CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, August 2, 2018**
Meeting Time: **10:30 am**

1. **10:30 AM – 11:15 AM:** Site Review for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD - Residential, located at 24 Hanson Street. (Proposal is to demolish the existing garage and replace with a six (6) unit apartment building. The lot contains an existing five (5) unit building which would remain. A related CUP application will also appear before the Planning Board). (P18-02)

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-30

Application Type:	Site Plan Review
Applicant(s):	STF Development Corp
Owner(s):	Lee Ann Burns Revocable Trust
Location:	260 Locust Street (Tax Map 15, Lot 67)
Date:	July 26, 2018

INTENT: To demolish existing house and build a 5,700 sq. ft. inn containing 17 rooms and a 6,745 sq. ft. apartment building with 12 units and a 428 ft. private roadway.

LOTS/UNITS PROPOSED: 12 residential, and 17 lodging units

AGENDA ITEM #: 1

ACREAGE: 1.09 acres

ZONING DISTRICT: CBD – Downtown Gateway

EXISTING LAND USE: Duplex

SURROUNDING LAND USE: Residential & Commercial

ZBA ACTION: None

PERMITS REQUIRED:
-Conditional Use Permits (minimum frontage build-out, minimum lot coverage, lack of brick façade, and to allow 12.5 units)
-NHDES Notice of Intent
-NHDES Sewer Discharge

WAIVERS REQUESTED:
-Interior Landscaping(not necessary if additional landscaping in back is added)
-Lighting may be needed to reduce brightness of the site

ATTENDANCE:
Members:
Donna Benton, Planning
Elena Piekut, Zoning
Dave White, Engineering
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Others:
Chris Berry, Engineer
Dave Paolini, Applicant

Approval of 6/28/2018 Meeting Minutes
D.White moved to approve the minutes of June 28, 2018. J. Maxfield seconded. Vote: U/A

PLAN REVIEW:
Planning Comments:
- Impact fees and water/sewer investment fees will be assessed and due
- Provision passive and active recreation onsite or offsite fees required
- Fourth CUP for extra units needed (in CUP narrative but not memo)
- Will there be any deliveries made to the Inn?
- Is lot 79's drainage being treated by Rain Garden #2
- Add Pedestrian connection between lot 79 and subject lot
- Please revise plan set to:
  - Reduce brightness of the rear parking lot area
  - Consider more fitting looking wall mount lights
  - Clearly indicate landscape O& M with title on sheet L-101
  - Have streetscape be full size and included in plan set (streetscape looks great and can be used as an example for other projects)
  - Add planning file number P18-30
  - Clearly indicate building entrances
  - Indicate zoning district boundary
  - "CBD-G" abbreviation should be "CBD-DG"
  - Include dimensions provided with zoning dimensional requirements note
  - Indicate width of access/egress and ROW
  - Include PE, LLS, and Landscape Architect signatures and stamps on final plan submissions
  - Include applicable common site plan note and indicate where provided: 34 regarding accessibility

Police Department Comments:
- Switch proposed USPS boxes with bike rack, or relocate, to discourage stopping just inside site driveway
- Many sheets show overhead utility wires connecting to first building, is that background from existing conditions?

Fire/Inspections Comments:
- Provide turning template for T-1

- Note: From ground breaking the site shall remain accessible year round in all weather conditions
- Note: Plans shall indicate design has been reviewed for compliance with the applicable accessibility regulations in accordance with NH RSA 155-A:5 (i.e.'09 IBC Chapter 11 & ANSI standards). Identify accessible regulations used.
- Will this be a phased project

Engineering Comments:

- Per Section 149-14 A (2) this is a development causing 20,000 sf of continuous disturbance and/or 4,000 sf of new impervious are) that the applicant be asked to fill in the PTAPP tracking form.
- Don't run the curb through the tipdowns
- Include a drainage OM plan
- Check section A1 on page R101. I don't think there is a forebay here.
- Show the fire line to the buildings for sprinkler system
- Install more plantings by the rear property line.
- Show the pre and post impervious area broken down by house area and paved.

Economic Development Comments:

- No deliveries required for linens or food service?
- Renderings are very attractive

Planning Board Comments: None

Next Steps:
Reach out to Assistant City Manager Parker about scheduling Planning Board after other issues are resolved.

Adjournment:
After no representation for the second TRC item appeared, a **motion** to adjourn TRC was made at 11:28am by D.White and seconded by D.Barufaldi. Vote: U/A

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: August 02, 2017]

RECEIVED
Planning Office
JUL 17 2018
Dover, New Hampshire

Office Use Only	Project #: P18-02	Date Received:
	Amount Paid:	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: DOVESTER HOLDINGS, LLC Telephone # 603-770-5630

Address of Applicant: 79 EXETER RD. NORTH HAMPTON, NH 03862

E-Mail Address: jwhite912@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 24 Hanson Street

Assessor's Map # 20 Lot(s) # 41

Zoning District(s) CBD Overlay District(s) wetlands / steep slope

Size of Parcel: _____ sq. ft. .5 ac. Property Deed: Book 4339 Page: 804

Existing Use of Property: Apartment rental property

SITE PLAN INFORMATION

Describe Proposed Use: The request for the conditional use permit is to construct a 6 unit apartment building in the location of the existing garage. We are asking for a conditional use permit for 100s.f. of impa within the wetlands buffer, and 680s.f. of impact within the steep slope.

Area of Parcel to be Developed: .25 acre sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 11 units (5 existing) 2 buildings (1 existing)

Number of Parking Spaces: Existing 6/7 Proposed 18

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

Number of Employees Total: N/A In Maximum Shift: N/A

Disposition of Parcel:

Building Footprint 2,232 sq. ft.

Total Building Area 5,080 sq. ft.

Paved Area 933 sq. ft.

Building Setbacks:

Front Yard 8.5 ft.

Rear Yard 66.5 ft.

Side Yard: Right 2.12 ft. Left 106.6 ft.

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

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

BUILDING INFORMATION

Type of Building to be Built: 6 Unit Multi-family

Height of Building: 33.25'/Front) 41.58'(rear max Finished Floor Elevation: 61.0'

Number of Seats (where applicable) N/A

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Beals Associates, PLLC. (Christian Smith)

Address 70 Portsmouth Ave. 3rd Floor Stratham, NH 03885 Telephone #: 603-583-4860

Professional License #: NH-9900 E-mail address: csmith@bealsassociates.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: 1/8/18

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

Signature of Agent: _____ Date: 12-27-17

Stephen G. Pernaw & Company, Inc.
P.O. Box 1721 • Concord, NH 03302
tel: (603) 731-8500 • fax: (866) 929-6094 • sgp@pernaw.com
Transportation: Engineering • Planning • Design

MEMORANDUM

Ref: 1820A

To: Christian Smith, P.E.
Beals Associates, PLLC

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Residential Apartments
Dover, New Hampshire

Date: February 7, 2018

This analysis has been prepared on your behalf in order to assess the traffic impacts associated with the proposed residential apartment building located at 24 Hanson Street in Dover, New Hampshire. This analysis has been prepared in accordance with City of Dover *"Traffic Impact Assessment and Analysis Standards"* regarding the "STANDARD" traffic impact analysis as the trip generation estimates contained herein fall well below the requirements for an "Advanced" analysis.

PROPOSAL

According to the plan entitled *"Parking and Pavement Plan,"* Sheet 2 of 4, dated December 2017, prepared by Beals Associates, PLLC for Dovester Holdings, LLC the applicant proposes to construct a new 6-unit apartment building beside the existing 5-unit apartment building on the subject site (see Attachment 1). The site currently has two driveways that intersect the west side of Hanson Street. This development proposal involves razing the existing garage, installing a new off-street parking lot with 18 parking stalls, and constructing one new common driveway for both apartment buildings.

EXISTING CONDITIONS

Hanson Street functions as a small collector street which extends between Henry Law Avenue and Central Avenue and is approximately 1000-feet long. Hanson Street provides access to many residences along the street and several businesses at the western end. Hanson Street provides one travel lane in each direction with a sidewalk on the west side of the street separated by gravel and grass panels. The horizontal alignment has a large radius curve to the right in the southbound direction in the vicinity of the relocated site driveway and the vertical profile is in an ascending manner from the Henry Law Avenue intersection. There are "No Parking" signs on both sides of the street from Henry Law Avenue to Central Avenue. There are no posted speed limit signs on Hanson Street.

TRIP GENERATION

To estimate the quantity of vehicle-trips that will be produced by the proposed apartment building, as well as the existing apartment building, Pernaw & Company, Inc. considered standard trip generation rates published by the Institute of Transportation Engineers (ITE)[1]. Land Use Code 220 (Multifamily Housing – Low-Rise) is the most applicable category and the number of dwelling units was used as the independent variable.

The analysis is summarized on Table 1 and it indicates that the proposed apartment building will generate approximately 3 vehicle-trips during the AM and PM peak hour periods, and 44 trips on an average weekday. When combined with the existing apartment building, the relocated site driveway is expected to accommodate approximately 6 vehicle-trips during the peak hour periods.

Table 1 — Trip Generation Summary

		Existing Apartments [1] (5 Units)	Proposed Apartments [1] (6 Units)	Total
AM Peak Hour				
	Entering	0 veh	1 veh	1 veh
	Exiting	2 veh	2 veh	4 veh
	Total	2 trips	3 trips	5 trips
PM Peak Hour				
	Entering	2 veh	2 veh	4 veh
	Exiting	1 veh	1 veh	2 veh
	Total	3 trips	3 trips	6 trips
Weekday Total				
	Entering	19 veh	22 veh	41 veh
	Exiting	19 veh	22 veh	41 veh
	Total	38 trips	44 trips	82 trips

[1] ITE Land Use Code 220 - Multifamily Housing (Low-Rise)

In cases where the trip generation exceeds 1,000 average weekday trips or 100 peak hour trips, then an "Advanced" analysis must be completed. In this case, the trips generated by both the existing and proposed apartment buildings are well below these threshold values. The computations pertaining to these analyses are attached (see Attachments 2 through 7).

[1] Institute of Transportation Engineers, *Trip Generation*, Tenth edition (Washington, D.C., 2017).

TRIP DISTRIBUTION

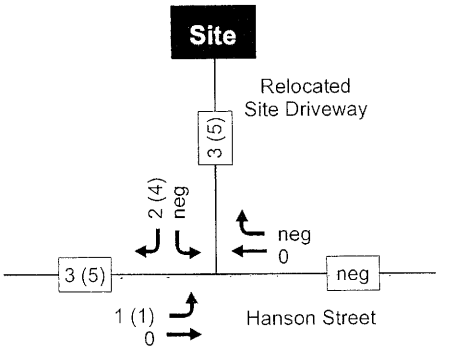
To determine in which direction the residents will travel on Hanson Street, "journey to work" data from the latest census was utilized, as well as our familiarity of the study area. The majority of site traffic is expected to travel to and from the site via Central Street, which is south of the subject site.

- To/From Points South via Hanson Street 95%
- To/From Points North via Hanson Street 5%

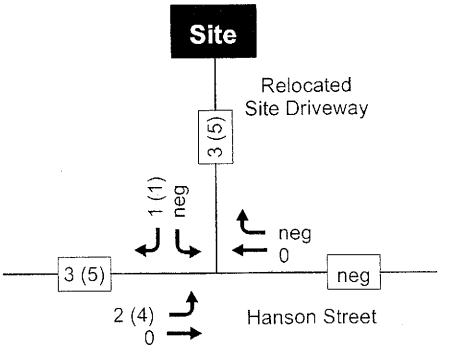
100%

The distribution of the site-generated traffic is summarized schematically on Figure 1 for the weekday AM and weekday PM peak hour periods. These diagrams show that the net increases in traffic volume on Hanson Street due to the proposed apartment building as well as both apartment buildings combined (existing plus proposed).

