



**CITY OF DOVER**

## PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting  
Meeting Location: McConnell Center, Room 305 - 61 Locust Street  
Meeting Date: **Thursday, March 19, 2015**  
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Site Plan Review for Craig Jewett, Bradford Dawn Real Estate, LLC, (Owner: Mark Phillips), Assessor's Map D, Lot 16-F, zoned B-4, located at 385 Sixth Street. (Proposed 7,800 sq. ft. of Restaurant & General Office space, with 38 parking spaces and utilities). (P15-12) [*Previous TRC held on February 19, 2015*]
2. 11:15 AM - 12:00 PM: Site Plan Review for Dubois Family 2003 Revocable Trust, Assessor's Map 22, Lot 3, zoned RM-U, located at 90 Henry Law Avenue. (Proposed 12 units within five buildings with associated parking). (P15-17)

# JONES & BEACH ENGINEERS, INC.

85 Portsmouth Avenue  
Post Office Box 219  
Stratham, NH 03875  
Telephone: (603) 772-4746  
Fax: (603) 772-0227

RECEIVED  
Planning Office  
MAR 02 2015  
Dover, New Hampshire

Post Office Box 484  
Alton, NH 03809  
Email: jbe@jonesandbeach.com  
www.jonesandbeach.com

March 2, 2015

Dover Planning Board  
Attn: Dennis Ciotti, Chair  
288 Central Avenue  
Dover, NH 03820

**RE: Site Plan Review Application  
Technical Review Committee Response Letter  
383 Sixth Street, Dover, NH  
Tax Map D, Lot 16F  
JBE Project No. 15002**

Dear Board Members:

Jones & Beach Engineers, Inc., is in receipt of Technical Review Committee Minutes dated February 19, 2015, and an Interoffice Memorandum from the Engineering Department, dated 2/17/15. We enclose eight (8) sets of revised plans, 3 copies of revised Drainage Analysis and 3 copies of Stormwater Operations & Maintenance Manual herewith. Original comments are listed below, and we offer the following responses in bold:

#### Planning Comments:

- Impact fees and water and sewer investment fees will be assessed  
**RESPONSE: Understood.**
- Do not include tax plan sheet with submission  
**RESPONSE: Understood.**
- Provide archive fee (\$1/page)  
**RESPONSE: \$17.00 fee enclosed.**
- Include approved TDR plan in plan set  
**RESPONSE: Done.**
- Add Planning File # P15-12 to title block  
**RESPONSE: Done.**
- Conditional Use Permit and Conservation Commission review required for wetland buffer encroachment  
**RESPONSE: Submitted March 2, 2015.**

- Confirm that design of building meets the Architectural Design Guidelines required by Section 149-14.L of the Site Review Regulations (see subsections (7) and (8) for specific design requirements)  
**RESPONSE: Architect Kelly Davis has reviewed the Section 149 requirements, which we feel we have met.**
- Provide snow management plan for lots on right-of-way  
**RESPONSE: Snow will be kept on-site, or removed to an approved location. See also Note 14 on Sheet C2.**

Cover Sheet:

- Update name of PSNH Sheet C1:  
**RESPONSE: Done.**

Sheet C1:

- Clarify location of drainage easement area  
**RESPONSE: Done with hatching.**
- Include signed TDR plan in Plan References list  
**RESPONSE: Done - see also reference #3.**

Sheet C2:

- Add north arrow  
**RESPONSE: Done.**
- Remove proposed snow storage areas within right-of-way and adjacent lot or provide easement  
**RESPONSE: Snow has been revised and kept on-site. See also Note 14 on Sheet C2.**
- Show fire lane  
**RESPONSE: Done.**
- Site Notes 2 and 23: specify dimensional requirements approved by TDR  
**RESPONSE: Done in Note 2. Note 23 has been deleted.**
- Site Note 3: clarify that the 25 restaurant seats are for inside or out (no parking requirements for outside seating)  
**RESPONSE: Done.**
- Consider shared parking options with the Storage Barn use  
**RESPONSE: Not possible, as needed for Storage Barn.**
- Site Note 3: correct required parking spaces to 34  
**RESPONSE: Done.**

- Site Note 4: adjust spacing  
**RESPONSE: Done.**
- Site Note 10: revise to read “All traffic signage and pavement markings...”  
**RESPONSE: Done.**
- Add Common Site Plan Notes 17, 18, 19, 20 (see attached)  
**RESPONSE: Done.**
- Add note that property is subject to conditions of approval set forth in Z14-04  
**RESPONSE: Done.**

Sheet C3:

- Drainage easement required for drainage located on adjacent lot  
**RESPONSE: Sheet EP1 "Easement Plan" has been provided in the set.**

Sheet C4:

- Easement required for utilities located on adjacent lot  
**RESPONSE: See new Sheet EP1.**

Sheet L1:

- Need lighting level calculations to demonstrate compliance  
**RESPONSE: Done.**
- Change “Town” to “City” in note #3  
**RESPONSE: Done.**

Sheet LA1:

- Add Landscape Architect seal and signature  
**RESPONSE: Done.**

Neighborhood Plan:

- Use white lines to show project for better contrast and readability  
**RESPONSE: Done.**

**Economic Development Comments:**

- Consider using a more contextually appropriate architectural style  
**RESPONSE: The Applicant and Architect have reviewed the Section 149 requirements, which we feel we have met.**

**Police Department Comments:**

- Add One Way R6-1 signs at driveway entrance and exit

**RESPONSE: Done.**

- Add Fire Lane signs in driveway (2 or 3 optimally place will be sufficient)  
**RESPONSE: Done.**
- Add note to plan that a drive thru is not permitted  
**RESPONSE: Added text to Note 1 on Sheet C2.**
- Add standard security alarm note from Chapter 58  
**RESPONSE: Done.**
- Show bike racks (as required by Chapter 149)  
**RESPONSE: Done.**
- Plan ahead for the street address (TBD) and name the site driveway as a private road, if applicable  
**RESPONSE: Lots will remain with Sixth Street addresses.**

**Fire/Inspections Comments:**

- Work with Inspection Services to assign building/unit addresses in advance  
**RESPONSE: Understood.**
- Provide fire lane striping  
**RESPONSE: Done.**
- Provide addition information/detail on proposed transformer; review with Electrical Inspector  
**RESPONSE: This will be done by the contractor prior to Building Permit. Abutter Mark Phillips of The Storage Barn, LLC, has confirmed sizing with Eversource Energy.**
- Outdoor restaurant seating must be taken into account in designing hathroom capacity  
**RESPONSE: Understood.**
- Consider how the proposed drainage will affect the phasing plan approved for the Storage Barn  
**RESPONSE: Text added to Note 1 on Sheet C2 - at time of Storage Barn Phase 1.**

