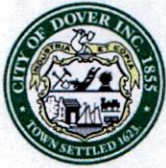


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Community Services Conference Room
271 Mast Road, Dover NH
Meeting Date: **Thursday, November 2, 2017**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11.00 AM: Site Review for JFS Management Co., LLC, (Owner: ADMR Realty, LLC), Assessor's Map 5, Lots 4 & 5, zoned CBD-General, located at 9 Fourth Street and 526 Central Ave. (Proposed 192 sq. ft. addition to building and parking lot improvements). (P17-73)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: August 02, 2017]

Office Use Only	Project #:	<u>P17-73</u>	Date Received:	<u>10/13/17</u>
	Amount Paid:	<u>\$35.80 CK6014</u>	Time Received:	<u>RECEIVED Planning Office</u>

OCT 13 2017

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: JFS Management Co., LLC Telephone # 603-430-9405

Address of Applicant: 199 Constitution Drive, Portsmouth, NH 03801

E-Mail Address: joesalemadd@aol.com

Name of Property Owner (if different from applicant): ADMR Realty, LLC Telephone # 603-430-9405

Address of Property Owner: 199 Constitution Drive, Portsmouth, NH 03801

PROPERTY INFORMATION

Address of Property: 9 4th Street

Assessor's Map # 5 Lot(s) # 4 & 5

Zoning District(s) Central Business (CBD) Overlay District(s) 4235 501 (Lot 4)

Size of Parcel: 13,990 sq. ft. 0.321 ac. Property Deed: Book 4204 Page: 579 (Lot 5)

Existing Use of Property: Dunkin Donuts Restaurant

SITE PLAN INFORMATION

Describe Proposed Use: Proposed 192-sf addition to building and parking lot improvements

Area of Parcel to be Developed: 13,000 sq. ft.

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

Number of Parking Spaces: Existing 14 Proposed 19

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

Number of Employees Total: 20 employees In Maximum Shift: 7 employees

Disposition of Parcel:

Building Setbacks:

Building Footprint 1,895 sq. ft.

Front Yard 37.9' (Facing Central Ave) ft.

Total Building Area 1,895 sq. ft.

Rear Yard 11.5' ft.

Paved Area 11,170 sq. ft.

Side Yard: Right 5.0' ft. Left 40.2' ft.

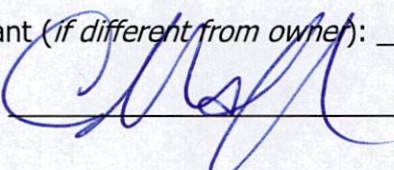
City Water? ☒ Yes ☐ No How far is city water from the property? 18' +/-City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 15' +/-**BUILDING INFORMATION**Type of Building to be Built: Wood Frame/Masonry BuildingHeight of Building: 1-Story Finished Floor Elevation: 102.26Number of Seats (where applicable) 18 Seats**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.) Joel A Connolly, MHF Design Consultants, Inc.Address 44 Stiles Road, Salem, NH 03079 Telephone #: 603-893-0720Professional License #: 997 E-mail address: jac@mhfdesign.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Frank C Monteiro, MHF Design Consultants, Inc.Address 44 Stiles Road, Salem, NH 03079 Telephone #: 603-893-0720Professional License #: 7152 E-mail address: fcm@mhfdesign.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. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. 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: 10/12/17

Prepared for:

