

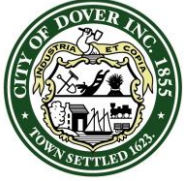


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, January 7, 2016**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 PM: Site Review for Berry Surveying & Engineering, (Owner: Oak Bluff Realty), Assessor's Map 40, Lot 38-A, zoned O, located at 56 New Rochester Road. (Proposal is to construct a 9,900 sq. ft. building with 8 parking spaces within the 6,841 sq. ft. paved area). (P15-57)
2. 11:15 AM – 12:00 PM: Site Review for Vitas Management & Development Co., LLC, (Owner: Profero Management and Holdings, LLC), Assessor's Map 11, Lot 2, zoned B-3, located at 181 Silver Street. (Proposal is to construct a 72,360 sq. ft. Assisted Living Facility with 76 units, a 2,930 sq. ft. Bank, a 66,000 sq.ft. Medical Office Building, a 2,400 Coffee Shop, and an 85 unit hotel with a 13,900 sq.ft. footprint. The mixed use site contains 415 parking spaces). (P15-56)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-58

Application Type: Site Plan Review
Applicant(s): CLD Consulting Engineers, Inc.
Owner(s): William R. Dube Revocable Trust
Location: 40 Dover Point Road (Tax Map K, Lot 25-B)
Date: December 17, 2015

INTENT: Site plan to construct a 31,200 sq. ft building with 79 parking spaces and 40,447sq. ft. of vehicle display areas

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 3.31 acres

ZONING DISTRICT: Thoroughfare
Business (B-3)

EXISTING LAND USE: Car Dealership

SURROUNDING LAND USE:
New Car Dealership

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None
submitted

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Thomas Clark, Building/Fire
Marn Speidel, Police
Dave White, Engineering
Dan Barufaldi, Economic Development

Others:

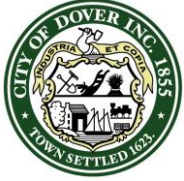
Gretchen Young, Engineering
Donna Benton, Planning
Rick Lundborn, CLD
Rick Dolce, CLD
Craig Jewett, Jewett Construction
Debbie Reed, Applicant
Charlie Reed, Applicant

Approval of 11/5/15 Meeting Minutes

Motion to approve November 5, 2015 meeting minutes by Tom Clark and seconded by Dave White. Vote U/A.

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Please provide
 - floor plans
 - streetscape plan
 - digital version of the plan set
 - a landscape plan prepared by a licensed Professional Landscape Architect
 - a neighborhood plan to include required details per Chapter 149-13.A(16)
 - a lighting plan
 - Traffic Assessment and Analysis
- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- Need Pervious pavement required or a waiver shall be granted
- Confirm pedestrian walkways are porous
- Please add
 - A bike rack
 - the zoning district boundaries
 - the water line capacity
 - the location and size of existing and proposed electric, telephone, gas, cable, etc.
 - a depiction of all service, storage, loading bays, and utility areas
 - Planning Department File Number P15-58 to title on cover sheet and on the title block on each sheet
 - a day to the date on the title block
 - area of building on sheet 3
- Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- Correct Map/Lot #'s throughout plan set
- Confirm abutters are correct
- Clarify parking calculations and use new regulations
- 5% internal landscaping is required (may use painted islands)
- Applicant to pay impervious parking lot area fees
- Label abutting property owner across the street
- Remove Dover Planning Board signature block (the City uses its own stamp)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-58

Application Type: Site Plan Review
Applicant(s): CLD Consulting Engineers, Inc.
Owner(s): William R. Dube Revocable Trust
Location: 40 Dover Point Road (Tax Map K, Lot 25-B)
Date: December 17, 2015

Police Department Comments:

- Vehicle Display Areas shall not include the areas within the Right-of-Way. This is a violation of NH RSA 262:40-c and Dover City Code 166-16F. Current practice of putting vehicles in the Right of Way must stop
- Revise plan to indicate that the proposed edge of pavement along the north property line matches the existing pavement

