



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, August 6, 2015**
Meeting Time: **10:00 AM**

1. 10:00 AM - 10:45 AM: Site Review for Cocheco Village, Inc., (Owner: Real McKoy Properties, LLC), Assessor's Map H, Lot 1, zoned B-4, located at 301 Durham Road. (Proposal is to construct a 9,880 sq. ft. elderly assisted care home and attach to an existing structure that will contain 2 accessory staff apartments. (ZBA case Z13-18 approved 10/17/2013 & Z13-18A approved on July 16, 2015). (P15-38)
2. 10:45 AM – 11:15 AM: Site Review for M&E Jespersen Realty, Assessor's Map K, Lots 31 & 40B, zoned B-3, located at 5 & 11 Dover Point Road. (Parking lot resurfacing project to affect 74,100 sq. ft., located at Dover Chevrolet). (P15-42)
3. 11:15 AM - 12:00 PM: Site Review for Geoff Aleva, PE, (Owner: Bob McGuire), Assessor's Map G, Lot 31-1, zoned I-2, located at 50 Crosby Road. (Proposal is to construct 12,000 sq. ft. building with 21 parking spaces). (P15-43)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only

Project #:

P15-38

Date Received:

JUL 09 2015

Amount Paid:

\$2165.76

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Cocheco Village, Inc. Telephone # (603) 591-1256

Address of Applicant: P.O. Box 1727, Dover, NH 03821

E-Mail Address: amblack99@gmail.com

Name of Property Owner (if different from applicant): Real McKoy Properties, LLC Telephone # (603) 591-1256

Address of Property Owner: P.O. Box 1727, Dover, NH 03821

PROPERTY INFORMATION

Address of Property: 301 Durham Road

Assessor's Map # H Lot(s) # 1

Zoning District(s) B-4 Overlay District(s) _____

Size of Parcel: 128,641 sq. ft. 2.95 ac. Property Deed: Book 3563 Page: 238

Existing Use of Property: Hair salon, residence

SITE PLAN INFORMATION

Describe Proposed Use: Elderly assisted care home with 2 accessory apartments

Area of Parcel to be Developed: _____ 76,000 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 17 Proposed 20

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

Number of Employees Total: 9 In Maximum Shift: 6

Disposition of Parcel:

Building Setbacks:

Building Footprint 9,880 sq. ft.

Front Yard 81 +/- (unchanged) ft.

Total Building Area 9,880 sq. ft.

Rear Yard 302 ft.

Paved Area 18,145 sq. ft.Side Yard: Right 75 ft.
Left 79 ft.City Water? Yes ☒ NoHow far is city water from the property? Hannaford Entr. @ Durham Rd.City Sewer? Yes ☒ NoHow far is city sewer from the property? Mast Rd./Durham Rd. intx.**BUILDING INFORMATION**Type of Building to be Built: Wood-frame on slab, single storyHeight of Building: 31 ft. (existing)Finished Floor Elevation: 93.8Number of Seats (where applicable) N/A**WAIVER REQUESTS**Site Review Regulations section(s) to be waived: See attachmentJustification for waiver request(s) (*attach additional sheets as needed*):

SURVEYOR INFORMATION

Kevin M. McEneaney

Name of Surveyor and Company (Licensed in N.H.) McEneaney Survey Associates, Inc.Address P.O. Box 681, 24 Chestnut Street, Dover, NH Telephone #: (603) 742-0911Professional License #: 661 E-mail address: msa@surveynh.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Dana C. Lynch, P.E., Civilworks, Inc.Address P.O. Box 1166, 181 Watson Road, Dover, NH Telephone #: (603) 749-0443Professional License #: 5745 E-mail address: dlynch@civilworksinc.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: Aramie Blah (Member) Date: 7-7-15Signature of Applicant (*if different from owner*): Aramie Blah (President) Date: 7-7-15

**NARRATIVE ACCOMPANYING
SITE REVIEW APPLICATION**

**for
Cocheco Village, Inc.
Tax Map H, Lot 1
301 Durham Road**

PROJECT DESCRIPTION

The subject project is proposed on Lot 1, as shown on City of Dover Tax Map H and is located on Durham Road, across from GC/AAA Fence (n/f Clark) and bordering the City of Dover/Town of Madbury town line to the south. Currently, the 128,641 s.f. parcel is occupied by a single-family dwelling unit with a six (6) chair beauty salon in the basement.

The proposed project will involve remodeling of the existing structure to contain two (2) accessory staff apartments for an elderly assisted care home. The elderly assisted care home will have a footprint of approximately 9,880 s.f. and will be attached to the existing structure. The home will include 12 beds with a central dining facility. The proposed use has been allowed by Variance (ref. Case Z13-18 to be amended).

UTILITIES

- **Sewer** – The project is located approximately 2,600 feet south of the closest sewer at the intersection of Durham Road and Mast Road. Accordingly, the project will be served by a septic system. The septic tanks, grease trap (for kitchen waste flow), and leach field have been sized and located pursuant to NHDES design requirements and will require a Construction Approval.
- **Water** – The project is located approximately 2,100 feet south of the nearest public water supply main at the entrance to the Hannaford Supermarket. Project water supply will be provided via an on-site well. The well is located in accordance with NHDES requirements. Because the well will constitute a private water supply, serving less than 25 persons, building, pavement, and utilities not related to the septic system are permitted within the protective radius.
- **Electric** – The site and existing structure is currently serviced by underground electric lines to the structure from a utility pole along Durham Road. These conduits may require upgrade or supplementation as recommended by Eversource. An emergency

power generation system will be installed on the westerly side of the building as a back-up power source during power outages.

- Cable/Data/Telephone – These utilities will be expanded and installed as necessary to serve the facility. All connections between the overhead services in Durham Road and the facility will be underground.
- The facility, existing structure, and emergency generator will be served by natural gas. The main is located in Route 108 and a service currently runs to the existing structure.

PARKING & TRAFFIC

- Parking – In accordance with Chapter 149-14.D.1), Parking Regulation Table, the proposed use will require the following parking:

Nursing Home – 12 beds @ 0.5 spaces/bed	= 6
Employees – 8 (max. shift) @ 1 space/empl.	= 8
Apartment – 2 apartments @ 2 spaces/unit	= 4
Total Required	= 18

The proposal calls for a total of 20 spaces including 2 accessible spaces. The proposal also calls for removal of 7 existing spaces and a 24 ft. wide access aisle presently located between the structure and Durham Road. All new parking and access will be located on the northerly side of the site.