DUNKIN' DONUTS

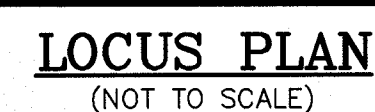
c/o JFS MANAGEMENT CO., LLC

199 CONSTITUTION AVE

PORTSMOUTH, NH 03801

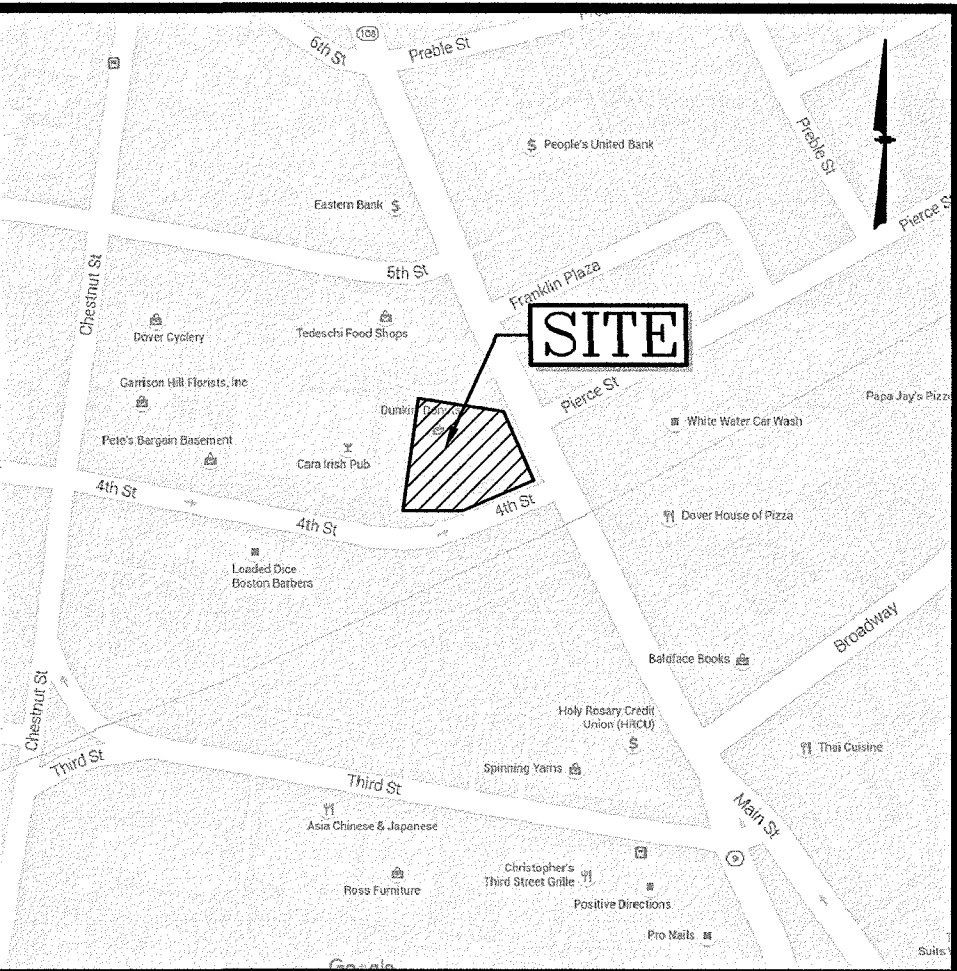
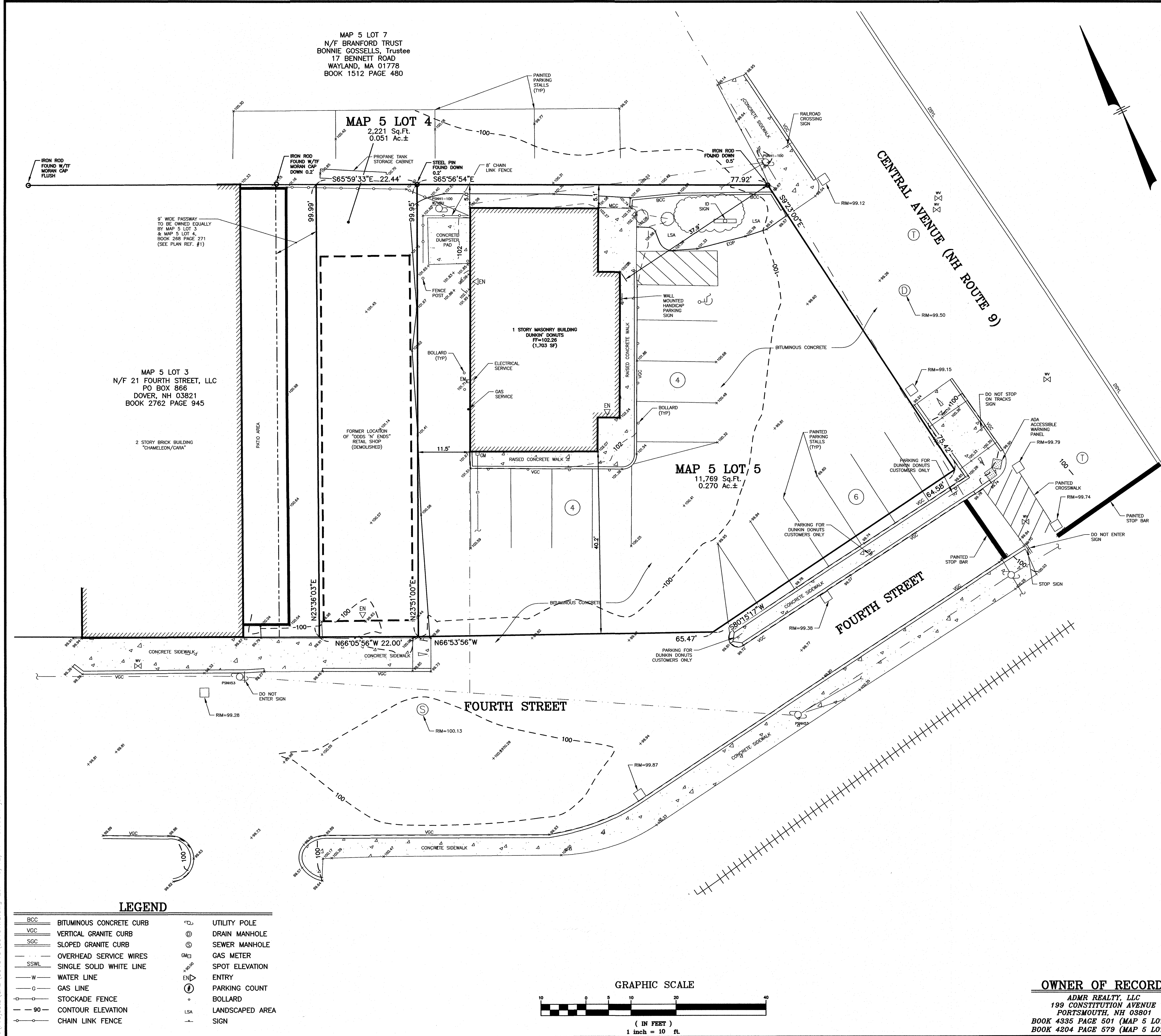
DUNKIN' DONUTS

