Lots 2, 3, 4 & 5; Map 37, Lot 1)

INTENT: A site plan to construct a five story addition of 162,715 square feet to an existing hospital building, resulting in a 518,747 square foot building, the proposed relocation of Old Rollinsford Road and a lot line adjustment.

LOTS/UNITS PROPOSED: 0

AGENDA ITEM #: 4D & E

ACREAGE:
46.96 acres

ZONING DISTRICT:
Office

EXISTING LAND USE:
Hospital

PROPOSED LAND USE:
Hospital

SURROUNDING LAND USE:
Non-residential and residential mixture

ZONING HISTORY:
Zoned Office in 1979

ZBA ACTION:
None

ATTACHMENTS:
Site plan and lot line adjustment plan

PERMITS REQUIRED:

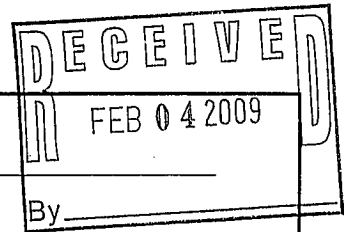
- Conditional Use Permit
- NH Department of Environmental Services Alteration of Terrain Permit

WAIVERS REQUESTED:
None

The applicant has submitted a set of site plans and lot line adjustment plans for review. The applicant wishes to build a five story 162,715 square foot addition to a hospital, resulting in 518,747 square feet of total building area. A net increase of 297 parking spaces is proposed. The plan includes the proposed relocation of Old Rollinsford Road. A Conditional Use Permit is required for the impacts to 20% slope areas.

The applicant appeared before the Technical Review Committee on February 19, 2009 and March 26, 2009 (TRC notes enclosed), and the Conservation Commission on April 6, 2009.

The Planning Department recommends that the Planning Board accept the application, open the public hearing and table the application.



Account # PO9-06 Date Received _____
 Amount Pd. \$ 10,794.16 Time Received _____
Check # 511393

\$1670.97
 check
 # 512966

**CITY OF DOVER, NEW HAMPSHIRE
 SITE REVIEW APPLICATION**

This application is hereby made for site review pursuant to the procedures set forth in the City of Dover's Site Review Ordinance. If this application is approved, you must apply for a Building Permit within **four years** of the issuance of this approval.

1. GENERAL INFORMATION

Date: 2/4/09 Project Number: _____ Telephone # 740-2801
 Name of Applicant: WENTWORTH-DOUGLASS HOSPITAL
 Address of Applicant: 789 CENTRAL AVENUE, DOVER, NH
 Name of Property Owner: SAME
 Address of Property Owner: SAME
 Address of Property Being Developed: 789 CENTRAL AVENUE
 Assessor's Map # 37 Lot # 1
 and 28 2

2. APPLICANT'S PROPOSED ACTIONS (check where applicable)

New Site Commercial/Industrial Use Addition
 Change of Use Multi-Family Residential Use Demolition
 Describe Present Use: 178 BED HOSPITAL
 Describe Proposed Use: SAME
 Number of Employees in Maximum Shift: SEE PARKING ANALYSIS
 If Residential, Specify Number of Units and Buildings Proposed: N/A

Amount Paid

PO9-06

Date Received FEB 04 2009

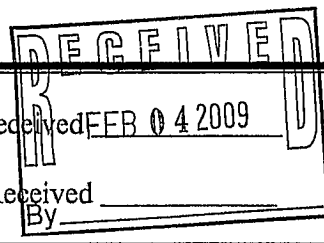
Account #

\$ 10,794.16

Time Received

Check # 511393

By



\$ 1670.97
check
512966

**CONDITIONAL USE APPLICATION
CITY OF DOVER PLANNING BOARD**

GENERAL INFORMATION

Date: 2-4-09

Telephone #: 740-2801

Name of Applicant: WENTWORTH-DOUGLASS HOSPITAL

Address of Applicant: 789 CENTRAL AVENUE, DOVER, NH

Signature of Applicant: Daniel Dunn Sr. V-P. of Operations

Name of Property Owner: SAME

Address of Property Owner: SAME

Signature of Property Owner: Daniel Dunn Sr. V-P. of Operations

Address of Property Being Developed: 789 CENTRAL AVENUE

Assessor's Map #: 28 & 37

Lot #: 2 & 1

Zoning District: O (OFFICE)

2. APPLICANT'S PROPOSED ACTIONS (check where applicable)

Activity in Dover Conservation District - Describe activity RELOCATION OF OLD
ROLLINSFORD ROAD WILL REQUIRE WORK ON 20% SLOPES BORDERING THE
EXISTING R.O.W.

Impact to Dover Wetlands - Describe impact

Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

Army Corps of Engineers

New Hampshire Wetlands Board

Other ALTERATION OF TERRAIN PENDING

Wentworth-Douglass Hospital
 Tax Map 28, Lots 2,3,4,5, & 6 and Tax Map 37, Lots 1 & 1B
 Our Reference No. 98153
 January 16, 2009
 (abutters within 200 feet)

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner Name & Mailing Address</u>
37	2B2	Joseph M. Graciano, Trustee & Paul T. Berry ✓ 801 Central Avenue Dover, NH 03820
37	2B3, 2B4	David B. Staples, Trustee ✓ David B. Staples Living Revocable Trust 2 Ruthies Run Dover, NH 03820
37	2B5	Paul F. & Margaret T. Maloney ✓ 302 Roberts Cove Road Alton, NH 03809-9722
37	26	David A. Richards ✓ 655 Post Road Greenland, NH 03840-2341
37	26A	Central Avenue Real Estate Holdings, LLC ✓ P.O. Box 222 Stratham, NH 03885-0222
37	27	Kim Casey Kwang-Chan ✓ 19 Patriots Road Stratham, NH 03885
37	28	David A. Richards & Kim Casey ✓ 5 Beech Court Stratham, NH 03885
37	56	Kim Casey Kwang-Chan ✓ 19 Patriots Road Stratham, NH 03885
37	57	Daniel & Alyssa Brigandit ✓ 1 Lowell Avenue Dover, NH 03820-2706

Handwritten mark

271
1379

Wentworth-Douglass Hospital
Tax Map 28, Lots 2,3,4,5, & 6 and Tax Map 37, Lots 1 & 1B
Our Reference No. 98153
January 16, 2009
(abutters within 200 feet)

