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, February 22, 2018**
Meeting Time: **10:30 am**

1. 10:30 AM – 11:15 AM: TRC only Review for a Conditional Use Permit for 33 Littleworth Rd., LLC & Fish Lips Holding Co., LLC Assessor's Map G, Lot 4-G-1, zoned I-2, and located at 38A & 38B Littleworth Road. (Proposal is to construct a 24 ft. wide paved driveway to the site from Industrial Park Drive and removal of the connecting access drive from the abutting lot, as well as the removal of the pavement areas around the parking lots. A related CUP application will also appear before the Planning Board). (P18-09)

2. 11:15 AM – 12:00 PM: Site Plan Review for STF Development Corp. Assessor's Map 40, Lot 43, zoned B-3, and located at 58 New Rochester Road. (Proposal is to add a 6,000 sq. ft. building with 6,000 sq. ft. of commercial on the first floor and 12 residential units on the second and third floors in an existing parking lot with additional parking spaces and a shared access and parking easement. A related Subdivision application will also appear before the Planning Board). (P18-11)

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-04

Application Type:	Site Plan Review
Applicant(s):	Hellenic Realty Partners, LLC
Owner(s):	Hellenic Realty Partners, LLC
Location:	333 Central Ave (Tax Map 2, Lot 19)
Date:	January 25, 2018

INTENT: Site plan to redevelop existing vacant commercial building with 18 residential units and 16,100 s.f. of commercial space with additional parking.

LOTS/UNITS PROPOSED: 18 residential, 16,100 s.f. of commercial

AGENDA ITEM #: 1

ACREAGE: 1.05 acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE: Vacant Foster's Building

SURROUNDING LAND USE: Mixed use building and parking

ZBA ACTION: None

PERMITS REQUIRED:
-Demolition Permit

WAIVERS REQUESTED: None submitted but CUP for parking and wall may be necessary

ATTENDANCE:
Members: Christopher Parker, Planning
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Elena Piekut, Planning/Zoning
Dave White, Community Services
James Maxfield, Inspections/Fire
Marn Speidel, Police

Others: Donna Benton, Planning
Mike Sievert, MJS Engineering
Nick Kostis, Hellenic Realty
John Kostis, Hellenic Realty
Vicky Martel, Woodburn & Company
Shannon Alpert, TMS Architects
David Choate, Colliers International
Shannon Alther, TMS Architects
Don Provost, Noonan
Jim Verschueren

Meeting Called to Order at 10:34 am. Recording indicates incorrect meeting date of January 23, 2009.

Approval of 11/9/17 Meeting Minutes
Frank Torr moved to approve the minutes of November 9, 2017. Dave White seconded. Vote: U/A.

PLAN REVIEW:
Planning Comments:

- Impact fees (which will be increasing in 2018) and water/sewer investment fees will be assessed.
- Submit letters from utilities regarding ability to provide service to the development
- Where does the water in the garage go?
- Revise traffic analysis to a realistic comparison and review making Central Ave intersection three lanes
- Where is the transformer being moved to? How is it screened?
- Please revise plan to:
  - Attach landscape plan
  - Remove existing architectural renderings
  - Have plan sheets be the same size
  - Match floor plan to elevations especially in regard to the brick sidewalk and balconies
  - Revise sidewalk along Williams
  - Sidewalk on Henry Law just past commercial entrance should all be brick
  - Add wall return along Williams
  - Increase width of sidewalk to allow room for street trees
  - Add bumpout from Henry Law Park to narrow the curb cut
  - Add commercial use on the Henry Law Ground level
  - Have arborist comment on livelihood of existing street trees
  - Confirm masonry walls are a minimum of 4' in height
  - Add plantings in front of concrete wall
  - Add planning file number (P18-04) to all sheets
  - Revise neighborhood plan to include aerial and 2 missing abutters
  - Indicate waste bins and bike racks
  - Add LLS, PE, and Landscape Architect signatures and stamps
  - Add widths of streets and egresses
  - Add zoning dimensional requirements in plan view
  - Show location of flood hazard zone

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- Add more street trees
- Revise/indicate parking calculation and need for a CUP if applicable
- Add proposed fire lanes
- Add FFE to building
- Indicate location and screening of dumpster
- Stormwater Management Plan and Operation and Maintenance Plan to the satisfaction of the City Engineer
- On lighting plan:
  - Indicate mounting height
  - Add light so that all sides of building have security lighting
  - Add north arrow
- Indicate steep slopes
- Include turning radius including for parking garages
- Show rendering for rear of building
- Include materials and colors or architectural renderings
- Add windows on wall façade per regulations
- Indicate snow storage areas and address snow removal
- Revise the vinyl fence
- Add common site plan notes: 4 (in sq. ft), 9, 12, 15, 16, 24, 35, & 37
- If generator and/or transformer are added, screening is required

Police Department Comments:

- Maintain width of Williams Street to 22' min
- Extend VGC from proposed sidewalk extension to westerly side of Williams.
- Improve sidewalk and reset curb on westerly side of Henry Law to provide continuity with proposed sidewalk extension
- Can transformer can be removed completely? Or should this say "relocated"?
- ADA accessibility for courtyard/plaza area is unclear from plan
- Clarify locations for Entry #6 and Entry #7 from courtyard. Direct to commercial space, or to circulation areas?
- Which commercial spaces are contemplated as restaurant spaces?
- Does Stair #4 correspond with Entry #4? They do not appear to be congruent.
- Does Stair #3 correspond with Entry #5?
- Indicate whether covered parking areas have garage doors
- With the mixed use, how will circulation/egress common areas be secured? Buzzer access? Security code? Or will they be open 24/7? PD prefers key code.
- Ensure that exterior Entry #8 is clearly marked if primary means of access to residential units #3-18
- Supports exploring Central Avenue lane improvements
- Restrict use of public parking for construction/contractor vehicles

Fire/Inspections Comments:

- Please revise the plan to:
  - Indicate the location of FDC connections on plan
  - Provide location of sprinkler room
  - Provide T-1 turning template
  - Indicate if the entrances/exits into the parking garages will be gated
  - Indicate the types of proposed occupancies in addition to the residential
  - Provide location of all gas meters and methods of protection from physical damage
  - Clearly label the entrances and exits on plans
  - Ensure that all van accessible spaces have an 8' aisle
  - Indicate how the accessible route will be maintained into all applicable building entrances
  - Clarify if there is an accessible ramp provided to courtyard
  - Provide signage at non accessible entrances providing direction to accessible entrances.
  - Plans shall include the applicable codes and accessible regulations (i.e. IBC, ANSI and RSA 155-5)
  - Provide location of electric meters
  - Provide a van space at each parking area. Add where applicable
- The structure will require two FDC connections, one on the Henry Law side and one on the Central Avenue side as located by DFD.
- FDC locations shall be in a clearly visible location with continuous unobstructed access.
- All utilities shall be located sufficiently remote from one another

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- Indicate location of any generator(s)
- Indicate trash and snow removal methods
- Reduce overhead utilities

Engineering Comments:

- Roadway excavation fees may be assessed.
- Roof gutters and floor drain are tied to the sewer at Central and Henry Law Ave which needs to be addressed
- Please revise the plan to:
  - Extend the curb on Williams street along property lines.
  - Extend the sidewalk down along Henry Law to the corner.
  - Document stormwater treatment prior to closed system on Henry Law Ave
  - Indicate snow storage/removal
  - Ensure all detectible warning panels are 12"x12" and four panels wide
  - Replace sidewalks on Central Ave with brick
  - Widen road to conform to downtown plan
- Inspect the clay sewer lines onsite to see if they are tight or need to be replaced.
- Is there a need for a new pole for power?
- Contribute funds to the Henry Law Reconstruction project for the curb and sidewalk.

Economic Development Comments:

- Concerned about overhead wires
- Consider two-tier parking deck
- Supports additional commercial space

Planning Board Comments:

- Investigate parking deck with Central Avenue entrance
- Revise vinyl fencing
- Wall lighting seems to be missing some fixtures
- Review survey info for stair area between adjacent buildings
- Where are mechanicals and how is screening provided if on roof?

Motion to adjourn at 11:43 a.m. by Dan Barufaldi and seconded by James Maxfield. Vote: U/A

DRAFT

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

January 29, 2018

Re: Site Plan Application –
Technical Review Committee Submission

Subject: Conditional Use Permit Driveway Entrance
38 Littleworth Dr.
Dover, NH
Our Reference No. 1680

Dear Mr. Parker:

On Behalf of our clients, Unit 1 – 38B Littleworth Road: 38 Littleworth RD, LLC & Unit #2 – 38A Littleworth Road: Fish Lips Holding CO., LLC, we are pleased to submit (8) full size sets, (1) 11 x 17, and one electronic copy of the attached materials for Technical Review Committee consideration:

1) Site Review Application & Checklist;
2) Check
3) Project Narrative
4) Tax Map
5) USGS Map
6) Current Deed Information
7) Wetland Report
8) Design Plans
9) Wetland Permit Package

We look forward to discussing this application further following review by City Staff. If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND

Stephen J Haight, PE
SJH/pdd

Conditional Use Permit

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: "Unit 1"-38B Littleworth Road: 38 Littleworth Rd, LLC
"Unit 2"-38A Littleworth road:
Fish Lips Holding Co., LLC
Telephone # 603-781-7369
603-740-6060

Address of Applicant: "Unit #1"-PO Box 2232, Dover NH 03821
"Unit #2"-140 Silver Street, Dover, NH 03820

E-Mail Address: chip@cffloral.com

Name of Property Owner (*if different from applicant*): Same Telephone # See Above

Address of Property Owner: See Above

PROPERTY INFORMATION

Assessor's Map # G Lot(s) # 4G-1

Zoning District(s) I-2 Overlay District(s) Wetland Protection District

Existing Use of Property: Commercial/Industrial

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District
☐ Groundwater Protection
☒ Wetland Protection District
☐ RCM Use Overlay District
☐ Off-Street Parking and Loading
☒ Wetland Protection
☐ I-1 District Uses

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

Install new entrance driveway along Industrial Park Road and remove existing access via easement through lot G/4G-2

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NH Expedited Wetlands Permit

Name of Professional That Prepared Plans: Stephen J. Haight

Address PO Box 1166, Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: 7978 E-mail address: shaight@civilworksne.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: 38 Littlewood, LLC. Matt R. Williams III, mm 1/25/18 FISHLIPS 1/25/18 Date:

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

Signature of Agent: Date: 1/29/18

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: 38 Littlewood Rd, LLC. Matt R Williams III mm 1/25/18 FISHLIPS Date: 11/25/18

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the site review application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly within two hundred (200) feet (including land across the street or waterway) of the proposed site under consideration by the Planning Board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association. *(See additional requirement below)*

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS

PLANNING BOARD
APPLICATION CHECKLIST & FEE SCHEDULE

A. If you are submitting an application for Site Review or a Major Subdivision the applicant shall meet with the Technical Review Committee (TRC). Eight (8) copies of the application and preliminary plan must be submitted. _____

B. Prior to the submission deadline for Planning Board, fifteen (15) copies of the application and fifteen (15) sets of plans must be submitted. Four (4) 22" x 34"and eleven (11) 11" x 17" (signed by owner). _____

C. **TOTAL FEE** paid by cash or check made payable to "City of Dover"

1. Application fee for the following:
   - SUBDIVISION $150.00 x # _____ new lots created = $ _____
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # ____ per dwelling unit = $ _____
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # _____ sq. ft. = $ _____
     Additions (new floor space) $.10 per sq. ft. x # _____sq. ft. = $ _____
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # _____ = $ _____
   - MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ _____
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # ____ sq. ft. = $ _____
   - CONDITIONAL USE PERMIT $150.00 x # _____ per application = $ 150.00
   - GRAVEL PIT/ EXTRACTION PERMIT
     Application fee $50.00 = $ _____
     Permit fee $75.00 = $ _____
   - EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN ($150.00 minimum) $50.00 x # ____ per hour of review $ _____
   - REQUEST FOR REZONING $150.00 = $ _____
   - DRIVEWAY WAIVER – $100.00 application fee =
     Letter of rejection from Engineering Department, diagram & letter from owner $ _____

D. **Mailing Labels (Avery 5160)** in triplicate including owner, engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat with names and addresses for notices.

1. Certified letters fee: # of abutters _____ X $8.00 = $ _____
2. Applicant & Owner, engineer, architect, land surveyor or soil scientist Certified letters fee # _____ of x $8.00 = $ _____
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00 = $ _____
4. Creating/Printing Abutter Labels fee per sheet _____ x $10.00 = $ _____

E. **Foster's newspaper public notice fee** **$ 80.00**

F. **Digital Version of the Plan** & Archive Fee $1.00 x # _____ per sheet of plan set = $ _____

TOTAL FEE **$** 150.00

January 24, 2018

Project Narrative

PROJECT NARRATIVE
CONDITIONAL USE PERMIT
For

38 Littleworth Rd., LLC
PO Box 2232
Dover, NH 03821
&
Fish Lips Holding CO., LLC
140 Silver St, Dover, NH 03820

Tax Map G, Lot 4-G1

PROJECT OVERVIEW
The project consists of the following general improvements:

- Construction of a 24' wide paved driveway to the site from Industrial Park Drive
- Removal of the connecting access drive from abutting lot, Tax Map G, Lot 4-G2.
- Removal of the pavement areas around the parking lots.
- Loam and seed disturbed areas

PROJECT LOCATION AND SITE CHARACTERISTICS
The project site consists of a single parcel of land as shown on Tax Map G, Lot 4G-1. The parcel is recorded as condominium ownership (2 Units) with limited common areas and common areas. The site contains 2.73 acres, or 118,992 square feet, and is developed with a single story steel frame building, parking lot, loading areas and connection to Littleworth Drive by means of an access easement through the abutting lot, Tax Map G, Lot 4-G2. There are wetlands located on the western portion of the site which includes a forested area and a 20' wide sewer easement containing sewer lines and underground utilities. The project proposes to construct a paved drive into the site from existing frontage on Industrial Park Drive with a portion of the 24' pavement width and 1' foot shoulder located within this easement. The project also proposes to change the internal parking circulation to accommodate the new entrance and revised parking as shown on the plans.

Currently the Salmon Falls Woodworking business is located within the steel framed building on-site. The owner is proposing to change the driveway location in order to reroute the existing truck traffic to the proposed entrance along Industrial Park Road, which provides enhanced sight distance.

DRIVEWAY AND PARKING LAYOUT

The proposed truck access and driveway will be 24' wide with a 1' shoulder. The entrance location on Industrial Park Drive provides for safer and more accessible entrance for lot 4G-1. The sight distance along Industrial Park Drive is enhanced from the current entrance along Littleworth Drive. The proposed construction will result in an addition of 4745sf for the entire project (10,212sf impervious – 5,467sf grassed area). The existing sewer easement provides a suitable location given the fill used for the previous installation, current drainage, and the intent to minimize the wetland and buffer impact.

WETLAND AND MINIMUM IMPACT TYPE

The project work meets the criteria under Minimum Impact Project Type. The project work involves the alteration of significantly less than 3,000 square feet (+/- 553 sf). in swamps or wet meadows. The project does not impact bogs, marshes, sand dunes, tidal wetlands, cedar swamps, undisturbed tidal buffer zone, or involve any work within 50 feet of a salt marsh. The project is not located within 100 feet of prime wetlands. There are no known or suspected archaeological resources within the project area. The wetland is a shrub wetland dominated by glossy buckthorn. The wetland has been highly disturbed by historical agriculture, the development of abutting parcels, and is thick with a variety of non-native, invasive shrubs.

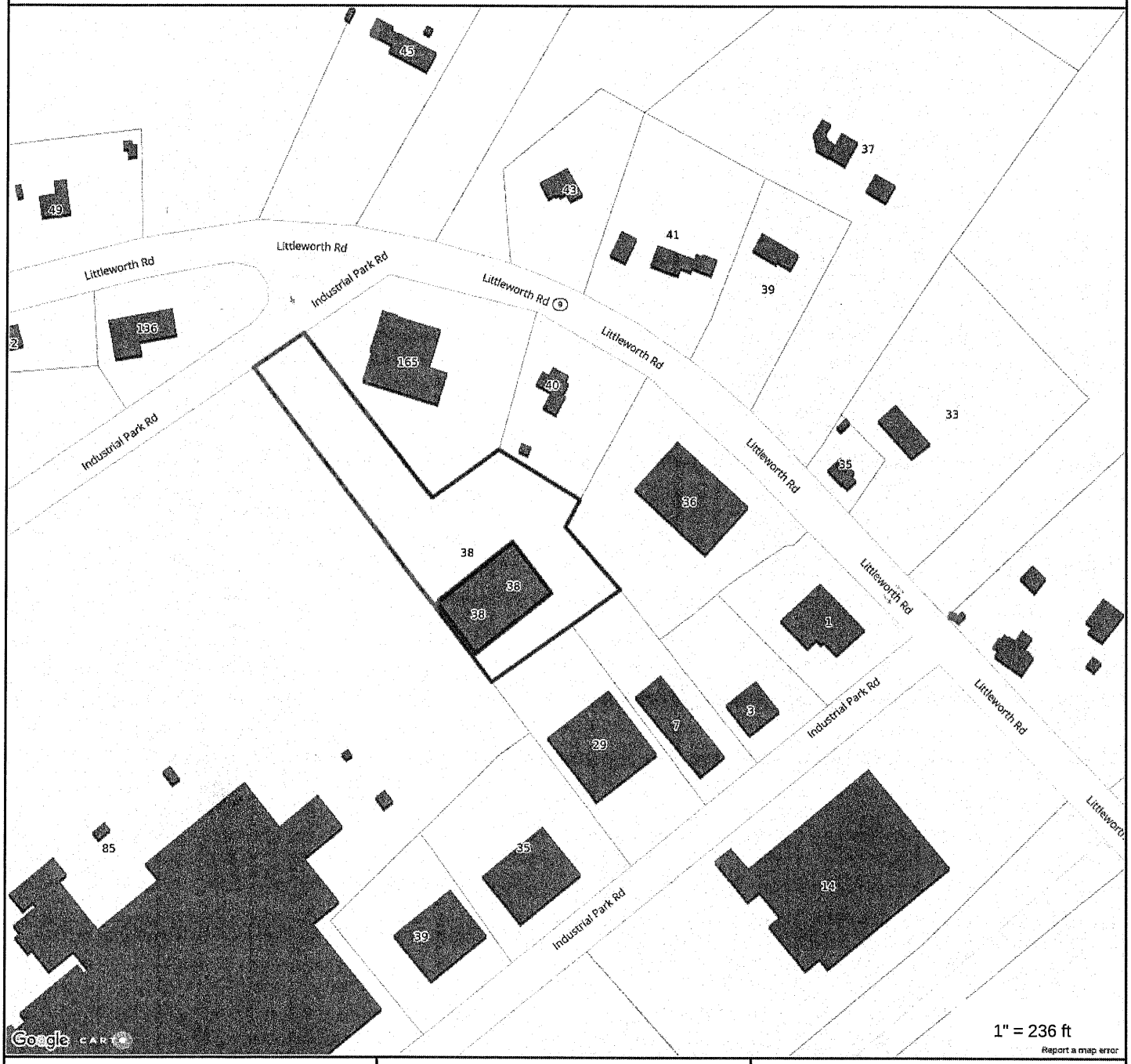
The proposed driveway is located along the northeastern boundary of the property which allows for the least impact to the wetlands and the buffer area. Total buffer area to be disturbed will be +/- 11,437 sf. +/-1176 sf of this buffer area will be converted to grassed area when the changes to the parking areas are completed. The remaining disturbed area will be grading along the driveway and driveway pavement.

DRAINAGE

The proposed driveway will create a minimum amount of impervious area and will be mitigated by onsite buffers and grading. +/-4290 of the existing parking lot and driveway connection will be removed which currently drains to the onsite drainage basin, reducing the overall stormwater flowing to this onsite structure. The proposed driveway will be crowned with the northeastern side of the driveway draining to shallow swales directing the water to either the culvert along Industrial Park Drive or the existing location of the 12" culvert. The culvert along Industrial Park Drive discharges into the wetland buffer and flows overland. The culvert under the driveway discharges at the same spot as it did before and follows the wetlands with no change prior to leaving the site. The northwestern half of the driveway sheetflows from the crowned section and into the wetland buffer. +/- 1162 sf of existing impervious area is changed to pervious area and enters the buffer prior to the wetlands onsite. The total amount of imperious area of the driveway is +/- 9544 and a small amount of impervious area added (+/- 668sf) in the parking lot.

Tax Map

38 Littleworth Drive



Property Information

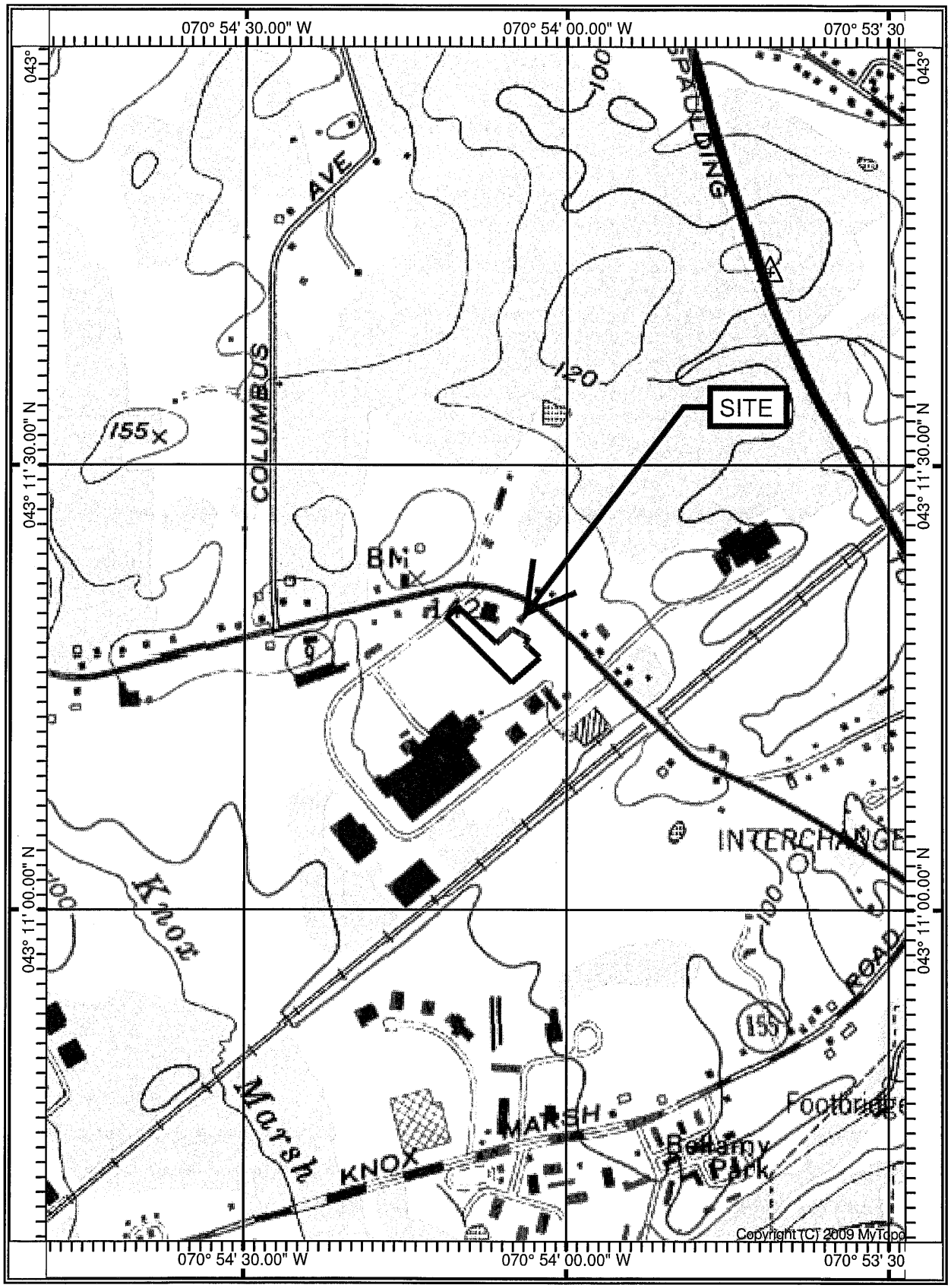
Property ID	G0004-G00001
Location	38 LITTLEWORTH RD
Owner	38 LITTLEWORTH ROAD CONDOMINIUM

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 6/13/2017
Properties updated 01/23/2018

USGS Map



SCALE 1:12000

0 1000 2000 3000

FEET

38 Littleworth Road
Dover, NH 03820
Tax Map G, Lot 4-G1

DEEDS

Doc # 0029668 Apr 14, 2008 10:45 AM
Book 3634 Page 0215 Page 1 of 2
Register of Deeds, Strafford County

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****9 Thousand 0 Hundred 00 Dollars
DATE 04/14/2008 ST812237 AMOUNT $ ****9000.00
VOID IF ALTERED

CONDOMINIUM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **38 Littleworth Road, LLC, a** New Hampshire Limited Liability Company, with an address of P.O. Box 2232, Dover, Strafford County, State of New Hampshire, for consideration paid, grant to Fish Lips Holding Co., LLC, a New Hampshire Limited Liability Company with a place of business at 140 Silver Street, Dover, County of Strafford, State of New Hampshire, with WARRANTY covenants, the following:

A certain Condominium Unit at 38 Littleworth Road Condominium, located at 38 Littleworth Road, Dover, County of Strafford, State of New Hampshire, more particularly bounded and described as follows:

Unit 2 in 38 Littleworth Road Condominium ("Condominium") as described and identified in the Declaration of Condominium for 38 Littleworth Road Condominium dated March 28, 2008, and recorded in the Strafford County Registry of Deeds at Book 3629, Page 535, and as shown on a certain site plan entitled "Condominium Site Plan 38 Littleworth Road Condominium Unit # 1 & Unit # 2 off Industrial Park Road, Dover, New Hampshire" dated March 20, 2008 prepared for TriTech Engineering Corporation and recorded at the Strafford County Registry of Deeds as Plan 93-93.

See floor plan recorded at Strafford County Registry of Deeds as Plan No.93-94.

Together with the "Limited Common Area-#2" as shown on the above referenced plan.

Together with the undivided interest in the Common Area appurtenant to said Unit as defined and described in said Declaration as said Declaration may be amended pursuant to its terms.

Subject to Declaration of Condominium for 38 Littleworth Road Condominium dated March 28, 2008, and recorded in the Strafford County Registry of Deeds at Book 3629, Page 535 and By-Laws of 38 Littleworth Road Condominium dated March 28, 2008, and recorded at Book 3629, Page 546.

Subject to and together with access, sewer, and drainage easements and Protective

Covenants of record and as depicted on the above referenced plan and as more particularly described in deed of Gerald M. Cupp and Lisa A. Cupp to 38 Littleworth Road, LLC dated October 22, 2007 and recorded at Book 3585, Page 102.

Meaning and intending to convey a portion of the premises conveyed to 38 Littleworth Road, LLC by Warranty Deed of Gerald M. Cupp and Lisa A. Cupp dated October 22, 2007 and recorded at the Strafford County Registry of Deeds Book 3585, Page 102.

Signed this 11th day of April, 2008.

38 Littleworth Road, LLC

Samantha Lewis
Witness

By: Matt Williams Member
Matt R. Williams, III, Member

State of New Hampshire
County of Rockingham

On this the 11th day of April, 2008, before me, Douglas W. Macdonald, the undersigned officer, personally appeared Matt R. Williams, III, sole member of 38 Littleworth Road, LLC and acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of 38 Littleworth Road, LLC.

In witness whereof, I hereunto set my hand and official seal.

Douglas W. Macdonald
Notary Public
My commission expires:

DOUGLAS W. MACDONALD, Notary Public
My Commission Expires August 18, 2009

Doc # 0020208 Oct 23, 2007 10:56 AM
Book 3585 Page 0102 Page 1 of 3
Register of Deeds, Strafford County

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION — REAL ESTATE TRANSFER TAX
***16 Thousand 4 Hundred 25 Dollars
DATE 10/23/2007 ST811034 AMOUNT $ ***16425.00
VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Gerald M. Cupp and Lisa A. Cupp**, husband and wife, of 198 Shady Side Avenue, Concord, Middlesex County, Massachusetts 01742, for consideration paid, grants to **38 Littleworth Road, LLC**, a New Hampshire limited liability company, of PO Box 2232, Dover, Strafford County, New Hampshire, with Warranty Covenants:

A certain lot or parcel of land, with the buildings and improvements thereon, located on the easterly side of Industrial Park Road, Dover, County of Stafford, State of New Hampshire, shown as Lot G/4G-1 on a plan entitled "Standard Boundary Survey and Minor Subdivision Plan of Land, Lot 4G, Tax Assessor's Map "G" Littleworth Road (NH Route 9) & Industrial Park Road, Dover, New Hampshire, County of Stafford" by Civilworks dated March 29, 1999, recorded in the Stafford County Registry of Deeds as Plan 57-4, and according to said plan, bounded and described as follows:

Beginning at an iron rod on the easterly side of Industrial Park Road at land now or formerly of Davidson Rubber Company, Inc. and shown as Lot G/3B [erroneously described as "land now or formerly of Holgate Limited Partnership and shown as Lot G/4F" in prior deed at Book 2347, Page 715]; thence North 54° 21' 01" East along Industrial Park Road 121.53 feet to a point at land referenced as remaining portion of G/4G; thence South 40° 18' 08" East a distance of 334.19 feet to an iron rod set; thence North 49° 41' 50" East 122.04 feet to a granite bound found at land now or formerly of Tucker; thence South 65° 08' 08" East 150.67 feet to a granite bound found at land shown as Lot G/4G-2 on the above-referenced plan; thence South 29° 27' 46" West 56.87 feet to an iron rod; thence South 38° 55' 25" East 143.02 feet to an iron rod at land now or formerly of Pillar Investment Corp; thence South 51° 43' 30" West along land of said Pillar and land now or formerly of LaPointe 249.81 feet to a steel stake found; thence North 40° 18' 08" West along land now or formerly of Davidson Rubber Company, Inc. 634.59 feet to an iron rod at the point of beginning.

Access, Sewer and Drainage Easements

For purposes of describing the following easement benefits and burdens, intended to run with the above described lot, reference is made to a certain "As Built" (Record) Survey, Lot 4G-2, Tax Assessor's Map "G", Littleworth Road (N.H. Route 9) & Industrial Park Road, Dover, New Hampshire, County of Strafford, drawn by Civilworks, dated 1-17-01, not recorded with the Strafford County Registry of Deeds, but on file with the Dover Planning Office and/or the

Department of Community Services, hereinafter referred to the "As Built Survey Plan."

The above described Lot G/4G-1 is conveyed TOGETHER WITH the benefit of a fifty (50') foot wide Access Easement for vehicular and pedestrian access to and from the Littleworth Road (NH Route 9) over (and located along the 50 foot wide northerly portion of) Lot G/4G-2 as shown on both Plan 57-4 and the As Built Survey Plan. Use of said 50 foot wide Access Easement by the Grantees, their successors and/or assigns and successors in title, shall be in common with the current owners of Lot G/4G-2 (said lot is currently owned by the Grantor of this Deed) her successors, heirs and assigns and successors in title. Use of said easement is furthermore conditioned upon the Grantees' agreement, for themselves, their heirs and assigns and successors in title to Lot G/4G-1 benefited by said Access Easement, to jointly share, with the current and future owners of Lot G/4G-2, in the responsibility and costs of maintaining and keeping said access in good repair, including winter maintenance. Acceptance and recording of this deed shall evidence the Grantees agreement, for themselves, their heirs and assigns and successors in title, to said shared maintenance obligations.

The above described Lot G/4G-1 is also conveyed SUBJECT TO a twenty (20') foot wide Sewer Easement located every where twenty (20') feet wide and parallel to the second, third and fourth described courses to the above Lot G/4G-1 property description (i.e. along the Northerly boundary of said Lot G/4G-1), as more specifically shown on Plan 57-4 and the As Built Survey Plan. As declared by the Grantor's Declaration of Intent to Convey Cross Easements dated August 28, 2001, recorded at the Stratford County Registry of Deeds, Book 2375, Page 342, the purpose of said easement is to benefit the abutting Lot G/4G-2 and G/3 (land now or formerly of Douglas and Anne E. Tucker) with City sewer connection rights, specifically including the right of current and future owners of Lot G/4G-2 to construct and maintain a sewer connection to the sanitary sewer collection pipe constructed within said 20 foot wide Sewer Easement, and the right to drain water-carry putrescible sanitary sewage waste from both Lot G/4G-2 and said Tucker lot into said sanitary sewer collection pipe constructed within the 20 foot Sewer Easement. The location of said sewer is shown on the As Built Survey Plan. The rights of the current and future owners of Lot G/4G-2 to make future repairs shall be and are hereby declared to be subject to the conditions stated within the above referenced Grantors' Declaration (see specifically Strafford County Registry Book 2375, Page 343). The Grantees and/or future owners of Lot G/4G-1 (burdened by the above described 20 foot wide Sewer Easement) may also connect their lot into the sanitary sewer collection pipe constructed within said easement as allowed by the City of Dover.

The above described Lot G/4G-1 is also conveyed SUBJECT TO the drainage Detention Basin (located along the southerly portion of Lot G/4G-1) together with existing drain pipes, bringing drainage from the abutting Lot G/4G-2 and Lot G/4C-1 (now or formerly LaPointe property) into said Detention Basin, all as currently constructed, and as so constructed, shown on the As Built Survey Plan. The current and future owners of the abutting Lot G/4G-2 shall have the right, but not necessarily exclusive obligation, to maintain said Detention Basin, together with its related improvements as shown on the above referenced As Built Survey Plan.

Other Encumbrances

The above described Lot G/4G-1 is further conveyed SUBJECT TO Restrictive Covenant Agreement dated November 21, 1958, recorded in the Stafford County Registry of Deeds at Book 697, Page 325 and a certain Modification Agreement dated August 31, 1962 recorded in said

Registry at Book 759, Page 339, the provisions of which modifications are hereby specifically made applicable to the premises herein conveyed coming together with other conditions and restrictions of record in the Strafford County Registry of Deeds.

Further subject to utility and other easements of record.

Meaning and intending to describe and convey the same premises conveyed to Gerald M. Cupp and Lisa A. Cupp by Warranty Deed of Megan H. Martineau, Trustee of the Megan H. Martineau Revocable Trust, dated November 19, 2002 and recorded in the Strafford County Registry of Deeds at Book 2695, Page 571.

IN WITNESS WHEREOF, I have executed this deed on this 22 day of October, 2007.

Witness

Gerald M. Cupp

Witness

Lisa A. Cupp

State of New Hampshire
County of Rockingham

This instrument was acknowledged before me on October 22, 2007 by Gerald M. Cupp and Lisa A. Cupp.

Notary Public/Justice of the Peace

My commission expires: _____

DOUGLAS W. MACDONALD, Notary Public
My Commission Expires August 18, 2009

January 24, 2018

WETLAND REPORT

Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

17 November 2017

Steve Haight, P.E.
Civilworks of New England
P.O. Box 1166
Dover, NH 03820

Dear Mr. Haight;

This letter is in reference to the vacant 2.74 acre lot located behind Martineau Electric on Industrial Park Drive in Dover, NH. On this date I inspected the property for regulated wetlands.

Wetlands were identified as defined by the State of New Hampshire.
Env-Wt 101.113 "Wetland" means "wetlands", as defined by RSA 482-A:2, X, namely "an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands include swamps, marshes, bogs and similar areas.

Wetlands were delineated on site using the technical criteria in the *Corps of Engineers Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual*. These are the standards used by State and Federal regulators and conform with local requirements.

A single wetland was identified in the northwest of the property. The wetland-upland boundary was marked with 23

sequentially numbered blue flags.