**c/o JFS MANAGEMENT CO., LLC
199 CONSTITUTION AVE
PORTSMOUTH, NH 03801**



1. **TITLE SHEET**
2. **EXISTING CONDITIONS PLAN**
3. **DEMOLITION PLAN**
4. **SITE PLAN**
5. **GRADING & EROSION CONTROL PLAN**
6. **LANDSCAPE PLAN**
7. **DETAIL SHEET**





- NOTES:**
- ZONE: CBD - CENTRAL BUSINESS DISTRICT
MIN. LOT SIZE: N/A
MIN. LOT FRONTAGE: 70% MIN.
SETBACKS:
FRONT 0 FT. MIN - 10 FT. MAX
SIDE 0 FT. MIN - 24 FT. MAX
REAR 10 FT. MIN
REFER TO THE CITY OF DOVER ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
 - LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
 - ELEVATIONS SHOWN HEREON ARE ON AN ASSUMED DATUM. CURB ELEVATIONS SHOWN ARE AT THE "TOE" OF CURB. CURBS ARE 0.50'± HIGH.

- PLAN REFERENCE:**
- STAFFORD COUNTY REGISTRY OF DEEDS (S.C.R.D.) PLAN 92-67.
 - S.C.R.D. PLAN 53-23.
 - S.C.R.D. PLAN 27A-40.

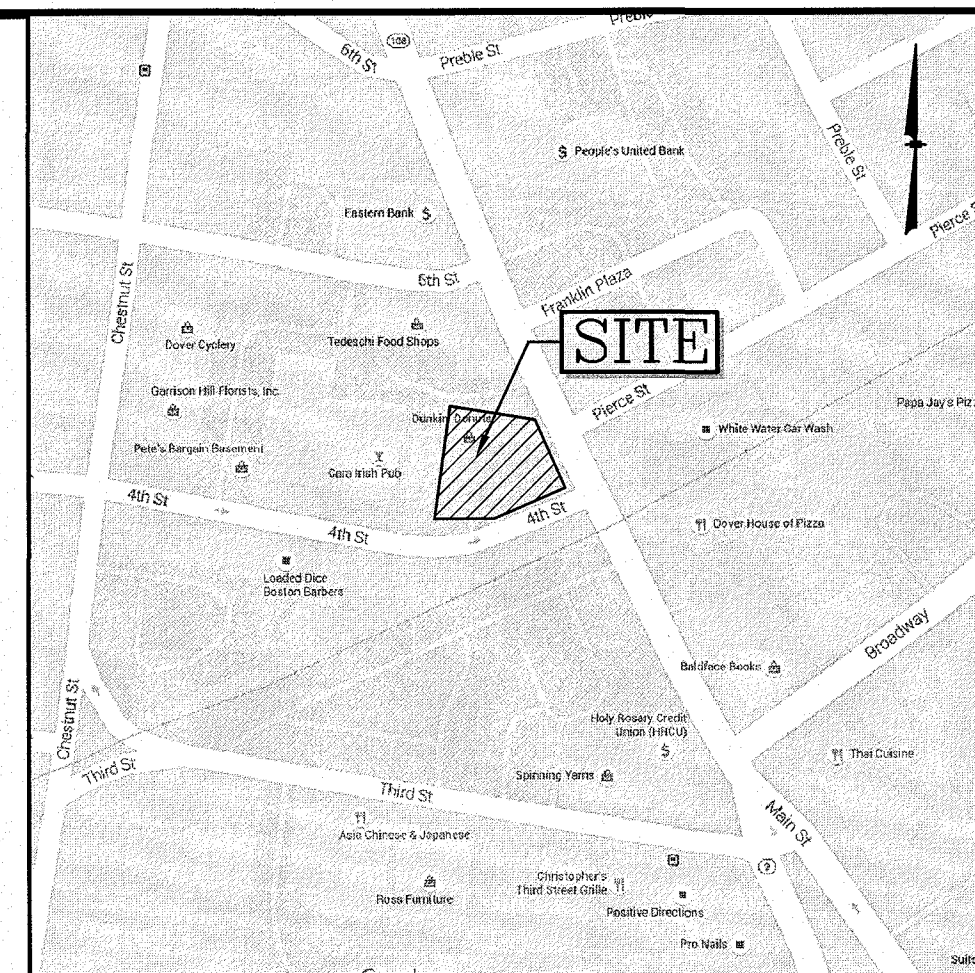
CERTIFICATIONS:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN JANUARY & OCTOBER, 2016 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

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.