These diagrams show that the net increases in traffic volume on Hanson Street due to the proposed apartment building are relatively minor from a traffic engineering standpoint. Attachment 8 contains the derivation of the anticipated trip distribution patterns for this site.



AM PEAK HOUR



PM PEAK HOUR

x (y) = 6 Proposed Apartments (11 Total Apartments)

NORTH

1820A

Figure 1

Site Generated Traffic Volumes

Traffic Evaluation, Proposed Residential Apartments, Dover, New Hampshire

SIGHT DISTANCE

Sight distance at an intersection is an important safety consideration. The operator of a vehicle exiting from the relocated site driveway should have an unobstructed view of approaching vehicles on Hanson Street in order to safely enter the traffic flow on this street. The sight distance looking left from the relocated site driveway is approximately 140-feet and looking right is approximately 200-feet. For comparison purposes, 155 feet and 200 feet of stopping distance is recommended for design speeds of 25 and 30 mph, respectively.

Attachment 9 shows the view looking left and right for site vehicles exiting from the relocated site driveway location. As shown in these photographs, the available sight distances are currently restricted by roadside vegetation along the site frontage. To a certain extent this can be mitigated in conjunction with the construction project. It should be noted that the existing site driveway has been successfully utilized by the current apartment building at this site.

PUBLIC TRANSIT

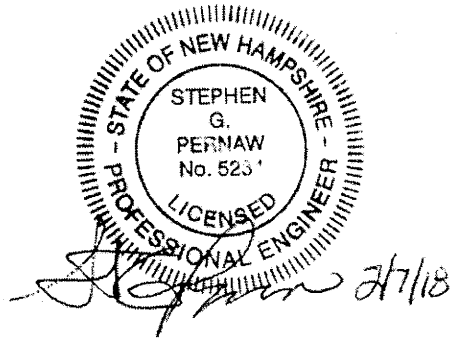
The Dover Transportation Center on Chestnut Street is located approximately 0.8 miles from the subject site. From this location rail service is available via Amtrak (Downeaster) and bus service is provided by the COAST regional bus system and Wildcat Transit.

The closest bus stops are located approximately 0.3 miles from the proposed apartment building on both Central Avenue (Central Towers stop) and Locust Street (City Hall stop). Bus Routes 2, 3 & 101 serve this area. C&J Bus Lines also provides bus service at the Exit 9 Park and Ride facility on Indian Brook Road and it is located approximately 2.8 miles from the subject site.

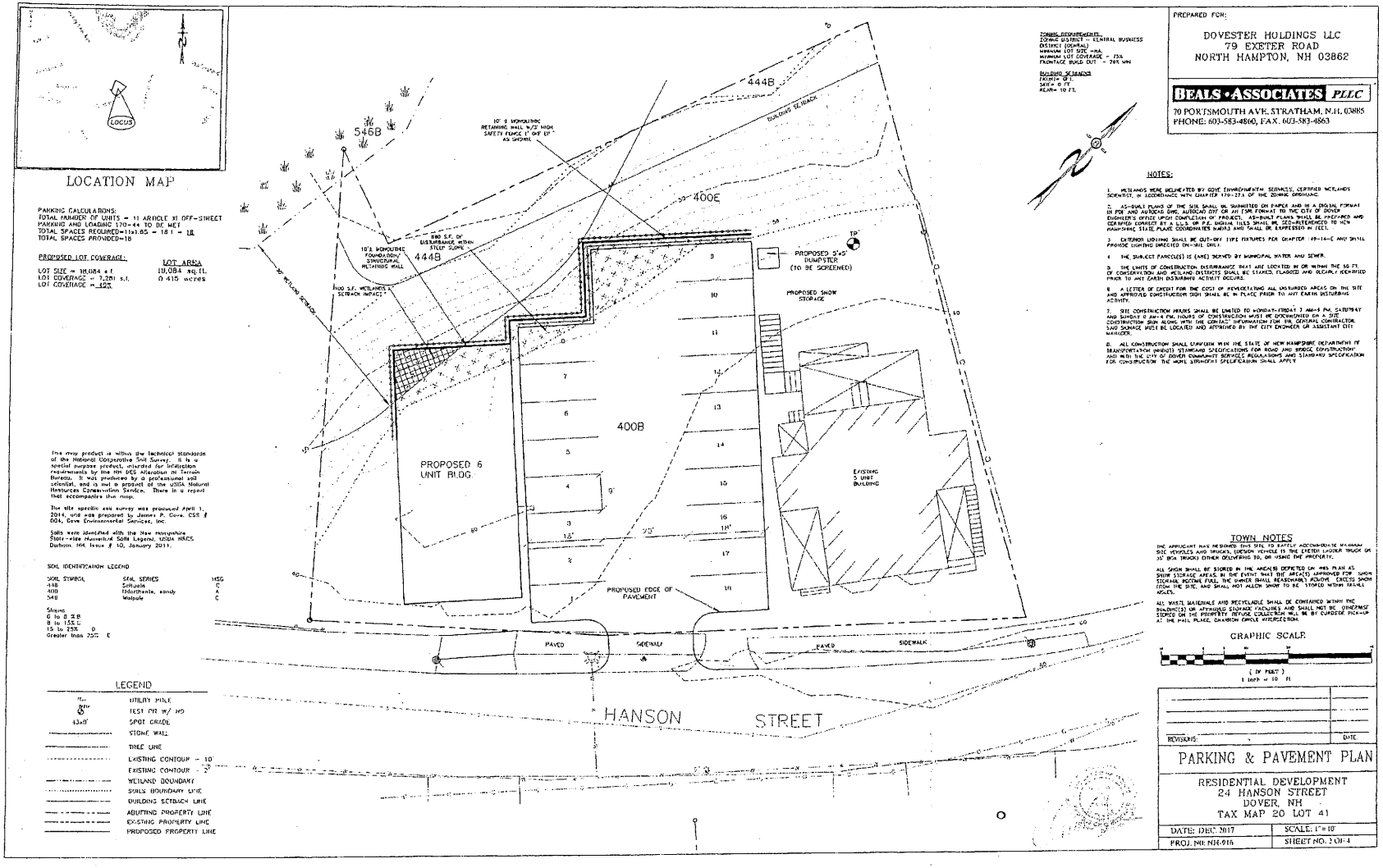
CONCLUSIONS

From a traffic engineering standpoint, the hourly rate of traffic flow is of most importance. With peak period traffic flow increases that are single-digit in magnitude, the prevailing traffic conditions, roadway capacity, or Level of Service (traffic operations) at nearby intersections will not change significantly as a result of the proposed six additional dwelling units on Hanson Street.

Attachments



ATTACHMENTS



Attachment 1

Graph Look Up

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:
220

LAND USE CATEGORY:
(200-299) Residential

LAND USE :
220 - Multifamily Housing (Low-Rise)

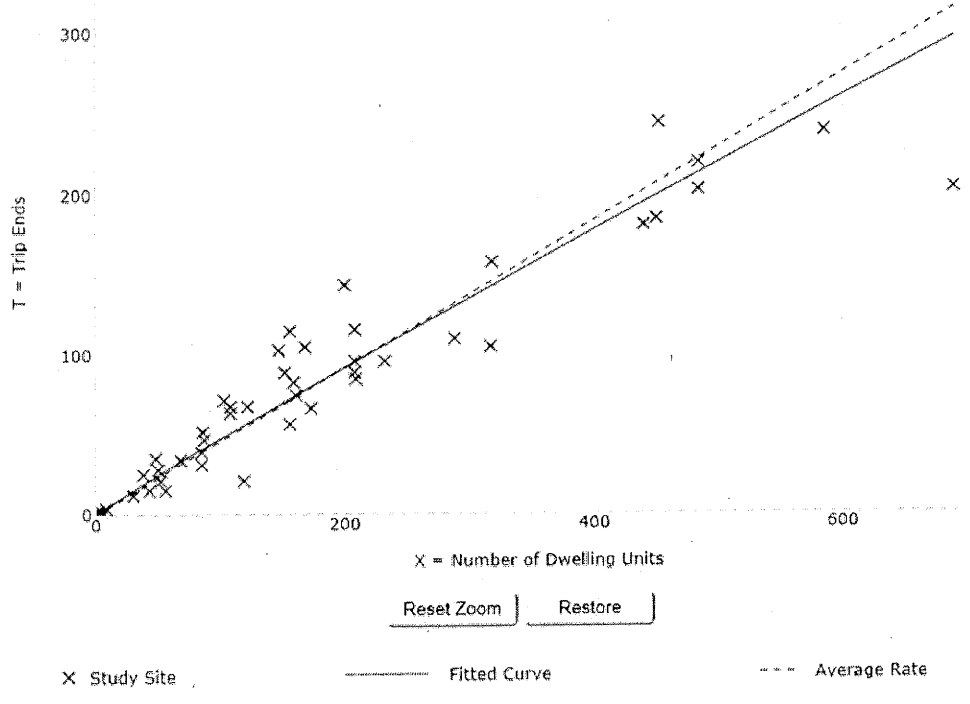
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffi

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
5 Calculate



DATA STATISTICS

Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
42

Avg. Num. of Dwelling Units:
199

Average Rate:
0.46

Range of Rates:
0.18 - 0.74

Standard Deviation:
0.12

Fitted Curve Equation:
Ln(T) = 0.96 Ln(X) - 0.51

R^2:
0.90

Directional Distribution:
23% entering, 77% exiting

Calculated Trip Ends:
Average Rate: 2 (Total)
Fitted Curve: 3 (Total)

Attachment 2

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:
220

LAND USE CATEGORY:
(200-299) Residential

LAND USE :
220 - Multifamily Housing (Low-Rise)

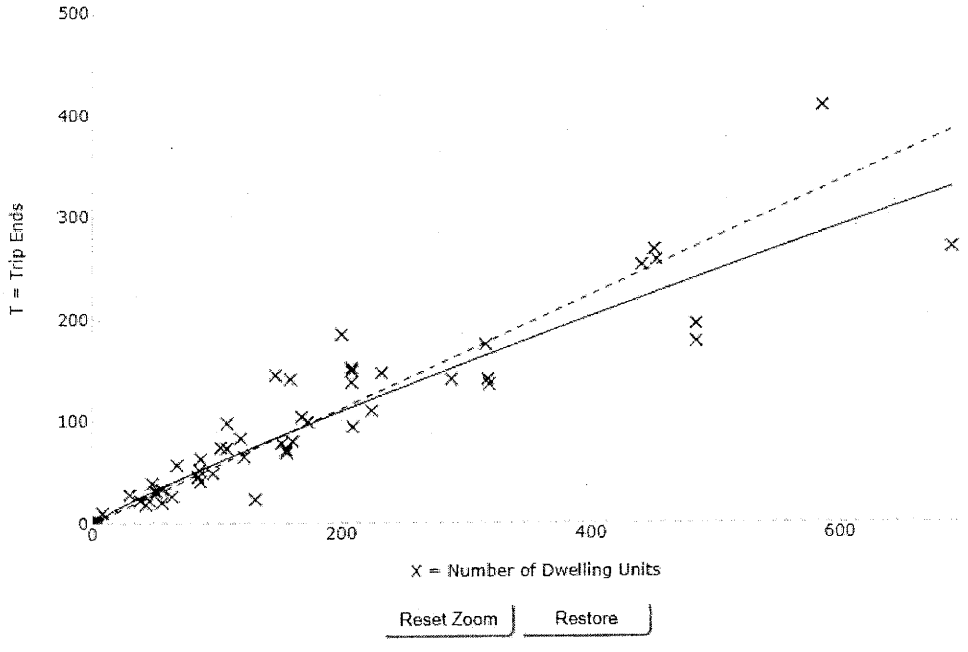
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffi

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
5 Calculate



DATA STATISTICS

Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
50

Avg. Num. of Dwelling Units:
167

Average Rate:
0.56

Range of Rates:
0.18 - 1.25

Standard Deviation:
0.16

Fitted Curve Equation:
Ln(T) = 0.89 Ln(X) - 0.02

R^2:
0.86

Directional Distribution:
63% entering, 37% exiting

Calculated Trip Ends:
Average Rate: 3 (Total)
Fitted Curve: 4 (Total)

Attachment 3

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:
220

LAND USE CATEGORY:
(200-299) Residential

LAND USE :
220 - Multifamily Housing (Low-Rise)

INDEPENDENT VARIABLE (IV):
Dwelling Units

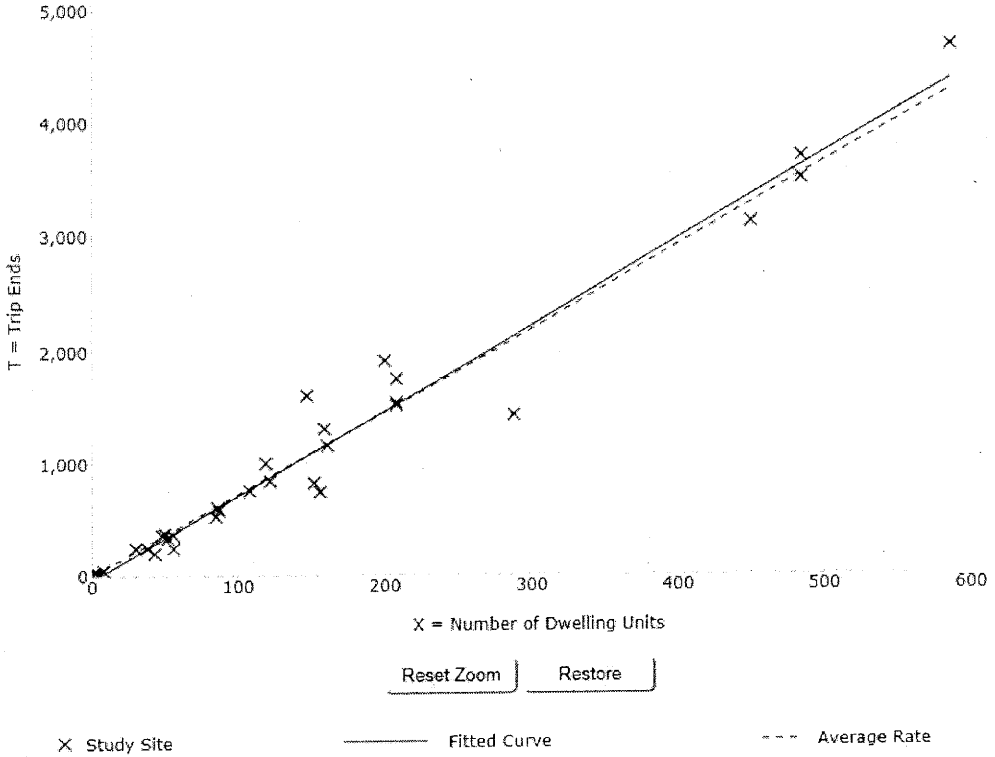
TIME PERIOD:
Weekday

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
5 Calculate

Trip ends are not estimated for some methods as it yields negative values



DATA STATISTICS

more details

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
29

Avg. Num. of Dwelling Units:
168

Average Rate:
7.32

Range of Rates:
4.45 - 10.97

Standard Deviation:
1.31

Fitted Curve Equation:
T = 7.56(X) - 40.86

R^2:
0.96

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 37 (Total)
Fitted Curve: Not Available

Attachment 4

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:
220

LAND USE CATEGORY:
(200-299) Residential

LAND USE :
220 - Multifamily Housing (Low-Rise)

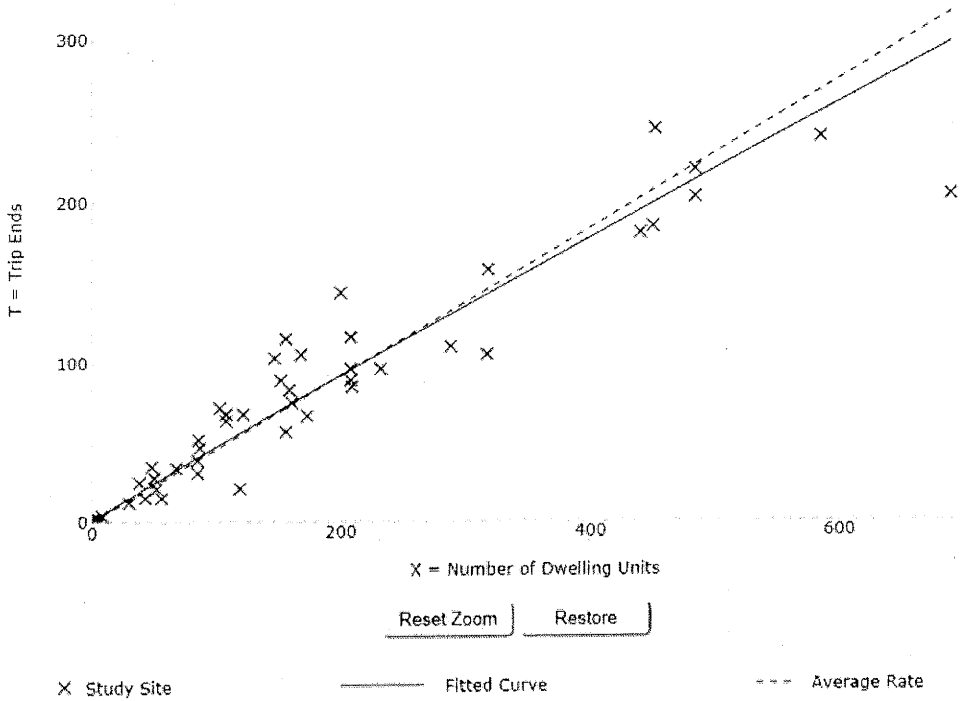
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffi

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
6 Calculate



DATA STATISTICS

Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
42

Avg. Num. of Dwelling Units:
199

Average Rate:
0.46

Range of Rates:
0.18 - 0.74

Standard Deviation:
0.12

Fitted Curve Equation:
Ln(T) = 0.95 Ln(X) - 0.51

R^2:
0.90

Directional Distribution:
23% entering, 77% exiting

Calculated Trip Ends:
Average Rate: 3 (Total)
Fitted Curve: 3 (Total)

Attachment 5

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:
220

LAND USE CATEGORY:
(200-299) Residential

LAND USE :
220 - Multifamily Housing (Low-Rise)

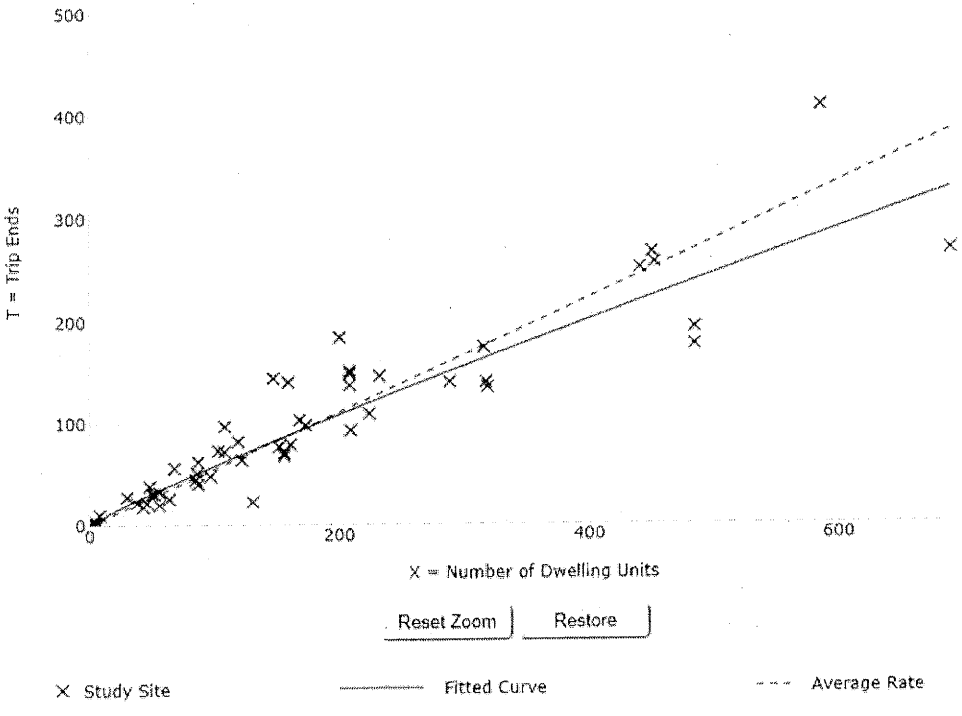
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffi

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
6 Calculate



DATA STATISTICS

Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
50

Avg. Num. of Dwelling Units:
197

Average Rate:
0.56

Range of Rates:
0.18 - 1.25

Standard Deviation:
0.16

Fitted Curve Equation:
Ln(T) = 0.89 Ln(X) - 0.02

R^2:
0.86

Directional Distribution:
63% entering, 37% exiting

Calculated Trip Ends:
Average Rate: 3 (Total)
Fitted Curve: 5 (Total)

Attachment G

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:
220

LAND USE CATEGORY:
(200-299) Residential

LAND USE :
220 - Multifamily Housing (Low-Rise)

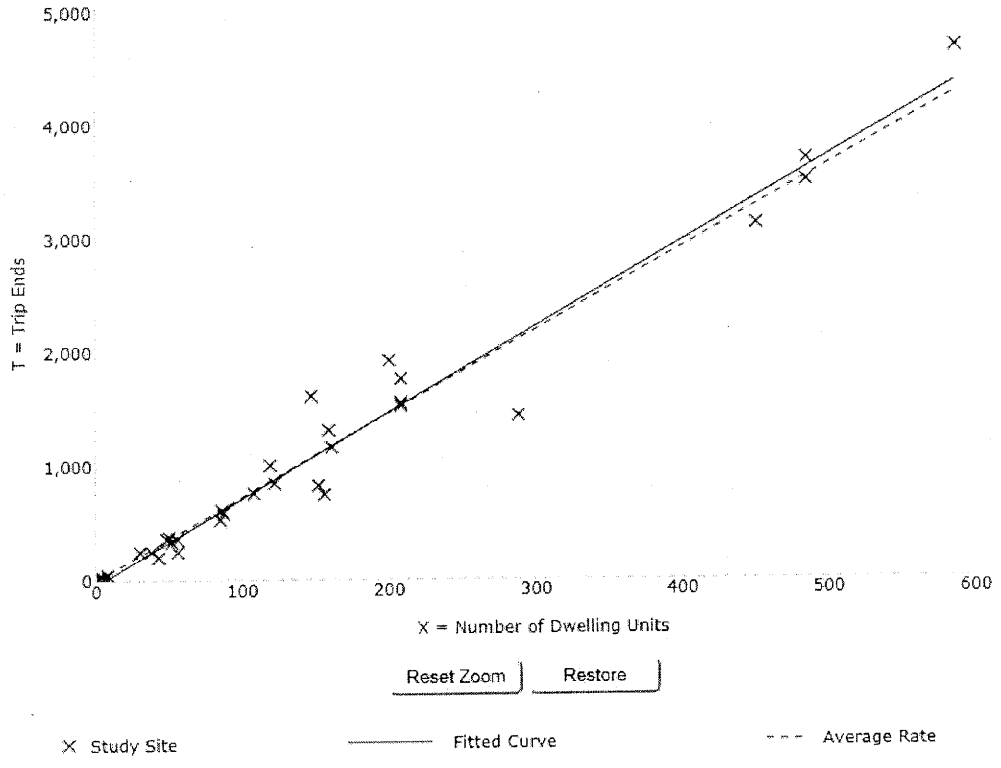
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
6 Calculate



DATA STATISTICS

more details

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
29

Avg. Num. of Dwelling Units:
168

Average Rate:
7.32

Range of Rates:
4.45 - 10.97

Standard Deviation:
1.31

Fitted Curve Equation:
T = 7.56(X) - 40.86

R^2:
0.96

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 44 (Total)
Fitted Curve: 5 (Total)

Attachment 7

Stephen G. Pernaw & Company, Inc.