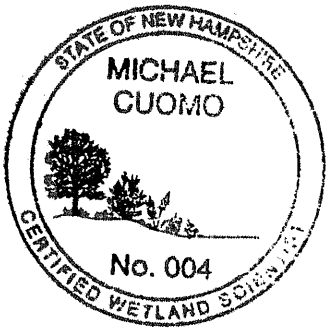
This is a shrub wetland dominated by glossy buckthorn (*Rhamnus frangula*). The soils are the poorly drained Scitico silt loam. The wetland has been highly disturbed by historical agriculture, the development of abutting parcels, and is thick with a variety of non-native, invasive shrubs.

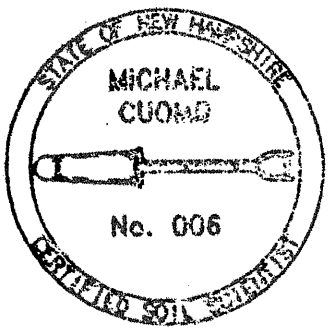
Please call if you have questions regarding this work.

Sincerely,

Michael Cuomo

Michael Cuomo
NH Wetland Scientist #004
NH Soil Scientist #006





January 24, 2018

Design Plans

Wetlands Permit Application

NHDES-W-06-012

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

Check the status of your application: www.des.nh.gov/onestop

RSA/Rule: RSA 482-A/ Env-Wt 100-900

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

1. REVIEW TIME: Indicate your Review Time below. To determine review time, refer to Guidance Document A for instructions.

☐ Standard Review (Minimum, Minor or Major Impact) ☒ Expedited Review (Minimum Impact only)

2. MITIGATION REQUIREMENT:

If mitigation is required a Mitigation-Pre Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if Mitigation is Required, please refer to the Determine if Mitigation is Required Frequently Asked Question.

Mitigation Pre-Application Meeting Date: Month: __ Day: __ Year: ____

☒ N/A - Mitigation is not required

3. PROJECT LOCATION:

Separate wetland permit applications must be submitted for each municipality that wetland impacts occur within.

ADDRESS: **38 Littleworth Road**			TOWN/CITY: **Dover**
TAX MAP: **G**	BLOCK:	LOT: **4G-1**	UNIT:
USGS TOPO MAP WATERBODY NAME: **N/A** ☐ NA		STREAM WATERSHED SIZE: ☒ NA	
LOCATION COORDINATES (If known): ☒ Latitude/Longitude ☐ UTM ☐ State Plane			

4. PROJECT DESCRIPTION:

Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

The project proposes the construction of a 24' wide paved driveway to the site from Industrial Park Drive, pavement removal of the connecting access drive from abutting lot, Tax Map G, Lot 4-G2, and minor removal of pavement around the parking lots. The proposed project will impact 606 square feet of the existing wetlands.

5. SHORELINE FRONTAGE:

☒ NA This does not have shoreline frontage. SHORELINE FRONTAGE:

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:

Please indicate if any of the following permit applications are required and, if required, the status of the application.

To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED
Individual Sewerage Disposal per RSA 485-A:2	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED
Subdivision Approval Per RSA 485-A	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED
Shoreland Permit Per RSA 483-B	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:

See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB **17** - **3778** .

b. ☐ Designated River the project is in ¼ miles of: _____ ; and
date a copy of the application was sent to the Local River Management Advisory Committee: Month: __ Day: __ Year: ____
☒ N/A

8. APPLICANT INFORMATION (Desired permit holder)

LAST NAME, FIRST NAME, M.I.: **38 Littleworth Road Condominium**

TRUST / COMPANY NAME: | MAILING ADDRESS: **PO BOX 2232**

TOWN/CITY: **Dover** | STATE: **NH** | ZIP CODE: **03821**

EMAIL or FAX: | PHONE: **603-740-6060**

ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically

9. PROPERTY OWNER INFORMATION (If different than applicant)

LAST NAME, FIRST NAME, M.I.: **Matt R. Williams III (Manager)**

TRUST / COMPANY NAME: **Same** | MAILING ADDRESS: **Same**

TOWN/CITY: **Same** | STATE: | ZIP CODE:

EMAIL or FAX: **chip@cffloral.com** | PHONE: **603-781-7369**

ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically

10. AUTHORIZED AGENT INFORMATION

LAST NAME, FIRST NAME, M.I.: **Haight, Stephen, J.** | COMPANY NAME: **Civilworks New England**

MAILING ADDRESS: **P.O. Box 1166**

TOWN/CITY: **Dover** | STATE: **NH** | ZIP CODE: **03821**

EMAIL or FAX: **shaight@civilworksne.com** | PHONE: **(603) 749-0443**

ELECTRONIC COMMUNICATION: By initialing here **SJH**, I hereby authorize NHDES to communicate all matters relative to this application electronically

11. PROPERTY OWNER SIGNATURE:

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
12. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not

Property Owner Signature	Print name legibly	Date
38 Littleworth Rd, LLC Matthew R. Williams III Mgr	Matt R. Williams III	1/25/19

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

⇨	Print name legibly	Date

DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will reviewed in the standard review time frame.

13. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

⇨ Town/City Clerk Signature	Print name legibly	Town/City	Date

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

14. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

Permanent: impacts that will remain after the project is complete.

Temporary: impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.		TEMPORARY Sq. Ft. / Lin. Ft.	
Forested wetland	553	☐ ATF		☐ ATF
Scrub-shrub wetland		☐ ATF		☐ ATF
Emergent wetland		☐ ATF		☐ ATF
Wet meadow		☐ ATF		☐ ATF
Intermittent stream		☐ ATF		☐ ATF
Perennial Stream / River	/	☐ ATF	/	☐ ATF
Lake / Pond	/	☐ ATF	/	☐ ATF
Bank - Intermittent stream	/	☐ ATF	/	☐ ATF
Bank - Perennial stream / River	/	☐ ATF	/	☐ ATF
Bank - Lake / Pond	/	☐ ATF	/	☐ ATF
Tidal water	/	☐ ATF	/	☐ ATF
Salt marsh		☐ ATF		☐ ATF
Sand dune		☐ ATF		☐ ATF
Prime wetland		☐ ATF		☐ ATF
Prime wetland buffer		☐ ATF		☐ ATF
Undeveloped Tidal Buffer Zone (TBZ)		☐ ATF		☐ ATF
Previously-developed upland in TBZ		☐ ATF		☐ ATF
Docking - Lake / Pond		☐ ATF		☐ ATF
Docking - River		☐ ATF		☐ ATF
Docking - Tidal Water		☐ ATF		☐ ATF
TOTAL	553 /		/	

15. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

☒ Minimum Impact Fee: Flat fee of $ 200

☐ Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) _____ sq. ft. X $0.20 = $ _____

Temporary (seasonal) docking structure: _____ sq. ft. X $1.00 = $ _____

Permanent docking structure: _____ sq. ft. X $2.00 = $ _____

Projects proposing shoreline structures (including docks) add $200 = $ _____

Total = $ _____

The Application Fee is the above calculated Total or $200, whichever is greater = $ **200**

January 24, 2018

Project Narrative

PROJECT NARRATIVE
ACCOMPANYING WETLANDS PERMIT APPLICATION
for
38 Littleworth Road Condominium
38 Littleworth Road
PO Box 2232, Dover, NH 03821
Tax Map G, Lot 4G-1

PROJECT OVERVIEW

The project consists of the following general improvements:

- Construction of a 24' wide paved driveway to the site from Industrial Park Drive
- Removal of the connecting access drive from abutting lot, Tax Map G, Lot 4G-2.
- Removal of the pavement areas around the parking lots.
- Loam and seed disturbed areas

PROJECT LOCATION AND SITE CHARACTERISTICS

The project site consists of a single parcel of land shown on Tax Map G, Lot 4G-1. The site contains 2.73 acres, or 118,992 square feet, and is mostly developed with a single story steel frame building, parking lot, and parking drive connected to the abutting lot, Tax Map G, Lot 4G-2. There are some wetlands in the forested area on the site in the northwest corner. The project proposes to construct a paved drive into the site from Industrial Park Drive and remove pavement from the drive connecting to the abutting lot. The proposed drive will impact 553 square feet of the existing wetlands.

MINIMUM IMPACT TYPE

The project work meets the criteria under Minimum Impact Project Type. The project work involves the alteration of less than 3,000 square feet in swamps or wet meadows. The project does not impact bogs, marshes, sand dunes, tidal wetlands, cedar swamps, undisturbed tidal buffer zone, or involve any work within 50 feet of a salt marsh. The project is not located within 100 feet of prime wetlands. There are no known or suspected archaeological resources within the project area. The wetland is a shrub wetland dominated by glossy buckthorn. The wetland has been highly disturbed by historical agriculture, the development of abutting parcels, and is thick with a variety of non-native, invasive shrubs.

NEED, MINIMIZATION & AVOIDANCE

The project provides for a safer driveway access location for the existing building. Relocating the driveway access to Industrial Park Drive enhances the safety and sight distance for the existing truck and vehicular traffic. The location of the driveway was placed as far from the wetlands in order to minimize the wetland impact (+/- 553 sf) to the maximum extent possible. The driveway placement is located over an existing sewer and utility easement. The easement area had previously been disturbed for the utility installation. Grading has been utilized at 2:1 slopes where appropriate to avoid as much of the wetland and buffer areas as practical.

January 24, 2018

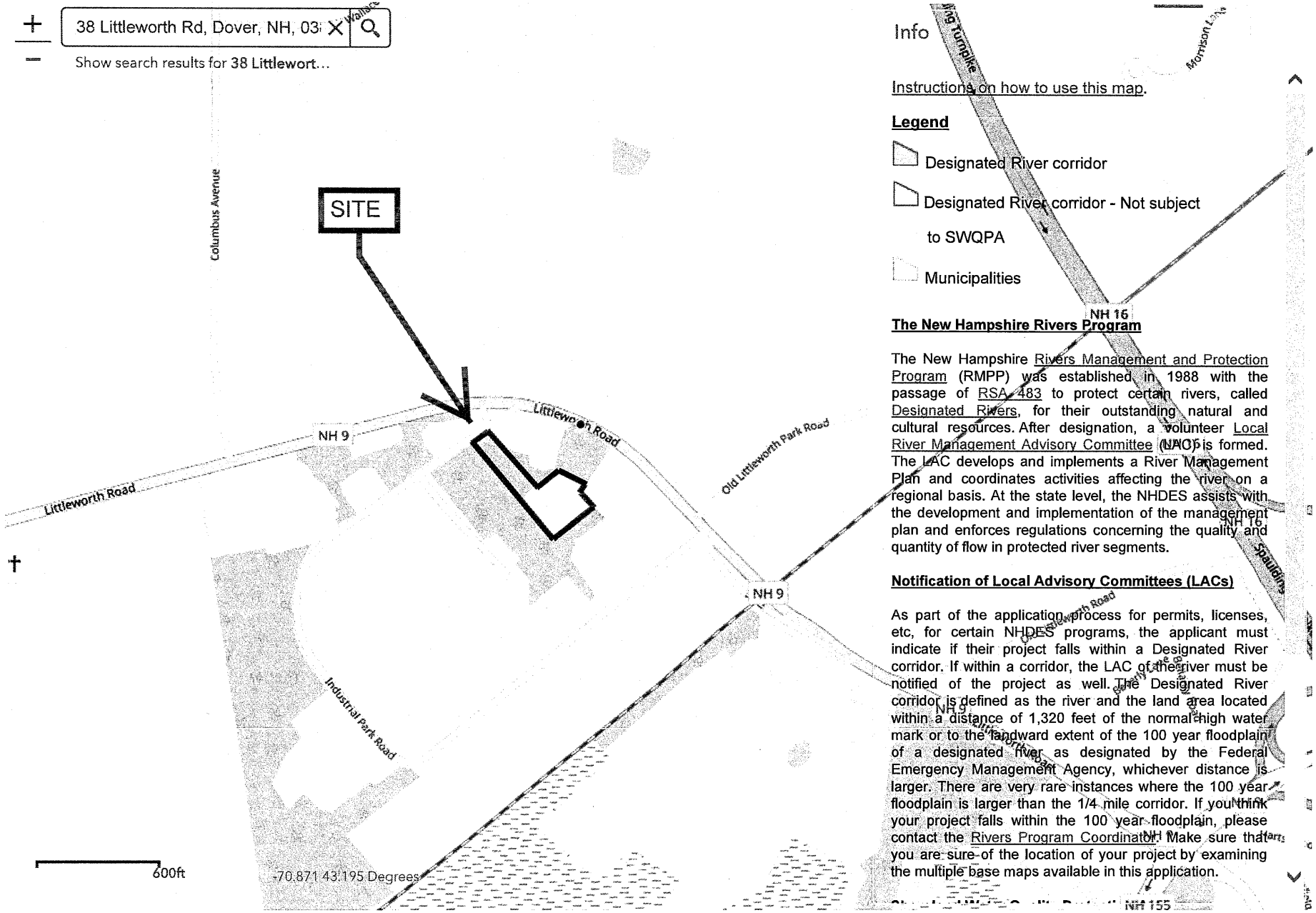
Designated River Corridor Map

NH Designated River Corridor Web Map

NH Rivers Managment and Protection Program

38 Littleworth Rd, Dover, NH, 03

Show search results for 38 Littlewort...



The New Hampshire Rivers Program

The New Hampshire Rivers Management and Protection Program (RMPP) was established in 1988 with the passage of RSA 483 to protect certain rivers, called Designated Rivers, for their outstanding natural and cultural resources. After designation, a volunteer Local River Management Advisory Committee (LAC) is formed. The LAC develops and implements a River Management Plan and coordinates activities affecting the river on a regional basis. At the state level, the NHDES assists with the development and implementation of the management plan and enforces regulations concerning the quality and quantity of flow in protected river segments.

Notification of Local Advisory Committees (LACs)

As part of the application process for permits, licenses, etc, for certain NHDES programs, the applicant must indicate if their project falls within a Designated River corridor. If within a corridor, the LAC of the river must be notified of the project as well. The Designated River corridor is defined as the river and the land area located within a distance of 1,320 feet of the normal high water mark or to the landward extent of the 100 year floodplain of a designated river as designated by the Federal Emergency Management Agency, whichever distance is larger. There are very rare instances where the 100 year floodplain is larger than the 1/4 mile corridor. If you think your project falls within the 100 year floodplain, please contact the Rivers Program Coordinator. Make sure that you are sure of the location of your project by examining the multiple base maps available in this application.

January 24, 2018

Natural Heritage Bureau

January 24, 2018

Programmatic General Permit
Appendix B

US Army Corps of Engineers®
New England District

New Hampshire Programmatic General Permit (PGP)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See PGP, GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*		✓
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		✓
2.2 Are there proposed impacts to SAS, shellfish beds, special wetlands and vernal pools (see PGP, GC 26 and Appendix A)? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) website, www.nhnaturalheritage.org, specifically the book Natural Community Systems of New Hampshire.		✓
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	N/A	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		✓
2.5 The overall project site is more than 40 acres.		✓
2.6 What is the size of the existing impervious surface area?	41,936 s.f.	
2.7 What is the size of the proposed impervious surface area?	46,425 s.f.	
2.8 What is the % of the impervious area (new and existing) to the overall project site?	39%	
3. Wildlife	Yes	No
3.1 Has the NHB determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require a NHB determination.)	✓	
3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		✓

3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		✓
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		✓
3.5 Are stream crossings designed in accordance with the PGP, GC 21?	N/A	
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		✓
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	N/A	
5. Historic/Archaeological Resources		
For a minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) shall be sent to the NH Division of Historical Resources as required on Page 5 of the PGP**		✓

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

** If project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law..

US Army Corps of Engineers®
New England District

Programmatic General Permit (PGP)
Appendix B - Required Information and Corps Secondary Impacts Checklist

In order for the Corps of Engineers to properly evaluate your application, applicants must submit the following information along with the DES Wetlands Bureau application or permit notification forms. Some projects may require more information. For a more comprehensive checklist, go to www.nae.usace.army.mil/regulatory, "Forms/Publications" and then "Application and Plan Guideline Checklist." Check with the Corps at (978) 318-8832 for project-specific requirements. For your convenience, this Appendix B is also attached to the State of New Hampshire DES Wetlands Bureau application and Permit by Notification forms.

All Projects:

- Corps application form (ENG Form 4345) as appropriate.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible black and white (no color) plans no larger than 11"x17" with bar scale. Provide locus map and plan views of the entire property.
- Typical cross-section views of all wetland and waterway fill areas and wetland replication areas.
- In navigable waters, show mean low water (MLW) and mean high water (MHW) elevations. Show the high tide line (HTL) elevations when fill is involved. In other waters, show ordinary high water (OHW) elevation.
- On each plan, show the following for the project:
- Vertical datum and the NAVD 1988 equivalent with the vertical units as U.S. feet. Don't use local datum. In coastal waters this may be mean higher high water (MHHW), mean high water (MHW), mean low water (MLW), mean low lower water (MLLW) or other tidal datum with the vertical units as U.S. feet. MLLW and MHHW are preferred. Provide the correction factor detailing how the vertical datum (e.g., MLLW) was derived using the latest National Tidal Datum Epoch for that area, typically 1983-2001.
- Horizontal state plane coordinates in U.S. survey feet based on the [insert state grid system] for the [insert state] [insert zone] NAD 83.
- Show project limits with existing and proposed conditions.
- Limits of any Federal Navigation Project in the vicinity of the project area and horizontal State Plane Coordinates in U.S. survey feet for the limits of the proposed work closest to the Federal Navigation Project;
- Volume, type, and source of fill material to be discharged into waters and wetlands, including the area(s) (in square feet or acres) of fill in wetlands, below the ordinary high water in inland waters and below the high tide line in coastal waters.
- Delineation of all waterways and wetlands on the project site, including vernal pools:
- Use Federal delineation methods and include Corps wetland delineation data sheets. See GC 2; Endnotes 1, 6, 7 and 15 in Appendix A; and www.nero.noaa.gov/hcd for eelgrass survey guidance.
- Appendix A, (e) Moorings, contains eelgrass survey requirements for the placement of moorings.
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.

January 24, 2018

FEMA Flood Map



SCALE

N

Map Projection:
New Hampshire State Plane Feet, FIPS Zone 2800, NAD1983,
Western Hemisphere; Vertical Datum: NAVD88 or NGVD29

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 255 510 1,020 Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

STRAFFORD COUNTY, NEW HAMPSHIRE

(ALL JURISDICTIONS)

PANEL 310 OF 405

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
DOVER, CITY OF (Vertical Datum: NAVD88)	330145	0310	E
MADBURY, TOWN OF (Vertical Datum: NAVD88)	330219	0310	E
ROCHESTER, CITY OF (Vertical Datum: NGVD29)	330150	0310	E
ROLLINSFORD, TOWN OF (Vertical Datum: NAVD88)	330190	0310	E
SOMERSWORTH, CITY OF (Vertical Datum: NGVD29)	330151	0310	E

VERSION NUMBER
2.2.2.1

MAP NUMBER
33017C0310E

MAP REVISED
September 30, 2015

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

January 24, 2018

New Hampshire Division of Historical Resources

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED
DEC 26 2017

DHR Use Only	
R&C #	9257
Log In Date	12/26/17
Response Date	1/2/18
Sent Date	1/3/18

Request for Project Review by the New Hampshire Division of Historical Resources

☒ This is a new submittal
☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title Littleworth Wetlands Permit

Project Location 38 Littleworth Road

City/Town Dover Tax Map G Lot # 4-G1

NH State Plane - Feet Geographic Coordinates: Easting 1188212 Northing 251816
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact *(if applicable)*
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference #

State Agency and Contact *(if applicable)* NHDES - Dave Price

Permit Type and Permit or Job Reference # Wetlands - # pending

APPLICANT INFORMATION

Applicant Name Civilworks New England

Mailing Address P.O. Box 1166 Phone Number (603) 749-0443

City Dover State NH Zip 03821 Email shaight@civilworksne.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Stephen J. Haight

Mailing Address P.O. Box 1166 Phone Number (603) 749-0443

City Dover State NH Zip 03821 Email shaight@civilworksne.com

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. *Please refer to the Request for Project Review Instructions for direction on completing this form.* Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at christina.st.louis@nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☒ Attach the relevant portion of a 7.5' USGS Map (photocopied or computer-generated) ***indicating the defined project boundary.*** *(See RPR Instructions and R&C FAQs for guidance.)*
- ☒ Attach a detailed narrative description of the proposed project.
- ☒ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☒ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- ☒ A DHR file review must be conducted to identify properties within or adjacent to the project area. Provide file review results in **Table 1**. *(Blank table forms are available on the DHR website.)* File review conducted on 12/21/17.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☐ Yes ☒ No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- ☐ Photographs of ***each*** resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☐ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No
If yes, submit all of the following information:

- ☒ Description of current and previous land use and disturbances.
- ☒ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

☐ Insufficient information to initiate review. ☐ Additional information is needed in order to complete review.

☐ No Potential to cause Effects ☑ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

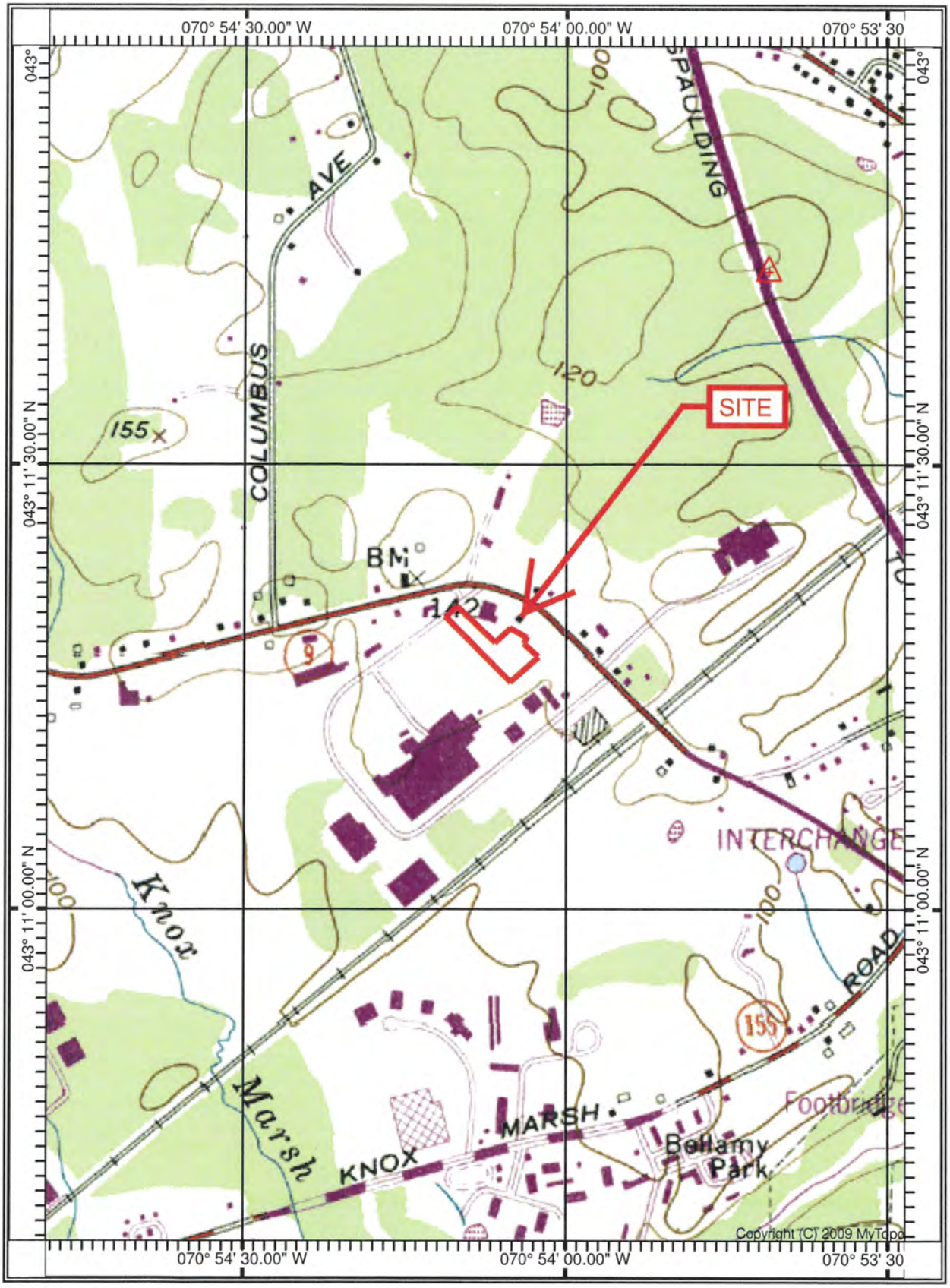
Comments:

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Richard Boisvert DSHPO Date: 1-2-18

January 24, 2018

USGS Map



SCALE 1:12000

0 1000 2000 3000

FEET

38 Littleworth Road
Dover, NH 03820
Tax Map G, Lot 4-G1

January 24, 2018

Site Photographs

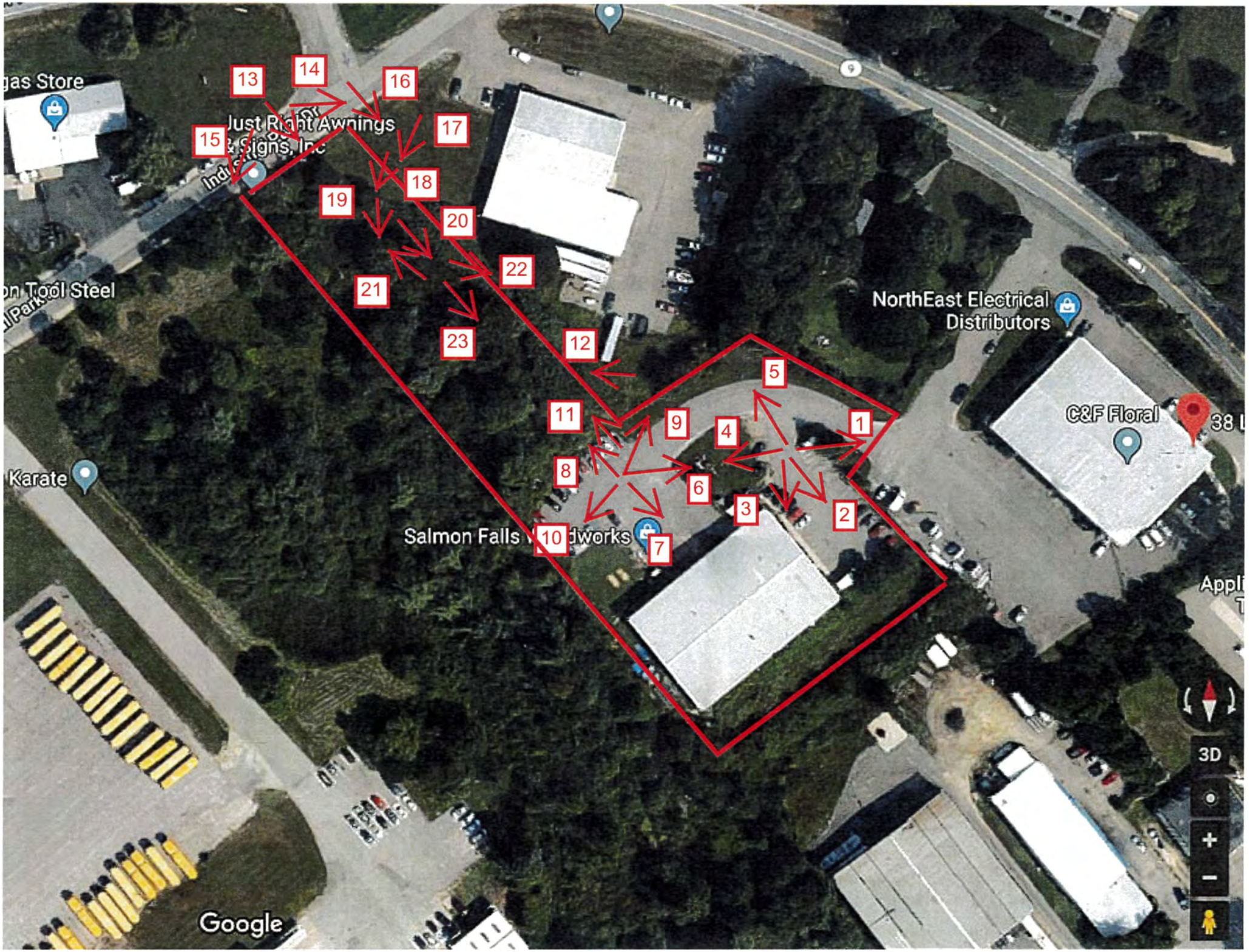

13
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2
10
7
NorthEast Electrical Distributors
C&F Floral
Karate
Google
3D

Photo Log

December 22, 2017



Photo 4



Photo 2



Photo 3



Photo 1



Photo 7



Photo 5



Photo 6



Photo 8



Photo 10



Photo 9



Photo 14



Photo 12



Photo 13



Photo 11



Photo 18



Photo 16



Photo 17



Photo 15



Photo 19



Photo 21



Photo 22



Photo 20



Photo 23

NH DOT Name and Number and/or Project Title: 38 Littleworth Road	DHR R&C #:

RPR Form RPR PHOTO LOG	
Photo #	NH DHR Inventory # and/or locational information; Include a brief description of the photograph if necessary.
1	Facing east at the shared driveway with the abutting lot.
2	Facing southeast at the existing parking lot next to the building.
3	Facing south at the corner of the existing building.
4	Facing west toward the other existing parking lot.
5	Facing northwest toward drive aisle and abutting lot.
6	Facing slightly northeast towards the drive aisle and abutting lot.
7	Facing southeast toward the existing building.
8	Facing northwest toward existing woods where the proposed driveway will go.
9	Facing northeast towards the abutting lot.
10	Facing southwest toward one of the existing parking lots.
11	Facing northwest towards existing woods where the proposed driveway will go.
12	Facing west towards existing woods where the proposed driveway will go and existing culvert.
13	Facing southeast towards existing woods and proposed culvert.
14	Facing east towards abutting lot.
15	Facing southwest down Industrial Park Drive.
16	Facing southeast towards abutting lot.
17	Facing southwest towards existing woods where the proposed driveway will go.
18	Facing southwest towards existing woods where the proposed driveway will go.
19	Facing southwest towards existing woods.
20	Facing southeast towards existing woods.
21	Facing northwest towards existing woods.
22	Facing southeast towards existing woods.
23	Facing southeast towards existing woods.
	**Add rows as necessary.
	Informative photo captions can be used in place of a photo log.

January 24, 2018

Tax Map



Property Information

Property ID	G0004-G00001
Location	38 LITTLEWORTH RD
Owner	38 LITTLEWORTH ROAD CONDOMINIUM

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 6/13/2017
Properties updated 01/03/2018

January 24, 2018

Abutter List

Abutters List – January 24, 2018
38 Littleworth Condominium
PO Box 2232,
38 Littleworth Road
Dover, NH 03821
Tax Map G, Lot 4G-1

Map/Lot	Owner Name & Address
G/4G-1	38 Littleworth Road Condominium C/O 38 Littleworth Road, LLC & Fish Lips Holding Co, LLC P.O. Box 2232 Dover, NH 03821
G/4G	Littleworth Industrial Park Properties, LLC 165 Industrial Park Drive Dover, NH 03820
G/3	Anne E Tucker Trustee Anne E Tucker Revocable Trust 16 The Garrison Dover, NH 03820
G/4G-2	Littleworth Industrial Park Properties, LLC 165 Industrial Park Drive Dover, NH 03820
G/4C	Justright Awnings LLC 7 Industrial Drive Dover, NH 03820
G/4C-1	29 Industrial Park Drive Dover NH, LLC 21 Deer Meadow Road Durham, NH 03824
G/3-B	85 Industrial Park II, LLC 273 Corporate Drive Ste 150 Portsmouth, NH 03801

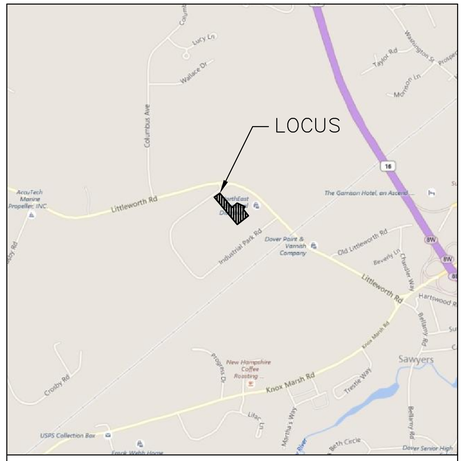
Engineer:	Civilworks New England P.O. Box 1166, 181 Watson Road Dover, NH 03821
Surveyor:	McEneaney Survey Associates, Inc. PO Box 681, 24 Chestnut Street Dover, NH 03820 Newington, NH 03801
Wetland Delineation:	Micheal Cuomo 6 York Pond Road York, Maine 03909

January 24, 2018

Design Plans

SITE PLAN
38 LITTLEWORTH ROAD

TAX MAP G, LOT 4G-1
DOVER, NH
JANUARY 29, 2018



LOCATION PLAN
(NO SCALE)

OWNERS/APPLICANTS

38 LITTLEWORTH ROAD, LLC
P.O. BOX 2232
DOVER, NH 03821

38 LITTLEWORTH ROAD, LLC _____ DATE _____

FISH LIPS HOLDINGS CO., LLC
140 SILVER STREET
DOVER, NH 03820

FISH LIPS HOLDINGS CO., LLC _____ DATE _____

SITE CIVIL ENGINEER

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES, INC.
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742-0911

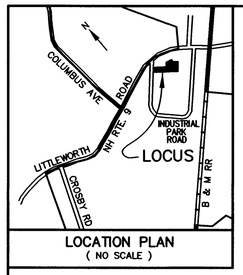
WETLAND SCIENTIST

MICHEAL CUOMO CWS#004
6 YORK POND ROAD
YORK, ME 03909

SHEET INDEXINDEX

	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	2
GRADING, DRAINAGE & EROSION CONTROL PLAN	3
EROSION CONTROL NOTES	4
DETAILS	5

PLANNING FILE NO.:



LOCATION PLAN
(NO SCALE)

REFERENCE PLANS:

1.) GENERAL SITE PLAN – MEGAN MARTINEAU – LIGHT INDUSTRIAL FACILITY, LITTLEWORTH ROAD (N.H. ROUTE 9) AND INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JULY 19, 2001, REVISED THROUGH 08/08/01; BY: TRITECH ENGINEERING CORPORATION.

2.) LIGHT INDUSTRIAL AND SELF STORAGE FACILITY EXISTING CONDITIONS PLAN, LOT 4G–1 & 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (N.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JULY 15, 1999, REVISED THROUGH 08/19/99; BY: CIVILWORKS.

3.) "AS–BUILT" (RECORD SURVEY, LOT 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (N.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JANUARY 17, 2001, REVISED THROUGH 01/17/01; BY: CIVILWORKS.

4.) CONDOMINIUM SITE PLAN 38 LITTLEWORTH ROAD CONDOMINIUM UNIT #1 & UNIT #2, OFF INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: MARCH 20, 2008; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 93–93.

5.) "ALTA–ACSM LAND TITLE SURVEY" MEGAN H. MARTINEAU REVOCABLE TRUST, INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JANUARY 10, 2003; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 68–58.

NH ROUTE 9 – LITTLEWORTH ROAD
1935 LAYOUT PUBLIC
8"C.I.W.

INDUSTRIAL PARK ROAD
{60' WIDE R.O.W.} PUBLIC – SEE SCRD 743/244
8"A.C.S.