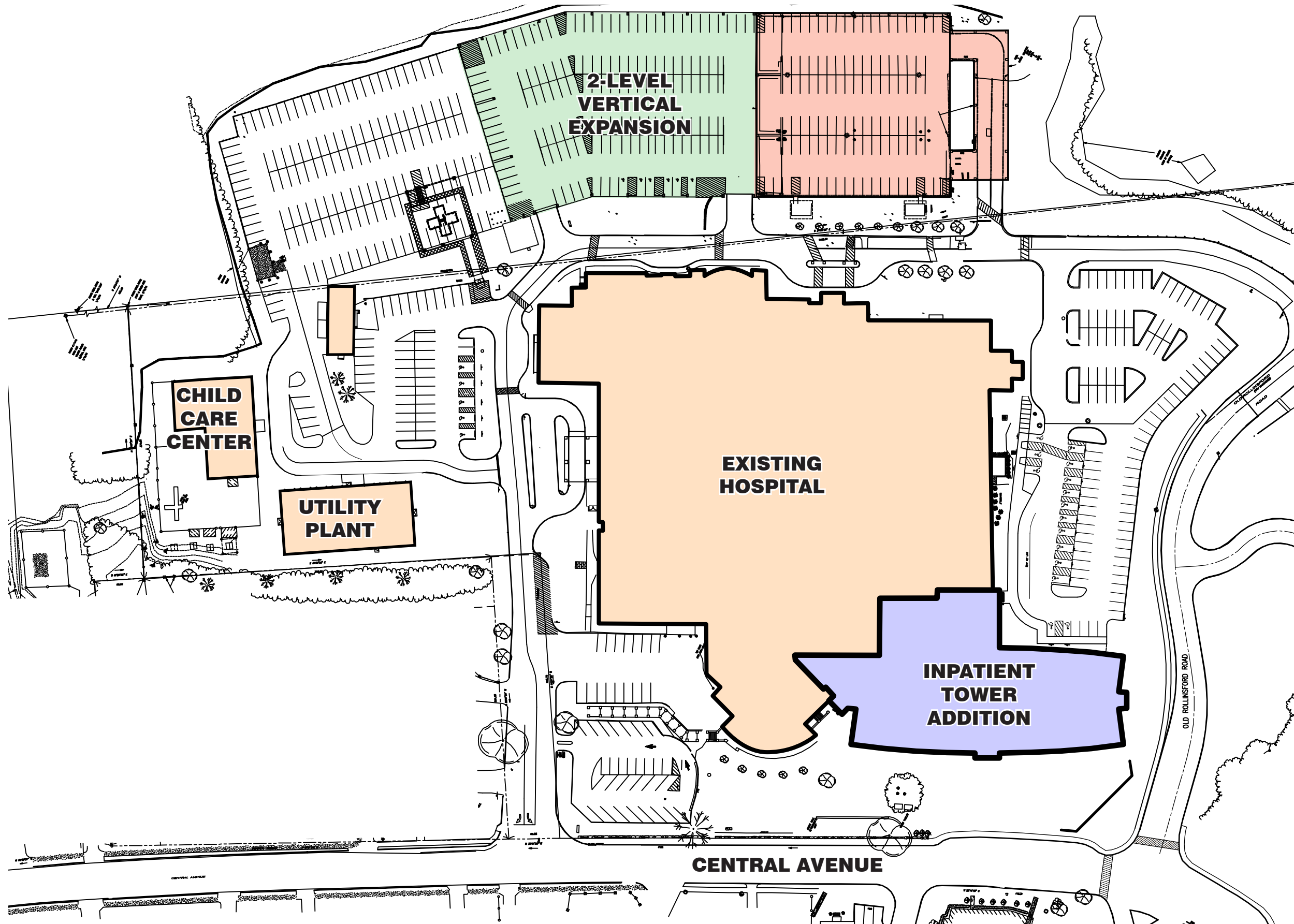
<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner Name & Mailing Address</u>
37	58	W & L Nebesky ✓ 183 Mount Vernon Street Dover, NH 03820
37	61	Cynthia Vomvoris ✓ 6 Maple Avenue West Nyack, NY 10994-1810
37	62	Robert M. Chaplick ✓ 788 Central Avenue Dover, NH 03820
37	63	Jose Gregorio & Pamela D. Angulo ✓ 790 Central Avenue Dover, NH 03820
37	64	Scott M. Goodman ✓ 792 Central Avenue Dover, NH 03820

ARCHITECT/
ENGINEER:

Leo A. Daly
8600 Indian Hills Drive
Omaha, NE 68114-4039

SURVEYOR:

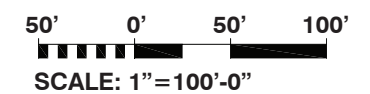
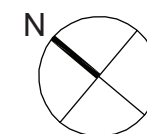
James Verra & Associates, Inc.
101 Shattuck Way
Suite 8
Newington, NH 03801