The site is proposed to have a turnaround off the northwesterly corner of the new facility. Each leg of the turnaround is 60 ft. long and will facilitate movements of occasional truck deliveries, service vehicles, and emergency fire apparatus.

- Traffic – Employees, visitors, and delivery vehicles constitute most of the trips to elderly care facilities. Accordingly, trip generation for the facility is low. Per the ITE Trip Generation handbook, the estimated trip generation for the proposed use is as follows:

	Assisted Living (Land Use Code 254)	Apartment (Land Use Code 220)	Total
Total Weekday	32	14	46
A.M. Peak Hour of Adj. Street	2	1	3
P.M. Peak Hour of Adj. Street	3	2	5

These numbers are significantly less than the currently permitted use of the site as a single-family home with a six (6) chair beauty salon.

Sight distance is more than adequate in each direction and no changes in driveway geometry or location are proposed.

DRAINAGE

The site's current use as a single-family home and beauty salon presents approximately 13,750 s.f. of impervious area, most of which drains to an existing 8-inch culvert or to the 15-inch drive culvert along Route 155.

Under the proposed development, the total impervious area will be approximately 29,800 s.f. Measures are proposed to collect roof, pavement, and yard drainage from the proposed elderly assisted care facility, to the greatest extent possible, and detain the anticipated increase in runoff in a subsurface detention controlled outlet structure before discharging into the existing driveway culvert at Route 108.

The design calculations indicate a decrease in all stormwater discharges for each watershed analyzed for the 2-yr., 10-yr., 25-yr., and 100-yr. events.

CHRISTOPHER G. PARKER, AICP
Director

c.parker@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment
NOTICE OF DECISION

October 21, 2013

Aramis Black
Real McKoy Properties, LLC
PO Box 1727
Dover, NH 03820

Re: Z 13-18 Aramis Black/Real McKoy Properties, LLC, 301 Durham Road (Tax Map H, Lot 1)

Dear Applicant:

Please be advised that the Zoning Board of Adjustment at a public hearing held on October 17, 2013, voted to **GRANT** your request for a variance from Section 170-12.A of the Zoning Ordinance and the B-4 District Table of Use and Dimensional Requirements to permit the construction of an elderly assisted care home for 8-10 residents with 2 accessory staff apartments, where elderly assisted care homes are not a permitted use in the B-4 District.

Please note that, per **Section 170-52.C.4.d** of the City of Dover Zoning Ordinance, if the variance is not acted upon within four (4) years of the date of approval, it shall be considered null and void.

If you have any questions, please do not hesitate to contact me by phone at (603) 516-6008 or by email at t.corwin@dover.nh.gov.

Sincerely,

Timothy J. Corwin
Assistant City Planner

Cc (via e-mail): Art Guadano, AG Architects, PC
Christopher G. Parker, Planning Director
Thomas L. Clark, Building Inspector
Will Corcoran, City Assessor

Christopher G. Parker, AICP
Director
c.parker@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6097
www.dover.nh.gov

City of Dover, New Hampshire
Department of Planning & Community Development

**Zoning Board of Adjustment
NOTICE OF DECISION**

July 22, 2015

Via E-Mail (amblack99@gmail.com)
Aramis Black
Real McKoy Properties, Inc.
P.O. Box 1727
Dover, NH 03820

Re: Z 13-18A 301 Durham Road (Tax Map H, Lot 1)

Dear Mr. Black:

Please be advised that the Zoning Board of Adjustment at a public hearing held on July 16, 2015, voted **5-0** to **GRANT** your request for a variance from **Section 170-12.A** of the Zoning Ordinance and the B-4 District Table of Use and Dimensional Regulations to permit the construction of an elderly assisted care home for 8-10 residents with 2 accessory staff apartments, where elderly assisted care homes are not a permitted use in the B-4 District. The amendment requests a total of 12 residents with 2 accessory staff apartments be allowed in the home.

Please note that per Section 170-52.C.4.d of the City of Dover Zoning Ordinance, if the variance is not acted upon within four (4) years of the date of approval, it shall be considered null and void.

If you have any questions, please do not hesitate to contact me by phone at (603) 516-6008 or by email at c.parker@dover.nh.gov.

Sincerely,

Christopher G. Parker, AICP
Assistant City Manager

cc: AG Architects, PC
Thomas L. Clark, Building Official (via e-mail)
Wil Corcoran, City Assessor (via e-mail)