C / 4F
HOLGATE LIMITED PARTNERSHIP
130 CENTRAL AVENUE
DOVER, NH 03820
1689 / 29

C / 4G
LITTLEWORTH/INDUSTRIAL PARK PROPERTIES, LLC
165 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3561 / 976

C / 3
ANNE E. TUCKER, TRUSTEE
ANNE E. TUCKER REVOCABLE TRUST
16 THE GARRISON
DOVER, NH 03820
3598 / 983

C / 3B
85 INDUSTRIAL PARK II, LLC
273 CORPORATE DRIVE
SUITE 150
PORTSMOUTH, NH 03801
2390 / 453

C / 4G–2
LITTLEWORTH/INDUSTRIAL PARK PROPERTIES, LLC
165 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3561 / 972

C / 4C
JUSTRIGHT AWNINGS, LLC
7 INDUSTRIAL DRIVE
DOVER, NH 03820
2245 / 619

C / 4C–1
29 INDUSTRIAL PARK DRIVE DOVER NH, LLC
21 DEER MEADOW ROAD
DURHAM, NH 03824
4329 / 856

G.BND (fnd)
N – 252,046.92
E – 703,948.13

I.R.(fnd)
N – 252,152.01
E – 703,540.14

SMH 1
SMH 2
SMH 3
SMH 4
SMH EXISTING

CB RIM = 127.5
CB RIM = 124.0 (BEEHIVE) INV.OUT = 120.6 SUMP = 118.0
CB RIM = 123.9 (VELO. REDUC.) INV. IN = 120.7 INV. OUT = 120.6 SUMP = 118.7
CB RIM = 124.61 INV. IN = 119.91 INV. OUT = 119.61 SUMP = 116.6
CB RIM = 124.87 INV. OUT = 120.62 SUMP = 117.6
CB RIM = 123.4 (BEEHIVE) INV. IN = 120.5 INV. OUT = 120.3 SUMP = 118.2

12" CMP
12" HDPE
8"S / P.V.C.
12" RCP
INV.OUT = 120.13
INV.OUT = 119.33
INV.OUT = 120.43
12" RCP INV.IN = 119.70 INV.OUT = 119.50

12' CMP CULVERT INV. IN = 121.1 INV. OUT = 121.0

334.19'
S40°18'08"E

150.67'
S65°08'08"E

56.87'
S29°27'46"W

143.02'
S38°55'25"E

122.04'
N49°41'50"E

121.53'
N54°21'01"E

634.59'
N40°18'08"W

249.81'
S51°43'30"W

20' SEWER EASEMENT
50' WIDE ACCESS EASEMENT
50' WETLAND BUFFER
BUILDING SETBACK LINE (TYP.)
CITY / GEOD CORP GRID NORTH (REF. PLAN 2)

ONE STORY METAL CLAD STEEL FRAME BUILDING
F.F. ELEV. = 128.5
ASPHALT DRIVE
ASPHALT DRIVE & PARKING
CHAIN LINK FENCE ENCLOSURE
"UNIT #1" LIMITED COMMON AREA
"UNIT #2" LIMITED COMMON AREA
ACCESSIBLE RAMP
CONCRETE WALK
ROOF DRAIN
MAIN ENTRANCE
CONCRETE PAD FOR TRANSFORMER
SHED
GARAGE BAY
"UNIT #1" # 38B
"UNIT #2" # 38A
ELEVATED TRUCK BAY
ELEVATED TRUCK BAY
STAIRS AND LANDING
DETENTION BASIN
FLAG POLE

PARCEL AREA
118,992 S.F.
2.73 Ac.

LEGEND

NHHD (fnd) ◇
NHHD – NEW HAMPSHIRE HIGHWAY DEPARTMENT
I.R.(fnd) – IRON ROD (FOUND)
G.BND – GRANITE BOUND
CB – CATCH BASIN
SMH – SEWER MANHOLE
-o- – UTILITY POLE
– EDGE OF WETLAND
WF1 – WETLAND I.D. FLAG No.
– WETLAND
12" A.C.W. – WATER MAIN SIZE & TYPE
8" C.I.W. – WATER MAIN SIZE & TYPE
8" S – SEWER MAIN SIZE
P.V.C. – POLYVINYL CHLORIDE
RCP – REINFORCED CONCRETE PIPE
HDPE – HIGH DENSITY POLYETHYLENE
CMP – CORRUGATED METAL PIPE
VELO. – VELOCITY
REDUC. – REDUCING
ELEV. – ELEVATION
INV. – INVERT
(TYP.) – TYPICAL
S.F. – SQUARE FEET
Ac. – ACRE
R.O.W. – RIGHT OF WAY
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
– RIP RAP SLOPE PROTECTION
– LIMITED COMMON AREA LINE

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

17–2170	EXIST. COND.	17–07	47–50
PROJECT NO	TYPE	FIELDBOOK & PAGES	

NOTES:

1.) OWNERS OF RECORD:

38 LITTLEWORTH ROAD CONDOMINIUM

"UNIT #2" – 38A LITTLEWORTH ROAD:
FISH LIPS HOLDING CO., LLC
140 SILVER STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3634, PAGE 215

"UNIT #1 – 38B LITTLEWORTH ROAD:
38 LITTLEWORTH RD, LLC
P.O. Box 2232
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL. 3585, PAGE 102

2.) C / 4C–1 – DENOTES TAX MAP, BLOCK, AND PARCEL NUMBER.

3.) ZONING DISTRICT: I–2.

MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 50 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT	= 35 FEET
SIDE	= 10 FEET
REAR	= 10 FEET
MAXIMUM STRUCTURE HEIGHT	= 50 FEET

4.) PLAN INTENT: TO DEPICT THE PARCEL BOUNDARIES AND IMPROVEMENTS AS OF DECEMBER 8, 2017.

5.) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.

6.) BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, BASED ON REFERENCE PLAN No. 2.

7.) VERTICAL DATUM IS NGVD 29 BASED (DOVER / GEOD CORP.).

8.) WETLAND FLAGS WF 1 THROUGH WF 23 DELINEATED BY MICHAEL CUOMO DURING NOVEMBER 2017 AND FIELD LOCATED BY MCENEANEY SURVEY ASSOCIATES, INC.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. ON JUNE 29, 1998 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) LIMITED COMMON AREAS SHOWN ARE AS TRACED FROM REFERENCE PLAN #4, NO DIMENSIONAL BOUNDARIES OR VOLUMES ARE DEFINED.

SEWER MANHOLE SCHEDULE

MANHOLE #	RIM ELEV.	INV. IN ELEV.	INV. OUT ELEV.
EXISTING	126.15	118.48	118.48
#1	127.04	119.29	119.21
#2	125.57	120.62	120.60
#3	126.69	121.19	121.11
#4	125.73	122.33	122.28

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"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." (RSA 676:18)

1/22/18 Kevin M. McEneaney
DATE: / KEVIN M. McENEANEY LLS # 661

EXISTING CONDITIONS PLAN
PREPARED FOR THE
38 LITTLEWORTH ROAD CONDOMINIUM
TAX MAP G, LOT No. 4G–1
38 LITTLEWORTH ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18–___

DRAWN BY: RJM | FILE: W10 CP\2170\17–2170
SCALE: 1" = 30' | DATE: DECEMBER 13, 2017

30 15 0 15 30 60 90 120

STATE OF NEW HAMPSHIRE – LICENSED LAND SURVEYOR – No. 661 – KEVIN M. McENEANEY – SEAL

McEneaney Survey Associates, inc.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911
SURVEYING – PLANNING – CONSULTING

EXISTING SEWER MANHOLE SCHEDULE

MANHOLE #	RIM ELEV.	INV. IN ELEV.	INV. OUT ELEV.
EXISTING	126.15	118.48	118.48
#1	127.04	119.29	119.21
#2	125.57	120.62	120.60
#3	126.69	121.19	121.11
#4	125.73	122.33	122.28

WETLAND IMPACT CHART
WETLAND IMPACT = 606 S.F.
WETLAND BUFFER IMPACT–A = 2,626 S.F.
WETLAND BUFFER IMPACT–B = 8,396 S.F.

PARKING COUNT
EXISTING = 28
PROPOSED = 28

EXISTING CATCHBASIN SCHEDULE
CB1
RIM=124.87
INV.OUT=120.62
SUMP=117.6
12" RCP

CB2
RIM=124.61
INV.IN=119.91
INV.OUT=119.61
SUMP=116.6

CB3
RIM=123.4
(BEEHIVE)
INV.IN=120.5
INV.OUT=120.3
SUMP=118.2

CB4
RIM=123.9
(VELO. REDUC.)
INV.IN=120.7
INV.OUT=120.6
SUMP=118.7

CB5
RIM=124.0
(BEEHIVE)
INV.OUT=120.6
SUMP=118.0

NOTES
1. OWNERS OF RECORD:

38 LITTLEWORTH ROAD CONDOMINIUM
c/o 38 LITTLEWORTH ROAD, LLC
P.O. BOX 2232
DOVER, NH 03821
&
FISH LIPS HOLDINGS CO., LLC
140 SILVER STREET
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL. 3585, PAGE 102

2. C / 4G–1 – DENOTES TAX MAP, BLOCK, AND PARCEL NUMBER.

3. ZONING DISTRICT: I–2.

MINIMUM LOT SIZE	= 20,000 S.F.
MINIMUM FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT	= 35 FEET
SIDE	= 10 FEET
REAR	= 10 FEET
MAXIMUM STRUCTURE HEIGHT	= 50 FEET
MAXIMUM OUTBUILDING HEIGHT	= 40 FEET
MAXIMUM BUILDING COVERAGE	= 50 PERCENT

4. THE PURPOSE OF THE PLAN IS TO SHOW THE FOLLOWING GENERAL IMPROVEMENTS: CONSTRUCTION OF A 24' WIDE PAVED DRIVEWAY TO THE SITE FROM INDUSTRIAL PARK DRIVE, PAVEMENT REMOVAL OF THE CONNECTING ACCESS DRIVE FROM ABUTTING LOT, TAX MAP G, LOT 4–G2, AND MINOR RE–ESTABLISHMENT OF THE PAVEMENT AROUND THE PARKING LOTS.

5. THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 33017C0310E; PANEL 310 OF 405; EFFECTIVE DATE SEPTEMBER 30, 2015.

6. BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, BASED ON REFERENCE PLAN No. 2.

7. VERTICAL DATUM IS NGVD 29 BASED (DOVER / GEOD CORP.).

8. WETLAND FLAGS WF 1 THROUGH WF 23 DELINEATED BY MICHAEL CUOMO DURING NOVEMBER 2017 AND FIELD LOCATED BY MCENEANEY SURVEY ASSOCIATES, INC.

9. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).

10. EXISTING SEWER SHALL BE INSULATED WITH 4" (2–2"x48") RIGID INSULATION AT ALL CULVERT CROSSINGS.

DIG–SAFE
1–888–344–7233
CALL BEFORE YOU DIG !

NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.

REFERENCE PLANS
1.) GENERAL SITE PLAN – MEGAN MARTINEAU – LIGHT INDUSTRIAL FACILITY, LITTLEWORTH ROAD (N.H. ROUTE 9) AND INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JULY 19, 2001, REVISED THROUGH 08/08/01; BY: TRITECH ENGINEERING CORPORATION.

2.) LIGHT INDUSTRIAL AND SELF STORAGE FACILITY EXISTING CONDITIONS PLAN, LOT 4G–1 & 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (H.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JULY 15, 1999, REVISED THROUGH 08/19/99; BY: CIVILWORKS.

3.) "AS–BUILT" (RECORD SURVEY, LOT 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (N.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JANUARY 17, 2001, REVISED THROUGH 01/17/01; BY: CIVILWORKS.

LEGEND

- ⓢ – SEWER MANHOLE
- TBR – TO BE REMOVED
- CB – CATCH BASIN
- V.I.F. – VERIFY IN FIELD
- – UTILITY POLE
- S.F. – SQUARE FEET
- – JURISDICTIONAL WETLAND
- – FIRE HYDRANT
- – WATER SHUT–OFF
- R1–1 – STOP SIGN
- 3'R – CURB RADIUS
- – LIGHT POLE
- – SILT SACK
- – SILT SOCK
- W – EXISTING WATER LINE
- S – EXISTING SEWER LINE
- E – EXISTING ELETRICAL LINE
- –122– – EXISTING CONTOUR
- – WETLAND SETBACK
- – EDGE OF WETLAND
- – WOOD FENCE
- – CHAIN LINK FENCE
- OHU – OVERHEAD UTILITIES (ELEC., TEL.)
- 122 – PROPOSED FINISH GRADE
- – EXISTING RIP–RAP
- – WETLAND IMPACT
- – WETLAND BUFFER IMPACT
- – PAVEMENT TO BE REMOVED

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE NO.: P_____

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE

DATE: 1–25–18
SCALE: 1"=40'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:S.H
PROJECT NO: 1680
FILE: SITE.DWG

SITE GRADING & DRAINAGE PLAN

OWNER /APPLICANT:
38 LITTLEWORTH ROAD, LLC &
FISH LIPS HOLDINGS CO., LCC
DOVER, NH 03820

PROJECT:
38 LITTLEWORTH ROAD
DOVER, NH 03820

3

DESCRIPTION

THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A DRIVEWAY ENTRANCE LOCATED IN THE RURAL RESTRICTED INDUSTRIAL DISTRICT (I-2) IN DOVER, NH.

PROJECT NAME AND LOCATION

38 LITTLEWORTH ROAD
LOT MAP – G, LOT – 4G-1
38 LITTLEWORTH ROAD
DOVER, NH 03820

LATITUDE – 43° 11' 18"
LONGITUDE – 70° 54' 09"

OWNER

38 LITTLEWORTH ROAD, LLC
P.O. BOX 2232
DOVER, NH 03821

FISH LIPS HOLDINGS CO., LLC
140 SILVER STREET
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL. 3585, PAGE 102

DISTURBED AREA

±25,809 square feet

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION (IF APPLICABLE).
5. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
6. REGRADE AS NECESSARY.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHED AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE
9. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/4" OF RAINFALL.
11. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF INITIAL DISTURBANCE.
12. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL
- THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME.
- ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 1/4 INCH OR GREATER.
- ALL E&S MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR CHECK DAMS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR DAM.
- ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- A REPRESENTATIVE OF THE OWNER, WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE

B. SILTSOXX
1. "FILTREXX SILTSOXX" WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AND AS DIRECTED BY THE ENGINEER. "FILTREXX SILTSOXX" SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA, PERPENDICULAR TO SHEET FLOW IN EXTREME CONDITIONS (I.E., 2:1 SLOPES), OR WHEN SHEET FLOW FLOWS TO THE AREA FROM A PARCEL ABOVE THE WORK ZONE, A SECOND SOCK SHALL BE CONSTRUCTED AT THE TOP OF THE SLOPE IN ORDER TO DISSIPATE FLOWS. (SEE SOCK SIZE INDICATIONS IN THE DRAINAGE CHART ATTACHED)
2. IF THE "FILTREXX SILTSOXX" IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION. THE ENGINEER SHALL SPECIFY SEED REQUIREMENTS.
3. "FILTREXX SILTSOXX" MAY BE USED IN DIRECT FLOW SITUATIONS WITHIN RUNOFF CHANNELS NOT EXCEEDING 3 FEET IN DEPTH. NORMALLY, 18" OR 24" "FILTREXX SILTSOXX" SHOULD BE USED. BE SURE TO FOLLOW STAKING DETAILS AS IDENTIFIED ABOVE.
4. SEE SCHEMATIC FOR "FILTREXX SILTSOXX" INSTALLATION.

MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN THE "FILTREXX SILTSOXX" IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE "FILTREXX SILTSOXX" REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE "FITREXX SILTSOXX" WHEN THEY REACH 1/2 OF THE EXPOSED HEIGHT OF THE", OR AS DIRECTED BY THE ENGINEER. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL "FILTERXX SILTSOXX" TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN "FILTREXX SILTSOXX".

C. MULCHING
1. TIMING
IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS.
   A. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE IN CONCORD, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD. THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
2. APPLICATION RATE:
MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 90 TO 100 POUNDS PER 1000 SQUARE FEET.
3. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.
4. MAINTENANCE ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
5. EXCELSIOR MATTING EXCELSIOR MATTING SHALL BE USED IN PLACE OF MULCH ON ALL SLOPES STEEPER THAN 3:1.

D. TEMPORARY GRASS COVER
1. SEEDBED PREPARATION
APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE.
2. SEEDING
   A. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
   B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   C. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
3. MAINTENANCE
TEMPORARY SEEDINGS SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).

E. PERMANENT SEEDING
1. BEDDING – STONES LARGER THAN 1 ½ ", TRASH, ROOTS, AND OTHER DEBRIS INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER – LIME AND FERTILIZER SHOULD BE APPLIED EVENLY OVER THE AREA PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS 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 @ 100 LBS. PER 1,000 S.F.
10-20-20 FERTILIZER @ 12 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)

RATE TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SODDING – SODDING IS DONE WHERE IT IS DESIRABLE TO RAPIDLY ESTABLISH COVER ON A DISTURBED AREA. SODDING AN AREA MAY BE SUBSTITUTED FOR PERMANENT SEEDING PROCEDURES ANYWHERE ON SITE. BED PREPARATION, FERTILIZING, AND PLACEMENT OF SOD SHALL BE PERFORMED ACCORDING TO THE S.C.S. HANDBOOK. SODDING IS RECOMMENDED FOR STEEP SLOPED AREAS, AREAS IMMEDIATELY ADJACENT TO SENSITIVE WATER COURSES, EASILY ERODIBLE SOILS (FINE SAND/SILT) ETC.
5. PROVIDE A MINIMUM OF 4 INCHES (5 INCHES LOOSE) OF TOPSOIL TO ALL AREAS TO BE SEEDED.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL SLOPES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 403.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CULVERTS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

WASTE DISPOSAL

A. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

B. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

C. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

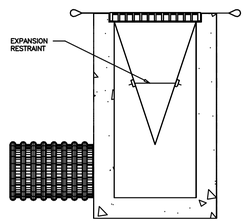
SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
- AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE WORK.
- ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

HAZARDOUS PRODUCTS:
THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
- SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE: PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

C. SPILL CONTROL PRACTICES
IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.



INSTALLATION DETAIL

DETAIL OF INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.
AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

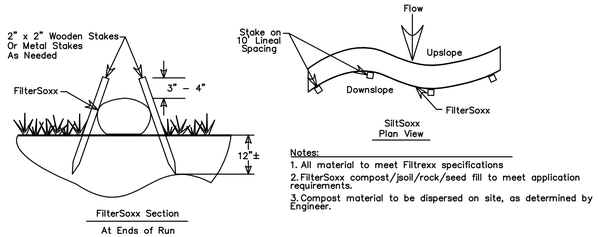
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

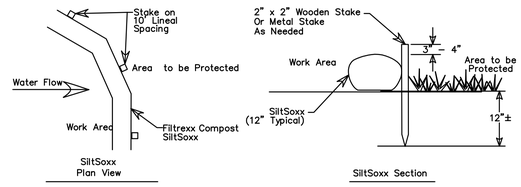
OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.



Notes:
1. All material to meet Filtrexx specifications
2. FilterSoxx compost/jsoil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.

FilterSoxx Staking Details



Notes:
1. All material to meet Filtrexx specifications
2. SiltSoxx compost/jsoil/rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

SiltSoxx Details

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE NO.: P_____

NO.	REVISION	APP'D	DATE

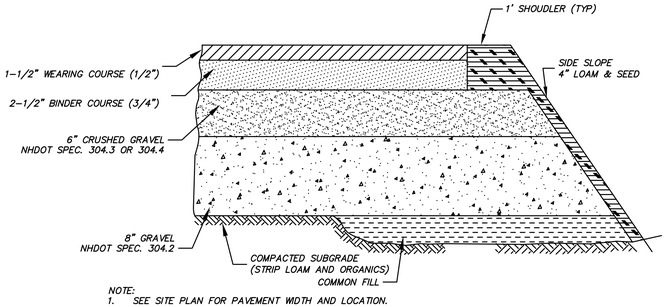
DATE: 1-25-18
SCALE: 1"=40'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: S.H
PROJECT NO.: 1680
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

EROSION CONTROL NOTES

OWNER /APPLICANT:
38 LITTLEWORTH ROAD, LLC &
FISH LIPS HOLDINGS CO., LCC
DOVER, NH 03820

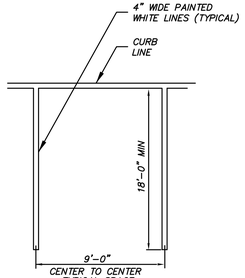
PROJECT:
38 LITTLEWORTH ROAD
DOVER, NH 03820



NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

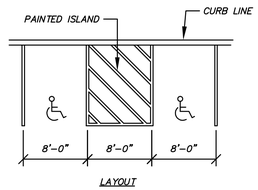
TYPICAL PAVEMENT SECTION

NOT TO SCALE



STANDARD PARKING STALL

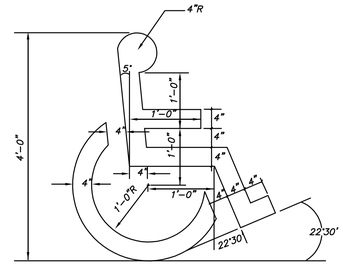
NOT TO SCALE



LAYOUT

HANDICAP PARKING LAYOUT DETAILS

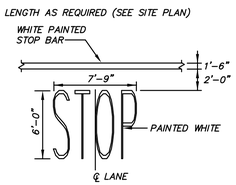
NOT TO SCALE



NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES

PAINTED HANDICAP SYMBOL

NOT TO SCALE

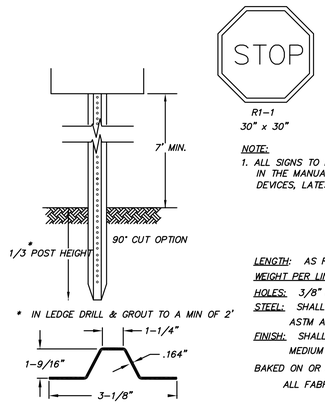


NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS. APPLY TWO COATS.

STOP BAR & LEGEND

PAVEMENT MARKINGS

NOT TO SCALE



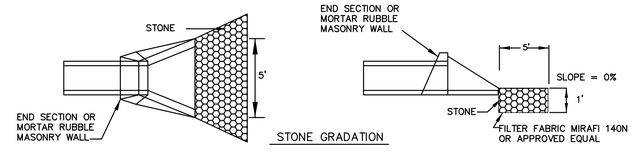
NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN

BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

SIGN LEGEND & SIGN POST

NOT TO SCALE



PLAN

STONE GRADATION

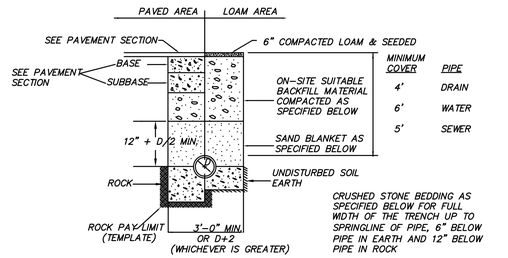
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.3 TO 0.5 D50

SECTION

NOTES:
1. RIP-RAP APPLICATIONS SHALL CONSIST OF d50 = 6" (MIN) STONE WITH A STONE LAYER THICKNESS OF 1' (MIN) ON FILTER FABRIC WITH A 6" THICK (MIN) GRAVEL BASE. SEE GRADING PLAN FOR APRON LOCATIONS.
2. 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 THE OUTLET PROTECTION APRON.

STONE APRON OUTLET PROTECTION DETAIL

NOT TO SCALE



MINIMUM COVER	PIPE
4'	DRAIN
6'	WATER
5'	SEWER

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET & BEDDING

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

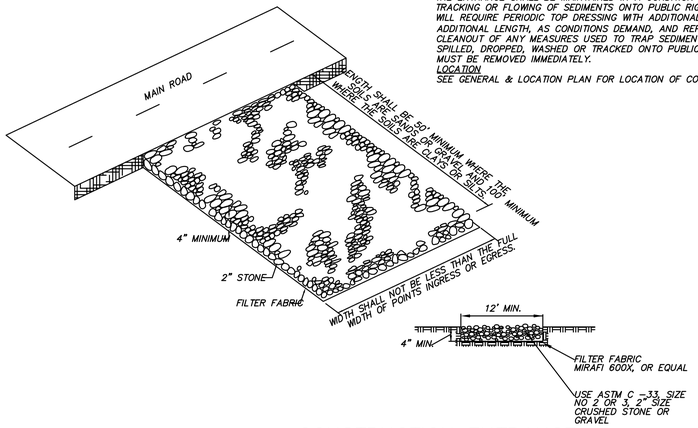
3/4" CRUSHED STONE BEDDING

SIEVE SIZE	% FINER BY WEIGHT
1"	100
3/4"	90 - 100
1/2"	20 - 50
3/8"	0 - 20
# 4	0 - 5

UTILITY TRENCH

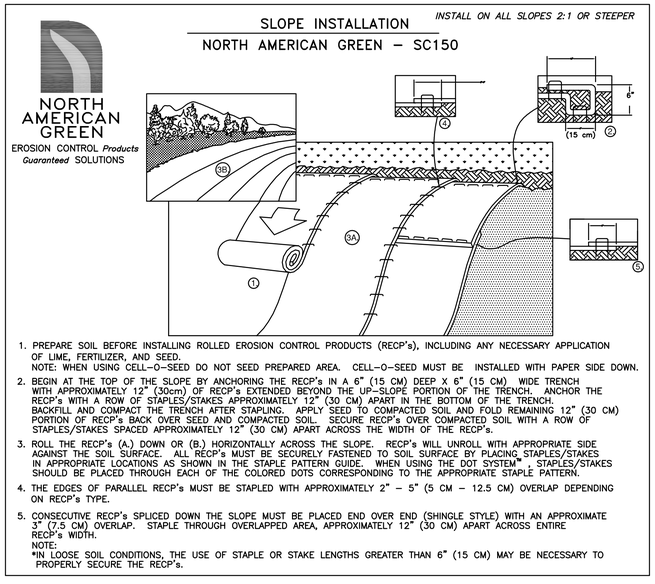
NOT TO SCALE

INSTALLATION
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS, AS NOTED ABOVE.
MAINTENANCE
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHT- OF-WAYS THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH, AS CONDITIONS DEMAND, AND REPAIR, AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
LOCATION
SEE GENERAL & LOCATION PLAN FOR LOCATION OF CONSTRUCTION ENTRANCE.

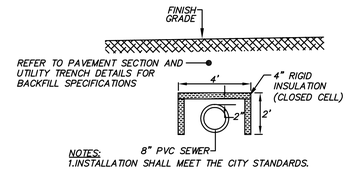


CONSTRUCTION ENTRANCE

NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.



NOTES:
1.INSTALLATION SHALL MEET THE CITY STANDARDS.

SEWER INSULATION DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE NO.: P_____

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE

DATE: 1-25-18
SCALE: 1"=40'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:1680
FILE: SITE.DWG

OWNER /APPLICANT:
38 LITTLEWORTH ROAD, LLC &
FISH LIPS HOLDINGS CO., LCC
DOVER, NH 03820

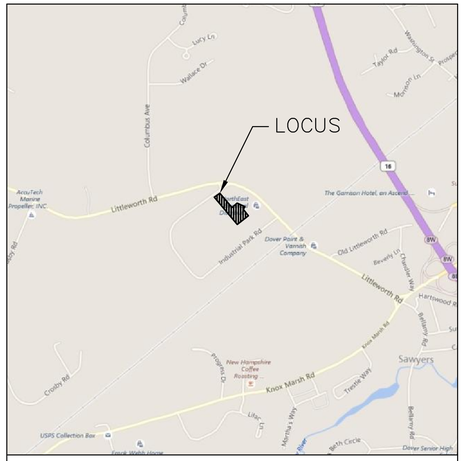
PROJECT:
38 LITTLEWORTH ROAD
DOVER, NH 03820

DETAILS

5

SITE PLAN
38 LITTLEWORTH ROAD

TAX MAP G, LOT 4G-1
DOVER, NH
JANUARY 29, 2018



LOCATION PLAN
(NO SCALE)

OWNERS/APPLICANTS

38 LITTLEWORTH ROAD, LLC
P.O. BOX 2232
DOVER, NH 03821

38 LITTLEWORTH ROAD, LLC _____ DATE _____

FISH LIPS HOLDINGS CO., LLC
140 SILVER STREET
DOVER, NH 03820

FISH LIPS HOLDINGS CO., LLC _____ DATE _____

SITE CIVIL ENGINEER

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES, INC.
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742-0911

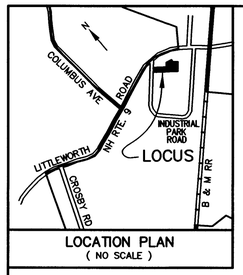
WETLAND SCIENTIST

MICHEAL CUOMO CWS#004
6 YORK POND ROAD
YORK, ME 03909

SHEET INDEXINDEX

	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	2
GRADING, DRAINAGE & EROSION CONTROL PLAN	3
EROSION CONTROL NOTES	4
DETAILS	5

PLANNING FILE NO.:



LOCATION PLAN
(NO SCALE)

REFERENCE PLANS:

1.) GENERAL SITE PLAN – MEGAN MARTINEAU – LIGHT INDUSTRIAL FACILITY, LITTLEWORTH ROAD (N.H. ROUTE 9) AND INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JULY 19, 2001, REVISED THROUGH 08/08/01; BY: TRITECH ENGINEERING CORPORATION.

2.) LIGHT INDUSTRIAL AND SELF STORAGE FACILITY EXISTING CONDITIONS PLAN, LOT 4G–1 & 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (N.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JULY 15, 1999, REVISED THROUGH 08/19/99; BY: CIVILWORKS.

3.) "AS–BUILT" (RECORD SURVEY, LOT 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (N.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JANUARY 17, 2001, REVISED THROUGH 01/17/01; BY: CIVILWORKS.

4.) CONDOMINIUM SITE PLAN 38 LITTLEWORTH ROAD CONDOMINIUM UNIT #1 & UNIT #2, OFF INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: MARCH 20, 2008; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 93–93.

5.) "ALTA–ACSM LAND TITLE SURVEY" MEGAN H. MARTINEAU REVOCABLE TRUST, INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JANUARY 10, 2003; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 68–58.

NH ROUTE 9 – LITTLEWORTH ROAD
1935 LAYOUT PUBLIC
8"C.I.W.

INDUSTRIAL PARK ROAD
{60' WIDE R.O.W.} PUBLIC – SEE SCRD 743/244
8"A.C.S.

C / 4F
HOLGATE LIMITED PARTNERSHIP
130 CENTRAL AVENUE
DOVER, NH 03820
1689 / 29

C / 4G
LITTLEWORTH/INDUSTRIAL PARK PROPERTIES, LLC
165 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3561 / 976

C / 3
ANNE E. TUCKER, TRUSTEE
ANNE E. TUCKER REVOCABLE TRUST
16 THE GARRISON
DOVER, NH 03820
3598 / 983

C / 3B
85 INDUSTRIAL PARK II, LLC
273 CORPORATE DRIVE
SUITE 150
PORTSMOUTH, NH 03801
2390 / 453

C / 4G–2
LITTLEWORTH/INDUSTRIAL PARK PROPERTIES, LLC
165 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3561 / 972

C / 4C
JUSTRIGHT AWNINGS, LLC
7 INDUSTRIAL DRIVE
DOVER, NH 03820
2245 / 619

C / 4C–1
29 INDUSTRIAL PARK DRIVE DOVER NH, LLC
21 DEER MEADOW ROAD
DURHAM, NH 03824
4329 / 856

G.BND (fnd)
N – 252,046.92
E – 703,948.13

I.R.(fnd)
N – 252,152.01
E – 703,540.14

SMH 1
SMH 2
SMH 3
SMH 4
SMH EXISTING

CB RIM = 127.5
CB RIM = 124.0 (BEEHIVE) INV.OUT = 120.6 SUMP = 118.0
CB RIM = 123.9 (VELO. REDUC.) INV. IN = 120.7 INV. OUT = 120.6 SUMP = 118.7
CB RIM = 124.61 INV. IN = 119.91 INV. OUT = 119.61 SUMP = 116.6
CB RIM = 124.87 INV. OUT = 120.62 SUMP = 117.6
CB RIM = 123.4 (BEEHIVE) INV. IN = 120.5 INV. OUT = 120.3 SUMP = 118.2

12" CMP
12" HDPE
8"S / P.V.C.
12" RCP
INV.OUT = 120.13
INV.OUT = 119.33
INV.OUT = 120.43
12" RCP INV.IN = 119.70 INV.OUT = 119.50

12' CMP CULVERT INV. IN = 121.1 INV. OUT = 121.0

334.19'
S40°18'08"E

150.67'
S65°08'08"E

56.87'
S29°27'46"W

143.02'
S38°55'25"E

122.04'
N49°41'50"E

121.53'
N54°21'01"E

634.59'
N40°18'08"W

249.81'
S51°43'30"W

20' SEWER EASEMENT
50' WIDE ACCESS EASEMENT
50' WETLAND BUFFER
BUILDING SETBACK LINE (TYP.)
CITY / GEOD CORP GRID NORTH (REF. PLAN 2)

ONE STORY METAL CLAD STEEL FRAME BUILDING
F.F. ELEV. = 128.5
ASPHALT DRIVE
ASPHALT DRIVE & PARKING
CHAIN LINK FENCE ENCLOSURE
"UNIT #1" LIMITED COMMON AREA
"UNIT #2" LIMITED COMMON AREA
ACCESSIBLE RAMP
CONCRETE WALK
ROOF DRAIN
MAIN ENTRANCE
CONCRETE PAD FOR TRANSFORMER
SHED
GARAGE BAY
"UNIT #1" # 38B
"UNIT #2" # 38A
ELEVATED TRUCK BAY
ELEVATED TRUCK BAY
STAIRS AND LANDING
DETENTION BASIN
FLAG POLE

PARCEL AREA
118,992 S.F.
2.73 Ac.

LEGEND

NHHD (fnd) ◇
NHHD – NEW HAMPSHIRE HIGHWAY DEPARTMENT
I.R.(fnd) – IRON ROD (FOUND)
G.BND – GRANITE BOUND
CB – CATCH BASIN
SMH – SEWER MANHOLE
-o- – UTILITY POLE
– EDGE OF WETLAND
WF1 – WETLAND I.D. FLAG No.
– WETLAND
12" A.C.W. – WATER MAIN SIZE & TYPE
8" C.I.W. – WATER MAIN SIZE & TYPE
8" S – SEWER MAIN SIZE
P.V.C. – POLYVINYL CHLORIDE
RCP – REINFORCED CONCRETE PIPE
HDPE – HIGH DENSITY POLYETHYLENE
CMP – CORRUGATED METAL PIPE
VELO. – VELOCITY
REDUC. – REDUCING
ELEV. – ELEVATION
INV. – INVERT
(TYP.) – TYPICAL
S.F. – SQUARE FEET
Ac. – ACRE
R.O.W. – RIGHT OF WAY
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
– RIP RAP SLOPE PROTECTION
– LIMITED COMMON AREA LINE

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

17–2170	EXIST. COND.	17–07	47–50
PROJECT NO	TYPE	FIELDBOOK & PAGES	

NOTES:

1.) OWNERS OF RECORD:

38 LITTLEWORTH ROAD CONDOMINIUM

"UNIT #2" – 38A LITTLEWORTH ROAD:
FISH LIPS HOLDING CO., LLC
140 SILVER STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3634, PAGE 215

"UNIT #1 – 38B LITTLEWORTH ROAD:
38 LITTLEWORTH RD, LLC
P.O. Box 2232
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL. 3585, PAGE 102

2.) C / 4C–1 – DENOTES TAX MAP, BLOCK, AND PARCEL NUMBER.

3.) ZONING DISTRICT: I–2.

MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 50 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT	= 35 FEET
SIDE	= 10 FEET
REAR	= 10 FEET
MAXIMUM STRUCTURE HEIGHT	= 50 FEET

4.) PLAN INTENT: TO DEPICT THE PARCEL BOUNDARIES AND IMPROVEMENTS AS OF DECEMBER 8, 2017.

5.) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.

6.) BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, BASED ON REFERENCE PLAN No. 2.

7.) VERTICAL DATUM IS NGVD 29 BASED (DOVER / GEOD CORP.).