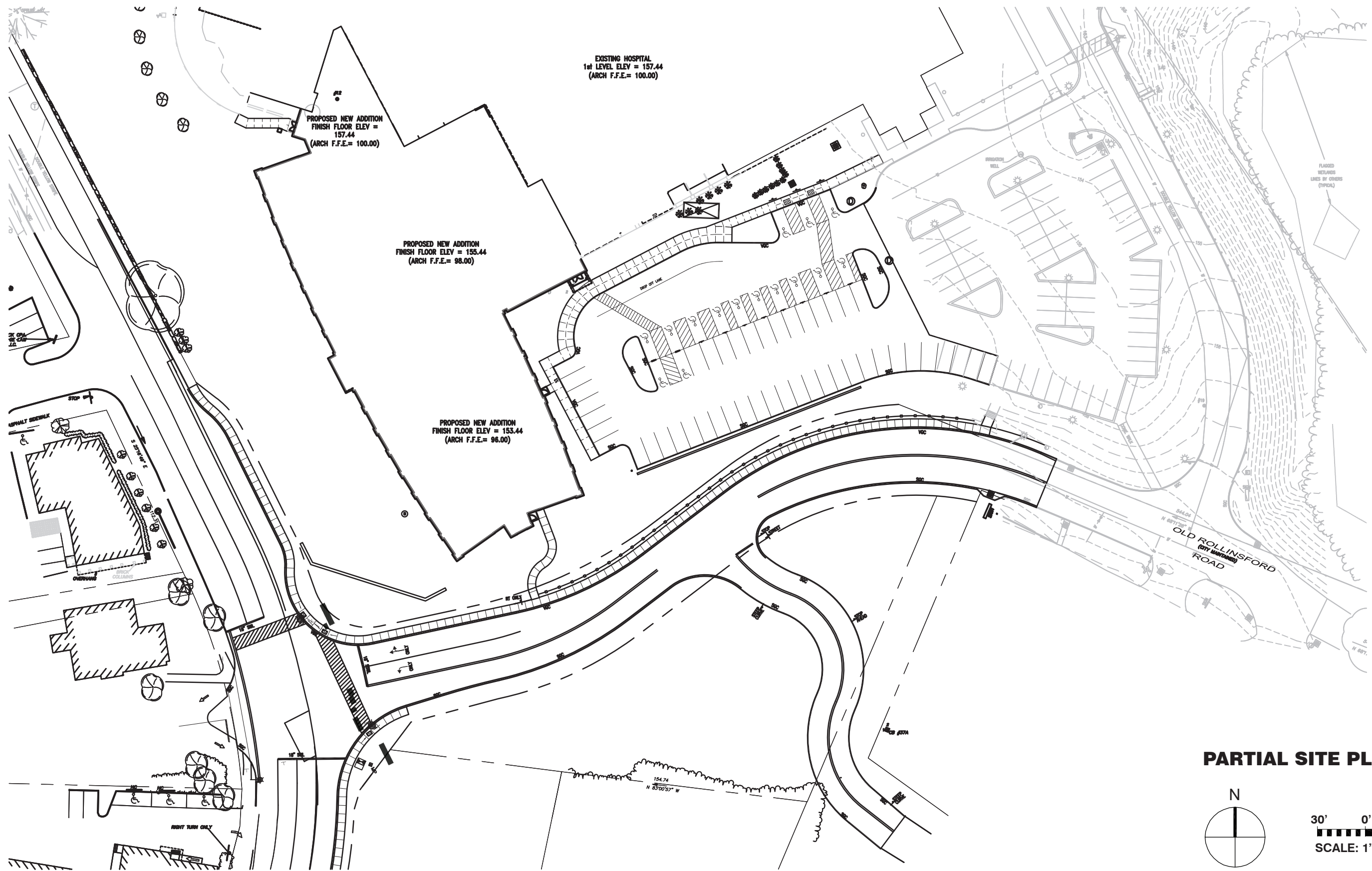


SITE MASTER PLAN

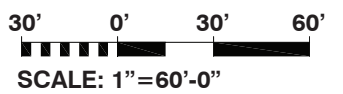
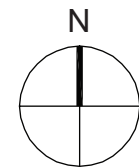
PROJECT AREAS:

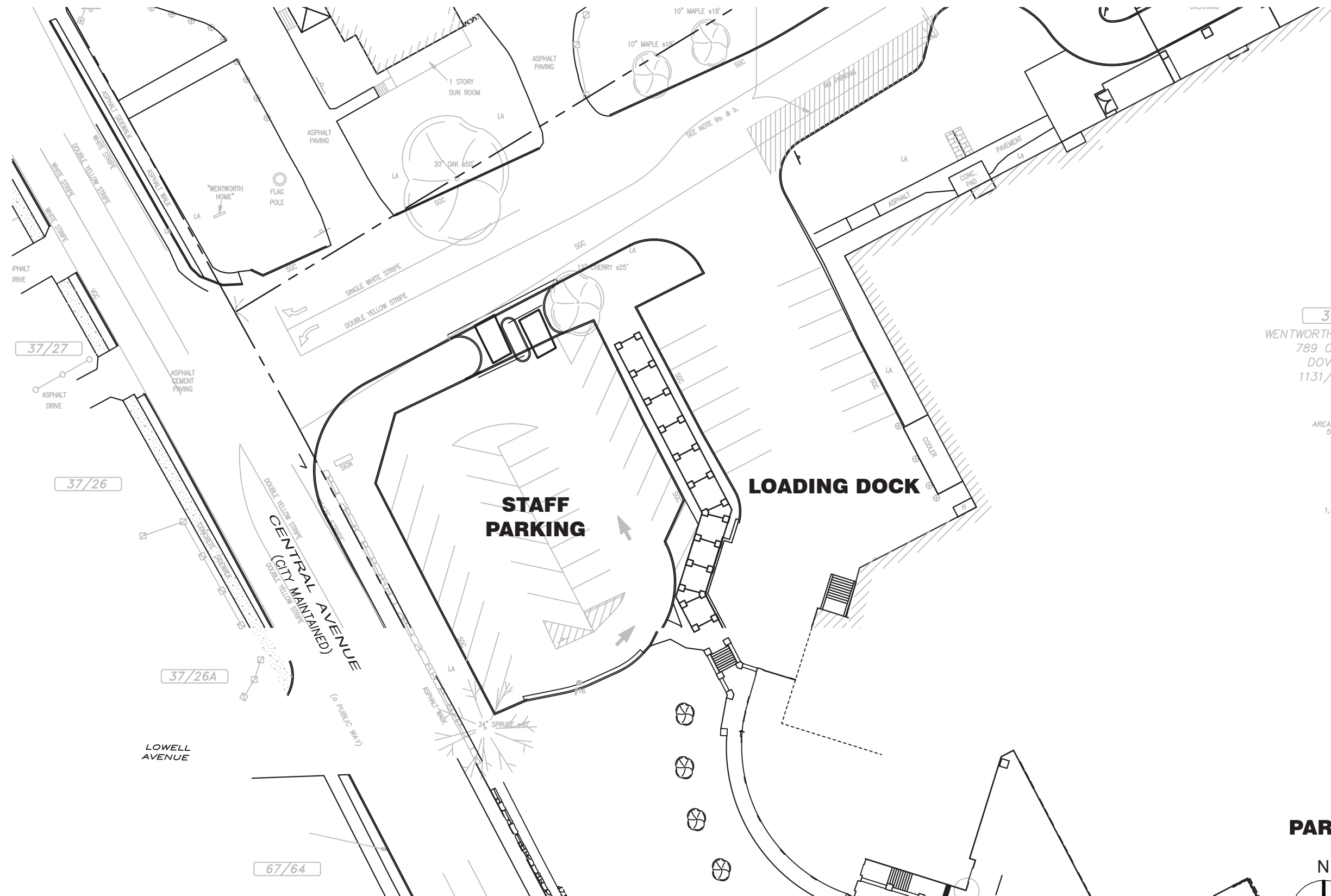
	ADDITION	RENOVATION
ACTUAL:	162,714 SF	16,295 SF





PARTIAL SITE PLAN



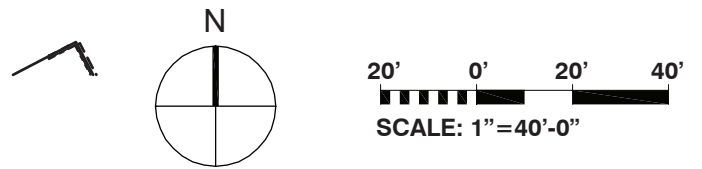


37/001000
 WENTWORTH-DOUGLAS HOSPITAL
 789 CENTRAL AVENUE
 DOVER, NH 03820
 1131/640 & 1131/387

AREA TO TOWN LINE
 513,614 S.F.

