CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date:	**Tuesday, April 10, 2018**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - March 27, 2018 Regular Meeting Minutes
3. **OLD BUSINESS**
4. **NEW BUSINESS**

   A. Consideration and acceptance of a Lot Line Adjustment for 6 Grove Street Residences LLC, (Owners: 6 Grove Street Residences & Gotham Holdings, LLC), Assessor's Map 31, Lot 14 & 14D-1, zoned CBD-TOD, and located at 6 Grove Street. *(P16-31A)

   B. Consideration and acceptance of a Conditional Use Permit for 6 Grove Street Residences LLC, (Owners: 6 Grove Street Residences & Gotham Holdings, LLC) Assessor's Map 31, Lot 14, zoned CBD-TOD, and located at 6 Grove Street. (Proposal is to allow a two story structure where a minimum of 3 stories is required.). *(P16-31B)

   C. Consideration and acceptance of a Site Plan Amendment for 6 Grove Street Residences LLC, (Owners: 6 Grove Street Residences & Gotham Holdings LLC), Assessor's Map 31, Lot 14, zoned CBD-TOD, and located at 6 Grove Street. (Proposal is to convert an existing building into 32 residential rental units and 8,967 sq. ft. of commercial space and construct 6 townhouses units. The proposal will also include 39 on-site parking spaces). *(P16-31C)

   D. Consideration and acceptance of a Minor Subdivision for STF Development Corp., (Owner: Strafford Farms Restaurant Inc.) Assessor's Map 40, Lot 43, zoned B-3, and located at 58 New Rochester Road. *(P18-10) (2 new lots)

   E. Consideration and acceptance of a Site Review for STF Development Corp., (Owner: Strafford Farms Restaurant Inc.) Assessor's Map 40, Lot 43, zoned B-3, and located at 58 New Rochester Road. (Proposal is to construct a 6,000 sq. ft. mixed use building with commercial on the first floor and 12 residential units on the second and third floors in an existing parking lot with associated parking spaces and a shared access and parking easement). *(P18-11)

5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning.

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers – City Hall, 288 Central Avenue
Meeting Date:	**Tuesday, March 27, 2018**
Meeting Time:	**7:00 pm**

Members Present: Frank Torr, Dave White, Kirt Schuman (Chair), Tom Clark, Dennis Ciotti (Councilor), Gina Cruikshank (Vice Chair), David Landry, Lee Skinner, Tristan Donovan (Alternate), Hayley Harmon (Alternate)

Members Not Present: Sarah Wheeler (Alternate), James Burdin

Staff Present: Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 p.m, and announced that Sarah Wheeler will be sitting in for James Burdin. Also, he announced that item 4A, a Conditional Use Permit for Fish Lips Holdings has been withdrawn.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- February 27, 2018 Regular Meeting Minutes
- February 12, 2018 Climate Adaptation Master Plan Steering Committee Meeting Minutes

Motion: F.Torr made a motion to approve the minutes as presented. Seconded by D.Ciotti. Vote U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Consideration and Acceptance of a Conditional Use Permit for Fish Lips Holding Co., LLC & 38 Littleworth Rd., LLC, Assessor's Map G, Lot 4G-1, zoned I-2, located at 38 Littleworth Road. (Proposal is to install a new driveway off of Industrial Park Rd., with a permanent wetlands impact of 553 square feet and a wetlands buffer impact of 11,437 sq. ft.). *(P18-09)

Vice Chair stated the applicant has withdrawn the request.

B. Consideration and acceptance of a Conditional Use Permit for Eversource Energy, (Owner: Gerald & Cathy Avery), Assessor's Map I, Lot 2-D, zoned RM-SU, located off Garrison Road and Shaw's Lane and Assessor's Map H, Lot 4 owned by Heron Bay Partners, LLC, zoned I-4, located off Cielo Drive. (Proposal is to replace existing power line structures in utility easements in two locations. One location is within the Conservation District adjacent to tidal Bellamy River. Temporary wetland impacts are 1,969 square feet). *(P18-13)

C. Parker explained that the applicant is seeking a Conditional Use Permit to replace existing power line structures in utility easements in two locations. There are temporary wetlands impact of 1,969 square feet in one location and work within the Conservation District adjacent to tidal Bellamy River in a second location. The Conservation Commission reviewed and endorsed this project on March 12, 2018.

Matt Cordin and Adelle Fiolrello represented the application and reviewed the details of the plan.

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

Public hearing opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:
Staff finds that the request is consistent with the provisions of the Wetlands Protection District ordinance which allows impacts to wetlands and wetlands buffers if standards are met documenting the demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department recommends that the Planning Board approve the Permit with the following conditions:

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Shoreland Permit.

C.Parker clarified for D.Ciotti the height of the wires and proximity to City owned property.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to the staff recommended conditions. Seconded by L.Skinner. Vote U/A

C. Consideration and acceptance of a Site Review for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G, located at 333 Central Avenue. (Proposal is to renovate the existing building and add two new floors to one portion of the building. There will be approximately 16,100 sq. ft. of commercial space throughout, 18 residential units, and 47 parking spaces). *(P18-04)

C.Parker explained that the applicant is requesting to renovate the former headquarters of *Foster's Daily Democrat* recreating 16,000 square feet of commercial space, and creating 18 residential units. Most of the renovation will be within the existing structure, with an extension of the third and fourth floor on the Henry Law Avenue side of the building.

The design and layout calls for commercial uses on Henry Law Avenue and Central Avenue on the ground floor with residential on the upper floors. Part of the ground floor space, which is below grade, will be used for mechanical and parking uses. As this is an existing building, with no new structure, the minimum buildout of the property is not changing, nor is relief required. At this time no streetscape improvements are being made to Henry Law Avenue, though designs have been created. The City will collect a contribution towards the CIP project for the reconstruction of Henry Law Avenue.

The applicant came before the Technical Review Committee on January 25.

Nick Kostis reviewed the vision and goals of the project.

Mike Sievert represented the application and reviewed the engineering details of the plan.

Shannon Alther reviewed the floor plans and design of the building.

C.Parker clarified the location and width of the sidewalk on William Street for D.Ciotti. Concensus was to have the applicant work with the City to create a painted area along the edge of the ROW for pedestrians.

S.Alther confimed for D.Landry the flow of commercial space on floor two, and the security features of the building for L.Skinner. Finally, he explained the material specified for the rear of the building for T.Clark, and proposed windows for D.Landry.

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

Public hearing opened. No one Spoke Public Hearing Closed.

STAFF RECOMMENDATION
Staff finds that the request is consistent with the provisions of Chapter 149, Site Plan Review, and recommends that the Planning Board approve the plan with the following conditions:

Conditions to be Met Prior to Signing of the Plans:

1. The applicant shall provide:
    a. A digital version of plan set
    b. A stormwater operations and maintenance plan
    c. A Landscape operations and maintenance plan
2. The applicant must revise final plan set to:
    a. Add the owner's signatures
    b. Include the Professional Engineer, Licensed Land Surveyor, Architect, and Licensed Landscape Architect stamp and signatures
    c. Include the architectural and neighborhood plans in the Civil set.
3. The applicant and the City shall enter into an agreement regarding:
    a. the value of a contribution to be made towards the Henry Law Avenue improvements,
    b. the need to adjust the Central Avenue northbound approach to Washington Street, and
    c. the management of the surface parking lot.

Conditions to Be Met Prior to Any Construction Activity:

4. Formal notice shall be supplied to all vendors that construction vehicles shall be parked onsite. Proof shall be submitted to the Planning Department.

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

5. The new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for service.

Conditions to Be Met Prior to Occupancy:

6. Issuance of a certificate of occupancy.
7. Any new dwelling units and commercial space shall be assessed the current impact fees in place at the time of building permit application.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
9. The applicant shall provide the value agreed to with the City towards the improvements at Henry Law Avenue.

M.Sievert clarified the letter from the arborists for L.Skinner.

N.Kostis agreed to review the tower design, to reflect the mills downtown, for H.Harmon and D.Ciotti.

Motion: F.Torr made a motion to approve the Site Plan subject to the staff recommended conditions. Seconded by T.Clark

D.Ciotti complimented the process, and F.Torr complimented the project.
Vote U/A

D. Presentation of proposed land use amendments to the Site Review Regulations, Subdivision Regulations, and the Zoning Ordinance.

C. Parker reviewed the three packets, and introduced the proposed amendments. They are as follows:

- Zoning
  - Amend definitions for Build To Line, Building and delete Business Frontage
    - Discussion ensued regarding updating "accessibility" terms.
  - Rename the B-5 District to avoid confusion with Downtown Gateway
  - Amend Use Regulations to remove site review applicability
  - Amend B-3, B-4 and B-5 district front setback to be closer to ROW
  - Correct a footnote in the HR table
  - Amend nonconforming lot provisions
  - Amend to rename "Open Space" and update requirements relative to mixed uses
  - Amend dimensional regulations for accessible additions to not require the Building Inspector to notify abutters
    - Discussion ensued regarding updating "accessibility" terms.
  - Revise Central Business District regulations to clarify uses allowed on first floor and height in general district
  - Amend Impact Fees ordinance
  - Correct reference in floodplain ordinance
  - Amend Cons District calculation for min lot size
  - Revise TDR regulations to encourage affordable single family homes
  - Amend rebuild for damage for nonconforming structures
  - Amend prohibition on repairs for nonconforming structures
    - Discussion ensued regarding delegating authority to Housing Standards Board

  Motion: T.Clark made a motion to post the amendments, with minor amendments. Seconded by F.Torr. Vote U/A
- Site Review
  - Clarify the standards for review of paved areas
  - Amend to include a 2 year landscape bond
  - Remove requirements of fiscal analysis and insert relevant ones into the application.
  - Update landscape regulations
  - Update to require Landscape O&M plan
  - Create requirements for minor site plans
  - Amend roadway design to insert guidance on roundabouts
  - Insert driveway widths for commercial/multi-family units
  - Amend lighting requirements in urban areas
  - Amend parking lot dimensions
  - Update definition of Impervious to include recreation areas

  Motion: T.Clark made a motion to post the amendments, with minor amendments. Seconded by F.Torr. Vote U/A

- Subdivision of Land
  - Add references to driveway requirements
  - Amend to include a 2 year landscape bond
  - Amend to require Landscape O&M plan
  - Amend length of a cul de sac
  - Amend roadway design to insert guidance on roundabouts
  - Amend the chapter to add elements to Chapter 92, Driveways to eliminate that chapter

Motion: D.Ciotti made a motion to post the amendments, with minor amendments. Seconded by G. Cruikshank. Vote U/A

5. STAFF COMMENTS

- Review TRC projects: 58 New Rochester Road, 6 Grove Street
- Updated the Board on Washington Street.
- Looking for a representative to Strafford Regional Planning, as a commissioner.
- March 14 the Council review of the Master Plan
- March 21 the Council review findings about downtown made by UNH students.
- April 28 Conference for PB Members

6. MEMBER COMMENTS

7. ADJOURNMENT

Motion: G. Cruikshank made a motion to adjourn at 9:24 p.m. Seconded by D.Landry. Vote U/A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-31A

Application Type:	Lot Line Adjustment
Applicant(s):	6 Grove Street Residences, LLC & Gotham Holdings, LLC
Owner(s):	6 Grove Street Residences, LLC & Gotham Holdings, LLC
Location:	6 Grove Street
Meeting Date:	April 10, 2018

INTENT: To adjust the lot line between Map 31, Lot 14 and Lot 14D-1.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

FILE: P16-31A

APPLICANT(S): 6 Grove Street Residences, LLC

OWNER(S): 6 Grove Street Residences, LLC & Gotham Holdings, LLC

LOCATION: 6 Grove Street (Assessor's Map 31, Lot 14) and Assessor's Map 31, Lot 14-D1

ACREAGE: Lot 14: increasing from 0.72 ac (31,775 sq. ft.) to 0.93 ac (40,821 sq. ft.)
Lot 14-D1: decreasing from 0.33 ac (14,463 sq. ft.) to X to 0.12 ac (6,255 sq. ft.)

ZONING DISTRICT: Central Business District – Transit-Oriented Sub-District (CBD-TOD)

EXISTING LAND USE: Commercial/vacant

PROPOSED LAND USE: Mixed commercial and residential, multi-family residential

SURROUNDING LAND USE: Multi-family residential, office/warehouse, commercial

ZBA ACTION: None

ATTACHMENTS: Application, LLA plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant proposes to adjust the lot line between Map 31, Lots 14 and 14D-1. Lot 14D-12 is a vacant lot. There is no minimum lot size or frontage requirement in this zoning district.

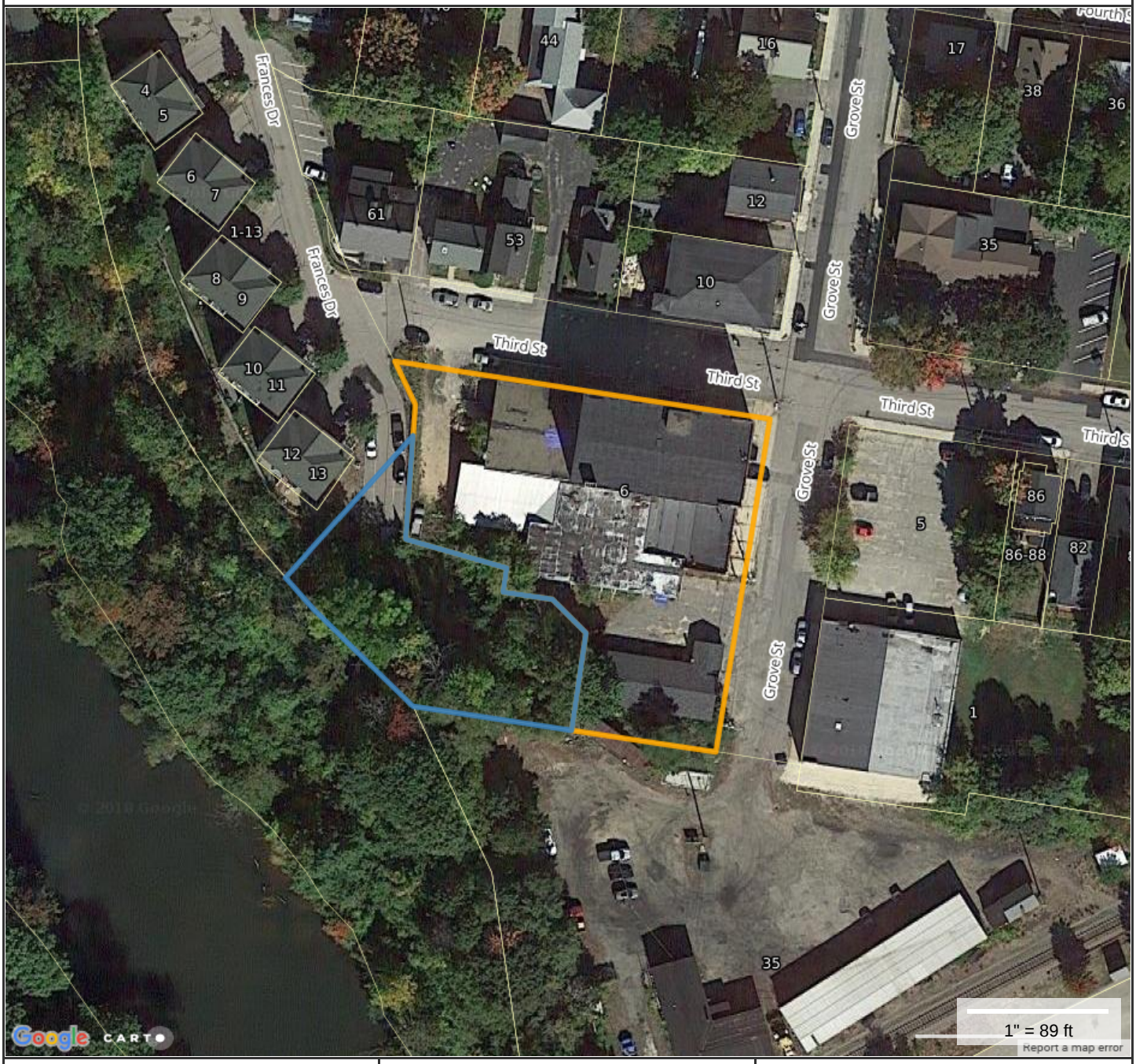
Consistency with Land Use Regulations
Chapter 155-18 of the Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and approve the lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to:
   a. Add the owners' signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Include location, names and widths of existing streets, including pavement widths, grades, curbs, and crosswalks
   c. Include setbacks or build-to lines
   d. Indicate material and size of proposed permanent monuments.

6 Grove Street



Property Information

Property ID	31004-D00001
Location	FOURTH ST
Owner	GOTHAM HOLDINGS LLC

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 03/29/2018
Properties updated 04/02/2018

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

February 20, 2018

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

RE: Third & Grove St.
Lot Line Revision

Mrs. Benton,

On behalf of 6 Grove Street Residences, LLC & Gotham Holdings, LLC. We have performed a Lot Line Revision on the piece of property known as Tax Map 31, Lot 14 & Tax Map 31 Lot 4-D-1.

The Lot Line Revision gave Tax Map 31, Lot 14, 0.21 Acres from Tax Map 31, Lot 4-D-1. The property is located in the CBD Zone, transit oriented development sub-district. We are requesting no waivers. Enclosed is 18 sets of 11X17 plans & 2 sets of 22x34 plans.

Please find a CD containing pdf copies, contact lists, 20 copies of each application, and the proper checklists. Thank you for your time and attention on this project.

Respectfully,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT INFORMATION

Name of Applicant: 6 Grove Street Residences LLC Telephone # 603-742-5300

Address of Applicant: 35 Third St, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Same as above Telephone #

Address of 1st Property Owner: Same as above

Address of Property: 6 Grove Street

Assessor's Map # 31 Lot(s) # 14

Property Deed: Book 4495 Page: 589

Zoning District(s) CBD Overlay District(s)

Size of Existing Parcel (sq. ft.): 31,775 Size of Proposed Parcel (sq. ft.): 40,821

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Gotham Holdings LLC Telephone # 603-749-2800

Address of 2nd Property Owner: PO Box 728, Dover, NH 03821

Address of Property: "Fourth Street" Per assessing. Off Frances Drive

Assessor's Map # 31 Lot(s) # 4-D-1

Property Deed: Book 4390 Page: 606

Zoning District(s) CBD Overlay District(s) Flood Zone & Conservation

Size of Existing Parcel (sq. ft.): 14,463 Size of Proposed Parcel (sq. ft.): 6,255

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

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

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

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

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 First Property Owner: _____ Date: 1-17-18

Signature of Second Property Owner: _____ Date: 1-17-18

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

Signature of Agent: _____ Date: 1-17-18

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I 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: _____ Date: 1-17-18

1-17-18

CITY OF DOVER MINOR LOT LINE ADJUSTMENT 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. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD
ESTIMATED FEE SCHEDULE

This is only provided to give you an estimate of the application fees. *After you submit an application, staff will invoice you a total.* All fees must be paid two weeks before the Planning Board meeting. **If the Fee has not been paid, the item will not be placed upon the agenda.**

A. 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) = $ 200.00
   - 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 = $ _____
   - GRAVEL PIT/ EXCAVATIONS - 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 $ _____

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist Certified letters fee # _____ of x $8.00 =
2. Certified letters fee: # of abutters _____ 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 in triplicate per sheet _____ x $10.00 = $ _____

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

D. Digital Version of the Plan in PDF/A format or Archive Fee $1.00 x # _____ per sheet of plan set = $ _____

TOTAL FEE **$** _____

(Revised May 15, 2017)

City of Dover, New Hampshire
LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: May 15, 2017]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision 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.

Fifteen (15), folded, copies of the plan set and materials will be due 3 weeks prior to the Planning Board meeting. Fees will be invoiced and are due 2 weeks prior to Planning Board.

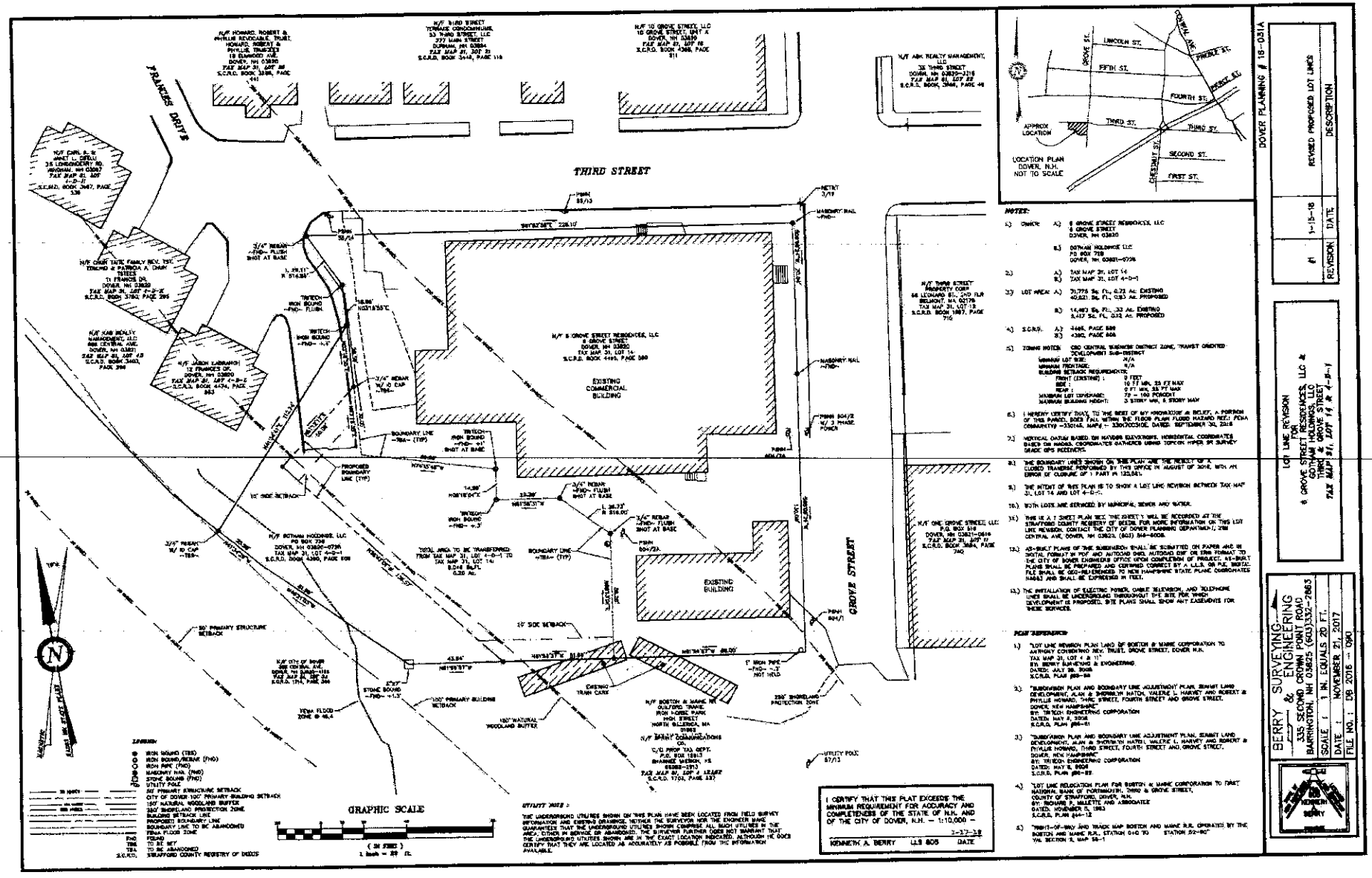
The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: 6 Grove Residents File Number: _____

PROPERTY LOCATION: 6 Grove Street Tax Map: 31 Lot: 14

	Explain How Provided	Reviewed
1. Completed and signed Application form		
2. Electronic copy of the surveyed plat layout	PDF on a CD	
3. Electronic copy of supplementary materials and application	PDF on a CD	
4. List of all professional agents to be notified for Planning Board	Abutters List	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	Enclosed	
Location map at appropriate scale	x	
Planning File #	x	
Date, north arrow and scale	x	
Names of all abutting property owners	x	
Name and address of owners	x	
Signature & stamp of NH licensed land surveyor	x	
Zoning District boundaries, including any special or overlay districts	x	
Location of Conservation District areas	x	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	x	
Location and widths of existing & proposed easements & right of ways	x	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	x	
Existing and proposed lot areas in square feet	x	
Existing and proposed buildings and structure locations	x	
Minimum building setbacks or build to lines on all lots	x	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	x	
Location, material and size of existing and proposed permanent monuments	x	
All applicable Dover Common Subdivision notes	x	

REVIEWED BY: _____ DATE_____



NOTES:

1.) OWNER: A.) 6 GROVE STREET RESIDENCES, LLC
6 GROVE STREET
DOVER, NH 03820

B.) BOTHAM HOLDINGS LLC
PO BOX 738
DOVER, NH 03821-0738

2.) A.) TAX MAP 31, LOT 14
B.) TAX MAP 31, LOT 4-0-1

3.) LOT AREA: A.) 31,778 Sq. Ft. 0.73 Ac. EXISTING
40,621 Sq. Ft. 0.93 Ac. PROPOSED

B.) 14,483 Sq. Ft. .33 Ac. EXISTING
5,417 Sq. Ft. .033 Ac. PROPOSED

4.) S.C.R.D. A.) 4495, PAGE 588
B.) 4390, PAGE 808

5.) ZONING NOTE: CBD CENTRAL BUSINESS DISTRICT ZONE, "TRANSIT ORIENTED DEVELOPMENT SUB-DISTRICT"
MINIMUM LOT SIZE: N/A
MINIMUM FRONTAGE: N/A
BUILDING SETBACK REQUIREMENTS:
FRONT (EXISTING): 0 FEET
SIDE: 10 FT MIN. 35 FT MAX
REAR: 0 FT. MIN. 35 FT MAX
MAXIMUM LOT COVERAGE: 78 + 100 PERMEIT
MAXIMUM BUILDING HEIGHT: 3 STORY MIN. 5 STORY MAX

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REZ: FEMA COMMUNITY -330164, MAP#: - 33017C0531E, DATED: SEPTEMBER 26, 2008

7.) VERTICAL DATUM BASED ON NAD83(86) ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83, COORDINATES GATHERED USING TOPCON HYPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 123,561.

9.) THE INTENT OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP 31, LOT 14 AND LOT 4-0-1.

10.) BOTH LOTS ARE SERVICED BY MUNICIPAL SEWER AND WATER.

11.) THIS IS A 7 SHEET PLAN SET. THE STREET L WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION OR THIS LOT LINE REVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVE, DOVER, NH 03820, (603) 364-5008.

12.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR DXN FORMAT TO THE CITY OF DOVER ENGINEERING OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILE SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

13.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION, AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR ANY DEVELOPMENT AS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

PLAN REFERENCES:

1.) "LOT LINE REVISION PLAN LAND OF BOSTON & MAINE CORPORATION TO ANTHONY CONDENSO REV. TRUST, GROVE STREET, DOVER, N.H.
TAX MAP 31, LOT 4 & 11
BY: BERRY SURVEYING & ENGINEERING
DATED: JULY 30, 2008
S.C.R.D. PLAN #86-99

2.) "SUBDIVISION PLAN AND BOUNDARY LINE ADJUSTMENT PLAN, SUMMIT LAND DEVELOPMENT, ALAN & SHOSHEVH HATCH, VALERIE L. HARVEY AND ROBERT & PHYLLIS HOWARD, THIRD STREET, FOURTH STREET AND GROVE STREET, DOVER, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: MAY 9, 2006
S.C.R.D. PLAN #86-81

3.) "SUBDIVISION PLAN AND BOUNDARY LINE ADJUSTMENT PLAN, SUMMIT LAND DEVELOPMENT, ALAN & SHOSHEVH HATCH, VALERIE L. HARVEY AND ROBERT & PHYLLIS HOWARD, THIRD STREET, FOURTH STREET AND GROVE STREET, DOVER, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: MAY 9, 2006
S.C.R.D. PLAN #86-89

4.) "LOT LINE RELOCATION PLAN FOR BOSTON & MAINE CORPORATION TO FIRST HANNIBAL BANK OF PORTSMOUTH, THIRD & GROVE STREET, COUNTY OF STRAFFORD, DOVER, N.H.
BY: RICHARD P. MILLETTE AND ASSOCIATES
DATED: NOVEMBER 6, 1963
S.C.R.D. PLAN #44-12

5.) "RIGHT-OF-WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 0+0 TO STATION 52+80"
VOL SECTION 3, MAP 58-1

LEGEND:

- IRON ROUND (TBS)
- IRON ROUND/REBAR (FND)
- IRON PIPE (FND)
- MASONRY NAIL (FND)
- STONE BOUND (FND)
- UTILITY POLE
- 50' PRIMARY STRUCTURE SETBACK
- CITY OF DOVER 100' PRIMARY BUILDING SETBACK
- 150' NATURAL WOODLAND BUFFER
- 250' SHORELAND PROTECTION ZONE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- FEMA FLOOD ZONE
- FND FOUND
- TBS TO BE SET
- TBA TO BE ABANDONED
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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 2-17-18

UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. WITHIN THE SURVEYOR NOR THE ENGINEER MAKE 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.

REVISION	DATE	DESCRIPTION
#1	1-15-18	REVISED PROPOSED LOT LINES

DOVER PLANNING # 18-031A

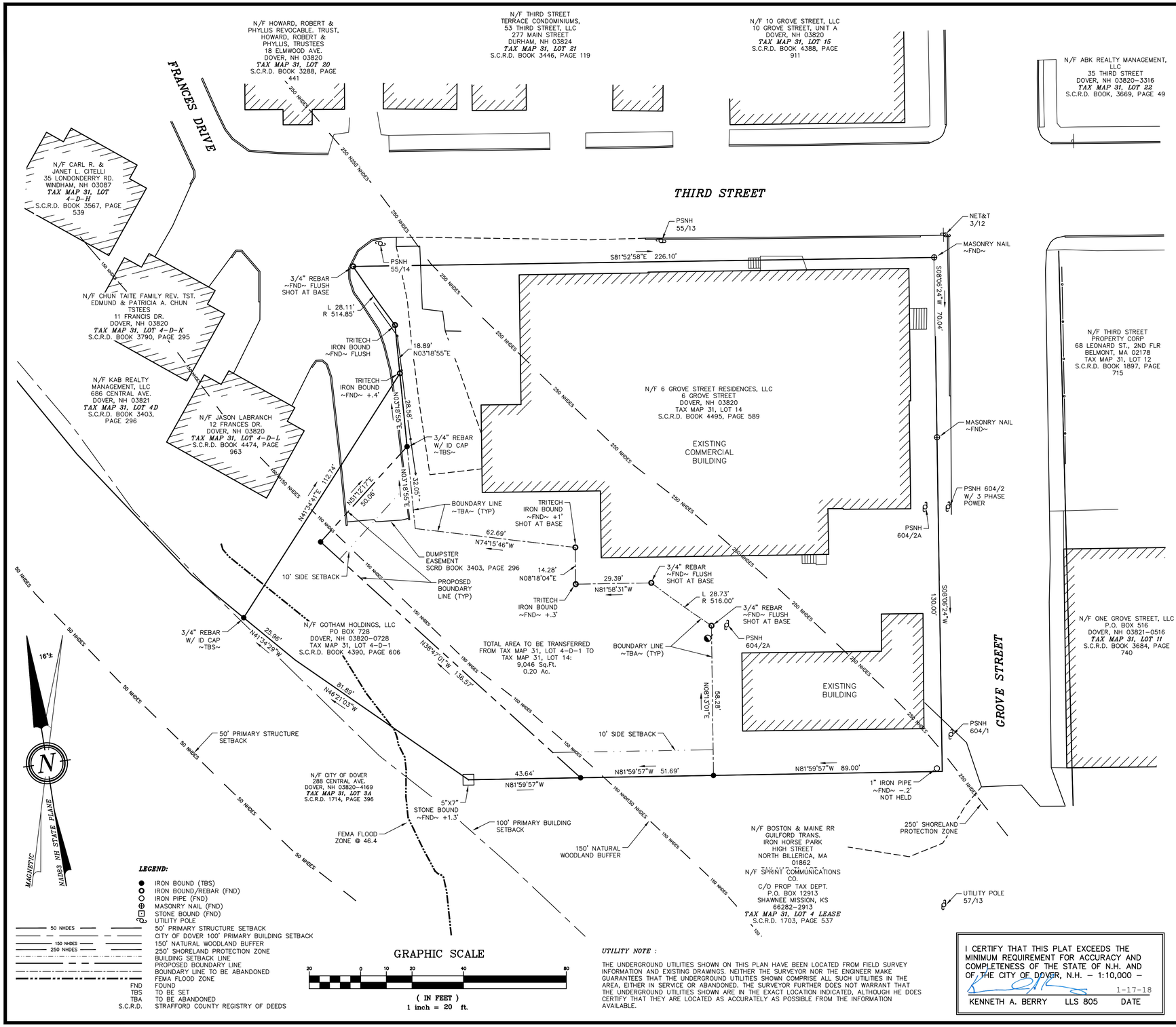
LOT LINE REVISION
FOR
6 GROVE STREET RESIDENCES, LLC &
GOTHAM HOLDINGS, LLC
THIRD & GROVE STREET
TAX MAP 31, LOT 14 & 4-0-1

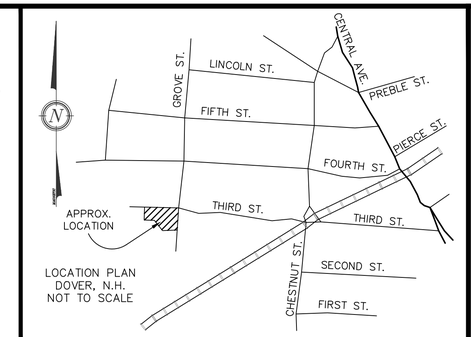
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 21, 2017
FILE NO. : DB 2016 – 080

P16-31A & P16-31B & P16-31C **6 Grove Street Residences, LLC**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
31003-A00000	FOURTH ST	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820-4169
31004-000000	35 37 CHESTNUT ST	BOSTON & MAINE RR %GUILFORD TRANS	IRON HORSE PARK	HIGH STREET	NORTH BILLERICA	MA	01862
31004-D00000	1 13 FRANCES DR	KAB REALTY MANAGEMENT LLC		686 CENTRAL AVE	DOVER	NH	03821
31004-D00001	FOURTH ST	GOTHAM HOLDINGS LLC		PO BOX 728	DOVER	NH	03821-0728
31004-D00D00	4 FRANCES DR	DEPALMA MICHAEL J &	DEPALMA COURTNEY I	4 FRANCES DR	DOVER	NH	03820
31004-D00E00	5 FRANCES DR	DEXTER RICHARD & MARILYN L TRUSTEES	DEXTER FAMILY REVOCABLE TRUST	5 FRANCES DR	DOVER	NH	03820-3368
31004-D00F00	6 FRANCES DR	TOMPKINS KEVIN C		6 FRANCES DR	DOVER	NH	03820-3368
31004-D00G00	7 FRANCES DR	WILLIAMS MARISSA A &	HUSSEY SEAN	7 FRANCES DR	DOVER	NH	03820
31004-D00J00	10 FRANCES DR	MARSHALL ROBERT J III		10 FRANCES DR	DOVER	NH	03820
31004-D00K00	11 FRANCES DR	CHUN TAITE EDMUND & PATRICIA A TRUSTEES	CHUN TAITE FAMILY REVOCABLE TRUST	11 FRANCES DR	DOVER	NH	03820
31004-D00L00	12 FRANCES DR	LABRANCHE JASON		12 FRANCES DR	DOVER	NH	03820
31004-D00M00	13 FRANCES DR	ELLIOTT MARK &	ELLIOTT JANICE	18 SUNSET DR	MT VERNON	IL	62864
31009-000000	82 84 THIRD ST	GRASS ARTHUR		82 THIRD STREET	DOVER	NH	03820
31010-000000	86 88 THIRD ST	ERNEST 39 HOLDING LLC		13 COPELAND DR	DOVER	NH	03867
31011-000000	1 GROVE ST	ONE GROVE STREET LLC		PO BOX 516	DO VER	NH	03821-0516
31012-000000	5 GROVE ST	BRADFORD DAWN REAL ESTATE LLC		PO BOX 405	RAYMOND	NH	03077
31015-000000	10 GROVE ST	10 GROVE ST LLC		10 GROVE ST UNIT A	DOVER	NH	03820
31016-000000	12 14 GROVE ST	DECEW JUDSON &	HUSSEY SEAN	PO BOX 178	DOVER	NH	03821
31017-000000	16 18 GROVE ST	EMERY THOMAS H		2726 SHELTER ISLAND DRIVE #279	SAN DIEGO	CA	92106
31018-000000	44 FOURTH ST	BOHAN RICHARD P & K KATHERINE TRUSTEES	R & K BOHAN FAMILY REVOCABLE TRUST	125 PERKINS RD	MADBURY	NH	03823
31019-000000	48 FOURTH ST	BENKOSKY MATTHEW		459 PACKERS FALLS ROAD	LEE	NH	03861
31019-A00000	46 FOURTH ST	BUNGERT ADAM E		46 FOURTH ST APT 1	DOVER	NH	03820-2997
31020-000000	61 THIRD ST	HOWARD ROBERT & PHYLLIS REVOCABLE TRUST	HOWARD ROBERT AND PHYLLIS TRUSTEES	18 ELMWOOD AVE	DOVER	NH	03820
31021-000000	53 59 THIRD ST	53-59 THIRD ST LLC		750 LAFAYETTE RD STE 201	PORTSMOUTH	NH	03801
31022-000000	35 THIRD ST	ABK REALTY MANAGEMENT LLC		35 THIRD ST	DOVER	NH	03820-3316
31035-000000	38 40 FOURTH ST	RIELLY BERNARD R		38 FOURTH ST	DOVER	NH	03820
31036-000000	17 GROVE ST	MIZENER MICHAEL W		17 GROVE ST	DOVER	NH	03820
31004-D00H00	8 FRANCES DR	CITELLI CARL R &	CITELLI JANET L	35 LONDONDERRY RD	WINDHAM	NH	3087
31004-D00I00	9 FRANCES DR	ALIBRANDI CHRISTINE		9 FRANCES DR	DOVER	NH	03820
		CITELLI CARL R & CITELLI JANET L		35 LONDONDERRY ROAD	WINDHAM	NH	03087
		STONEY RIDGE ENVIRONMENTAL LLC	CINDY BALCIUS,CWS,CSS	229 PROSPECT MOUNTAIN RD	ALTON	NH	03809
		BERRY SURVEYING & ENGINEERING	KENNETH A. BERRY PE LLS & CHRISTOPHER R BERR`	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825





LOCATION PLAN
DOVER, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: A.) 6 GROVE STREET RESIDENCES, LLC
6 GROVE STREET
DOVER, NH 03820

B.) GOTHAM HOLDINGS LLC
PO BOX 728
DOVER, NH 03821-0728

2.) A.) TAX MAP 31, LOT 14
B.) TAX MAP 31, LOT 4-D-1

3.) LOT AREA: A.) 31,775 Sq. Ft., 0.72 Ac. EXISTING
40,821 Sq. Ft., 0.93 Ac. PROPOSED

B.) 14,463 Sq. Ft., .33 Ac. EXISTING
5,417 Sq. Ft., 0.12 Ac. PROPOSED

4.) S.C.R.D. A.) 4495, PAGE 589
B.) 4390, PAGE 606

5.) ZONING NOTES: CBD CENTRAL BUSINESS DISTRICT ZONE, TRANSIT ORIENTED DEVELOPMENT SUB-DISTRICT

MINIMUM LOT SIZE:	N/A
MINIMUM FRONTAGE:	N/A
BUILDING SETBACK REQUIREMENTS:	
FRONT (EXISTING) :	0 FEET
SIDE :	10 FT MIN, 25 FT MAX
REAR :	0 FT MIN, 25 FT MAX
MAXIMUM LOT COVERAGE:	75 – 100 PERCENT
MAXIMUM BUILDING HEIGHT:	3 STORY MIN, 5 STORY MAX

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330145, MAP# – 33017C0310E, DATED: SEPTEMBER 30, 2015

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

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 125,521.

9.) THE INTENT OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP 31, LOT 14 AND LOT 4-D-1.

10.) BOTH LOTS ARE SERVICED BY MUNICIPAL SEWER AND WATER.

11.) THIS IS A 1 SHEET PLAN SET. THE SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVE, DOVER, NH 03820, (603) 516–6008.

12.) AS–BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR ERSI FORMAT TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS–BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILE SHALL BE GEO–REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

13.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION, AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

PLAN REFERENCE:

1.) "LOT LINE REVISION PLAN LAND OF BOSTON & MAINE CORPORATION TO ANTHONY CONSENTINO REV. TRUST, GROVE STREET, DOVER N.H.
TAX MAP 31, LOT 4 & 11"
BY: BERRY SURVEYING & ENGINEERING
DATED: JULY 28, 2008
S.C.R.D. PLAN #95–88

2.) "SUBDIVISION PLAN AND BOUNDARY LINE ADJUSTMENT PLAN, SUMMIT LAND DEVELOPMENT, ALAN & SHERRILYN HATCH, VALERIE L. HARVEY AND ROBERT & PHYLLIS HOWARD, THIRD STREET, FOURTH STREET AND GROVE STREET, DOVER, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: MAY 8, 2006
S.C.R.D. PLAN #86–61

3.) "SUBDIVISION PLAN AND BOUNDARY LINE ADJUSTMENT PLAN, SUMMIT LAND DEVELOPMENT, ALAN & SHERRILYN HATCH, VALERIE L. HARVEY AND ROBERT & PHYLLIS HOWARD, THIRD STREET, FOURTH STREET AND GROVE STREET, DOVER, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: MAY 8, 2006
S.C.R.D. PLAN #86–62

4.) "LOT LINE RELOCATION PLAN FOR BOSTON & MAINE CORPORATION TO FIRST NATIONAL BANK OF PORTSMOUTH, THIRD & GROVE STREET, COUNTY OF STRAFFORD, DOVER, N.H.
BY: RICHARD P. MILLETTE AND ASSOCIATES
DATED: NOVEMBER 5, 1993
S.C.R.D. PLAN #44–12

5.) "RIGHT–OF–WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 0+0 TO STATION 52+80"
VAL SECTION 2, MAP 55–1

LEGEND:

- ● IRON BOUND (TBS)
- ○ IRON BOUND/REBAR (FND)
- ○ IRON PIPE (FND)
- ⊕ MASONRY NAIL (FND)
- □ STONE BOUND (FND)
- UP UTILITY POLE
- 50 NHDES — 50' PRIMARY STRUCTURE SETBACK
- CITY OF DOVER 100' PRIMARY BUILDING SETBACK
- 150 NHDES — 150' NATURAL WOODLAND BUFFER
- 250 NHDES — 250' SHORELAND PROTECTION ZONE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- FEMA FLOOD ZONE
- FND FOUND
- TBS TO BE SET
- TBA TO BE ABANDONED
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

UTILITY NOTE :

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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 –

1-17-18

KENNETH A. BERRY LLS 805 DATE

DOVER PLANNING # 16–031A

#	DATE	DESCRIPTION
#1	1–15–18	REVISED PROPOSED LOT LINES

LOT LINE REVISION
FOR
6 GROVE STREET RESIDENCES, LLC &
GOTHAM HOLDINGS, LLC
THIRD & GROVE STREET
TAX MAP 31, LOT 14 & 4–D–1

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 21, 2017
FILE NO. : DB 2016 – 090

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

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-31B

Application Type:	Conditional Use Permit
Applicant(s):	6 Grove Street Residences, LLC
Owner(s):	6 Grove Street Residences, LLC
Location:	6 Grove Street
Meeting Date:	April 10, 2018

INTENT: To obtain Conditional Use Permits to allow two-story townhouse structures, where a minimum of three stories is required, and to provide less than the minimum 75% lot coverage.

LOTS/UNITS PROPOSED: Approximately 10,000 sq. ft. of commercial space, 32 apartments, and 6 townhouse units

AGENDA ITEM #: 4-B

FILE: P16-31B

APPLICANT(S): 6 Grove Street Residences, LLC

OWNER(S): 6 Grove Street Residences, LLC

LOCATION: 6 Grove Street (Assessor's Map 31, Lot 14)

ACREAGE: 0.93 ac (40,821 sq. ft.)

ZONING DISTRICT: Central Business District – Transit-Oriented Sub-District (CBD-TOD)

EXISTING LAND USE: Commercial/vacant

PROPOSED LAND USE: Mixed commercial and residential, multi-family residential

SURROUNDING LAND USE: Multi-family residential, office/warehouse, commercial

ZBA ACTION: None

ATTACHMENTS: Application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

PERMITS REQUIRED:
- NHDES Shoreland Permit

WAIVERS REQUESTED:
- **149-14.G(1)** Interior Landscaping

Summary of Request and Background
The applicant is requesting two Conditional Use Permits. One would permit the six townhouse units in two structures of two stories each, where a minimum of three stories is required in the TOD sub-district. The second would permit a lot coverage of 35.58%, where the minimum lot coverage of the TOD sub-district is 75%. The existing lot coverage is 39%.

A Conditional Use Permit was previously granted to permit 47% lot coverage.

Consistency with Land Use Regulations
The CBD-TOD Sub-district requires a minimum lot coverage of 75% and a minimum building height of three stories. Because the applicant proposes buildings which do not meet those requirements, a Conditional Use Permit is required. If this property were in any other zone, a variance would be required; however, in the CBD relief is provided by the Planning Board via a CUP rather than by a Zoning Board variance.

Chapter 170-20-B(1) of the City Code states that conditional use approval for relief from the standards may be granted by the Planning Board provided that the proposed project complies with the following standards:

(a) That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
(e) That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
(f) That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.
(g) That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.
(h) That the preservation and renewal of historic BUILDINGs shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING

and/or use.

Considering the justification provided in the applicant's letter dated February 19, 2018, the Conditional Use Permit request meets these requirements.

The applicant appeared before the Technical Review Committee on February 8, 2018 (minutes are attached).

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to Conditional Use Permit:

1. Site plan (P16-31C) shall be approved.
2. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20.B(3).

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
REV: 2-19-18

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

RE: Proposed mixed-use development
6 Grove Street Residences, LLC
35 Third Street
Conditional Use Permits

Mr. Chairman and Members of the Dover Planning Board,

Pursuant to Zoning Regulations (Chapter 170-20 B,) Berry Surveying & Engineering (BS&E,) on behalf of 6 Grove Street Residences, LLC, respectfully requests the City of Dover Planning Board to approve the following Conditional Use Permits:

- Minimum Lot Coverage less than 75%
- Two Story Structure where Three Stories is required (Townhouses)

1. Identification of Conditional Use Permits

Dimensional regulations in the Transportation Oriented Design (TOD) sub-district of the Central Business District (CBD) state that lot coverage must be 75-100% We ask that Conditional Use Permit (CUP) be granted to allow building lot coverage of 35.58%. The original design of this project allowed for parking against the building and therefore a covered car port was feasible. This design however, the car port would not be covering anything and therefore is not part of the project design. Additionally the lot area has increased, and due to neighboring concerns, the allowed parking on site has been increased, and thus the building coverage ratio has gone down. The existing building coverage is 39%

Within the same zone buildings are required to be a minimum of three stories. The proposal is to construct two story townhouses, with no garage. This was done to allow for cohesive parking management on the site which allowed for the two uses to occupy all spaces on the site. Given that these structures will be "tucked" behind the existing mixed use building, it is unlikely the structures will look out of place within the context of the zone. Additionally given the full foundation construction style on the rear (river)

side of the structure, the third floor would be the seen as a fourth floor from that perspective. The reduction in height will improve the view from the river.

Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

a) That both public and private buildings and landscaping shall contribute to the physical definition of rights of way as civic spaces.

- **The existing building is constructed within approximately 10' of Grove Street and approximately 5' of Third Street, and the addition on the Grove Street side of the building will also be constructed within about 10' of the right of way. Along with the proposed streetscape, the building will contribute nicely to the physical definition of the right of way as a welcoming civic space. The congruent uses proposed creates an appealing space at the rear of the structure which is typically the last place considered for useful space.**

b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

- **The shape of the proposed building allows safe and ample pedestrian access, while also accommodating vehicles with parking in the back of the building. The site is designed to accommodate both automobiles and pedestrian use.**

c) That the design of streets and buildings shall reinforce safe environments.

- **The design proposes vertical granite curb along both Third and Grove Streets, and will also provide sidewalks that vary in width from 11.9' to 14.5', providing safe access for pedestrians. The requested CUPs do not detract from the environment created. The tie between the mixed use, residential, parking and landscaping is all created by the site design.**

d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.

- **Using a large portion of the existing building ensures the design will grow from the local climate in an authentic way. The continuance of the feel from Francis Drive is a big part of this projects re-design.**

e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

- **Although the existing building will be used in this project, it is proposed to be completely rehabilitated and**

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335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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reconstructed on the interior, with updated energy and lighting practices. The new buildings are to be built to the current energy code.

f) That civic buildings and public gathering places shall be provided as locations that reinforce community identity and activity.
   - **Being the rehabilitation of an existing building, its community identity is upheld in addition to the flow created while carrying the architectural theme from Francis Drive.**

g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
   - **An updated and rehabilitated version of the existing building will clearly be distinctive, and cement its place as a prominent civic building.**

h) That the preservation and renewal of historic buildings shall be facilitated.
   - **Although the existing building is not a historic building, its rehabilitation is in line with the City's vision of preservation and renewal.**

i) That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.
   - **The harmonious and orderly evolution of the urban area is secured in a profound way through the rehabilitation of 6 Grove Street, by giving it the look and feel of a premium downtown civic space.**

3. Justification for approval of Conditional Use Permits

Given the existing state of the buildings on site at 6 Grove Street and the City's preference for the rehabilitation of existing buildings, along with meeting all site plan criteria, we feel that the proposed design is the best use of space in this area. The project has been modified to remove the 5th floor original contemplated due to structural concerns. To aid in the economics of taking a building like this to a finished state the applicant has purchased additional land from the abutting land owner to construct single family attached townhouses to the rear of the site. In doing so this ties the architecture of the existing building to the architecture created along Francis Drive. The reduction of the building height from the three stories to the two proposed will not affect the zone characteristics given the proximity to Francis Drive. The townhouses are located behind the now 4 story mixed use building, and therefore will be hidden from view on all sides. It is our assessment that the view from the river will benefit from the reduction proposed. This proposal also addresses the parking concern, which was a major conversation point during the initial hearing of this project. This proposal contains enough spaces to service the residential units on site without the need for off-

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site leasing, while creating off-site public parking to serve its commercial tenants as well as others in the area.

The existing principal building covers 39% of the lot, which is more than our proposed 35.58%, but it does so in a very inefficient manner which makes parking and fire safety into account where that does not exist in the existing condition. Increasing building coverage above 39% is not practical, especially when considering the odd shape of the lot, and the need for on-site parking for the residential units on the upper floors. This proposal, though lacking in coverage, does provide all of the parking to either the side or rear of the lot which is a theme to strive for in the urban zone. The two story residential buildings are complimentary to the abutting uses and are completely hidden by the mixed use structure.

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
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2016]

RECEIVED
Planning Office
MAR 29 2018
Dover, New Hampshire

Office Use Only	Project #: P16-31B	Date Received:
	Amount Paid:	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: 6 Grove Street Residences, LLC Telephone # 603-742-5300

Address of Applicant: 35 Third St, Dover, NH 03820

E-Mail Address: billtgolds@aol.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 31 Lot(s) # 14

Address of Property: 6 Grove Street

Zoning District(s) CBD Overlay District(s) _____

Existing Use of Property: 4-Story building with active commercial space on first floor. Secondary buidling used as a machine shop.

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District	☐ RCM Use Overlay District	☐ I-1 District Uses
☐ Groundwater Protection	☐ Off-Street Parking and Loading	☐ Alternative Treatment Center
☐ Wetland Protection District	☒ Central Business District	☐ Heritage Residential District

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

See Attached Lot Coverage (Previously approved but now modified), ~~Residential on first floor for Townhouses,~~ NO LONGER REQ. two story building whre three is required.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Shoreland Permit Application to be filed with NHDES

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

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 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: _____ Date: 1-17-18

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

Signature of Agent: _____ Date: 1-17-18

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: _____ Date: 1-17-18

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-31C

Application Type:	Site Plan Amendment for Review
Applicant(s):	6 Grove Street Residences, LLC
Owner(s):	6 Grove Street Residences, LLC
Location:	6 Grove Street
Meeting Date:	April 10, 2018

INTENT: To amend a site plan by adding six townhouse units in two buildings, for a total of 38 units, where the previously approved plan included 36 units and a fifth story addition to the existing building.

LOTS/UNITS PROPOSED: Approximately 10,000 sq. ft. of commercial space, 32 apartments, and 6 townhouse units

AGENDA ITEM #: 4-C

FILE: P16-31C

APPLICANT(S): 6 Grove Street Residences, LLC

OWNER(S): 6 Grove Street Residences, LLC

LOCATION: 6 Grove Street (Assessor's Map 31, Lot 14)

ACREAGE: 0.93 ac (40,821 sq. ft.)

ZONING DISTRICT: Central Business District – Transit-Oriented Sub-District (CBD-TOD)

EXISTING LAND USE: Commercial/vacant

PROPOSED LAND USE: Mixed commercial and residential, multi-family residential

SURROUNDING LAND USE: Multi-family residential, office/warehouse, commercial

ZBA ACTION: None

ATTACHMENTS: Application, Site Plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

PERMITS REQUIRED:
NHDES Shoreland Permit

WAIVERS REQUESTED:
149-14.G(1) Interior Landscaping

Summary of Request and Background
The applicant proposes amending a previously approved site plan. The previous approval was for a 9,060 s.f. mixed-use building with commercial space on the first floor and 36 residential units on the second through fifth floors. The amended site plan eliminates the addition of a fifth floor, includes 8,967 square feet of commercial space and 32 residential units on the second through fourth floors, as well as six townhouse units in two, two-story buildings at the rear of the site.

The applicant appeared before the Technical Review Committee on February 8, 2018.