8.) WETLAND FLAGS WF 1 THROUGH WF 23 DELINEATED BY MICHAEL CUOMO DURING NOVEMBER 2017 AND FIELD LOCATED BY MCENEANEY SURVEY ASSOCIATES, INC.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. ON JUNE 29, 1998 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) LIMITED COMMON AREAS SHOWN ARE AS TRACED FROM REFERENCE PLAN #4, NO DIMENSIONAL BOUNDARIES OR VOLUMES ARE DEFINED.

SEWER MANHOLE SCHEDULE

MANHOLE #	RIM ELEV.	INV. IN ELEV.	INV. OUT ELEV.
EXISTING	126.15	118.48	118.48
#1	127.04	119.29	119.21
#2	125.57	120.62	120.60
#3	126.69	121.19	121.11
#4	125.73	122.33	122.28

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"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." (RSA 676:18)

1/22/18 Kevin M. McEneaney
DATE: / KEVIN M. McENEANEY LLS # 661

EXISTING CONDITIONS PLAN
PREPARED FOR THE
38 LITTLEWORTH ROAD CONDOMINIUM
TAX MAP G, LOT No. 4G–1
38 LITTLEWORTH ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18–___

DRAWN BY: RJM | FILE: W10 CP\2170\17–2170
SCALE: 1" = 30' | DATE: DECEMBER 13, 2017

30 15 0 15 30 60 90 120

STATE OF NEW HAMPSHIRE – LICENSED LAND SURVEYOR – No. 661 – KEVIN M. McENEANEY – SEAL

McEneaney Survey Associates, inc.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911
SURVEYING – PLANNING – CONSULTING

EXISTING SEWER MANHOLE SCHEDULE

MANHOLE #	RIM ELEV.	INV. IN ELEV.	INV. OUT ELEV.
EXISTING	126.15	118.48	118.48
#1	127.04	119.29	119.21
#2	125.57	120.62	120.60
#3	126.69	121.19	121.11
#4	125.73	122.33	122.28

WETLAND IMPACT CHART
WETLAND IMPACT = 606 S.F.
WETLAND BUFFER IMPACT–A = 2,626 S.F.
WETLAND BUFFER IMPACT–B = 8,396 S.F.

PARKING COUNT
EXISTING = 28
PROPOSED = 28

EXISTING CATCHBASIN SCHEDULE
CB1
RIM=124.87
INV.OUT=120.62
SUMP=117.6
12" RCP

CB2
RIM=124.61
INV.IN=119.91
INV.OUT=119.61
SUMP=116.6

CB3
RIM=123.4
(BEEHIVE)
INV.IN=120.5
INV.OUT=120.3
SUMP=118.2

CB4
RIM=123.9
(VELO. REDUC.)
INV.IN=120.7
INV.OUT=120.6
SUMP=118.7

CB5
RIM=124.0
(BEEHIVE)
INV.OUT=120.6
SUMP=118.0

NOTES
1. OWNERS OF RECORD:

38 LITTLEWORTH ROAD CONDOMINIUM
c/o 38 LITTLEWORTH ROAD, LLC
P.O. BOX 2232
DOVER, NH 03821
&
FISH LIPS HOLDINGS CO., LLC
140 SILVER STREET
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL. 3585, PAGE 102

2. C / 4G–1 – DENOTES TAX MAP, BLOCK, AND PARCEL NUMBER.

3. ZONING DISTRICT: I–2.

MINIMUM LOT SIZE	= 20,000 S.F.
MINIMUM FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT	= 35 FEET
SIDE	= 10 FEET
REAR	= 10 FEET
MAXIMUM STRUCTURE HEIGHT	= 50 FEET
MAXIMUM OUTBUILDING HEIGHT	= 40 FEET
MAXIMUM BUILDING COVERAGE	= 50 PERCENT

4. THE PURPOSE OF THE PLAN IS TO SHOW THE FOLLOWING GENERAL IMPROVEMENTS: CONSTRUCTION OF A 24' WIDE PAVED DRIVEWAY TO THE SITE FROM INDUSTRIAL PARK DRIVE, PAVEMENT REMOVAL OF THE CONNECTING ACCESS DRIVE FROM ABUTTING LOT, TAX MAP G, LOT 4–G2, AND MINOR RE–ESTABLISHMENT OF THE PAVEMENT AROUND THE PARKING LOTS.

5. THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 33017C0310E; PANEL 310 OF 405; EFFECTIVE DATE SEPTEMBER 30, 2015.

6. BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, BASED ON REFERENCE PLAN No. 2.

7. VERTICAL DATUM IS NGVD 29 BASED (DOVER / GEOD CORP.).

8. WETLAND FLAGS WF 1 THROUGH WF 23 DELINEATED BY MICHAEL CUOMO DURING NOVEMBER 2017 AND FIELD LOCATED BY MCENEANEY SURVEY ASSOCIATES, INC.

9. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).

10. EXISTING SEWER SHALL BE INSULATED WITH 4" (2–2"x48") RIGID INSULATION AT ALL CULVERT CROSSINGS.

DIG–SAFE
1–888–344–7233
CALL BEFORE YOU DIG !

NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.

REFERENCE PLANS
1.) GENERAL SITE PLAN – MEGAN MARTINEAU – LIGHT INDUSTRIAL FACILITY, LITTLEWORTH ROAD (N.H. ROUTE 9) AND INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JULY 19, 2001, REVISED THROUGH 08/08/01; BY: TRITECH ENGINEERING CORPORATION.

2.) LIGHT INDUSTRIAL AND SELF STORAGE FACILITY EXISTING CONDITIONS PLAN, LOT 4G–1 & 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (H.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JULY 15, 1999, REVISED THROUGH 08/19/99; BY: CIVILWORKS.

3.) "AS–BUILT" (RECORD SURVEY, LOT 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (N.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JANUARY 17, 2001, REVISED THROUGH 01/17/01; BY: CIVILWORKS.

LEGEND

- ⓢ – SEWER MANHOLE
- TBR – TO BE REMOVED
- CB – CATCH BASIN
- V.I.F. – VERIFY IN FIELD
- – UTILITY POLE
- S.F. – SQUARE FEET
- – JURISDICTIONAL WETLAND
- – FIRE HYDRANT
- – WATER SHUT–OFF
- R1–1 – STOP SIGN
- 3'R – CURB RADIUS
- – LIGHT POLE
- – SILT SACK
- – SILT SOCK
- W – EXISTING WATER LINE
- S – EXISTING SEWER LINE
- E – EXISTING ELETRICAL LINE
- –122– – EXISTING CONTOUR
- – WETLAND SETBACK
- – EDGE OF WETLAND
- – WOOD FENCE
- – CHAIN LINK FENCE
- OHU – OVERHEAD UTILITIES (ELEC., TEL.)
- 122 – PROPOSED FINISH GRADE
- – EXISTING RIP–RAP
- – WETLAND IMPACT
- – WETLAND BUFFER IMPACT
- – PAVEMENT TO BE REMOVED

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE NO.: P_____

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE

DATE: 1–25–18
SCALE: 1"=40'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:S.H
PROJECT NO: 1680
FILE: SITE.DWG

SITE GRADING & DRAINAGE PLAN

OWNER /APPLICANT:
38 LITTLEWORTH ROAD, LLC &
FISH LIPS HOLDINGS CO., LCC
DOVER, NH 03820

PROJECT:
38 LITTLEWORTH ROAD
DOVER, NH 03820

3

DESCRIPTION

THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A DRIVEWAY ENTRANCE LOCATED IN THE RURAL RESTRICTED INDUSTRIAL DISTRICT (I-2) IN DOVER, NH.

PROJECT NAME AND LOCATION

38 LITTLEWORTH ROAD
LOT MAP – G, LOT – 4G-1
38 LITTLEWORTH ROAD
DOVER, NH 03820

LATITUDE – 43° 11' 18"
LONGITUDE – 70° 54' 09"

OWNER

38 LITTLEWORTH ROAD, LLC
P.O. BOX 2232
DOVER, NH 03821

FISH LIPS HOLDINGS CO., LLC
140 SILVER STREET
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL. 3585, PAGE 102

DISTURBED AREA

±25,809 square feet

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION (IF APPLICABLE).
5. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
6. REGRADE AS NECESSARY.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHED AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE
9. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/4" OF RAINFALL.
11. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF INITIAL DISTURBANCE.
12. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL
- THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME.
- ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 1/4 INCH OR GREATER.
- ALL E&S MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR CHECK DAMS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR DAM.
- ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- A REPRESENTATIVE OF THE OWNER, WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE

B. SILTSOXX
1. "FILTREXX SILTSOXX" WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AND AS DIRECTED BY THE ENGINEER. "FILTREXX SILTSOXX" SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA, PERPENDICULAR TO SHEET FLOW IN EXTREME CONDITIONS (I.E., 2:1 SLOPES), OR WHEN SHEET FLOW FLOWS TO THE AREA FROM A PARCEL ABOVE THE WORK ZONE, A SECOND SOCK SHALL BE CONSTRUCTED AT THE TOP OF THE SLOPE IN ORDER TO DISSIPATE FLOWS. (SEE SOCK SIZE INDICATIONS IN THE DRAINAGE CHART ATTACHED)
2. IF THE "FILTREXX SILTSOXX" IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION. THE ENGINEER SHALL SPECIFY SEED REQUIREMENTS.
3. "FILTREXX SILTSOXX" MAY BE USED IN DIRECT FLOW SITUATIONS WITHIN RUNOFF CHANNELS NOT EXCEEDING 3 FEET IN DEPTH. NORMALLY, 18" OR 24" "FILTREXX SILTSOXX" SHOULD BE USED. BE SURE TO FOLLOW STAKING DETAILS AS IDENTIFIED ABOVE.
4. SEE SCHEMATIC FOR "FILTREXX SILTSOXX" INSTALLATION.

MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN THE "FILTREXX SILTSOXX" IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE "FILTREXX SILTSOXX" REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE "FITREXX SILTSOXX" WHEN THEY REACH 1/2 OF THE EXPOSED HEIGHT OF THE", OR AS DIRECTED BY THE ENGINEER. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL "FILTERXX SILTSOXX" TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN "FILTREXX SILTSOXX".

C. MULCHING
1. TIMING
IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS.
   A. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE IN CONCORD, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD. THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
2. APPLICATION RATE:
MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 90 TO 100 POUNDS PER 1000 SQUARE FEET.
3. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.
4. MAINTENANCE ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
5. EXCELSIOR MATTING EXCELSIOR MATTING SHALL BE USED IN PLACE OF MULCH ON ALL SLOPES STEEPER THAN 3:1.

D. TEMPORARY GRASS COVER
1. SEEDBED PREPARATION
APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE.
2. SEEDING
   A. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
   B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   C. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
3. MAINTENANCE
TEMPORARY SEEDINGS SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).

E. PERMANENT SEEDING
1. BEDDING – STONES LARGER THAN 1 ½ ", TRASH, ROOTS, AND OTHER DEBRIS INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER – LIME AND FERTILIZER SHOULD BE APPLIED EVENLY OVER THE AREA PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS 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 @ 100 LBS. PER 1,000 S.F.
10-20-20 FERTILIZER @ 12 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)

RATE TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SODDING – SODDING IS DONE WHERE IT IS DESIRABLE TO RAPIDLY ESTABLISH COVER ON A DISTURBED AREA. SODDING AN AREA MAY BE SUBSTITUTED FOR PERMANENT SEEDING PROCEDURES ANYWHERE ON SITE. BED PREPARATION, FERTILIZING, AND PLACEMENT OF SOD SHALL BE PERFORMED ACCORDING TO THE S.C.S. HANDBOOK. SODDING IS RECOMMENDED FOR STEEP SLOPED AREAS, AREAS IMMEDIATELY ADJACENT TO SENSITIVE WATER COURSES, EASILY ERODIBLE SOILS (FINE SAND/SILT) ETC.
5. PROVIDE A MINIMUM OF 4 INCHES (5 INCHES LOOSE) OF TOPSOIL TO ALL AREAS TO BE SEEDED.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL SLOPES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 403.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CULVERTS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

WASTE DISPOSAL

A. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

B. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

C. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

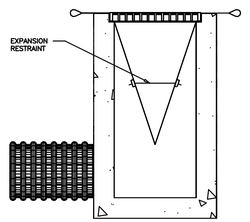
SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
- AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE WORK.
- ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

HAZARDOUS PRODUCTS:
THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
- SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE: PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

C. SPILL CONTROL PRACTICES
IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.



INSTALLATION DETAIL

DETAIL OF INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.
AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

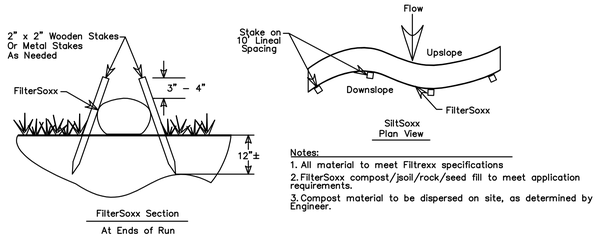
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

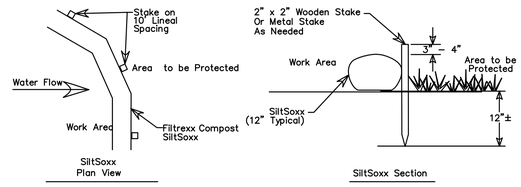
OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.



Notes:
1. All material to meet Filtrexx specifications
2. FilterSoxx compost/jsoil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.

FilterSoxx Staking Details



Notes:
1. All material to meet Filtrexx specifications
2. SiltSoxx compost/jsoil/rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

SiltSoxx Details

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE NO.: P_____

NO.	REVISION	APP'D	DATE

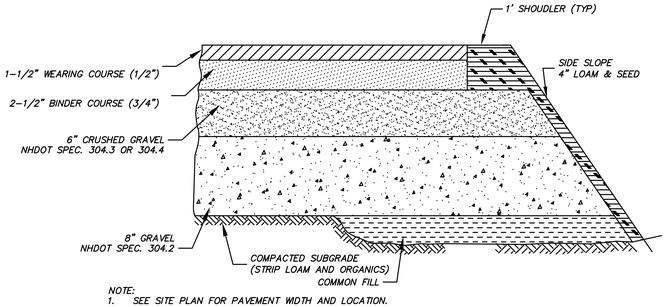
DATE: 1-25-18
SCALE: 1"=40'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: S.H
PROJECT NO.: 1680
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

EROSION CONTROL NOTES

OWNER /APPLICANT:
38 LITTLEWORTH ROAD, LLC &
FISH LIPS HOLDINGS CO., LCC
DOVER, NH 03820

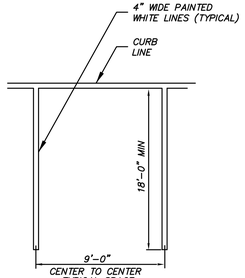
PROJECT:
38 LITTLEWORTH ROAD
DOVER, NH 03820



NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

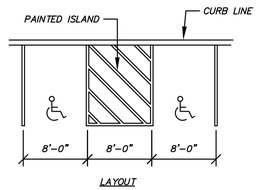
TYPICAL PAVEMENT SECTION

NOT TO SCALE



STANDARD PARKING STALL

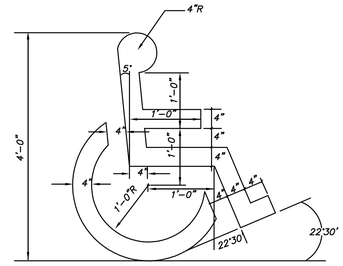
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LAYOUT

HANDICAP PARKING LAYOUT DETAILS

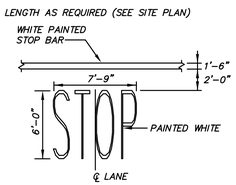
NOT TO SCALE



NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES

PAINTED HANDICAP SYMBOL

NOT TO SCALE

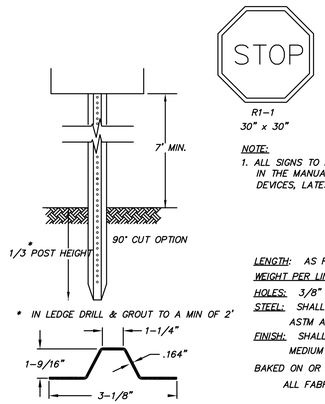


NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS. APPLY TWO COATS.

STOP BAR & LEGEND

PAVEMENT MARKINGS

NOT TO SCALE



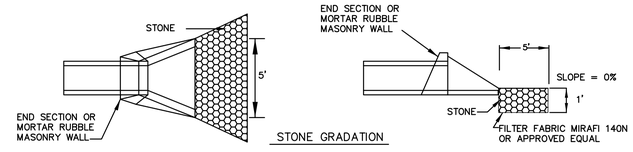
NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN

BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

SIGN LEGEND & SIGN POST

NOT TO SCALE



PLAN

STONE GRADATION

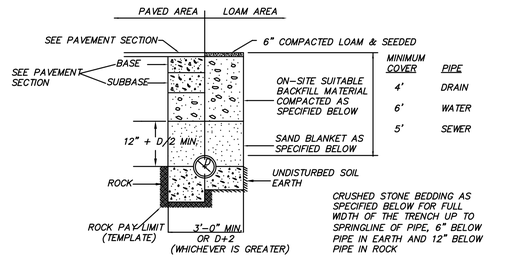
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.3 TO 0.5 D50

SECTION

NOTES:
1. RIP-RAP APPLICATIONS SHALL CONSIST OF d50 = 6" (MIN) STONE WITH A STONE LAYER THICKNESS OF 1' (MIN) ON FILTER FABRIC WITH A 6" THICK (MIN) GRAVEL BASE. SEE GRADING PLAN FOR APRON LOCATIONS.
2. 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 THE OUTLET PROTECTION APRON.

STONE APRON OUTLET PROTECTION DETAIL

NOT TO SCALE



MINIMUM COVER	PIPE
4'	DRAIN
6'	WATER
5'	SEWER

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET & BEDDING

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

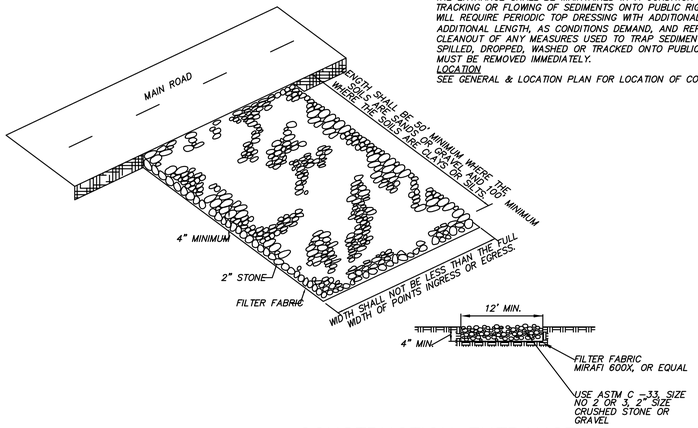
3/4" CRUSHED STONE BEDDING

SIEVE SIZE	% FINER BY WEIGHT
1"	100
3/4"	90 - 100
1/2"	20 - 50
3/8"	0 - 20
# 4	0 - 5

UTILITY TRENCH

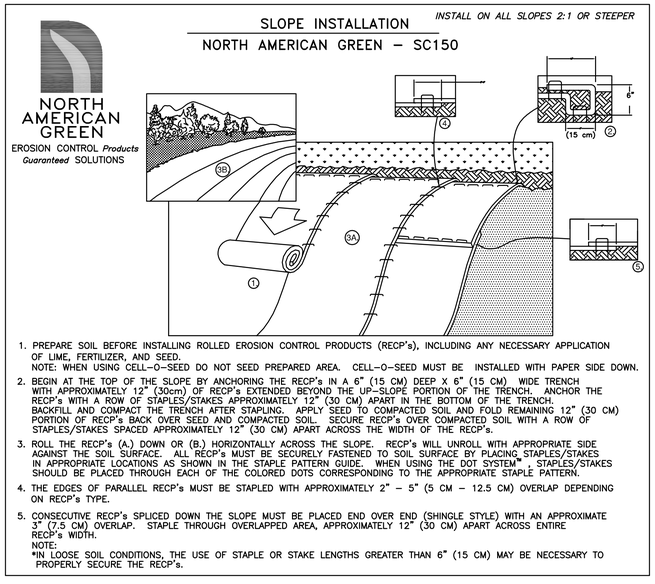
NOT TO SCALE

INSTALLATION
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS, AS NOTED ABOVE.
MAINTENANCE
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHT- OF-WAYS THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH, AS CONDITIONS DEMAND, AND REPAIR, AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
LOCATION
SEE GENERAL & LOCATION PLAN FOR LOCATION OF CONSTRUCTION ENTRANCE.

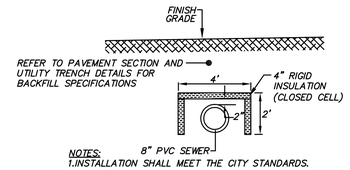


CONSTRUCTION ENTRANCE

NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.



NOTES:
1.INSTALLATION SHALL MEET THE CITY STANDARDS.

SEWER INSULATION DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE NO.: P_____

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE

DATE: 1-25-18
SCALE: 1"=40'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:1680
FILE: SITE.DWG

OWNER /APPLICANT:
38 LITTLEWORTH ROAD, LLC &
FISH LIPS HOLDINGS CO., LCC
DOVER, NH 03820

PROJECT:
38 LITTLEWORTH ROAD
DOVER, NH 03820

DETAILS

5

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: August 02, 2017]

Office Use Only	Project #:		Date Received:	
	Amount Paid:		Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: STF Development Corp Telephone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820

E-Mail Address: Dave@CentralFallsRealty.com

Name of Property Owner (*if different from applicant*): Strafford Farms Restaraunt Inc Telephone # 603-742-7012

Address of Property Owner: 58 New Rochester Rd, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 58 New Rochester Rd

Assessor's Map # 40 Lot(s) # 43

Zoning District(s) B-3 Overlay District(s) SHORELAND PROTECTION

Size of Parcel: 115,156 sq. ft. 2.64 ac. Property Deed: Book 1956 Page: 653

Existing Use of Property: 323 SEAT RESTAURANT, CONTAINING "STRAFFORD FARMS", THE "LOFT" & "THE BACK 40 GRILL"

SITE PLAN INFORMATION

Describe Proposed Use: A 6,000 MIXED USE BUILDING WITH 12 RESIDENTIAL UNITS IN AN AREA OF EXISTING PARKING LOT

Area of Parcel to be Developed: 22,500 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 12 (2 BEDRROM UNITS)

Number of Parking Spaces: Existing 138 Proposed 109

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

Number of Employees Total: =/- 30 In Maximum Shift: 16

Disposition of Parcel:

Building Footprint (6,000 NEW) 21,534 sq. ft.

Total Building Area 21534 sq. ft.

Paved Area 56,630 sq. ft.

Building Setbacks:

Front Yard 50 ft.

Rear Yard 15 ft.

Side Yard: Right 12 ft. Left 12 ft.

City Water? X Yes ___ No How far is city water from the property? _____

City Sewer? X Yes ___ No How far is city sewer from the property? _____

BUILDING INFORMATION

Type of Building to be Built: 3 STORY MIXED USE

Height of Building: +/- 40' Finished Floor Elevation: 201.50

Number of Seats (where applicable) 323 (THREE USES, "STRAFFORD FARMS", "THE LOFT" "BACK 40 GRILL"

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: FRONT BUFFER & PARKING

Justification for waiver request(s) (*attach additional sheets as needed*): SEE PROVIDED WAIVER REQUESTS

SURVEYOR INFORMATION CHRISTOPHER R. BERRY PROJECT MANAGER

Name of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.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. (C23)

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: 1-20-18

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

_____

Name of Professional That Prepared Plans: Kenneth A Berry, PE, LLS

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.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: K a Ro Date: 1/17/18

Signature of Applicant (if different from owner): Date: 1/16/18

Signature of Agent: Date: 1-20-18

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: K a Ro Date: 1/17/18

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: December 15, 2017]

This site plan review checklist, as required by Chapter 149-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Fees will be invoiced and are due along with fifteen (15), folded, copies of the plan set and materials, including response to TRC comments, will be due 3 weeks prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: STF Development Corp File Number: 18-10

PROJECT TITLE: STRAFFORD FARMS / STRAFFORD COMMON.

PROPERTY LOCATION: 58 New Rochester Rd Tax Map: 40 Lot: 43

	Explain How Provided	Reviewed
1. Completed and signed Application form	X	
2. Electronic copy of the engineered/surveyed plan layout	CD	
3. Electronic copy of supplementary materials and application	CD	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	CD	
5. Fiscal Impact Analysis (For more than 10 units)	CD	
6. Waiver requests to the Site Plan Review Regulations, with written justification	CD	
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	X	
9. A colored architectural plan showing all sides of buildings	X	
10. List of all professional agents to be notified for Planning Board	X	
11. Letter to Serve from Public and Private Utilities		
12. Eight folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Proposed Project name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	X	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Depict pedestrian walkways and accessible access	X	
Location and width of existing and proposed access/egress ways	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	

	Explain How Provided	Reviewed
Existing and proposed topographic information at two foot intervals	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	X	
Existing and proposed stormwater lines and facilities	X	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	X	
Location of Flood Hazard Zone	X	
Location of all bodies of water and watercourses	X	
Location of wetlands and buffers	N/A (WILLAND POND NOT WITHIN 100'	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	X	
Existing natural features and/or significant vegetation on property	X	
Depict existing contours up to 100 ft. beyond project limits	X	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	X	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	X	
Location, material and size of existing and proposed pavement area	X	
Location of proposed fire lanes	X	
Specify finished floor elevations of buildings	X	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	X	
Depict all service, storage, loading bays and utility areas	X	
All applicable Dover Common Site Plan notes	X (NEED A FEW UPDATES)	
13. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	X	
Stormwater Management System Operation and Maintenance Plan	X	
Erosion and Sedimentation Control Plan	X	
Landscape Operation and Maintenance Plan	X	
Proposed restrictive covenants or homeowners association documents	X	
Dates and permit numbers of all required state and federal permits	X	
If wetland buffer, indicate placards locations, as applicable	X	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	X	
Location of proposed drive-in facilities	X	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	X	

REVIEWED BY: _____ DATE_____ TRC DATE_____

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

January 18, 2018

City of Dover Planning Board
288 Central Ave
Dover, NH 03820

RE: Proposed Site Plan
STF development Corporation
242 Central Ave.
Dover, NH

Pursuant to Site Review Regulations 149-19 (Waivers,) Berry Surveying & Engineering (BS&E,) on behalf of STF Development Corporation, respectfully requests the City of Dover Planning Board waive the following project specific items:

- 149-15 C. All paving and/or storage shall not be permitted within ten (10) feet of any front property line.
- 149-14 Reduction in parking table standards.

Mr. Chairman and Members of the Dover Planning Board,

1. Identification of Waiver Request & Explanation.

149-15 C. requires all pavement to be ten (10) feet from any front property lines. In the proposed site plan, there are a few areas where the proposed pavement will be less than 10 feet from the property line due to the limitations of the existing parking lot and land accessibility.

149-15 C. requires sufficient parking spaces for all available seats in a restaurant. The existing restaurant at 58 New Rochester Road, has off peak complimenting uses.

We are requesting waivers to these items based on the following:

2. Waiver Justification:

- **Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.**

  Regarding 149-15 C., the location of the pavement is within 10 feet of the property lines due to the limitations of the existing parking lot and land accessibility. In a prior submittal, the existing parking lot was scaled to 8 feet off the front property line. This proposed site development will reduce the pavement frontage by 1 foot, bringing the pavement setback to nine feet off of the front property line. Thus becoming more compliant with regulation 149-15 C. Please see additional parking analysis.

  Regarding 149-114, Parking table standards require there to be enough parking spaces based on the seats in a restaurant. The existing parking lot will be removed and replaced with a mixed use building and a new parking lot. The proposed parking lot will be shared between Strafford Farms Restaurant and Strafford Commons. This will allow for overflow parking to be accommodate for both locations. In addition, Strafford Farms Restaurant has off peak complimenting hours. Meaning the restaurant does not meet max capacity due to the several uses of the building and there offsetting schedules.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

City of Dover
Planning Office
Attn: Donna Benton, Assistant City Planner
288 Central Ave
Dover, NH 03820

February 2, 2018

RE: 58 New Rochester Road
Site Plan
Mixed Use Development for STF Development Corp.

Dear Chairman and Members of the Dover Planning Board,

Strafford Farms Restaurant Inc. own Tax Map 40, Lot 43, located at 58 New Rochester Road and has partnered with STF Development Corp., (STF) to redevelop the underutilized parking lot located to the south of the existing building.

The site is located between New Rochester Road and Old Rochester Road and takes its two primary entrances off from New Rochester Road. The revised site is designed around the existing primary entrance to create an even divide between the two project sites.

The property is located in the B-3 Zone where residential uses are allowed on the upper levels of a building with a special exception granted by the Dover Zoning Board. STF is proposing to develop a six-thousand square foot building with twelve residential units on the second and third floors. Though there is a reduction in parking, the applicants and owners of Strafford Farms feel that there is still an adequate number of spaces to support the multiple uses on the project site.

There is a reduction in impervious surface on this project site and additional Low Impact Development (LID) stormwater practices are proposed to increase the volume of recharge, reduce the offsite flow, and improve water quality. There is an increased front buffer through the re-development of this site with the proposed landscaping improvements.

In addition to the Special Exception required, the applicants are requesting two waivers. The first is for a front buffer reduction from 10' down to 9'. It should be noted that this development, though doesn't meet the 10' front buffer, increases the vegetation and buffer along the front. The second waiver is requested for parking. Based on the complimentary uses of the mixed use building, there is adequate parking for that use. There are additional parking spaces being re-developed on that site, and a shared access and parking easement is being developed between the two parties.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

Fiscal Impact Analysis

For

58 New Rochester Road
Tax Map 40, Lot #43

STF Development Corporation
242 Central Ave.
Dover, NH

Prepared By

Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
603-332-2863

File Number
DB2017-160
January 18, 2018

Introduction

STF Development Corporation has submitted a Site Review Application and associated site plan for the construction a single mixed use building, with 12 residential units on the second and third floors. The proposed site is on 58 New Rochester Road, Assessor's Map 40, Lot 43.

With respect to section 155-28 we submit the following:

Attendance at Public Schools: In a study published in 2012 by New Hampshire Housing Finance Authority (NHHFA) the average rate derived for students per unit with 2 bedrooms or less in multi-family buildings is 0.05. STF Development Corporation, is proposing 12 residential units which fall into the multi-family category, all of which will have 2 or fewer bedrooms. As noted in a study submitted by the Housing Authority in March 2012, student enrollment is on the rise in Dover compared to the average around the state.

There are no outside forces due to marketing, demographic or the surrounding neighborhood to influence a higher or lower rate than provided in the NHHFA study.

Given the anticipated end user as mentioned above, offset by the known increase in enrollment specific to Dover, a rate of .08 was used in this analysis.

$$0.08 \times 12 = .96 \sim (1)$$

It should be noted that this number would be dispersed over entire school age system.

Increase in Vehicular Traffic: An anticipated 50/50 left-right split out of the subdivision onto New Rochester Road will produce a negligible increase in traffic over the network. See attached traffic study for more information.

Change in Number of Legal Residents: It is anticipated that all occupants would be residents with two people per unit. 24 resident increases. (25 if children are included)

Increases in Municipal Costs: The Department of Public Works will not have the responsibility of winter or summer maintenance, or general maintenance typically required as long term expense. Expenses related to the Fire department and Police department are proposed to be the same as any typical development project. The project site will be on public sewer and water system.

Load on Public Utilities or future demand for them: As noted above, the public utilities are limited to city sewer and water. The proposed structures are to be built using the current building and energy code. The load generated by these new structures is anticipated to be about the same demand on the system as comparable sites in the area. We estimate approximately 3,600 gallons per day for the 12 residential units, and 900 gallons per day for the office space will come in and out of the site.

Public Safety: The project will not have an adverse effect on public safety. Normal residential and commercial uses, identical to those of the surrounding area, are anticipated. The proposed site has an entrance on New Rochester Road. Ample sight distance is present when turning on to New Rochester Road from the project site. Having the entrance on a major road enhances public safety, as fire and rescue can access the area quicker and more efficiently.

Changes in Tax Revenue: The current tax rate is 25.87 dollars per thousand of value. The estimated cost of improvements is approximately $1,500,000, generating tax revenue of at least $38,500. Current assessment of the property is limited to the restaurant.

Changes in Surface Drainage: Please find drainage analysis submitted and presently under review by the Dover Engineering Department. Discharge points are not proposed to change under the post development build out. There is a decrease in peak rate and total runoff post development.

Increased Consumption of Ground Water: There is no proposed increase in ground water consumption given the public water supply system.

Increased Refuse Disposal: A dumpster is proposed on site, which will eliminate the City's responsibility to remove refuse.

Pollution of Water or Air: Given the Low-Impact Development (LID) system and overland flow treatment systems proposed for the storm water system and that there are no known air quality issues related with normal mixed uses, there will be no impact to air and water. Uses will be similar to those currently found in the area.

Land Erosion and Loss of Tree Cover: Although there is some clearing required, tree loss will be minimal, as a majority of the site does not presently have trees. An erosion control plan and an operation and maintenance plan have been developed and submitted to the City of Dover for review by their Engineering Department. These plans lay out strategies to mitigate erosion and other effects of storm flows.

Disturbance to other aspects of the natural ecology: The proposed project is to be constructed on a lot that is not close to any wetlands. The lot currently has a paved parking lot, and very few trees. Any impact to the natural ecology is insignificant.

Blocking Views: The proposed buildings will not block any views. The site sits between Old Rochester Road and New Rochester road, where views are rare. Additionally, there are no current buildings behind, or in front of the proposed mixed building that would be impacted. The existing site is an underused parking lot.

Harmony with Surrounding Developments: The surrounding properties are a mix of single family, multifamily, and commercial units. The proposed project would keep with the development style of New Rochester Road.

Location of Utilities: All utilities required for this project are on New Rochester Road. No utilities are required to be brought to the site. All utilities will be underground to the proposed structures.

Respectfully submitted,

Berry Surveying & Engineering
&
STF Development Corporation

SITE PLAN
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, N.H.
TAX MAP 40, LOT 43
STRAFFORD FARMS & STRAFFORD COMMON

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ EXISTING CONDITIONS PLAN
SHEET 3 ~ DEMOLITION PLAN
SHEET 4 ~ OVERALL SITE PLAN
SHEET 5 ~ SITE PLAN
SHEET 6 ~ GRADING AND DRAINAGE PLAN
SHEET 7 ~ R101
SHEET 8 ~ P101
SHEET 9 ~ EROSION AND SEDIMENT CONTROL PLAN
SHEET 10 ~ LANDSCAPING PLAN
SHEET 11 ~ LIGHTING PLAN
SHEET 12 ~ UTILITY PLAN
SHEET 13 ~ NHDOT SHEET NORTH BOUND
SHEET 14 ~ NHDOT SHEET SOUTH BOUND
SHEET 15 ~ E-101
SHEET 16 ~ E-102
SHEET 17 ~ C-101
SHEET 18 ~ C-102
SHEET 19 ~ U-101
SHEET 20 ~ U-102
SHEET 21 ~ L-101

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.

OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

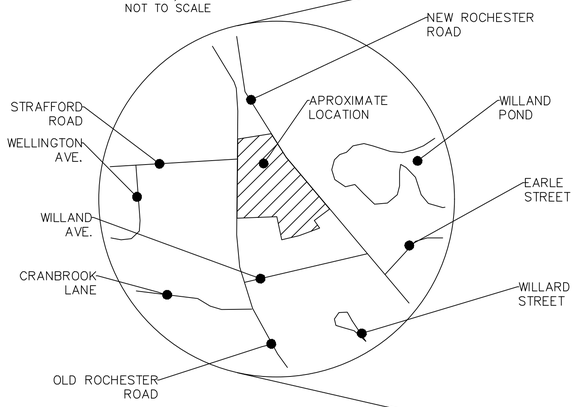
APPLICANT: STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, N.H. 03820

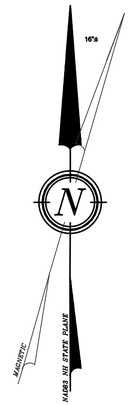
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSW, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSW, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

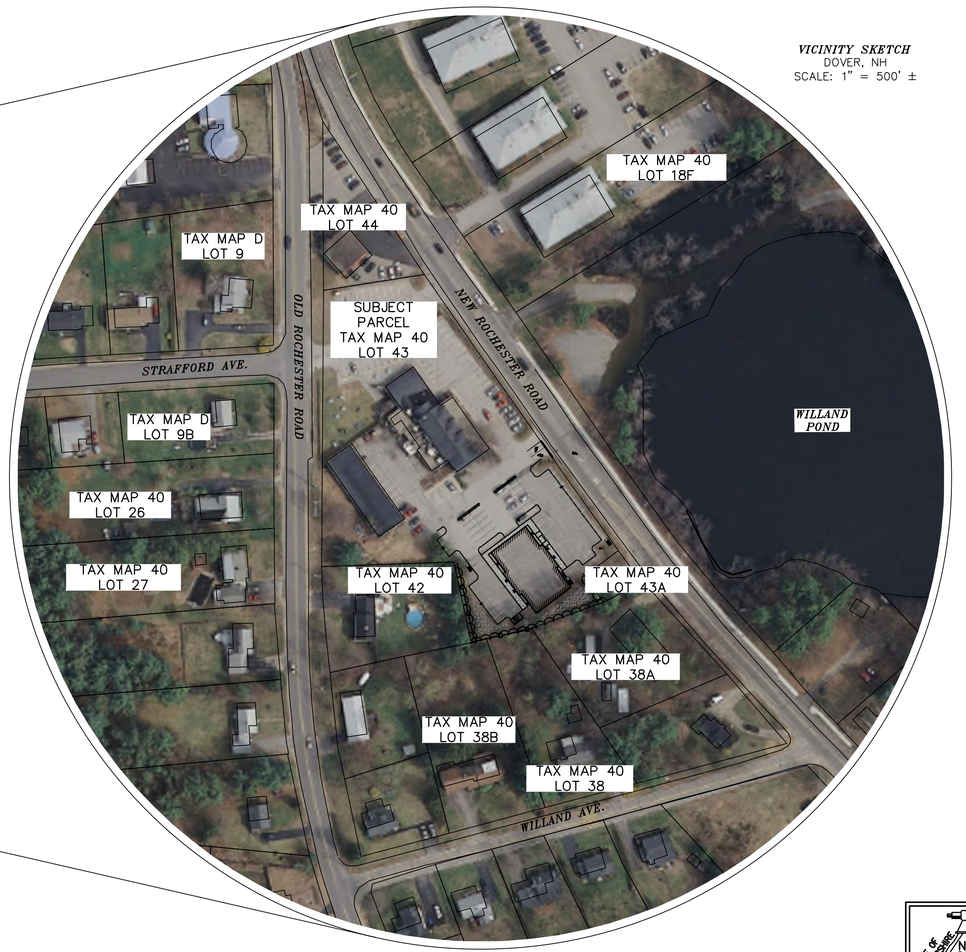
WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PARKER MOUNTAIN ROAD
ALTON, NH 03809
603-776-5825

LOCATION PLAN
DOVER, NH
NOT TO SCALE





VICINITY SKETCH
DOVER, NH
SCALE: 1" = 500' ±



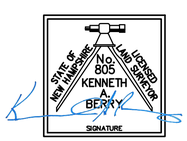
GENERAL PLAN SET NOTES:

1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.

2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

3.) BERRY SURVEYING AND ENGINEERING (BS&E) HAS PREPARED A "DRAINAGE ANALYSIS & EROSION AND SEDIMENT CONTROL PLAN" OF EVEN DATE FOR THIS SITE PLAN REVIEW PLAN SET AND PROPOSED DEVELOPMENT. BS&E HAS ALSO PREPARED A "STORM WATER SYSTEM OPERATION AND MAINTENANCE PLAN AND INSPECTION AND MAINTENANCE MANUAL ALSO OF EVEN DATE. BOTH OF THE DOCUMENTS ARE A PART OF THIS PLAN SET AND APPROVAL. THIS PROPOSAL IS NOT SUBJECT TO THE EPA CONSTRUCTION GENERAL PERMIT (CGP) BUT WILL REQUIRE A STORM WATER MANAGEMENT PLAN BASED ON CITY OF DOVER CHAPTER 149-14A TO BE APPROVED BY CITY OF DOVER COMMUNITY SERVICES.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/ SUBDIVIDER/ DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER SITE REVIEW REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL, OR REQUIRE PLAN AMENDMENT APPROVED BY THE DIRECTOR OF PLANNING.



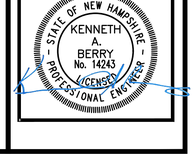
DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

COVER SHEET
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160



ABBREVIATION LEGEND:

S.G.C.	SLOPED GRANITE CURB
V.G.C.	VERTICAL GRANITE CURB
E.O.P.	EDGE OF PAVEMENT
B.C.C.	BITUMINOUS CONCRETE CURB
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
T. BLOCK	THRUST BLOCK
CONC.	CONCRETE
U.G.E.	UNDERGROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
T.W.	TRAVELED WAY
T.B.R.	TO BE REMOVED
'/,	FEET / FEET

{ } SSL ( ) ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
{ } DSL ( ) ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)

ABUTTERS:

N/F MIDON PROPERTY MGT SVCS
60 NEW ROCHESTER ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2266, PAGE 330
TAX MAP 40, LOT 44

N/F ALLEN, PETER J & ALLEN KATHLEEN C
43 OLD ROCHESTER ROAD
DOVER, NH 03820
S.C.R.D. BOOK 1772, PAGE 523
TAX MAP 40, LOT 42

N/F LARSEN, DENISE R & KEITH LARSEN L
7 WILLAND AVE
DOVER, NH 03820
S.C.R.D. BOOK 2062, PAGE 368
TAX MAP 40, LOT 38B

N/F FLETCHER, SALLY E
5 WILLAND AVE
DOVER, NH 03820
S.C.R.D. BOOK 4336, PAGE 980
TAX MAP 40, LOT 38

N/F OAK BLUFF REALTY
242 CENTRAL AVE
DOVER, NH 03820
S.C.R.D. BOOK 3077, PAGE 36
TAX MAP 40, LOT 43A

N/F CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP 40, LOT 43

N/F CAMPBELL GILBERT G TRUSTEE
CAMPBELL GILBERT 2006 REVOCABLE TRUST
176 CHURCH ST
LOWELL, MA 01852
S.C.R.D. BOOK 3745, PAGE 411
TAX MAP 40, LOT 18F

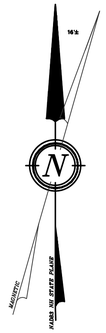
ABUTTERS CONT:

N/F BRILLARD, RICKY & MARY S
REV LIV TRUST
167 VARNEY ROAD
DOVER, NH 03820
S.C.R.D. BOOK 3175, PAGE 270
TAX MAP D, LOT 9

N/F GAGNON, MARC KEITH
48 OLD ROCHESTER ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2097, PAGE 334
TAX MAP D, LOT 9B

N/F SPINDLE RAT DEVELOPMENT LLC
12 GORDON AVE
SALEM, NH 03079
S.C.R.D. BOOK 4456, PAGE 483
TAX MAP 40, LOT 26

N/F EMERSON, DAVID L & APRIL D
44 OLD DOVER ROAD
DOVER, NH 03820
TAX MAP 40, LOT 27
S.C.R.D. BOOK 3923, PAGE 719





GIS SKETCH
DOVER, NH
SCALE: 1" = 100' ±

EXISTING LEGEND:

- IRON BOUND ~FND~
- IRON PIPE ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- CURB STOP
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- SINGLE POST SIGN
- LAMP
- EXISTING TREE
- BUILDING SETBACK LINE
- OVERHEAD UTILITIES
- GUARDRAIL
- WOODEN FENCE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CULVERT PIPE
- EXISTING WATER LINE
- EXISTING GAS LINE

PROPOSED LEGEND:

- UTILITY POLE
- UTILITY PADS
- SEWER MANHOLE
- WATER SHUT OFF / VALVE
- HYDRANT
- THRUST BLOCK
- LIGHTING
- CATCH BASIN / DRAIN MANHOLE
- SIGNAGE
- LAMP
- PARKING SPACE COUNT
- LANDSCAPING TREES
- CONTOUR MINOR
- CONTOUR MAJOR
- SPOT GRADE
- CULVERT W/ FLARED END SECTION (F.E.S.)
- DETAIL SHEET / DETAIL
- TREE LINE
- SECTION LINE

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	36"x36"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (2)
R7-8a	12"x6"	VAN ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN	GREEN	SQUARE (0)
R8-31	12"x18"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	3	WHITE	RED	RED	SQUARE (3)

TESTHOLE DATA :

TESTHOLE #1

0 - 2"	10YR 3/3 DARK BROWN, FINE SANDY LOAM & ORGANIC MATERIAL, GRANULAR AND FRIABLE (TOPSOIL & FOREST MAT)
2" - 56"	10YR 6/6 FINE SAND AND GRAVEL, GRANULAR AND FRIABLE. FEW COBBLES TO 4"
56" - 72"	10YR 6/6 FINE SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"
S.H.W.T.	56 INCHES
G.W.	NO GROUND WATER OBSERVED
ROOTS	56 INCHES
PERC. RATE	ESTIMATED 2 MINUTES PER INCH.

TESTHOLE #2

0 - 2"	10YR 3/3 DARK BROWN, FINE SANDY LOAM & ORGANIC MATERIAL, GRANULAR AND FRIABLE (TOPSOIL & FOREST MAT)
2" - 42"	10YR 6/6 FINE SAND AND GRAVEL, GRANULAR AND FRIABLE.
42" - 54"	10YR 6/6 FINE SAND AND GRAVEL, GRANULAR, FRIABLE.
S.H.W.T.	42 INCHES
G.W.	NO GROUND WATER OBSERVED
PERC. RATE	ESTIMATED 2 MINUTES PER INCH.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 805
KENNETH A. BERRY
SIGNATURE

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION

DOVER FILE #P18-10

NEIGHBORHOOD PLAN

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN FALL OF 2017 UTILIZING THE FOLLOWING STANDARDS:

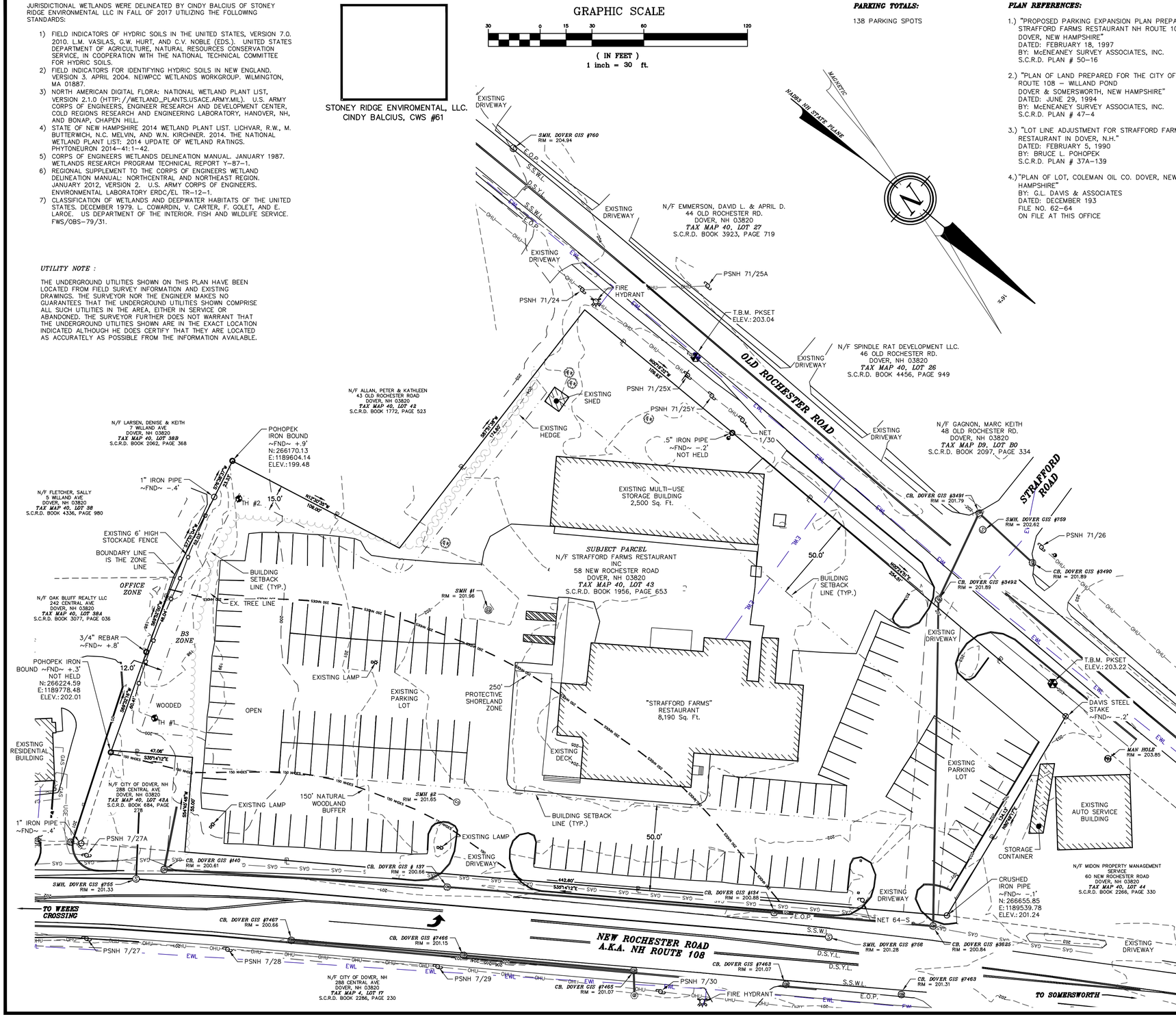
1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014–41:1–42.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y–87–1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012. VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR–12–1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS–79/31.

UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



PARKING TOTALS:

138 PARKING SPOTS

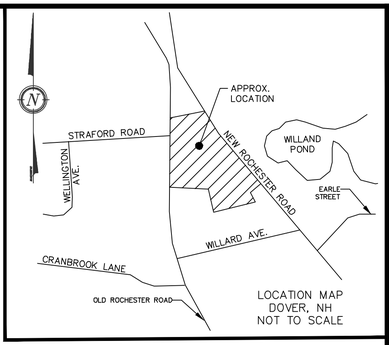
PLAN REFERENCES:

1.) "PROPOSED PARKING EXPANSION PLAN PREPARED FOR STRAFFORD FARMS RESTAURANT NH ROUTE 108 DOVER, NEW HAMPSHIRE" DATED: FEBRUARY 18, 1997 BY: McENEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN # 50–16

2.) "PLAN OF LAND PREPARED FOR THE CITY OF DOVER, NH ROUTE 108 – WILLAND POND DOVER & SOMERSWORTH, NEW HAMPSHIRE" DATED: JUNE 29, 1994 BY: McENEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN # 47–4

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

4.) "PLAN OF LOT, COLEMAN OIL CO. DOVER, NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES DATED: DECEMBER 193 FILE NO. 62–64 ON FILE AT THIS OFFICE



LOCATION MAP
DOVER, NH
NOT TO SCALE

NOTES:

1.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT: STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

2.) TAX MAP 40, LOT 43

3.) S.C.R.D. BOOK 1956, PAGE 650

4.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AT 58 NEW ROCHESTER ROAD.

6.) ZONING: B–3 / THOROUGHFARE BUSINESS DISTRICT
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONTAGE ~ 125.0'
FRONT SETBACK ~ 50.0'
ABUTTING A STREET ~ 50.0'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 12.0'

SHORELAND SETBACKS FROM WILLAND POND
PRIMARY STRUCTURE SETBACK ~ 50.0'
NATURAL WOODLAND BUFFER ~ 150.0'
SHORELAND PROTECTION ZONE ~ 250.0'
LOCAL CONSERVATION DISTRICT ~ 100.0'

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330190, MAP# – 33017C0310E, DATED: SEPTEMBER 30, 2015.

8.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

9.) TAX MAP 40, LOT 43A WILL BE GRANTED AN ACCESS AND PARKING EASEMENT OVER THE CURRENT DRIVEWAY/PARKING LOT OF TAX MAP 40, LOT 43. NO NEW DRIVEWAY CUT WILL BE CREATED.

10.) UTILITY EASEMENT GRANTED BY CITY COUNCIL MAY 14, 1997.

11.) NO PORTION OF THIS PROJECT TAKES PLACE WITHIN 100' OF THE CITY OF DOVER CONSERVATION DISTRICT AROUND WILLAND POND.

12.) EXISTING BUILDING COVERAGE: 15,534 Sq. Ft., 13.51% OF LOT

13.) EXISTING IMPERVIOUS SURFACE: 79,648 Sq. Ft., 69.25% OF LOT

SOILS:

WdA – WINDSOR LOAMY SAND, 0 TO 8 PERCENT SLOPES.

SEE WEBSOIL USDA–NRCS

LEGEND:

- IRON BOUND/REBAR (FND)
- GRANITE BOUND (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- GUY WIRE
- BENCHMARK
- CATCH BASIN
- SEWER MAN HOLE
- FIRE HYDRANT
- BUILDING SETBACK LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- OVERHEAD UTILITIES
- WATER LINE

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H.– 1:10,000 –

KENNETH A. BERRY LLS 805 DATE 2–5–18

DOVER FILE #P18–10

REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

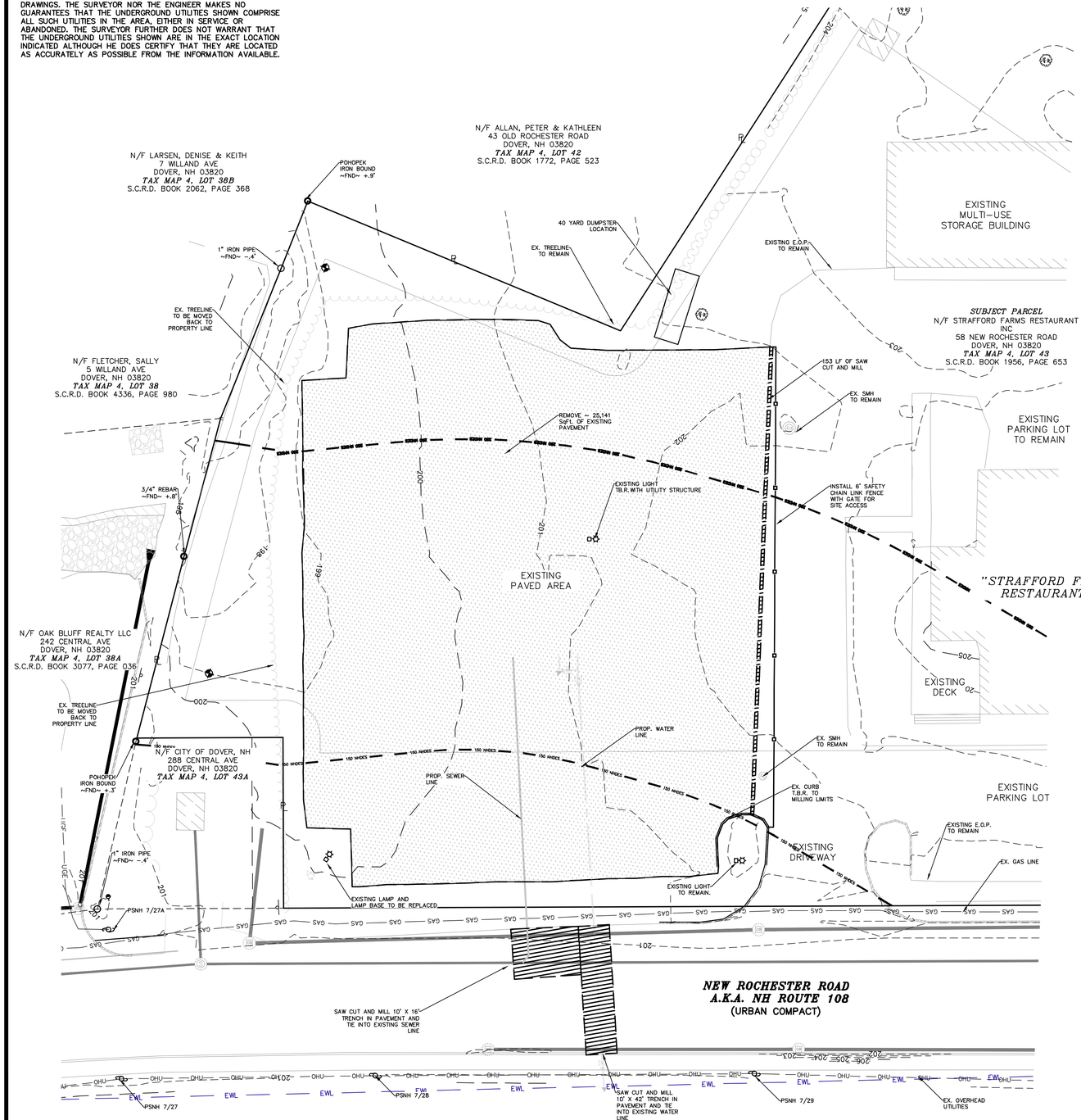
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 – 160

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
NO. 805
KENNETH A. BERRY
SIGNATURE

UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.



NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE DEMO PLAN FOR THE JOB LOCATED AT 58 NEW ROCHESTER ROAD

2.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

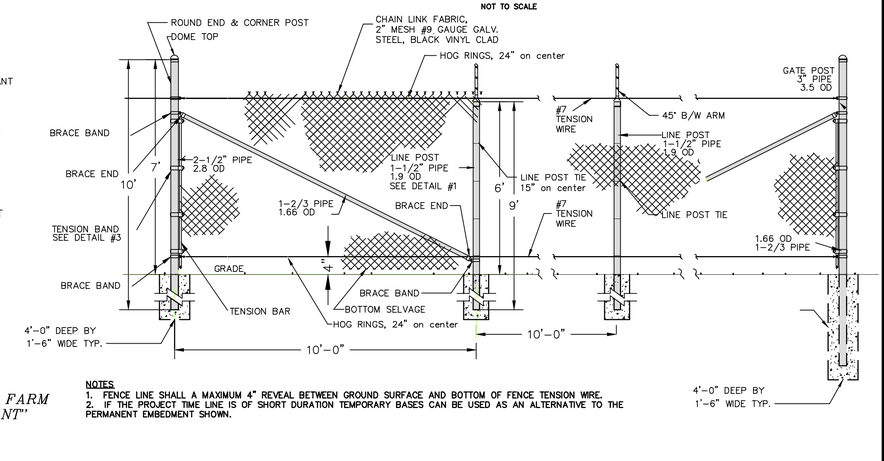
3.) THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820

4.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

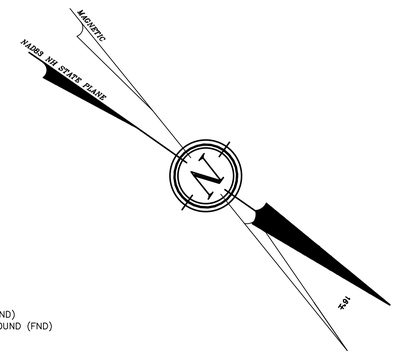
5.) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 1956, PAGE NO. 653

TYPICAL 6' HIGH SAFETY CHAIN LINK FENCE

NOT TO SCALE



NOTES
1. FENCE LINE SHALL A MAXIMUM 4" REVEAL BETWEEN GROUND SURFACE AND BOTTOM OF FENCE TENSION WIRE.
2. IF THE PROJECT TIME LINE IS OF SHORT DURATION TEMPORARY BASES CAN BE USED AS AN ALTERNATIVE TO THE PERMANENT EMBEDMENT SHOWN.



LEGEND:

- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- UTILITY POLE
- GUY WIRE
- HYDRANT
- WATER VALVE
- CURB STOP
- GAS VALVE
- FLOW ARROW
- (D) DRAIN MAN HOLE W/ STRUCTURE
- (S) SEWER MAN HOLE W/ STRUCTURE
- CB CATCH BASIN W/ STRUCTURE
- OHU OHU OHU OHU OHU — OVERHEAD UTILITIES
- GAS GAS — UNDERGROUND GAS LINE
- S — EXISTING SEWER SERVICE
- EXISTING WATER LINE
- APPROX. ABUTTING LOT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

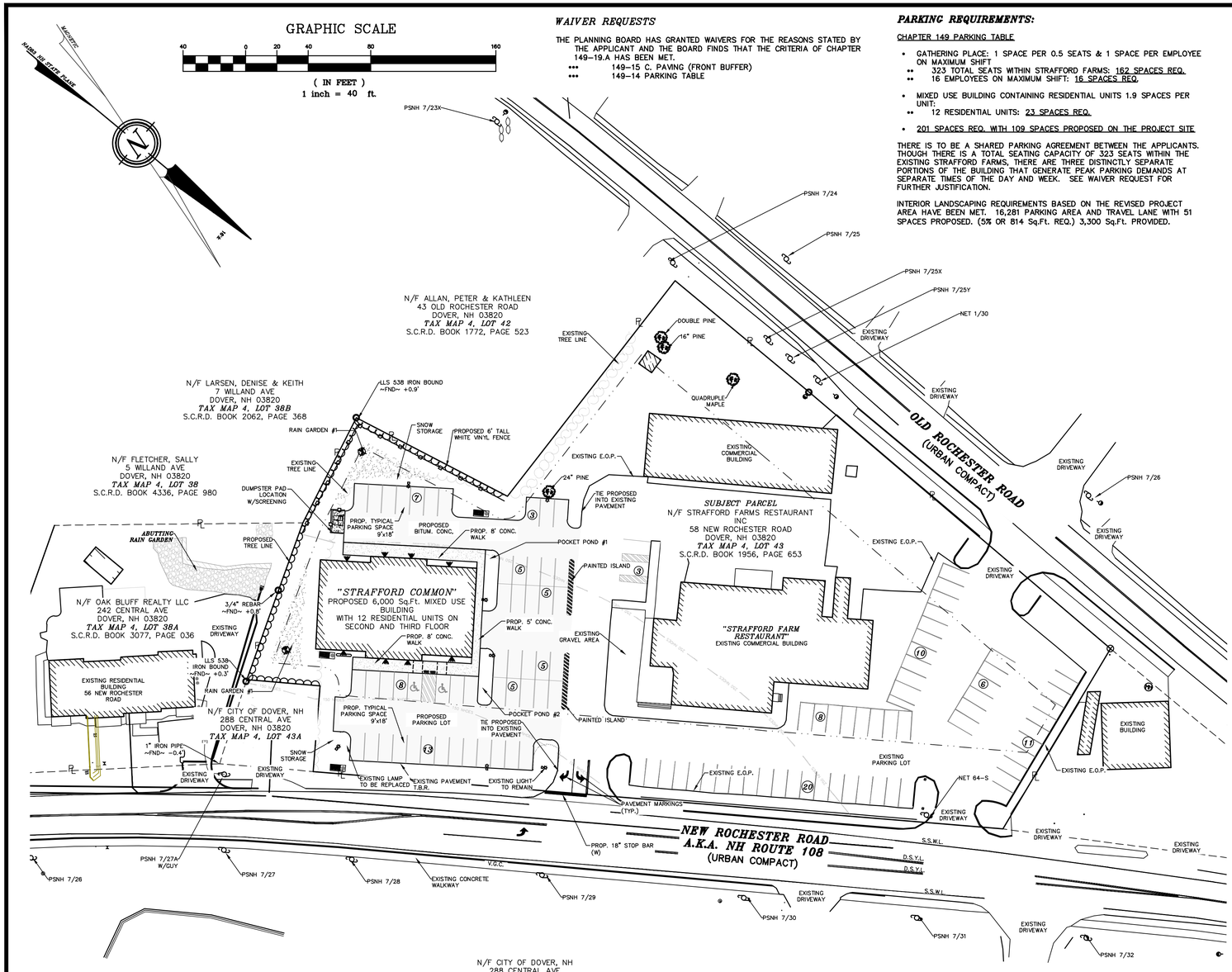
DEMOLITION PLAN

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 – 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER



WAIVER REQUESTS

THE PLANNING BOARD HAS GRANTED WAIVERS FOR THE REASONS STATED BY THE APPLICANT AND THE BOARD FINDS THAT THE CRITERIA OF CHAPTER 149-19.A HAS BEEN MET.

- 149-15 C. PAVING (FRONT BUFFER)
- 149-14 PARKING TABLE

PARKING REQUIREMENTS:

CHAPTER 149 PARKING TABLE

- GATHERING PLACE: 1 SPACE PER 0.5 SEATS & 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT
  - 323 TOTAL SEATS WITHIN STRAFFORD FARMS: 162 SPACES REQ.
  - 16 EMPLOYEES ON MAXIMUM SHIFT: 16 SPACES REQ.
- MIXED USE BUILDING CONTAINING RESIDENTIAL UNITS 1.9 SPACES PER UNIT:
  - 12 RESIDENTIAL UNITS: 23 SPACES REQ.
- 201 SPACES REQ. WITH 109 SPACES PROPOSED ON THE PROJECT SITE

THERE IS TO BE A SHARED PARKING AGREEMENT BETWEEN THE APPLICANTS. THOUGH THERE IS A TOTAL SEATING CAPACITY OF 323 SEATS WITHIN THE EXISTING STRAFFORD FARMS, THERE ARE THREE DISTINCTLY SEPARATE PORTIONS OF THE BUILDING THAT GENERATE PEAK PARKING DEMANDS AT SEPARATE TIMES OF THE DAY AND WEEK. SEE WAIVER REQUEST FOR FURTHER JUSTIFICATION.

INTERIOR LANDSCAPING REQUIREMENTS BASED ON THE REVISED PROJECT AREA HAVE BEEN MET. 16,281 PARKING AREA AND TRAVEL LANE WITH 51 SPACES PROPOSED. (5% OR 814 Sq.Ft. REQ.) 3,300 Sq.Ft. PROVIDED.

NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE SITE PLAN DESIGN OF PROPOSED OFFICE/COMMERCIAL SPACE WITH TWELVE RESIDENTIAL UNITS IN ONE BUILDING ON NEW ROCHESTER ROAD.

2.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

3.) THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820

4.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

5.) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 1956, PAGE NO. 653

6.) LOCUS PARCEL IS SUBJECT TO EASEMENTS AS NOTED. SEE EXISTING CONDITIONS PLANS FOR LOCATIONS.

7.) ZONING: B-3 / THOROUGHFARE BUSINESS DISTRICT
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONTAGE ~ 125.0'
FRONT SETBACK ~ 50.0'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 12.0'

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN FALL 2017 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 30,000 UNDER NO SNOW CONDITIONS.

9.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330190, MAP# - 33017C0310E, DATED: SEPTEMBER 30, 2015.

11.) 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.

12.) THE SITE HAS BEEN REVIEWED FOR WETLANDS BY STONEY RIDGE ENVIRONMENTAL AND NOT WETLANDS WERE FOUND. SEE CORRESPONDING LETTER SUBMITTED FOR THE PLANNING FILE.

13.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. SEE LIGHTING PLAN WITH LIGHTING LEGEND AND LOCATIONS.

14.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN FALL OF 2017 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 1 FOOT INTERVALS.

15.) DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN FALL 2017 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.

16.) 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.

17.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIALS AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.

18.) FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.

19.) A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.

20.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

21.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

22.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

23.) APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

24.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

25.) THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

26.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

27.) 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. COORDINATE WITH CITY OF DOVER, COMMUNITY SERVICES AND ENGINEERING DEPARTMENT.

28.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

29.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

30.) THE PROPOSED USE FOR THE SITE IS 6,000 SQUARE FEET OFFICE WITH 12 TWO BEDROOM RESIDENTIAL UNITS.

31.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NH NATURAL HERITAGE BUREAU: PENDING
SHORELAND IMPACT PERMIT: PENDING
SEWER DISCHARGE PERMIT: PENDING

32.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT FOR THE PROPOSED STRUCTURE: SPECIAL EXCEPTIONS: RESIDENTIAL USE IN B3 ZONE. THE TRANSFER OF DEVELOPMENT RIGHTS ORDINANCE IS BEING UTILIZED FOR THIS PROJECT.

33.) THIS PLAN PROPOSES 35,000 SQ. FT. OF DISTURBANCE.

34.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)

35.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.

36.) WRITTEN DIMENSION 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 PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

37.) THERE IS CLEAR SITE DISTANCE IN BOTH THE NORTH AND SOUTH DIRECTIONS AT THE PROPOSED ENTRANCE OF THE SITE. SEE PROVIDED SIGHT DISTANCE PROFILES.

38.) LAMP BASES ARE TO BE A MINIMUM OF 3' OFF THE EDGE OF PAVEMENT AND PAINTED A NEUTRAL COLOR.

39.) SNOW STORAGE AREAS ARE AS SHOWN ON THIS SITE PLAN, WHICH PROVIDES FOR APPROXIMATELY 4,400 SQUARE FEET OF STORAGE. THIS REPRESENTS A 3.5:1 RATIO. EXCESS SNOW WILL BE REMOVED FROM THIS SITE AND DISPOSED OF IN A QUALIFIED LOCATION.

40.) THE APPLICANT IS ABLE TO MAKE LIKE CHANGES TO PRODUCTS SO LONG AS THE DESIGN ENGINEER APPROVES THAT THEY MEET THE DESIGN INTENT. THE DESIGN ENGINEER IS TO NOTE THE PROPOSED PRODUCT CHANGE AND SEND REQUEST FOR REVIEW TO THE CITY ENGINEER FOR APPROVAL.

41.) THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9 AM-4PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. DIRECTIONAL SIGNS FOR THE PATRONS OF THE STRAFFORD FARMS BUSINESS DURING CONSTRUCTION WILL BE REQUIRED.

UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

DOVER FILE #P18-10

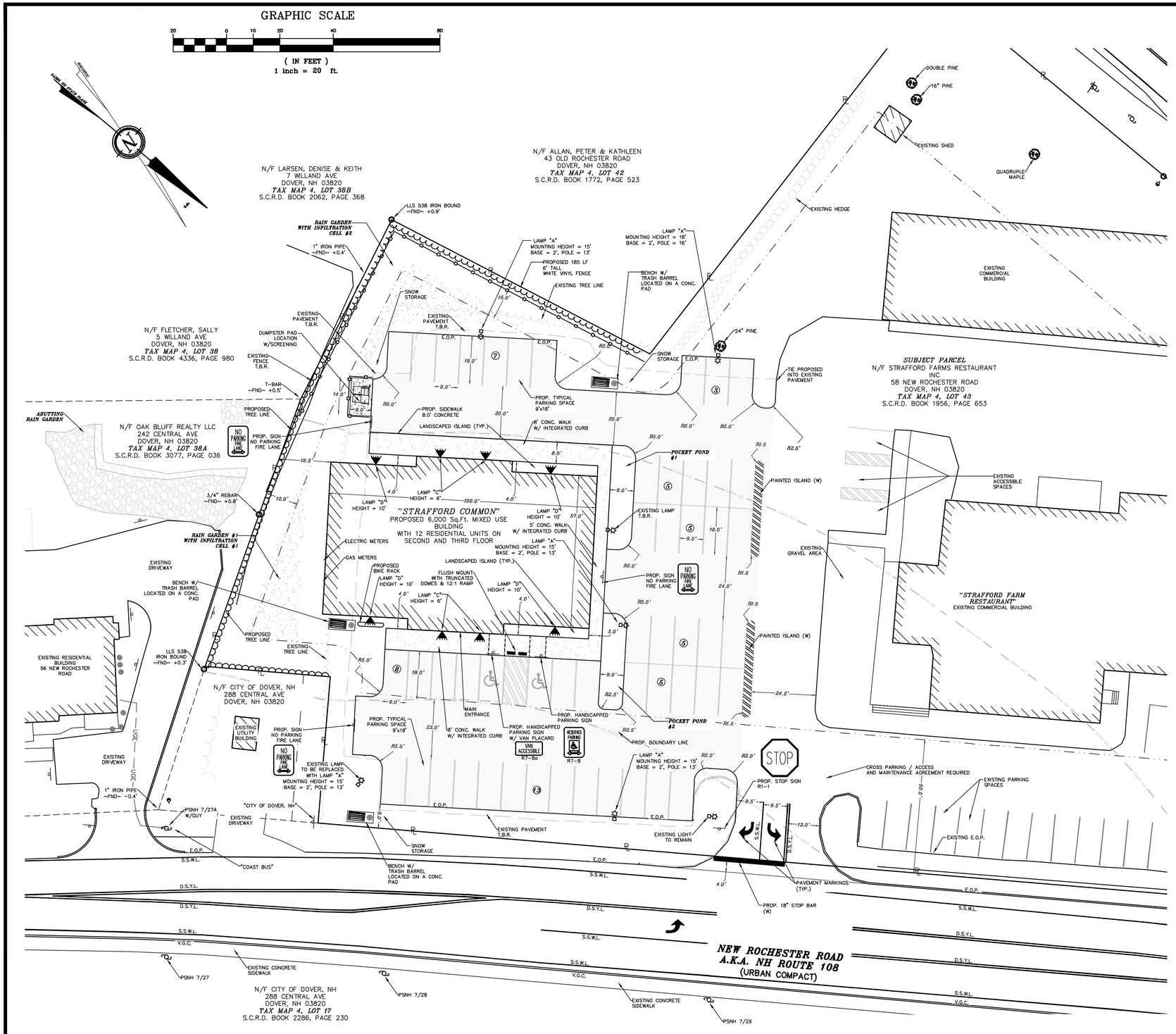
REVISION	DATE	DESCRIPTION

OVERVIEW SITE PLAN
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE SITE PLAN DESIGN OF PROPOSED OFFICE/COMMERCIAL SPACE WITH TWELVE RESIDENTIAL UNITS IN ONE BUILDING ON NEW ROCHESTER ROAD.

2.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

3.) THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820

4.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

NOTES: (CONTINUED)

42.) AS IT IS ENCOURAGED ON MIXED USE SITES, THE APPLICANT INTENDS TO HAVE SHARED PARKING BETWEEN THE OFFICE USE AND THE RESIDENTIAL USE. THESE USES ARE GENERALLY COMPLIMENTARY TO EACH OTHER IN TERMS OF PEAK HOUR PARKING USAGE. THE ONSITE SPACES ARE TO BE MUNICIPALLY OWNED AND METERED . OFFSITE PARKING LEASE WITH THE CITY OF DOVER IS ARRANGED WITHIN THE M.O.V. FOR THE PROPOSED PROJECT.

43.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

44.) SEDIMENT & EROSION CONTROL PLAN AND CONSTRUCTION DETAILS E101 & E102 FOR INLET PROTECTION DETAILS

45.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

46.) NOTE THAT THE PROJECT IS NOT SUBJECT TO THE EPA NPDES PHASE II. OPERATION OF THE SITE WILL CONFORM TO THE STORM WATER MANAGEMENT PLAN PER CITY OF DOVER CHAPTER 149-14. WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER, OR THIRD PARTY INSPECTOR, SEE E101.

47.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.

48.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.

49.) THE APPLICANT IS ABLE TO MAKE LIKE CHANGES TO PRODUCTS SO LONG AS THE DESIGN ENGINEER APPROVES THAT THEY MEET THE DESIGN INTENT. THE DESIGN ENGINEER IS TO NOTE THE PROPOSED PRODUCT CHANGE AND SEND REQUEST FOR REVIEW TO THE CITY ENGINEER FOR APPROVAL.

50.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, AND THE DOVER DPW.

51.) CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.

52.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

53.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

54.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.

55.) THE SITE SHALL BE ACCESSIBLE IN ALL WEATHER CONDITIONS AT ALL TIMES DURING CONSTRUCTION.

56.) THE BUILDING DESIGN WILL BE IN COMPLIANCE WITH APPLICABLE ACCESSIBLE REGULATIONS FOR THE COMPLETE SITE CERTIFIED BY A QUALIFIED DESIGN PROFESSIONAL.

57.) SEE CORRESPONDING SUBDIVISION OF THIS PARCEL.

58.) A SHARED PARKING AND ACCESS AGREEMENT WILL BE REQUIRED FOR THIS PROJECT SITE AS WELL AS A MUTUAL DRAINAGE AGREEMENT.

EXISTING IMPERVIOUS COVER:	79,648 SF 69.25%
PROPOSED IMPERVIOUS COVER (TOTAL SITE)	78,164 SF 67.80%
EXISTING BUILDING COVER:	15,534 SF 13.51%
PROPOSED BUILDING COVER (TOTAL SITE):	21,534 SF 18.72%

DOVER FILE #P18-10

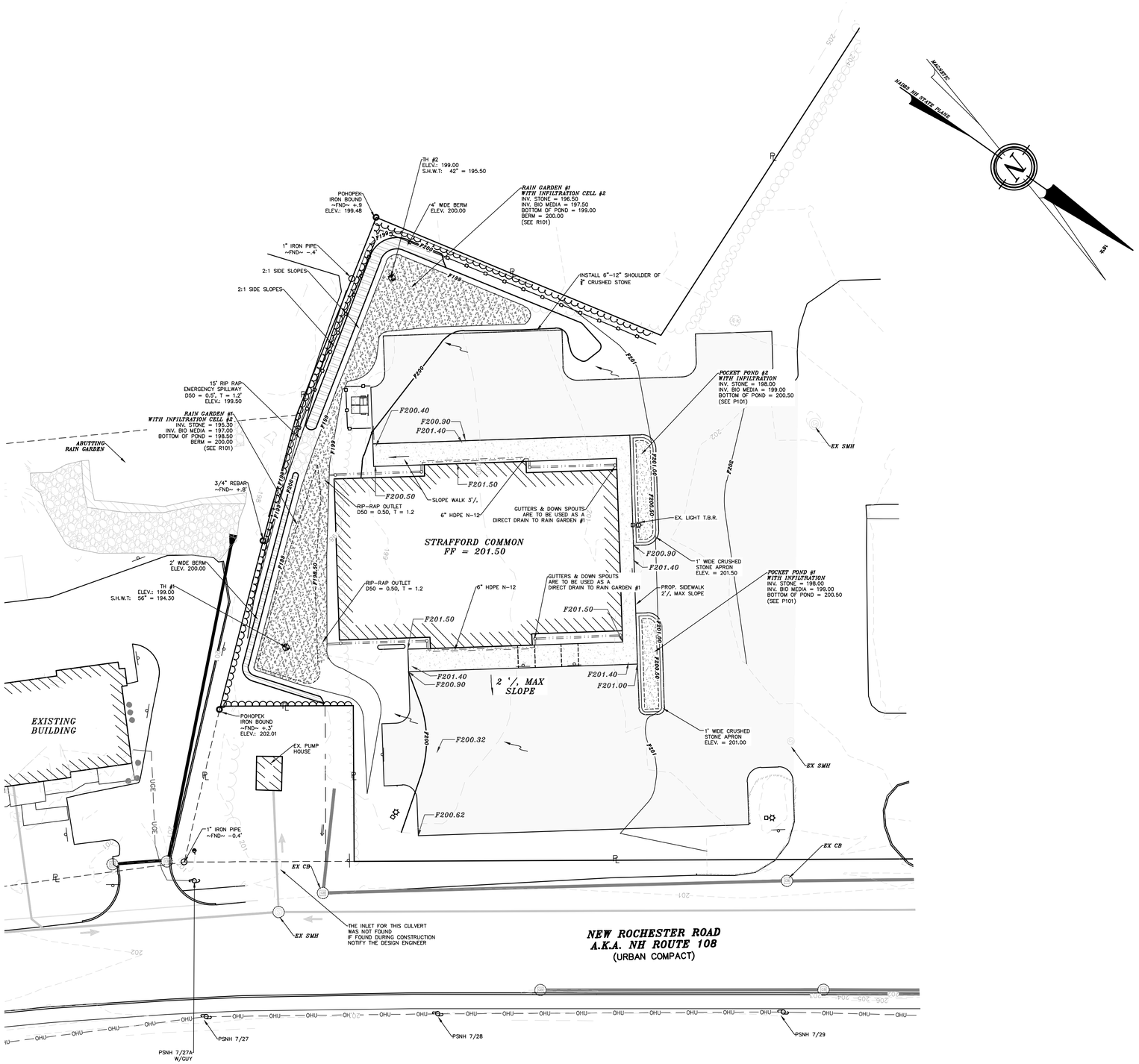
REVISION	DATE	DESCRIPTION

SITE PLAN
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER



NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE GRADING DESIGN OF THE SITE AT 58 NEW ROCHESTER ROAD.

2.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

3.) THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820

4.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

5.) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 1956, PAGE NO. 653

6.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

7.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

8.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY, AND SEDIMENT AND EROSION CONTROLS.

9.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED, RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.

10.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

11.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE EXISTING CATCH BASIN ON THE THIRD STREET SIDE OF THE PROPERTY IS TO BE CLEANED OF ALL DEBRIS, INCLUDING THE PUMPING OF THE BASIN SUMP.

12.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.

13.) ARCHITECT TO WORK OUT ALL GRADING AT THRESHOLDS WITH BS&E FOR ADA & BUILDING CODE COMPLIANCE PRIOR TO BUILDING OF PROJECT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION

DOVER FILE #P18-10

GRADING AND DRAINAGE PLAN

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 –10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	90 – 100
#4"	20 – 55
# 8	5 –30
# 16	0 – 10
# 50	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #89 – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL BE AS SHOWN ABOVE.
3. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
4. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
6. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

1 SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.

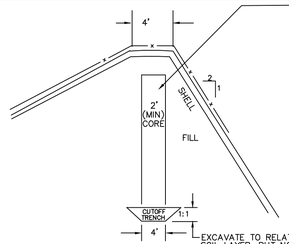
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3 AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.

4 VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



1.) 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.

2.) CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.

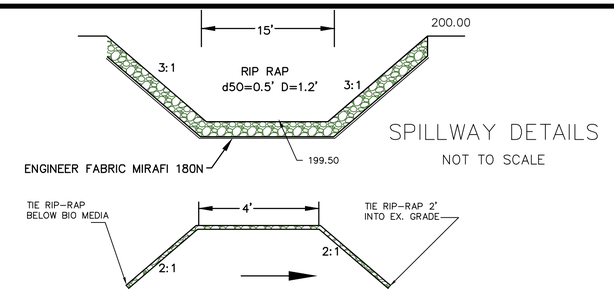
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

4.) GENERAL FILL MATERIALS ARE TO PLACED & COMPACTED IN 12" LIFTS.

5.) GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.

LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45



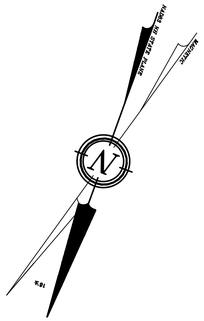
SPILLWAY DETAILS
NOT TO SCALE

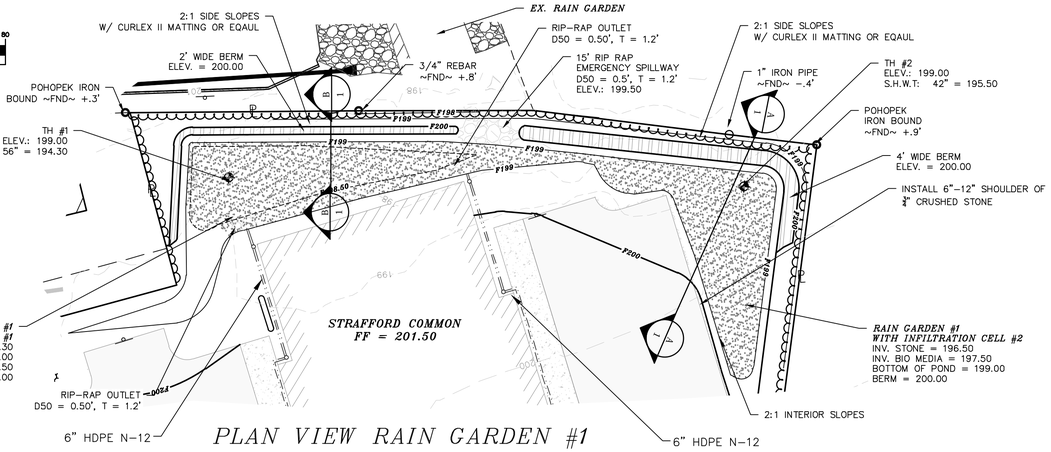
EMERGENCY SPILLWAY PROFILE

GRAPHIC SCALE

20 0 10 20 40 80

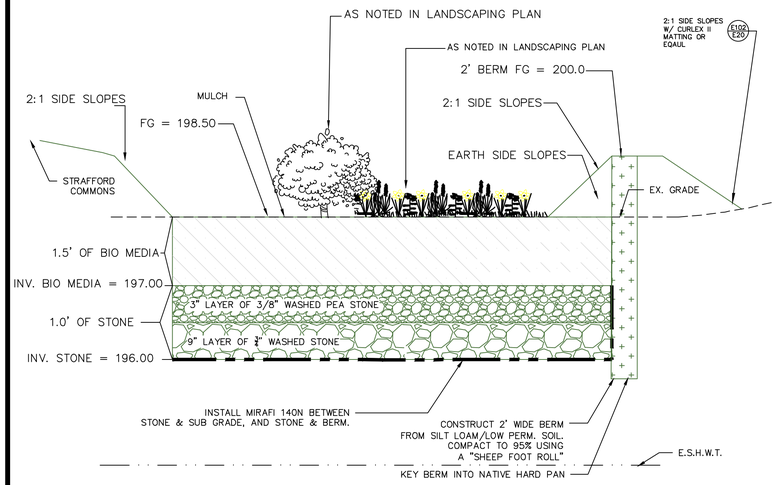
(IN FEET)
1 inch = 20 ft.



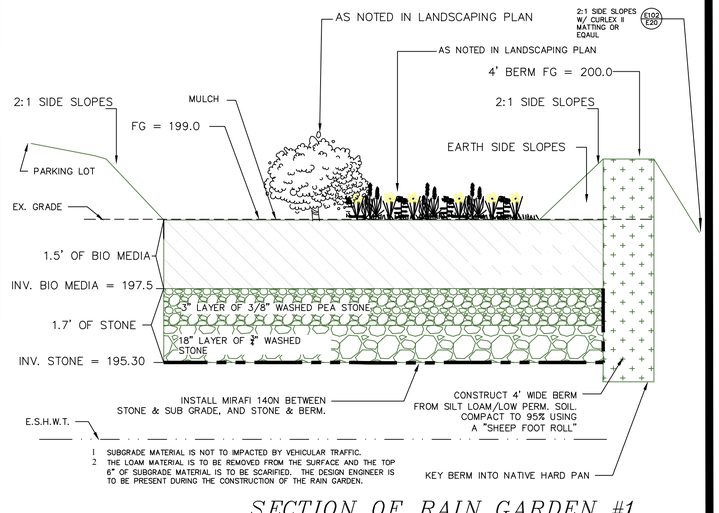


PLAN VIEW RAIN GARDEN #1

1 SUBGRADE MATERIAL IS NOT TO IMPACTED BY VEHICULAR TRAFFIC.
2 THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE RAIN GARDEN.



SECTION OF RAIN GARDEN #1
CELL #1



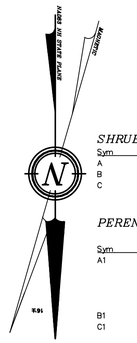
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SECTION OF RAIN GARDEN #1
CELL #2

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

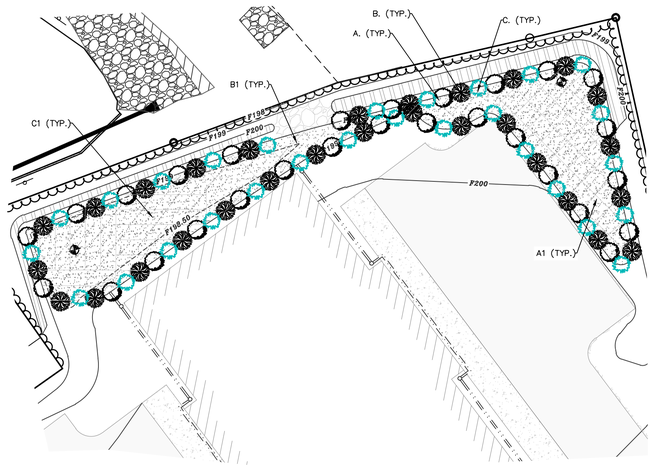


SHRUBS

Sym	Qty	Botanical Name / Common Name	Root	Size
A	28	Cornus sericea dogwood / Dogwood	Cont.	2–3' Ht.
B	29	vaccinium corymbosum / Highbush blueberry	Cont.	5 Gal.
C	28	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2"–2 1/2' Ht.

PERENNIALS & GROUND COVERS

Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	246	Aster puniceus / Swamp Aster	Plug	Flat	24" OC
		Carex scoparia / Broom Sedge	Plug	Flat	
		Iris versicolor / Blue Flag Iris	Plug	Flat	
		Lobelia cardinalis / Cardinal Flower	Plug	Flat	
		Liatris spicata / Blazong Star	Plug	Flat	
B1	142	Juncus effuses / Common Rush	Plug	2–1/2"	24" OC
C1	242	Rudbeckia fulgida / Black-Eyed Susan	Cont.	2 Gt.	24" OC



PLANTING PLAN AND SCHEDULE
FOR RAIN GARDEN #1

R101

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

RAIN GARDEN #1 DETAILS

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 – 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14248
LICENSED PROFESSIONAL ENGINEER

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
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* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 702 OF NHDOT NHDOT STANDARD SPECIFICATIONS

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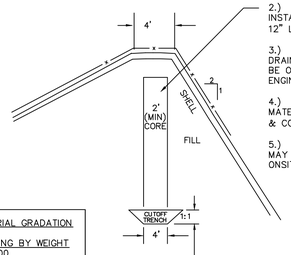
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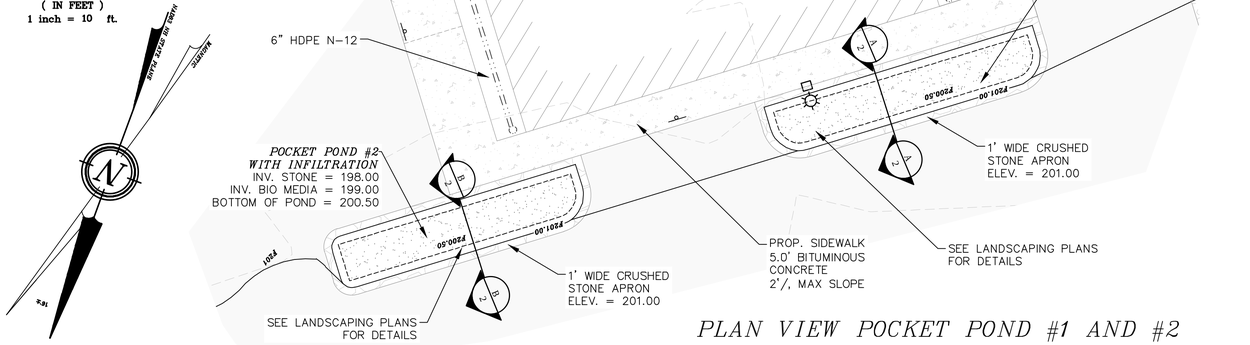
LOW PERMEABILITY MATERIAL GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
#4	95 – 100
#40	60 – 95
#100	40 – 60
#200	25 – 45

GRAPHIC SCALE

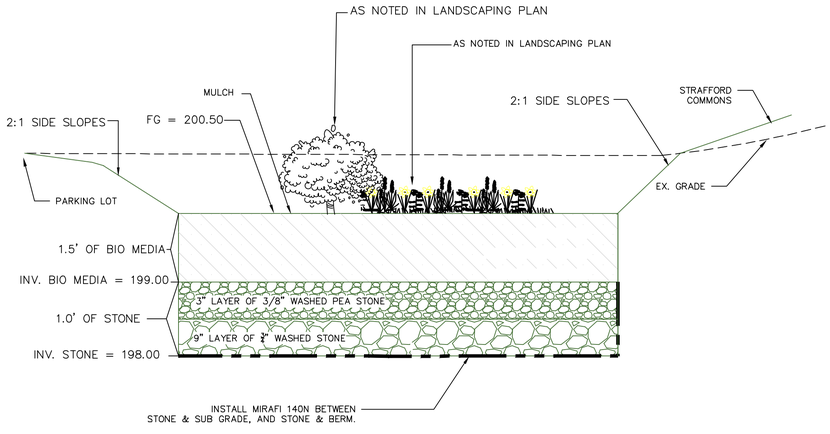
20 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



PLAN VIEW POCKET POND #1 AND #2

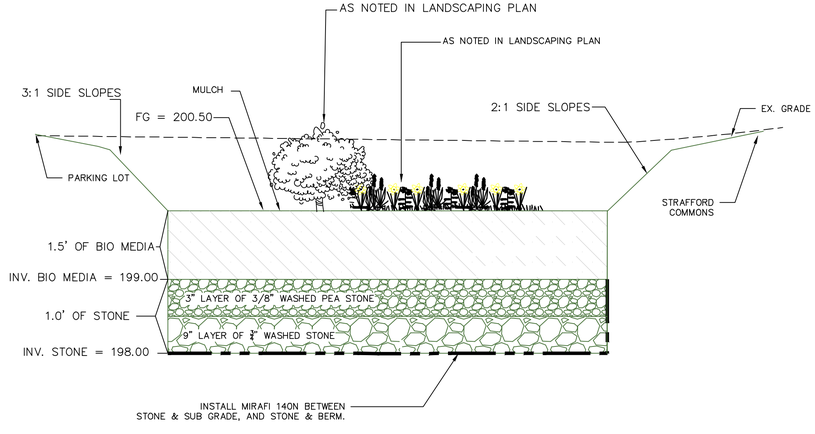
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SECTION OF POCKET POND #2

B 2 — B 2

1 SUBGRADE MATERIAL IS NOT TO IMPACTED BY VEHICULAR TRAFFIC.
2 THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE POCKET POND.



SECTION OF POCKET POND #1

A 2 — A 2

P101

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

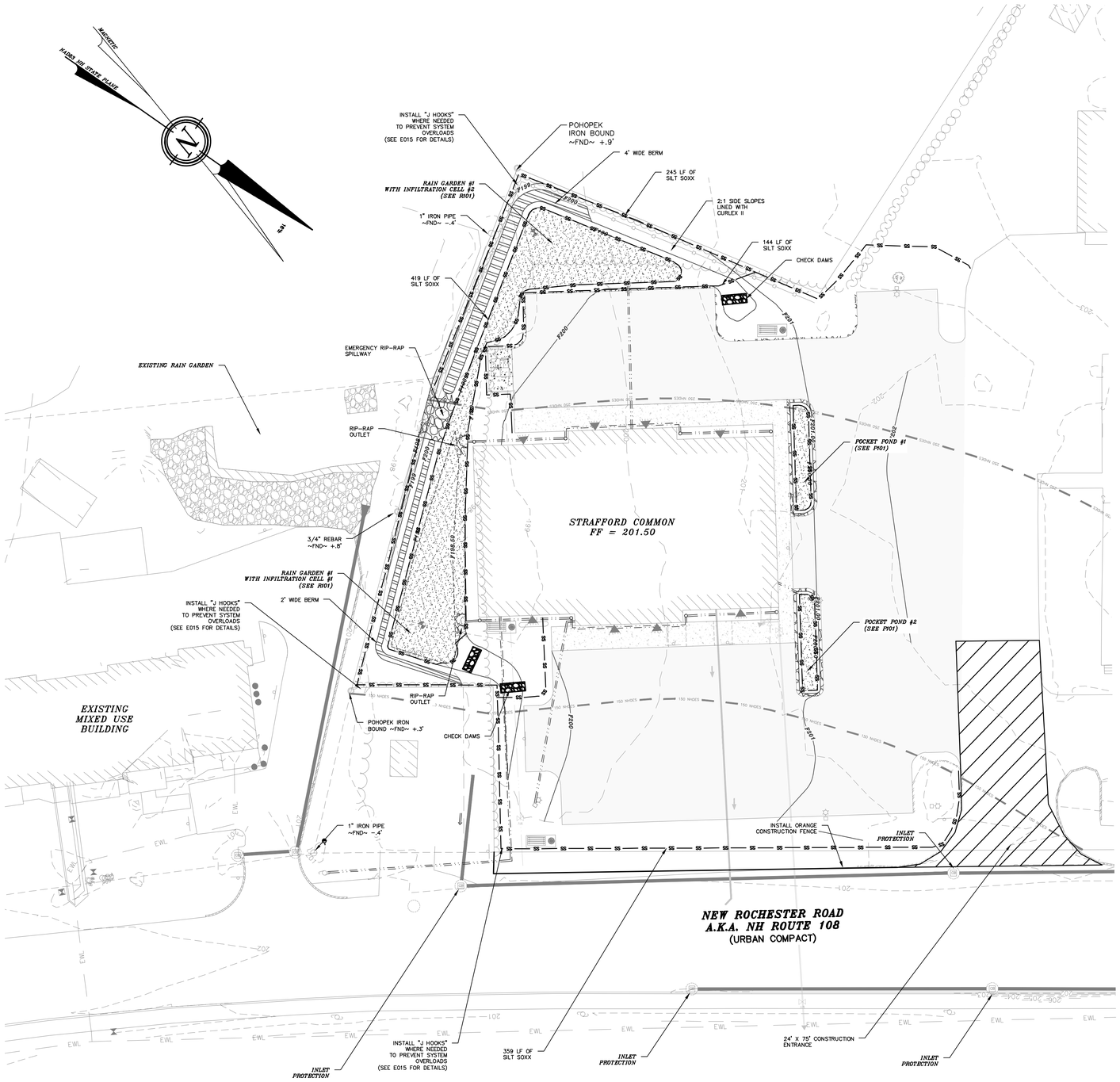
POCKET POND DETAILS

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 10 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 – 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER



NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE EROSION AND SEDIMENT CONTROL DESIGN OF THE SITE AT 58 NEW ROCHESTER ROAD.

2.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

3.) THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820

4.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

7.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS.

8.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.

9.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PREFORMED ON ALL DRAINAGE PRACTICES.

10.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE NOTICE OF TERMINATION (NOT) IS SUBMITTED. SEE ALSO CITY OF DOVER ADDITIONAL INSPECTION REQUIREMENTS BELOW.

11.) SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SIILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL.

12.) PER EPA CGP Z.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.

13.) CITY OF DOVER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS (149-14) THE FOLLOWING STORMWATER MEASURES ARE REQUIRED. THIS SITE DEVELOPMENT QUALIFIES AS A REDEVELOPMNET PROJECT. THE EXISTING IMPERVIOUS AREA IS 93.3% AND PROPOSED IMPERVIOUS AREA IS 85.7%. THE CONTIGUOUS LAND DISTURBANCE IS 33,073 SQUARE FEET.

A.) ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
B.) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY COMMUNITY SERVICE.
C.) TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOKL AREAS.
D.) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED.
E.) COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
F.) THE PLANNING BOARD OR COMMUNITY SERVICES MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT, THIRD-PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL AT THEIR DISCRETION. THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
G.) ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

14.) THE STORM WATER MANAGEMENT PLAN AND AGREEMENT, SPECIFIC TO THIS PROJECT, IS TO BE RECORDED AT THE REGISTRY OF DEEDS.

SOILS & DEWATERING:

WdA WINDSOR LOAMY SAND K= .17

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR – K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES

THE SOIL ERODIBILITY FACTOR (K) OF THE SOILS VARY FROM RELATIVELY LOW (K=0.17.) TO RELATIVELY HIGH (K=.37) CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

LEGEND:

- (R) RAIN GARDEN BIO-MEDIA PROTECTION
- (P) PERIMETER CONTROL
- (C) RESIDENTIAL/ROADWAY CONSTRUCTION
- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- GUY WIRE
- (W) WELL
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- SF / SS — SILT FENCE, FILTREXX SILTSOXX, TREE LINE
- GsB — NRCS SOIL DELINEATION, SOIL TYPE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DOVER FILE #P18-10

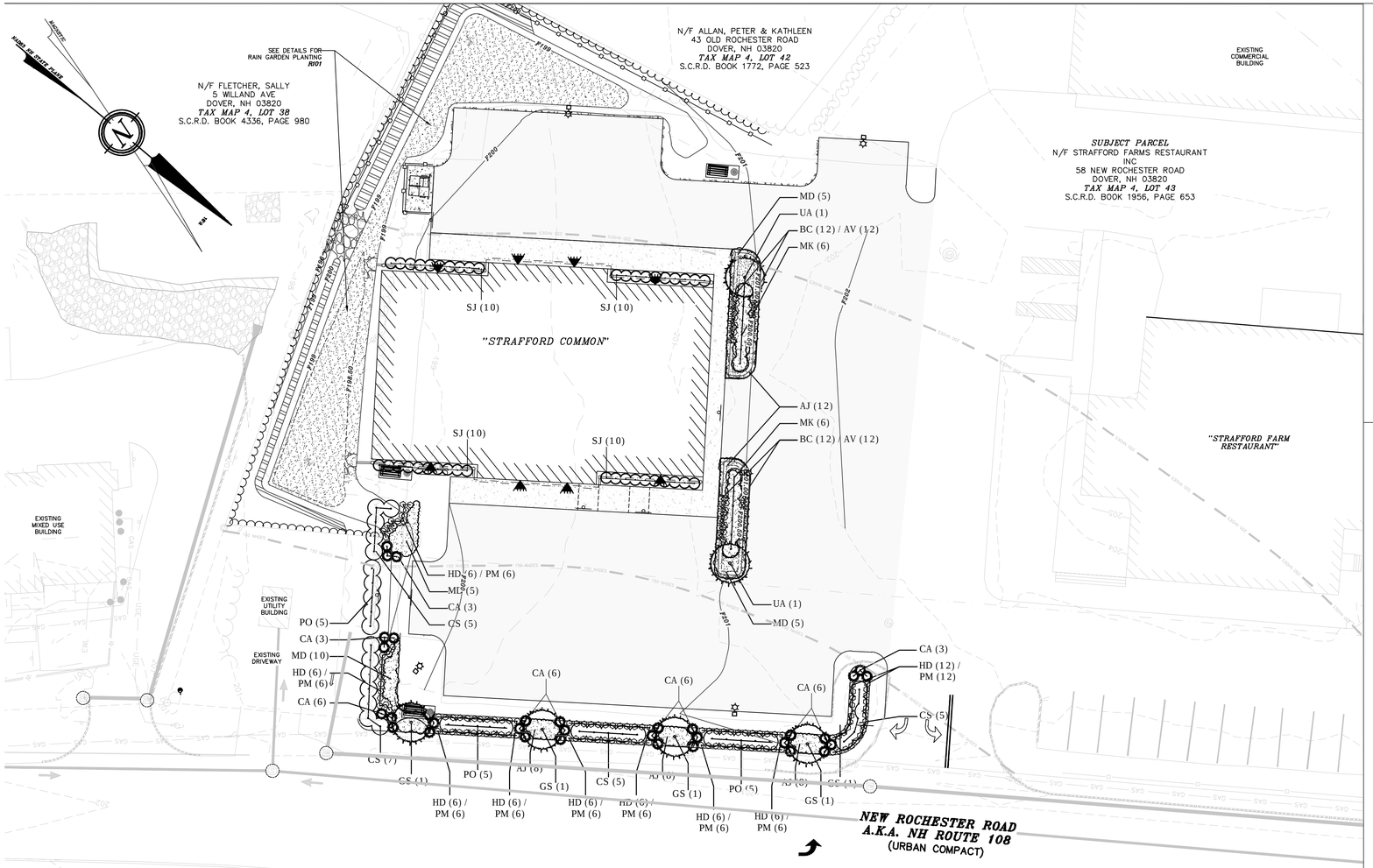
REVISION	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN
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FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2017
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.

2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.

3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.

4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.

5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.

6. ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.

7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

8. ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMTERE OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.

TEMPORARY WATERING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.

2. THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.

3. TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.

PLANTING SCHEDULE
58 New Rochester Road
Botanical Name/ Common Name

	Size	Qty	Label
Trees			
Gleditsia 'Shademaster' / Shademaster Honeylocust	3" Cal.	4	GS
Ulmus americana 'Princeton' / Princeton American Elm	3" Cal.	2	UA
Shrubs			
Cornus sanguina 'Winter Flame' / Winter Flame Dogwood	2-3' B&B	22	CS
Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	2-3' B&B	15	PO
Spiraea japonica 'Neon Flash' / Neon Flash Spirea	#3	40	SJ
Syringa patula 'Miss Kim' / Miss Kim Lilac	2-3' B&B	12	MK
GRASSES			
Calamagrostis x acutiflora 'Karl Forester' / Karl Foester's Feather Reed Grass	#2	24	CA
Perennials			
Hosta 'Blue Cadet' / *Blue Cadet Hosta*	#1	24	BC
Astilbe 'Visions in Pink' / Visions in Pink Astilbe	#1	24	AV
Hemerocallis 'Big Time Happy' / Big Time Happy Daylily	#1	60	HD
Hemerocallis 'Pardon Me' / Pardon Me Daylily	#1	60	PM
Sedum 'Autumn Joy' / Autumn Joy Sedum	#1	36	AJ
Groundcovers			
Microbiota decassata / Russian Arborvitae	#1	25	MD

0 10 20 40 60 100

NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
4. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
6. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
10. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
18. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
19. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
20. TREES ARE TO BE 6' TALL AT PLANTING.
21. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
22. 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.
23. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
24. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
25. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
26. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
27. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
28. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
29. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
30. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
31. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
32. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

terrain
planning & design llc
311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

58 NEW ROCHESTER ROAD

Site Location:
58 New Rochester Road
Dover, NH
Tax Map: 31

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE: 01-09-18

SCALE: 1" = 20'

PROJECT #: 1802

Drawn By: ID

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review 01-09-17

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L - 01

SHEET 10 OF 21

LICENSED LANDSCAPE ARCHITECT ERIC R BUCK 078 STATE OF NEW HAMPSHIRE



NOTES:

1.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

2.) THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820

3.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

4.) THE INTENT OF THIS PLAN IS TO SHOW THE LIGHTING SCHEME FOR THE PROPOSED LOT.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	11.7 fc	0.0 fc	N/A	N/A
Stat Zone # 1	X	1.8 fc	8.3 fc	0.3 fc	27.7:1	6.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
A	A	5	Lithonia Lighting	KSF1 250M R4SC	Specification Area Luminaire, 250W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KSF1_250M_R4SC.ies	22500	0.86	288
B	B	4	Lithonia Lighting	55 1000S RNE	HIGH PERFORMANCE FLOODLIGHT, RPN DISTRIBUTION, 750W HPS, W/ CLEAR LAMP IN HORIZONTAL POSITION.	ONE 1000-WATT CLEAR E-25 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.	1	55_1000S_RNE.ies	14000	0.85	500
C	C	4	Lithonia Lighting	ODSL10 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA. X 6.65" HIGH, ELECTRONIC BALLAST	ONE 13-WATT T4 SPIRAL COMPACT FLUORESCENT, VERTICAL BASE UP POSITION.	1	ODSL10_SRC.ies	900	1	12.6

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P18-10

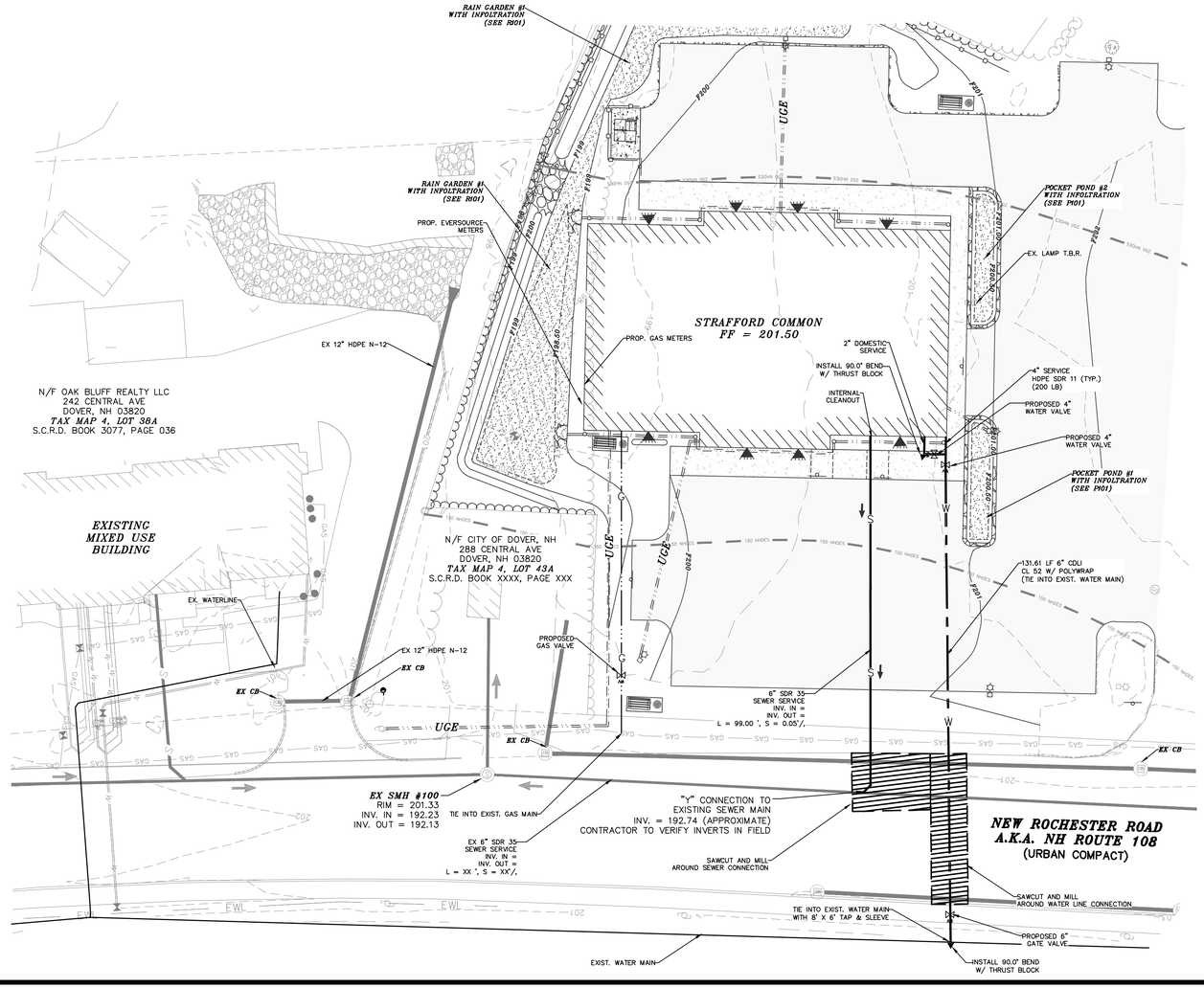
REVISION	DATE	DESCRIPTION

LIGHTING PLAN
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : ~~APRIL 6, 2018~~ APRIL 6, 2017
FILE NO. : DB 2017 – 160

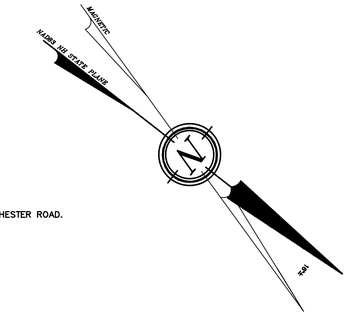
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE UTILITY DESIGN OF THE SITE AT 58 NEW ROCHESTER ROAD.

2.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

3.) THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820

4.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

5.) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 1956, PAGE NO. 653

6.) ONE ON SITE BENCHMARK IS PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

7.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

8.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

9.) PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.

10.) IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

11.) PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.

12.) FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER DPW.

13.) CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.

14.) ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS AS MODIFIED BY WAIVER REQUEST AT THE PLANNING BOARD.

15.) CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.

16.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS. ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.05(c)-(e).

17.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

18.) CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.

19.) ALL SEWER MAN HOLE RIMS & COVERS ARE TO BE PAMREX.

20.) ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED YELLOW.

21.) IT IS THE DESIGN INTENT TO NOT HAVE ANY WATER SHUT OFF VALVES WITHIN PAVED AREAS. ALL CURB STOPS ARE TO BE LOCATED IN CURB BOXES. IF DURING CONSTRUCTION IT BECOMES REQUIRED TO PLACE THE STOP IN A PAVED AREA IT IS TO BE PLACE WITHIN A GATE BOX AT NO ADDITIONAL EXPENSE TO THE OWNER. THIS IS TO BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION.

22.) ALL TRANSFORMERS ARE TO BE REASONABLY SCREENED W/ VEGETATION, ACCEPTABLE TO EVERSOURSE .

23.) SEE EXISTING CONDITIONS PLAN FOR DATUM. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

PROFILE TO BE ADDED WHEN INVERT DATA AVAILABLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

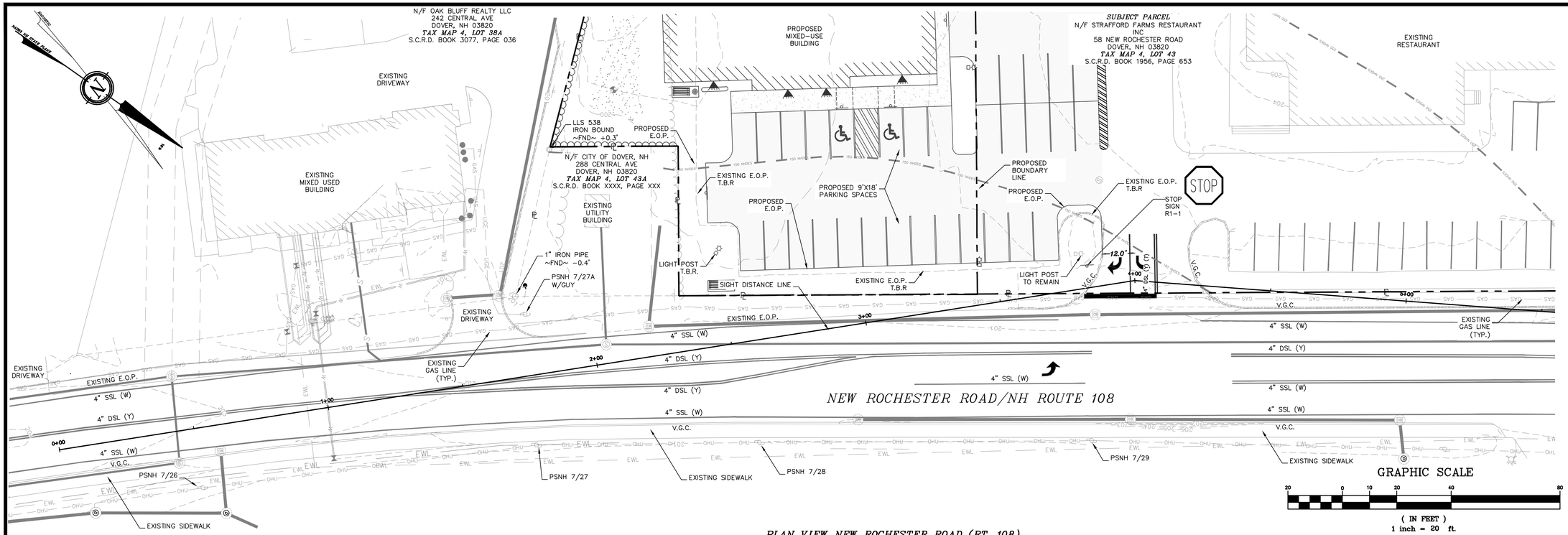
UTILITY PLAN

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



PLAN VIEW NEW ROCHESTER ROAD (RT. 108)

PROFILE VIEW SIGHT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

LEGEND:

- IRON BOUND (FND)
- IRON PIPE (FND)
- LIGHT POST
- UTILITY POLE/GUY WIRE
- OHU — OHU — OVERHEAD UTILITES
- EWL — EXISTING WATERLINE
- CLEAR ZONE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.D.
- TYP. TYPICAL
- FND FOUND
- PL PROPERTY LINE
- E.O.P. EDGE OF PAVEMENT
- SSL (W) SINGLE SOLD LINE (WHITE)
- R&R REMOVE AND RESET
- T.B.R. TO BE REMOVED

NOTES:

1.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

2.) THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820

3.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

4.) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 1956, PAGE NO. 653

5.) THIS IS A COMMERCIAL AND RESIDENTIAL DRIVEWAY.

6.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

NOTES CONT.:

7.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

8.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.

9.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION

NOTES CONT.:

10.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

11.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

12.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

13.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)

NOTES CONT.:

14.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

15.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC

16.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

17.) CONTACT BUREAU OF TRAFFIC TO REVIEW ALL PASSING ZONES PRIOR TO STRIPING OR INSTALLING W14-3 SIGNS IF APPLICABLE.

18.) THE CONTRACTOR SHALL CONTACT SUBRAMANIAN SHARMA AT NHDOT BUREAU OF TRAFFIC AT (603) 271-2291 ONE WEEK PRIOR TO PAVEMENT MARKINGS.

NOTES CONT.:

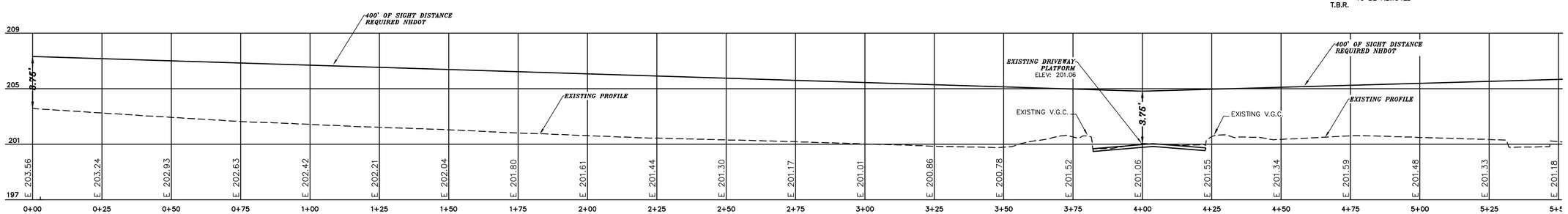
19.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.

20.) SEE NHDOT STANDARD PLAN PM-10A FOR WORD AND SYMBOL DETAILS.

21.) THE SPEED LIMIT ON NH ROUTE 108 IS 35MPH.

22.) WORK WITHIN NHDOT R.O.W. WILL REQUIRE PROFESSIONAL FLAGGING SERVICES AND POLICE SUPERVISION.

23.) DESIGN ENGINEER TO PROVIDE INSPECTION & OVERSIGHT OF ALL WORK WITHIN R.O.W.



DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

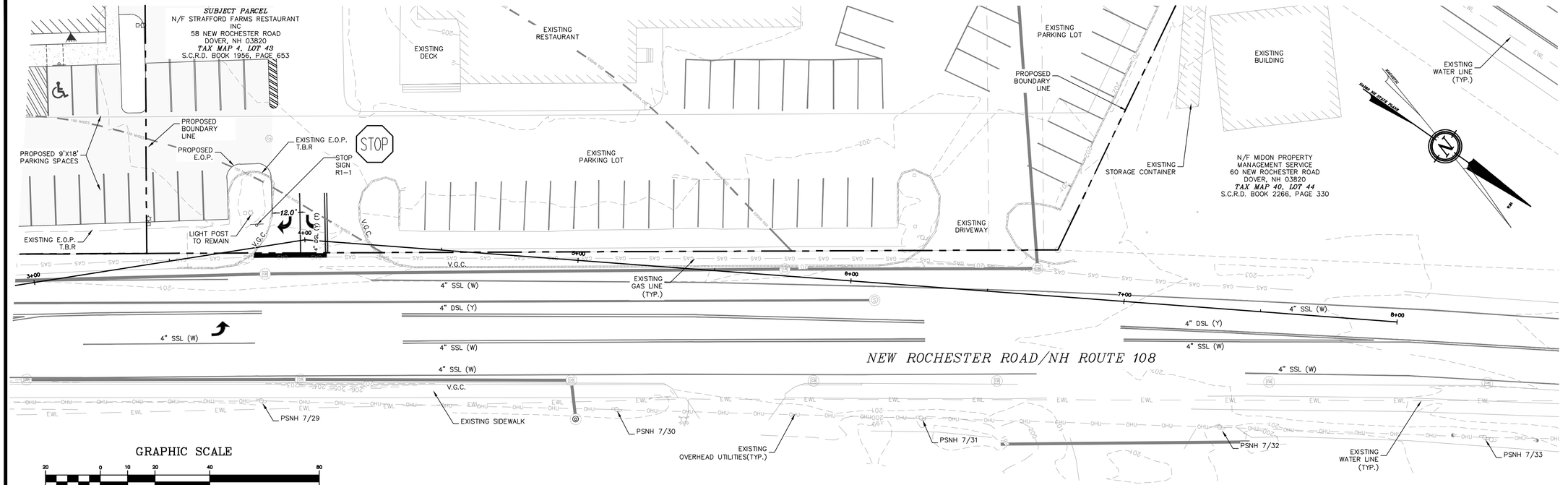
SIGHT DISTANCE PROFILE (SOUTH BOUND)
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

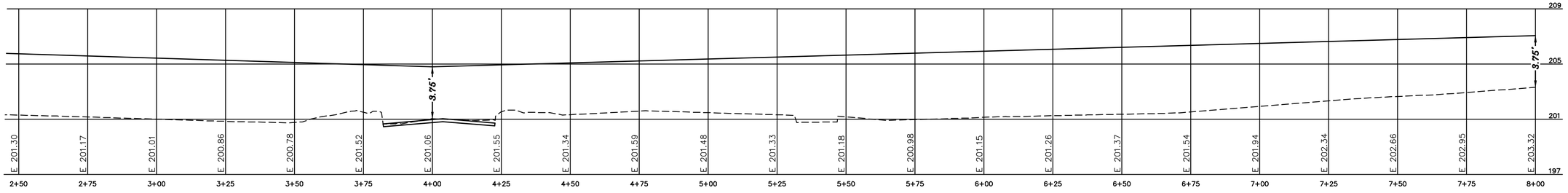
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14245
LICENSED PROFESSIONAL ENGINEER

DOT-1



PLAN VIEW NEW ROCHESTER ROAD (RT. 108)

PROFILE VIEW SIGHT LINE



NOTES:

1.) CURRENT OWNER: STRAFFORD FARMS RESTAURANT INC.
58 NEW ROCHESTER ROAD
DOVER, NH 03820

APPLICANT : STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820

2.) THE PROJECT PARCEL IS TAX MAP 40, LOT 43
58 NEW ROCHESTER ROAD
DOVER, NH 03820

3.) LOT AREA: 115,013 Sq. Ft., 2.64 Ac.

4.) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 1956, PAGE NO. 653

5.) THIS IS A COMMERCIAL AND RESIDENTIAL DRIVEWAY.

6.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.

NOTES CONT.:

7.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

8.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.

9.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION

NOTES CONT.:

10.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

11.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

12.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

13.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)

NOTES CONT.:

14.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

15.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC

16.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

17.) CONTACT BUREAU OF TRAFFIC TO REVIEW ALL PASSING ZONES PRIOR TO STRIPING OR INSTALLING W14-3 SIGNS IF APPLICABLE.

18.) THE CONTRACTOR SHALL CONTACT SUBRAMANIAN SHARMA AT NHDOT BUREAU OF TRAFFIC AT (603) 271-2291 ONE WEEK PRIOR TO PAVEMENT MARKINGS.

NOTES CONT.:

19.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.

20.) SEE NHDOT STANDARD PLAN PM-10A FOR WORD AND SYMBOL DETAILS.

21.) THE SPEED LIMIT ON NH ROUTE 108 IS 35MPH.

22.) WORK WITHIN NHDOT R.O.W. WILL REQUIRE PROFESSIONAL FLAGGING SERVICES AND POLICE SUPERVISION.

23.) DESIGN ENGINEER TO PROVIDE INSPECTION & OVERSIGHT OF ALL WORK WITHIN R.O.W.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

LEGEND:

- IRON BOUND (FND)
- IRON PIPE (FND)
- LIGHT POST
- UTILITY POLE/GUY WIRE
- OHU — OVERHEAD UTILITIES
- EWL — EXISTING WATERLINE
- CLEAR ZONE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.D.
- TYP. TYPICAL
- FND FOUND
- PL PROPERTY LINE
- E.O.P. EDGE OF PAVEMENT
- SSL (W) SINGLE SOLD LINE (WHITE)
- R&R REMOVE AND RESET
- T.B.R. TO BE REMOVED

DOT-2

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

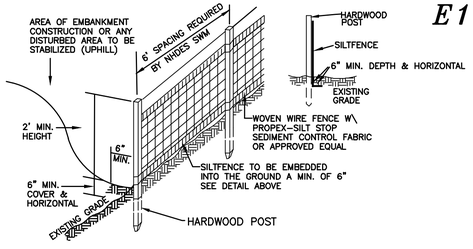
SIGHT DISTANCE PROFILE (SOUTH BOUND)
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335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. 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.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. 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.

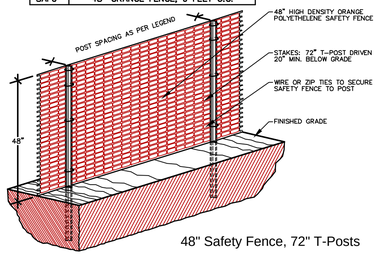
SILT FENCE DETAIL
NOT TO SCALE

E2

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

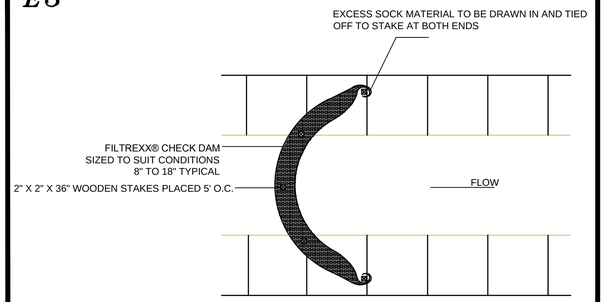
SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



48" Safety Fence, 72" T-Posts

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

E3

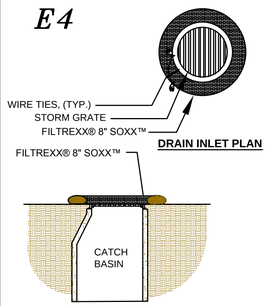


NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

FILTREXX® CHECK DAM
NTS

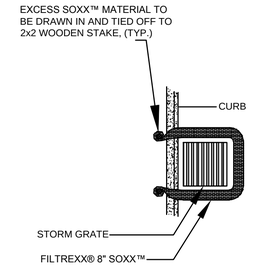
FILTREXX CHECK DAM
NOT TO SCALE

E4



DRAIN INLET PLAN

DRAIN INLET SECTION



CURBSIDE OPTION "A" PLAN

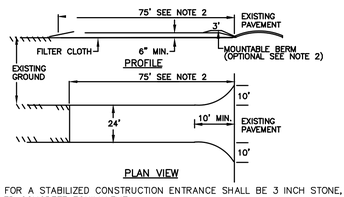
NOTES:
1. ALL MATERIAL TO MEET FILTREXX®SPECIFICATIONS.
2. FILTER MEDIA™FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® *INLET PROTECTION*
NOT TO SCALE

Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

E5

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

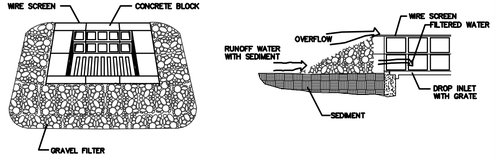


1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-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 PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

E6

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.



MAINTENANCE

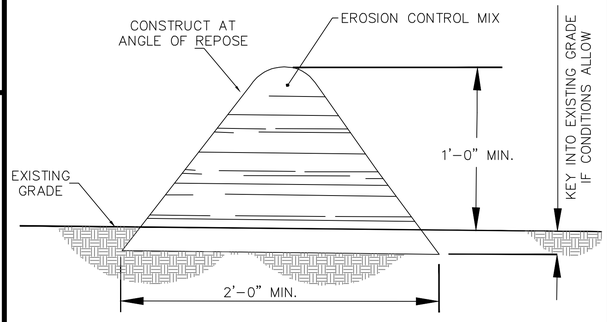
ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

E7

EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:
1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E8

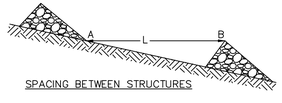
TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.5" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SPLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
    - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

E9

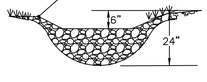
STONE CHECK DAM
NOT TO SCALE

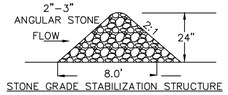
THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



SPACING BETWEEN STRUCTURES

NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW AROUND THE DAM.

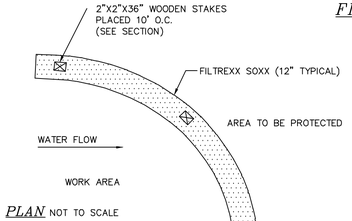




STONE GRADE STABILIZATION STRUCTURE

1.) CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2.) THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THEN ONE ACRE.
3.) THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4.) THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
5.) THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
6.) CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
7.) TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
8.) TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

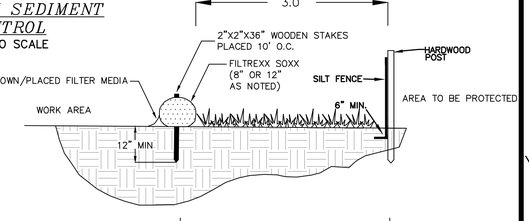
E10



PLAN NOT TO SCALE

NOTES
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6 FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXXIN TERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1:EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL

FILTREXX SEDIMENT CONTROL
NOT TO SCALE

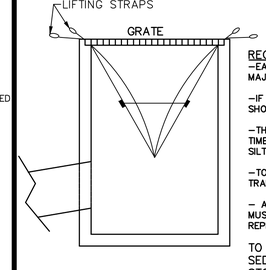


Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E11



RECOMMENDED MAINTENANCE SCHEDULE
-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL
NOT TO SCALE

E-101

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL DETAILS

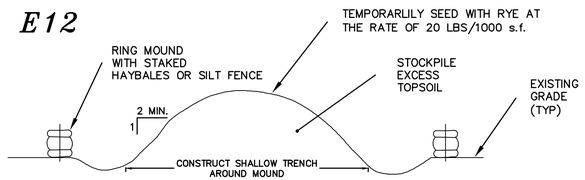
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160



E12



TOPSOIL STOCKPILE MOUND

NOT TO SCALE

TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

E13

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	GOOD	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND athletic FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH–PM–24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7–36.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

RECOMMENDED *

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	30	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	5	0.05
TOTAL	55	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH OR	15	0.35
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREEPING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	REMOVED	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
RED FESCUE (35%)	75	1.75
TALL FESCUE (25%)	55	1.25
ANNUAL RYEGRASS (12%)	33	0.75
PERENNIAL RYEGRASS (10%)	26	0.60
KENTUCKY BLUEGRASS (10%)	22	0.50
WHITE CLOVER (3%)	7	0.15

1. GRADING AND SHAPING
   A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
   A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   B. 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 SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
   A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS 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 100LBS. PER 1,000 SQ.FT.
   NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
   PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
   (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10–20–20 FERTILIZER OR 1,000LBS. PER ACRE OF 5–10–10.)
   B. 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.
   C. REFER TO TABLE(G–E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H–E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
   D. 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 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
   A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   B. 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 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
   A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
   C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

SEEDING SPECIFICATIONS

E14

WINTER STABILIZATION NOTES

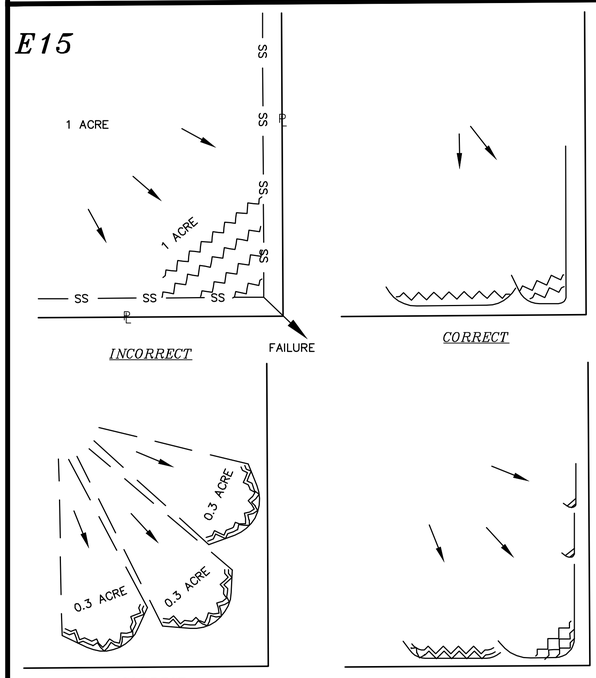
1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3–4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3–4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15–25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3–4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

E15

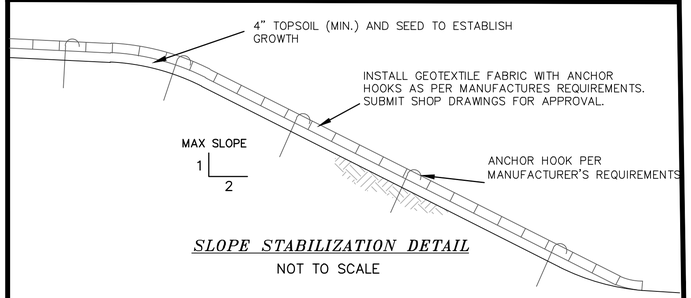


NOTES

1. DO NOT LAYOUT SILT SOXX ALONG PROPERTY PERIMETER WITHOUT INSTALLING "J HOOKS" AT HIGH CONCENTRATION AREAS. RUNOFF WILL CONCENTRATE AND CAUSE FAILURES ALONG THE PERIMETER.
2. "J HOOKS" CAN BE USED TO HELP LIMIT THE CONCENTRATION OF RUNOFF AND PROVIDE MORE STABILITY TO THE PERIMETER.
3. SEE HAMPSHIRE STORM WATER MANUAL: VOLUME 3, PAGE 99 FOR FURTHER DETAILS AND SPECIFICATIONS

SILT SOXX

NOT TO SCALE



SLOPE STABILIZATION DETAIL

NOT TO SCALE

E16

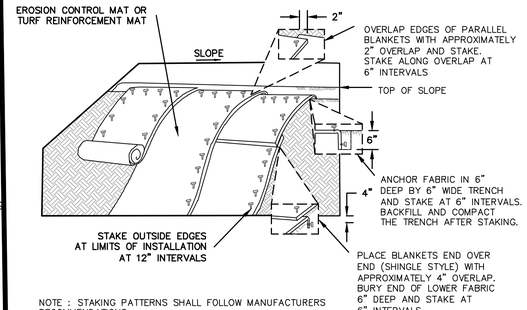
DEFINITION OF STABLE:

1. WHEN A BASE COURSE GRAVEL HAS BEEN INSTALLED IN AN AREA TO BE PAVED
2. WHEN A MINIMUM OF 85% VEGITATIVE GROWTH OCCURS
3. WHEN A MINIMUM OF 3" OF NON–EROSIVE MATERIAL, SUCH AS STONE OR RIP–RAP HAS BEEN INSTALLED.
4. WHEN PROPER EROSION CONTROL BLANKETS, SUCH AS CURLEX II, C350 OR OTHER DOT APPROVED MATTING, HAS BEEN INSTALLED PROPERLY
5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. CITY OF DOVER CHAPTER 149–14A: DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E17

TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.

E18



NOTE : STAKING PATTERNS SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS.
MINIMUM SPACING 3' – 0" O.C. ACROSS FABRIC.

INSTALLATION OF EROSION CONTROL FABRICS

NOT TO SCALE

E19

CONSTRUCTION SEQUENCE:

1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.

2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.

4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY

5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED

6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY

7.) START BUILDING CONSTRUCTION

8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.

9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.

10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.

14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.

15.) FINISH PAVING ALL SURFACES.

E–102

DOVER FILE #P18–10

REVISION	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL DETAILS

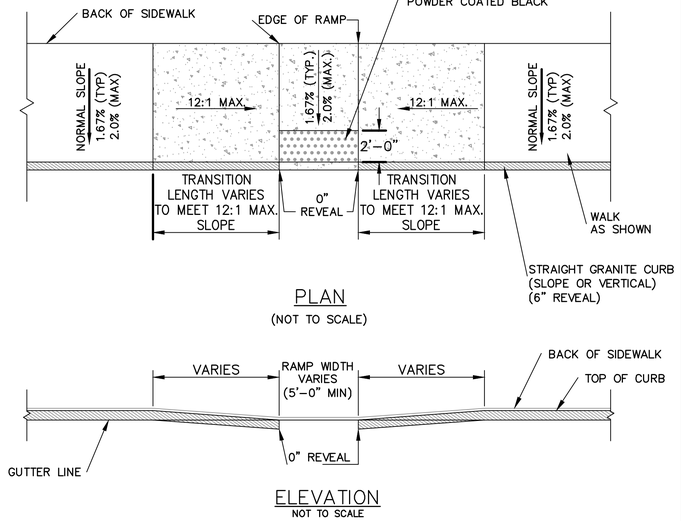
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 – 160

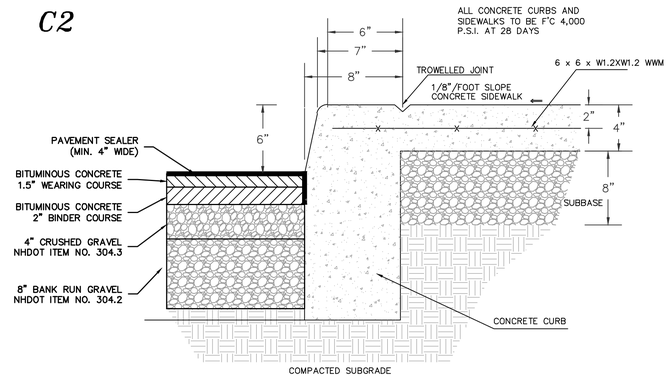
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14248
LICENSED PROFESSIONAL ENGINEER

C1



TYPICAL DETAIL FOR WHEELCHAIR RAMP
NOT TO SCALE

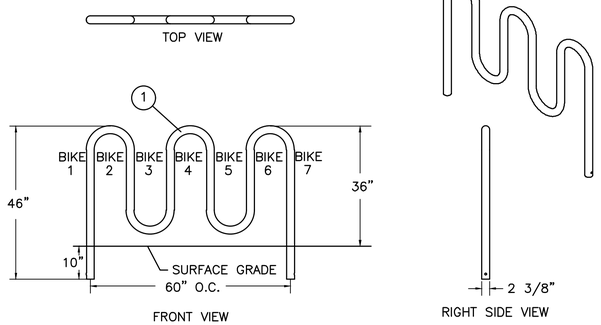
C2



CURB DETAIL WITH MONOLITHIC SIDEWALK
NOT TO SCALE

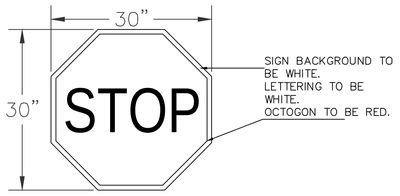
C3

MATERIALS LIST
(1) TUBING – ø 2 3/8" x .154" Wall Steel Tubing



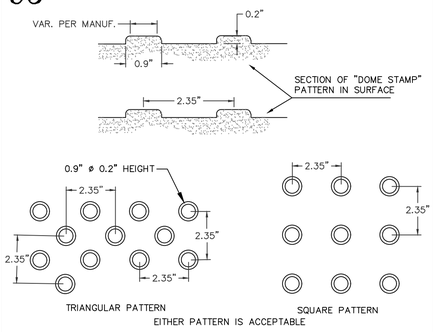
BIKE RACK
(NOT TO SCALE)

C4



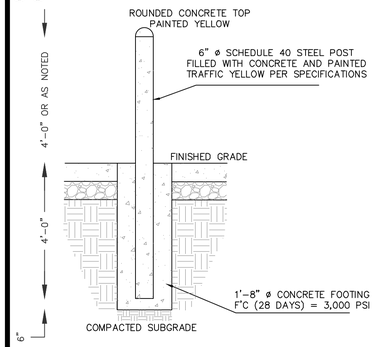
SIGN R1-1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

C5



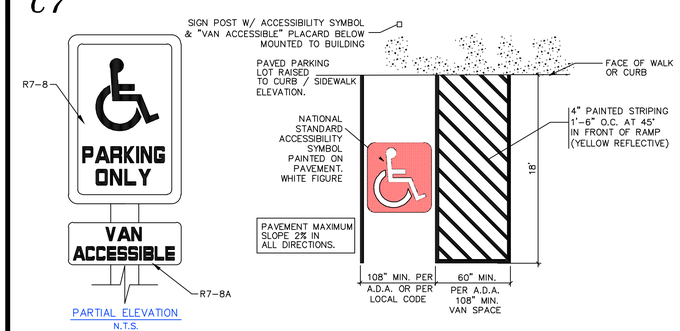
DETECTABLE WARNING SURFACE
NOT TO SCALE

C6



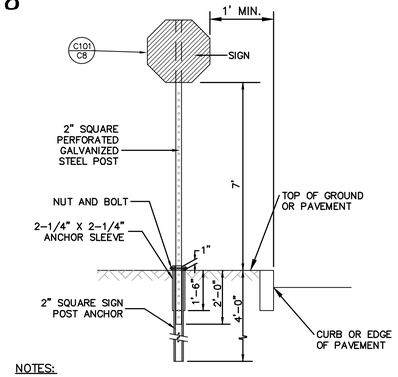
BOLLARD DETAIL
NOT TO SCALE

C7



PARKING STALL SIGNAGE FOR THE PHYSICALLY CHALLENGED
NOT TO SCALE

C8

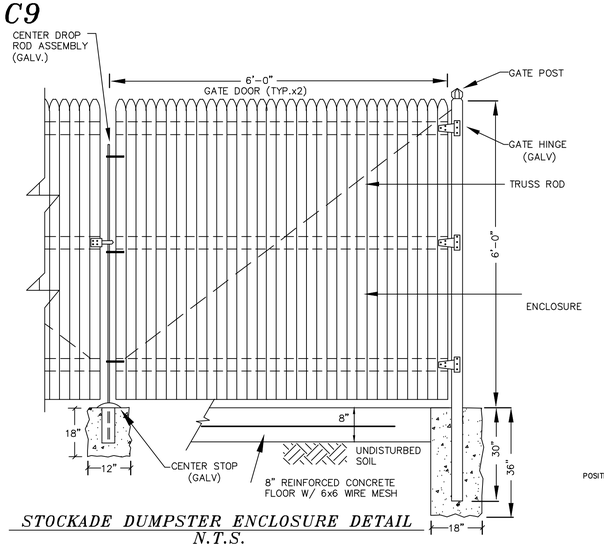


NOTES:

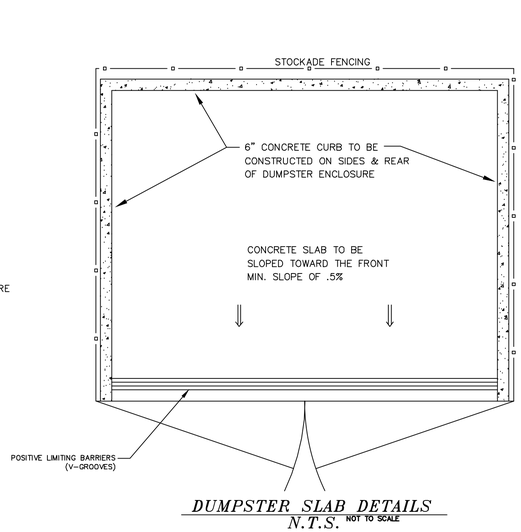
1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS.