**Engineering Comments:**

- See attached memorandum dated February 17, 2015

Interoffice Memorandum from Engineering Department

**Sitework**

1. A snow management plan will need to be developed to deal with the lack of available snow storage area.  
**RESPONSE: Snow storage areas have been revised and will be kept on-site, or removed to an approved location. See Note 14 on Sheet C2.**
2. It appears a conditional use permit will be needed for the impact to the buffer.  
**RESPONSE: Submitted March 2, 2015.**
3. The site should be looked at on a larger scale to see if shared drainage and parking could make for a better overall project and less impact.  
**RESPONSE: The Owners prefer that each property function independently for long-term operation and maintenance.**

**Drainage:**

4. The submitted drainage report lacks information regarding treatment practice sizing, groundwater recharge, infiltration rates, etc., that would typically be reviewed. We understand that the applicant intends to submit a full application and drainage analysis to the NHDES Alteration of Terrain Bureau; we have requested a copy of that submission and will complete the review of the drainage analysis at that time.  
**RESPONSE: Done and enclosed herewith.**
5. The back of the parking lot discharges via sheet flow to a point that is very close to the outlet of the proposed raingarden, we are concerned that the flow will short circuit the BMP or bypass completely. Please revise to provide more separation between the inlet and outlet.  
**RESPONSE: Revised as suggested.**
6. Please provide pretreatment for the runoff discharging to the rain garden, particularly because this area includes three dumpster pads and a grease trap. We recommend a catchbasin and hood.  
**RESPONSE: Done.**
7. I am concerned about sand build up at the curb cut designed to drain the parking area. This will cause a concentration of sand at the raingarden out fall and cause ponding on the pavement.  
**RESPONSE: Revised as suggested.**
8. Should the existing conditions be based on the undeveloped condition prior to the recently approved project as this will be a contiguous disturbance?  
**RESPONSE: This is a composite site design with adjacent development, which we feel is appropriate.**
9. The Bioretention pond on D2 does not match the plan on LA3. These must be consistent for review and constructability.  
**RESPONSE: The JBE detail has been removed.**

10. Please review and confirm that you mean for the underdrain to be laid level.  
**RESPONSE: Yes.**
11. Place spot grades on the pond bottoms  
**RESPONSE: Done.**
12. The Permeable Concrete Detail on D3 does not match the Aqua Brick Paver detail on LA3. These must be consistent for review and constructability.  
**RESPONSE: The JBE detail has been removed.**
13. Please provide rip-rap design calculations. It looks like the proposed rip-rap is actually shorter than the one for just the gravel wetland outlet. Also, please make sure rip-rap is in line with the outlet flow.  
**RESPONSE: Revised. These are plunge pools, which are better suited for this situation to minimize erosion.**
14. Relocate PCB 9 (part of previous approval) to northern side of proposed entrance.  
**RESPONSE: PCB 9 has been constructed. Vehicles will "straddle" the structure as they enter the site.**
15. It appears that there is conflict between the proposed pipe out of MH #1 and the proposed headwall into the rain garden.  
**RESPONSE: Revised as suggested.**
16. Please remove the old proposed contour lines to avoid confusion.  
**RESPONSE: Done.**
17. Please show the proposed porous patio location on Sheet C3.  
**RESPONSE: Done.**
18. Please revise all drainage easements to reflect the proposed drainage conditions.  
**RESPONSE: Done on new Sheet EP1.**
19. Please provide a long term operation and maintenance plan.  
**RESPONSE: Done.**

**Utilities Plans:**

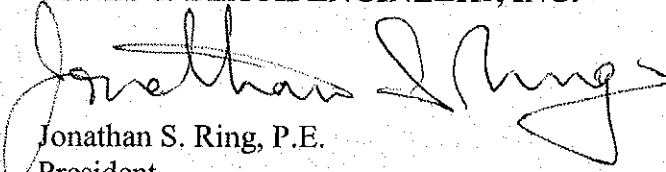
20. Add stainless steel to the 12x6 live tapping sleeve....  
**RESPONSE: Done.**
21. The 2inch can be hdpe water service. No thrust blocks will be needed on that.  
**RESPONSE: Done.**
22. D-1, remove the 'foster' note from the buried gate detail.  
**RESPONSE: Done.**
23. Correct the cleanout detail if for the pond underdrain.

**RESPONSE: Done.**

If you have any questions, please feel free to contact our office. Thank you for your time.

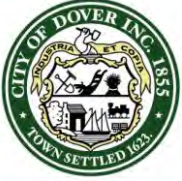
Very truly yours,

**JONES & BEACH ENGINEERS, INC.**

A handwritten signature in black ink, appearing to read "Jonathan S. Ring". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Jonathan S. Ring, P.E.  
President

cc: Bradford Dawn Real Estate, LLC



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P15-12

Application Type: Site Plan Review  
 Applicant(s): Craig Jewett/Bradford Dawn Real Estate, LLC  
 Owner(s): The Storage Barn, LLC  
 Location: 385 Sixth Street (Tax Map D, Lot 16-F)  
 Date: February 19, 2015

**INTENT:** Site Plan Review for proposed 7,800 sq. ft. of restaurant & general office space, with 38 parking spaces and utilities.

**UNITS PROPOSED:** n/a

**AGENDA ITEM #:** 1

**ACRES:** 2.25 acres

**ZONING DISTRICT:** Hotel/Retail (B-4) District

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE:** Commercial and Residential

**ZBA ACTION:** Z14-04 – variance to permit self storage use, with conditions

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

**ATTENDANCE:**

**Members:**

Christopher Parker (Planning)  
 Tim Corwin (Planning)  
 Dave White (Engineering)  
 Sgt. Marn Speidel (Police)  
 Dan Barufaldi (Economic Development)  
 Tom Clark (Inspection Services)

**Others:**

Jonathan Ring  
 Kelly Davie  
 Gretchen Young (Engineering)

**1. Approval of TRC Minutes – January 8, 2015**

Motion to approve January 8, 2015 meeting minutes by T.Clark, seconded by D.White. U/A

**2. Plan Review**

**Planning Comments:**

- Impact fees and water and sewer investment fees will be assessed
- Do not include tax plan sheet with submission
- Provide archive fee (\$1/page)
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- Add Planning File # P15-12 to title block
- Conditional Use Permit and Conservation Commission review required for wetland buffer encroachment
- Confirm that design of building meets the Architectural Design Guidelines required by Section 149-14.L of the Site Review Regulations (see subsections (7) and (8) for specific design requirements)
- Provide snow management plan for lots on right-on-way

**Cover Sheet:**

- Update name of PSNH

**Sheet C1:**

- Clarify location of drainage easement area
- Include signed TDR plan in Plan References list

**Sheet C2:**

- Add north arrow
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- Add note that property is subject to conditions of approval set forth in Z14-04



**CITY OF DOVER**

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- Need lighting level calculations to demonstrate compliance
- Change "Town" to "City" in note #3

### Sheet LA1:

- Add Landscape Architect seal and signature

### Neighborhood Plan:

- Use white lines to show project for better contrast and readability

- Outdoor restaurant seating must be taken into account in designing bathroom capacity
- Consider how the proposed drainage will affect the phasing plan approved for the Storage Barn

