CITY OF DOVER

# DOVER PLANNING BOARD – AGENDA

| | |
|---|---|
| Meeting Type: | Regular Meeting |
| Meeting Location: | McConnell Center Room 306, 61 Locust Street, Dover NH 03820 |
| Meeting Date: | **Tuesday, November 13, 2018** |
| Meeting Time: | **7:00 pm** |

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - October 23, 2018 Regular Meeting Minutes
3. **OLD BUSINESS**
   A. Consideration and possible vote of a Site Review for Marker 44 Holdings, LLC, Assessor's Map 24, Lots 114 & 115-B, zoned CBD-G & CWD, located at 87 Portland Ave. & Cocheco St. (Proposal is to leave the existing 2,176 sq. ft. two family dwelling and construct four 3,904 sq. ft. multi-unit apartment buildings containing a total of 32 units and construction of a 24 ft. wide driveway to access both buildings). *(P18-34)
   B. Consideration and possible vote of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to construct a 6-unit apartment building and 17 parking spaces, with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.) *(P18-01)
   C. Consideration and possible vote of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to allow a fourth story on a building where three is the maximum). *(P18-44)
   D. Consideration and possible vote of a 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.) *(18-02)
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Site Review Amendment for Johnson Creek Village (Owner: Aramis Black/Real McKoy LLC), Assessor's Map H, Lot 1, zoned B-4, located at 301 Durham Road. (Proposal is to change the classification from Elderly Assisted Care to Assisted Living, increasing beds from 12 to 24, adding parking, lighting and other minor changes). *(P15-38A)
   B. Consideration and acceptance of a Conditional Use Permit for White Water Car Wash & Detail Center, LLC, (Owner: Danvin Court One LLC & Danvin Court Two LLC), Assessor's Map 4, Lot 17, zoned CBD-General, and located at 525 Central Avenue. (Proposal is to remove self car washing building and detail center, selective demolition of pavement and concrete, repave and install vacuum hoses. The building coverage will be approximately 22% whereas 75% is required.) *(P18-50)
   C. Consideration and acceptance of a Lot Line Adjustment for Hot Corner Productions, LLC (Owner: Richard and Anna Kay Irrevocable Trust), Assessor's Map G, Lots 29 & 29-B, zoned I-2, and located at 45 Littleworth Road. (Proposal is to adjust the boundary lines moving a 50 ft wide strip of land to lot 29B from Lot 29). *(P18-51)
   D. Consideration and acceptance of a Minor Subdivision for Jennifer Morin, Assessor's Map C, Lot 48, zoned R-40, and located at 371 Tolend Road. (1 new lot). *(P18-53)
   E. Consideration and acceptance of a plat for Jason Magness and Rachel Engleman, Assessor's Map 33, Lot 100, zoned R-12 and located at Iona Avenue. (Proposal is to formalize an existing lot). *(P18-54)
   F. Consideration and acceptance of a Minor Subdivision for Revern and Vethana Norasing, Assessor's Map G, Lot 24Q, zoned R-20, and located at 17 Atina Way. (One new lot). *(P18-52)
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: | McConnell Center Rm 306 – 61 Locust Street |
| Meeting Date: | **Tuesday, October 23, 2018** |
| Meeting Time: | **7:00 pm** |

**Members Present:** Kirt Schuman (Chair), Gina Cruikshank (Vice Chair), Dennis Ciotti (Councilor), Frank Torr, Dave Landry, James Burdin, Dave White, Lee Skinner; Jackson Kaspari (Alternate), Tom Clark

**Members Not Present**: Tristan Donovan (Alternate), Hayley Harmon (Alternate)

**Staff Present:** Christopher G. Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 pm. He also noted that items 3A and 4B would not be heard tonight.

## 1. CITIZENS' FORUM

*Citizens Forum Open. No One Spoke. Citizens Forum Closed.*

## 2. APPROVAL OF THE PRIOR MINUTES

- October 09, 2018 Regular Meeting Minutes

**Motion:** G. Cruikshank made a motion to approve the minutes as amended. Seconded by D. Ciotti. Vote U/A

## 3. OLD BUSINESS

A. Consideration and acceptance of a Site Review for R&P Singh LLC, (Owner: Aranosian Oil Co., Inc.), Assessor's Map 15, Lot 71, zoned B-5, located at 52 Central Avenue. (Proposal is to add a drive-thru service window). *(P08-09A)

K. Schuman noted that the applicant asked to continue until the 13th.

B. Public Hearing on the City's proposed Capital Improvements (CIP) FY 2020-2025. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.

**Motion:** G. Cruikshank made a motion to remove the CIP from the table. Seconded by D. Ciotti. Vote U/A

C. Parker explained the CIP process.

*Public hearing opened.*
Tim Dargan, Chair of Dover Business and Industrial Development Authority (DBIDA) explained he is here to ask the board to add funds to purchase and develop a future industrial park to the CIP that has been presented. The rough total estimate of funds requested is six million dollars. The goal is to develop commercial property to give relief to the taxpayers of Dover.

Scott Johnson, commercial property owner on Production Dr and Vice Chair of DBIDA gave insight to how this came about and why the rezoning takes so long.

*Public Hearing closed.*

General Discussion about the CIP occurred among the board members and staff.

**Motion:** D. Ciotti made a motion to recommend the City Council approve the Capital Improvements Program as presented with the recommendation that the Council support DBIDA's effort to expand business park options. Seconded by T. Clark. Vote U/A

## 4. NEW BUSINESS

A. Consideration and acceptance of a Transfer of Development Rights for James R. Wolcott, Assessor's Map 10, Lot 2B, zoned R-12, and located at Prospect Street. (Proposal is to allow construction of a duplex on a lot which otherwise would not be allowed). *(P18-48)

C. Parker explained per Chapter 170-27.2.E(4), the applicant is requesting that the Board vote on the plan indicating the duplex where it is not allowed by right.

The sketch layout shows one duplex designed to look like a single family home. The structure meets setbacks. Conversion of a single family to a duplex is allowed, and the applicant has provided information documenting the existence of multi-unit buildings within the neighborhood.

Robert Stowell, Tritech Engineering, explained the request.

**Motion:** L. Skinner made a motion to accept the application. Seconded by D. White. Vote U/A

*Public hearing opened.*
Chad Rousse, 53 Prospect St expressed his opposition to the project including the proposed size (80'x30') and likely diminution of value to his home which is a direct abutter.

Bruce Kennedy's mother, Margaret lives at 59 Prospect St. They are opposed to the project due to traffic/safety issues and the proposed change to the character of the neighborhood.

*Public Hearing closed.*

**Staff Recommendation:**
**Conditions to be Met Prior to Granting the TDR:**

1. Payment of the TDR fee (13,402)
2. Revise the plan to note what relief is granted.
3. Any requirements of 170-27.2 be included on the plan.
4. Note added that no further units shall be added to the site in the future

**Conditions to be Met Prior to Issuance of a Building Permit:**

5. The new dwelling units shall be assessed and pay 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. Impact fees for new dwelling units shall be paid per the invoice included with the Notice of Decision.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

The Board discussed their opinions of the application.

**Motion**: J. Burdin made a motion to approve with staff recommended conditions. Seconded by D. White. Vote passed 5-4 with Skinner, Torr, Clark and Schuman opposed.

B. Consideration and acceptance of a Conditional Use Permit for Patrick M. Murray, Assessor's Map 4, Lot 56, zoned CBD-General SUB District, and located at 55 New York Street. (Proposal is to remove a dilapidated four bay garage and rebuild a garage of the same size with 8 ½ ft setbacks from a residential structure located on property and 12 ft. setbacks from a commercial garage located on property). *(P18-47)

K. Schuman noted that the applicant withdrew his application.

C. Conditional Use Permit for DBS Holdings, LLC., Assessor's Map 31, Lot 34, zoned CBD-General, and located at 36 Fourth Street. (Proposal is to remove an existing residential duplex structure and build a new one allowing residential use on the first floor where non-residential is required. Also to allow 46% of lot coverage where 75% is required and 56% of frontage build out where 70% is required.) *(P18-46)

C. Parker explained the applicant seeks to replace a duplex with a new larger duplex. The new larger building will bring the property closer to compliance, but not fully meet the requirements for the zone and therefore needs 3 Conditional Use Permits for the first floor to be residential where non-residential is required, a lot coverage area of 46 % where 75% is required and a frontage build out of 56% where 70% is required. The existing lot coverage is 26% and the existing frontage build out is 45%.

Kevin McEneaney, McEneaney Survey, explained the request.

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

*Public hearing opened.*
Pam Sawyer, 38 5th St believed she was a direct abutter, but it was determined the property is on the other side of 4th St. She expressed concerns about the size of the building on such a small lot but is in favor of building a new structure and removing the one in poor condition.
*Public Hearing closed.*

Mr. McEneaney addressed the public comments.

**Staff Recommendation:**

**Conditions to be Met Prior to Issuing the Conditional Use Permit:**

1. The application 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).
2. Building plan shall note wood or cement fiber board siding

**Motion**: F. Torr made a motion to approve with staff recommended conditions. Seconded by T. Clark. Vote U/A

**5. STAFF COMMENTS**

- TRC occurred for a project 56 Dover Point Road, 301 Durham Rd
- Should be back in City Hall for December
- CDBG Applications are available

**6. MEMBER COMMENTS**

D. Landry inquired about a Sawyer Mill Dam update which C. Parker gave.

**7. ADJOURNMENT**

**Motion:** F. Torr made a motion to adjourn at 8:30 pm. Seconded by G**.** Cruikshank. Vote U/A

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-34

| | |
|---|---|
| Application Type: | Site Plan Review |
| Applicant(s): | Marker 44 Holdings LLC |
| Owner(s): | Marker 44 Holdings LLC |
| Location: | 87 Portland Ave & Cocheco St (Assessor's Map 24, Lots 114 & 115-B) |
| Meeting Date: | November 13, 2018 |

**INTENT:** To leave an existing 2,176 sq. ft. two family dwelling and construct four 3,904 sq. ft. multi-unit apartment buildings containing a total of 32 units and construction of a 24 ft. wide driveway to access both buildings.

**LOTS/UNITS PROPOSED:** 4 new buildings with 32 units total plus an existing 2 unit building

**AGENDA ITEM #:** 3-A

**ACREAGE:** 1.85 acres

**ZONING DISTRICT:** CBD-Downtown Gateway & CWD

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Multi-family residential per other case

**SURROUNDING LAND USE:** Residential

**ZBA ACTION:** H87-11: Variance denied to convert 3 rooms to 5 rooms

**ATTACHMENTS:** Revised insert only *so please bring previous materials.*

**APPLICATION IS COMPLETE:** Yes

**NOTICES SENT:** Abutter notices were sent by certified mail to all abutters for a prior meeting

**PERMITS REQUIRED:**
**-**Conditional Use Permits (conditionally approved)
-NHDES Notice of Intent
-NHDES Wetlands Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**
The applicant proposes to leave the existing 2,176 sq. ft. two family dwelling and construct four 3,904 sq. ft. footprint multi-unit apartment buildings containing a total of 32 units and construction of a 24 ft. wide driveway to access both buildings.

The Technical Review Committee reviewed this at their August 9th meeting and then had a follow up discussion on how comments were addressed to each Department's satisfaction.

The Planning Board accepted this application and approved conditional use permit (P18-35) and Lot Line Adjustment (P18-34) on September 25, 2018. The Board closed the public hearing and tabled the application for a site walk on October 13. Since the 13th, the applicant has worked to resolve issues, and provided documentation that an Integrated Pest Management plan is not required.

At the site walk a question was asked relative to the boundary lines an abutter disputes. Per the attached email from the City Attorney, this is a civil matter.

Revised plan sheets are supplied to the Board.

**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 remove the item from the table, have the applicant review changes, re-open the public hearing, and vote to approve the site plan with the following conditions:

**Conditions to Be Met Prior to Signing of Plans:**

1. The applicant shall provide:
   a. A digital version of plan set
   b. Cross-access easements for parking and access
2. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add LLS, PE, and Landscape Architect signatures and stamps to final plan
   c. Substitute vinyl siding with a siding material consistent with the abutting properties, to the satisfaction of staff.
   d. Revise note 10 on the demolition sheet to note lack of need for an Integrated Pest Management plan
   e. Update the plan set with the revisions dated October 30.

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-34

| | |
|---|---|
| Application Type: | Site Plan Review |
| Applicant(s): | Marker 44 Holdings LLC |
| Owner(s): | Marker 44 Holdings LLC |
| Location: | 87 Portland Ave & Cocheco St (Assessor's Map 24, Lots 114 & 115-B) |
| Meeting Date: | November 13, 2018 |

**Conditions to Be Met Prior to any Construction Activity:**

3. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
4. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp

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

5. The new dwelling units shall be assessed and pay 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. Impact fees for new dwelling units and commercial space shall be paid per the invoice included with the Notice of Decision.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

# 87 Portland Ave and Cocheco St




**Property Information**

| | |
|---|---|
| **Property ID** | 24114-000000 |
| **Location** | 87 PORTLAND AV |
| **Owner** | MARKER 44 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 11/08/2018

CITY OF DOVER

# TECHNICAL REVIEW COMMITTEE MINUTES - P18-34

| | |
|---|---|
| Application Type: | Site Plan Review |
| Applicant(s): | Marker 44 Holdings, LLC |
| Owner(s): | Marker 44 Holdings, LLC |
| Location: | 87 Portland Ave & Cocheco St (Tax Map 24, Lots 114 & 115-B) |
| Date: | August 9, 2018 |

**INTENT:** To leave existing 2,176 sq. ft. two family dwelling and construct four 3,904 sq.ft. multi-unit apartment buildings containing a total of 32 units and construction of a 24 ft. wide driveway to access both buildings. A request for a CUP and a LLA will also appear before the PB.

**LOTS/UNITS PROPOSED:** 4 new buildings with 32 units total plus an existing 2 unit building

**AGENDA ITEM #:** 1

**ACREAGE:** 1.85 acres

**ZONING DISTRICT:** CBD – Downtown Gateway & CWD

**EXISTING LAND USE:** Residential

**SURROUNDING LAND USE:** Residential

**ZBA ACTION:** One variance denied

**PERMITS REQUIRED:**

- Conditional Use Permit
- NHDES Notice of Intent
- NHDES Wetlands Permit

**WAIVERS REQUESTED:** None

**ATTENDANCE:**
**Members:**
Chris Parker, Planning
Elena Piekut, Planning Zoning
Jim Maxfield, Fire/Inspections
Sgt. Marn Speidel, Police
Dave White, Engineering

**Others:**
Steve Haight, Civilworks
Matt Randall, Civilworks
Bill Hopkins, Marker 44
Kristen Hopkins, Marker 44
Willy Hopkins, Marker 44

Approval of 8/2/2018 Meeting Minutes
Dave White moved to approve the minutes of August 2, 2018. Elena Piekut seconded. Vote: U/A

**PLAN REVIEW:**
**Planning Comments:**

- Impact fees and water/sewer investment fees will be assessed and due
- Please double side application packet before PB
- Discuss parking space loss in traffic analysis
- Are these condo or rental?
- Who will use the sidewalks along buildings 3 &4
- Wetland buffer placards may be needed
- Please provide
  - Streetscape sheet to plan set
  - O&M plan for walk way
  - legal opinion on the zoning boundary moving with LLA
  - Pest control before demolition or earth disturbance may be needed
  - Stormwater O&M plan
  - Landscape O&M plan
  - Neighborhood plan that meets the regulations
  - Cross-access easements for parking and access
- Please revise plan set to:
  - Revise spelling to "Cochecho"
  - Indicate LLA as P18-36, CUP as P18-35, and Site Plan as P18-34
  - Add neighborhood plan and streetscape to sheet index
  - Add common site plan notes to site plan, LLA notes LLA plan
  - Move legend down on sheet 5 to leave 2'x2' space for approval stamp
  - Number the parking space totals
  - Parking behind existing building needs to be independently accessible
  - Stockade fence can be 8' tall
  - Add fire lane signage
  - Revise Building Inspector to Building Official
  - If retaining wall is over 4', need fence. Submit stamped retaining wall design to the City Engineer and Building Official
  - Document topography 100' off site
  - Sheet 13 seems odd

- Add additional lights to buildings 1 & 3
- Provide uniformity ratio
- Confirm landscape plan meets new regulations
- Add legend to landscape plan
- Indicate materials on elevations
- Indicate vent system for garage
- Include PE, LLS, and Landscape Architect signatures and stamps on final plan submissions
- Update parking calculation to the zoning

**Police Department Comments:**

- Lay out new on-street parking bays with 20' buffer in each direction from new curb cut.
- Please Provide
  - Roger Street street view. This is likely to be the most drastic change.
  - A "Private Property – Pass At Own Risk" sign at Cochecho Street entrance to walking trail.
- Portland Avenue – Driveway street view does not show accurate width driveway for proposed project.
- Why no screening behind building #2 parking area?
- Landscape Concept Plan L-1 shows exaggerated tree cover along the Roger Street side.
- Sheet 17 provides no specificity for retaining walls relative to the site plan.
- Do not name the project "Cochecho Landing". Likely to be confused with Cochecho Park and Cochecho Court. Consider another name acceptable for public safety interests.

**Fire/Inspections Comments:**

- Please revise plan set to:
  - Include a private drive road name for numbering and 911 mapping.
  - Relocate fire hydrant by building 1 to allow for additional snow storage
  - Add blow off/hydrant at end of water main- defer to CS
  - Add a detail sheet for the construction of the accessible ramps.
  - On Sheet 5
    - Clarify accessible signs to be installed, see sheet 12 detail
    - Clarify the width of the access aisle for accessible parking space at building 1
  - On Sheet 7 Discuss the location of the FDC locations
  - On Sheet 17 Add height of fence to detail
  - A2 discuss overall percentages of glazing on east wall of building 2 and 3.
- Discuss overall site access including slopes.
- Discuss adding snow storage between building 2 and 3
- Provide design geometry of accessible ramps including handrails.
- NFPA 13 system will be required

**Engineering Comments:**

- Please set up a meeting to review stormwater with Engineering staff
- Drainage improvements should be made along Cochecho Street to intercept the offsite flow
- Eversource will supply the complex off the existing service pole.
- Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp
- Please revise the plans to
  - Relocate the sewer run to avoid the wetlands
  - Note the smh numbers
  - Show drainage info on Cochecho St by sewer run
  - Note the type and size of the water main
  - Detail the utility connections, including separation of 7 feet between gas/UGE and water or sewer.

**Economic Development Comments:** None.

**Planning Board Comments:** None

**Next Steps:** Applicant intends to appear before Conservation Commission August 13th and Planning Board September 11th or 25th. Applicant will schedule second TRC with Donna Benton.

**Adjournment:**
A motion to adjourn TRC was made at 11:16 am by Marn Speidel and seconded by Dave White. Vote: U/A

# CIVILWORKS NEW ENGLAND

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


October 30, 2018

Mr. Christopher Parker
Assistant City Manager/Director of Planning
City of Dover
288 Central Ave
Dover, NH 03820

Subject: Marker 44 Holdings, LLC
Gundalow Landing
87 Portland Street (Map 24 Lots 114 & 115B)
Dover, NH 03820
Our Reference No. 1795

Re: Site Review Application (P18-36)

Dear Mr. Parker:

On behalf of our client, Marker 44 Holdings, LLC we are pleased to submit the following in support of the planning board application. Outlined below are responses to each of the September 25th Planning Board comments.

**Conditions to be met prior to Signing of Plans:**

- Both the conditional use permit (P18-35) and the lot line adjustment (P18-34) were approved at the September 25, 2018 PB meeting
- The applicant has reached out to several pest management firms and has been informed that a plan is not appropriate at this time until the buildings are constructed ( see email correspondence attached)
- Attached is a copy of the draft easement document. Upon site plan approval the applicant will complete and file the easement.

**Final Plan revisions**

- The owner's signatures will be added to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
- The project LLS, PE, and Landscape Architect signatures and stamps will be added to the final plan
- The owner request that the conditions be amended regarding substituting vinyl siding with a more natural material as a condition that final siding material be review and coordinated with Planning Staff
- The applicant has addressed all outstanding TRC comments with the exception of the Integrated Pest Management Plan. The Applicant with work with Inspection Services prior to construction to address a pest management plan
- A note regarding the Integrated Pest Management plan was added as note 10 on the demolition plan.be put in place on demo sheet

- The utility plan has been updated to show gates valves on the water services
- The utility plan has been updated to show a new sewer manhole on Cochecho Street.
- The site plan will be revised to show an 8’ tall fence will be installed along the property line parallel to Portland Avenue with Map 24 lot 115
- The applicant has made several attempts to contact the abutter (Map 24 Lot 113) regarding whether a fence is warranted along the common property line. This issue was reviewed at the site walk with the Planning Board at which the abutter was present. A portion of the abutter’s parking lot is actually on the Marker 44 property and a fence would cut off several of his parking spaces. At the site walk it was agreed that this issue would be resolved between the parties separately.
- Note #8 under General Notes on the coversheet has been revised to exclude construction Sunday hours.

We look forward to discussing this application with the Planning Board after having been reviewed and endorsed by City Staff.

If you have any questions please do not hesitate to contact our office.

Sincerely,

**CIVILWORKS NEW ENGLAND**



Stephen J Haight, PE

SJH

## Benton, Donna

**From:** Blenkinsop, Anthony
**Sent:** Tuesday, October 16, 2018 4:44 PM
**To:** Benton, Donna
**Cc:** Fournier, Amber
**Subject:** RE: Property Line issue

Donna,

You are correct. The Planning Board would not weigh in on or otherwise opine on a boundary dispute between two abutting lot owners. If you have stamped plans showing a boundary it is reasonable for the Board to rely on them. If someone disputes the boundary it would be incumbent on them to seek relief through the Superior Court. Based on our quick conversation, I understand an abutting landowner claims prescriptive rights to an area of the applicant's property based on adverse possession. Ultimately, it would be up to that landowner to file a quiet title action to resolve that claim.

Please let me know if you would like to discuss further.

Anthony I. Blenkinsop
City Attorney
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169
e: a.blenkinsop@dover.nh.gov
p: 603.516.6520 f: 603.516.6523

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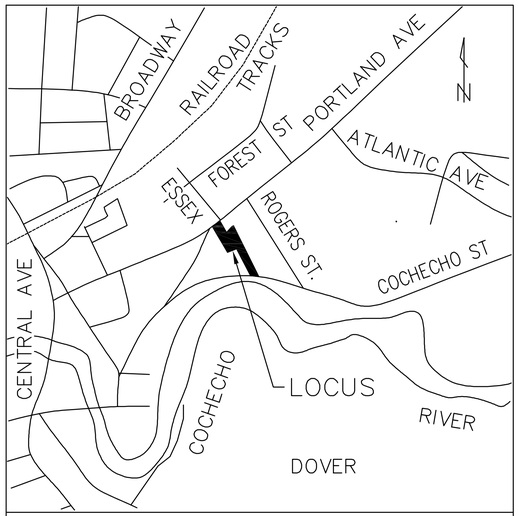
**From:** Benton, Donna
**Sent:** Tuesday, October 16, 2018 4:20 PM
**To:** Blenkinsop, Anthony <A.Blenkinsop@dover.nh.gov>
**Subject:** Property Line issue

Hi Anthony,
Am I correct in thinking that if two property owners have a dispute over where a property line is that it is a civil issue and the Planning Board should not weigh in on that issue even if is part of the Site Plan application in front of the Planning Board?
Thanks,
Donna

***Donna Benton***
*Assistant City Planner*
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169
e: d.benton@dover.nh.gov
p: 603.516.6008 f: 603.516.6049

# SITE PLAN
# GUNDALOW LANDING
# A RESIDENTIAL APARTMENT DEVELOPMENT

TAX MAP 24, LOT 114 &
TAX MAP 24, LOT 115B
**COCHECHO STREET**
**PORTLAND AVE**
**DOVER, NH**
**JULY 18, 2018**
**SEPTEMBER 12, 2018**
**REVISED: OCTOBER 30, 2018**




LOCATION PLAN

( NO SCALE )

**GENERAL NOTES:**

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF 4 – 5 STORY APARTMENT BUILDINGS. EACH BUILDING WILL HAVE A PARKING GARAGE BENEATH AND FOUR FLOORS OF APARTMENTS ABOVE, SURFACE PARKING FOR EACH BUILDING AND A WALKING PATH TO COCHECHO STREET.
2. THE FOLLOWING LOCAL, STATE AND/OR FEDERAL PERMITS HAVE BEEN ISSUED FOR THIS PROJECT:
   CITY OF DOVER: SITE PLAN APPROVAL: PENDING
   CITY OF DOVER: CONDITIONAL USE PERMIT: PENDING
   NHDES WETLAND IMPACT PERMIT: PENDING
3. VARIANCE/SPECIAL EXCEPTIONS GRANTED BY THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT: NONE REQUIRED
4. 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 OCCURS.
5. 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.
6. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THIS PROJECT. THE SWPPP MUST INCLUDE THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE SITE. PARTIES RESPONSIBLE FOR DEVELOPING THE SWPPP SHOULD REFER TO THE EPA NPDES CONSTRUCTION GENERAL PERMITS NOTICE OF INTENT FOR A COMPLETE OUTLINE OF REQUIRED ELEMENTS. THESE PLANS AND THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN PREPARED FOR THIS PROJECT MAY BE UTILIZED IN FULFILLING THE REQUIREMENTS.
7. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN AND THE REPORTING REQUIREMENTS CONTAINED THEREIN.
8. PURSUANT TO CITY OF DOVER ORDINANCE AND APPROVALS ASSOCIATED WITH THIS WORK, CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY – FRIDAY 7AM – 6PM, AND SATURDAY 9AM – 4PM. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR GENERAL CONTRACTOR. SAID SIGNAGE SHALL BE LOCATED AND APPROVED BY THE CITY ENGINEER OR DIRECTOR OF PLANNING AND ASSISTANT CITY MANAGER.
9. AS–BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS–BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A P.E. OR AN L.L.S.
10. THIS PLAN SET INCLUDES THE LOT LINE ADJUSTMENT PLAN FILE #P18–36 A CONDITIONAL USE FILE #P18–35 AND THE SITE PLAN FILE #P18–34.