1, 2 & 3 STORY
 BRICK

PARTIAL SITE PLAN





SOUTHWEST CORNER

Wentworth-Douglass
Hospital

CITY OF DOVER SUBMISSION

8 APRIL 2009

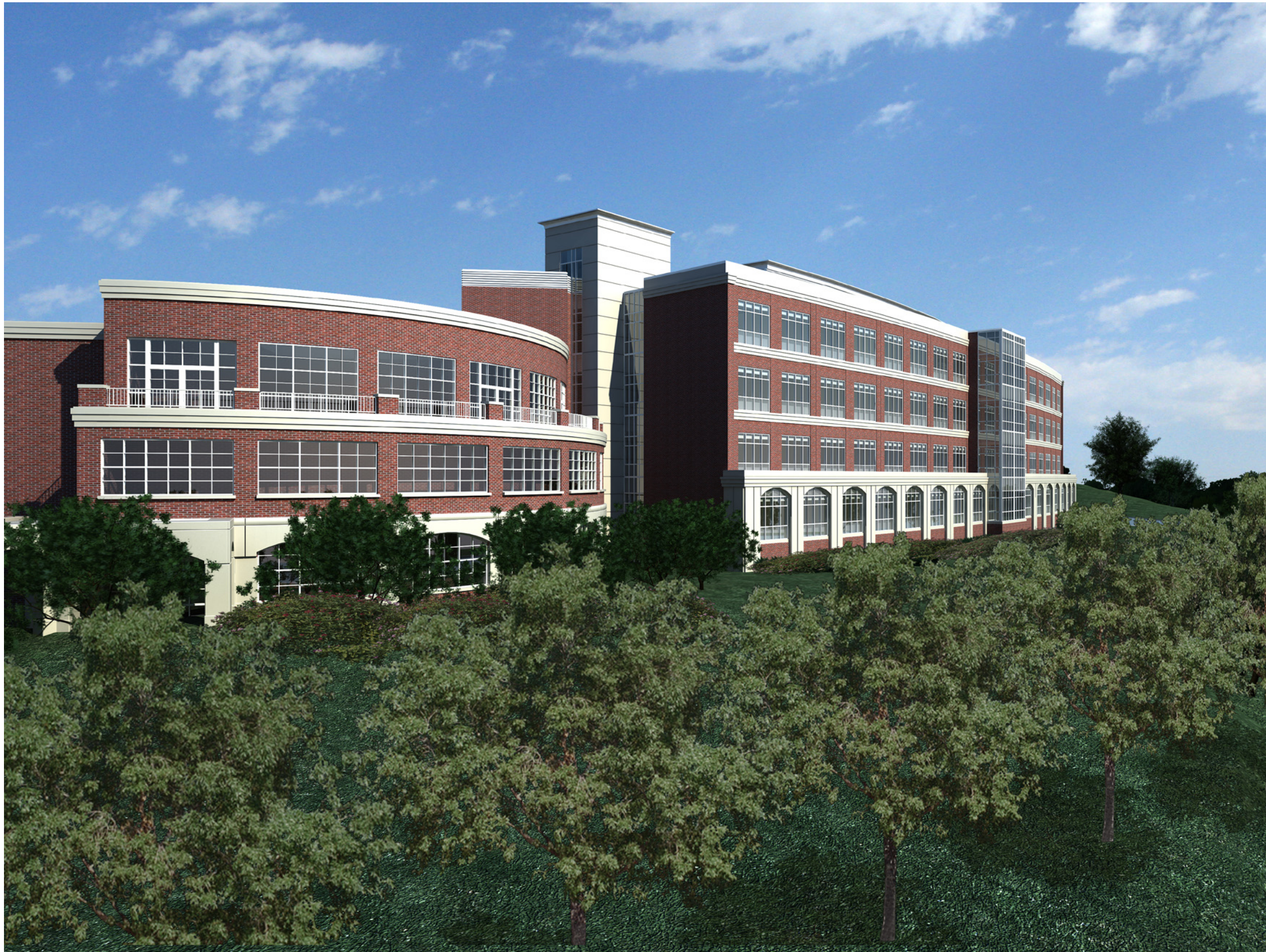
WENTWORTH-DOUGLASS HOSPITAL • INPATIENT TOWER ADDITION

789 CENTRAL AVENUE • DOVER, NH 03820

LEO A DALY

LAD 001-00798-110

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NORTHWEST CORNER

Wentworth-Douglass
Hospital

CITY OF DOVER SUBMISSION

8 APRIL 2009

WENTWORTH-DOUGLASS HOSPITAL • INPATIENT TOWER ADDITION

789 CENTRAL AVENUE • DOVER, NH 03820

LEO A DALY

LAD 001-00798-110

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CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE #P09-08

Application Type: Site Plan and Conditional Use
Applicant: River Valley Development Corp.
Owner: Karen Lawrence and Sandra Devenney
Location: 46 Dover Point Road (Assessor's Map K, Lot 23)

INTENT: A site plan and Conditional Use Permit to construct two mixed-use buildings on the lot with each containing 3 dwelling units and 1,776 square feet of commercial space divided into 3 units.

LOTS/UNITS PROPOSED:

6 residential units

AGENDA ITEM #: 4F

ACREAGE:

0.76 acres

ZONING DISTRICT:

B-3 Thoroughfare Business

EXISTING LAND USE:

Single Family Residential

PROPOSED LAND USE:

6 commercial units (total of 3,552 square feet) and 6 residential units

SURROUNDING LAND USE:

Non-residential and residential mixture; cemetery

ZONING HISTORY:

Zoned B-3 in 1979

ZBA ACTION:

The applicant received a Special Exception on April 16, 2009 to allow multi-family in the B-3 District.

