

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: City Hall, Council Chambers
Meeting Date: **Tuesday, April 14, 2015**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 24, 2015 Regular Meeting Minutes.

3. OLD BUSINESS

4. NEW BUSINESS

- A. Preliminary public hearing per Chapter 155-22-C-1, for consideration and possible vote on an Open Space Subdivision of land for MCL Builders and Developers, LLC (Owners: Mace Family Revocable Trust) Assessor's Map I, Lots 6-C, zoned R-12, located at 46 Back River Road (7 lots) *(P15-05)
- B. Consideration and acceptance of a Conditional Use Permit for Bradford Dawn Real Estate, LLC (Owner: Mark Phillips), Assessor's Map D, Lot 16-F, zoned B-4, located at 383 Sixth Street. Proposal is to build a restaurant and office building, parking lots, drainage and site grading that will impact the 50-foot wetlands buffer (1,600 sq. ft. - temporary). *(P15-15)
- C. Consideration and acceptance of a Site Plan Review for Bradford Dawn Real Estate, LLC and Craig Jewett (Owner: Mark Phillips), Assessor's Map D-1, Lot 16-F, zoned B-4, located at 385 Sixth Street. Proposed 7,800 sq. ft. of restaurant and general office space, with 38 parking spaces and utilities. *(P15-12)
- D. Discussion and possible posting of Zoning Amendments.
- E. Discussion and possible posting of Site Review Amendments.

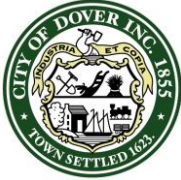
5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

*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, Monday through Thursday from 8:30 am to 5:30 pm.

You may also view materials at www.dover.nh.gov, a map showing project locations can be found at <http://www.dover.nh.gov/government/city-operations/planning/index>. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, March 24, 2015**
Meeting Time: **7:00 pm**

Members Present: Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), William Garrison (Councilor), Frank Torr, Lee Skinner, Dave White, Tom Clark, Christopher Lawrence (Alternate), Maggie Fogarty (Alternate), Gina Cruikshank (Alternate)

Members Not Present: Catherine Plante

Staff Present: Christopher Parker, Assistant City Manager, Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:01 p.m.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- March 10, 2015 Regular Meeting Minutes.

Motion: K.Schuman made a motion to approve the March 10, 2015 Regular Meeting Minutes. Seconded by B.Garrison. Vote: U/A

3. OLD BUSINESS

- A. Discussion and possible vote on Community Development Grant (CDBG) funding requests for Fiscal Year 2015/2016.

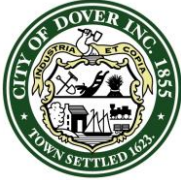
C.Parker clarified the revisions to the distribution amounts stating that the AIDS Response was reduced to \$10,000, the suggested amount of \$10,000 for Southeastern Services was removed, the Dover Children's Center was reduced from \$66,500 to \$60,500, and \$21,000 was added to the Triangle Club. He further stated that the Finance Director reviewed the numbers and changed the New DELP Funding amount from \$10,000 to \$9193.00 and the Economic Loan Administration received \$870.00.

Motion: K.Schuman made a motion to remove the item from the table. Seconded by B.Garrison. Vote U/A

Motion: K.Schuman made a motion to forward the recommendations to the City Council as submitted by the Planning Department. Seconded by T.Clark. Vote U/A

4. NEW BUSINESS

- A. Consideration and acceptance of an amended Conditional Use Permit for McEaney Survey Associates, Inc. (Owners: Louise Kelley Life Estate, Elbert Kelley Jr., Kevin Kelley & Jerry Kelley), Assessor's Map 8, Lot 46, zoned R-20, located at 31 Wentworth Terrace. Proposal is to increase the proposed garage from 324 sq. ft. to 432 sq. ft. within the Conservation District adjacent to the Piscataqua River. *(P14-07-A)



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C.Parker stated the application was approved one year ago, and the applicant wants to increase the size of the garage by five square feet into a driveway area. He added that this was approved by the Conservation Commission based on the minimal increase of impervious surface.

Kevin McEneaney of McEneaney Survey Associates, Inc. represented the applicant stating he would like to add an additional 6 ft. to the garage in the southeast direction further away from the river and the turnpike.

Motion: L.Skinner made a motion to accept the application. Seconded by F.Torr. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

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

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

1. The applicant shall provide the Planning Department with a copy of the amended NH Department of Environmental Services Wetlands Permit.

K.McEneaney stated that the amended planning file number should be on the permit, being P14-07A.

C.Parker stated the additional condition:

2. The applicant shall amend the plan to add the planning file number P14-07A to the flat.

Motion: K.Schuman made the motion to approve subject to staff recommendations. Seconded by T.Clark. Vote: U/A

- B. Consideration and acceptance of a Minor Lot Line Adjustment for Fortuna North, LLC & Fortuna North III, LLC, Assessor's Map D, Lots 17-C & 17-F, zoned B-4, located at 343 Sixth Street, 10 Members Way and Indian Brook Drive. *(P15-18)

C.Parker stated the applicant owns the two lots and wants to do a lot line adjustment between the two lots with no new lots created and no new developed area.

K.McEneaney of McEneaney Survey Associates represented the applicant stating the one parcel will be added from D17-C to D17-F, adding that there are medical office buildings located on the lots.

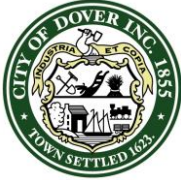
Motion: F.Torr made a motion to accept the application. Seconded by L.Skinner. Vote: U/A

Public Hearing Open. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:



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1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add the Planning File number P15-18 to the title block.

Motion: T.Clark made the motion to approve subject to staff recommendations. Seconded by B.Garrison. Vote: U/A

C. Parking Regulations Review

C.Parker stated the regulations were presented in January and that workshops were established to focus on these assignments. He added that it was K.Schuman, C.Plante, C.Lawrence who worked on this project.

K.Schuman proposed the changes presented in the packet.

Discussion ensued regarding the regulation change from minimum required parking spaces to the maximum amounts permitted. C.Parker addressed the evaluation of other communities, such as Portsmouth and Exeter, in comparison to Dover. Discussion continued regarding some motivations for the change being to reduce the amounts of requests for Conditional Use Permits for reduced parking and to give the Planning Department more authority regarding these applications.

L.Skinner addressed his concern regarding the frequency with applications for projects and the possibility of not being able to meet the requirements for parking. C.Parker stated the Planning Department would keep current information with the Parking Commission regarding parking requirements and fees to be in compliance and work with the Parking Commission, which was not done in the past.

KMcEaney stated there are certain parking requirements in the Conditional Use Permit that are in conflict with the current parking regulations. He further stated that currently there are two parking spaces per unit, now three with the regulation, which is changing to 1.4. C.Parker clarified his statement adding this is regarding the special exception in the RMU District, and that the Planning Board should consider striking that all together from the regulations.

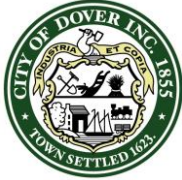
Motion: T.Clark made a motion to post for public review. Seconded by K.Schuman. Vote U/A

D. Zoning Amendments Review

C.Parker addressed all the amendments listed in the document distributed to the Board. He stated he would like to bring a draft to the April 14, 2015 meeting for Planning Board review and to create a sub-committee to meet with Steve Bird and return in May to propose a mandate for the ordinance. He added that if everything is accepted, it will be provided in packet form to review how it would work.

C.Parker addressed statutory change on State level to enhance enforcements. He stated that T.Corwin, the City Attorney, the Zoning Administration, and the Fire Department will be meeting the second week of April to go over code to create uniformity across the board, so that everyone will follow the same statute. He further stated the City Attorney will review the documents before the next Planning Board meeting.

C.Parker stated he had someone approach him about cottage housing, and even though this is not what the Master Plan suggests, he wants to work with them.



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L.Skinner addressed extraction permits and the potential for a one year renewal. C.Parker stated the standard is two years, and that the Planning Board could decide on a one year renewal.

5. STAFF COMMENTS

C.Parker stated there is an opening in the Transportation Master Plan if anyone is interested in being a part of this Committee.

C.Parker stated there are three meetings this Thursday at 6 p.m., all conflicting with each other. He stated that these are at the Silver Street Construction Project at Woodland Park, the Renovation Project at Dover High School, and the Community Public Safety at the McConnell Center, adding that this one is a statewide community meeting.

C.Lawrence stated that there is the Recreation Department Awards dinner also on Thursday.

C.Parker reminded the Board of the Office of Energy Planning conference on May 2, 2015. He stated that Otis Perry plans to attend and would like to carpool with someone.

C.Parker stated that World by Design author, Randall Arendt, of open space subdivisions and compact design came to Dover 10-15 years ago. He further stated that he assisted the author in writing the forward to his new book which will be out in April. He added that this could be used in keeping downtown vibrant and vital.

6. MEMBER COMMENTS

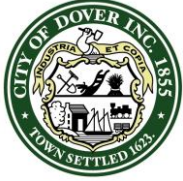
F.Torr commented on Silver Street stating that there is weekly newsletter that is provided for updates on the happenings.

C.Parker stated the traffic pattern will change on Silver Street effective April 8, 2015. He added that the inbound traffic will be routed on Silver Street and the outbound commercial traffic will be routed to Exit 9 or Exit 7 and the outbound residential traffic will be routed to Washington Street to Arch Street.

C.Parker stated the City has easement property consisting of 137 acres of land, and they are allowing the Tendercrop Farm property owner to harvest timber as they work with the Conservation Commission regarding a new plan to promote an agricultural use of the property.

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 7: 57p.m. Seconded by F.Torr. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-05

Application Type: Open Space Subdivision
Applicant: MCL Builders and Developers, LLC
Owner: Mace Family Revocable Trust
Location: 46 Back River Road (Tax Map I, Lot 6C)

INTENT: Subdivision Plan Review to create an open space subdivision containing seven (7) lots (including a lot for the existing home) plus an open space lot.

UNITS PROPOSED: six (6) new single family dwelling units, plus one (1) existing duplex

AGENDA ITEM #: 4-A

ACRES: 3.72 acres

ZONING DISTRICT: Medium-Density Residential District – R-12

EXISTING LAND USE: Single Family Residential

SURROUNDING LAND USE: Single and multi-family residential; child day care

PROPOSED LAND USE: 6 new single family house lots

ZBA ACTION: Variance granted on March 19, 2015 for creating lot that can't meet front lot line build to requirement

ATTACHMENTS: Subdivision plan (both open space and conventional/yield), application and impact statement

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: 155-33.A to permit 20 ft. road width; 155-22.F to allow existing home within 100 ft. frontage buffer

Summary of Request and Background

The applicant has submitted a plan to do an Open Space Subdivision on an existing lot to create 7 house lots. The units would be serviced by municipal water and sewer and be accessed by a private road.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

Chapter 155-22 allows an open space subdivision in the R-12 District if the lot is a minimum of five acres. Projects that do not meet the acreage requirements are allowed if an impact statement is submitted and a preliminary public hearing is held so the Planning Board can determine if an open space subdivision is more warranted than a conventional subdivision. The applicant has submitted a yield plan showing a subdivision based on conventional regulations and a second plan design as an open space subdivision.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board hold a preliminary public hearing and then make a determination as to whether the applicant can process the application as an open space subdivision or if a conventional subdivision would be preferred.



City of Dover, New Hampshire SUBDIVISION APPLICATION

RECEIVED
Planning Office
[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>715-05</u>	Date Received:	<u>DEC 24 2014</u>
	Amount Paid:	<u>\$ 1105</u> <u>ct# 101</u>	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: MCL Builders and Developers, LLC Telephone # (978) 273-5945
 Address of Applicant: 3 Sandpiper Lane, Seabrook, NH 03874
 Name of Property Owner (if different from applicant): Mace Family Revocable Trust Telephone # (603) 767-9783
 Address of Property Owner: 46 Back River Road, Dover, NH 03820
 E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: 46 Back River Road
 Assessor's Map # I Lot(s) # 6C
 Zoning District(s) R-12 Overlay District(s) Conservation District
 Size of Parcel: 3.716 acres Property Deed: Book 3553 Page: 277
 Existing Use of Property: Single Family Residence and vacant land

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): _____ Minor (3 or fewer lots): _____ Open Space: XX
 Existing Number of Lots: 1 Proposed Number of Lots: 7
 City Water? Yes No How far is city water from the property? at street
 City Sewer? Yes No How far is city sewer from the property? at street
 Highway Access (check where applicable): City Street State Highway
 Estimated Length of Proposed Roads: 535 feet Public or Private Road? Private

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____
 Justification for waiver request(s) (attach additional sheets as needed): _____

SURVEYOR INFORMATION

Robert J. Stowell

Name of Surveyor and Company (Licensed in N.H.) Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107

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

ENGINEER INFORMATION

Robert J. Stowell

Name of Engineer and Company (Licensed in N.H.) Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603) 742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of Property Owner: *Regina J. Mace* Date: 12/18/14

Signature of Applicant (if different from owner): *Mal Chelmer* Date: 12/18/14

Signature of Agent: *Mal Chelmer* PRESIDENT Date: 12/18/14

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: *Regina J. Mace* Date: 12/18/14

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: *Regina J. Mace* Date: 12/18/14

Signature of Applicant (if different from owner): *Mal Chelmer* Date: 12/18/14

CERTIFICATION OF FEES

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

Signature of Property Owner: Regina S. Mace Date: 12/18/14

Signature of Applicant (if different from owner): [Signature] Date: 12/18/14

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

April 6, 2015

Christopher G. Parker, AICP
Director of Planning and Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

RECEIVED
Planning Office
APR 06 2015
Dover, New Hampshire

**Subject: Open Space Subdivision
Bellamy Ridge**
Tax Map I, Lot 6C
Back River Road
Dover, New Hampshire
Job No. 14103

Dear Christopher:

The Bellamy Ridge subdivision is located at 46 Back River Road. The project proposes to subdivide Tax Map I, Lot 6C into 8 lots. Lot 6C contains the existing house which is a duplex along with the large red barn. Lots 6C-1 through 6C-6 are proposed building lots, and 6C-OPN is the proposed Open Space lot. The proposed building lots will range in size from 0.184 to 0.264 acres and are intended for single-family residential use.

The subject property is just under 4 acres in size and is located in the R-12 Zoning District. Under Article IV (Open Space Subdivision) the project is not required to be developed as an Open Space Subdivision. However, the Applicant wishes to proceed under the Open Space Regulations.

In accordance with 155-22(c)1a we are submitting the Yield Plan and the Open Space Plan for the Board's review. As required by 155-22(c)1b, we are submitting an Impact Statement detailing the probable effects of the subdivision.

We respectfully request that this application be allowed to be processed as an Open Space Subdivision.

We believe that property is better served by an Open Space Subdivision, specifically:

1. The Open Space Subdivision regulations are intended to provide flexibility in the development process. The long narrow nature of this property will benefit from the flexibility provided for in the Open Space Regulations.
2. It provides for better building envelopes for lot development in the most appropriate locations on the site.
3. Economics: Subdividing the property under the conventional subdivision regulations will require the construction of a City street. The street would be dedicated to the City of Dover and the maintenance of the street would be the responsibility of the taxpayers of the City of Dover in perpetuity.
4. Streetscape: The construction of a City street as required by a conventional subdivision will require the demolition of the existing barn (another red barn). This barn is integral to the Back River Road streetscape.

5. Environmental: Developed as an Open Space Subdivision, The Project will utilize a Private Road. A Private Road will allow for the construction of a hammerhead turn-around in lieu of a traditional cul-de-sac. This requires less pavement and is a more environmentally friendly design.
6. Viewshed: The Project has approximately 175 feet of frontage along the Bellamy River. This frontage is protected by the State of New Hampshire Shoreland Protection Act and the City of Dover Conservation District. However, these regulations allow for significant tree cutting that would impact the Viewshed from the river as well as from Mill Street. In an Open Space Subdivision, this Viewshed could be protected as a "No Cut Area".
7. Continuity: The Picnic Rock Subdivision provided an easement along the existing trail that begins on the Sawyer Mills Property and traverses along the Bellamy River to the Bellamy Ridge Property. There may be the potential to extend the trail to the east through the Project.
8. Continuity: The Project is situated immediately to the east of the Picnic Rock Subdivision, which is an Open Space Subdivision, is bordering to the east by Tax Map I Lot 6 which is greater than 5 acres, and when developed it will be required to be subdivided as an Open Space Subdivision. If this property and Tax Map I Lot 6 are developed as Open Space, it will connect Picnic Road to the Wingate Project (also an Open Space Subdivision) creating a significant stretch of Open Space along the Bellamy River.

The proposed road is approximately 535 feet long and terminates in a hammer head turn-around. The proposed road is a private road.

We will be requesting waivers from the Subdivision Regulations. A waiver from Section 155.33.A. Street Design to allow 7 lots on a 20-foot wide road and waivers from Section 155-22 General Requirements F.4 Minimum Buffer Requirement: to allow the existing structures to remain within 100' of Back River Road; to allow existing duplex house to remain within 30' of the external sideline boundary; and to allow roadway which has been designed at this optimum location to be within 30' of external sideline boundary.

Due to the narrow nature of the property, the Applicant proposes to fulfill the requirements of 155-22(F)4 (30 feet minimum distance from external boundaries) by removing a portion of the mature trees in this buffer which lacks under-story, regrading and replanting with more appropriate vegetated screening; a Landscape Plan (will be provided for final review).

Enclosed please find the following:

- Subdivision Plans Y-1 & S-1 (4 full-size copies)
- Subdivision Plans Y-1 & S-1 (11 half-size copies)
- Impact Statement

We look forward meeting with the Planning Board on April 14, 2015

Please advise should you have any questions.

Very truly yours
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS/nas

Enclosures

RECEIVED
Planning Office

APR 06 2015

Dover, New Hampshire

IMPACT STATEMENT

as required by Chapter 155.22.C(1).b of
CITY OF DOVER, N.H. SUBDIVISION REVIEW REGULATIONS

as prepared for
MCL BUILDERS AND DEVELOPERS, LLC

for
Assessor's Map I, Lot 6C
BELLAMY RIDGE
DOVER, NEW HAMPSHIRE

prepared by
Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

December 24, 2014

MCL Builders and Developers, LLC propose to develop the subject property (Assessors Map I, Lot 6C) as an Open Space Subdivision as prescribed by Chapter 155 of the Dover Subdivision Regulations. The total parcel is 3.716 acres in size. The proposed development will be comprised of 6 residences. The units will be serviced by city water and city sewer.

As required by Chapter 155.22.C(1).b, the aspects of concern identified therein are addressed below, with the probable effects of the development described within:

- (i) **Attendance at Public Schools:** It is estimated that children from the Development will attend public schools (Source: "Housing and School Enrollment in New Hampshire: An Expanded View", dated June 2012, prepared by Applied Economic Research, Laconia, New Hampshire. (0.480 children / single family unit X 6 units = 3 children)
- (ii) **Increase in Vehicular Traffic:** It is anticipated that approximately 57 daily vehicle trip ends will be generated from the Development, including 5 trip ends during the A.M. Peak Hour, and 6 trip ends during the P.M. Peak Hour.
- (iii) **Changes in the Number of Legal Residents:** It is estimated that the increase in the number of legal residents will be approximately 17 (source: 2010 US Census) (2.47 residents / single family unit X 6 single family units = 15 new residents).
- (iv) **Increases in Municipal Costs:** The subject premises are serviced by municipal water and sewer. Refuse will be collected on-site by the City of Dover where the property owners will pay bag and tag rates and standards established by the City of Dover or private contractor will be used to dispose solid waste privately. The builder will pay Sewer, Water, Recreation, Police, Fire, and School Impact Fees.
 - (a) Average cost per student ($\$11,912.46 \times 3/6$) = \$5,956.23/unit
(Source: City of Dover Website)
 - (b) Average cost for municipal services ($\$36,934,563 / 13,735$ units) = \$2,689.08/unit
(Source: City of Dover Finance and Planning Department)
 - (c) Tax revenues from Development
($\$350,000 \times$ equalization ratio (0.99) X tax rate (\$26.01)) = \$9,012.47/unit
(Source: Dover Tax Assessor)
 - (d) Impact / unit = \$367.16 / unit positive revenue to City.
- (v) **Load on Public Utilities or Future Demand for Them:** There is an anticipated load of 6 units on city sewer and city water estimated at 173 GPD/unit or 1,038 GPD total.
- (vi) **Public Safety:** The Development will not have an adverse effect on public safety.
- (vii) **Changes in Tax Revenue:** The probable use of the Development is as described above. Tax revenues to the City will increase as a result of the approval of the Development, and taxes will be assessed on units of a value of approximately \$350,000. Dover's tax rate at the present time is \$26.01 per thousand, and its equalization ratio is 99% and as such the anticipated tax revenue from a \$350,000 home would be in the amount of \$9,012.47.
- (viii) **Changes in Surface Drainage:** There will be a beneficial change in surface drainage; groundwater will be recharged in Bioretention ponds and infiltration beds around the proposed structures.
- (ix) **Increased Consumption of Groundwater:** It is not anticipated that there will be any adverse affect on groundwater due to the proposed construction/drainage design recharges the groundwater on-site. Municipal well water demand will be 1,038 GPD for the Development.

- (x) **Increased Refuse Disposal:** It is recognized that each unit will generate refuse, however, the City of Dover bag and tag system will be used to offset refuse disposal cost or a private contractor will be used to dispose solid waste privately.
- (xi) **Pollution of Water or Air:** No pollution of water or air is contemplated from this Development.
- (xii) **Land Erosion or Loss of Tree Cover:** The subject premises are primarily a mix of hardwood and coniferous trees. The impact to tree cover will be approximately 60%. All areas will be stabilized; no erosion is anticipated.
- (xiii) **Disturbance to other Aspects of the Natural Ecology:** There will be no significant disturbance to the natural ecology; open space of 39,540 sq. ft. is proposed.
- (xiv) **Blocking of Views:** There will be no significant blocking of views.
- (xv) **Harmony with the Character of Surrounding Development:** Residential home are a permitted use in the R-12 Zone.
- (xvi) **Location of Utilities:** Public water and sewer are in close proximity of the site. Sewer and Water Impact Fees will be paid.

Abutters List
Open Space Subdivision

Bellamy Ridge

Tax Map I, Lot 6C

46 Back River Road
Dover, New Hampshire

Job No. 14103

Page 1 of 2

RECEIVED
Planning Office
DEC 24 2014
Dover, New Hampshire

Direct Abutters:

Map I, Lot 6	Arthur & Louise Sweatt 54 Back River Road Dover, NH 03820
Map I, Lot 6A	Frank Crossman Jr. 50 Back River Road Dover, NH 03820
Map I, Lot 6B	William H. Pelchat Linda M. Saucier 44 Back River Road Dover, NH 03820
Map I, Lot 55A	Dover Daycare Learning Center Inc. 43 Back River Road Dover, NH 03820
Map I, Lot 56	Dover Retirement Residence LLC c/o Grant Thornton LLP PO Box 130477 Dallas, TX 75313-0477
Map I, Lot 57	Wallace B. Stevens 49 Back River Road Dover, NH 03820
Map 16, Lot 20-OPN Map 16, Lot 20-17 Map 16, Lot 20-18 Map 16, Lot 20-19 Map 16, Lot 20-20	Picnic Rivers Partners of Dover LLC William T. Foy, Member 270 South Street Portsmouth, NH 03801-4527
Map 16, Lot 30	Great Bridge Dover Limited Partnership c/o Stewart Property Management, Inc. PO Box 10540 Bedford, NH 03110-0540

Indirect Abutters (within 200')

Map I, Lot 58	Holgate Limited Partnership 130 Central Avenue Dover, NH 03820
Map I, Lot 6D	Lance W. Hillman Revocable Trust Lance W. Hillman, Trustee 228 Highland Avenue Portsmouth, NH 03801

Abutters List
Open Space Subdivision

Bellamy Ridge

Tax Map I, Lot 6C

46 Back River Road
Dover, New Hampshire

Job No. 14103

Page 2 of 2

Map 16, Lot 20-15
Map 16, Lot 20-16

Picnic Rivers Partners of Dover LLC
William T. Foy, Member
270 South Street
Portsmouth, NH 03801-4527

Map 16, Lot 32
Map 16, Lot 32A

Holly Grossman &
Kenneth Grossman
435 Scruton Pond Road
Barrington, NH 03825

Owner:

Map I, Lot 6C

Mace Family Revocable Trust
Joseph E. Mace & Peggy J. Mace, Trustees
46 Back River Road
Dover, NH 03820

Applicant:

MCL Builders & Developers, LLC
Michael C. Lefebvre
3 Sandpiper Lane
Seabrook, NH 03874-4933

Agent:

Tritech Engineering Corp
755 Central Avenue
Dover, NH 03820

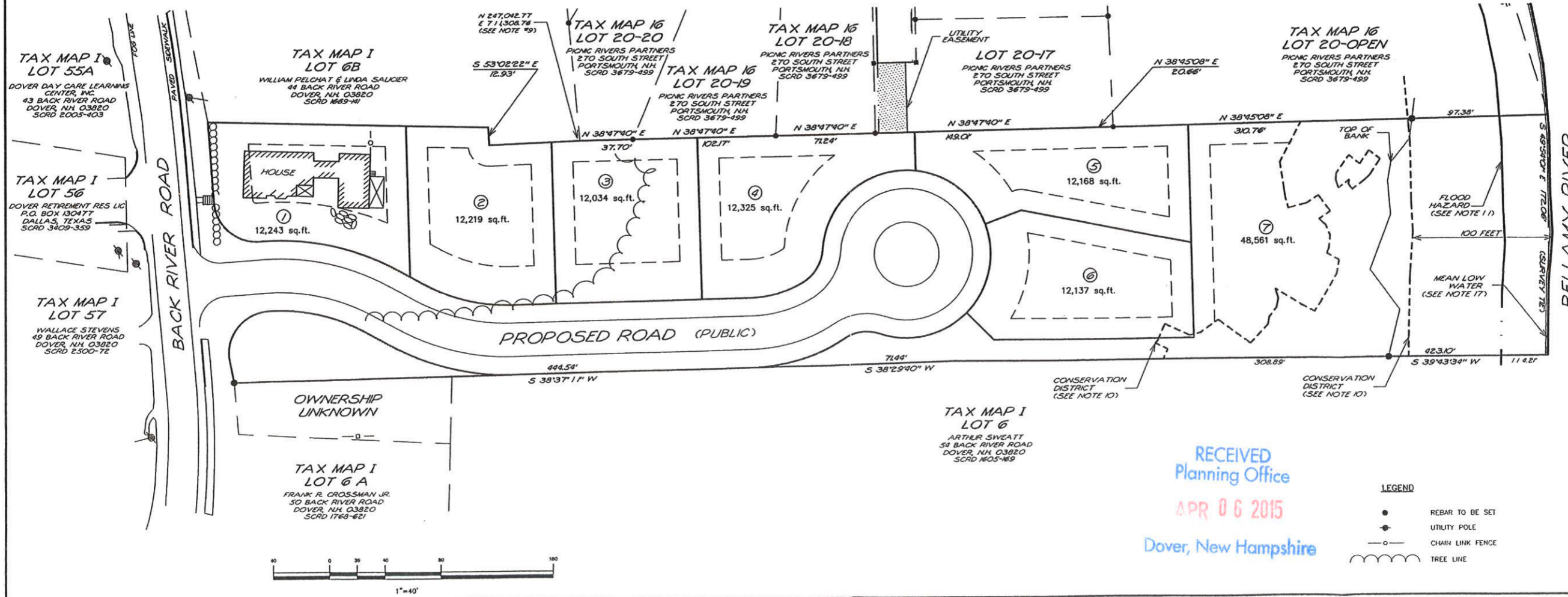
NOTES

- 1.) INTENT TO SHOW THE CONVENTIONAL SUBDIVISION OF DOVER TAX MAP I LOT 6C.
- 2.) CURRENT OWNER: MACE FAMILY REVOCABLE TRUST
46 BACK RIVER ROAD
DOVER, N.H. 03280
- 3.) TOTAL LOT AREA: 161,869 SQ.FT. - 3.716 ACRES
- 4.) TAX MAP I LOT 6C
- 5.) PROJECT DEED REFERENCE: BOOK 3553 PAGE 277
- 6.) PROJECT PLAN REFERENCE: AMENDED
OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 8, 2009 SCR 25-65

PLAN OF LAND OF
BRUCE G. & OLIVE E. STAPLES
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
JAN. 1985 SCR 25-65

BOUNDARY LINE ADJUSTMENT FOR
LOUISE SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
SEPTEMBER 26, 1991 SCR 39-79
- 7.) ZONING: R-12
MIN. LOT SIZE: 12,000 SQ. FT.
MIN. FRONTAGE: 100 FT.
MIN. SETBACKS:
FRONT: 27.5 FT (BUILD TO LINE)
SIDE: 15 FT
REAR: 15 FT
MAX BUILDING HEIGHT: 35 FT
LOT COVERAGE: 30 %

OPEN SPACE REQUIREMENTS
MIN. LOT SIZE: 8,000 SQ.FT.
MIN. FRONTAGE: 20 FT.
MIN. SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT
EXTERIOR BOUNDARY: 30 FT
EXISTING STRUCTURES: 50 FT
FRONTAGE BUFFER: 100 FT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 41,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2014.
- 9.) PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM. CITY OF DOVER GIS POINTS WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND VERTICAL DATUM.
- 10.) THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT. ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
- 11.) A PORTION OF THE NEW MAP I LOT 6C IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD (ZONE "A"). LOCATION IS SCALED FROM FIRM PANEL No. 33017C 03400, EFFECTIVE DATE MAY 17, 2005. (AS SHOWN)
- 12.) WETLAND DELINEATION SERVICES WERE PERFORMED BY MICHAEL MARIANO, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST, IN SEPTEMBER OF 2014, IN ACCORDANCE WITH THE "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0). THERE WERE NO WETLANDS IDENTIFIED ON THE SUBJECT PARCEL.
- 13.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 14.) PLANS T-1, T-2, EX-1, S-1, S-2, C-1 THRU C-7 AND LA-1 ARE PART OF THIS APPROVAL.
- 15.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 16.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
- 17.) PROPERTY LINE DETERMINED TO BE THE MEAN LOW WATER OF THE BELLAMY RIVER AS OBSERVED IN AUGUST OF 2014.
- 18.) MAP I LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
- 19.) LOTS TO BE SERVICED BY CITY WATER AND SEWER. ALL NEW DWELLING UNITS SHALL BE ASSESSED THE CURRENT WATER AND SEWER INVESTMENT FEES IN PLACE AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- 20.) ON MARCH 19, 2015, THE DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 170-12.B OF THE ZONING ORDINANCE AND THE R-12 DISTRICT TABLE OF USES AND DIMENSIONAL REGULATIONS TO PERMIT LOT 7 AS DEPICTED ON THE PROPOSED SUBDIVISION PLAN TO HAVE MINIMUM FRONT SETBACK OF 176.5'. IN PLACE OF THE REQUIRED BUILD TO LINE OF 27.5 FEET.
- 21.) THE PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS NOT SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES NOT APPLY TO THE SUBJECT PARCEL.



RECEIVED
Planning Office
APR 06 2015
Dover, New Hampshire

- LEGEND**
- REBAR TO BE SET
 - UTILITY POLE
 - CHAIN LINK FENCE
 - ~ TREE LINE

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 2830

REVISIONS	DATE	DESCRIPTION
1	4-2-15	REVISED OPEN SPACE

YIELD PLAN
BELLAMY RIDGE
46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
DECEMBER 24, 2014
JOB No. 14103
SCALE: 1" = 40'

SHEET No. **Y-1**

NOTES

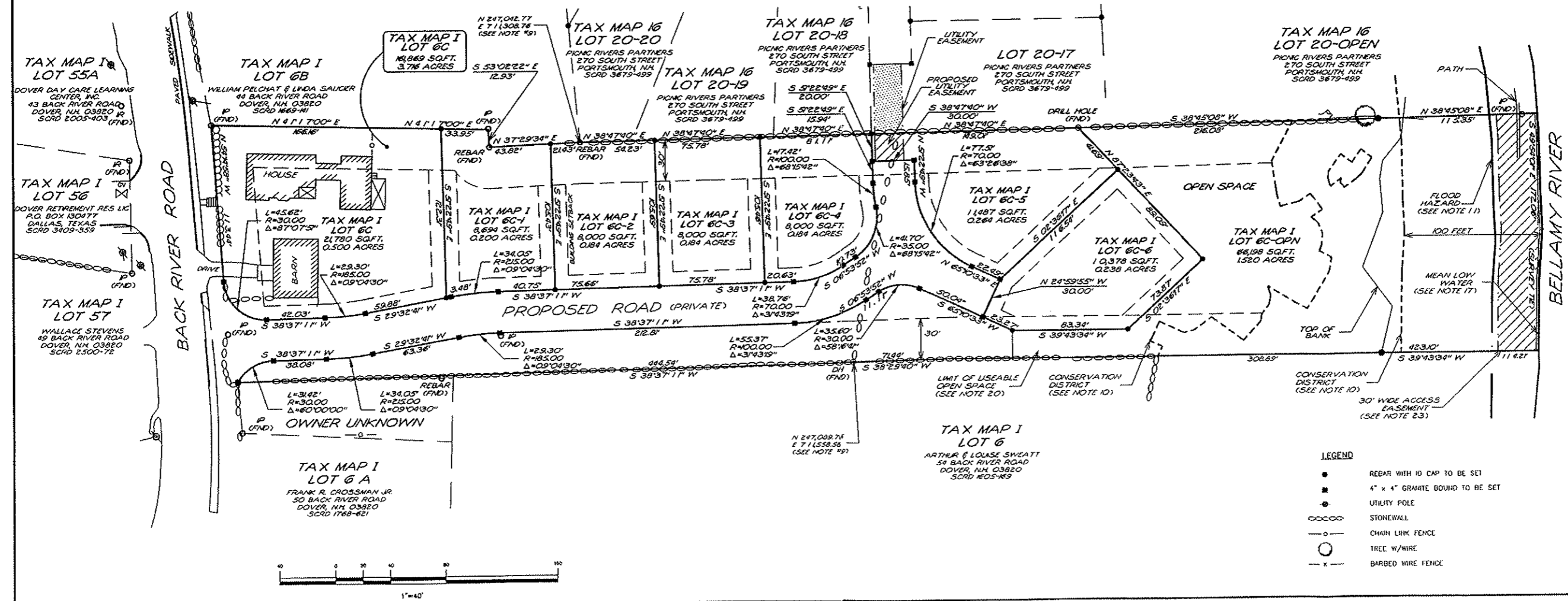
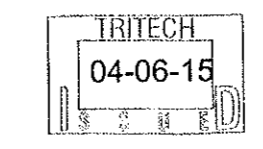
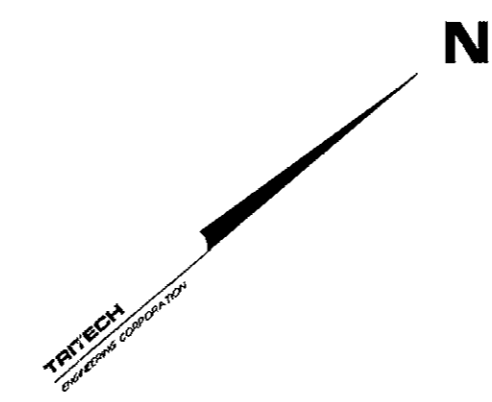
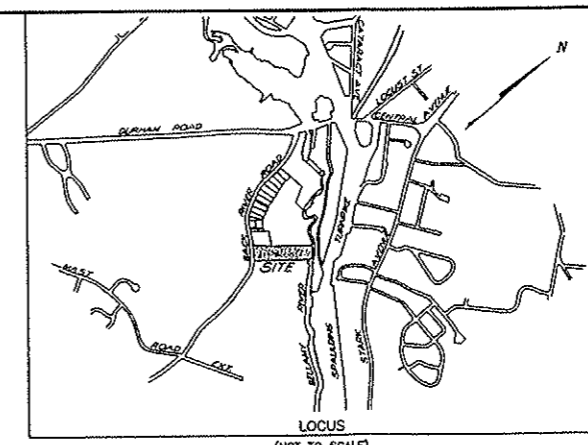
- INTENT TO SHOW THE OPEN SPACE SUBDIVISION OF DOVER TAX MAP 1 LOT 6C AS AN OPEN SPACE SUBDIVISION WHICH WILL CREATE 7 LOTS, PLUS THE EXISTING HOUSE LOT AT 46 BACK RIVER ROAD. THE OTHER 7 LOTS ARE 6 PROPOSED BUILDING LOTS, AND 1 OPEN SPACE LOT.
- CURRENT OWNER: MACE FAMILY REVOCABLE TRUST
46 BACK RIVER ROAD
DOVER, N.H. 03820

OWNERS SIGNATURE: _____
- APPLICANT: MCL BUILDERS & DEVELOPERS, LLC
3 SANDPIPER LAKE
SEABROOK, NEW HAMPSHIRE
- TOTAL LOT AREA: 161,869 SQ.FT. ~ 3.716 ACRES
- TAX MAP 1 LOT 6C
- PROJECT DEED REFERENCE: BOOK 3553 PAGE 277
- PROJECT PLAN REFERENCE: AMENDED
OPEN SPACE SUBDIVISION PLAN
PICNIC ROCK FARM
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 8, 2009 SCRD 25-65

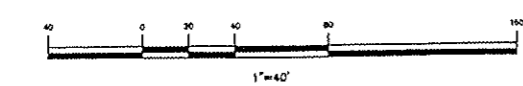
PLAN OF LAND OF
BRUCE G. & OLIVE E. STAPLES
BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
JAN. 1985 SCRD 25-65

BOUNDARY LINE ADJUSTMENT FOR
LOUISE SWEATT
DOVER, NEW HAMPSHIRE
EMERY ENGINEERING
SEPTEMBER 26, 1991 SCRD 39-79
- ZONING: R-12
MIN. LOT SIZE: 12,000 SQ. FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 27.5 FT (BUILT TO LINE)
SIDE: 15 FT
REAR: 15 FT
MAX BUILDING HEIGHT: 35 FT
LOT COVERAGE: 30 %

OPEN SPACE REQUIREMENTS
MIN. LOT SIZE: 8,000 SQ.FT.
MIN. FRONTAGE: 20 FT
MIN. SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT
EXTERIOR BOUNDARY: 30 FT
EXISTING STRUCTURES: 50 FT
FRONTAGE BUFFER: 100 FT
- IN ADDITION TO R-12, THIS PROPERTY FALLS WITHIN THE CONSERVATION OVERLAY DISTRICT
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 41,000, AND WAS ACCOMPLISHED USING A LEICA TO 703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2014.
- PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM, CITY OF DOVER GIS POINTS WERE OCCUPIED TO DETERMINE POSITION, DIRECTION AND VERTICAL DATUM.
- THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES AND SLOPES IN EXCESS OF 20% ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.
- A PORTION OF THE NEW MAP 1 LOT 6C IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD (ZONE "A"). LOCATION IS SCALED FROM FIRM PANEL No. 33017C 03400, EFFECTIVE DATE MAY 17, 2005. (AS SHOWN)
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- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- PLANS T-1, T-2, EX-1, Y-1, S-2, C-1 THRU C-7 AND LA-1 ARE PART OF THIS APPROVAL.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
- PROPERTY LINE DETERMINED TO BE THE MEAN LOW WATER OF THE BELLAMY RIVER AS OBSERVED IN AUGUST OF 2014.
- MAP 1 LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
- LOTS TO BE SERVICED BY CITY WATER AND SEWER. ALL NEW DWELLING UNITS SHALL BE ASSESSED THE CURRENT WATER AND SEWER INVESTMENT FEES IN PLACE AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- * OPEN SPACE REQUIRED: 7 LOTS x 4,000 SQ.FT. = 28,000 SQ.FT.
* TOTAL OPEN SPACE PROVIDED: 66,198 SQ.FT.
* TOTAL AREA OF USEABLE OPEN SPACE REQUIRED: 28,000 SQ.FT. x .05 = 14,000 SQ.FT.
* TOTAL AREA OF USEABLE OPEN SPACE PROVIDED: 17,938 SQ.FT.
- A SIGN WILL BE POSTED ON-SITE THAT IDENTIFIES DEVELOPER AND CONTRACTOR CONTACT INFORMATION.
- THERE WILL BE NO FURTHER SUBDIVISION OR INCREASE OF DENSITY OF THE PROPOSED LOTS.
- 30' WIDE PUBLIC ACCESS EASEMENT.
- THE PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS NOT SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES NOT APPLY TO THE SUBJECT PARCEL.



- LEGEND**
- REBAR WITH ID CAP TO BE SET
 - 4" x 4" GRANITE BOUND TO BE SET
 - UTILITY POLE
 - STONEWALL
 - CHAIN LINK FENCE
 - TREE W/WIRE
 - x- BARBED WIRE FENCE



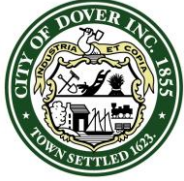
TRITECH
ENGINEERING CORPORATION

7555 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8707
FAX 603 742 3660

REVISIONS	DATE	DESCRIPTION
1	12-15	REVISED OPEN SPACE

OPEN SPACE SUBDIVISION PLAN
BELLAMY RIDGE
46 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
DECEMBER 24, 2014
JOB No. 14103
SCALE: 1" = 40'

SHEET No. **S-1**



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-15

Application Type: Conditional Use Permit
Applicant(s): Bradford Dawn Real Estate, LLC
Owner(s): Mark Phillips
Location: 383 Sixth Street. (Assessor's Map D, Lot 16-F)

INTENT: To obtain a Conditional Use Permit for an encroachment within the 50-foot wetlands buffer to build a restaurant and office building, parking lots, drainage and site grading that will impact the 50-foot wetlands buffer (1,600 square feet - temporary).

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACRES: 2.25 acres

ZONING DISTRICT: Hotel/RetailDistrict (B-4)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 7,800 sq. ft. of restaurant & general office space, with 38 parking spaces and utilities

SURROUNDING LAND USE: Commercial and Residential

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

ATTACHMENT: Conditional Use Permit application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- NH Department of Environmental Services
Alteration of Terrain Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting to impact the 50-foot wetlands buffer for a building containing a restaurant and office space and associated driveways and site grading.

The applicant appeared before the Conservation Commission on March 9, 2015. The Conservation Commission voted to endorse the application with the condition that the applicant consider altering the footprint of the rain garden at proposed drain manhole #1 to reduce the impact of 1,900 square feet for the 100 foot pond buffer (see Conservation Commission minutes). In response to the Conservation Commission, the applicant was able to redesign the plan to eliminate the Conservation District encroachment.