OWNER
MARKER 44 HOLDINGS, LLC
130 CENTRAL AVENUE
DOVER, NH 03820

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

LAND SURVEYOR
MCENEANEY SURVEY ASSOCIATES, INC.
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820

WETLAND SCIENTIST
MICHAEL CUOMO
6 YORK POND ROAD
YORK, ME 03909

GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, BLDG 2 UNIT H
EXETER, NH 03833

LANDSCAPE ARCHITECT
WOODBURN & COMPANY
LANDSCAPE ARCHITECTURE, LLC
130 KENT PLACE
NEWMARKET, NH 03857

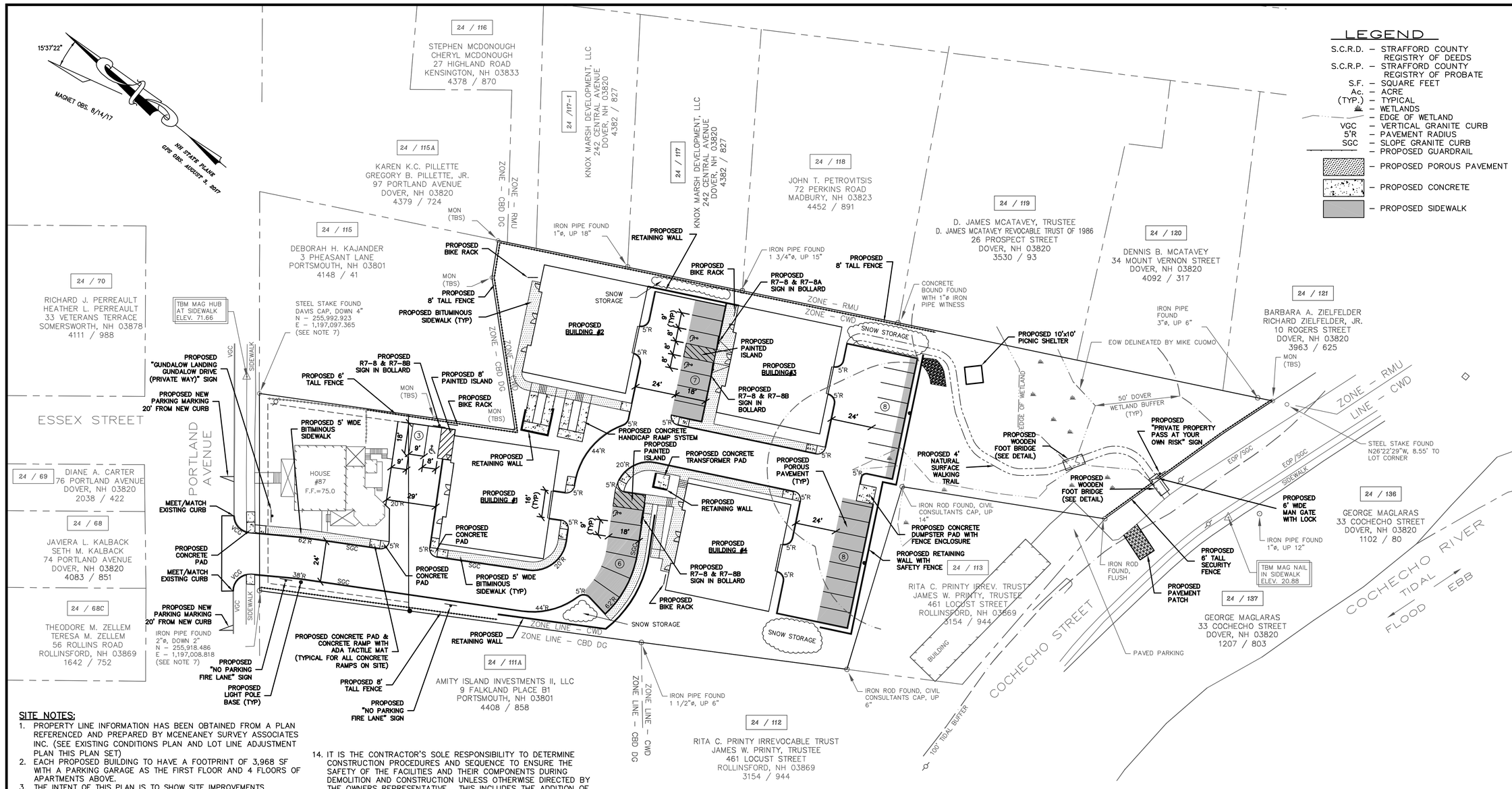
ARCHITECT
CJ ARCHITECTS
233 VAUGHAN ST.
PORTSMOUTH, NH 03801

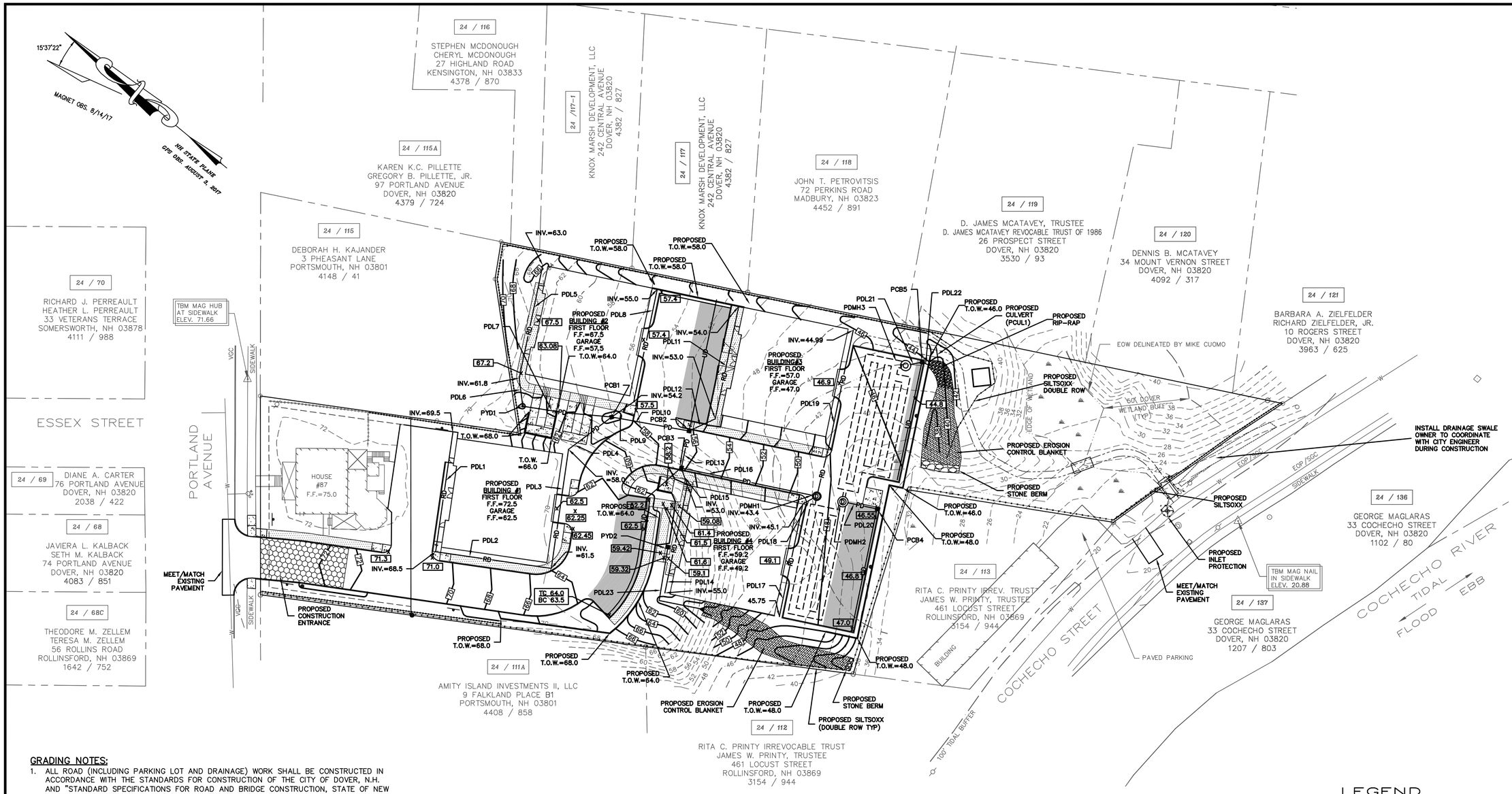

MARKER 44 HOLDINGS, LLC _____ DATE

## SHEET INDEX


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PLANNING FILE NO.: P18–34


15°37'22"
MAGNET OBS. 8/14/17
NH STATE PLANE GPS OBS. AUGUST 9, 2017
24 / 116
STEPHEN MCDONOUGH
CHERYL MCDONOUGH
27 HIGHLAND ROAD
KENSINGTON, NH 03833
4378 / 870
24 /117-1
KNOX MARSH DEVELOPMENT, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
4382 / 827
24 / 115A
KAREN K.C. PILLETTE
GREGORY B. PILLETTE, JR.
97 PORTLAND AVENUE
DOVER, NH 03820
4379 / 724
24 / 117
KNOX MARSH DEVELOPMENT, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
4382 / 827
24 / 118
JOHN T. PETROVITSIS
72 PERKINS ROAD
MADBURY, NH 03823
4452 / 891
24 / 119
D. JAMES MCATAVEY, TRUSTEE
D. JAMES MCATAVEY REVOCABLE TRUST OF 1986
26 PROSPECT STREET
DOVER, NH 03820
3530 / 93
24 / 120
DENNIS B. MCATAVEY
34 MOUNT VERNON STREET
DOVER, NH 03820
4092 / 317
24 / 121
BARBARA A. ZIELFELDER
RICHARD ZIELFELDER, JR.
10 ROGERS STREET
DOVER, NH 03820
3963 / 625
24 / 115
DEBORAH H. KAJANDER
3 PHEASANT LANE
PORTSMOUTH, NH 03801
4148 / 41
24 / 70
RICHARD J. PERREAULT
HEATHER L. PERREAULT
33 VETERANS TERRACE
SOMERSWORTH, NH 03878
4111 / 988
24 / 69
DIANE A. CARTER
76 PORTLAND AVENUE
DOVER, NH 03820
2038 / 422
24 / 68
JAVIERA L. KALBACK
SETH M. KALBACK
74 PORTLAND AVENUE
DOVER, NH 03820
4083 / 851
24 / 68C
THEODORE M. ZELLEM
TERESA M. ZELLEM
56 ROLLINS ROAD
ROLLINSFORD, NH 03869
1642 / 752
24 / 136
GEORGE MAGLARAS
33 COCHECHO STREET
DOVER, NH 03820
1102 / 80
24 / 137
GEORGE MAGLARAS
33 COCHECHO STREET
DOVER, NH 03820
1207 / 803
24 / 113
RITA C. PRINTY IRREV. TRUST
JAMES W. PRINTY, TRUSTEE
461 LOCUST STREET
ROLLINSFORD, NH 03869
3154 / 944
24 / 111A
AMITY ISLAND INVESTMENTS II, LLC
9 FALKLAND PLACE B1
PORTSMOUTH, NH 03801
4408 / 858
24 / 112
RITA C. PRINTY IRREVOCABLE TRUST
JAMES W. PRINTY, TRUSTEE
461 LOCUST STREET
ROLLINSFORD, NH 03869
3154 / 944
ZONE – CBD DG
ZONE – RMU
ZONE – CWD
ZONE LINE – CBD DG
ZONE LINE – CWD
PROPOSED BUILDING #1
PROPOSED BUILDING #2
PROPOSED BUILDING #3
PROPOSED BUILDING #4
PROPOSED RETAINING WALL
PROPOSED BIKE RACK
PROPOSED 8' TALL FENCE
PROPOSED BITUMINOUS SIDEWALK (TYP)
PROPOSED R7-8 & R7-8A SIGN IN BOLLARD
PROPOSED R7-8 & R7-8B SIGN IN BOLLARD
PROPOSED PAINTED ISLAND
PROPOSED 8' PAINTED ISLAND
PROPOSED 6' TALL FENCE
PROPOSED "GUNDALOW LANDING GUNDALOW DRIVE (PRIVATE WAY)" SIGN
PROPOSED NEW PARKING MARKING 20' FROM NEW CURB
PROPOSED 5' WIDE BITIMINOUS SIDEWALK
PROPOSED CONCRETE HANDICAP RAMP SYSTEM
PROPOSED CONCRETE TRANSFORMER PAD
PROPOSED POROUS PAVEMENT (TYP)
PROPOSED CONCRETE PAD
PROPOSED CONCRETE DUMPSTER PAD WITH FENCE ENCLOSURE
PROPOSED RETAINING WALL WITH SAFETY FENCE
PROPOSED 10'x10' PICNIC SHELTER
PROPOSED 4' NATURAL SURFACE WALKING TRAIL
PROPOSED WOODEN FOOT BRIDGE (SEE DETAIL)
PROPOSED "PRIVATE PROPERTY PASS AT YOUR OWN RISK" SIGN
PROPOSED 6' WIDE MAN GATE WITH LOCK
PROPOSED 6' TALL SECURITY FENCE
PROPOSED PAVEMENT PATCH
PROPOSED CONCRETE PAD & CONCRETE RAMP WITH ADA TACTILE MAT (TYPICAL FOR ALL CONCRETE RAMPS ON SITE)
PROPOSED "NO PARKING FIRE LANE" SIGN
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PROPOSED BIKE RACK
PROPOSED 8' PAINTED ISLAND
PROPOSED BIKE RACK
PROPOSED 6




## GRADING NOTES:

1. ALL ROAD (INCLUDING PARKING LOT AND DRAINAGE) WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE CITY OF DOVER, N.H. AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED "STANDARD SPECIFICATIONS".
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. DENSITY REQUIREMENTS:

| LOCATION | MINIMUM DENSITY |
|---|---|
| BELOW PAVED OR CONCRETE AREAS | 95% |
| TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL | 95% |
| BELOW LOAM AND SEED AREA | 90% |

*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

10. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
12. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
13. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THIS PROJECT. THE SWPPP MUST INCLUDE THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE SITE. PARTIES RESPONSIBLE FOR DEVELOPING THE SWPPP SHOULD REFER TO THE EPA NPDES CONSTRUCTION GENERAL PERMITS NOTICE OF INTENT FOR A COMPLETE OUTLINE OR REQUIRED ELEMENTS. THESE PLANS AND THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN PREPARED FOR THIS PROJECT MAY BE UTILIZED IN FULFILLING THE REQUIREMENTS.
14. TREATMENT SWALES SHALL HAVE SOD BOTTOMS.

## DRAINAGE SCHEDULE

PYD1
RIM=63.90
INV.IN=58.60
INV.OUT=58.50

PYD2
RIM=59.0 (V.I.F.)
INV.OUT=56.4

PCB1**
RIM=57.00
INV.IN=53.50
INV.OUT=53.15

PCB2**
RIM=56.25
INV.IN=52.00
INV.OUT=51.90

PCB3
RIM=56.25
INV.IN=51.70
INV.OUT=51.60

PCB4
RIM=46.55
INV.IN=43.75
INV.OUT=43.65

PCB5
RIM=44.40
INV.IN=38.35
INV.OUT=38.25

** WITH TREATMENT SYSTEM CONTECH CHS UNIT

PDMH1
RIM=48.60
INV.IN=44.50
INV.OUT=42.50

PDMH2 (DPI OUTLET)
RIM=47.55
(SEE DETAIL)

PDMH3 (DP2 OUTLET)
RIM=44.90
(SEE DETAIL)

PCUL1
INV.IN=40.0
INV.OUT=38.5

## DRAINAGE PIPE SCHEDULE (ADS N12 PIPE)

| PIPE | LENGTH | SIZE | SLOPE |
|---|---|---|---|
| PDL1 | 70' | 8" | 0.01 |
| PDL2 | 68' | 8" | 0.10 |
| PDL3 | 70' | 8" | 0.05 |
| PDL4 | 28' | 8" | 0.16 |
| PDL5 | 67' | 6" | 0.02 |
| PDL6 | 17' | 8" | 0.19 |
| PDL7 | 50' | 12" | 0.10 |
| PDL8 | 67' | 8" | 0.01 |
| PDL9 | 14' | 8" | 0.05 |
| PDK10 | 41' | 15" | 0.03 |
| PDL11 | 67' | 8" | 0.01 |
| PDL12 | 15' | 8" | 0.07 |
| PDL13 | 18' | 15" | 0.01 |
| DPL14 | 64' | 8" | 0.03 |
| PDL15 | 9' | 8" | 0.03 |
| PDL16 | 76' | 15" | 0.09 |
| PDL17 | 67 | 8" | 0.008 |
| PDL18 | 7' | 8" | 0.008 |
| PDL19 | 97' | 6" | 0.005 |
| PDL20 | 16' | 12" | 0.01 |
| PDL21 | 10' | 15" | 0.01 |
| PDL22 | 4' | 15" | 0.01 |
| PDL23 | 40' | 6" | 0.01 |
| PCUL1 | 10' | 12" | 0.01 |

## LEGEND

| | |
|---|---|
| PDL | PROPOSED DRAIN LINE |
| x 74.00 | EXISTING SPOT GRADE |
| 94 | EXISTING GRADE |
| 74 | PROPOSED FINISH GRADE |
| x 74.00 | PROPOSED SPOT GRADE |
| PD | PROPOSED DRAIN LINE |
| RD | PROPOSED ROOD DRAIN |
| | SILT BARRIER |

| | |
|---|---|
| S.C.R.D. | – STRAFFORD COUNTY REGISTRY OF DEEDS |
| S.C.R.P. | – STRAFFORD COUNTY REGISTRY OF PROBATE |
| S.F. | – SQUARE FEET |
| Ac. | – ACRE |
| (TYP.) | – TYPICAL |
| | – WETLANDS |
| | – EDGE OF WETLAND |
| VGC | – VERTICAL GRANITE CURB |
| 5'R | – PAVEMENT RADIUS |
| SGC | – SLOPE GRANITE CURB |
| | – PROPOSED GUARDRAIL |
| | – PROPOSED POROUS PAVEMENT |
| | – PROPOSED CONCRETE |
| | – PROPOSED SIDEWALK |

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CITY OF DOVER
PLANNING BOARD FILE#
P18-34

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-9413

| NO. | REVISION | DATE | APP'D |
|---|---|---|---|
| 1 | REVISION PER TRC COMMENTS | 9-12-18 | SJH |

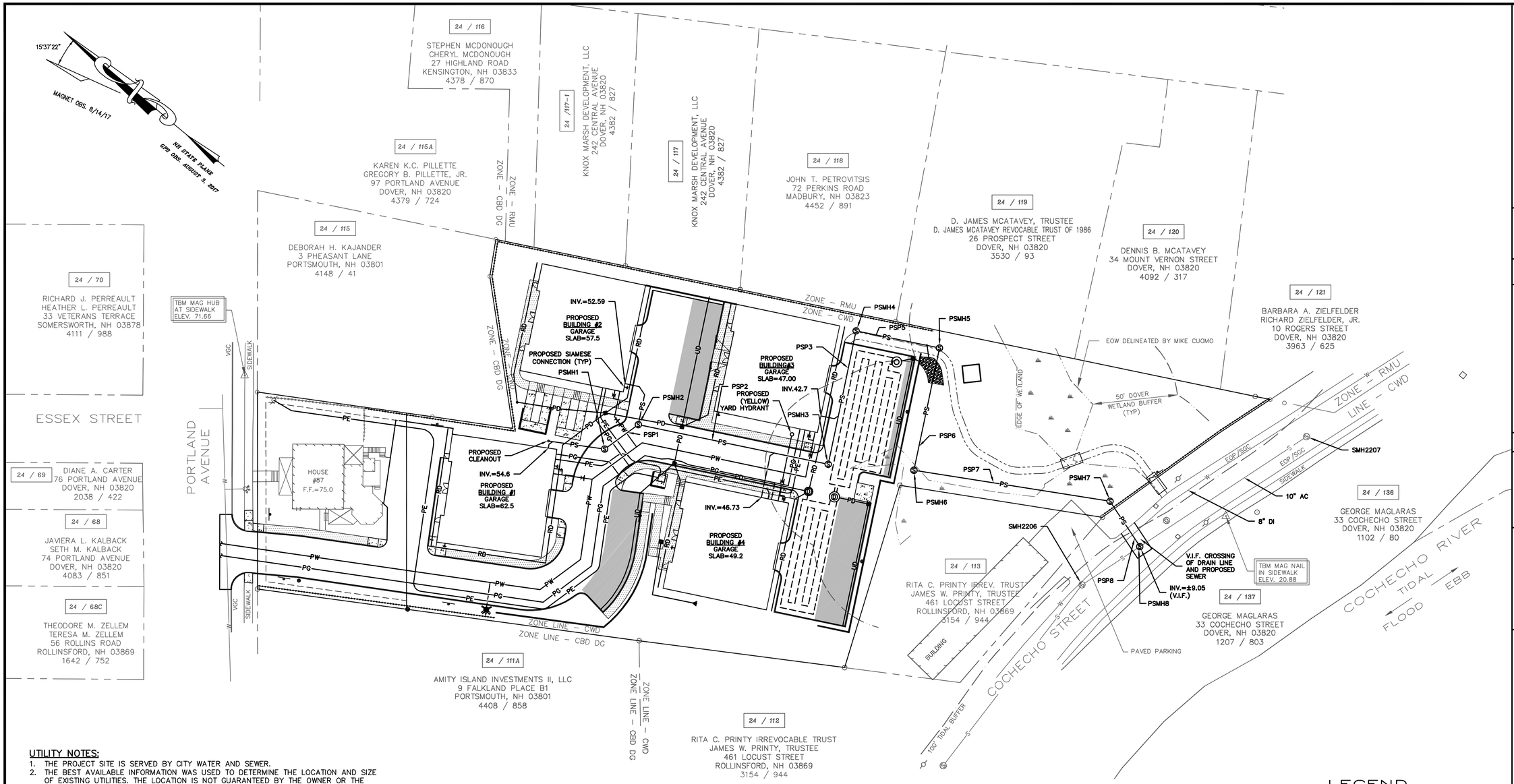
DATE: 7-18-18
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: MMR
APPROVED BY:SJH
PROJECT NO:1795
FILE: SITE.DWG

MARKER 44 HOLDINGS, LLC
130 CENTRAL AVENUE
DOVER, NH 03820

GUNDALOW LANDING
DOVER, NH

GRADING, DRAINAGE & EROSION CONTROL PLAN

6




## UTILITY NOTES:

1. THE PROJECT SITE IS SERVED BY CITY WATER AND SEWER.
2. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION AND SIZE OF EXISTING UTILITIES. THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-388-7233 OR "811".
4. ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUND WITHIN THE SITE.
5. UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH/PER PSNH, VERIZON, COMCAST, AND UNITIL STANDARDS.
6. PROPOSED INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, ELECTRIC AND GAS SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:

| | |
|---|---|
| ELECTRIC: | EVERSOURCE 800.362.7764 |
| CABLE: | COMCAST 603.334.3615 |
| NATURAL GAS: | UNITIL 866.933.3821 |
| WATER/SEWER: | CITY OF DOVER 603.516.6450 |

7. SEE ELECTRICAL DRAWINGS AND DETAILS FOR OUTDOOR LIGHTING CONDUIT LOCATIONS.
8. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. SEWAGE LOADING (PER ENV. – Wq 1008.03 TABLE 1008–1)
    32 – 2 BEDROOM RESIDENTIAL APARTMENTS =
    2 BDRMS x 150 GALS./DAY/BDRM x 32 = 9,600 GPD
11. THE PROPOSED STRUCTURES 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 CODE.
12. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE ADN DOMESTIC WATER LINES.
12. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
13. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
14. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58–2 OF THE CODE OF THE CITY OF DOVER.
15. ALL ON–SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
16. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
17. BACKFLOW PREVENTORS SHALL BE INSTALLED ON BOTH FIRE AND DOMESTIC WATER LINES.
18. ALL UNUSED WATER SERVICES SHALL BE REMOVED BACK TO THE CORPORATION AT THE MAIN.