TYPICAL SIGN POST
NOT TO SCALE

C9

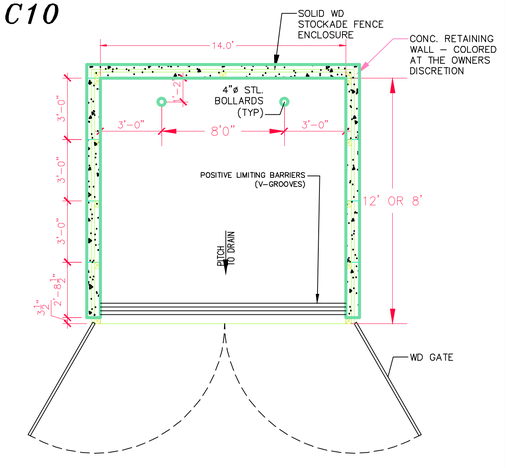


STOCKADE DUMPSTER ENCLOSURE DETAIL
N.T.S.



DUMPSTER SLAB DETAILS
N.T.S. NOT TO SCALE

C10



DUMPSTER ENCLOSURE & CONCRETE PAD PLAN
NOT TO SCALE

C-101

DOVER FILE #P18-10

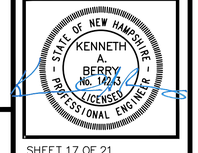
REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS

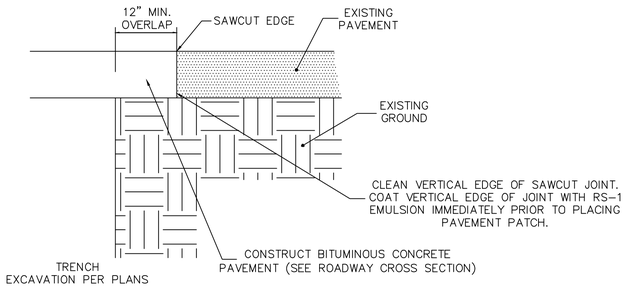
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

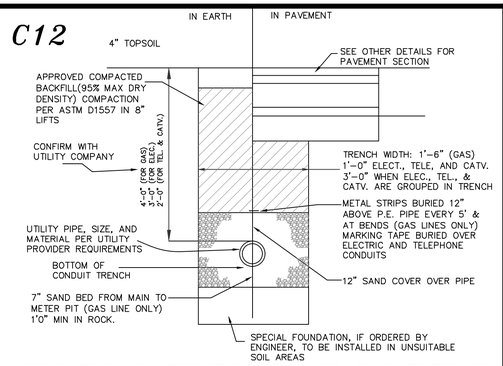
SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 – 160



C11

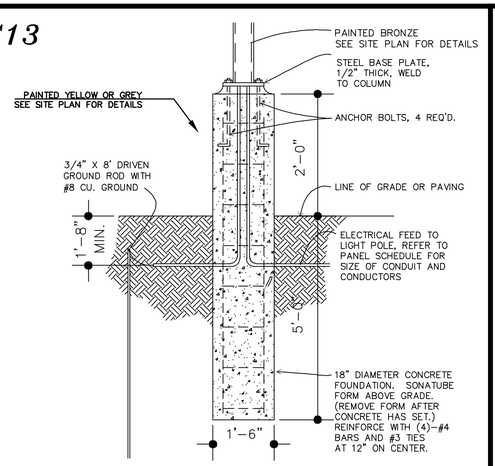


C12



ELECTRICAL, TELEPHONE, AND GAS TRENCH
NOT TO SCALE

C13

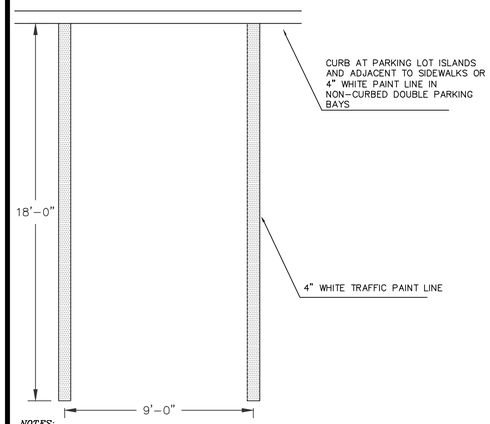


POLE FOUNDATION

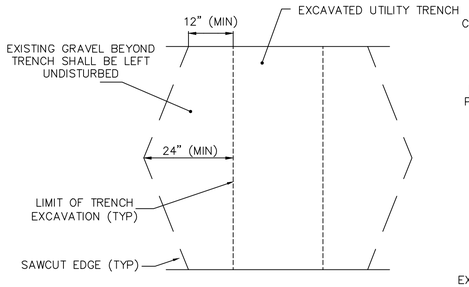
PARKING LOT LIGHT BASE DETAIL
SCALE: NONE

C14

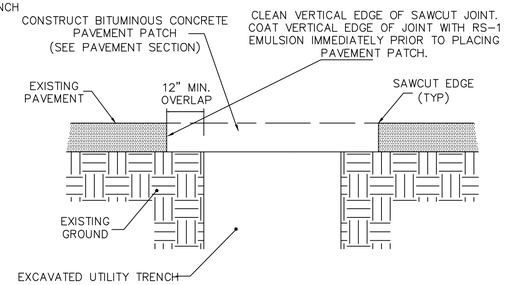
PARKING SPACE DETAIL
NOT TO SCALE



NOTES:
1.) PROVIDE TWO COATS OF PAINT ON ALL PARKING LINES.
2.) SEE PROPOSED SITE PLANS FOR LOCATION OF PARKING SPACES.
3.) PAINTED SPACES ONLY WHERE MARKED ON SITE PLAN



PLAN



SECTION

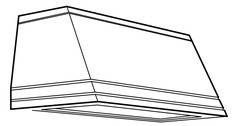
NOTES
1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED, OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

TYPICAL TRENCH PATCH
NOT TO SCALE

C15

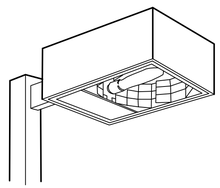


TYPICAL RESIDENTIAL LAMP "C"
NOT TO SCALE



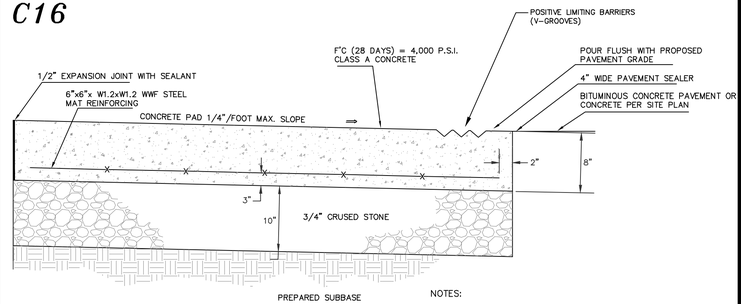
1. WST 100M WT WITH 100-WATT CLEAR ED-17 METAL HALIDE BULB
2. MOUNTED ON BUILDING. SEE LIGHTING PLAN FOR LUMINAIRE SCHEDULE

WALL MOUNTED LIGHTING LAMP "B."
NOT TO SCALE



POLE MOUNTED LIGHTING LAMP "A"
NOT TO SCALE

C16

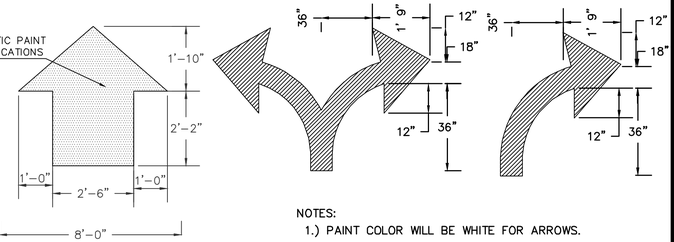


SECTION VIEW

NOTES:
1.) DUMPSTER PAD WILL BE SCREENED BY STOCKADE FENCE.
2.) CONFIGURATION WILL ENCLOSE 2-8 YARD DUMPSTERS.

DUMPSTER PAD & CONCRETE PAVEMENT
NOT TO SCALE

C19



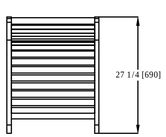
NOTES:
1.) PAINT COLOR WILL BE WHITE FOR ARROWS.

PAVEMENT MARKINGS DETAILS
NOT TO SCALE

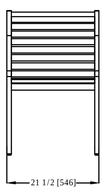
C17

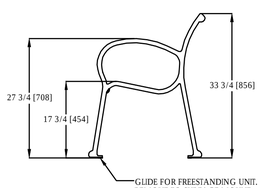
Scarborough™ Bench, 24" Backed, with Horizontal Strap Seat

Scarborough™ Bench, 24" Backed, with Horizontal Strap Seat
Product Drawing www.landscapeforms.com Date: 5/19/2010 Ph: 800.521.2546

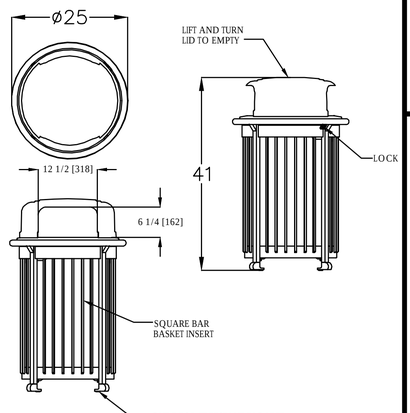


BENCH DETAIL
(NOT TO SCALE)





BIN DETAIL
(NOT TO SCALE)



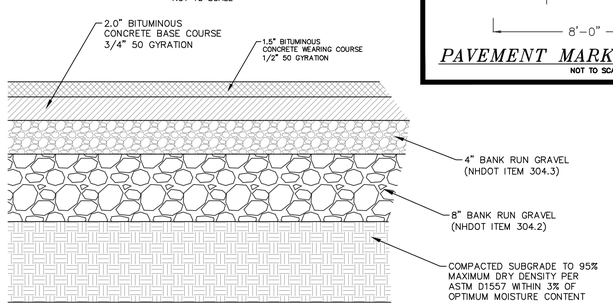
landscapeforms Drawing: SC173-02 Dimensions are in inches [mm]

landscapeforms Drawing: SC173-02 Dimensions are in inches [mm]

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C18

BITUMINOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE



NOTES:
1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.
2.) PAVEMENT BASE COURSE AGGEGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
3.) PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOFROLLED AND COMPABED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. FOR NEW CONSTRUCTION AREAS ONLY. IN EXISTING PAVEMENT AREAS THE CONTRACTOR IS TO ENSURE THE BASE MATERIAL IS SUITABLE TO THE OWNER FOR RE-PAVING.
4.) DESIGN ENGINEERED TO INSPECT EXISTING BASE MATERIAL TO DETERMINE SUITABILITY.

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14143
LICENSED PROFESSIONAL ENGINEER

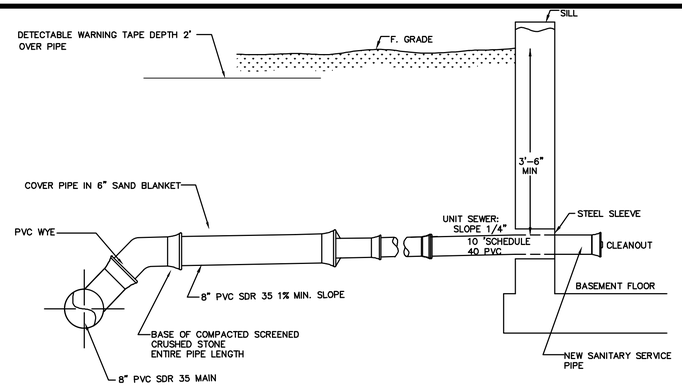
C-102

U1

1.) SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS

2.) SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

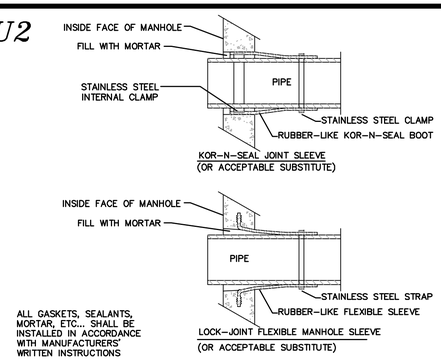
3.) CLEANOUTS SHALL BE INSTALLED INSIDE EACH BUILDING EXIT POINT



DETAIL OF UNIT SEWER SERVICE

NOT TO SCALE

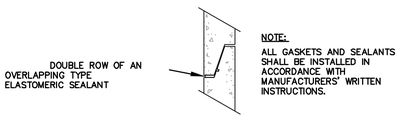
U2



ALL GASKETS, SEALANTS, MORTAR, ETC... SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

DETAIL "A" – PIPE TO MANHOLE JOINTS

NOT TO SCALE

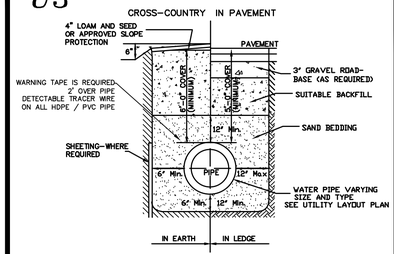


IN THE CASE OF PROPOSED SMH 1A THE CONTRACTOR IS TO FERNCO THE EXISTING V.C. PIPE TO THE PROPOSED SDR 35 STUBS WITHIN THE BASIN.

DETAIL "B" HORIZONTAL JOINTS

NOT TO SCALE

U3



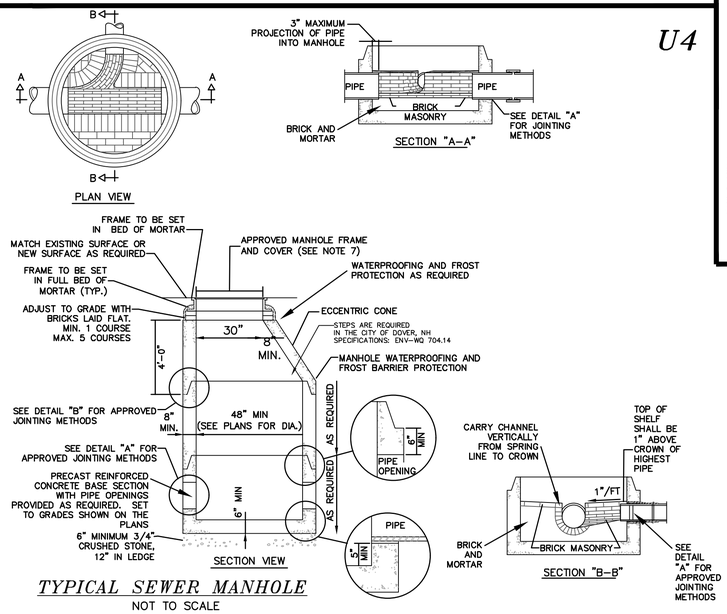
TYPICAL TRENCH DETAIL FOR WATER SYSTEM

NOT TO SCALE

U4

NOTES ON MANHOLE CONSTRUCTION:

1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE COVER. ALL SMH CONSTRUCTION AND MATERIALS WILL BE IAW ENV.-WQ 704.13 ADOPTED OCTOBER 15, 2014
2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE. (IAW ENV.-WQ 704.12 (d))
3) SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
4) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
5) GRAVITY SEWER PIPE TESTING WILL BE IN ACCORDANCE WITH ENV.-WQ 704.06 AND MAN HOLE TESTING IAW ENV.-WQ 704.17 DATED OCTOBER 15, 2014.
6) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. INVERT BRICKS SHALL BE LAID ON EDGE AND THE BASE SECTION SHALL BE FULL. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. (IAW ENV.-WQ 704.13 (a) (9)), MORTAR SHALL CONFORM WITH REQUIREMENTS OF IAW ENV.-WQ 704.13 (c).
7) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER. (IAW ENV.-WQ 704.13 (a) (4-6)) SEWER MAN HOLE COVERS ARE TO PAMREX.
8) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
9) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE DOVER DPW, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 2, EZ, OR EQUAL.
10) IN CROSS COUNTRY AREAS OUTSIDE OF THE PAVED ROADWAY SURFACE, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE. SEE TYPICAL TRENCH DETAIL ON SHEET D-102.
11.) ALL FRAMES AND GRATES ARE TO BE U.S.A. MADE. MANHOLE STEPS ARE REQUIRED IN THIS MUNICIPALITY AND MUST CONFORM TO THE REQUIREMENTS OF ENV-WQ 704.14.
12.) THE CONTRACTOR TO WORK WITH CITY OF DOVER REVIEW ENGINEER AND SEWER DEPARTMENT ON THE MEANS AND METHODS USED TO INSTALL ALL SEWER STRUCTURES. SPECIFIC ATTENTION IS TO BE PAID TO THE INSTALLATION OF SMH 1A, WHEREAS THE EXISTING PIPE SLOPE IS UNKNOWN. DURING LOW FLOW CONDITIONS, CUT AND TEMPORARILY CAP THE EXISTING 8" VC LINE, OR INSTALL TEMPORARY BY-PASS LINE (OF EQUAL SIZE). AFTER INSTALLATION OF NEW BASIN, FERNCO THE NEW SDR 35 PIPES TO THE EXISTING VC LINES. THIS INSTALLATION IS TO BE COORDINATED WITH THE CITY OF DOVER SEWER DEPARTMENT.
13.) ANY WORK INVOLVING THE CUTTING INTO THE EXISTING A.C. PIPE SHALL MEET THE REQUIREMENTS OF ENV-A 1800.

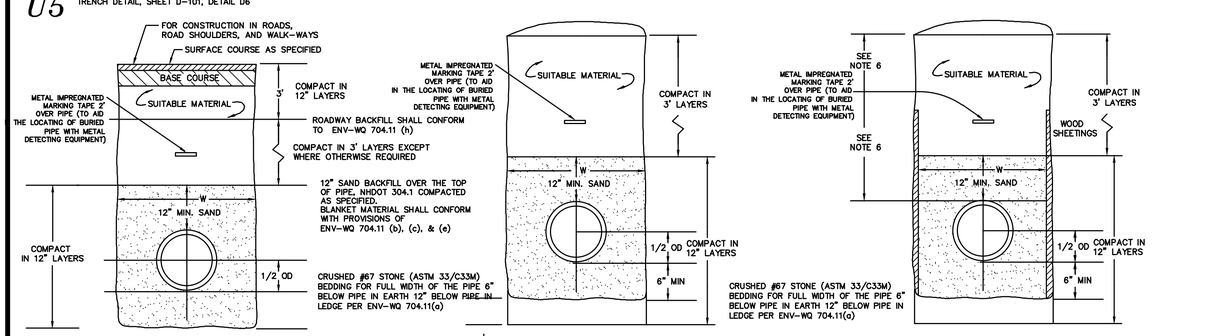


TYPICAL SEWER MANHOLE

NOT TO SCALE

U5

SEE ALSO TYPICAL SEWER AND DRAINAGE TRENCH DETAIL, SHEET D-101, DETAIL D6



LEDGE CONSTRUCTION

NOT TO SCALE

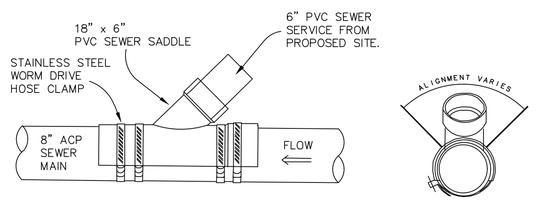
EARTH CONSTRUCTION

NOT TO SCALE

EARTH CONSTRUCTION WITH SHEETING

NOT TO SCALE

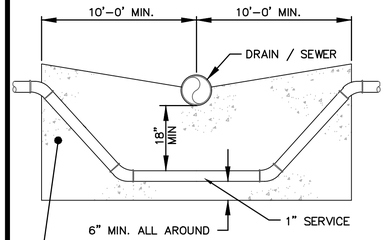
U6



SEWER SADDLE DETAIL

NOT TO SCALE

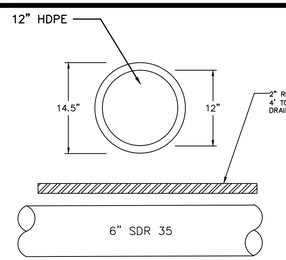
U7



WATER MAIN INSTALLATION – BELOW DRAIN / SEWER

NOT TO SCALE

U8



CROSS SECTION A-A

SEWER AND DRAIN CROSSING

NOT TO SCALE

U-101

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

UTILITY DETAILS

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

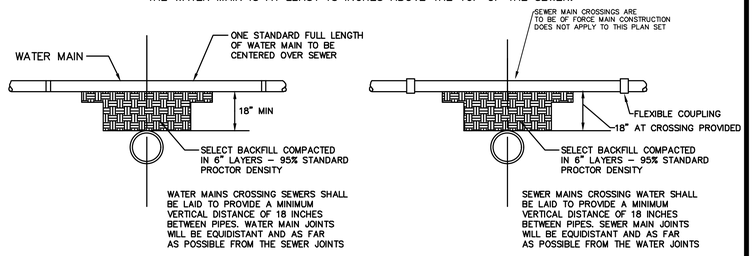
SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 – 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

U9

SEPERATION NOTES:

1. WATER MAIN SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS AND NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DESIGN STANDARDS.
2. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPERATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

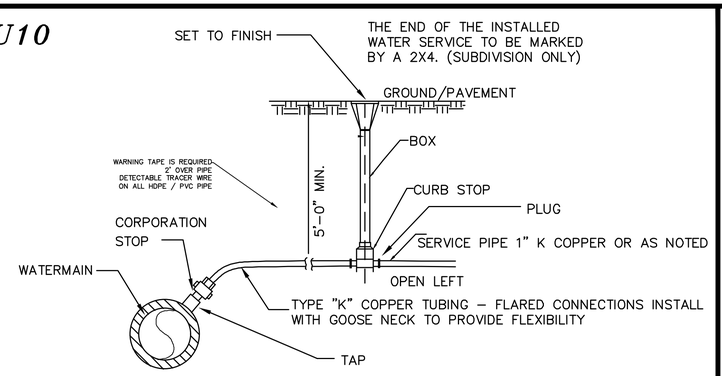


WATER MAIN ABOVE SEWER WATER MAIN BELOW SEWER

TYPICAL WATER/SEWER SEPERATION DETAILS

NOT TO SCALE

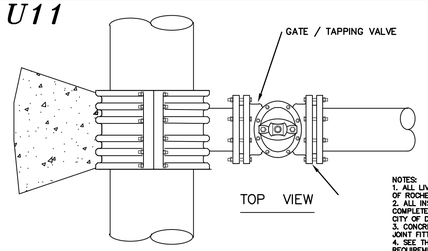
U10



TYPICAL WATER SERVICE CONNECTION

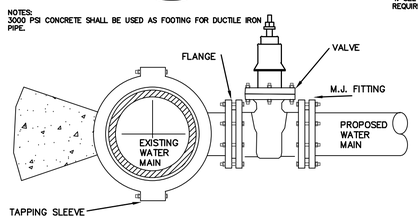
NOT TO SCALE

U11



NOTES:
1. ALL LIVE-TAPPING WILL BE COMPLETED IN ACCORDANCE WITH CITY OF ROCHESTER WATER DEPARTMENT REGULATIONS.
2. ALL INSTALLATION AND TAPPING OF EXISTING WATER MAINS WILL BE COMPLETED BY AN INDIVIDUAL OR FIRM THAT IS APPROVED BY THE CITY OF DOVER ENGINEERING
3. CONCRETE SHALL NOT CONTACT BOLTS OR END OF MECHANICAL JOINT FITTINGS.
4. SEE THRUST BLOCK TABLES FOR AREA OF CONCRETE REQUIREMENTS.

NOTES:
3000 PSI CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.

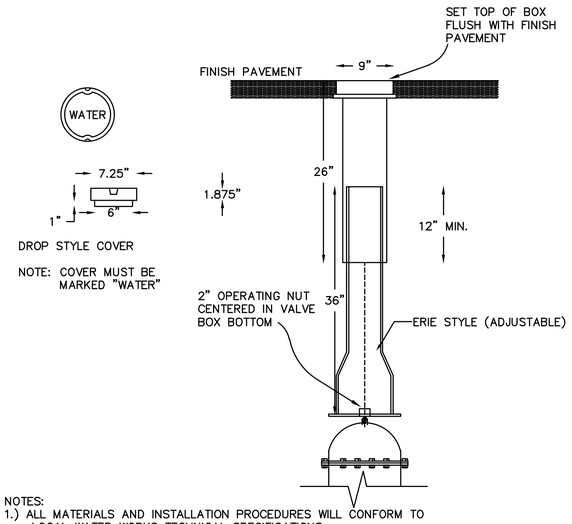


SIDE VIEW

DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U12



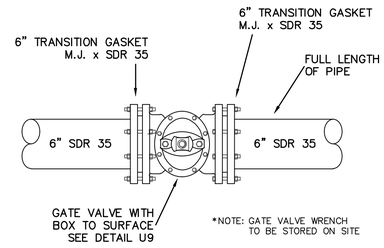
NOTES:
1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.

2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6' FROM TOP OF PIPE TO FINISH GRADE.

VALVE BOX DETAIL

NOT TO SCALE

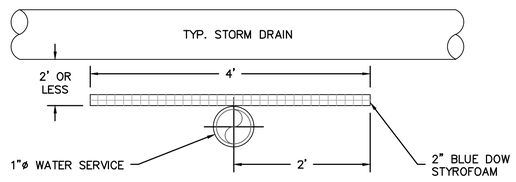
U13



SHUTOFF VALVE DETAIL

NOT TO SCALE

U14



INSULATE WATER PIPE WHERE CROSSING UNDER CULVERT

NOT TO SCALE

GENERAL NOTES:

1. ALL FITTINGS & EXPOSED REBAR TO BE WRAPPED W/ TWO LAYERS OF 6 MIL. POLYETHYLENE WHERE COVERED WITH CONCRETE.
2. ALL CONCRETE SHALL BE CLASS C 3000 P.S.I. MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
3. PLACE CONCRETE AGAINST UNDISTURBED EARTH.
4. TABLE DENOTES MINIMUM BEARING AREA OR VOLUME OF THRUST BLOCK. SPECIAL DESIGN FOR EACH INSTALLATION IS REQUIRED IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 3000 P.S.F.
5. VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
6. KEEP CONCRETE AWAY FROM FLANGE BOLTS AND FITTINGS.

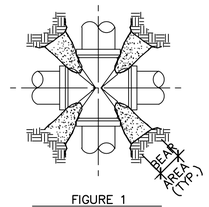


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

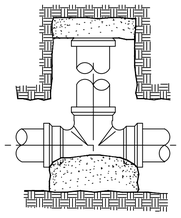


FIGURE 2
TEE, PLUG OR CAP

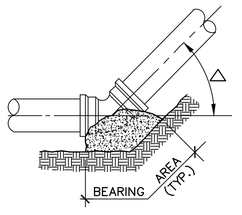


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

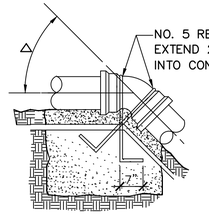


FIGURE 4
DOWNWARD VERTICAL BEND

TYPICAL THRUST BLOCKS

NOT TO SCALE

PIPE I.D.	BEARING AREA, SQUARE FEET						VOLUME OF CONC. CU.YD		
	FIGURE 1	FIGURE 2	FIGURE 3, △				FIGURE 4, △		
			90°	45°	22-1/2°	11-1/4°	45°	22-1/2°	11-1/4°
4"	2	2	2	1	1	1	1.0	.5	.5
6"	2	3	3	2	1	1	1.5	1.0	.5
8"	2	5	6	3	2	1	2.0	1.0	.5
10"	3	7	10	5	3	1	4.0	2.0	1.0
12"	3	10	14	8	4	2			
14"	4	14	20	10	5	3			
16"	4	20	24	12	7	4			
18"	5	24	30	16	10	5			
20"	5	28	40	20	12	6			

NOTE:
MECHANICAL JOINTS AT ALL FITTINGS IE: BENDS, TEES, CROSSES, AND VALVES SHALL BE THRUST RESTRAINT. (MEGA-LUG OR APPROVED EQUAL).

U-102

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

UTILITY SERVICE DETAILS

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 – 160

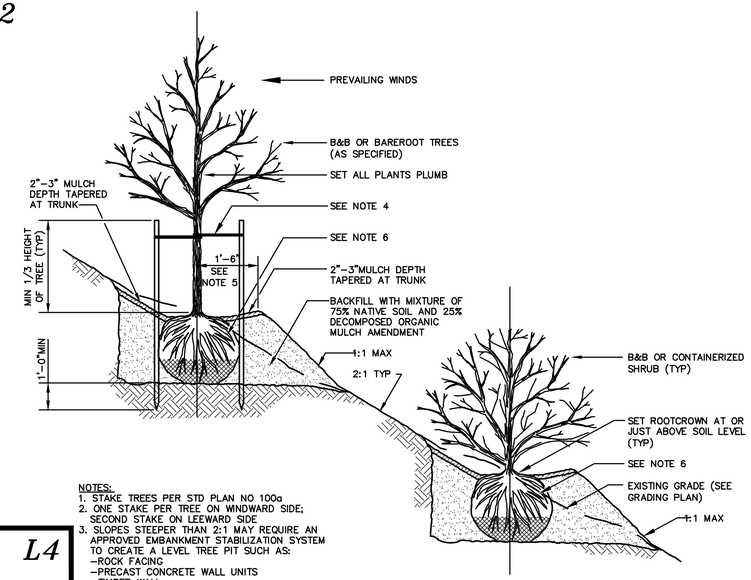
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

L1

NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
4. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
6. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
10. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
18. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
19. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
20. TREES ARE TO BE 6' TALL AT PLANTING.
21. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
22. 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.
23. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
24. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
25. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
26. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
27. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
28. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
29. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
30. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
31. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
32. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

L2



NOTES:
1. STAKE TREES PER STD PLAN NO 100a
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
   - -ROCK FACING
   - -PRECAST CONCRETE WALL UNITS
   - -TIMBER WALL
   - -MANUFACTURED SLOPE RETENTION UNITS
4. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

TREE PLANTING ON SLOPES

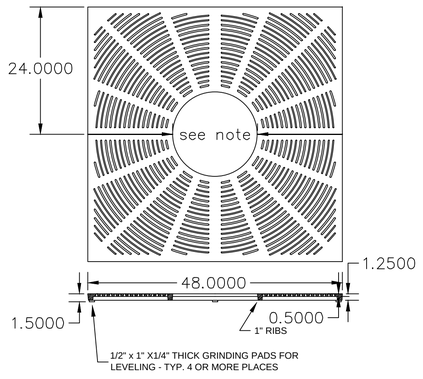
NOT TO SCALE

L3

TREE GRATE #M4804
STYLE: OLYMPIAN

IRONSMITH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
(800) 338-4766

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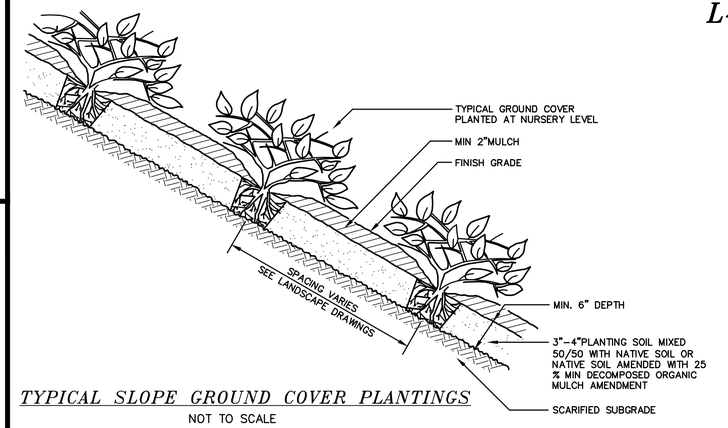
SLOT WIDTH IS 1/4" MAXIMUM, MEETS ADA COMPLIANCE.
GRATE CAST FROM GRAY IRON OR ALUMINUM
TREE OPENING SIZE. 16" , 20" OR 24"
STEEL ANGLE FRAME REQUIRED
FOR INSTALLATION USE MODEL M4800F
OUTER FRAME DIM. IS 3/4" ± 1/8"
GREATER THAN GRATE. .

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TREE GRATE

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L4

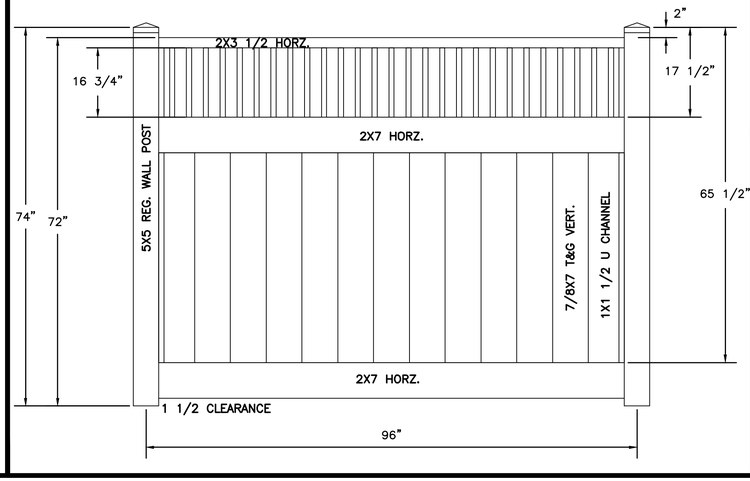


TYPICAL SLOPE GROUND COVER PLANTINGS

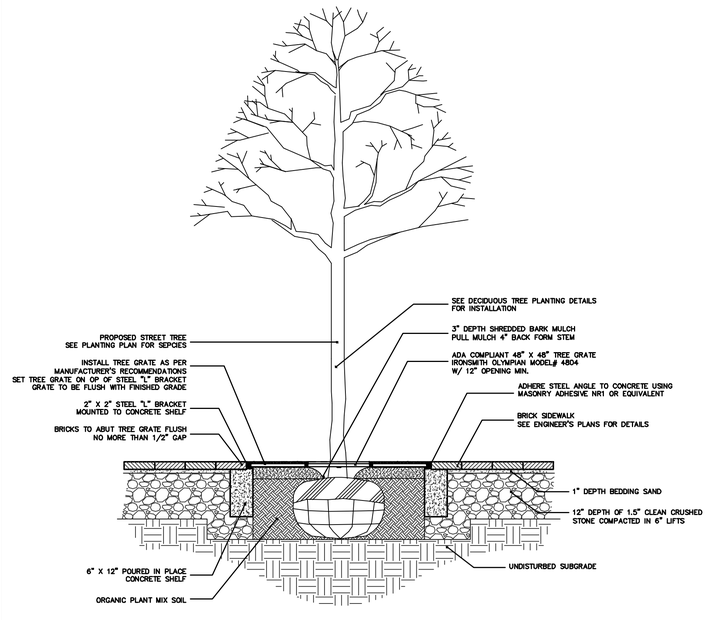
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L5

MONTAUK 72X96



L6



TREE PLANTING GRATE

NOT TO SCALE

DOVER FILE #P18-10

REVISION	DATE	DESCRIPTION

LANDSCAPING DETAILS

LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

L-101