Engineering Comments:

- Five foot setbacks from property lines are required for paving. This project paves up to and over the property lines in several locations. Waivers and cross easements may be required if they cannot meet the setbacks
- Entrance widths exceed those allowed. We should work with the applicant to reduce these entrance widths and allowing for large trucks. (Chapter 92-61)
- Landscaping and lighting plans should be developed
- We need to discuss how the future building will be serviced with water. Can the existing line be reused or the hydrant line be utilized instead of crossing Dover Point with a new water service
- Specify the size and type of water service
- Don't sandwich the watermain between the gas and UGE
- Is the existing sewer service being used or is a new one being installed in the same location? Please specify SDR35 for sewer pipe
- On sheet D1 specify a schld 40 to SDR35 gasketed coupling. Community Services can provide a detail if needed
- On sheet D1-pipe trench detail-the stone bedding should be to the springline for sewer and drainage
- Please include a water trench detail.

- Would like to discuss the stormwater treatment options further. Our goal would be to see some form of treatment of the pavement runoff before it enters the wetlands
- Please explain why the infiltration rate is assumed to be 3" per hour. The NRCS shows a Windsor soils with an infiltration rate of 1.42 in/hr which with a factor of safety of 2 (as required by nhdes) the infiltration rate used would be 0.7 in/hr or field verified
- Please provide a site specific detail of the stormtech system with header pipes etc. to help ensure proper construction in the field
- No porous pavement has been proposed, as is required in Section D (5) (g) of the City of Dover site plan regulations. Staff would support a waiver from this regulation, if the intent of the requirement is met though other equivalent means of stormwater mitigation. The city is currently contemplating adopting revised stormwater regulations based on the Southeast Watershed Alliance model stormwater ordinance. The proposed revisions to the regulations require that redevelopment projects with more than 40% of existing impervious area implement LID techniques onsite to provide treatment for at least 50% of the entire site area. Staff would support a proposal that could meet this requirement, whether through the use of porous pavement or other LID techniques

Fire/Inspections Comments:

- Indicate location of Fire Lane
- Confirm that number of accessible parking spaces complies with applicable regulations
- Provide info regarding location of off-site vehicle display during construction

Economic Development Comments:

- Handling both on site dealerships as one property will make for a better end product in terms of drainage on both sides and the shared use of stocked car parking and ingress/egress for each

Planning Board Comments:

- N/A

Motion to adjourn by Tom Clark and seconded by Dave White.
Vote: U/A

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015
TRC\Minutes\12-17-15\2015.12.17_Dube P15-58.docx



City of Dover, New Hampshire SITE REVIEW APPLICATION

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

Office Use Only	Project #:	<u>P15-57</u>	Date Received:	<u>DEC 21 2015</u>
	Amount Paid:	<u>\$1203.67</u>	Time Received:	<u>Dover, New Hampshire</u>

ck #011567

APPLICANT AND OWNER INFORMATION

Name of Applicant: Berry Surveying & Engineering Telephone # 603-332-2863
Address of Applicant: 335 Second Crown Point Rd. Barrington, NH 03820
E-Mail Address: crberry@metrocast.net
Name of Property Owner (if different from applicant): Oak Bluff Realty Telephone # (603) 772-8860
Address of Property Owner: 242 Central Avenue, Dover NH 03820

PROPERTY INFORMATION

Address of Property: 56 New Rochester Rd. Dover, NH 03820
Assessor's Map # 40 Lot(s) # 38A
Zoning District(s) 0 Overlay District(s) _____
Size of Parcel: 24,870 sq. ft. 0.57 ac. Property Deed: Book 3077 Page: 036
Existing Use of Property: Residential

SITE PLAN INFORMATION

Describe Proposed Use: Residential/Commercial building with parking
Area of Parcel to be Developed: 18,000 SF sq. ft.
If Multi-family Residential, Specify Number of Units & Buildings Proposed: 4 Residential, 2 Commercial
Number of Parking Spaces: Existing 0 Proposed 8
Highway Access (check where applicable): X City Street _____ State Highway _____ Urban Compact _____
Number of Employees Total: _____ In Maximum Shift: _____
Disposition of Parcel: _____ Building Setbacks: _____
Building Footprint 3,300 sq. ft. Front Yard 12' ft.
Total Building Area 9,900 sq. ft. Rear Yard 15' ft.