Consistency with Land Use Regulations

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and areas within 50 feet of wetlands if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:

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

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

1. The wetlands and wetland buffers shall be marked in the field prior to any earth disturbance activities.
2. The erosion and sediment control features shall be installed prior to any earth disturbance activities.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2010]

Office Use Only	Project #:	<u>P15-15</u>	Date Received:	<u>APR 02 2015</u>
	Amount Paid:	<u>\$230.00</u>	Time Received:	<u>APR 02 2015</u>

RECEIVED
Planning Office

ck# 3024

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Bradford Dawn Real Estate, LLC Telephone # (603) 895-2412

Address of Applicant: 68A Route 27, Raymond, NH 03077

Name of Property Owner (if different from applicant): Mark Phillips Telephone # (603) 396-1635

Address of Property Owner: The Storage Barn, LLC, 35 Hodgdon Farm Lane, Newington, NH 03801

PROPERTY INFORMATION

Address of Property: 383 Sixth Street, Dover, NH

Assessor's Map #: D Lot(s) #: 16F

Zoning District(s): B4 Overlay District(s): _____

Existing Use of Property: Vacant land

CONDITIONAL USE PERMIT INFORMATION

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Conservation District | <input type="checkbox"/> RCM Use Overlay District | <input type="checkbox"/> I-1 District Uses |
| <input type="checkbox"/> Groundwater Protection | <input type="checkbox"/> Off-Street Parking and Loading | |
| <input checked="" type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Central Business District | |

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

Proposed restaurant and office building with associated access drives and site grading, some of which are within the 50' wetland buffer. Temporary Wetland Buffer Impact = 1,600 SF for retaining wall construction, as shown on plan Sheet C3.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Alteration of Terrain Amendment pending.

Name of Professional That Prepared Plans: Jonathan S. Ring, P.E., Jones & Beach Engineers, Inc.

Address: PO Box 219, Stratham, NH 03885 Telephone #: (603) 772-4746

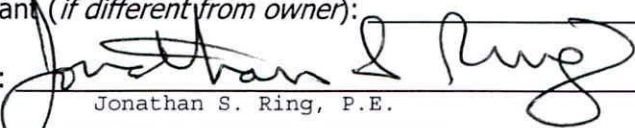
Professional License #: 7488 E-mail address: jring@jonesandbeach.com

SIGNATURES

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

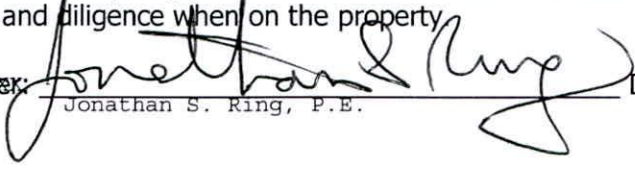
Signature of Property Owner: _____ Date: _____

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

Signature of Agent:  _____ Date: March 31, 2015
Jonathan S. Ring, P.E.

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  _____ Date: March 31, 2015
Jonathan S. Ring, P.E.

JONES & BEACH ENGINEERS, INC.

85 Portsmouth Avenue
Post Office Box 219
Stratham, NH 03885
Telephone: (603) 772-4746
Fax: (603) 772-0227

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

March 31, 2015

Dover Conservation Commission
Attn: William Hunt, Chair
288 Central Avenue
Dover, NH 03820

RECEIVED
Planning Office
APR 02 2015
Dover, New Hampshire

**RE: Site Plan Review Application - Conditional Use Permit Request
383 Sixth Street, Dover, NH
Tax Map D, Lot 16F
JBE Project No. 15002**

Dear Commission Members:

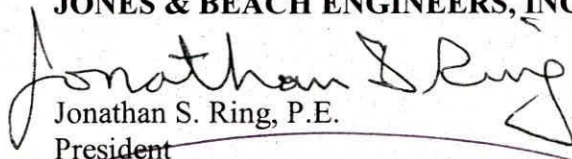
Jones & Beach Engineers, Inc., respectfully submits a revised plan for the Commission file for the above-referenced parcel on behalf of our client, Bradford Dawn Real Estate, LLC. As you know, we met with you on March 9 to discuss the 7,800 square feet of restaurant and office space in one (1) structure with associated access, parking areas and utilities. The revised drainage eliminated the pond buffer impact. The temporary wetland buffer impact remains. This matter will be at the Planning Board on April 14.

The following items are provided in support of this Application:

1. Conditional Use Permit Application - revised.
2. Four (4) full size plan copies (Sheet C3).
3. Four (4) reduced size (11" x 17") plan copies (Sheet C3).

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Jonathan S. Ring, P.E.
President

cc: Dennis Ciotti, Dover Planning Board

*Abutters List + Labels
taken from file P15-12.*

**ABUTTERS LIST
FOR
THE STORAGE BARN SITE PLAN
389 SIXTH STREET, DOVER, NH
JBE PROJECT No. 15002
January 27, 2015**

OWNER OF RECORD:

TAX MAP D1/LOT 16F (SUBJECT)
TAX MAP D1/LOT 16 & 16G (ABUTTING)
THE STORAGE BARN, LLC
35 HODGDON FARM LANE
NEWINGTON, NH 03801

ABUTTERS:

TAX MAP D1/LOT 16A
LDSJ HOLDINGS LLC
375 SIXTH STREET
DOVER, NH 03820
BK 3960/PG 969

TAX MAP D1/LOT 16B
JOHN W. & DEBRA J. WEEDEN
365 SIXTH STREET
DOVER, NH 03820
BK 2818/PG 983

TAX MAP D1/LOT 16C
EDWARD M. & VALERIE C. SAWYER
399 SIXTH STREET
DOVER, NH 03820
BK 3478/PG 150

TAX MAP E1/LOT 24
LIBERTY MUTUAL INSURANCE
C/O JOANNE BRAGG
175 BERKELEY STREET, MS03L
BOSTON, MA 02116
BK 1364/PG 453

APPLICANT:

BRADFORD DAWN REAL ESTATE, LLC
68A ROUTE 27
RAYMOND, NH 03077

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: JONATHAN S. RING, PE
PO BOX 219
STRATHAM, NH 03885

LANDSCAPE ARCHITECT:

IRONWOOD DESIGN GROUP, LLC
ATTN: JEFFREY R. HYLAND, PLA, ASLA, CLARB
NEWMARKET MILLS
55 MAIN STREET, SUITE 129
NEWMARKET, NH 03857

SIXTH STREET PLAZA SITE PLAN

TAX MAP D, LOT 16F

383 SIXTH STREET, DOVER, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	FRESHWATER WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL

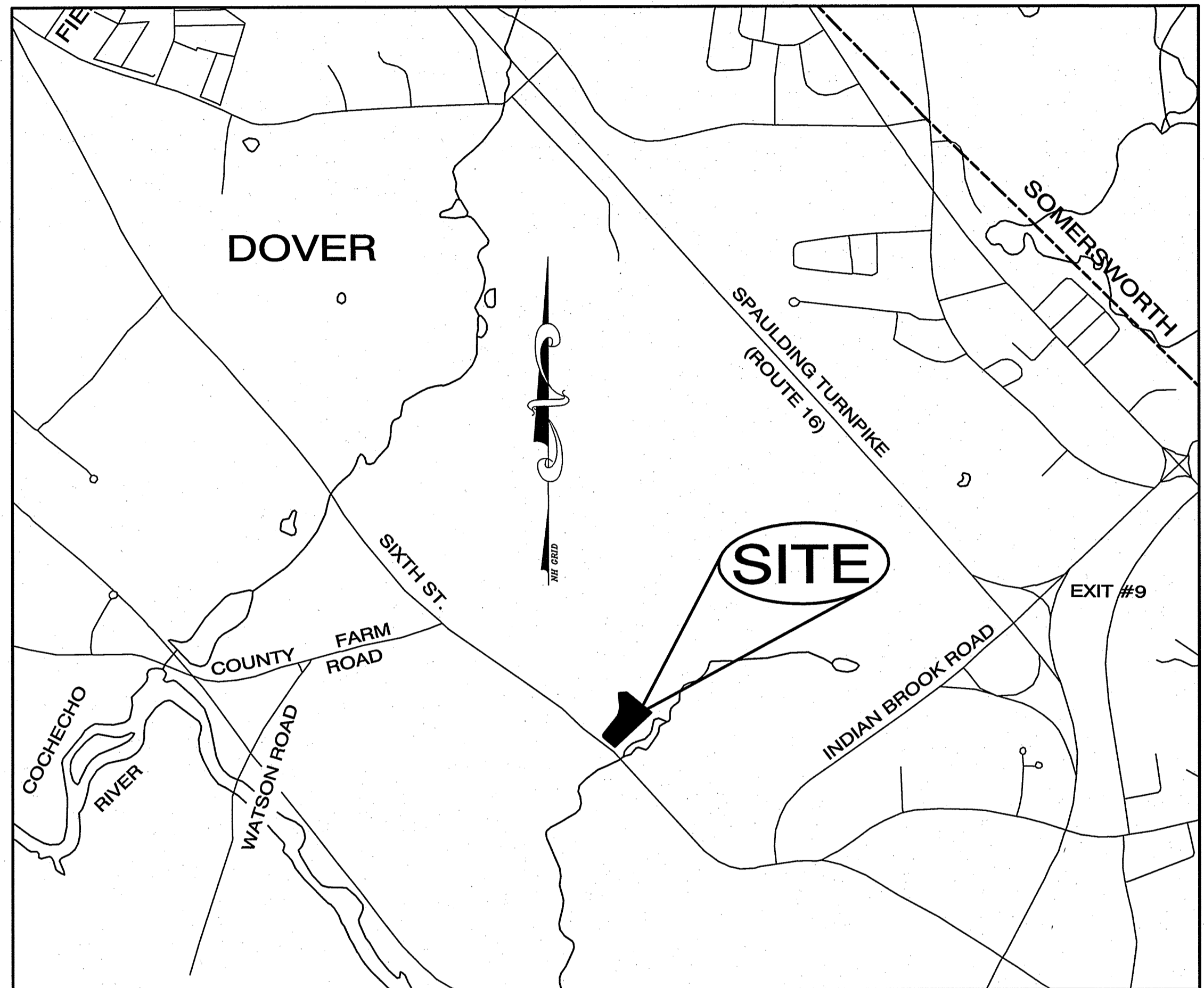
ABUTTERS:

TAX MAP D/LOT 16 & 16G
THE STORAGE BARN, LLC
MARK PHILLIPS
35 HODGDON FARM LANE
NEWINGTON, NH 03801

TAX MAP D/LOT 16A
LDSJ HOLDINGS LLC
375 SIXTH STREET
DOVER, NH 03820
BK 3960/PG 969

TAX MAP D/LOT 16B
JOHN W. & DEBRA J. WEEDEN
365 SIXTH STREET
DOVER, NH 03820
BK 2818/PG 983

TAX MAP E/LOT 24
LIBERTY MUTUAL INSURANCE
C/O JOANNE BRAGG
175 BERKELEY STREET, MS03L
BOSTON, MA 02116
BK 1364/PG 453



LOCUS MAP
SCALE 1" = 1000'

PERMITS

TYPE OF PERMIT	STATUS
DOVER SITE PLAN APPROVAL:	SUBMITTED: FEBRUARY 5, 2015
CITY OF DOVER PLANNING BOARD 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 (603) 516-6000	PLAN NO. P15-12
RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	DATED:

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LIGHTING PLAN
LA1-LA3	LANDSCAPE PLANS & DETAILS
A1	TDR & SUBDIVISION PLAN
EP1	EASEMENT PLAN
B1	BUILDING ELEVATIONS
D1-D3	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS
N1	NEIGHBORHOOD PLAN

CIVIL ENGINEER / SURVEYOR
WETLAND SCIENTIST
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: JONATHAN S. RING, PE
EMAIL: JRING@JONESANDBEACH.COM

ELECTRIC
EVERSOURCE ENERGY
74 OLD DOVER ROAD
ROCHESTER, NH 03867
CONTACT: MARK COLLINS
(603) 332-4227

WATER AND SEWER
CITY OF DOVER COMMUNITY SERVICES
271 MAST ROAD
DOVER, NH 03820
(603) 516-6450

CABLE TV
COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695

NATURAL GAS
UNITIL
325 WEST ROAD
PORTSMOUTH, NH 08201
(603) 294-5144

LANDSCAPE DESIGN
IRONWOOD DESIGN GROUP, LLC
55 MAIN STREET, SUITE 129
NEWMARKET, NH 03857
CONTACT: JEFFREY HYLAND
(603) 772-0590

TELEPHONE
FAIRPOINT COMMUNICATIONS
100 TRI CITY ROAD
SOMERSWORTH, NH 03878
ATTN: DAVE KESTNER
(603) 743-1114

LIGHTING DESIGNER:
CHARRON, INC.
PO BOX 4550
MANCHESTER, NH 03108
CONTACT: KEN SWEENEY
(603) 662-8418

ARCHITECT
PORT ONE ARCHITECTS
959 ISLINGTON STREET
PORTSMOUTH, NH 03801
CONTACT: KELLY DAVIS
(603) 436-8891

OWNER'S SIGNATURE: MAP D LOT 16F

THE STORAGE BARN, LLC
MARK G. PHILLIPS (MEMBER)
DATE: _____
DOVER, NH

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

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
2	3/30/15	REVISED PER TRC 2 COMMENTS	LAZ
1	03/02/15	REVISED PER TRC COMMENTS	MJS
0	02/05/15	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

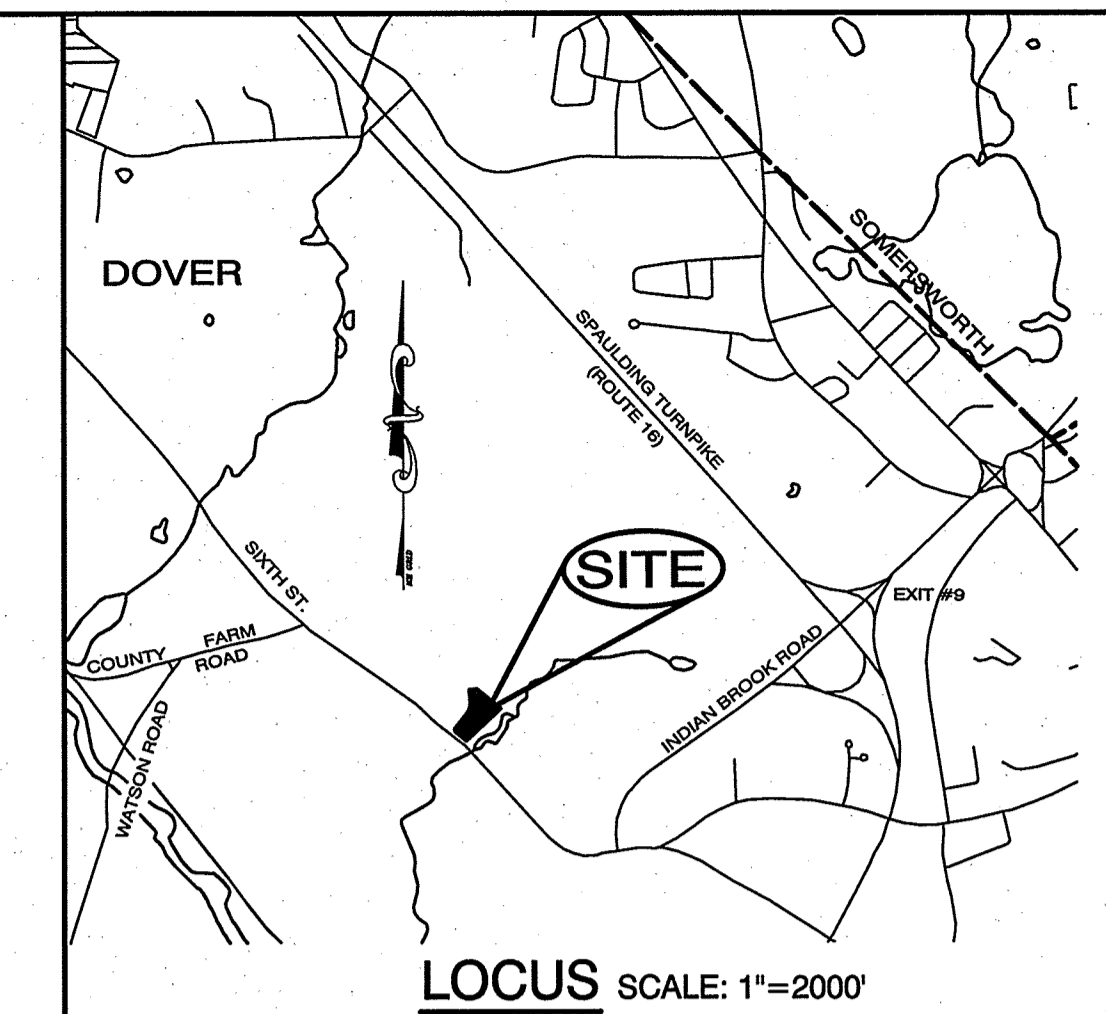
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

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

DRAWING No.
CS
SHEET 1 OF 17
JBE PROJECT NO. 15002

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SIXTH STREET PLAZA SITE PLAN, 383 SIXTH STREET, DOVER, NH
JBE # 15002 REVISION 03/30/15

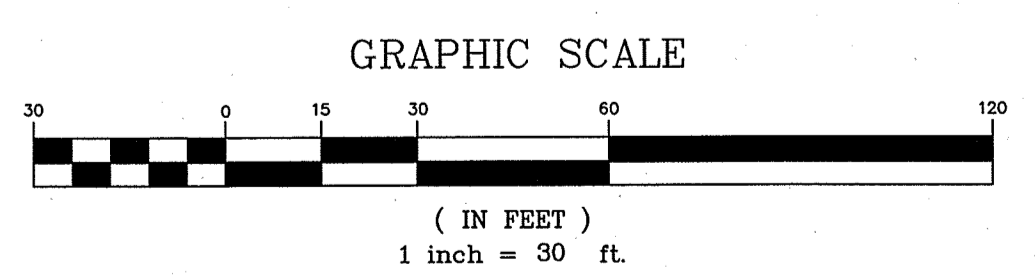
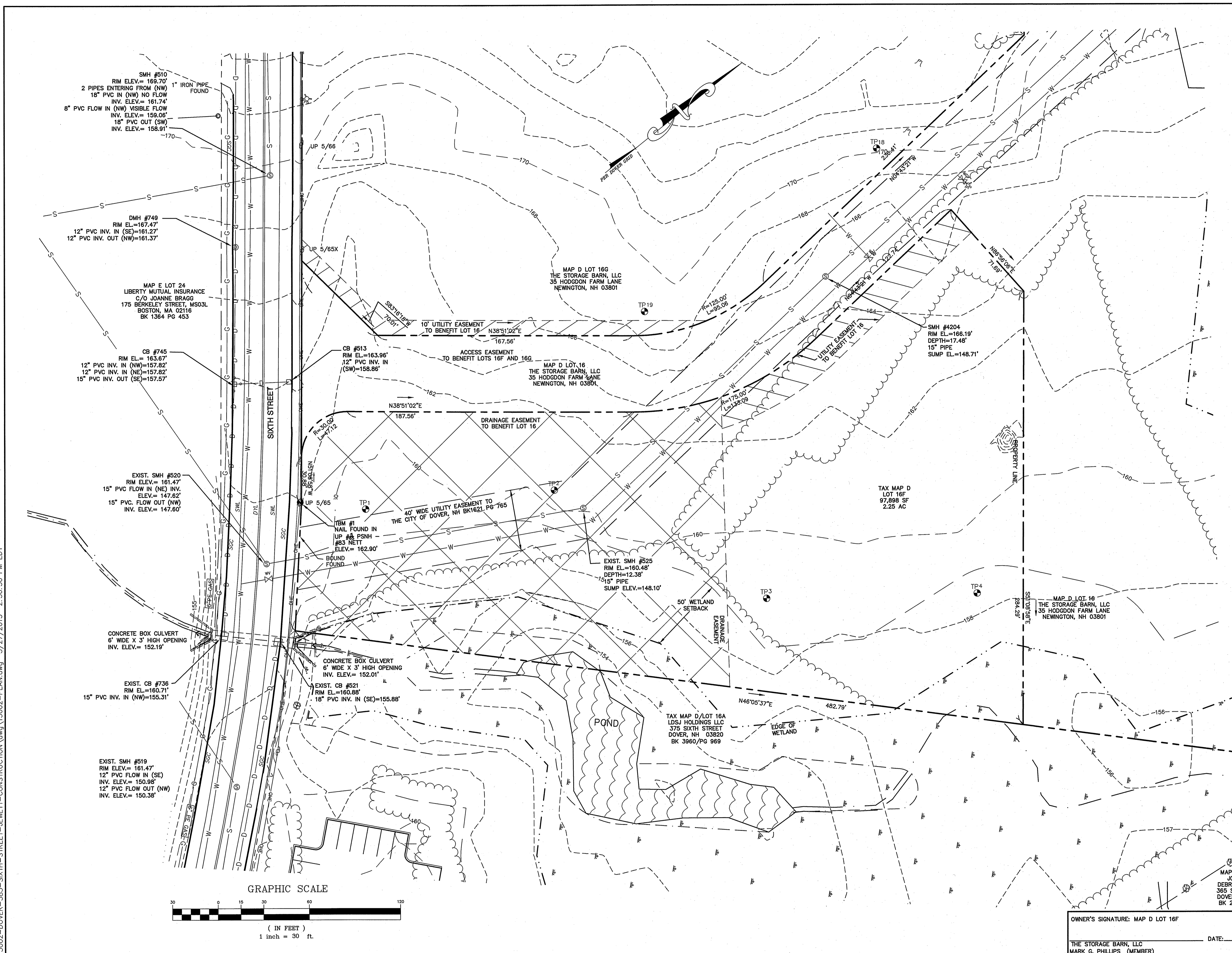


PLAN REFERENCES:

- "SUBDIVISION PLAT, TAX MAP D LOT 16 & 16-A, JD HOWARD DENTAL OFFICE, 375 SIXTH STREET, DOVER, NH WEEDEN FAMILY REVOCABLE TRUST", PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=40', DATED 7/26/11, AS LAST REVISED, THREE SHEETS RECORDED AS: 0V1 - PLAN DRAWER 102 PLAN NUMBER 057, A1 PLAN DRAWER 102 PLAN NUMBER 068, AND A2 - PLAN DRAWER 102 PLAN NUMBER 069.
- "LOT LINE ADJUSTMENT PLAN, THE STORAGE BARN, LLC, 385 & 387 SIXTH STREET, DOVER, NH", PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=100', DATED 6/9/14, AS LAST REVISED 11/7/14, AND RECORDED AT S.C.R.D. PLAN NO. 108-070.
- "TRANSFER OF DEVELOPMENT RIGHTS & SUBDIVISION PLAN, THE STORAGE BARN, LLC, 385 & 387 SIXTH STREET, DOVER, NH", PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=100', DATED 6/9/14, AS LAST REVISED 11/7/14, AND RECORDED AT S.C.R.D. PLAN NO. 108-071.
- "THE STORAGE BARN SITE PLAN" 385 & 387 SIXTH STREET, DOVER, NH, FOR THE STORAGE BARN, LLC, PREPARED BY JONES & BEACH ENGINEERS, INC., LAST REVISED 12/3/14.

EXISTING CONDITIONS NOTES:

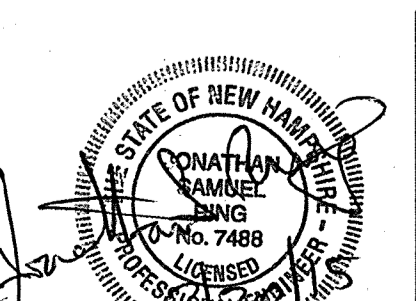
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
- PROJECT DATUM: CITY OF DOVER - GEOD CORP. GRID PER "SEWER AS-BUILT PLAN" PREPARED BY McGENEANY SURVEY ASSOCIATES, INC.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE PER COMMUNITY PANEL NO. 33017003100 DATED MAY 17, 2005.
- WETLANDS WERE DELINEATED BY CHRISTOPHER ALBERT OF JONES & BEACH ENGINEERS, INC. (JBE) DURING JULY, 2007 & JUNE 10, 2011, PERFORMED TO THE STANDARDS OF THE "US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1" (JANUARY, 1987).
- DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY JBE UTILIZING THE CRITERIA OF INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER 2009).
- DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY JBE UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NORTHEAST (REGION 1) US FISH AND WILDLIFE SERVICE (MAY 1988).
- WETLANDS WERE CLASSIFIED BY JBE UTILIZING THE CODE OF ADMINISTRATIVE RULES, WETLANDS BUREAU, STATE OF NEW HAMPSHIRE (CURRENT).
- TEST PITS PERFORMED BY CHRIS ALBERT, JONES & BEACH ENGINEERS, INC., IN MARCH, 2014.
- EXISTING SANITARY SEWER LINE DATA IN SIXTH STREET R.O.W. AND CROSS COUNTRY LINE TAKEN FROM PLAN REFERENCE NO. 4. NOT ALL STRUCTURES INCLUDED ON SIXTH STREET, CONTRACTOR TO REFER TO CITY OF DOVER RECORDS FOR ADDITIONAL DATA AS REQUIRED.
- TOPOGRAPHIC SURVEY PERFORMED BY JONES & BEACH ENGINEERS, INC. ON 3/20/14.
- ELEVATIONS ARE BASED ON CITY OF DOVER DATUM. SEE ALSO NOTE 2 ABOVE.



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

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

Design: JSR	Draft: PSL	Date: 01/19/15
Checked: JSR	Scale: 1"=30'	Project No.: 15002
Drawing Name: 15002-PLAN.dwg		
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REV.	DATE	REVISION	BY
2	3/30/15	REVISED PER TRC 2 COMMENTS	LAZ
1	03/02/15	REVISED PER TRC COMMENTS	MJS
0	02/05/15	ISSUED FOR REVIEW	LAZ
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885

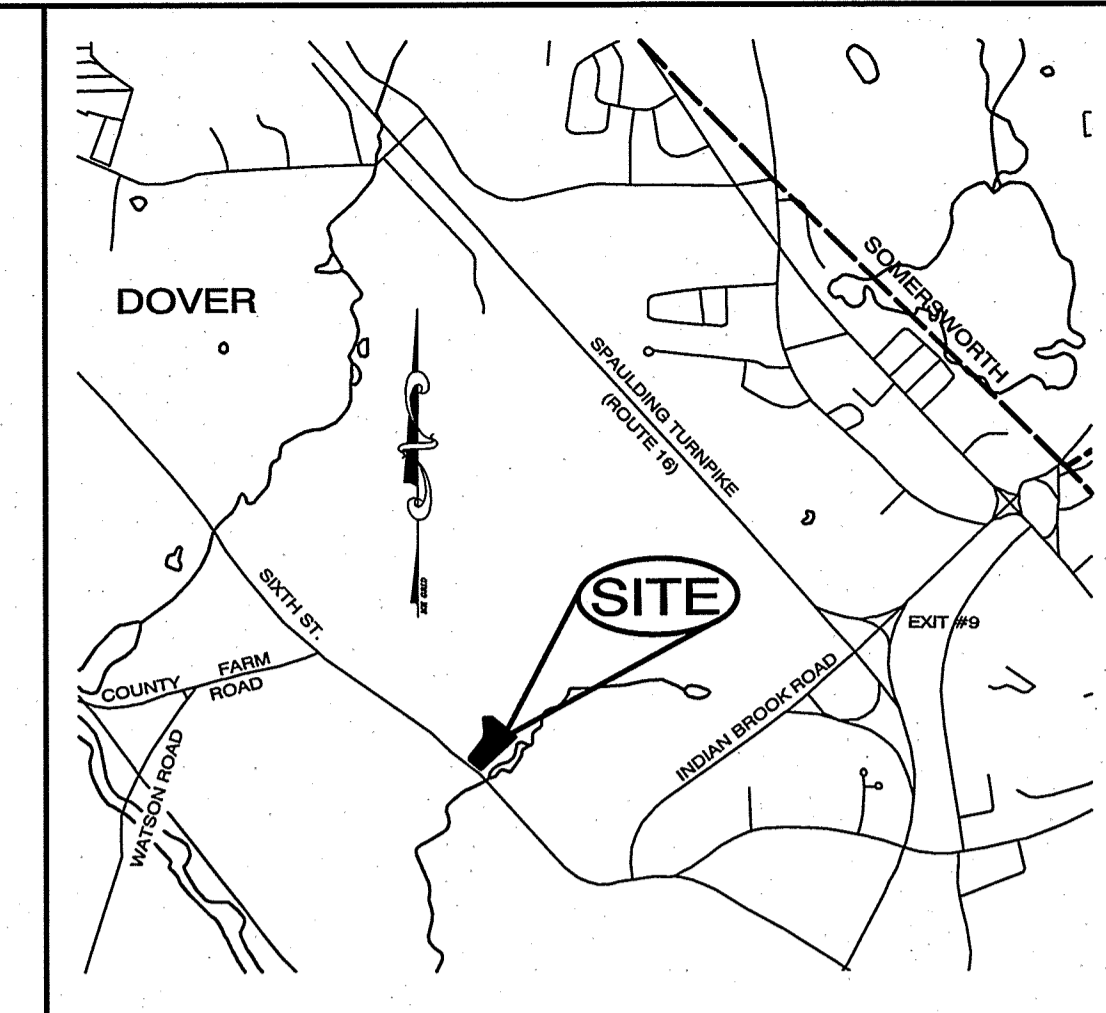
Civil Engineering Services

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

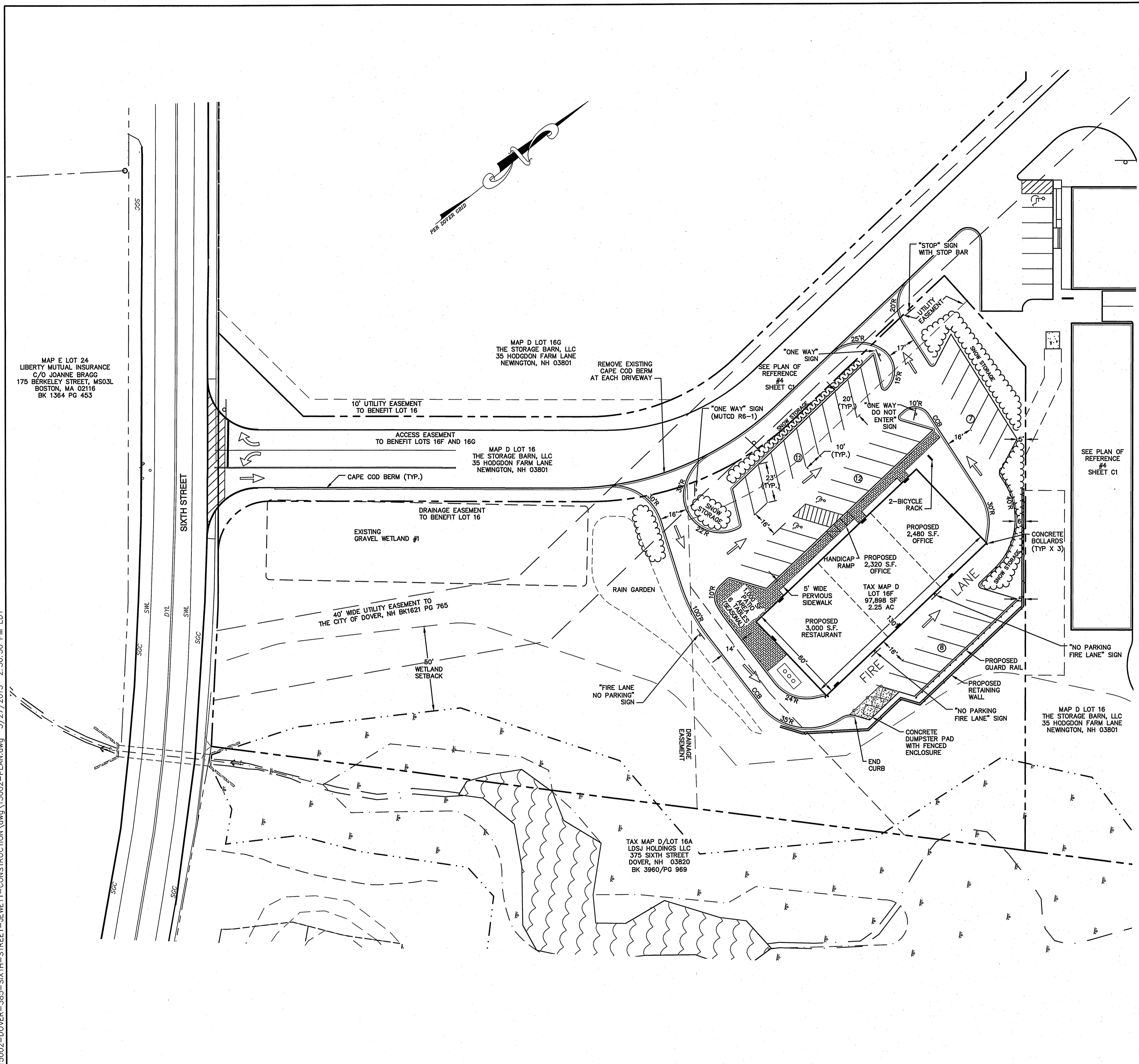
Plan Name:	EXISTING CONDITIONS PLAN
Project:	SIXTH STREET PLAZA SITE PLAN 383 SIXTH STREET, DOVER, NH
Owner of Record:	THE STORAGE BARN, LLC, 35 HODGDON FARM LANE, NEWINGTON, NH 03801

DRAWING No.	C1
SHEET 2 OF 17	JBE PROJECT NO. 15002

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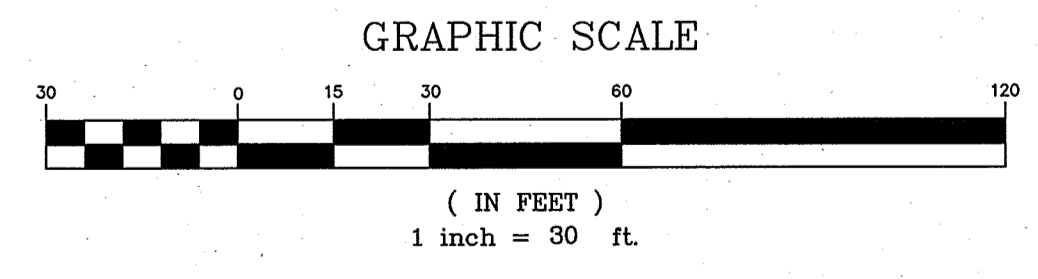
LOCUS SCALE: 1"=1000'



SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A 7,800 S.F. MIXED-USE RETAIL COMMERCIAL BUILDING (3,000 S.F. RESTAURANT AND 4,800 S.F. GENERAL OFFICE). "DRIVE-THROUGH" IS NOT PERMITTED PER ZONING ORDINANCE. PROJECT TO BE SERVICED 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 UNDESIRABLE 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. 33017C0310D DATED MAY 17, 2005.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.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, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-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. 1621 PG 765.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 50' WETLAND BUFFER IS NO CUT/NO DISTURB, 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.



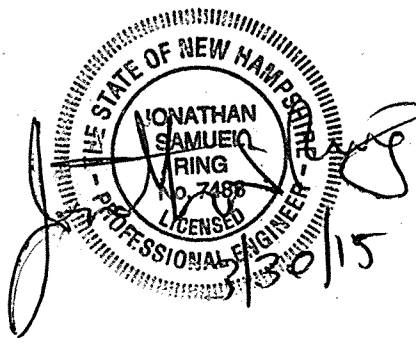
OWNER'S SIGNATURE: MAP D LOT 16F
 THE STORAGE BARN, LLC
 MARK G. PHILLIPS (MEMBER) DATE: _____

DOVER, NH

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

Design: JSR	Draft: PSL	Date: 01/19/15
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Drawing Name: 15002-PLAN.dwg		

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1	03/02/15	REVISED PER TRC COMMENTS	MJS
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85 Portsmouth Ave.
PO Box 219
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Civil Engineering Services

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

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

DRAWING No.

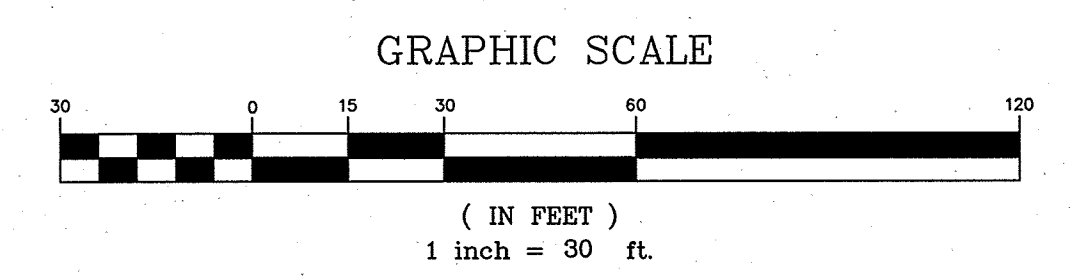
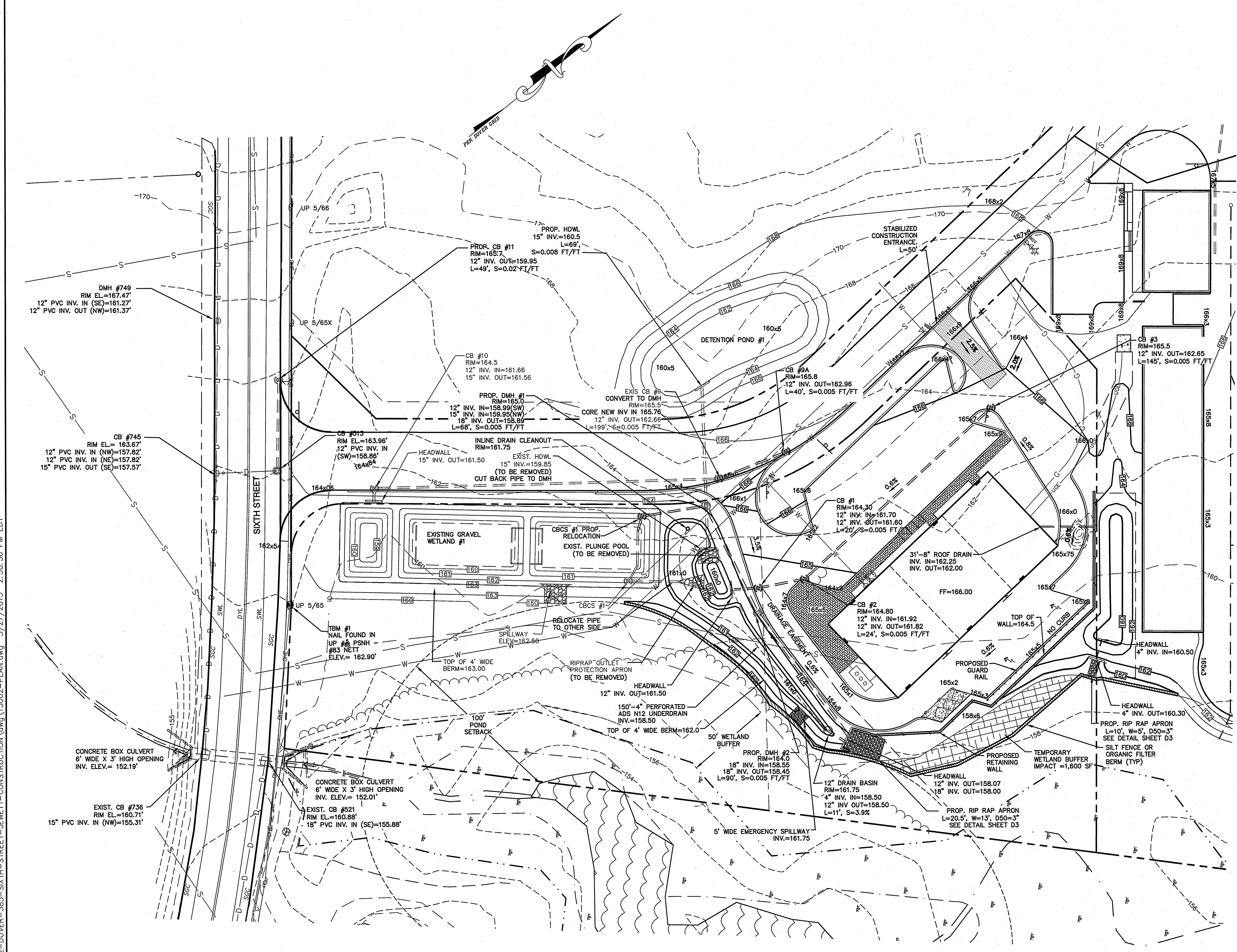
C2

SHEET 3 OF 17
JBE PROJECT NO. 15002

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GRADING AND DRAINAGE NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. PROJECT DATUM: CITY OF DOVER - GEOD CORP. GRID PER "SEWER AS-BUILT PLAN" PREPARED BY McNEANEY SURVEY ASSOCIATES, INC.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
6. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
8. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
10. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED.
11. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H2O LOADING AND SHALL BE INSTALLED ACCORDINGLY.
12. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
13. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
14. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
15. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
16. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
17. SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
18. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
19. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
20. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
21. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
23. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
24. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
25. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
26. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
27. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
28. STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.