### Engineering Comments:

- See attached memorandum dated February 17, 2015

### 3. Adjournment

Motion to adjourn by D.White, seconded by M.Speidel. U/A

S:\Department\Planning\Planning\_Share\Planning Board\TRC\2015  
TRC\Notes\2015.02.19\_PlanningTechnicalReviewCommittee.CraigJewett.Minutes.docx

### Economic Development Comments:

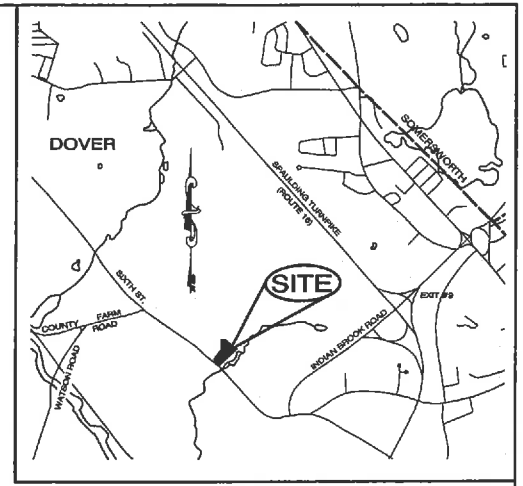
- Consider using a more contextually appropriate architectural style

### Police Department Comments:

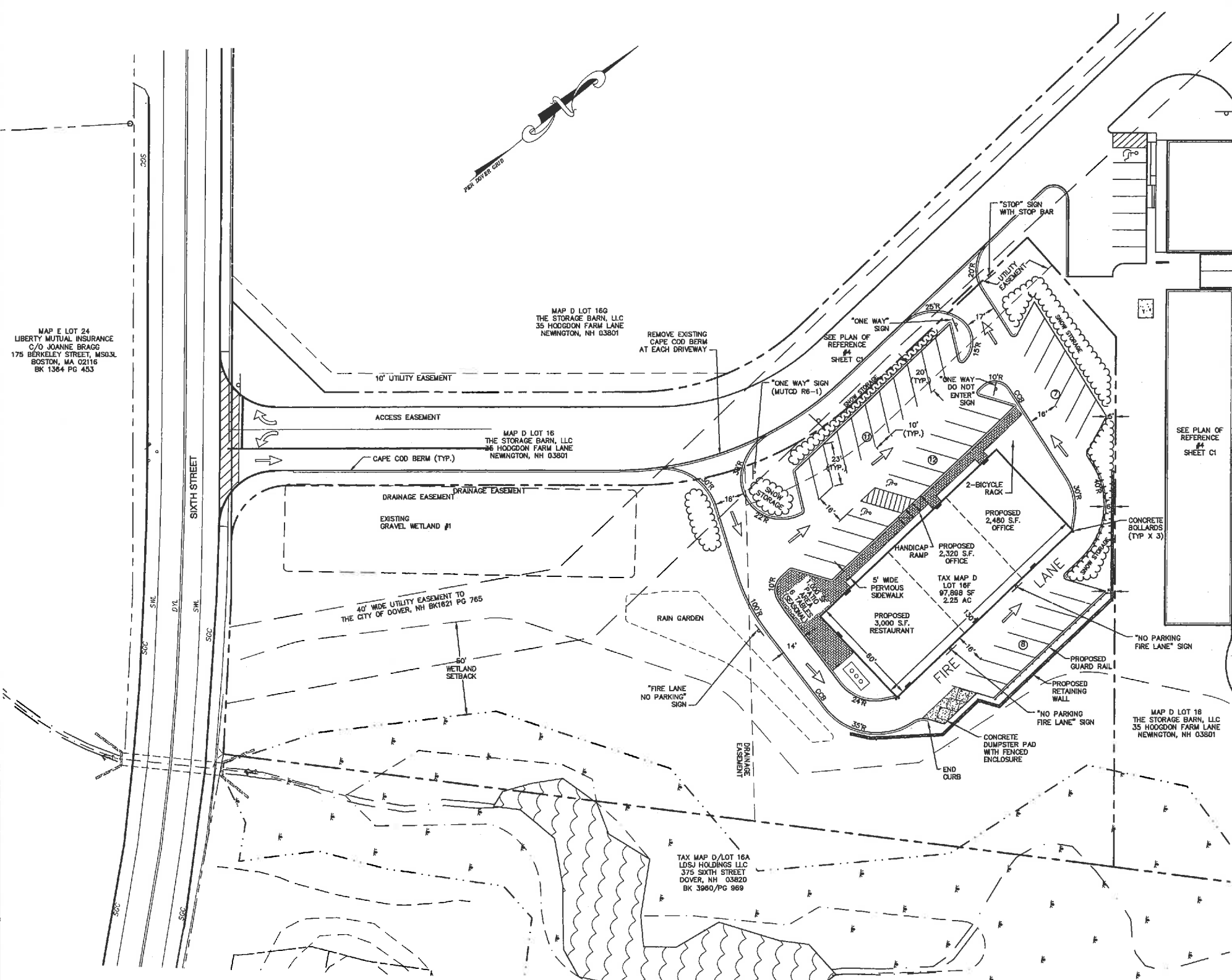
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- Show bike racks (as required by Chapter 149)
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### Fire/Inspections Comments:

- Work with Inspection Services to assign building/unit addresses in advance
- Provide fire lane striping
- Provide additional information/detail on proposed transformer; review with Electrical Inspector



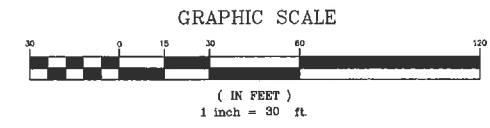
LOCUS SCALE: 1"=1000'



**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW A 7,800 S.F. MIXED-USE RETAIL COMMERCIAL BUILDING (3,000 SF RESTAURANT AND 4,800 SF GENERAL OFFICE). "DRIVE-THROUGH" IS NOT PERMITTED PER ZONING ORDINANCE. PROJECT TO BE SERVED BY ELECTRIC, TELEPHONE, GAS, AND MUNICIPAL WATER AND SEWER. PROJECT TO BE CONSTRUCTED DURING PHASE 1 OF THE "STORAGE BARN, LLC."
- ZONING DISTRICT: B4 SUBDIVISION AND TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPROVAL GRANTED 8/12/14 FOR MINIMUM LOT SIZE, FRONTAGE, AND BUILDING SETBACKS.  
LOT AREA MINIMUM = 5 ACRES  
LOT FRONTAGE MINIMUM = 400'  
MAX. BUILDING HEIGHT = 55'  
BUILDING LOT COVERAGE = 33%  
FRONT SETBACK = 50'  
SIDE AND REAR SETBACKS = 75'
- PARKING CALCULATION:  
RESTAURANT: 1 SPACE PER 0.5 SEATS (25 INSIDE), PLUS 1 SPACE/EMPLOYEE = 12.5 + 6 = 18.5 SPACES  
OFFICE: 1 SPACE/325 S.F. = 4,800/325 = 14.8 SPACES  
PARKING REQUIRED: 34 SPACES  
PARKING PROVIDED: 38 SPACES
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE PER COMMUNITY PANEL NO. 33017003100 DATED MAY 17, 2005.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE CITY ZONING REGULATIONS.
- ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS).
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYO BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TIP-115 TYPE 1, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.

- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS ARE TO OUTSIDE OF WALL, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH-DISTURBING ACTIVITY OCCURS.
- A PRECONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEERS SHALL OCCUR PRIOR TO ANY EARTH-DISTURBING ACTIVITY.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- FINAL STREET ADDRESS WILL BE ASSIGNED AT TIME OF BUILDING PERMIT ISSUE.
- CIVIL PLANS END FIVE (5') FEET FROM BUILDING. FOR ALL DETAIL AND CONNECTIONS TO BUILDING, REFER TO ARCHITECTURAL PLANS.
- TAX MAP D LOTS 16 & 16F ARE BURDENED WITH AN EXISTING 40' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF DOVER, BK. 1821 PG 785.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 148-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 50' WETLAND BUFFER IS NO CUT/NO DISTURBS, AND SHALL REMAIN IN ITS NATURAL STATE. HOWEVER, CONDITIONAL USE PERMIT MAY ALLOW DISTURBANCE FOR CONSTRUCTION.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- PROPERTY IS SUBJECT TO ALL CONDITIONS OF APPROVAL AS SET FORTH IN ZONING BOARD OF ADJUSTMENT CASE Z 14-04, DATED FEBRUARY 20, 2014.



OWNER'S SIGNATURE: MAP D LOT 16F  
 THE STORAGE BARN, LLC  
 MARK G. PHILLIPS (MEMBER) DATE: \_\_\_\_\_

<b>PROJECT PARCEL</b> CITY OF DOVER TAX MAP D, LOT 16F
<b>APPLICANT</b> BRADFORD DAWN REAL ESTATE, LLC ATTN: CRAIG JEWETT 68A ROUTE 27 PO BOX 405 RAYMOND, NH 03077
<b>OWNER</b> THE STORAGE BARN, LLC 35 HODGDON FARM LANE NEWINGTON, NH 03801 BK 4209/PG 0241
<b>TOTAL LOT AREA</b> 97,886 SQ. FT. 2.25 ± ACRES

F:\Land Projects\15002-DOVER-DOVER-385-SIXTH-STREET-JEWETT-CONSTRUCTION.dwg\15002-PLAN.dwg 2/27/2015 3:55:51 PM EST

Design: JSR Draft: PSL Date: 01/19/15  
 Checked: JSR Scale: 1"=30' Project No.: 15002  
 Drawing Name: 15002-PLAN.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
1	03/02/15	REVISED PER TRC COMMENTS	MJS
0	02/05/15	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	<b>SITE PLAN</b>
Project:	<b>SIXTH STREET PLAZA SITE PLAN 383 SIXTH STREET, DOVER, NH</b>
Owner of Record:	<b>THE STORAGE BARN, LLC, 35 HODGDON FARM LANE, NEWINGTON, NH 03801</b>

DRAWING No.  
**C2**  
 SHEET 3 OF 17  
 JBE PROJECT NO. 15002



# City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>PKS-17</u>	Date Received:	<u>RECEIVED Planning Office</u>
	Amount Paid:	_____	Time Received:	<u>MAR 05 2015</u>

Dover, New Hampshire

## APPLICANT AND OWNER INFORMATION

Name of Applicant: DUBOIS FAMILY 2003 REVOCABLE TRUST Telephone # 207-752-3010  
 Address of Applicant: 396 BEECH ROAD ELIOT, ME 03903  
 E-Mail Address: DIANE.DHEMINGWAY@GMAIL.COM  
 Name of Property Owner (if different from applicant): SAME Telephone # \_\_\_\_\_  
 Address of Property Owner: SAME

## PROPERTY INFORMATION

Address of Property: 90 HENRY LAW AVE  
 Assessor's Map # 22 Lot(s) # 3  
 Zoning District(s) RM-U Overlay District(s) SLOPE CONSERVATION  
 Size of Parcel: 45,979 sq. ft. 1.06 ac. Property Deed: Book 2832 Page: 204  
 Existing Use of Property: ONE RESIDENTIAL DUPLEX

## SITE PLAN INFORMATION

Describe Proposed Use: 12 RESIDENTIAL UNITS  
 Area of Parcel to be Developed: 30,000 +/- sq. ft.  
 If Multi-family Residential, Specify Number of Units & Buildings Proposed: 12 UNITS / 5 BUILDINGS  
 Number of Parking Spaces: Existing 2 Proposed 28 16 IN GARAGES  
12 SURFACE  
 Highway Access (check where applicable):  City Street \_\_\_\_\_ State Highway \_\_\_\_\_  
 Number of Employees Total: N/A In Maximum Shift: N/A  
 Disposition of Parcel: \_\_\_\_\_ Building Setbacks: \_\_\_\_\_  
 Building Footprint 912 sq. ft. Front Yard 20 ft.  
 Total Building Area 25,188 sq. ft. Rear Yard 20 ft.

Paved Area 10,000 +/- sq. ft.

Side Yard: Right 20 ft.  
Left 60 ft.

City Water?  Yes  No

How far is city water from the property? AT LOT

City Sewer?  Yes  No

How far is city sewer from the property? AT LOT

**BUILDING INFORMATION**

Type of Building to be Built: WOOD FRAME - 3 STORY

Height of Building: 35' Finished Floor Elevation: 40.2

Number of Seats (where applicable) N/A

**WAIVER REQUESTS**

Site Review Regulations section(s) to be waived: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SURVEYOR INFORMATION**

KEVIN MCENEANEY

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOC. INC

Address 24 CHESTNUT ST DOVER NH 03820 Telephone #: 603-742-0911

Professional License #: 661 E-mail address: KEVIN@SURVEYNH.COM

**ENGINEER INFORMATION**

PAUL CONNOLLY

Name of Engineer and Company (Licensed in N.H.) CIVILWORKS

Address WATSON RD DOVER NH 03820 Telephone #: 603-749-0443

Professional License #: 5176 E-mail address: CIVILWORKSDOVER@COMCAST.NET

**SIGNATURES**

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

Signature of Property Owner: [Signature] Date: 3/4/15

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

**DRAINAGE STRUCTURE SCHEDULE**

EXISTING	EXISTING
CB 17 RIM = 26.3 INV. OUT = 21.8 12" HDPE NEXT = CB 16; 21.7'	CB 18 RIM = 33.5 INV. OUT = 28.2 12" NEXT = CB 19; 43.4'
CB 16 RIM = 26.2 INV. IN = 20.7 12" HDPE INV. OUT = 20.7 18" HDPE NEXT = DMH 1A; 74.1'	CB 19 RIM = 34.1 INV. IN = 28.0 12" CB 18 INV. OUT = 27.8 12" NEXT = CB 20; 70'±
DMH 1A RIM = 20.0 INV. IN = 14.4 18" HDPE INV. OUT = 14.4 18" HDPE	