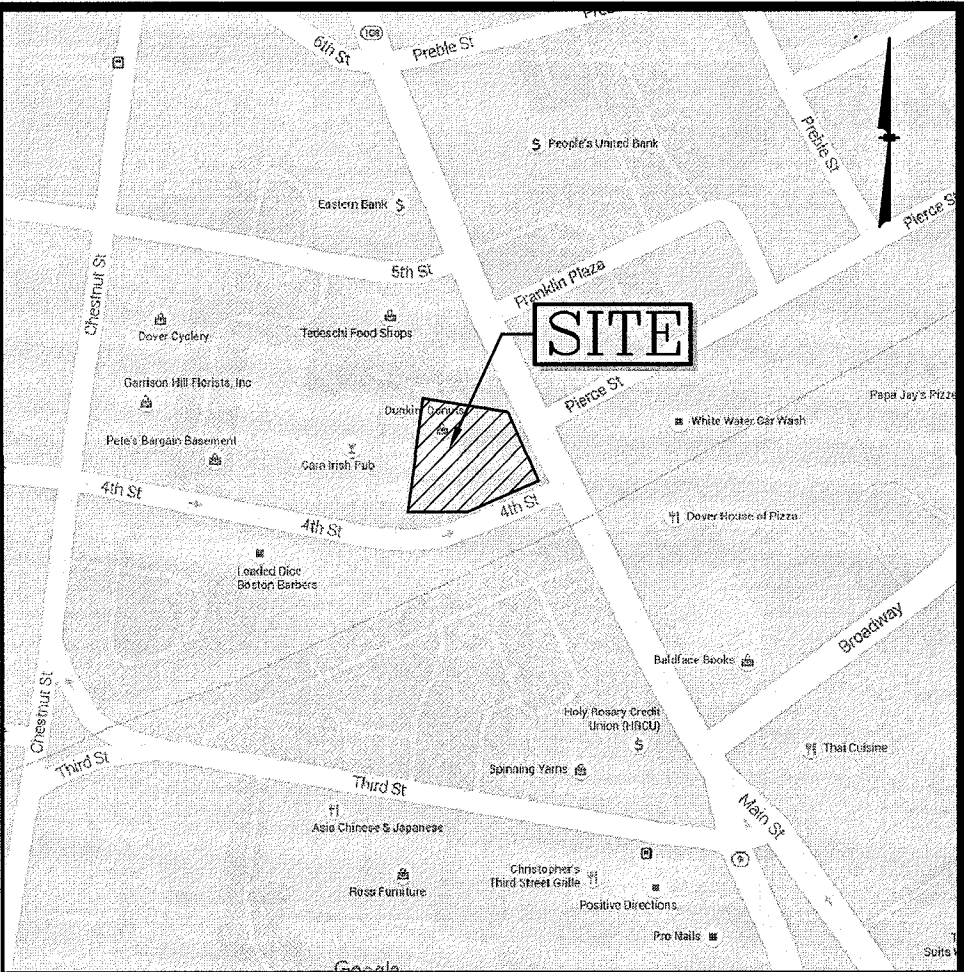
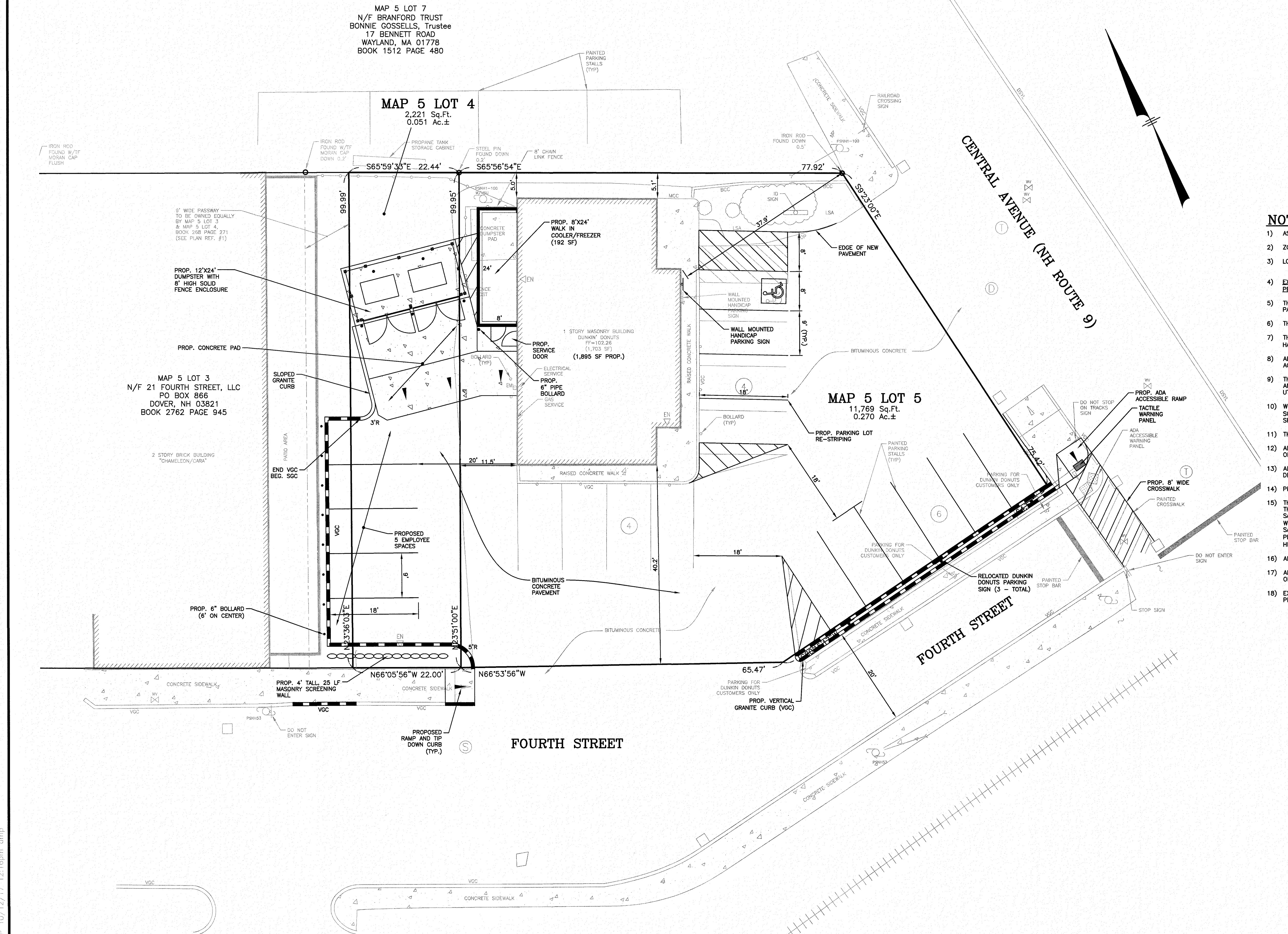
JOEL A. CONNOLLY, LLS 997
DATE 10/12/2017