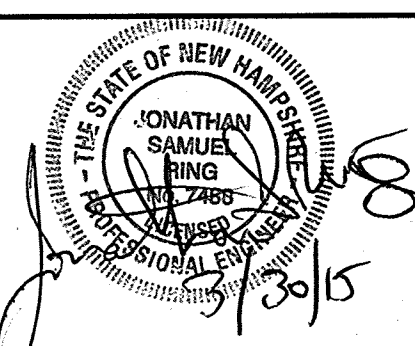


PLAN NO. P15-12

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

Design: JSR	Draft: PSL	Date: 01/19/15
Checked: JSR	Scale: 1"=30'	Project No.: 15002
Drawing Name: 15002-PLAN.dwg		

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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.
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Stratham, NH 03885

Civil Engineering Services

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FAX: 603-772-0227
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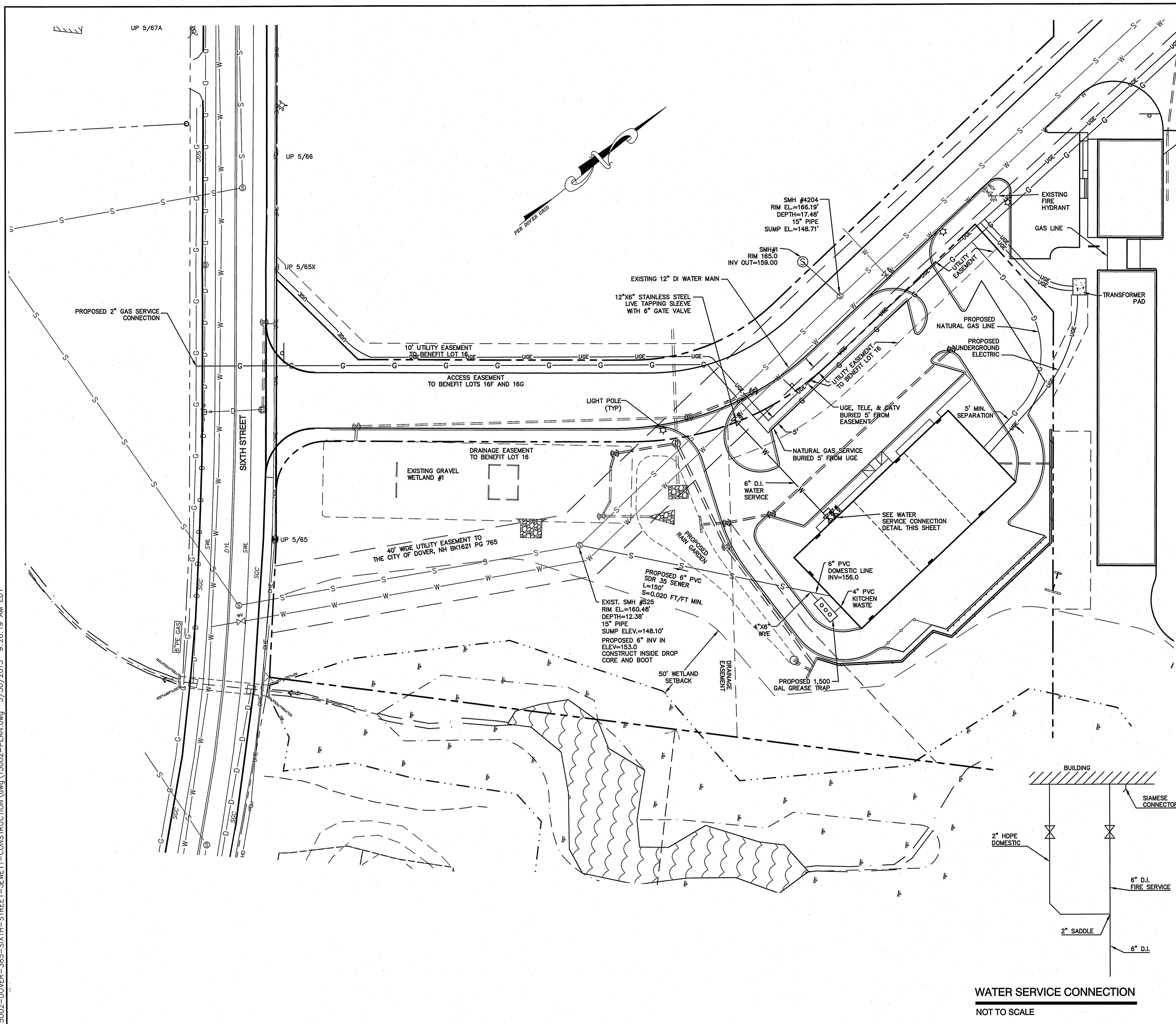
Plan Name:	GRADING AND DRAINAGE PLAN
Project:	SIXTH STREET PLAZA SITE PLAN 383 SIXTH STREET, DOVER, NH
Owner of Record:	THE STORAGE BARN, LLC, 35 HODGDON FARM LANE, NEWINGTON, NH 03801

DRAWING No.

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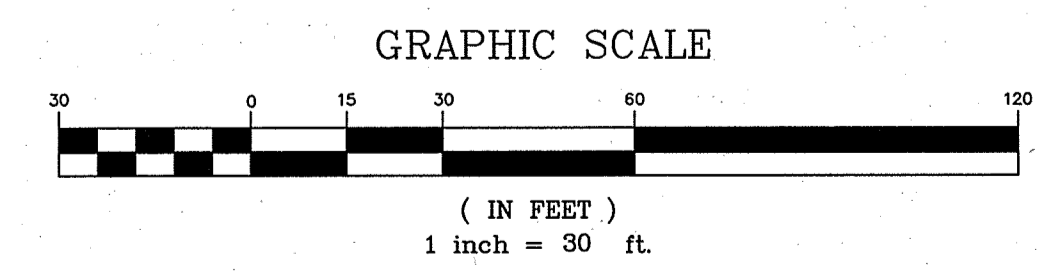
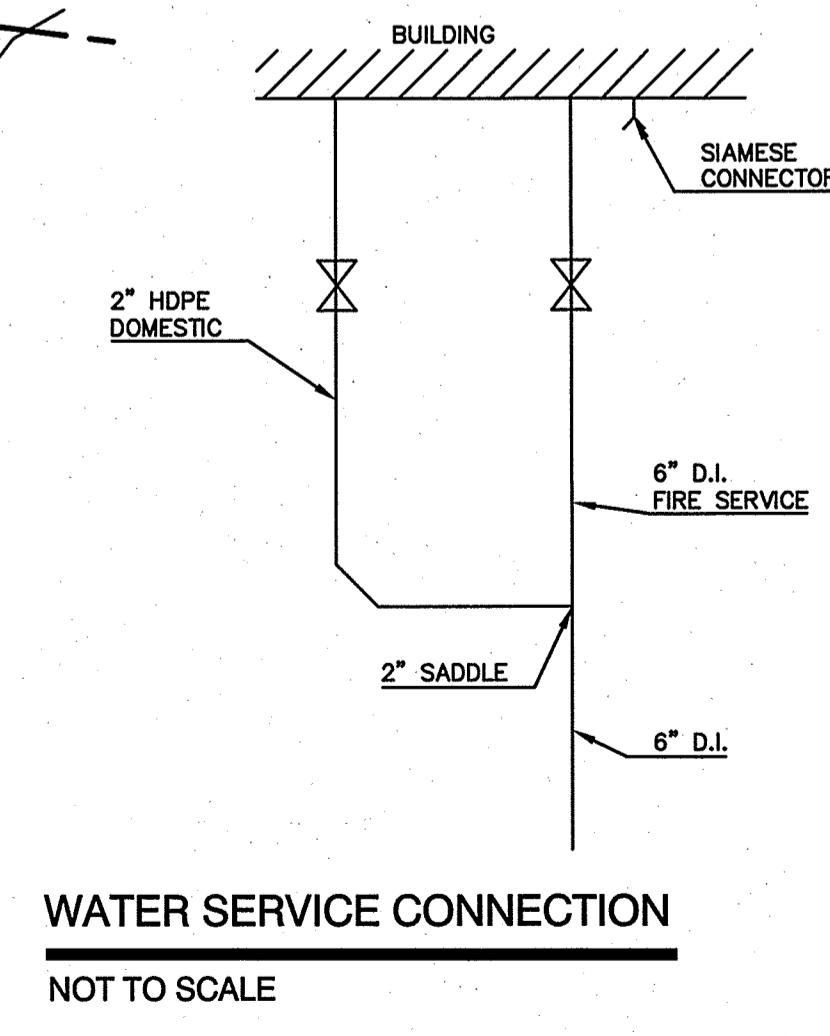
SHEET 4 OF 17
JBE PROJECT NO. 15002

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UTILITY NOTES:

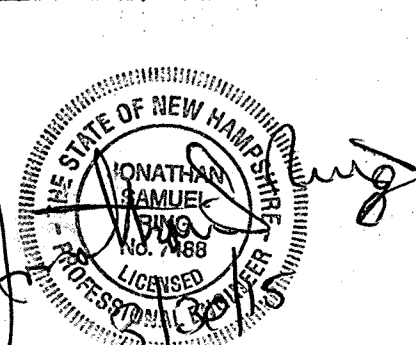
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARDS AND REGULATIONS, AND NHDES STANDARDS SPECIFICATIONS WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY MAINS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED.
- CONTRACTOR TO PROVIDE UNDERDRAIN, AS NECESSARY, AT DISCRETION OF THE PROJECT ENGINEER.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS.
- SANITARY SEWER FLOW CALCULATIONS:
25 RESTAURANT SEATS @ 40 GPD/SEAT = 1,000 GPD
4,800 SF OFFICE @ 15 GPD/100 SF = 720 GPD
TOTAL FLOW = 1,720 GPD.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- THE CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY-RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER, FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DIGSAFE'D BEFORE CONSTRUCTION.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
- SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED.
- SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY IS TO REMAIN PRIVATE, HOWEVER, THE CITY RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE).
- AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS AND OWNER.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
- THE CONTRACTOR SHALL NOT DISRUPT THE EXISTING SEWER FLOWS.
- THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO USERS AT ALL TIMES. WATER TESTING AND DISINFECTION REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH CITY AND NHDES REGULATIONS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS AND THE CITY OF DOVER POLICIES AND PRACTICES.
- BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- CONTRACTOR TO CONFIRM LOCATION OF THE EXISTING WATERMAIN AND CONFIRM THAT NO HEADWALLS, AND/OR STRUCTURES ARE BUILT OVER THE WATERMAIN.
- BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES.
- WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMANS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMANS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
- A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION OF FIRE PROTECTION SYSTEMS.
- REFER TO FIRE PROTECTION SHEETS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN TO BUILDING.
- FIRE LINE SHALL BE STUBBED UP 1' ABOVE FINISH FLOOR ELEVATION IN SPRINKLER ROOM.
- AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 101 LIFE SAFETY CODE/NFPA 1 AND LOCAL REGULATIONS. FIRE DEPARTMENT CONNECTION SHALL BE FIELD VERIFIED BY LOCAL FIRE DEPARTMENT TO ENSURE OPTIMUM PLACEMENT.
- THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700.
- ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-8. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER.
- ENV-WQ 704.17 SEWER MANHOLE TESTING: SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST PRIOR TO BACKFILLING AND PLACEMENT OF SHELVES AND INVERTS.



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

Design: JSR	Draft: PSL	Date: 01/19/15
Checked: JSR	Scale: 1"=30'	Project No.: 15002
Drawing Name: 15002-PLAN.dwg		

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0	02/05/15	ISSUED FOR REVIEW	LAZ
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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Stratham, NH 03885

Civil Engineering Services

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

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

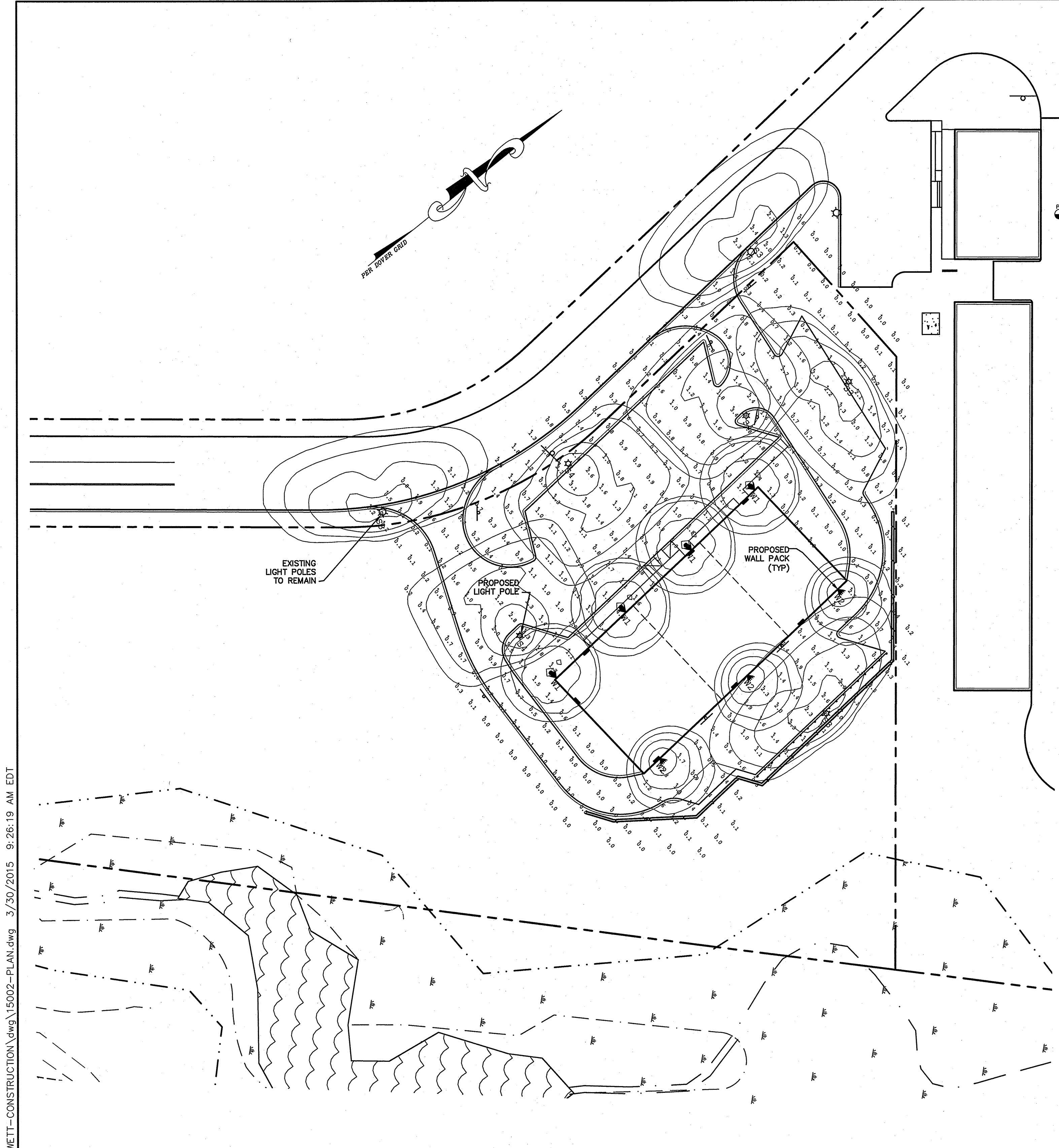
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SHEET 5 OF 17
JBE PROJECT NO. 15002

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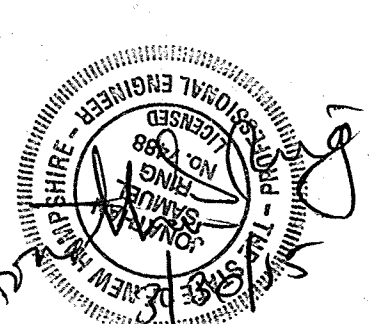


Symbol	Qty	Label	Arrangement	Description
W1	4	S3	SINGLE	LDRV-SL3-B02-E/ 16' AFG
W2	3	S4	SINGLE	LDRV-SL4-B02-E/ 16' AFG
W3	4	W1	SINGLE	MRW010-F/ 15' AFG
W4	3	W2	SINGLE	XTOR2A/ WALL MFD 15' AFG

ILLUMINANCE (FC)
 AVERAGE = 1.05
 MAXIMUM = 3.1
 MINIMUM = 0.4
 AVG./MIN. RATIO = 2.63

Design: JSR	Draft: PSL	Date: 01/19/15
Checked: JSR	Scale: 1"=30'	Project No.: 15002
Drawing Name: 15002-PLAN.dwg		

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1	03/02/15	REVISED PER TRC COMMENTS	MJS
0	02/05/15	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

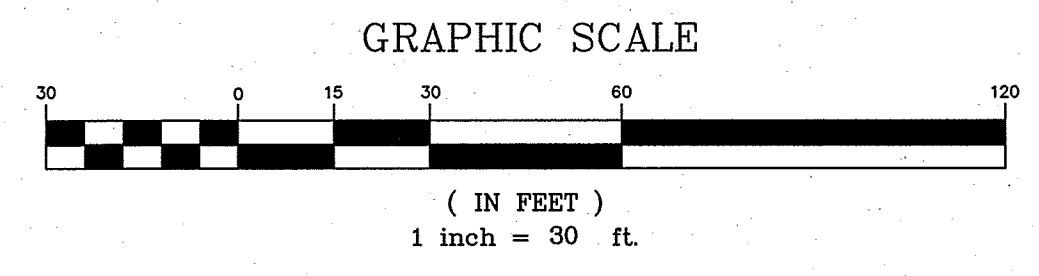
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85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885

Civil Engineering Services

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

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



PLAN NO. P15-12

LUMARK

XTOR CROSSTOUR LED

DESCRIPTION
 The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for well/facade, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

SPECIFICATION FEATURES

Construction
 Slim, low profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
 Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical
 LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. Crosstour luminaires maintain greater than 70% of initial light output after 50,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for three-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 10W, 120V 50/60 Hz, 20W and 30W, 120-277V or 347V 50/60Hz models.

Finish
 Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
 Five-year limited warranty.

APPLICATIONS:
 WALL / SURFACE
 POST / BOLLARD
 LOW LEVEL
 FLOODLIGHT
 INVERTED
 SITE LIGHTING

CERTIFICATION DATA
 UL Listed, Wet Location Listed
 IP69 Protection Rated
 ADA Compliant
 LM79 / LM80 Compliant
 RoHS Compliant
 ARRA Compliant
 DLC Qualified Model
 Lighting Facts® Approved
 Title 24 Compliant
 NDM Compliant Models

TECHNICAL DATA
 40°C Maximum Ambient Temperature
 External Supply Wiring 90°C Minimum

DESIGNLIGHTS CONSORTIUM

DIMENSIONS

10W & 20W 5-3/4" (143mm) 3W 6-5/8" (168mm)	10W & 20W 6-3/4" (171mm) 30W 8" (203mm)	10W & 20W 3-5/8" (92mm) 20W 4" (102mm)
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TMSLIGHTING

Marathon Wall Luminaire

Features

- Highly efficient reflector with uniform distribution
- Smooth dimming without any color shift (optional)
- Stays ON in case of a power failure with the optional emergency ballast
- Vandalproof with optional glass globe and wire guard
- Lightweight construction for easy installation and less structural stress
- Quality components combined with the most current technology for high efficiency and reduced lighting costs
- Maintenance is simple; easy to clean and re-lamp

Applications
 The Marathon is ideal for illuminating areas where flexible, localized distribution is necessary. It lends itself to commercial and industrial applications that could benefit from materials and maintenance cost reductions. Marathon could either augment the existing lighting system or illuminate a small to medium-sized area. In an outdoor application, Marathon could be wall-mounted to illuminate patios and meeting places. Fitted with an optional globe and wire guard, it becomes weatherproof and vandalproof while providing good nighttime visibility. The Marathon is ideal for illuminating indoor and outdoor areas such as doorways and entrances, wide hallways, laneways, patios, and could provide adequate nighttime security lighting.

Reflector
 The 10" (25.4 cm) diameter reflector is made of high grade aluminum. With a conic design, the beam is evenly distributed to provide uniformity throughout the area of interest. It accommodates the lamp, socket, diffuser and guard. The reflector assembly is supported by a rigid conduit (1/2" NPT) connected to the cover plate.

Lamp
 The Marathon is designed to operate with LED (20W max.), compact fluorescent (40W max.), metal halide (70W max.), and incandescent lamps (150W max.), for design and application flexibility.

Ballast
 Electronic compact fluorescent and pulse-start metal halide ballasts used with the Marathon share many attributes that contribute to the quality of light, energy savings and safety.

- Virtual flicker-free operation
- High ballast factor of 1.0 for maximum lumen maintenance
- High power factor greater than 90%
- Low THD: CF < 10%; MH < 15%
- Sound rated 'A' for the most quiet operation
- EOL protection switches output OFF on lamp burnout
- Environmentally friendly, containing no PCB's
- Color-coded leads for easy installation

LED Driver
 The LED source is controlled by an advanced electronic driver for cool, flicker-free operation and energy savings. Built from quality components, the driver delivers consistent power, and extends LED lamp life. The driver is installed inside the ballast enclosure, and can be used on a 120V line.

LED Dimmer
 The optional LED dimmer can be installed into a standard switchbox. It controls the intensity of the light output over the upper 90% of the range (10% min. to 100% max.). Integrated pulse width modulation (PWM) technology ensures a consistent color temperature (CCT) when making adjustments, for no color shifts or blurs. You can adjust the amount of light while maintaining the same quality.

Mounting
 Mount on a wall, directly over a standard 4" electrical junction box with 3/2" holes c/c. Use the cover plate with 12" (30.5 cm) conduit (1/2" NPT std.) or drop cord/aviation cable suspension (10" max.).

Finish
 The Marathon pendant is available in a multitude of polyester powder coated, RAL and specialty finishes. The reflector is painted white to maximize reflectance, then the specified finish is applied to the outside. See the color chart for available finishes.

Compliance
 The Marathon pendant is UL and ULSTC listed, complies with the Consultants Europe directives. It is rated IP23 for indoor and outdoor applications.

Dimensions

LUMARK

RV LED RIDGEVIEW AREA/ROADWAY

DESCRIPTION
 The Ridgeview™ LED area roadway luminaire is the compact, efficient, economical approach to LED area lighting. A pure blend of traditional form and LED efficiency, Ridgeview provides functional, low-profile design with excellent operating performance. Patented modular LightBAR™ technology delivers uniform and energy-conscious illumination to parking lots and perimeter security lighting applications.

SPECIFICATION FEATURES

Construction
 Rugged one-piece, die-cast aluminum housing secures the thermally conductive LED panel and electrical chamber. Low profile, 3G vibration rated compact design minimizes wind load requirements. Extruded aluminum frame secured with stainless steel hardware confines the LightBAR panel to the thermally conductive housing. The panel allows for easy access to the electrical chamber.

Optics
 Choice of twelve (12) patented, high efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical
 LED drivers are hard-mounted to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz, 480V 50/60 Hz operation. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10KV of transient line surge. 50,000 hours of life with >70% lumen maintenance. The Ridgeview LED luminaire is suitable for operating temperatures from -30°C to 40°C. LightBARs feature IP66 enclosure rating.

Mounting
 Cast aluminum 6" arm includes bolt guides allowing for easy position of the fixture during installation to pole. Standard single carton packaging of housing, square pole arm and round pole adapter provide contractor-friendly installation. Wall mount models feature a cast aluminum arm that is directly mounted to a 4" supplied wall plate secured with set screws.

Finish
 Components finished in a 5-stage Super TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
 Ridgeview features a five-year limited warranty.

CERTIFICATIONS
 UL Listed
 LM79 / LM80 Compliant
 3G Vibration Rated
 IP66 Fixture Rating, IP68 LightBARs
 ARRA Compliant
 ISO 9001

ENERGY DATA
 Electronic LED Driver
 3:1 Power Factor
 <20% Total Harmonic Distortion
 120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
 -30°C Minimum Temperature
 40°C Ambient Temperature Rating
 60°C (Optional) Ambient Temperature Rating

EPA
 Effective Projected Area: (Sq. Ft.)
 Without Arm: 0.48
 With Arm: 0.67

SHIPPING DATA
 Approximate Net Weight:
 12.5 lbs (5.6 kgs)

1 - 4 LightBARs
 Solid State LED
 AREA LUMINAIRE

SustainableLEDesign

DIMENSIONS (SITE)

Pole Mount

Wall Mount

DRILLING PATTERN (SITE)

Type "R"

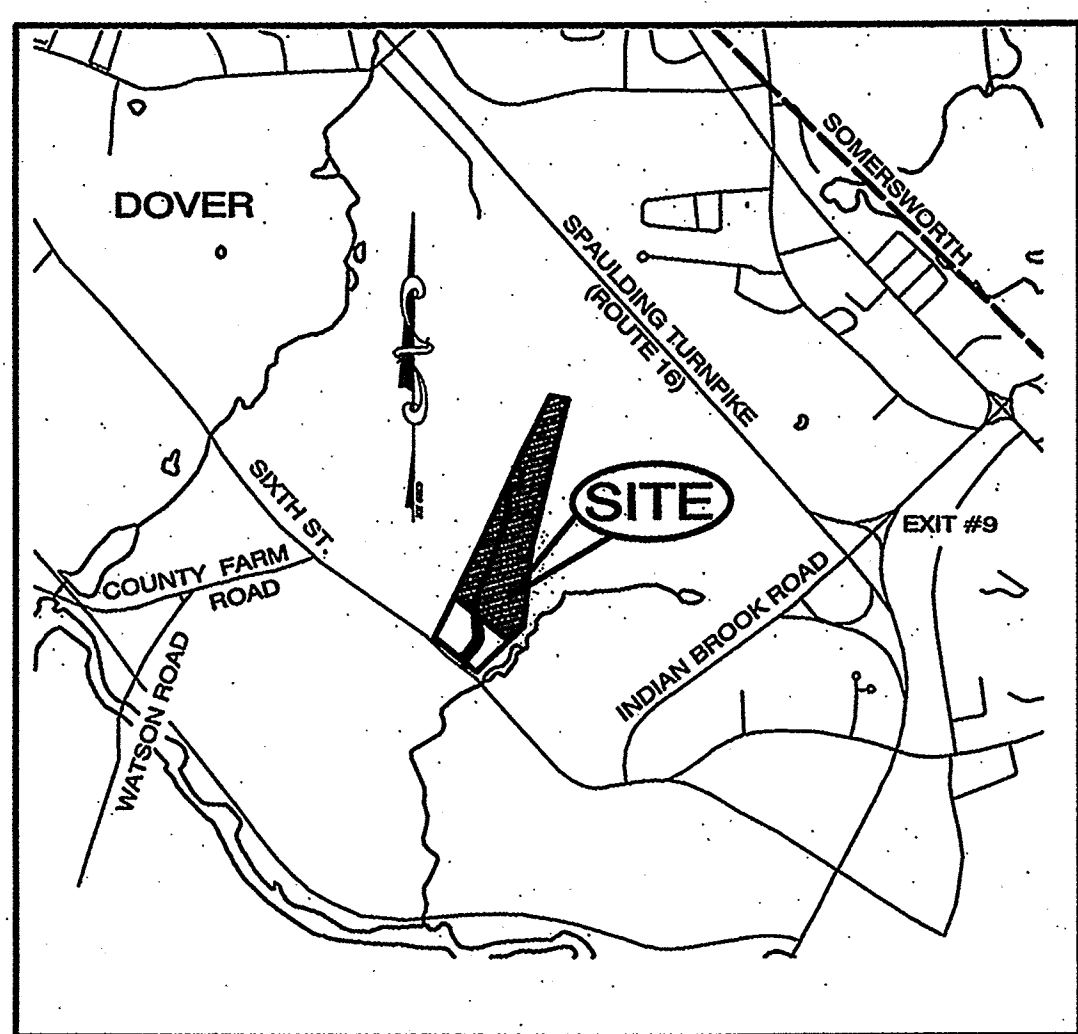
- LIGHTING AND ELECTRICAL NOTES:**
- SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
 - CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO CITY REGULATIONS.
 - ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER CITY REGULATIONS.
 - LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
 - ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDELS.
 - LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
 - ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
 - THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03108, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

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

DRAWING No.

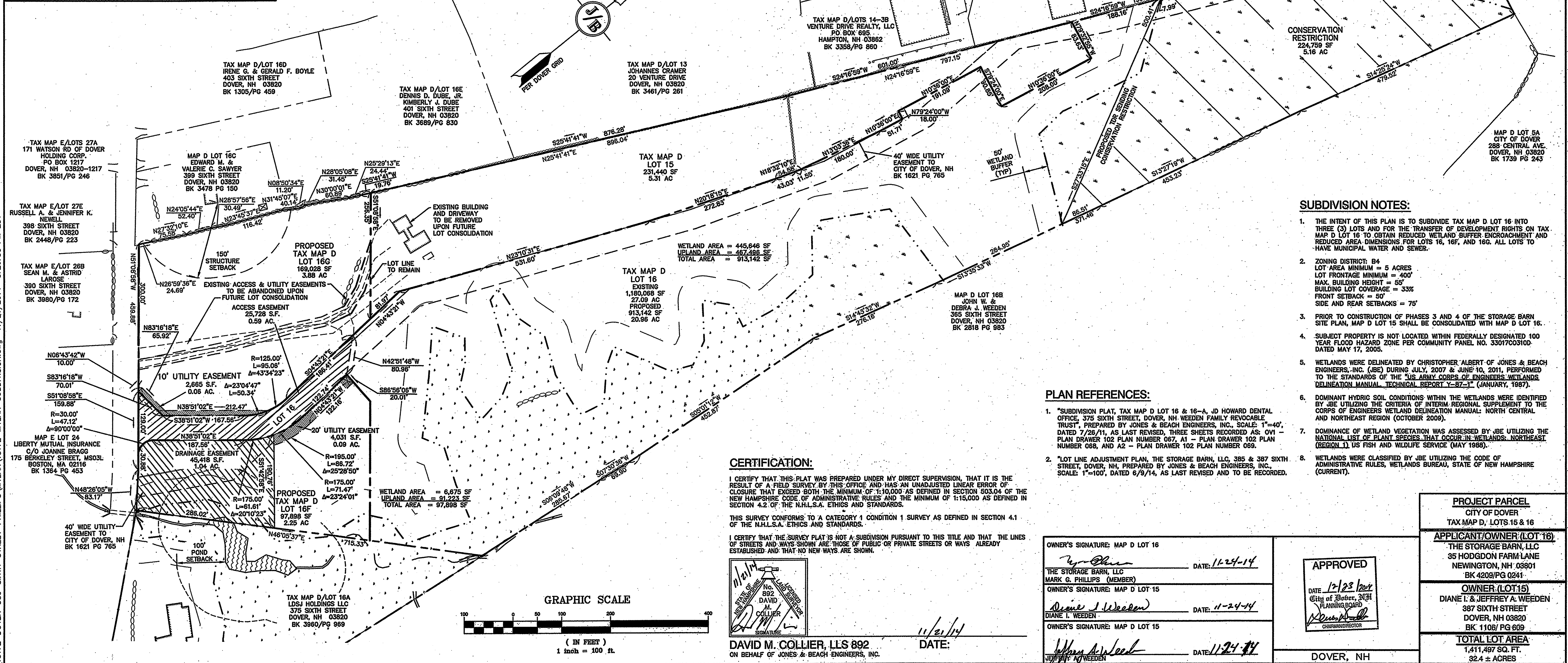
L1

SHEET 6 OF 17
 JBE PROJECT NO. 15002



GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	FRESHWATER WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	FENCE
---	---	STOCKADE FENCE
---	---	ZONELINE
---	---	EASEMENT
---	---	GUARDRAIL
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	FRESHWATER WETLANDS

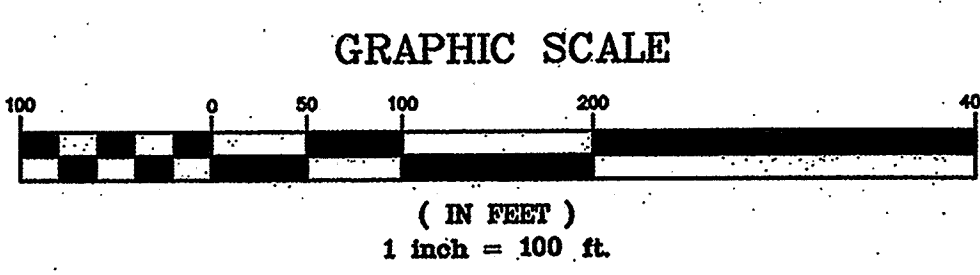


- SUBDIVISION NOTES:**
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP D LOT 16 INTO THREE (3) LOTS AND FOR THE TRANSFER OF DEVELOPMENT RIGHTS ON TAX MAP D LOT 16 TO OBTAIN REDUCED WETLAND BUFFER ENCROACHMENT AND REDUCED AREA DIMENSIONS FOR LOTS 16, 16F, AND 16G. ALL LOTS TO HAVE MUNICIPAL WATER AND SEWER.
 - ZONING DISTRICT: B4
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'
 - PRIOR TO CONSTRUCTION OF PHASES 3 AND 4 OF THE STORAGE BARN SITE PLAN, MAP D LOT 15 SHALL BE CONSOLIDATED WITH MAP D LOT 16.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE PER COMMUNITY PANEL NO. 33017003100 DATED MAY 17, 2005.
 - WETLANDS WERE DELINEATED BY CHRISTOPHER ALBERT OF JONES & BEACH ENGINEERS, INC. (JBE) DURING JULY, 2007 & JUNE 10, 2011, PERFORMED TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
 - DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY JBE UTILIZING THE CRITERIA OF INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER 2009).
 - DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY JBE UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1) US FISH AND WILDLIFE SERVICE (MAY 1988).
 - WETLANDS WERE CLASSIFIED BY JBE UTILIZING THE CODE OF ADMINISTRATIVE RULES, WETLANDS BUREAU, STATE OF NEW HAMPSHIRE (CURRENT).

- PLAN REFERENCES:**
- "SUBDIVISION PLAT, TAX MAP D LOT 16 & 16-A, JD HOWARD DENTAL OFFICE, 375 SIXTH STREET, DOVER, NH WEEDEN FAMILY REVOCABLE TRUST", PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=40', DATED 7/26/11, AS LAST REVISED, THREE SHEETS RECORDED AS: OVI - PLAN DRAWER 102 PLAN NUMBER 067, A1 - PLAN DRAWER 102 PLAN NUMBER 068, AND A2 - PLAN DRAWER 102 PLAN NUMBER 069.
 - "LOT LINE ADJUSTMENT PLAN, THE STORAGE BARN, LLC, 385 & 387 SIXTH STREET, DOVER, NH, PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=100, DATED 6/9/14, AS LAST REVISED AND TO BE RECORDED.

CERTIFICATION:
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

I CERTIFY THAT THE SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.
DATE: 11/23/14



OWNER'S SIGNATURE: MAP D LOT 16
[Signature] DATE: 11-24-14
THE STORAGE BARN, LLC
MARK G. PHILLIPS (MEMBER)
OWNER'S SIGNATURE: MAP D LOT 15
[Signature] DATE: 11-24-14
DIANE I. WEEDEN
OWNER'S SIGNATURE: MAP D LOT 15
[Signature] DATE: 11-24-14
JEFFREY A. WEEDEN

APPROVED
DATE: 12/23/2014
City of Dover, NH
PLANNING BOARD
[Signature]
CHAIRMAN/REGISTRAR

PROJECT PARCEL CITY OF DOVER TAX MAP D, LOTS 15 & 16
APPLICANT/OWNER (LOT 16) THE STORAGE BARN, LLC 35 HODGDON FARM LANE NEWINGTON, NH 03801 BK 4209/Pg 0241
OWNER (LOT 15) DIANE I. & JEFFREY A. WEEDEN 387 SIXTH STREET DOVER, NH 03820 BK 1106/Pg 609
TOTAL LOT AREA 1,411,497 SQ. FT. 32.4 ± ACRES

Design: MJK	Draft: LAZ	Date: 06/09/14
Checked: JSR	Scale: 1"=100'	Project No.: 13172
Drawing Name: 13172-SUBDIVISION.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
6	11/7/14	ISSUE MYLARS FOR RECORDING	CWW
5	8/4/14	PLANNING BOARD SUBMISSION	PSL
4	7/29/14	PLANNING BOARD SITE WALK	LAZ
3	7/22/14	REVISED LOT LINES	LAZ
2	7/15/14	MINOR REVISIONS FOR SITE WALK	MJK
REV.	DATE	REVISION	BY

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746
603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TRANSFER OF DEVELOPMENT RIGHTS & SUBDIVISION PLAN
Project:	THE STORAGE BARN, LLC 385 & 387 SIXTH STREET, DOVER, NH
Owner of Record:	THE STORAGE BARN, LLC, 35 HODGDON FARM LANE, NEWINGTON, NH 03801 (LOT 16) DIANE I. AND JEFFREY A. WEEDEN, 387 SIXTH STREET, DOVER, NH 03820 (LOT 15)

DRAWING No.	A1
SHEET 2 OF 3	JBE PROJECT NO. 13172

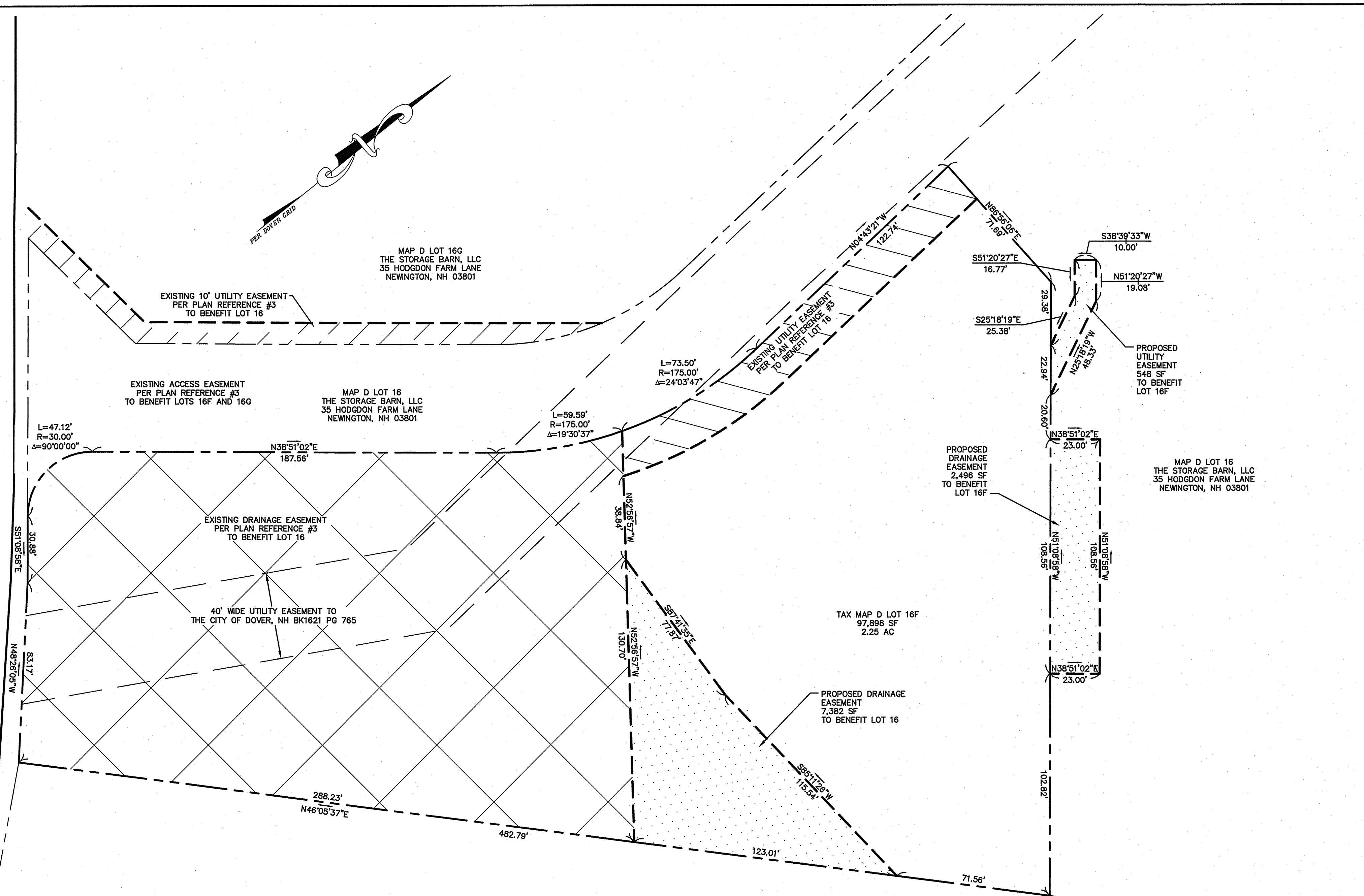
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15002

3:15002-DOVER-385-SIXTH-STREET-JEWETT-CONSTRUCTION.dwg \15002-PLAN.dwg 3/27/2015 2:50:50 PM EDT

MAP E LOT 24
 LIBERTY MUTUAL INSURANCE
 C/O JOANNE BRAGG
 175 BERKELEY STREET, MS03L
 BOSTON, MA 02116
 BK 1364 PG 453

SIXTH STREET



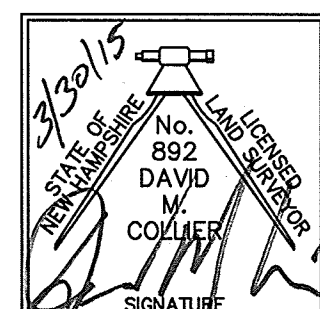
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

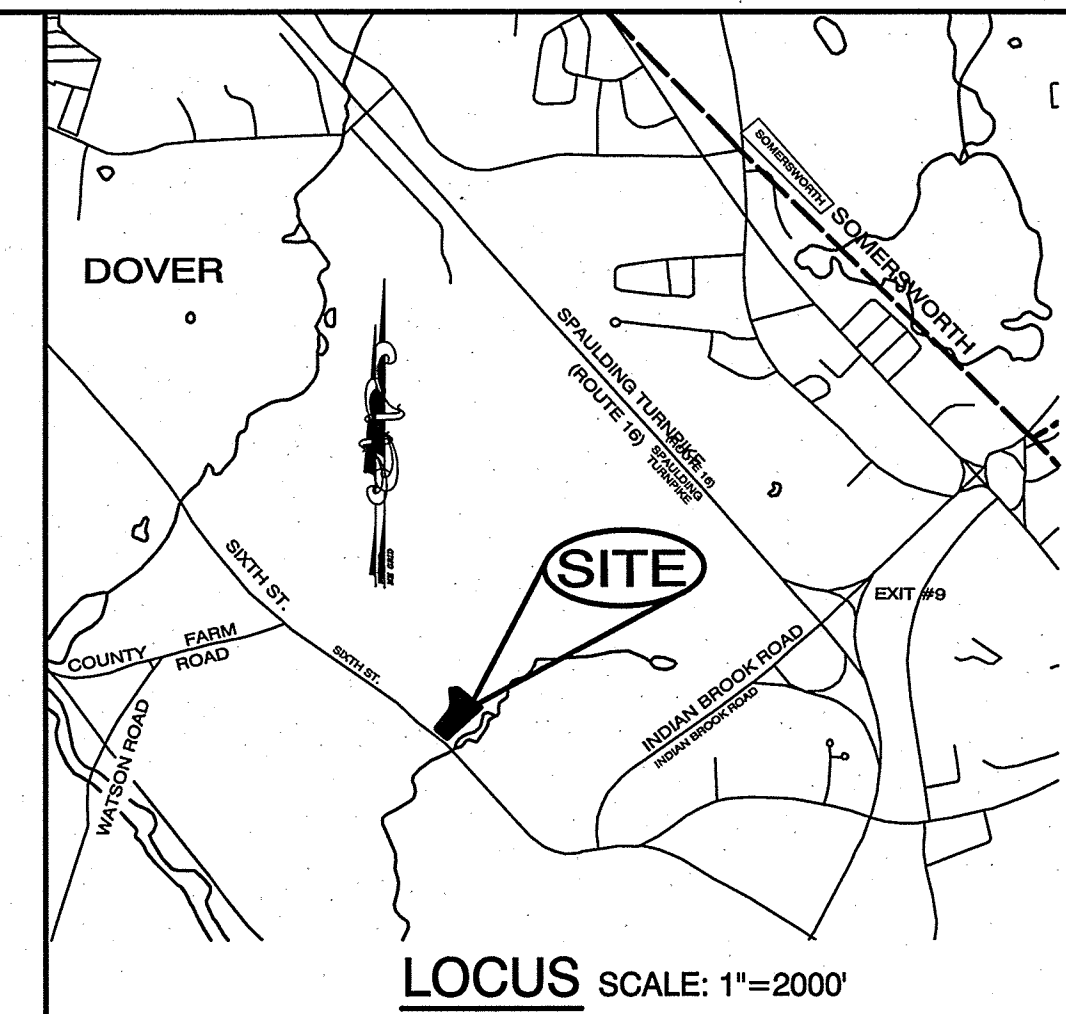
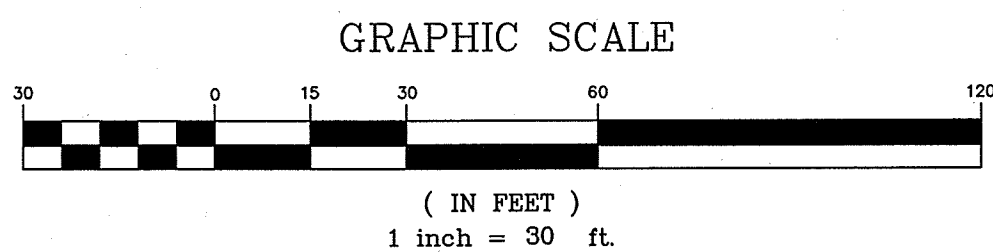
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 3/30/15



PLAN REFERENCES:

- "SUBDIVISION PLAT, TAX MAP D LOT 16 & 16-A, JD HOWARD DENTAL OFFICE, 375 SIXTH STREET, DOVER, NH WEEDEN FAMILY REVOCABLE TRUST", PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=40', DATED 7/26/11, AS LAST REVISED, THREE SHEETS RECORDED AS: OVI - PLAN DRAWER 102 PLAN NUMBER 067, A1 - PLAN DRAWER 102 PLAN NUMBER 068, AND A2 - PLAN DRAWER 102 PLAN NUMBER 069.
- "LOT LINE ADJUSTMENT PLAN, THE STORAGE BARN, LLC, 385 & 387 SIXTH STREET, DOVER, NH", PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=100', DATED 6/9/14, AS LAST REVISED 11/7/14, AND RECORDED AT S.C.R.D. PLAN NO. 108-070.
- "TRANSFER OF DEVELOPMENT RIGHTS & SUBDIVISION PLAN, THE STORAGE BARN, LLC, 385 & 387 SIXTH STREET, DOVER, NH", PREPARED BY JONES & BEACH ENGINEERS, INC., SCALE: 1"=100', DATED 6/9/14, AS LAST REVISED 11/7/14, AND RECORDED AT S.C.R.D. PLAN NO. 108-071.
- "THE STORAGE BARN SITE PLAN" 385 & 387 SIXTH STREET, DOVER, NH, FOR THE STORAGE BARN, LLC, PREPARED BY JONES & BEACH ENGINEERS, INC., LAST REVISED 12/3/14.

NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW AMENDED EASEMENTS BETWEEN TAX MAP D LOT 16, AND TAX MAP D LOT 16F,
- PROJECT DATUM: CITY OF DOVER - GEOD CORP. GRID PER "SEWER AS-BUILT PLAN" PREPARED BY McEENEY SURVEY ASSOCIATES, INC.
- EXISTING SANITARY SEWER LINE DATA IN SIXTH STREET R.O.W. AND CROSS COUNTRY LINE TAKEN FROM PLAN REFERENCE NO. 4. NOT ALL STRUCTURES INCLUDED ON SIXTH STREET. CONTRACTOR TO REFER TO CITY OF DOVER RECORDS FOR ADDITIONAL DATA AS REQUIRED.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY JONES & BEACH ENGINEERS, INC. ON 3/20/14 WITH AN ERROR GREATER THAN 1 IN 10,000.
- WRITTEN EASEMENT AGREEMENTS SHALL BE RECORDED AT STRAFFORD COUNTY REGISTRY OF DEEDS FOR EACH EASEMENT DEPICTED.

PROJECT PARCEL

CITY OF DOVER
TAX MAP D, LOT 16F

APPLICANT

BRADFORD DAWN
REAL ESTATE, LLC
ATTN: CRAIG JEWETT
68A ROUTE 27
PO BOX 405
RAYMOND, NH 03077

OWNER

THE STORAGE BARN, LLC
35 HODGDON FARM LANE
NEWINGTON, NH 03801
BK 4209/PG 0241

TOTAL LOT AREA

97,886 SQ. FT.
2.25 ± ACRES

OWNER'S SIGNATURE: MAP D LOT 16F

THE STORAGE BARN, LLC
MARK G. PHILLIPS (MEMBER)

MAP D LOT 16B
 JOHN W. &
 DEBRA J. WEEDEN
 385 SIXTH STREET
 DOVER, NH 03820
 BK 2818 PG 983

DOVER, NH

PLAN NO. P15-12

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
2	3/30/15	REVISED PER TRC 2 COMMENTS	LAZ
1	03/02/15	REVISED PER TRC COMMENTS	MJS
0	02/05/15	ISSUED FOR REVIEW	LAZ

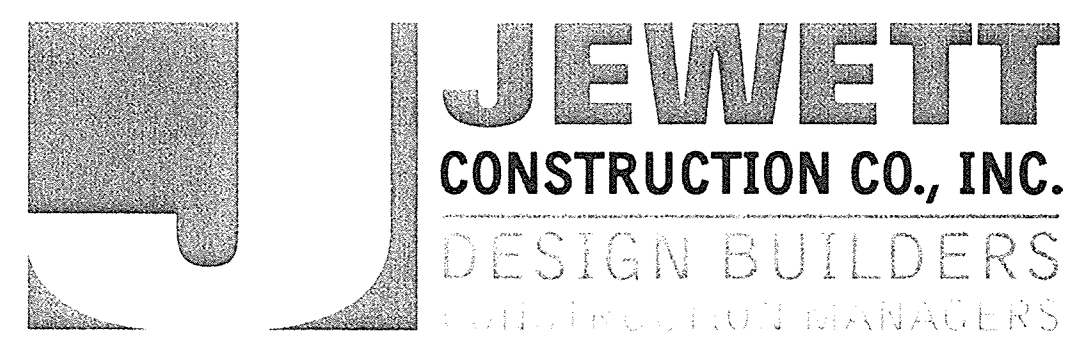
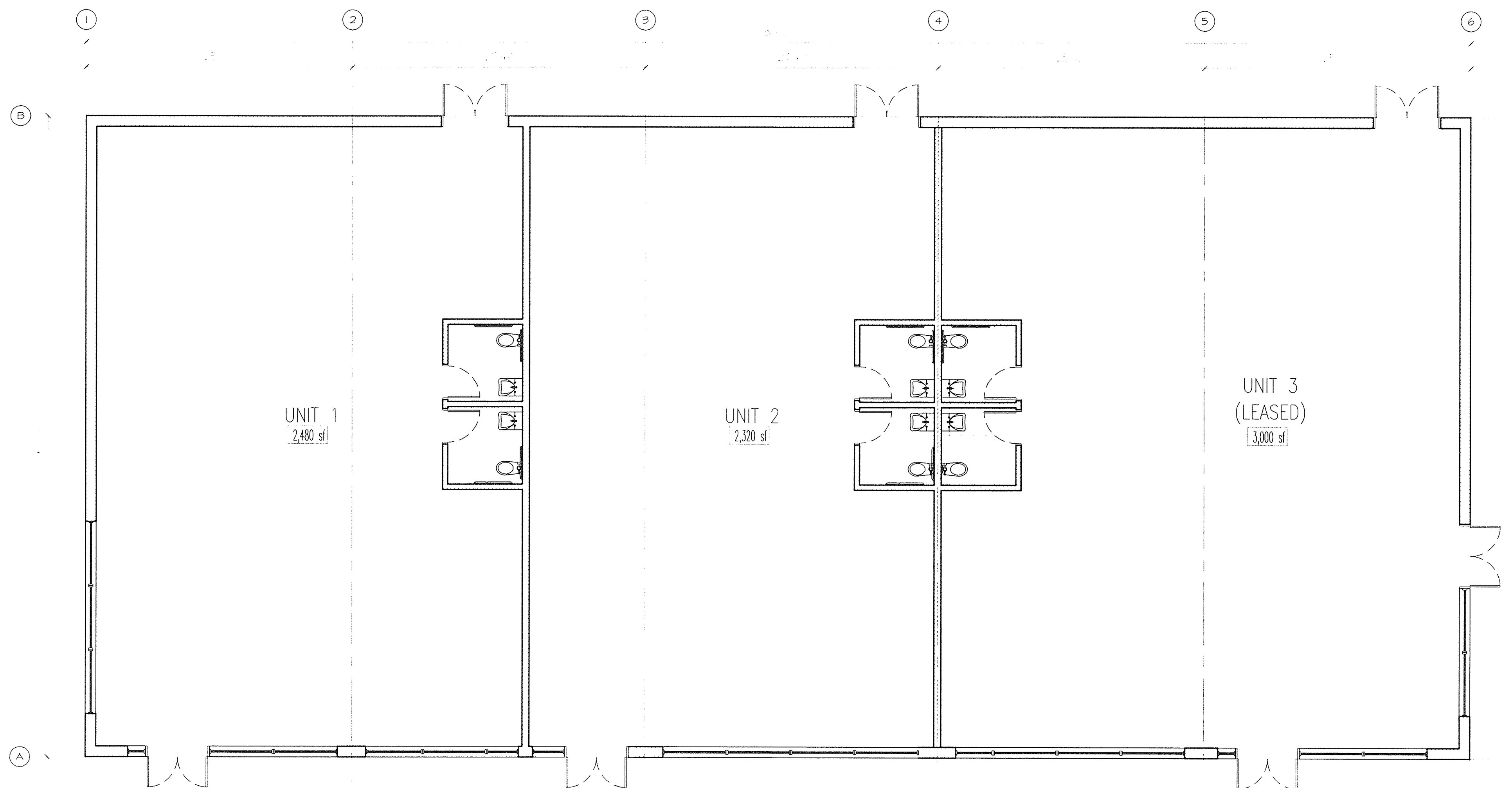
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-Mail: JBE@JONESANDBEACH.COM

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

DRAWING No.
EP1
 SHEET 11 OF 17
 JBE PROJECT NO. 15002



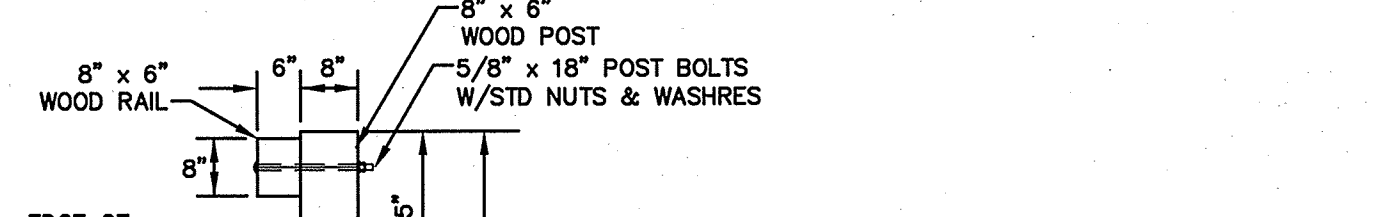
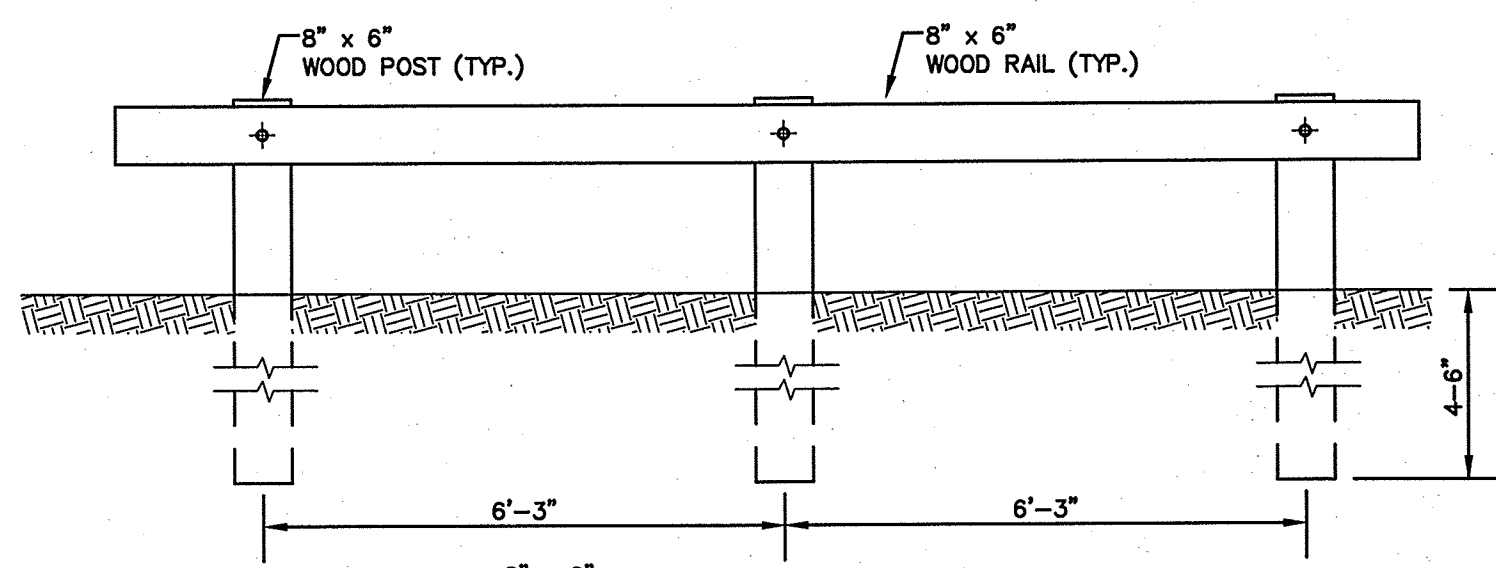
SIXTH STREET PLAZA



68A Route 27 • P.O. Box 405 • Raymond, NH 03077
 (603) 895-2412 • www.jewettconstruction.com



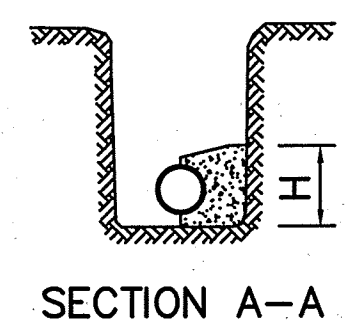
959 ISLINGTON ST. PORTSMOUTH, NH
 603.436.889
 INFO@PORTONEARCHITECTS.COM



NOTES
 1. USE IN HEAVY TRAFFIC AREAS.
 2. USE 6" POSTS WHEN FILL IS SLOPE IS 4:1 OR FLATTER.
 3. ALL TIMBER POSTS TO BE TREATED WITH PRESERVATIVE MATERIAL CONFORMING TO AASHTO SPEC. M133.
 3. POST BOLTS WILL BE 18" LG MIN. WITH 2 1/2" THREAD LENGTH MIN.

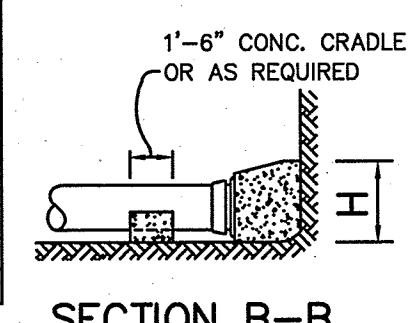
GUARD RAIL (WOOD)

NOT TO SCALE



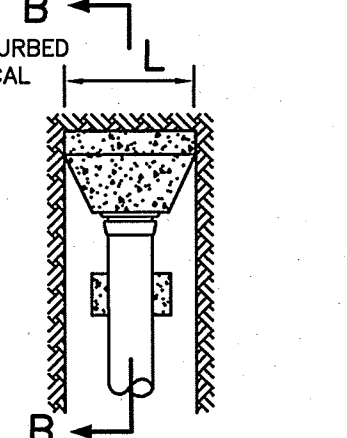
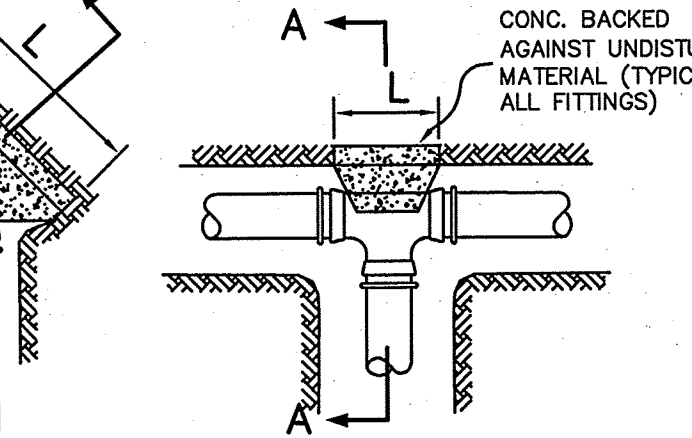
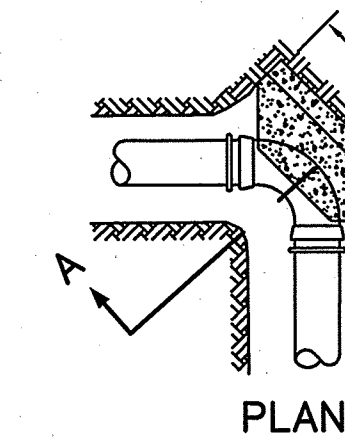
CONCRETE THRUST BLOCK DIMENSIONS												
PIPE DIA. (IN.)	TEE		90° BEND OR TEE		45° BEND		22.5° BEND		90° BEND		22.5° BEND	
	H	L	H	L	H	L	H	L	H	L	H	L
4"	6"	1'-6"	1'-6"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"
6"	8"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
8"	10"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
10"	12"	2'-6"	2'-6"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
12"	14"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
15"	18"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
18"	21"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
24"	27"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"

PIPING W/ MECHANICAL JOINT FITTINGS SHALL HAVE RETAINING GLANDS



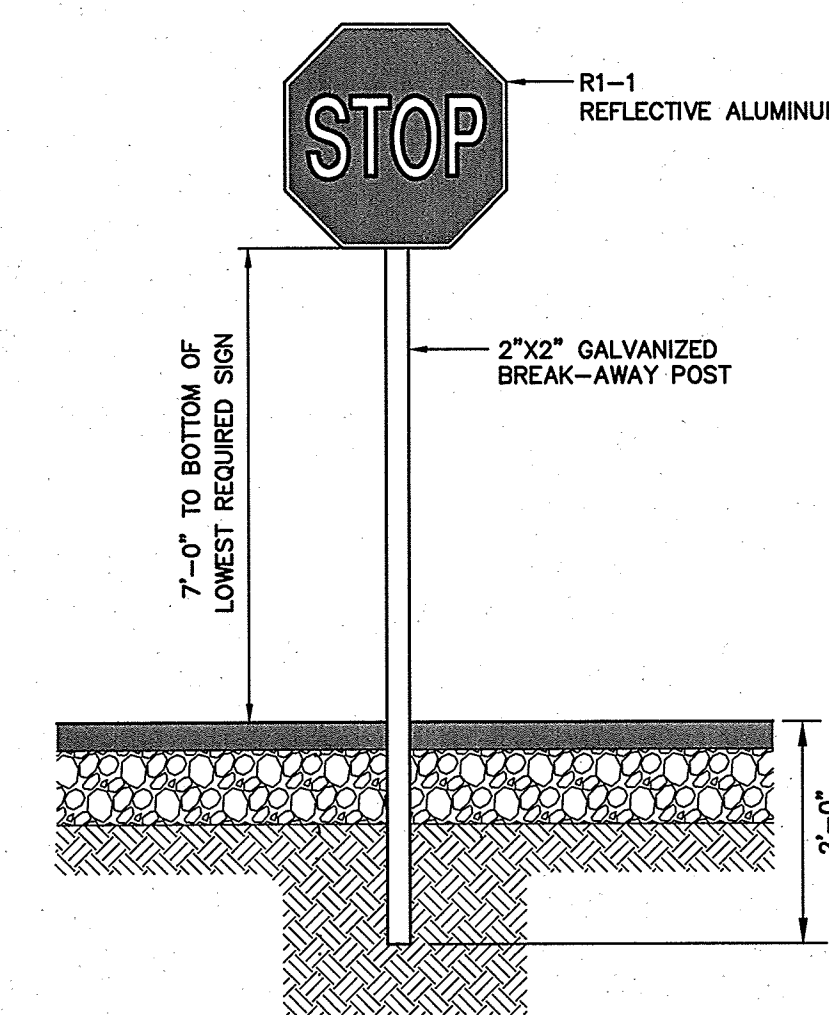
SECTION A-A

SECTION B-B



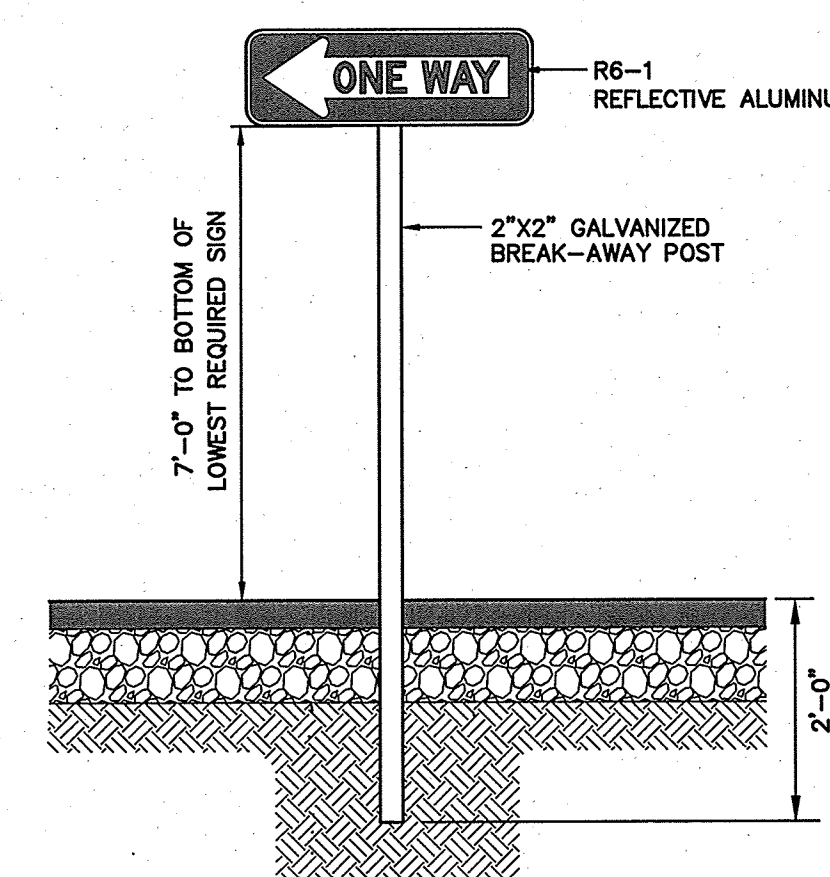
THRUST BLOCK DETAILS

NOT TO SCALE



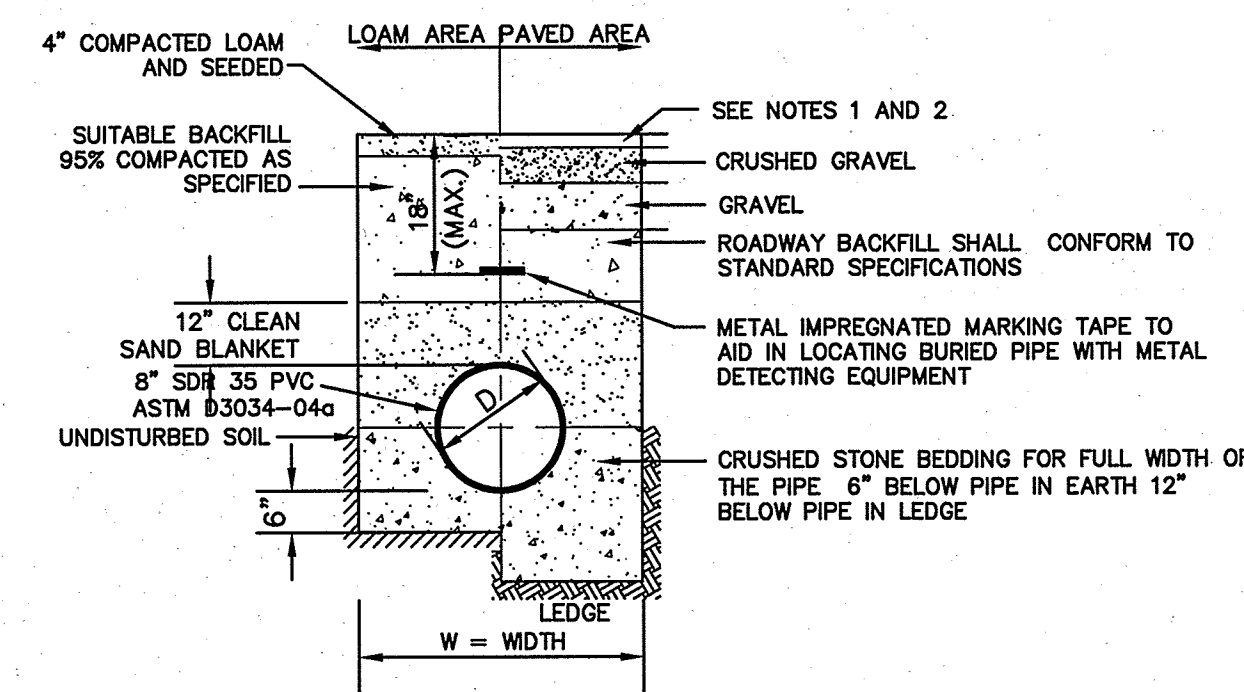
STOP SIGN (R1-1)

NOT TO SCALE



ONE WAY SIGN (R6-1)

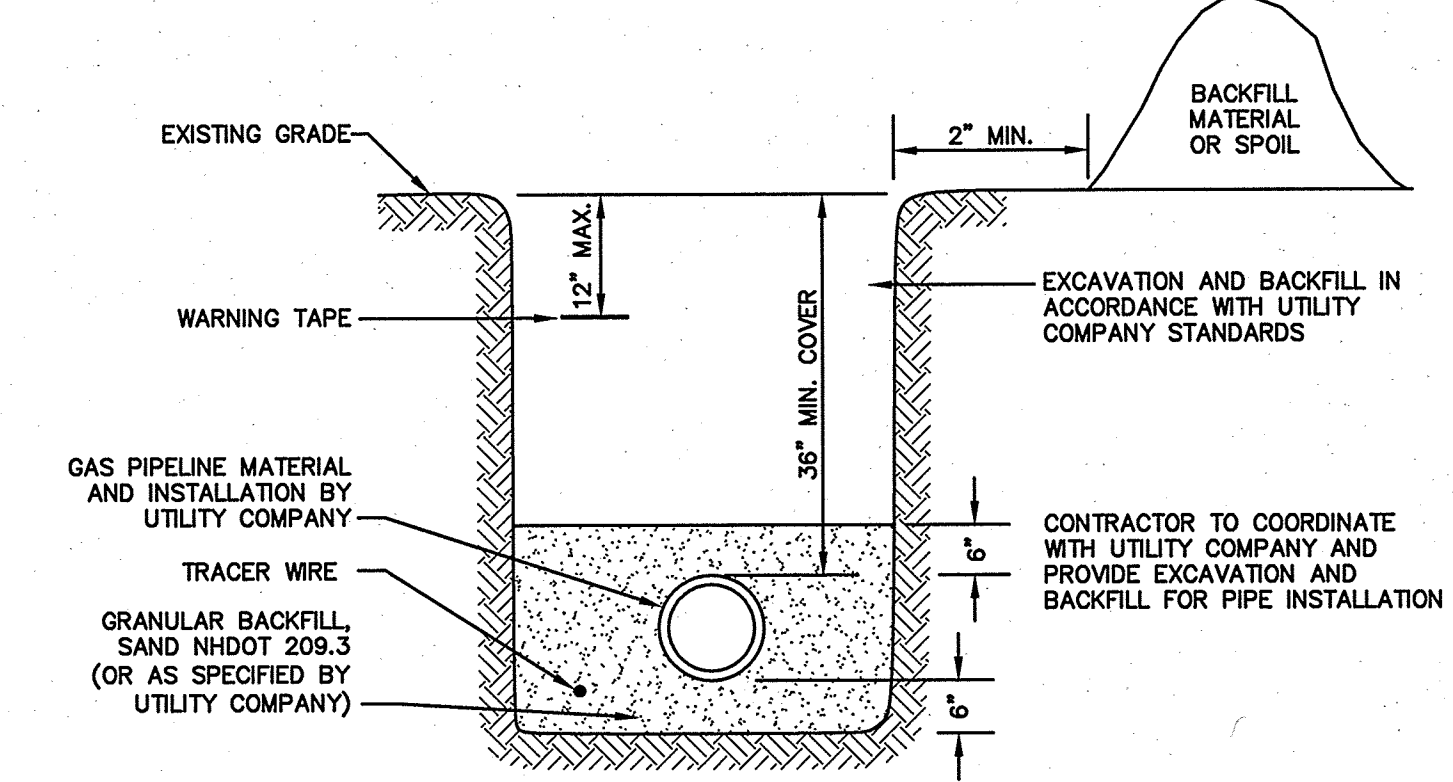
NOT TO SCALE



NOTES:
 1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY SPECIFICATIONS.
 3. W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36"; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
 4. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 6" AND CROSS COUNTRY IS LESS THAN 4', PURSUANT TO DES WAIVER BEING ISSUED.

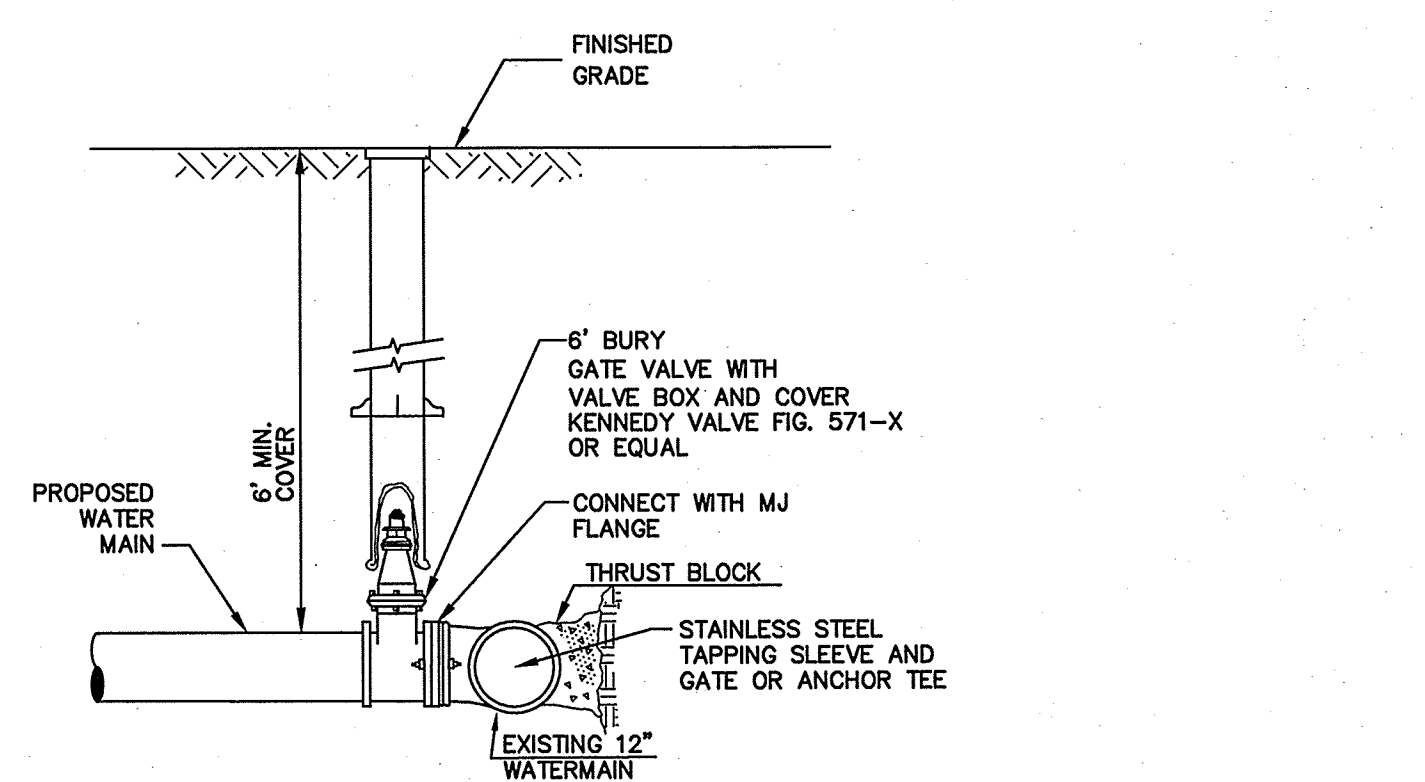
SEWER TRENCH

NOT TO SCALE



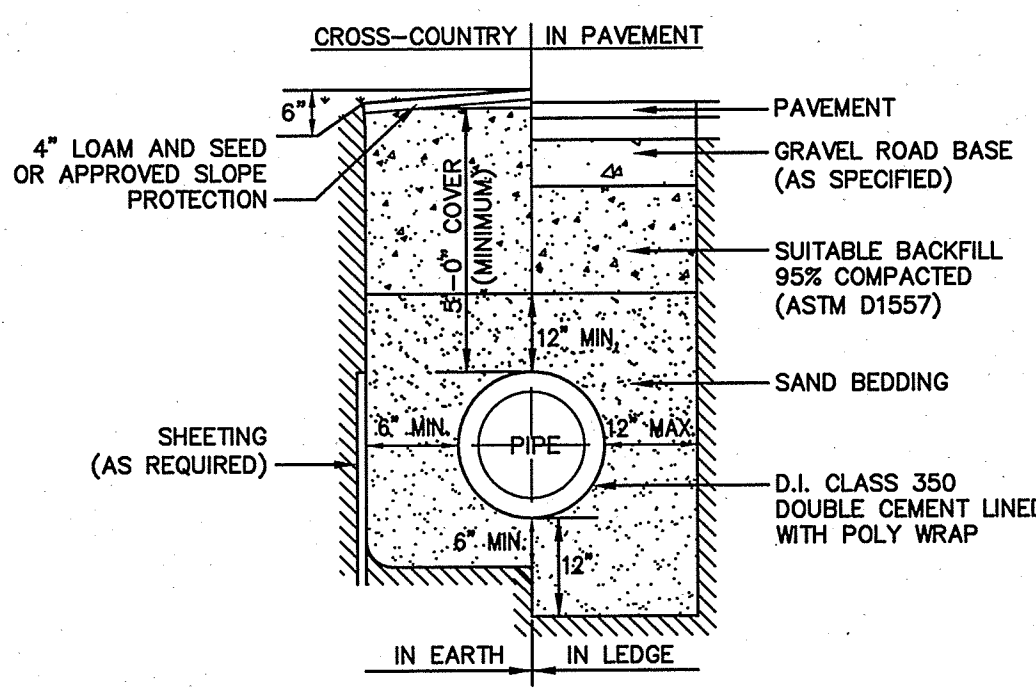
GAS TRENCH

NOT TO SCALE



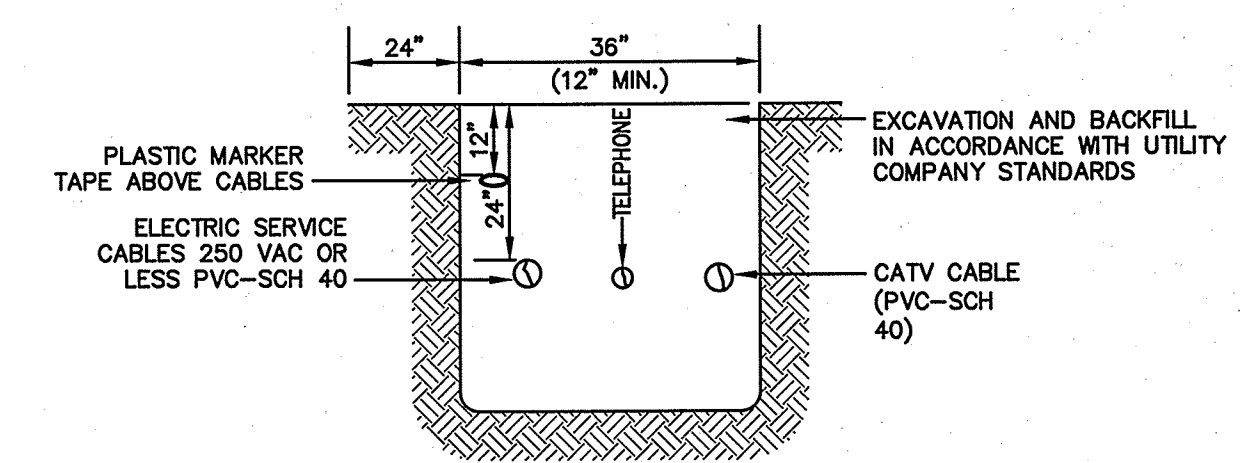
BURIED GATE VALVE DETAIL

NOT TO SCALE



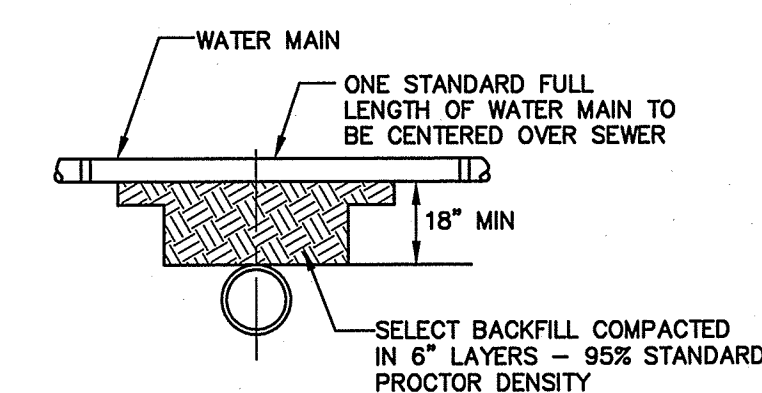
WATER SYSTEM TRENCH

NOT TO SCALE



UTILITY TRENCH

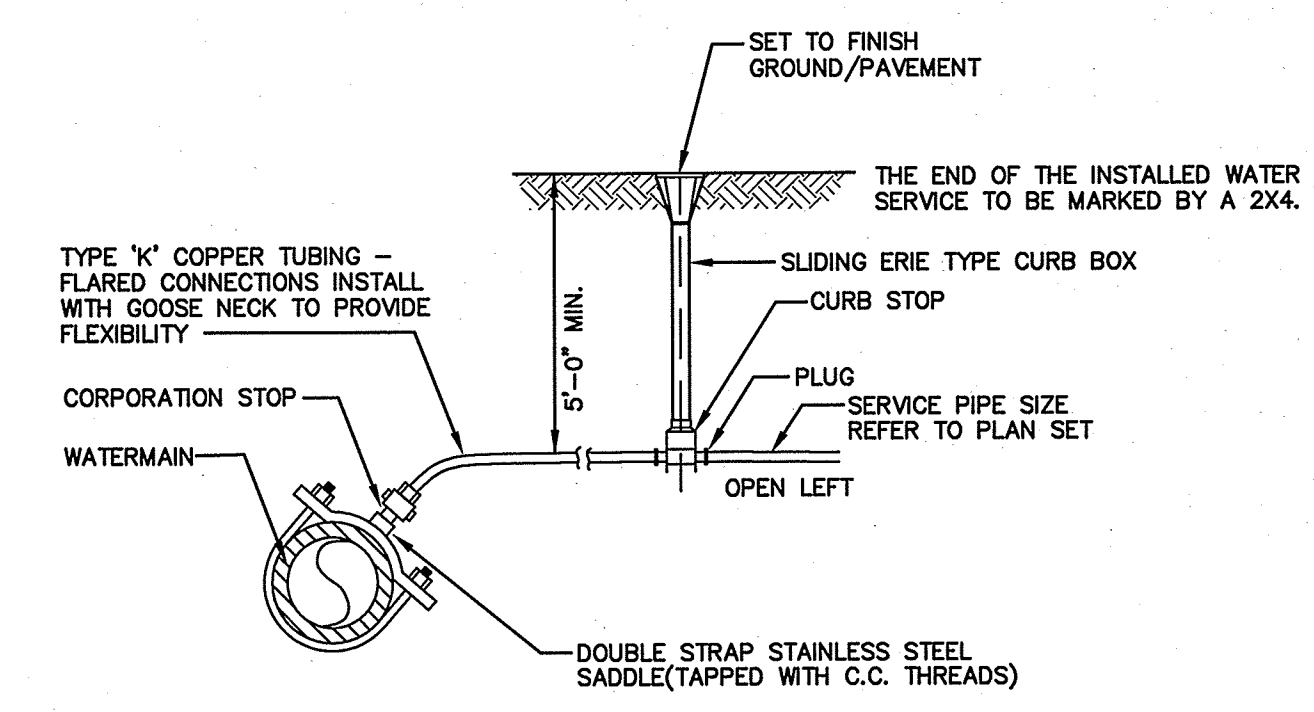
NOT TO SCALE



SEPARATION NOTES:
 1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
 2. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN PIPES. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.