PROPOSED	EXISTING TO BE CONNECTED
PCB 1 RIM = 36.2 INV. IN = 32.6 4" P UD 5 INV. OUT = 32.00 12" HDPE SUMP = 29.00 NEXT = PCB 2	CB 16 RIM = 26.2 INV. IN = 20.7 12" HDPE INV. OUT = 20.7 18" HDPE NEXT = DMH 1A; 74.1' INV. IN = 20.8 8" P RD 1 INV. IN = 20.8 4" P UD 1
PCB 2 RIM = 33.85 INV. IN = 29.5 4" P UD 6 INV. IN = 28.90 12" HDPE INV. OUT = 28.80 12" HDPE SUMP = 25.80 NEXT = PCB 3	CB 19 RIM = 34.1 INV. IN = 28.0 12" CB 18 INV. OUT = 27.8 12" NEXT = CB 20; 70'± INV. IN = 28.0 12" HDPE PCB 3
PCB 3 RIM = 33.85 INV. IN = 29.4 4" P UD 7 INV. IN = 28.50 12" HDPE INV. OUT = 28.40 12" HDPE SUMP = 25.40 NEXT = CB 19	

**DRAINAGE PIPING SCHEDULE**

P UD 1 4" PERF. PVC SDR 35 L = 120' S = 0.005'/, INV. IN = 20.8 CB 16 INV. OUT = 20.8 CB 16	P D 1 12" HDPE L = 55' S = 0.045'/, INV. IN = 32.00 PCB 1 INV. OUT = 29.50 PCB 2
P UD 2 4" PERF. PVC SDR 35 L = 88' S = 0.005'/, INV. IN = 29.40 PCB 2 INV. OUT = P UD 1	P D 2 12" HDPE L = 20' S = 0.015'/, INV. IN = 29.40 PCB 2 INV. OUT = 29.10 PCB 3
P UD 3 4" PERF. PVC SDR 35 L = 145' S = 0.005'/, INV. IN = 37.0 DAYLIGHT INV. OUT = 37.0 DAYLIGHT	P D 3 12" HDPE L = 34' S = 0.029'/, INV. IN = 29.00 PCB 3 INV. OUT = 28.00 CB 19
P UD 4 4" PERF. PVC SDR 35 L = 73' S = 0.005'/, INV. IN = 32.6 P CB 1 INV. OUT = P UD 5	P RD 1 8" HDPE L = 31' S = 0.005'/, INV. IN = UNIT 3 INV. OUT = 20.8 CB 16
P UD 5 4" PERF. PVC SDR 35 L = 90' S = 0.005'/, INV. IN = 32.6 P CB 1 INV. OUT = 32.6 P CB 1	
P UD 6 4" PERF. PVC SDR 35 L = 52' S = 0.005'/, INV. IN = 29.5 P CB 2 INV. OUT = 29.5 P CB 2	
P UD 7 4" PERF. PVC SDR 35 L = 198' S = 0.005'/, INV. IN = 29.1 P CB 3 INV. OUT = 29.1 P CB 3	

**ATTENTION:**

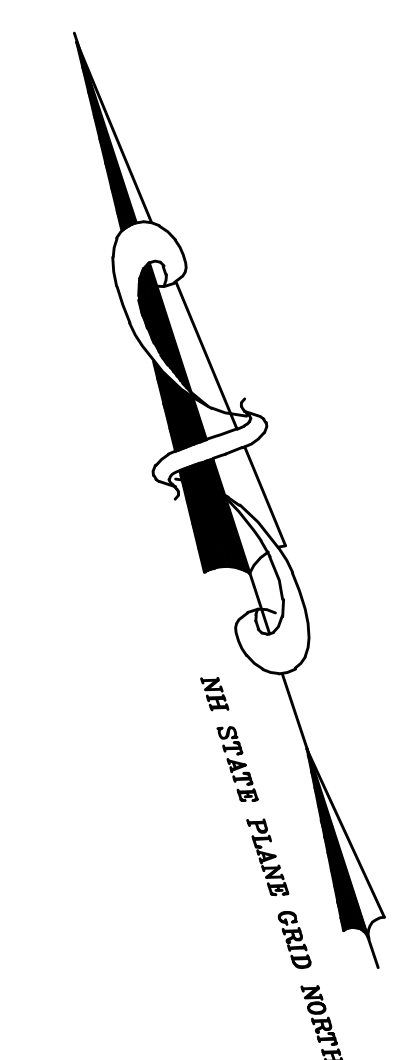
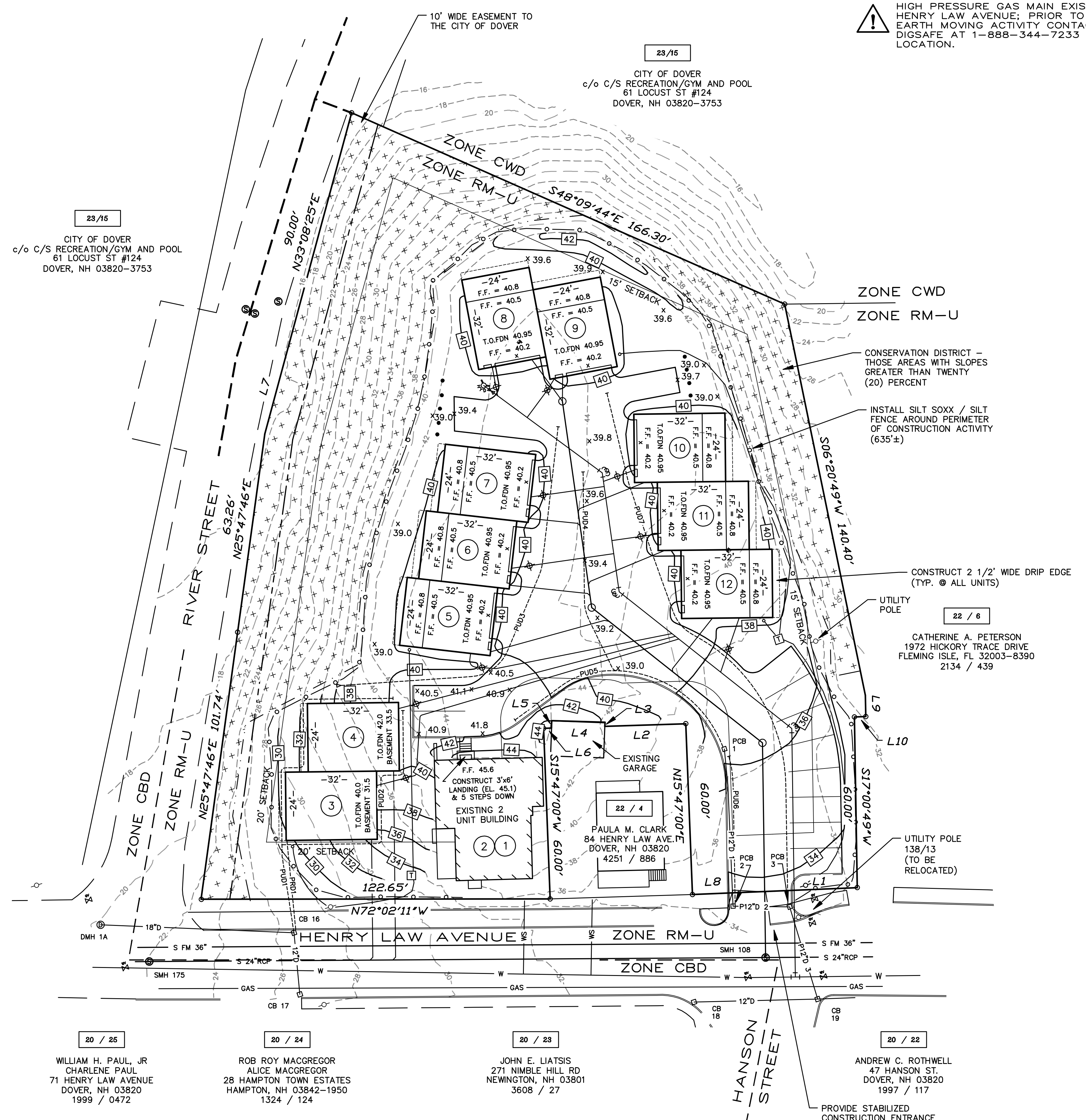