Cocheco Village

Exterior Perspective

AG Architects Project 14-666

9 July 2015

AG Architects, PC

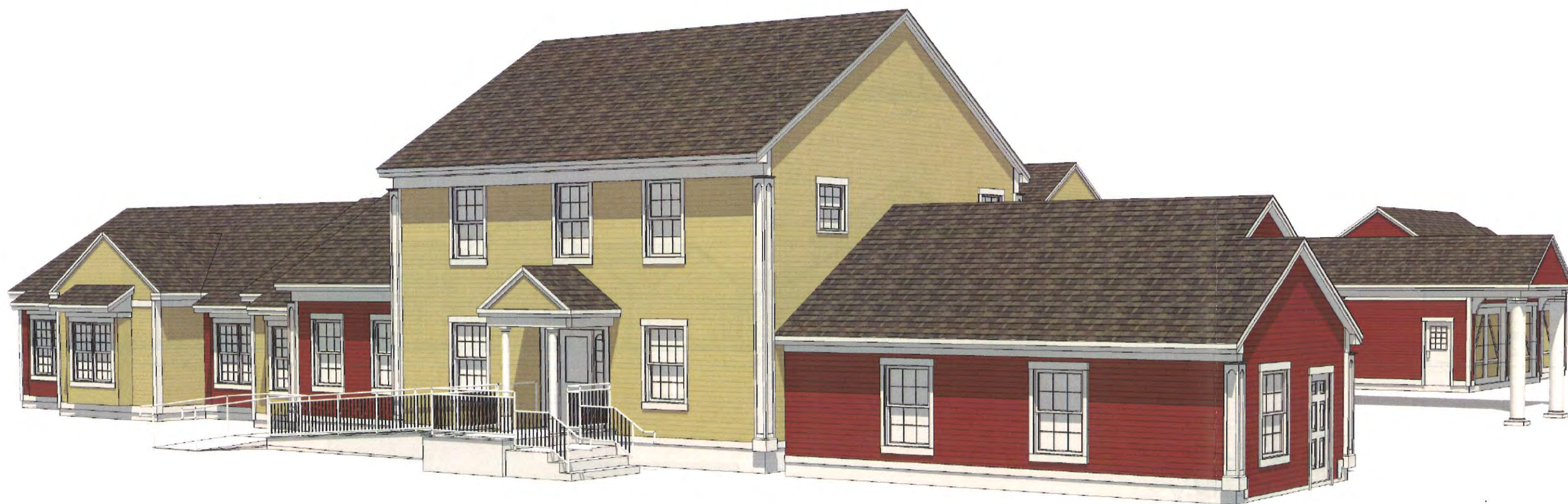
634 Central Avenue, Dover, NH 03820

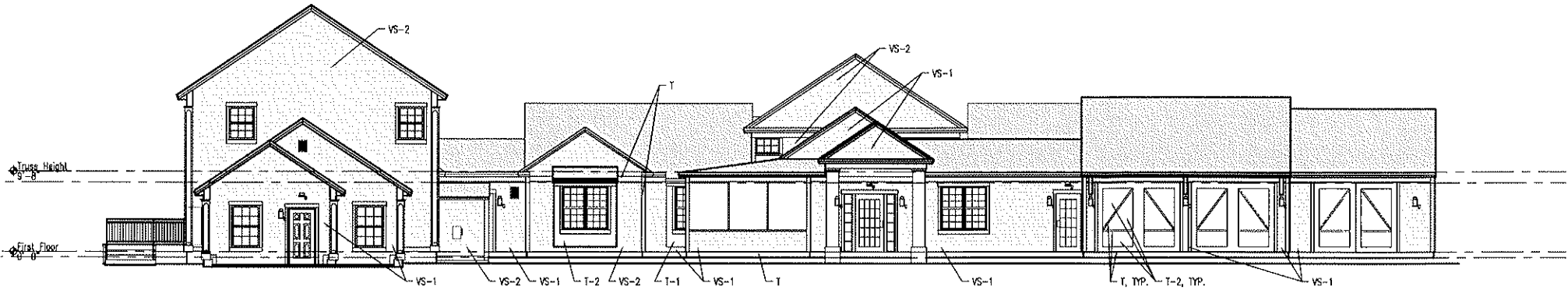
E-Mail aga@agarchitects.com

www.agarchitects.com

Phone 603-743-3700

Fax 603-743-3777

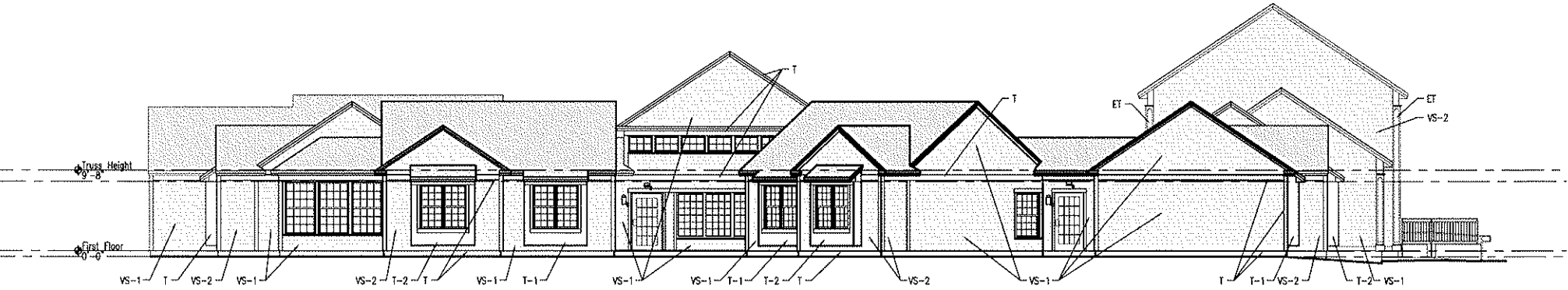




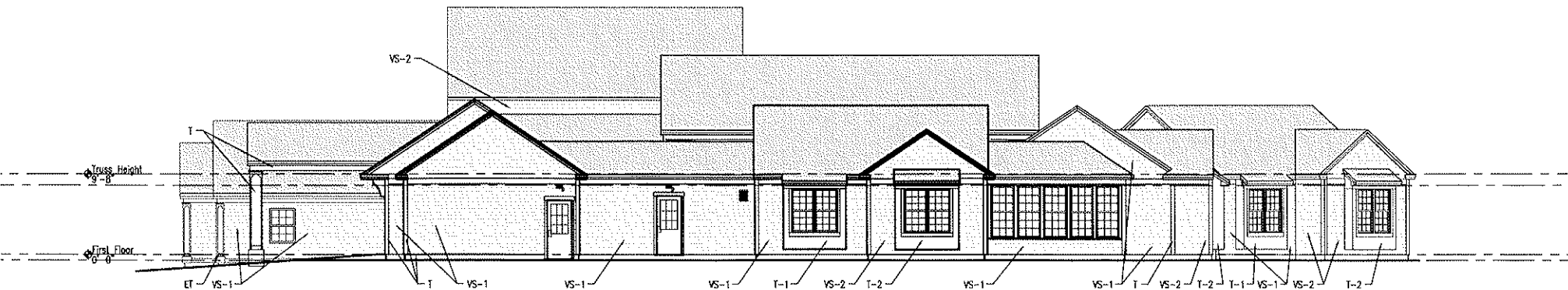
1 North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