## SEWER STRUCTURE SCHEDULE:

**PSMH1**
RIM=60.2
INV.OUT=53.9

**PSMH2**
RIM=57.93
INV.IN=51.95
INV.OUT=51.85

**PSMH3**
RIM=47.83
INV.IN=42.84
INV.OUT=42.74

**PSMH4***
RIM=±46
INV.IN=40.1
INV.OUT=40.0

**PSMH5***
RIM=±42
INV.IN=36.00
INV.OUT=33.86
(DROP=2.14)

**PSMH6***
RIM=±33.0
INV.IN=28.00
INV.OUT=24.62
(DROP=3.38)

**PSMH7***
RIM=±20.3
INV.IN=15.3
INV.OUT=11.21
(DROP=4.09)

**PSMH8 (TIE IN COCHECHO)**
RIM=±20.18 (MATCH PAVEMENT)
INV.IN=±9.05 (VIF)
INV.IN=±9.10 (VIF)
INV.OUT=±9.00 (VIF)

**SMH #2206**
RIM=19.62
DEPTH=10.7
INV=±8.92

**SMH #2207**
RIM=21.79
DEPTH=12.3
INV=±9.49

* SMH RIMS SHALL BE SET 6" ABOVE GRADE
* ALL DROP SHALL BE EXTERIOR DROPS

## SEWER PIPE SCHEDULE:

| | |
|---|---|
| PSP1 21 LF<br>8" SDR35 PVC<br>S=0.08 | PSP5 70 LF<br>8" SDR35 PVC<br>S=0.08 |
| PSP2 110'<br>8" SDR35 PVC<br>S=0.08 | PSP6 113 LF<br>8" SDR35 PVC<br>S=0.08 |
| PSP3 76 LF<br>8" SDR35 PVC<br>S=0.033 | PSP7 25 LF<br>8" SDR35 PVC<br>S=0.08 |
| PSP4 46 LF<br>8" SDR35 PVC<br>S=0.08 | PSP8 32 LF<br>8" SRD35 PVC<br>S=0.067 |

## LEGEND

| | |
|---|---|
| W | EXISTING WATER LINE |
| S | EXISTING SEWER LINE |
| D | EXISTING DRAINAGE LINE |
| G | EXISTING GAS LINE |
| | EXISTING WATER SHUT–OFF |
| | EXISTING WATER VALVE |
| | EXISTING GAS VALVE |
| | EXISTING HYDRANT |
| | SIGN |
| PG | PROPOSED GAS |
| PW | PROPOSED WATER |
| PE | PROPOSED ELECTRIC |
| PD | PROPOSED UNDERDRAIN LINE |
| RD | PROPOSED ROOF DRAIN |
| PSMH | PROPOSED SEWER MANHOLE |
| PSP | PROPOSED SEWER PIPE |
| V.I.F. | VERIFY IN FIELD |

| | |
|---|---|
| MON (TBS) O | – BOUNDARY MONUMENT (TO BE SET) |
| S.C.R.D. | – STRAFFORD COUNTY REGISTRY OF DEEDS |
| S.C.R.P. | – STRAFFORD COUNTY REGISTRY OF PROBATE |
| S.F. | – SQUARE FEET |
| Ac. | – ACRE |
| (TYP.) | – TYPICAL |
| ø | – DIAMETER |
| UP | – UTILITY POLE |
| OHU | – OVERHEAD UTILITY LINES |
| VGC | – VERTICAL GRANITE CURB |
| CB | – CATCH BASIN |
| DMH | – DRAIN MANHOLE |
| SMH | – SEWER MANHOLE |
| | – WETLANDS |
| | – EDGE OF WETLAND |
| WF2 / A6 | – WETLAND FLAG I.D. TBR TO BE REMOVED |

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CITY OF DOVER
PLANNING BOARD FILE#
P18–34

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

| NO. | REVISION | APP'D | DATE |
|---|---|---|---|
| 1 | REVISION PER TRC COMMENTS | SJH | 9–12–18 |

DATE: 7–18–18
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: MMR
APPROVED BY:SJH
PROJECT NO:1795
FILE: SITE.DWG

MARKER 44 HOLDINGS, LLC
130 CENTRAL AVENUE
DOVER, NH 03820

GUNDALOW LANDING
DOVER, NH

UTILITY PLAN

7

# HANSON COURT APARTMENTS
# 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. 9000 LICENSED PROFESSIONAL ENGINEER

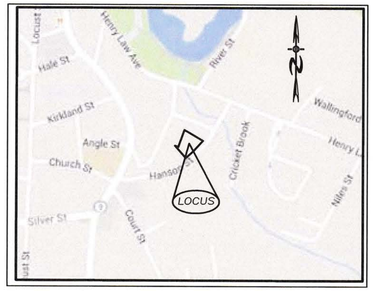
## LAND SURVEYORS:


**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


| | |
|---|---|
| | TITLE SHEET |
| 1 | DEMOLITION / EROSION CONTROL PLAN |
| 2 | PARKING & PAVEMENT PLAN |
| 3 | GRADING, DRAINAGE & UTILITY PLAN |
| 4 | CONSTRUCTION/EROSION CONTROL DETAILS |
| 5-12 | ARCHITECTURAL RENDERING AND PLANS |
| 13 | NEIGHBORHOOD PLAN |


## RECORD OWNER/APPLICANT

DOVESTER HOLDINGS, LLC.
79 EXETER ROAD
NORTH HAMPTON NH

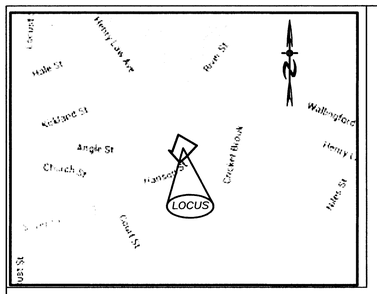
PLAN SET LEGEND

| | | | |
|---|---|---|---|
| 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 | | | |

PLANNNG FILE #P18-02

| | REVISIONS: | DATE: |
|---|---|---|
| 1 | REVISED PER TRC: | 8/27/18 |
| 2 | REVISED PER PB & STAFF REVIEW | 10/24/18 |
| 3 | | |
| 4 | | |
| 5 | | |

NH-916 PROPOSED SITE PLAN ISSUED JULY, 2018




LOCATION MAP

## 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

## 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.

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

MAP 20
LOT 42
ROBERT & KELLY CALLAN
308 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

MAP 20
LOT 44
NANCY B MCATAVEY TRUSTEE,
NANCY B MCATAVEY REVOCABLE TRUST
26 PROSPECT ST.
DOVER, NH 03820

MAP 20
LOT 43
GERALD W & ELIZABETH W SMALL
AND, SCOTT W & DEIDRE D WHALL
33 HANSON ST
DOVER, NH 03820

546B
444B
400E
400B
N 19°44'31" E 125.59'
S 68°57'51" E 25.42'
S 68°53'51" E 52.78'
S 59°53'51" E 97.72'
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 REMOVED
EXISTING BUILDING (TO BE REMOVED)
EXISTING GARAGE
EXISTING GRAVEL PARKING
EXISTING 5 UNIT BUILDING
EXISTING RETAINING WALL.
EXISTING PAVEMENT TO BE REVOVED
70.09' 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
50
56
60

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).



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


## DEMOLITION 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 CITY 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. 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.

## CITY NOTES

1. THE INTENT OF THIS SITE PLAN IS TO CREATE A 6–UNIT RESIDENTIAL APARTMENT BUILDING IN ADDITION TO THE EXISTING 5–UNIT BUILDING ON THE PARCEL.
2. CURRENT OWNER: DOVESTER HOLDINGS, LLC
   79 EXTER ROAD, NORTH HAMPTON, NH

   AUTHORIZED SIGNATURE

3. THE PROJECT PARCEL IS SHOWN AS LOT NO. 41, MAP 20 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE PROJECT PARCEL(S) CONTAINS 0.42 ACRES OR 18,084 SQUARE FEET AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO.4339, PAGE NO. 0804.
6. PROJECT PLAN REFERENCES: (LIST ALL REFERENCE PLANS AND THEIR SCRD #)
7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM AN UNRECORDED PLAN PREPARED BY TRITECH ENGINEERING.
8 SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
9. TOPOGRAPHIC SURVEY PERFORMED BY THOMAS BROUILLETTE, LLS (DECEASED) IN SEPTEMBER OF 2015.
10. ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
11. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
12. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
13. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
14. 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.
15. 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.
16. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
17. 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.
18. THE PROPOSED USE FOR THE STRUCTURE IS A 6–UNIT MILTIFAMILY RESIDENTIAL DWELLING.
19. NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THIE SUBJECT PROPERTY.

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

GRAPHIC SCALE

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

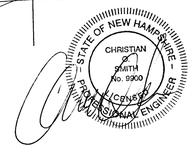
| REVISED PER TRC: | 8/27/18 |
|---|---|
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| | |
| | |
| REVISIONS: | DATE: |

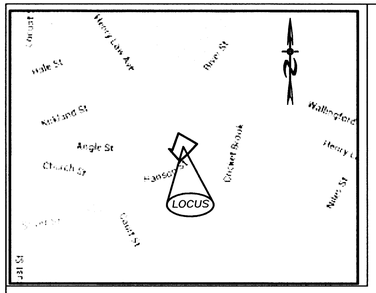
# DEMOLITION PLAN

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 |

PB CASE #18-02






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=18

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% | |

EXIST. BUILDING AREA = 3046 SF
EXIST. PAVEMENT AREA = 891 SF

PROP. BUILDING AREA = 4772 SF
PROP. PAVEMENT AREA = 5763 SF

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.

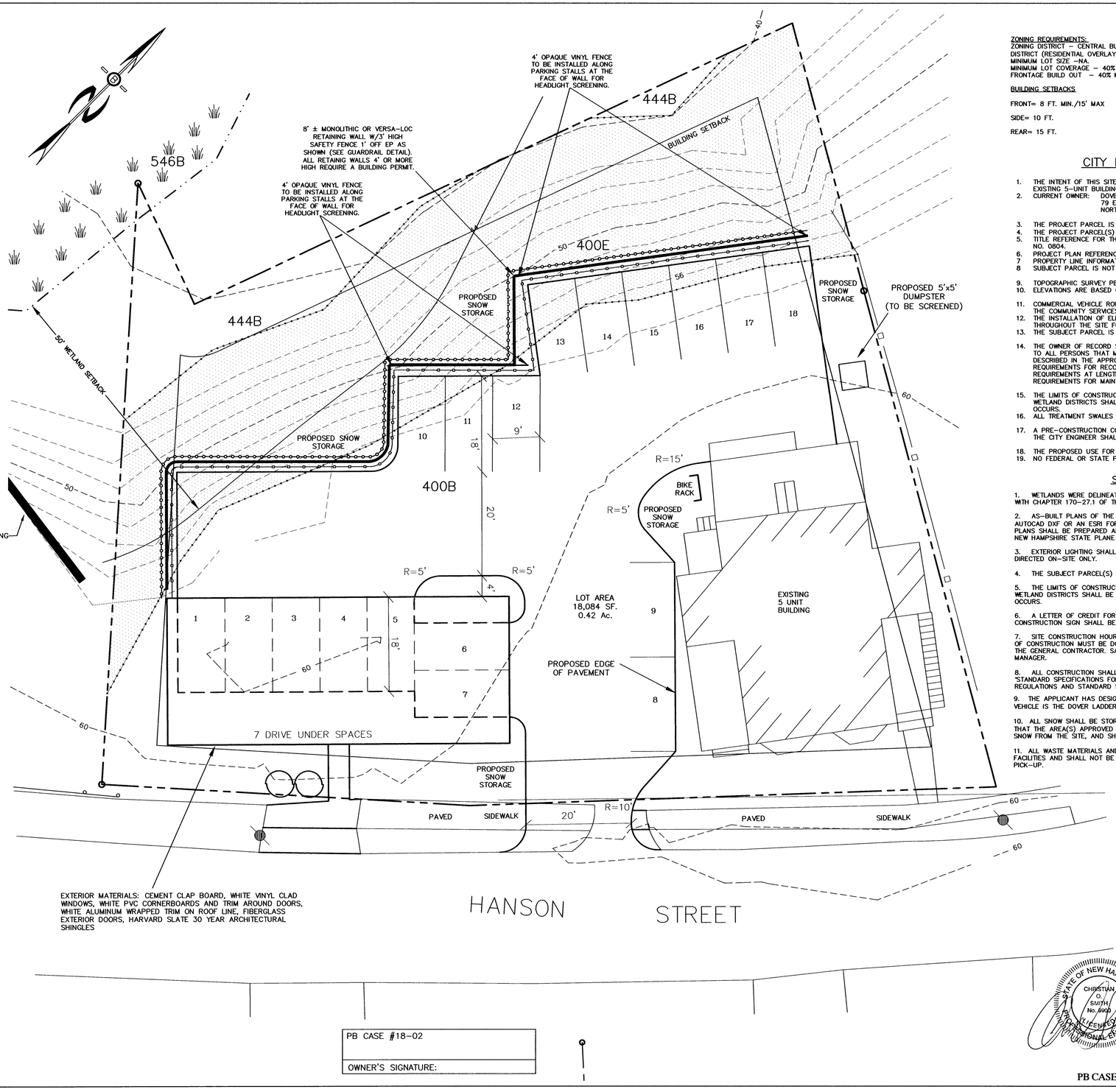
SOIL IDENTIFICATION LEGEND

| 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 |
| TP#A | 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. MIN./15' MAX

SIDE= 10 FT.

REAR= 15 FT.

## CITY NOTES

1. THE INTENT OF THIS SITE PLAN IS TO CREATE A 6-UNIT RESIDENTIAL APARTMENT BUILDING IN ADDITION TO THE EXISTING 5-UNIT BUILDING ON THE PARCEL.
2. CURRENT OWNER: DOVESTER HOLDINGS, LLC
   79 EXTER ROAD,
   NORTH HAMPTON, NH
3. THE PROJECT PARCEL IS SHOWN AS LOT NO. 41, MAP 20 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE PROJECT PARCEL(S) CONTAINS 0.42 ACRES OR 18,084 SQUARE FEET AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO.4339, PAGE NO. 0804.
6. PROJECT PLAN REFERENCES: (LIST ALL REFERENCE PLANS AND THEIR SCRD #)
7 PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM AN UNRECORDED PLAN PREPARED BY TRITECH ENGINEERING.
8 SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
9. TOPOGRAPHIC SURVEY PERFORMED BY THOMAS BROUILLETTE, LLS (DECEASED) IN SEPTEMBER OF 2015.
10. ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
11. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
12. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
13. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
14. 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.
15. 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.
16. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
17. 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.
18. THE PROPOSED USE FOR THE STRUCTURE IS A 6-UNIT MILTIFAMILY RESIDENTIAL DWELLING.
19. NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THIE SUBJECT PROPERTY.

## SITE 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, AND SATURDAY 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.
9. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE DOVER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
10. 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.
11. 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.

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

PB CASE #18-02

OWNER'S SIGNATURE:

PB CASE #18-02

PREPARED FOR:

DOVESTER HOLDINGS LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862

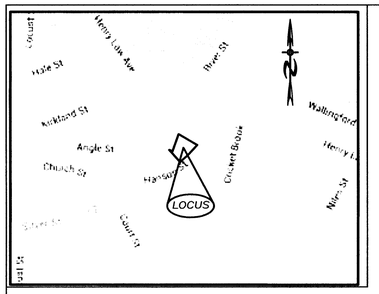
BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

| REVISIONS: | DATE: |
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| REVISED PER TRC: | 8/27/18 |

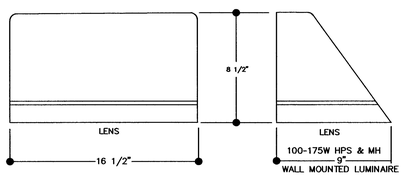
# PARKING & PAVEMENT PLAN

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 |



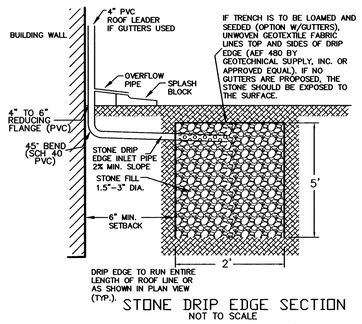

LOCATION MAP




**WALLPACK DETAIL**

## LIGHTING NOTES:

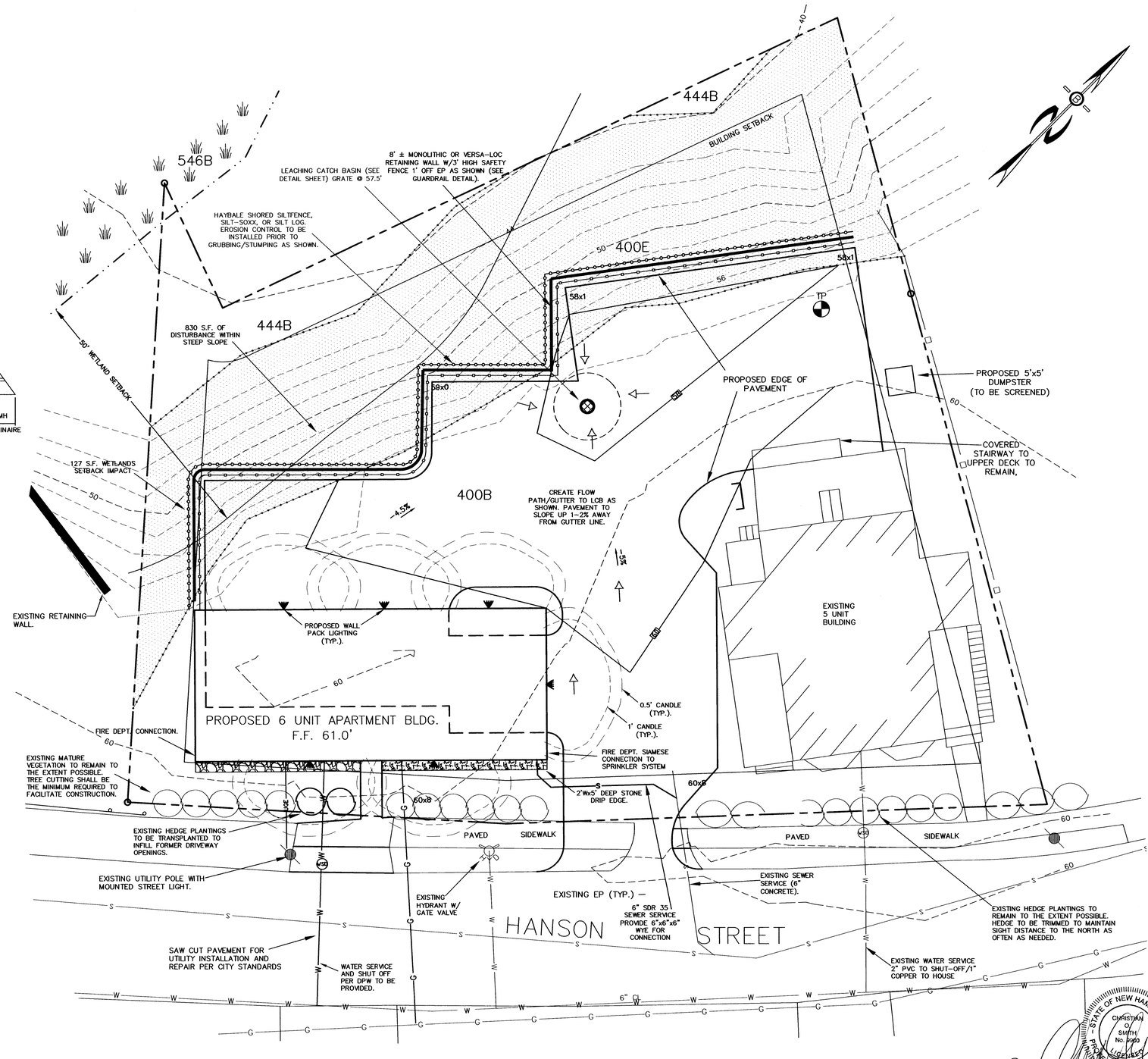
1. ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED PROPERTIES.
2. AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.




STONE DRIP EDGE SECTION
NOT TO SCALE

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 TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
10. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
11. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
12. 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.
13.

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.

| REVISED PER TRC: | 8/27/18 |
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| REVISIONS: | DATE: |

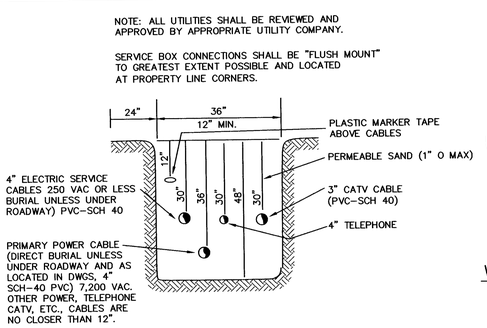
# GRADING, DRAINAGE, UTILITY & LANDAPE PLAN

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

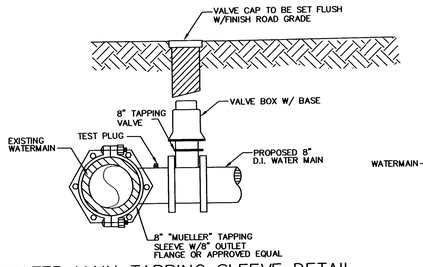
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| DATE: JULY. 2018 | SCALE: 1"=20' |
| PROJ. N0: NH-916 | SHEET NO. 3 OF 4 |

PB CASE #18-02

STATE OF NEW HAMPSHIRE – CHRISTIAN O. SMITH No. 9580 – PROFESSIONAL ENGINEER

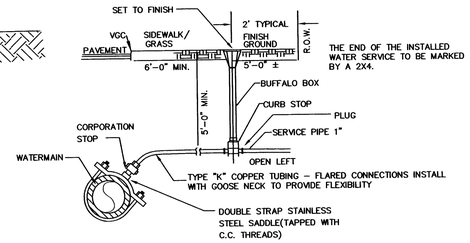



## UTILITY TRENCH DETAIL

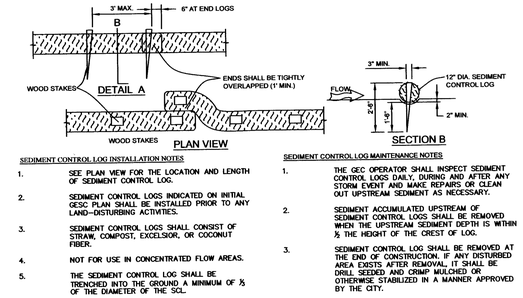



## WATER MAIN TAPPING SLEEVE DETAIL

NOT TO SCALE




## TYPICAL WATER SERVICE CONNECTION



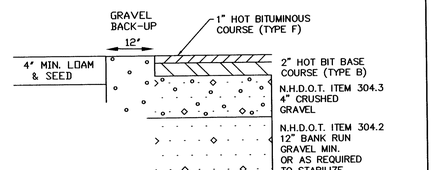

SEDIMENT CONTROL LOG INSTALLATION NOTES

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 ⅓ 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.

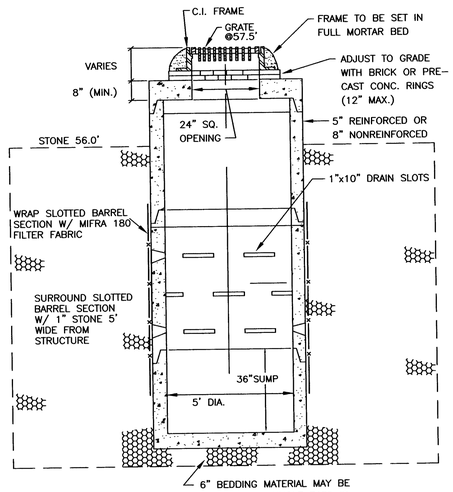
## SEDIMENT CONTROL LOG




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

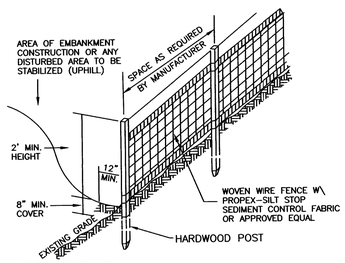
## TYPICAL PAVEMENT SECTION

NEW ASPHALT – NTS




## LEACHING CATCH BASIN

NOT TO SCALE



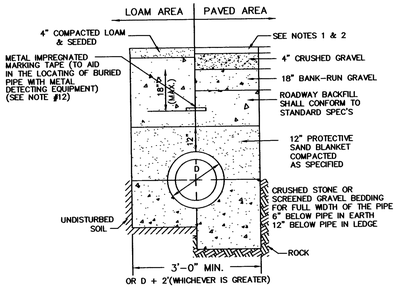

CONSTRUCTION SPECIFICATIONS

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.

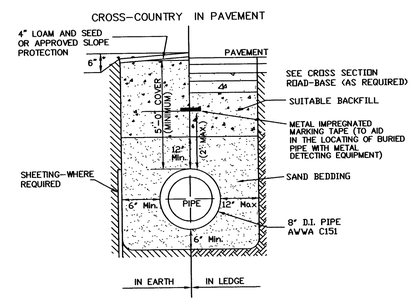
## SILT FENCE



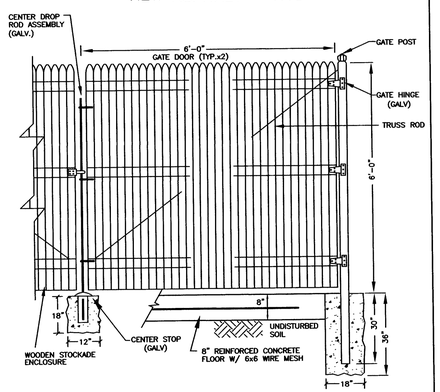

NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

## TYPICAL SEWER TRENCH DETAIL

NOT TO SCALE

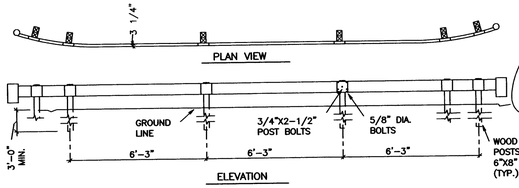


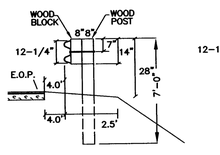

## TYPICAL TRENCH DETAIL FOR WATER SYSTEM

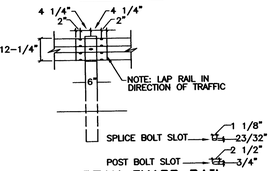



## STOCKADE DUMPSTER ENCLOSURE DETAIL

N.T.S.



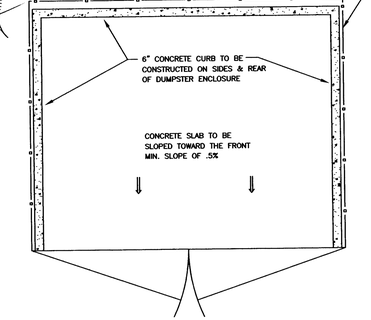




NOTES:

1. USE IN HEAVY TRAFFIC AREAS.
2. STEEL BRACKET TO BE 10 OR 12 GAGE STEEL.
3. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER
4. ALL TIMBER POSTS TO BE TREATED WITH PRESERVATIVE MATERIAL CONFORMING TO AASHTO M133
5. POST BOLTS TO BE 18" W/MIN. 2 1/2" THREAD LENGTH.
5. RAIL SHEET THICKNESS TO BE 12 GA.