HIGH PRESSURE GAS MAIN EXISTS WITHIN HENRY LAW AVENUE; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

No.	Bearing	Distance
L1	N74°20'58"W	28.98'
L2	N73°48'02"W	28.48'
L3	N21°13'06"E	1.44'
L4	N70°12'18"W	18.74'
L5	S20°39'05"W	2.62'
L6	N73°48'02"W	2.74'
L7	N33°08'25"E	26.89'
L8	N74°20'46"W	28.99'
L9	S17°00'49"W	7.41'
L10	N74°23'34"W	4.00'

22 / 3

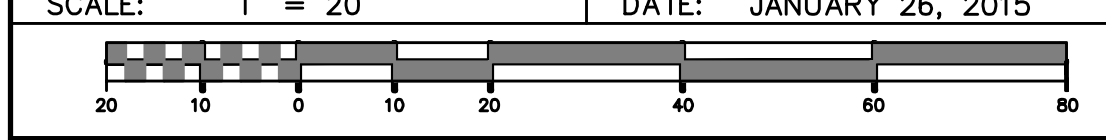
PARCEL AREA  
45,979 S.F.  
1.06 Ac.



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-2078	GRADE & DRAINAGE	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

SHEET 5  
CLAY HILL, A RESIDENTIAL COMMUNITY  
PROPOSED GRADING & DRAINAGE PLAN  
PREPARED FOR  
DUBOIS FAMILY 2003 REVOCABLE TRUST  
TAX MAP 22, LOT No. 3  
HENRY LAW AVENUE & RIVER STREET  
CITY of DOVER  
COUNTY of STRAFFORD  
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15-  
DRAWN BY: RJM FILE: VR CP\2055\14-2078 NAD83  
SCALE: 1" = 20' DATE: JANUARY 26, 2015



**McEneaney  
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Associates**  
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**civilworks**  
engineers • surveyors  
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20 / 25 WILLIAM H. PAUL, JR  
CHARLENE PAUL  
71 HENRY LAW AVENUE  
DOVER, NH 03820  
1999 / 0472

20 / 24 ROB ROY MACGREGOR  
ALICE MACGREGOR  
28 HAMPTON TOWN ESTATES  
HAMPTON, NH 03842-1950  
1324 / 124


20 / 23 JOHN E. LIATSISS  
271 NIMBLE HILL RD  
NEWINGTON, NH 03801  
3608 / 27

20 / 22 ANDREW C. ROTHWELL  
47 HANSON ST.  
DOVER, NH 03820  
1997 / 117

PROVIDE STABILIZED CONSTRUCTION ENTRANCE

**SANITARY SEWER SCHEDULE**

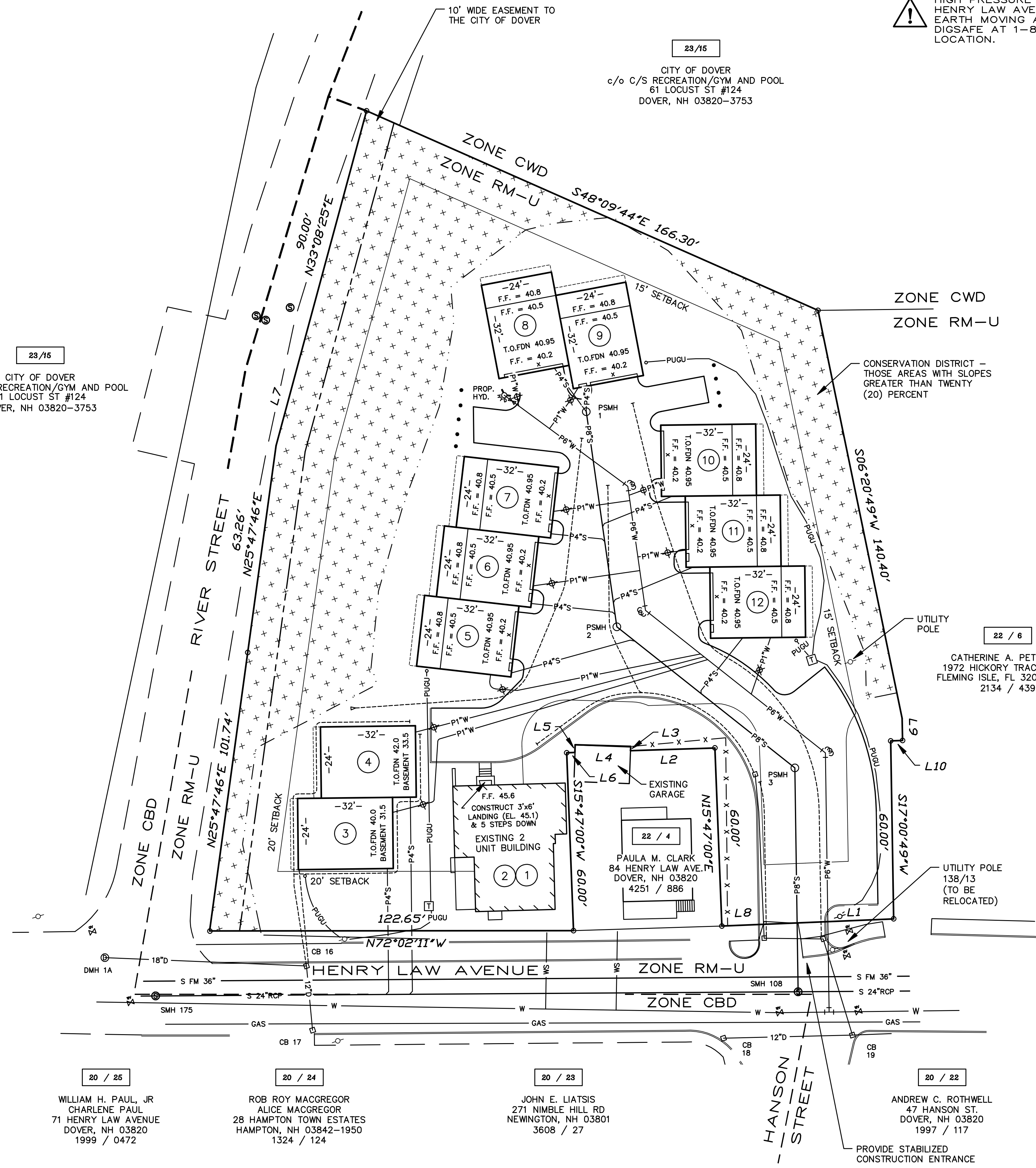
EXISTING	PROPOSED
SMH 175	PSMH1
RIM = 22.0	RIM = 39.95
INV. IN = 11.96 18" SDR; SMH 108	INV. IN = 33.50 4" UNIT 8
INV. OUT = 11.86 18" SDR (NLY RIVER ST)	INV. IN = 33.50 4" UNIT 9
	INV. OUT = 33.20 8"
	NEXT = PSMH 2; 73.24'
SMH 108	PSMH 2
RIM = 34.2	RIM = 39.25
INV. IN = 14.82 18" SDR	INV. IN = 32.50 8" PSMH 1
INV. OUT = 14.62 18" SDR	INV. OUT = 29.40 8"
NEXT = SMH 175; 216.5'	NEXT = SMH PSMH 3; 76.55'
	PSMH 3
	RIM = 36.25
	INV. IN = 29.50 8" SDR PSMH 2
	INV. OUT = 29.40 8"
	NEXT = SMH 108; 75.43'
	SMH 108
	RIM = 34.2
	INV. IN = 14.82 18" SDR
	INV. OUT = 14.62 18" SDR
	NEXT = SMH 175; 216.5'
	INV. IN = 27.50 8" SDR