Planning Staff has reviewed the parking and find the number provided is acceptable.

Consistency with Land Use Regulations
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and approve the site plan with the following conditions:

Waiver Request:
The Planning Department recommends that the Board approve the waiver from Section 149-14.G(1) for interior landscaping requirements. Instead of additional landscaping islands, the applicant increased landscaping in areas identified by the TRC.

Conditions to Be Met Prior to Signing of Plans:

1. Lot Line Adjustment (P16-31A) and Conditional Use Permits (P16-31B) shall be approved.
2. The applicant shall provide:
    a. letters from utilities regarding ability to provide service to the development
    b. updated Landscape Maintenance Plan
    c. add detail for 8' white vinyl fence proposed on west side of property
    d. a digital version of final plan set.
3. The applicant must revise plan set to:
    a. Add a "Right Turn Only" sign to the Third Street exit
    b. Add a note to the plan acknowledging that it supersedes approved plan P16-31
    c. Add the owners' signatures to the final plan

d. The Professional Engineer, Licensed Land Surveyor and Licensed Landscape Architect will need to sign and date final plans.

Conditions to Be Met Prior to Any Construction Activity:

4. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM-4 P M, with no Sunday hours. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

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

5. The new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

6. New buildings shall be assessed the current impact fees in place at the time of building permit application and pay by time of Certificate of Occupancy.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

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January 17, 2018
REV: 2-19-18

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

RE: Proposed mixed-use development
6 Grove Street Residences, LLC
35 Third Street
Waiver Requests

Pursuant to Site Review Regulations 149-19 (Waivers,) Berry Surveying & Engineering (BS&E,) on behalf of 6 Grove Street Residences, LLC, respectfully requests the City of Dover Planning Board waive the following project specific items:

- 149-14 G (1) Interior Landscaping

Mr. Chairman and Members of the Dover Planning Board,

1. Identification of Waiver Request & Explanation.

149-14 G (1) requires there to be 5% internal landscaping. On this particular site and specifically within the CBD (T) zone, there is a conflict in creating as much building coverage as possible, generating a sufficient amount of parking for all uses, and the internal landscaping requirements. In this case, there are two internal islands where landscaping is proposed, and has been enhanced per the TRC request to provide for more shade trees. This increases beatification, provides additional stormwater mitigation near the river, and reduces thermal impacts of the project.

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 149-14 G (1) the mitigation proposed increases the vegetation cover to a point where, if counted, would meet the 5% required. To keep a smooth traffic pattern and a plow-able project site, this alternative seems to meet the spirit and intent of the ordinance specific to this site within the CBD (T) zone.

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

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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: 6 Grove Street Residences LLC Telephone # 603-742-5300

Address of Applicant: 35 Third St., Dover, NH 03820

E-Mail Address: Billtgolds@aol.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 6 Grove Street

Assessor's Map # 31 Lot(s) # 14

Zoning District(s) CBD Overlay District(s) _____

Size of Parcel: 40,821 sq. ft. .93 ac. Property Deed: Book 4495 Page: 589

Existing Use of Property: Business/Residential

SITE PLAN INFORMATION

Describe Proposed Use: mixed use project. modification to existing site approval

Area of Parcel to be Developed: 35,000 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 32 in mixed use building
6 townhouse units

Number of Parking Spaces: Existing 0 Proposed 39 plus on street

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

Number of Employees Total: unknown In Maximum Shift: _____

Disposition of Parcel: Townhouses = 3855

Building Footprint 10,671 sq. ft.

Total Building Area 14526 sq. ft.

Paved Area 13,873 sq. ft.

Building Setbacks:

Front Yard 0 ft.

Rear Yard 0 ft.

Side Yard: Right 10 ft. Left 10 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: EXISTING TO REMAIN, 6 TOWN HOUSES
TOWNHOUSE = 28'
Height of Building: EXISTING TO REMAIN Finished Floor Elevation: TOWNHOUSES 76.20

Number of Seats (where applicable) _____

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: ~~5' TO BOUNDARY WITH PAVEMENT & LIGHTING~~ NO LONGER REQ.

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

SURVEYOR INFORMATION

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.

Signature of Property Owner: _____ Date: 1/17/18

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

Signature of Agent: _____ Date: 1-17-18

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: _____ Date: 1/17/18

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 1/17/18

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 1/17/18

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

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: May 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: 6 Crove Street File Number: _____

PROJECT TITLE: 6 Crove Street

PROPERTY LOCATION: 6 Crove Street Tax Map: 31 Lot: 14

	Explain How Provided	Reviewed
1. Completed and signed Application form	✓	
2. Electronic copy of the engineered/surveyed plan layout	✓	
3. Electronic copy of supplementary materials and application	✓	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	✓	
5. Fiscal Impact Analysis (For more than 10 units)	✓	
6. Waiver requests to the Site Plan Review Regulations, with written justification	✓	
7. Conditional Use Permit applications	✓	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	✓	
9. A colored architectural plan showing all sides of buildings	✓	
10. List of all professional agents to be notified for Planning Board	✓	
11. Eight 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:	✓	
Location map at appropriate scale	✓	
Proposed Project name and title and Planning File #	✓	
Date, north arrow and scale	✓	
Names of all abutting property owners	✓	
Name and address of owners and/or applicants	✓	
Signature & stamp of NH licensed land surveyor and/or engineer	✓	
Zoning District boundaries, including any special or overlay districts	✓	
Location of Conservation District areas	✓	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	✓	
Location and widths of existing & proposed easements & right of ways	✓	
Depict pedestrian walkways and accessible access	✓	
Location and width of existing and proposed access/egress ways	✓	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	✓	
Existing and proposed topographic information at two foot intervals	✓	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	✓	
Minimum building setbacks or build to lines on all lots	✓	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	✓	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	✓	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	✓	
Existing and proposed stormwater lines and facilities	✓	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	✓	
Location of Flood Hazard Zone	✓	
Location of all bodies of water and watercourses	✓	
Location of wetlands and buffers	✓	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	✓	
Existing natural features and/or significant vegetation on property	✓	
Depict existing contours up to 100 ft. beyond project limits	✓	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	✓	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	✓	
Location, material and size of existing and proposed pavement area	✓	
Location of proposed fire lanes	✓	
Specify finished floor elevations of buildings	✓	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	✓	
Depict all service, storage, loading bays and utility areas	✓	
All applicable Dover Common Site Plan notes	✓	
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	✓	
Stormwater Management System Operation and Maintenance Plan	✓	
Erosion and Sedimentation Control Plan	✓	
Landscape Operation and Maintenance Plan	✓	
Proposed restrictive covenants or homeowners association documents	N/A ✓	
Dates and permit numbers of all required state and federal permits	✓	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	✓	

REVIEWED BY: _____ DATE_____ TRC DATE_____

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Phone: (603) 332-2863
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www.BerrySurveying.Com

March 29, 2018

City of Dover
288 Central Ave
Dover, NH 03820

Re: Site Plan Review TRC Response
Berry Surveying & Engineering
6 Grove Street Residences, LLC
6 Grove Street (Tax Map 31 Lot 14)

Based on comments from the Technical Review Committee Minutes P16-31C, we respectfully submit the following comments and revisions. Our comments are in **bold**.

PLANNING COMMENTS

1. Impact fees (which will be increasing in 2018) and water and sewer investment fees will be assessed.
   - **No comment required.**

2. Submit letters from utilities regarding ability to provide service to the development.
   - **We have submitted requests to Eversource and Unitil. When provided we will forward to the Planning Department, we would ask that this become a condition of approval.**

3. Lot size on application conflicts with lot size proposed after Lot Line Adjustment.
   - **The lot size stated on the Lot Line Revision, the Site Plan and the Site Review Application are consistent.**

4. Conditional Use Permit required for first-floor residential use.
   - **Based on the latest posted amendments this CUP is no longer required.**

5. Request waiver from interior landscaping requirement; enhance existing landscape plan to offset.
   - **A revised waiver request is now enclosed. The landscaping plan has been updated per the discussion at the TRC.**

6. Permit to work in right of way will be required and pavement life reduction factor may be applied depending on final plans.

- **Understood. The applicant will apply for the permits required prior to the start of construction.**

7. Please revise plan set to:

- Depict changes to Frances Drive pavement/dumpster
  - **There is no existing dumpster. The pavement is proposed to be revised and now shown on the plan. Grading has been modified in the same location pursuant to Engineering Department request.**

- Show location of generator, mechanicals and screening for both. Add City of Dover as abutting property owner.
  - **There is no generator proposed or required as discussed with the project architect. Mechanicals will be atop the roof structure and will be screened appropriately per the zoning code.**

- Show entire lot with assumption LLA is approved, particularly on sheet 3.
  - **The entirety of both lots is now shown on sheet 3.**

- Indicate width of Grove St.
  - **The width of Grove Street is now shown.**

- Explain what CUP P17-16 was granted for.
  - **The note on the site plan regarding the CUP and Waivers has been updated with an explanation.**

- Indicate laundry use is to be fully commercial, not only accessory to apartments.
  - **A note has been added to the site plan discussing the use of the laundry. It is proposed to be a fully commercial laundry.**

- Provide 8' white vinyl fence on west side per previous approval.
  - **The note now calls for an 8' fence.**

- Add FFE to sheet 4.
  - **FFE was shown on the grading plan. It has been added to the site plan.**

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- Remove inaccurate trees from elevations or add them to landscape plan
    - **The rendering has now been updated.**

- Review common site plan notes, specifically:
    - Add common notes 7, 18, 19, 34
        - **These notes have been added.**

    - Match common notes 13 and 16
        - **These notes have been correlated.**

    - Is note 16 on Sheet 4 correct?
        - **This note is now consistent with the standard notes modified in 2017.**

    - Note 17 on Sheet 4 conflicts with lighting waiver.
        - **This note has been updated**

    - Correct note 12 on Sheet 2 to refer to wetland scientist's work.
        - **Stoney Ridge Environmental has been added to the note.**

- On landscaping plan
    - Add LLA's signed stamp.
        - **The stamp is now affixed to the plan.**

    - Enhance interior landscaping, increase shading.
        - **6 additional trees have been added to the center area.**

    - Relocate street tree to block parking from street.
        - **This is now modified per the request.**

- Architectural plans:
    - Town houses must be three stories minimum.
        - **A CUP has been requested.**

    - Remove old businesses from floor plan.
        - **These businesses have been removed.**

    - Correct EIFS vs. brick detail to remain on elevations
        - **The annotations have been updated.**

- Vinyl siding not permitted; flirst floor must be masonry, upper floors may be HardiePlank-type siding.
    - **Brick is now proposed on the first floor with the remaining material types being compliant with the zone.**

- Vinyl windows not permitted
    - **We did not find this restriction in either the CBD specific regulations, zoning or site review regulations.**

- Change cement façade to brick/brick veneer
    - **This has been modified.**

POLICE DEPARTMENT COMMENTS

1. Proposed all-way stop is appropriately shown on the plan but is not mentioned in the Traffic Impact Analysis.
    - **The TIA has been updated to include this information.**

2. Parking supply may meet the requirements for CBD, but fails to acknowledge that the site will require some residential parking demand from City or alternate location for at least 1/3 of the year.
    - **The parking provided complies with the regulations. If there is additional demand for tenant parking, permits from the City of Dover will be required to be sought.**

3. Is this the optimal dumpster location?
    - **It is our assessment this is the only likely dumpster location.**

4. Will vinyl window systems shown on Exterior View sheets truly have that much glass and that color scheme?
    - **Yes. This is the scheme proposed by the applicant.**

5. Ensure that proposed trash receptacles match the Silver Street design.
    - **The receptacles are the required Scarborough style.**

FIRE/INSPECTIONS COMMENTS

1. Discuss 150' NHDES line on site plan
    - **The annotation on the site plan has been expanded to explain the allowance for construction within the zone.**

2. Clarify Benches are in accordance with applicable accessibility regulations.
   - **The benches are the required Scarborough style.**

3. Provide a note that the site shall be accessible in all weather conditions year round.
   This note has been added to the list of notes on the site plan.

4. Clarify the distance between townhouses.
   - **This distance is 8.7'. This has been discussed with the project architect who has advised the applicant of the window penetration limitations on the abutting walls.**

5. Provide side and rear elevation plan.
   - **This elevation is now provided.**

6. Clarify UGE on Sheet 9.
   - **The position is now clarified.**

7. Utilities shall be located sufficiently remote from one another.
   - **The gas utility has now been removed from the townhouse side of the plan.**

8. Plans shall indicate design conformance with all applicable accessible regulations and NH RSA 155-A:5.
   - **A note has been added to the list of notes.**

9. Issuance of Building Permit will be conditional upon receiving state permit(s)
   - **The applicant is aware of this requirement.**

ENGINEERING COMMENTS

- Water
  - Relocate the service tie ins so they are not in the sand filter.
    - **These have been modified on the utility plan.**
  - Have the top of pipe at elevation 68 so it is below the sand filter.
    - **The pipe elevation has been adjusted.**

- Sewer
  - Install a clay dam on the pipe as it exits the sand filter.

- **A clay berm is now called out on the utility plan and plan profile.**

- Show on plan what happens with the existing parking area that comes onto this property. This area acts as a parking lot, snow dump and drainage path.
  - **A swale is now shown at the end of Francis Drive. The level spreader in this location has been increased in size to pond and spread more flow over the slope.**

- Revisit the landscaping over the drainage piping at the end of the proposed building.
  - **The landscaping is now updated.**

- Install a leaching type catch basin system at the end of Grove.
  - **A leaching basin is now called out on the grading and drainage sheets.**

- Erosion control will be very important at rear of townhouses
  - **A note has been added to the E&S sheet to warn the contractor of the site constraint and provide guidance on proper construction.**

Very truly yours,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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City of Dover Planning Department
Attention: Assistant City Planner Donna Benton
288 Central Ave
Dover, NH 03820

January 17, 2018
Rev.: 2-19-18

RE: Traffic Impact Analysis & Distribution
6 Grove Street Residences
35 Third Street
Dover, NH

Dear Mrs. Benton:

On behalf of 6 Grove Street Residences, LLC, Berry Surveying & Engineering (BS&E) has prepared a Standard Traffic Impact Analysis for the development of 32 Mid-Rise apartment units, 6 Condominium Units and 8,967 square feet of commercial office space at 6 Grove Street.

Proposal & Introduction:

The proposal is to convert an existing building into 32 residential rental units, 6 condominium units and commercial space by removing a portion of it and redeveloping the surrounding site. Commercial space will be on the first floor, and the condo units will be on the second, third, and fourth floors.

The purpose of this analysis is to determine the maximum number of trips coming to and leaving from the proposed site during certain peak periods of the day and week. This information is then used in determining the impact on safety as it relates to the existing roadway infrastructure. The following will be discussed as part of the analysis and is typical for a project of this size pursuant to the Institute of Traffic Engineers (ITE) manual.

- Existing Site Description
- Grove Street and Third Street Descriptions
- Surrounding Roadway Infrastructure
- Existing Trip Generation Potential
- Existing Vehicle Speeds
- Trip Generation
- Trip Distribution
- Sight Distances & Safety Analysis

Existing Site Description:

The existing site has frontage on Grove Street and Third Streets, and contains 31,775 square feet of land (see lot line revision) with a 15,927 square foot, four-story building, as well as a 2,376 square foot garage. There are existing paved driveways off of Grove Street and Third Street, with paved parking areas on the south and west sides of the main building.

Grove Street and Third Street Descriptions:

Grove and Third Streets are both classified as local roads. Grove Street runs north and south between Chestnut Street and a dead end past Third Street. It has a paved width of approximately 37 feet with no curbing or sidewalks in the area of the proposed project. Curbing and sidewalks do exist on both sides on the portion of Grove Street that is north of Third Street.

Third Street runs east and west between Central Ave and Frances Drive, where for all intents and purposes, Third Street becomes a dead end, as travel on to Frances Drive from Third Street is restricted. In the area of the project site, its paved width is approximately 35 feet, and it has curbing and sidewalks on both sides of the street.

The proposal includes modifying the intersection to allow for a four-way stop.

Existing Trip Generation Potential:

Using the 9th Edition ITE Trip Generation Manual, we determined the following trip generation potential for the existing site. Land Use Codes (826) Specialty Retail Center, (150) Warehousing, and (110) General Light Industrial were used in deriving the trip generation potential for the existing site. The General Light Industrial Code applies exclusively to the existing 2,376 square foot garage on site.

Specialty Retail Center (5,927 Sq.Ft.) Existing Trip Generation:

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	% Entering	% Exiting
-	-	-

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	44% Entering	56% Exiting
16.06T	7.07T	8.99T

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

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	50% Entering	50% Exiting
29.75T	14.88T	14.88T

Warehousing (33,012 Sq.Ft. between 4 Floors) Existing Trip Generation Potential:

Warehousing Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	79% Entering	21% Exiting
9.9T	7.82T	2.08T

Warehousing Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	25% Entering	75% Exiting
10.56T	2.64T	7.92T

Warehousing Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	64% Entering	36% Exiting
4.29T	2.75T	1.54T

General Light Industrial (3 Employees) Existing Trip Generation:

General Light Industrial Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	83% Entering	17% Exiting
1.32T	1.10T	0.22T

General Light Industrial Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	21% Entering	79% Exiting
1.26T	0.26T	1.00T

General Light Industrial Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	47% Entering	53% Exiting
0.15T	0.07T	0.08T

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Combined Existing Trip Generation Potential:

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	79.5% Entering	20.5% Exiting
11.22T	8.92T	2.3T

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	35.8% Entering	64.2% Exiting
27.88T	9.97T	17.91T

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	51.8% Entering	48.2% Exiting
34.19T	17.7T	16.5T

It is assumed that there is a fairly even split between trips going north on Grove Street, and east on Third Street. Grove and Third Streets have dead ends to the south and west respectively, and therefore see little to no traffic coming from the existing site.

Existing Vehicular Speeds:

Grove Street and Third Street are both governed by the city-wide speed limit of 30 MPH. It has been observed by Berry Surveying & Engineering that speeds in the area of the project site are not excessive, and for the purposes of this study it is assumed that the majority of operators obey speed limits.

Trip Generation:

The 9th Edition ITE Trip Generation Manual was used to determine the volume of trips, as well as the percentage of entrance-to-exit traffic experienced at the AM & PM Peak hour between 7 and 9 AM and 4 and 6 PM. In addition, Saturday peak hours of the generator are estimated with ADV provided in the foot notes for all. Land Use Codes (223) Mid-Rise Apartment, (230) Residential Condominium/Townhouse, and (814) Specialty Retail Center were used in deriving the trip generation for the project development. Trip generation for residential uses were then modified based on the Transportation Research Board's Transit Cooperative Research Program Report 128 entitled *Effects of TOD on Housing, Parking, and Travel,* which states that for a community with access to a small transit system, 72% of commuters are commuters by

automobile. Therefore, 72% of the calculated ITE trip generation was used in each case for residential units.

- Coast Bus is available at the intersection of Third Street & Chestnut
- The Transportation Lot and public train system is also at the intersection of Third Street and Chestnut.

Residential Trip Generation (38 Units Total):

Mid-Rise Apartment Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday **(32 Units)**

Total Trips	31% Entering	69% Exiting
6.91T	2.14T	4.77T

Mid-Rise Apartment Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday **(32 Units)**

Total Trips	58% Entering	42% Exiting
8.99T	5.21T	3.78T

Mid-Rise Apartment Peak Hour of Adjacent Street Traffic Peak Hour Saturday **(32 Units)**

Total Trips	57% Entering	43% Exiting
9.22T	5.26	3.96

Residential Condominium/Townhouse Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday **(6 Units)**

Total Trips	17% Entering	83% Exiting
2.64T	0.45T	2.19T

Residential Condominium/Townhouse Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday **(6 Units)**

Total Trips	67% Entering	33% Exiting
3.12T	2.09T	1.03T

Residential Condominium/Townhouse Peak Hour of Generator Peak Hour Saturday **(6 Units)**

Total Trips	54% Entering	46% Exiting

2.82T	1.52	1.30

Specialty Retail Center (8,967.05 Sq. Ft.) Trip Generation:

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	% Entering	% Exiting
-	-	-

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	44% Entering	56% Exiting
24.30T	10.69T	13.61T

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	50% Entering	50% Exiting
35.00T	17.50T	17.50T

Combined Trip Generation:

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	28% Entering	72% Exiting
10.03T	2.81T	7.22T

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	51% Entering	49% Exiting
36.41T	18.57T	17.84T

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	52% Entering	48% Exiting
47.04T	24.46T	22.58T

Compared to the potential trip generation for the existing site, the proposed project will generate roughly the same amount of traffic during weekday peak hours. Weekend peak hours will

experience a higher volume than the existing potential by about 13 trips per hour, which is to be expected, based on the construction of residential units.

Trip Distribution Analysis:

For this analysis it is assumed that the project is a one hundred percent generator. There are no other businesses within the area or other traffic draws of any kind that would create any linking of trips. Additionally this proposed project has minimal pass by draw. All trips coming to and leaving the site are dedicated for this project development. For this reason distribution of the generated traffic at the project entrance is isolated from the volume of pass by trips, and are all turning into or out of the project site. The entering / exiting distribution is provided by the ITE land use code tables formerly mentioned.

Sight Distance & Safety Analysis:

The proposed driveways will be constructed in the same location as the existing driveways. Sight distance and driveway alignment are the two determining factors in placement. From the Grove Street driveway, sight distance to the north is unobstructed for well over 400 feet, and from the Third Street Driveway, sight distance to the east is unobstructed for well over 400 feet. The standard sight distance required by NHDOT is 400 feet in cases where the Geometric Design Manual would not require more. In this instance both sight distances meet the design required warrant as well as the standard practice of NHDOT of 400 feet. There are no improvements required to maintain this site distance.

Sight distances to the south on Grove Street and the west on Third Street were not analyzed, as both driveways are less than 400 feet from dead ends.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry SIT
Principal, President

Kenneth A. Berry, PE, LLS,
CPSWQ, CPESC, CESSWI
Principal, VP-Technical Operations

BERRY SURVEYING & ENGINEERING

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
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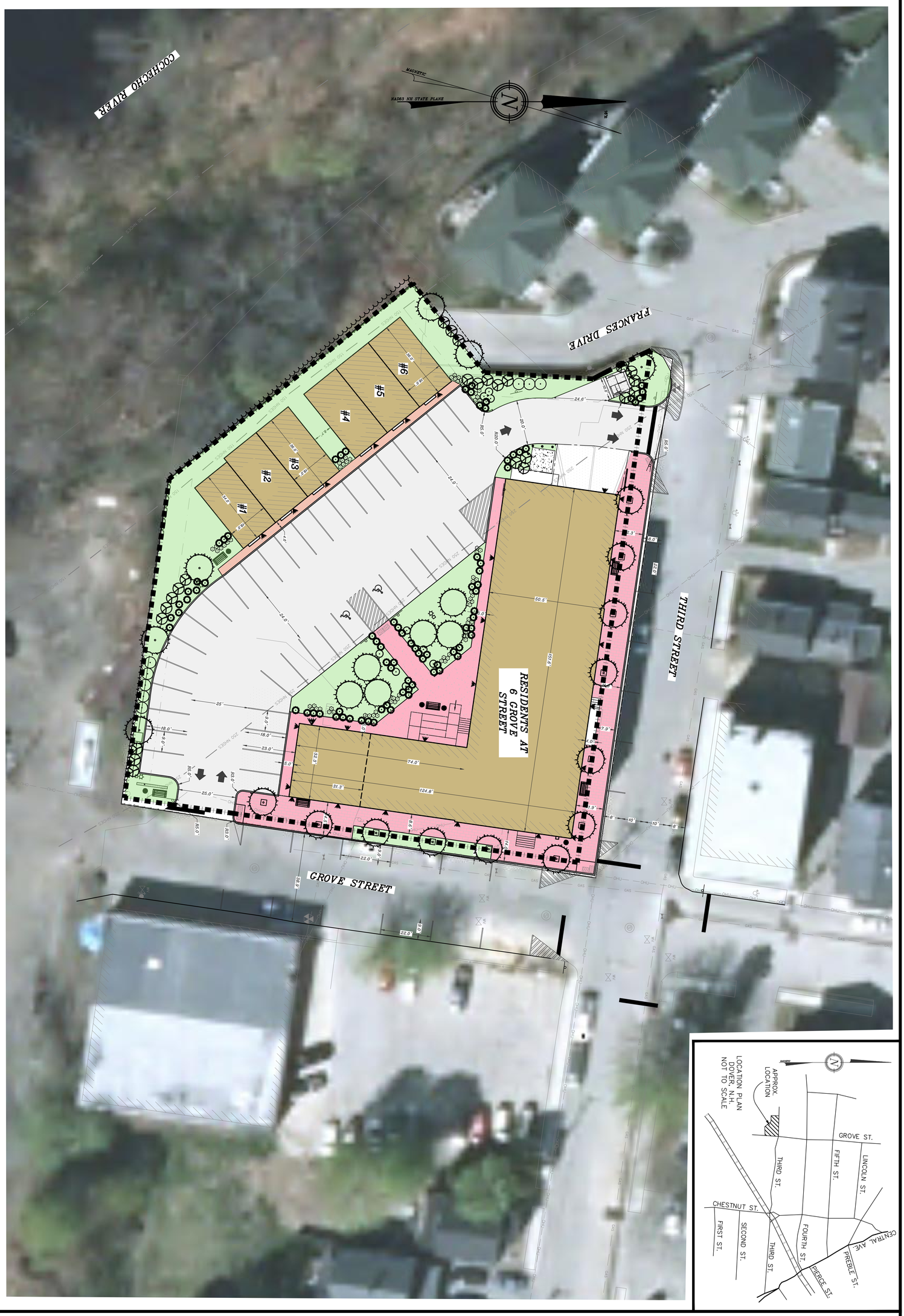


DOVER PLANNING #16-31C

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

SCALE :	1 IN. EQUALS 40 FT.
DATE :	JANUARY 18, 2018
FILE NO. :	DB 2016 – 090

COLOR SITE PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

REVISION	DATE	DESCRIPTION
#1	2-19-18	REVISED PER TRC COMMENTS

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ EXISTING CONDITIONS PLAN
SHEET 3 ~ DEMOLITION PLAN AND PAVEMENT EXTENTS PLAN
SHEET 4 ~ SITE PLAN
SHEET 5 ~ GRADING PLAN
SHEET 6 ~ DRAINAGE PLAN
SHEET 7 ~ P-101 SAND FILTER DETAILS
SHEET 8 ~ EROSION & SEDIMENT CONTROL PLAN
SHEET 9 ~ UTILITY PLAN
SHEET 10 ~ UTILITY PLAN & PROFILE
SHEET 11 ~ LANDSCAPING PLAN
SHEET 12 ~ LIGHTING PLAN
SHEET 13 ~ E101-SEDIMENT & EROSION DETAILS
SHEET 14 ~ E102-SEDIMENT & EROSION DETAILS
SHEET 15 ~ D101 DRAINAGE DETAILS
SHEET 16 ~ C101-CONSTRUCTION DETAILS
SHEET 17 ~ C102-CONSTRUCTION DETAILS
SHEET 18 ~ C103-CONSTRUCTION DETAILS
SHEET 19 ~ L101-LANDSCAPING DETAILS
SHEET 20 ~ U101-UTILITY DETAILS
SHEET 21 ~ U102-UTILITY DETAILS

MIXED USE SITE PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
6 GROVE STREET
DOVER, N.H.
TAX MAP 31, LOT 14

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: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

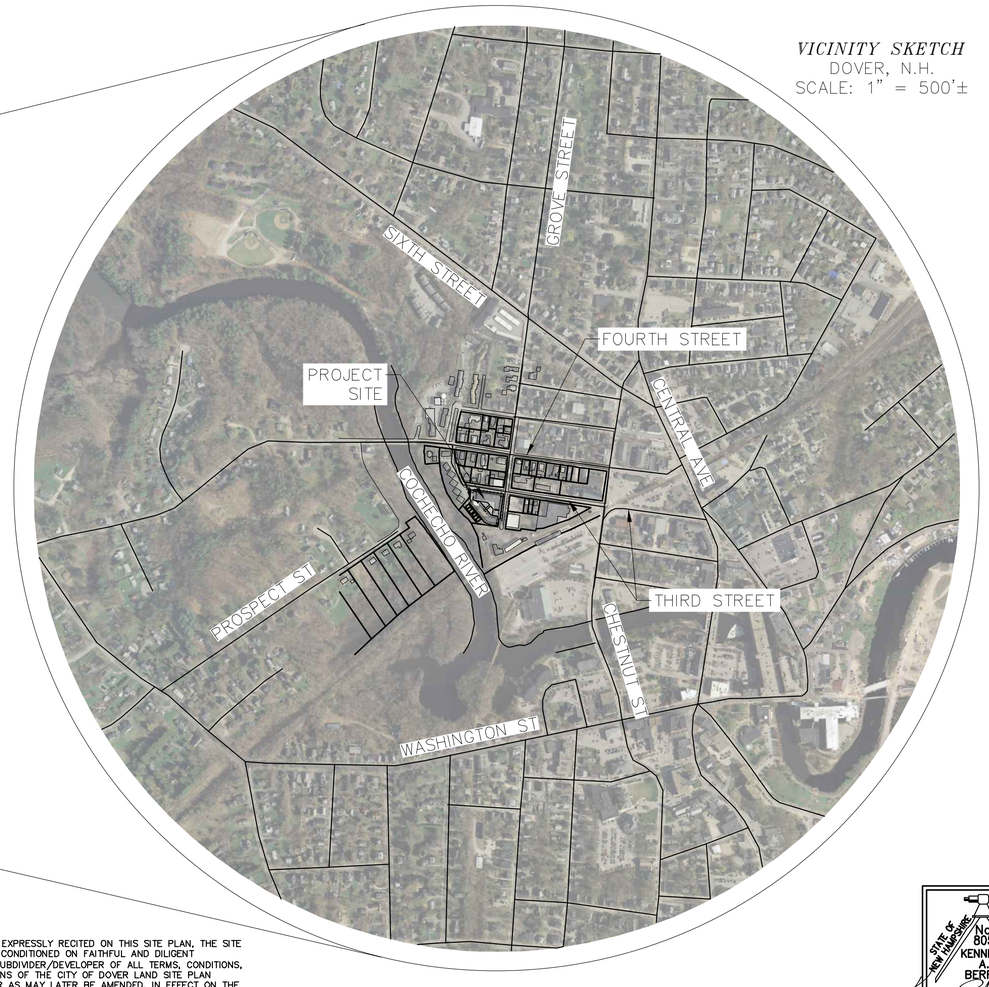
APPLICANT: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

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

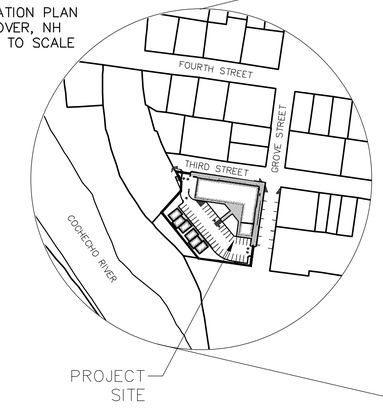
ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

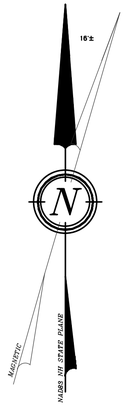
WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PARKER MOUNTAIN ROAD
ALTON, NH 03809
603-776-5825

VICINITY SKETCH
DOVER, N.H.
SCALE: 1" = 500'±



LOCATION PLAN
DOVER, NH
NOT TO SCALE





REQUIRED PERMITS:

1.) NHDES SHORELAND IMPACT PERMIT.
2.) SEWER DISCHARGE PERMIT.

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.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN 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 LAND SITE PLAN 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.

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

DOVER PLANNING #16-31C

REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANCE
#1	2-19-18	REVISED PER TRC COMMENTS

SITE PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : AS SHOWN
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 – 090

STATE OF NEW HAMPSHIRE KENNETH A. BERRY LICENSED PROFESSIONAL ENGINEER

EXISTING LEGEND:

- IRON BOUND ~TBS~
- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- STONE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- SINGLE POST SIGN
- TEST PIT
- TREE
- BUILDING SETBACK LINE
- EASEMENT LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITIES
- HIGHWAY FENCE
- SOILS LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CULVERT PIPE
- FLOOD ZONE
- 100' CONSERVATION DISTRICT
- 50' PRIMARY BUILDING SETBACK
- 150' NATURAL WOODLAND BUFFER
- 250' SHORELAND PROTECTION

PROPOSED LEGEND:

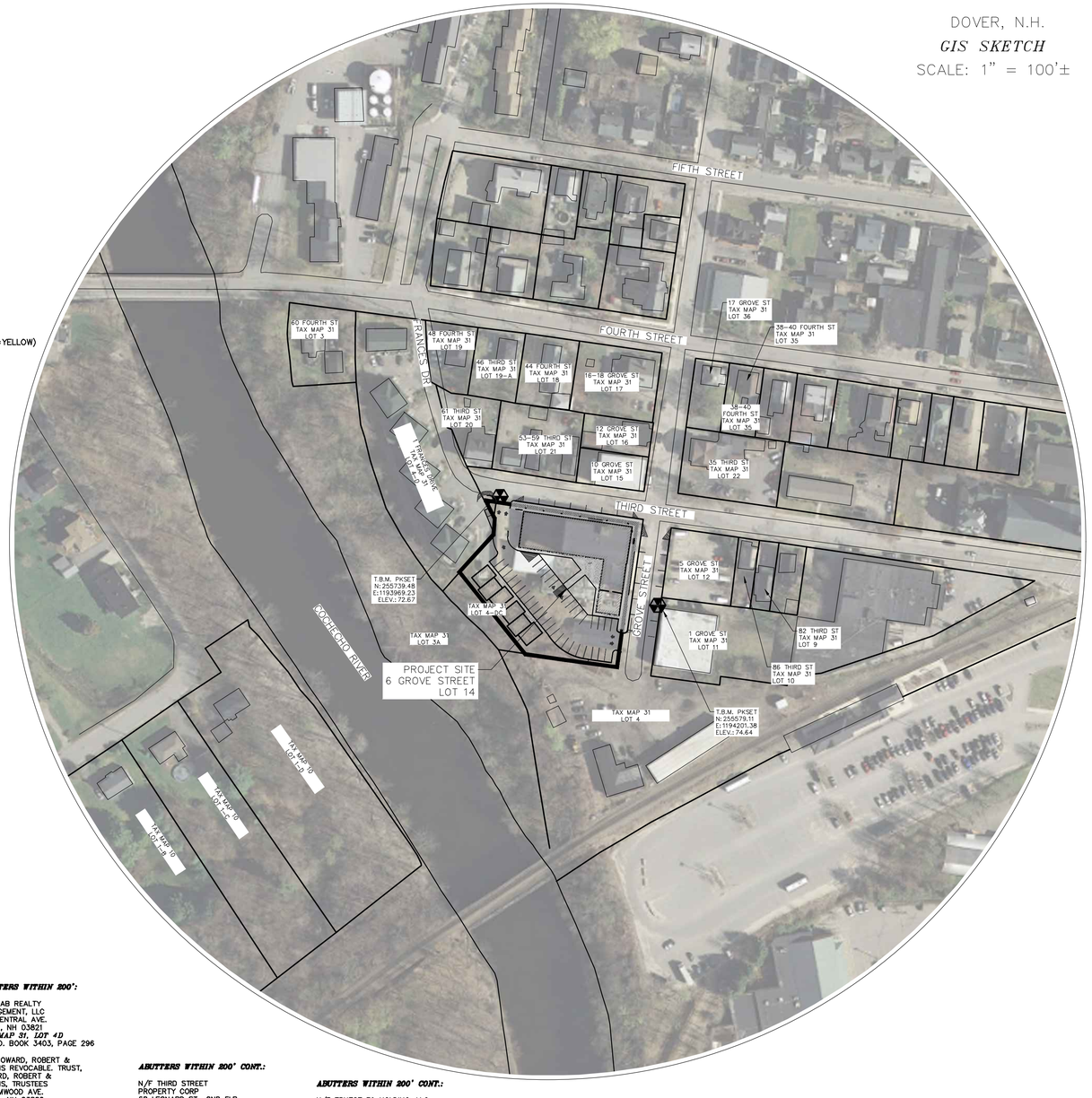
- UTILITY POLE
- UTILITY PADS
- SEWER MANHOLE
- WATER SHUT OFF / VALVE
- HYDRANT
- THRUST BLOCK
- LIGHTING
- CATCH BASIN / DRAIN MANHOLE
- SIGNAGE
- LAMP
- CONTOUR MINOR
- CONTOUR MAJOR
- SPOT GRADE
- CULVERT W/ FLARED END
- SECTION (F.E.S.)
- DETAIL SHEET / DETAIL
- TREE LINE
- CENTER LINE
- UNDERGROUND UTILITY
- TRANSFORMER / J.BOX
- UNDER DRAIN
- WATER LINE
- SEWER LINE
- GAS LINE
- SILT FENCE / EROSION MIX BERM
- FILTREXX SILT SOXX (8" or 12" AS NOTED)
- ORANGE CONSTRUCTION PERIMETER FENCE

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	ESTIMATE SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
T. BLOCK	THRUST BLOCK
CONC.	CONCRETE
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
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)
{ } SSB ( ) ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
{ } SBL ( ) ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
{ } DBL ( ) ~ {SIZE} DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

DOVER, N.H.
GIS SKETCH
SCALE: 1" = 100'±



SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	4	RED	WHITE	WHITE	SQUARE (4)
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	1	WHITE	GREEN	GREEN	SQUARE (1)
R5-1	30"x30"	DO NOT ENTER	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	2	WHITE W/ RED SYMBOL	WHITE	WHITE	SQUARE (2)
R6-1L	36"x12"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (2)
R8-31	12"x18"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	RED	RED	SQUARE (1)
R3-5R	30"x36"	ONLY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	BLACK	BLACK	SQUARE (1)

ABUTTERS WITHIN 200':

N/F KAB REALTY MANAGEMENT, LLC
686 CENTRAL AVE.
DOVER, NH 03821
TAX MAP 31, LOT 4D
S.C.R.D. BOOK 3403, PAGE 296

N/F HOWARD, ROBERT & PHYLLIS REVOCABLE. TRUST, HOWARD, ROBERT & PHYLLIS, TRUSTEES
18 ELMWOOD AVE.
DOVER, NH 03820
TAX MAP 31, LOT 20
S.C.R.D. BOOK 3288, PAGE 441

N/F THIRD STREET TERRACE CONDOMINIUMS, 53 THIRD STREET, LLC
277 MAIN STREET
DURHAM, NH 03824
TAX MAP 31, LOT 21
S.C.R.D. BOOK 3446, PAGE 119

N/F 10 GROVE STREET, LLC
10 GROVE STREET, UNIT A
DOVER, NH 03820
TAX MAP 31, LOT 15
S.C.R.D. BOOK 4388, PAGE 911

N/F ABK REALTY MANAGEMENT, LLC
35 THIRD STREET
DOVER, NH 03820-3316
TAX MAP 31, LOT 22
S.C.R.D. BOOK, 3869, PAGE 49

ABUTTERS WITHIN 200' CONT.:

N/F THIRD STREET PROPERTY CORP
68 LEONARD ST., 2ND FLR
BELMONT, MA 02178
TAX MAP 31, LOT 12
S.C.R.D. BOOK 1897, PAGE 715

N/F ONE GROVE STREET, LLC
P.O. BOX 516
DOVER, NH 03821-0516
TAX MAP 31, LOT 11
S.C.R.D. BOOK 3684, PAGE 740

N/F SPRINT COMMUNICATIONS CO.
C/O PROP TAX DEPT.
P.O. BOX 12913
SHAWNEE MISSION, KS 66282-2913
TAX MAP 31, LOT 41SE
S.C.R.D. BOOK 1703, PAGE 537

N/F EBERT, JOSEPH ARTHUR & MARINA A.
3 FRANCES DRIVE
DOVER, NH 03820
TAX MAP 31, LOT 4DC
S.C.R.D. BOOK 3496, PAGE 707

ABUTTERS WITHIN 200' CONT.:

N/F ERNEST 39 HOLDING, LLC
26 TIDEWATER FARM ROAD
DOVER, NH 03821
TAX MAP 31, LOT 10-1
S.C.R.D. BOOK 4055, PAGE 992

N/F GRASS, ARTHUR
82 THIRD STREET
DOVER, NH 03820
TAX MAP 31, LOT 9
S.C.R.D. BOOK 1271, PAGE 604

N/F RIELLY, BERNARD R.
38 FOURTH ST
DOVER, NH 03820
TAX MAP 31, LOT 35
S.C.R.D. BOOK 1893, PAGE 13

N/F MIZENER, MICHAEL W.
17 GROVE STREET
DOVER, NH 03820
TAX MAP 31, LOT 36
S.C.R.D. BOOK 4271, PAGE 18

ABUTTERS WITHIN 200' CONT.:

N/F EMERY, THOMAS H.
2726 SHELTER ISLAND #279
SAN DIEGO, CA 92106
TAX MAP 31, LOT 17
S.C.R.D. BOOK 3190, PAGE 451

N/F BOHAN, RICHARD P. & K. KATHERINE TRUSTEES
R & K BOHAN FAMILY REV. TRUST
125 PERKINS ROAD
MADBURY, NH 03823
TAX MAP 31, LOT 18
S.C.R.D. BOOK 4078, PAGE 103

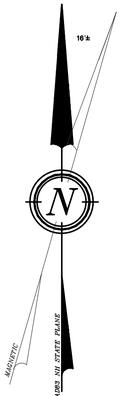
N/F BUNGERT, ADAM E.
46 FOURTH STREET
DOVER, NH 03820
TAX MAP 31, LOT 19A
S.C.R.D. BOOK 4028, PAGE 155

ABUTTERS WITHIN 200' CONT.:

N/F DECEW, JUDSON & HUSSEY, SEAN
P.O. BOX 178
DOVER, NH 03821
TAX MAP 31, LOT 16
S.C.R.D. BOOK 3028, PAGE 781

N/F BENKOSKY, MATTHEW
459 PACKERS FALLS ROAD
LEE, NH 03861
TAX MAP 31, LOT 19
S.C.R.D. BOOK 4412, PAGE 962

N/F CITY OF DOVER
288 CENTRAL AVE.
DOVER, NH 03820-4169
TAX MAP 31, LOT 3A
S.C.R.D. BOOK 1714, PAGE 396



DOVER PLANNING #16-31C

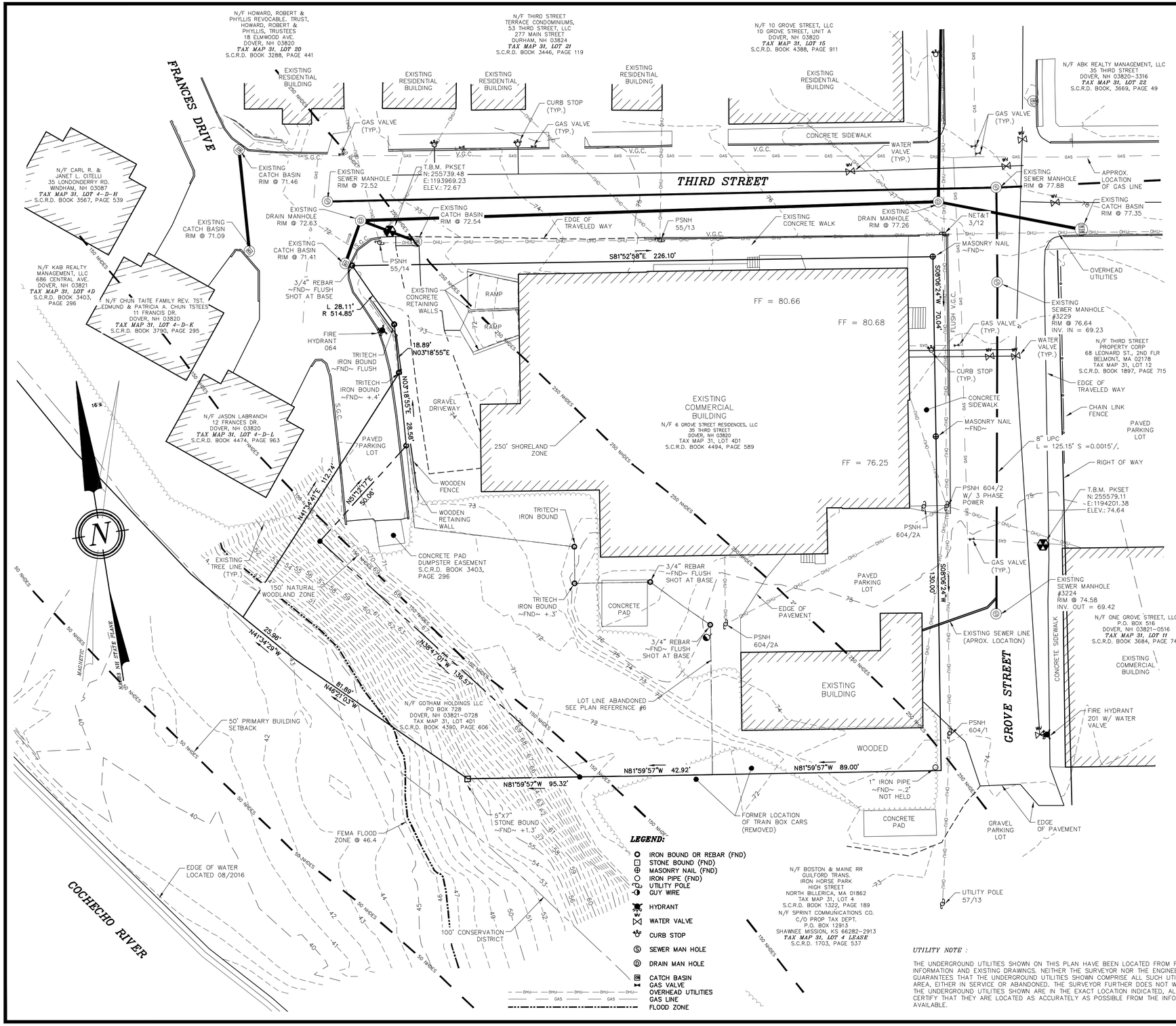
REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

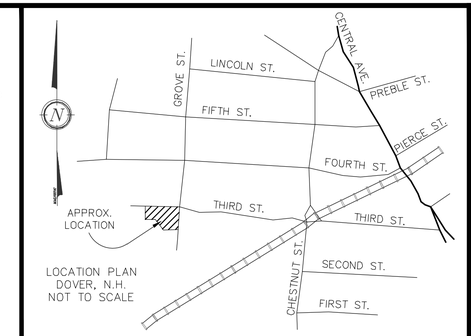
NEIGHBORHOOD PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : AS SHOWN
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 – 090

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





NOTES:

1.) OWNER: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 31, LOT 14

3.) LOT AREA: 40,821 Sq. Ft., 0.93 Ac.

4.) S.C.R.D. BOOK 4495, PAGE 589

5.) ZONING NOTES: CBD CENTRAL BUSINESS DISTRICT ZONE, TRANSIT ORIENTED DEVELOPMENT SUB-DISTRICT

MINIMUM LOT SIZE:	N/A
MINIMUM FRONTAGE:	N/A
BUILDING SETBACK REQUIREMENTS:	
FRONT (EXISTING) :	0 FEET
SIDE :	10 FT MIN, 25 FT MAX
REAR :	0 FT MIN, 25 FT MAX
MAXIMUM LOT COVERAGE:	75 – 100 PERCENT
MAXIMUM BUILDING HEIGHT:	3 STORY MIN, 5 STORY MAX

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# – 330145, MAP# – 33017C0310E, DATED: SEPTEMBER 30, 2015

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

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 125,521.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 31, LOT 14 AS OF THE DATE OF THIS FIELD SURVEY & UPDATED NOVEMBER 2017.

10.) EXISTING IMPERVIOUS AREA ON LOT = 26,613 Sq.Ft. (65.19% OF LOT)

11.) EXISTING IMPERVIOUS AREA ON LOT WITHIN 250' OF SHORELAND ZONE = 7,665 Sq.Ft. (34.71% OF LOT WITHIN SHORELAND ZONE)

12.) NO WETLANDS ARE PRESENT ON THE EXISTING LOT AS DETERMINED BY STONEY RIDGE ENVIRONMENTAL.

PLAN REFERENCE:

1.) "LOT LINE REVISION PLAN LAND OF BOSTON & MAINE CORPORATION TO ANTHONY CONSENTINO REV. TRUST, GROVE STREET, DOVER N.H. TAX MAP 31, LOT 4 & 11" BY: BERRY SURVEYING & ENGINEERING – DATED: JULY 28, 2008 S.C.R.D. PLAN #95–88

2.) "SUBDIVISION PLAN AND BOUNDARY LINE ADJUSTMENT PLAN, SUMMIT LAND DEVELOPMENT, ALAN & SHERRILYN HATCH, VALERIE L. HARVEY AND ROBERT & PHYLLIS HOWARD, THIRD STREET, FOURTH STREET AND GROVE STREET, DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION – DATED: MAY 8, 2006 S.C.R.D. PLAN #86–61

3.) "SUBDIVISION PLAN AND BOUNDARY LINE ADJUSTMENT PLAN, SUMMIT LAND DEVELOPMENT, ALAN & SHERRILYN HATCH, VALERIE L. HARVEY AND ROBERT & PHYLLIS HOWARD, THIRD STREET, FOURTH STREET AND GROVE STREET, DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION – DATED: MAY 8, 2006 S.C.R.D. PLAN #86–62

4.) "LOT LINE RELOCATION PLAN FOR BOSTON & MAINE CORPORATION TO FIRST NATIONAL BANK OF PORTSMOUTH, THIRD & GROVE STREET, COUNTY OF STRAFFORD, DOVER, N.H. BY: RICHARD P. MILLETTE AND ASSOCIATES – DATED: NOVEMBER 5, 1993 S.C.R.D. PLAN #44–12

5.) "RIGHT–OF–WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 0+0 TO STATION 52+80" VAL SECTION 2, MAP 55–1

6.) "LOT LINE REVISION FOR 6 GROVE STREET RESIDENCES, LLC FOR PROPERTY LOCATED AT 6 GROVE STREET, DOVER NH TAX MAP 31 LOT 14" BY: BERRY SURVEYING & ENGINEERING – DATED: NOVEBER 21, 2017 BS&E FILE NUMBER DB 2016–090 / DOVER PLANNING # 16–031A

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITY NOTE :

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. NEITHER THE SURVEYOR NOR THE ENGINEER MAKE 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.

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 –

3-29-18

KENNETH A. BERRY LLS 805 DATE

DOVER PLANNING #16–31C

REVISION	DATE	DESCRIPTION
#2	3–27–18	REVISED PER ZONING CHANGE
#1	2–19–18	REVISED PER TRC COMMENTS

EXISTING CONDITIONS PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
LOCATED AT
6 GROVE STREET, DOVER NH
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER, N.H.
TAX MAP 31 LOT 14

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 – 090

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

NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE LIMITS OF CONSTRUCTION FOR THE PROPOSED SITE PLAN.

2.) CURRENT OWNER: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

3.) APPLICANT: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

4.) TAX MAP 31, LOT 14 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

5.) LOT AREA: 46,238 Sq. Ft., 1.06 Ac.

6.) S.C.R.D. BOOK 4199, PAGE 508

FRANCES DRIVE

THIRD STREET

GROVE STREET

T.B.M. PKSET
N:255739.48
E:1193969.23
ELEV.:72.87

230 LF SAW CUT
ON THIRD STREET
MILL 1" OFF SAW
CUT LINE 1.5" DEEP

PORTION OF
EXISTING BUILDING
TO REMAIN

SAW CUT EXISTING PAVEMENT
& RE-GRADE SWALE AGAINST
PROPOSED FILL SLOPE

PORTION OF
EXISTING BUILDING
TO BE REMOVED

CLEAN GRANULAR FILL MILL BE REQUIRED
TO FILL IN THE FORMER POSITION OF THE
BUILDING. IT IS TO CONTAIN NO MORE THAN 10% FINES (#200)
AND IS TO BE COMPACTED WITH A VIBRATORY ROLLER.
SEE ALSO SAND FILTER CONSTRUCTION REQUIREMENTS.

COORDINATE W/ EVERSOURCE ON SERVICE REMOVAL

COORDINATE W/ EVERSOURCE ON POLE REMOVAL

EXISTING BUILDING
TO BE REMOVED

FORMER LOCATION
OF TRAIN BOX CARS

AFTER FLOW DEMAND DETERMINED
CUT & CAP ALL EXISTING SERVICES
TO BUILDING

215 LF SAW CUT
ON GROVE STREET
MILL 1" OFF SAW
CUT LINE 1.5" DEEP

COORDINATE W/ EVERSOURCE ON
SERVICE REMOVAL IF REQUIRED

T.B.M. PKSET
N: 255579.11
E:1194201.38
ELEV.: 74.64

COORDINATE W/ EVERSOURCE ON POLE REMOVAL

COORDINATE W/ EVERSOURCE ON SERVICE REMOVAL

APPROXIMATE LOCATION
OF PROPOSED SMH

30.3'

24.3'

UTILITY TRENCH
95 LF SAW CUT
ON GROVE STREET
MILL 1" OFF SAW
CUT LINE 1.5" DEEP

CLEAN GRANULAR FILL WILL BE REQUIRED
TO FILL IN THE FORMER POSITION OF THE
BUILDING. IT IS TO CONTAIN NO MORE THAN 10% FINES (#200)
AND IS TO BE COMPACTED WITH A VIBRATORY ROLLER.

DECOMMISSION WATER AND SEWER SERVICES IF THEY EXIST.
CUT AND CAP WATER AT MAIN. COORDINATE WITH DPW FOR
DETERMINATION.