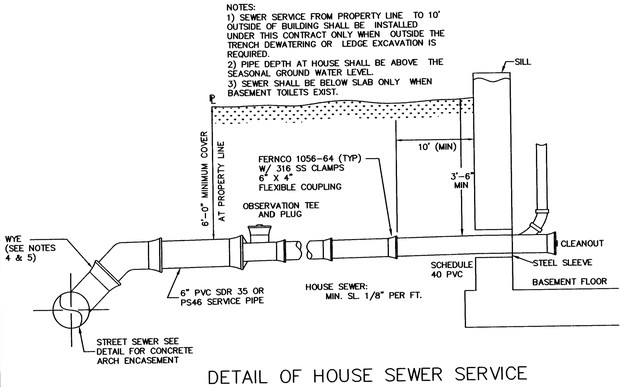
## BEAM GUARD RAIL STANDARD SECTION-WOOD POSTS

NOT TO SCALE




## DUMPSTER SLAB DETAILS

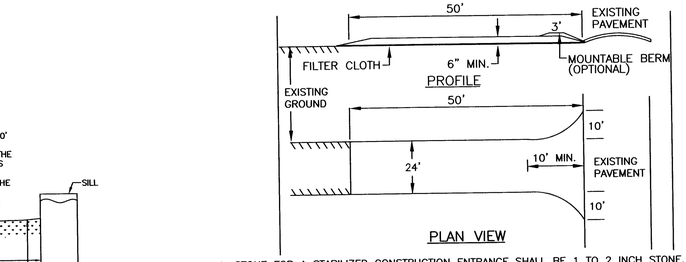
N.T.S.




## DETAIL OF HOUSE SEWER SERVICE

CONSTRUCTION SPECIFICATIONS

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.

PB CASE #18-02

| REVISIONS: | DATE: |
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| REVISED PER TRC: | 8/27/18 |
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# CONSTRUCTION/EROSION CONTROL DETAIL PLAN

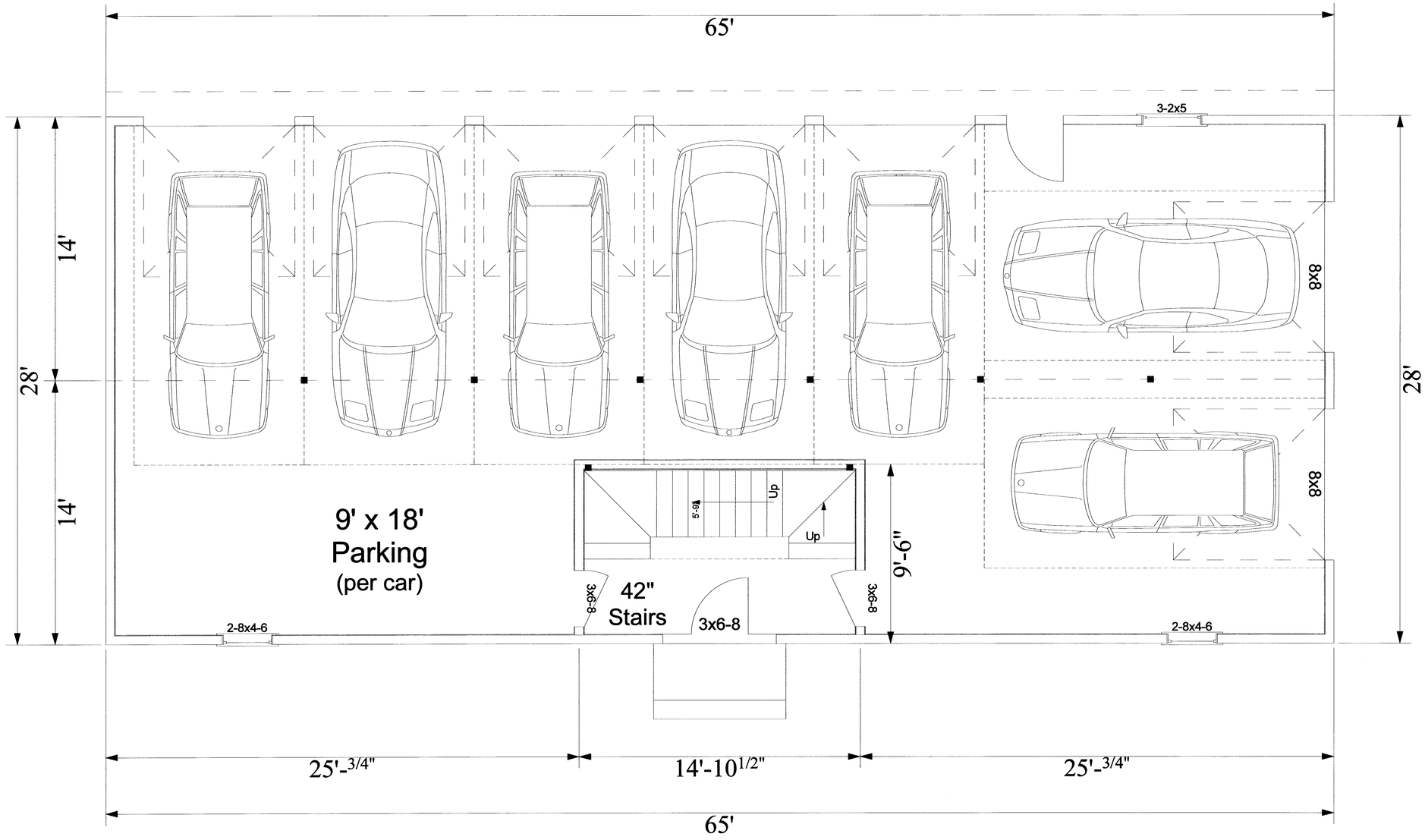
RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

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

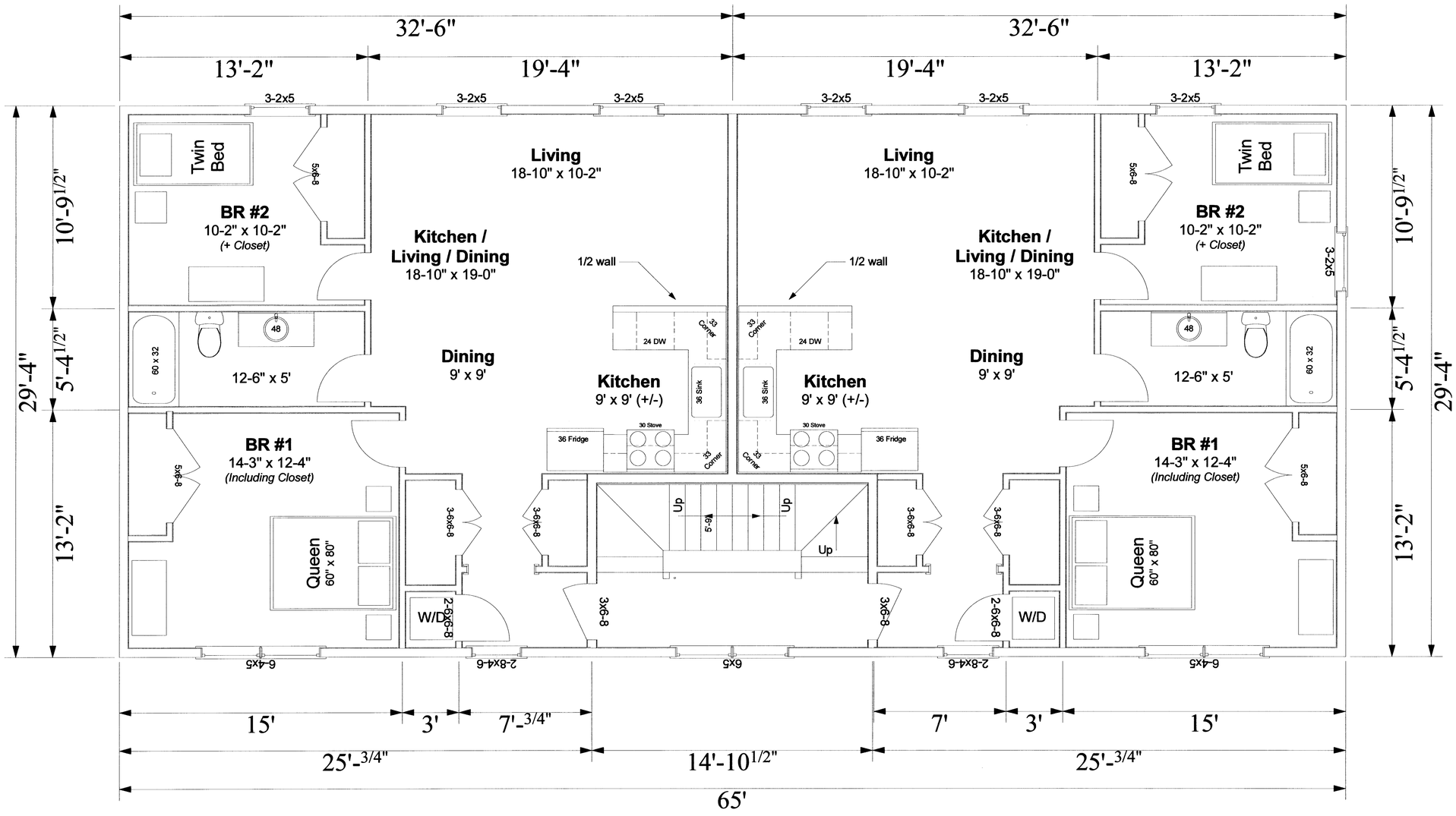


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|---|---|---|---|---|---|---|---|
| Michelle Shields Design<br>Smart Creative Architecture<br>www.MichelleShieldsDesign.com | 6 Rudolph Avenue<br>Kittery, Maine 03904<br>207-438-9829<br>Cell: 207-752-7623 | PROJECT:<br>Dovester Holdings LLC<br>6 Unit Apartment | SITE:<br>24 Hanson Street<br>Dover, NH | ISSUED FOR:<br>Review<br>DATE:<br>August 14, 2018 | SCALE:<br>None<br>(Letter) | TITLE:<br>Proposed Renderings | SHEET:<br>3D |

PB Case # 18-02

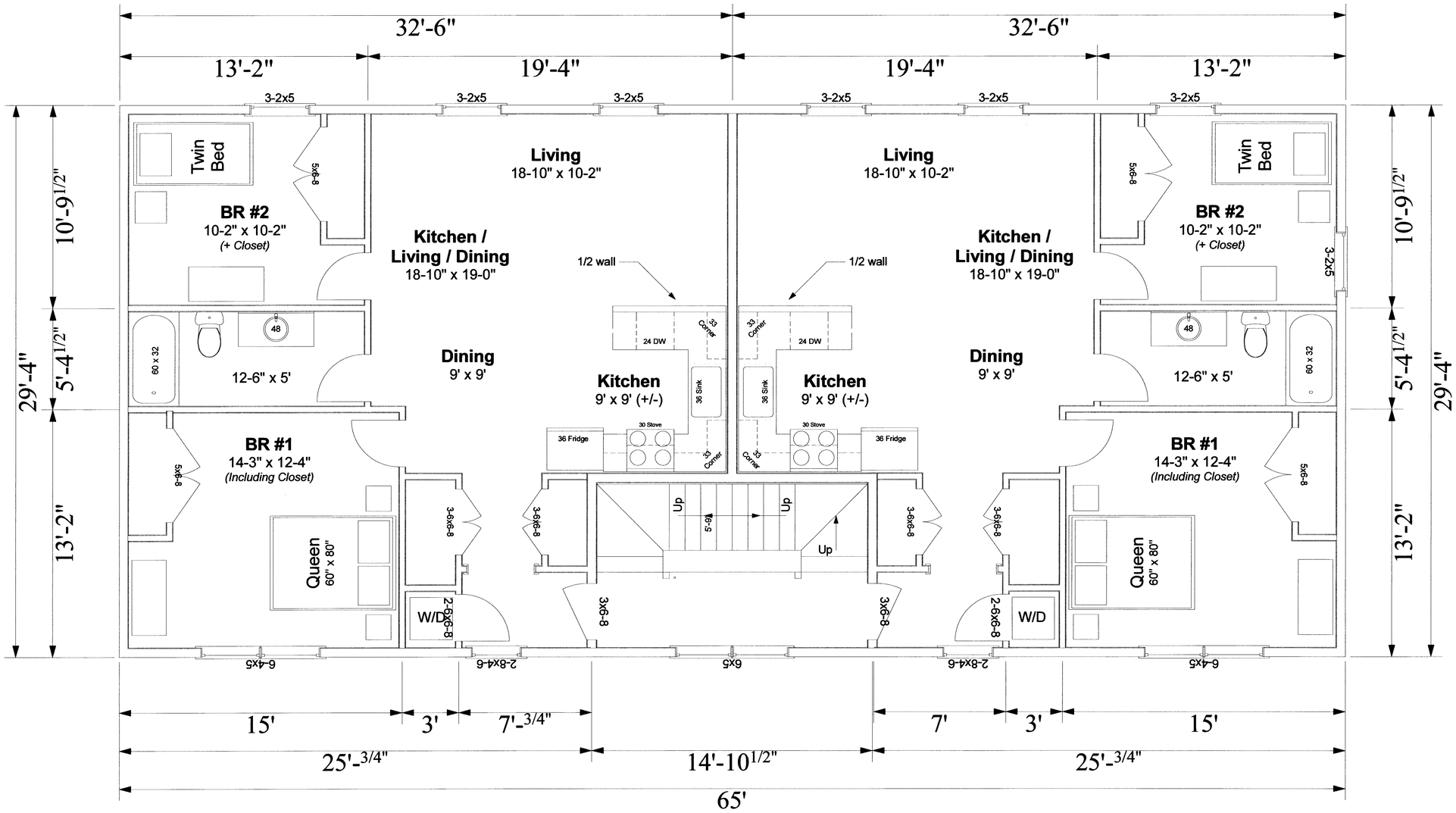



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| Michelle Shields Design<br>Smart Creative Architecture<br>www.MichelleShieldsDesign.com<br>6 Rudolph Avenue<br>Kittery, Maine 03904<br>207-438-9829<br>Cell: 207-752-7623 | PROJECT:<br>Dovester Holdings LLC<br>6 Unit Apartment | SITE:<br>24 Hanson Street<br>Dover, NH | ISSUED FOR:<br>Review<br>DATE:<br>June 27, 2018 | SCALE:<br>1/8" = 1'-0"<br>(Letter) | TITLE:<br>Proposed 8'<br>First Floor | SHEET:<br>P1 |

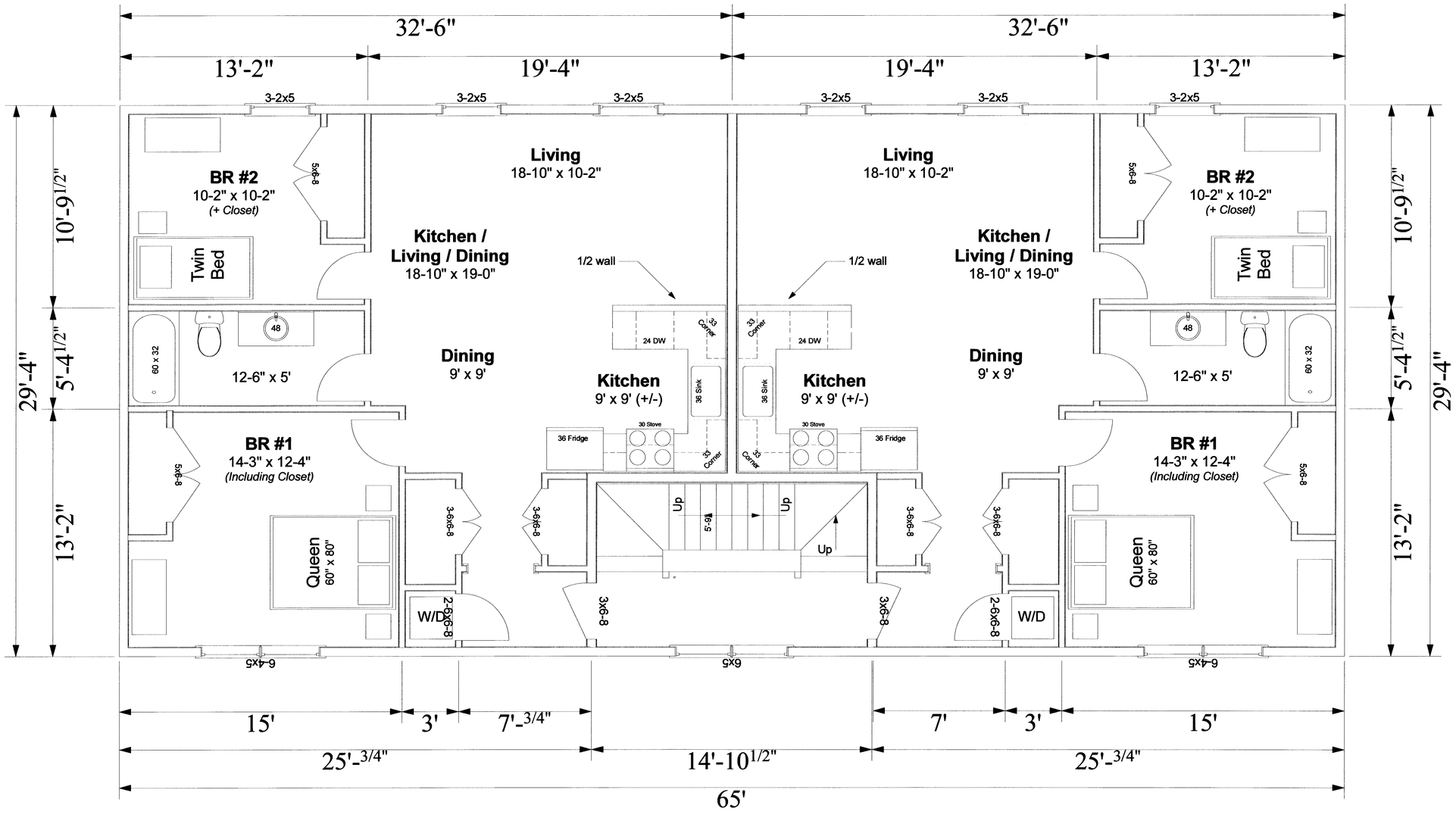



Unit #1 Unit #2

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




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

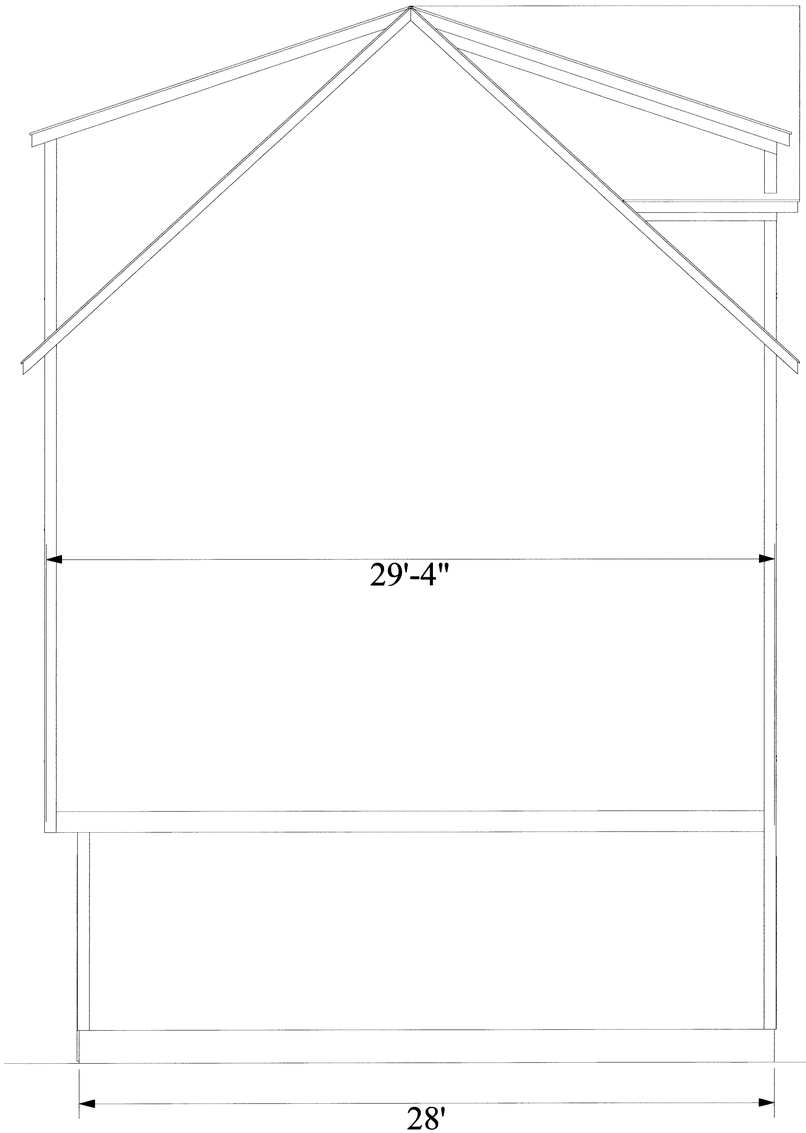



| | | | | | | |
|---|---|---|---|---|---|---|
| Michelle Shields Design<br>Smart Creative Architecture<br>www.MichelleShieldsDesign.com<br>6 Rudolph Avenue<br>Kittery, Maine 03904<br>207-438-9829<br>Cell: 207-752-7623 | PROJECT:<br>Dovester Holdings LLC<br>6 Unit Apartment | SITE:<br>24 Hanson Street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

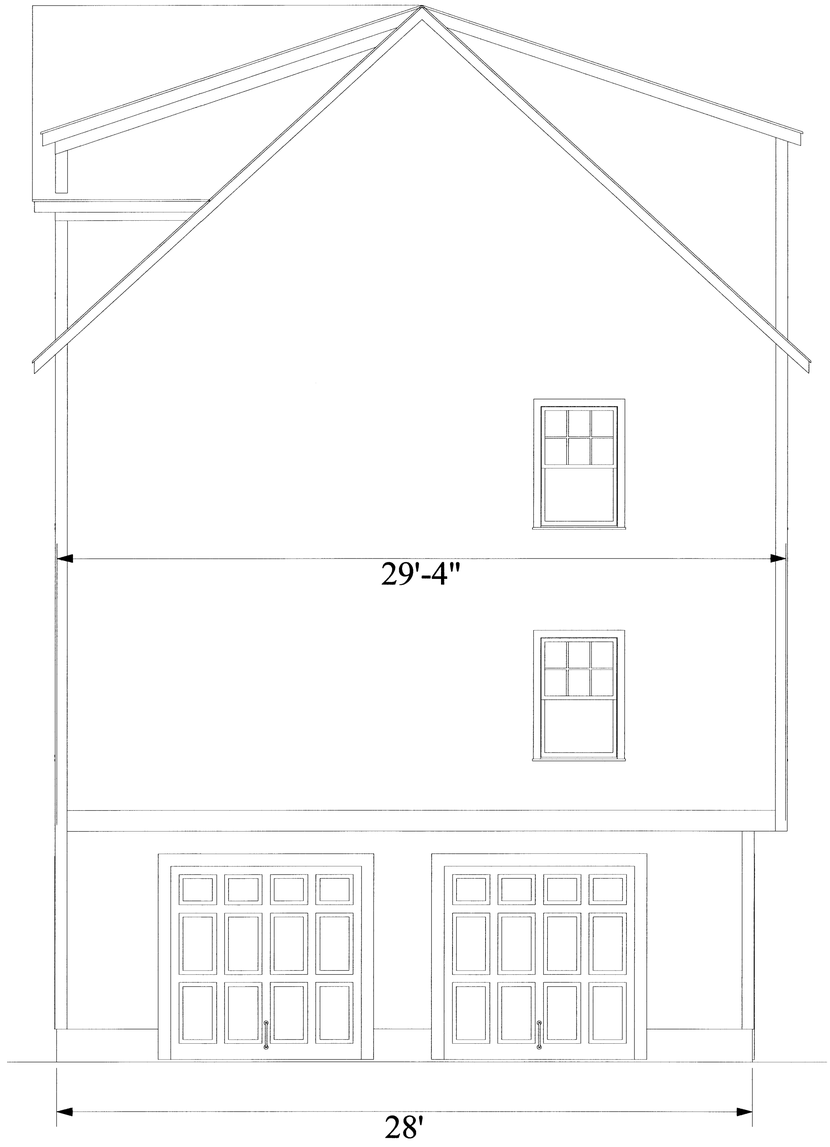
Exterior Materials: Cement clap board, White Vinyl clad windows, White Pvc cornerboards and trim around doors, White Aluminum wrapped trim on roof line, Fiberglass exterior doors, Harvard slate 30 year architectural shingles