NO.	DESCRIPTION	BY	DATE
EXISTING CONDITIONS PLAN			
ASSESSORS MAP 5 - LOTS 4 & 5			
9 4TH STREET DOVER, NH 03820 PREPARED FOR: DUNKIN' DONUTS c/o JFS MANAGEMENT CO., LLC 199 CONSTITUTION AVE PORTSMOUTH, NH 03801			
44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com			
SCALE: 1"=10'		DATE: OCTOBER 10, 2017	
DRAWN BY: MJK		CHECKED BY: CMF/JAC	
PROJECT NO. 391015		SHEET NO. 2 OF 7	



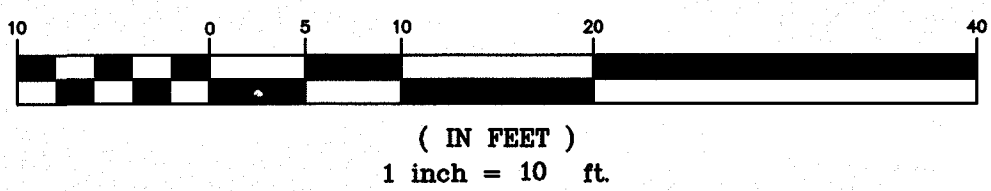
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- NOTES:**
- 1) ASSESSORS MAP 5 LOTS 4 & 5
 - 2) ZONING DISTRICT: CENTRAL BUSINESS DISTRICT (CBD)
 - 3) LOT AREA = 13,990 Sq.Ft.
0.321 Ac.±
 - 4) EXISTING USE: DUNKIN' DONUTS RESTAURANT
PROPOSED USE: DUNKIN' DONUTS RESTAURANT
 - 5) THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 192 SF COOLER/FREEZER ADDITION AND PROVIDE ADDITIONAL PARKING AND PARKING LOT IMPROVEMENTS.
 - 6) THE DUNKIN' DONUTS RESTAURANT IS A PERMITTED USE.
 - 7) THIS PROPERTY IS NOT WITHIN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) PANEL 310 OF 405 MAP NO. #33017C0310E; EFFECTIVE DATE: SEPTEMBER 30, 2015.
 - 8) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE US DEPARTMENT OF JUSTICE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - 9) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
 - 10) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
 - 11) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (811) PRIOR TO ANY EXCAVATION.
 - 12) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF DOVER AND THE STATE OF NEW HAMPSHIRE.
 - 13) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
 - 14) PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
 - 15) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., 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. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - 16) ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
 - 17) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS ACCEPTABLE TO THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AND NHDOT SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 18) EXISTING IMPERVIOUS AREA = 13,186 SF±
PROPOSED IMPERVIOUS AREA = 13,065 SF±

GRAPHIC SCALE



LEGEND

BCC	BITUMINOUS CONCRETE CURB	UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB	DM	DRAIN MANHOLE
SGC	SLOPED GRANITE CURB	SS	SEWER MANHOLE
OWS	OVERHEAD SERVICE WIRES	GM	GAS METER
SSWL	SINGLE SOLID WHITE LINE	SE	SPOT ELEVATION
W	WATER LINE	ENT	ENTRY
G	GAS LINE	PC	PARKING COUNT
STOCKADE FENCE		BOLLARD	
90	CONTOUR ELEVATION	LSA	LANDSCAPED AREA
CHAIN LINK FENCE		SIGN	