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER PLANNING #16-31C

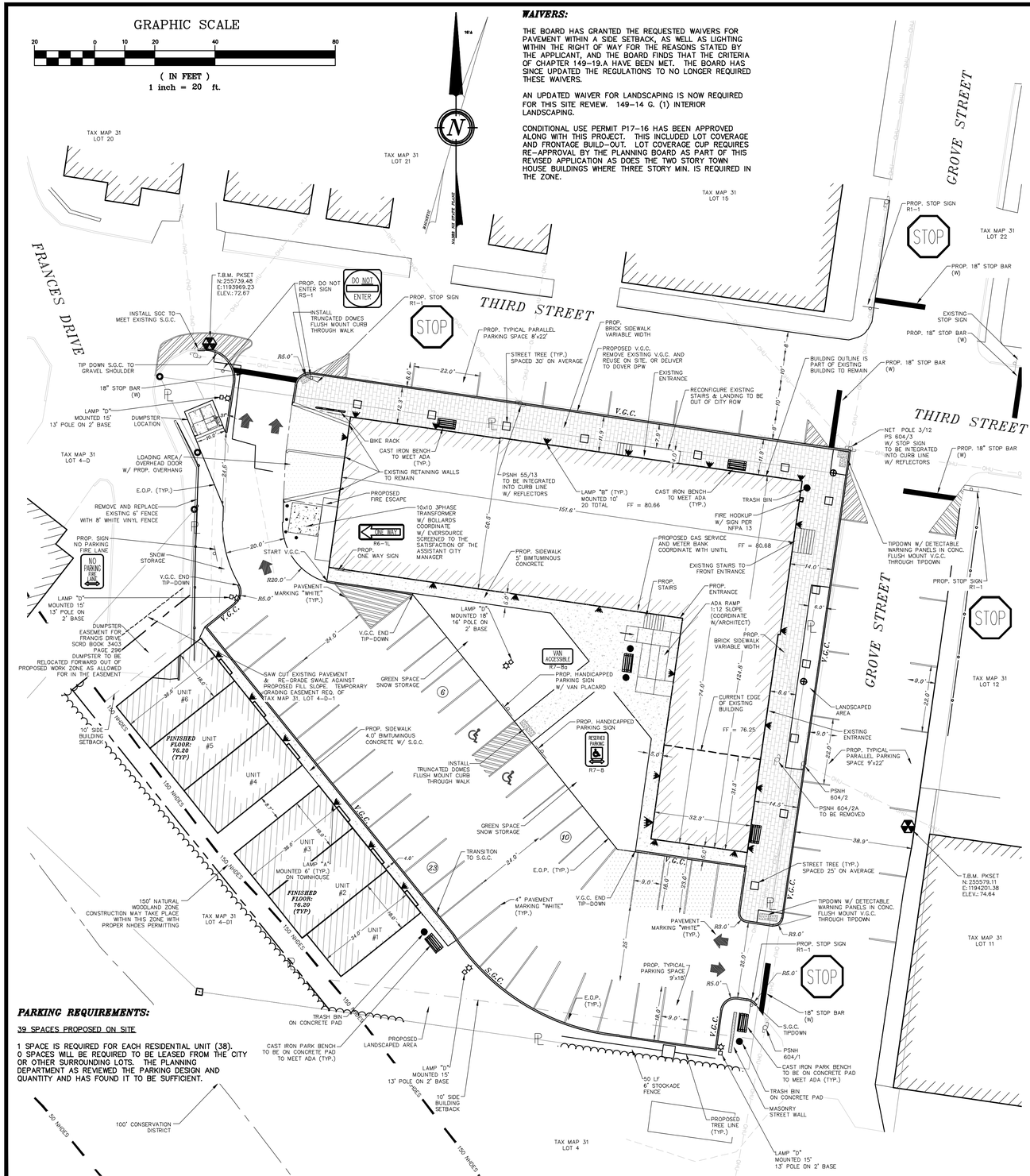
REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

DEMO PLAN AND PAVEMENT EXTENTS
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7896
LICENSED PROFESSIONAL ENGINEER



NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE SITE PLAN DESIGN OF A MIXED USE BUILDING AT 6 GROVE STREET WITH COMMERCIAL SPACE ON THE FIRST FLOOR, 32 RESIDENTIAL UNITS ON THE SECOND, THIRD, AND FOURTH FLOORS, AND 6 PROPOSED TOWNHOUSES. 38 TOTAL RESIDENTIAL UNITS.

2.) CURRENT OWNER: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

3.) APPLICANT: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

4.) THE PROJECT PARCEL IS SHOWN AS LOT NO. 14, MAP 31 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

5.) THE PROJECT PARCEL CONTAINS 0.93 ACRES OR 40,821 SQURE FEET AREA OF LAND.

6.) PROJECT PLAN REFERENCES: S.C.R.D. BOOK 4199, PAGE 508

7.) EXISTING IMPERVIOUS AREA ON LOT = 25,255 Sq.Ft. (61.9% OF LOT)
PROPOSED IMPERVIOUS AREA ON LOT = 36,063 Sq.Ft. (88.3% OF LOT)

8.) EXISTING IMPERVIOUS AREA ON LOT WITHIN 250' OF SHORELAND ZONE = 7,665 Sq.Ft.
(34.7% OF LOT WITHIN SHORELAND ZONE)
PROPOSED IMPERVIOUS AREA ON LOT WITHIN 250' OF SHORELAND ZONE = 17,436 Sq.Ft.
(79.0% OF LOT WITHIN SHORELAND ZONE)

9.) EXISTING PRINCIPAL BUILDING LOT COVERAGE = 15,927 Sq.Ft. (39.0% OF LOT)
PROPOSED PRINCIPAL BUILDING LOT COVERAGE = 14,526 Sq.Ft. (35.58% OF LOT)

10.) EXISTING PRINCIPAL BUILDING FRONTAGE BUILD-OUT (GROVE STREET) = 93.49' (46.7%)
PROPOSED PRINCIPAL BUILDING FRONTAGE BUILD-OUT (GROVE STREET) = 147.75' (73.7%)
EXISTING PRINCIPAL BUILDING FRONTAGE BUILD-OUT (THIRD STREET) = 151.60' (67.1%)
PROPOSED PRINCIPAL BUILDING FRONTAGE BUILD-OUT (THIRD STREET) = 171.39' (75.8%)

11.) ZONING NOTES: CBD CENTRAL BUSINESS DISTRICT ZONE, TRANSIT ORIENTED DEVELOPMENT SUB-DISTRICT

MINIMUM LOT SIZE:	N/A
MINIMUM FRONTAGE:	N/A
BUILDING SETBACK REQUIREMENTS:	
FRONT (EXISTING) :	0 FEET
SIDE :	10 FT MIN, 25 FT MAX
REAR :	0 FT MIN, 25 FT MAX
LOT COVERAGE:	75 PERCENT MIN
FRONTAGE BUILD-OUT:	80 PERCENT MIN
MAXIMUM BUILDING HEIGHT:	3 STORY MIN, 5 STORY MAX

12.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310J, DATED SEPTEMBER 30, 2015.

13.) VERTICAL DATUM IS BASED ON NAVD88 (USGS) ELEVATIONS. HORIZONTAL COORDINATES ARE BASED ON NAD83. COORDINATES WERE GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

14.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN APRIL OF 2016, WITH AN ERROR NOT GREATER THAN 1 IN 125,521 & UPDATED IN NOVEMBER 2017.

15.) TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN APRIL OF 2016 & UPDATED IN NOVEMBER 2017.

16.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT 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. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

17.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY EXCEPT WHERE WAIVED BY THE PLANNING BOARD FOR PROVIDING LIGHT WITHIN THE RIGHT OF WAY.

18.) THE PROPOSED STRUCTURES SHALL BE SERVED BY SPRINKLER SYSTEMS AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.

19.) 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.

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

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

22.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLAN SHALL SHOW ANY EASEMENTS FOR THESE SERVICES. WHERE OVERHEAD LINES ATTACH TO THE EXISTING STRUCTURE ON SITE, THEY MAY REMAIN.

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

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

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

26.) 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.

27.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50' OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED, AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

28.) 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.

29.) 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.

30.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

31.) THE PROPOSED USE FOR THE SITE IS MIXED USE COMMERCIAL/RESIDENTIAL.

32.) THIS PLAN PROPOSES APPROXIMATELY 32,126 SQ. FT. OF DISTURBANCE.

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

34.) 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.

35.) 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.

36.) SNOW STORAGE AREAS ARE AS SHOWN ON THIS SITE PLAN. EXCESS SNOW WILL BE REMOVED FROM THIS SITE AND DISPOSED OF IN A QUALIFIED LOCATION.

37.) CONDITIONAL USE PERMITS HAVE BEEN REQUESTED FOR THE FOLLOWING:
PRINCIPAL BUILDING COVERAGE LESS THAN 75%
PRINCIPAL BUILDING FRONTAGE BUILD-OUT LESS THAN 80% (APPROVED ON PRIOR APPLICATION)
TWO STORY TOWNHOUSES WHERE THREE STORY IS REQUIRED.

38.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

39.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM – 6 PM, SATURDAY 9 AM – 4 PM, WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.

40.) THE LAUNDRY ON THE FIRST FLOOR OF THE MIXED USE BUILDING IS TO BE OPEN FOR PUBLIC USE. REASONABLE BUSINESS HOURS MONDAY THROUGH SATURDAY WILL BE KEPT. NO SUNDAY HOURS WILL BE OFFERED TO THE PUBLIC.

41.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, UTILITY, ACCESS, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.

42.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

43.) THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE, AND REVISIONS TO THE EXISTING STRUCTURE, WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE SITE AND BUILDING WILL BE IN COMPLIANCE WITH NH RSA 155-A: 5.

44.) THE SITE SHALL BE ACCESSIBLE IN ALL WEATHER CONDITIONS YEAR ROUND.

DOVER PLANNING #16-31C

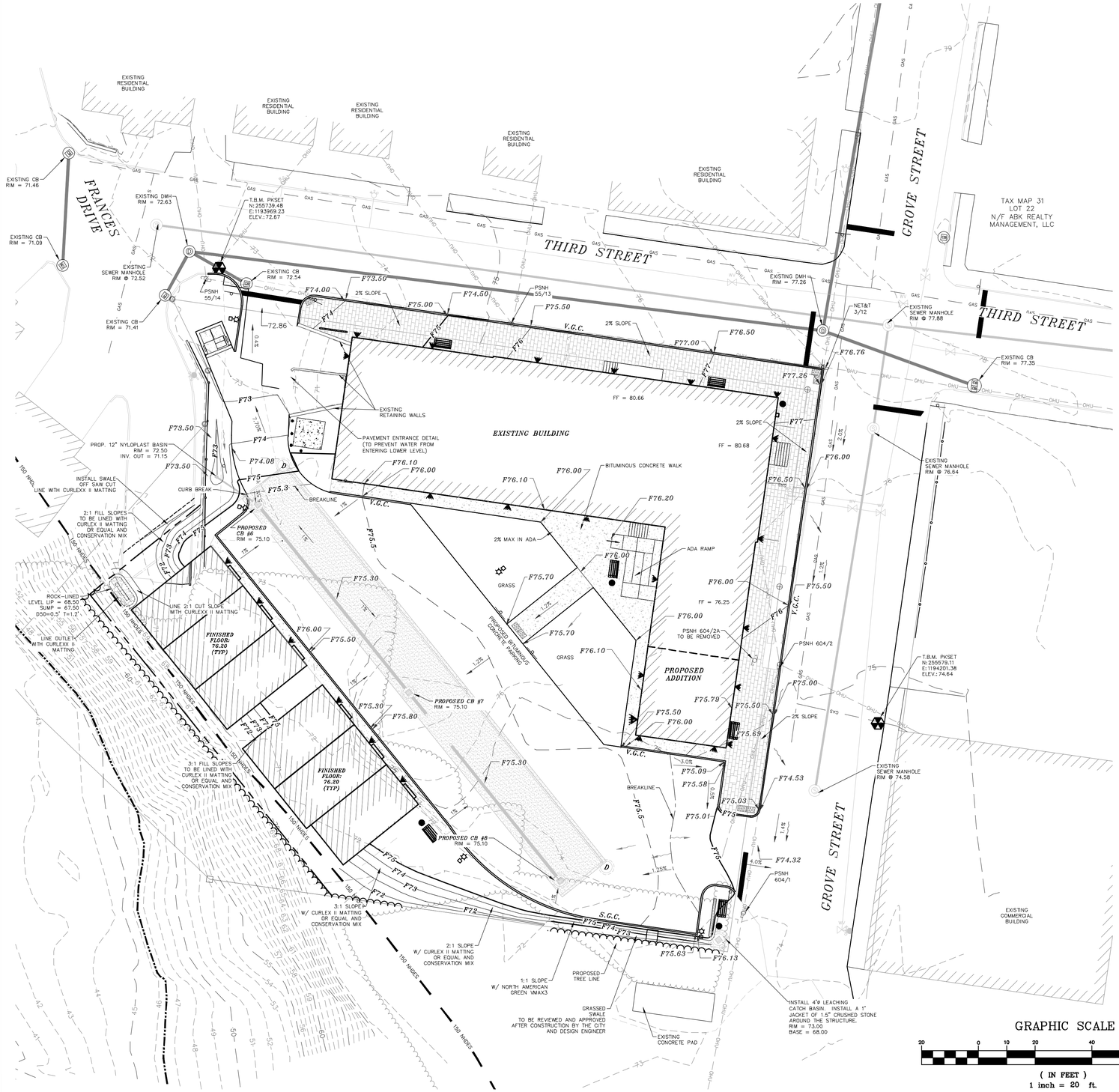
REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

PROPOSED SITE PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 – 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14293
LICENSED PROFESSIONAL ENGINEER



NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE GRADING DESIGN OF THE SITE AT 6 GROVE STREET.

2.) CURRENT OWNER: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

3.) APPLICANT: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

4.) TAX MAP 31, LOT 14 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

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 AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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

8.) 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.

9.) 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.

10.) 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.

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

12.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.

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

DOVER PLANNING #16-31C

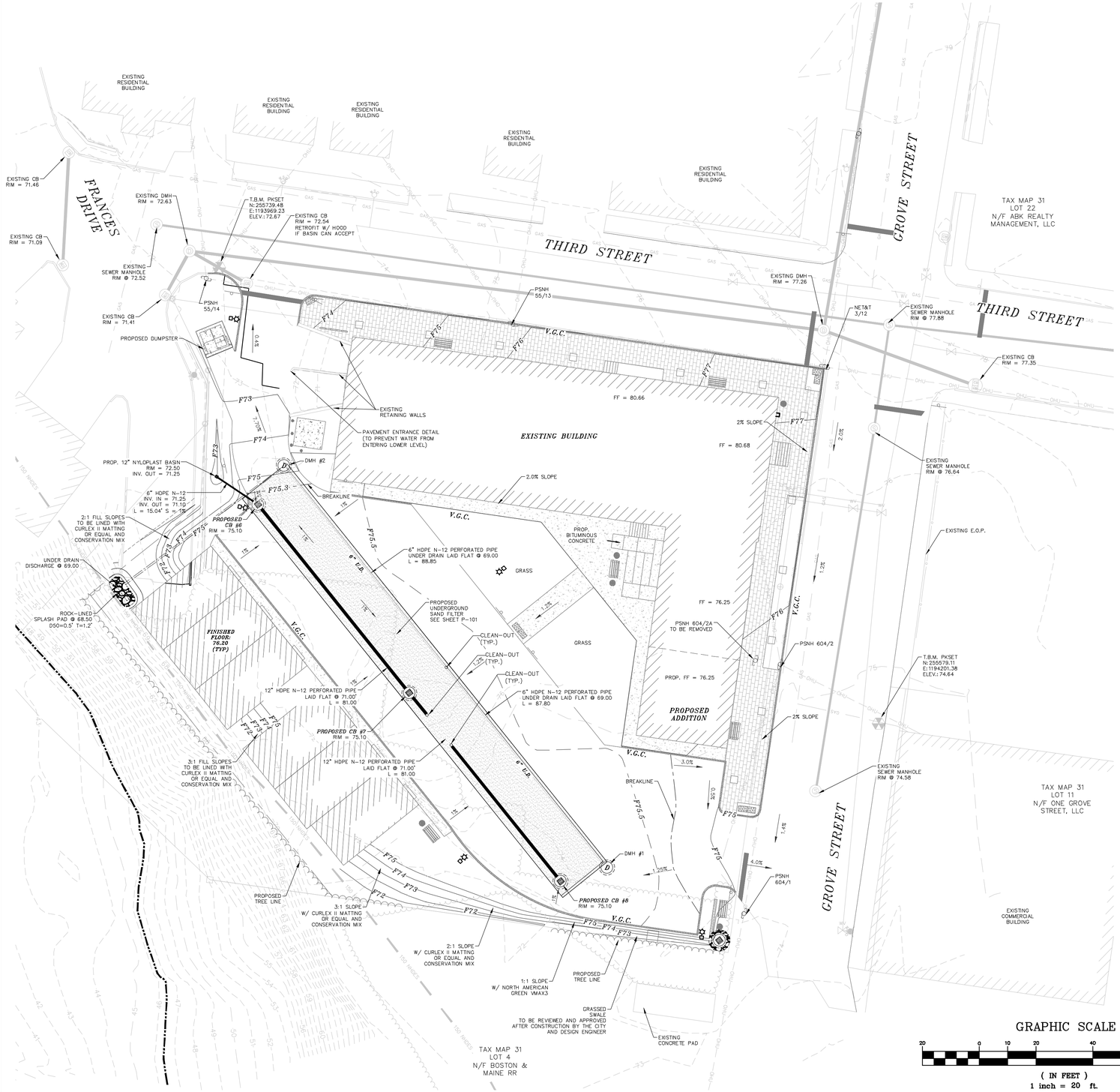
REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

GRADING PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7892
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 DRAINAGE DESIGN OF THE SITE AT 6 GROVE STREET.

2.) CURRENT OWNER: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

3.) APPLICANT: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

4.) TAX MAP 31, LOT 14 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

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 AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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

8.) 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.

9.) 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.

10.) 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.

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

12.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.

13.) ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4' MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSTREAM. RIMS ARE TO BE REXUS STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A MADE.

14.) ARCHITECT TO COORDINATE ROOF DRAINS WITH BS&E PRIOR TO BID.

STRUCTURE CHART

CB #6
4'ø WITH REXUS GRATE
RIM = 75.10 (FLUSH)
INV. OUT = 71.00 12" HDPE N-12 PERFORATED
W/ 4' SUMP & HOOD
SUMP ELEV. = 67.00

CB #7
4'ø WITH REXUS GRATE
RIM = 75.10 (FLUSH)
INV. OUT = 71.00 12" HDPE N-12 PERFORATED
W/ 4' SUMP & HOOD
SUMP ELEV. = 67.00

CB #8
4'ø WITH REXUS GRATE
RIM = 75.10 (FLUSH)
INV. OUT = 71.00 12" HDPE N-12 PERFORATED
W/ 4' SUMP & HOOD
SUMP ELEV. = 67.00

DRAIN MANHOLE #1
5'ø W/PAMREX
RIM = 75.29 (FLUSH)
INV. OUT = 69.00
W/ 2' SUMP
SUMP ELEV. = 67.00

DRAIN MANHOLE #2
5'ø W/PAMREX
RIM = 74.84 (FLUSH)
INV. IN = 69.00
INV. OUT = 69.00
W/ 2' SUMP
SUMP ELEV. = 66.00

CLEANOUT #1
RIM = 75.28 (FLUSH)
INV. = 69.00
W/ 2' SUMP
SUMP ELEV. = 67.00

DOVER PLANNING #16-31C

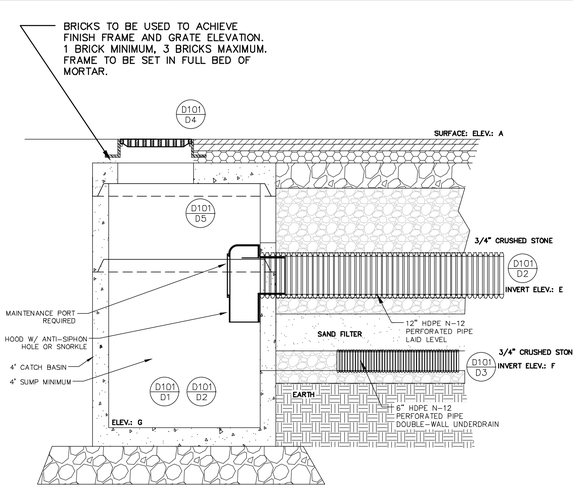
REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

DRAINAGE PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

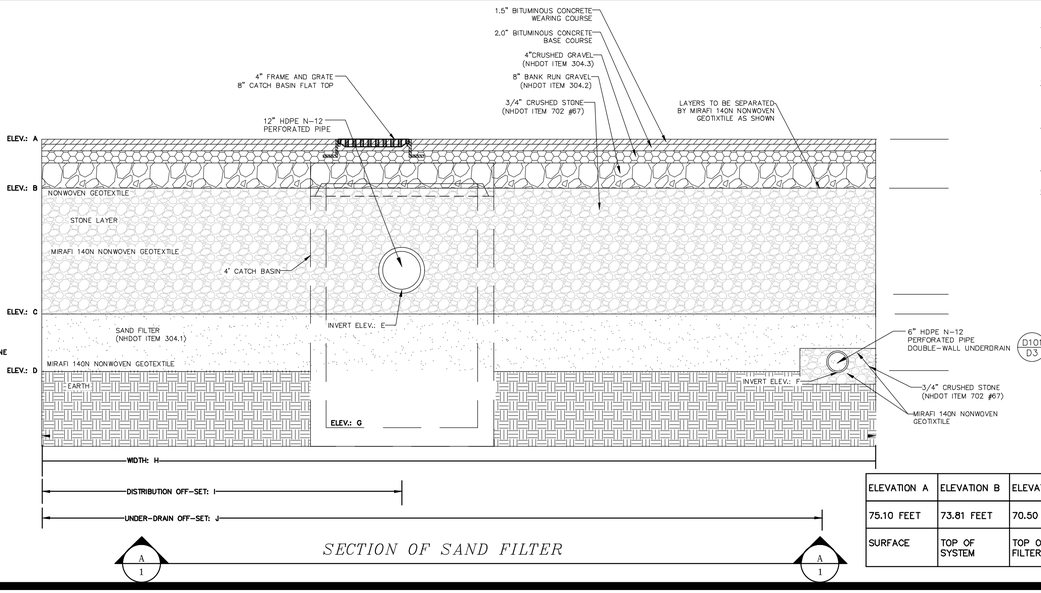
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7892
LICENSED PROFESSIONAL ENGINEER



PROFILE OF SAND FILTER & CATCH BASIN



SECTION OF SAND FILTER

NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO SHOW THE DETAIL OF THE SAND FILTER DRAINAGE DESIGN OF THE SITE AT 6 GROVE STREET.

2.) CURRENT OWNER: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

3.) APPLICANT: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

4.) TAX MAP 31, LOT 14 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

5.) SITE WILL BE ACCESSIBLE IN ALL WEATHER CONDITIONS YEAR ROUND.

CRUSHED STONE BEDDING *

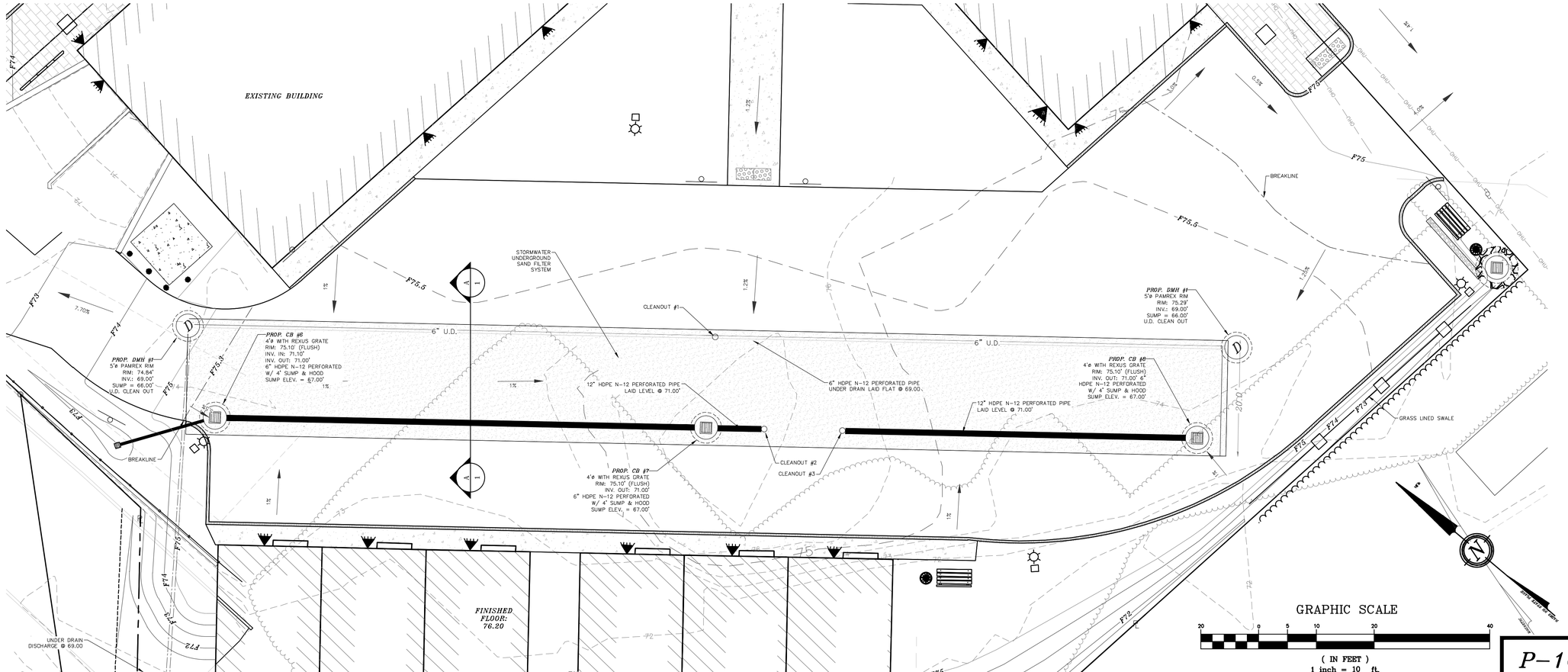
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 –10
# 8	0 – 5

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

SAND FILTER DRAINAGE SYSTEM

NOT TO SCALE

ELEVATION A	ELEVATION B	ELEVATION C	ELEVATION D	ELEVATION E	ELEVATION F	ELEVATION G	DISTANCE H	DISTANCE I	DISTANCE J
75.10 FEET	73.81 FEET	70.50 FEET	69.00 FEET	71.00 FEET	69.00 FEET	67.00 FEET	20.0 FEET	3.00 FEET	18.50 FEET
SURFACE	TOP OF SYSTEM	TOP OF SAND FILTER	BOTTOM OF SYSTEM	DISTRIBUTION CULVERT	UNDER DRAIN	SUMP ELEVATION	SYSTEM WIDTH	DISTRIBUTION OFF-SET	UNDER-DRAIN OFF-SET



P–101

DOVER PLANNING #16–31C

REVISION	DATE	DESCRIPTION
#2	3–27–18	REVISED PER ZONING CHANCE
#1	2–19–18	REVISED PER TRC COMMENTS

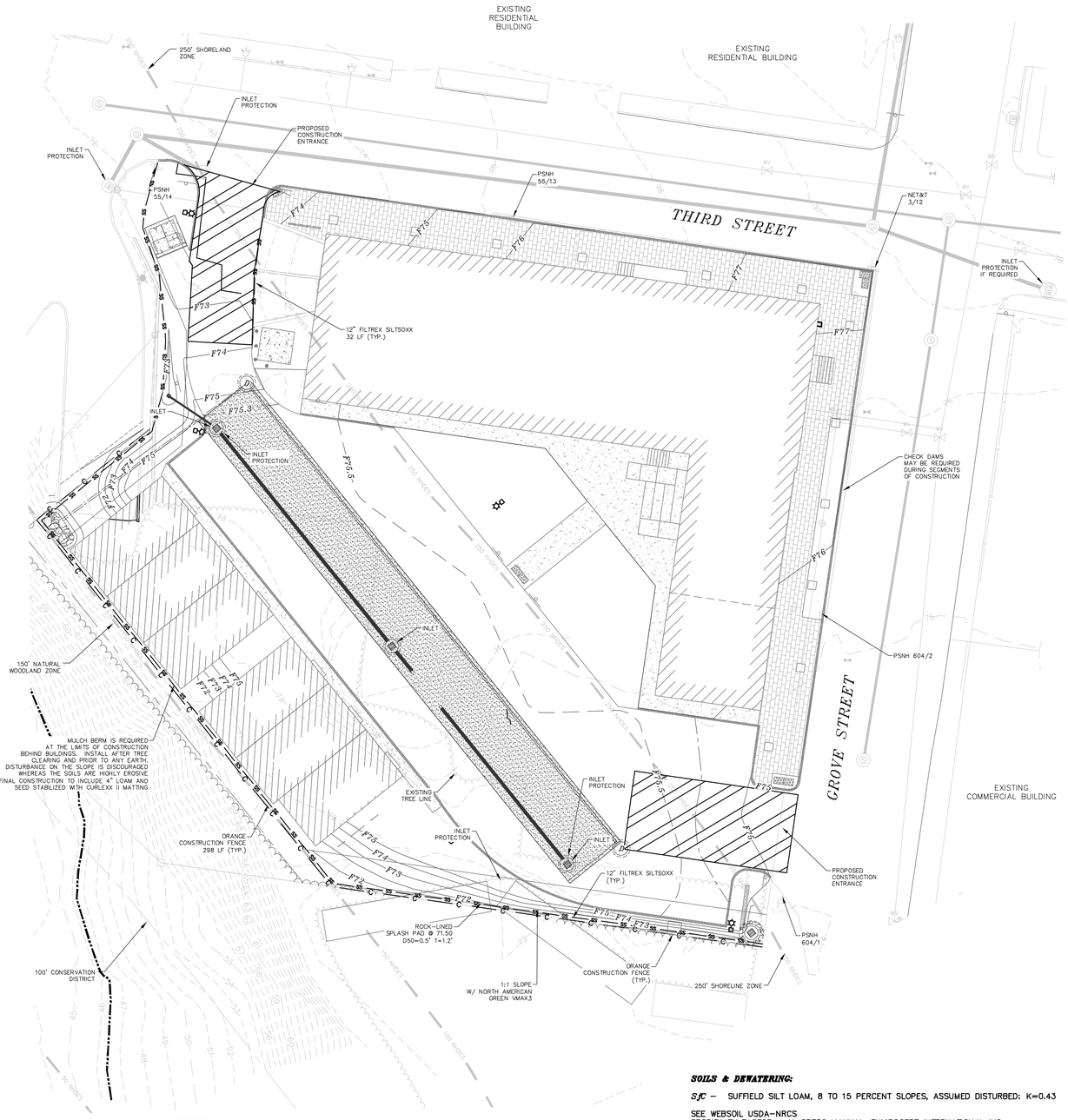
UNDERGROUND SAND FILTER DETAILS
FOR
6 GROVE STREET RESIDENCES, LLC
6 GROVE STREET
DOVER, NH
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : 1 IN. EQUALS 10 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 – 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

SHEET 7 OF 21



NOTES:

1.) OWNER: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

APPLICANT: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

2.) TAX MAP 31, LOT 14 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS

3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE PROPER SEDIMENT AND EROSION CONTROL DURING CONSTRUCTION.

4.) 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.

5.) 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.

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

7.) 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.

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

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

10.) 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.

11.) SEE ALSO "STORMWATER SYSTEM OPERATIONS AND MAINTENANCE PLAN & INSPECTION AND MAINTENANCE MANUAL" DATED 1-23-17 WITH BMP PLAN WHICH REQUIRES INSPECTION AND MAINTENANCE RECORDS BE SUPPLIED TO CITY OF DOVER, NH COMMUNITY SERVICES DEPARTMENT.

12.) 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.

13.) PER EPA CGP 2.1.2.2 (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.

14.) 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 73.7% AND PROPOSED IMPERVIOUS AREA IS 69.1%. THE CONTIGUOUS LAND DISTURBANCE IS 16,855 SQUARE FEET.

A.) ALL PROPOSED BMSs 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 ONN HUNDER FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZTAION 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.

LEGEND:

- IRON PIPE (FND)
- IRON BOUND (FND)
- REBAR (FND)
- UTILITY POLE
- 12" FILTREXX SILTSOXX ORANGE CONSTRUCTION FENCE
- TREE LINE
- CHECK DAM

SOILS & DEWATERING:

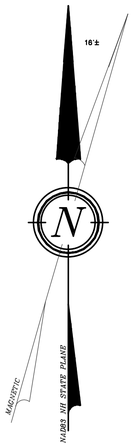
SfC – SUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES, ASSUMED DISTURBED: K=0.43

SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR – K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC.

THE SOIL ERODIBILITY FACTOR (K) OF THE SOIL IS RELATIVELY HIGH (K=.43). 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.



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

DOVER PLANNING #16-31C

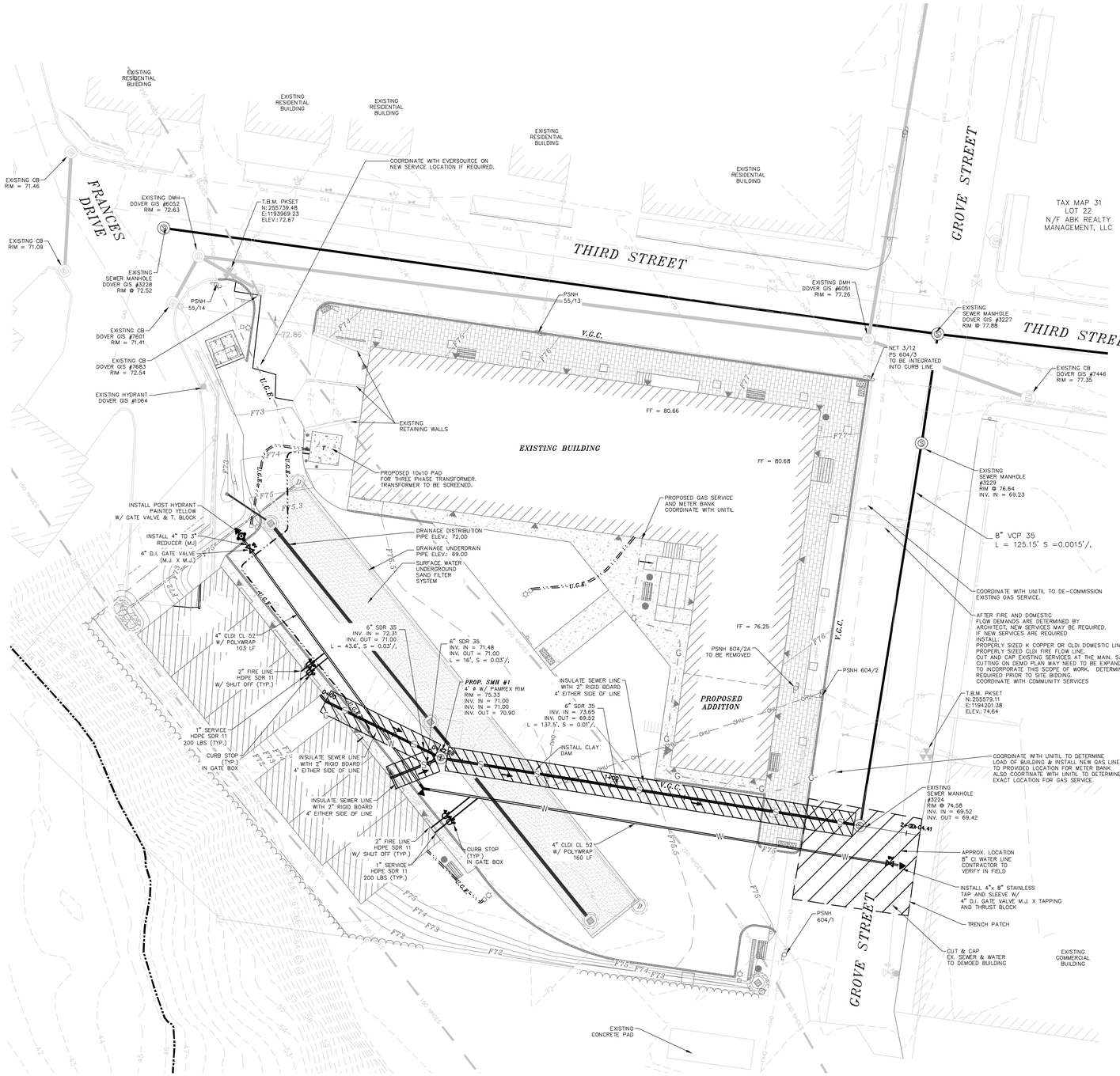
REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

EROSION AND SEDIMENT CONTROL PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 13424
LICENSED PROFESSIONAL ENGINEER



NOTES:

1.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW PUBLIC UTILITIES WITHIN THE SITEPLAN.

2.) 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.

3.) 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.

4.) 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.

5.) 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.

6.) 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.

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

8.) 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.

9.) 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.

10.) 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.

11.) ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS.

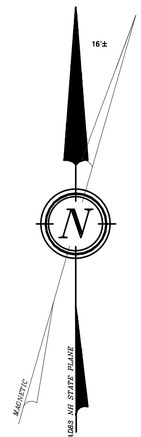
12.) CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.

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

14.) ALL SEWER MAN HOLE RIMS & COVERS ARE TO BE PAMREX.

15.) 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, IS STUBBED PRIOR TO BUILDING CONSTRUCTION.

16.) THE EXISTING SEWER SERVICE LOCATION, SIZE AND TYPE IS UNKNOWN AT THIS TIME. IF A NEW SERVICE IS DETERMINED TO BE REQUIRED IT WILL BE A 6" SDR 35 PIPE FROM THE BUILDING TO THE SEWER MAIN IN THE STREET ON GROVE STREET. TYPICAL SEWER CONSTRUCTION DETAILS ARE PROVIDED ON U101 WITHIN THE PLAN SET IF REQUIRED. COORDINATE WITH DPW. THE SAW CUTTING PROVIDED ON THE DEMO PLAN MAY NEED TO BE EXPANDED AS PART OF THIS CONSTRUCTION. DETERMINATION IS TO BE MADE PRIOR TO BIDDING.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER PLANNING #16-31C

REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

UTILITY PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

NOTES:

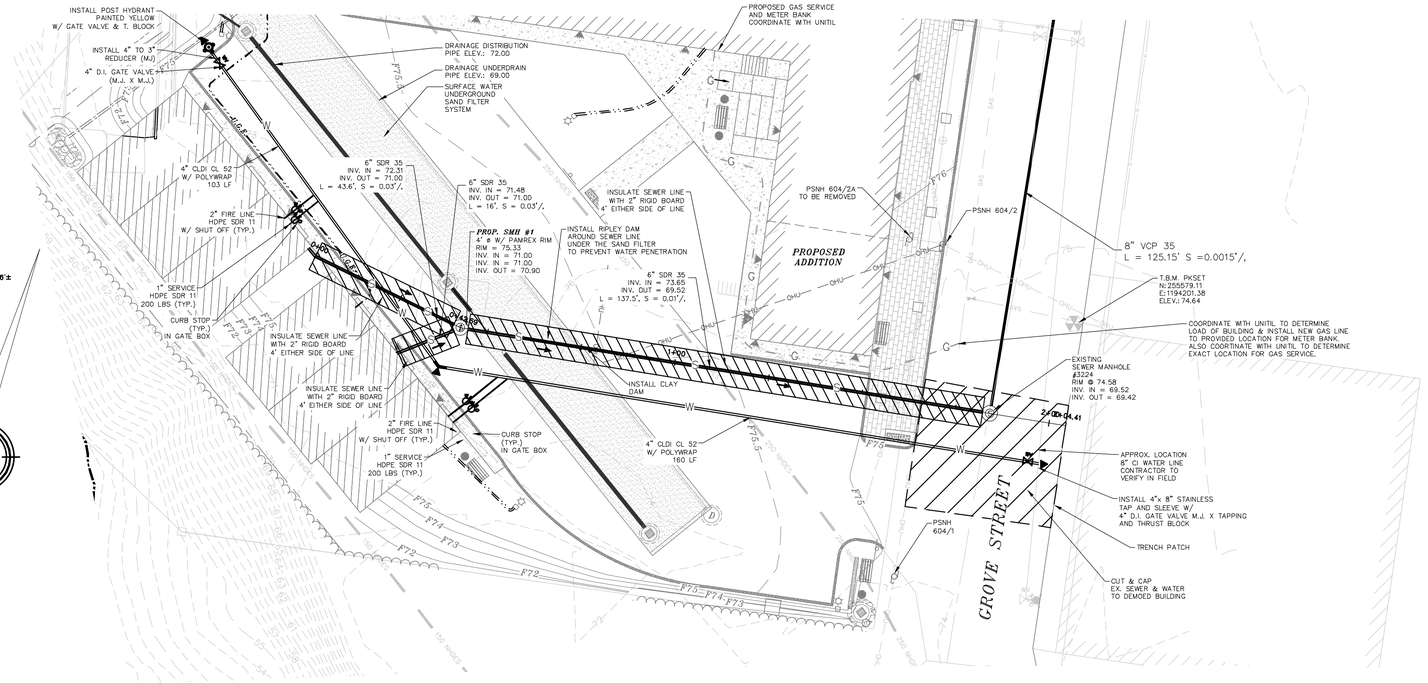
1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE UTILITY DESIGN OF THE SITE AT 6 GROVE STREET.

2.) CURRENT OWNER: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

3.) APPLICANT: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820

4.) TAX MAP 31, LOT 14 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

5.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW AND PROFILE OF PROPSED PUBLIC UTILITIES WITHIN THE SITEPLAN.



GRAPHIC SCALE

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(IN FEET)
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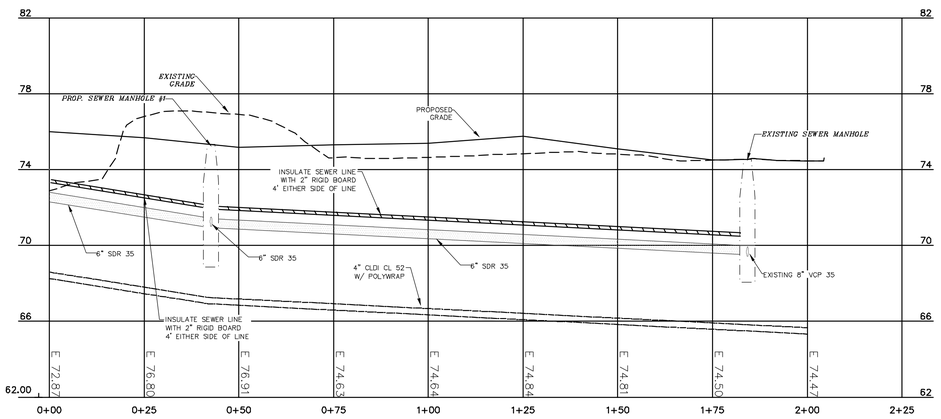


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'

DOVER PLANNING #16-31C

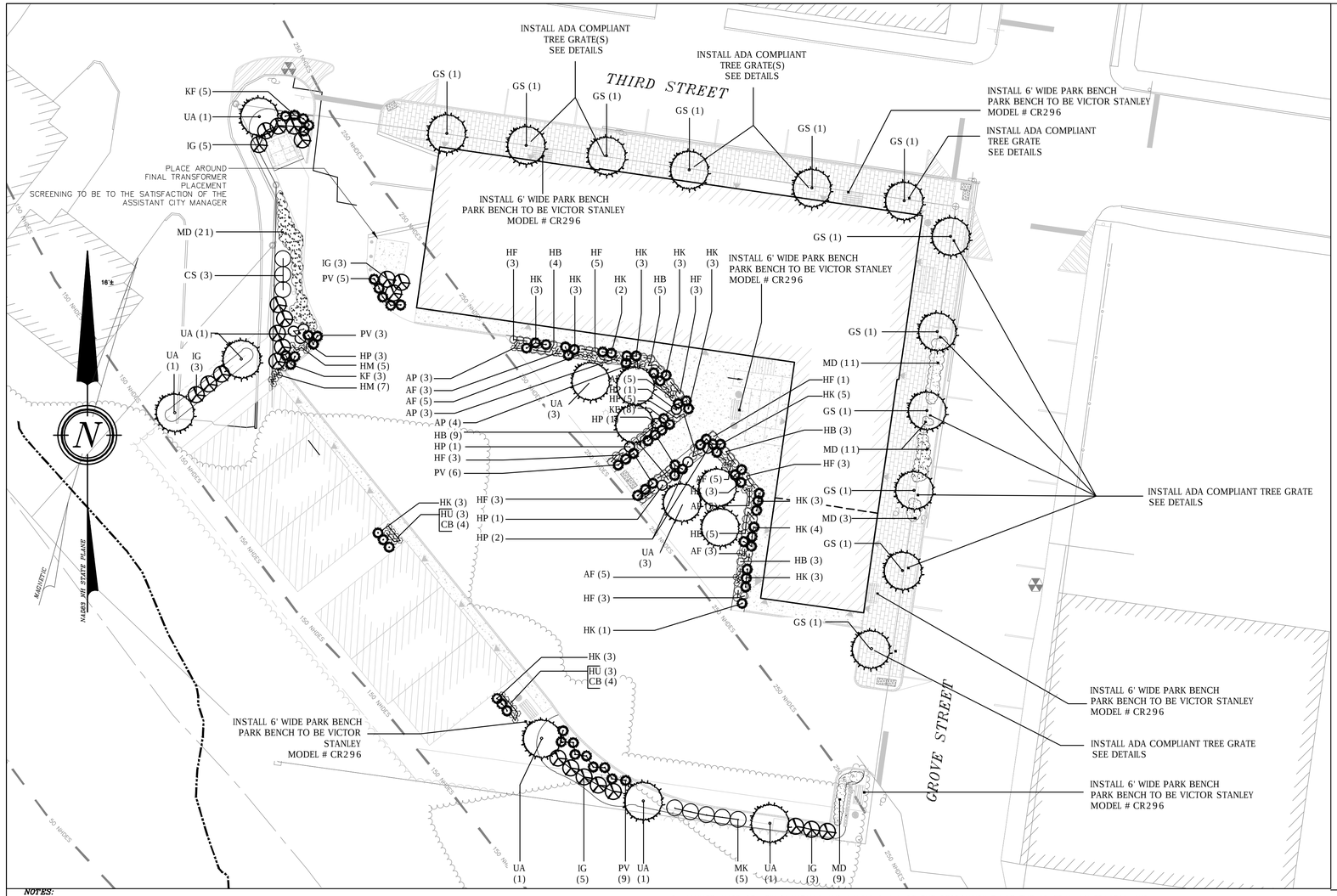
REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

UTILITY PROFILE PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 13414
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.

Plant List
Grove St. Dover, NH

Botanical Name / Common Name	Size	Qty.	Label
Trees			
Gleditsia 'Shademaster' / Shademaster Honeylocust	2.5-3" C	12	GS
Ulmus americana 'Princeton' / Princeton American Elm	2.5-3" C	12	UA
Shrubs			
Cornus sanguinea 'Winter Flame' / Winter Flame Dogwood	#3	3	CS
Hydrangea paniculata 'Little Lime' / Little Lime Panicle Hydrangea	#3	9	HP
Ilex glabra 'Compacta' / Compact Inkberry	#3	24	IG
Syringa patula 'Miss Kim' / Miss Kim Lilac	#3	5	MK
Grasses			
Calamagrostis a. 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2	16	KF
Panicum virgatum 'Ruby Ribbons' / Ruby Ribbons Switchgrass	#2	23	PV
Hakonechloa macra 'All Gold' / All Gold Japenese Forest Grass	#2	34	HK
Perennials			
Huechra 'Citronelle' / Citonelle Coral Bells	#1	6	HU
Huechra 'Licorice' / Licorice Coral Bells	#1	8	CB
Hemerocallis 'Pardon Me' / Pardon Me Daylily	#1	12	HM
Astilbe 'Visions in Pink' /Visions in Pink Astilbe	#1	15	AP
Astilbe 'Bridal Veil' / White Astilbe	#1	26	AF
Hosta 'Blue Cadet' / Blue Cadet Plantain Lily	#1	29	HB
Hosta 'First Frost' / First Frost Plantain Lily	#1	29	HF
Ground Cover			
Microbiota decussata / Russian Cypress	#1	55	MD

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.

0 — 10 — 20 — 40 — 60 — 100

terrain
planning & design llc
311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

GROVE STREET

Site Location:
6 Grove Street
Dover, NH
Tax Map: 31

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPE PLAN

DATE: 10-14-16

SCALE: 1" = 20'

PROJECT #: 1677

Drawn By: LAW
Revised By: BG

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review 04-06-16
Revised 10-14-16
12-06-17
2-19-18

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SHEET 11 OF 21

LICENSED LANDSCAPE ARCHITECT ERIC R BUCK 078 STATE OF NEW HAMPSHIRE

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
◯	A	6	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
▯	B	17		WSTM LED 2A 40K 120 DIFS	WSTM LED WITH 2 BOARDS, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS	SAMSUNG 2323	1	WSTM_LED_2A_40K_120_DIFS.ies	1277	1	16.2
▫	D	5		KSF1 175M R4SC (PROBE)	Specification Area Luminaire, 175W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 175-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	1	KSF1_175M_R4SC_(PROBE).ies	12000	1	213

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	5.1 fc	0.0 fc	N/A	N/A
Stat Zone # 1	×	1.0 fc	4.8 fc	0.2 fc	24.0:1	5.0:1

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER PLANNING #16–31C

REVISION	DATE	DESCRIPTION
#2	3–27–18	REVISED PER ZONING CHANGE
#1	2–19–18	REVISED PER TRC COMMENTS

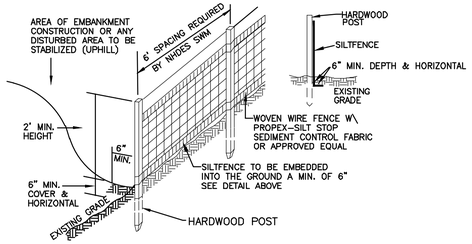
PROPOSED LIGHTING PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 – 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 13414
LICENSED PROFESSIONAL ENGINEER

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

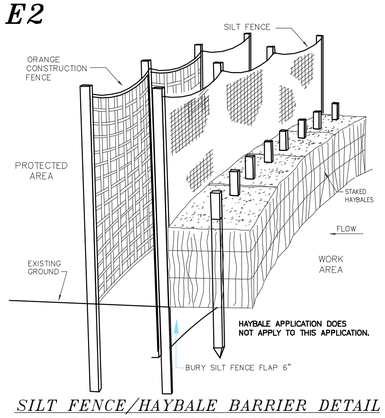
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN 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.

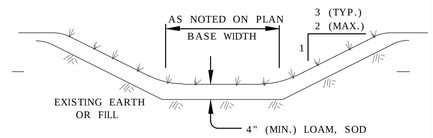
SILT FENCE DETAIL
NOT TO SCALE

E2



SILT FENCE/HAYBALE BARRIER DETAIL
THIS METHOD TO BE USED ALONG THE REAR OF THE PROPERTY
NOT TO SCALE

E3



GRASS TREATMENT SWALE
NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCTION

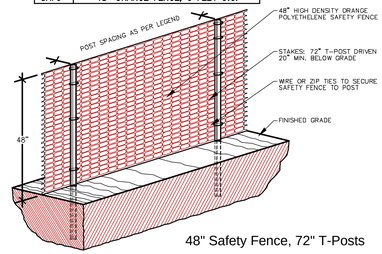
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.

E4

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.

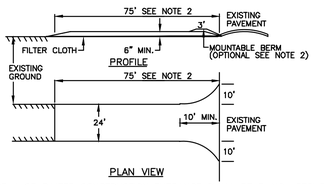
DOVER PLANNING #16-31C

REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANCE
#1	2-19-18	REVISED PER TRC COMMENTS

EROSION & SEDIMENT CONTROL DETAILS
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

E5

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

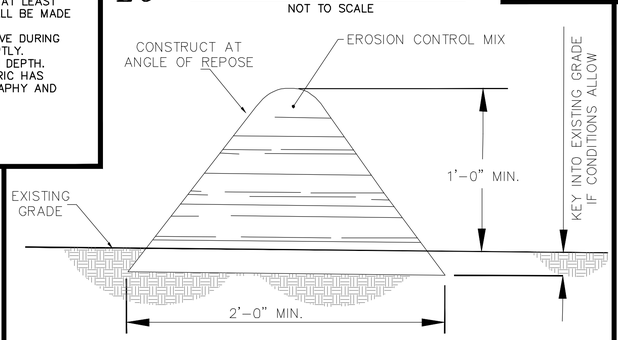


PLAN VIEW

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

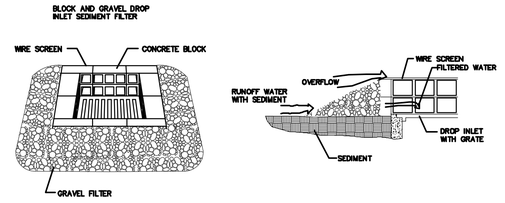
EROSION CONTROL MIX BERM
NOT TO SCALE



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.

E7



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.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

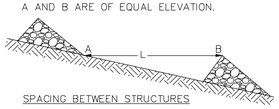
E8

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)

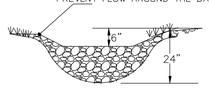
E9

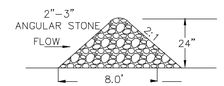
STONE CHECK DAM
NOT TO SCALE



SPACING BETWEEN STRUCTURES

NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIUM OF 18" TO PREVENT FLOW AROUND THE DAM.

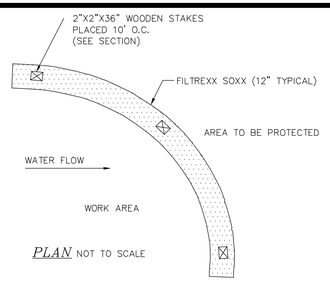




STONE GRADE STABILIZATION STRUCTURE

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

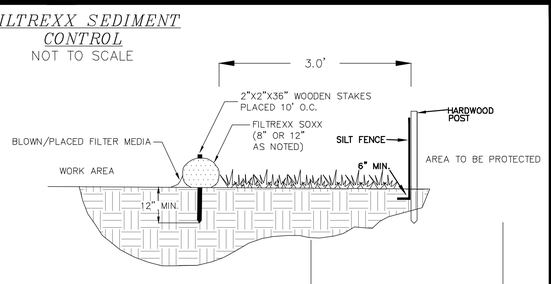


PLAN NOT TO SCALE

NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIRMENTS.
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 REQUIRMENTS 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

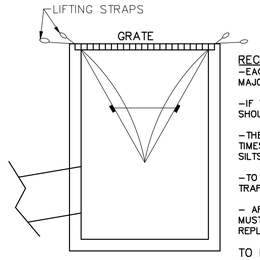


SECTION NOT TO SCALE

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.