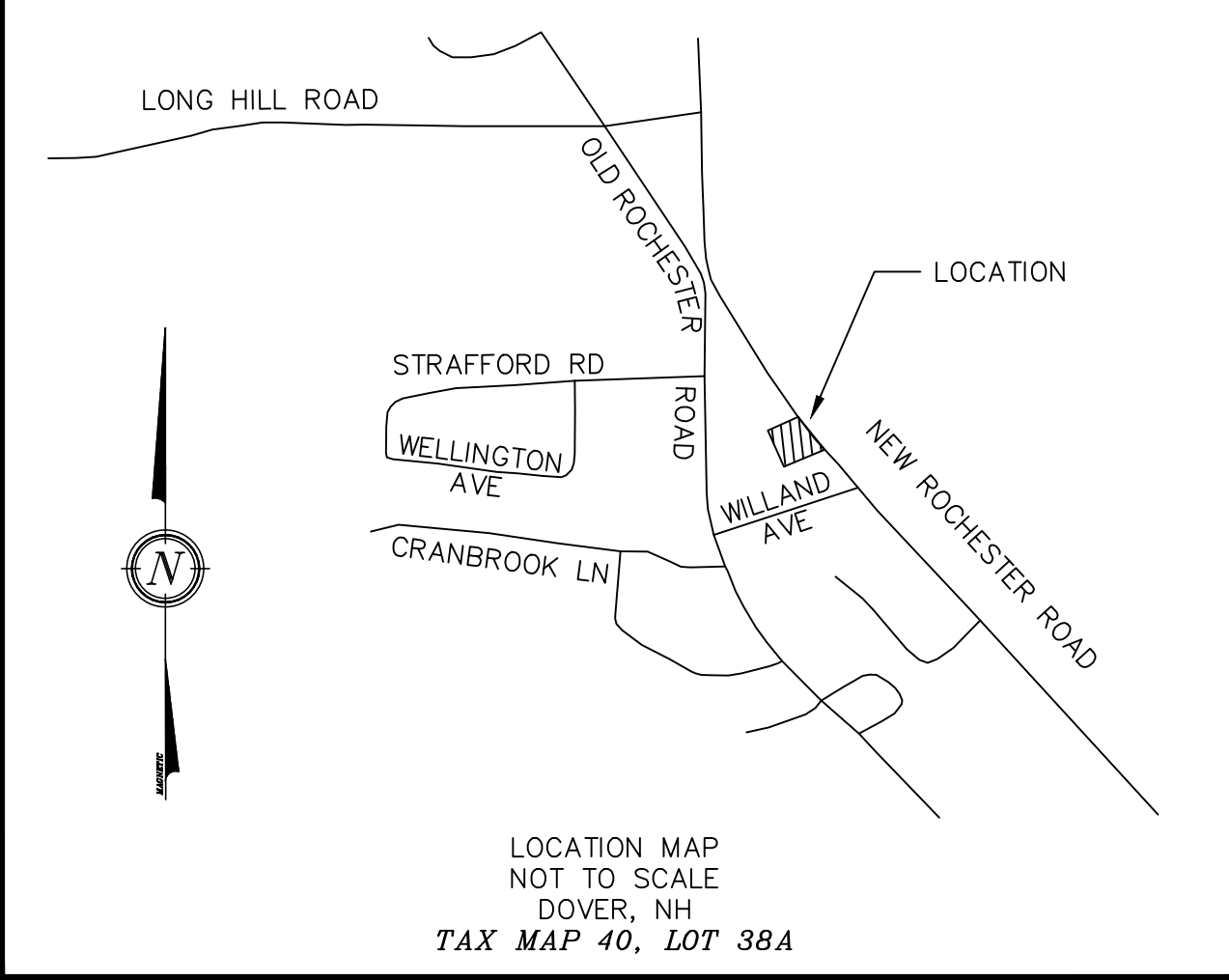
Paved Area 6,841 sq. ft.Side Yard: Right 10' ft.
Left 10' ft.City Water? ☒ Yes ☐ No How far is city water from the property? _____City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____**BUILDING INFORMATION**Type of Building to be Built: Residential/CommercialHeight of Building: 40' Finished Floor Elevation: 203.00