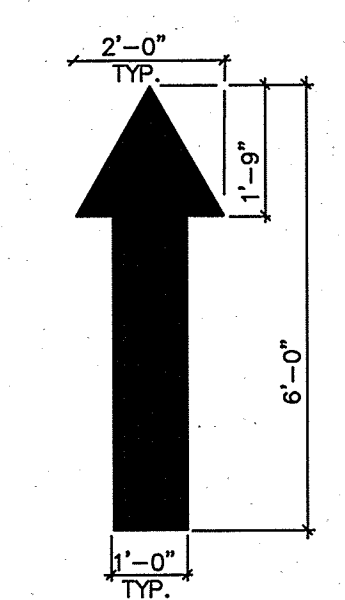
TYPICAL WATER / SEWER SEPARATION

NOT TO SCALE



WATER SERVICE CONNECTION-COPPER PIPE

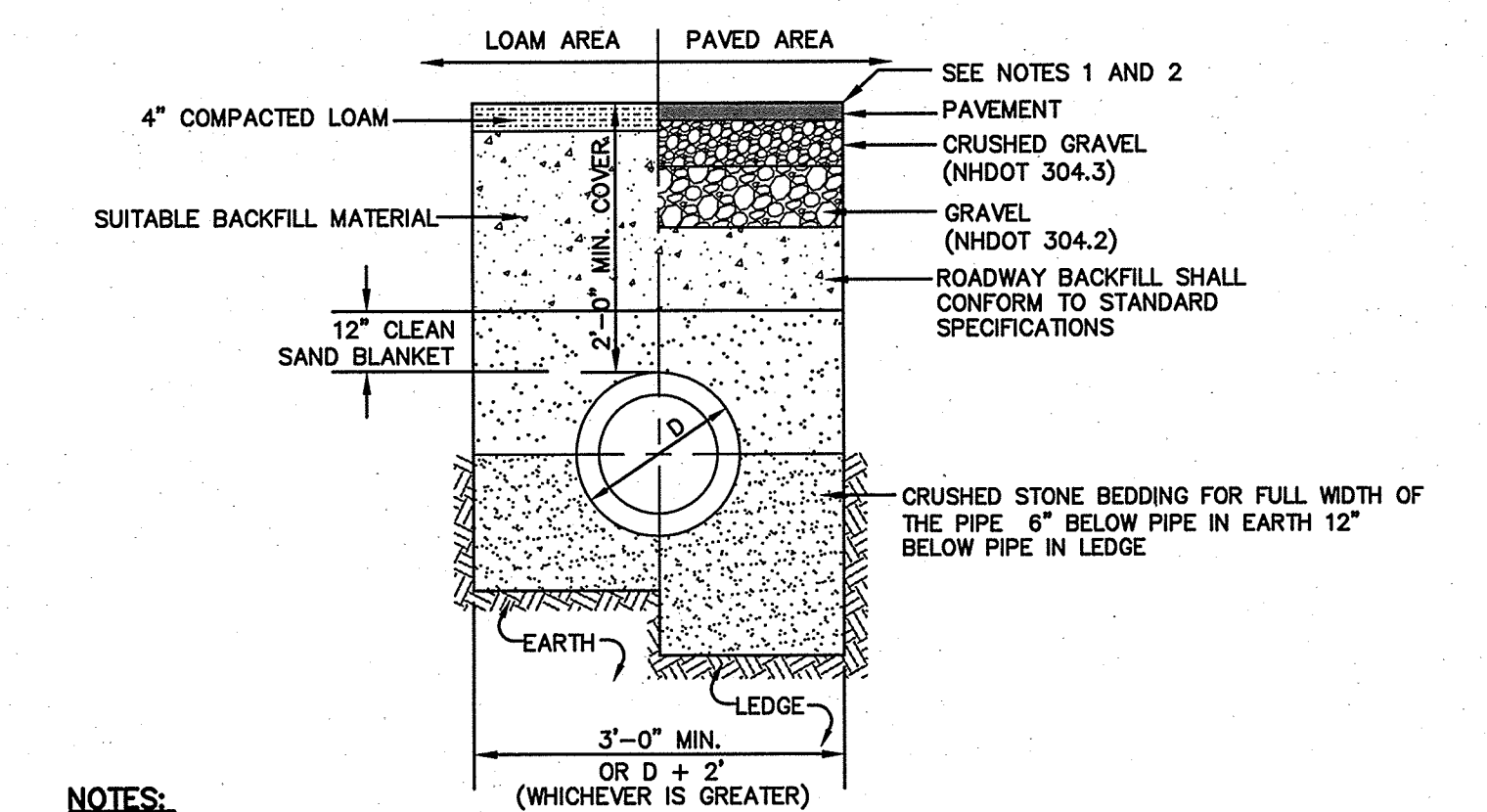
NOT TO SCALE



NOTES:
 1. ALL FLOW ARROWS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE.
 2. REVERSE ARROWS FOR OPPOSITE DIRECTION OF FLOW.

PAINTED TRAFFIC ARROWS

NOT TO SCALE



NOTES:
 1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND CITY SPECIFICATIONS.
 3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

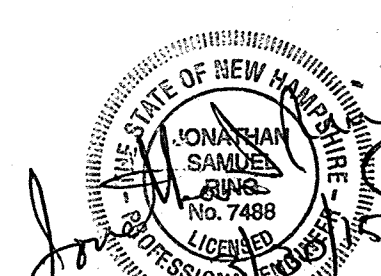
DRAINAGE TRENCH

NOT TO SCALE

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Design: JSR	Draft: PSL	Date: 01/19/15
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Drawing Name: 15002-PLAN.dwg		

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REV.	DATE	REVISION	BY
2	3/30/15	REVISED PER TRC 2 COMMENTS	LAZ
1	03/02/15	REVISED PER TRC COMMENTS	MJS
0	02/05/15	ISSUED FOR REVIEW	LAZ
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

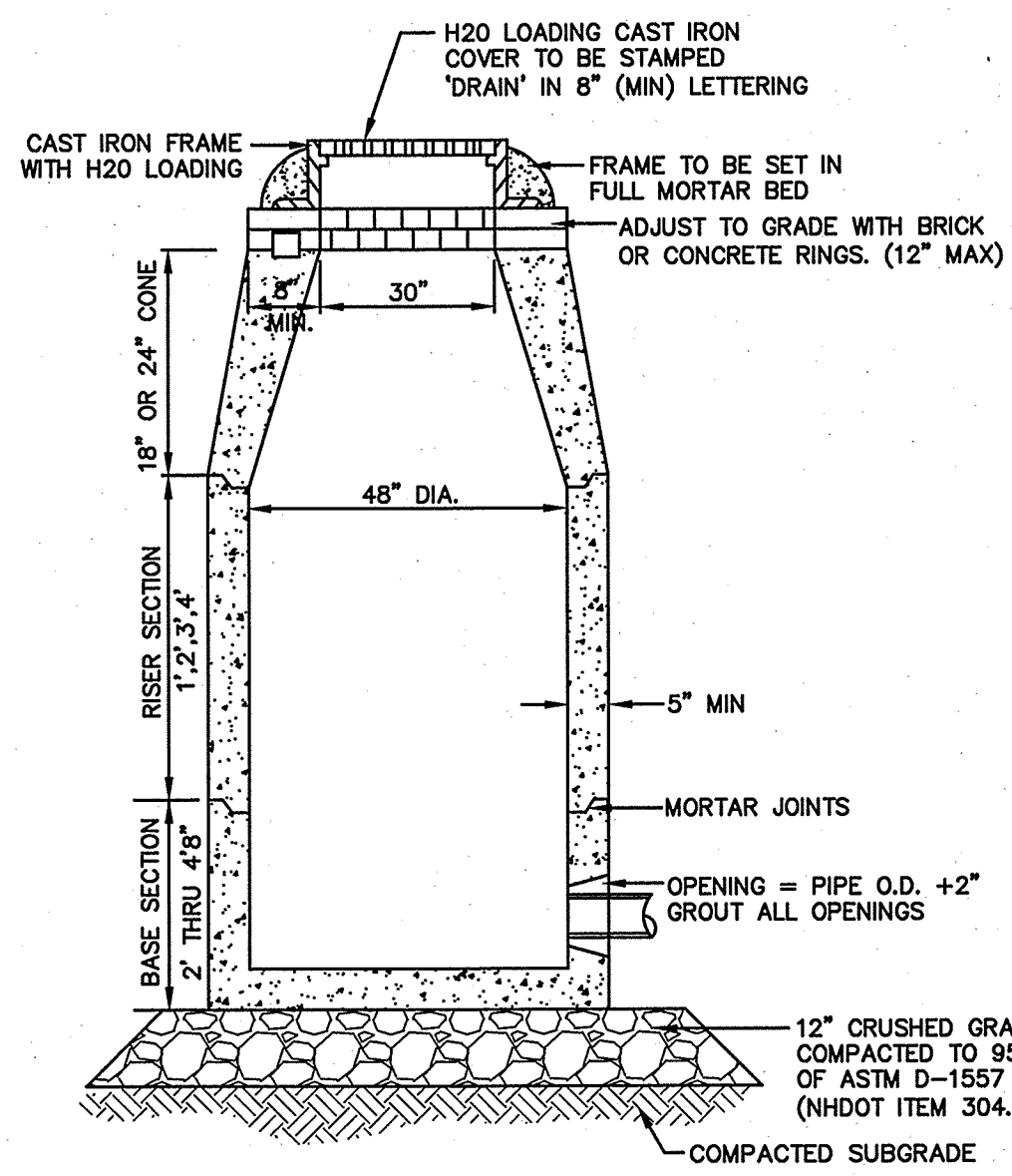
603-772-4746
 FAX: 603-772-0227
 E-Mail: JBE@JONESANDBEACH.COM

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

DRAWING No.

D1

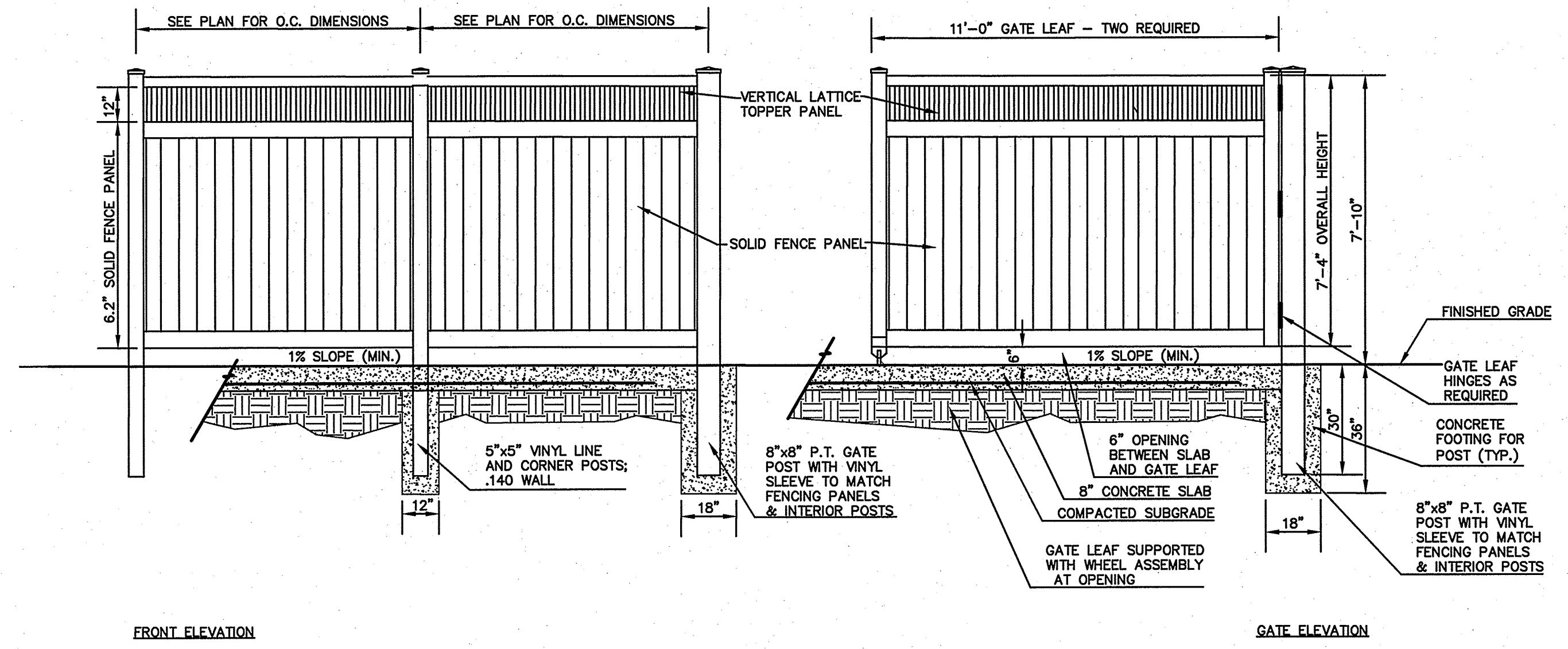
SHEET 13 OF 17
 JBE PROJECT NO. 15002



- NOTES:**
1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
 2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
 3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
 4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
 5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
 6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
 7. ALL DRAIN MANHOLE FRAMES AND GRATES SHALL BE NHDOT TYPE MH-1, OR NEENAH R-1798 OR APPROVED EQUAL (30" DIA. TYPICAL).
 8. STANDARD FRAME(S) AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE 'DONUTS'.

DRAIN MANHOLE

NOT TO SCALE



DUMPSTER SCREEN FENCING DETAIL

NOT TO SCALE

POST CAP STYLE
NEW ENGLAND - V55NE

POST OPTION
5" x 5" - 140 WALL; 8" x 8" P.T. GATE POSTS COVERED WITH VINYL SLEEVE TO MATCH FENCING AND SMALLER POSTS ALL POSTS SET IN CONCRETE

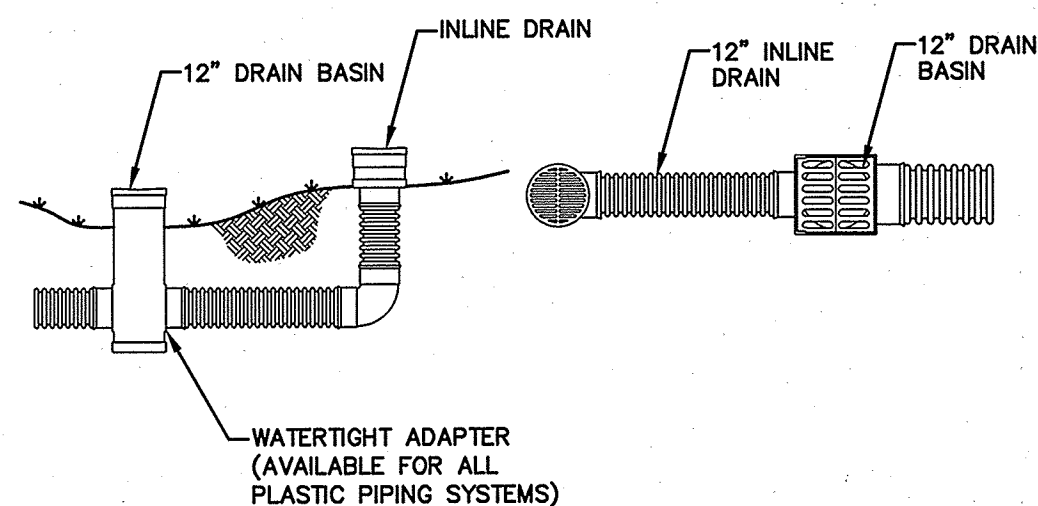
FENCE HEIGHT
8'-0", SEE HEIGHT SCHEDULE BELOW

A	B	C	D
H(FT)	H(INCHES)	H(FT)	H(INCHES)
3	60	3	22
4	84	4	34
5	98	5	34
6	108	6	34
8	144	8	46
10	168	10	46

NOTES:

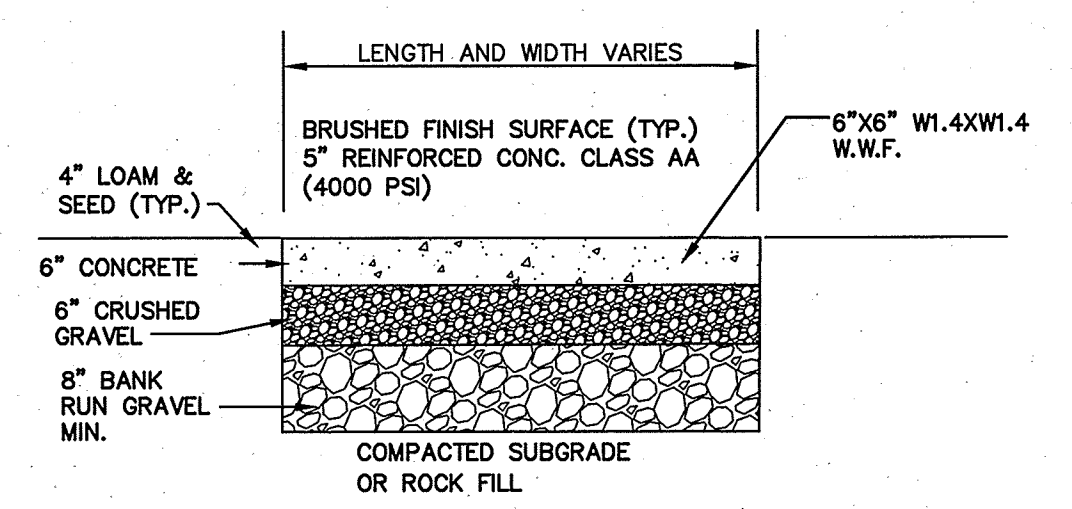
> FENCE SHALL BE ILLUSIONS VINYL FENCE PRODUCT

> COLOR: SHALL BE DARK GREEN



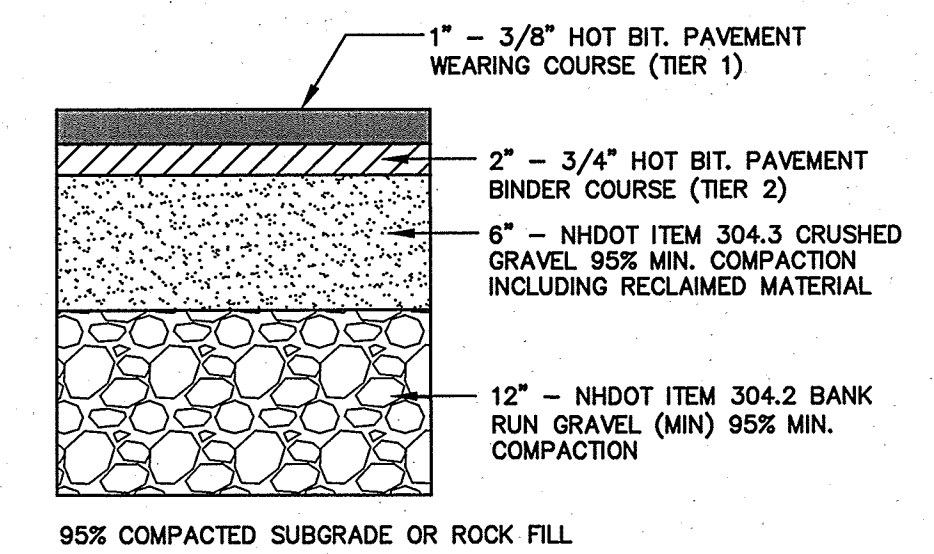
NYOPLAST DRAIN BASIN AND INLINE DRAIN

NOT TO SCALE



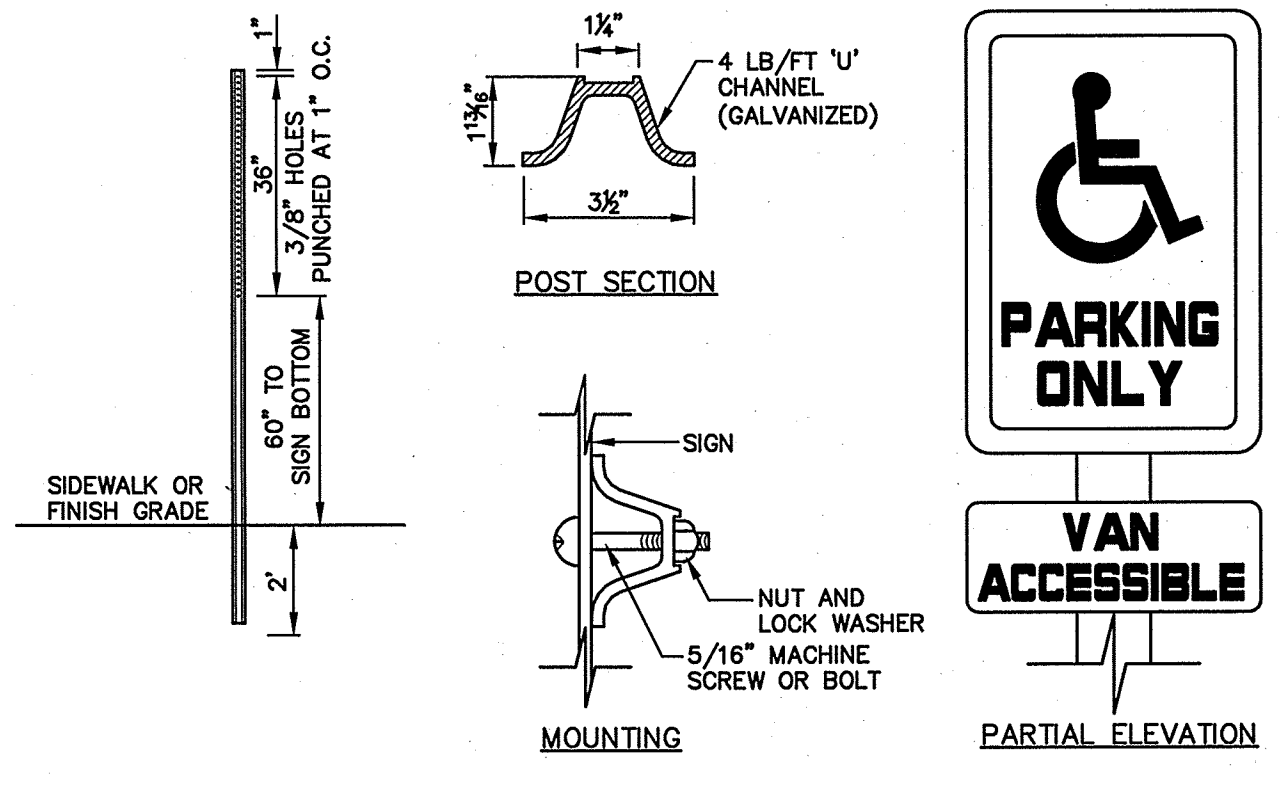
CONCRETE PAD DETAIL

NOT TO SCALE



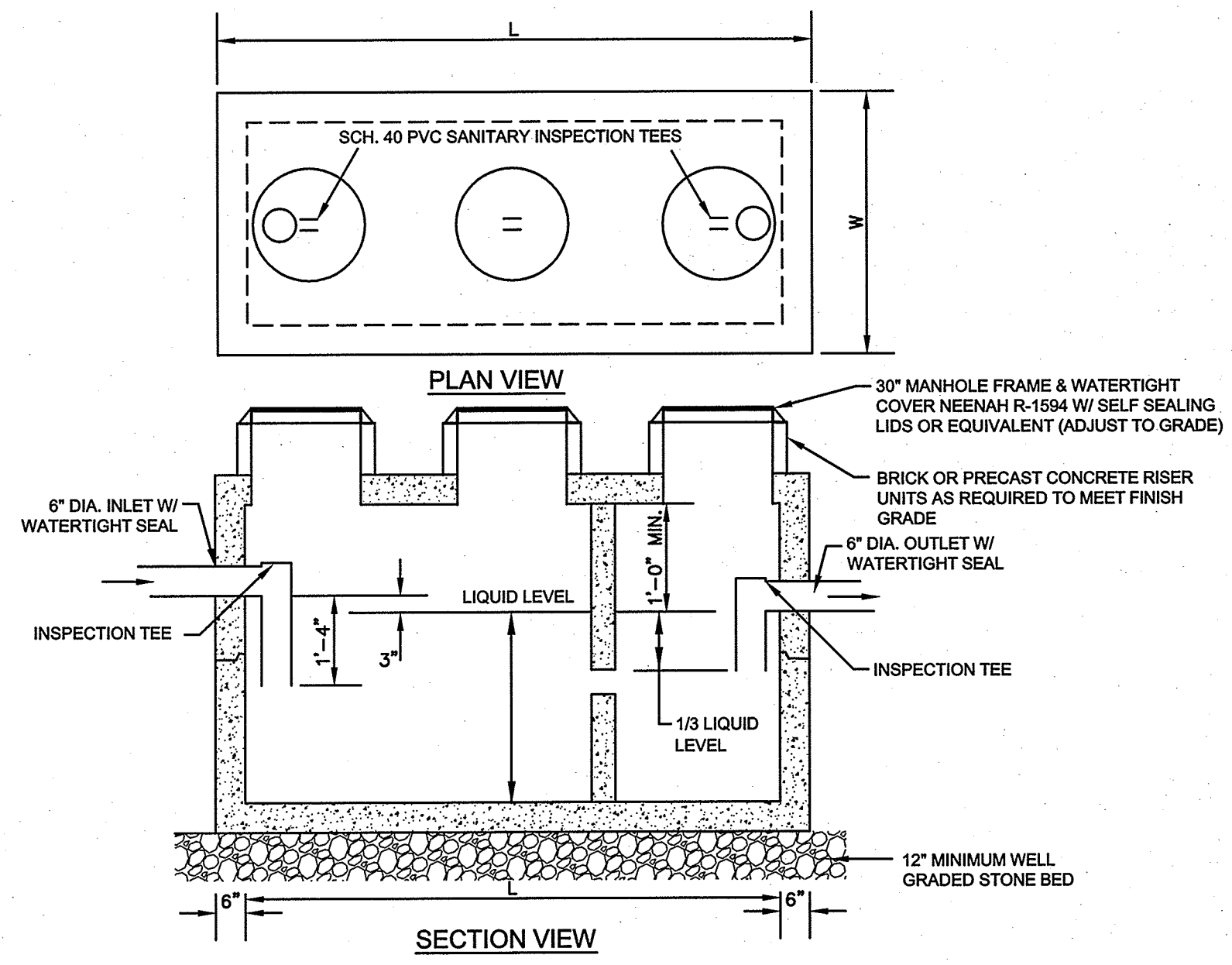
TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE



HANDICAP SIGN DETAILS

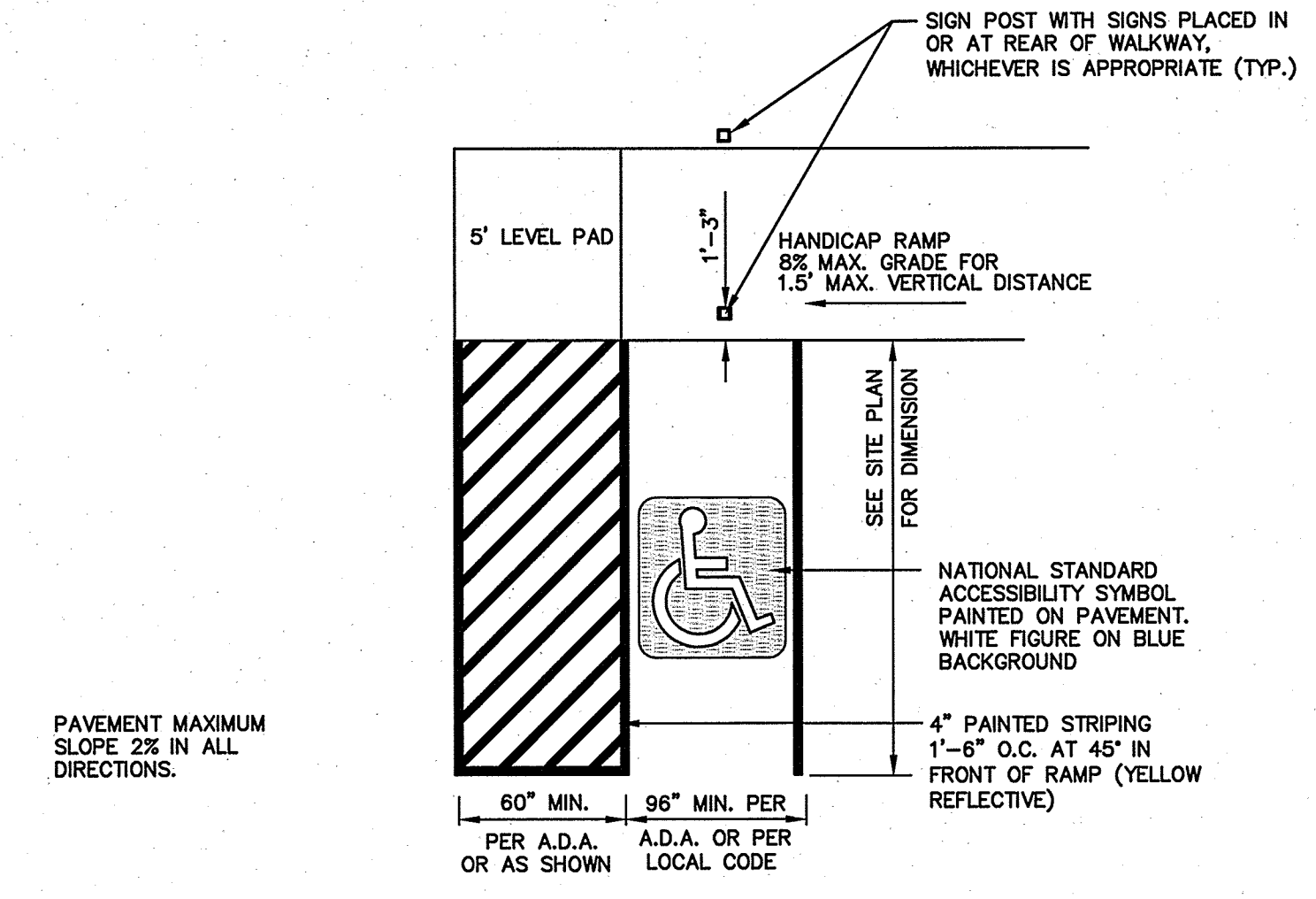
NOT TO SCALE



- DESIGN DATA & GENERAL NOTES:**
- (1) CONCRETE STRENGTH 5,000 PSI MIN. STRENGTH @ 28 DAYS
 - (2) STEEL REINFORCEMENT - ASTM A-615 GRADE 60
 - (3) CONCRETE COVER OVER STEEL - 1" MIN.
 - (4) TANKS ARE DESIGNED TO MEET ASTM C868 AND ACI 318 WITH AASHTO HS-20 LOADING
 - (5) EARTH COVER - 5 TO 4 FEET
 - (6) CONSTRUCTION JOINT - TONGUE AND GROOVE SEALED WITH 6" STRIP OF BUTYL RUBBER OR EQUIVALENT
 - (7) PRECAST CONCRETE GREASE TRAP MUST CONFORM TO ALL STATE & LOCAL PLUMBING CODES

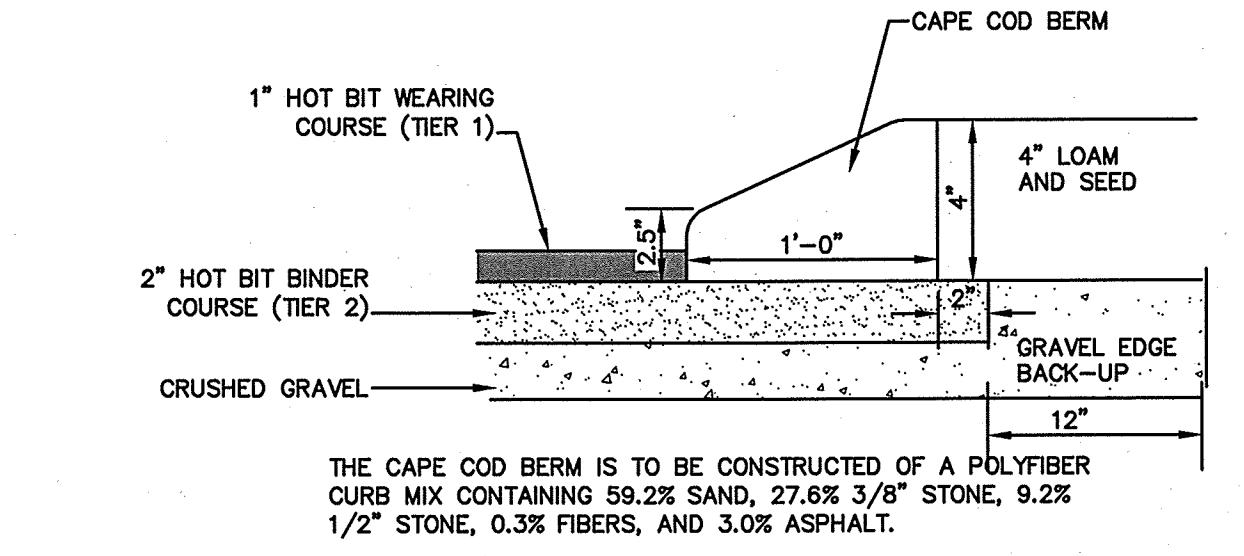
GREASE TRAP (1,500 GAL.)

NOT TO SCALE



HANDICAP PARKING LAYOUT

NOT TO SCALE

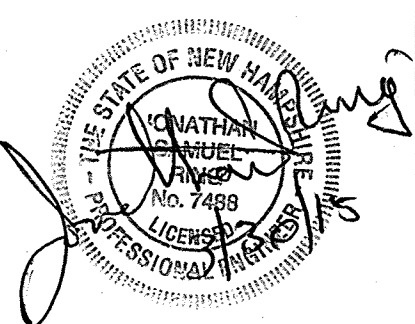


CAPE COD BERM

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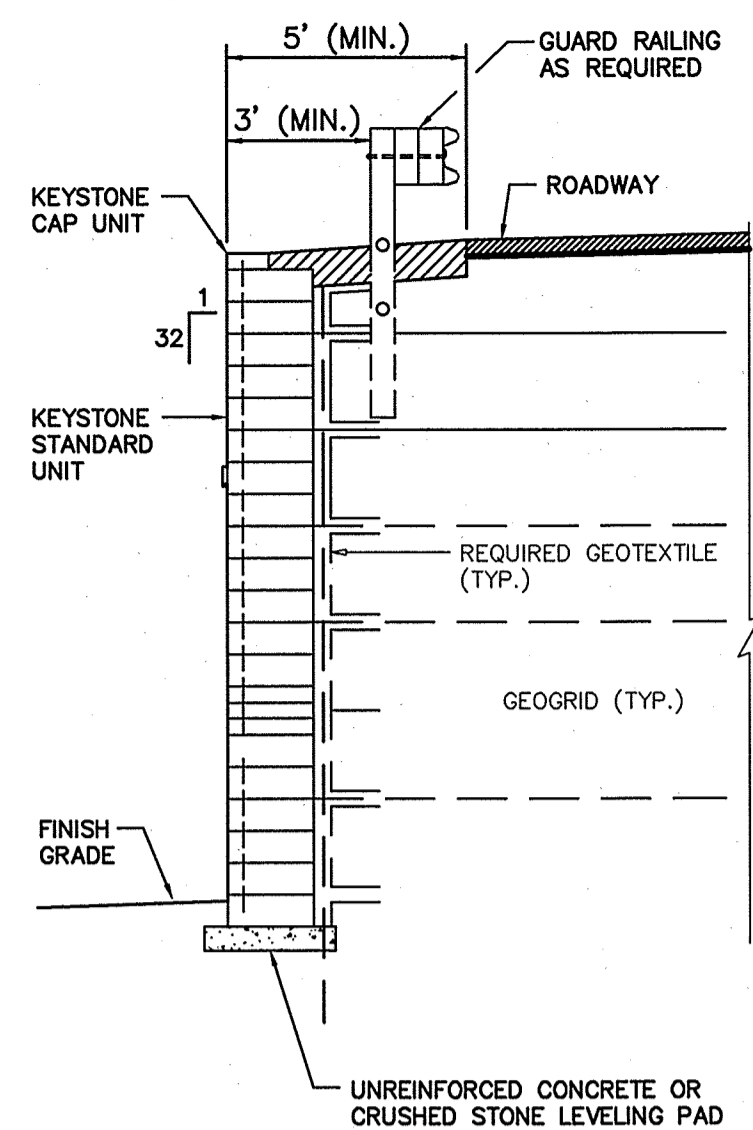
603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

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

DRAWING No.

D2

SHEET 14 OF 17
JBE PROJECT NO. 15002



NOTES

- CONTRACTOR TO FOLLOW ALL PREPARATION, INSTALLATION, AND MAINTENANCE PROCEDURES AND REQUIREMENTS, AS WELL AS ALL MATERIAL SPECIFICATION GUIDELINES FROM MANUFACTURER.
- THE CONTRACTOR IS RESPONSIBLE FOR RETAINING THE SERVICES OF A LICENSED STRUCTURAL ENGINEER TO DESIGN ANY WALL THAT HAS A HEIGHT OVER 4.0'. JONES & BEACH ENGINEERS, INC. DOES NOT ACCEPT ANY LIABILITY FOR THE STRUCTURAL DESIGN AND/OR INSTALLATION OF ANY RETAINING WALL OF ANY TYPE ABOVE THIS HEIGHT. THIS DETAIL IS INTENDED TO PROVIDE AN EXAMPLE OF THE RETAINING WALL FOR PLANNING PURPOSES ONLY AND IS SPECIFICALLY NOT INTENDED FOR USE BY THE CONTRACTOR IN ANY CONSTRUCTION-RELATED ACTIVITY.
- CONSTRUCTION OF THE RETAINING WALL SHOULD FOLLOW THE SPECIFICATIONS OF THE STRUCTURAL ENGINEER OF RECORD.
- CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

TYPICAL KEYSTONE WALL SECTION

NOT TO SCALE

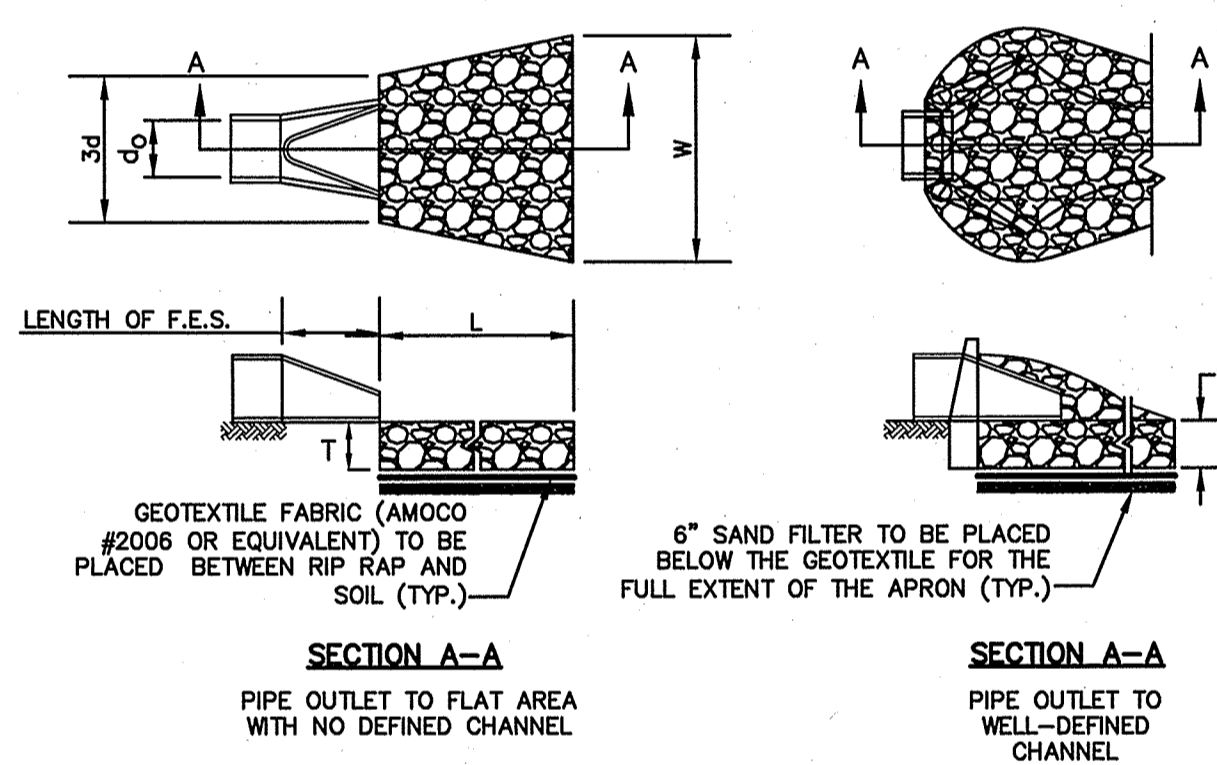


TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES

THICKNESS OF RIP RAP = 1.5 FEET

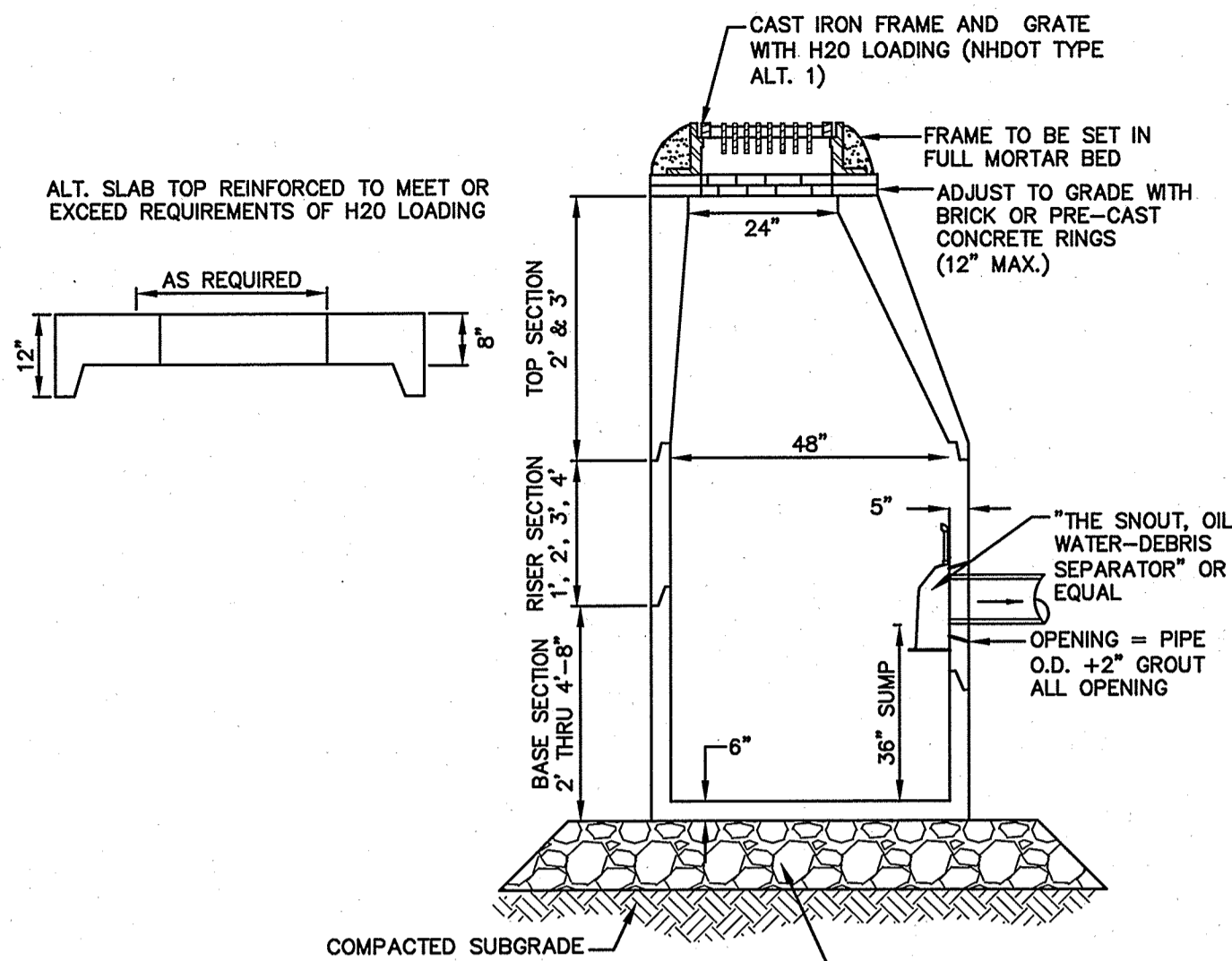
d50 SIZE=	0.50 FEET	3 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	5	6
85%	4	5
50%	3	5
15%	1	2

NOTES:

- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
- OUTLETS TO A DERIVED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL. BOTTOM THROUGH THE LENGTH OF THE APRON.
- MAINTENANCE: THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

RIP RAP OUTLET PROTECTION APRON

NOT TO SCALE

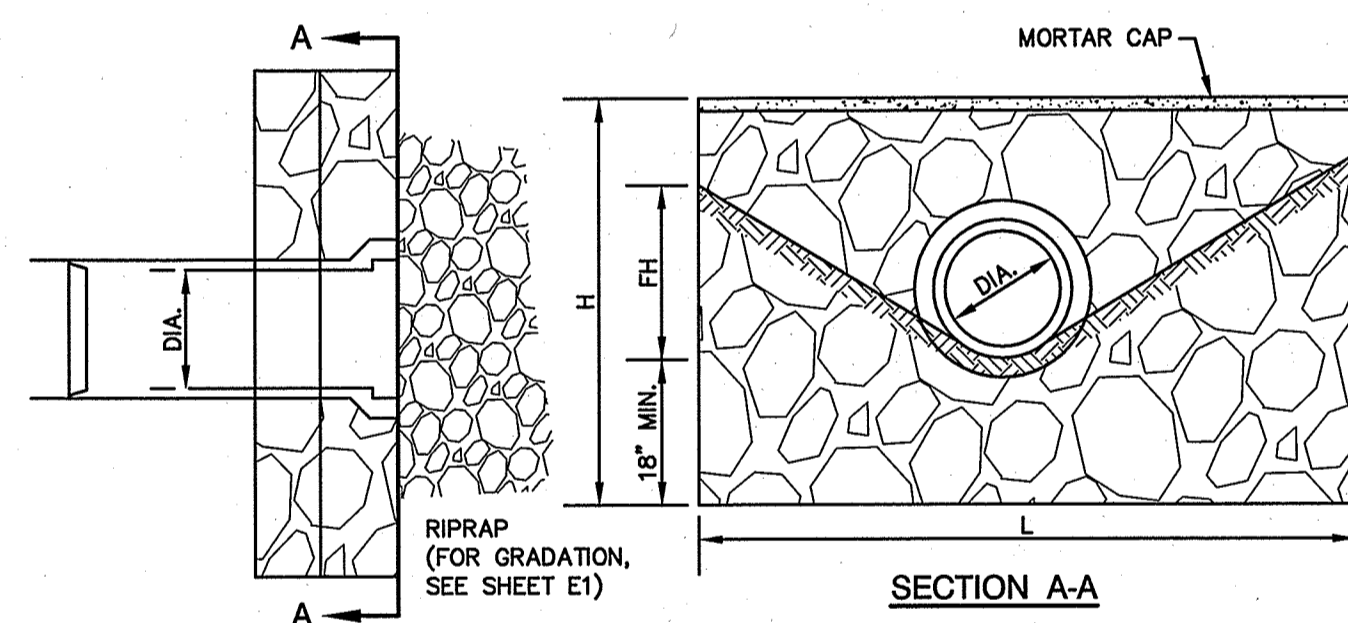


NOTES:

- BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
- ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
- CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
- FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
- PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
- ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEENAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
- STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE "DONUTS".
- ALL CATCH BASINS ARE TO BE FITTED WITH GREASE HOODS.