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

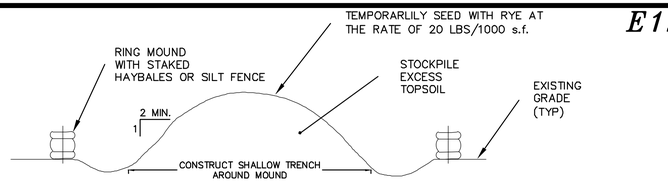
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7896
LICENSED PROFESSIONAL ENGINEER

SHEET 13 OF 21

E12



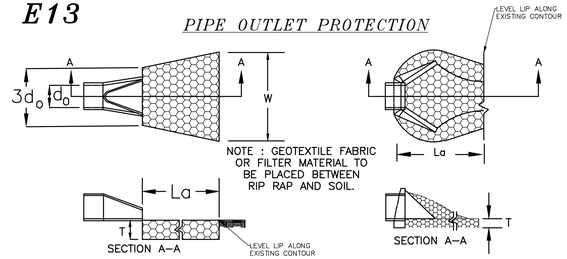
TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

TOPSOIL STOCKPILE MOUND

NOT TO SCALE

E13

PIPE OUTLET PROTECTION



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

PIPE OUTLET TO WELL-DEFINED CHANNEL

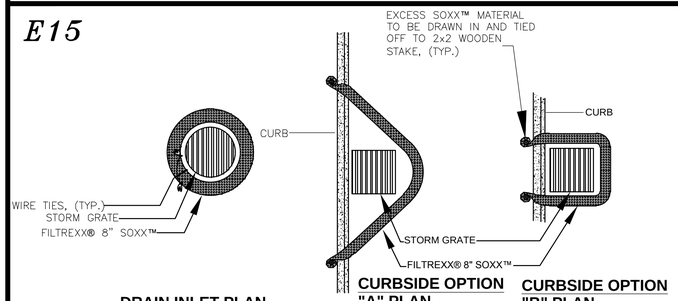
PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

E14

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES		
d50 SIZE= 0.5 FEET 6 INCHES		
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

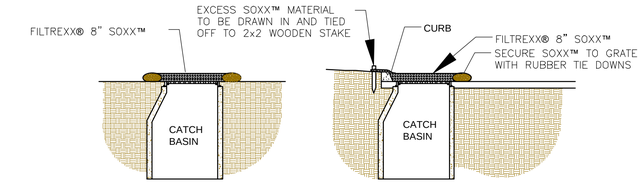
E15



DRAIN INLET PLAN

CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

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

E16

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.

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.

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	FAIR	GOOD	EXCELLENT
	E	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	EXCELLENT	EXCELLENT	FAIR
	C	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	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH OR	15	0.35
FLAT PEA	30	0.70
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	3.80

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

SEEDING SPECIFICATIONS

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.
6. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E17

WINTER STABILIZATION NOTES

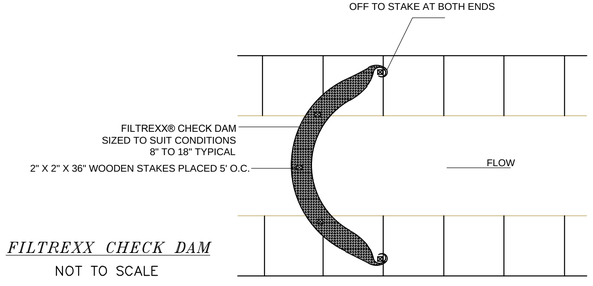
1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "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.

E18

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 149-14 A: 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.

E19



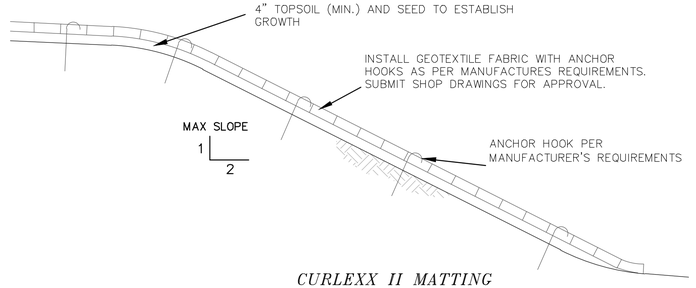
FILTREXX CHECK DAM

NOT TO SCALE

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.

E20

FOR STEEPER SLOPES, SEE DETAIL SHEET D101 DETAIL D6



CURLEXX II MATTING SLOPE STABILIZATION DETAIL

NOT TO SCALE

TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.

E21

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. ALLDISTURBED 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 ROADWAYS.

E-102

DOVER PLANNING #16-31C

#	DATE	REVISION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

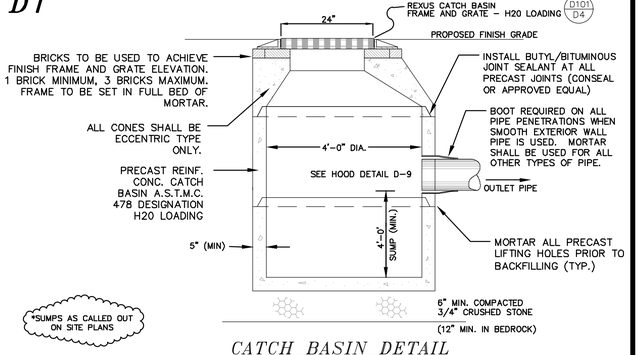
EROSION & SEDIMENT CONTROL DETAILS
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : AS SHOWN
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A BERRY
No. 7893
LICENSED PROFESSIONAL ENGINEER

D1

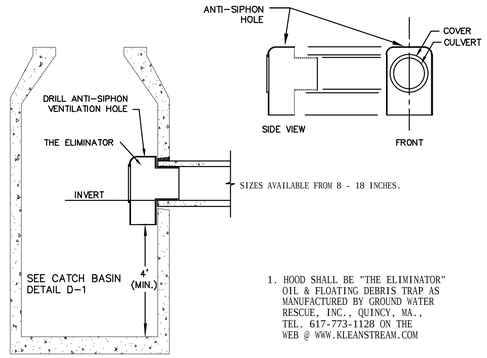


CATCH BASIN DETAIL

NOT TO SCALE

SEE SAND FILTER DETAILS AND GRADING AND DRAINAGE SHEETS

D2

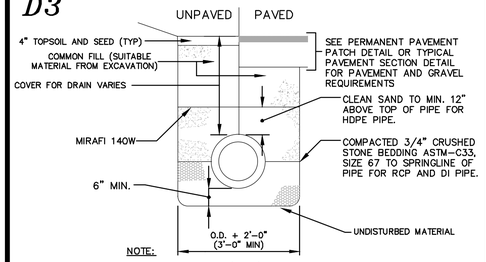


1. HOOD SHALL BE "THE ELIMINATOR" OIL & FLOATING DEBRIS TRAP AS MANUFACTURED BY GROUND WATER RESCUE, INC., QUINCY, MA., TEL. 617-773-1128 ON THE WEB @ WWW.KLEANSTREAM.COM

CATCH BASIN HOOD DETAIL

NOT TO SCALE

D3



NOTE:

PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERMISE NOTED.

TYPICAL DRAIN AND SEWER PIPE TRENCH

NOT TO SCALE

D4

Manhole Castings L-1

Rexus Ductile Iron Frame & Cover

REXUS manhole covers feature a unique spring bar locking mechanism and a spline located in the hinge housing for improved security; additional locking options are available to further deter unauthorized access and theft. Made from ductile iron — an engineered material that offers many advantages over traditional cast iron — REXUS covers deliver excellent performance in all the key areas of concern to municipal engineers.

Highlights:

- Ductile iron
- Spring bar locking
- Available in 24" opening
- Hinged cover
- Cover with 90° blocking mechanism
- Exceeds H20 loading
- Optional locking features
- Independently certified

DESCRIPTION	PRODUCT NUMBER
24" REXUS DI MH F & C - Plain	62114 24 P
24" REXUS DI MH F & C - Sewer	62114 24 S
24" REXUS DI MH F & C - Drain	62114 24 D
24" REXUS DI MH F & C - Water	62114 24 W WTR
24" REXUS DI CB F & Grate	62114 CB3R
REXUS Pent Lock with Key	62132 P32 01
REXUS Pent Lock without Key	62132 P32 02

NOTE: See page L-2 for the SCS locking device for Rexus and Pantres.

Rexus Frame & Grate

Rexus Frame & Grate In Open Position Showing Hinged Grate

L

REXUS Anti-Theft Cover Locks

Pent Locking Kit:

- ¼ turn lock actuated by an asymmetrical five-sided bolt head.
- On-site installation takes five minutes:
  1. Punch out the center of the locking bolt area.
  2. Install the kit in compliance with the instructions supplied.
- Lock must be operated with the handling key (supplied with the kit; can be purchased separately).

SPECIFICATIONS:

Manhole cover and frame shall be called REXUS or approved equal. Cover and frame shall be manufactured from Ductile Iron and be 3rd party certified and ISO 9000 approved. Covers shall be hinged and incorporate a 90-degree blocking system to prevent accidental closure. Covers shall be one-man operable using standard tools and shall be capable of withstanding a test load of 100,000 lbs. The cover shall incorporate a spring bar locking system, which automatically activates when the cover is closed. Additional security features to include a device to prevent the cover from being completely removed from the frame. This device shall be capable of being deactivated if required. Frames shall be circular, incorporate a seating ring, and have a nominal 24-inch clear opening. Frame depth shall not exceed 4 inches, and the flange shall incorporate bedding slots and bolt holes.

www.ejprescott.com L-1

CATCH BASIN FRAME AND GRATE WILL BE REXUS, OR APPROVED EQUAL, 24 INCH OPENING, DUCTILE IRON, H20 LOADING.

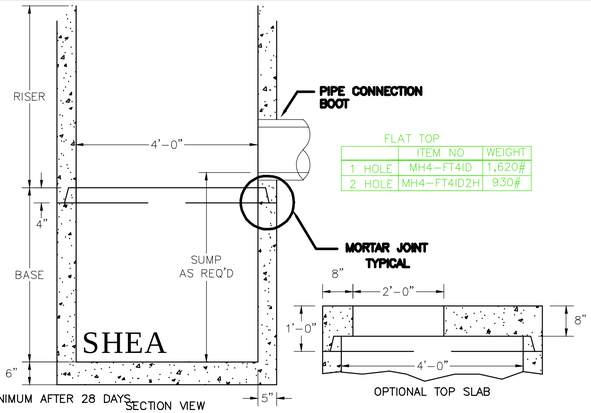
D5

RISER SECTION

HEIGHT	ITEM NO	WEIGHT
1'-0"	MH4-12CS4ID	856#
2'-0"	MH4-24CS4ID	1,712#
2'-6"	MH4-30CS4ID	2,140#
3'-0"	MH4-36CS4ID	2,568#
4'-0"	MH4-48CS4ID	3,424#
5'-0"	MH4-60CS4ID	4,280#

BASE SECTION

HEIGHT	ITEM NO	WEIGHT
2'-0"	MH4-24S4ID	2,640#
2'-6"	MH4-30S4ID	3,067#
3'-0"	MH4-36S4ID	3,495#
3'-6"	MH4-42S4ID	3,922#
4'-0"	MH4-48S4ID	4,350#
4'-6"	MH4-54S4ID	4,777#
5'-0"	MH4-60S4ID	5,205#
5'-6"	MH4-66S4ID	5,633#
6'-0"	MH4-72S4ID	6,060#



FLAT TOP

	ITEM NO	WEIGHT
1 HOLE	MH4-FT4ID	1,620#
2 HOLE	MH4-FT4ID2H	930#

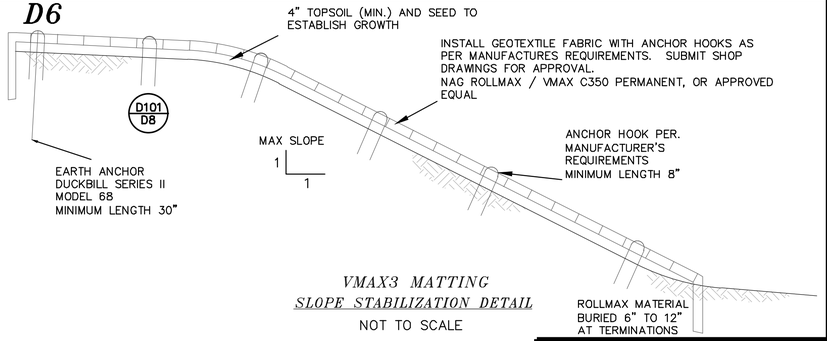
NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

DRAIN MANHOLE DETAIL

NOT TO SCALE

D6

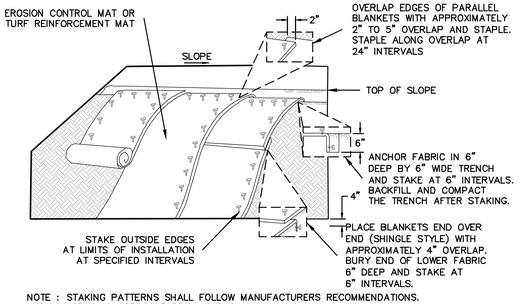


VMAX3 MATTING
SLOPE STABILIZATION DETAIL

NOT TO SCALE

D7

VMAX3 MATTING & CURLEX II

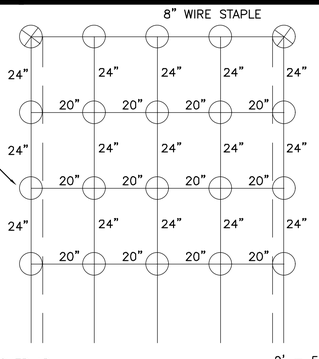


NOTE : STAKING PATTERNS SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS. MINIMUM SPACING ACROSS FABRIC AS SHOWN.

INSTALLATION OF EROSION CONTROL FABRICS

NOT TO SCALE

D8



1.) THE BEGINNING AND END OF EACH ROW OF NAG C350 WILL BE BURIED SIX TO 12 INCHES DEEP.
2.) AT THE TOP OF EACH ROW WHERE THE ROWS OVERLAP, AN EARTH ANCHOR WILL BE INSTALLED TO A MINIMUM DEPTH OF 30 INCHES.
3.) STAPLES WILL BE INSTALLED AT A RATE OF 3.4 STAPLES PER SQUARE YARD AS DEMONSTRATED.
4.) STAPLES WILL BE INSTALLED TO A MINIMUM DEPTH OF 8 INCHES.
5.) ROWS OF NAG ROLLMAX WILL BE INSTALLED PARALLEL WITH AN AVERAGE OF THREE AND ONE-HALF INCHES OF OVERLAP. STAPLES WILL BE INSTALLED ALONG THE OVERLAP SEAM, AS SHOWN.

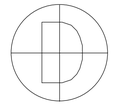
VMAX3 MATTING
STAPLE PATTERN GUIDE

NOT TO SCALE

D9

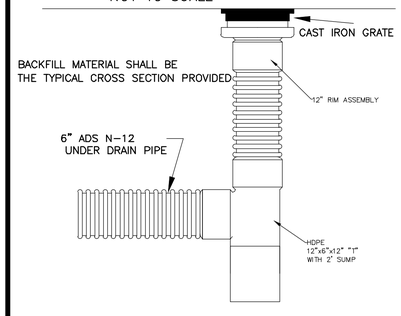
CASTINGS ARE RATED FOR H20 WHEEL LOAD TRAFFIC

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT



12" CAST IRON GRATE

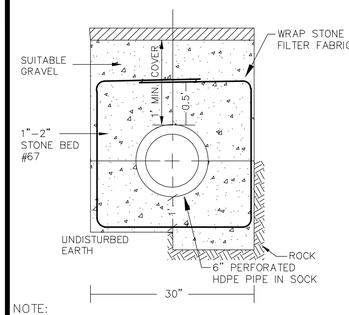
NOT TO SCALE



ADS N-12 INLINE DRAIN

NOT TO SCALE USED FOR CLEANOUTS

D10



NOTE:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECS.

UNDERDRAIN TRENCH DETAIL

REFERENCE IS MADE TO A LONG TERM MAINTENANCE MANUAL PREPARED BY BERRY SURVEYING & ENGINEERING, WHICH IS ON FILE AT THE CITY OF DOVER PLANNING DEPARTMENT, AND CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING. (603) 332-2863

D-101

DOVER PLANNING #16-31C

REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANCE
#1	2-19-18	REVISED PER TRC COMMENTS

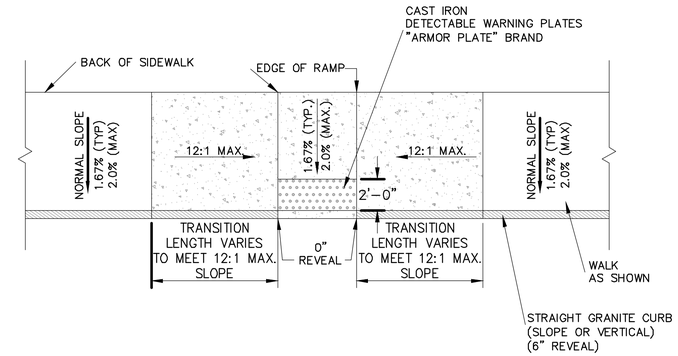
DRAINAGE DETAILS FOR 6 GROVE STREET RESIDENCES, LLC FOR PROPERTY LOCATED AT 6 GROVE STREET, DOVER, NH
TAX MAP 31 LOT 14

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

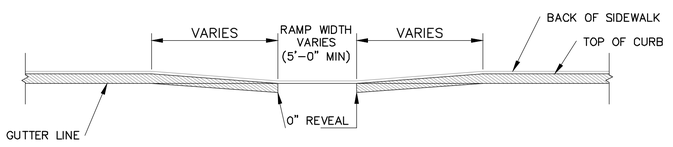
SCALE : AS SHOWN
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7443
LICENSED PROFESSIONAL ENGINEER

C1



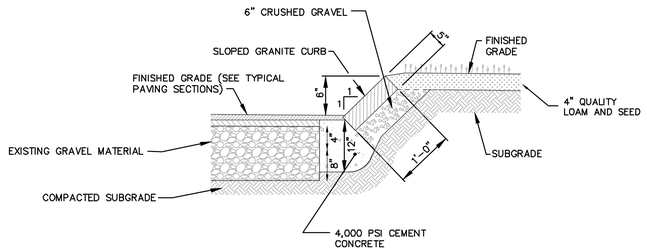
PLAN
(NOT TO SCALE)



ELEVATION
(NOT TO SCALE)

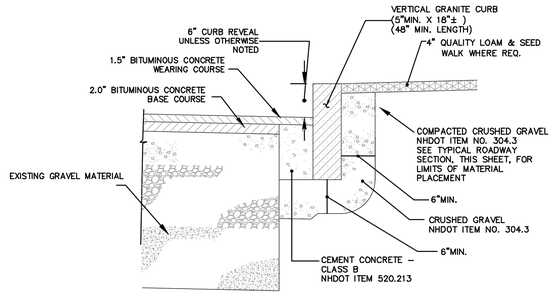
TYPICAL DETAIL FOR WHEELCHAIR RAMP
(NOT TO SCALE)

C2



SLOPE GRANITE CURB DETAIL
NOT TO SCALE

C3

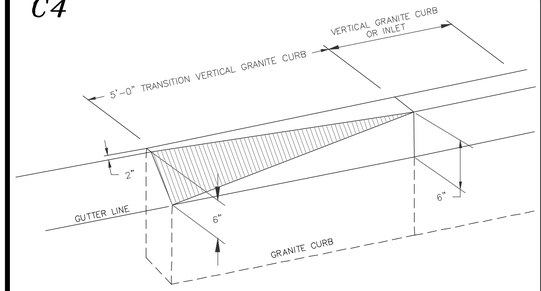


VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

GENERAL NOTE:

1.) TO BE USED IN PLACE OF THE CONCRETE WALK AND INTEGRATED CURB AT THE OWNERS DISCRETION

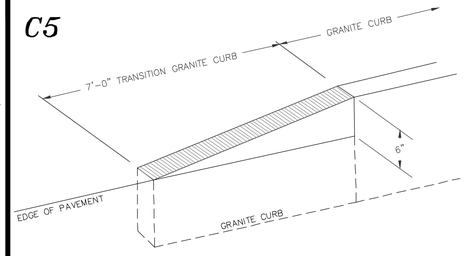
C4



CURB TRANSITION DETAIL
NOT TO SCALE

TO BE USED FOR TRANSITION FROM VERTICAL GRANITE CURB TO SLOPED GRANITE CURB

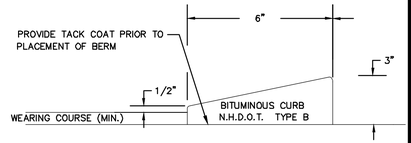
C5



CURB TRANSITION DETAIL
NOT TO SCALE

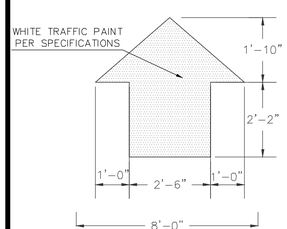
TO BE USED FOR TRANSITION FROM GRANITE CURB TO EDGE OF PAVEMENT

C6



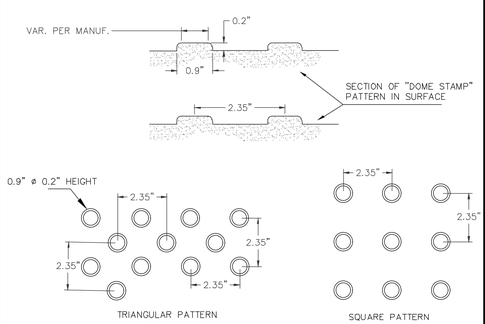
MODIFIED CAPE COD BERM
NOT TO SCALE

C7



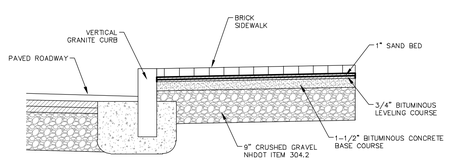
PAVEMENT MARKINGS DETAILS
NOT TO SCALE

C8



DETECTABLE WARNING SURFACE
NOT TO SCALE

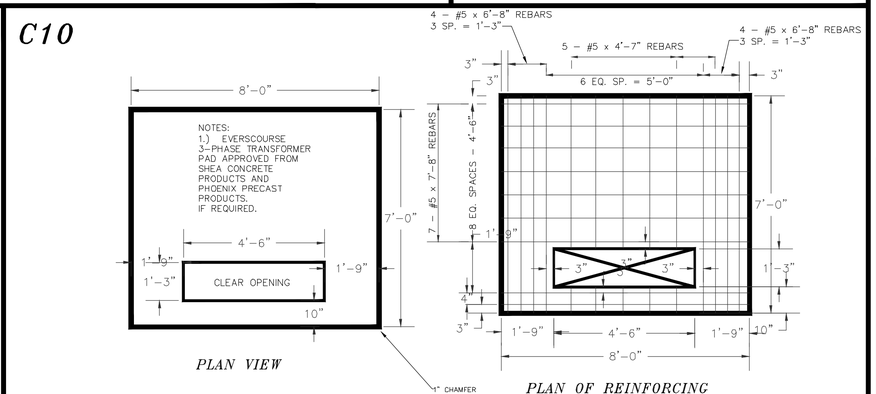
C9



BRICK SIDEWALK
NOT TO SCALE

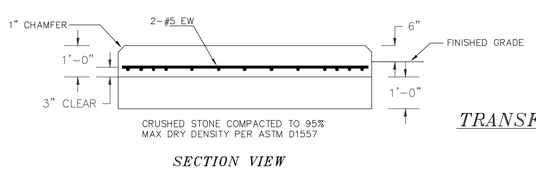
NOTE:
1.) USE POLYMERIC SAND FOR JOINTS BETWEEN BRICK

C10



PLAN VIEW

PLAN OF REINFORCING



SECTION VIEW

TRANSFORMER PAD DETAIL
NOT TO SCALE

NOTES:
1.) CONFIRM SIZE WITH ELECTRIC COMPANY BEFORE CONSTRUCTION.
2.) USE LOCAL ELECTRIC COMPANY DETAILS AS REQUIRED.

C–101

DOVER PLANNING #16–31C

REVISION	DATE	DESCRIPTION
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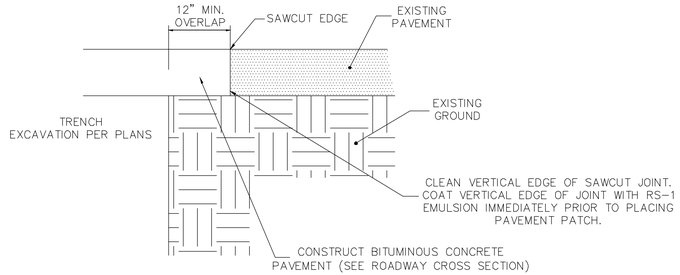
CONSTRUCTION DETAILS
FOR
6 GROVE STREET RESIDENCES, LLC
6 GROVE STREET, PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

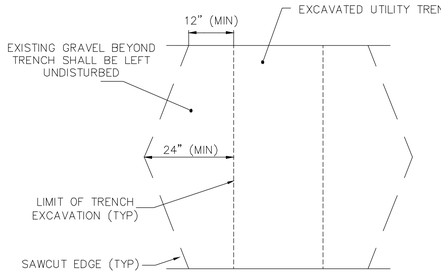
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 – 090

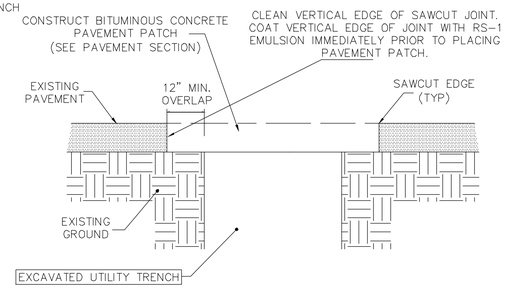
STATE OF NEW HAMPSHIRE — KENNETH A. BERRY — No. 7896 — LICENSED PROFESSIONAL ENGINEER

C11





PLAN

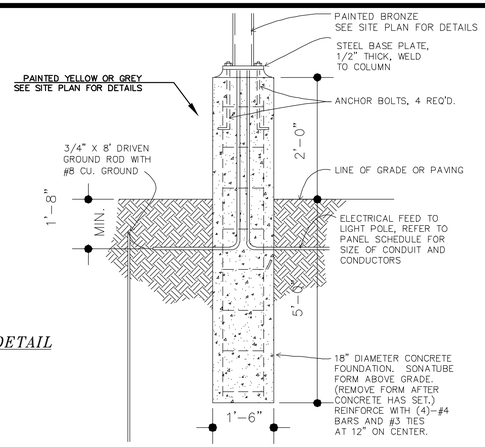


SECTION

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

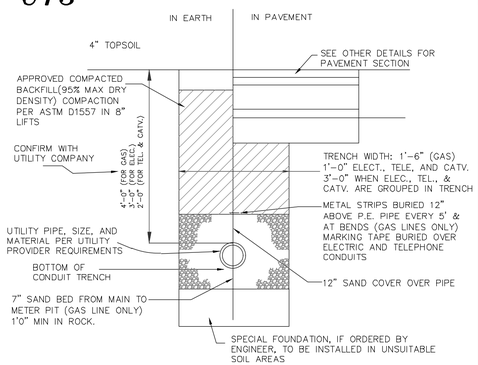
C12



POLE FOUNDATION

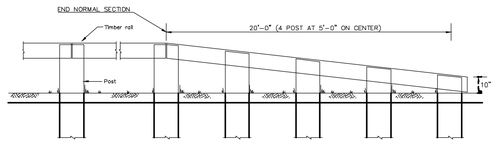
PARKING LOT LIGHT BASE DETAIL
SCALE: NONE

C13

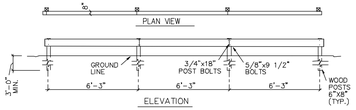


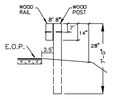
ELECTRICAL, TELEPHONE, AND GAS TRENCH
NOT TO SCALE

C14



WOOD GUARD RAIL TERMINAL UNIT DETAIL

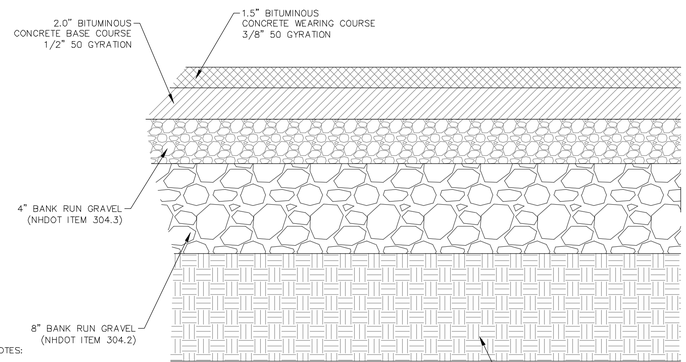




NOTES:
1. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER
2. POST TYPE : 10" x 12" WOOD
3. BEAM TYPE : 6" x 10" WOOD
4. POST SPACING : 5'-0" O.C.
5. NOMINAL BARRIER HEIGHT : 27"
6. ALL RAILS & POSTS TO BE TREATED WITH PRESERVATIVE MATERIAL CONFORMING TO AASHTO M133

WOODEN RAIL GUARD RAIL
NOT TO SCALE

C15



NOTES:

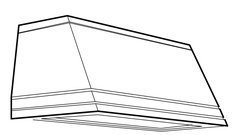
1.) BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SUBSECTION 401.3.6.

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

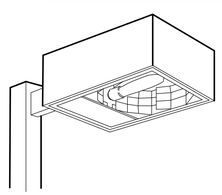
BITUMINOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE

C16



1. WST 100M WT WITH 100-WATT CLEAR ED-17 METAL HALIDE BULB
2. MOUNTED ON BUILDING 10' HIGH
3. SEE LIGHTING PLAN FOR LUMINAIRE SCHEDULE

WALL MOUNTED LIGHTING

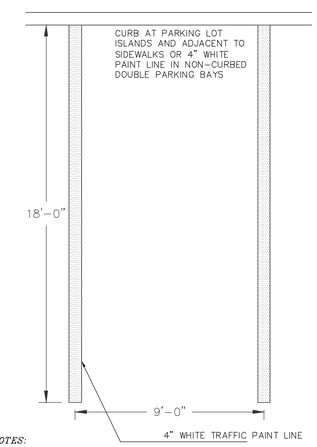


POLE MOUNTED LIGHTING LAMP "D"
NOT TO SCALE

NOTES:
1.) POLE MOUNTED LAMPS. SEE LIGHTING AND SITE PLANS FOR FURTHER DETAILS

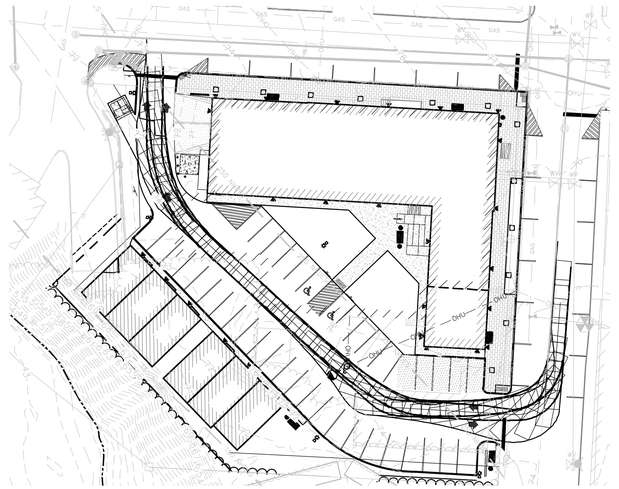
C17

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

C18



TRUCK TURNING TEMPLATE DOVER FIRE
NOT TO SCALE

C-102

DOVER PLANNING #16-31C

REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

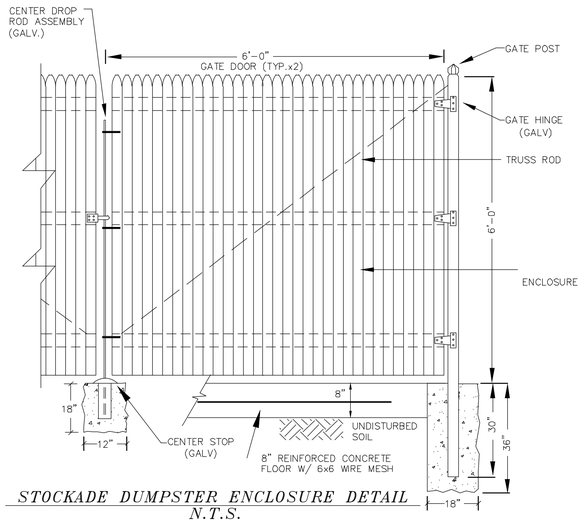
CONSTRUCTION DETAILS
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

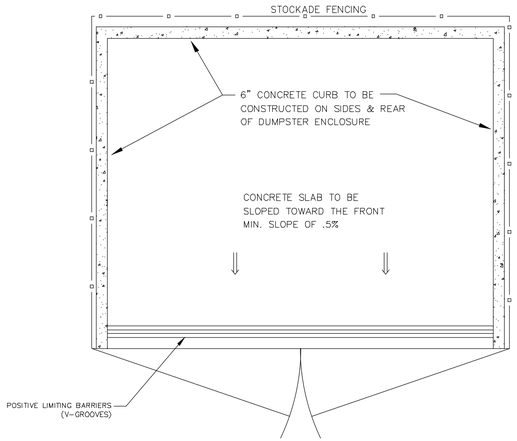
SCALE : AS SHOWN
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7443
LICENSED PROFESSIONAL ENGINEER

C19

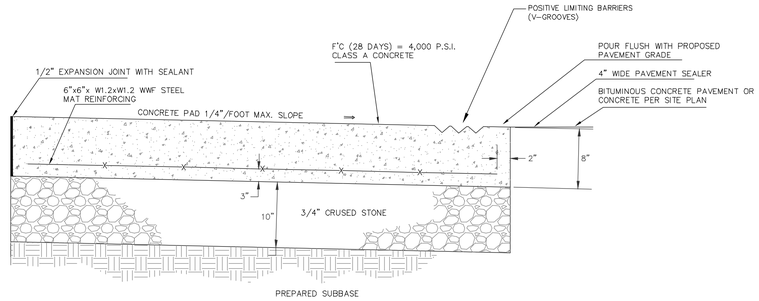


STOCKADE DUMPSTER ENCLOSURE DETAIL
N.T.S.



DUMPSTER SLAB DETAILS
N.T.S. NOT TO SCALE

C20



SECTION VIEW

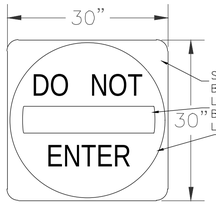
DUMPSTER PAD & CONCRETE PAVEMENT
NOT TO SCALE

NOTES:

1.) DUMPSTER PAD WILL BE SCREENED BY STOCKADE FENCE.

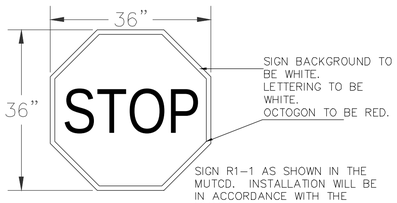
2.) CONFIGURATION WILL ENCLOSE 2–8 YARD DUMPSTERS.

C21



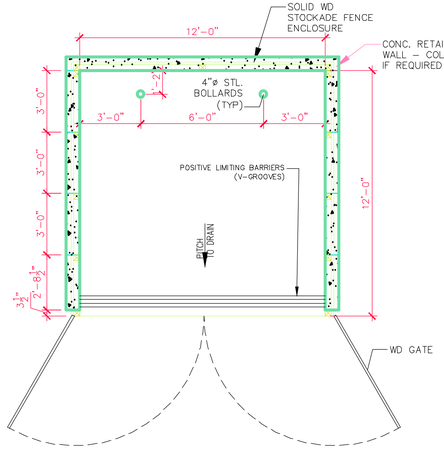
SIGN R5–1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

C22



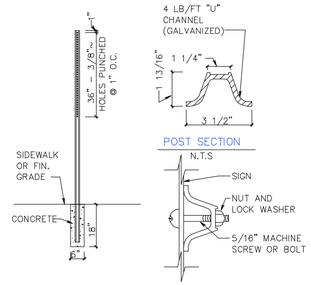
SIGN R1–1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

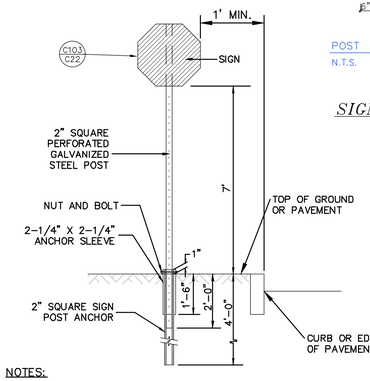
C23



DUMPSTER ENCLOSURE & CONCRETE PAD PLAN
NOT TO SCALE

C24





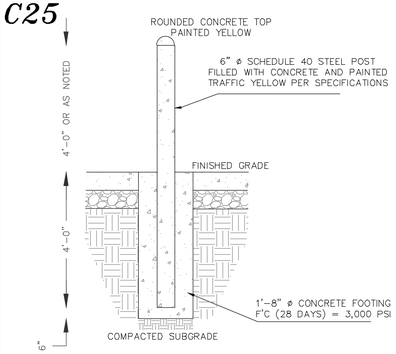
SIGN MOUNTING DETAIL
NOT TO SCALE

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.

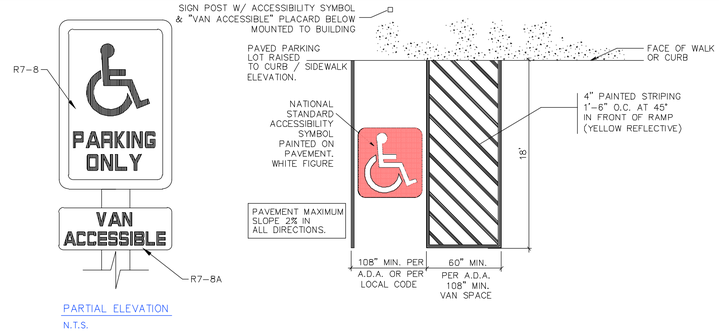
TYPICAL SIGN POST
(NOT TO SCALE)

C25



BOLLARD DETAIL
NOT TO SCALE

C26



PARTIAL ELEVATION
N.T.S.

PARKING STALL SIGNAGE FOR THE PHYSICALLY CHALLENGED
NOT TO SCALE

DOVER PLANNING #16–31C

REVISION	DATE	DESCRIPTION
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FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

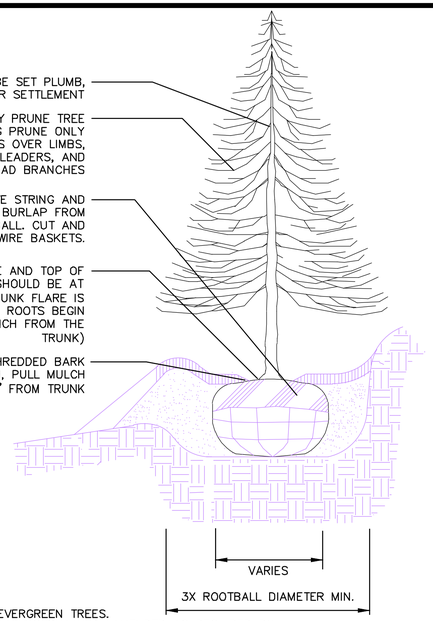
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : AS SHOWN
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 – 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7923
LICENSED PROFESSIONAL ENGINEER

C–103

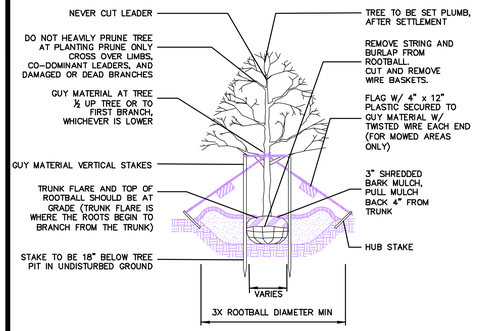
L1



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.

EVERGREEN TREE PLANTING

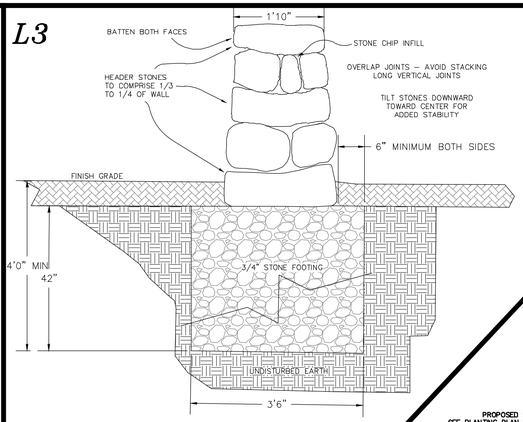
L2



NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

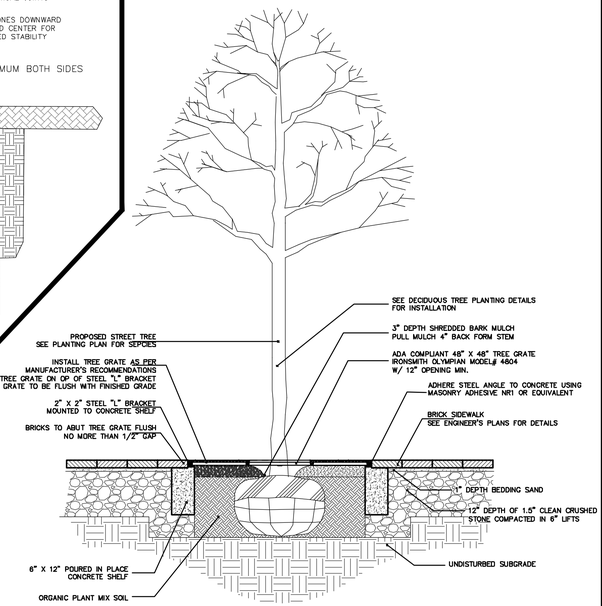
DECIDUOUS TREE PLANTING

L3



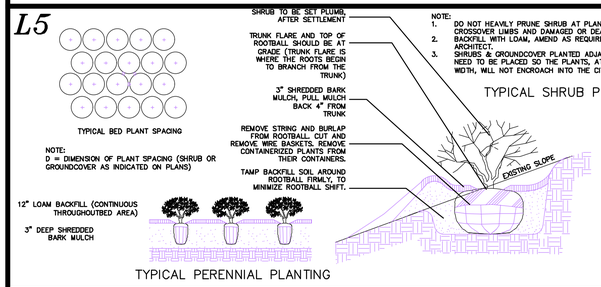
FIELD STONE MASONRY WALL DETAIL

L4



TREE GRATE DETAIL

L5

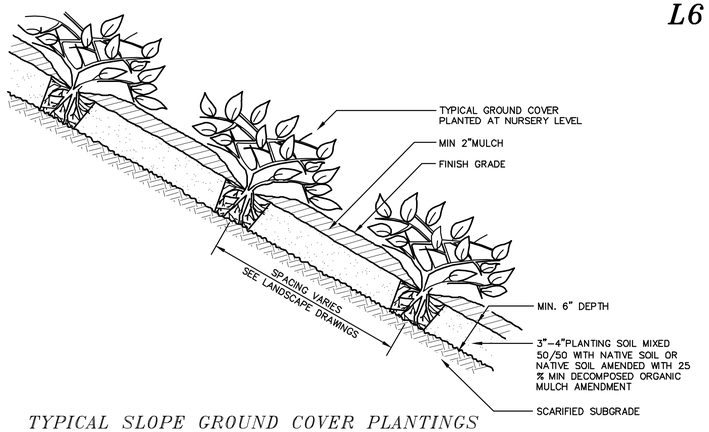


NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.

TYPICAL SHRUB PLANTING

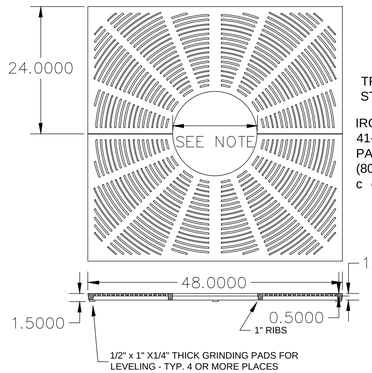
TYPICAL PERENNIAL PLANTING

L6



TYPICAL SLOPE GROUND COVER PLANTINGS

L7



SIDE WALK TREE WELL
(NOT TO SCALE)

TREE GRATE #M4804
STYLE: OLYMPIAN

IRONSMITH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
(800) 338-4766
C COPYRIGHT

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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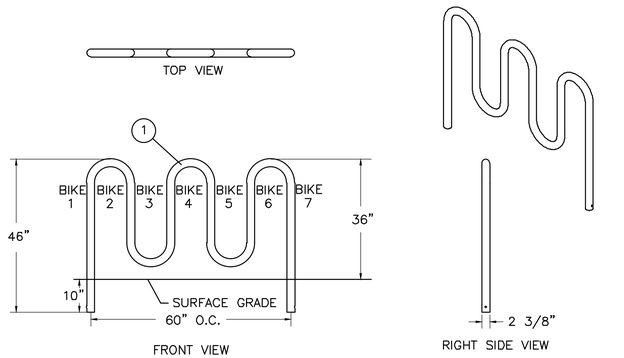
L8

MATERIALS LIST
(1) TUBING – ø 2 3/8" x .154" Wall Steel Tubing

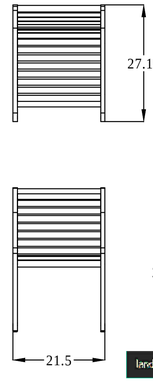


BIKE RACK
(NOT TO SCALE)

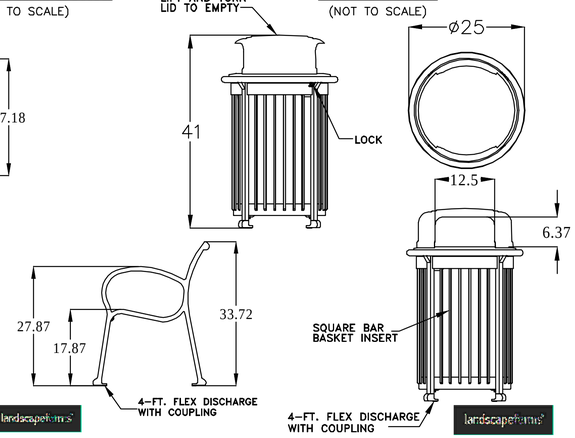
L9

Scarborough™
Product Drawing
www.landscapeforms.com
Date: 5/19/2010
Ph: 800.521.2546

BENCH DETAIL
(NOT TO SCALE)



BIN DETAIL
(NOT TO SCALE)



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NOTES:
1. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
2. DRAWING NOT TO SCALE. DO NOT SCALE DRAWINGS.
3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS LANDSCAPE FORMS, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

OR APPROVED EQUAL AS APPROVED BY THE DESIGN ENGINEER AND THE DIRECTOR OF PLANNING

L-101

DOVER PLANNING #16-31C

REVISION	DATE	DESCRIPTION
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LANDSCAPING DETAILS
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : AS SHOWN
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FILE NO. : DB 2016 - 090

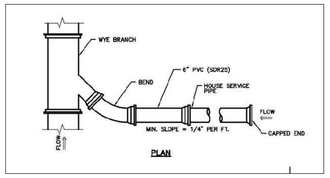
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7424
LICENSED PROFESSIONAL ENGINEER

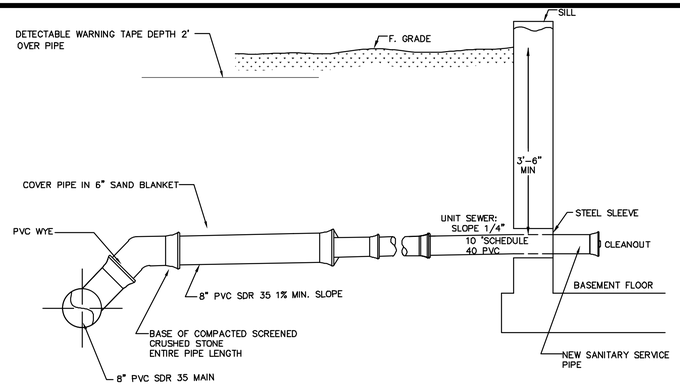
U1

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

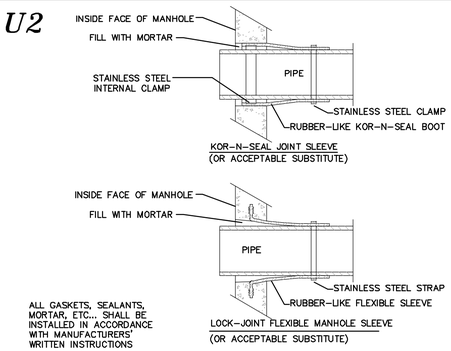




DETAIL OF UNIT SEWER SERVICE

NOT TO SCALE

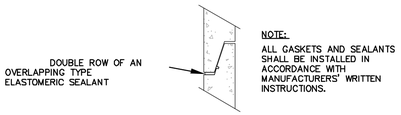
U2



ALL GASKETS, SEALANTS, MORTAR, ETC... SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

DETAIL "A" – PIPE TO MANHOLE JOINTS

NOT TO SCALE

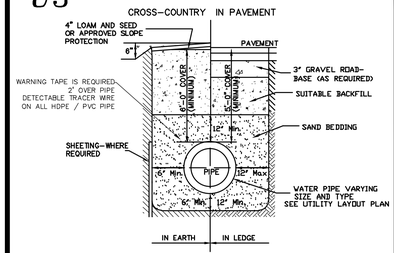


IN THE CASE OF PROPOSED SMH 1A THE CONTRACTOR IS TO FERNCO THE EXISTING V.C. PIPE TO THE PROPOSED SDR 35 STUBS WITHIN THE BASIN.

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.

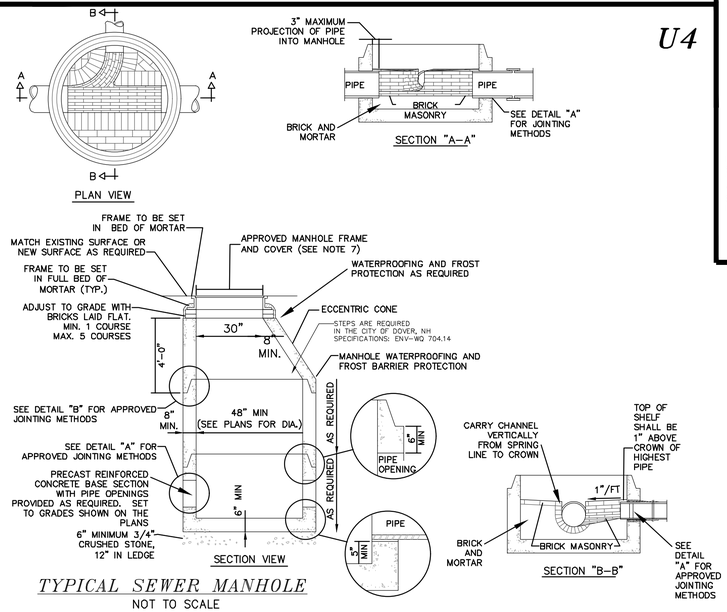
9) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE DOVER DPW, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON A DOUBLE ROW OF AN OVERLAPPING TYPE ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK, KENT SEAL NO. 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.

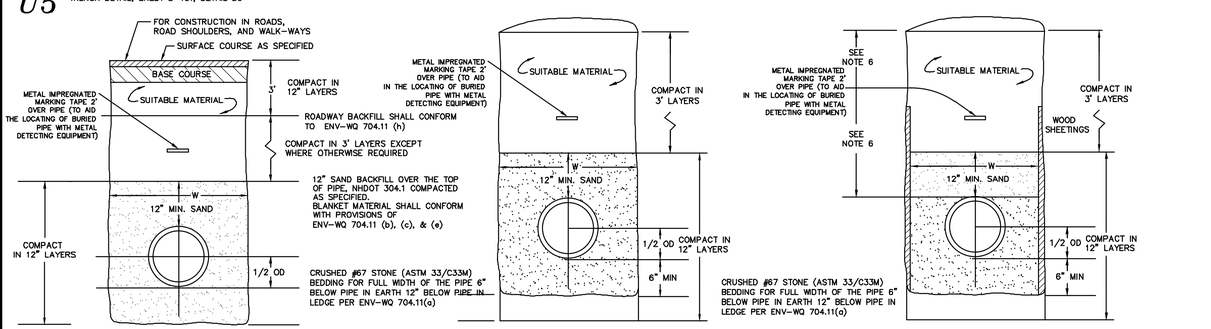


TYPICAL SEWER MANHOLE

NOT TO SCALE

U5

SEE ALSO TYPICAL SEWER AND DRAINAGE TRENCH DETAIL, SHEET D-101, DETAIL D6



LEDGE CONSTRUCTION

NOT TO SCALE

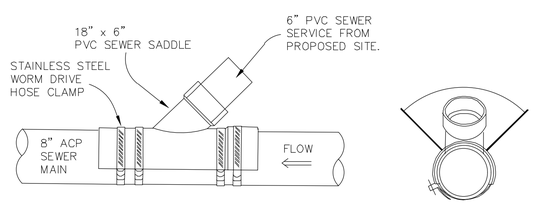
EARTH CONSTRUCTION

NOT TO SCALE

EARTH CONSTRUCTION WITH SHEETING

NOT TO SCALE

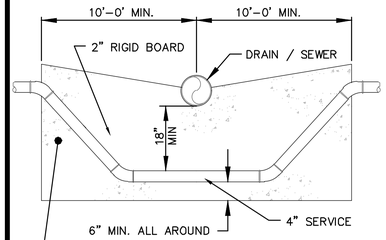
U6



SEWER SADDLE DETAIL

NOT TO SCALE

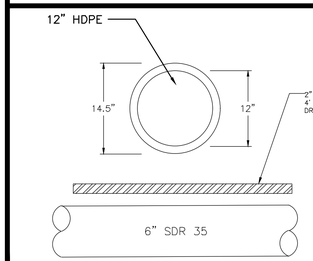
U7



WATER MAIN INSTALLATION – BELOW DRAIN / SEWER

NOT TO SCALE

U8



CROSS SECTION A-A

SEWER AND DRAIN CROSSING

NOT TO SCALE

U-101

DOVER PLANNING #16-31C

REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANCE
#1	2-19-18	REVISED PER TRC COMMENTS

UTILITY DETAILS
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

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

SCALE : AS SHOWN
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 – 090

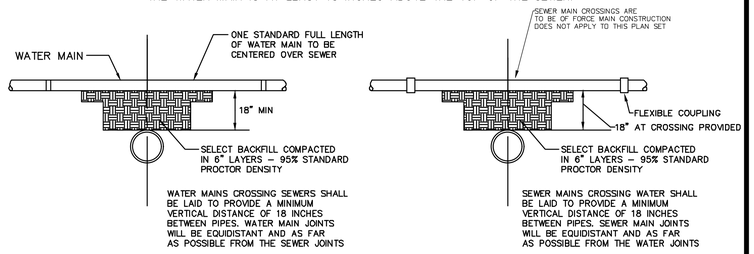
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER

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.