Number of Seats (where applicable) _____

WAIVER REQUESTSSite Review Regulations section(s) to be waived: Lighting RatioJustification for waiver request(s) (*attach additional sheets as needed*): _____See separate sheet**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, LLS Berry Surveying & EngAddress 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 332-2863Professional License #: 805 E-mail address: CRBerry@Metrocast.net
Christopher R Berry, PM**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Kenneth A Berry, PE Berry Surveying & EngAddress 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 332-2863Professional License #: 14243 E-mail address: _____**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: _____



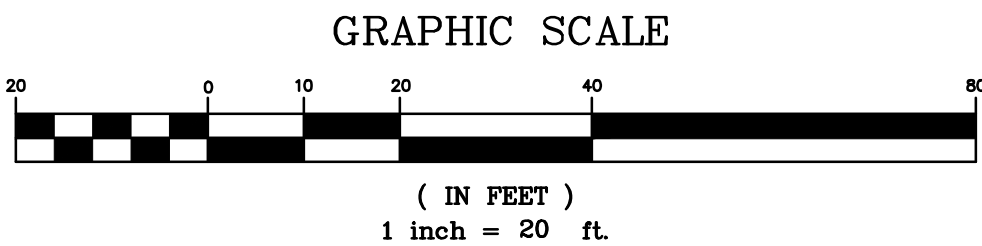
NOTES:

- 1.) OWNER: OAK BLUFF REALTY, LLC
242 CENTRAL AVE.
DOVER, NH 03820
- 2.) TAX MAP 40, LOT 38A
56 NEW ROCHESTER ROAD
DOVER, NH 03820
- 3.) LOT AREA: 24,870 SQ. FT. 0.57 AC.
- 4.) S.C.R.D. BOOK 3077, PAGE 36
- 5.) ZONING: OFFICE DISTRICT (O)
MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT SETBACK: 12'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 15'
- 6.) PLAN INTENT: THE INTENT OF THIS PLAN IS TO
REPRESENT THE EXISTING CONDITIONS OF TAX MAP 40, LOT
38A.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE
FLOOD PLAIN FLOOD HAZARD ZONE, REF: FEMA COMMUNITY
#33017C0310D, DATED MAY 17, 2005.

PLAN REFERENCE:

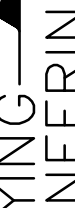
1.) "LOT LINE ADJUSTMENT FOR STRAFFORD FARMS
RESTAURANT IN DOVER, N.H."
BY: BRUCE POHOPEK
DATED: FEBRUARY 5, 1990
S.C.R.D. PLAN #37A-139

2.) "MAP OF LOT, ANDREW POLYCHRONIS, DOVER, NEW
HAMPSHIRE"
BY: G.L. DAVIS & ASSOCIATES
DATED: SEPTEMBER 1971
S.C.R.D. POCKET 1, FOLDER 6, PLAN # 15



DOVER PLANNING # 15-057		
#1	12/22/15	MINOR UTILITY AND SITE PLAN REVISIONS
REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
LAND OF
OAK BLUFF REALTY
56 NEW ROCHESTER ROAD
DOVER, N.H.
TAX MAP 40, LOT 38A



BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : DECEMBER 17, 2015

FILE NO. : DB 2013-095



City of Dover, New Hampshire
SITE REVIEW APPLICATION

RECEIVED
Planning Office
[Revision Date April 23, 2013]

Office Use Only Project #: K15-SL Date Received: DEC 23 2015
Amount Paid: _____ Time Received: Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Vitas Management & Development Company, LLC Telephone # 603-235-9441
Address of Applicant: 733 Turnpike Street - North Andover, MA 01845
E-Mail Address: jvitas@vmdcompanies.com

Name of Property Owner (if different from applicant): Profero Management and Holdings LLC Telephone # (603) 767-5012
Address of Property Owner: 232 Gulf Road - Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 181 Silver Street
Assessor's Map # 11 Lot(s) # 2
Zoning District(s) Thoroughfare Business (B-3) Overlay District(s) N/A
Size of Parcel: 847,723 sq. ft. 19.46 ac. Property Deed: Book 1762 Page: 0121
Existing Use of Property: Hotel, Banquet Facility, and Culinary Academy

SITE PLAN INFORMATION

Describe Proposed Use: Mixed Used (Assisted Living Facility, Spec Retail, Bank & Restaurant)
Area of Parcel to be Developed: 544,500 sq. ft.
If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A
Number of Parking Spaces: Existing _____ Proposed _____
Highway Access (check where applicable): ☒ City Street _____ State Highway _____
Number of Employees Total: TBD In Maximum Shift: _____
Disposition of Parcel: _____ Building Setbacks: _____
Building Footprint Varies (5 bldgs.) sq. ft. Front Yard 109.9 ft.
Total Building Area 64,430 sq. ft. Rear Yard 72.3 ft.

Paved Area 216,674 sq. ft. Side Yard: Right 21.1 ft.
Left 50.3 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? 54' +/-

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 54' +/-

BUILDING INFORMATION

Type of Building to be Built: Commercial

Assist. Living: 55' (Variance granted Case A 15-10)

Height of Building: <40' for remaining bldgs. Finished Floor Elevation: Varies

Number of Seats (where applicable) 22 (Coffee shop)

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.) Kenneth K. Chang - Allen & Major Associates, Inc.

Address 250 Commercial St - Manchester, NH 03101 Telephone #: 603-627-5500

Professional License #: 653 E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Michael A. Malynowski - Allen & Major Associates, Inc.