ATTACHMENTS:

Site plan

PERMITS REQUIRED:

- NH Department of Transportation Driveway Permit
- Conditional Use Permit

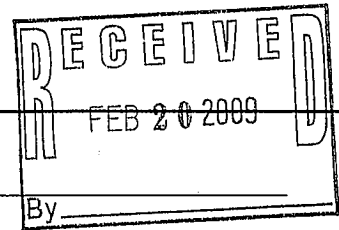
WAIVERS REQUESTED:

None

The applicant has submitted a set of plans for review. The applicant wishes to build 3,552 square feet of commercial space and 6 dwelling units. Two buildings are proposed with each containing 3 dwelling units and 3 commercial units. There are 26 surface parking spaces and 6 garage parking spaces proposed. A Conditional Use Permit is required for the encroachment of pavement into the 50-foot wetlands buffer.

The applicant appeared before the Technical Review Committee on March 5, 2009 (TRC notes enclosed), the Conservation Commission on April 6, 2009, and the Zoning Board of Adjustment on April 16, 2009.

The Planning Department recommends that the Planning Board accept the application, open the public hearing and table the application so that a site walk can be scheduled.



Account # <u>209-08</u>	Date Received _____
Amount Pd. <u>1405.00</u> <u>check # 1066</u>	Time Received _____

PD # 1148.70 **CITY OF DOVER, NEW HAMPSHIRE**
 Check 1070 **SITE REVIEW APPLICATION**
 Rec'd 4-17-09

This application is hereby made for site review pursuant to the procedures set forth in the City of Dover's Site Review Ordinance. If this application is approved, you must apply for a Building Permit within **four years** of the issuance of this approval.

1. GENERAL INFORMATION

Date: 02/19/09 Project Number: JN 09104 Telephone # (978) 851-5176

Name of Applicant: River Valley Development Corp.

Address of Applicant: PO Box 60, Tewksbury, MA 01876

Name of Property Owner: Karen L. Lawrence & Sandra A. Devenney

Address of Property Owner: 19 Dogwood Drive, S. Berwick, ME

Address of Property Being Developed: 46 Dover Point Road

Assessor's Map # K Lot # 23

2. APPLICANT'S PROPOSED ACTIONS (check where applicable)

New Site Commercial/Industrial Use Addition

Change of Use Multi-Family Residential Use Demolition

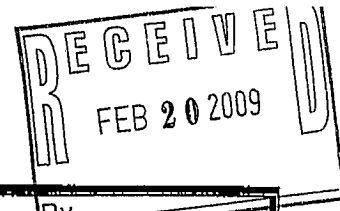
Describe Present Use: Single Family Residential

3-unit Commercial

Describe Proposed Use: Commercial/Residential (2) Buildings 3-unit Residential each

Number of Employees in Maximum Shift: N/A

If Residential, Specify Number of Units and Buildings Proposed: (2) 3-unit buildings



Amount Paid \$1405.00 *ok 1004* Date Received _____
 Account # 709-08 Time Received _____

**CONDITIONAL USE APPLICATION
 CITY OF DOVER PLANNING BOARD**

GENERAL INFORMATION

Date: 02/19/09 Telephone #: (978) 851-5176
 Name of Applicant: River Valley Development Corp.
 Address of Applicant: PO Box 60, Tewksbury, MA 01876
 Signature of Applicant: [Signature]
 Name of Property Owner: Karen L. Lawrence & Sandra A. Devenney
 Address of Property Owner: 19 Dogwood Drive, S. Berwick, ME
 Signature of Property Owner: Karen L. Lawrence, executor, Wm. Graf estate
 Address of Property Being Developed: 46 Dover Point Road
 Assessor's Map #: K Lot #: 23
 Zoning District: B-3

2. APPLICANT'S PROPOSED ACTIONS (check where applicable)

Activity in Dover Conservation District - Describe activity _____
Construct 423 square feet of access driveway within the 50-foot wetland setback and associated grading but not closer than 33' to wetlands.

 Impact to Dover Wetlands -- Describe impact None

 Other

3. THE FOLLOWING PERMITS HAVE BEEN OBTAINED AND ARE ATTACHED

- Army Corps of Engineers
- New Hampshire Wetlands Board
- Other

3. TYPE OF OPERATION PROPOSED AND MIX (check where applicable)

<input checked="" type="checkbox"/> Office Use _____ sq. ft.	_____ Wholesale/Distribution _____ sq. ft.
_____ Professional Use _____ sq. ft.	_____ Fast Food _____ sq. ft.
_____ Retail Sales _____ sq. ft.	_____ Restaurant _____ sq. ft.
_____ Customary Home Occupation _____	_____ Manufacturer _____ sq. ft.
_____ Motel/Hotel _____ sq. ft.	_____ Other (explain) _____ sq. ft.

Access (check where applicable): _____ City Highway _____ County State
Number of Parking Space: Existing 2 Proposed 26
City Water Yes _____ No City Sewer Yes _____ No

4. SITE DEVELOPMENT DATA

Zoning District B-3 Special Districts _____

Area of Parcel to be Developed 24,325

Disposition of Parcel:

Building Area 7,008 sq. ft.

Green Area 9,666 sq. ft.

Paved Area 16,410 sq. ft.

Building Setbacks:

Front Yard 50 ft.

Rear Yard 15 ft.

Side Yard: Right 12 ft.
Left 12 ft.

5. BUILDING DATA

Type of Building to be Built: Commercial/Residential

Height of Building: 37' 6" Finished Floor Elevation: 48.75

Number of Seats (where applicable) N/A

Name of Professional (Licensed in N.H.) Robert J. Stowell Trittech Engineering Corp.