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



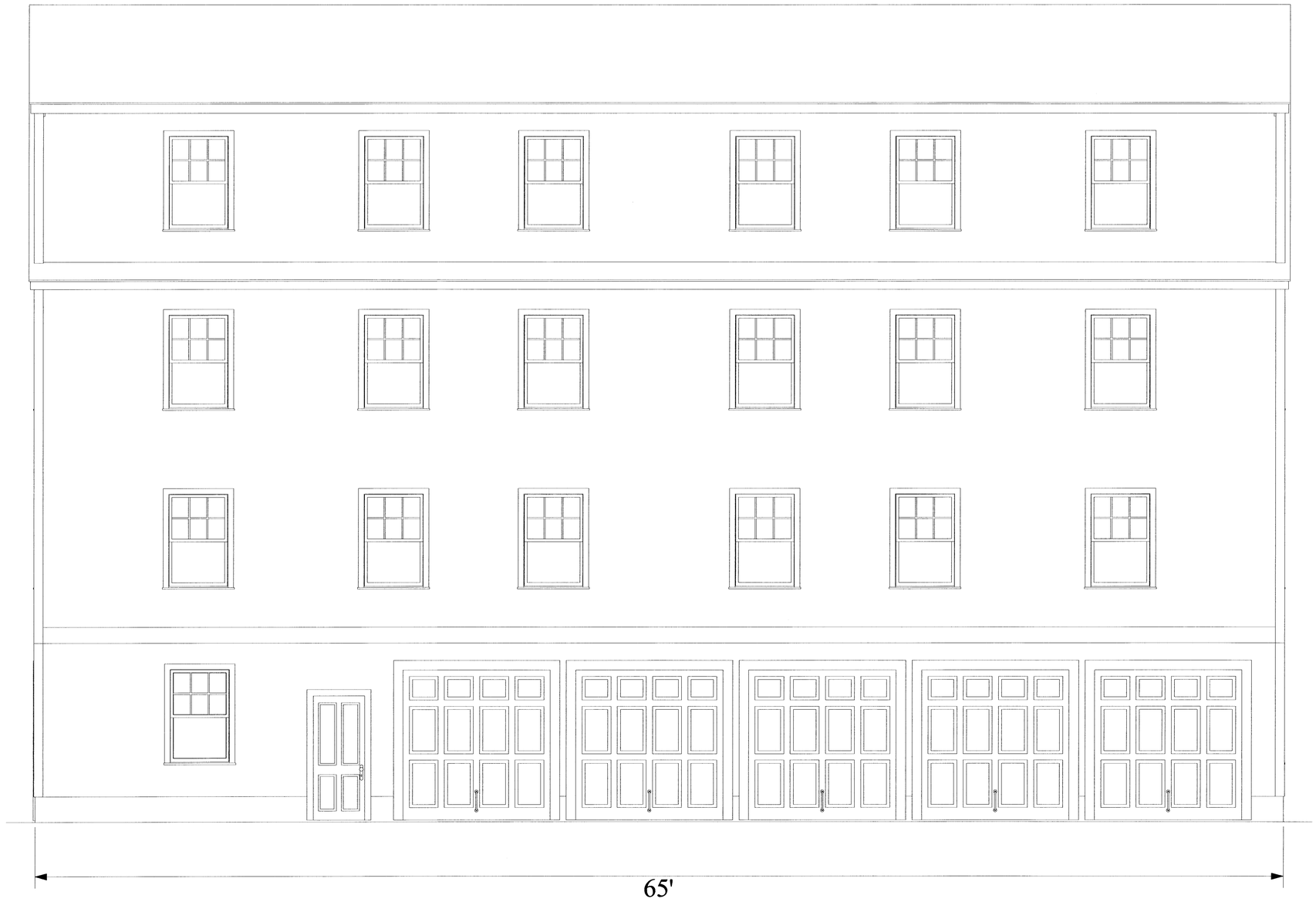

Left




Right

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

| PROJECT: | SITE: | ISSUED FOR: | SCALE: | TITLE: | SHEET: |
|---|---|---|---|---|---|
| Dovester Holdings LLC<br>6 Unit Apartment | 24 Hanson Street<br>Dover, NH | Review<br>DATE:<br>June 27, 2018 | 1/8" = 1'-0"<br>(Letter) | Proposed<br>Side Elevations | **P6** |




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)

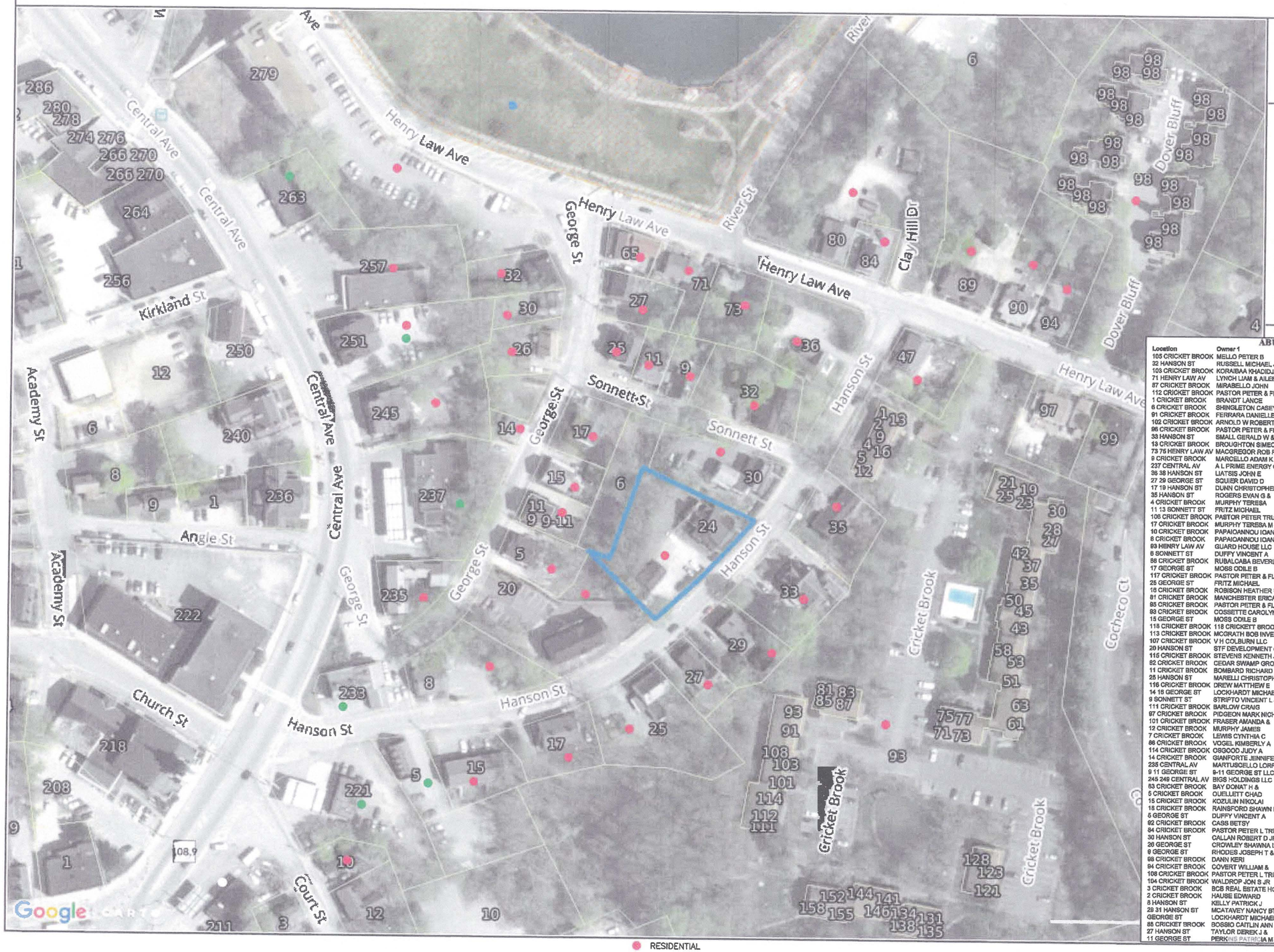
TITLE:
Proposed
Rear Elevation

SHEET:
**P7**

City of Dover, NH

February 13, 2018

# 24 HANSON ST




RESIDENTIAL
BUSINESS/COMMERCIAL
OTHER

**Property Information**

| | |
|---|---|
| Property ID | 20041-000000 |
| Location | 24 HANSON ST |
| Owner | DOVESTER HOLDINGS LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

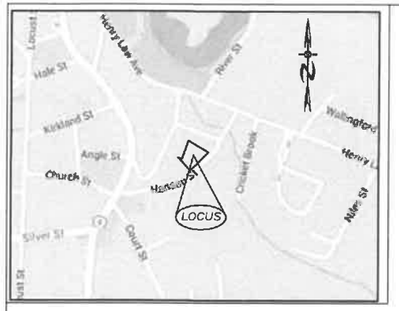
City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 6/13/2017
Properties updated 02/12/2018

**ABUTTING PARCEL INFORMATION**

| Location | Owner 1 | Owner Address 1 | City | State | Zip |
|---|---|---|---|---|---|
| 105 CRICKET BROOK | MELLO PETER B | 2 FIRE ROAD 161 | STRAFFORD | NH | 03884 |
| 32 HANSON ST | RUSSELL MICHAEL J & | 32 1/2 HANSON STREET | DOVER | NH | 03820 |
| 109 CRICKET BROOK | KORAIBAA KHADIDJA TRUSTEE | 4080 FAWN LAKE BLVD | MIMS | FL | 32754-6518 |
| 71 HENRY LAW AV | LYNCH LIAM & AILEEN TRUSTEES | 588 HURON AVE | CAMBRIDGE | MA | 02138 |
| 87 CRICKET BROOK | MIRABELLO JOHN | 37 COTTON HILL RD | BELMONT | NH | 03220 |
| 112 CRICKET BROOK | PASTOR PETER & FLORENCE TRUSTEES | 1A HILLCREST DR | DOVER | NH | 03820-2819 |
| 1 CRICKET BROOK | BRANDT LANCE | 1 CRICKET BROOK CONDOS | DOVER | NH | 03820 |
| 6 CRICKET BROOK | SHINGLETON CASEY | 19 CRICKET BROOK | DOVER | NH | 03820 |
| 91 CRICKET BROOK | FERRARA DANIELLE L | 91 CRICKET BROOK | DOVER | NH | 03820 |
| 102 CRICKET BROOK | ARNOLD W ROBERT DBA AMTECH ASSOCIATES | 102 CRICKET BROOK | DOVER | NH | 03820 |
| 86 CRICKET BROOK | PASTOR PETER & FLORENCE TRUSTEES | 1A HILLCREST DR | DOVER | NH | 03820 |
| 33 HANSON ST | SMALL GERALD W & ELIZABETH W & | 33 HANSON ST | DOVER | NH | 03820 |
| 13 CRICKET BROOK | BROUGHTON SIMEON & NANCY & | 14 MENDUM AVE | KITTERY | ME | 03904 |
| 73 75 HENRY LAW AV | MACGREGOR ROB ROY TRUSTEE | 28 HAMPTON TOWN ESTATES | HAMPTON | NH | 03842-1950 |
| 8 CRICKET BROOK | MARCELLO ADAM K | 93 HENRY LAW AVE UNIT 9 | DOVER | NH | 03820 |
| 237 CENTRAL AV | A L PRIME ENERGY CONSULTANT INC | 18 LARK AVE | SAUGUS | MA | 01906-4261 |
| 36 38 HANSON ST | LIATSIS JOHN E | 271 NIMBLE HILL RD | NEWINGTON | NH | 03801 |
| 27 29 GEORGE ST | SQUIER DAVID D | 27 GEORGE ST | DOVER | NH | 03820 |
| 17 19 HANSON ST | DUNN CHRISTOPHER M & | 17 19 HANSON ST | DOVER | NH | 03820 |
| 35 HANSON ST | ROGERS EVAN G & | 35 HANSON ST | DOVER | NH | 03820 |
| 4 CRICKET BROOK | MURPHY TERESA | 93 HENRY LAW AVE UNIT #4 | DOVER | NH | 03820 |
| 11 13 SONNETT ST | FRITZ MICHAEL | 35 MYRICA AVE | RYE | NH | 03870 |
| 106 CRICKET BROOK | PASTOR PETER TRUSTEE | 1 A HILLCREST DR | DOVER | NH | 03820 |
| 17 CRICKET BROOK | MURPHY TERESA M | 17 CRICKET BROOK | DOVER | NH | 03820 |
| 10 CRICKET BROOK | PAPAIOANNOU IOANNIS A | PO BOX 2288 | DOVER | NH | 03801 |
| 8 CRICKET BROOK | PAPAIOANNOU IOANNIS A | PO BOX 2288 | DOVER | NH | 03820 |
| 69 HENRY LAW AV | GUARD HOUSE LLC | 670 N COMMERCIAL ST SUITE 303 | MANCHESTER | NH | 03101 |
| 8 SONNETT ST | DUFFY VINCENT A | PO BOX 301 | DOVER | NH | 03821-0301 |
| 88 CRICKET BROOK | RUBALCABA BEVERLY L TRUSTEE | 51 WATERLOO CIRCLE | DOVER | NH | 03820 |
| 17 GEORGE ST | MOSS ODILE B | PO BOX 1081 | DOVER | NH | 03821-1081 |
| 117 CRICKET BROOK | PASTOR PETER & FLORENCE CO-TRUSTEES | 1 A HILLCREST DR | DOVER | NH | 03820 |
| 25 GEORGE ST | FRITZ MICHAEL | 25 GEORGE ST | DOVER | NH | 03820 |
| 18 CRICKET BROOK | ROBISON HEATHER L | 151 EASTWOOD DR | PORTSMOUTH | NH | 03801-6071 |
| 81 CRICKET BROOK | MANCHESTER ERICA L | 25 KELWYN DR | SOMERSWORTH | NH | 03878-1318 |
| 85 CRICKET BROOK | PASTOR PETER & FLORENCE TRUSTEES | 1A HILLCREST DR | DOVER | NH | 03820 |
| 83 CRICKET BROOK | COSSETTE CAROLYN E TRSUTEE | 20 TUMBLE DOWN DICK RD | SANBORNVILLE | NH | 03872-7101 |
| 15 GEORGE ST | MOSS ODILE B | PO BOX 1081 | DOVER | NH | 03820 |
| 118 CRICKET BROOK | 118 CRICKETT BROOK CONDOMINIUM REALTY TR | VIALE MONTELLO 16 | MILAN | ITALY | 20154 |
| 113 CRICKET BROOK | MCGRATH BOB INVESTMENTS LLC | 6 RANDS LN | RYE | NH | 03870-2250 |
| 107 CRICKET BROOK | V H COLBURN LLC | 12 LINDEN ST | HUDSON | NH | 03051 |
| 20 HANSON ST | STF DEVELOPMENT CORP | 242 CENTRAL AVE | DOVER | NH | 03820 |
| 115 CRICKET BROOK | STEVENS KENNETH J | 115 CRICKET BROOK | DOVER | NH | 03820 |
| 82 CRICKET BROOK | CEDAR SWAMP GROUP LLC | 7 MILL RD | DURHAM | NH | 03824 |
| 14 CRICKET BROOK | BOMBARD RICHARD | 10 DRAKE DR | GREENLAND | NH | 03840-2112 |
| 25 HANSON ST | MARELLI CHRISTOPHER | 128 LANDING RD | HAMPTON | NH | 03842-2603 |
| 116 CRICKET BROOK | DREW MATTHEW E | 93 HENRY LAW AVE UNIT #116 | DOVER | NH | 03820 |
| 14 16 GEORGE ST | LOCKHARDT MICHAEL A JR & | 14-16 GEORGE ST | DOVER | NH | 03820 |
| 9 SONNETT ST | STRIPTO VINCENT L & | 9 SONNETT ST | DOVER | NH | 03820-4150 |
| 111 CRICKET BROOK | BARLOW CRAIG | 14 SUNSHINE DR | KINGSTON | NH | 03848 |
| 97 CRICKET BROOK | PIDGEON MARK NICHOLAS | 100 STACEY CREST DR | SCHENECTADY | NY | 12306 |
| 101 CRICKET BROOK | FRASER AMANDA & | 611 PROVINCE RD | GILMANTON | NH | 03237 |
| 12 CRICKET BROOK | MURPHY JAMES | 12 CRICKET BROOK RD | DOVER | NH | 03820 |
| 7 CRICKET BROOK | LEWIS CYNTHIA C | PO BOX 1718 | DOVER | NH | 03821 |
| 99 CRICKET BROOK | VOGEL KIMBERLY A | 93 HENRY LAW AVE #99 | DOVER | NH | 03820 |
| 114 CRICKET BROOK | OSGOOD JUDY A | 237 PICKERING RD | ROCHESTER | NH | 03867-4830 |
| 14 CRICKET BROOK | GIANFORTE JENNIFER M | 56 SANDYBROOK DR | DURHAM | NH | 03824 |
| 238 CENTRAL AV | MARTUSCELLO LORRAINE TRUSTEE | 12 WEST CONCORD STREET | DOVER | NH | 03820 |
| 9 11 GEORGE ST | 9-11 GEORGE ST LLC | 3331 US ROUTE 3 | THORNTON | NH | 03285 |
| 245 249 CENTRAL AV | BIGS HOLDINGS LLC | PO BOX 1102 | STRATHAM | MA | 03885 |
| 53 CRICKET BROOK | BAY DONAT H & | 133 MOUNTAIN RD | GREENFIELD | NH | 03047 |
| 5 CRICKET BROOK | OUELLETT CHAD | 93 HENRY LAW AVE #5 | DOVER | NH | 03820 |
| 15 CRICKET BROOK | KOZULIN NIKOLAI | 8 NEW BELLAMY LN | DOVER | NH | 03820 |
| 18 CRICKET BROOK | RAINSFORD SHAWN P & | 10 OAK RD | HAMPTON | NH | 03842 |
| 6 GEORGE ST | DUFFY VINCENT A | PO BOX 301 | DOVER | NH | 03821-0301 |
| 92 CRICKET BROOK | CASS BETSY | 2 BROOKSIDE DR | STRATHAM | NH | 03885 |
| 84 CRICKET BROOK | PASTOR PETER L TRUSTEE & | 1 A HILLCREST DR | DOVER | NH | 03820 |
| 30 HANSON ST | CALLAN ROBERT D JR & | 30B HANSON ST | DOVER | NH | 03820 |
| 26 GEORGE ST | CROWLEY SHAWNA L & | 26 GEORGE ST | DOVER | NH | 03820 |
| 9 GEORGE ST | RHODES JOSEPH T & | 9 GEORGE ST | DOVER | NH | 03820-4135 |
| 98 CRICKET BROOK | DANN KERI | 1431 NORMAN HILL LANE | LEAGUE CITY | TX | 77573 |
| 94 CRICKET BROOK | COVERT WILLIAM & | 8 ISAAC LUCAS CIRCLE | DOVER | NH | 03820 |
| 108 CRICKET BROOK | PASTOR PETER L TRUSTEE | 1 A HILLCREST DR | DOVER | NH | 03820 |
| 104 CRICKET BROOK | WALDROP JON S JR | 104 CRICKET BROOK | DOVER | NH | 03820 |
| 3 CRICKET BROOK | BCB REAL ESTATE HOLDINGS LLC | 92 RIVERWALK WAY | MANCHESTER | NH | 03101 |
| 2 CRICKET BROOK | HAUSE EDWARD | 93 2 HENRY LAW AV | DOVER | NH | 03820 |
| 8 HANSON ST | KELLY PATRICK J | 44 SUMMER ST | DOVER | NH | 03820 |
| 29 31 HANSON ST | MCATAVEY NANCY BTRUSTEE | 28 PROSPECT ST | DOVER | NH | 03820 |
| GEORGE ST | LOCKHARDT MICHAEL A JR & | 14-16 GEORGE ST | DOVER | NH | 03820 |
| 85 CRICKET BROOK | BOSSIO CAITLIN ANN | PO BOX 631 | DANVILLE | NH | 03819-0631 |
| 27 HANSON ST | TAYLOR DEREK J & | 27 HANSON ST | DOVER | NH | 03820 |
| 11 GEORGE ST | PERKINS PATRICIA M & | 55 CLEARWATER DR | DOVER | NH | 03820 |

PB Case # 18-02




## 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 SIZE = 18,084 s.f.
LOT COVERAGE = 7,281 s.f.
LOT COVERAGE = 40%

LOT AREA
18,084 sq.ft.
0.415 acres

EXIST. BUILDING AREA = 3046 SF
EXIST. PAVEMENT AREA = 891 SF

PROP. BUILDING AREA = 4772 SF
PROP. PAVEMENT AREA = 5763 SF

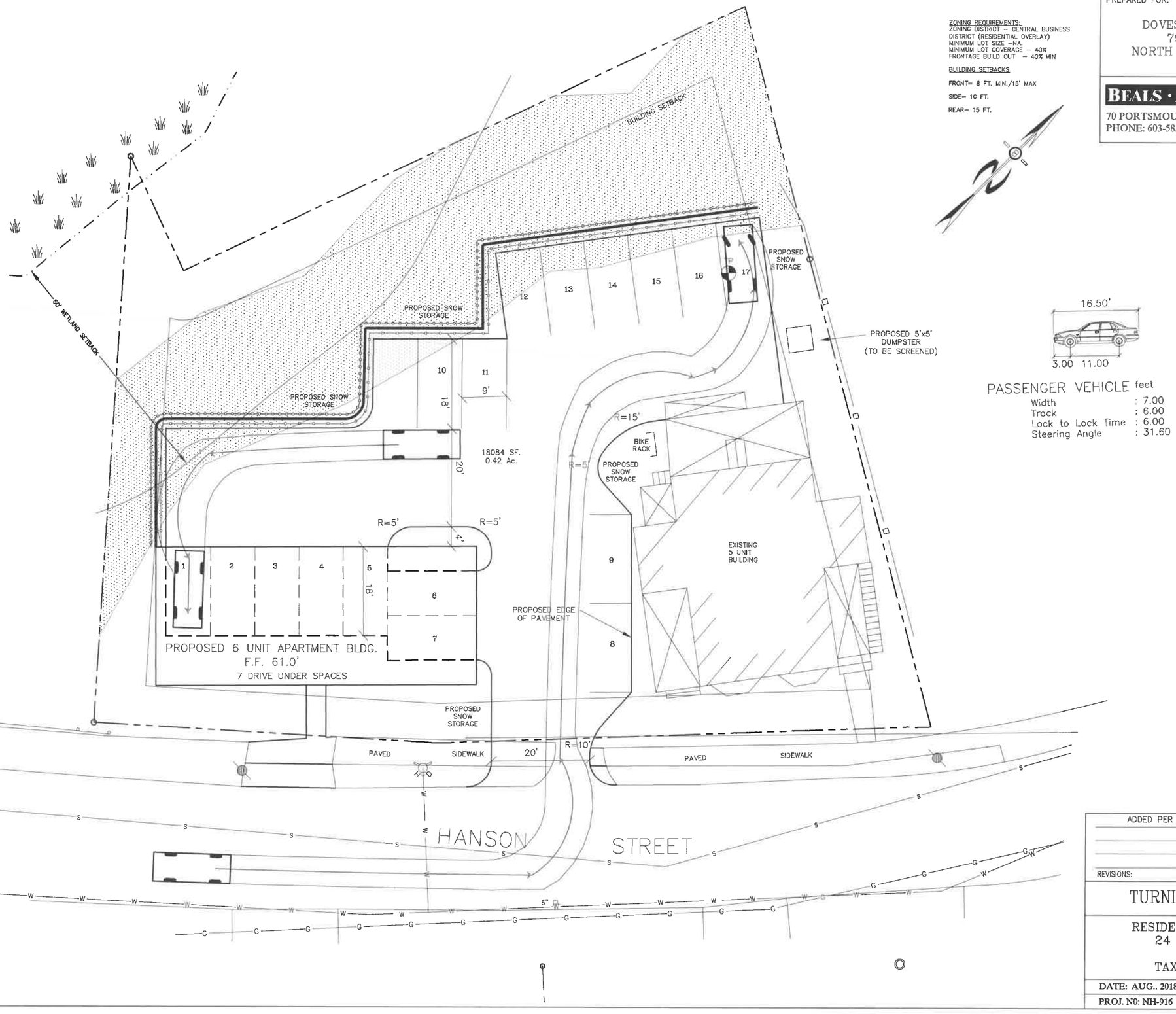
ZONING REQUIREMENTS:
ZONING DISTRICT – CENTRAL BUSINESS DISTRICT (RESIDENTIAL OVERLAY)
MINIMUM LOT SIZE –NA.
MINIMUM LOT COVERAGE – 40%
FRONTAGE BUILD OUT – 40% MIN

BUILDING SETBACKS

FRONT= 8 FT. MIN./15' MAX

SIDE= 10 FT.

REAR= 15 FT.