CATCH BASIN WITH GREASE HOOD

NOT TO SCALE



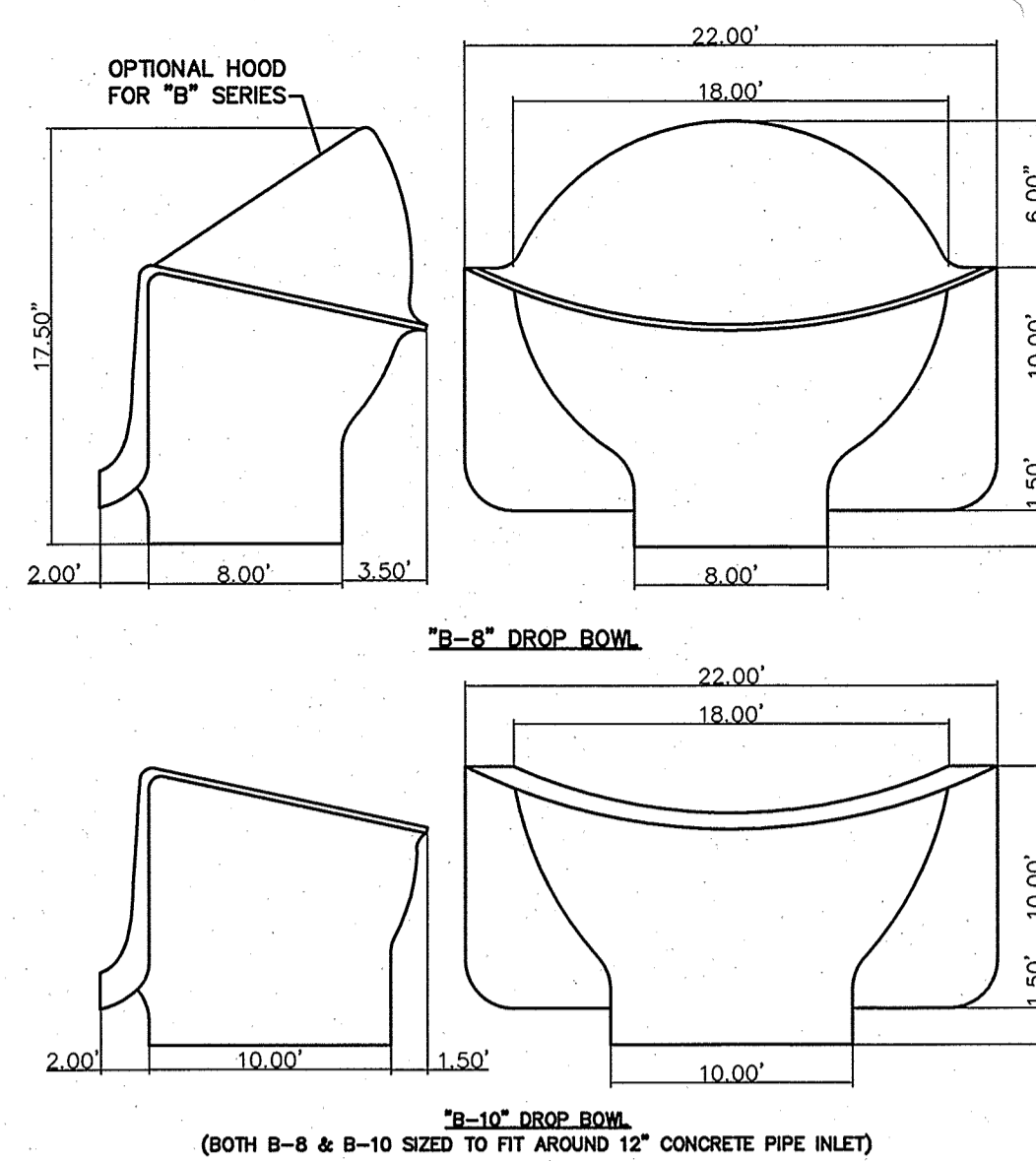
DIA.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	PIPE COVER	HEADWALL BOTTOM WIDTH
D	L	H	FH	h	W
12"	4'-3"	3'-9"	1'-1"	1'-3"	2'-0"
15"	6'-0"	4'-3"	1'-7"	1'-6"	2'-1"
18"	7'-0"	4'-6"	1'-10"	1'-6"	2'-2"
24"	9'-0"	5'-0"	2'-4"	1'-6"	2'-3"
30"	11'-0"	5'-6"	2'-10"	1'-6"	2'-5"
36"	13'-0"	6'-0"	3'-4"	1'-6"	2'-6"
42"	15'-9"	6'-9"	4'-1"	1'-9"	2'-9"
48"	17'-9"	7'-3"	4'-7"	1'-9"	2'-10"

NOTES:

- ALL DIMENSIONS GIVEN IN FEET AND INCHES.
- PROVIDE BELL END AT INLET HEADWALL, AND SPIGOT END AT OUTLET END HEADWALL.
- RIPRAP SHALL BE SIZED TO RESIST THE TRACTIVE VELOCITY FORCES.

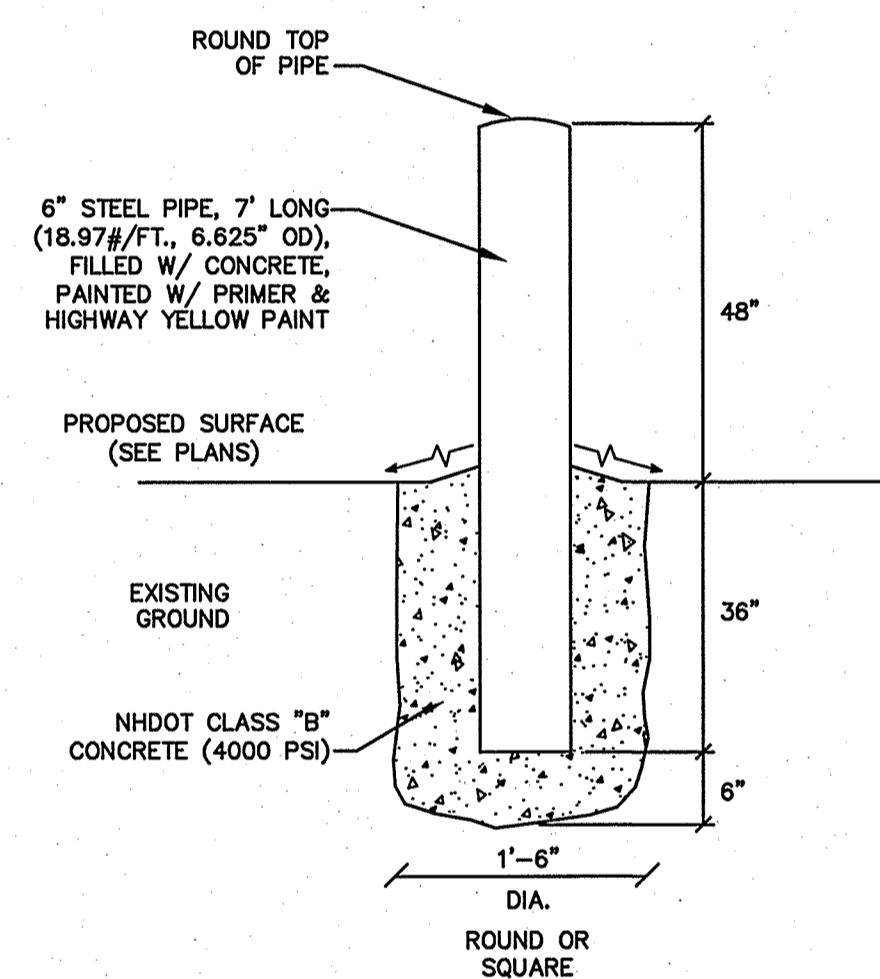
MORTAR RUBBLE MASONRY HEADWALL

NOT TO SCALE



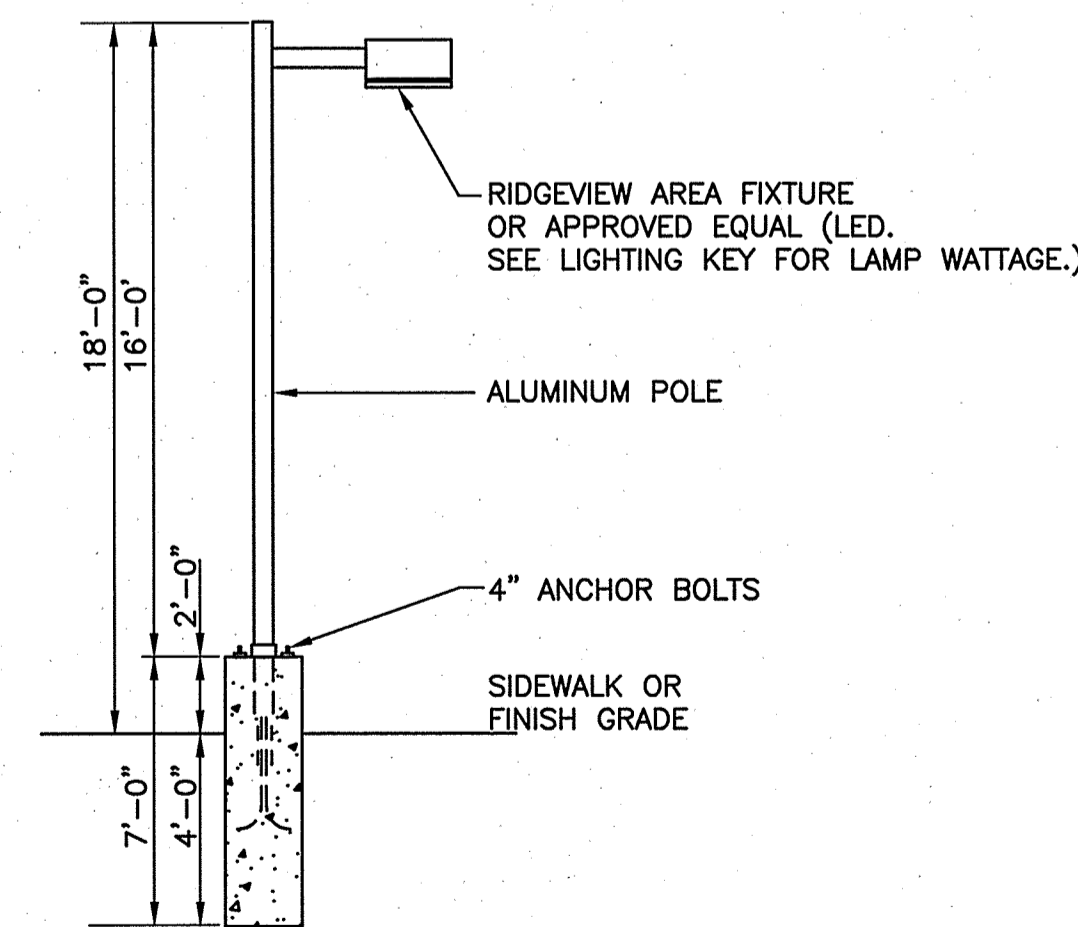
THE "B-8" BOWL WILL SERVICE UP THROUGH FULL 10" INLETS. THE "B-10" BOWL WILL SERVICE UP THROUGH FULL 12" INLET. CAN BE USED FOR 15" AND 18" INLET MODERATE FLOWS. ALL SIZES ARE FOR RETROFIT OR NEW CONSTRUCTION. FABRICATED IN MARINE GRADE FIBERGLASS AND FINISHED IN BRIGHT WHITE GEL COAT.

RELINER / DURAN, INC.	
53 MT. ARCHER ROAD, LYME, CT. 06371	
(800) 508-6001 FAX: (860) 434-3195	
DESCRIPTION	DATE
B-8 & B-10 DROP BOWLS	08/09/00
SCALE	NONE
DESIGNED BY	BDB



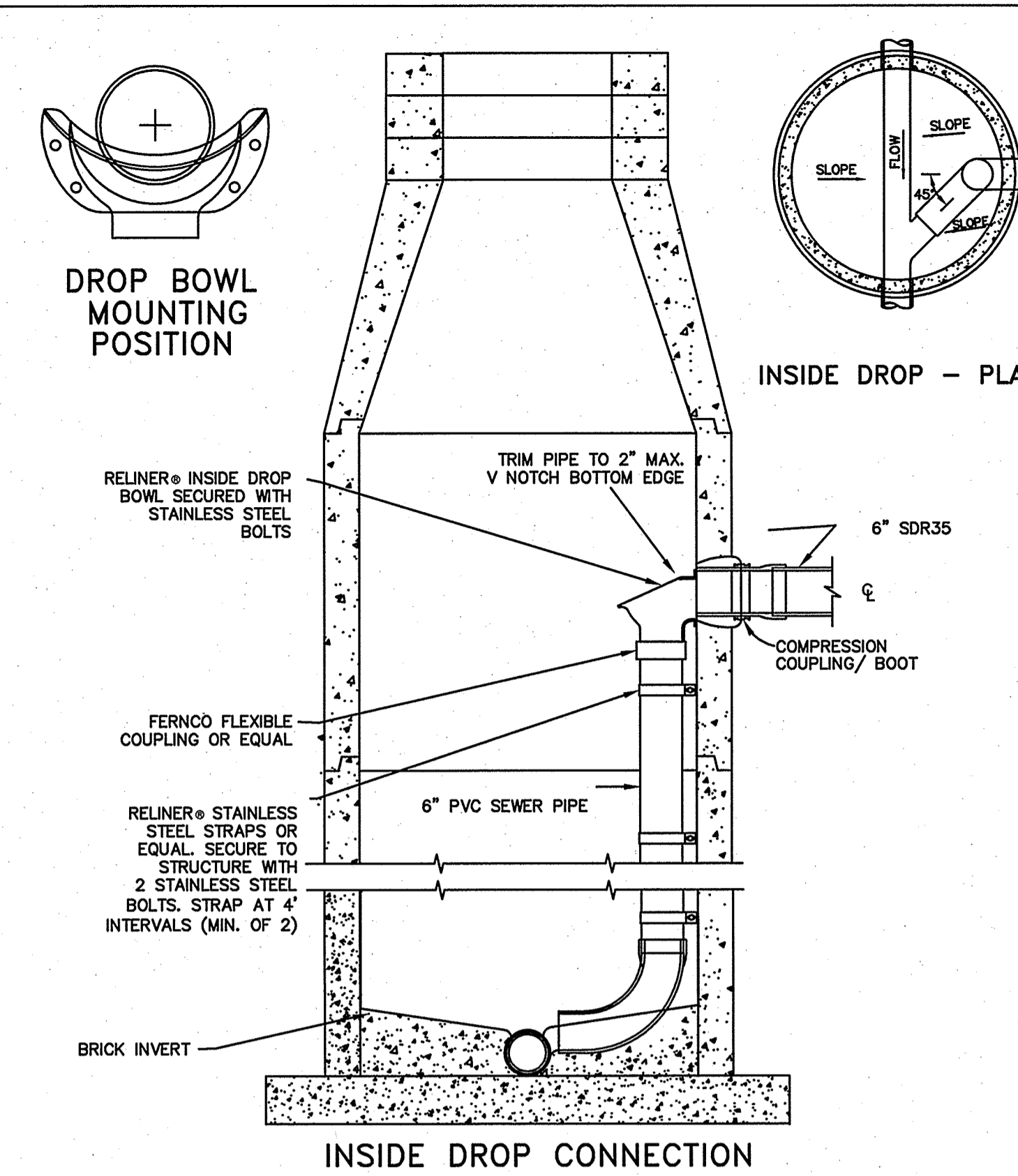
BOLLARD DETAIL

NOT TO SCALE



LIGHT POLE BASE DETAIL

NOT TO SCALE



NOTES:

- ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD., LYME, CT 06371 (860)434-0277 FAX: (860)434-3195
- SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
- REBUILD INVERT TO ACCEPT NEW SEWER SERVICE.

RELINER - DURAN, INC.

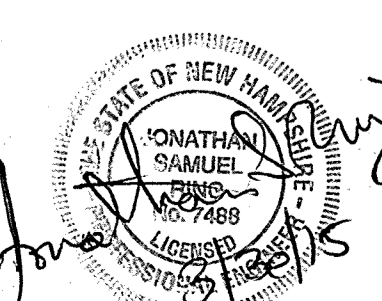
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(800) 508-6001 FAX: (860)434-3195

DESCRIPTION	SCALE
DROP CONNECTIONS	NONE

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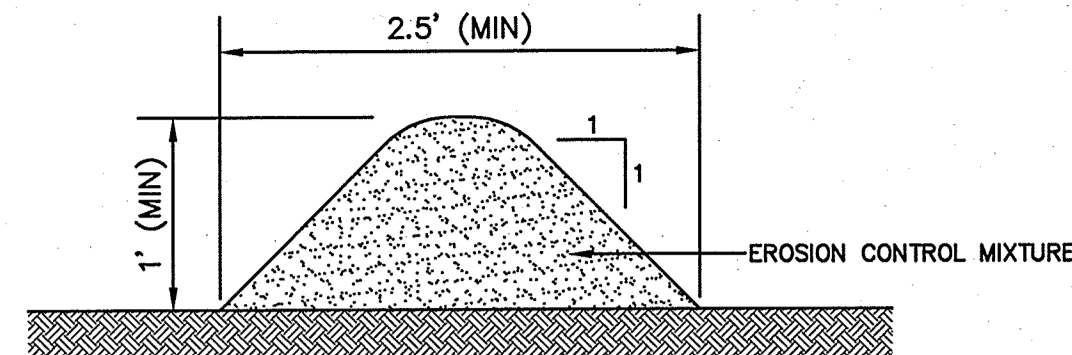
DRAWING No.

D3

SHEET 15 OF 17
JBE PROJECT NO. 15002

SEEDING SPECIFICATIONS

- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNFETCH, BIRDFOOT, TREFOL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

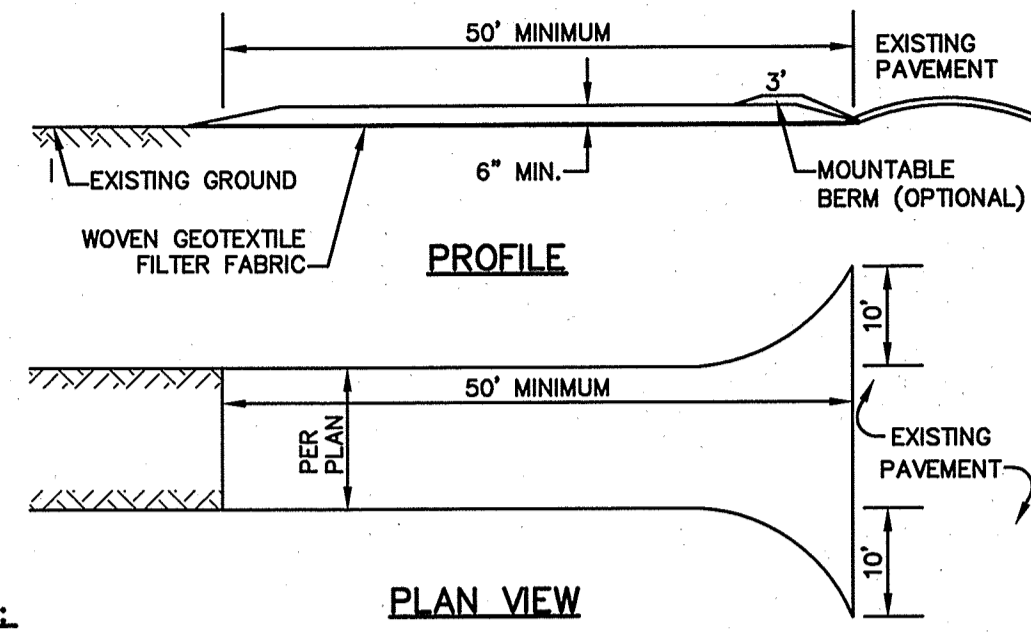


NOTES:

- ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE, UNLESS OTHERWISE SPECIFIED.
- THE EROSION CONTROL MIX USED IN THE FILTER BERMS SHALL BE A WELL-GRADED MIXTURE OF PARTICLE SIZES, MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS, AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH, AND SHALL MEET THE FOLLOWING STANDARDS:
 - THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
 - THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
 - THE pH SHALL BE BETWEEN 5.0 AND 8.0.
- ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
- ON SLOPES LESS THAN 5%, OR AT THE BOTTOM OF SLOPES STEEPER THAN 3:1, UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE), AND A MINIMUM OF 36" WIDE. ON LONGER OR STEEPER SLOPES, THE BERM SHALL BE WIDER TO ACCOMMODATE THE POTENTIAL ADDITIONAL RUNOFF.
- FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
- STRUCTURES MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED.

ORGANIC FILTER BERM

NOT TO SCALE

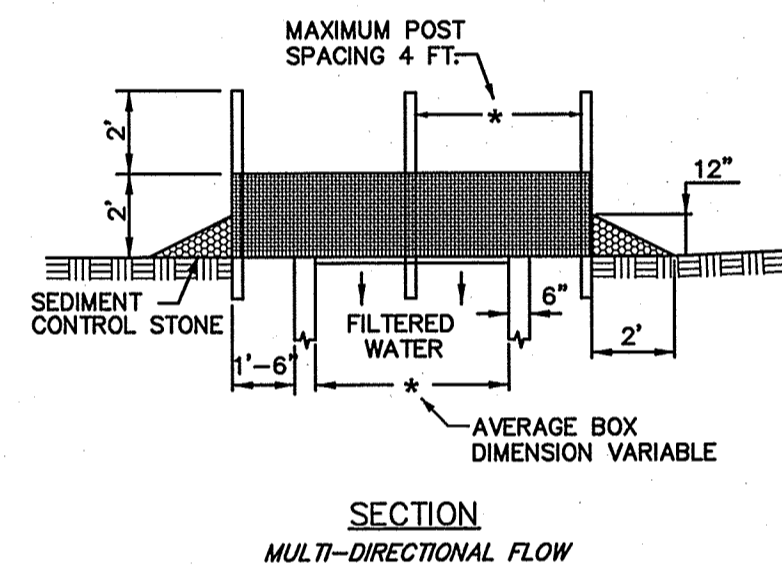


NOTES:

- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

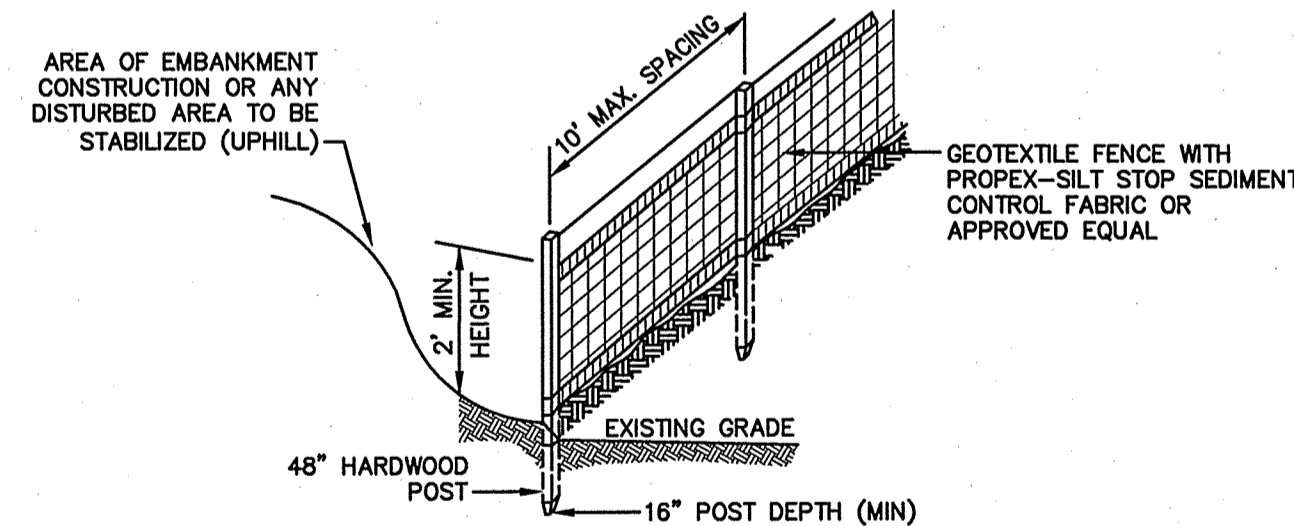


NOTES:

- SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
- WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH OPENINGS.
- TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
- STEEL POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
- WOOD POST SHALL BE 6 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
- POST SPACING SHALL BE A MAXIMUM OF 4 FT.

INLET PROTECTION

NOT TO SCALE

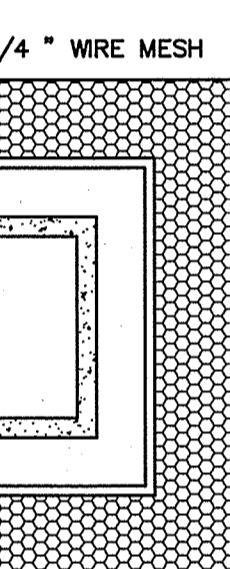


CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE "BULGES" DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE



NOTES:

- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.
- MAINTENANCE:**
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
 - IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
 - SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

TEMPORARY EROSION CONTROL NOTES

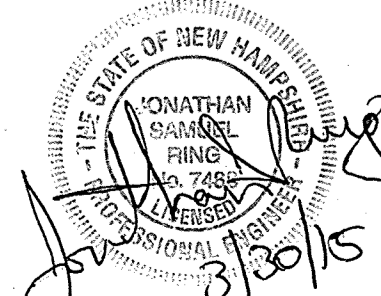
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOADED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
 - AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
- PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
 - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.
 - WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO DES VIA EMAIL (RIDGELY MAUCK AT: RIDGELY.MAUCK@DES.NH.GOV).
 - THE MONITOR SHALL MEET WITH DES TO DECIDE UPON A REPORT FORMAT. THE REPORT FORMAT SHALL BE REVIEWED AND APPROVED BY DES PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION SEQUENCE

- PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION. AT LEAST A TEMPORARY CULVERT OR ROADBED TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
- PREPARE BUILDING PAD TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
- INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
- ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF "SELECT" SUBGRADE MATERIALS.
- PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

PLAN NO. P15-12

Design: JSR	Draft: PSL	Date: 01/19/15
Checked: JSR	Scale: AS NOTED	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
2	3/30/15	REVISED PER TRC 2 COMMENTS	LAZ
1	03/02/15	REVISED PER TRC COMMENTS	MJS
0	02/05/15	ISSUED FOR REVIEW	LAZ
		REVISION	BY

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:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	SIXTH STREET PLAZA SITE PLAN 383 SIXTH STREET, DOVER, NH
Owner of Record:	THE STORAGE BARN, LLC, 35 HODGDON FARM LANE, NEWINGTON, NH 03801

DRAWING No.

E1

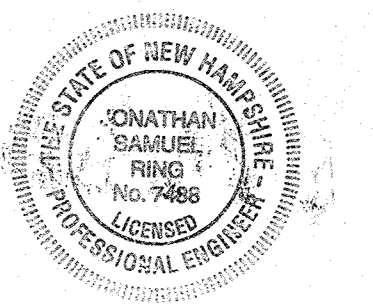
SHEET 16 OF 17
JBE PROJECT NO. 15002

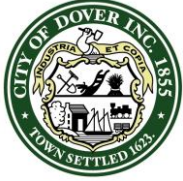
F:\Land Projects\3\15002-DOVER-385-SIXTH-STREET-JEWETT-CONSTRUCTION.dwg 15002-PLAN.dwg 3/27/2015 11:59:11 AM EDT



NEIGHBORHOOD PLAN

SCALE: 1"=400'
JBE PROJECT NO. 15002
MARCH 2, 2015





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-12

Application Type: Site Plan Review
Applicant(s): Bradford Dawn Real Estate, LLC
Owner(s): Mark Phillips
Location: 383 Sixth Street. (Assessor's Map D, Lot 16-F)

INTENT: Site Plan Review for proposed 7,800 square feet of restaurant and general office space in a one story building, with 38 parking spaces and utilities.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACRES: 2.25 acres

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

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 7,800 sq. ft. of restaurant & general office space, with 38 parking spaces and utilities

SURROUNDING LAND USE: Commercial and Residential

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

ATTACHMENT: Site Plan application and plans; TRC minutes, traffic impact analysis

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- NH Department of Environmental Services Alteration of Terrain Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting site plan approval for a one story building containing a restaurant and office space and associated parking lots, driveways and utilities.

The applicant appeared before the Technical Review Committee on February 19, 2015 and March 19, 2015 (see TRC minutes).

Consistency with Land Use Regulations

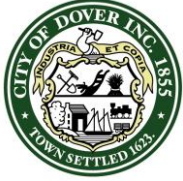
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The site is located primarily in the Hotel/Retail District (B-4), which encourages efficient and attractive commercial development on a larger scale along major highways. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plan submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall revise the plan to add a note that the sewer service connections between the schedule 40 PVC pipe and the SDR 35 PVC pipe shall be made using a solid sleeve gasket connection, no glued joint are permitted outside of the building.
4. The applicant shall revise the plan to add a note that the water thrust blocks shall be a minimum of 2' x 2' x 3' precast concrete blocks.
5. The applicant shall revise the drainage plan and utility plan to show the two "exiting" outlets from off-site areas in a lighter pen weight or remove them all together.
6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Alteration of Terrain Permit and add the permit number to the plan.
7. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
8. The applicant shall prepare all necessary cross-easement documents to address access, utilities and drainage that cross the two parcels. Said documents shall be reviewed for form by the City Attorney.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-12

Application Type: Site Plan Review
Applicant(s): Bradford Dawn Real Estate, LLC
Owner(s): Mark Phillips
Location: 383 Sixth Street. (Assessor's Map D, Lot 16-F)

Conditions to Be Met Prior to Any Construction Activity:

9. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

10. Any new building shall pay the current impact fees in place at the time of building permit application.
11. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

12. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.



City of Dover, New Hampshire SITE REVIEW APPLICATION

RECEIVED
Planning Office
[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>715-12</u>	Date Received:	<u>FEB 05 2015</u>
	Amount Paid:	<u>\$ 2714.00</u> <u>CR# 1302</u>	Time Received:	

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Craig Jewett, Bradford Dawn Real Estate, Telephone # (603) 396-3208
LLC

Address of Applicant: 68A Route 27, Raymond, NH 03077

E-Mail Address: craig@jewettconstruction.com

Name of Property Owner (if different from applicant): Mark Phillips Telephone # (603) 396-1635

Address of Property Owner: The Storage Barn, LLC, 35 Hodgdon Farm Lane, Newington, NH 03801

PROPERTY INFORMATION

Address of Property: 385 Sixth Street, Dover, NH

Assessor's Map # D1 Lot(s) # 16F

Zoning District(s) B4 Overlay District(s) _____

Size of Parcel: 97,886 sq. ft. 2.25 ac. Property Deed: Book 4209 Page: 0241

Existing Use of Property: Vacant land

SITE PLAN INFORMATION

Describe Proposed Use: Approximately 7,800 square feet of restaurant and general office

Area of Parcel to be Developed: 2 +/- Acres sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A

Number of Parking Spaces: Existing N/A Proposed 38

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

Number of Employees Total: 20 +/- In Maximum Shift: 20 +/-

Disposition of Parcel:

Building Setbacks:

Building Footprint 7,800 +/- sq. ft.

Front Yard 310 + ft.

Total Building Area 7,800 +/- sq. ft.

Rear Yard 20 +/- ft.

Paved Area 20,000 +/- sq. ft. Side Yard: Right 75 +/- ft. Left 70 +/- ft.

City Water? Yes No How far is city water from the property? Crosses Land

City Sewer? Yes No How far is city sewer from the property? Crosses Land

BUILDING INFORMATION

Type of Building to be Built: Steel Frame (35' Max. Height)

Height of Building: 20' +/- Finished Floor Elevation: 166.0'

Number of Seats (where applicable) 25 restaurant

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) David M. Collier, LLS, Jones & Beach Engineers, Inc.

Address PO Box 219, Stratham, NH 03885 Telephone #: (603) 772-4746

Professional License #: 892 E-mail address: dcollier@jonesandbeach.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Jonathan S. Ring, PE, Jones & Beach Engineers, Inc.

Address PO Box 219, Stratham, NH 03885 Telephone #: (603) 772-4746

Professional License #: 7488 E-mail address: jring@jonesandbeach.com

SIGNATURES

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

Signature of Property ^{AGENT} Owner: Jonathan S. Ring Date: February 5, 2015

Signature of Applicant (if different from owner): Jonathan S. Ring Date: 2/5/15
Agent

Signature of Agent: Jonathan S. Ring Date: February 5, 2015

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property ^{AGENT} ~~Owner~~: Jonathan S. Ring Date: February 5, 2015
Jonathan S. Ring, P.E.

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property ^{AGENT} ~~Owner~~: Jonathan S. Ring Date: February 5, 2015
Jonathan S. Ring, P.E.

Signature of Applicant (if different from owner): Jonathan S. Ring Date: 2/5/15
Agent

CERTIFICATION OF FEES

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

Signature of Property ^{AGENT} ~~Owner~~: Jonathan S. Ring Date: February 5, 2015
Jonathan S. Ring, P.E.

Signature of Applicant (if different from owner): Jonathan S. Ring Date: 2/5/15
Agent


Letter of Authorization

I, Mark Phillips, The Storage Barn, LLC, 35 Hodgdon Farm Lane, Newington, NH 03801, owner of property located in Dover, NH, known as Tax Map D, Lot 16F, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on Sixth Street in Dover, NH.


I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.



Witness



Mark Phillips
The Storage Barn, LLC



Date

Letter of Authorization

I, Craig Jewett, Bradford Dawn Real Estate, LLC, 68A Route 27, Raymond, NH 03077, applicant of property located in Dover, NH, known as Tax Map D, Lot 16F, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on Sixth Street in Dover, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Alison Jewett
Witness



Craig Jewett
Bradford Dawn Real Estate, LLC

2-4-15
Date

**ABUTTERS LIST
FOR
THE STORAGE BARN SITE PLAN
389 SIXTH STREET, DOVER, NH
JBE PROJECT No. 15002
January 27, 2015**

OWNER OF RECORD:

TAX MAP D1/LOT 16F (SUBJECT)
TAX MAP D1/LOT 16 & 16G (ABUTTING)
THE STORAGE BARN, LLC
35 HODGDON FARM LANE
NEWINGTON, NH 03801

ABUTTERS:

TAX MAP D1/LOT 16A
LDSJ HOLDINGS LLC
375 SIXTH STREET
DOVER, NH 03820
BK 3960/PG 969

TAX MAP D1/LOT 16B
JOHN W. & DEBRA J. WEEDEN
365 SIXTH STREET
DOVER, NH 03820
BK 2818/PG 983

TAX MAP D1/LOT 16C
EDWARD M. & VALERIE C. SAWYER
399 SIXTH STREET
DOVER, NH 03820
BK 3478/PG 150

TAX MAP E1/LOT 24
LIBERTY MUTUAL INSURANCE
C/O JOANNE BRAGG
175 BERKELEY STREET, MS03L
BOSTON, MA 02116
BK 1364/PG 453

APPLICANT:

BRADFORD DAWN REAL ESTATE, LLC
68A ROUTE 27
RAYMOND, NH 03077

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: JONATHAN S. RING, PE
PO BOX 219
STRATHAM, NH 03885

LANDSCAPE ARCHITECT:

IRONWOOD DESIGN GROUP, LLC
ATTN: JEFFREY R. HYLAND, PLA, ASLA, CLARB
NEWMARKET MILLS
55 MAIN STREET, SUITE 129
NEWMARKET, NH 03857



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)
- Include approved TDR plan in plan set
- 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-of-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
- Remove proposed snow storage areas within right-of-way and adjacent lot or provide easement
- Show fire lane
- Site Notes 2 and 23: specify dimensional requirements approved by TDR
- Site Note 3: clarify that the 25 restaurant seats are for inside or out (no parking requirements for outside seating)
- Consider shared parking options with the Storage Barn use
- Site Note 3: correct required parking spaces to 34
- Site Note 4: adjust spacing
- Site Note 10: revise to read “All traffic signage and pavement markings...”
- Add Common Site Plan Notes 17, 18, 19, 20 (see attached)
- Add note that property is subject to conditions of approval set forth in Z14-04



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

Sheet C3:

- Drainage easement required for drainage located on adjacent lot

Sheet C4:

- Easement required for utilities located on adjacent lot

Sheet L1:

- 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

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TRC\Notes\2015.02.19_PlanningTechnicalReviewCommittee.CraigJewett.Minutes.docx

Economic Development Comments:

- Consider using a more contextually appropriate architectural style

Police Department Comments:

- Add One Way R6-1 signs at driveway entrance and exit
- Add Fire Lane signs in driveway (2 or 3 optimally place will be sufficient)
- Add note to plan that a drive thru is not permitted
- Add standard security alarm note from Chapter 58
- Show bike racks (as required by Chapter 149)
- Plan ahead for the street address (IBD) and name the site driveway as a private road, if applicable

Fire/Inspections Comments:

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



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: March 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)
Steve Bird (Planning)
Dave White (Engineering)
Sgt. Marn Speidel (Police)
Dan Barufaldi (Economic Development)
Rebecca Jalbert (Inspection Services)

Others:

Jonathan Ring
Craig Jewett
Gretchen Young (Engineering)

1. Approval of TRC Minutes – February 19, 2015

Motion to approve February 19, 2015 meeting minutes by M.Speidel, seconded by D.White. U/A

2. Plan Review

Planning Comments:

- Provide narrative for snow removal plan
Sheet EP1:
- Add note identifying the beneficiary/holder of each easement shown on the plan.
- Add note that written easement agreements shall be recorded at the Strafford County Registry of Deeds for each easement depicted.

Economic Development Comments:

- None

Police Department Comments:

- All prior comments have been addressed

Fire/Inspections Comments:

- Provide plan for Fire Department apparatus turning radius (use T-1)
- Fire lane must be 20 ft. wide

Engineering Comments:

- See attached memorandum dated March 18, 2015.