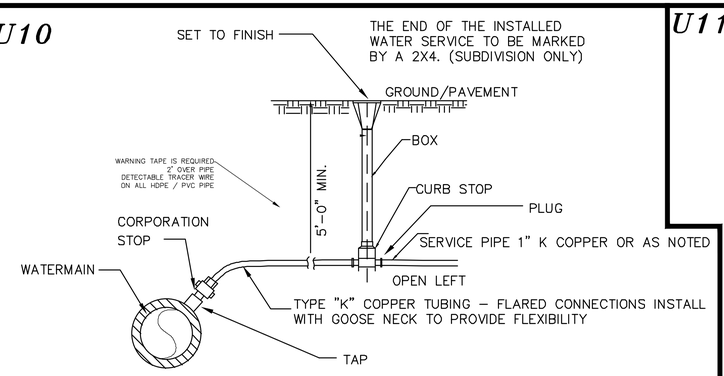


WATER MAIN ABOVE SEWER WATER MAIN BELOW SEWER

TYPICAL WATER/SEWER SEPERATION DETAILS

NOT TO SCALE

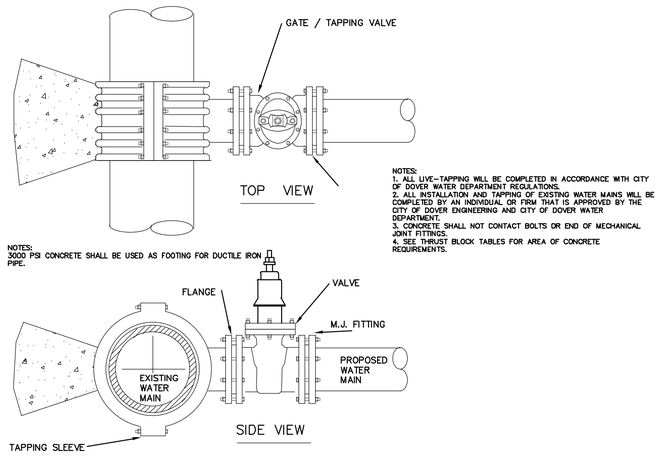
U10



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

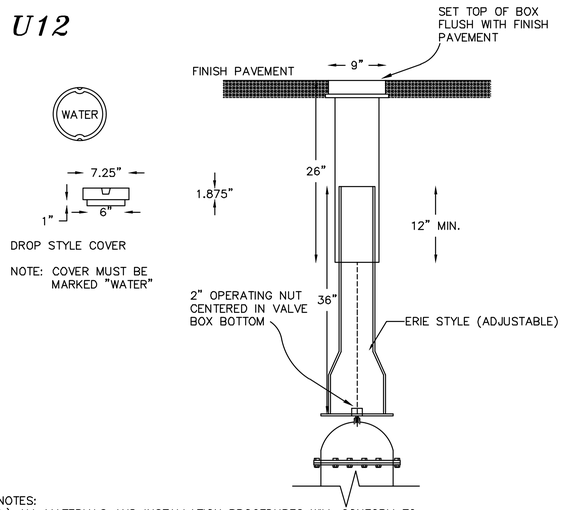
U11



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

NOTES:

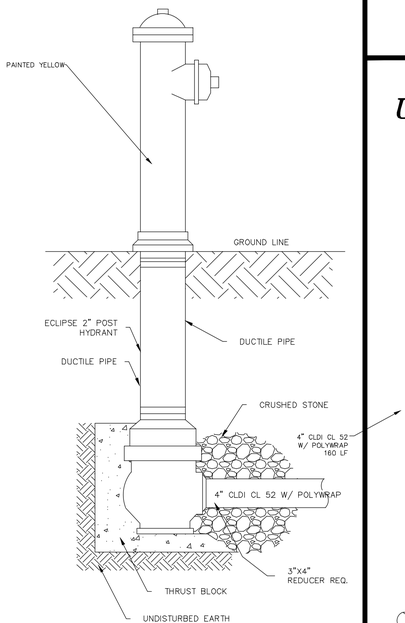
HYDRANTS SHALL BE SELF-DRAINING, NON-FREEZING, COMPRESSION TYPE WITH 2-3/16" MAIN VALVE OPENING. INLET CONNECTION SHALL BE 4" MJ. OUTLET SHALL BE 2" IP.

HYDRANTS SHALL HAVE A 3" DUCTILE IRON PIPE RISER WITH A CAST IRON TOP STOCK, AND NON-TURNING OPERATING ROD. PRINCIPAL INTERIOR OPERATING PARTS SHALL BE BRASS AND REMOVABLE FROM THE HYDRANT FOR SERVICING WITHOUT EXCAVATING THE HYDRANT.

HYDRANTS SHALL BE SET IN 4 CUBIC FEET OF CRUSHED STONE TO ALLOW FOR PROPER DRAINAGE OF THE HYDRANT. RECOMMENDATIONS OF THE AWWA SHOULD BE FOLLOWED WHEN INSTALLING THE HYDRANT.

POST HYDRANTS SHALL BE ECLIPSE NO. 2 POST HYDRANTS, 3-INCH MECHANICAL JOINT, AS MANUFACTURED BY JOHN C. KUPFERLE FOUNDRY COMPANY, ST. LOUIS, MISSOURI.

POST HYDRANTS ARE NON-STOCK AND ARE ORDERED AS NEEDED. PLEASE PLAN INSTALLATION ACCORDINGLY.



POST HYDRANT DETAIL

NOT TO SCALE

U16

TYPICAL THRUST BLOCKS

NOT TO SCALE

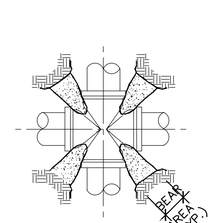


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

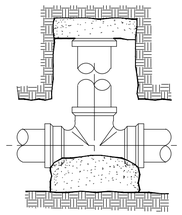


FIGURE 2
TEE, PLUG OR CAP

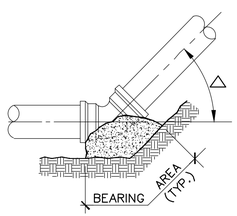


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

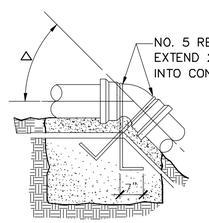


FIGURE 4
DOWNWARD VERTICAL BEND

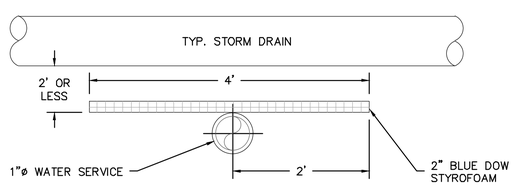
GENERAL NOTES:

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.

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).

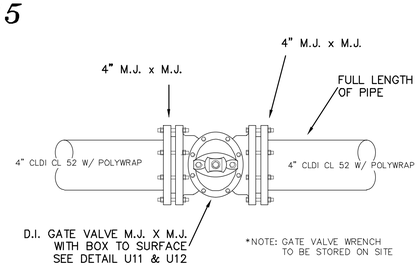
U14



INSULATE WATER PIPE WHERE CROSSING UNDER CULVERT

NOT TO SCALE

U15



SHUTOFF VALVE DETAIL

NOT TO SCALE

DOVER PLANNING #16-31C

REVISION	DATE	DESCRIPTION
#2	3-27-18	REVISED PER ZONING CHANGE
#1	2-19-18	REVISED PER TRC COMMENTS

UTILITY DETAILS
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

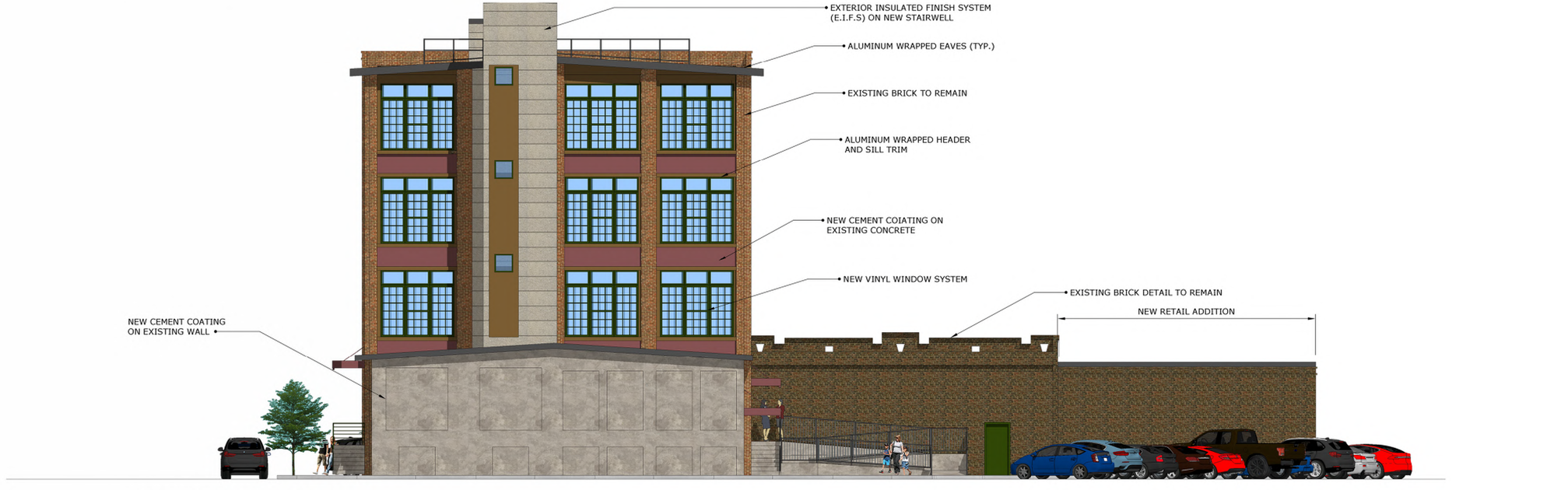
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

AS MARKED
DATE : JANUARY 18, 2018
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 7920
LICENSED PROFESSIONAL ENGINEER

U-102

1 SOUTH ELEVATION

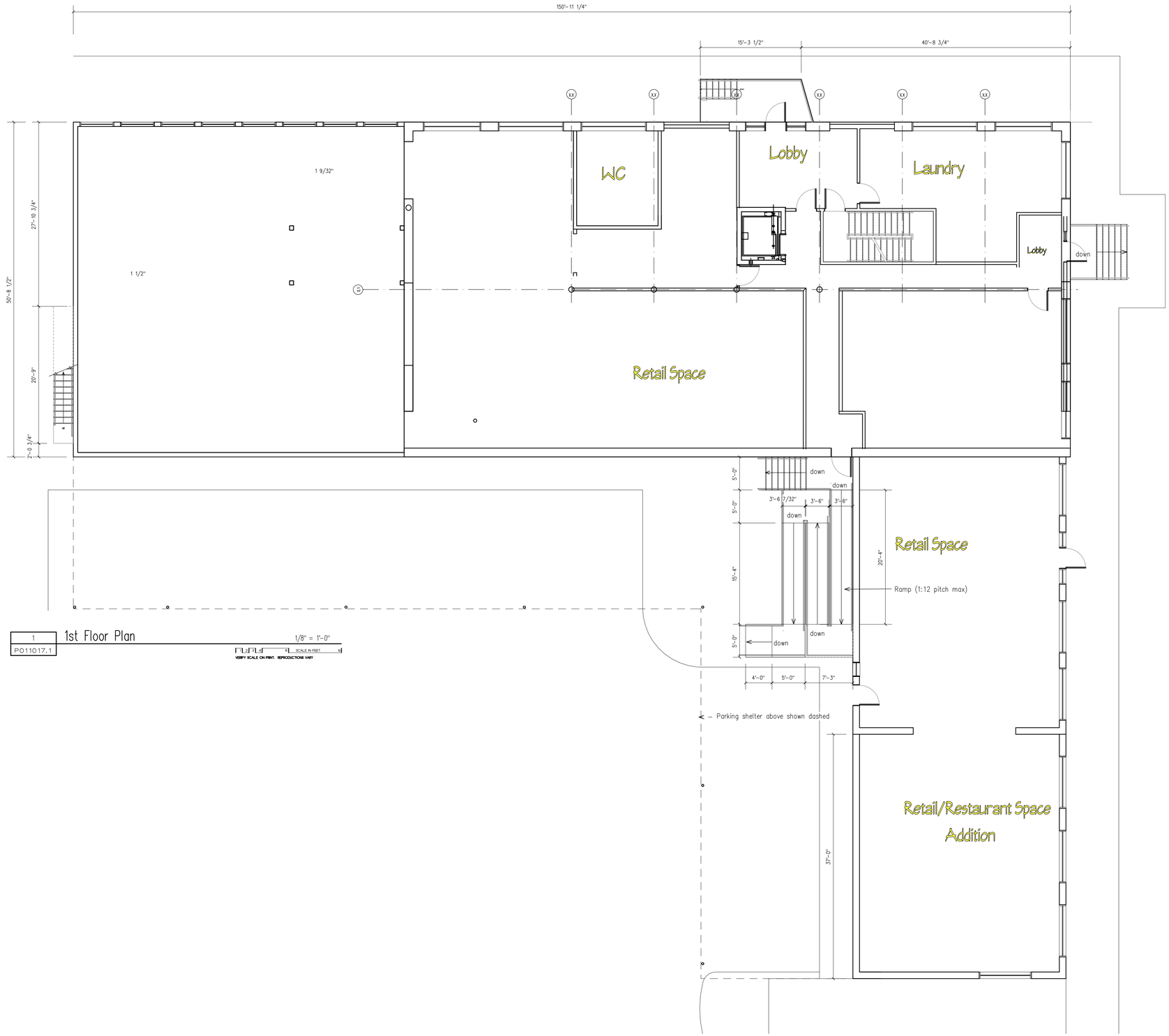


2 WEST ELEVATION - FRANCES DRIVE

1 NORTH ELEVATION - THIRD STREET

2 EAST ELEVATION - GROVE STREET

0 8 16 32

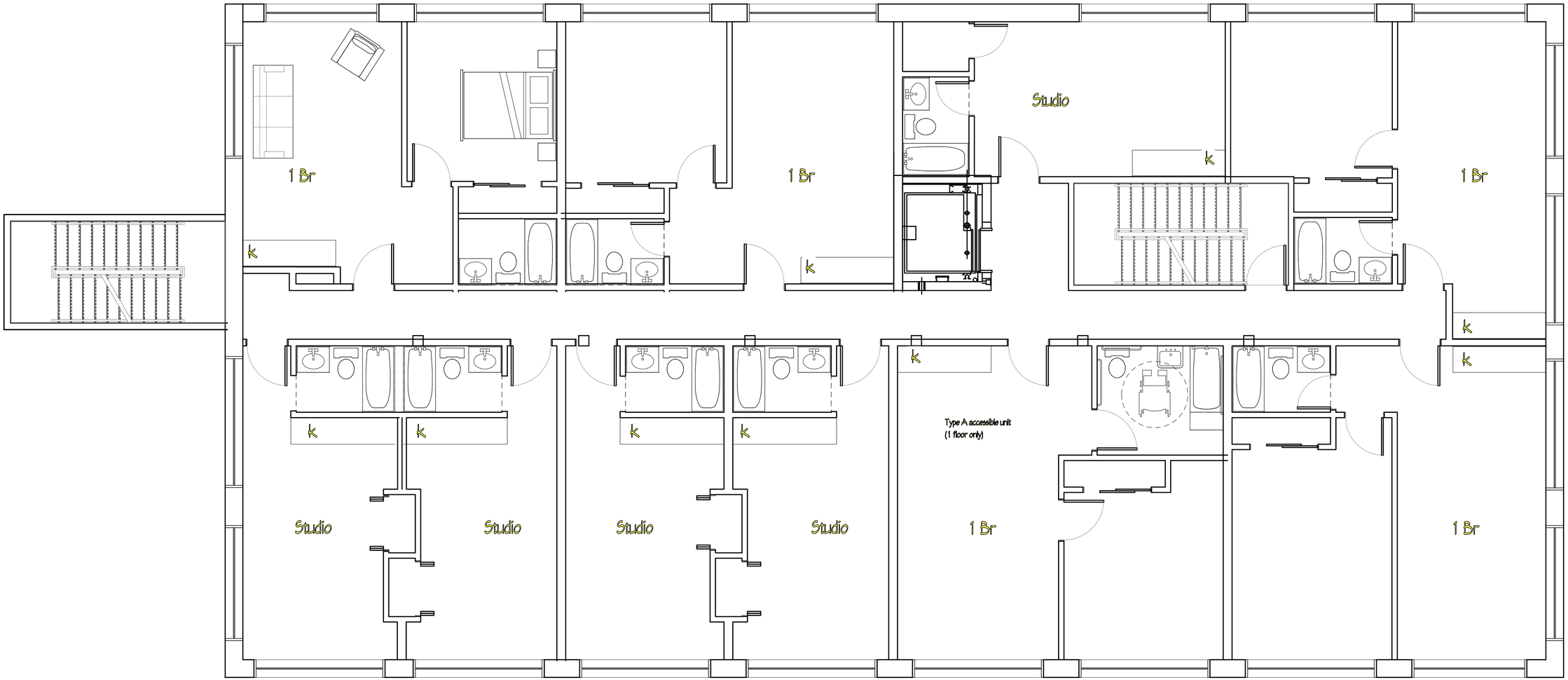


1 | 1st Floor Plan — 1/8" = 1'-0"

P011017.1

SCALE IN FEET

VERIFY SCALE ON PRINT. REPRODUCTIONS VARY



3rd

1

P082616.1

2nd–3rd Floor Plan

1/4" = 1'-0"

1 2 3 4 8 SCALE IN FEET 16

VERIFY SCALE ON PRINT. REPRODUCTIONS VARY

4th

1

P082616.2

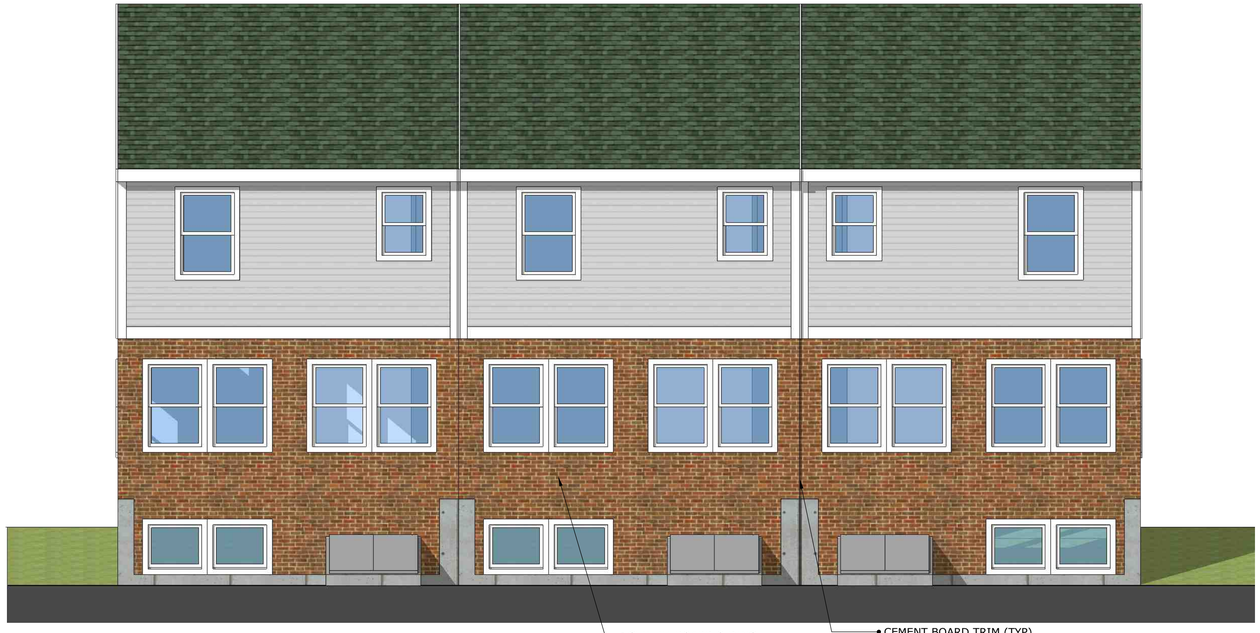
4th Floor Plan

1/4" = 1'-0"

1 2 3 4 8 SCALE IN FEET 16

VERIFY SCALE ON PRINT. REPRODUCTIONS VARY

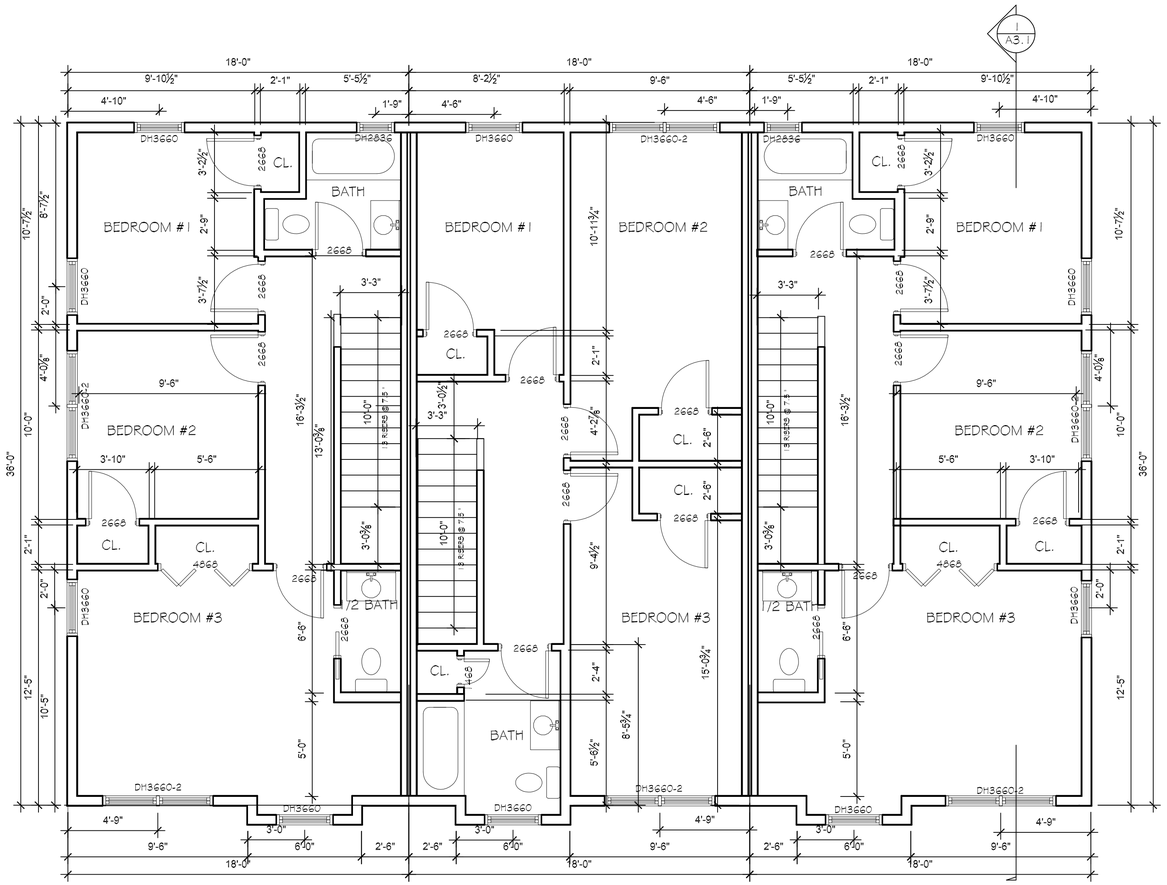
1 NORTH ELEVATION - FRANCES STREET



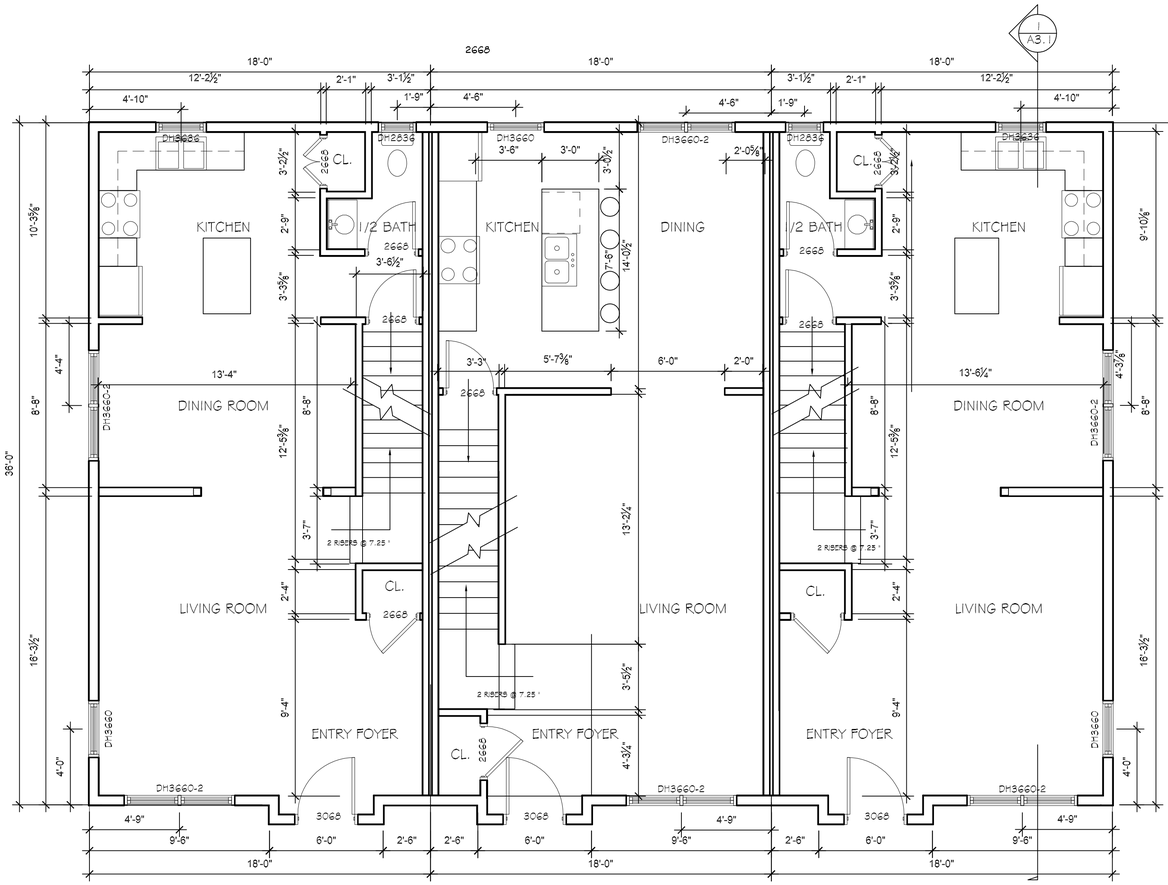
2 WEST ELEVATION

3 SOUTH ELEVATION - THIRD STREET

4 EAST ELEVATION - GROVE STREET



2 SECOND FLOOR



1 FIRST FLOOR

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-10

Application Type:	Minor Subdivision
Applicant(s):	STF Development Corp.
Owner(s):	Strafford Farms Restaurant Inc.
Location:	58 New Rochester Road
Meeting Date:	April 10, 2018

INTENT: To subdivide 58 New Rochester Road into two lots.

LOTS/UNITS PROPOSED: Two lots

AGENDA ITEM #: 4-D

FILE: P18-10

APPLICANT(S): STF Development Corp.

OWNER(S): Strafford Farms Restaurant Inc.

LOCATION: 58 New Rochester Road (Assessor's Map 40, Lot 43)

ACREAGE: Existing: 2.64 ac (115,013 s. ft.) Proposed: 0.69 ac (30,082 sq. ft.) and 1.95 ac (84,931 sq. ft.)

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Restaurant and parking lot

PROPOSED LAND USE: Restaurant to remain; new lot to contain mixed commercial and residential uses

SURROUNDING LAND USE: Mixed use, single-family dwellings, multi-family dwellings, auto service station, sewer pump station, Willand Pond

ZBA ACTION: Z18-06, special exception granted for multi-family dwellings

ATTACHMENTS: Application, Subdivision Plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant proposes a minor subdivision of Tax Map 40, Lot 43, into two lots, with the 30,082 s.f. lot to be sold to the applicant.

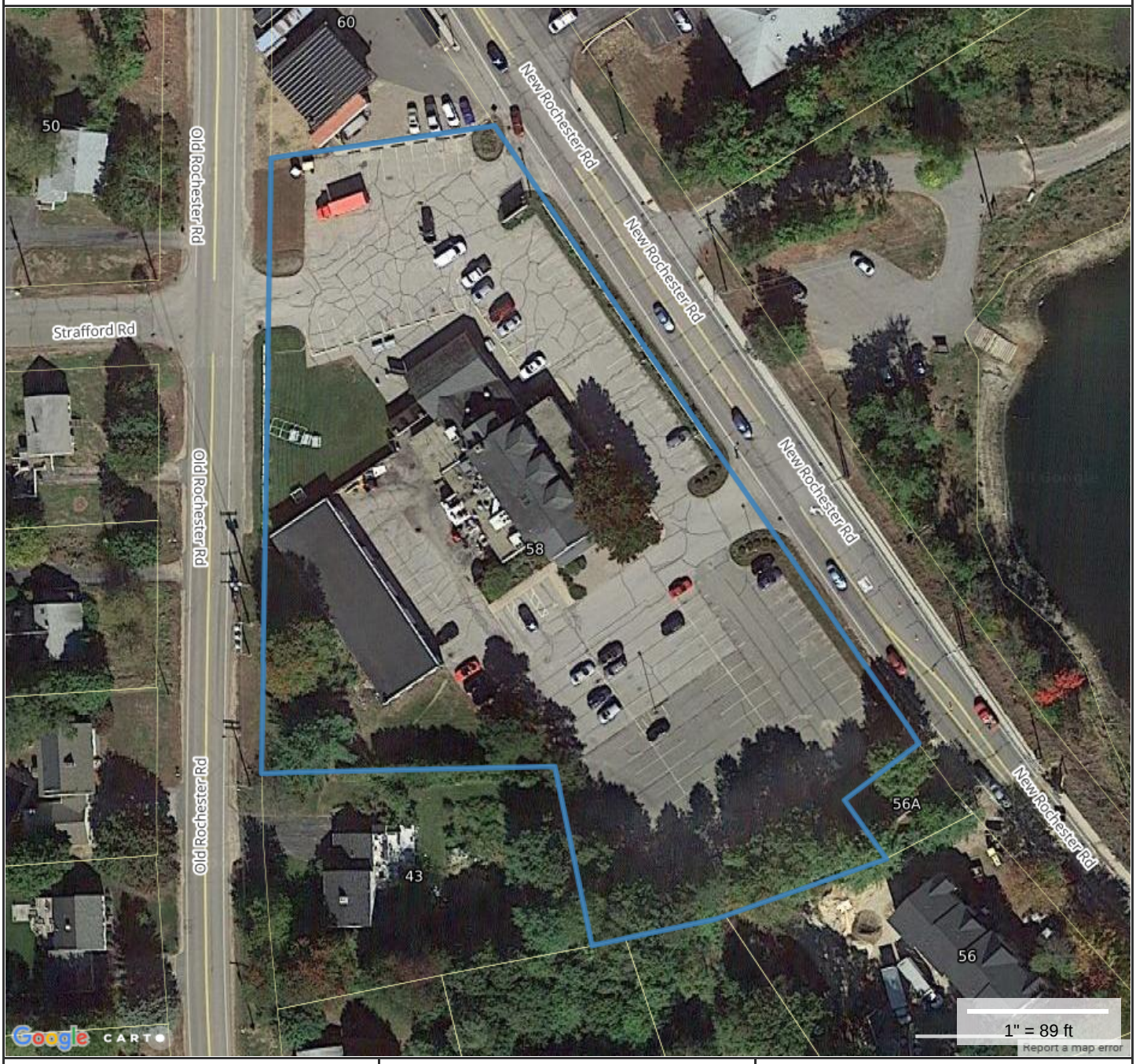
Consistency with Land Use Regulations
Chapter 155-15 of the Subdivision Regulations of the City Code provides for the minor subdivision of lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and approve the subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to:
   - **a.** Add the owners' signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   - **b.** Include location, names and widths of existing streets, including pavement widths, grades, curbs, and crosswalks
   - **c.** Indicate material and size of proposed permanent monuments
   - **d.** Correct reference to site plan P18-10 in note 13
   - **e.** Add plan reference #P18-10 to plan
   - **f.** Indicate all adjacent zoning districts and boundaries
   - **g.** Add common subdivision plan note 10
   - **h.** Correct notes on both sheets regarding special flood hazard area.

58 New Rochester Road



Property Information

Property ID	40043-000000
Location	58 NEW ROCHESTER RD
Owner	STRAFFORD FARMS RESTAURANT INC

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 03/29/2018
Properties updated 04/03/2018

City of Dover, New Hampshire
SUBDIVISION 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

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

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

E-Mail Address: Dave@CentralFallsRealty.com

PROPERTY INFORMATION

Address of Property: 58 New Rochester Rd

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

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

Size of Parcel: Property Deed: Book 1956 Page: 653

Existing Use of Property: Commercial

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): _____ Open Space: _____

Existing Number of Lots: Proposed Number of Lots:

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?

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

Estimated Length of Proposed Roads: feet Public or Private Road?

WAIVER REQUESTS

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

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

_____

_____

_____

_____

SURVEYOR INFORMATION

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

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: _____ Date: _____

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: _____ Date: 1/17/18

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

Signature of Agent: _____ Date: _____

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: _____ Date: 1/17/18

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

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

SEE ATTACHED

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: _____

Signature of Applicant (*if different from owner*): _____ Date: 1-16-18

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: _____ Date: _____

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

CITY OF DOVER SUBDIVISION
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. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
		See enclosed sheet	

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
	See enclosed sheet	

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
	See enclosed sheet	

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

City of Dover, New Hampshire
SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: December 15, 2017]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision 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 subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: STF Development Corp File Number: _____

PROJECT TITLE: _____

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

	Explain How Provided	Reviewed
1. Completed and signed Application form	Enclosed	
2. Electronic copy of the surveyed plat layout	Enclosed on cd	
3. Electronic copy of supplementary materials and application	Enclosed on cd	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	N/A	
5. Fiscal Impact Analysis (For more than 10 units)	N/A	
6. Waiver requests to the Subdivision Regulations, with written justification	N/A	
7. Conditional Use Permit applications	N/A	
8. Narrative describing yield plan and cost analysis	N/A	
9. List of all professional agents to be notified for Planning Board	Enclosed	
10. Letter to Serve from Public and Private Utilities	N/A	
11. Eight folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions, for TRC. Plans shall contain the following items as appropriate:	Enclosed	
Location map at appropriate scale	On plan	
Proposed subdivision name and title and Planning File #	On plan	
Date, north arrow and scale	On plan	
Names of all abutting property owners	On plan	
Name and address of owners and/or applicants	On plan/enclosed on list	
Signature & stamp of NH licensed land surveyor and/or engineer	On plan	
Zoning District boundaries, including any special or overlay districts	On plan	
Location of Conservation District areas	N/A see note 11 on plan	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	N/A	
Location and widths of existing & proposed easements & right of ways	On plan	
Location and widths of existing and proposed sidewalks	On plan	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	On plan	
Existing and proposed lot areas in square feet	On plan	
Existing and proposed topographic information at two foot intervals	On plan	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	On plan	
Minimum building setbacks or build to lines on all lots	On plan	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	On plan	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	On plan	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	N/A	
Existing and proposed stormwater lines and facilities	On plan	
Existing and proposed streetlights	On plan	
Location of Flood Hazard Zone	N/A see note	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	See corresponding site plan	
Existing natural features and/or significant vegetation on property	On plan	
Depict existing contours up to 100 ft. beyond project limits	On plan	
Soil types	On plan	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	On plan	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	N/A	
Location, material and size of existing and proposed permanent monuments	On plan	
Existing railroad lines	N/A	
Note regarding solid waste disposal	N/A	
All applicable Dover Common Subdivision notes	On plan	
12. Construction Detail Sheets shall contain the following information:		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	N/A	
Profiles showing the locations & a typical cross-section detail of streets	N/A	
Location of street trees, street lighting poles and street signs	N/A	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	On plan	
Location and size of all water, gas and other underground utilities	On plan	
13. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Erosion and Sedimentation Control Plan	N/A	
Perimeter Landscaping Plan	N/A	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	N/A	
Hydrogeologic study if located in Groundwater Protection Zone	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	N/A	

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

February 2, 2018

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

RE: 58 New Rochester Road
Subdivision

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. They wish to subdivide their lot into two separate lots for future development.

The current lot is 2.64 acres which consists of the Strafford Farms restaurant and their parking lot. We have provided a two sheet plan set which includes a detail subdivision sheet and a detailed topographical sheet.

Sheet 1 contains a detailed view of the proposed configuration of Lot 43 & 43B with proposed monumentation. Sheet 2 includes topography, utilities, proposed lot lines & setbacks

We have performed a complete boundary survey of the lot and have done an intensive topographical survey of the entire lot. We have hired a wetland scientist to delineate areas of wetlands on the lot (no wetlands found).

We are requesting no waivers at this time for this application.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

P18-10 & P18-11 58 New Rochester Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
40017-000000	WILLAND POND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
40018-D00000	49 NEW ROCHESTER RD	CAMPBELL GILBERT G TRUSTEE	CAMPBELL GILBERT 2006 REVOCABLE TRUST	176 CHURCH ST	LOWELL	MA	01852
40018-E00000	47 NEW ROCHESTER RD	CAMPBELL GILBERT G TRUSTEE	CAMPBELL GILBERT 2006 REVOCABLE TRUST	176 CHURCH ST	LOWELL	MA	01852
40018-F00000	45 NEW ROCHESTER RD	CAMPBELL GILBERT G TRUSTEE	CAMPBELL GILBERT 2006 REVOCABLE TRUST	176 CHURCH ST	LOWELL	MA	01852
40025-000000	52 OLD ROCHESTER RD	SALTY SEA LLC		30 GOVERNOR SAWYER LN	DOVER	NH	03820
40026-000000	46 OLD ROCHESTER RD	OUELLETTE LAWRENCE D JR &	FRENCH NICOLE	46 OLD ROCHESTER RD	DOVER	NH	03820
40027-000000	44 OLD ROCHESTER RD	EMERSON DAVID L &	EMERSON APRIL D	44 OLD ROCHESTER RD	DOVER	NH	03820
40028-000000	42 OLD ROCHESTER RD	BEATS ANDREW S &	BEATS LISA T	42 OLD ROCHESTER RD	DOVER	NH	03820
40029-000000	40 OLD ROCHESTER RD	PAUL JANICE		9 MONROE ST	DOVER	NH	03820
40037-000000	54 NEW ROCHESTER RD	CHASE STERLING R &	FONTAINE MICHELE L	54 NEW ROCHESTER ROAD	DOVER	NH	03820
40038-000000	5 WILLAND AV	FLETCHER SALLY E		5 WILLAND AV	DOVER	NH	03820
40038-A00000	56 NEW ROCHESTER RD	OAK BLUFF REALTY LLC		242 CENTRAL AVE	DOVER	NH	03820
40038-B00000	7 WILLAND AV	LARSEN DENISE R	LARSEN KEITH L	7 WILLAND AVE	DOVER	NH	03820
40041-000000	9 WILLAND AV	SUPITUX STEVEN		18 MOSELEY ST #2	DORCHESTER	MA	02125
40041-A00000	41 OLD ROCHESTER RD	MONIZ LEONARD F JR &	MONIZ BARBARA J	41 OLD ROCHESTER RD	DOVER	NH	03820
40042-000000	43 OLD ROCHESTER RD	ALLEN PETER J &	ALLEN KATHLEEN C	43 OLD ROCHESTER RD	DOVER	NH	03820
40043-A00000	56 A NEW ROCHESTER RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
40044-000000	60 NEW ROCHESTER RD	MIDON PROPERTY MANAGEMENT SERVICES		60 NEW ROCHESTER RD	DOVER	NH	03820
D0009-000000	50 OLD ROCHESTER RD	BRILLARD RICKY A & MARY S REV LIV TRUST	BRILLARD RICKY A AND MARY S TRUSTEES	167 VARNEY RD	DOVER	NH	03820
D0009-B00000	48 OLD ROCHESTER RD	GAGNON MARC KEITH		48 OLD ROCHESTER ROAD	DOVER	NH	03820
D0010-T00000	1 STRAFFORD RD	GAGNON MADELEINE	GAGNON CONRAD	1 STRAFFORD ROAD	DOVER	NH	03820
		STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
		STRAFFORD FARMS RESTAURANT INC		58 NEW ROCHESTER ROAD	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	KENNETH A BERRY, PE, LLS	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825
		CINDY BALCIUS, CWS, CSS	STONEY RIDGE ENVIRONMENTAL LLC	229 PROSPECT MOUNTAIN ROAD	ALTON	NH	03809

PLAN REFERENCES:

1.) "PROPOSED PARKING EXPANSION PLAN PREPARED FOR STRAFFORD FARMS RESTAURANT NH ROUTE 108 DOVER, NEW HAMPSHIRE" BY: McENEANEY SURVEY ASSOCIATES, INC. DATED: FEBRUARY 18, 1997 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" BY: McENEANEY SURVEY ASSOCIATES, INC. DATED: JUNE 29, 1994 S.C.R.D. PLAN # 47-4

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

4.) "PLAN OF LOT, COLEMAN OIL CO. DOVER, NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES DATED: DECEMBER 1959 FILE NO. 62-64 ON FILE AT THIS OFFICE

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND/REBAR (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- GUY WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- APPROX. ABUTTING LOT LINE

FND FOUND
TBS TO BE SET
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

MAGNETIC
NAD83 NH STATE PLANE

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

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

N/F OAK BLUFF REALTY LLC
242 CENTRAL AVE
DOVER, NH 03820
TAX MAP 40, LOT 38A
S.C.R.D. BOOK 3077, PAGE 036

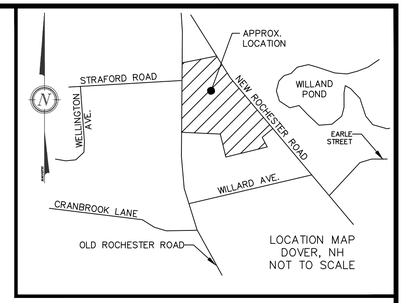
N/F ALLAN, PETER & KATHLEEN
43 OLD ROCHESTER ROAD
DOVER, NH 03820
TAX MAP 40, LOT 42
S.C.R.D. BOOK 1772, PAGE 523

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

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

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.



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 SUBDIVIDE TAX MAP 40, LOT 43 INTO 2 INDIVIDUAL LOTS USING THE CITY OF DOVER SUBDIVISION REGULATIONS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET, SHEET 2 SHOWS TOPOGRAPHY AND OTHER FEATURES OF THE LOTS. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.

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.

13.) SEE CORRESPONDING SITE PLAN, DOVER PLANNING NO. P18-10.

14.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR ERSI FORMAT TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILE SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

15.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION, AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

16.) BOTH LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

17.) THE PROPOSED USE FOR TAX MAP 40, LOT 43B WILL MIXED USE. LOT 43 WILL STAY FOOD SERVICE.

18.) STREET ADDRESSES FOR EACH LOT WILL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

POHOPEK IRON BOUND ~FND~ +.9' N: 266170.13 E:1189604.14 ELEV.:199.48
1" IRON PIPE ~FND~ -.4'
3/4" REBAR ~FND~ +.8'
POHOPEK IRON BOUND ~FND~ +.3' NOT HELD SEE DETAIL "A" N: 266224.59 E:1189778.48 ELEV.: 202.01
1" IRON PIPE ~FND~ -.4'
PSNH 7/27A
3/4" REBAR W/ ID CAP ~TBS~ (TYP.)
1/2" IRON ROD ~FND~ -.2' NOT HELD SEE DETAIL "B"
PSNH 71/24
PSNH 71/25A
PSNH 71/25X
PSNH 71/25Y
NET 1/30 W/ GUY WIRE
PSNH 71/26 W/ GUY WIRE
EXISTING SHED
EXISTING MULTI-USE STORAGE BUILDING
CONCRETE PAD
"STRAFFORD FARMS" RESTAURANT
EXISTING PARKING LOT
EXISTING AUTO SERVICE BUILDING
STORAGE CONTAINER
SIGN POST
NET 64-S
CRUSHED IRON PIPE ~FND~ -.1' N: 266655.85 E:1189539.78 ELEV.: 201.24
DAVIS STEEL STAKE ~FND~ -.2'
APPROX. LOCATION OF 20' WIDE EASEMENT SEE PLAN REF. #3
N/F SPINDLE RAT DEVELOPMENT LLC.
46 OLD ROCHESTER RD.
DOVER, NH 03820
TAX MAP 40, LOT 26
S.C.R.D. BOOK 4456, PAGE 949
N/F GAGNON, MARC KEITH
48 OLD ROCHESTER RD.
DOVER, NH 03820
TAX MAP D, LOT 9B
S.C.R.D. BOOK 2097, PAGE 334
N/F BRILLARD, RICKY A. & MARY S. REV. LIV. TRUST
167 VARNEY ROAD
DOVER, NH 03820
TAX MAP D, LOT 9
S.C.R.D. BOOK 3175, PAGE 270
N/F MIDON PROPERTY MANAGEMENT SERVICE
60 NEW ROCHESTER ROAD
DOVER, NH 03820
TAX MAP 40, LOT 44
S.C.R.D. BOOK 2266, PAGE 330
OLD ROCHESTER ROAD
STRAFFORD ROAD
NEW ROCHESTER ROAD A.K.A. ROUTE 108
5' WIDE CONCRETE SIDEWALK
PSNH 7/27
PSNH 7/28
PSNH 7/29
PSNH 7/30
PSNH 7/31
PSNH 7/32
WILLAND POND
TAX MAP 40, LOT 43
TOTAL LOT AREA: 84,931 Sq.Ft. 1.95 Ac.
TAX MAP 40, LOT 43B
TOTAL LOT AREA: 30,082 Sq.Ft. 0.69 Ac.
OFFICE ZONE
B3 ZONE
BOUNDARY LINE IS THE ZONE LINE
EXISTING EDGE OF PAVEMENT
BUILDING SETBACK LINE (TYP.)
PROPOSED BOUNDARY LINE (TYP.)
10' WIDE UTILITY EASEMENT, SEE NOTE 10
S76°38'37"W 23.33'
N12°30'35"W 109.00'
S77°01'04"W 52.03'
S69°32'00"W 46.04'
S69°32'16"W 60.41'
S35°14'12"E 47.06'
S54°45'48"W 55.00'
S35°14'12"E 125.00'
S35°14'12"E 317.60'
S87°51'38"W 174.60'
N00°16'40"W 110.37'
N36°43'23"W 22.00'
N56°41'39"E 186.23'
N00°24'59"E 254.07'
N65°49'17"E 134.13'
78.0'
15.0'
12.0'
50.0'
10.0'
20.0'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DETAIL "A"
SCALE: 1" = 5'
POHOPEK IRON BOUND ~FND~ +.3'
3/4" REBAR W/ ID CAP ~TBS~ (TYP.)
1.19' S69°32'16"W

DETAIL "B"
SCALE: 1" = 5'
1/2" IRON ROD ~FND~ -.2'
1.02' S13°50'48"W

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–

3-21-18

KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#1	2-22-18	MODIFY SUBDIVISION

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

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : JANUARY 18, 2018
FILE NO. : DB 2017-160

PLAN REFERENCES:

1.) "PROPOSED PARKING EXPANSION PLAN PREPARED FOR STRAFFORD FARMS RESTAURANT NH ROUTE 108 DOVER, NEW HAMPSHIRE" BY: McENEANEY SURVEY ASSOCIATES, INC. DATED: FEBRUARY 18, 1997 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" BY: McENEANEY SURVEY ASSOCIATES, INC. DATED: JUNE 29, 1994 S.C.R.D. PLAN # 47-4

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

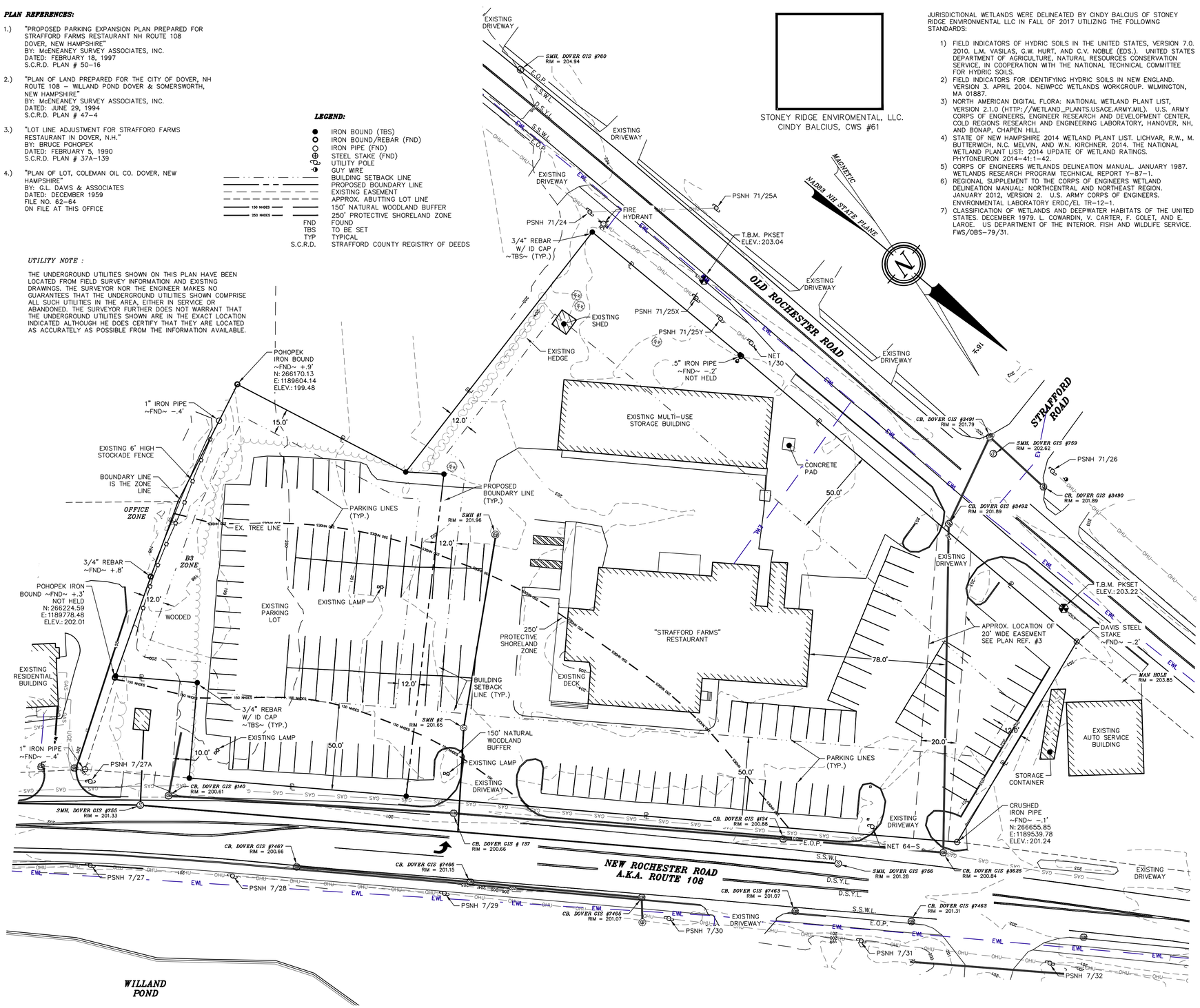
4.) "PLAN OF LOT, COLEMAN OIL CO. DOVER, NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES DATED: DECEMBER 1959 FILE NO. 62-64 ON FILE AT THIS OFFICE

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND/REBAR (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- GUY WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- APPROX. ABUTTING LOT LINE
- 150' NATURAL WOODLAND BUFFER
- 250' PROTECTIVE SHORELAND ZONE
- FND FOUND
- TBS TO BE SET
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

UTILITY NOTE :

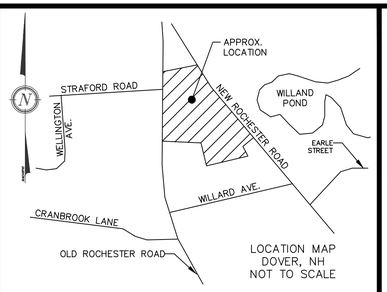
THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES 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

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.