TRIP DISTRIBUTION ANALYSIS

Work Destination Report - Where Workers are Employed Who Live in the Selection Area - by Places (Cities, CDPs, etc.)

Total All Jobs

	2015	
	Count	Share
Total All Jobs	16,094	100.0%

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs

	2015			Gateway Percentage		Gateway Allocation		
	Count	Share		North	South	North	South	
Dover city, NH	3,653	22.7%	3,653	0.15	0.85	548	3105	
Portsmouth city, NH	3,007	18.7%	3,007		1.00	0	3007	
Rochester city, NH	736	4.6%	736		1.00	0	736	
Durham CDP, NH	658	4.1%	658		1.00	0	658	
Somersworth city, NH	630	3.9%	630		1.00	0	630	
Manchester city, NH	412	2.6%	412		1.00	0	412	
Concord city, NH	379	2.4%	379		1.00	0	379	
Nashua city, NH	311	1.9%	311		1.00	0	311	
Exeter CDP, NH	220	1.4%	220		1.00	0	220	
Hampton CDP, NH	147	0.9%	147		1.00	0	147	
All Other Locations	5,941	36.9%	0			0	0	
			10,153			548	9605	10153

Percentage:	**5%**	**95%**	**100%**

Source: US Census

PROPOSED SITE PLAN
24 HANSON STREET
DOVER, NH

NOT FOR CONSTRUCTION

CIVIL ENGINEERS:

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE,
STRATHAM, NEW HAMPSHIRE
PHN. 603-583-4860, FAX. 603-583-4863

STATE OF NEW HAMPSHIRE – CHRISTIAN O. SMITH No. 9900 LICENSED PROFESSIONAL ENGINEER

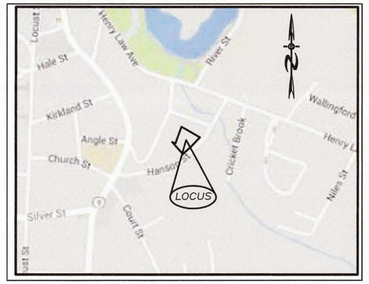
LAND SURVEYORS:

DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857-0163
Voice (603) 659-6560, Data (603) 659-4118

WETLAND / SOIL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.
8 CONTINENTAL DRIVE,
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644

LOCATION MAP



INDEX

RECORD OWNER/APPLICANT

WHITE DOVE PROPERTIES, LLC
PO BOX 2044
DOVER, NH 03821

PLAN SET LEGEND

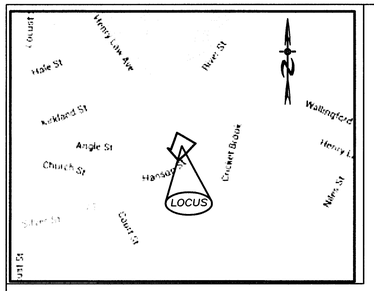
5/8" REBAR	●	PROPOSED LIGHT POLE	
DRILL HOLE	◉	PROPOSED WALL LIGHT	
CONC. BOUND	▫	PROPOSED PARKING COUNT	(3)
UTILITY POLE		OVERHEAD ELEC. LINE	——OHE——
DRAIN MANHOLE		FENCING	——X——
SEWER MANHOLE		DRAINAGE LINE	——D——D——
EXISTING LIGHT POLE	☼	SEWER LINE	——S——
EXISTING CATCH BASIN	□	GAS LINE	——G——
PROPOSED CATCH BASIN	⊞	WATER LINE	——W——
WATER GATE	⋈	STONE WALL	
WATER SHUT OFF		TREE LINE	
HYDRANT		ABUT. PROPERTY LINES	
PINES, ETC.		EXIST. PROPERTY LINES	
MAPLES, ETC.		BUILDING SETBACK LINES	
EXIST. SPOT GRADE	96x69	EXIST. CONTOUR	——100——
PROP. SPOT GRADE	96x69	PROP. CONTOUR	100
DOUBLE POST SIGN		SOIL LINES	
SINGLE POST SIGN			

	REVISIONS:	DATE:
1		
2		
3		
4		
5		

NH-916 PROPOSED SITE PLAN ISSUED JULY, 2018

WETLAND COMPLIANCE NOTE

The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations.



LOCATION MAP

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- 43x8' SPOT GRADE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR – 10'
- EXISTING CONTOUR – 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

MAP 20
LOT 40
VINCENT DUFFY
P.O. BOX 301
DOVER, N.H.
SCRD 1885–443

MAP 20
LOT 42
ROBERT & KELLY CALLAN
30B HANSON STREET
DOVER, N.H.
SCRD 1787–446

MAP 20
LOT 37
THE #1 GEORGE TRUST
1076 WASHINGTON ROAD
RYE, N.H.
SCRD 3385–24

546B
444B
400E
400B
N 19°44'31" E 125.59'
S 59°53'51" E 52.76'
S 59°53'51" E 97.72'
S 83°57'51" E 25.42'
N 41°32'57" W 114.62'
50' WETLAND SETBACK
BUILDING SETBACK
HAYBALE SHORED SILTFENCE, SILT-SOXX, OR SILT LOG. EROSION CONTROL TO BE INSTALLED PRIOR TO GRUBBING/STUMPING AS SHOWN.
TP
STAIRS TO BE RELOCATED
EXISTING BUILDING (TO BE REMOVED)
EXISTING GARAGE
EXISTING GRAVEL PARKING
EXISTING 5 UNIT BUILDING
EXISTING PAVEMENT TO BE REVOVED
70.08' S 48°19'06" W
100.00' S 42°57'31" W
PAVED
SIDEWALK
CONTRACTOR TO SAWCUT EXISTING DRIVEWAY AND MATCH WITH NEW PAVED ACCESS
EXISTING EP (TYP.)
HANSON STREET
6" CI
MAP 20
LOT 44
MAP 20
LOT 43

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION

WORK BY CALLING 1–888–DIG–SAFE (1–888–344–7233).

STATE OF NEW HAMPSHIRE – CHRISTIAN O. SMITH No. 9900 LICENSED PROFESSIONAL ENGINEER

PREPARED FOR:

DOVESTER HOLDINGS LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

NOTES

1. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES SHALL BE REMOVED AS NECESSARY TO FACILITATE CONSTRUCTION UNLESS OTHERWISE NOTED. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES COMPARED TO DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR REVIEW AND RESOLUTION. ANY CONTRADICTION BETWEEN ITEMS ON THE PLANS AND ON–SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
2. ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF–SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON–SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
3. ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, OR AS SHOWN ON THE DESIGN PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
4. EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
5. A TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE.
6. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
7. EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER TOWN AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS.1. SEQUENCING AND SCHEDULING: (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
8. DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL.
   2.1: EMPLOY TARPAULINS ON TRUCKS CARRYING DEBRIS TO PREVENT SPREADING DUST OR DEBRIS. CLEAN UP LOOSE DEBRIS DAILY TO PREVENT THE WIND SPREADING DEBRIS.
9. LEAVE SITE IN CLEAN CONDITION.
10. STUMP DISPOSAL TO BE OUTSIDE LIMITS OF PAVEMENT, DRAINAGE STRUCTURES, ETC.
11. TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
12. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

TOWN NOTES

IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.

THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT http://cfpubl.epa.gov/npdes/stormwater/noi/noisearch.cfm. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

GRAPHIC SCALE

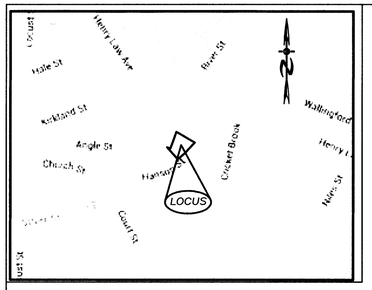
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REVISIONS:	DATE:

DEMOLITION PLAN

RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

DATE: JULY. 2018	SCALE: 1"=20'
PROJ. N0: NH-916	SHEET NO. 1 OF 4



LOCATION MAP

PARKING CALCULATIONS:
TOTAL NUMBER OF UNITS = 11 ARTICLE XI OFF-STREET PARKING AND LOADING 170-44 TO BE MET
TOTAL SPACES EXISTING FOR 5-UNITS = 6
REQUIRED =((6 NEW UNITS)x2)+6= 18
TOTAL SPACES PROVIDED=17

PROPOSED LOT COVERAGE:

	LOT AREA
LOT SIZE = 18,084 s.f.	18,084 sq.ft.
LOT COVERAGE = 7,281 s.f.	0.415 acres
LOT COVERAGE = 40%	

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map.

The site specific soil survey was produced April 1, 2014, and was prepared by James P. Gove, CSS # 004, Gove Environmental Services, Inc.

Soils were identified with the New Hampshire State-wide Numerical Soils Legend, USDA NRCS, Durham, NH. Issue # 10, January 2011.