PASSENGER VEHICLE feet

| | |
|---|---|
| Width | : 7.00 |
| Track | : 6.00 |
| Lock to Lock Time | : 6.00 |
| Steering Angle | : 31.60 |

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- SPOT GRADE 43x8'
- 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

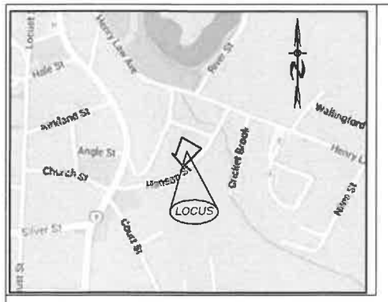
BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

| REVISIONS: | DATE: |
|---|---|
| ADDED PER TRC: | 8/27/18 |

# TURNING EXHIBIT PLAN

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

| | |
|---|---|
| DATE: AUG.. 2018 | SCALE: 1"=20' |
| PROJ. NO: NH-916 | SHEET NO. 1 OF 1 |




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

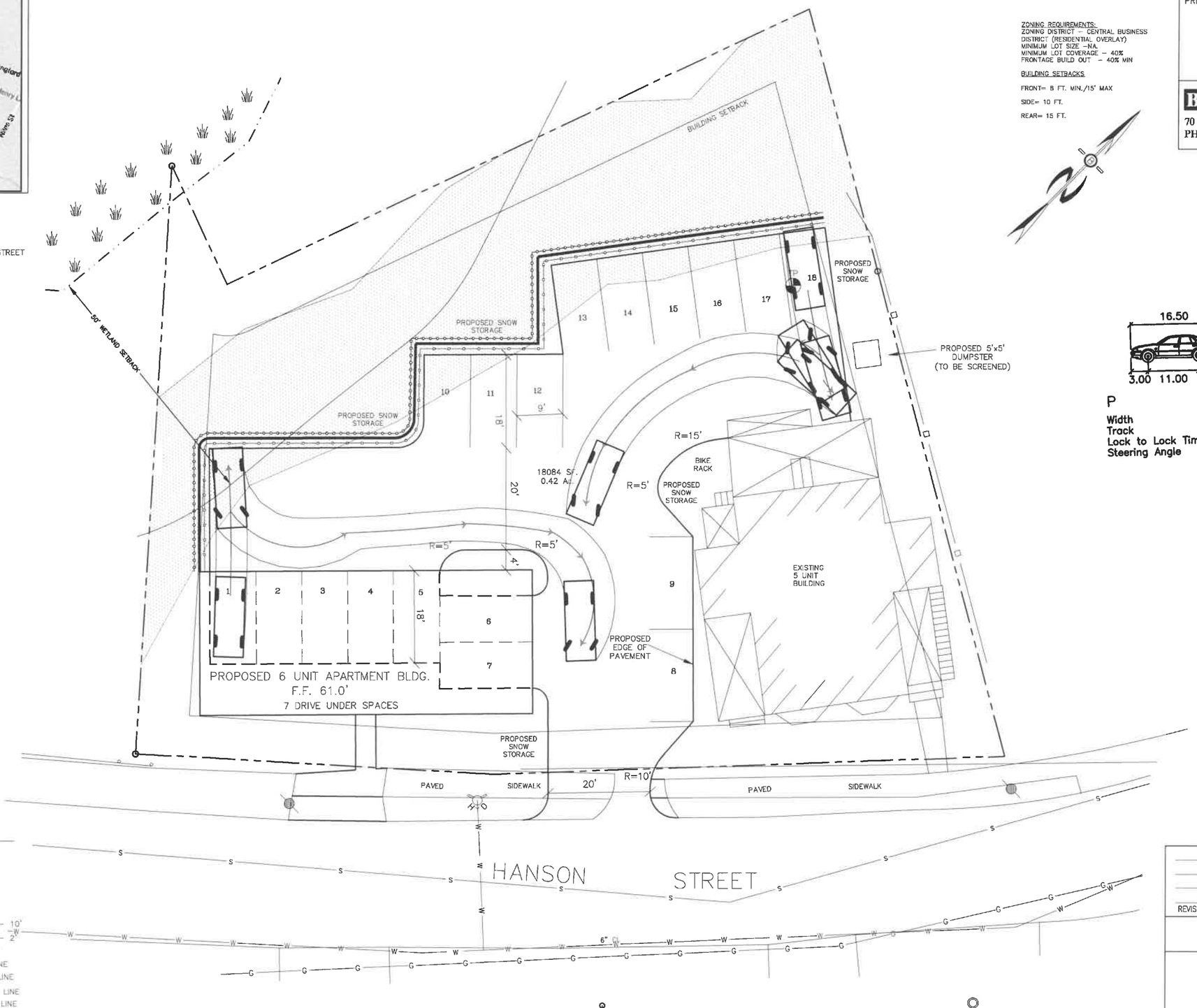
PROPOSED LOT COVERAGE:

LOT SIZE = 18,084 s.f.
LOT COVERAGE = 7,281 s.f.
LOT COVERAGE = 40%

| LOT AREA |
|---|
| 18,084 sq.ft. |
| 0.415 acres |

EXIST. BUILDING AREA = 3046 SF
EXIST. PAVEMENT AREA = 891 SF

PROP. BUILDING AREA = 4772 SF
PROP. PAVEMENT AREA = 5763 SF



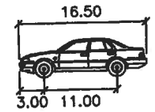

ZONING REQUIREMENTS:
ZONING DISTRICT – CENTRAL BUSINESS DISTRICT (RESIDENTIAL OVERLAY)
MINIMUM LOT SIZE –NA.
MINIMUM LOT COVERAGE – 40%
FRONTAGE BUILD OUT – 40% MIN

BUILDING SETBACKS

FRONT= 8 FT. MIN./15' MAX

SIDE= 10 FT.

REAR= 15 FT.




| P | feet |
|---|---|
| Width | : 7.00 |
| Track | : 6.00 |
| Lock to Lock Time | : 6.00 |
| Steering Angle | : 31.60 |

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

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

| REVISIONS: | DATE: |
|---|---|
| ADDED PER TRC: | 8/27/18 |

# TURNING EXHIBIT PLAN

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

| | |
|---|---|
| DATE: AUG., 2018 | SCALE: 1"=20' |
| PROJ. NO: NH-916 | SHEET NO. 1 OF 1 |

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-01

| | |
|---|---|
| Application Type: | Conditional Use Permit |
| Applicant(s): | Dovester Holdings, LLC |
| Owner(s): | Dovester Holdings, LLC |
| Location: | 24 Hanson Street (Assessor's Map 20, Lot 41) |
| Meeting Date: | November 13, 2018 |

**INTENT:** To demolish existing garage and replace with a 6 unit apartment building with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.

**LOTS/UNITS PROPOSED:** 6 additional units

**AGENDA ITEM #:** 3-B

**ACREAGE**: 0.5 acres

**ZONING DISTRICT:** CBD - Residential

**EXISTING LAND USE:** Multi-family residential

**PROPOSED LAND USE:** Multi-family residential

**SURROUNDING LAND USE:** Residential and vacant

**ZBA ACTION:** None

**ATTACHMENTS:** Revised plans. *Please bring previous materials.*

**NOTICES SENT:** Abutter notices were sent by certified or first class mail to all abutters for a previous meeting

**PERMITS REQUIRED:**
-Conditional Use Permits (127 s.f. of wetland buffer impact, 830 s.f. of steep slope impact, 4th floor)
-Demolition permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**
The applicant is proposing to demolish an existing garage and replace with a 6 unit apartment building in addition to the existing 5 unit apartment building currently onsite. The Conditional Use Permit would allow them to complete the work with wetland buffer impacts of 127 sq. ft. and 830 sq. ft. within the 20% slopes.

The Conservation Commission endorsed the Conditional Use Permit at their September 10, 2018 meeting.

The Planning Board accepted the applications on October 9 and tabled for a site walk on October 13, 2018.

**Consistency with Land Use Regulations**
The Wetlands Protection District and Conservation District ordinances provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers and steep slopes if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board remove the item from the table, re-open the public hearing and vote to approve the Conditional Use Permit with the following conditions:

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

1. Site Plan (P18-02) is approved.
2. Specifications of the retaining wall be approved by the City Engineer.

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-44

| | |
|---|---|
| Application Type: | Conditional Use Permit |
| Applicant(s): | Dovester Holdings, LLC |
| Owner(s): | Dovester Holdings, LLC |
| Location: | 24 Hanson Street (Assessor's Map 20, Lot 41) |
| Meeting Date: | November 13, 2018 |

**INTENT:** To demolish existing garage and replace with a 6 unit apartment building which proposes to have 4 stories where 3 stories is the maximum in the CBD-Residential District

**LOTS/UNITS PROPOSED:** 6 additional units

**AGENDA ITEM #:** 3-C

**ACREAGE**: 0.5 acres

**ZONING DISTRICT:** CBD - Residential

**EXISTING LAND USE:** Multi-family residential

**PROPOSED LAND USE:** Multi-family residential

**SURROUNDING LAND USE:** Residential and vacant

**ZBA ACTION:** None

**ATTACHMENTS:** Revised plans. *Please bring previous materials*

**NOTICES SENT:** Abutter notices were sent by certified or first class mail to all abutters for a previous meeting

**PERMITS REQUIRED:**
-Conditional Use Permits (127 s.f. of wetland buffer impact, 830 s.f. of steep slope impact, 4th floor)
-Demolition permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**
The applicant is proposing to demolish an existing garage and replace with a 6 unit apartment building in addition to the existing 5 unit apartment building currently onsite. The Conditional Use Permit would allow them to have a fourth story where 3 stories is the maximum. The applicant did not indicate building materials on the elevation drawings so the Board should address that in their discussion.

**Consistency with Land Use Regulations**
Chapter 170-20.B(1) Zoning Ordinance allows for Conditional use approval for relief from the standards herein may be granted by the PLANNING BOARD
(RSA 674:21 II) after proper public notice and public hearing 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

This plan is consistent with the criteria.

**STAFF RECOMMENDATION:**
The Planning Department recommends the Planning Board remove the item from the table, re-open the public hearing and vote to approve the Conditional Use Permit with the following conditions:

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

1. Site Plan (P18-02) is approved with architectural materials indicated on site plan.
2. Conditional Use Permit (P18-01) is approved.

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-02

| | |
|---|---|
| Application Type: | Site Plan Review |
| Applicant(s): | Dovester Holdings, LLC |
| Owner(s): | Dovester Holdings, LLC |
| Location: | 24 Hanson Street (Assessor's Map 20, Lot 41) |
| Meeting Date: | November 13, 2018 |

**INTENT:** To demolish existing garage and replace with a 6 unit apartment building, leaving the existing 5 unit apartment building onsite.

**LOTS/UNITS PROPOSED:** 6 additional units

**AGENDA ITEM #:** 3-D

**ACREAGE**: 0.5 acres

**ZONING DISTRICT:** CBD - Residential

**EXISTING LAND USE:** Multi-family residential

**PROPOSED LAND USE:** Multi-family residential

**SURROUNDING LAND USE:** Residential and vacant

**ZBA ACTION:** None

**ATTACHMENTS:** Revised plans. *Please bring prior materials.*

**NOTICES SENT:** Abutter notices were sent by certified or first class mail to all abutters for a previous meeting

**PERMITS REQUIRED:**
-Conditional Use Permits (127 s.f. of wetland buffer impact, 830 s.f. of steep slope impact, 4th floor)
-Demolition permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**
The applicant is proposing to demolish an existing garage and replace with a 6 unit apartment building in addition to the existing 5 unit apartment building currently onsite.

The applicant appeared before the Technical Review Committee on August 2, 2018 (Minutes are attached).

The Conservation Commission endorsed the Conditional Use Permit at their September 10, 2018 meeting.

The Planning Board accepted the applications on October 9 and tabled for a site walk on October 13, 2018.

**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 the Planning Board remove the item from the table, re-open the public hearing and vote to approve the Site Plan with the following conditions:

**Conditions to Be Met Prior to Signing of Plans:**

1. The conditional use permits (P18-01 & P18-44) shall be approved.
2. The applicant shall provide:
   a. A digital version of plan set
   b. A Pest Management Plan from a certified pest control specialist regarding pest control needs on site
   c. Letters to serve from Eversource and Community Services Department
3. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add PE signature and stamp to final plan
   c. Indicate materials on architectural renderings with pointers
   d. Add note that retaining walls 4 feet or greater require building permits

e. If Pest Management Plan is needed, add to demolition plan.

**Conditions to Be Met Prior to any Construction Activity:**

4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
5. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp

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

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

**Conditions to Be Met Prior to Occupancy:**

7. Issuance of a certificate of occupancy.
8. Impact fees for new dwelling units shall be paid per the invoice included with the Notice of Decision.
9. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

# 24 Hanson Street




**Property Information**

| | |
|---|---|
| **Property ID** | 20041-000000 |
| **Location** | 24 HANSON ST |
| **Owner** | DOVESTER 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 11/08/2018

# DOVER CONSERVATION COMMISSION – MINUTES

CITY OF DOVER

| | |
|---|---|
| Meeting Type: | Regular Meeting |
| Meeting Location: | 2nd Floor Conference Room, City Hall, 288 Central Avenue |
| Meeting Date: | Monday, September 10, 2018 |
| Meeting Time: | 5:30 pm |

**MEMBERS PRESENT:** Tristan Donovan (Vice Chair), Steve Fellows, Amy Kramer-Perry, Robert Atwood, Richard Erickson, Jason Aube (Alternate), Zach Schmidt (Alternate)

**STAFF PRESENT:** Steve Bird (City Planner), Dave White (City Engineer)

**OTHERS PRESENT:** Christian Smith, Jim Gove

1. **The meeting was convened at 5:30 PM and a roll call was done.**
2. **APPROVAL OF THE PRIOR MEETING MINUTES** – August 13, 2018

*Fellows moved to approve the August 13, 2018 minutes, Kramer-Perry seconded. Vote: 7 in favor*

3. **OLD BUSINESS:** NONE
4. **NEW BUSINESS:**

A. City of Dover Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-G, located at 24 Hanson Street.

Christian Smith of Beals Associates was present to explain the proposal to construct a 6-unit apartment building and 17 parking spaces, with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft. Seven parking spaces were placed under building that was relocated closer to the street. There is no stormwater treatment today but we are adding modern stormwater system.

Kramer-Perry: What will the surface of the parking lot be?

Smith: The parking is gravel now but it will be paved.

Donovan: How high are the proposed retaining walls?

Smith: Up to 8 feet tall.

Donovan: I would recommend footing drains in the retaining walls.

*Fellows made a motion to endorse the City of Dover Conditional Use Permit, Erickson seconded. Vote: 7 in favor*

Donovan recused himself from the next agenda item due to a conflict of interest and Fellows took over as Chair.

B. NHDES Expedited Review Wetlands Permit for the City of Dover, owned by the City of Dover, Assessor's Map 2, Lot 36, zoned CBD, located at 2 Central Avenue.

Donovan stepped down as he works for Tighe & Bond, the company that prepared the plans and Fellows was acting Chair.

Dave White, City Engineer, was present to explain the proposal is to repair a retaining wall adjacent to the Central Falls Dam on the Cochecho River, with no permanent wetlands impact. We are working with state agencies on project. The failing wall is behind the fish ladder. We are replacing the brick wall with a concrete wall. The existing wall was part of a building foundation and not designed as a retaining wall. Fish & Game is concerned with potential damage to fish ladder.

Erickson: How much of the wall will be removed?

DRAFT

EVERSOURCE ENERGY

1700 Lafayette Road
Portsmouth, NH 03801

**Michael J Busby**
**603-436-7708 x555-5678**
**michael.busby@eversource.com**

October 7, 2018

Jason White
Dovester Holdings LLC
P.O. Box 1102
Stratham, NH 03885

Dear Jason White:

I am responding to your request to confirm the availability of electric service for the proposed 24-26 Hanson St Dover NH project being constructed for/by Dovester Holdings LLC.

The proposed project consists of a 3-story building with 6 residential units and parking space below grade. The proposed development will be constructed along Hanson Street.

The developer will be responsible for the installation of all facilities and infrastructure required to service the new building. The proposed building service will be fed from a new electrical distribution pole line being installed as part of the Hanson Street road project. The new distribution line will be supplied from the existing overhead distribution line on Henry Law Ave. The developer will work with Eversource to identify the service drop and metering locations and obtain all necessary easements and licenses for the proposed overhead/underground service listed above.

This letter serves as confirmation that Eversource will have sufficient capacity in the area once the Hanson Street road project is complete. The cost of extending service to the location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached drawing titled "NH-916 Hanson St Site Plan Utility Plan" dated Dec. 2017 shows the locations of the proposed project. Final location of the overhead transformer and service drop will be identified after the new poles for the road project are installed.

Eversource will work with the developer and city to approve the final service drop location which must meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-436-7708 Ext. 555-5678

Respectfully.

Michael J. Busby, PE
NH Eastern Regional Engineering and Design Manager, Eversource

cc: (via e-mail)
Michael Lee, Eastern Region Operations Manager, Eversource
Mary Jo Hanson, Field Supervisor, Electric Design, Eversource

# HANSON COURT APARTMENTS
# 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. 9000 LICENSED PROFESSIONAL ENGINEER

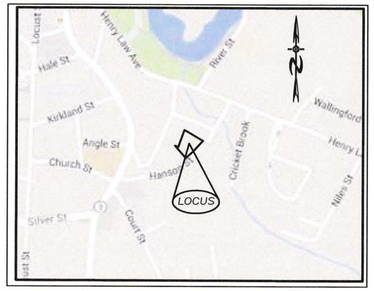
## LAND SURVEYORS:


**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


| | |
|---|---|
| | TITLE SHEET |
| 1 | DEMOLITION / EROSION CONTROL PLAN |
| 2 | PARKING & PAVEMENT PLAN |
| 3 | GRADING, DRAINAGE & UTILITY PLAN |
| 4 | CONSTRUCTION/EROSION CONTROL DETAILS |
| 5-12 | ARCHITECTURAL RENDERING AND PLANS |
| 13 | NEIGHBORHOOD PLAN |


## RECORD OWNER/APPLICANT

DOVESTER HOLDINGS, LLC.
79 EXETER ROAD
NORTH HAMPTON NH

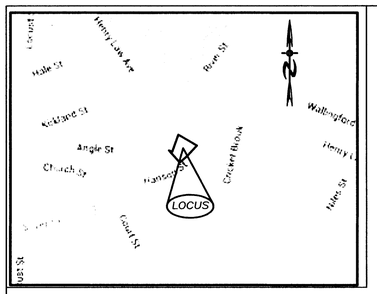
PLAN SET LEGEND

| | | | |
|---|---|---|---|
| 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 | | | |

PLANNNG FILE #P18-02

| | REVISIONS: | DATE: |
|---|---|---|
| 1 | REVISED PER TRC: | 8/27/18 |
| 2 | REVISED PER PB & STAFF REVIEW | 10/24/18 |
| 3 | | |
| 4 | | |
| 5 | | |

NH-916 PROPOSED SITE PLAN ISSUED JULY, 2018




LOCATION MAP

## 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

## 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.

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

MAP 20
LOT 42
ROBERT & KELLY CALLAN
308 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

MAP 20
LOT 44
NANCY B MCATAVEY TRUSTEE,
NANCY B MCATAVEY REVOCABLE TRUST
26 PROSPECT ST.
DOVER, NH 03820

MAP 20
LOT 43
GERALD W & ELIZABETH W SMALL
AND, SCOTT W & DEIDRE D WHALL
33 HANSON ST
DOVER, NH 03820

546B
444B
400E
400B
N 19°44'31" E 125.59'
S 68°57'51" E 25.42'
S 68°53'51" E 52.78'
S 59°53'51" E 97.72'
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 REMOVED
EXISTING BUILDING (TO BE REMOVED)
EXISTING GARAGE
EXISTING GRAVEL PARKING
EXISTING 5 UNIT BUILDING
EXISTING RETAINING WALL.
EXISTING PAVEMENT TO BE REVOVED
70.09' 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
50
56
60

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).



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


## DEMOLITION 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 CITY 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. 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.

## CITY NOTES

1. THE INTENT OF THIS SITE PLAN IS TO CREATE A 6–UNIT RESIDENTIAL APARTMENT BUILDING IN ADDITION TO THE EXISTING 5–UNIT BUILDING ON THE PARCEL.
2. CURRENT OWNER: DOVESTER HOLDINGS, LLC
   79 EXTER ROAD, NORTH HAMPTON, NH

   AUTHORIZED SIGNATURE

3. THE PROJECT PARCEL IS SHOWN AS LOT NO. 41, MAP 20 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE PROJECT PARCEL(S) CONTAINS 0.42 ACRES OR 18,084 SQUARE FEET AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO.4339, PAGE NO. 0804.
6. PROJECT PLAN REFERENCES: (LIST ALL REFERENCE PLANS AND THEIR SCRD #)
7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM AN UNRECORDED PLAN PREPARED BY TRITECH ENGINEERING.
8 SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
9. TOPOGRAPHIC SURVEY PERFORMED BY THOMAS BROUILLETTE, LLS (DECEASED) IN SEPTEMBER OF 2015.
10. ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
11. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
12. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
13. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
14. 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.
15. 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.
16. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
17. 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.
18. THE PROPOSED USE FOR THE STRUCTURE IS A 6–UNIT MILTIFAMILY RESIDENTIAL DWELLING.
19. NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THIE SUBJECT PROPERTY.

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

GRAPHIC SCALE

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

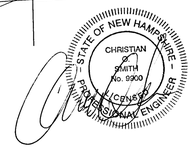
| REVISED PER TRC: | 8/27/18 |
|---|---|
| | |
| | |
| | |
| REVISIONS: | DATE: |

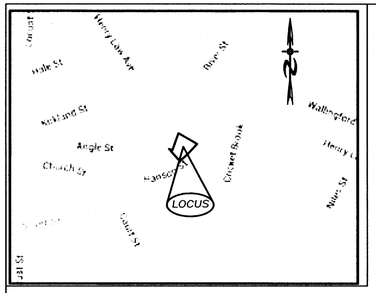
# DEMOLITION PLAN

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 |

PB CASE #18-02






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=18

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% | |

EXIST. BUILDING AREA = 3046 SF
EXIST. PAVEMENT AREA = 891 SF

PROP. BUILDING AREA = 4772 SF
PROP. PAVEMENT AREA = 5763 SF

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.

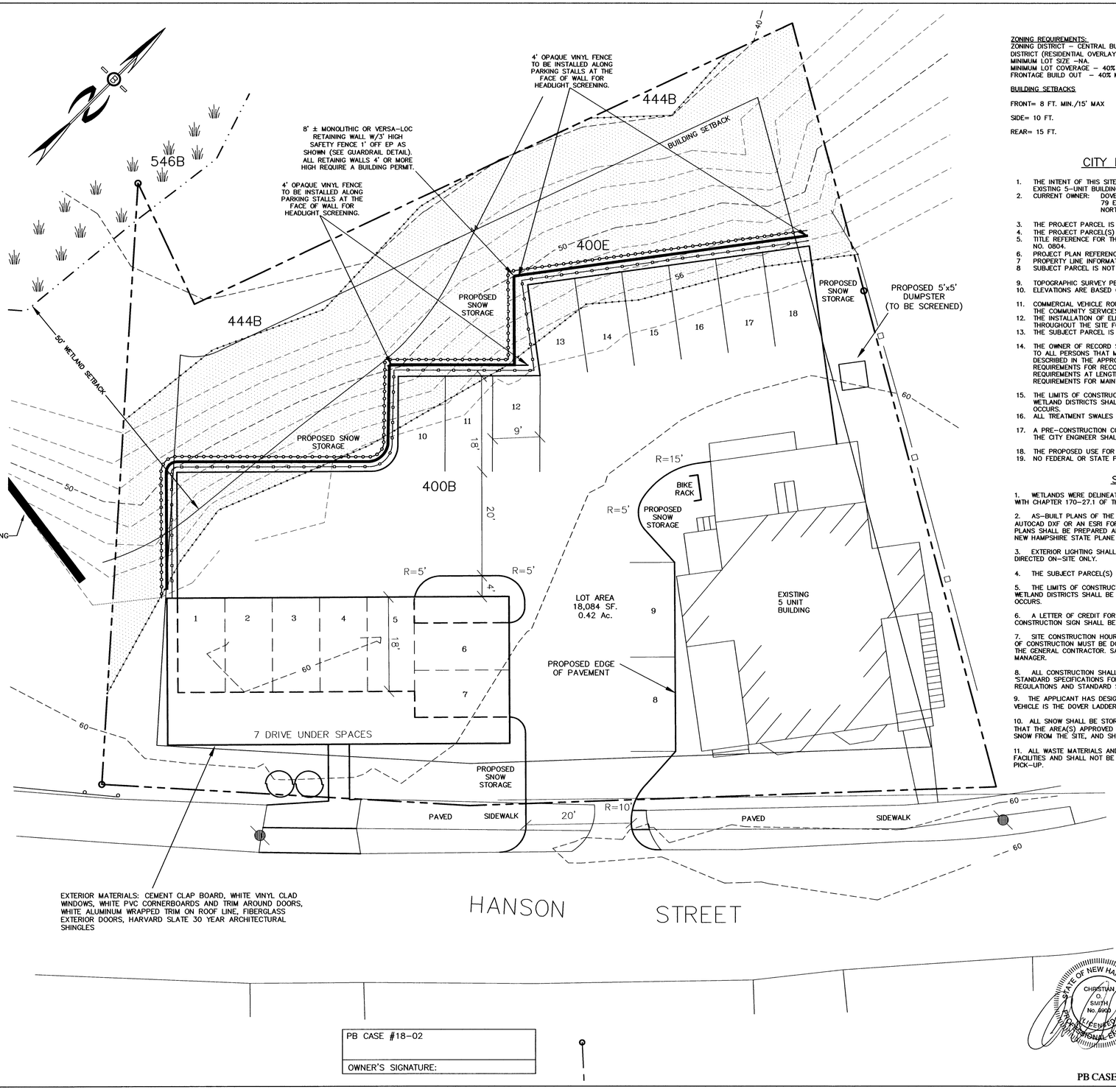
SOIL IDENTIFICATION LEGEND

| 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 |
| TP#A | 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. MIN./15' MAX

SIDE= 10 FT.

REAR= 15 FT.

## CITY NOTES

1. THE INTENT OF THIS SITE PLAN IS TO CREATE A 6-UNIT RESIDENTIAL APARTMENT BUILDING IN ADDITION TO THE EXISTING 5-UNIT BUILDING ON THE PARCEL.
2. CURRENT OWNER: DOVESTER HOLDINGS, LLC
   79 EXTER ROAD,
   NORTH HAMPTON, NH
3. THE PROJECT PARCEL IS SHOWN AS LOT NO. 41, MAP 20 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE PROJECT PARCEL(S) CONTAINS 0.42 ACRES OR 18,084 SQUARE FEET AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO.4339, PAGE NO. 0804.
6. PROJECT PLAN REFERENCES: (LIST ALL REFERENCE PLANS AND THEIR SCRD #)
7 PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM AN UNRECORDED PLAN PREPARED BY TRITECH ENGINEERING.
8 SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
9. TOPOGRAPHIC SURVEY PERFORMED BY THOMAS BROUILLETTE, LLS (DECEASED) IN SEPTEMBER OF 2015.
10. ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
11. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
12. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
13. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
14. 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.
15. 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.
16. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
17. 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.
18. THE PROPOSED USE FOR THE STRUCTURE IS A 6-UNIT MILTIFAMILY RESIDENTIAL DWELLING.
19. NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THIE SUBJECT PROPERTY.

## SITE 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, AND SATURDAY 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.
9. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE DOVER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
10. 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.
11. 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.