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 SUBDIVIDE TAX MAP 40, LOT 43 INTO 2 INDIVIDUAL LOTS USING THE CITY OF DOVER SUBDIVISION REGULATIONS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET, SHEET 2 SHOWS TOPOGRAPHY AND OTHER FEATURES OF THE LOTS. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.

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.

13.) SEE CORRESPONDING SITE PLAN, DOVER PLANNING NO. P18-10.

14.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR ERSI FORMAT TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILE SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

15.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION, AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

16.) BOTH LOTS WILL BE SERVICED BY MUNICIPAL SEWER AND WATER.

17.) THE PROPOSED USE FOR TAX MAP 40, LOT 43B WILL MIXED USE. LOT 43 WILL STAY FOOD SERVICE.

18.) STREET ADDRESSES FOR EACH LOT WILL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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-

3-21-18

KENNETH A. BERRY L.L.S. 805 DATE

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

SUBDIVISION PLAN (TOPOGRAPHY)
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, N.H.
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 NO. 805 LICENSED LAND SURVEYOR
KENNETH A. BERRY
SIGNATURE

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-11

Application Type:	Site Plan for Review
Applicant(s):	STF Development Corp.
Owner(s):	Strafford Farms Restaurant Inc.
Location:	58 New Rochester Road
Meeting Date:	April 10, 2018

INTENT: To obtain site plan approval for a three-story, mixed use building containing approximately 6,000 sq. ft. of first-floor commercial space and 12, two-bedroom dwelling units

LOTS/UNITS PROPOSED: Two lots, three commercial units, 12 residential units

AGENDA ITEM #: 4-E

FILE: P18-11

APPLICANT(S): STF Development Corp.

OWNER(S): Strafford Farms Restaurant Inc.

LOCATION: 58 New Rochester Road (Assessor's Map 40, Lot 43)

ACREAGE: 0.69 ac (30,082 sq. ft.)

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Restaurant and parking lot

PROPOSED LAND USE: Restaurant to remain; new lot to contain mixed commercial and residential uses

SURROUNDING LAND USE: Mixed use, single-family dwellings, multi-family dwellings, auto service station, sewer pump station, Willand Pond

ZBA ACTION: Z18-06, special exception granted for multi-family dwellings

ATTACHMENTS: Application, Site Plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

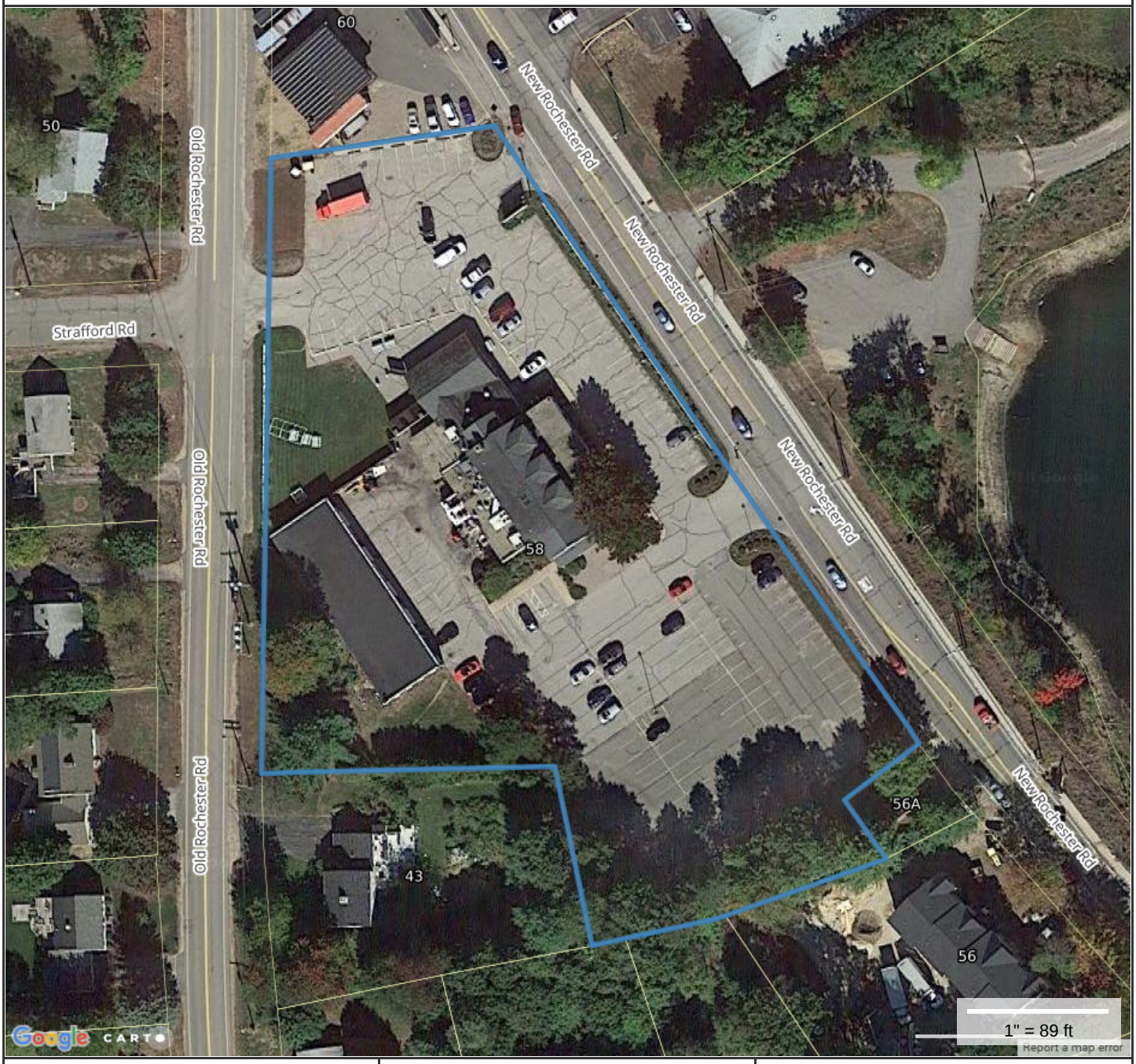
Summary of Request and Background
The applicant proposes a 6,000 sq. ft., three story building containing three commercial units and 12 residential units, with associated parking and stormwater management improvements, as well as a bus pull-out for the COAST bus stop currently located at the City's adjacent sewer pump station.

The applicant was granted a special exception for multi-family dwellings by the Zoning Board of Adjustment on March 15, 2018. An addition six dwelling use will be purchased through the Transfer of Development Rights ordinance.

Consistency with Land Use Regulations
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and table both the public hearing and application while remaining items are resolved. Some outstanding issues include: providing a landscape operations and maintenance plan, providing architectural renderings and site plan consistent with floor plans, among other details.

58 New Rochester Road



Property Information

Property ID	40043-000000
Location	58 NEW ROCHESTER RD
Owner	STRAFFORD FARMS RESTAURANT INC

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 03/29/2018
Properties updated 04/03/2018

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~~ Per TRC no Waivers Required

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.

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

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

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

March 29, 2018

City of Dover
288 Central Ave
Dover, NH 03820

Re: Site Plan Review
Berry Surveying & Engineering
STF Development Corp.
58 New Rochester Rd (Tax Map 4 Lot 43)

Based on comments from the Technical Review Committee Minutes P-18-11, we respectfully submit the following comments and revisions. Our comments are in **bold**.

PLANNING COMMENTS

1. Impact fees (which have recently increased) and water/sewer investment fees will be assessed.

No comment needed.

2. Submit letters from utilities regarding ability to provide service to the development.

Requests have been made to Eversource.

3. Will need commitment to buy extra units if requesting TDR (provide on plan and narrative explaining TDR request) then a condition of approval at PB would be to pay the TDR.

This is now stated on the plan, note 66 sheet 6. Narrative has been updated as well.

4. Screen transformer or generator if proposed.

Screening proposed for transformer, see sheet 11.

5. Revise waiver request to delete parking waiver request.

The need for a waiver has been removed.

6. Provide a landscape operation and maintenance plan.

Operation and maintenance plan has been added to sheet 11

7. Provide parking easement draft.

A draft easement plan is included in the plan set. The applicants are working with the project attorney to develop the written document. We would ask that a condition be made that final document be reviewed and approved by the Planning Department and the City Attorney.

8. Special Exception required.

A special exception was granted by the Dover ZBA on March 15, 2018, case number Z18-06.

9. Please revise plan to:

- Indicate density request

  Density is provided on site plan, see sheet 6.

- Indicate proposed property line

  Proposed property line is shown and called out on sheet 6.

- Street trees should be every 40 feet not every 80 feet

  Street tress on sheet 11 were adjusted to every 40 feet.

- Adjust setback lines when adding new boundary line

  Setback lines were adjusted to the boundary line and are shown on sheets 5 and 6.

- Add stop curbs on parking spots along sidewalk

  Sidewalk is raised 6" above the parking lot and curb stops are not needed. See sheet 6 for sidewalk layout and sheet 7 for sidewalk spot grade elevations.

- Ensure that floor plan works with site (particularly access to each suite)

  Each suite is assessable and all access points to the building are shown on sheet 6. Suggestions made at the TRC were incorporated into the plan which include the addition of a sidewalk to the south side of the project site.

- Show all four sides on architectural renderings
    - Include balconies similar to 56 New Rochester

      Renderings have been updated. See architectural renderings for corrections.

    - Clarify windows in roof

      There are no proposed windows in the roof line.

    - Add storefront type windows on ground floor

      The windows at the front are proposed to remain as shown. The spaces are proposed to be small store fronts for small contractors and not proposed to be a large retail draw. This design is proposed to tie in with the building at 56 New Rochester Road.

    - Match renderings to streetscape

      A street scape view is now provided which represents the proposed architecture.

    - Confirm materials and colors

      Renderings have been updated to included materials and colors.

- Revise planning file number to P18-11 on all sheets

  Planning file number has been changed, see the top right of the title block on any sheet for revised filing number.

- Add LLS, PE and Landscape Architect signatures and stamps

  All stamps and signatures are have been added to their correct sheets. See sheet 11 for landscape architect stamp and cover sheet for LLS and PE stamp.

- Depict contours 100' beyond project limits

  Necessary contours have been depicted 100' beyond project limits, see sheet 7.

- Add widths of streets and egresses

  All relative dimensions have been added to the site plan, see sheet 6.

- Site does not appear to be in flood hazard area
  The notes on the plan set have been updated.

- Clarify proposed tree line and species to be planted

  Proposed tree line can be found on sheets 5 and 6. See sheet 11 for further planting notes and vegetation.

- Revise/indicate parking calculation is a maximum. No waiver or CUP is needed

  Waiver request for parking has been removed.

- Stormwater Management Plan and Operation and Maintenance Plan to the satisfaction of the City Engineer

  Stormwater management plan has been submitted to the City Engineer.

- On lighting plan indicate mounting height

  Mounting height for proposed lighting can be found on sheet 6 and sheet 12, in the legend.

- Add permit dates to note 31, sheet 4

  These will be updated when permits are issued.

- Add or revise common site plan notes: 7, 12,13, 34, 36, & 37

  Common site plan notes have been adjusted or added. See sheet 5 and 6 for all site plan notes.

POLICE DEPARTMENT COMMENTS

1. Sheet 5, note 42: amend the reference to municipal control of parking spaces.

Sheet 6, note 42 has been updated.

2. Confirm that residential and new commercial uses will be by lease only, not as condominiums.

Note 59, sheet 6 has been added to indicate the units will be lease only until a conversion is made.

3. Rear building is labeled as "existing commercial building" on plan, but as "garage" in the Traffic Analysis. Which is it?

The plan has been updated to be consistent – garage.

4. Why is the parking near rear building not more clearly defined on plan? Will this area be excluded from the shared parking agreement?
Parking behind Strafford Farms is reserved for employees. See note 58 on sheet 6.

5. Clarify maintenance plan for trash barrels/benches or remove the trash barrel from the ROW.

Trash barrels and benches shall be maintained in relation to the general maintenance.

6. Does proposed dumpster serve only the new building?

Proposed dumpster will serve the only the new building. See note 64 on sheet 6.

7. Portions of driveway entrance are raised curb, but not referenced as such on plan.

Curb has been shown and called out on site plan, see sheet 6.

8. Clarify how will you protect new building from vehicle strikes without raised curb, curb stops or bollards?

Sidewalk is raised 6" above the parking lot and curb stops are not needed. See sheet 6 for sidewalk layout and sheet 7 for sidewalk spot grade elevations.

9. Why note reduce the concrete walk from 8' to 6' and eliminate the waiver request for 10' parking buffer?

8' sidewalk has been reduced to 5' to make more room for trucks at the rear of the site. The waiver request for the 10' parking buffer is no longer needed. See sheets 5 and 6.

10. Is a 33% increase in trips not a minimal increase?

The 33% increase in trips is minimal to the total generation of traffic to New Rochester Road. See traffic analysis.

FIRE /INSPECTION COMMENTS

1. Plans shall indicate all building entrances/exits.

Plans have been revised to indicate all building entrances/exits. See sheet 6.

2. Provide the quantity of commercial units.

Number of commercial units are indicated on the architectural renderings.

3. Identify the accessible route.

All accessible routes have been identified, see sheet 6.

4. Provide the means to maintain a clear unobstructed route to a minimum of 60% of entrances.

Sidewalk has been proposed to maintain a clear and unobstructed route to 60% of the entrances. See sheet 6.

5. Sheet 5, note 56 pertains to the structure. Plans shall reflect design compliance with applicable accessible regulations and NH RSA 155-A:5.

Note 55, sheet 6 has been adjusted to reflect compliance with the accessible regulations and NH RSA 155-A:5.

6. Clarify the surface along the accessible route to the benches.

Sidewalk has been adjusted to be the accessible route to the benches. See sheet 6.

7. Utilities shall be sufficiently remote from one another (gas/electric)

Utilities have been adjusted to be sufficiently remote from one another. See sheet 13.

8. Include Inspection Services at sheet 12 note 12

Note 12 on sheet 13 has been adjusted.

9. Clarify note 22 on sheet 12 regarding transformer reference.

Note 22 on sheet 13 has been updated.

10. Provide FDC location on plan

FDC location has been called out on plans. See sheet 13.

11. FDC connection shall be located to provide a clear unobstructed route with year round access.

FDC location has been placed in a fire lane with the proper access and signage. See sheet 6 and 13.

12. Provide a turning template.

Turning template is now provided.

13. Placement of fire lane signs shall be located so the accessible route is maintained.

Fire lanes signs have been located so the accessible route is maintained. See sheet 6.

14. Discuss fire lane postings.

No comment needed.

ENGINEERING COMMENTS

1. Install curb along new Rochester Rd.

Curb has been installed along New Rochester Road. See sheet 5 and 6.

2. The existing pole is too crowded to allow another service. Please work with Eversource for a connection point.

On site meeting was held with Eversource to determine the best connection for the utilities. See sheet 13 for updated service connection.

3. Will the landscaping interfere with the swale?

Landscaping will not interfere with swale. Will add a vegetated buffer to help slow runoff as it enters swale. See sheets 6 and 11.

4. Place the Watergate next to the main where you tap it.

Water gate has been moved next to existing water main. See sheet 13.

5. Inquire with NHDES as to permits required for the water tap.

A shoreland permit is required.

6. Show the existing sewer main on the utility plan for Strafford Farms that is in the parking lot.

Plans have been adjusted to show the existing sewer main. See sheet 13.

7. The gas and electric meters are shown in a different spot from where the services enter.

Plans have been updated to show the meter locations and call outs. See sheet 13.

8. On U101 detail U1 show the coupling for the sdr to schld 40 pvc pipe

The coupling location has been called out on U101 detail U1. See sheet 20.

9. Adjust the catchbasin or the entrance to get the water to flow to the existing catchbasin in the entrance.

A note has been added for the overlay above the catch basin to make the catch basin the new low point and effectively collect the runoff. See sheet 7.

10. I recommend installing flush curb around the pocket ponds vs the stone. This has worked better in other areas and stands up better.

Flush curb has been added to the pocket ponds. See sheet 7.

11. Look at providing a bus pullout and pad COAST could use for a bus shelter.

A bus pullout has been provided in accordance with COAST and their standards. See sheet 5.

ECONOMIC DEVELOPMENT COMMENTS

1. Architecture does not appear very commercial

With the addition of some commercial windows the building will blend with 58 and 56 New Rochester Road.

2. How will signage be provided?

One sign at the entrance. See sheet 6

3. Concerned about the lack/type of commercial

Commercial is provided on the first floor are required.

4. Uses that provide good jobs are preferred

No comment needed.

5. Is there any safety concern in mixing commercial garages with residential?

None were discussed at TRC.

PLANNING BOARD COMMENTS

1. Subdivision should be indicated on site plan

New boundary line has been added to site plan. See sheet 5.

2. Painted island should be landscaped

Islands will remain painted. Two landscape islands are proposed next the mixed use building. See sheet 5 and 6.

3. Correct DOT-2 boundary line

Boundary line has been adjusted. See sheet 14 and 15.

4. Concerned about pedestrian traffic

Sidewalk has been added connecting the bus stop to the mix use building sidewalk. See sheets 5 and 6.

5. Interested in what is proposed for signage

A sign is now provided at the front of the site.

6. Renderings are not consistent and page 5 is preferred

Renderings have been updated. See architectural renderings for corrections.

Very truly yours,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

James Hayden
Project Engineer

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

March 29, 2018

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

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.

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

City of Dover Planning Department
Attention: Assistant City Planner Donna Benton
288 Central Ave.
Dover, NH 03820

March 26, 2018

RE: Traffic Impact Analysis & Distribution
STF Development Corp.
58 New Rochester Road
Dover, NH

Mrs. Benton,

Pursuant to the Planning Staff request, Berry Surveying & Engineering, on behalf of STF Development Corp., has prepared a Standard Traffic Impact Analysis for the development of twelve residential units and six-thousand square feet of commercial office space at 58 New Rochester Road. Enclosed is the synopsis of those findings of the TIA dated January 18th, 2018.

Executive Summary:

This project is a unique opportunity to create a mixed-use site that brings together food service, residential, and commercial office land uses. These uses will exist within a close proximity to each other and will be easily accessible to all users. Another unique aspect this site is the opportunity for residents to use public transportation, as three Coast bus stops existing within a 1,000 ft radius of the site. This opportunity for the use of public transportation has the potential to further decrease the vehicle trips entering and exiting the site.

The site has three means of egress, two of which are located on New Rochester Road and one is located on Old Rochester Road. New Rochester Road has an average daily volume (ADV) of approximately 20,000 vehicles and Old Rochester Road has an ADV of approximately 5,500 vehicles. The determination which driveway vehicles will use to enter and exit the site was based on the proximity of proposed parking spots to the three existing driveways. After reviewing the site plan, it was determined that 58.7% of vehicles would use the primary New Rochester Road driveway (south), 25.7% of vehicles would use the secondary New Rochester Road driveway (north), and 15.6% of vehicles would use the Old Rochester Road driveway.

The 9th Edition ITE Trip Generation Manual was used to determine the existing and proposed volume of trips, as well as the percentage of entrance-to-exit traffic experienced at the AM & PM Peak hour between 7 and 9 AM and 4 and 6 PM. In addition, Saturday and Sunday peak hours of the generator were calculated. Land Use Codes Quality restaurant (931), and Mini-Warehouse (151) were used in deriving the trip generation for the existing site. Land Use Codes Apartment (220), and General Office Building (710) were used in deriving the trip generation for the proposed additions to the site.

The following conclusions were reached as a result Traffic Impact Analysis:

- A generation of 68 vehicle trips (55 enter/13 exit) distributed across the three driveways is predicted to occur at the AM peak hour and 101 vehicle trips (61 enter/40 exit) at the PM peak hour to the total project build-out.
- A generation of 110 vehicle trips (64 enter/46 exit) distributed across the three driveways is predicted to occur at the Saturday peak hour and 85 vehicle trips (53 enter/32 exit) at the Sunday peak hour for the total project build-out.
- This is an increase of 16 vehicle trips at the AM peak hour and 17 vehicle trips at the PM peak hour.
- This is an increase of 9 vehicle trips at the Saturday peak hour and 7 vehicle trips at the Sunday peak hour.
- The 2018 and 2028 build traffic volumes DO NOT satisfy the NCHRP 457 guidelines for the implementation of a right-turn lane for New Rochester Road and Old Rochester Road.
- The 2018 and 2028 build traffic volumes DO satisfy the NCHRP 457 guidelines for the implementation of a left-turn lane. A dedicated left-turn lane exists on NH Route 108 currently to satisfy this. This warrant IS NOT satisfied for a left turn lane on Old Rochester Road.
- The access point of analysis for sight distance is the primary entrance, New Rochester Road south. Sight distance to the North is un-obstructed for well over 400 feet (measured) while sight distance to the South is un-obstructed for well over 400 feet (measured.) The standard sight distance required by NHDOT is 400 feet in cases where the Geometric Design Manual would not require more. In this instance both the northerly and southerly sight distances meet the design required warrant as well as the standard practice of NHDOT of 400 feet.
- It is recommended that the existing and surrounding infrastructure will be sufficient to handle to projected increase in vehicle trips and peak hour and all other hours.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry SIT
Principal, President

Kenneth A. Berry, PE, LLS,
CPSWQ, CPESC, CESSWI
Principal, VP-Technical Operations

BERRY SURVEYING & ENGINEERING

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

COLOR RENDERING

DOVER FILE #P18-11

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

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

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ EXISTING CONDITIONS PLAN
SHEET 3 ~ DEMOLITION PLAN
SHEET 4 ~ EASEMENT PLAN
SHEET 5 ~ OVERALL SITE PLAN
SHEET 6 ~ SITE PLAN
SHEET 7 ~ GRADING AND DRAINAGE PLAN
SHEET 8 ~ R101
SHEET 9 ~ P101
SHEET 10 ~ EROSION AND SEDIMENT CONTROL PLAN
SHEET 11 ~ LANDSCAPING PLAN
SHEET 12 ~ LIGHTING PLAN
SHEET 13 ~ UTILITY PLAN
SHEET 14 ~ NHDOT SHEET NORTH BOUND
SHEET 15 ~ NHDOT SHEET SOUTH BOUND
SHEET 16 ~ E-101
SHEET 17 ~ E-102
SHEET 18 ~ C-101
SHEET 19 ~ C-102
SHEET 20 ~ U-101
SHEET 21 ~ U-102
SHEET 22 ~ L-101
SHEET 23 ~ TURNING TEMPLATE

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

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

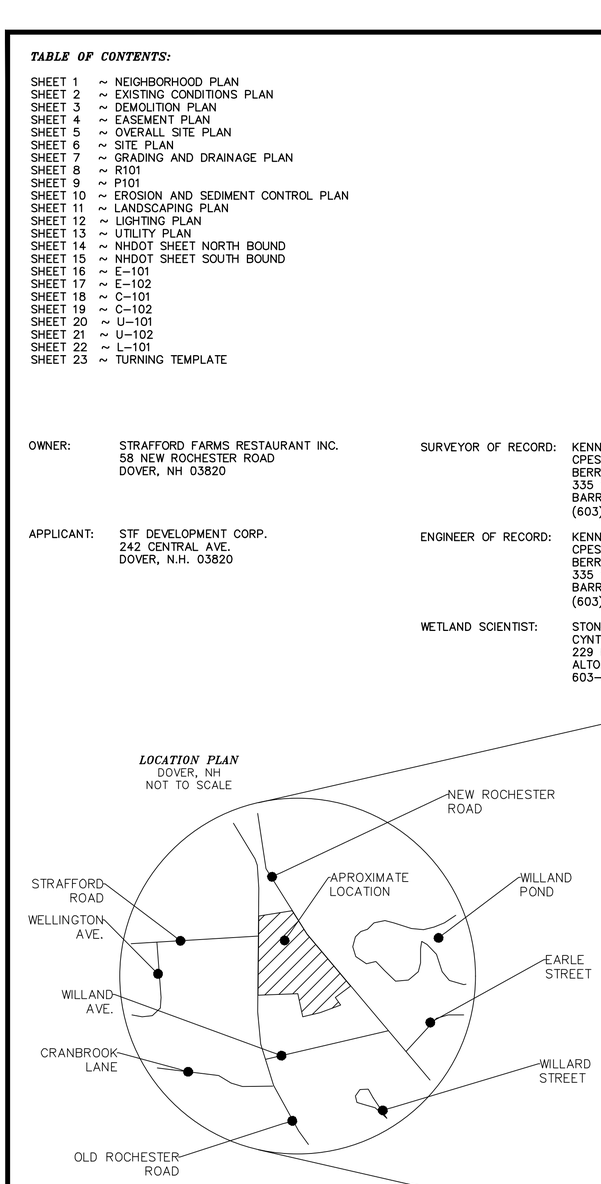
APPLICANT: STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, N.H. 03820

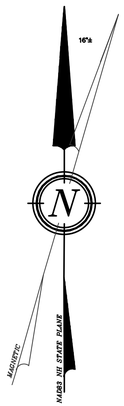
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSW, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

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

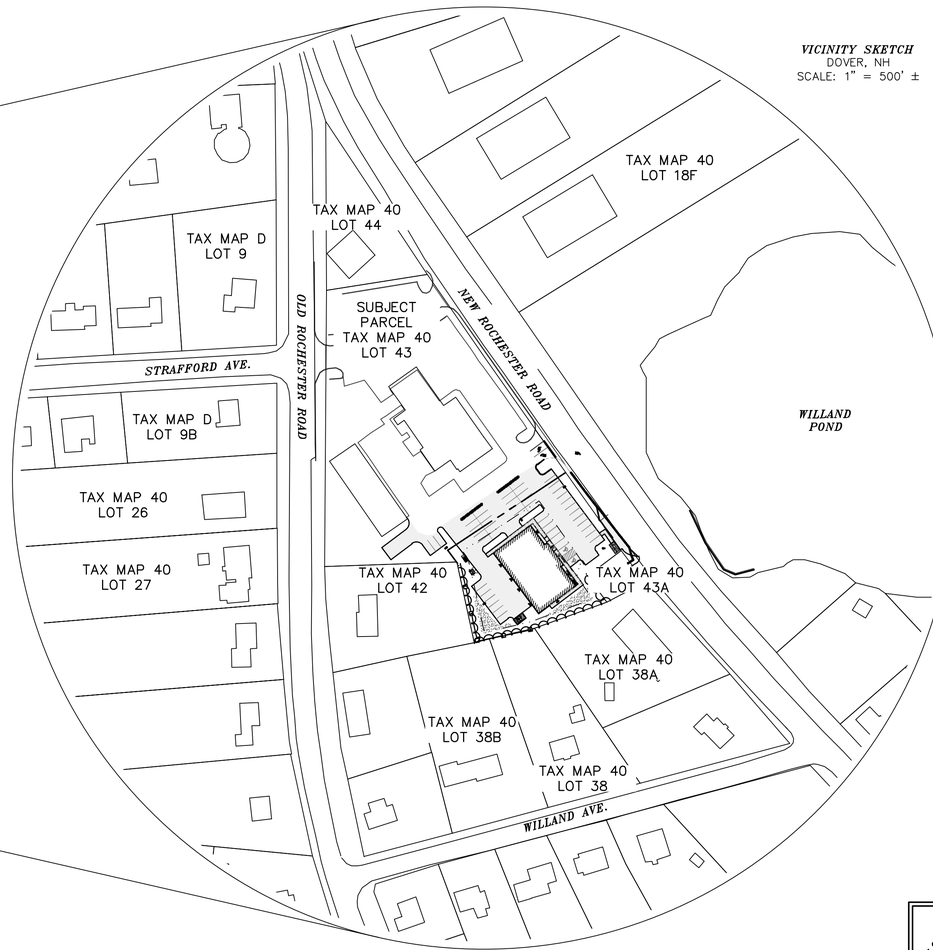
WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PARKER MOUNTAIN ROAD
ALTON, NH 03809
603-776-5825

LOCATION PLAN
DOVER, NH
NOT TO SCALE





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



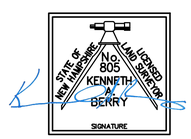
GENERAL PLAN SET NOTES:

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 #P18-11

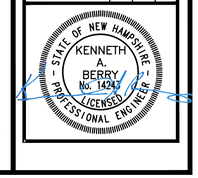
REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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

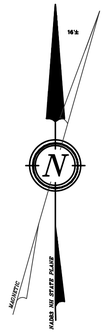
ABUTTERS CONT:

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

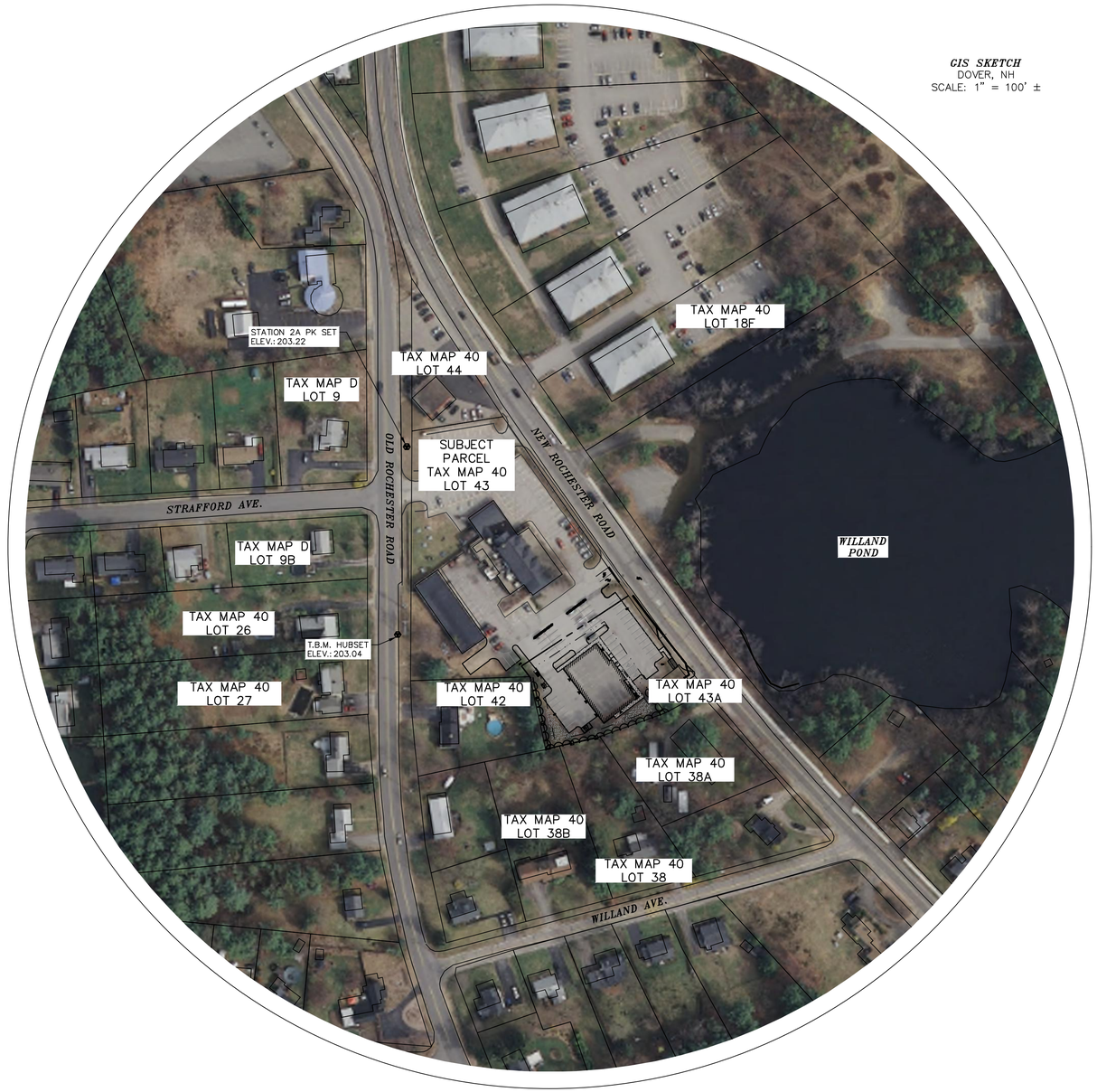
N/F GAGNON, MARC KEITH
48 OLD ROCHESTER ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2097, PAGE 334
TAX MAP D, LOT 9B

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	2	WHITE	RED	RED	SQUARE (2)

TESTHOLE DATA :

	TESTHOLE #1	TESTHOLE #2
0 – 2"	10YR 3/3 DARK BROWN, FINE SANDY LOAM & ORGANIC MATERIAL, GRANULAR AND FRIABLE (TOPSOIL & FOREST MAT)	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"	10YR 6/6 FINE SAND AND GRAVEL, GRANULAR AND FRIABLE.
56" – 72"	10YR 6/6 FINE SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"	42" – 54" 10YR 6/6 FINE SAND AND GRAVEL, GRANULAR, FRIABLE.
S.H.W.T.	56 INCHES	42 INCHES
G.W.	NO GROUND WATER OBSERVED	NO GROUND WATER OBSERVED
ROOTS	56 INCHES	
PERC. RATE	ESTIMATED 2 MINUTES PER INCH.	ESTIMATED 2 MINUTES PER INCH.

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

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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

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

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

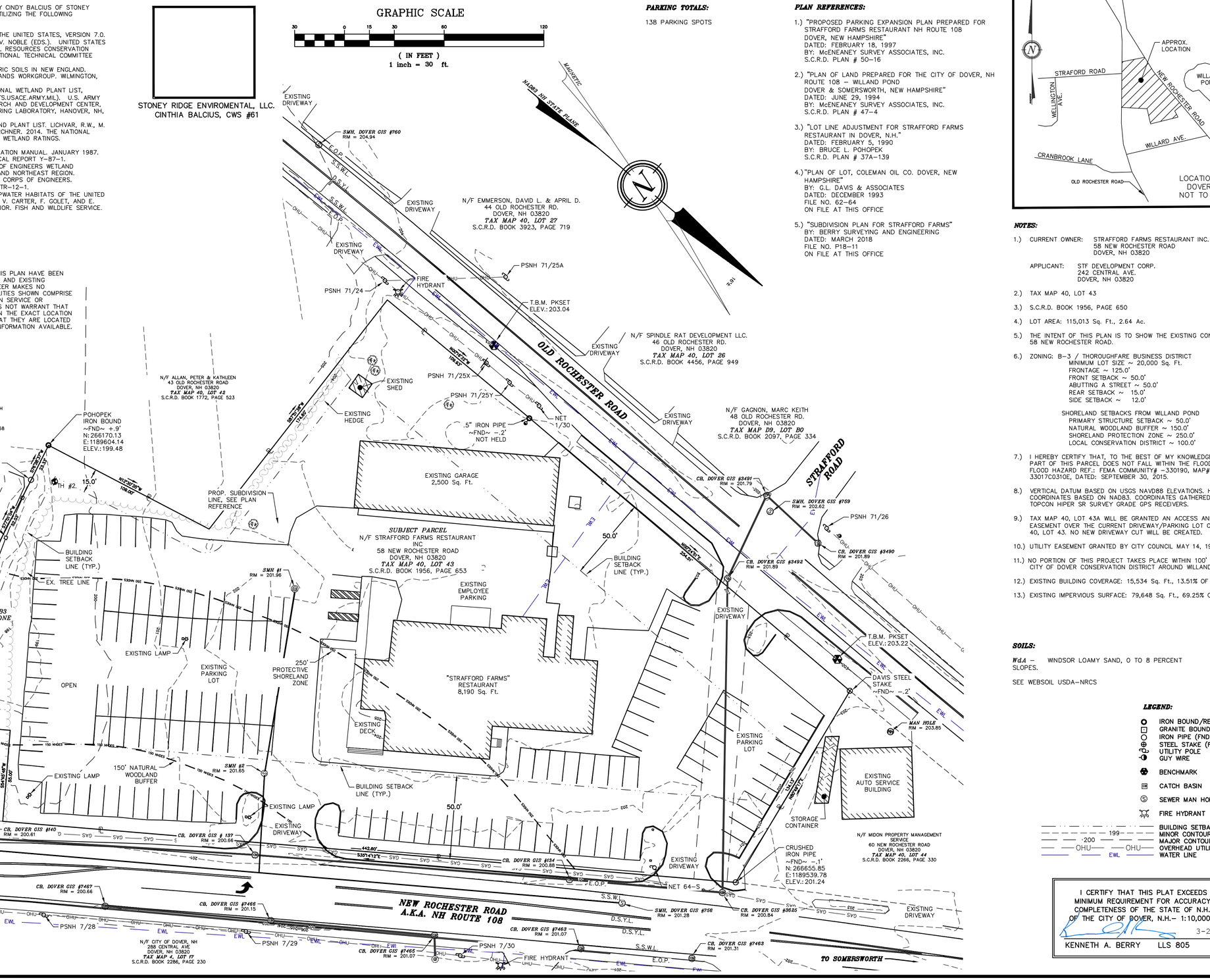
1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR 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.
CINTHIA BALCIUS, CWS #61

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



PARKING TOTALS:

138 PARKING SPOTS

PLAN REFERENCES:

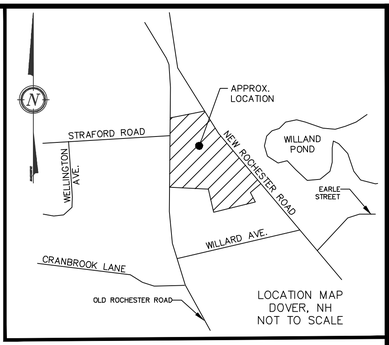
1.) "PROPOSED PARKING EXPANSION PLAN PREPARED FOR STRAFFORD FARMS RESTAURANT NH ROUTE 108 DOVER, NEW HAMPSHIRE" DATED: FEBRUARY 18, 1997 BY: McENEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN # 50-16

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 1993 FILE NO. 62-64 ON FILE AT THIS OFFICE

5.) "SUBDIVISION PLAN FOR STRAFFORD FARMS" BY: BERRY SURVEYING AND ENGINEERING DATED: MARCH 2018 FILE NO. P18-11 ON FILE AT THIS OFFICE



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 NOT 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
- 200 / 199 MINOR CONTOUR
- MAJOR CONTOUR
- OHU OVERHEAD UTILITIES
- EWL 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 3-28-18

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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

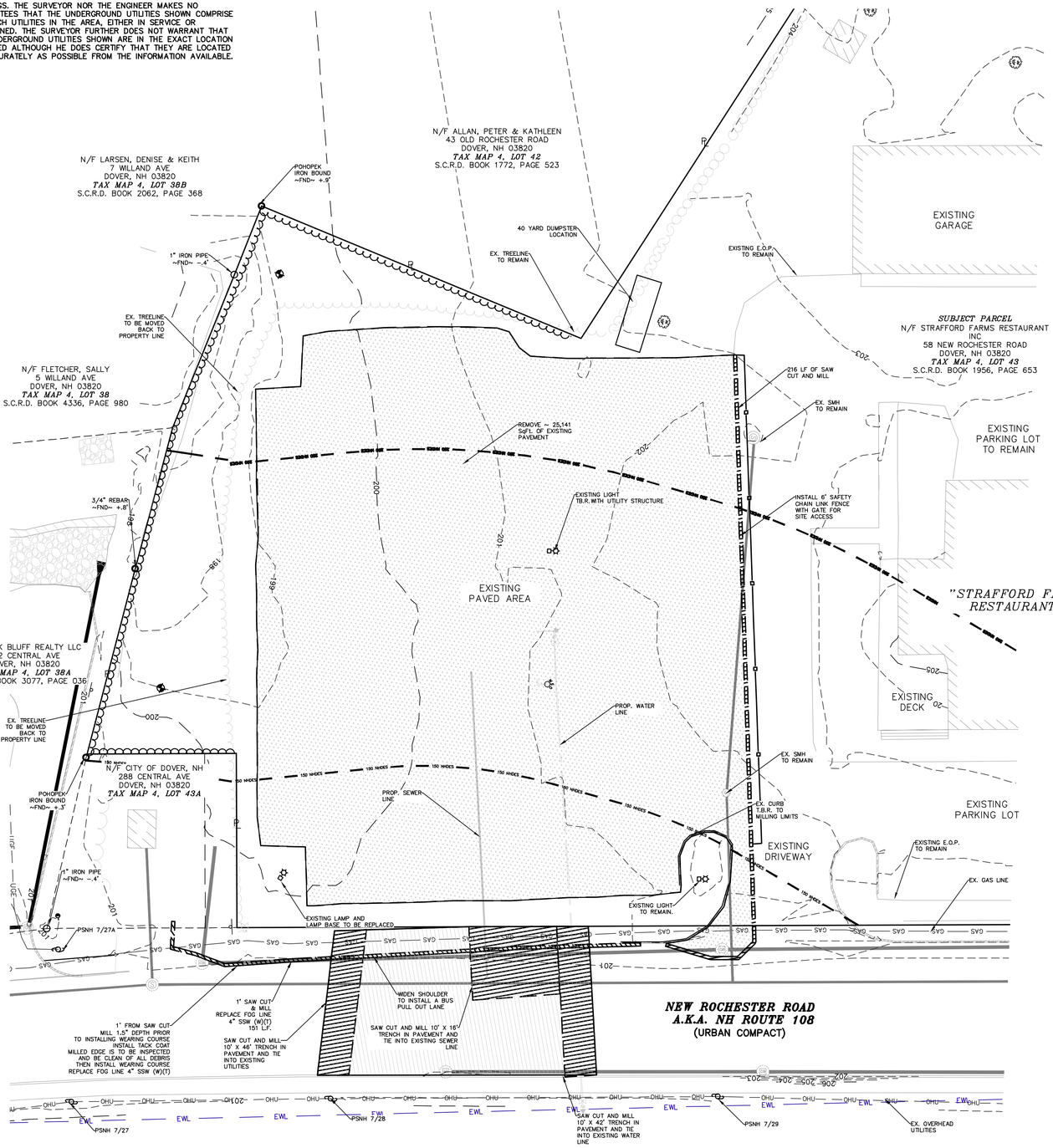
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

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

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

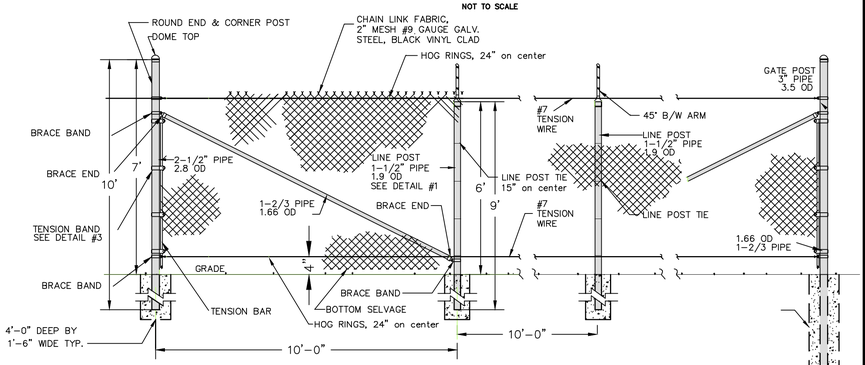
5.) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 1956, PAGE NO. 653

6.) IMPACT FEES WILL BE PAID AT THE TIME OF CERTIFICATE OF OCCUPANCY.

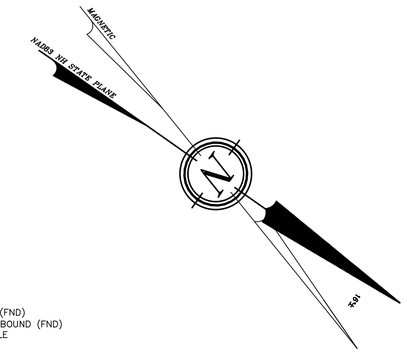
7.) TRENCHES FOR UTILITIES CAN BE MILLED AND PAVED INDIVIDUALLY OR THE ENTIRE SECTION OF ROADWAY BETWEEN THE U.G.E. AND WATER TIE IN CAN BE MILLED AND OVERLAYED.

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
- DRAIN MAN HOLE W/ STRUCTURE
- SEWER MAN HOLE W/ STRUCTURE
- CATCH BASIN W/ STRUCTURE
- OVERHEAD UTILITIES
- UNDERGROUND GAS LINE
- 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 #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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

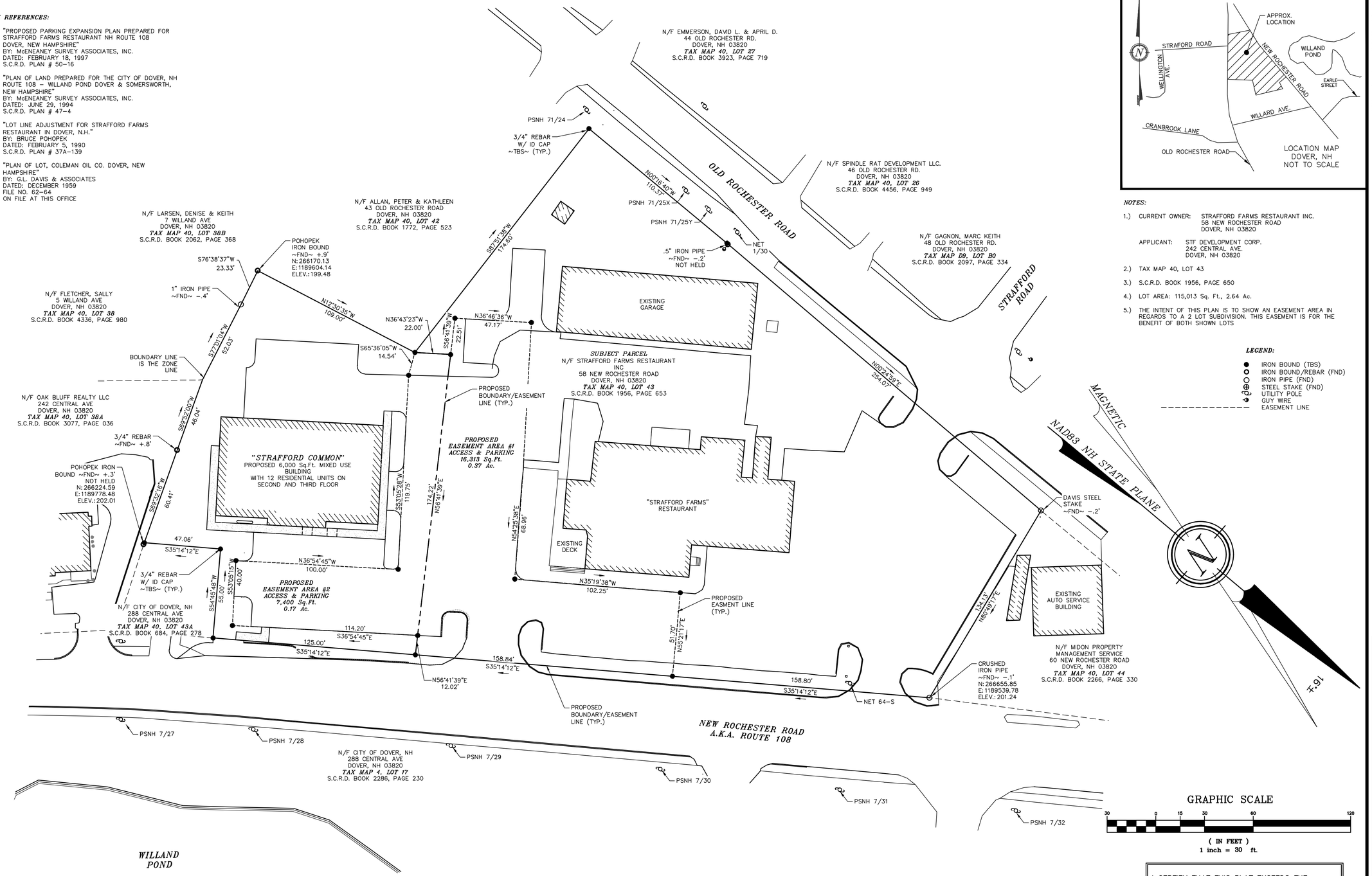
PLAN REFERENCES:

1.) "PROPOSED PARKING EXPANSION PLAN PREPARED FOR STRAFFORD FARMS RESTAURANT NH ROUTE 108 DOVER, NEW HAMPSHIRE" BY: McENEANEY SURVEY ASSOCIATES, INC. DATED: FEBRUARY 18, 1997 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" BY: McENEANEY SURVEY ASSOCIATES, INC. DATED: JUNE 29, 1994 S.C.R.D. PLAN # 47-4

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

4.) "PLAN OF LOT, COLEMAN OIL CO. DOVER, NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES DATED: DECEMBER 1959 FILE NO. 62-64 ON FILE AT THIS OFFICE



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 AN EASEMENT AREA IN REGARDS TO A 2 LOT SUBDIVISION. THIS EASEMENT IS FOR THE BENEFIT OF BOTH SHOWN LOTS

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND/REBAR (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- GUY WIRE
- EASEMENT LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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-

3-28-18

KENNETH A. BERRY L.L.S. 805 DATE

DOVER FILE #P18-11

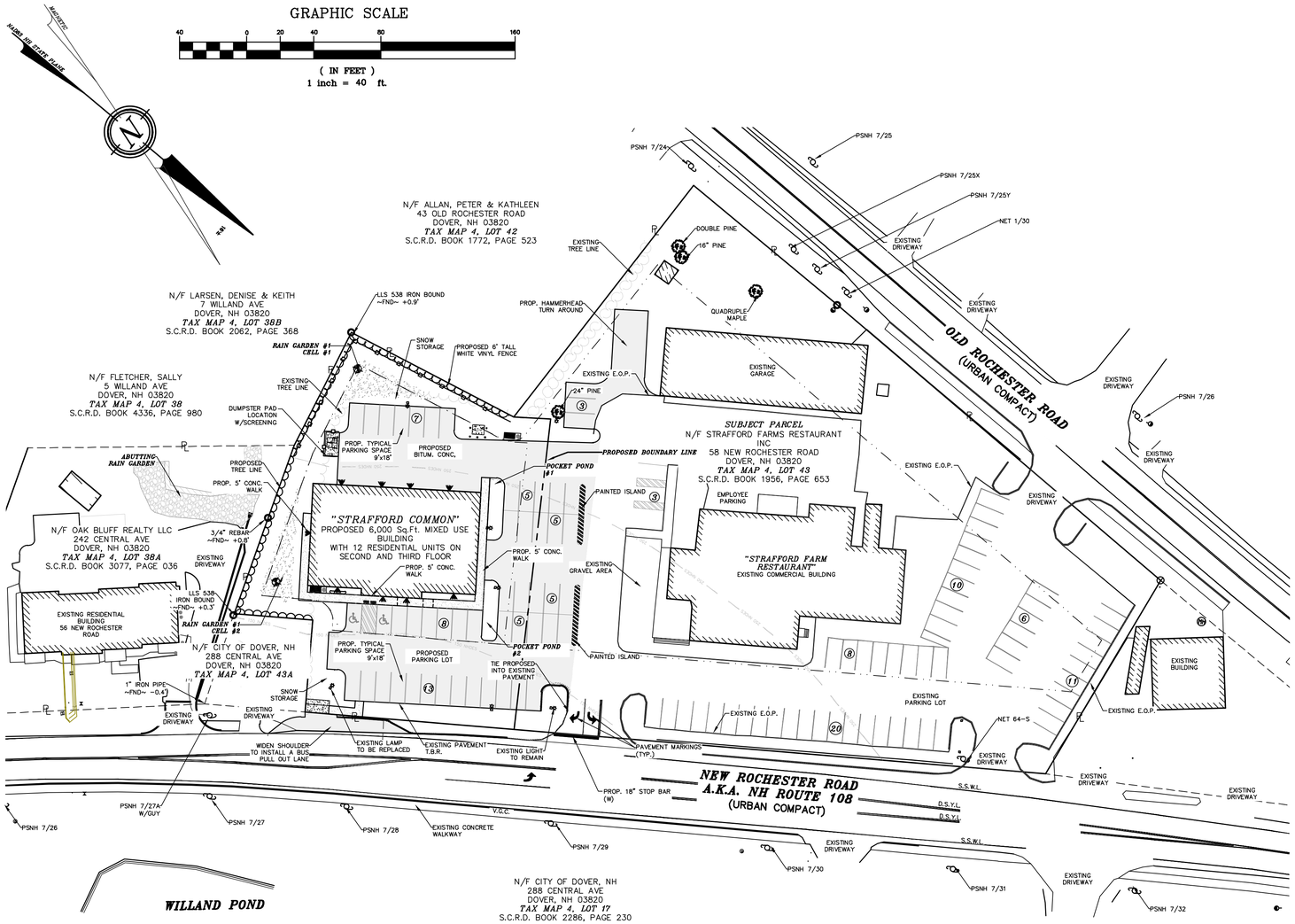
REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

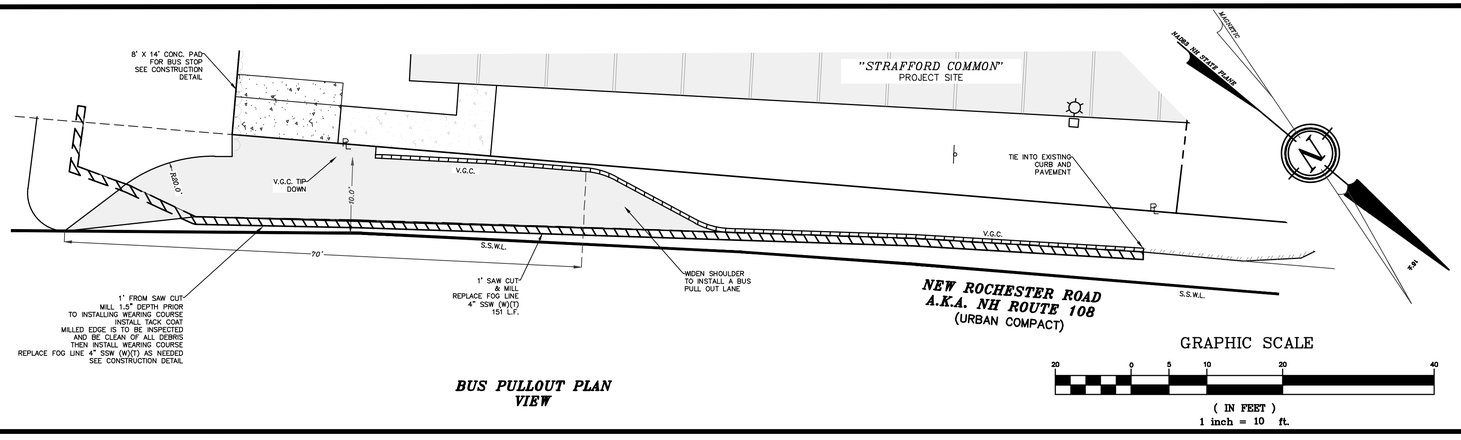
EASEMENT PLAN
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

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





BUS PULLOUT PLAN VIEW

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'
MAX. BUILDING HEIGHT ~ 40'

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 NOT 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 NO 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 (4 OFFICE UNITS WITH GARAGES) AND 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: N/A

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. ON MARCH 15TH 2018 CASE #Z18-06. 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.