2. Adjournment

Motion to adjourn by M.Speidel, seconded by R.Jalbert. U/A

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CITY OF DOVER INTEROFFICE MEMORANDUM

TO: *PLANNING*
FROM: *ENGINEERING*
SUBJECT: *385 Sixth Street*
DATE: *3/18/15*

We have reviewed the Sixth Street Plaza Site Plans and Associated Drainage Study dated 3/2/15. Based on our review we have the following comments and concerns:

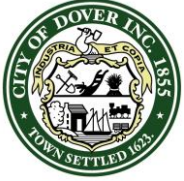
Drainage:

1. Please update the plan set to show the easement areas as described on the easement plan.
2. The BMP design worksheet indicates that the porous paver area will have a 0.4" inch per hour infiltration rate. It is not clear how this was determined. Also, no infiltration has been included in the hydro-cad analysis. The hydro-CAD model shows zero runoff out of the porous paver section, even in the 50 year storm event.
3. The detail of the porous paver states that an underdrain should be provided if clay soils are present. No under drain should be installed per the drainage report.
4. Please provide test-pit information documenting the estimated seasonal high groundwater and ledge elevations.
5. The paver section should include filter material or provide 3 feet separation between the bottom of the practice and the estimate seasonal high groundwater table.
6. Please provide a detail and additional clarification regarding the outlet of the bioretention pond. The Hydro-CAD calls for an 8' long, 4' wide broad crested weir, and the plan shows a 12" basin with a 4" in and a 12" out.
7. Please note that there is only .25 ft of elevation difference from the CB rim and overflow berm elevation in the bioretention outlet.
8. The BMP design worksheet indicates that the bioretention area will have a 0.4" inch per hour infiltration rate. The underdrain is below the seasonal high groundwater, therefore no infiltration should be accounted for.
9. The detail of the bioretention basin should include the 4" underdrain.
10. Pretreatment prior to entering the bioretention basin has not been provided.
11. The applicant proposes the porous paver area to meet the groundwater recharge volume, however very little runoff will be directed to the porous paver section (less than 150 cubic feet in the 1" rainfall event). Please provide additional groundwater recharge.
12. A rip-rap apron would be designed to dissipate the flow from a 25-year stormevent. Please explain how the proposed plunge pools have been designed to provide the same protection. The runoff discharged to the plunge pool located directly adjacent to the wetland buffer is 2.57 cfs in from the bioretention pond, plus 5.89 cfs from the offsite drainage areas.

13. Please add elevations on the plunge pool detail on sheet D-3.
14. On D-3-typical wall section-your detail shows the ditch grade below the footing or leveling pad. Please correct.
15. Provide a note on the typical wall section to submit the wall plans to the city engineer for review.
16. Please note on the inside drop detail D-3 or on C-4 to rebuild the invert to accept the new sewer service.
17. On C-3- show all UG utilities on this plan ie water, sewer, gas, uge. No notations are needed.
18. On C-3 a catchbasin should be installed upstream of the driveway entrance. Either change the location of CB9 before it's built or install a drop inlet upstream and change the frame and cover on CB9 to a DMH cover. You could also change the driveway location/alignment to keep CB9 on the upstream side of the driveway.
19. On C-4-water service connection- no 2x6 tee, only a 2" corporation.
20. Show the drainage structures and pipes on C-4.
21. On LA1 we recommend adding an evergreen tree by the existing headwall and incorporating evergreens along sixth street to provide all season screening.

Operation and Maintenance Plan:

22. Please have owner sign the agreement
23. The annual O&M report references a Condominium Association – is this correct?
24. One copy of the annual report should be submitted to the City's Engineering Department by December 31st of each year (not three copies to Town Planner)
25. The plan and annual report discuss in depth the procedures for porous asphalt, including a sign that is to be posted. It doesn't appear that porous asphalt is being proposed for this project. Please revise and include procedures specific to the porous pavers.



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Presented April 14, 2015

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by updating the Code to reflect changes in the community and in land use regulations.

The purpose of Amendment #3 is to create a new zoning district for one of the City’s oldest residential neighborhoods which has a unique architectural heritage. The regulations are tailored to provide dimensional and use regulations that are consistent with the neighborhood’s existing conditions and to provide design standards for new construction to support the neighborhood’s heritage.

The purpose of Amendment #12 is to create regulations for “alternative treatment centers.” NH RSA 126:X, adopted in 2013 by House Bill 573, establishes a statutory framework for the allowance and regulation of “alternative treatment centers” in order to facilitate the use of cannabis for therapeutic purposes.

2. AMENDMENT

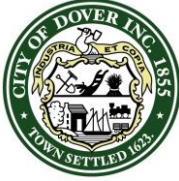
Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-6 “Definitions”, to add new definitions and revise existing definitions to read as follows:

“~~BUILD TO LINE~~ means a line parallel to the STREET right-of-way line ~~at any story level of a BUILDING and representing the minimum distance which all or any part of the BUILDING is set back from said right-of-way line located.~~ Front porches, stairs and handicap ramps may extend beyond the build-to line up to half their depth. If locating the BUILDING at the BUILD TO LINE is not possible due to SETBACK or buffer requirements of Chapter 170-27 or Chapter 170-27.1, the BUILDING shall be located as close to the BUILD TO LINE as feasible.”

3. AMENDMENT [POSTED ON 3/10/15]

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Urban Density Multi-Residential (RM-U) District to Heritage Residential (HR) District an area of approximately 70.9 acres located along Silver Street, Summer Street, Fisher Street, Elm Street, Locust Street, Spring Street, Trakey Street, Hamilton Street, Belknap Street, Cushing Street, Lexington Street, West Concord Street, Richmond Street, Washington Street, and Trask Drive, consisting of lots 10-22, 10-23, 10-24, 10-25, 10-26, 10-27, 10-28, 10-29, 10-29A, 10-30, 10-31, 10-32, 10-33, 10-35, 10-35A, 10-36, 10-37, 10-38, 10-39, 10-57, 10-58, 10-59, 10-60, 10-78, 10-79, 10-80, 10-81, 10-82, 10-83, 10-84, 10-85, 10-86, 10-86A, 10-87, 10-88, 10-104, 10-105, 10-106, 10-107, 10-108, 10-109, 10-110, 10-111, 10-112, 10-113, 10-114, 10-115, 10-116, 10-117, 10-118, 10-118A, 10-119, 10-120, 10-121, 10-122, 10-123, 10-124, 10-125, 10-126, 10-127, 10-128, 10-129, 10-130, 10-131, 10-132, 10-133, 10-134, 10-135, 10-136, 10-137, 10-138, 10-139, 10-140, 10-141, 10-142, 10-143, 10-144, 10-145, 10-146, 10-147, 10-147A, 10-148, 10-149, 10-149A, 10-150, 10-158, 10-159, 10-160, 10-165, 10-166, 10-167, 10-168, 10-169, 10-169A, 10-170, 10-172, 10-173, 10-174, 10-175, 10-176, 10-177, 10-178, 10-179, 10-180, 11-5, 11-6, 11-7, 11-8, 12-7, 12-8, 12-9,



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CITY OF DOVER – ORDINANCE

Presented April 14, 2015

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12-10, 12-11, 12-12, 12-13, 12-14, 12-15, 12-16, 12-17, 12-17A, 12-18, 12-19, 12-22, 12-23, 12-24, 12-31, 12-32, 12-33, 12-35, 12-36, 12-37, 12-38, 12-39, 12-40, 12-41, 12-42, 12-43, 12-44, 12-45, 12-46, 12-47, 12-48, 12-49, 12-50, 12-51, 12-52, 12-53, 12-54, 12-55, 12-56, 12-57, 12-58, 12-59, 12-60, 12-61, 12-62, 12-63, 12-64, 12-65, 12-66, 12-67, 12-68, 12-69, 12-70, 12-71, 12-72, 12-73, 12-74, 12-75, 12-76, 12-77, 12-78, 12-79, 12-80, 12-82, 12-83, 12-84, 12-84A, 12-85, 12-86, 12-87, 12-88, 12-89, 12-89A, 12-90, 12-91, 12-92, 12-93, 12-94, 12-95, 12-96, 12-97, 12-98, 12-99, 12-100, 12-101, 12-102, 12-103, 12-104, 12-105, 12-106, 12-107, 12-108, 12-108A, 12-109, 12-110, 12-111, 12-112, 12-112A, 12-112B, 12-113, 12-114, 12-114A, 12-115, 12-116, 12-117, 12-118, 12-119, 12-120, 12-121, 12-122, 12-123, 12-124, 12-125, 15-40A*, 15-44, 15-45, 15-46, 15-46A, 15-47, 15-48, 15-49, 15-50, 15-51*, 15-52, 15-108, 15-109, and 15-110”

* = only that portion of the lot within the RM-U District will be affected.

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium Density Residential (R-12) District to Heritage Residential (HR) District an area of approximately 22.1 acres located along Silver Street, Towle Avenue, Clifford Street, Fisher Street, Parker Street, Woodman Park Drive, Rutland Street, and West Concord Street, consisting of lots 10-161, 12-127, 12-128, 12-129, 12-130, 12-130A, 12-131, 12-131A, 12-132, 12-133, 12-134, 12-135, 12-136, 12-137, 12-138, 12-139, 12-140, 12-140A, 12-140B, 12-141, 12-141A, 12-141B, 12-141C, 12-142, 12-143, 12-144, 12-144A, 12-145, 12-146, 12-147, 12-147A, 12-148, 12-149, 12-151, 12-152, 12-153, 12-154, 12-155, 12-156, 12-157, 12-158, 12-159, 12-160, 13-1, 13-2, 13-3, 13-30, 13-31, 13-32, 13-33, and 13-3A.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-7 “Establishment of Districts”, subsection A. “Districts”, by adding “Heritage Residential District (HR)” to the list of Residential Districts.

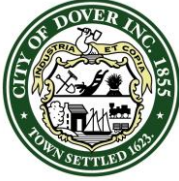
AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-7 “Establishment of Districts”, by revising subsection B. “District Purpose Statements,” subsection (1) “Residential Districts”, by adding the following new subsection:

“(f) Heritage Residential District (HR)

These primarily residential neighborhoods surrounding the Silver Street area exhibit a rare collection of interesting architecture. While primarily Victorian and characterized by wide porches, bay windows, steep roofs, and intricate and involved woodwork, there are noteworthy Colonial buildings as well. In both instances their original occupants were likely community leaders, whether early tavern keepers, or later senior managers and foremen from the mill facilities that lined the Cochecho River, as well as other community professionals.

The common theme through all of these designs is both the massing and the placement of these structures in a manner that is compatible with what had gone before. It is the intent that in this district new



CITY OF DOVER

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Presented April 14, 2015

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construction, replacement construction, and new additions should continue that tradition of compatibility with the existing neighborhood.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by adding a new Heritage Residential District Table that reads as follows:

[SEE TABLE AT END OF DOCUMENT]

4. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations Tables in the Low Density Residential District (R-20), Medium Density Residential District (R-12), and Urban Density Multi-Residential District (RM-U) to replace the Outbuilding/Accessory Use front setback and abut a street setback with the following:

“No closer than the principal BUILDING.”

5. AMENDMENT

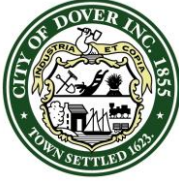
Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations Table in the Medium Density Residential District (R-12) to replace the Principal Building front setback and abut a street setback footnote [5] with the following:

“[5] The property owner shall calculate the average front setbacks of all lots within the same zone located on the same side of the street, 250 feet in each direction from the center of the front lot line. This front setback dimension shall be considered to be a build to line. Structures may be constructed within five (5) feet plus or minus of the average. Porches or steps may be located an additional five (5) feet beyond the front façade of the structure. Expansions to existing structures shall be subject to a minimum setback equal to the calculated average setback minus five (5) feet.”

6. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations Table in the Urban Density Multi-Residential District (RM-U) to replace the Principal Building front setback and abut a street setback footnote [3] with the following:

“[3] The property owner shall calculate the average front setbacks of all lots within the same zone located on the same side of the street, 250 feet in each direction from the center of the front lot line. This front setback dimension shall be considered to be a build to line. Structures may be constructed within five (5) feet plus or minus of the average. Porches or steps may be located an additional five



CITY OF DOVER

CITY OF DOVER – ORDINANCE

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(5) feet beyond the front façade of the structure. Expansions to existing structures shall be subject to a minimum setback equal to the calculated average setback minus five (5) feet.”

7. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations Table in the CBD General Sub-District to replace the Principal Building front primary build-to and front secondary build-to with a new footnote [1], that reads as follows:

“[1] The property owner shall calculate the average front setbacks of all lots within the same zone located on the same side of the street, 250 feet in each direction from the center of the front lot line. This front setback dimension shall be considered to be a build to line. Structures may be constructed within five (5) feet plus or minus of the average. Porches or steps may be located an additional five (5) feet beyond the front façade of the structure. Expansions to existing structures shall be subject to a minimum setback equal to the calculated average setback minus five (5) feet.”

8. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations Table in the CBD General Sub-District to replace the Height of Building Principal Building with the following:

“2 story min and 5 story max”

9. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Signage Regulations Table in the CBD Downtown Gateway Sub-District to amend the freestanding sign footnote 5 to read as follows:

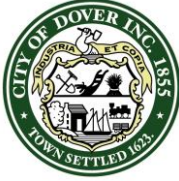
“5) One per lot, 5 ft max ht. and 4 sf max size per tenant.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Signage Regulations Table in the CBD General, Mixed Use, Downtown Gateway, and TOD Sub-Districts to amend the temporary sign category to read as follows:

“permitted per 170-32.Q”

10. AMENDMENT



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Presented April 14, 2015

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Permitted Uses Table for the CBD Downtown Gateway Sub-District to amend residential to read as follows:

“Permitted, buildings of four or more units on ground floor allowed only if Architectural Standards are followed. Density allowed at 5,000 sf of lot area per unit, 10 units max.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Permitted Uses Table for the CBD Mixed Use Sub-District to amend residential to read as follows:

“Permitted, but not on ground floor except in existing structures. Density allowed at 5,000 sf per unit, 10 units max.”

11. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Permitted Uses Table in the Restricted Industrial District (I-1), Rural Restricted Industrial District (I-2), Assembly and Office District (I-4), and Executive Technology Park District (ETP) to amend the permitted use “Establishments for the manufacture assembly, services and repair of the products listed below:” to read as follows

“Establishment for the manufacture, assembly, services and repair of the products listed below and other uses of a similar nature:”

12. AMENDMENT [POSTED ON 1/13/15]

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Hotel/Retail (B-4) District Table and the Rural Restricted Industrial (I-2) District Table by adding a new table and set of criteria that reads as follows:

<u>Uses Permitted By Conditional Use Permit</u>
<ul style="list-style-type: none"> • <u>Alternative Treatment Center</u>

“An ALTERNATIVE TREATMENT CENTER, as defined in RSA 126:X-1,I, shall be allowed if a Conditional Use Permit is granted by the Planning Board upon a finding that the following criteria are met:

- A. An alternative treatment center shall not be located within one thousand (1,000) feet of the property line of a public or private elementary or secondary school or designated drug free school zone.



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Presented April 14, 2015

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- B. The alternative treatment center shall be located in a permanent BUILDING and may not be located in a trailer, manufactured home, cargo container, or any STRUCTURE that has axles with wheels. Drive-in services are prohibited.
- C. Hours of operation shall be limited to 9 am to 9 pm, Monday through Friday, and 10 am to 6 pm on Saturday and Sunday.
- D. The alternative treatment center shall provide for the proper disposal of cannabis remnants or byproducts, which remnants or byproducts shall not be placed in the facility's exterior refuse containers.
- E. The applicant shall provide a detailed narrative and floor plan, as well as any other relevant documentation, describing how the alternative treatment center shall be secured. The security plan must take into account the measures that will be taken to ensure the safe delivery of any product to the facility (including permitted times for delivery), how the product will be secured on site, and how patient transactions will be facilitated in order to ensure safety. The security plan shall be reviewed by the City of Dover Police Department.
- F. The use of cannabis on the premises is prohibited.
- G. The alternative treatment center shall emit no cannabis related fumes, vapors or odors which can be smelled or otherwise perceived from beyond the lot lines of the property where the facility is located."

13. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-20 "Central Business District Regulations.", Section D(3)(h) to read as follows:

"(h) Within the General, ~~Mixed Use~~, and TOD sub-districts, ~~new retail and/or commercial activities uses~~ are located on the GROUND FLOOR. Residential activity is not."

14. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-28.3 "Groundwater Protection", by revising section B – "Location", second sentence to read as follows:

"The boundaries off the Primary and Secondary Groundwater Protection Zones are depicted on maps entitled "Groundwater Protection Zones," dated ~~October 6, 1998~~ June xx, 2015."

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the "Groundwater Protection Zones" map referenced in Chapter 170-28.3-B, to revise the boundaries of the Secondary Groundwater Protection Zones associated with the Smith, Cummings and Cotton wells and add new Groundwater Protection Zones associated with Willand Pond.

15. AMENDMENT



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Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-7 “Establishment of Districts”, by revising section A – “Districts” to add under the “Overriding” heading, the following:

“FD Floodplain Development”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by adding a new Chapter 170-28.6 “Floodplain Development”, that reads as follows:

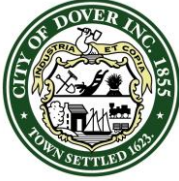
“170-28.6 Floodplain Development

[HISTORY: Adopted by the City Council on 3-25-1987 as Ord. No. 7-87.1 Revised in its entirety by the City Council on 01-20-1999 by Ord. No. 26-98.; Amendments noted where applicable.]

- A. Authority. These rules and regulations are adopted by the City of Dover pursuant of the authority granted by RSA 674:16.
- B. Conflict and Severability. If any provision of this Section differs or appears to conflict with any other provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling. Should any provision of this Section be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Section as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.
- C. Purpose. [Amended on 04-20-05 by Ord. No. 13-2005] Certain areas of the City of Dover are subject to periodic FLOODING, causing serious damage to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968. Therefore, the City of Dover has chosen to become a participating community in the National Flood Insurance Program, and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as detailed in this Section. The City of Dover recognizes the need to minimize the potential loss of life and property during periods of FLOODING regulating the alteration and/or the DEVELOPMENT of those AREAS OF SPECIAL FLOOD HAZARD identified by the Federal Emergency Management Agency (FEMA). The following regulations shall apply to all lands designated as AREAS OF SPECIAL FLOOD HAZARD by FEMA in its "Flood Insurance Study for the County of Strafford, NH," (*language referencing new maps to be inserted here; language to be provided by the New Hampshire Office of Energy and Planning*) which are declared to be a part of Chapter 170 and are hereby incorporated by reference. The FLOOD INSURANCE STUDY is on file at the Department of Planning and Community Development.
- D. Definitions. [Amended on 4-18-90 by Ord. No. 3-90]

As used in this Section the following terms mean:

AREA OF SHALLOW FLOODING – A designated AO zone on the FIRM with a one-percent or greater annual possibility of FLOODING to an average depth of one to three feet where a clearly



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defined channel does not exist, where the path of FLOODING is unpredictable and where velocity flow may be evident. Such FLOODING is characterized by ponding or sheet-flow.

AREA OF SPECIAL FLOOD HAZARD – The land in the FLOODPLAIN within the City of Dover subject to a one-percent or greater annual possibility of FLOODING in any given year. The area is designated on the FIRM as Zones A, AO, and AE. [Amended on 04-20-2005 by Ord. No. 13-2005]

BASE FLOOD – The FLOOD having a one-percent chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION – The WATER SURFACE ELEVATION having a one-percent chance of being equaled or exceeded in any given year.

BASEMENT – Any area of a BUILDING having its floor subgrade on all sides.

BUILDING – See “STRUCTURE”.

DEVELOPMENT – Any man-made change to improved or unimproved real estate, including but not limited to buildings or other STRUCTURES, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

FEMA – Federal Emergency Management Agency

FLOOD or FLOODING – A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD INSURANCE RATE MAP (FIRM) – An official map incorporated within Chapter 170 on which the FEMA has delineated both the AREAS OF SPECIAL FLOOD HAZARD and the risk premium zones that are applicable to the City of Dover.

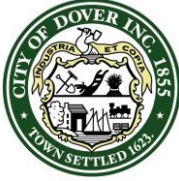
FLOOD INSURANCE STUDY (FIS) – An examination, evaluation and determination of FLOOD hazards and, if appropriate, corresponding WATER SURFACE ELEVATIONS, or an examination, evaluation and determination of mudslide (i.e. mudflow) and/or FLOOD-related erosion hazards.

FLOODPLAIN – Any land area which is susceptible to being inundated by water from any source. (See definition of FLOODING.)

FLOOD PROOFING or FLOOD PROOFED – Any combination of structural and non-structural additions, changes, or adjustments to STRUCTURES which reduce or eliminate FLOOD damage to real estate or improved real property, water and sanitation facilities, STRUCTURES and their contents.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a STRUCTURE.

HISTORIC STRUCTURE – Any STRUCTURE that is listed individually in the National Register of Historic Places (maintained by the Department of the Interior) or preliminarily determined by the



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Secretary of the Interior as meeting the requirements for individual listing on the National Register; certified or preliminarily determined by the Secretary as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; individually listed on a local inventory of historic places, provided the local historic preservation program has been certified by either the appropriate state or federal program.

LOWEST FLOOR – The lowest floor of the lowest enclosed area (including BASEMENT). An unfinished or FLOOD resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a BASEMENT area is not considered a building's LOWEST FLOOR, provided, that such an enclosure is not built so as to render the STRUCTURE in violation of the applicable non-elevation design requirements set forth herein. **[Amended on 4-18-90 by Ord. No. 3-90]**

MANUFACTURED HOME – A STRUCTURE, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "Manufactured Home" also includes park trailers, travel trailers and other similar vehicles placed on a site greater than one hundred eighty (180) days. This includes MANUFACTURED HOMEs located in a MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION.

MANUFACTURED HOME PARK or MANUFACTURED PARK SUBDIVISION – A parcel or contiguous parcels of land divided into two (2) or more MANUFACTURED HOME lots for rent or sale.

MEAN SEA LEVEL – For the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which BASE FLOOD ELEVATIONs shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

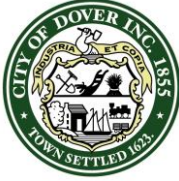
NEW CONSTRUCTION - STRUCTUREs for which the START OF CONSTRUCTION commenced on or after April 9, 1980 and includes any subsequent improvements to such STRUCTUREs.

RECREATIONAL VEHICLE – A vehicle which is built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

REGULATORY FLOODWAY – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the BASE FLOOD without increasing the WATER SURFACE ELEVATION more than a designated height.

RIVERINE – Relating to, formed by or resembling a river, including tributaries, stream, brook, etc.

START OF CONSTRUCTION - includes SUBSTANTIAL IMPROVEMENTs, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either



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the first placement of permanent construction of a STRUCTURE on site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of MANUFACTURED HOME on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a BASEMENT, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main STRUCTURE. [Added 4-18-90 by Ord. No. 3-90]

STRUCTURE – For floodplain management purposes, a walled and roofed building, including a gas- or liquid-storage tank, that is principally above ground, as well as a MANUFACTURED HOME.

SUBSTANTIAL DAMAGE – Damage of any origin sustained by a STRUCTURE whereby the cost of restoring the STRUCTURE to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the STRUCTURE before the damage occurred.

SUBSTANTIAL IMPROVEMENT or **SUBSTANTIALLY IMPROVED** – Any combination of repairs, reconstruction, alterations or improvement to a STRUCTURE, in which the cumulative cost equals or exceeds fifty percent (50%) of market value of the STRUCTURE. The market value of the STRUCTURE should equal: (a) the appraised value prior to the start of the initial repair or improvement, or (b) in the case of damage, the value of the STRUCTURE prior to the damage occurring. For the purposes of this definition, "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the BUILDING commences, whether or not that alteration affects the external dimensions of the STRUCTURE. This term includes structures that have incurred SUBSTANTIAL DAMAGE, regardless of actual repair work performed. The term does not, however, include either:

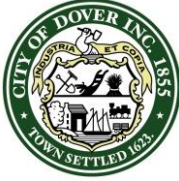
- A. Any project for improvement of a STRUCTURE required to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or
- B. Any alteration of a STRUCTURE listed on the National Register of Historic Places or a State Inventory of Historic Places, provided that the alteration will not preclude the STRUCTURE's continued designation as a Historic Structure.

VIOLATION - The failure of a STRUCTURE or other DEVELOPMENT to be fully compliant with this Section. A STRUCTURE or other DEVELOPMENT without an elevation certificate, other certifications, or other evidence of compliance required herein is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION – The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of FLOODs of various magnitudes and frequencies in the FLOODPLAINS.

E. Development Review [Amended on 10-14-2009 by Ord. No. 2009.09.23-21]

- (1) All proposed DEVELOPMENT in any AREA OF SPECIAL FLOOD HAZARD shall require a permit. Prior to the issuance of a building permit by the Building Official, whether for NEW



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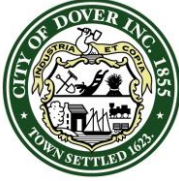
CONSTRUCTION (MANUFACTURED HOMES included) or the SUBSTANTIAL IMPROVEMENT thereon, the Department of Planning and Community Development shall determine whether said project site is located in an AREA OF SPECIAL FLOOD HAZARD. If said project site is so located, wholly or in part, in an AREA OF SPECIAL FLOOD HAZARD, then compliance with the rules and regulations contained herein shall be required.

- (2) Prior to the granting of subdivision approval, the Zoning Administrator shall determine whether the property is located within an AREA OF SPECIAL FLOOD HAZARD, and, if so situated, compliance with the rules and regulations contained herein shall be required.
- (3) Prior to the granting of site review approval, the Zoning Administrator shall determine whether said site is located within an AREA OF SPECIAL FLOOD HAZARD, and, if so situated, compliance with the rules and regulations contained herein shall be required.

F. Required Data.

Applications for DEVELOPMENT shall include the following:

- (1) Plans in duplicate, drawn to scale, showing the nature, location, dimensions and elevations of the area in question; existing or proposed STRUCTUREs; fill storage of materials and drainage facilities; and the location of the foregoing. Specifically, the following information is required where appropriate:
 - (a) A certified FEMA Elevation Certificate with as-built elevation data in relation in relation to MEAN SEA LEVEL, of the LOWEST FLOOR, including BASEMENT, and including whether or not such STRUCTUREs contain a BASEMENT.
 - (b) Elevation, in relation to MEAN SEA LEVEL, to which any STRUCTURE has been FLOOD PROOFED.
 - (c) Certification by a registered engineer or architect that the FLOOD PROOFING methods for any nonresidential STRUCTURE meet the FLOOD PROOFING criteria in subsection L(2).
- (2) Permit review. The Department of Planning and Community Development shall:
 - (a) Review all DEVELOPMENT permits to determine that the requirements of this Section have been satisfied.
 - (b) Review all DEVELOPMENT permits to determine that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. It shall be the responsibility of the applicant to certify these assurances to the Department of Planning and Community Development.
 - (c) The Department of Planning and Community Development shall review all DEVELOPMENT permits to determine if the proposed DEVELOPMENT adversely affects the FLOOD-carrying capacity of the AREAs OF SPECIAL FLOOD HAZARD. For purposes of this Section, "adversely affects" means that the cumulative effect of the proposed DEVELOPMENT, when



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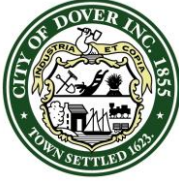
combined with all other existing and anticipated DEVELOPMENT, will not increase the BASE FLOOD ELEVATION more than one (1) foot at any point within the City of Dover.

G. Information to be Obtained and Maintained. [Amended on 04-20-2005 by Ord. No. 13-2005]

- (1) The Department of Planning and Community Development shall maintain and record for public inspection the certification of FLOOD PROOFING required in subsection L(2) and a certified FEMA Elevation Certificate with the as-built elevation, in relation to MEAN SEA LEVEL, of the LOWEST FLOOR, including the BASEMENT, of all new or SUBSTANTIALLY IMPROVED STRUCTUREs and shall include whether or not such STRUCTUREs contain a BASEMENT and, if the STRUCTURE has been FLOOD PROOFED, the as-built elevation, in relation to MEAN SEA LEVEL, to which the STRUCTURE was FLOOD PROOFED. This information must be furnished by the applicant.
- (2) In AREAs of SPECIAL FLOOD HAZARD, the Department of Planning and Community Development shall determine the BASE FLOOD ELEVATION in the following order of precedence according to the data available.
 - (a) In Zone AE, refer to the elevation data provided in the community's FLOOD INSURANCE STUDY and accompanying FIRM. [Amended 04-20-2005 by Ord. No. 13-2005]
 - (b) In Zone A the Building Official shall obtain, review and reasonably utilize any BASE FLOOD ELEVATION data available from any federal, state or other source including data submitted for DEVELOPMENT proposals (i.e. subdivisions, site review plans, etc.) to the community.
 - (c) In Zone A where the BASE FLOOD ELEVATION is not available, the BASE FLOOD ELEVATION shall be at least two (2) feet above the HIGHEST ADJACENT GRADE.
 - (d) In Zone AO, the BASE FLOOD ELEVATION is determined by adding the elevation of the HIGHEST ADJACENT GRADE to the depth number specified on the FIRM or, if no depth number is specified on the FIRM, at least two (2) feet.
- (3) The Department of Planning and Community Development shall maintain for public inspection all records pertaining to the provisions of this Section.

H. Alteration of Watercourses.

- (1) In RIVERINE situations, prior to the alteration or relocation of a watercourse, the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Department of Environmental Services and submit copies of such notification to the Planning Board in the form of a Conditional Use Permit application, in addition to the copies required by RSA 482-A:3. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Department of Planning and Community Development, including notice of all scheduled hearings before the Wetlands Bureau, and notice of scheduled hearings before the Planning Board for Conditional Use Permits as required by Section 170-27, Conservation District & Section 170-27.1, Wetland Protection District.



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- (2) The applicant shall submit to the Planning Board, in the form of a Conditional Use Permit application, certification provided by a professional engineer assuring that the FLOOD-carrying capacity of an altered or relocated watercourse can and will be maintained.

I. Interpretation of Boundaries.

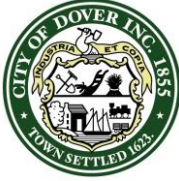
- (1) The Department of Planning and Community Development shall make interpretations, where needed, as to the exact location of the boundaries of the AREA OF SPECIAL FLOOD HAZARD in a construction proposal; for example, where there appears to be a conflict between a mapped boundary and actual field conditions. To assist in this determination, the applicant may be required to submit an accurate site plan showing FLOODING relationships, including elevations.
- (2) To determine accurately if a STRUCTURE is located in an AREA OF SPECIAL FLOOD HAZARD, the owner or applicant may hire a licensed land surveyor or certified engineer to measure the distance from a physical feature on the FIRM to the STRUCTURE's location.
- (3) The STRUCTURE is considered borderline if it is located within 100 feet of a boundary. A certified engineer shall compare the BASE FLOOD ELEVATION and the lowest ground elevation at the borderline STRUCTURE's location to determine if the STRUCTURE is in or out of the AREA OF SPECIAL FLOOD HAZARD. If the engineer certifies the STRUCTURE as out of the AREA OF SPECIAL FLOOD HAZARD, but the Planning or Engineering Departments have historic or other data that confirms the property is prone to FLOODING, the Department of Planning and Community Development may request a Letter of Map Amendment (LOMA) from FEMA.

J. General Standards.

In all AREAS OF SPECIAL FLOOD HAZARD, the following standards are required:

(1) Anchoring

- (a) All NEW CONSTRUCTION and SUBSTANTIAL IMPROVEMENTs shall be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the STRUCTURE resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- (b) All MANUFACTURED HOMEs to be placed or SUBSTANTIALLY IMPROVED within AREAS OF SPECIAL FLOOD HAZARD shall be elevated on a permanent foundation, such that the LOWEST FLOOR of the MANUFACTURED HOME is at least two (2) feet above the BASE FLOOD ELEVATION, and shall be securely anchored to resist flotation, collapse or lateral movement by providing over-the-top or frame ties to ground anchors. Specific requirements shall be that:
- (i) Over-the-top ties shall be provided at each of the four (4) corners of the MANUFACTURED HOME, with two (2) additional ties per side at intermediate locations, with MANUFACTURED HOMEs less than fifty (50) feet long requiring one (1) additional tie per side, or;



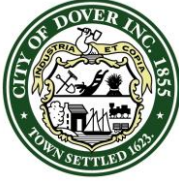
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- (ii) Frame ties shall be provided at each corner of the home, with five (5) additional ties per side at intermediate points, with MANUFACTURED HOMEs less than fifty (50) long requiring four (4) additional ties per side.
 - (iii) All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4,800) pounds.
 - (iv) Any additions to the MANUFACTURED HOME shall be similarly anchored.
- (2) Construction materials and methods
- (a) All NEW CONSTRUCTION and SUBSTANTIAL IMPROVEMENTs shall be constructed with materials resistant to FLOOD damage.
 - (b) All NEW CONSTRUCTION and SUBSTANTIAL IMPROVEMENTs shall be constructed using methods and practices that minimize FLOOD damage.
 - (c) All NEW CONSTRUCTION and SUBSTANTIAL IMPROVEMENTs shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of FLOODING.
- (3) Utilities
- (a) The applicant shall provide the Department of Planning and Community Development with assurance that all new and replacement water supply systems, including on-site systems, shall be designed to minimize or eliminate infiltration of FLOOD waters into the system.
 - (b) The applicant shall provide the Department of Planning and Community Development with assurance that new and replacement sanitary sewerage systems, including on-site systems, shall be designed to minimize or eliminate infiltration of FLOOD waters into the systems and discharge from the systems into the FLOOD waters.
 - (c) The applicant shall provide the Department of Planning and Community Development with assurance that on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during FLOODING.
- (4) Subdivision proposals
- (a) All subdivision proposals shall be consistent with the need to minimize FLOOD damage.
 - (b) All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize FLOOD damage.
 - (c) All subdivision proposals shall include adequate drainage paths to guide FLOOD waters around and away from the proposed STRUCTUREs and to reduce exposure to FLOOD damage.



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(d) BASE FLOOD ELEVATION data shall be provided for subdivision proposals and other proposed DEVELOPMENT which contains at least fifty (50) lots or five (5) acres, whichever is less.

K. Specific Standards.

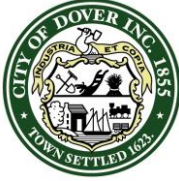
In all AREAS OF SPECIAL FLOOD HAZARD where BASE FLOOD ELEVATION data has been established per subsection G(2), the following provisions are required:

- (1) Residential construction, NEW CONSTRUCTION and SUBSTANTIAL IMPROVEMENT of any residential STRUCTURE shall have the LOWEST FLOOR, including the BASEMENT, elevated to at least two (2) feet above BASE FLOOD ELEVATION.
- (2) All NEW CONSTRUCTION or SUBSTANTIAL IMPROVEMENTs of nonresidential STRUCTUREs have the LOWEST FLOOR, including BASEMENT, elevated to at least two (2) feet above the BASE FLOOD ELEVATION; or together with attendant utility and sanitary facilities, shall:

- (a) Be FLOOD PROOFED so that below the BASE FLOOD ELEVATION the STRUCTURE is watertight at least two (2) feet above the BASE FLOOD ELEVATION with walls substantially impermeable to the passage of water;
- (b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
- (c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section.

(3) Manufactured Homes.

- (a) MANUFACTURED HOMEs shall be anchored in accordance with subsection K(1)(b).
- (b) For new MANUFACTURED HOME PARK and MANUFACTURED HOME SUBDIVISIONs; for expansions to existing MANUFACTURED HOME PARKs and MANUFACTURED HOME SUBDIVISIONs; for existing MANUFACTURED HOME PARKs and MANUFACTURED HOME SUBDIVISIONs where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced; and for MANUFACTURED HOMEs not placed in a MANUFACTURED PARK or MANUFACTURED HOME SUBDIVISION .
 - (i) Stands or lots are elevated on compacted fill or on pilings so that the LOWEST FLOOR of the MANUFACTURED HOME will be at least two (2) feet above the BASE FLOOD level.
 - (ii) Adequate surface drainage and access for a hauler are provided.



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(iii) In the instance of elevation on pilings, lots are large enough to permit steps; piling foundations are placed in stable soil no more than ten (10) feet apart and reinforcement is provided for pilings more than six (6) feet above the ground level.

(c) RECREATIONAL VEHICLES placed on sites within Zones A and AE shall either:
[Amended on 04-20-2005 by Ord. No. 13-2005]

(i) Be on the site for fewer than 180 days;

(ii) Be fully licensed and ready for highway use; or

(iii) Meet all standards of subsection C(1) and the elevation and anchoring requirements for MANUFACTURED HOMEs in subsections L(3)(a) and (b).

(4) For all NEW CONSTRUCTION and SUBSTANTIAL IMPROVEMENTs, fully enclosed areas below the LOWEST FLOOR that are subject to FLOODING are permitted, provided that the enclosed areas meet the following requirements:

(a) The enclosed area is unfinished or flood resistant, usable solely for parking of vehicles, building access or storage.

(b) The area is not a BASEMENT.

(c) The area shall be designed to automatically equalize hydrostatic FLOOD forces on exterior walls by allowing for the entry and exit of FLOOD waters. Designs for meeting this requirement must either be certified by a professional engineer or architect or must meet or exceed the following minimum criteria:

(i) A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to FLOODING shall be provided.

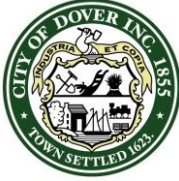
(ii) The bottom of all openings shall be no higher than one (1) foot above grade.

(iii) Openings may be equipped with screens, louvers or other coverings or devices, provided that they permit the automatic entry and exit of FLOOD waters.

(5) Proposed STRUCTUREs to be located on slopes within Zone AO shall include adequate drainage paths to guide FLOOD waters around and away from the proposed STRUCTUREs.

L. Regulatory Floodways.

Located within AREAS OF SPECIAL FLOOD HAZARD established in subsections C and I are areas designated as REGULATORY FLOODWAYs. Since the REGULATORY FLOODWAY is an extremely hazardous area due to the velocity of FLOOD waters which carry debris, potential projectiles and erosion potential, the following provisions apply.



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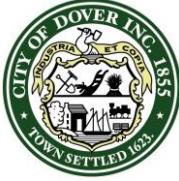
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- (1) Along watercourses that have a designated REGULATORY FLOODWAY, no encroachments, including fill, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS or other DEVELOPMENT, are allowed within the designated REGULATORY FLOODWAY unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment would not result in any increase in FLOOD levels within the community during the BASE FLOOD discharge. In Zone A, the Department of Planning and Community Development shall obtain, review and reasonably utilize any REGULATORY FLOODWAY data available from a federal, state or other source as criteria for requiring that DEVELOPMENT meet the REGULATORY FLOODWAY requirements of this subsection.
- (2) Along watercourses that have not had a REGULATORY FLOODWAY designated, on NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS or other DEVELOPMENT (including fill), shall be permitted within Zone AE, unless it is demonstrated that the cumulative effect of the proposed DEVELOPMENT, when combined with all other existing and anticipated DEVELOPMENT, will not increase the WATER SURFACE ELEVATION of the BASE FLOOD more than one (1) foot at any point within the community. [Amended on 04-20-2005 by Ord. No. 13-2005]
- (3) If subsection 1 is satisfied, all NEW CONSTRUCTION and SUBSTANTIAL IMPROVEMENTS shall comply with all applicable FLOOD hazard reduction provisions set forth herein.

M. Variances and Appeals.

- (1) Any order, requirement, decision or determination of any official of the Department of Planning and Community Development made under this Section may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.
- (2) If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I(b), the applicant shall have the burden of showing, in addition to the usual variance standards under NH statute:
 - (a) That the variance will not result in increased FLOOD heights, additional threats to public safety, or extraordinary public expense.
 - (b) That if the requested variance is for activity within a designated REGULATORY FLOODWAY, no increase in FLOOD levels during the BASE FLOOD discharge will result.
 - (c) That the variance is the minimum necessary, considering the FLOOD hazard, to afford relief.
- (3) The Zoning Board of Adjustment shall notify the applicant in writing that: (i) the issuance of a variance to construct below the BASE FLOOD level will result in increased premium rates for flood insurance up to amounts as high as twenty-five (\$25.00) dollars for one hundred (\$100.00) dollars of insurance coverage, and (ii) such construction below the base level increases risks to life and property. Such notification shall be maintained with a record of all variance actions.
- (4) The Department of Planning and Community Development shall:



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- (a) Maintain a record of all variance actions, including their justification for their issuance, and;
- (b) Report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator."

16. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the title of Article VIII to read as follows:

~~“EXTRACTION INDUSTRIES EXCAVATIONS”~~

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-30.2 “Application Procedures”, by revising section A(1) to read as follows

“(1) Applications for new EXCAVATION permits shall be filed with the Planning Office by April 1st ~~annually~~. Applications to renew EXCAVATION permits shall be due by April 1st once every two years. Applications to renew shall be due by April 1st of the renewal year. EXCAVATIONS operating within the Primary and Secondary Groundwater Protection Zones must still comply with the annual reporting requirements set forth in Section 170-28.3.F(2)(a).”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-30.4 “Administration and Enforcement”, by revising section A(5) to read as follows

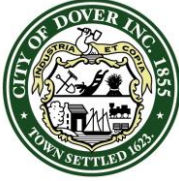
“(5) All permitted sites shall be inspected ~~on a bi-annual basis once every two years~~. Inspections by the Zoning Administrator or their designee shall be scheduled in April to coincide with the annual permit renewal applications and in October each year by the Zoning Administrator or his designee. The inspection reports shall be timely submitted to the PLANNING BOARD for their review.”

17. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-6 “Definitions”, to revise existing definitions to read as follows:

“FREESTANDING SIGN means a SIGN permanently erected on a freestanding frame, mast or pole and not attached to any BUILDING. A-frame SIGNS shall not be considered freestanding but rather a temporary SIGN. TEMPORARY PORTABLE SIGN. (See the definition of "TEMPORARY PORTABLE SIGN.") Each individual tenant panel on a multi-tenant SIGN shall require a SIGN permit and shall be counted towards each tenants’ permitted number of SIGNS and SIGN AREA.”

“SIGN AREA means the entire area within a single continuous perimeter enclosing the extreme limits of the actual SIGN surface. It does not include any structural elements outside the limits of such perimeter which do not form an integral part of the display. For projecting or double-faced SIGNS, only one (1)



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display space shall be measured in computing total surface area where the SIGN faces are parallel or where the interior angle formed by the faces is ninety degrees (90°) or less.* For FREESTANDING SIGNS, SIGN AREA does not include any portion of the SIGN displaying the BUILDING address.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, to revise the first paragraph as read as follows:

“Purpose. The purpose of this section is to create a legal framework for SIGNAGE regulations that is intended to facilitate a flexible and agreeable communication between people. Such an ordinance acknowledges the need to protect the safety and welfare of the public, the need for a well-maintained and attractive appearance throughout the City of Dover and the need for adequate business identification, advertising and communication. While this section recognizes that aesthetics and design quality cannot be satisfactorily legislated, it does, however, operate on the premise that a large percent of that which is unattractive can be eliminated by sensible quality control through ~~adequate~~ maintenance and inspection and by ~~reasonable~~ guidelines formulated to minimize clutter.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, section B, to delete the second paragraph as follows:

~~“The Zoning Administrator may issue a sign permit in conjunction with the approval of a site plan by the PLANNING BOARD, after sufficient review of compliance with the regulations herein and payment of any permit fees.”~~

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, section C(1)(d), to read as follows:

~~“(d) Temporary n~~Non-profit, public benefit and/or municipality related ~~temporary~~ SIGNS/~~with consent of the Zoning Administrator.~~ Temporary non-profit, public benefit and/or municipality related SIGNS shall be regulated as required in Subsection Q.”