Legend

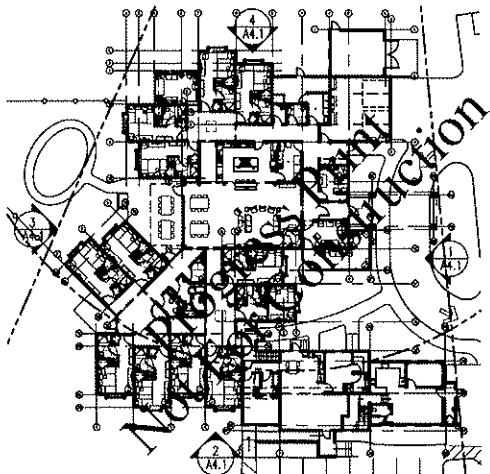
- VS-1 VINYL SIDING, RED
- VS-2 VINYL SIDING, TAN
- T TRIM, WHITE CELLULAR PVC
- ET EXISTING TRIM, WHITE
- T-1 TRIM, CELLULAR PVC PAINTED RED
- T-2 TRIM, CELLULAR PVC PAINTED TAN
- Light Fixture, Wall Lantern
- Emergency Light Fixture

AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail: ag@agarchitects.com
www.agarchitects.com
Phone: 603-743-3700
Fax: 603-743-3777

Cocheco Village
Dover, New Hampshire



Consultant:	
Revisions:	
Date:	9 July 2015
Scale:	1/8" = 1'-0"
Drawn by:	JG
Checked By:	AG
Sheet:	8 of 10
File:	146660-A401-04
Elevations	
Sheet Number:	
A4.1	





Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

RECEIVED
Planning Office

JUL 15 2015

Dover, New Hampshire

MEMORANDUM

Date: 14 July 2015
To: Steve Bird
From: Jason Hill
Re: Dover Chevrolet- Parking Lot Resurfacing Project

On behalf of M&E Jespersen Realty ("The Applicant"), TFM is submitting an application for Dover Technical Review Committee as well as eight copies of plans entitled "Pavement Reclamation Plan-Dover Auto World". The applicant is currently reconstructing the Honda dealership on the abutting northerly property. The parking lot at Dover Chevrolet is currently in a state of disrepair. As such, this parking lot is planned to be reclaimed and paved in order to match the finish of the new Honda facility. The existing parking configuration will not be changed. Additionally, the area will be regraded to match the existing grades within the parking areas.

Much of the runoff from the northern half of the parking for Chevrolet sheet drains into the closed storm system at the Honda dealership. As such, runoff will be treated by the new underground system at the Honda dealership. This underground system has been designed with the capacity to handle the run-on from the Chevrolet dealership. The runoff from the remaining western portions of the parking area will be collected by the existing storm drainage system, which outlets on the embankment along the west side of the site. Runoff from the remaining eastern portions of the parking area, immediately adjacent Dover Point Road, will be collected by the existing storm drainage system, which outlets into the existing municipal storm drain system in Dover Point Road.

Please let us know if you have any questions or concerns related to the proposed resurfacing project at Dover Chevrolet.

TFMORAN INC.

cc: Jonathan Smith, Warrenstreet Architects
Nancy Oeser, Dover Auto World
File



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P15-42</u>	Date Received:	<u>RECEIVED</u> <u>Planning Office</u>
	Amount Paid:		Time Received:	<u>JUL 15 2015</u>

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: M&E Jespersen Realty LLC Telephone # 603-742-1676

Address of Applicant: 5 Dover Point Road, Dover NH 03820

E-Mail Address: _____

Name of Property Owner (if different from applicant): _____ Telephone # _____

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 5& 11 Dover Point Road, Dover NH 03820

Assessor's Map # K Lot(s) # 31 / 40B

Zoning District(s) R-2 / B-3 Overlay District(s) _____

Size of Parcel: 33,977/113,729 sq. ft. 0.78/3.07 ac. Property Deed: Book 2057 Page: 792

Existing Use of Property: Auto Dealer (Chevrolet)

SITE PLAN INFORMATION

Describe Proposed Use: Auto Dealer (Chevrolet)

Area of Parcel to be Developed: 74,110 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 113 Proposed 113

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

Number of Employees Total: _____ In Maximum Shift: 30

Disposition of Parcel:

Building Setbacks:

Building Footprint 25,533 sq. ft.

Front Yard 46 ft.

Total Building Area 25,533 sq. ft.

Rear Yard 127 ft.

Paved Area 74,110 sq. ft. Side Yard: Right 106 ft.
Left 19 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? _____

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____

BUILDING INFORMATION

Type of Building to be Built: _____

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Hans-Georg Mertsch- TFMoran Inc.

Address 48 Constitution Drive, Bedford NH 03110 Telephone #: 603-472-4488

Professional License #: NH787 E-mail address: hmertsch@tfmoran.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert Duval- TFMoran Inc.

Address 48 Constitution Drive, Bedford NH 03110 Telephone #: 603-472-4488

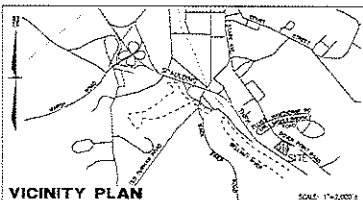
Professional License #: NH7105 E-mail address: rduval@tfmoran.com

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: *Robert Callahan President / ICE* Date: 07/15/15

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



VICINITY PLAN

NOTES (CONTINUED)

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY LANDWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR COSTS WILL BE CONSIDERED FOR PAYMENT AFTER FURNISHING HAS COMPLETED.
- VERIFY THE ELEVATIONS PRIOR TO CONSTRUCTION.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, THOMSON INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- THOMSON INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES 100-10.1000 AS APPLICABLE.
- WATER ELEVATIONS AT ALL ACCESS POINTS TO BUILDING, FINISHED POSITIVE DRAINAGE AWAY FROM BUILDING, CONSTRUCTION SHALL COMPLY WITH ANY OTHERS WITH DISCREPANCIES NOT RESOLVED AS APPROVED.
- RESIST THE ELEVATIONS OF ALL CURBS, DRIVE AND OTHER MANHOLE TO MATCH EXISTING GRADE.