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE
#2	3-21-18	REVISIONS PER TRC

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

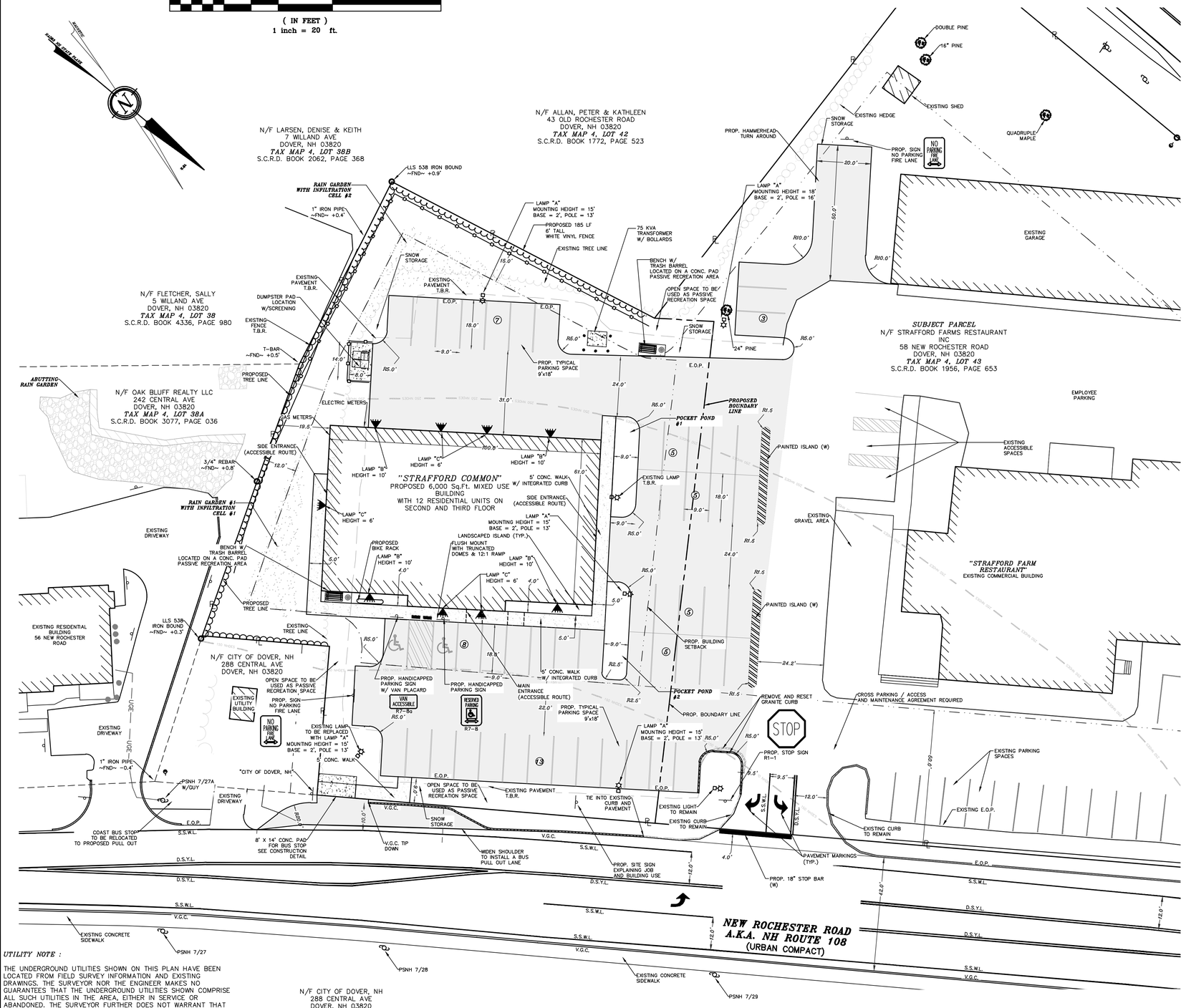
SCALE : 1 IN. EQUALS 40 FT.
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

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

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 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.

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

50.) 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.

51.) 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.

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

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

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

55.) THE BUILDING DESIGN WILL BE IN COMPLIANCE WITH APPLICABLE ACCESSIBLE REGULATIONS FOR THE COMPLETE SITE CERTIFIED BY A QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH NH RSA 155-A:5.

56.) SEE CORRESPONDING SUBDIVISION OF THIS PARCEL.

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

58.) PARKING BEHIND STRAFFORD FARMS IS RESERVED FOR EMPLOYEES.

59.) RESIDENTIAL AND COMMERCIAL USES WILL BE LEASE ONLY, UNTIL CONVERSION IS MADE.

60.) BENCHES AND TRASH BARRELS SHALL BE MAINTAINED IN ACCORDANCE WITH THE GENERAL MAINTENANCE OF THE BUILDING.

61.) AS BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON A DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

62.) A SPECIAL EXCEPTION PER SECTION 170-12.A OF THE ZONING ORDINANCE WAS GRANTED BY THE ZONING BOARD ON MARCH 15TH, 2018 WITH NO CONDITIONS (CASE NUMBER Z18-06).

63.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, UTILITY, ACCESS OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.

64.) PROPOSED DUMPSTER IS TO SERVICE NEW BUILDING ONLY. STRAFFORD FARMS WILL MAINTAIN THEIR CURRENT METHOD OF WASTE DISPOSAL.

65.) CONCRETE PAD AND CONNECTING SIDEWALK FOR BUS STOP MUST MEET ALL ADA STANDARDS FOR TRANSPORTATION FACILITIES.

66.) UNIT DENISTY: 1 UNIT PER EVERY 6,000 SF OF PROPERTY. SUBDIVISION YIELDS 30,083 SF FOR THE PROPOSED MIXED USE BUILDING, ALLOWING FOR 6 UNITS. THE REMAINING 6 UNITS ARE PROPOSED TO BE PURCHASED BY THE TRANSFER OF DEVELOPMENT RIGHTS (TDR).

67.) IMPACT FEES WILL BE PAID AT THE TIME OF CERTIFICATE OF OCCUPANCY.

68.) THE MAXIMUM NUMBER OF PARKING SPACES IS 109 AND 109 SPACES ARE PROVIDED.

RECREATION SPACE REQUIREMENTS (DOVER CODE ARTICLE V , 170-15.)
PROPOSED NUMBER OF BEDROOMS: 24
OPEN SPACE REQUIREMENT (100 SF PER BEDROOM): 2,400 SF
½ RECREATION SPACE FOR PASSIVE USE: 1,200 SF (SATISFIED ON SITE)
½ RECREATION SPACE FOR ACTIVE USE: 1,200 SF (SATISFIED OFF SITE)

EXISTING IMPERVIOUS COVER:	79,648 SF 69.25%
PROPOSED IMPERVIOUS COVER (TOTAL SITE)	78,045 SF 67.86%
EXISTING BUILDING COVER:	15,534 SF 13.51%
PROPOSED BUILDING COVER (TOTAL SITE):	21,534 SF 18.72%

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 #P18-11

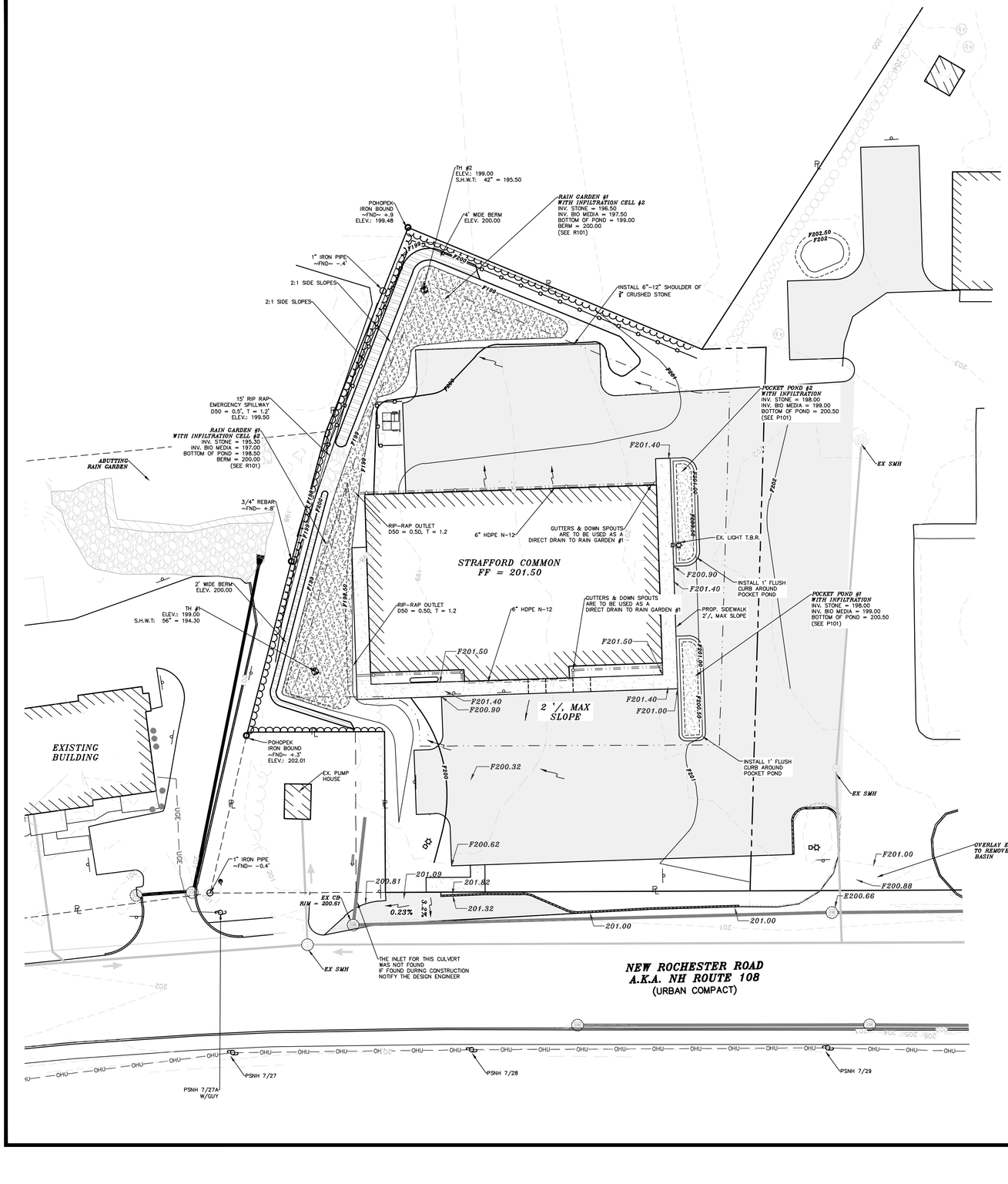
REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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. 7243
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.

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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

SHEET 7 OF 23

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.

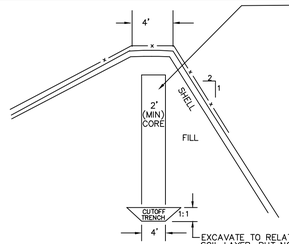
2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

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.

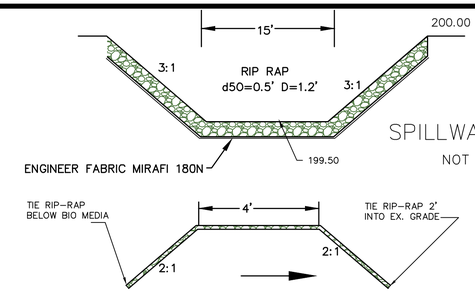
3.) INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.

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



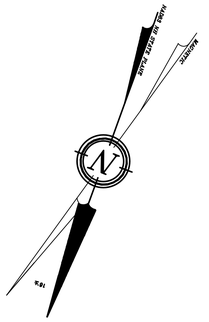
SPILLWAY DETAILS
NOT TO SCALE

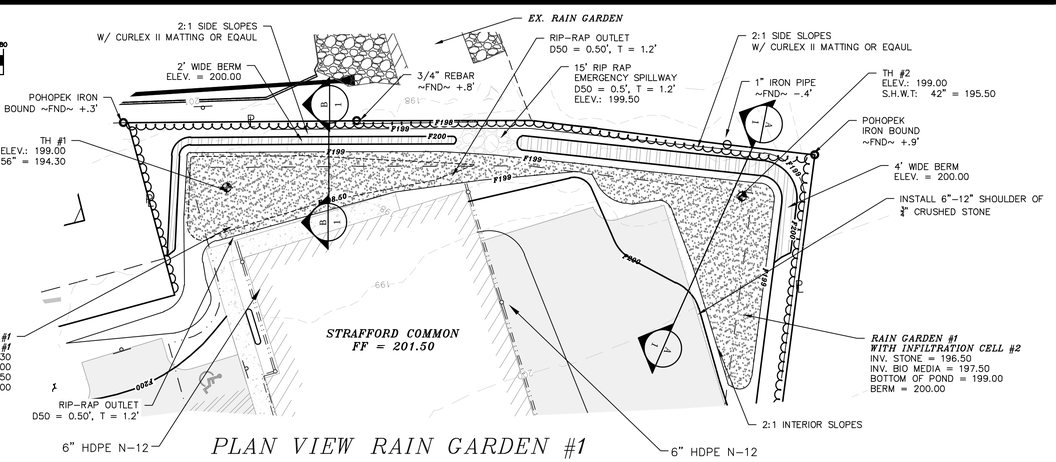
EMERGENCY SPILLWAY PROFILE

GRAPHIC SCALE

20 0 10 20 40 80

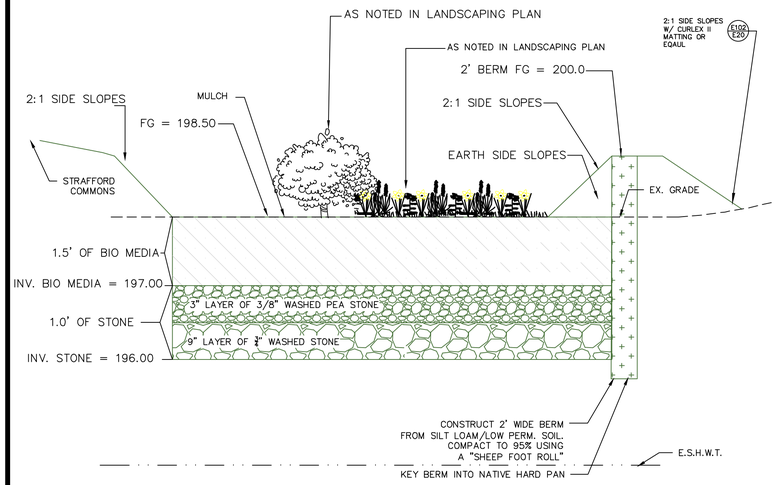
(IN FEET)
1 inch = 20 ft.





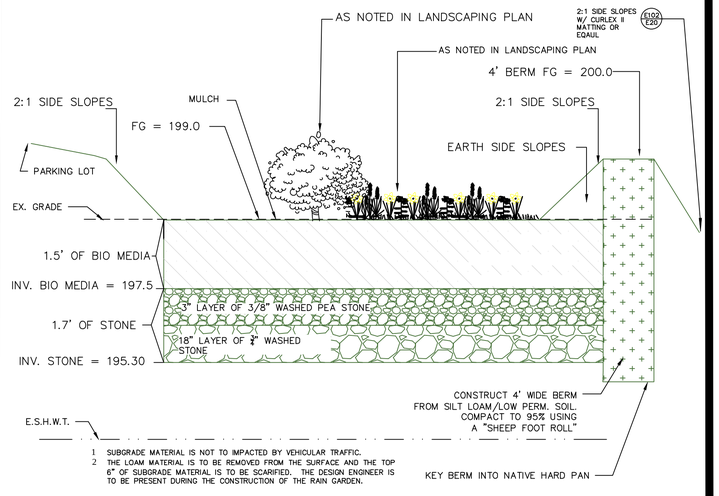
PLAN VIEW RAIN GARDEN #1

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

B 1 B 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.

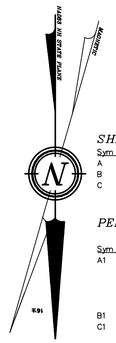
SECTION OF RAIN GARDEN #1
CELL #2

A 1 A 1

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

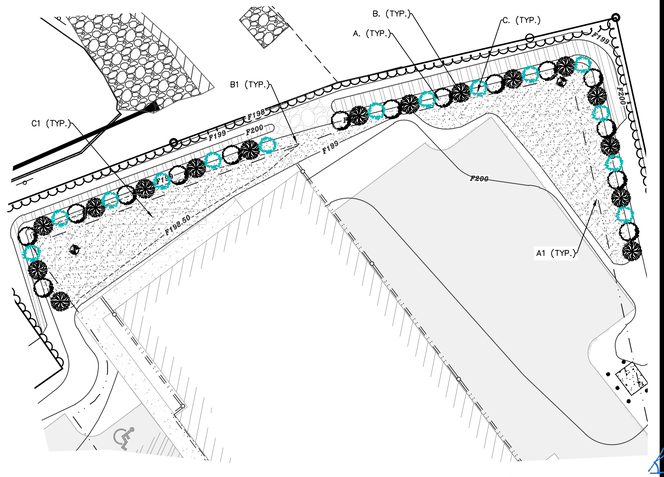


SHRUBS

Sym	Qty	Botanical Name / Common Name	Root	Size
A	14	Cornus sericea dogwood / Dogwood	Cont.	2-3' Ht.
B	16	vaccinium corymbosum / Highbush blueberry	Cont.	5 Gal.
C	16	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2"-2 1/2' Ht.

PERENNIALS & GROUND COVERS

Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
A1	62	Aster puniceus / Swamp Aster	Plug	Flat	36" 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	35	Juncus effuses / Common Rush	Plug	2-1/2"	36" OC
C1	60	Rudbeckia fulgida / Black-Eyed Susan	Cont.	2 Gt.	36" OC



PLANTING PLAN AND SCHEDULE
FOR RAIN GARDEN #1

R101

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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. 1248
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.

2 PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

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.

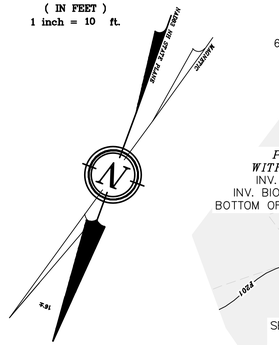
DESIGN REFERENCES

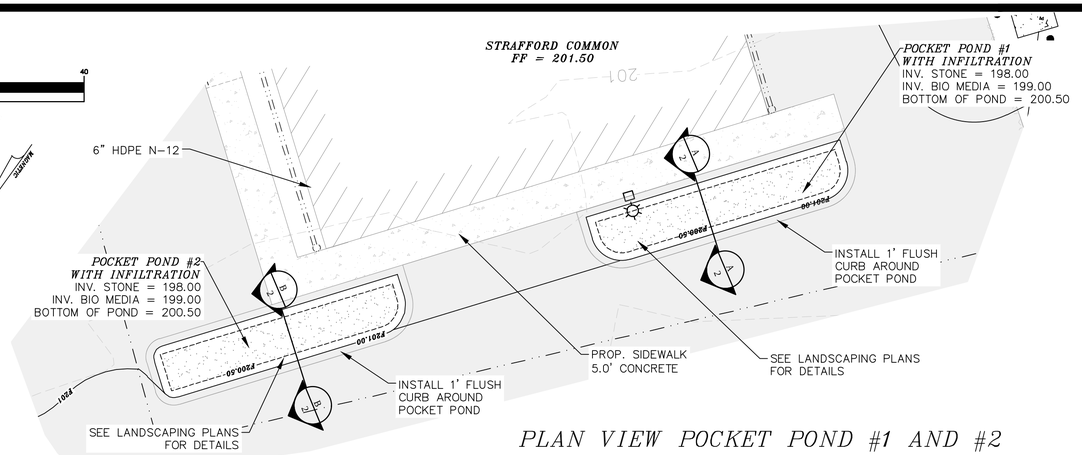
1 UNH STORMWATER CENTER
2 NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

GRAPHIC SCALE

20 0 5 10 20 40

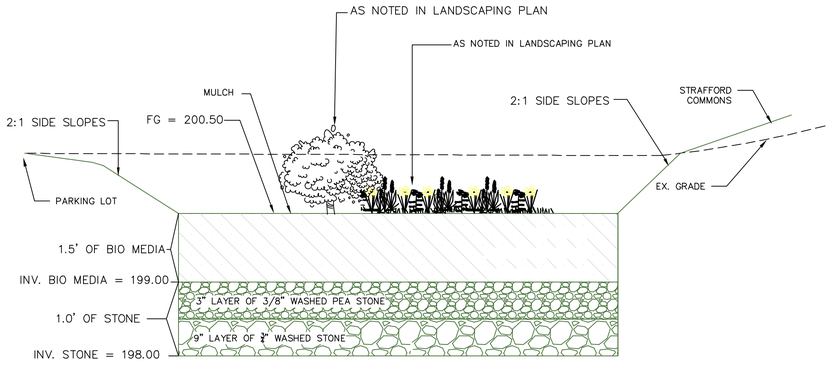
(IN FEET)
1 inch = 10 ft.





PLAN VIEW POCKET POND #1 AND #2

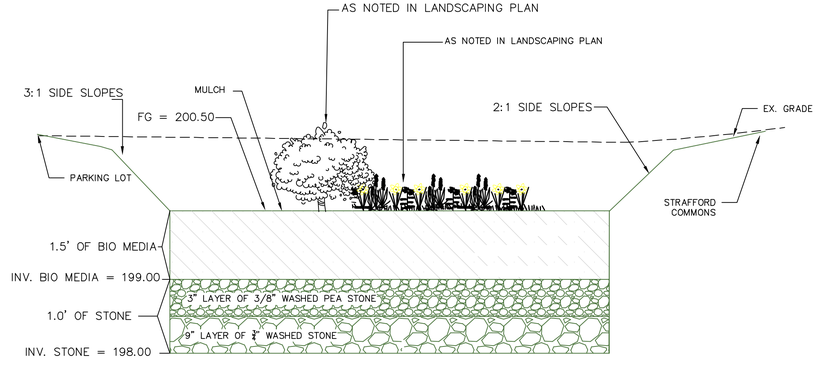
1 SUBGRADE MATERIAL IS NOT TO IMPACTED BY VEHICULAR TRAFFIC.
2 THE LOAM MATERIAL IS TO BE REMOVED FROM THE SURFACE AND THE TOP 6" OF SUBGRADE MATERIAL IS TO BE SCARIFIED. THE DESIGN ENGINEER IS TO BE PRESENT DURING THE CONSTRUCTION OF THE POCKET POND.



SECTION OF POCKET POND #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 #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

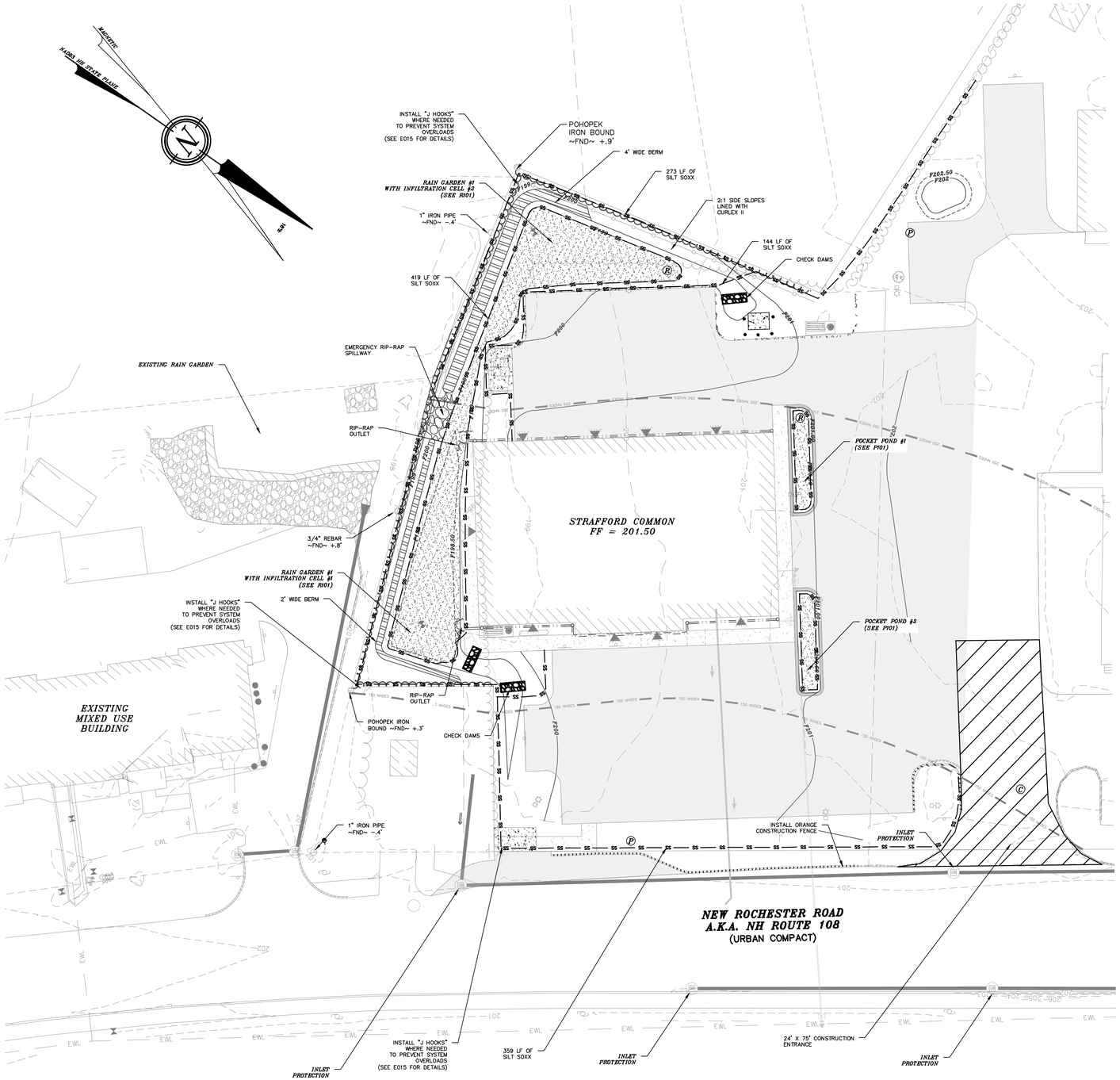
POCKET POND DETAILS

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. 14247
LICENSED
PROFESSIONAL ENGINEER


MAGNETIC
NAD83 NH STATE PLANE
N
SCALE
INSTALL "J HOOKS" WHERE NEEDED TO PREVENT SYSTEM OVERLOADS (SEE E015 FOR DETAILS)
POHOPEK IRON BOUND ~FND~ +.9'
4' WIDE BERM
273 LF OF SILT SOXX
RAIN GARDEN #1 WITH INFILTRATION CELL #2 (SEE RI01)
2:1 SIDE SLOPES LINED WITH CURLEX II
1" IRON PIPE ~FND~ -.4'
144 LF OF SILT SOXX
CHECK DAMS
419 LF OF SILT SOXX
EMERGENCY RIP-RAP SPILLWAY
EXISTING RAIN GARDEN
RIP-RAP OUTLET
POCKET POND #1 (SEE PI01)
STRAFFORD COMMON
FF = 201.50
3/4" REBAR ~FND~ +.8'
RAIN GARDEN #1 WITH INFILTRATION CELL #1 (SEE RI01)
2' WIDE BERM
INSTALL "J HOOKS" WHERE NEEDED TO PREVENT SYSTEM OVERLOADS (SEE E015 FOR DETAILS)
POCKET POND #2 (SEE PI01)
RIP-RAP OUTLET
POHOPEK IRON BOUND ~FND~ +.3'
CHECK DAMS
EXISTING MIXED USE BUILDING
1" IRON PIPE ~FND~ -.4'
INSTALL ORANGE CONSTRUCTION FENCE
INLET PROTECTION
NEW ROCHESTER ROAD
A.K.A. NH ROUTE 108
(URBAN COMPACT)
INSTALL "J HOOKS" WHERE NEEDED TO PREVENT SYSTEM OVERLOADS (SEE E015 FOR DETAILS)
359 LF OF SILT SOXX
INLET PROTECTION
24' X 75' CONSTRUCTION ENTRANCE
INLET PROTECTION
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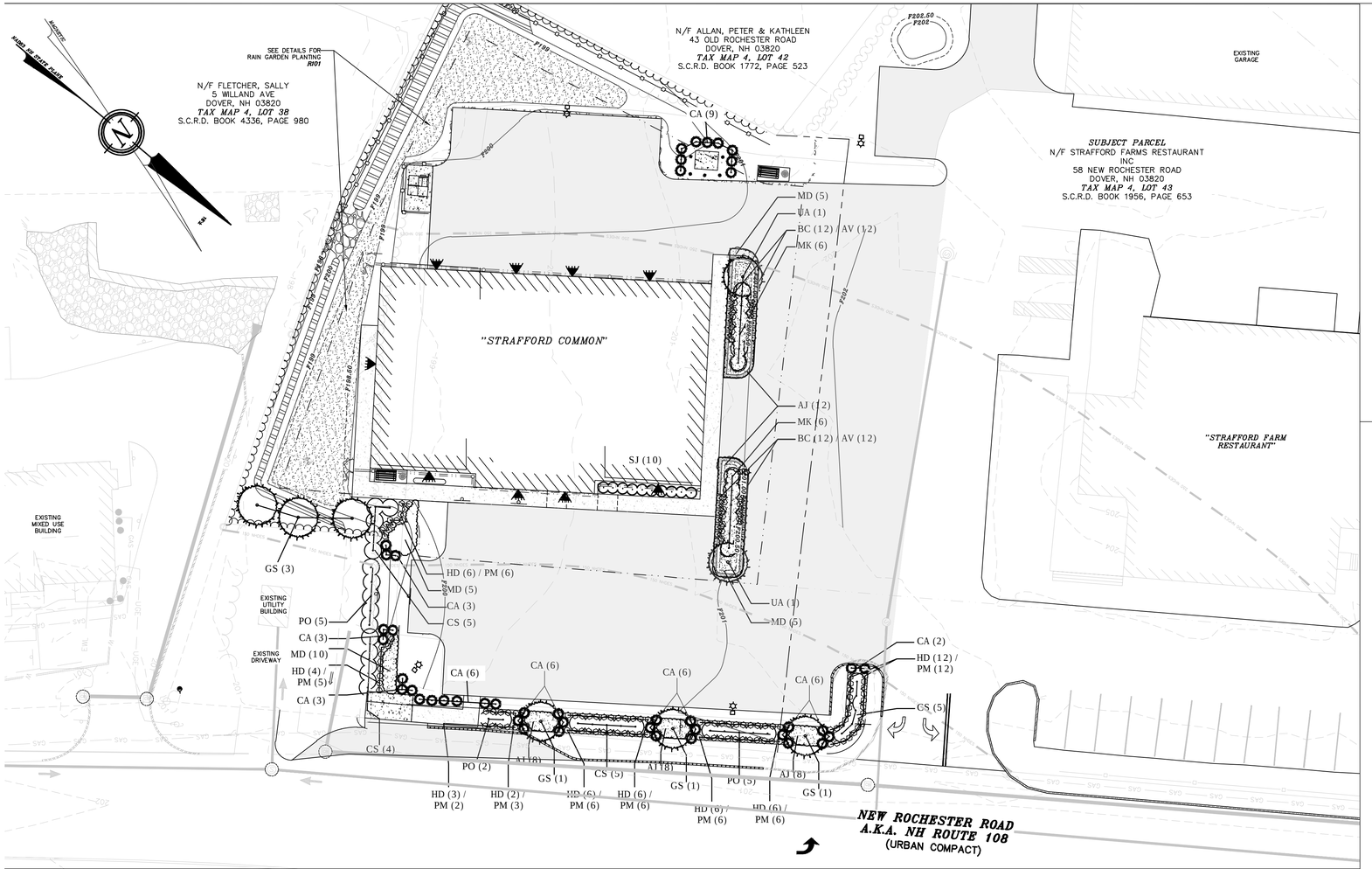

NOTES:

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.

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.	6	GS
Ulmus americana 'Princeton' / Princeton American Elm	3" Cal.	2	UA
Shrubs			
Cornus sanguina 'Winter Flame' / Winter Flame Dogwood	2-3' B&B	19	CS
Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	2-3' B&B	12	PO
Spiraea japonica 'Neon Flash' / Neon Flash Spirea	#3	10	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	44	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	51	HD
Hemerocallis 'Pardon Me' / Pardon Me Daylily	#1	52	PM
Sedum 'Autumn Joy' / Autumn Joy Sedum	#1	36	AJ
Groundcovers			
Microbiota decassata / Russian Arborvitae	#1	25	MD

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General Plant Maintenance Guide

General Plant Bed Maintenance:

- All plant maintenance should be performed by a qualified horticulturalist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.

Trees

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time

Woody Shrubs

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the stems.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after shrubs have dropped their leaves or gone dormant for the year.
- Prune dead wood once a year.

Grasses

- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area
- Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.

Perennials

- All perennials need to be pruned back after the first or second hard frost. A two-step method; first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.

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0 10 20 40 60 100

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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 11 OF 23

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.

5.) LAMP "B" TO BE MOUNTED AT 10' HIGH (SEE SITE PLANS).

6.) LAMP "C" TO BE MOUNTED AT 6' HIGH (SEE SITE PLANS).

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		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	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	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	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 #P18-11

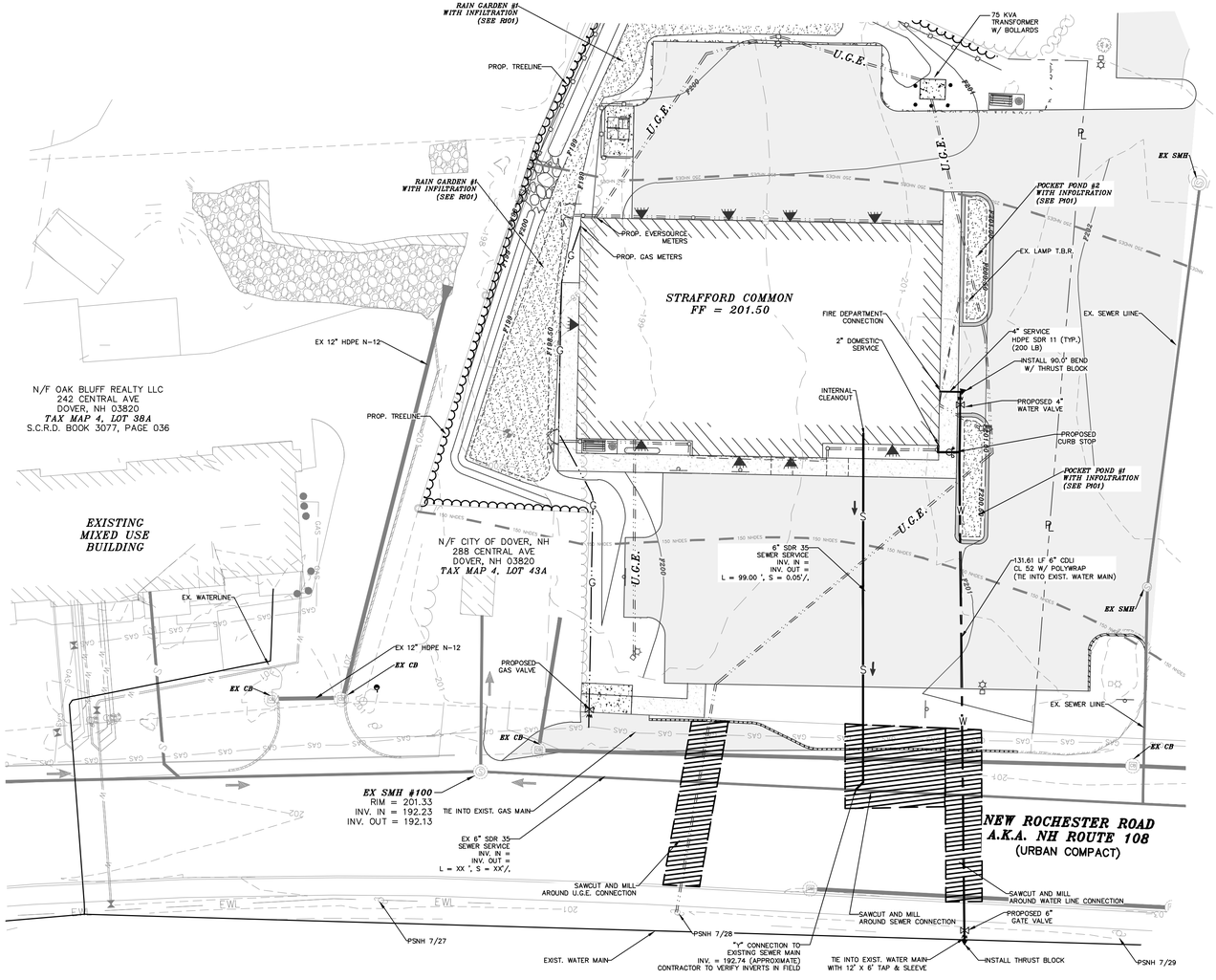
REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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. 14243
LICENSED PROFESSIONAL ENGINEER



GRAPHIC SCALE

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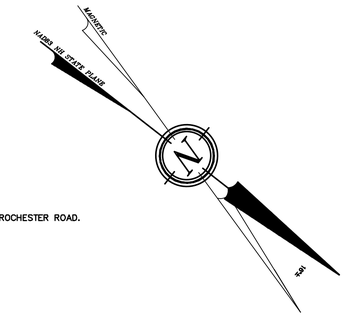
(IN FEET)
1 inch = 20 ft.



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 AND INSPECTED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, THE DOVER DPW AND THE DOVER FIRE DEPARTMENT.

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.) TRANSFORMER TO BE SCREENED WITH VEGETATION IN ACCORDANCE WITH EVERSOURCE.

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.

24.) CONTRACTOR/OWNER TAKE NOTE: IT MAY BE BENEFICIAL TO CONNECT ALL UTILITY CROSSINGS AND OVERLAY NEW ROCHESTER ROAD. SEE DEMO PLAN FOR OVERLAY LIMITS.

25.) IMPACT FEES WILL BE PAID AT THE CERTIFICATION OF OCCUPANCY.

26.) WATER LINE SIZES OFF THE 6" LINE TO BE SIZED BY THE FIRE SUPPRESSION ENGINEER.

PROFILE TO BE ADDED WHEN INVERT DATA AVAILABLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

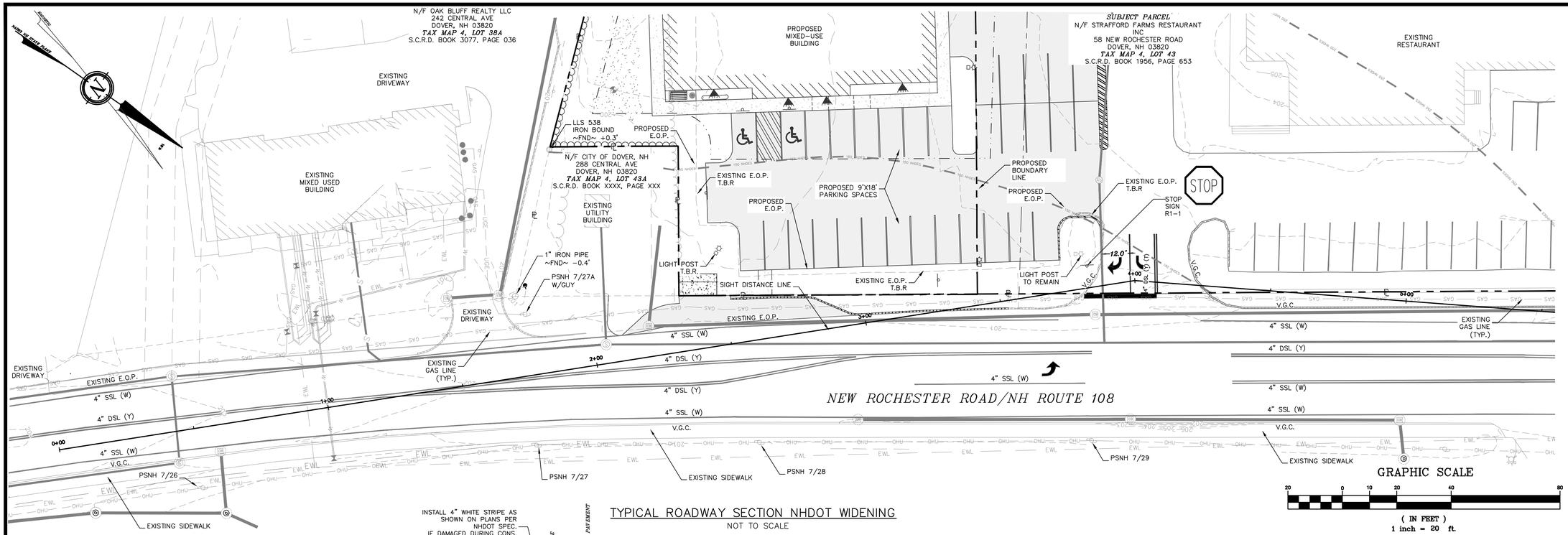
UTILITY PLAN

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



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.

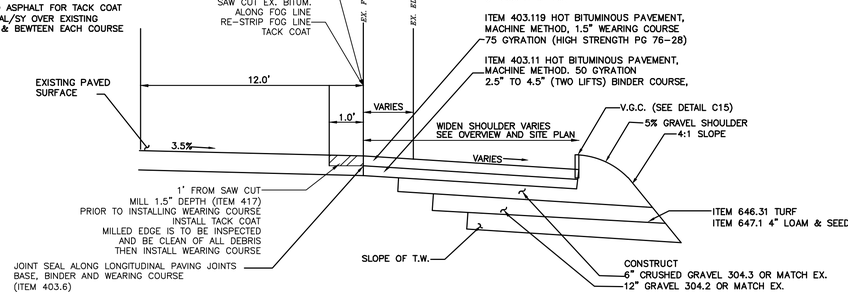
4.) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 1956, PAGE NO. 653

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.

TYPICAL ROADWAY SECTION NHDOT WIDENING

NOT TO SCALE

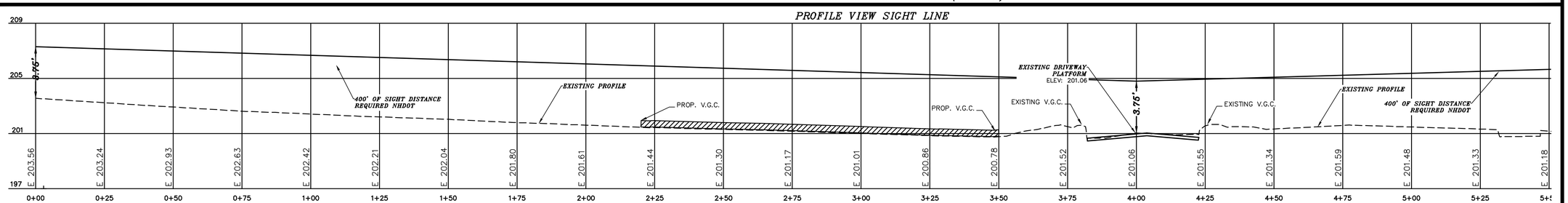


LEGEND:

- IRON BOUND (FND)
- IRON PIPE (FND)
- LIGHT POST
- UTILITY POLE/GUY WIRE
- OHU — OHU — OVERHEAD UTILITES
- EWL — EXISTING WATERLINE
- CLEAR ZONE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- 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

PLAN VIEW NEW ROCHESTER ROAD (RT. 108)

PROFILE VIEW SIGHT LINE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

VERTICAL SCALE: 1" = 4' 1 inch = 20 ft.

DOT-1

DOVER FILE #P18-11

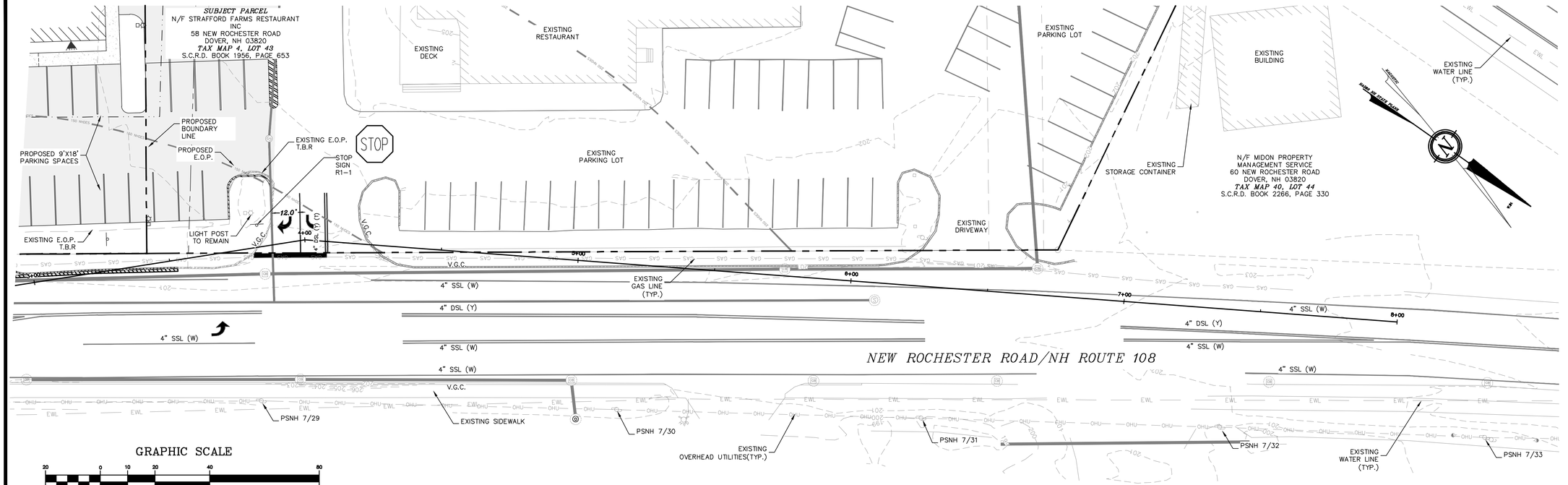
REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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. 14243
LICENSED PROFESSIONAL ENGINEER



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

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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.

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)
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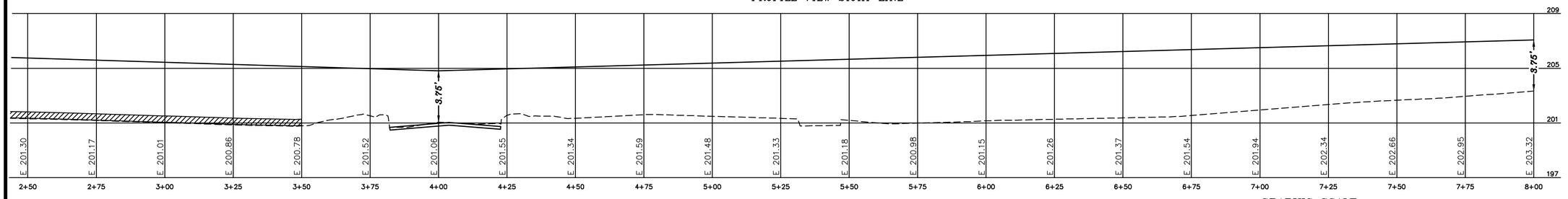
- T.B.R. TO BE REMOVED

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'

DOT-2

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

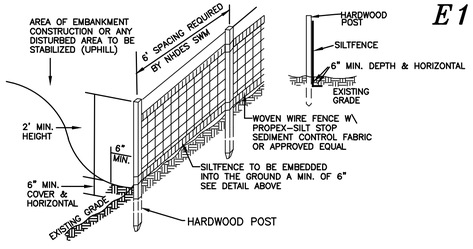
SIGHT DISTANCE PROFILE (SOUTH BOUND)
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

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. 14143
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.

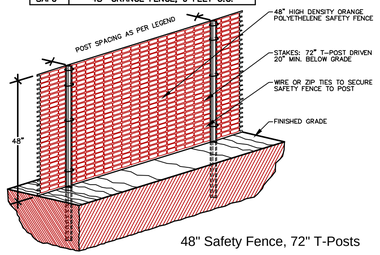
SILT FENCE DETAIL
NOT TO SCALE

E2

CONSTRUCTION SAFETY FENCE
NOT TO SCALE

LEGEND

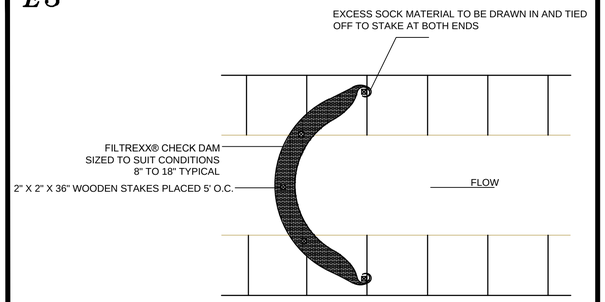
SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C..
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C..
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



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

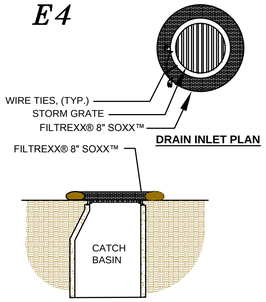


NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

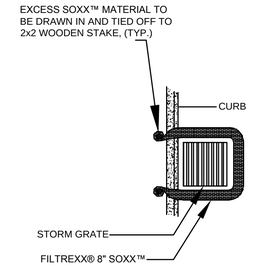
FILTREXX® CHECK DAM
NTS

FILTREXX CHECK DAM
NOT TO SCALE

E4



DRAIN INLET SECTION



CURBSIDE OPTION "A" PLAN

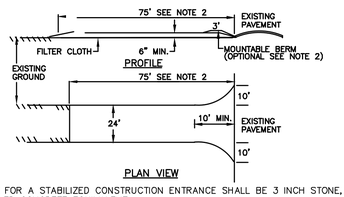
NOTES:
1. ALL MATERIAL TO MEET FILTREXX®SPECIFICATIONS.
2. FILTER MEDIA™FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

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

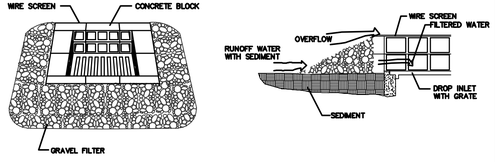


1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE 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

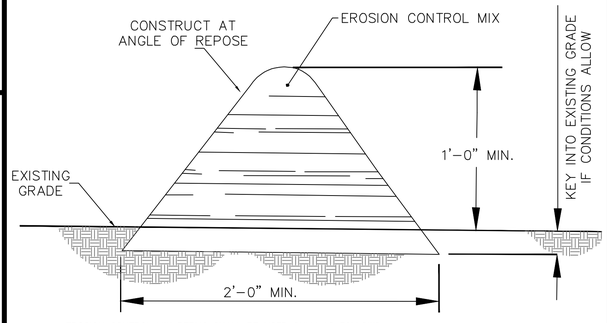
ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER 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

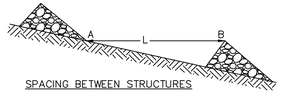
TEMPORARY EROSION CONTROL MEASURES

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

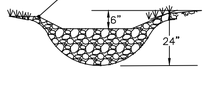
STONE CHECK DAM
NOT TO SCALE

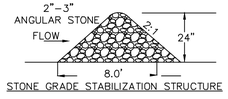
THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



SPACING BETWEEN STRUCTURES

NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIUM OF 18" TO PREVENT FLOW AROUND THE DAM.

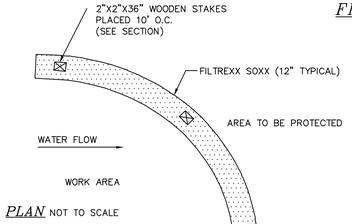




STONE GRADE STABILIZATION STRUCTURE

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.