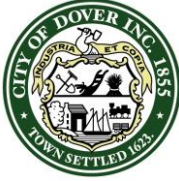
AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, section C(9), to read as follows:

~~“(9) Temporary A-frame, portable or wheeled SIDEWALK or curb SIGNS are prohibited, except as otherwise provided in this section. Refer to Subsections E (3), F (2), and K (2) Q.~~

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter



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170-32 “SIGN review and Regulations”, section C(11) and C(12), to read as follows:

“(11) The terms of this section shall not be construed so as to exclude SIGNS being necessary for the public welfare, and as such, are required by government, historical associations, etc. ~~Display SIGNS pertaining to SERVICE CLUBS and/or civic associations may be erected or displayed within all districts upon approval of the Zoning Administrator.~~

(12) The material and construction of any SIGN or supporting elements shall be in accordance with the ~~National~~ Building and Electrical Codes (in use by the City at the time of installation) and all other applicable city regulations.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, section D(5), to read as follows:

“(5) All nonresidential SIGNS may only be illuminated by a constant indirect source of lighting. The lighting element shall be shielded and shall illuminate only the SIGN. No SIGN shall be ~~se~~ illuminated after 9:00 p.m.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, section E, to read as follows: **[POSTED ON 3/26/14]**

“SIGNS permitted in CBD, and CWD Zones. SIGNS shall relate only to the premises upon which they are located, identifying the occupancy of such premises or advertising the articles or services available within such premises. No sign in the CBD Downtown Gateway sub-district shall be illuminated after 9:00 p.m. or before 6:00 a.m. (See table for overview of permitted SIGNS).

AND

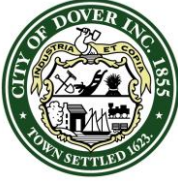
Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, section E(1)(a), to read as follows:

“An additional one (1) square foot of SIGN AREA per one (1) foot of BUSINESS FRONTAGE shall be permitted, provided that the character of the SIGN conforms to mill motif design criteria. Refer to Subsection ~~P~~^Q for applicable criteria.
~~References to Subsection P (formerly Subsection Q)~~”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, to delete section E(3), as follows:

~~“(3) Temporary Signs. Temporary SIGNS may be erected subject to the following~~



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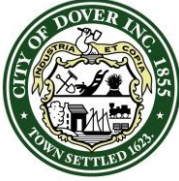
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(a) Temporary signs require a temporary sign permit. The permit shall remain in effect for a period of one (1) year and can be renewed on an annual basis.

(b) One (1) temporary SIGN shall be permitted per each PRINCIPAL BUILDING. BUILDINGS with an excess of one hundred (100) feet of STREET FRONTAGE shall be permitted one (1) additional temporary SIGN per every one hundred (100) feet of STREET FRONTAGE.

(c) For temporary signs located on a City SIDEWALK or within a public right of way:

- (i) A certificate of insurance in the amount of one hundred thousand dollars (\$100,000.00) (bodily injury/property damage) shall be filed as part of the temporary sign permit application to assure sufficient liability coverage of the APPLICANT.
- (ii) A hold harmless certification letter shall be filed as part of the temporary sign permit application to relieve the City of Dover from bodily injury and property damage liability.
- (iii) SIGNS shall only be displayed during business hours.
- (iv) A five (5) foot, clear passageway must be maintained at all times.
- (v) SIGNS shall be located in front of the building occupied by the business or in front of the space occupied by the business if the business is located in a multi tenant building.
- (vi) Demonstration of compliance with the mill motif design criteria (Subsection O, subparagraph 4) shall be filed as part of the temporary sign permit application. To meet this requirement, the applicant must demonstrate compliance with at least four (4) of the eight (8) following criteria:
 1. No more than one (1) lettering style shall be permitted per SIGN.
 2. Light colored letters on a dark background are preferred. Dark letters on a light back ground shall only be permitted if it compliments the BUILDING's color composition.
 3. Product trademarks are discouraged; however, trade SIGNS (e.g., a shoe for a cobbler, a mortar and pestle for a druggist) are preferred.
 4. Letter styles shall be limited to the classic genre, i.e., Copper Plate Gothic, Times, Franklin Gothic, Benton, Clarendon, Haas Helvetica, Folio Caravelle Medium, Windsor, and Times Roman.
 5. No more than three (3) colors are preferred, including black and white. Lettering shall preferably be one (1) color.
 6. Colors used in SIGNAGE should relate to the color composition of the BUILDING material and be compatible with them.
 7. Traditional materials, such as wood, glass, brass, bronze or iron, are preferred. The use of plastic, aluminum and vinyl will only be permitted if styled and composed to imitate wood or iron.



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8. ~~Wooden SIGNS shall be constructed of dense, clear wood that adapts to engraving/carving and paint or stain. Ordinary plywood will not withstand exposure; therefore, only overlay, exterior or marine plywood shall be permitted.~~

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, to delete section F(2), as follows:

~~“(2) Temporary SIGNS. Temporary SIGNS may be erected subject to the following regulations:~~

- ~~(a) Temporary signs require a temporary sign permit. The permit shall remain in effect for a period of one (1) year and can be renewed on an annual basis.~~
- ~~(b) One (1) temporary SIGN shall be permitted per each PRINCIPAL BUILDING, or per tenant if the PRINCIPAL BUILDING or BUILDINGS have multiple tenants.~~
- ~~(c) For temporary signs located on a City SIDEWALK or within a public right of way:
 - ~~(i) A certificate of insurance in the amount of one hundred thousand dollars (\$100,000.00) (bodily injury/property damage) shall be filed as part of the temporary sign permit application to assure sufficient liability coverage of the APPLICANT.~~
 - ~~(ii) A hold harmless certification letter shall be filed as part of the temporary sign permit application to relieve the City of Dover from bodily injury and property damage liability.~~
 - ~~(iii) SIGNS shall only be displayed during business hours.~~
 - ~~(iv) A five (5) foot, clear passageway must be maintained at all times.~~
 - ~~(v) SIGNS shall be located in front of the building occupied by the business or in front of the space occupied by the business if the business is located in a multi-tenant building.”~~~~

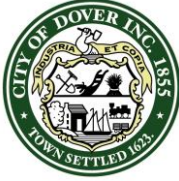
AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, section I(1)(b), to read as follows:

~~“(b) Two (2) FREESTANDING SIGNS shall be permitted within an approved industrial park, provided that the combined square footage of such SIGNS does not exceed five hundred (500) square feet in area, that they are used solely for the purposes of identifying the park, its occupancies and uses, location and layout, and that, if on a corner LOT, such SIGNS shall be set so as to not materially impede vision, subject to the discretion of the Building Official and the City Engineer.”~~

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, to delete section K(2), as follows:



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~~“(2) Temporary SIGNS. Temporary SIGNS may be erected subject to the following regulations:~~

- ~~(a) Temporary signs require a temporary sign permit. The permit shall remain in effect for a period of one (1) year and can be renewed on an annual basis.~~
- ~~(b) One (1) temporary SIGN shall be permitted per each PRINCIPAL BUILDING, or per tenant if the PRINCIPAL BUILDING or BUILDINGS have multiple tenants.~~
- ~~(c) For temporary signs located on a City SIDEWALK or within a public right of way:

 - ~~(i) A certificate of insurance in the amount of one hundred thousand dollars (\$100,000.00) (bodily injury/property damage) shall be filed as part of the temporary sign permit application to assure sufficient liability coverage of the APPLICANT.~~
 - ~~(ii) A hold harmless certification letter shall be filed as part of the temporary sign permit application to relieve the City of Dover from bodily injury and property damage liability.~~
 - ~~(iii) SIGNS shall only be displayed during business hours.~~
 - ~~(iv) A five (5) foot, clear passageway must be maintained at all times.~~
 - ~~(v) SIGNS shall be located in front of the building occupied by the business or in front of the space occupied by the business if the business is located in a multi-tenant building.”~~~~

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, section N(3), to read as follows:

~~“(3) Non-conforming FREESTANDING SIGNS and PROJECTING SIGNS may be replaced upon approval of a sign permit application, provided that the support structure of the sign remains in place and the dimensions of the sign are the same or smaller. If ~~the~~ any other nonconforming SIGN is replaced, it shall be replaced in total with a SIGN that is in conformance with the provisions of this section.”~~

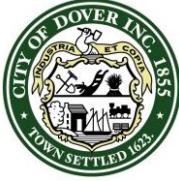
AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, section O, to read as follows:

~~“O. Mill motif design criteria.~~

- ~~(1) Intent.

 - ~~(a) A recurring architectural theme exists within the Central Business District, where the use of brick, granite and slate dominates much of the existing commercial BUILDING stock. Influenced by the early 19th century mill development, SIGNAGE was closely integrated with the style and composition of the BUILDING, often consisting of handsomely carved and painted wooden signboards. The use of dark background tones, highlighted with bright~~~~



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lettering was dominant. PROJECTING SIGNS were typically constructed from dark-hued metal, cast iron in particular, and internal lighting or use of plastics, aluminum and vinyl was nonexistent.

- (b) The use of a mill motif SIGNAGE theme is an attempt to promote a style or architectural continuity within Dover's urban center. Within the defined mill motif theme, a great amount of flexibility is permitted where design and materials are involved, and all SIGNAGE should be guided by general design criteria.

~~(2) Permit process.~~

- ~~(a) The Zoning Administrator shall be responsible for the issuance of SIGN permits relative to mill motif accessory SIGNS. Application for said SIGNS shall include the following items:~~

- ~~(i) A scaled elevation drawing of the entire BUILDING façade (s).~~
- ~~(ii) Proposed SIGN clearly delineated on the elevation drawing, plus detailed drawings indicating materials, size, colors and style of lettering, lighting and attachment method.~~
- ~~(iii) A photograph of the BUILDING.~~
- ~~(iv) A sample color rendering of the intended SIGN.~~

- ~~(b) Upon completion of the review, the Zoning Administrator will approve or disapprove the application and inform the APPLICANT in writing of the decision.~~

~~(3) (2) SIGN location. The physical placement of SIGNAGE on a BUILDING shall be as important in perpetuating the mill motif theme as the SIGN composition itself. To maximize the effectiveness of SIGNS and a BUILDING's architecture,~~

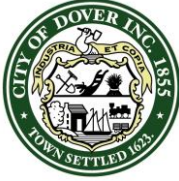
- ~~(a) Every SIGN shall be required to be an integral part of its BUILDING.~~

- ~~(b) SIGNS shall be located with respect to the basic architectural framework of the BUILDING, so as not to obscure the primary elements (door and window openings and decorative facade treatments) of a BUILDING's framework. Refer to Subsection E) (4) (e) for graphic guidelines.~~

~~(4) (3) SIGN composition. The visual style of a SIGN is determined by the relationship of its lettering, colors, lighting, and material used. Within the defined mill motif theme, a great range of variations exist among these elements. The design standards set forth herein constitute general design criteria to be followed when determining conformity with the mill motif theme. Refer to Subsection P) (4) (e) for graphic guidelines.~~

~~(a) Lettering.~~

- ~~(i) No more than one (1) lettering style font shall be permitted per SIGN. More than one size is permitted~~
- ~~(ii) Letters may be attached to the BUILDING façade.~~
- ~~(iii) Light-colored letters on a dark background are required preferred. Dark letters on a light back ground shall only be permitted if it complements the BUILDING's color composition.~~



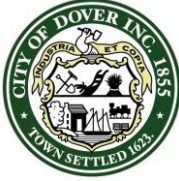
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- (iv) Lettering ~~and signboards~~ shall be located so as not to obstruct architectural detailing on the BUILDING face.
 - (v) Product trademarks are not permitted. ~~discouraged; however,~~ Generic trade SIGNS symbols (e.g., a shoe for a cobbler, a mortar and pestle for a druggist) are permitted preferred.
 - (vi) Letter styles shall be limited to the classic genre, ~~i.e.~~ e.g., Copper plate Gothic, Times, Franklin Gothic, Benton, Clarendon, Haas Helvetica, Folio Caravelle Medium, Windsor, and Times Roman.
 - (vii) The size of the lettering shall be in proportion to both the SIGN configuration and the BUILDING.
- (b) Color.
- (i) No more than three (3) colors are preferred, ~~including plus black and white.~~ Differences in shade or hue are considered different colors. Lettering ~~shall preferably be is limited to~~ one (1) color.
 - (ii) Colors used in SIGNAGE should relate to the color composition of the BUILDING material and be compatible with them.
 - (iii) The determination of SIGN color must relate to the degree of contrast between the SIGN lettering and SIGN background.
- (c) Lighting.
- (i) Internally-lit or back-lit SIGNS are prohibited.
 - (ii) Only shielded indirect light shall be permitted if lighting is used.
- (d) Materials.
- (i) ~~The appearance of Traditional materials, such as wood, glass, brass, bronze or iron, are preferred is required. The use of plastic, aluminum and vinyl will only be permitted if styled and composed to imitate wood or iron.~~
 - (ii) Wooden SIGNS shall be constructed of dense, clear wood that adapts to engraving/carving and paint or stain. ~~Ordinary plywood will not withstand exposure; therefore, only~~ The use of plywood shall be limited to overlay, exterior or marine plywood. shall be permitted
 - (iii) PROJECTING SIGNS shall be supported by black, iron attachments to the BUILDING. Guy wires shall not be permitted as a principle SIGN support member.
 - (iv) No support for a PROJECTING SIGN shall extend above the cornice line of the BUILDING to which it is attached.
- ~~(e) Graphic guidelines. The zoning ordinance regarding SIGNS was developed in an effort to limit the size, clutter and inefficiency of uncontrolled SIGNAGE, while encouraging more effective SIGNS through better and more appropriate design. The regulations that have been outlined in this section pertain primarily to maximums for height, size and content of business SIGNS. Concern for size alone, however, does not guarantee the effectiveness of a SIGN or its appropriateness to its location, and both are important for the overall selling~~



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power of the SIGN. In order to help business owners, manufacturers and designers and others with the design of quality mill motif SIGNS, the following notes have been prepared as a brief guide:

(i) — Because it is an old city, Dover's Central Business District (CBD) has evolved from a mill era architectural influence. Almost all of the business STRUCTURES in this area have an architectural character worth preserving and enhancing. In this district, however, whether an individual BUILDING is of great architectural merit does not matter as much as the fact that individual BUILDINGS and rows of BUILDINGS visually relate to each other. This sense of history and feeling of architectural unity is one of Dover's unique characteristics; it is attractive to both tourists and residents alike. And although nothing in the long run can replace the quality and character of a business concern's services or merchandise in drawing and keeping customers, the architecture of an individual BUILDING and the combined impact of groups of adjoining BUILDINGS, can be part of the attraction of a shopping district. Ideally, then, to maximize the effectiveness of SIGNS and BUILDING its BUILDING, and each BUILDING should have a good visual influence within its BLOCK of BUILDINGS. As a result, the BUILDING and its SIGN become part of an overall image, each supporting the other and helping to draw customers. This leads to a simple but vital point: A SIGN on a BUILDING should always be thought of as part of the BUILDING and not as an unrelated object attached to it. Figures A, B, C and D illustrate this point. ###

(ii) — Just as a SIGN should respect a BUILDING façade, a row of shops and their SIGNS are most effective when the architecture and rhythm of the STREET is preserved and even emphasized by the design of all the SIGNS.

The matter of SIGNS becomes a concern for all neighboring businesses; a harmonious and uncluttered row of shops with legible well designed SIGNS is much more attractive to shoppers than a hodge podge of SIGNS that confuse the shopper rather than draw him to the area and the individual shops. One of the most common causes of this confusion is the tendency of shop fronts to burst out of their frames in an upward and outward direction until nothing of the original FRONTAGE is visible. Figures E, F and G illustrate the effects of this on a typical stretch of STREET front. §§§§

(iii) — Letter styles: ****

See Figures A, B, C and D are included in SIGN Diagrams, Part III, at the end of this chapter.

§§§§ See Figures E, F AND G are included in SIGN Diagrams, Part IV, at the end of this chapter

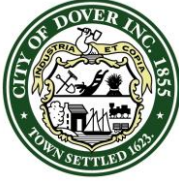
**** Samples of the various letter styles are on file in the office of the City Clerk and are available for inspection during normal business hours.

(4) Permit process

(a) The Zoning Administrator shall be responsible for the issuance of SIGN permits relative to mill motif accessory SIGNS. Application for said SIGNS shall include the following items:

(i) A scaled elevation drawing of the entire BUILDING facade(s).

(ii) Proposed SIGN clearly delineated on the elevation drawing.



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- (iii) Detailed drawings indicating materials, size, colors and style of lettering, lighting and attachment method.
- (iv) A photograph of the BUILDING.
- (v) A sample color rendering of the intended SIGN.
- (b) Upon completion of the review, the Zoning Administrator will approve or disapprove the application and inform the APPLICANT of the decision in writing.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN review and Regulations”, by adding a new section Q, to read as follows:

“Q. Temporary SIGNS. No temporary SIGN shall be erected or placed in the City of Dover without a temporary sign permit issued by the Planning Department, except as noted in subsections (1)(b) and (2)(b) below. The following regulations shall apply:

(1) Non-profit, public benefit, and/or municipality related.

(a) Off-Premise Signs.

(i) The City of Dover has designated the following locations as areas that are suitable for off-premise displays of Dover-based non-profit, public benefit, and/or municipality related temporary signs:

- Week’s Crossing (Indian Brook Road and New Rochester Road)
- Lower Square (Central Avenue and Washington Street)
- Intersection of Back River Road and Durham Road
- Intersection of Littleworth Road and Knox Marsh Road
- Intersection of Indian Brook and Sixth Street

(ii) A temporary sign permit must be obtained from the Planning Department. The application fee shall be waived.

(iii) No more than two (2) signs may be displayed at each of the above locations at the same time.

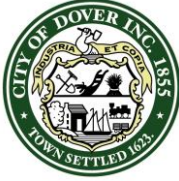
(iii) The event advertised must be community based and/or charitable, and must take place within the City of Dover.

(v) Signs may be no larger than eight (8) square feet in size, and shall be securely anchored. Signs shall be displayed no longer than fourteen (14) days prior to the event and must be removed within 24 hours after the event.

(vi) A hold-harmless certification letter shall be filed as part of the temporary sign permit application to relieve the City of Dover from bodily injury and property damage liability.

(b) On-Premise Signs:

(i) One (1) temporary sign may be displayed at the property where the non-profit, public benefit, and/or municipality related event is being held.



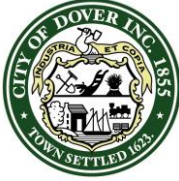
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- (ii) The sign shall be no larger than 24 square feet and may be erected no earlier than fourteen (14) days prior to the event, and shall be removed within 24 hours after the event.
- (iii) No permit shall be required for signs meeting these conditions.
- (2) Business advertising. Business advertising temporary signs are permitted in the CBD-General, CBD-Downtown Gateway, CDB-Mixed Use, CBD-TOD, CWD, B-3 and B-5 Districts only, and are subject to the following regulations:
- (a) Special Events. A business may obtain a temporary sign permit for a special event, provided that all of the following conditions are met:
- (1) Special events shall include sales, product promotions, business sponsored fundraisers, and other similar events.
 - (2) Special event temporary sign permits are valid for a consecutive seven (7) day period and may be obtained once every three (3) months, for a maximum of four (4) special event signs per business per year. If a special event sign permit is not used in one quarter it shall not be carried over to the next quarter.
 - (3) The special event sign shall be limited to 24 square feet in size, and shall not be placed in such a manner so as to create a traffic or safety hazard.
 - (4) The special event sign shall be removed within 24 hours after the end of the event. If a special event sign or banner is not removed within 24 hours, the sign or banner may be removed by the City of Dover.
 - (5) If the sign is located on a City SIDEWALK or within a public right-of-way, the requirements in sub-section Q(2)(d) must be met.
- (b) Signs Allowed Without a Permit. One (1) temporary A-frame sandwich board sign is permitted per business and does not require a permit, provided all of the following conditions are met:
- (1) The sign is not located on a City SIDEWALK or within a public right-of-way.
 - (2) The maximum size of the sign is eight (8) square feet.
 - (3) The sign must be placed directly in front of the business at a distance no greater than 2 feet from the building, and must not impede pedestrian or handicapped access to the business or adjacent businesses.
- (c) Signs Allowed With Annual Permit. One (1) temporary SIGN shall be permitted per each PRINCIPAL BUILDING. BUILDINGS with an excess of one hundred (100) feet of STREET FRONTAGE shall be permitted one (1) additional temporary SIGN per every one hundred (100) feet of STREET FRONTAGE. See District Tables of Use for additional requirements.
- (1) If the sign is located on a City SIDEWALK or within a public right-of-way, the requirements in sub-section Q(2)(d) must be met.
 - (2) The following additional regulations shall apply to signs located in the CBD-General District:



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- (a) The structure of the temporary sign must consist of medium density overlay plywood, or a similar durable wood-like material which can withstand the weather, or metal (except as supplemented by material for changeable messages, see below). The use of other materials is permitted if styled and composed to imitate wood or metal.
 - (b) Any graphics, lettering, words, numbers, messages and/or symbols on the temporary sign shall be applied directly onto the surface of the sign and/or shall be made with sign plastic film.
 - (c) The material for changeable messages shall be either chalk board or dry erase board. Signs with moveable slide-in plastic letters are not permitted.
 - (d) Signs using stencils or spray paint are not permitted.
 - (e) Signs may not be painted traffic yellow or construction-zone orange, or use any reflective or fluorescent materials.
- (d) Signs Located on a City SIDEWALK or Within a Public Right-of-Way. Signs Located on a City SIDEWALK or Within a Public Right-of-Way shall meet the following requirements:
- (1) A certificate of insurance in the amount of one hundred thousand dollars (\$100,000.00) (bodily injury/property damage) shall be filed as part of the temporary sign permit application to assure sufficient liability coverage of the APPLICANT.
 - (2) A hold-harmless certification letter shall be filed as part of the temporary sign permit application to relieve the City of Dover from bodily injury and property damage liability.
 - (3) SIGNS shall only be displayed during business hours.
 - (4) A five (5) foot, clear passageway must be maintained at all times.
 - (5) SIGNS shall be located in front of the building occupied by the business or in front of the space occupied by the business if the business is located in a multi-tenant building.”

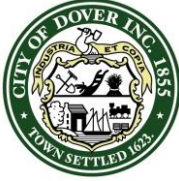
18. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Article XI “Off-Street Parking and Loading”, Chapter 170-44 “Applicability” to read as follows:

“The following conditions shall apply to all parking and loading spaces provided in conformance with this chapter:

A. Conformity with the Site Review Regulations, Chapter 149, Subsections 149-14 and 149-15, site development criteria.

~~B. The enlargement of any BUILDING shall require the provision of OFF-STREET PARKING for the existing BUILDING as if it were newly erected, in addition to the required OFF-STREET PARKING SPACES for the enlargement.~~



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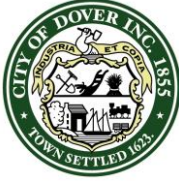
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- ~~C. All required PARKING SPACES in residential districts shall be upon or adjacent to the LOT upon which they are designed to serve. In all nonresidential districts, such PARKING SPACES shall be provided within a five-hundred-foot radius of the primary STRUCTURE.~~
- ~~D. Where one (1) BUILDING is used for more than (1) use, parking requirements shall be computed for each use as if it were a principal use.~~
- ~~E. Where a parking area is provided to serve two (2) or more STRUCTURES, the total number of spaces provided shall be not less than the sum of the individual total numbers of spaces required.~~
- ~~B. F. Where PARKING SPACES are provided for nonresidential STRUCTURES and this parking area adjoins a residential use, suitable screening at least seven (7) feet in height shall be provided and maintained.~~
- ~~C. G. In CBD/CWD m Municipal parking facilities may LOTS shall not be substituted for the requirements of this section.~~
- ~~H. In the CBD and CWD Zoning Districts, none of the on-site parking standards shall be binding except in such cases where new construction is proposed that would create additional BUILDING square footage; and or when conversions or changes of use that would result in an increase in the number of residential units.~~

~~PARKING SPACES required the CBD and CWD Zoning Districts may be located off site within one thousand (1,000) feet of the proposed use. The spaces may be located in a municipal parking LOT and leased from the City, or leased from a private landowner. Lease agreements are subject to PLANNING BOARD approval, and must have a minimum duration of five (5) years, and have provisions for renewal at expiration.~~

~~I. Conditional Use Approval:~~

- ~~(1) Conditional use approval may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing for the purpose of altering any provisions of Article XI OFF STREET PARKING and Loading, provided that the proposed project complies with the following standards:~~
- ~~(a) The APPLICANT submits an analysis justifying a request for reduced parking requirements.~~
 - ~~(b) The conditional use application shall describe the limits of any parking area subject to the reduced requirements and the reduction applicable to each use.~~
 - ~~(c) The APPLICANT submit an analysis and/or a parking study substantiating the availability of nearby Alternative parking to be used as a credit towards reducing parking requirements. The APPLICANT must show that the use(s) can be adequately served by a combination of on and OFF STREET PARKING.~~
 - ~~(d) The APPLICANT submits data and/or a transit study that indicates that existing and planned transit service in the vicinity justifies the reduction requested. The PLANNING BOARD shall make the determination.~~
 - ~~(e) The APPLICANT submits a Traffic Reduction and/or Transportation Management Plan which outlines the measure(s) to be taken to permanently reduce parking demand. The plan may include any/all of the following initiatives:
 - ~~(i) facilitate employee/customer use of mass transit.~~~~



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- ~~(ii) facilitate employee/customer use of ride share/van pool program.~~
- ~~(iii) establish Alternative work hours/flex time program.~~
- ~~(iv) provide incentives to encourage non-vehicular trips, i.e. pedestrian and bicycle alternatives.~~
- ~~(v) provide preferred parking for ride share/van pool participants.~~
- ~~(vi) create shuttle bus service to/from train/bus stations.~~
- ~~(vii) establish an information center to coordinate ride share/van pool efforts among separate uses within a STRUCTURE or complex.~~
- ~~(f) There shall be no detrimental effects on surrounding properties by any proposal.~~
- ~~(2) Conditional use approval may also be granted by the PLANNING BOARD to allow a decrease in the OFF-STREET PARKING requirements for a BUILDING or BUILDINGS in close proximity serving more than one (1) use. To obtain such an approval, the APPLICANT must conclusively demonstrate that one (1) or more such uses will generate a demand for PARKING SPACES primarily during periods when the other use or uses are not in operation. Calculations for parking reduction shall be consistent with nationally accepted parking publications such as Shared Parking, (Urban Land Institute, Washington, DC, 1990). The location of all shared PARKING SPACES shall conform with the provisions outlined in Subsections 170-44.C and 170-44.H unless determined otherwise by the PLANNING BOARD.~~
- ~~(3) Conditional use approval shall be subject to a formal agreement between the PLANNING BOARD and the APPLICANT. Said agreement shall be recorded at the Strafford County Registry of Deeds.~~
- ~~(4) Any conditional use approval shall apply only to the application specified at the time of approval and shall not be transferable to a different application, BUILDING EXPANSION, or change of use regardless of size. Any subsequent change(s) to a project or plan that has a shared parking agreement shall be subject to review by the Planning Director. If the proposed parking demand is determined to increase, the project shall be referred to the PLANNING BOARD for further review.~~

~~D.J. PARKING SPACES for non-residential uses and MULTI-FAMILY DWELLINGs shall have independent access to an aisle or driveway, and be accessible year round.”~~

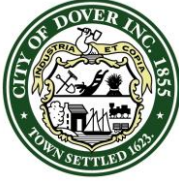
19. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-51 “Violations and Penalties” to read as follows:

“170-51. Violations and Penalties. [Amended on 9-24-80 by Ord. No. 15-80.]

“The administration and enforcement of this ordinance shall be in any manner authorized by state statute, including but not limited to, RSA 31:39-d, 676:14, 676:15, 676:17, 676:17-a, and 676:17-b.”

- ~~A. Violations. The administrative officer shall serve a notice of violation and order to any owner or person responsible for the erection, construction, reconstruction, conversion or ALTERATIONS of a STRUCTURE, increase in intensity of use or extension or displacement of use of any STRUCTURE or LOT in violation of any approved plan, information or drawing pertinent thereto, or in violation of a permit or certificate issued under the provisions of this chapter; and such order shall direct the immediate discontinuance of the unlawful action, use or condition and the abatement~~



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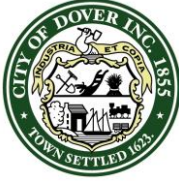
of the violation. Any owner or person who has been served with a notice and ceases any work or other activity shall not leave any STRUCTURE or LOT in such a condition as to be a hazard or menace to the public safety, health or general welfare.

- B. Prosecution of violations. If the notice of violation and order is not complied with, the Building Inspector shall cause to be initiated the appropriate action or proceeding so to prevent any continued unlawful action or condition and to restrain, correct or abate such violations. Any person who knowingly takes part in continuance of said violation(s) shall, for each and every violation(s), be liable to a fine not to exceed one hundred dollars (\$100.00). Each day beyond the expiration of the aforementioned notice of violation and order shall constitute a separate offense.”

20. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

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AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Councilor William Garrison
City Council Planning Board
Representative

Approved as to Legal Form
and Compliance: Anthony Blenkinsop
City Attorney

Recorded by: Karen Lavertu
City Clerk

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Karen Weston		
Deputy Mayor Robert Carrier		
Councilor John O'Connor, Ward 1		
Councilor William Garrison, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Dorothea Hooper, Ward 4		
Councilor Catherine Cheney, Ward 5		
Councilor Jason Gagnon, Ward 6		
Councilor Anthony MacManus, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL:

Document Created by: Planning Department
Document Posted on:

Master Document of amendments 2015v4
Page 33 of 33

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PROPOSED PARKING REQUIREMENTS

149-14. Site Development Design Criteria.

D. Parking.

- (1) Paved on-site parking shall be provided in accordance with ~~the requirements of~~ the Parking Regulation Table.

A parking PLAN shall be submitted that delineates the number of striped parking spaces and the parking arrangement. ~~Where appropriate utilization of and construction of~~ ~~on-street parking is~~ ~~encouraged~~ ~~permitted~~. Whenever a USE existing on the effective date of this chapter is changed ~~thereafter~~ to a new USE, parking facilities and access shall be provided as required herein for such new USES. The following parking standards represent ~~minimum-maximum~~ requirements and may be increased as part of the approval of a SITE DEVELOPMENT PLAN. ~~During plan review, the Director of Planning shall note a minimum number of spaces required.~~

PARKING REGULATION TABLE

Columns are cumulative, not exclusive.						
Vehicle parking spaces						
USE*	Per Unit	Per Seats	Per Employee on maximum shift	Per bed	Per Square footage (GLA) †	Notes
Adult Day Care	-	-	6	-	-	
Auditorium	-	0.25	-	-	-	-
Auto Parts Retail	-	-	-	-	300	
Auto Repair			1			plus 3 spaces per service bay
Bar/nightclub	-	1	-	-	-	plus eating and drinking requirement
Bed and Breakfast	-	-	-	1	-	-
Car dealership	-	-	-	-	1,000	Square foot is for the total developed area of the lot
Carpet retailer	-	-	-	-	600	
Child Care	-	-	1	-	-	plus 1 per 3 children at maximum capacity

SITE REVIEW REGULATIONS

Columns are cumulative, not exclusive.						
USE *	Vehicle parking spaces					Notes
	Per Unit	Per Seats	Per Employee on maximum shift	Per bed	Per Square footage (GLA) †	
Church	-	0.25	-	-	-	-
Congregate Care Facility Apartment style	‡	-	‡	-	-	-
Congregate Care Facility Nursing home style	2	-	‡	-	-	-
Eating and Drinking Establishment	-	0.5	‡	-	-	see Bar/nightclub for additional requirement
Eating and Drinking Establishment — take out	-		‡	-	300	-
Education Institution (9-12, College)	-	-	‡	-	-	plus 1 per 6 students at maximum capacity
Education Institution (K-8)	-	0.2	‡	-	-	per seat calc. by the largest assembly room
Elderly Assisted Care Home	-	-	‡	2	-	-
Funeral Home	-	-	-	-	-	8 spaces per chapel, 10 spaces minimum
Furniture dealer	-	-	-	-	600	
Gasoline Service Station	-	-	‡	-		plus 2 spaces per gas dispenser
Grocery Store	-	-	-	-	200	
Group Home	-	-	‡	0.5	-	-
Hardware store	-	-	-	-	600	
Hospital	-	-	-	0.5	-	-
Hotel/Motel	-	-	-		400	1.1 per guest room; SF is added if meeting space is included
Laundry	-	-	-	-	300	-
Manufacturing	-	-	-	-	500	-
Municipal Building	-	-	-	-	400	-
Museum	-	-	‡	-	250	public floor area
Nursing Home	-	-	-	0.5	-	-
Office—General	-	-	-	-	325	-
Office—medical/dental	-	-	‡	-	200	-

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Columns are cumulative, not exclusive.						
USE*	Vehicle parking spaces					
	Per Unit	Per Seats	Per Employee on maximum shift	Per bed	Per Square footage (GLA)[†]	Notes
Office—Professional	-	-	5	-	-	plus 1 space per staff member
Personal Service Establishment	-	-	-	-	300	-
Pharmacy	-	-	-	-	200	-
Real Estate	-	-	-	-	300	-
Recreation (commercial or public)	-	-	-	-	300	-
Residential (1 or 2 units)	2	-	-	-	-	-
Residential (3 or more units)	3	-	-	-	-	plus 1 space per bedroom over three bedrooms. Within the CBD and CWD districts, only 2 spaces per unit are required where the applicant can demonstrate adequate on street parking exists to accommodate visitor parking
Retail—General	-	-	-	-	250	-
Rooming House	-	-	-	1	-	-
Self storage	0.1	-	1	-	-	-
Shopping plaza/center	-	-	-	-	200	-
Theater	-	0.25	-	-	-	-
Wholesale Distribution	-	-	-	-	800	-
* = If a USE is not listed, the Director of Planning shall determine the USE, Mixed USES shall be the sum of all USES.						
† GLA = GROSS LEASABLE AREA						

In Dover, parking is based less on the direct land use and more on the intensity and turnover rate of the use. Efforts are made to understand that not all business are alike and that one commercial use may differ widely from a neighboring one, even if considered the same use. Turnover rate and intensity of use are more important to the provision of parking spaces. High turnover and high intensity use, such as retail, require less spaces than a use which has a low turnover and a low intensity, such as an assembly hall or gathering place. This concept and the table below will guide the Director of Planning in determining the minimum and maximum number of spaces required for a project. Applicants shall meet with staff and review plans, prior to submission to determine parking needs.

SITE REVIEW REGULATIONS

Uses located in the Central Business District - General have access to more publicly available parking, whether on-street or in a dedicated facility, as well as mass transit. The intent of off street parking downtown is to provide parking for employees of a business and not for customers. With this in mind, parking calculations for non-residential uses in the Central Business District – General may be solely for employees, upon the discretion of the Director of Planning

PARKING REGULATION TABLE

Columns are cumulative, not exclusive.¹					
<u>USE *</u>	<u>Maximum Number of Vehicle Parking Spaces</u>				<u>Notes</u>
	<u>Per Unit</u>	<u>Per Seats</u>	<u>Per Employee on maximum shift</u>	<u>Per Square footage (GLA)²</u>	
<u>Residential³ (non – CBD-G)</u>	<u>1.4</u>				<u>+ .5 visitor spaces/unit</u>
<u>Residential³ (CBD-G)</u>	<u>1.25</u>				<u>+ .4 visitor spaces/unit</u>
<u>Educational⁴</u>		<u>.3</u>	<u>1</u>		
<u>Gathering Place⁵</u>		<u>.5</u>	<u>1</u>		
<u>Industrial/Manufacturing⁶</u>				<u>800</u>	
<u>Lodging⁷</u>	<u>1</u>		<u>1</u>		<u>+ 1/500 of common area</u>
<u>Medical⁸</u>	<u>.5</u>		<u>1</u>		<u>Unit = bed or exam room</u>
<u>Office⁹</u>				<u>300</u>	
<u>Retail/Service¹⁰</u>				<u>275</u>	

* = The Director of Planning shall determine the category of a USE, if unclear.
 Where commercial and residential uses are co-located, only the residential parking shall be provided.
¹ Round numbers up, if over a whole number
² GLA = GROSS LEASABLE AREA
³ Dwelling Units designed for extended occupancy.
⁴ Facility that provides opportunity for learning and education, may include day care.
⁵ Facility that has a large grouping of customers for a longer duration activity.
⁶ Facility that has employees but not a high volume of customers, located in 10,000 sf or more.
⁷ Facility with overnight units designed for short term occupancy
⁸ Facility that provides either medical services with overnight accommodations
⁹ Facility that has employees but not a high volume of customers or clients.
¹⁰ Facility that has employees and a high volume of customers or clients.

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(2) In addition to parking spaces for automobiles, any proposed USE that is required to obtain site review approval per Chapter 149-4, shall be required to provide parking for bicycles on bicycle racks. The number of spaces for bicycles shall be equal to five percent (5%) of the number of parking spaces ~~required~~ calculated by the Parking Regulation Table in Chapter 149-14-D) 1).

(3) ELECTRIC VEHICLE CHARGING STATION.

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- (a) If two percent (2%) or more of the number of parking spaces provided contain an ELECTRIC VEHICLE CHARGING STATION, the applicant shall be eligible for a fifty percent (50%) reduction in the paved area application fee.
 - (b) For parking spaces containing an ELECTRIC VEHICLE CHARGING STATION, the following minimum criteria shall apply:
 - (i) ELECTRIC VEHICLE CHARGING STATION equipment shall be maintained by the property owner. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.
 - (ii) The placement of ELECTRIC VEHICLE CHARGING STATION equipment shall not interfere with adjacent pedestrian circulation areas, such as sidewalks or accessible routes to the building entrance.
 - (iii) Directional signs shall be installed at the parking lot entrance and at other appropriate points to effectively guide motorists to the ELECTRIC VEHICLE CHARGING STATIONS.
 - (iv) Each ELECTRIC VEHICLE CHARGING STATION is required to include the following:
 - a. An EV charging unit that meets recognized standards.
 - b. Signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced.
 - c. Adequate site lighting, unless charging is for daytime purposes only.
 - d. Information identifying voltage and amperage levels and any time of use, fees, or safety information.
- (4) Notwithstanding the ~~requirements-calculations~~ established in D) 1) above, required parking spaces in residential districts shall be upon or adjacent to the LOT upon which they are designed to serve. In all nonresidential districts, such PARKING SPACES shall be provided within a five-hundred-foot radius of the primary STRUCTURE. PARKING SPACES for the Central Business (CBD) - General and Cochecho Waterfront (CWD) Zoning districts are as follows:

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- (a) Construction of new floor spaces shall be accompanied by a number of parking spaces as ~~required~~ calculated in D) 1) above.
 - (b) Conversions or changes of USE that result in an increase in residential units shall ~~require~~ provide a number of parking spaces in accordance with D) 1) above.
 - (c) Parking spaces ~~required~~ in ~~(CBD-G)~~ and CWD zoning districts may be located off-site anywhere within the CBD-G up to one thousand (1,000) feet. ~~The spaces may be located~~ in a municipal parking ~~facility~~ lot and leased from the City, or leased from a private landowner.
- (5) Conditional ~~USE~~ Use Permit for ~~Reduction~~ Increase in Number of Parking Spaces
- (a) A Conditional ~~Use~~ USE Permit may be granted by the Planning Board (RSA 674:21 II) after proper public notice and public hearing for the purpose of altering any provisions of Chapter 149-14-D, Parking Regulation Table, provided that the proposed project complies with the following standards:
 - (i) The APPLICANT shall submit an analysis justifying a request for ~~reduced~~ increased parking requirements.
 - (ii) The ~~conditional~~ Conditional Use ~~USE~~ pPermit application shall describe why the limits of any parking area subject to the reduced requirements and the reduction-increased parking is essential applicable to each USE.
 - (iii) ~~The APPLICANT shall submit an analysis and/or a parking study substantiating the availability of nearby alternative parking to be used as a credit towards reducing parking requirements.~~ The APPLICANT must show that the use ~~USE~~ (s) cannot be adequately served by a combination of on and off street parking.
 - (iv) The APPLICANT shall submit data and/or a transit study that indicates that existing and planned transit service in the vicinity justifies the reduction requested. The Planning Board shall make the determination. design and construct the additional vehicle storage areas, for additional parking requested, using pervious materials. The design of the area shall meet or exceed standards developed and outlined in the New Hampshire Stormwater Manual. The applicant shall also be required to retain the design engineer as an inspector for the duration of construction of the parking area.

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(v) The APPLICANT shall include provide one (1) ELECTRIC VEHICLE CHARGING STATION for every ten (10) parking spaces requested over the required cap. ELECTRIC VEHICLE CHARGING STATION spaces shall comply with Chapter 149-14-D) 5) unless determined otherwise by the Planning Board.

The APPLICANT shall submit a Traffic Reduction and/or Transportation Management Plan which outlines the measure(s) to be taken to permanently reduce parking demand. The plan may include any/all of the following initiatives:

- ~~(iv) facilitate employee/customer use of mass transit.~~
- ~~(v) facilitate employee/customer use of ride share/van pool program.~~
- ~~(vi) establish alternative work hours/flex time program.~~
- ~~(vii) — provide incentives to encourage non-vehicular trips, i.e. pedestrian and bicycle alternatives.~~
- ~~(viii) — provide preferred parking for ride share/van pool participants.~~
- ~~(ix) create shuttle bus service to/from train/bus stations.~~
- ~~(x) establish an information center to coordinate ride share/van pool efforts among separate USES within a structure or complex.~~
- ~~(xi)~~ (vi) There shall be no detrimental effects on surrounding properties by any proposal.

(b) A Conditional Use~~SE~~ Permit may also be granted by the Planning Board to allow an ~~decrease~~ increase in the off-street parking requirements for a building or buildings ~~in close proximity~~ serving more than one USE. To obtain such an approval, the APPLICANT must conclusively demonstrate that one or more such USES will generate a demand for parking spaces primarily during periods when the other USE or USES are ~~not~~ in operation. Calculations for parking ~~reduction~~ increase shall be consistent with nationally accepted parking publications such as Shared Parking, (Urban Land Institute, Washington, DC, 1990). The location of all ~~shared~~ parking spaces shall conform with the provisions outlined in Chapter 149-14-D) ~~35~~) unless determined otherwise by the Planning Board.

(c) Any Conditional Use~~SE~~ Permit approval shall apply only to the application specified at the time of approval and shall not be transferable to a different

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application, building expansion, or change of USE regardless of size. Any subsequent change(s) to a project or plan that has a shared parking agreement shall be subject to review by the Director of Planning ~~and Community Development~~. If the proposed parking demand is determined to increase, the project shall be referred to the Planning Board for further review.