NOTES

- OWNER OF RECORD OF MAP IS LOTS 400 AND 500 A. E. THOMSON REALTY LLC, 5 DOVER POINT ROAD, DOVER, NH 03820.
- RECORD OF MAP NO. 1000 AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO PROVIDE RECOMMENDED IMPROVEMENTS TO FACILITATE PAVING AND LAND RECLAMATION.
- CURBLINE TOPING IS 0.1' - 0.2' - 0.3' - 0.4' - 0.5' - 0.6' - 0.7' - 0.8' - 0.9' - 1.0' - 1.1' - 1.2' - 1.3' - 1.4' - 1.5' - 1.6' - 1.7' - 1.8' - 1.9' - 2.0' - 2.1' - 2.2' - 2.3' - 2.4' - 2.5' - 2.6' - 2.7' - 2.8' - 2.9' - 3.0' - 3.1' - 3.2' - 3.3' - 3.4' - 3.5' - 3.6' - 3.7' - 3.8' - 3.9' - 4.0' - 4.1' - 4.2' - 4.3' - 4.4' - 4.5' - 4.6' - 4.7' - 4.8' - 4.9' - 5.0' - 5.1' - 5.2' - 5.3' - 5.4' - 5.5' - 5.6' - 5.7' - 5.8' - 5.9' - 6.0' - 6.1' - 6.2' - 6.3' - 6.4' - 6.5' - 6.6' - 6.7' - 6.8' - 6.9' - 7.0' - 7.1' - 7.2' - 7.3' - 7.4' - 7.5' - 7.6' - 7.7' - 7.8' - 7.9' - 8.0' - 8.1' - 8.2' - 8.3' - 8.4' - 8.5' - 8.6' - 8.7' - 8.8' - 8.9' - 9.0' - 9.1' - 9.2' - 9.3' - 9.4' - 9.5' - 9.6' - 9.7' - 9.8' - 9.9' - 10.0' - 10.1' - 10.2' - 10.3' - 10.4' - 10.5' - 10.6' - 10.7' - 10.8' - 10.9' - 11.0' - 11.1' - 11.2' - 11.3' - 11.4' - 11.5' - 11.6' - 11.7' - 11.8' - 11.9' - 12.0' - 12.1' - 12.2' - 12.3' - 12.4' - 12.5' - 12.6' - 12.7' - 12.8' - 12.9' - 13.0' - 13.1' - 13.2' - 13.3' - 13.4' - 13.5' - 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1. INITIAL STABILIZED CONSTRUCTION OPERATIONS
2. COMPLETE TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY OTHER WORKING OPERATIONS
3. RECLAIM PROGRAMS AND UNDERLIEING MEASURES TO BEING SPECIFIED ON PLAN
4. CONSTRUCT PAVING AND FRESH GROUND SURF ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING
5. MAINTAIN AND MONITOR ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS
6. COMPLETE PERMANENT SLOPING AND UNDERSEALING
7. MONITOR TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUFFICIENT STAND OF GRASS. PAYMENT ON CONTRACTIVE GRASSES.

7. ALL PREVENT MEASURES SHALL HAVE FIRST SET TO FIRST-ORDER REGARDLESS OF ANY ELONGATION CRITICALITY SYSTEM.
8. THE CONSTRUCTION SHALL COMPLY ALL CITY ORDINANCES, ORDINANCE 20070001, AND BE SUBJECT TO UNDERSTANDING OF THE CITY OF CHICAGO, THE ILLINOIS DEPARTMENT OF TRANSPORTATION, AND THE ILLINOIS DEPARTMENT OF HIGHWAYS. THE PROVISIONS OF ORDINANCE 20070001 SHALL BE THE SUPERSEDER OF ANY OTHER ORDINANCE.
9. THE CONTRACTOR SHALL MAINTAIN EGRESS ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
10. ALL EXISTING SHALL BE PRESERVED EXCEPT IN A "BAY" BEYOND THE EXTENT OF THE CONSTRUCTION OF CONSTRUCTION OPERATIONS IN THE VICINITY AREA.
11. EXISTING CURB, SLOTTING SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH CHICAGO ORDINANCE 20070001, AND BE SUBJECT TO UNDERSTANDING OF THE CITY OF CHICAGO.
12. RETURN TO THE CITY STANDARD AFTER LOCAL INSPECTION, FOR RECORDING PURPOSES AND CORRECTION.
13. THE CONTRACTOR SHALL FURNISH ALL SPECIAL SURVEYS, AND OTHERS PRIOR TO CONVEYING PLANS TO THEM.
14. THE SHALLEE PRACTICE AREA SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT, BUT IN NO CASE SHALL EXCEED 4 FEET IN ANY ONE DIRECTION EXCEPT WHERE SPECIFIED.

1. ACTIONS TO THE GIVEN NOTES CONTAINED ON THE PAGE THE FOLLOWING MUST BE APPLIED:
2. WATER EXPOSURE AND DAMAGING SHALL BE LIMITED TO SUCH THAT NO MORE THAN 1 ACRES OF OPEN SPACE SHOULD BE EXPOSED TO WATER.
3. AN AREA WITHIN THE FLOOD OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF EXISTENT TREES.
4. DAMAGING WOULD BE APPLIED WITHIN 10 FEET OF SUCH EXPOSURE ON POLE TO ANY POLE, OR WOULD BE APPLIED WITHIN 10 FEET OF SUCH EXPOSURE ON A PROTECTED NATURAL RESOURCE.
5. AREAS THAT HAVE BEEN EXPOSED TO FLOOD CRISIS MUST BE PERMANENTLY RECOVERED THE SAME DAY.
6. THE LOSS OF A NATURAL RESOURCE SHALL BE THE LOSS OF THE PERMANENTLY RECOVERED THE SAME DAY.
7. LOSS SHALL BE THE LOSS OF THE PERMANENTLY RECOVERED THE SAME DAY.
8. LOSS SHALL BE THE LOSS OF THE PERMANENTLY RECOVERED THE SAME DAY.
9. A DRAIN THAT WILL BE CONSTRUCTED DURING THE WATER MUST BE STABILIZED WITH PERMANENT

2. FURNISH SUGGESTED SPECIES OF AT LEAST ONE VEGETATION PLANTING FORMER BASE ON WINDY.
3. NO TALL (TOWER) TREES OR LEAVE TREES LESS THAN 10 FEET TALL FOR ANY OTHER EXTENSION OF THE WORK SURROUNDING UNLESS FULLY PROTECTED WITH WALKER.
4. AFTER THE MAJOR AT THE STATIONED AREA (FOR THE 1000 FT) THE MAJOR MUST BE INCH (INCH) LONGER THAN THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
5. USE WALKER AND WALKER METHOD ON AN EROSION CONTROL WALKER (CLIMB) ON THE FOR ALL SLOPES GREATER THAN 30% OR OTHER AREAS EXPOSED TO DIRECT WIND.
6. INSTALL AN EROSION CONTROL (PLANT) IN ALL BURNING WALKER (CLIMB) AND SLOPES WITH A SLOPE GREATER THAN 30%.
7. THE WALKER METHOD MUST BE USED FOR MORE INFORMATION ON EROSION CONTROL AND WALKER.