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

PB CASE #18-02

OWNER'S SIGNATURE:

PB CASE #18-02

PREPARED FOR:

DOVESTER HOLDINGS LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862

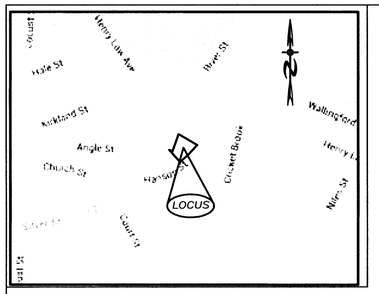
BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

| REVISIONS: | DATE: |
|---|---|
| REVISED PER TRC: | 8/27/18 |

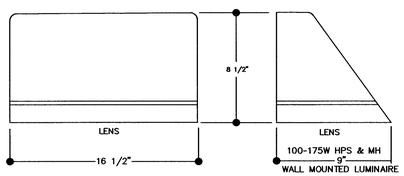
# PARKING & PAVEMENT PLAN

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 |



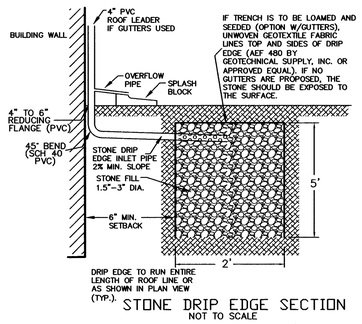

LOCATION MAP




**WALLPACK DETAIL**

## LIGHTING NOTES:

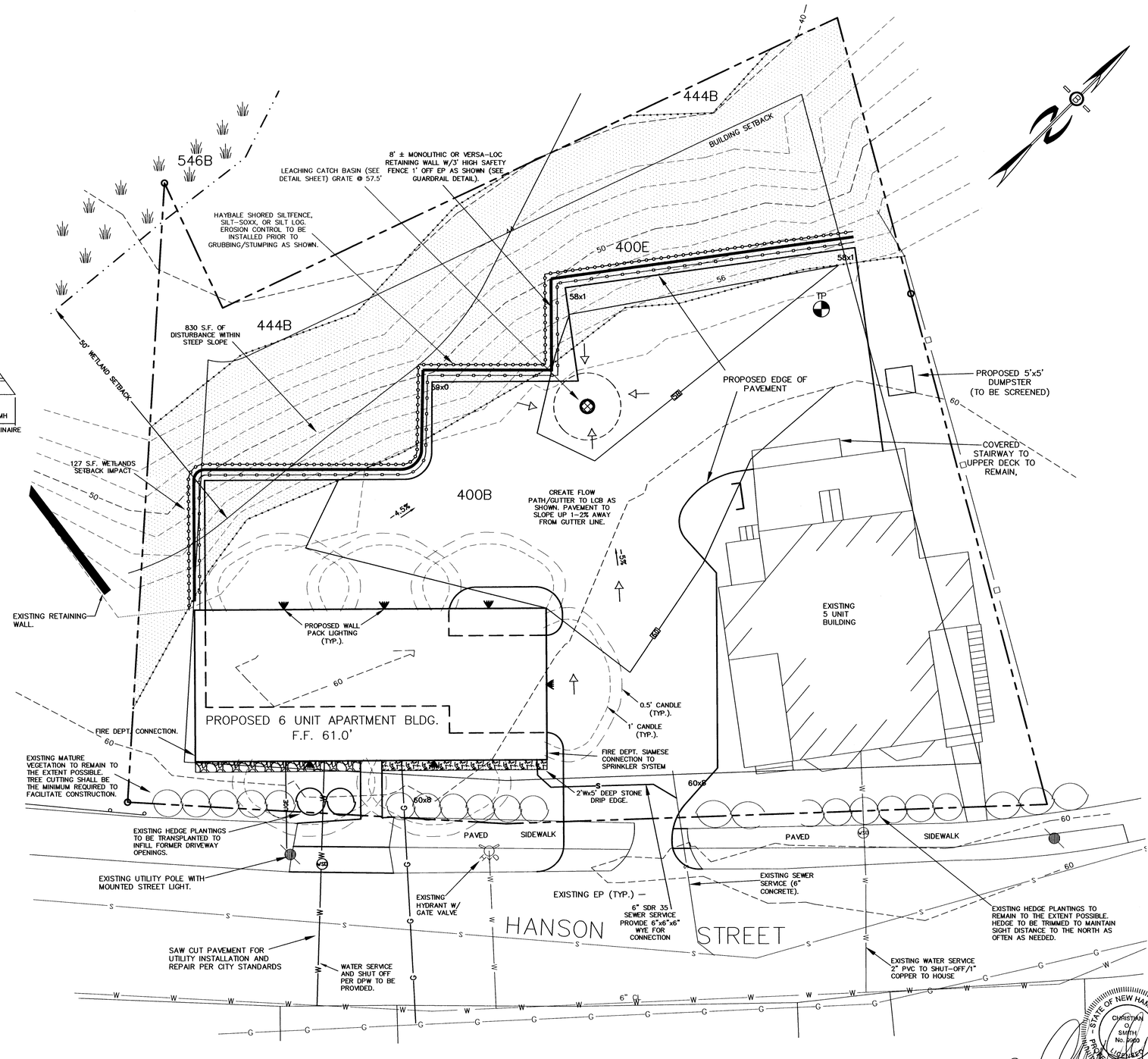
1. ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED PROPERTIES.
2. AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.




STONE DRIP EDGE SECTION
NOT TO SCALE

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 TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
10. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
11. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
12. 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.
13.

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.

| REVISED PER TRC: | 8/27/18 |
|---|---|
| | |
| | |
| | |
| REVISIONS: | DATE: |

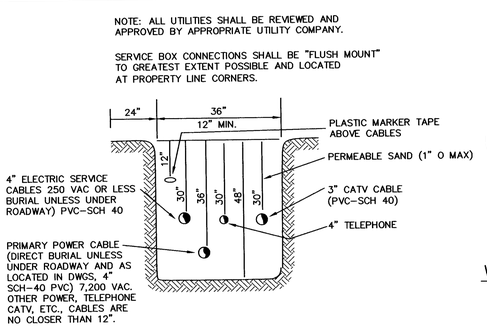
# GRADING, DRAINAGE, UTILITY & LANDAPE PLAN

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

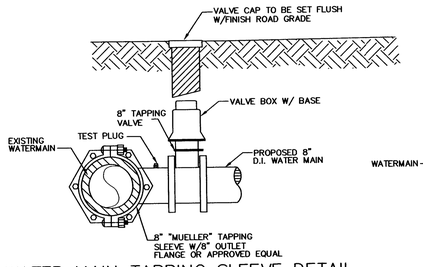
| | |
|---|---|
| DATE: JULY. 2018 | SCALE: 1"=20' |
| PROJ. N0: NH-916 | SHEET NO. 3 OF 4 |

PB CASE #18-02

STATE OF NEW HAMPSHIRE – CHRISTIAN O. SMITH No. 9580 – PROFESSIONAL ENGINEER

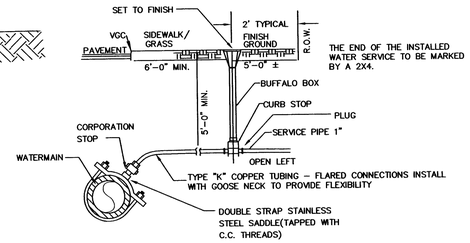



## UTILITY TRENCH DETAIL

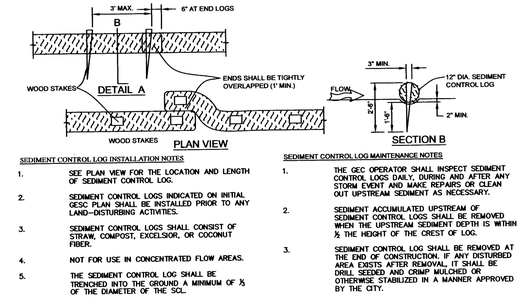



## WATER MAIN TAPPING SLEEVE DETAIL

NOT TO SCALE




## TYPICAL WATER SERVICE CONNECTION



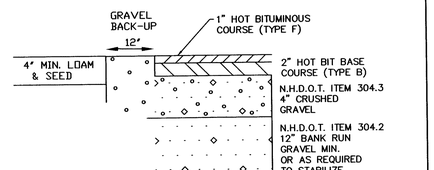

SEDIMENT CONTROL LOG INSTALLATION NOTES

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 ⅓ 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.

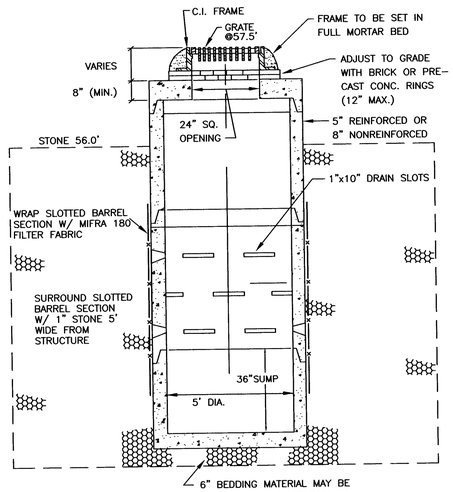
## SEDIMENT CONTROL LOG




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

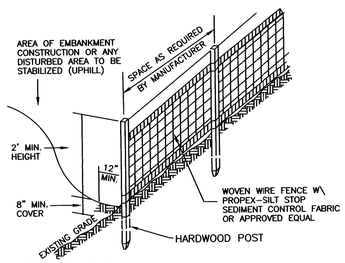
## TYPICAL PAVEMENT SECTION

NEW ASPHALT – NTS




## LEACHING CATCH BASIN

NOT TO SCALE



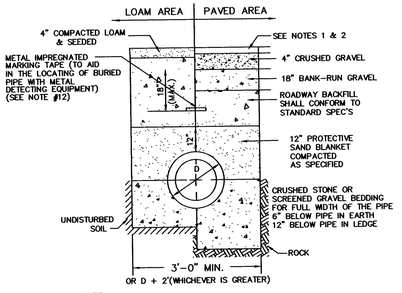

CONSTRUCTION SPECIFICATIONS

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.

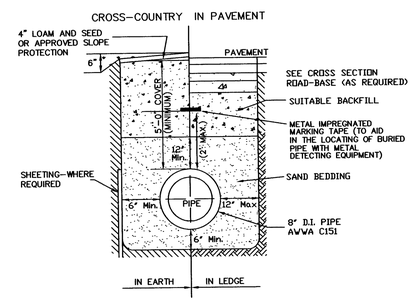
## SILT FENCE



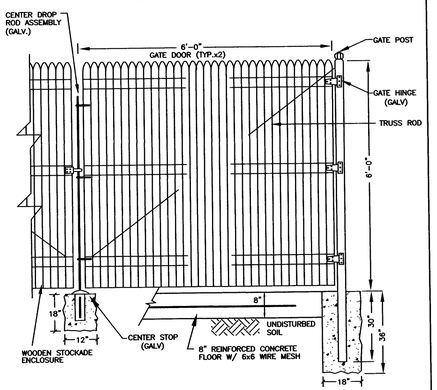

NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

## TYPICAL SEWER TRENCH DETAIL

NOT TO SCALE

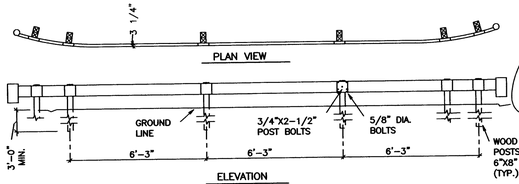



## TYPICAL TRENCH DETAIL FOR WATER SYSTEM




## STOCKADE DUMPSTER ENCLOSURE DETAIL

N.T.S.

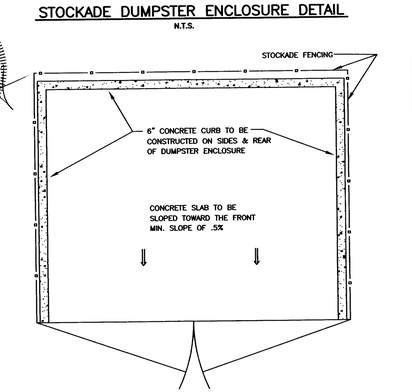



## BEAM GUARD RAIL STANDARD SECTION-WOOD POSTS

NOT TO SCALE

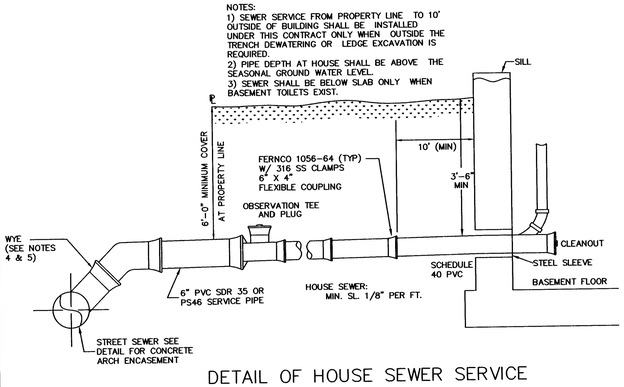
NOTES:

1. USE IN HEAVY TRAFFIC AREAS.
2. STEEL BRACKET TO BE 10 OR 12 GAGE STEEL.
3. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER
4. ALL TIMBER POSTS TO BE TREATED WITH PRESERVATIVE MATERIAL CONFORMING TO AASHTO M133
5. POST BOLTS TO BE 18" W/MIN. 2 1/2" THREAD LENGTH.
5. RAIL SHEET THICKNESS TO BE 12 GA.

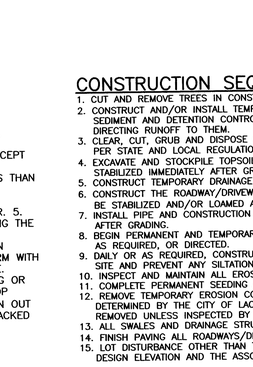



## DUMPSTER SLAB DETAILS

N.T.S.




## DETAIL OF HOUSE SEWER SERVICE




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.

PB CASE #18-02

| REVISIONS: | DATE: |
|---|---|
| REVISED PER TRC: | 8/27/18 |
| | |
| | |
| | |

# CONSTRUCTION/EROSION CONTROL DETAIL PLAN

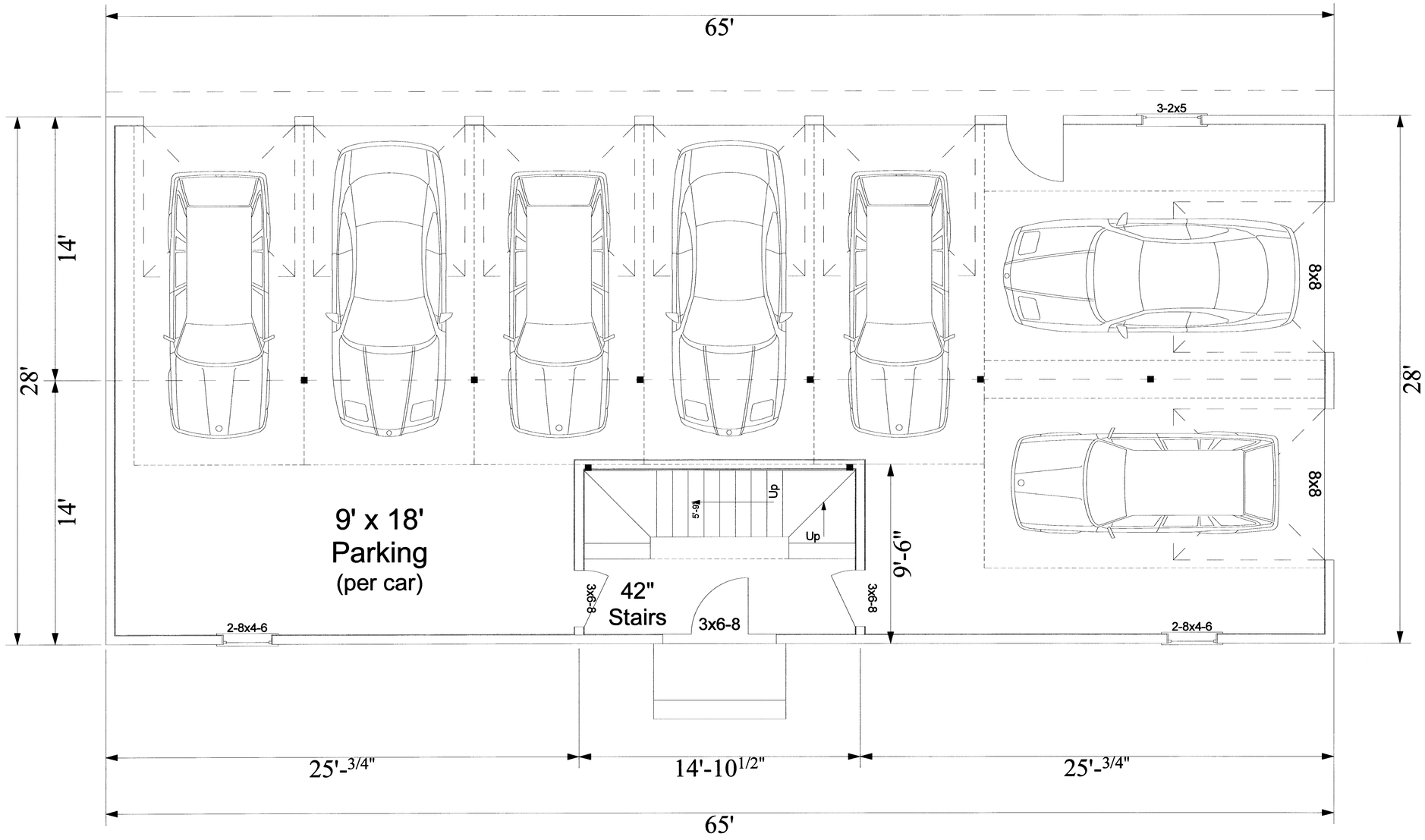
RESIDENTIAL DEVELOPMENT
24 HANSON STREET
DOVER, NH
TAX MAP 20 LOT 41

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

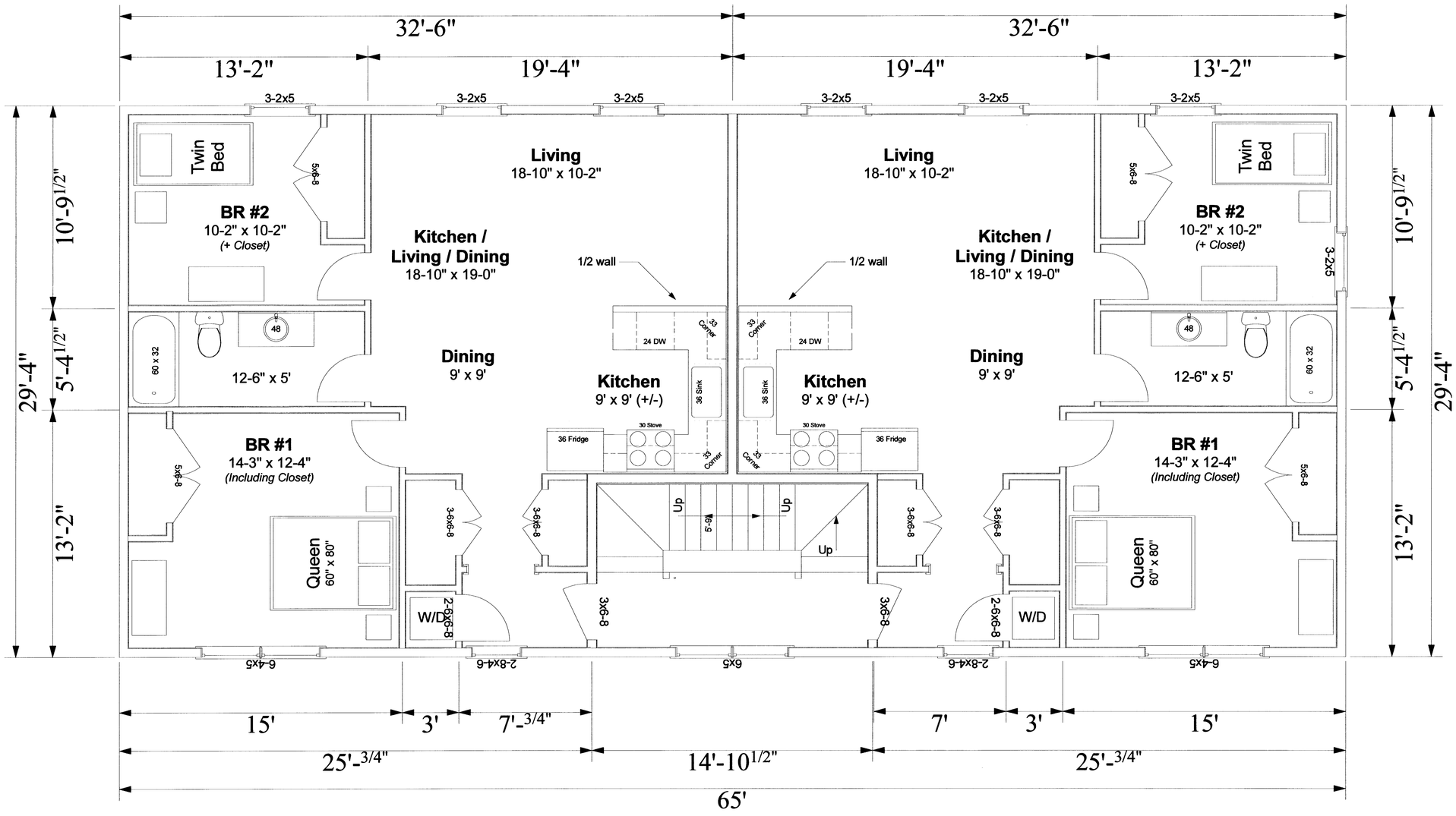


| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Michelle Shields Design<br>Smart Creative Architecture<br>www.MichelleShieldsDesign.com | 6 Rudolph Avenue<br>Kittery, Maine 03904<br>207-438-9829<br>Cell: 207-752-7623 | PROJECT:<br>Dovester Holdings LLC<br>6 Unit Apartment | SITE:<br>24 Hanson Street<br>Dover, NH | ISSUED FOR:<br>Review<br>DATE:<br>August 14, 2018 | SCALE:<br>None<br>(Letter) | TITLE:<br>Proposed Renderings | SHEET:<br>3D |

PB Case # 18-02

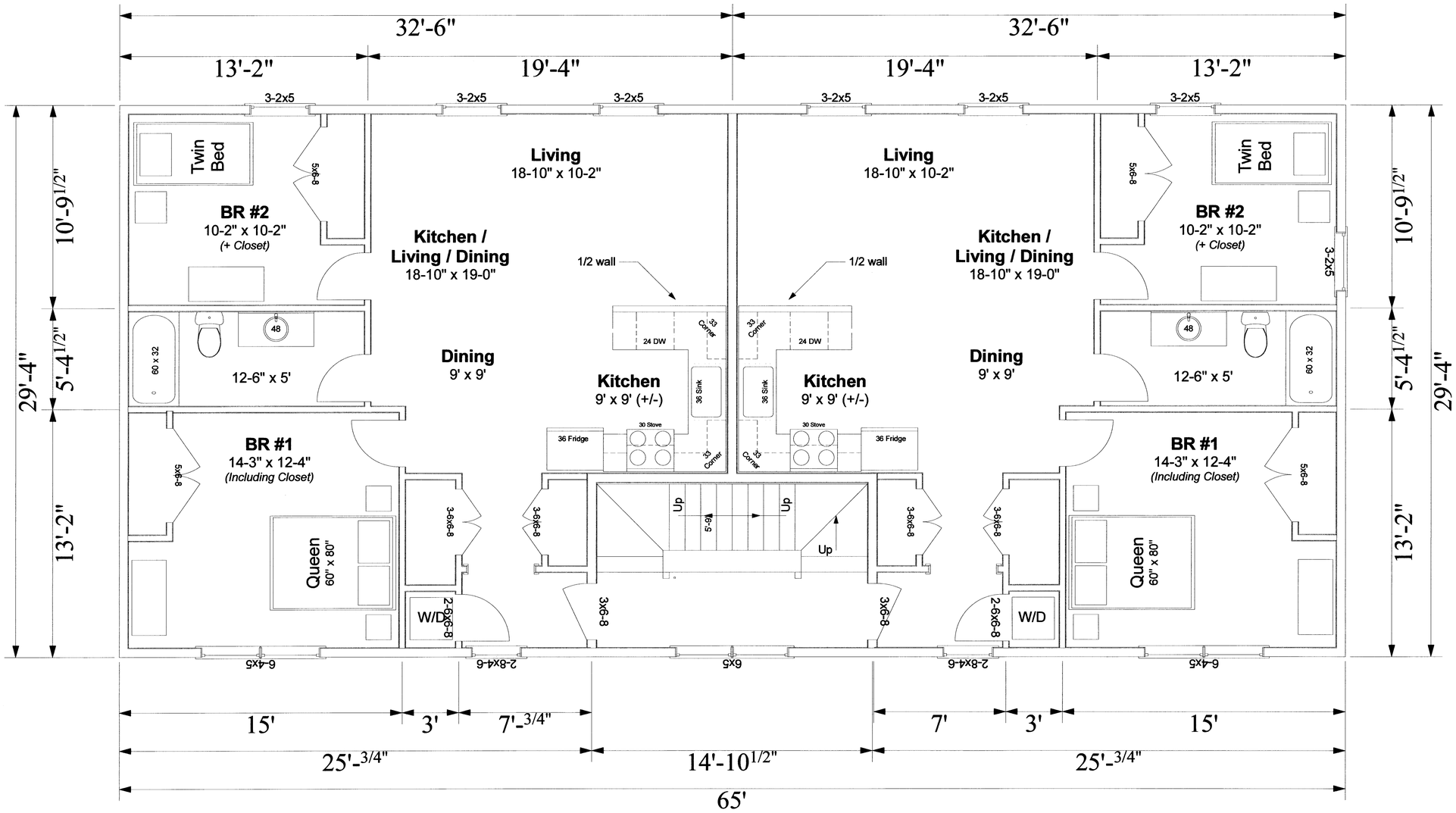



| | | | | | | |
|---|---|---|---|---|---|---|
| Michelle Shields Design<br>Smart Creative Architecture<br>www.MichelleShieldsDesign.com<br>6 Rudolph Avenue<br>Kittery, Maine 03904<br>207-438-9829<br>Cell: 207-752-7623 | PROJECT:<br>Dovester Holdings LLC<br>6 Unit Apartment | SITE:<br>24 Hanson Street<br>Dover, NH | ISSUED FOR:<br>Review<br>DATE:<br>June 27, 2018 | SCALE:<br>1/8" = 1'-0"<br>(Letter) | TITLE:<br>Proposed 8'<br>First Floor | SHEET:<br>P1 |