Check One Engineer _____ Land Surveyor _____ Architect _____

Address 755 Central Avenue, Dover, NH 03820

License Number 9903 Telephone Number: (603) 742-8107

Signature of Applicant 

Abutters List

Site Plan Review

Tri-River Commons

Tax Map K Lot 23

Dover Point Road
Dover, New Hampshire

Job No. 09104

Page 1 of 1

Direct

Map K, Lot 19-2

Dover Point Road 252, LLC
40 Dover Point Road
Dover, NH 03820

Map K, Lot 22

Harvest Place Condominiums
Paolini Brothers Development, LLC
15 Briarwood Lane
Dover, NH 03820

Map K, Lot 24

Dover Point Office Park Association
c/o Richard R. Sherf, President
42D Dover Point Office Park
Dover, NH 03820

Map K, Lot 39

Roman Catholic Bishop of Manchester
577 Central Avenue
Dover, NH 03820

Indirect:

Map K, Lot 19

Varney Brook Lands, LLC
340 Central Avenue, Suite 202
Dover, NH 03820

Map K, Lot 22A

Michael Comeau
50 Dover Point Road
Dover, NH 03820

Map K, Lot 22B

Christopher W. Lara & Leigh-Anne Sapienza
48 1/2 Dover Point Road
Dover, NH 03820

Owner:

Map K, Lot 23

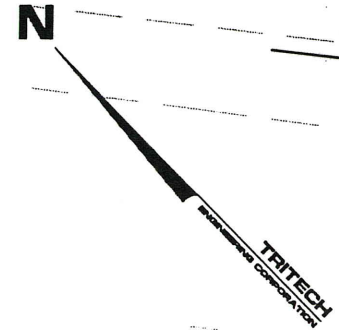
Karen Lawrance & Sandra Devenney
19 Dogwood Drive
S. Berwick, ME 03908

Applicant:

River Valley Development Corp
PO Box 60
Tewksbury, MA 01876

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820



TAX MAP K
LOT 19-2
DOVER POINT ROAD ESB, LLC
40 DOVER POINT ROAD
DOVER, NH
SCRD 3671-136

TAX MAP K
LOT 23
33,104 SQ.FT.
0.760 ACRES

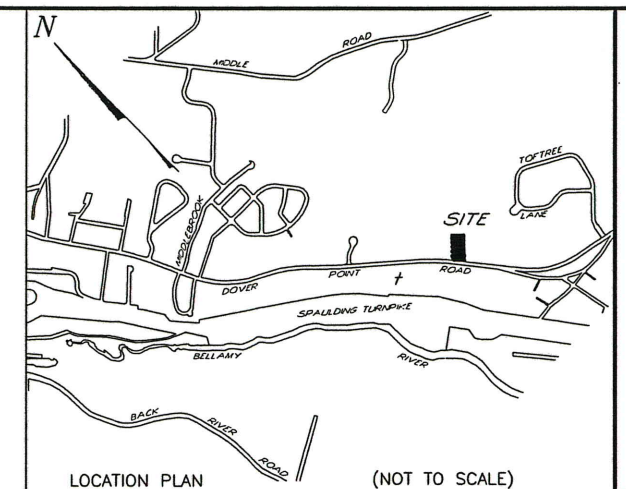
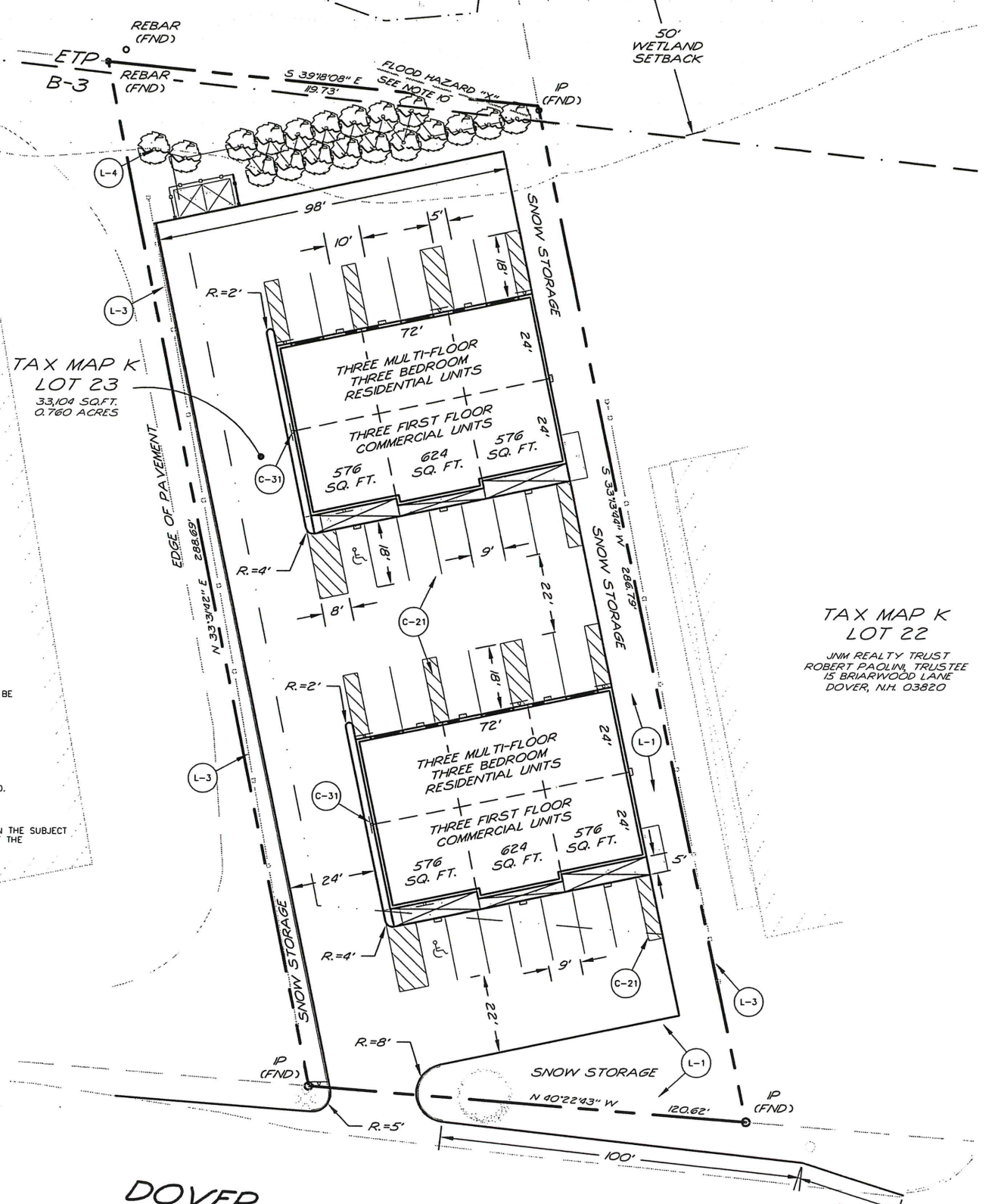
TAX MAP K
LOT 24
DOVER POINT OFFICE PARK
42 DOVER POINT ROAD
DOVER, NH 03820