OWNER OF RECORD:

ADM REALTY, LLC
199 CONSTITUTION AVENUE
PORTSMOUTH, NH 03801
BOOK 4335 PAGE 501 (MAP 5 LOT 4)
BOOK 4204 PAGE 579 (MAP 5 LOT 5)



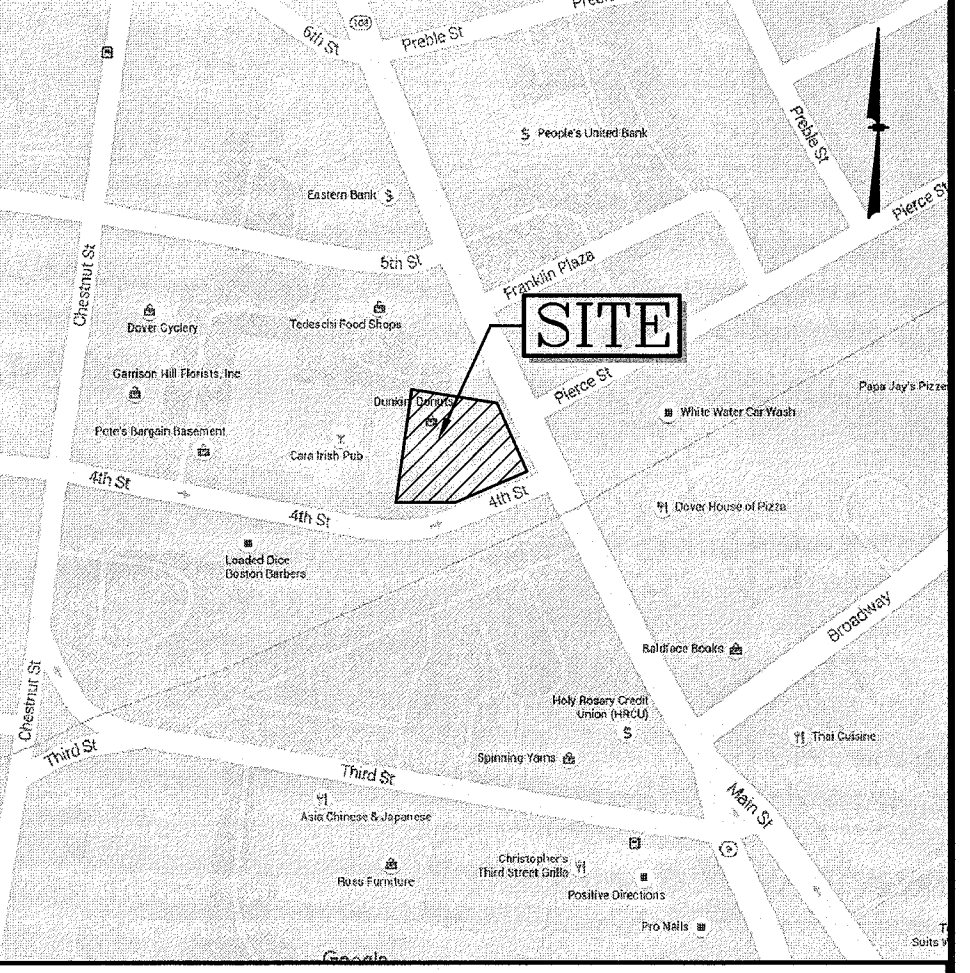
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(603) 893-0720
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SCALE: 1"=10'	DATE: MARCH 30, 2017	DRAWING NO. 3910SP.DWG
DRAWN BY: NIG	CHECKED BY: CMT	PROJECT NO. 391015
		SHEET NO. 4 OF 7

PLANTING SCHEDULE					
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	MATURE SIZE/REMARKS
SHRUBS					
TOS	8	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6"-7" HT.	8 & 8 OR 5 GAL.
RPC	8	RHODODENDRON FUM. COMPACTA	RHODODENDRON FUM. COMPACT	2-2.5" HT.	3" HT. COMPACT GROWTH, BURGUNDY FOLIAGE
PERENNIALS & GRASSES					
HHR	37	HEMEROCALIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	

EA PLANT QUANTITY
PLANT DESIGNATION



LOCATION MAP
(NOT TO SCALE)

NOTES:

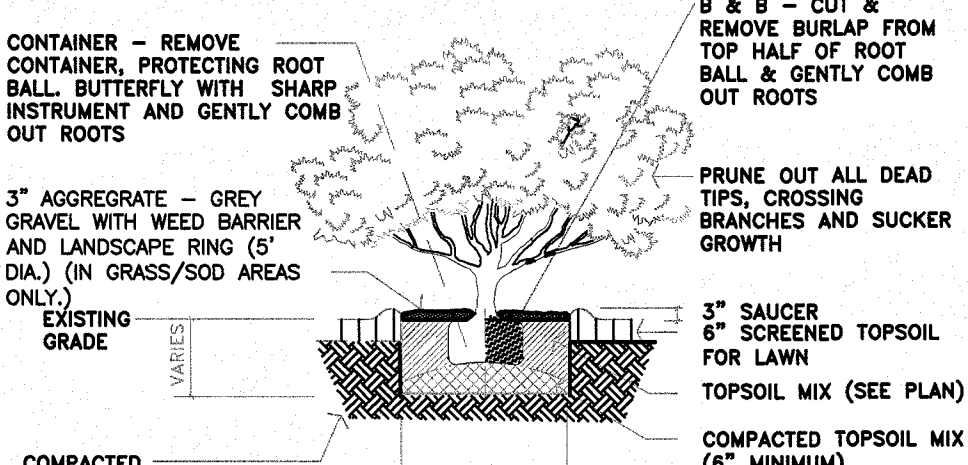
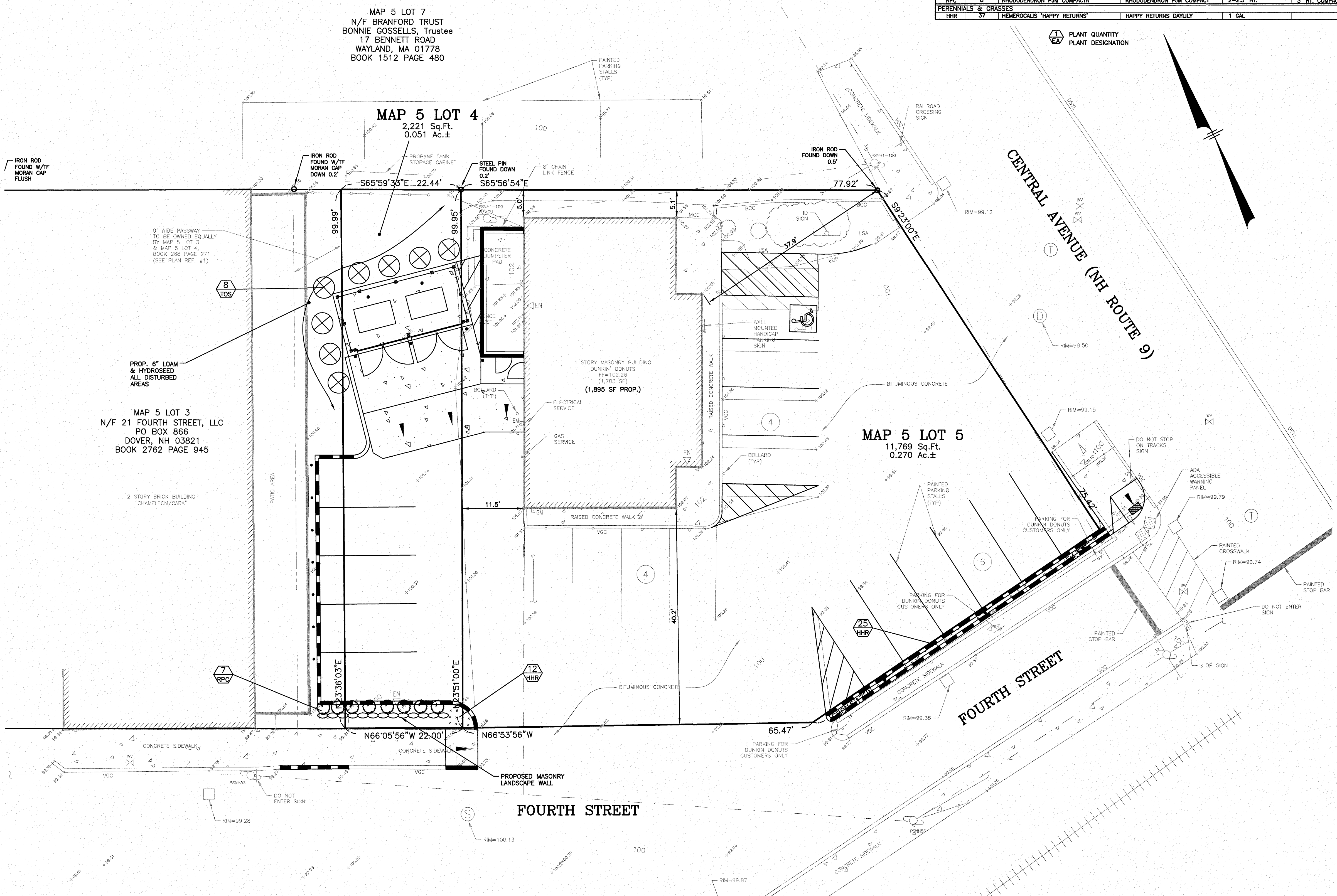
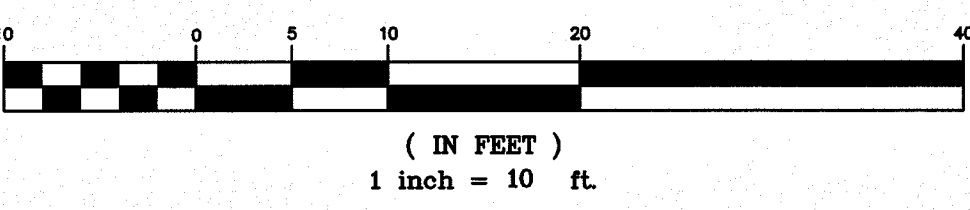
- ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- PLANT PIT BACKFILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PART OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACKFILL WHEN AVAILABLE.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
- ALL SOD, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
- APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