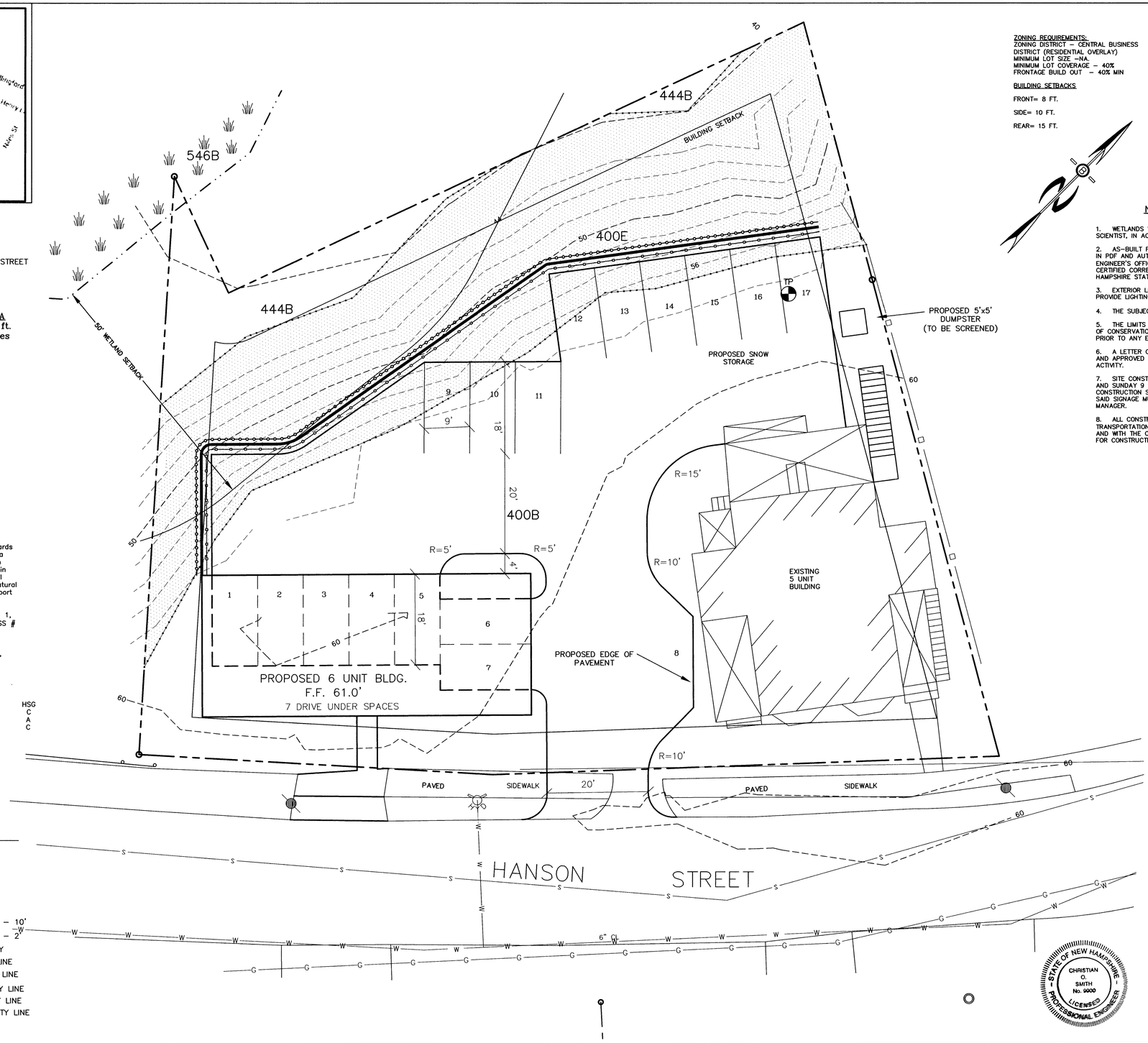
SOIL IDENTIFICATION LEGEND

SOIL SYMBOL	SOIL SERIES	HSG
448	Scituate	C
400	Udorthents, sandy	A
546	Walpole	C

Slopes
0 to 8 % B
8 to 15% C
15 to 25% D
Greater than 25% E

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- 43x8' SPOT GRADE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR – 10'
- EXISTING CONTOUR – 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE



ZONING REQUIREMENTS:
ZONING DISTRICT – CENTRAL BUSINESS DISTRICT (RESIDENTIAL OVERLAY)
MINIMUM LOT SIZE –NA-
MINIMUM LOT COVERAGE – 40%
FRONTAGE BUILD OUT – 40% MIN

BUILDING SETBACKS

FRONT= 8 FT.

SIDE= 10 FT.

REAR= 15 FT.

PREPARED FOR:

DOVESTER HOLDINGS LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

NOTES:

1. WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, CERTIFIED WETLANDS SCIENTIST, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANC.
2. 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.
3. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
4. THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND SEWER.
5. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
6. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
7. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY AND SUNDAY 9 AM-4 PM. 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.
8. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

TOWN NOTES

THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.

ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP AT THE HALL PLACE, CHARRON CIRCLE INTERSECTION.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

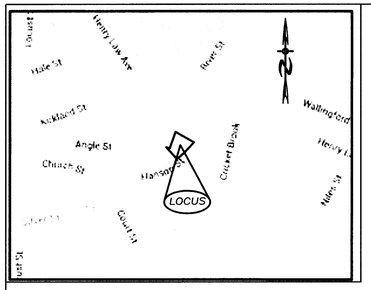
REVISIONS:	DATE:

PARKING & PAVEMENT PLAN

RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

DATE: JULY. 2018	SCALE: 1"=10'
PROJ. N0: NH-916	SHEET NO. 2 OF 4

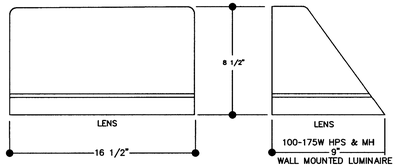
STATE OF NEW HAMPSHIRE – CHRISTIAN O. SMITH No. 9000 LICENSED PROFESSIONAL ENGINEER



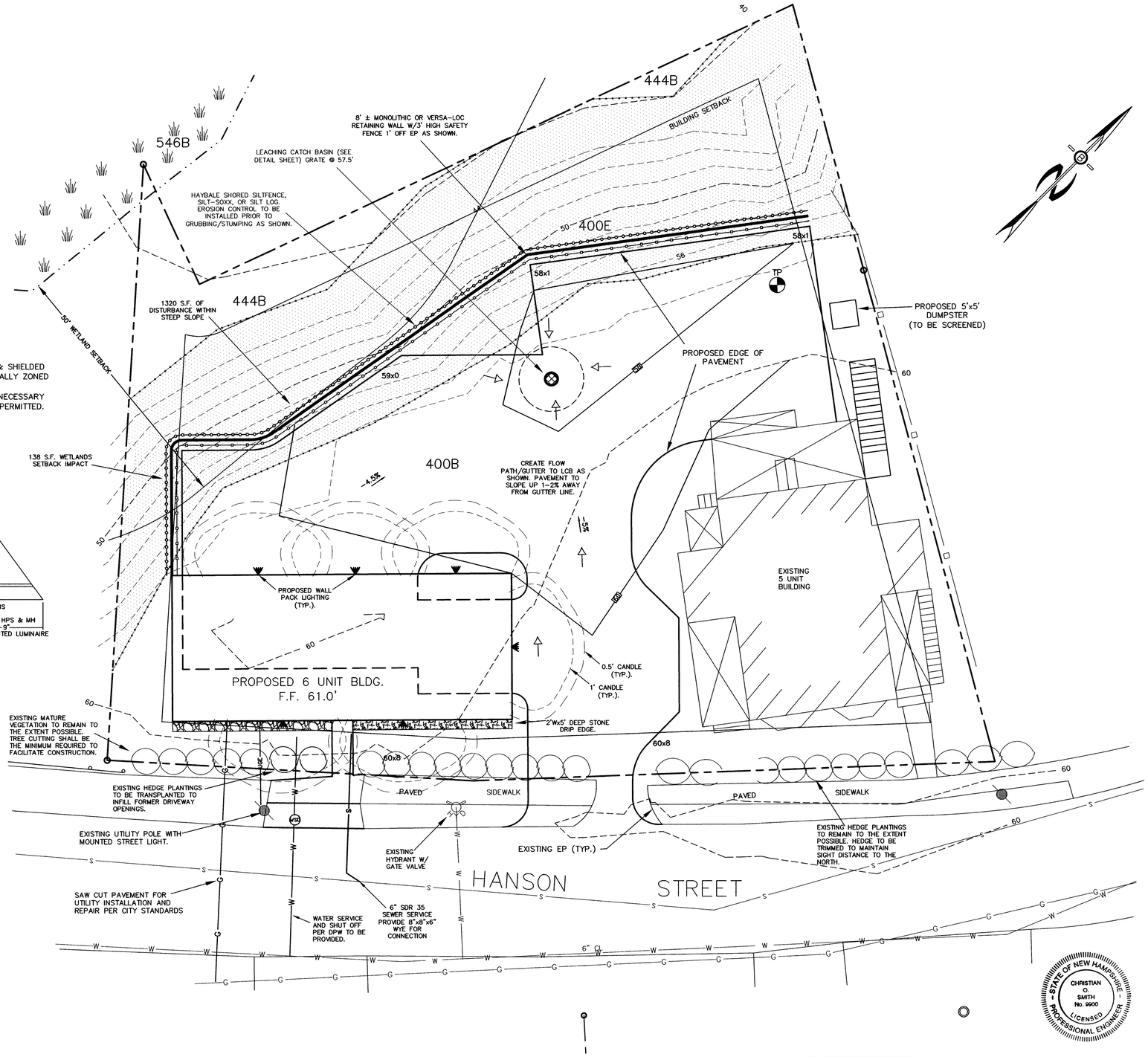
LOCATION MAP

LIGHTING NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED PROPERTIES.
2. AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.



WALLPACK DETAIL



LEGEND

	UTILITY POLE
TP#1A	TEST PIT W/ NO.
43x8'	SPOT GRADE
	STONE WALL
	TREE LINE
	EXISTING CONTOUR – 10'
	EXISTING CONTOUR – 2'
	WETLAND BOUNDARY
	SOILS BOUNDARY LINE
	BUILDING SETBACK LINE
	ABUTTING PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE

PREPARED FOR:

DOVESTER HOLDINGS LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

UTILITY NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY CO. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS
4. ALL CONSTRUCTION SHALL CONFORM TO CITY OF DOVER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS.
5. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
7. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
8. THE (EXISTING OR 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 2015 STATE BUILDING CODES.
9. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND
10. TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
11. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
12. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
13. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
14.

DRAINAGE NOTES

1. ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
2. SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REVISIONS:	DATE:

GRADING, DRAINAGE & UTILITY PLAN

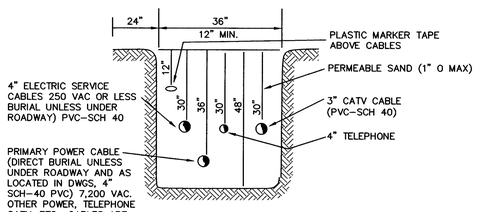
RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

DATE: JULY. 2018	SCALE: 1"=20'
PROJ. N0: NH-916	SHEET NO. 3 OF 4

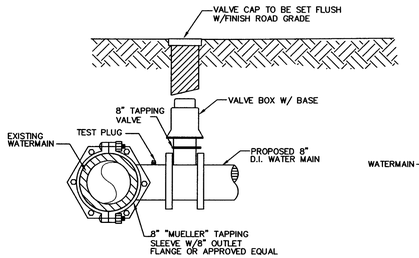
STATE OF NEW HAMPSHIRE
CHRISTIAN O. SMITH
No. 9900
LICENSED
PROFESSIONAL ENGINEER

NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.

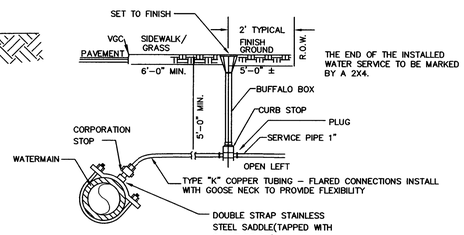


UTILITY TRENCH DETAIL

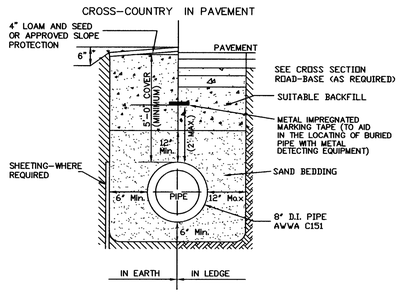


WATER MAIN TAPPING SLEEVE DETAIL

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION



TYPICAL TRENCH DETAIL FOR WATER SYSTEM

PREPARED FOR:

DOVESTER HOLDINGS LLC
79 EXETER ROAD
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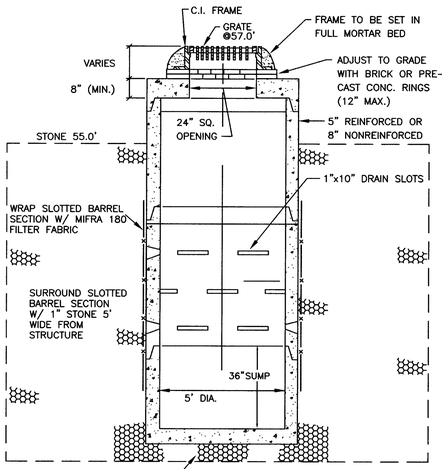
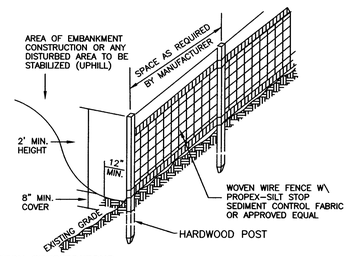