TAX MAP K
LOT 22
JNH REALTY TRUST
ROBERT PAULINA TRUSTEE
15 BRIARWOOD LANE
DOVER, NH 03820

TAX MAP K
LOT 39
ROMAN CATHOLIC BISHOP OF MANCHESTER
577 CENTRAL AVENUE
DOVER, NH 03820

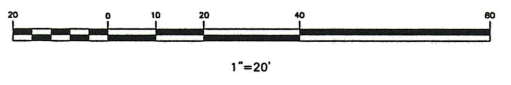
L-1 LANDSCAPE NOTES

- 1.) ALL DISTURBED AREAS SHALL BE LOAMED (4" SEED) (48 LBS. PER ACRE, SCS MIXTURE "C"), LIMED, (2 TON PER ACRE) FERTILIZE WITH 10-20-20, (500 LBS. PER ACRE) AND MULCHED (1.5 TONS PER ACRE). ALL TEMPORARY LOAM STOCK PILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES. TEMPORARY HAY BALE BARRIERS & SILT FENCE SHALL BE INSTALLED DOWN SLOPE OF ALL DISTURBED AREAS AND SHALL BE EMBEDDED AND ANCHORED IN ACCORDANCE WITH SCS STANDARDS.
- 2.) ALL EARTHWORK ACTIVITIES SHALL CONFORM TO THE PRACTICES OUTLINED IN THE USDA SOIL CONSERVATION SERVICE, EROSION & SEDIMENT CONTROL DESIGN HANDBOOK. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL.
- 3.) EXISTING 7' HIGH STOCKADE FENCE IS INTENDED TO PROVIDE SCREENING AS REQUIRED.
- 4.) INSTALL (24) BEARBERRY SHRUBS 6"+ ROOTED CLIPPINGS 8' ON CENTER.
- 5.) EXISTING STOCKADE FENCE OWNED BY DOVER POINT OFFICE PARK IS ENCRANCHING ON THE SUBJECT PROPERTY. THE ENCRANCHMENT SHALL BE REMOVED AND REPLACED AS NECESSARY AT THE EXPENSE OF DOVER POINT OFFICE PARK.



NOTES

1. INTENT: TO SHOW THE PROPOSED DEVELOPMENT OF MAP K LOT 23 TO INCLUDE THE CONSTRUCTION OF TWO MULTI-STORY BUILDINGS, EACH WITH THREE RESIDENTIAL UNITS AND THREE FIRST-FLOOR COMMERCIAL UNITS, WITH ASSOCIATED PARKING AND UTILITIES
2. CURRENT OWNER: KAREN L. LAWRENCE & SANDRA A. DEVENNEY
19 DOGWOOD DRIVE
SOUTH BERWICK, MAINE
3. LOT AREA: 33,104 SQ.FT. - 0.760 ACRES
4. TAX MAP K LOT 23
5. PROJECT DEED REFERENCE: BOOK 1005 PAGE 893
6. ZONING: B-3
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FT
MIN. BUILDING SETBACKS:
FRONT: 50 FEET
SIDE: 12 FEET
REAR: 15 FEET
MAX LOT COVERAGE: 50 PERCENT
MAX BUILDING HEIGHT: 40 FT
7. BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE DIRECTION, LOCATION & ELEVATION.
8. THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 34,000 AND WAS ACCOMPLISHED USING A LEICA TC703 TOTAL STATION, DURING THE MONTHS OF MARCH AND APRIL, 2005.
9. PROJECT PLAN REFERENCE:
BOUNDARY PLAN ELLIOTT ROSE COMPANY OF DOVER, INC. SUBDIVISION PLAN ELLIOTT ROSE COMPANY OF DOVER, INC. DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MAY 30, 2003 SCR D 71-85
BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN ELLIOTT ROSE COMPANY OF DOVER, INC. & THORNWOOD HOLDINGS, LLC. DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. JUNE 28, 2002 SCR D 72-49
BOUNDARY LINE ADJUSTMENT MATT & HELEN WILLIAMS AND HELEN WILLIAMS DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. NOVEMBER 13, 2001 SCR D 64-9
DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MARCH 14, 2007 SCR D 90-69
BOUNDARY LINE ADJUSTMENT ELLIOTT ROSE COMPANY OF DOVER INC. & THORNWOOD HOLDINGS, LLC. DOVER POINT ROAD AND MIDDLE ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. OCTOBER 2, 2006 SCR D 89-98, 99, 100
SUBDIVISION PLAN 26 DOVER POINT, LLC, 26 DOVER POINT ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORP. MAY 8, 2006 SCR D 88-27
10. SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD "ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) COMMUNITY- PANEL NUMBER 33017C03400, EFFECTIVE DATE: MAY 17, 2005.
11. DURING THE MONTH OF JANUARY, 2005 NH SOILS CONSULTANTS CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
12. RESIDENTIAL DENSITY CALCULATIONS (TABLE OF USE REGULATIONS, CITY OF DOVER TABLE 1: PRINCIPAL USES, PART A, FOOTNOTE 23)
1 RESIDENTIAL UNIT PER 5,000 SQUARE FEET
LOT CONTAINS 33,104 SQUARE FEET; 6 RESIDENTIAL UNITS PERMITTED.
13. PARKING CALCULATION:
RESIDENTIAL:
2 SPACES (OUTSIDE) PER UNIT = 12 SPACES REQUIRED
2 SPACES (OUTSIDE) PER UNIT = 12 SPACES PROVIDED
6 GARAGE SPACES (NOT COUNTED)
COMMERCIAL:
PROFESSIONAL OFFICE: 1 SPACE/250 SQ. FT.
2,976 SQ. FT. / 250 = 12 SPACES REQUIRED
GENERAL OFFICE: 1 SPACE/325 SQ. FT.
576 SQ. FT. / 325 = 2 SPACES REQUIRED
14 SPACES TOTAL REQUIRED
14 SPACES PROVIDED



TRITECH
ENGINEERING CORPORATION

756 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8707
FAX 603 742 9890

REVISIONS	DATE	DESCRIPTION
	4/10/09	REV. PER TRC COMMENTS

APR 10 2009

GENERAL SITE PLAN

TRI-RIVER COMMONS
46 DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

FEBRUARY 19, 2009 JOB No. 09104
SCALE: 1" = 20'