LIMESTONE: 100 LBS./1,000 SQUARE FEET.
FERTILIZER: 500 LBS./ACRE OF 10-20-20 OR 1000 LBS./ACRE OF 5-10-10.
MULCH: HAY MULCH APPROXIMATELY 3 TONS/ACRE

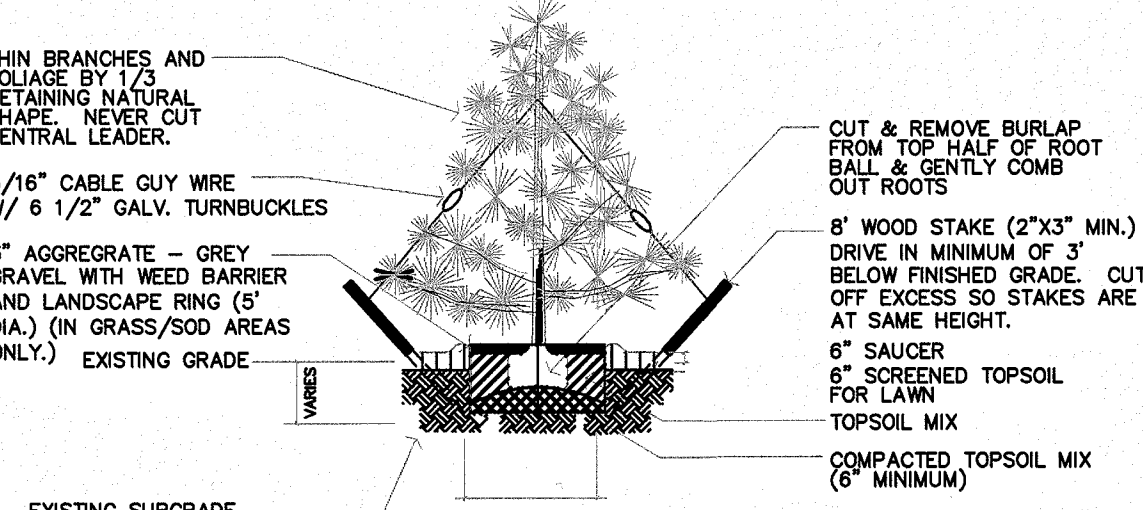
SEED MIX (SLOPES LESS THAN 4:1) LBS./ACRE
CREEPING RED FESCUE 20
TALL FESCUE 15
PERENNIAL RYEGRASS 5
REDTOP 2
42

SLOPE MIX (SLOPES GREATER THAN 4:1) LBS./ACRE
CREEPING RED FESCUE 20
TALL FESCUE 20
BIRDSFOOT TREEFOIL 8
48
- FOR TEMPORARY EROSION CONTROL NOTES, SEE DETAIL SHEET.
- NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
- ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND CITY PRIOR TO INSTALLATION.
- CLEAR AND GRUB (TO LIMITS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, ROTOTILL, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
- FOR SEED (& SOD) AREAS USE EXISTING TOPSOIL, IF AVAILABLE, FOR A 4" DEPTH (3/4" SCREEN OR LESS) AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN. ALL LOAM OR TOPSOIL IMPORTED OR RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.
- PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE OF THE DEVELOPER.
- SLOPES GREATER THAN 3:1 SHALL RECEIVE JUTE MESH OR WOOD EXCELSIOR MATTING NO MORE THAN 24 HOURS AFTER SEEDING. MATTING SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL DIG ROOT BALLS FOR TRANSPLANTED ITEMS TO THE DIMENSIONS OUTLINED IN THE NURSERY STOCK SPECIFICATIONS MANUAL (SEE NOTE #1).
- THE CONTRACTOR SHALL TAKE EXTREME CAUTION TO MINIMIZE DAMAGE TO ROOT SYSTEMS DURING DIGGING AND TRANSPLANTING. ROOT BALLS OF TRANSPLANTS SHALL BE WRAPPED IN BURLAP (WHICH SHALL BE REMOVED UPON RE-PLANTING) AND KEPT MOIST.
- EXPOSED SOILS SHALL BE SEEDDED OR HAY MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.

GRAPHIC SCALE



TYPICAL SHRUB PLANTING
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING
NOT TO SCALE

NO.	DESCRIPTION	BY	DATE
REVISIONS			
LANDSCAPE PLAN			
ASSESSORS MAP 5 - LOTS 4 & 5			
9 4TH STREET DOVER, NH 03820 PREPARED FOR: DUNKIN' DONUTS c/o JFS MANAGEMENT CO., LLC 199 CONSTITUTION AVE PORTSMOUTH, NH 03801			
 44 Siles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com			
SCALE: 1"=10'		DATE: OCTOBER 10, 2017	
DRAWN BY: NIG		CHECKED BY: CMT	
PROJECT NO. 391015		SHEET NO. 6 OF 7	

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