**ATTENTION:**  
 HIGH PRESSURE GAS MAIN EXISTS WITHIN HENRY LAW AVENUE; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

22 / 3  
**PARCEL AREA**  
 45,979 S.F.  
 1.06 Ac.

23 / 16  
 CITY OF DOVER  
 c/o C/S RECREATION/GYM AND POOL  
 61 LOCUST ST #124  
 DOVER, NH 03820-3753

22 / 6  
 CATHERINE A. PETERSON  
 1972 HICKORY TRACE DRIVE  
 FLEMING ISLE, FL 32003-8390  
 2134 / 439



No.	Bearing	Distance
L1	N74°20'58"W	28.98'
L2	N73°48'02"W	28.48'
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 1997 / 117

CLAY HILL, A RESIDENTIAL COMMUNITY  
 PROPOSED SITE UTILITY PLAN  
 PREPARED FOR  
 DUBOIS FAMILY 2003 REVOCABLE TRUST  
 TAX MAP 22, LOT No. 3  
 HENRY LAW AVENUE & RIVER STREET  
 CITY OF DOVER  
 COUNTY OF STRAFFORD  
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15-\_\_\_\_  
 DRAWN BY: RJM FILE: VR CP\2055\14-2078 NAD83  
 SCALE: 1" = 20' DATE: JANUARY 26, 2015

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 Dover, NH 03820 (603) 742-0911  
 SURVEYING - PLANNING - CONSULTING

**civilworks**  
 engineers • surveyors  
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 Dover, NH 603-749-0443

NO.	DATE	DESCRIPTION	BY	CHK
14-2078	UTILITY	14-08	50-52	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

**NOTES:**

- 1.) OWNER OF RECORD:  
DUBOIS FAMILY 2003 REVOCABLE TRUST  
396 BEECH ROAD  
ELIOT, MAINE 03903-2076  
S.C.R.D. VOL. 2832, PAGE 204
- 2.) 22 / 3 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS URBAN DENSITY MULTI RESIDENTIAL (RM-U) - (SEE CURRENT ZONING REGULATIONS)
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE SUBJECT PARCEL BOUNDARIES AND TO DEPICT FOUR (4) PROPOSED TWO OR THREE UNIT BUILDINGS AND ONE (1) EXISTING TWO UNIT BUILDING WITH ASSOCIATED PARKING AND SITE RENOVATIONS.
- 5.) TOTAL AREA OF BUILDING FOOTPRINTS = 9,193 S.F.  
TOTAL LOT COVERAGE = 9,193 S.F. (BUILDINGS) + 10,224 S.F. (DRIVES) = 19,417 S.F. / 42 PERCENT COVERAGE
- 6.) SURVEY OF EXISTING CONDITIONS PERFORMED DURING JANUARY 2015 BY McENEANEY SURVEY ASSOCIATES, INC.
- 7.) PER FLOOD INSURANCE RATE MAP 33017003300, EFFECTIVE DATE: MAY 17, 2005: ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- 8.) BASIS OF BEARINGS IS NH STATE PLANE GRID. VERTICAL DATUM IS NAVD88.
- 9.) THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
- 10.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- 11.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- 12.) PARKING REQUIREMENTS:  
RESIDENTIAL = 2 SPACES PER UNIT 12 UNITS = 24 SPACES  
PARKING PROVIDED: = 28 SPACES
- 13.) PARKING SPACE SIZE = 9' WIDE x 18' LONG, UNLESS OTHERWISE NOTED.
- 14.) PROPOSED OFF-SITE SIDEWALK TO BE 5' WIDE CONCRETE WITH VERTICAL GRANITE CURBING.
- 15.) PROPOSED ON-SITE WALKWAYS TO BE ASPHALT.
- 16.) ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 4" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS. SEE PERMANENT SEEDING NOTES. ALL TREATMENT SWALES SHALL HAVE SOD BOTTOMS.
- 17.) PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.
- 18.) CONTACT INDIVIDUAL UTILITY COMPANIES TO DETERMINE CONDUIT SIZES AND SCHEDULES.
- 19.) AS-BUILT DRAWINGS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 20.) THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109, ARTICLE IV, SECTION 109-29 (AS REQUIRED BY I.B.C., NFPA 13 AND NFPA 101 LIFE SAFETY CODE, LATEST EDITIONS) OF THE CODE OF THE CITY OF DOVER.
- 21.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND. ALSO, SEE NOTE 18.
- 22.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 23.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- 24.) EXTERIOR LIGHTING SHALL BE METAL HALIDE TYPE OR LED LUMINAIRE AND POLE OR MOUNTED ON THE BUILDING, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 25.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY KEVIN M. McENEANEY WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 (SEE SHEET 2).
- 26.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- 27.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 28.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY OF DOVER ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 29.) PROPOSED WATER SERVICE PIPING SHALL BE 6" DUCTILE IRON, CL. 52, CEMENT LINED AND POLYWRAPPED PER AWWA STANDARDS. FIRE PROTECTION SERVICE/DOMESTIC SERVICE WILL BE TAPPED FROM SAID 6" PIPE.
- 30.) PROPOSED SANITARY SEWER PIPING SHALL BE 8" P.V.C., SDR 35, AS SHOWN, INDIVIDUAL SERVICES SHALL BE 4" P.V.C., SDR 35.
- 31.) LIMIT CUTTING OF TREES AND VEGETATION TO THE MINIMUM REQUIRED ON-SITE.
- 32.) GARBAGE DISPOSAL IS TO BE THROUGH THE CITY BAG & TAG PROGRAM AND/OR PRIVATE CONTRACTOR.
- 33.) ALL VERTICAL GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.
- 34.) SNOW STORAGE SHALL BE MANAGED THROUGH PROPER ON-SITE AND OFF-SITE DISPOSAL.
- 35.) REMOVAL OF ANY ROADWAY OR SIDEWALK SIGNAGE SHALL BE COORDINATED WITH THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.
- 36.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE PORTLAND AVENUE SIDE OF THE BUILDING.
- 37.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- 38.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 39.) THE PROPOSED USE FOR THE STRUCTURES: RESIDENTIAL.
- 40.) REFERENCE IS MADE TO A ZONING BOARD OF ADJUSTMENT APPROVAL FOR VARIANCES FROM SECTION 170-12.A OF THE ZONING ORDINANCE, CASE #Z15-01, DATED JANUARY 15, 2015.