Address 250 Commercial St - Manchester, NH 03101 Telephone #: 603-627-5500

Professional License #: 12205 E-mail address: mmalynowski@allenmajor.com

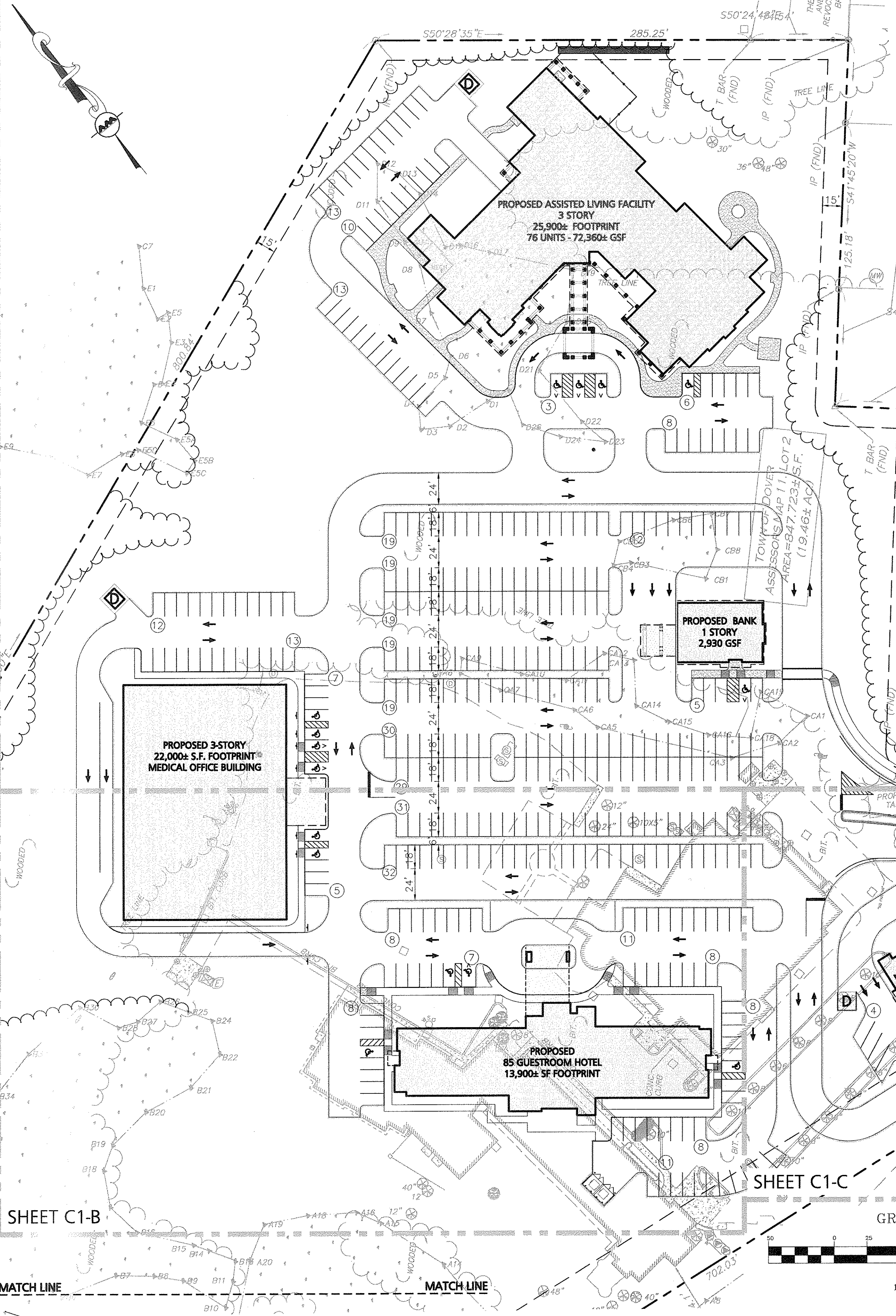
SIGNATURES

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: 12/23/15

Signature of Applicant (if different from owner): [Signature] Date: 12/14/15

SHEET C-1A



SHEET C-1B

MATCH LINE

MATCH LINE

OFF-STREET PARKING SUMMARY

		ALLOWED	PROVIDED
COFFEE SHOP (GATHERING PLACE ⁹)	0.5 SPACE PER SEAT + 1 SPACE PER EMP. (0.5 * 22 SEATS) + (1 * 7 EMP.)	18	22
BANK (RETAIL/SERVICE USE ¹⁰)	1 SPACE PER 275 S.F. (2,930)/(275) =	11	17
MEDICAL OFFICE (OFFICE USE ⁹)	1 SPACE PER 300 S.F. 66,000 S.F./300 S.F.=	220	222
HOTEL (LODGING ⁷)	1/PER UNIT + 1/EMP + 1/500SF COMMON (1*85 UNITS) + (1*8 EMP) + (3000SF/500) =	99	101
ASSISTED LIVING (RESIDENTIAL NON CBD-G ³)	1.4 SP. PER UNIT + 0.5 SP. PER VISITOR (1.4 * 76 UNITS) + (0.5 * 76 UNITS) =	145	53
MINIMUM ADA SPACES:	9 (TABLE 208.2 D.O.J. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN)		
TOTAL ALLOWED		493	415