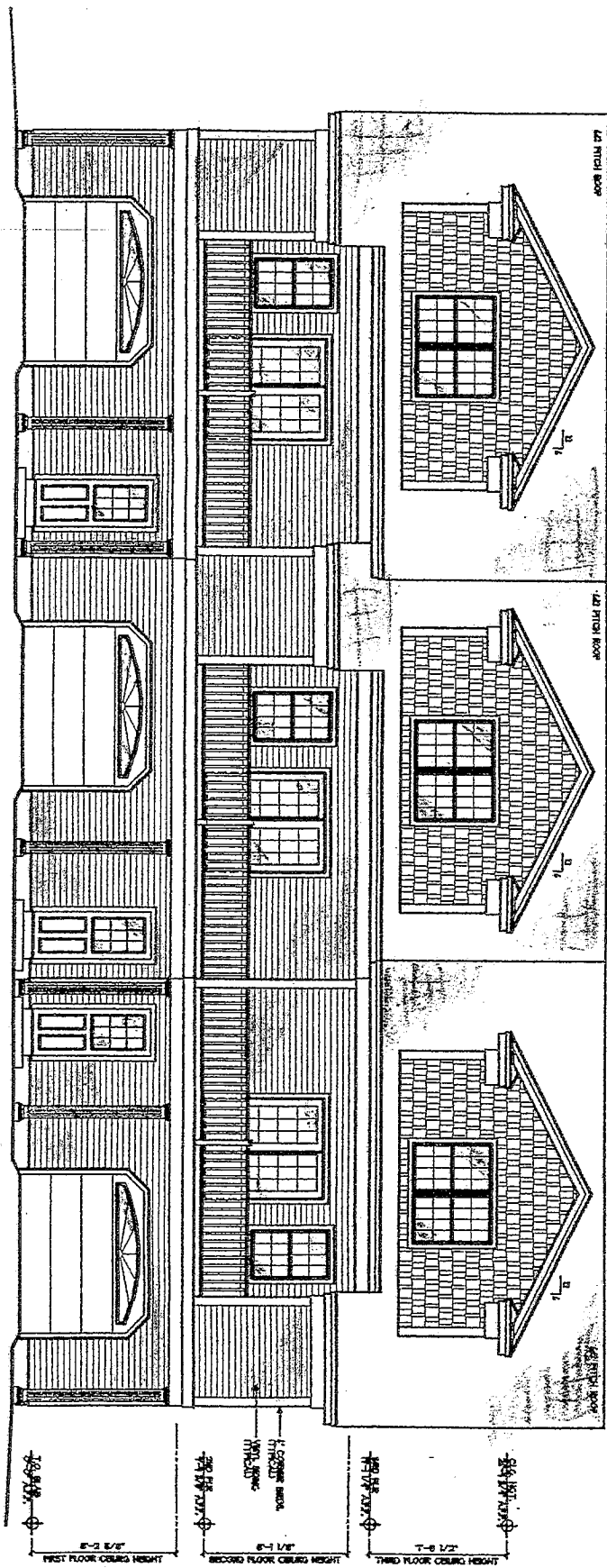
SHEET NO.

SP-1

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REAR ELEVATION

SCALE 1/4" = 1'-0"



NOTE:
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PREPARED FOR:
RIVER VALLEY DEVELOPMENT CORP.
TAK MAP K LOT # 23
44 DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

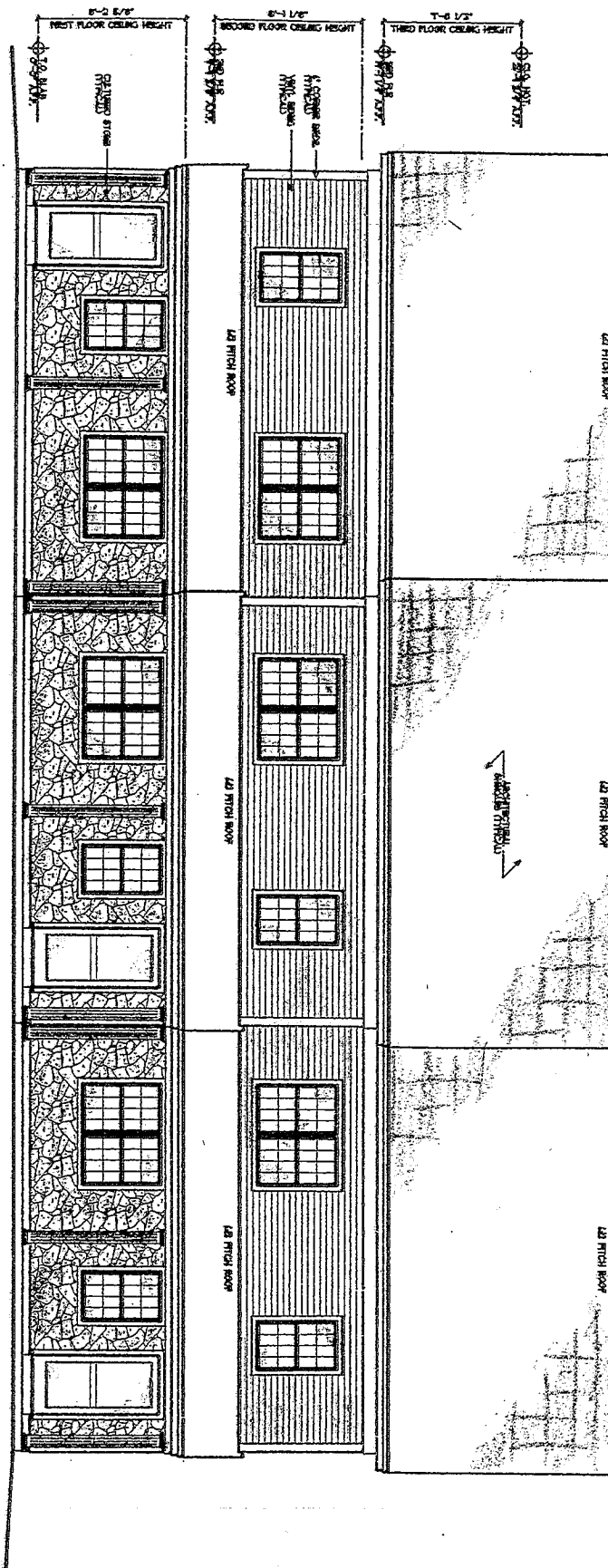
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FRONT ELEVATION

SCALE 1/4" = 1'-0"



NOTE:
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PREPARED FOR:
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