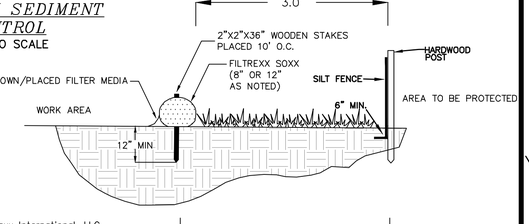
E10



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

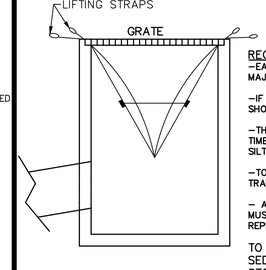


Filtrexx International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

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 #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

EROSION & SEDIMENT CONTROL DETAILS

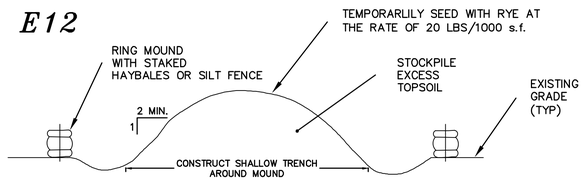
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

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

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14143
LICENSED PROFESSIONAL ENGINEER

E12

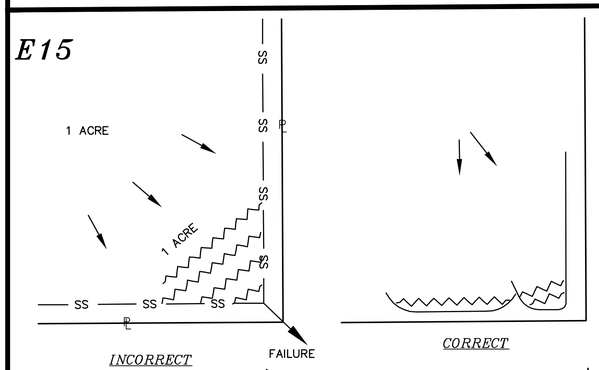


TOPSOIL STOCKPILE MOUND

NOT TO SCALE

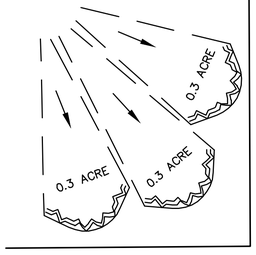
TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

E15

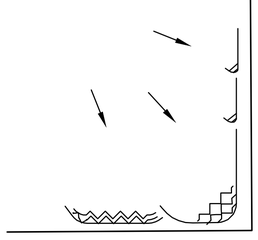


INCORRECT

CORRECT



CORRECT



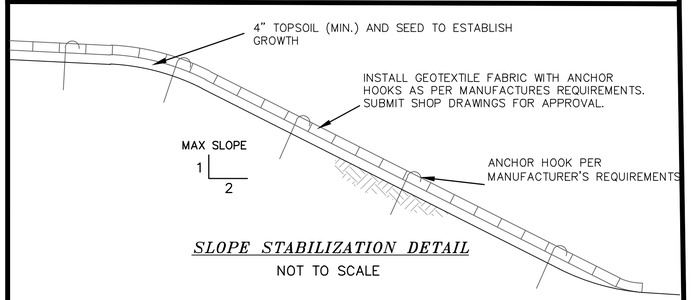
CORRECT

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

E17

TO BE CONSTRUCTED IAW NH SWM #3 4–1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68.

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

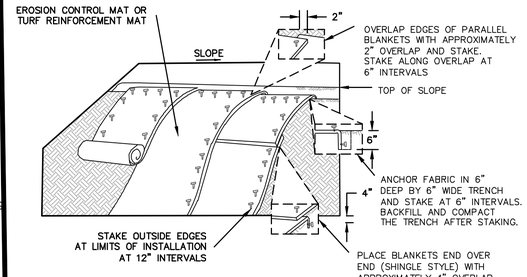
MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	30	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	10	0.05
TOTAL	40	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH OR	15	0.35
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CRIEPING RED FESCUE	24	0.55
BIRDS 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

E18



NOTE : STAKING PATTERNS SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS.
MINIMUM SPACING 3' – 0" O.C. ACROSS FABRIC.

INSTALLATION OF EROSION CONTROL FABRICS

NOT TO SCALE

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.

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.

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 #P18–11

REVISION	DATE	DESCRIPTION
#2	3–21–18	SHOW PROPOSED BOUNDARY LINE
#1	2–22–18	REVISIONS PER TRC

EROSION AND SEDIMENT CONTROL DETAILS

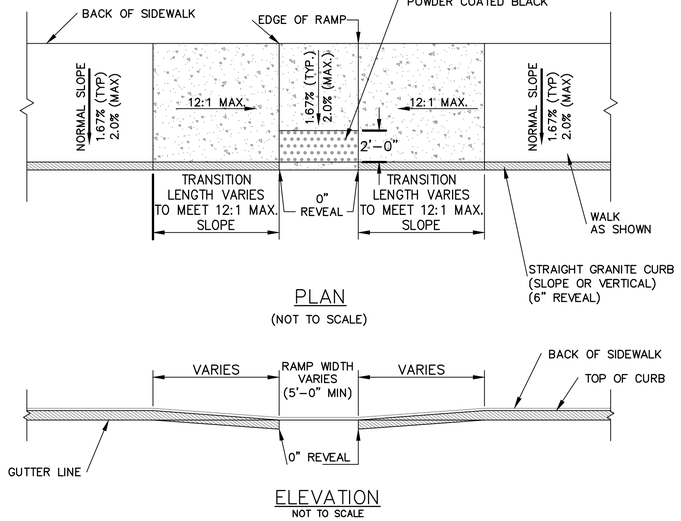
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

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

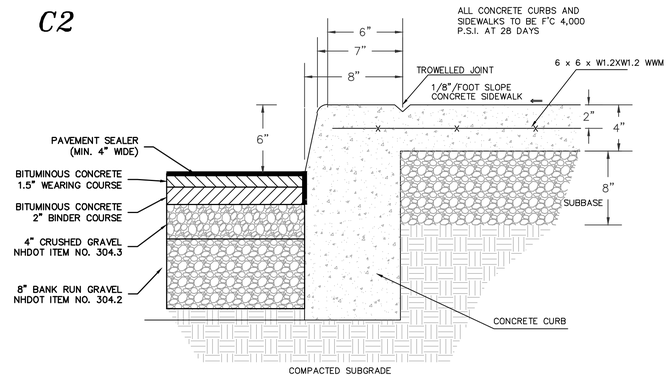
STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 11447 LICENSED PROFESSIONAL ENGINEER

C1



TYPICAL DETAIL FOR WHEELCHAIR RAMP
NOT TO SCALE

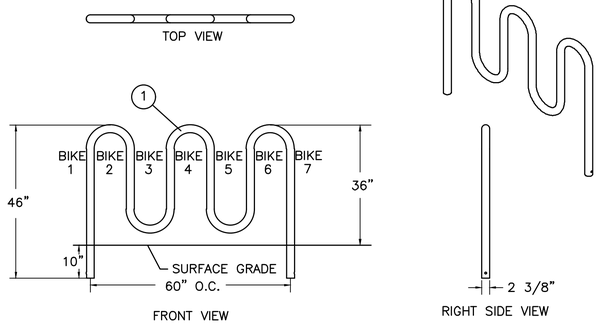
C2



CURB DETAIL WITH MONOLITHIC SIDEWALK
NOT TO SCALE

C3

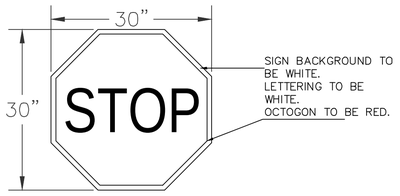
MATERIALS LIST
(1) TUBING – ø 2 3/8" x .154" Wall Steel Tubing



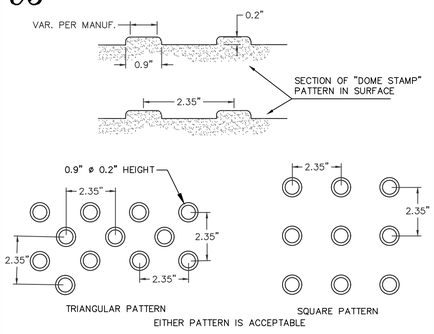
BIKE RACK
(NOT TO SCALE)

C4

SIGN R1-1 AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD.

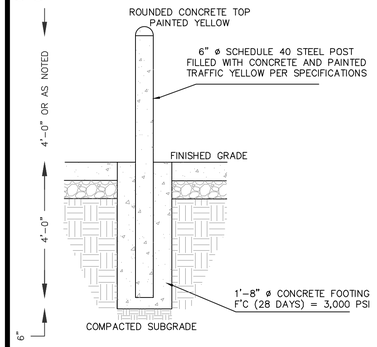


C5



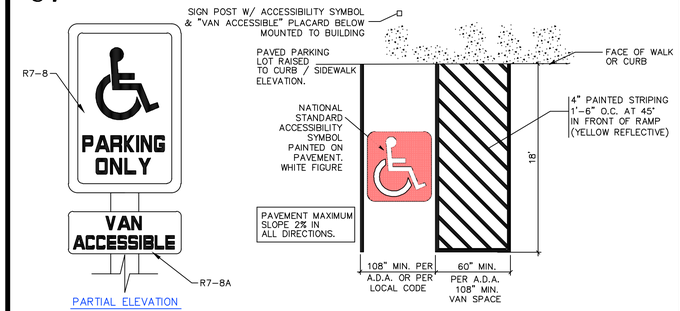
DETECTABLE WARNING SURFACE
NOT TO SCALE

C6



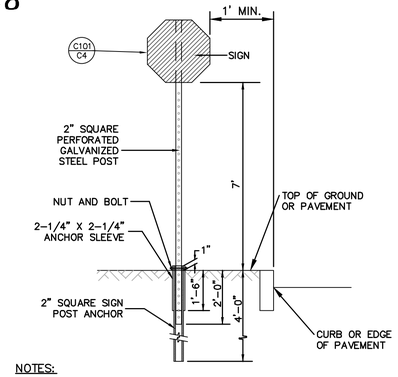
BOLLARD DETAIL
NOT TO SCALE

C7



PARKING STALL SIGNAGE FOR THE PHYSICALLY CHALLENGED
NOT TO SCALE

C8

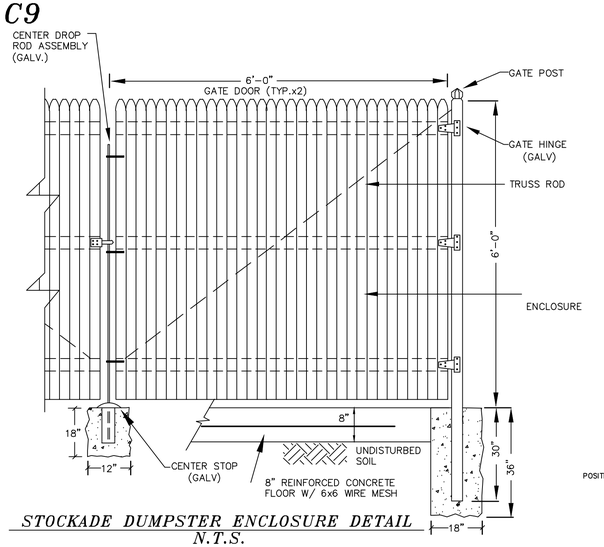


NOTES:

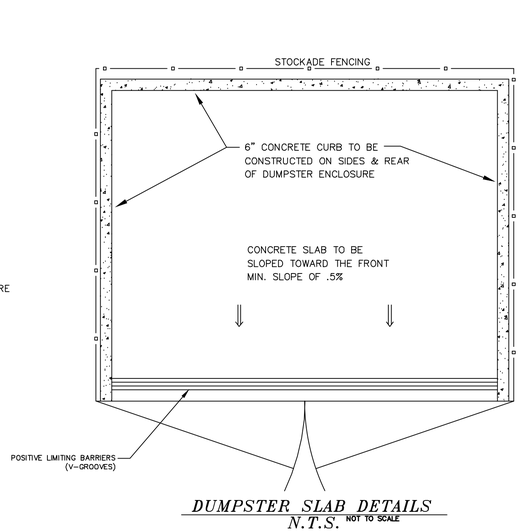
1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND NHDOT STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOG CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.
3. THE LOCATION OF THE SIGNS SHALL BE AS INDICATED ON THE DRAWINGS AND/OR AS DIRECTED BY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS.

TYPICAL SIGN POST
NOT TO SCALE

C9

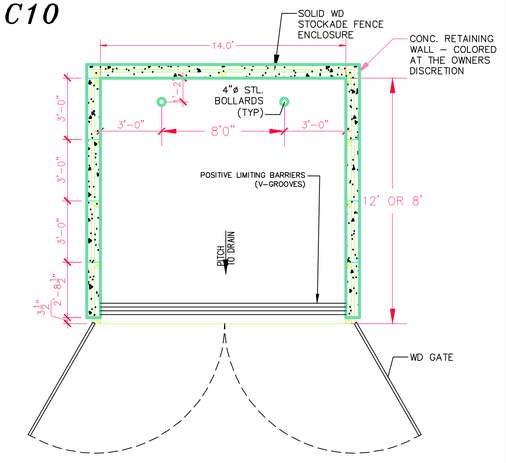


STOCKADE DUMPSTER ENCLOSURE DETAIL
N.T.S.



DUMPSTER SLAB DETAILS
N.T.S. NOT TO SCALE

C10



DUMPSTER ENCLOSURE & CONCRETE PAD PLAN
NOT TO SCALE

C-101

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

CONSTRUCTION DETAILS

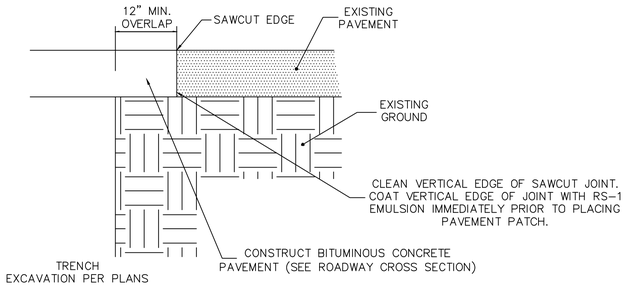
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

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

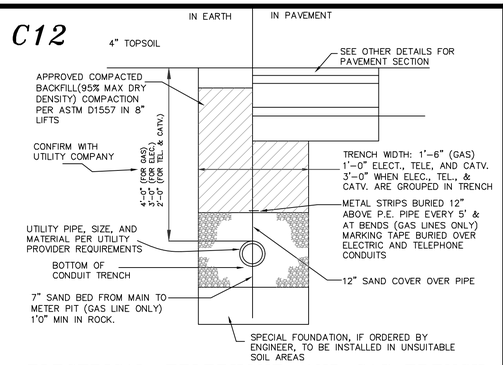
SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 – 160

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

C11

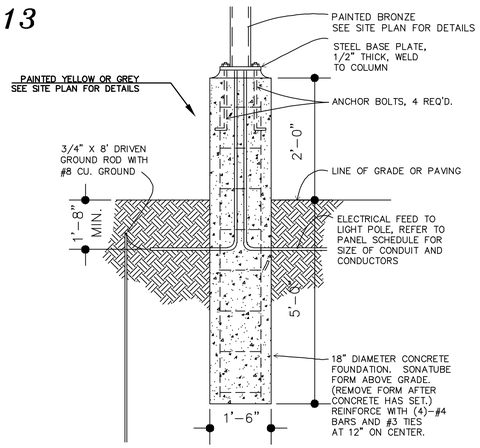


C12



ELECTRICAL, TELEPHONE, AND GAS TRENCH
NOT TO SCALE

C13

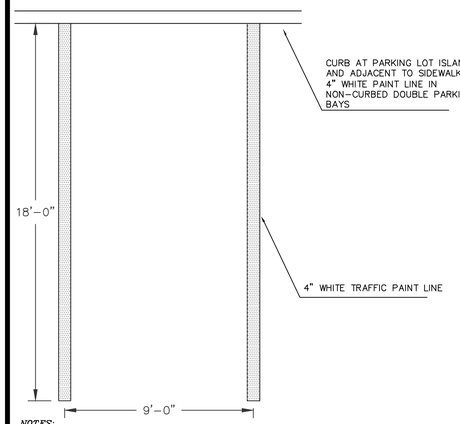


POLE FOUNDATION

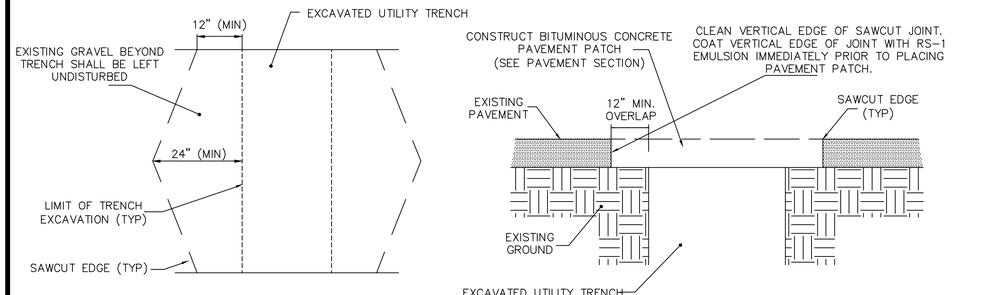
PARKING LOT LIGHT BASE DETAIL
SCALE: NONE

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

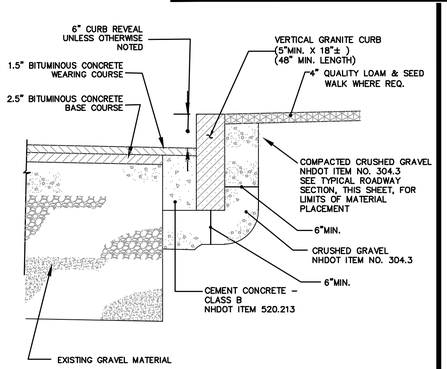


PLAN *SECTION*

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

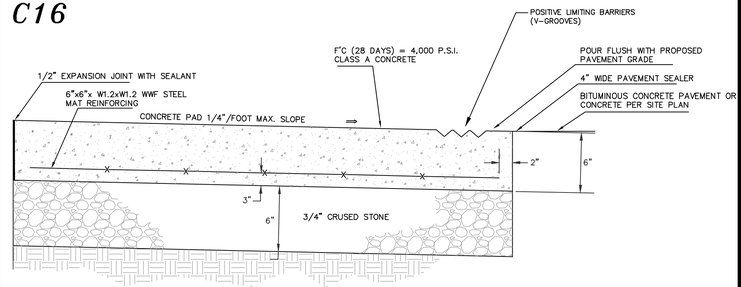
C15



VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

GENERAL NOTE:
1.) TO BE USED IN PLACE OF THE CONCRETE WALK AND INTEGRATED CURB AT THE OWNERS DISCRETION

C16



SECTION VIEW

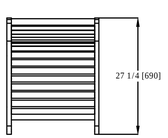
NOTES:
1.) DUMPSTER PAD WILL BE SCREENED BY STOCKADE FENCE.
2.) CONFIGURATION WILL ENCLOSE 2-8 YARD DUMPSTERS.

DUMPSTER PAD & BUS STOP PAD
NOT TO SCALE

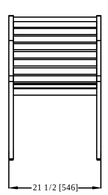
C17

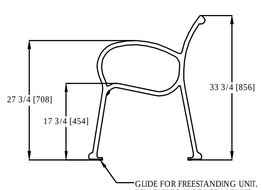
Scarborough™ Bench, 24" Backed, with Horizontal Strap Seat
Product Drawing www.landscapeforms.com Date: 5/19/2010 Ph: 800.521.2546

Scarborough™ Bench, 24" Backed, with Horizontal Strap Seat

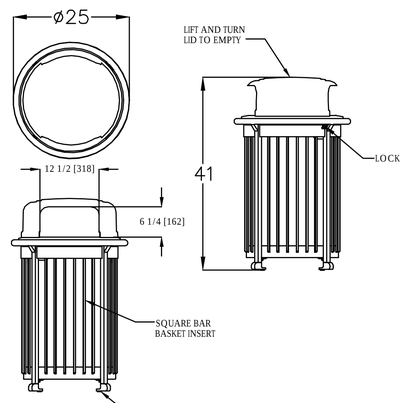


BENCH DETAIL
(NOT TO SCALE)





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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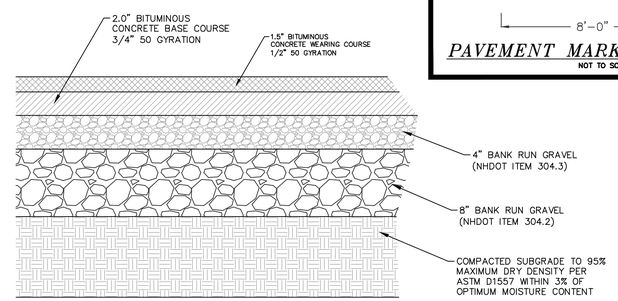
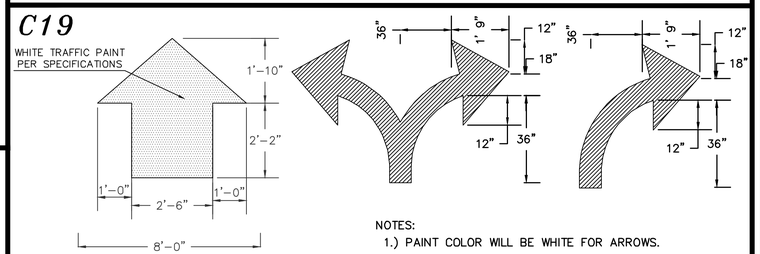
C18

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.

C19



NOTES:
1.) PAINT COLOR WILL BE WHITE FOR ARROWS.

PAVEMENT MARKINGS DETAILS
NOT TO SCALE

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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. 1423) - LICENSED PROFESSIONAL ENGINEER

C-102

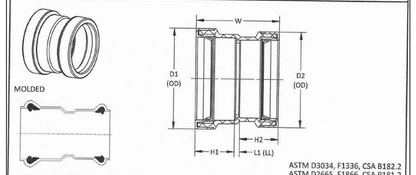
U1

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

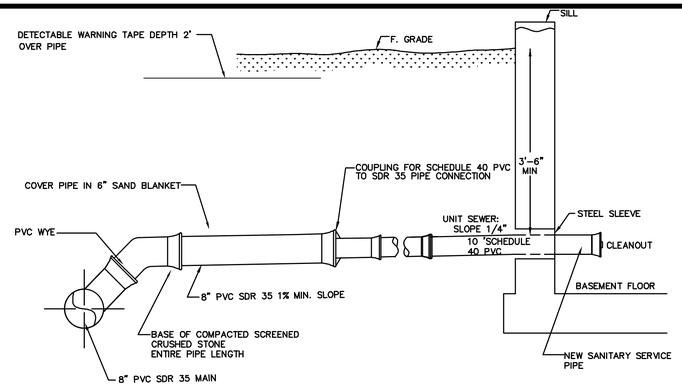
ROYAL Building Products
www.royalbuildingproducts.com
Page 1 of 1
Issue Date: July 14, 2014



ASTM D3034, F1336, CSA B182.2
ASTM D2665, F1866, CSA B181.2
WHERE APPLICABLE

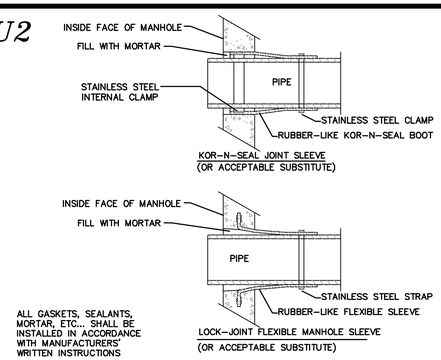
GASKETED DWV ADAPTER COUPLING GxDWV G
SDR 26 GASKET SEWER HUB x GASKET DWV HUB

PART NO.	SIZE IN INCHES	L1	H1	H2	W	D1	D2
* H657	4 x 4	1/4	2 29/32	2 29/32	6 1/16	5 29/32	5 7/16
* H658	6 x 4	1 7/16	3 7/32	2 29/32	7 9/16	6 1/8	5 29/32
* H659	6 x 6	3/8	3 7/32	3 5/32	6 3/4	6 1/8	7 13/16
H6508	8 x 8	1 1/4	5 3/4	5	12	---	---
H6510	10 x 10	3	9	6	18	---	---
H6512	12 x 12	3	10	6 5/2	19 1/2	---	---



DETAIL OF UNIT SEWER SERVICE
NOT TO SCALE

U2



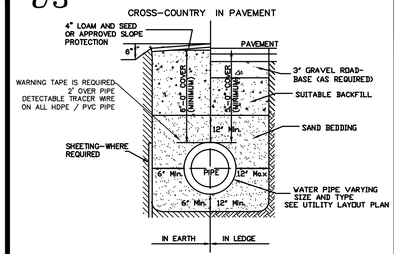
ALL GASKETS, SEALANTS, MORTAR, ETC... SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

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.

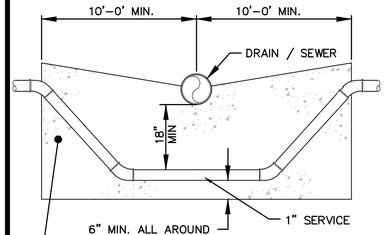
DETAIL "B" HORIZONTAL JOINTS
NOT TO SCALE

U3



TYPICAL TRENCH DETAIL FOR WATER SYSTEM
NOT TO SCALE

U8

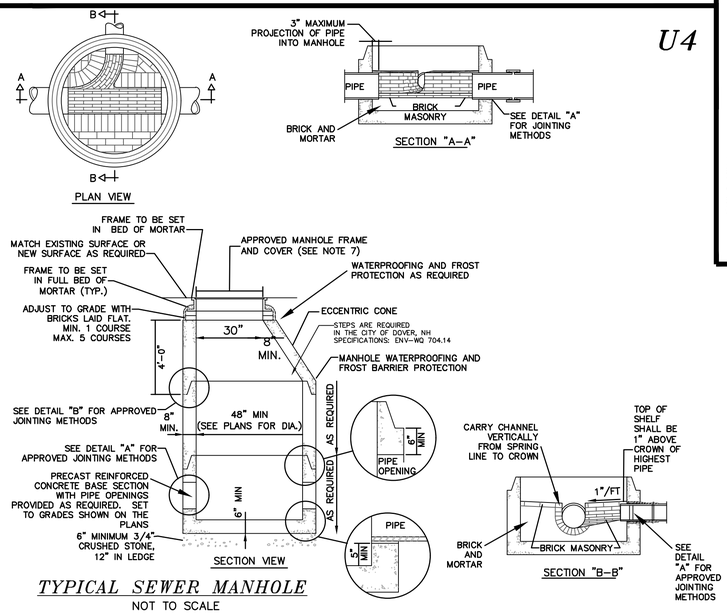


WATER MAIN INSTALLATION – BELOW DRAIN / SEWER
NOT TO SCALE

U4

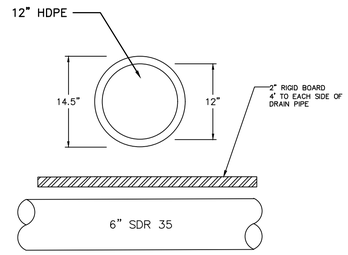
NOTES ON MANHOLE CONSTRUCTION:

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 (a).
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

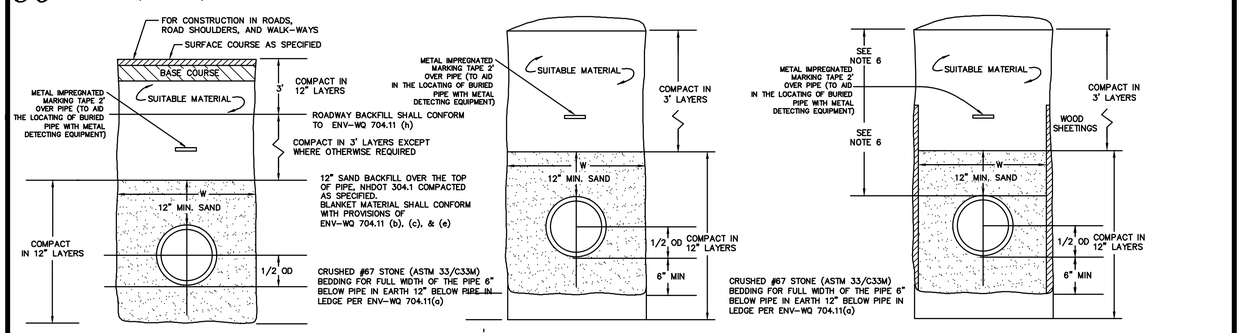


CROSS SECTION A-A

SEWER AND DRAIN CROSSING
NOT TO SCALE

U6

SEE ALSO TYPICAL SEWER AND DRAINAGE TRENCH DETAIL, SHEET D-101, DETAIL D6



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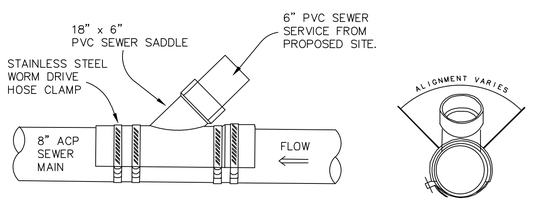
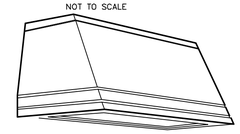
U7



SEWER SADDLE DETAIL
NOT TO SCALE

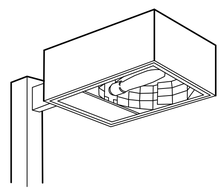
U9

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

U-101

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

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

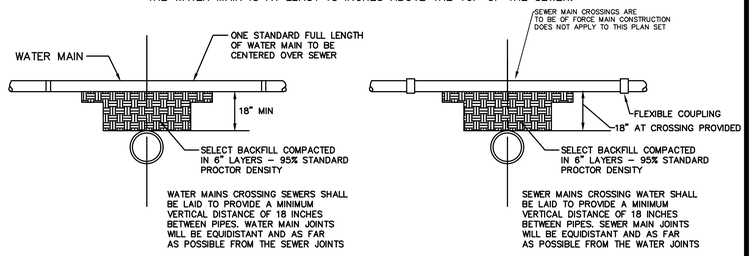
SCALE : AS SHOWN
DATE : JANUARY 18, 2017
FILE NO. : DB 2017 - 160

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14273
LICENSED PROFESSIONAL ENGINEER

U10

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.

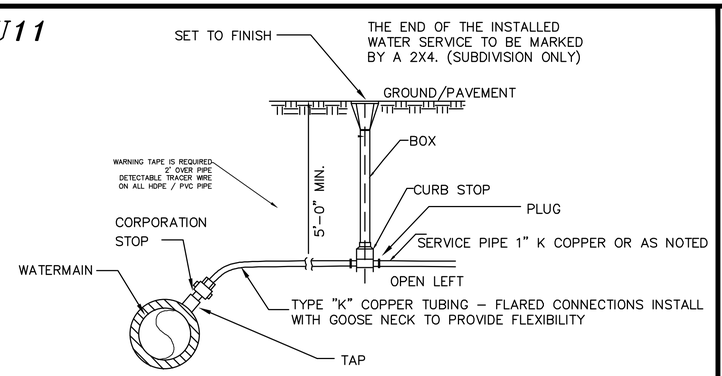


WATER MAIN ABOVE SEWER WATER MAIN BELOW SEWER

TYPICAL WATER/SEWER SEPERATION DETAILS

NOT TO SCALE

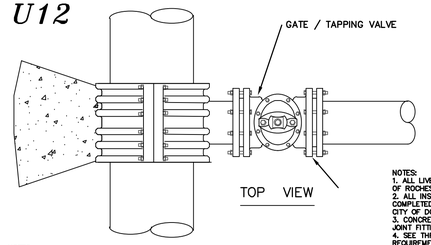
U11



TYPICAL WATER SERVICE CONNECTION

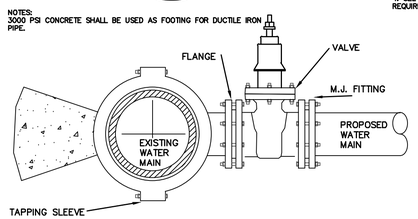
NOT TO SCALE

U12



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.

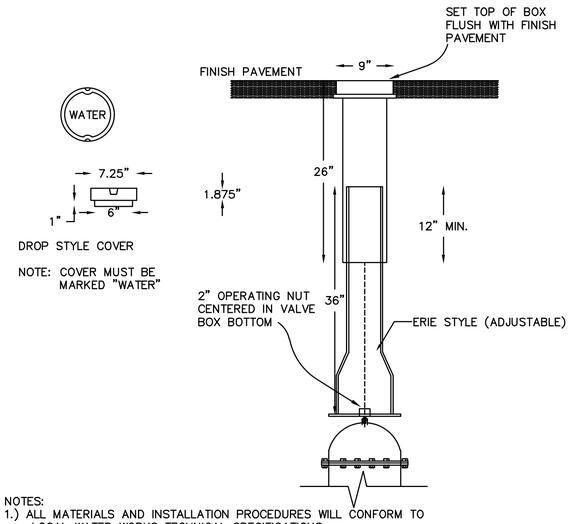


SIDE VIEW

DETAIL FOR STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

NOT TO SCALE

U13



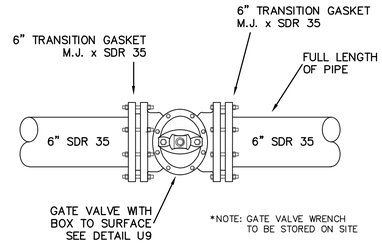
NOTES:
1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.

2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6' FROM TOP OF PIPE TO FINISH GRADE.

VALVE BOX DETAIL

NOT TO SCALE

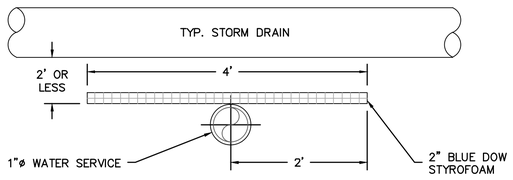
U14



SHUTOFF VALVE DETAIL

NOT TO SCALE

U15



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.

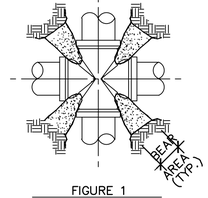


FIGURE 1
CROSS
(ONLY REQ'D IF ANY LEG IS LESS THAN 60 FT. LONG)

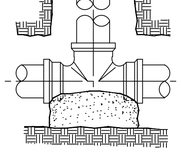


FIGURE 2
TEE, PLUG OR CAP

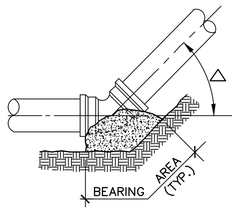


FIGURE 3
HORIZONTAL OR UPWARD VERTICAL BEND

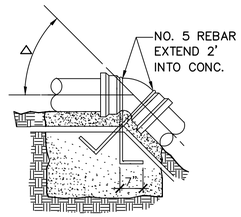


FIGURE 4
DOWNWARD VERTICAL BEND

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 #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	SHOW PROPOSED BOUNDARY LINE
#1	2-22-18	REVISIONS PER TRC

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

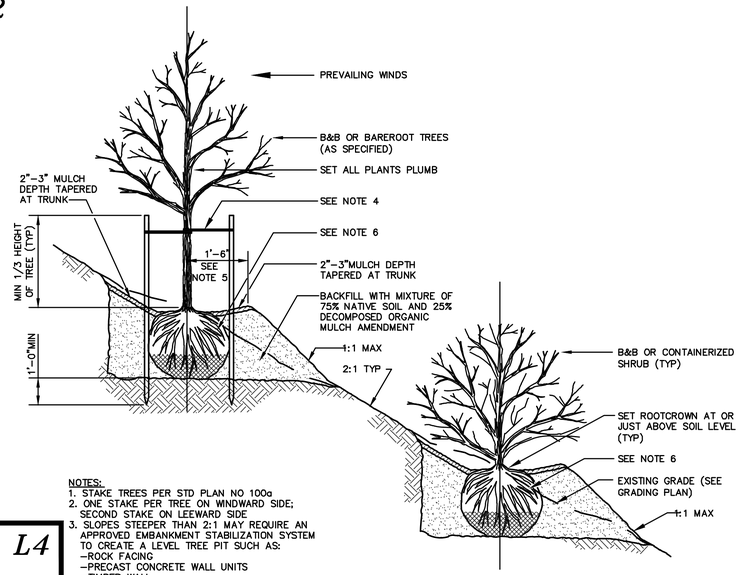
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

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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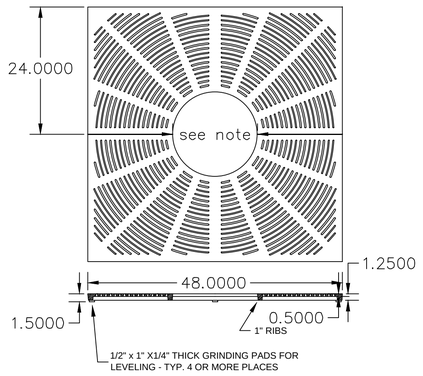

SLOT WIDTH IS 1/4" MAXIMUM, MEETS ADA COMPLIANCE.
GRATE CAST FROM GRAY IRON OR ALUMINUM
TREE OPENING SIZE. 16" , 20" OR 24"
STEEL ANGLE FRAME REQUIRED
FOR INSTALLATION USE MODEL M4800F
OUTER FRAME DIM. IS 3/4" ± 1/8"
GREATER THAN GRATE. .

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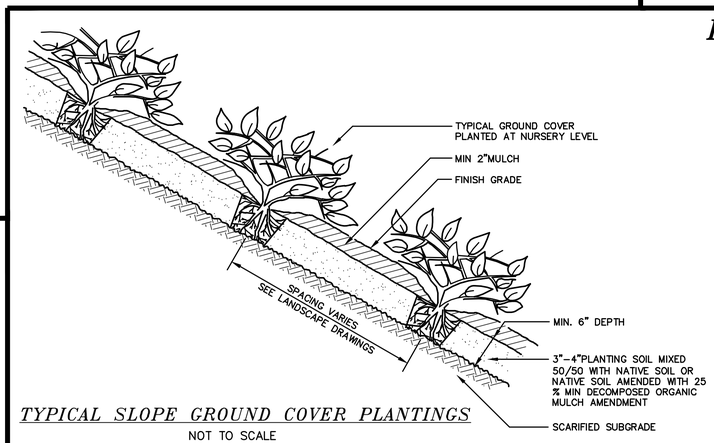
TREE GRATE

NOT TO SCALE

L4

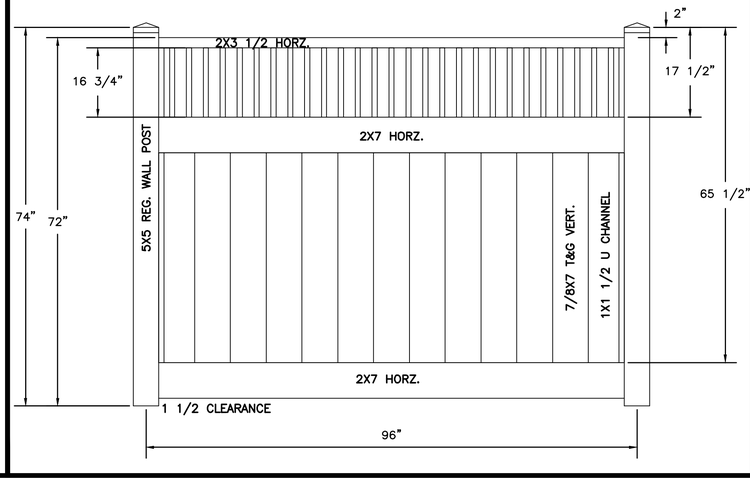


TYPICAL SLOPE GROUND COVER PLANTINGS

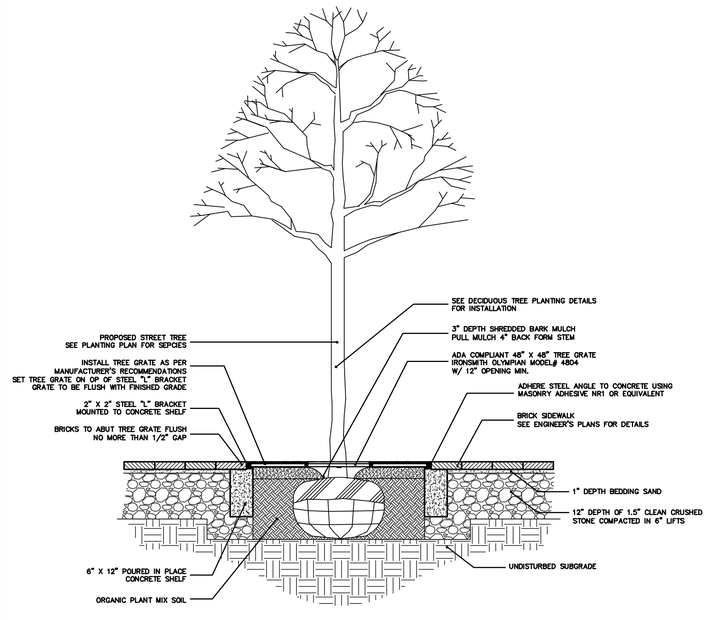
NOT TO SCALE

L5

MONTAUK 72X96



L6



TREE PLANTING GRATE

NOT TO SCALE

L-101

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

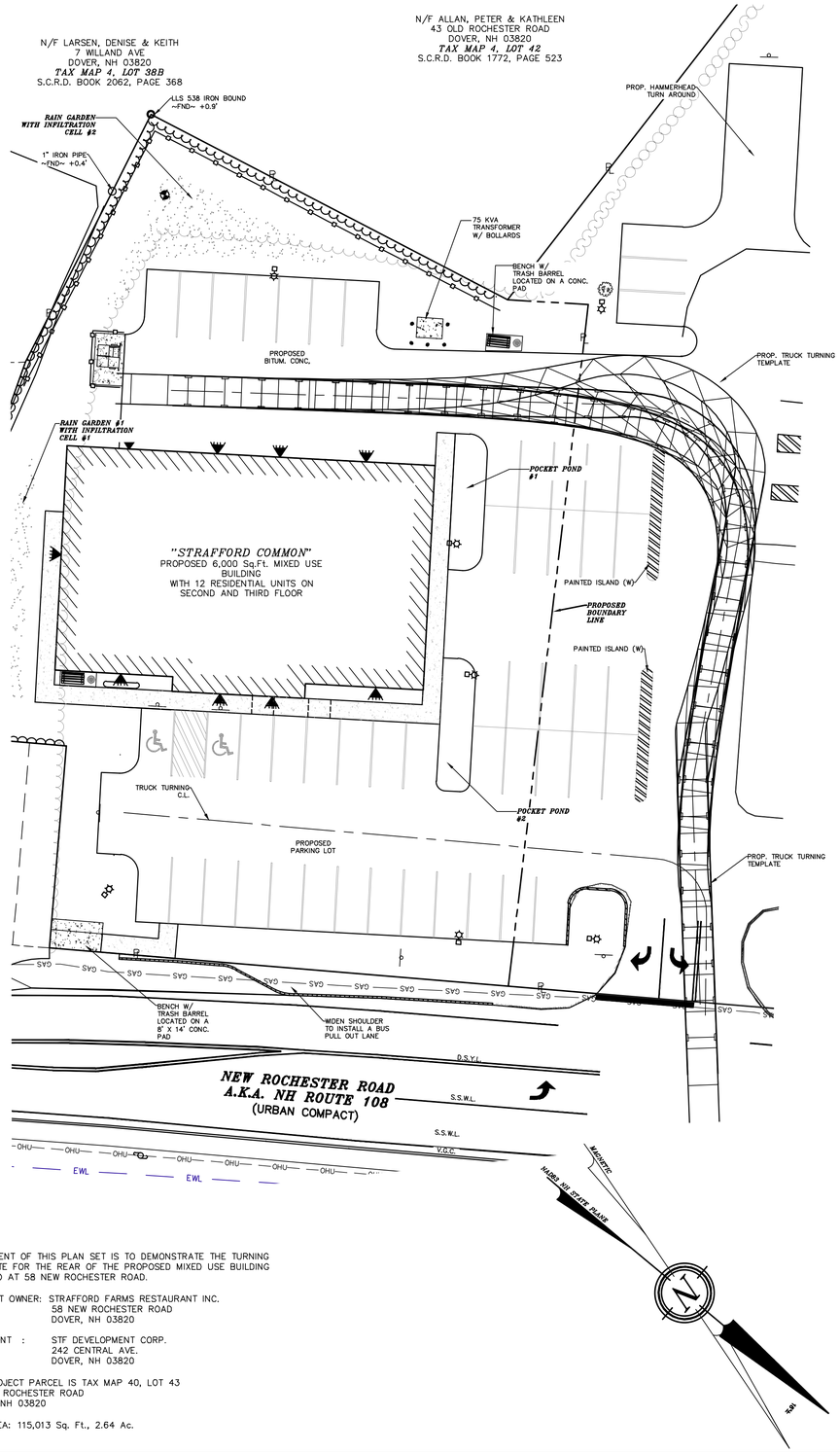
LANDSCAPING DETAILS

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 -



NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE TURNING TEMPLATE FOR THE REAR OF THE PROPOSED MIXED USE BUILDING 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.

NOTES:

1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE TURNING TEMPLATE FOR THE FRONT OF THE PROPOSED MIXED USE BUILDING 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.

DOVER FILE #P18-11

REVISION	DATE	DESCRIPTION
#2	3-21-18	REVISIONS PER TRC
#1	2-22-18	SHOW PROPOSED BOUNDARY LINE

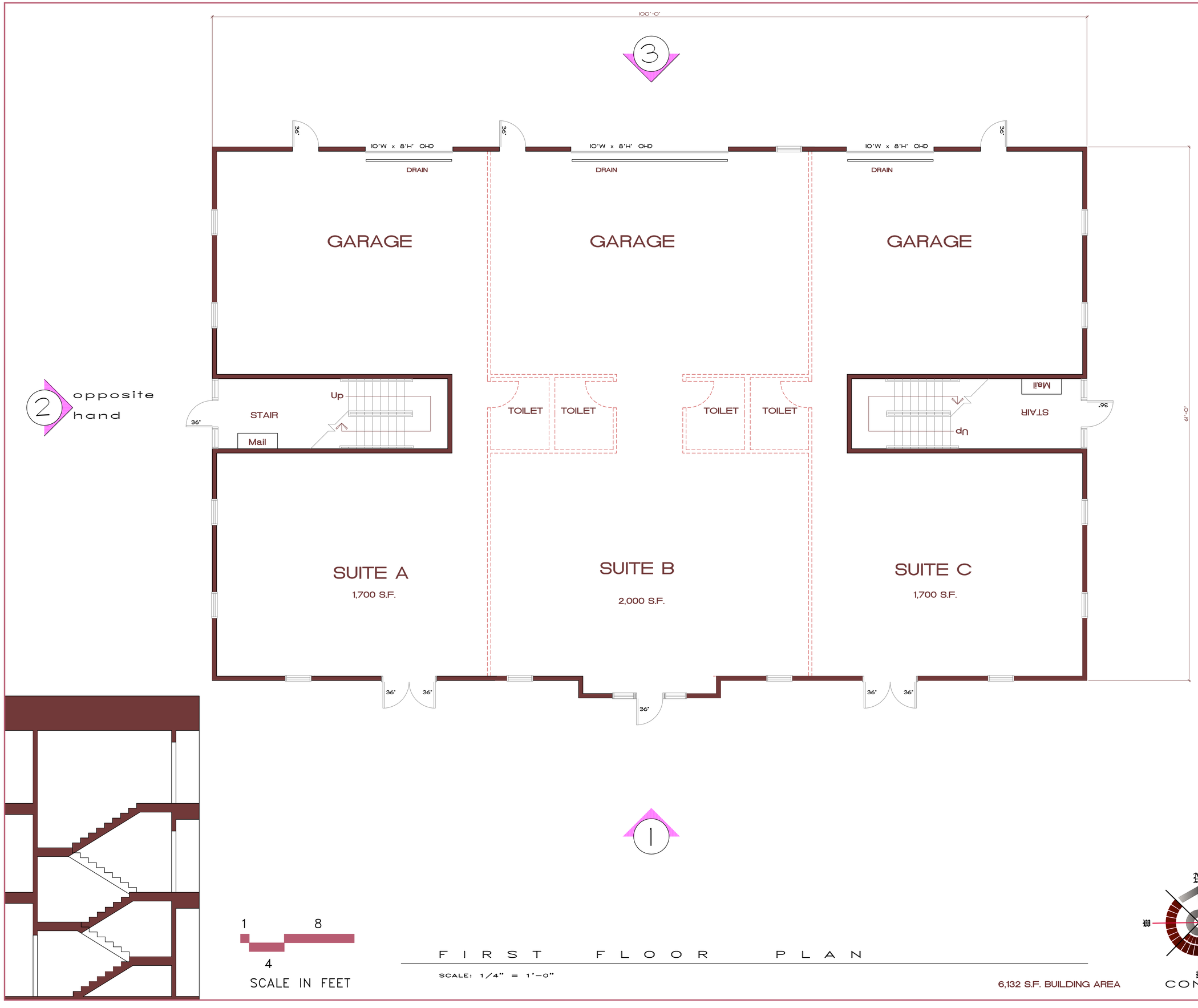
T1 TRUCK TURNING
LAND OF
STRAFFORD FARMS RESTAURANT INC.
FOR
STF DEVELOPMENT CORP.
58 NEW ROCHESTER ROAD
DOVER, NH
TAX MAP 40, LOT 43

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

SHEET 23 OF 23



F I R S T F L O O R P L A N

SCALE: 1/4" = 1'-0"

6,132 S.F. BUILDING AREA

ISSUED:
20 DECEMBER 2017

REVISIONS
29 MARCH 2018

PREPARED BY:
Warrick Associates, Inc.
ARCHITECTURE
151 Main Street, Salem New Hampshire 03079
TEL. 603.490.5964 TimWarnick@WAIdesign.com

Stamp:

Project:
Proposed Office & Residential Building
DOVER NH

Prepared for:
Paolini Bros.

Sheet Title:
First Floor Plan

Sheet:
1 of 4

ARCHITECTURAL

2 OPPOSITE HAND

3

2

1

1 8 4

SCALE IN FEET

SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)

SCALE: 1/4" = 1'-0"

CONFIRM

ISSUED:
20 DECEMBER 2017

REVISIONS
29 MARCH 2018

PREPARED BY:
Warnick Associates, Inc.
ARCHITECTURE
151 Main Street, Salem New Hampshire 03079
TEL. 603.490.5964 TimWarnick@WAIdesign.com

Stamp:

Project: Proposed Office & Residential Building DOVER NH

Prepared for: Paolini Bros.

Sheet Title: Second Floor Plan

Sheet: 2 of 4

ARCHITECTURAL

FRONT ELEVATION 1

SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION 2

SCALE: 1/4" = 1'-0"

1 8

4

SCALE IN FEET

ISSUED:
20 DECEMBER 2017

REVISIONS
29 MARCH 2018

PREPARED BY:
Warnick Associates, Inc.
ARCHITECTURE
151 Main Street, Salem New Hampshire 03079
TEL. 603.490.5964 TimWarnick@WAIdesign.com

Stamp:

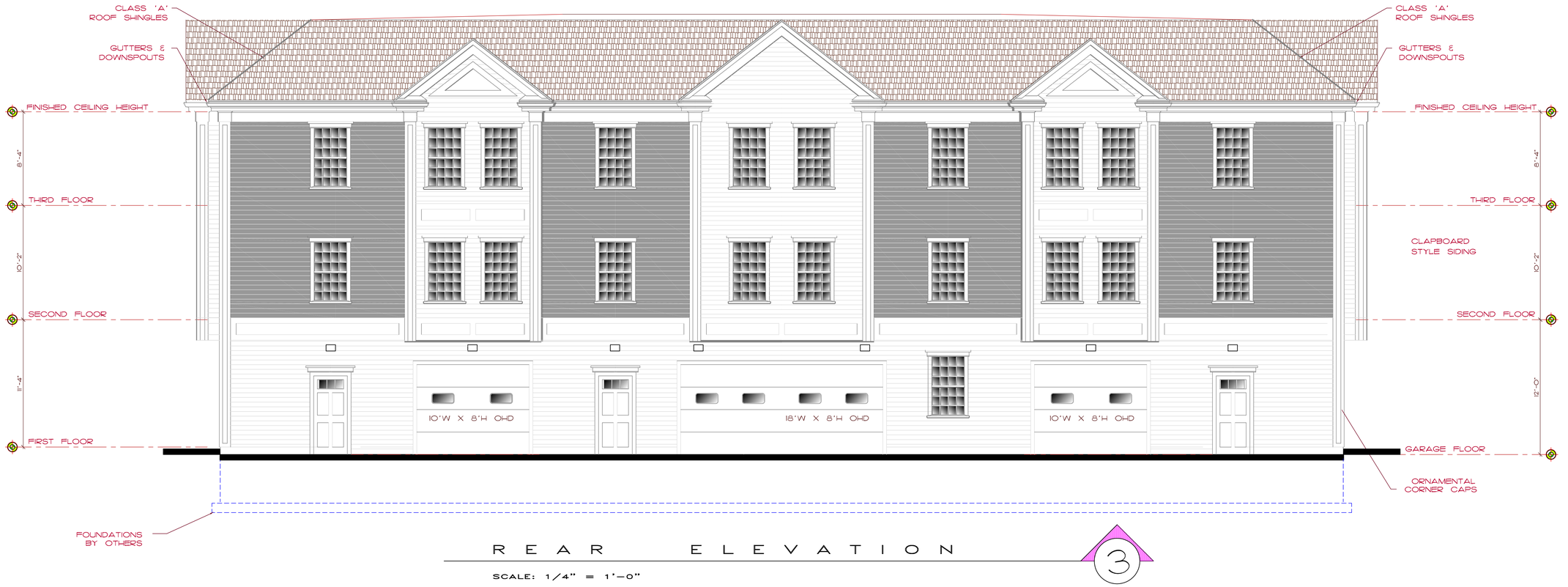
Project:
Proposed Office & Residential Building

Prepared for:
Paolini Bros.

Sheet Title:
Exterior Elevations

Sheet:
3 of 4

ARCHITECTURAL



REAR ELEVATION 3

SCALE: 1/4" = 1'-0"

1 8

4

SCALE IN FEET

ISSUED:
20 DECEMBER 2017

REVISIONS
29 MARCH 2018

REVISIONS

PREPARED BY:
Warnick Associates, Inc.
ARCHITECTURE
151 Main Street, Salem New Hampshire 03079
TEL. 603.490.5964 TimWarnick@WAIdesign.com

Stamp:

Project:
Proposed Office & Residential Building

Prepared for:
Paolini Bros.

Sheet Title:
Exterior Elevations

Sheet:
4 of 4

ARCHITECTURAL