- ³ DWELLING UNITS DESIGNED FOR EXTENDED OCCUPANCY.
⁷ FACILITY THAT HAS A LARGE GROUPING OF CUSTOMERS FOR A LONGER DURATION ACTIVITY.
⁹ FACILITY THAT HAS EMPLOYEES BUT NOT A HIGH VOLUME OF CUSTOMERS OR CLIENTS.
¹⁰ FACILITY WITH OVERNIGHT UNITS DESIGNED FOR SHORT TERM OCCUPANCY.
¹¹ FACILITY THAT HAS EMPLOYEES AND A HIGH VOLUME OF CUSTOMERS OR CLIENTS.
¹² A CONDITIONAL USE PERMIT WILL BE SOUGHT FOR AN INCREASE OF ALLOWABLE PARKING SPACES FOR THE OVERALL DEVELOPMENT

MATCH LINE

MATCH LINE

GENERAL NOTES:

- THE INTENT OF THIS SITE PLAN IS TO OBTAIN CITY OF DOVER SITE PLAN APPROVAL FOR THE PROPOSED MIXED USE DEVELOPMENT.
- 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 ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THIS PROJECT WILL BE SERVED BY PUBLIC SEWER, WATER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF NEW HAMPSHIRE AT THE CONTRACTORS EXPENSE.
- ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRECONSTRUCTION MEETING WITH THE TOWN/CITY, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR REGULATORY AGENCIES HAVING JURISDICTION AT NO ADDITIONAL COST TO THE OWNER.
- CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SNOW STORAGE SHOWN FOR CONCEPTUAL PURPOSES ONLY. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH CITY OF DOVER AND NHDES GUIDELINES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE TO THE DESIGN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
- REFER TO SHEET C-1A FOR ZONING SUMMARY AND VARIANCE REQUEST INFORMATION.

PLAN NOTES:

- EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY OF DOVER AND OTHER SOURCES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY OF CHELSEA, MA DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

RESOURCE NOTES:

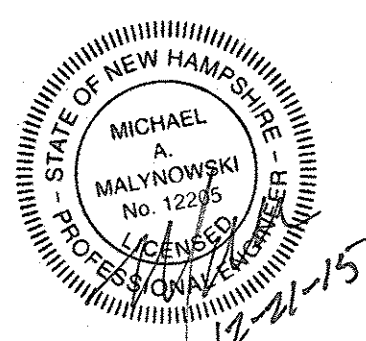
- WETLANDS SHOWN HEREON WERE FIELD DELINEATED IN GENERAL ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 NORTHEASTERN AND NORTHEAST REGIONAL SUPPLEMENT (VERSION 2.0) AND BASED ON A FIELD SURVEY PERFORMED BY GOVE ENVIRONMENTAL SERVICES INC. IN MAY 2015. BOUNDARIES WERE LOCATED BY ALLEN & MAJOR ASSOCIATES INC.
- STORMWATER TEST PITS WERE DESCRIBED AND LOCATED BY ALLEN & MAJOR ASSOCIATES IN SEPTEMBER 2015.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0310D, EFFECTIVE DATE: MAY 17, 2005).

R:\PROJECTS\1689-08\CIVIL\DRAWINGS\CURRENT\1689-08_LINEWORK.DWG

PROPERTY OWNER:

VITAS MANAGEMENT & DEVELOPMENT COMPANY, LLC
733 TURNPIKE STREET
NORTH ANDOVER, MA 01845

SIGNATURE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	12-21-15	ISSUED FOR TRC/PB APPROVAL

APPLICANT/OWNER:

VITAS MANAGEMENT &
DEVELOPMENT COMPANY, LLC
733 TURNPIKE STREET
NORTH ANDOVER, MA 01845

PROJECT:

SILVER SQUARE
181 SILVER STREET
DOVER, NH

PROJECT NO. 1689-08 DATE: 11-06-15

SCALE: AS SHOWN DWG.: 1689-08_LINEWORK

DESIGNED BY: SM CHECKED BY: RPC

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

250 COMMERCIAL STREET
SUITE 1001
MANCHESTER, NH 03101
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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OVERALL
LAYOUT PLAN

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