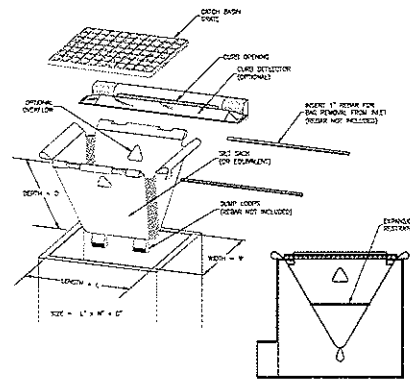
During construction and operation, erosion control measures are to be implemented as noted:

1. REGULATION OF SLOPE SIDES AND OTHER EROSION CONTROL MEASURES SHALL BE CONSIDERED FROM THE POINT OF SITE WORK AND ANY OTHER AREA REQUIRING EROSION CONTROL SHALL BE REGULATED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SLOPE SIDES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN THROUGH CONSTRUCTION AND REMOVED WHEN ALL SLOPED AREAS HAVE BEEN COVERED WITH A THICKNESS OF VEGETATION GREATER THAN 100% OF THE EROSION CONTROL MEASURES SHALL BE PERFECTED ON A REGULAR BASIS AND AFTER EACH RAINFALL.
3. THE EROSION MEASUREMENT IS TO REMAIN UNCHANGED THROUGHOUT PROJECT.
4. LINES OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER EACH CHANGING.
5. ALL EXPOSED AREAS SHALL HAVE A MINIMUM OF 1% OF USABLE ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

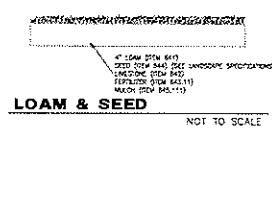
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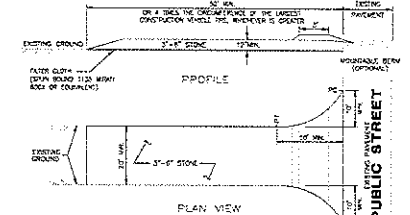
NOT TO SCALE



NOT TO SCALE

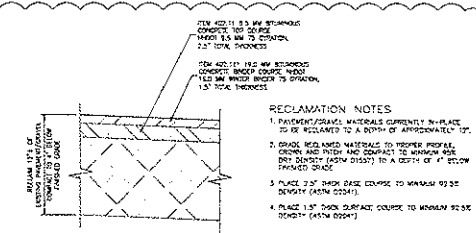


SEE PLAN FOR PROPOSED LOCATION NOT TO SCALE



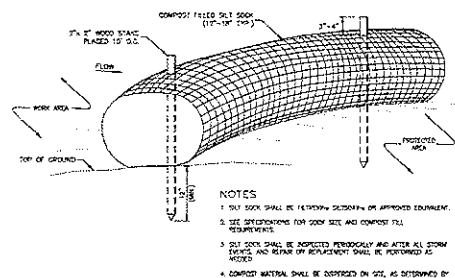
- NOTES:
1. GELER CLOSURE - WILL BE PLACED OVER THE SANDS AREA PRIOR TO PLACING OF SAND SURFACE.
2. WATER - ALL SURFACES BEFORE FLOWING OF DIVERTED STREAMS CONSTRUCTION EQUIPMENTS SHALL BE FILLED ACROSS THE EXCAVATION. IF SURFACE IS IMPERMEABLE, A MEASURABLE RUNOFF BY ALL SURFACES WILL BE PERMITTED.
3. MAINTENANCE - THE EXCAVATION SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRAFFIC ON FLOODING TO SURFACE INTO PUBLIC AREAS. THE WORKING AREAS PRIOR TO FLOWING WITH ADDITIONAL SCUM AS FLOWS TO SURFACE DURING STORMS AND OTHER WEATHER CONDITIONS. ALL WEATHERS SHOULD BE STAYED FROM EXCESSIVE TRAFFIC, DIRTING, MACHINERY OR TRUCKED INTO PUBLIC AREAS. PUBLIC AREAS WILL BE MAINTAINED NEARLY.
4. WEIGHING - WATER SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO INFILTRATE INTO PUBLIC AREAS. WATER SHALL BE REMOVED, IF REMOVED, IT SHOULD BE DONE ON AN AREA SEPARATED FROM STORMS AND OTHER STORMS INTO AN APPROVED SEDIMENT TRAPPING BASIN.
5. REMOVE SEDIMENT AND MAINTAIN MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

NOT TO SCALE



- RECLAMATION NOTES**
1. PAYMENT/GRADE MATERIALS CURRENTLY IN PLACE TO BE RECLAIMED TO A DEPTH OF APPROXIMATELY 12".
 2. GRADE RECLAIMED MATERIALS TO PROPER PROFILE, CROWN AND FINISH AND COMPACT TO MINIMUM PER DRY DENSITY (ASTM D1557) TO A DEPTH OF 4" BELOW FINISHED GRADE.
 3. PLACE 2" THICK BASE COURSE TO MINIMUM PER DRY DENSITY (ASTM D2031).
 4. PLACE 1.5" THICK SURFACE COURSE TO MINIMUM PER DRY DENSITY (ASTM D2031).

NOT TO SCALE



NOTES

1. SOIL SOCK SHALL BE FETTERED, SLEIGHTLY OR APPROVED EQUIPMENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SOIL SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS ASSSES
4. COMPOST MATERIAL SHALL BE DEPOSITED ON SITE, AS DETERMINED BY THE ENGINEER.