LEACHING CATCH BASIN

NOT TO SCALE



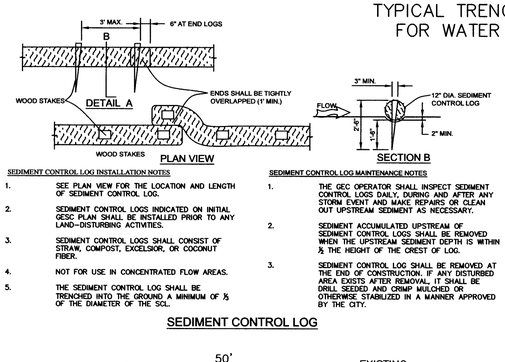
CONSTRUCTION SPECIFICATIONS

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". 2. THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. 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.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

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 INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
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



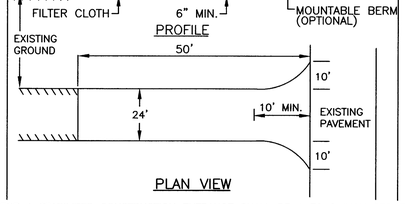
SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR THE LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF ½ OF THE DIAMETER OF THE SCL.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE GEC OPERATOR SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

SEDIMENT CONTROL LOG

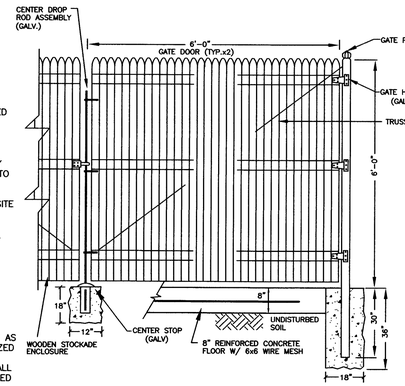


1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE 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 THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
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.

STABILIZED CONSTRUCTION ENTRANCE

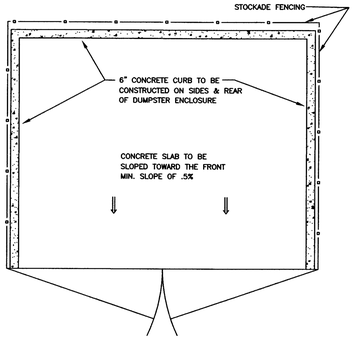
CONSTRUCTION SEQUENCE

1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
3. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS IN PHASES AS DIRECTED.
4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. STOCKPILING SHALL NOT TAKE PLACE ON SLOPES GREATER THAN 10%. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. CONSTRUCT TEMPORARY DRAINAGE FEATURES AS REQUIRED OR DIRECTED.
6. CONSTRUCT THE ROADWAY/DRIVEWAYS AND ITS ASSOCIATED DRAINAGE STRUCTURES. ALL ROADWAYS, PARKING AREAS, AND CUT/FILL SLOPES SHALL BE STABILIZED AND/OR LOAMED AND SEEDED WITHIN 72-HOURS OF ACHIEVING FINISH GRADE AS APPLICABLE.
7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
9. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING
12. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE AREAS ARE STABILIZED AND ESTABLISHED THEMSELVES TO NO LESS THEN 85%, AS DETERMINED BY THE CITY OF LACONIA PLANNING DEPARTMENT IN CONJUNCTION WITH THE SITE ENGINEER. NO EROSION CONTROL DEVICES CAN BE REMOVED UNLESS INSPECTED BY THE ENGINEER AND PLANNING DEPARTMENT.
13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
14. FINISH PAVING ALL ROADWAYS/DRIVEWAYS.
15. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.



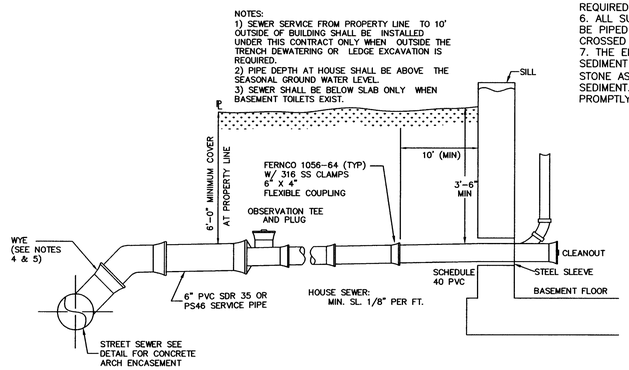
STOCKADE DUMPSTER ENCLOSURE DETAIL

N.T.S.

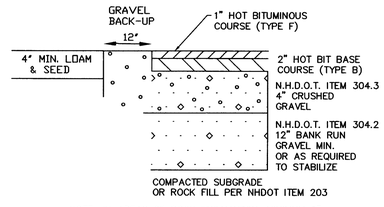


DUMPSTER SLAB DETAILS

N.T.S.



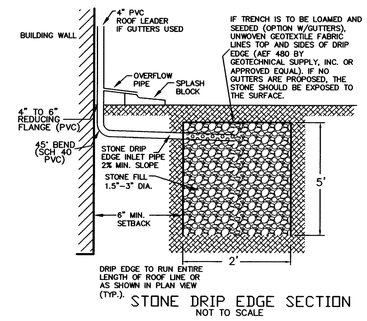
DETAIL OF HOUSE SEWER SERVICE



NOTE: IN AREAS OF ROCK EXCAVATION, MINIMUM 9" BANK RUN GRAVEL SHALL BE PLACED

TYPICAL PAVEMENT SECTION

NEW ASPHALT - NTS



STONE DRIP EDGE SECTION

NOT TO SCALE

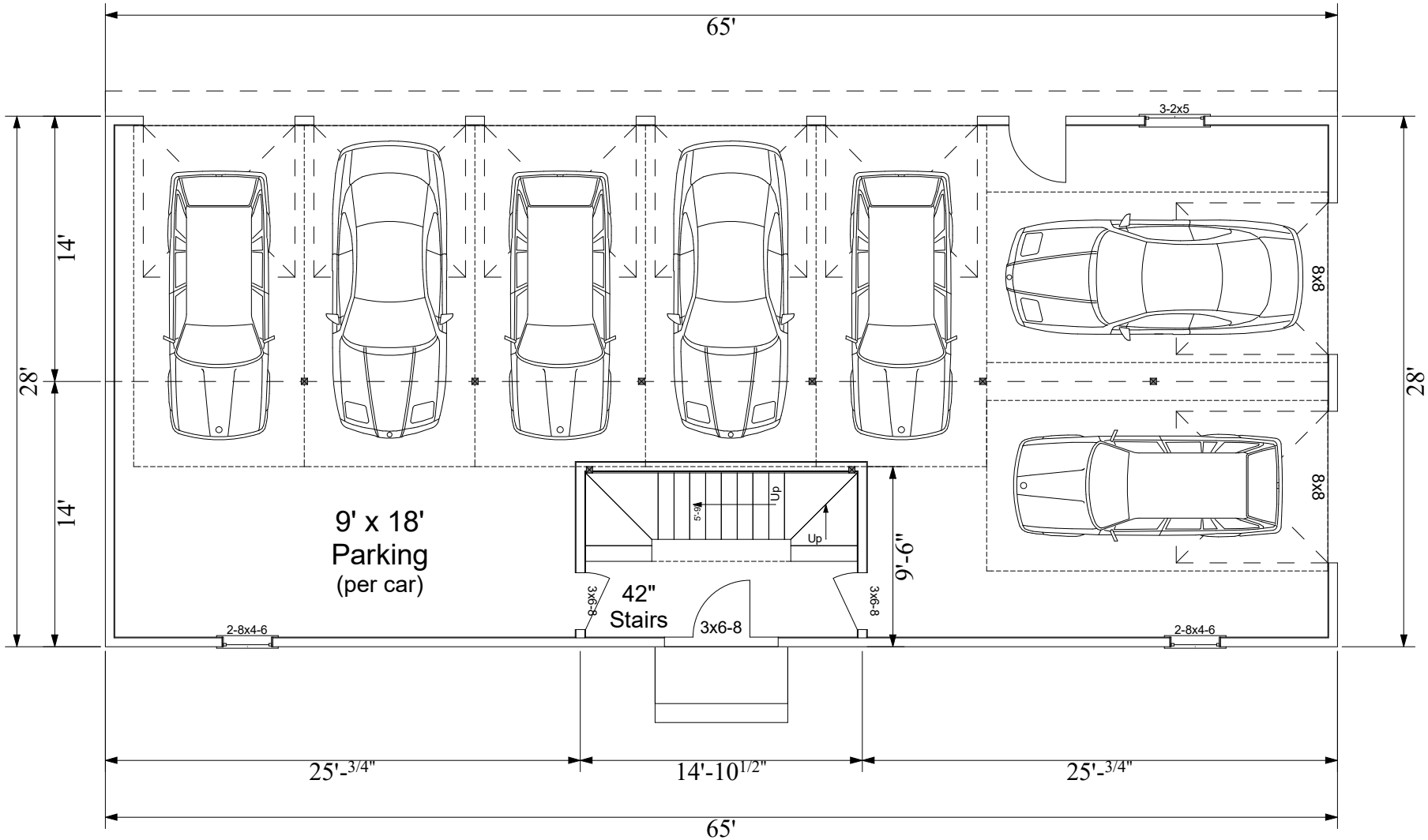
REVISIONS:	DATE:

CONSTRUCTION/EROSION CONTROL DETAIL PLAN

RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

DATE: JULY. 2018	SCALE: NTS
PROJ. N0: NH-916	SHEET NO. 4 OF 4

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: None (Letter)	TITLE: Proposed Renderings	SHEET: **3D**