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**PARCEL AREA**  
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1.06 Ac.

OPEN SPACE CALCULATIONS  
200 FOOT RADIUS FROM  
LOCUS PARCEL - RM-U ZONE

MAP / LOT	OPEN SPACE
20 / 13	67 PERCENT
20 / 21	55 PERCENT
20 / 22	58 PERCENT
22 / 4	29 PERCENT
22 / 6	70 PERCENT
22 / 7	67 PERCENT
22 / 8	57 PERCENT
22 / 9	51 PERCENT
<b>AVERAGE</b>	<b>= 57 PERCENT</b>

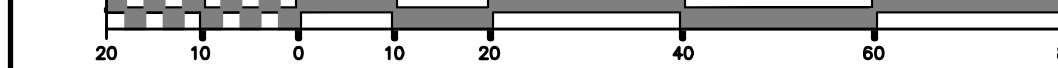
SHEET 3

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**PROPOSED SITE DEVELOPMENT PLAN**  
PREPARED FOR  
**DUBOIS FAMILY 2003 REVOCABLE TRUST**  
TAX MAP 22, LOT No. 3  
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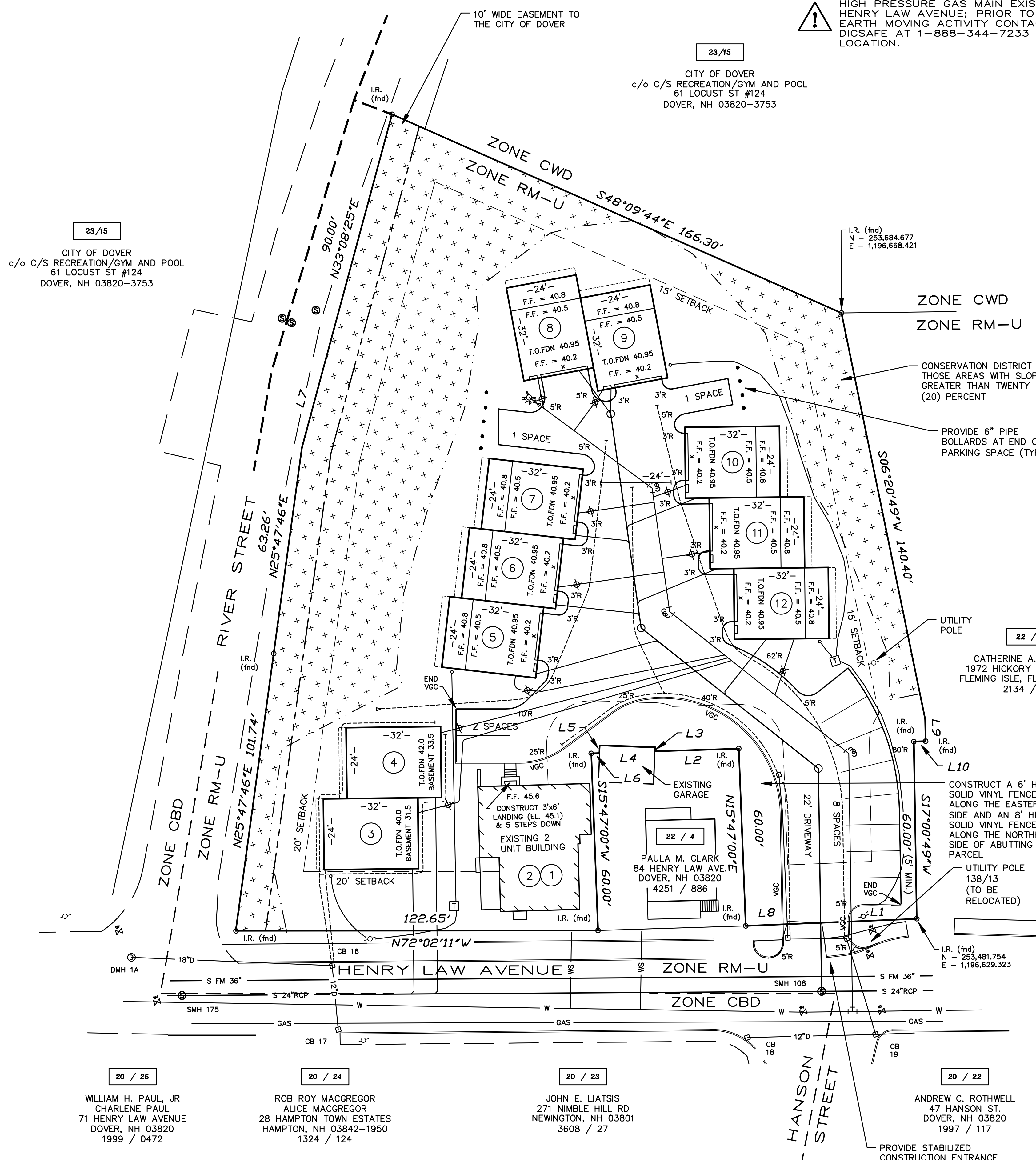
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