22 Veterans Street, Portland, ME 04101
 (207) 873-1200 FAX (207) 873-1201

MUTTER CONSTRUCTION CORP.
858 TURNPIKE ROAD
NEW BRITAIN, NH 05601
T (603) 878-2000
F (603) 878-3545

TF MORAN, INC.
48 CONSTITUTION DRIVE
BEECHFORE, MN 55912
T (855) 477-4600
F (855) 477-4617

DATE: _____

SOLE: 40.0000 DW: 40.0000
 J1: 40.0000 J2: 40.0000
 J3: 40.0000 J4: 40.0000

1. SUBJECT INFORMATION

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48 Constitution Drive, Decatur, NH 03750

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This post is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



City of Dover, New Hampshire SITE REVIEW APPLICATION

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

Office Use Only	Project #: <u>PIB-43</u>	Date Received: <u>JUL 13 2015</u>
	Amount Paid: <u>\$2040.00</u>	Time Received: <u>Dover, New Hampshire</u>
	<u>CE# 1628</u>	

APPLICANT AND OWNER INFORMATION

Name of Applicant: GEORGE ALEVA, PE Telephone # 207-384-2550

Address of Applicant: PO Box 100, South Berwick, ME 03908

E-Mail Address: geoff@civcon.com

Name of Property Owner (if different from applicant): BOB McGUIRE Telephone # 603-235-0300

Address of Property Owner: 1 RAYNES AVE #1, PORTSMOUTH, NH 03801

PROPERTY INFORMATION

Address of Property: 50 CROSBY ROAD

Assessor's Map # G Lot(s) # 31-1

Zoning District(s) 1-2 Overlay District(s) _____

Size of Parcel: 1,148,317 sq. ft. 34.0 ac. Property Deed: Book 3993 Page: 238

Existing Use of Property: INDUSTRIAL

SITE PLAN INFORMATION

Describe Proposed Use: INDUSTRIAL

Area of Parcel to be Developed: 311,267 (EXISTING, NO CHANGE) sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 0 Proposed 21

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

Number of Employees Total: 12-16 In Maximum Shift: 12-16

Disposition of Parcel:

Building Setbacks:

Building Footprint 12,000 sq. ft.

Front Yard 35 ft.

Total Building Area 12,000 sq. ft.

Rear Yard 10 ft.

Paved Area 57,000 sq. ft.
(LESS THAN EXISTING)Side Yard: Right 10 ft.
Left 10 ft.City Water? ☒ Yes ☐ NoHow far is city water from the property? EXISTING ON PROPERTYCity Sewer? ☒ Yes ☐ NoHow far is city sewer from the property? EXISTING ON PROPERTY**BUILDING INFORMATION**Type of Building to be Built: STEEL INDUSTRIAL BUILDINGHeight of Building: 20 ft Finished Floor Elevation: 102.5

Number of Seats (where applicable) _____

WAIVER REQUESTSSite Review Regulations section(s) to be waived: ARTICLE IV 149-13.A(12)Justification for waiver request(s) (attach additional sheets as needed): LANDSCAPE IMPROVEMENTS ARE BEING MADE TO THE SITE PER THE PREVIOUSLY APPROVED SITE PLAN.**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) NA.

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATIONName of Engineer and Company (Licensed in N.H.) GEOFF ALVA, PE CIVIL CONSULTANTSAddress PO Box 100 South Berwick, ME 03908 Telephone #: 207-384-2550Professional License #: _____ E-mail address: geoff@civcon.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: [Signature] Date: 7/10/15Signature of Applicant (if different from owner): [Signature] Date: 7/10/15

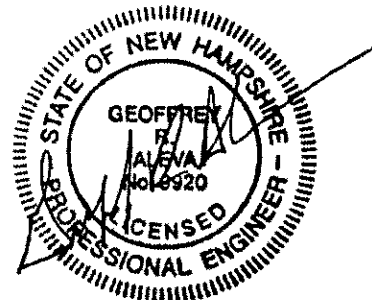
CIVIL CONSULTANTS MEMORANDUM

RECEIVED
Planning Office

JUL 13 2015

TO: City of Dover Planning and Community Development

Dover, New Hampshire

FROM: Geoffrey R. Aleva, PE – Sr. Project Engineer**SUBJECT: Project Narrative – Maguire Group****DATE: JULY 10, 2015****PROJECT: 50 CROSBY ROAD**

The developed site currently has a 2 story steel building and paved areas used for the storage of landscaping materials. Improvements to the site will include the construction of a 12,000 SF single story building at the location of the landscaping materials storage. The existing entrance to Crosby Road will remain unchanged.

The property is located at 50 Crosby Road and is known as lot 31-1 on tax map G. The 34.0 acre parcel is in the Rural Restricted Industrial District (I-2).

The proposed 12,000 SF building will be separated into 8-1,500 SF units. The units will be used for contractor office and storage space. We have assumed that 2 parking spaces per unit will be adequate. A total of 21 parking spaces will be available adjacent the proposed building.

The site work will include water, sewer and electrical services from the existing utilities currently on site. The proposed building will be partially located over the existing paved portion of the site. The entrance to the paved parking area will be modified to create a more defined access point. The net result of the building construction and paved parking area modifications will result in a reduction of 33 SF of impervious area.

A catch basin will be installed in the center of the modified access point in place of an existing culvert. A 2 ft gravel filter strip will be installed along the edge of the existing paved area. Stormwater will flow over the filter strip prior to entering the vegetated area beyond. A stormwater memo has been prepared that analyzes the land area impacted by the site improvements. The memo indicates that the design reduces impervious area on site and that it is our opinion that the site improvements will not have a negative impact on properties downstream.

Traffic analysis has been completed for the proposed site improvements. The trips generated by the proposed site improvements and existing site combined do not exceed 100 peak hour trips or 1,000 average daily trips. Based on the number of trips generated by the site, "Advanced" analysis is not required. A Traffic Analysis memo has been prepared detailing our findings.

Existing trees located directly behind the storage bins will be removed. The trees will be replaced per the conditions of the previously approved site plan along the back of the proposed building.