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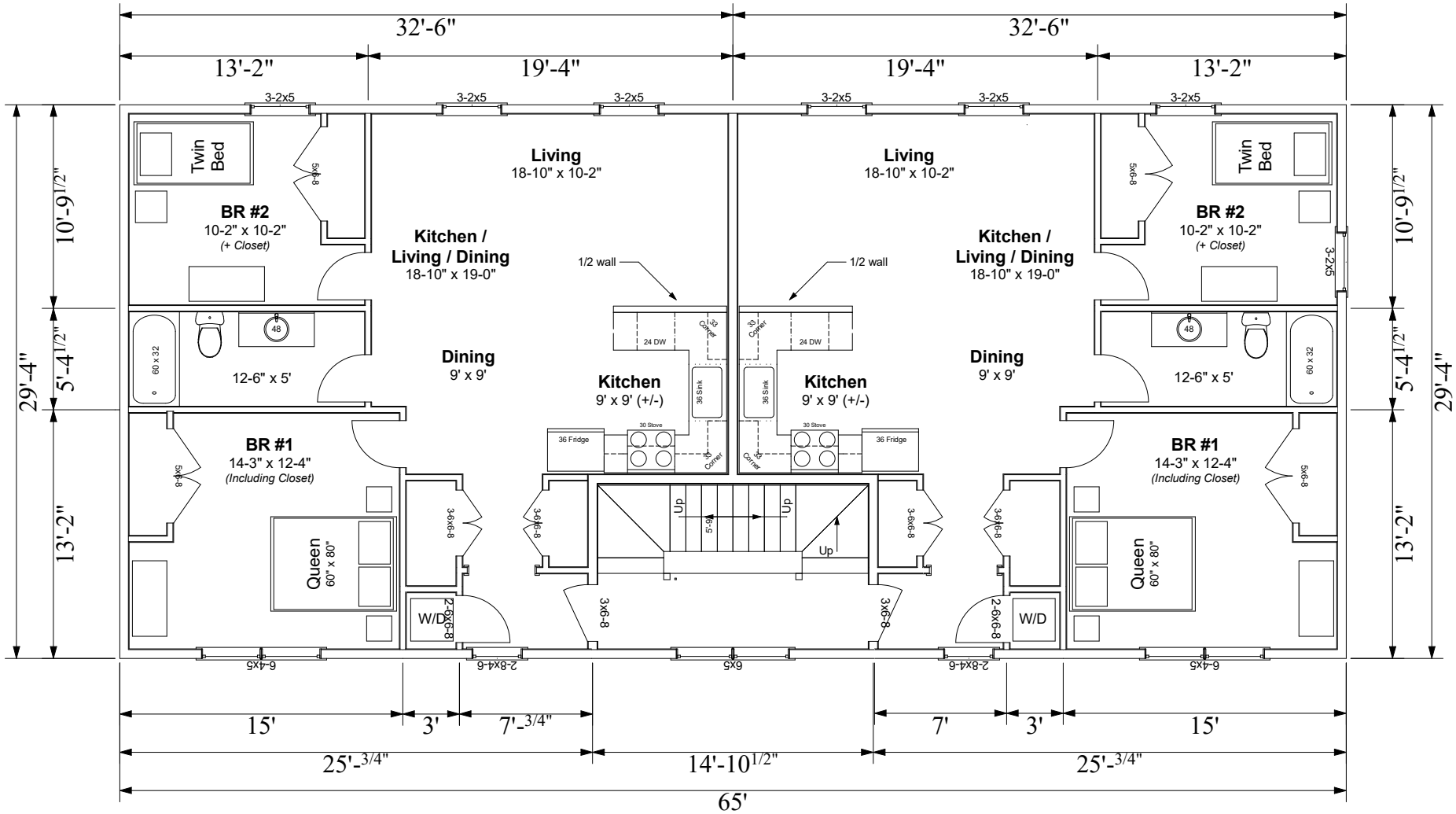
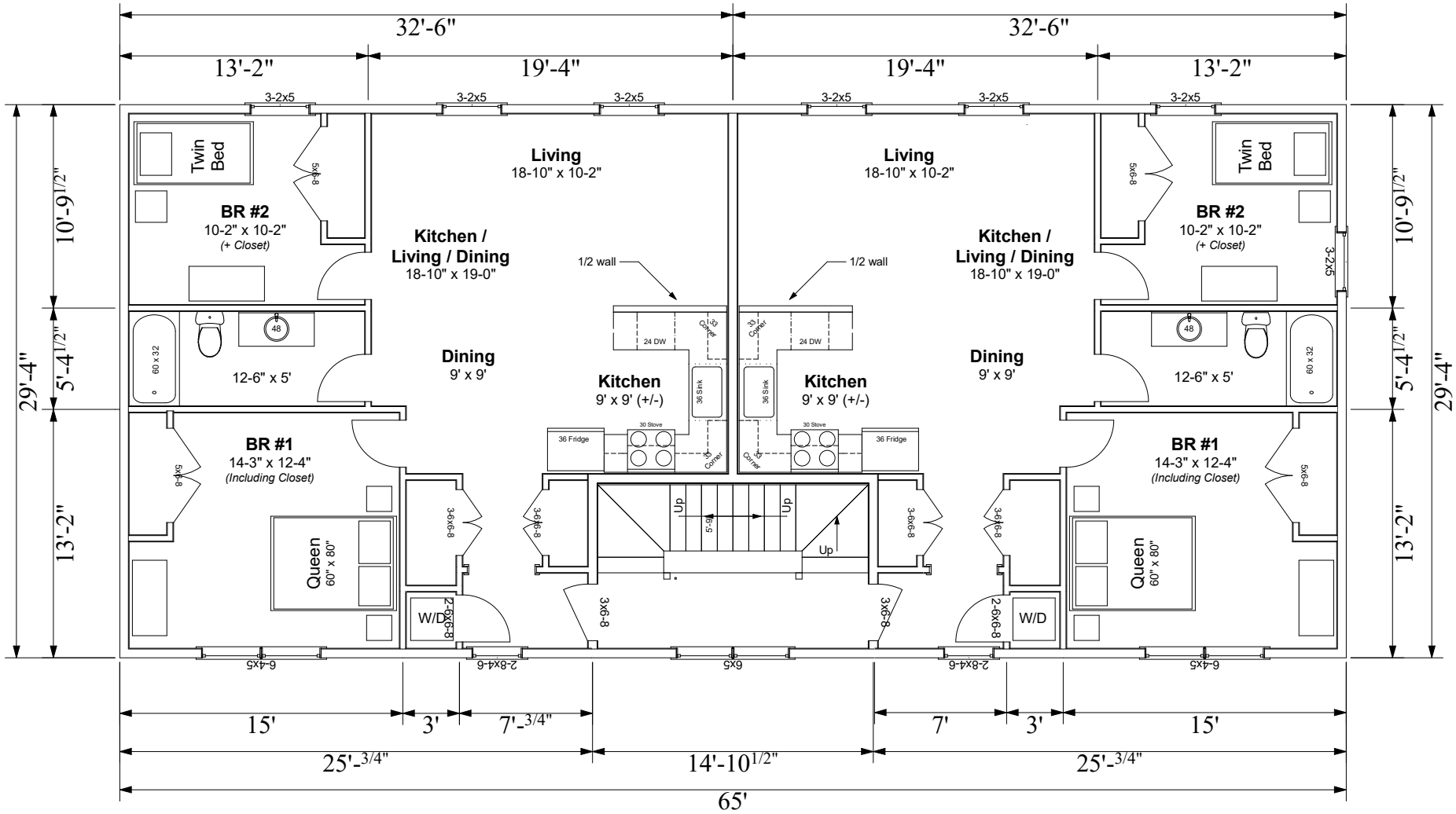


Unit #1 Unit #2

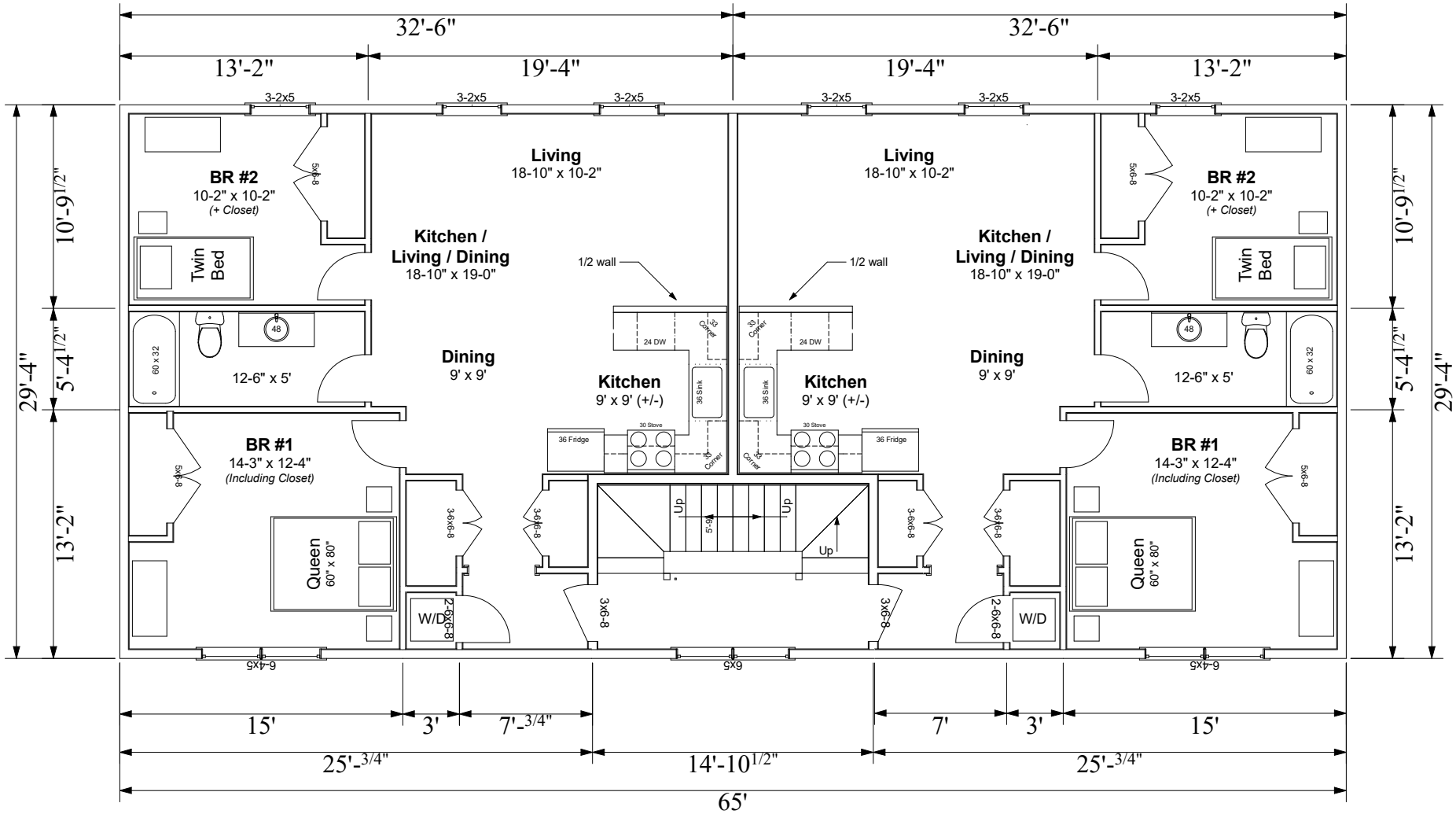
Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed 8' Second Floor (883 s.f. per unit)	SHEET: **P2**



Unit #3

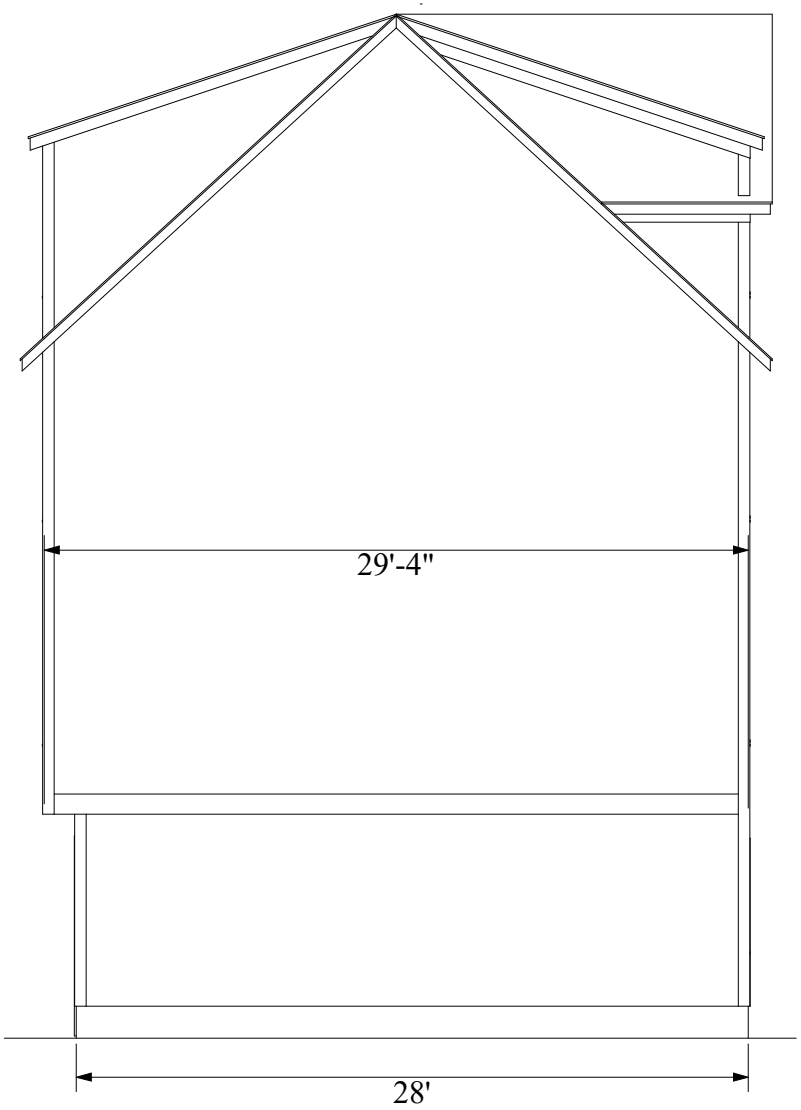
Unit #4

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed 8' Third Floor (883 s.f. per unit)	SHEET: P3

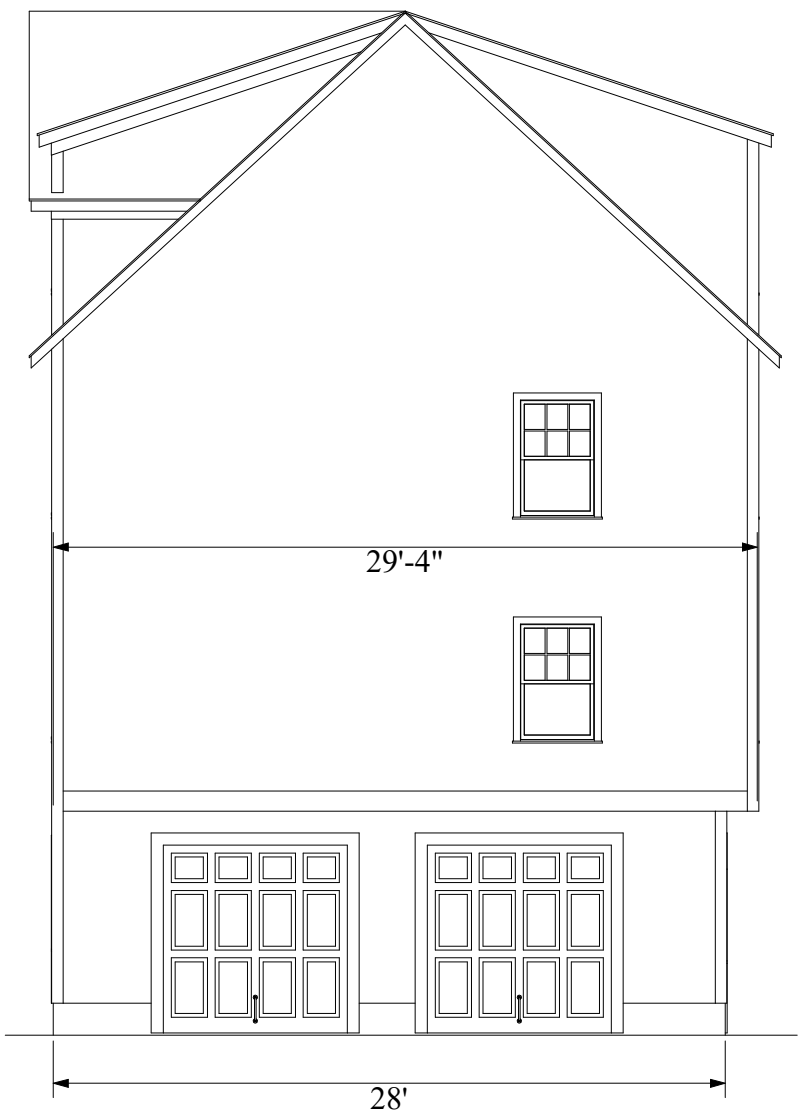


Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed 8' Fourth Floor (883 s.f. per unit)	SHEET: **P4**

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com 6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Dovester Holdings LLC 6 Unit Apartment	SITE: 24 Hanson Street Dover, NH	ISSUED FOR: Review DATE: June 27, 2018	SCALE: 1/8" = 1'-0" (Letter)	TITLE: Proposed Front Elevation	SHEET: **P5**



Left



Right

Michelle Shields Design
Smart Creative Architecture
6 Rudolph Avenue
Kittery, Maine 03904
207-438-9829
Cell: 207-752-7623
www.MichelleShieldsDesign.com

PROJECT: Dovester Holdings LLC 6 Unit Apartment

SITE: 24 Hanson Street Dover, NH

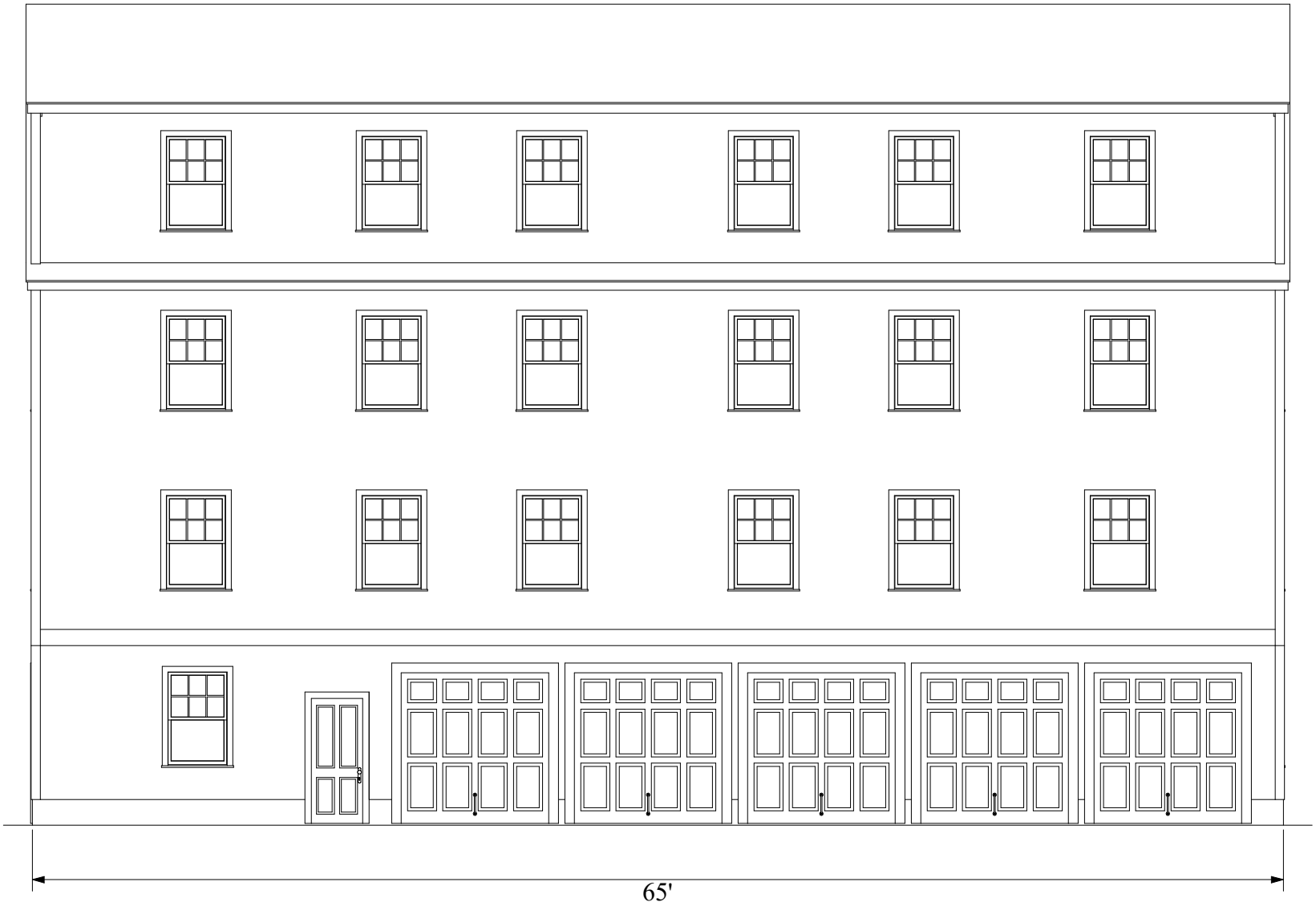
ISSUED FOR: Review

DATE: June 27, 2018

SCALE: 1/8" = 1'-0" (Letter)

TITLE: Proposed Side Elevations

SHEET: **P6**



Michelle Shields Design
Smart Creative Architecture
6 Rudolph Avenue
Kittery, Maine 03904
207-438-9829
Cell: 207-752-7623
www.MichelleShieldsDesign.com

PROJECT:
Dovester Holdings LLC
6 Unit Apartment

SITE:
24 Hanson Street
Dover, NH

ISSUED FOR:
Review

DATE:
June 27, 2018

SCALE:
1/8" = 1'-0"
(Letter)

TITLE:
Proposed
Rear Elevation

SHEET:
P7

Snow Maintenance Plan 24 Hanson Street, Dover, NH

The following is General Procedure for: Sidewalks, Drives and Parking Lots:
The general policy of the Facilities Management is to provide safe travel for residents using the drive aisles and parking lots.

- The application of a sand and/or salt mixture will commence when the paved drives and parking lots become a safety hazard (slick) to cars and pedestrians.
- Facilities Management will monitor the conditions either by help from residents or an on-site inspection of conditions by personnel.
- Sanding will be done from the onset of hazardous conditions to a point where snowplowing is inevitable. Criteria for this is: from a **"trace up to 3 inches of accumulations".**

If snow continues past the 3-inch amount, the drive aisles and parking lots will be plowed. Sanding will follow until pavement is safe.

Sidewalks and Building Entrances: The application of a chemical deicer will commence when sidewalks become a safety hazard (slick) to pedestrian traffic. Sidewalk plowing/sweeping will commence when 1" or more has accumulated. Main and ADA entrances are first priority.

- The goal is to have all primary and main entrance sidewalks cleared by 7:30 a.m.
- Chemical deicer will be applied to primary sidewalks and north side/shaded areas if it is deemed necessary.
- Building entrances and ramps will be cleared by hand to a point away from the entry where mechanical equipment can remove the snow.
- Plowing will continue until all sidewalks have been cleaned.

Long Term Maintenance: Snow is to be stored in areas depicted on the approved Parking and Pavement site plan. Snow shall not be stored in drive aisles, parking stalls nor in front of trash receptacles.

- Extreme care is to be used to prevent any impact on the downslope residence on George Street.
- At any point if the plow berm exceeds 3' in height along parking stalls, the berm shall be removed by bucket loader, Bobcat or similar and trucked off site and legally disposed of.

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dovester Holdings, LLC. Telephone # 603-770-5630

Address of Applicant: 79 Exeter Road, North Hampton, NH 03862

E-Mail Address: jwhite912@comcast.net

Name of Property Owner (if different from applicant): Jason White Telephone # 603 770 -5630

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 20 Lot(s) # 41

Address of Property: 24 Hanson Street

Zoning District(s) CBD Overlay District(s) Wetlands/Steep Slope

Existing Use of Property: Apartment Rental Property

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:

The request for the conditional use permit is to construct a 6 unit apartment building in the location of the existing garage. We are asking for a Conditional Use Permit for 100s.f. of impact within the wetland buffer, and 680 s.f. of impact within the steep slope.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: There are no state or federal permits required for this project.

Name of Professional That Prepared Plans: Christian O smith, P.E.

Address 70 Portsmouth Ave. 3rd Floor Stratham, NH 03885 Telephone #: 603-583-4860

Professional License #: NH-9900 E-mail address: csmith@bealsassociates.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: 12/27/17

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

Signature of Agent: _____ Date: 12-27-17

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: 12/27/17