**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

CIVIL CONSULTANTS MEMORANDUM

A waiver for the Site Review Regulation Article IV 149-13.A(12) is being requested. It is our opinion that a landscaping plan created by a Professional Landscape Architect is not needed for the subject project. A memo has been prepared to provide support for our waiver request.

Due to the site grades and existing coniferous tree cover, the building will not be visible from Crosby road with

ATTACHMENTS:

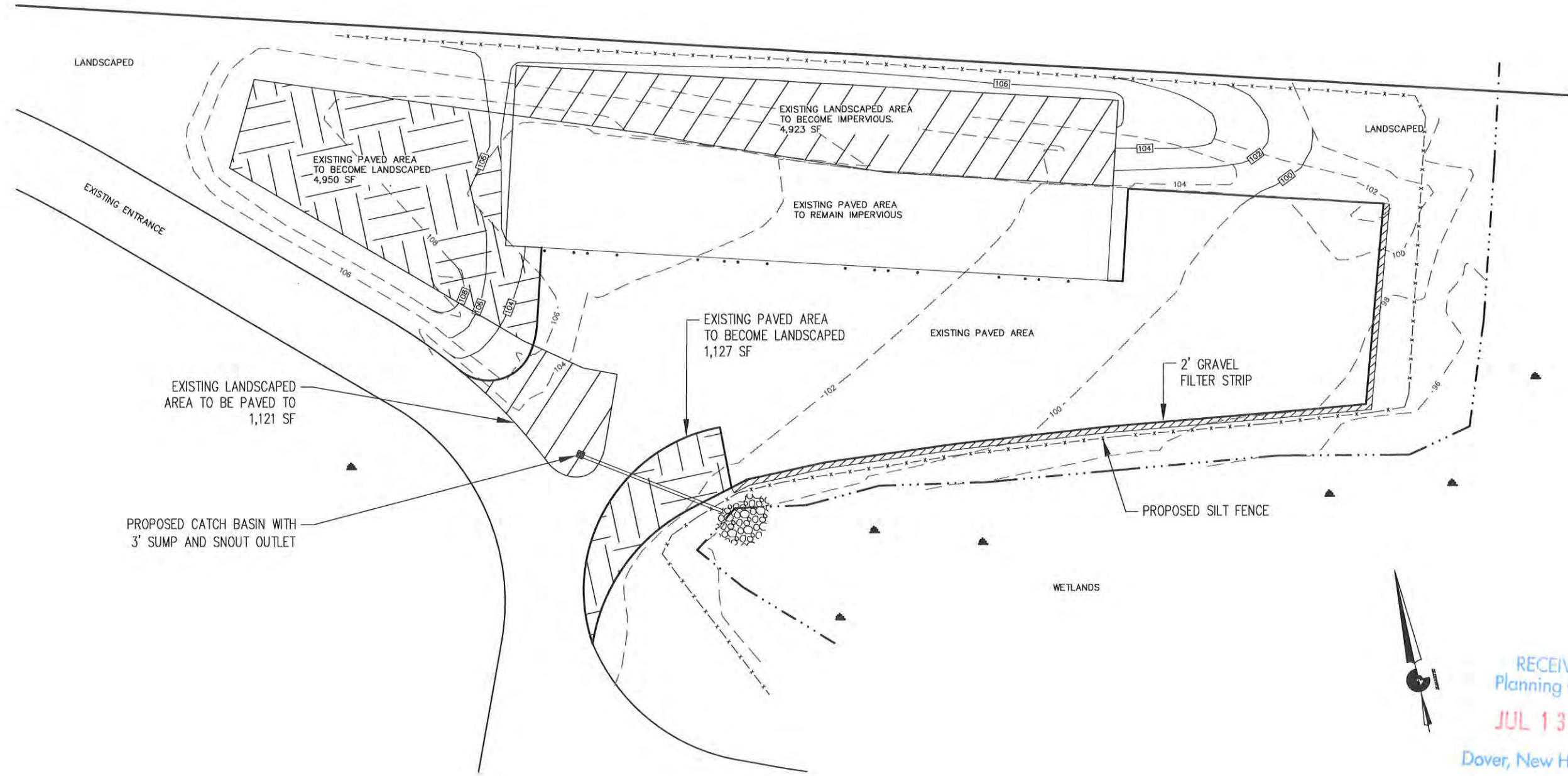
- 8 Copies of Site Plan Application, project narrative
- 8 Copies of Traffic Analysis Memo
- 8 Copies of Stormwater Memo
- 8 Copies of 22x34 plan set
- 8 Copies of Existing Conditions, Neighborhood and Boundary Plan

J:\aaa\2015\1518900\Town\20150710-1521200-PROJECTNARRATIVE.doc



PROPOSED SURFACE MODIFICATIONS

- 4,950 SF - IMPERVIOUS SURFACE REMOVED AND REPLACED WITH LANDSCAPING (GRASS).
- 1,127 SF - IMPERVIOUS SURFACE REMOVED AND REPLACED WITH LANDSCAPING (GRASS).
- 4,923 SF - LANDSCAPING REMOVED AND REPLACED WITH IMPERVIOUS SURFACE (PROPOSED BUILDING).
- 1,121 SF - LANDSCAPING REMOVED AND REPLACED WITH IMPERVIOUS SURFACE (PAVED PARKING).
- 33 SF - OVERALL CHANGE OF IMPERVIOUS SURFACE TO LANDSCAPING (GRASS).



CIVIL CONSULTANTS

CIVIL CONSULTANTS

Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	INT.	DATE
1			

RECORDED OWNER:
MCGUIRE & TRUSTEE
HORIZON TRUST OF
NEW HAMPSHIRE
OWNER ADDRESS:
PO BOX 988
DOVER, NH 03821-0988

MCGUIRE GROUP
SITE PLAN
50 CROSBY ROAD
DOVER, NEW HAMPSHIRE 03820

PREPARED FOR:
MAGUIRE GROUP
50 CROSBY ROAD, DOVER, NEW HAMPSHIRE 03820

CLIENT ADDRESS:

DATE: 7/10/15
DRAWN BY: M.J.
CHECKED BY: GRA
APPROVED BY: GRA

DRAINAGE
PLAN

PROJECT NO: 15-189.00
D1
SHEET: 1 OF 1

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Planning Office
JUL 13 2015
Dover, New Hampshire