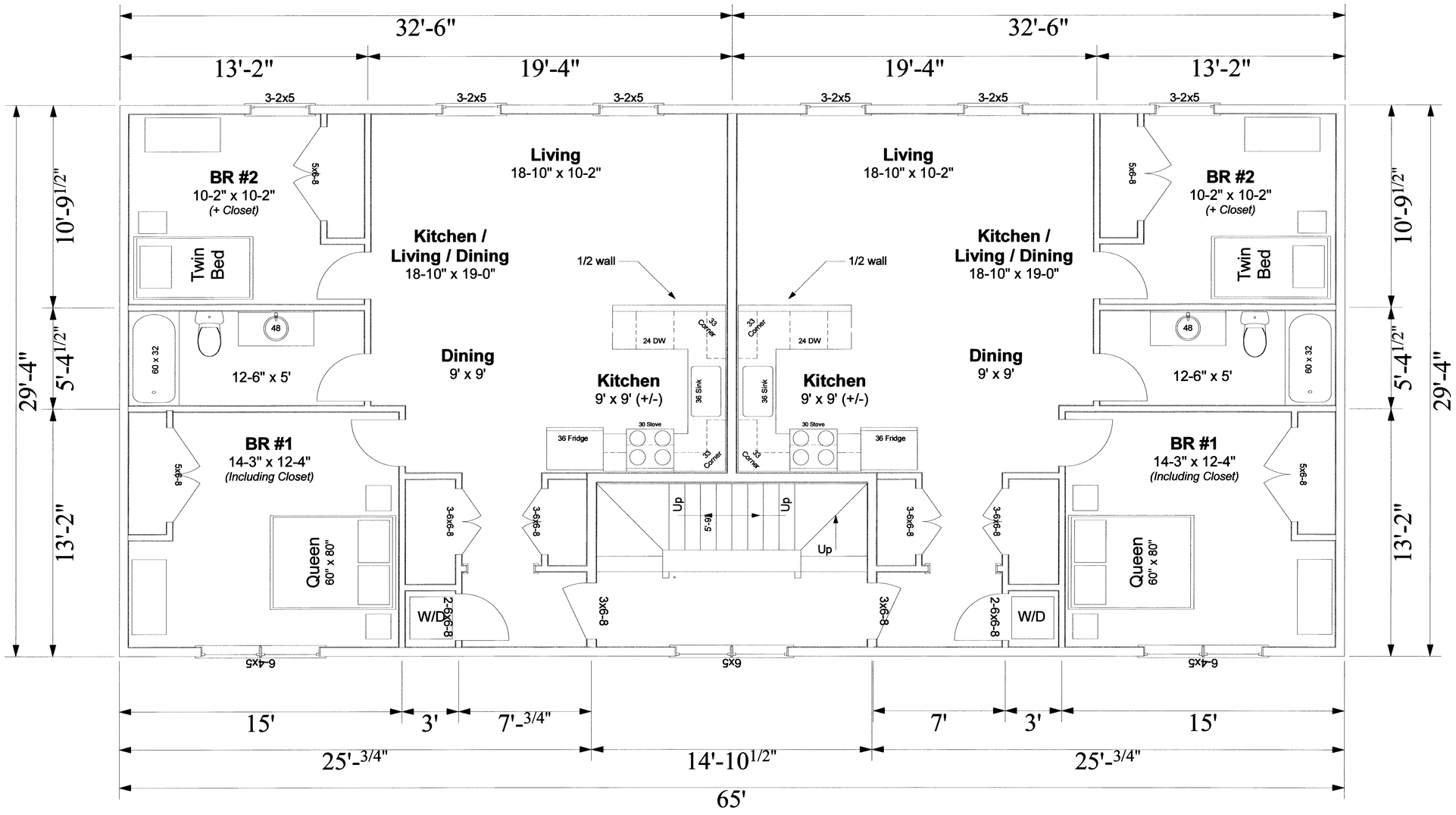



Unit #1 Unit #2

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




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

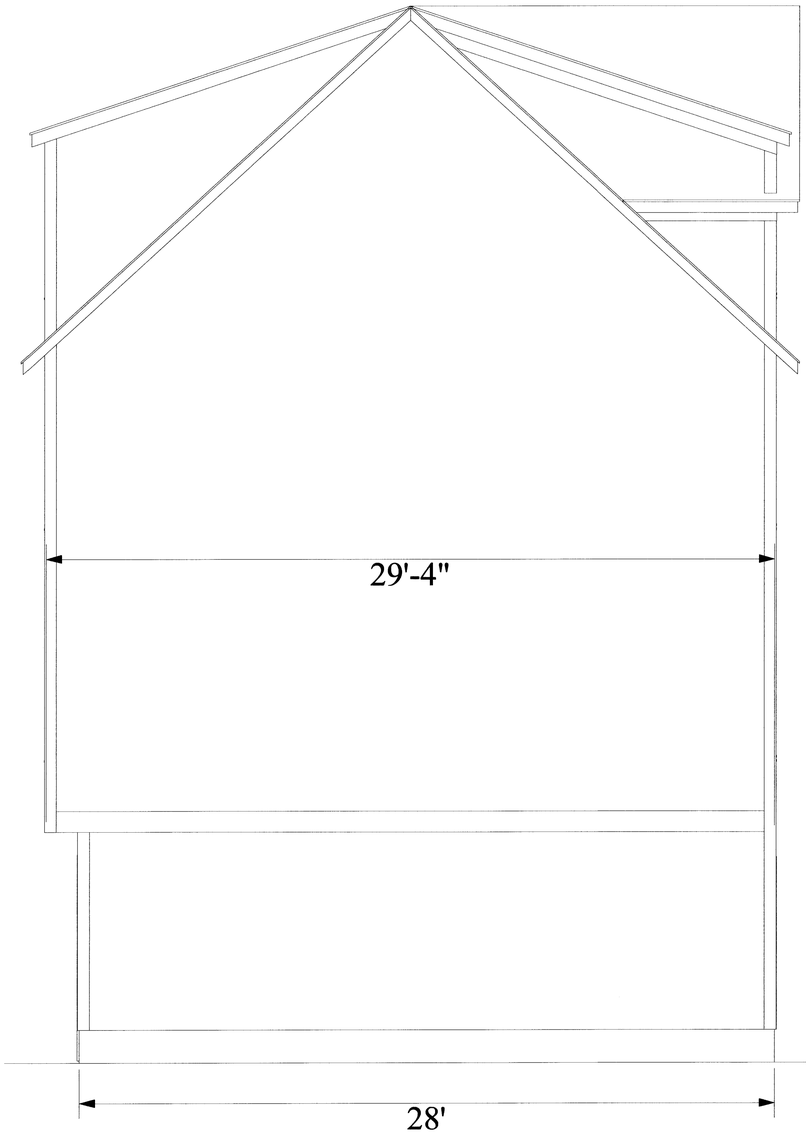



| | | | | | | |
|---|---|---|---|---|---|---|
| Michelle Shields Design<br>Smart Creative Architecture<br>www.MichelleShieldsDesign.com<br>6 Rudolph Avenue<br>Kittery, Maine 03904<br>207-438-9829<br>Cell: 207-752-7623 | PROJECT:<br>Dovester Holdings LLC<br>6 Unit Apartment | SITE:<br>24 Hanson Street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

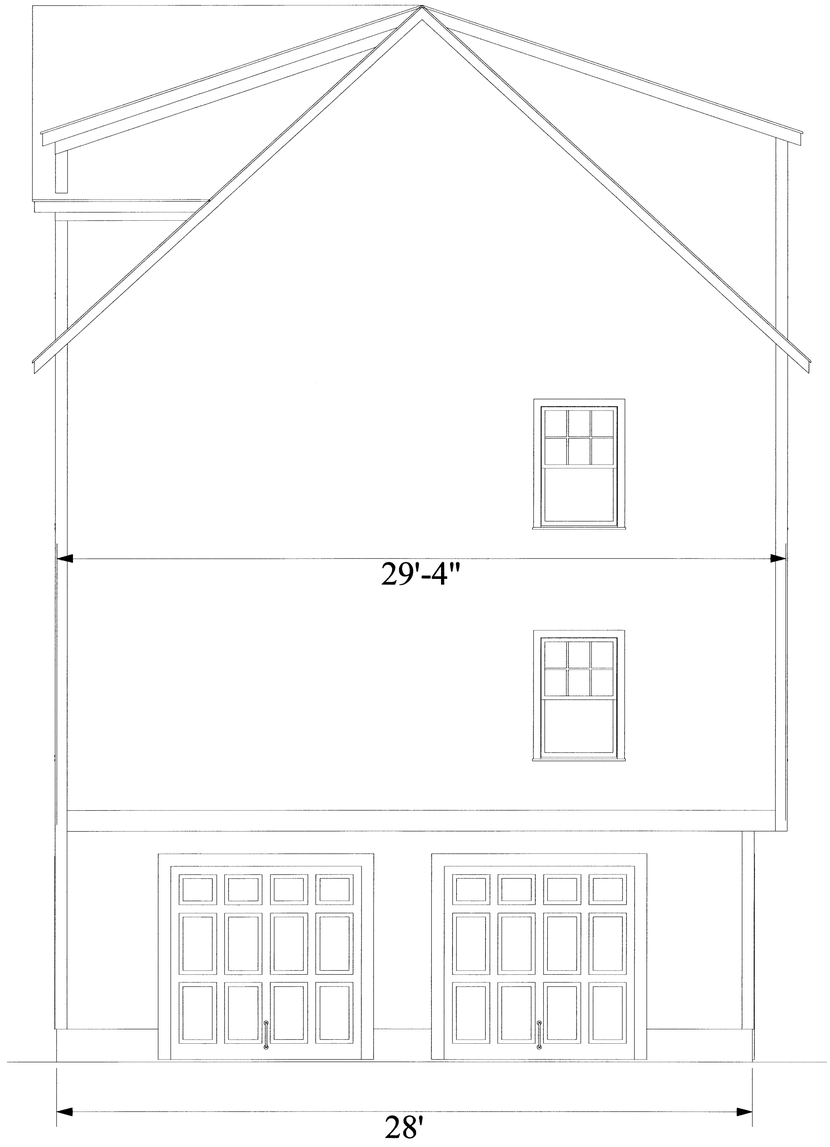
Exterior Materials: Cement clap board, White Vinyl clad windows, White Pvc cornerboards and trim around doors, White Aluminum wrapped trim on roof line, Fiberglass exterior doors, Harvard slate 30 year architectural shingles




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



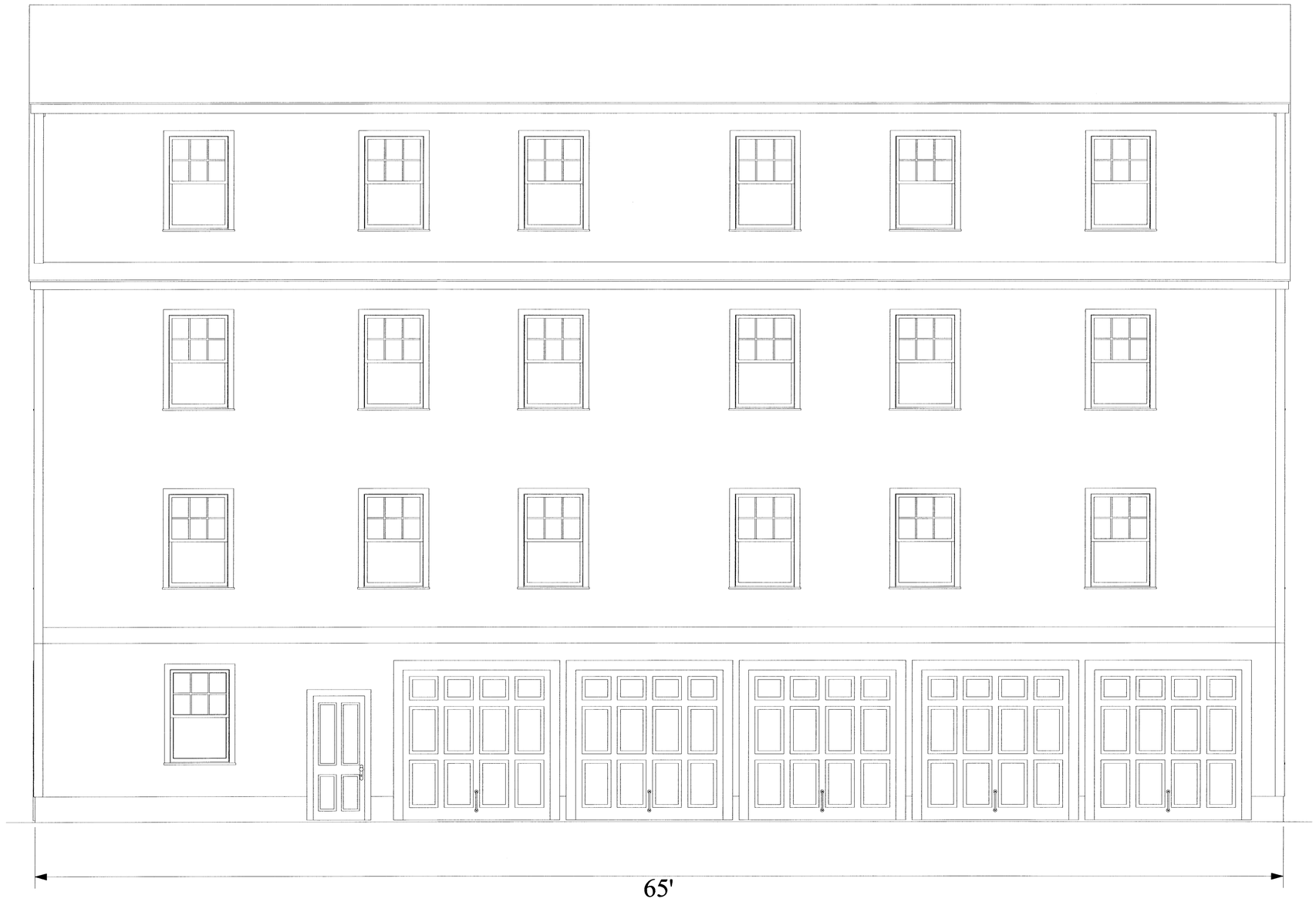

Left




Right

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

| PROJECT: | SITE: | ISSUED FOR: | SCALE: | TITLE: | SHEET: |
|---|---|---|---|---|---|
| Dovester Holdings LLC<br>6 Unit Apartment | 24 Hanson Street<br>Dover, NH | Review<br>DATE:<br>June 27, 2018 | 1/8" = 1'-0"<br>(Letter) | Proposed<br>Side Elevations | **P6** |




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)

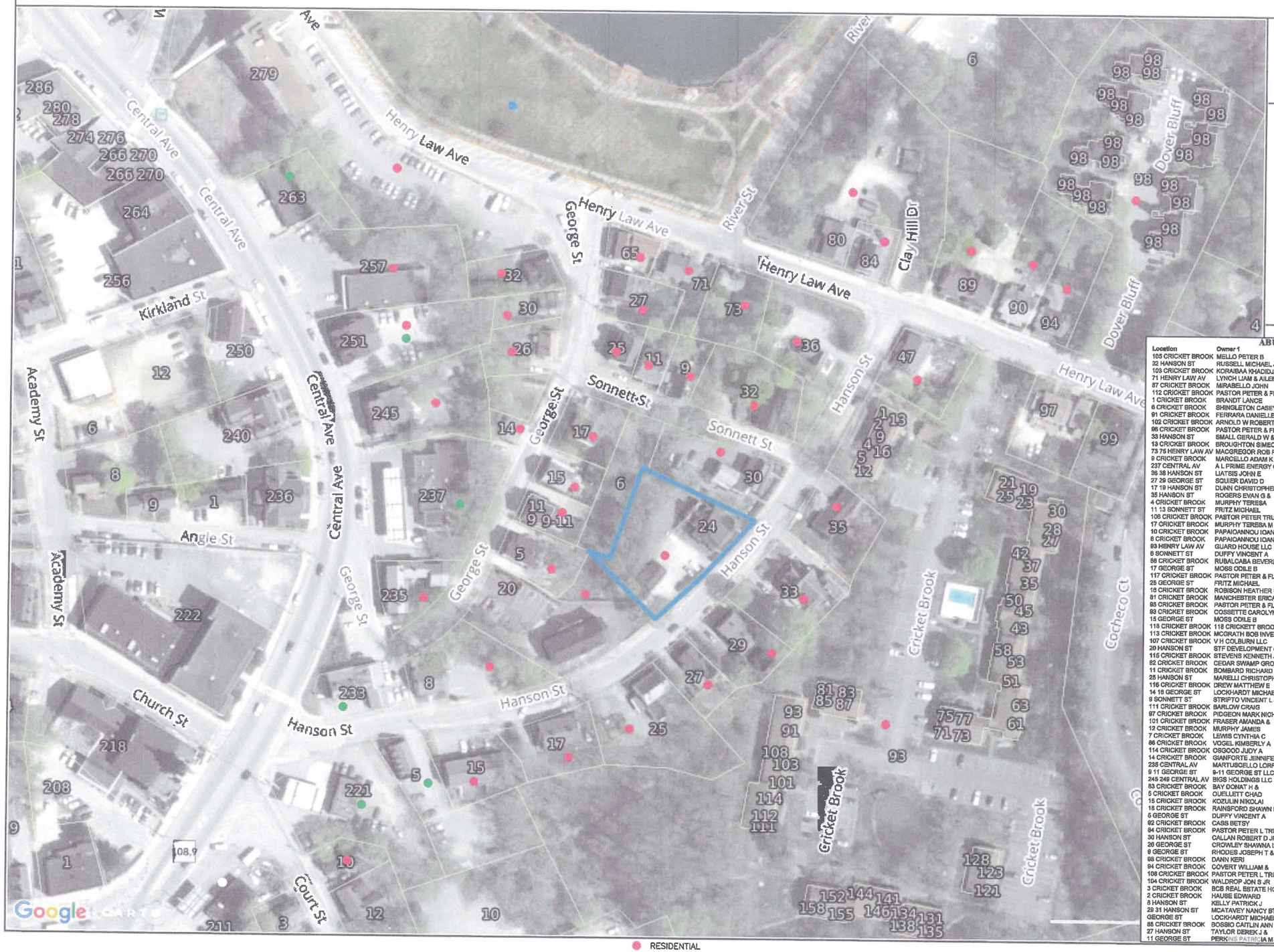
TITLE:
Proposed
Rear Elevation

SHEET:
**P7**

City of Dover, NH

February 13, 2018

# 24 HANSON ST




RESIDENTIAL
BUSINESS/COMMERCIAL
OTHER

**Property Information**

| | |
|---|---|
| Property ID | 20041-000000 |
| Location | 24 HANSON ST |
| Owner | DOVESTER HOLDINGS LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

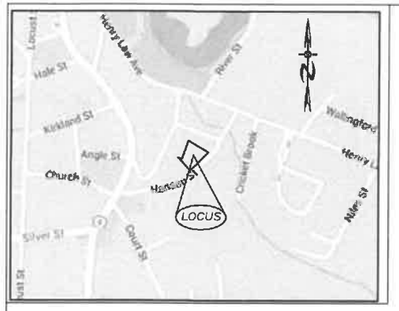
City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 6/13/2017
Properties updated 02/12/2018

**ABUTTING PARCEL INFORMATION**

| Location | Owner 1 | Owner Address 1 | City | State | Zip |
|---|---|---|---|---|---|
| 105 CRICKET BROOK | MELLO PETER B | 2 FIRE ROAD 161 | STRAFFORD | NH | 03884 |
| 32 HANSON ST | RUSSELL MICHAEL J & | 32 1/2 HANSON STREET | DOVER | NH | 03820 |
| 109 CRICKET BROOK | KORAIBAA KHADIDJA TRUSTEE | 4080 FAWN LAKE BLVD | MIMS | FL | 32754-6518 |
| 71 HENRY LAW AV | LYNCH LIAM & AILEEN TRUSTEES | 588 HURON AVE | CAMBRIDGE | MA | 02138 |
| 87 CRICKET BROOK | MIRABELLO JOHN | 37 COTTON HILL RD | BELMONT | NH | 03220 |
| 112 CRICKET BROOK | PASTOR PETER & FLORENCE TRUSTEES | 1A HILLCREST DR | DOVER | NH | 03820-2819 |
| 1 CRICKET BROOK | BRANDT LANCE | 1 CRICKET BROOK CONDOS | DOVER | NH | 03820 |
| 6 CRICKET BROOK | SHINGLETON CASEY | 19 CRICKET BROOK | DOVER | NH | 03820 |
| 91 CRICKET BROOK | FERRARA DANIELLE L | 91 CRICKET BROOK | DOVER | NH | 03820 |
| 102 CRICKET BROOK | ARNOLD W ROBERT DBA AMTECH ASSOCIATES | 102 CRICKET BROOK | DOVER | NH | 03820 |
| 86 CRICKET BROOK | PASTOR PETER & FLORENCE TRUSTEES | 1A HILLCREST DR | DOVER | NH | 03820 |
| 33 HANSON ST | SMALL GERALD W & ELIZABETH W & | 33 HANSON ST | DOVER | NH | 03820 |
| 13 CRICKET BROOK | BROUGHTON SIMEON & NANCY & | 14 MENDUM AVE | KITTERY | ME | 03904 |
| 73 75 HENRY LAW AV | MACGREGOR ROB ROY TRUSTEE | 28 HAMPTON TOWN ESTATES | HAMPTON | NH | 03842-1950 |
| 8 CRICKET BROOK | MARCELLO ADAM K | 93 HENRY LAW AVE UNIT 9 | DOVER | NH | 03820 |
| 237 CENTRAL AV | A L PRIME ENERGY CONSULTANT INC | 18 LARK AVE | SAUGUS | MA | 01906-4261 |
| 36 38 HANSON ST | LIATSIS JOHN E | 271 NIMBLE HILL RD | NEWINGTON | NH | 03801 |
| 27 29 GEORGE ST | SQUIER DAVID D | 27 GEORGE ST | DOVER | NH | 03820 |
| 17 19 HANSON ST | DUNN CHRISTOPHER M & | 17 19 HANSON ST | DOVER | NH | 03820 |
| 35 HANSON ST | ROGERS EVAN G & | 35 HANSON ST | DOVER | NH | 03820 |
| 4 CRICKET BROOK | MURPHY TERESA | 93 HENRY LAW AVE UNIT #4 | DOVER | NH | 03820 |
| 11 13 SONNETT ST | FRITZ MICHAEL | 35 MYRICA AVE | RYE | NH | 03870 |
| 106 CRICKET BROOK | PASTOR PETER TRUSTEE | 1 A HILLCREST DR | DOVER | NH | 03820 |
| 17 CRICKET BROOK | MURPHY TERESA M | 17 CRICKET BROOK | DOVER | NH | 03820 |
| 10 CRICKET BROOK | PAPAIOANNOU IOANNIS A | PO BOX 2288 | DOVER | NH | 03801 |
| 8 CRICKET BROOK | PAPAIOANNOU IOANNIS A | PO BOX 2288 | DOVER | NH | 03820 |
| 69 HENRY LAW AV | GUARD HOUSE LLC | 670 N COMMERCIAL ST SUITE 303 | MANCHESTER | NH | 03101 |
| 8 SONNETT ST | DUFFY VINCENT A | PO BOX 301 | DOVER | NH | 03821-0301 |
| 88 CRICKET BROOK | RUBALCABA BEVERLY L TRUSTEE | 51 WATERLOO CIRCLE | DOVER | NH | 03820 |
| 17 GEORGE ST | MOSS ODILE B | PO BOX 1081 | DOVER | NH | 03821-1081 |
| 117 CRICKET BROOK | PASTOR PETER & FLORENCE CO-TRUSTEES | 1 A HILLCREST DR | DOVER | NH | 03820 |
| 25 GEORGE ST | FRITZ MICHAEL | 25 GEORGE ST | DOVER | NH | 03820 |
| 18 CRICKET BROOK | ROBISON HEATHER L | 151 EASTWOOD DR | PORTSMOUTH | NH | 03801-6071 |
| 81 CRICKET BROOK | MANCHESTER ERICA L | 25 KELWYN DR | SOMERSWORTH | NH | 03878-1318 |
| 85 CRICKET BROOK | PASTOR PETER & FLORENCE TRUSTEES | 1A HILLCREST DR | DOVER | NH | 03820 |
| 83 CRICKET BROOK | COSSETTE CAROLYN E TRSUTEE | 20 TUMBLE DOWN DICK RD | SANBORNVILLE | NH | 03872-7101 |
| 15 GEORGE ST | MOSS ODILE B | PO BOX 1081 | DOVER | NH | 03820 |
| 118 CRICKET BROOK | 118 CRICKETT BROOK CONDOMINIUM REALTY TR | VIALE MONTELLO 16 | MILAN | ITALY | 20154 |
| 113 CRICKET BROOK | MCGRATH BOB INVESTMENTS LLC | 6 RANDS LN | RYE | NH | 03870-2250 |
| 107 CRICKET BROOK | V H COLBURN LLC | 12 LINDEN ST | HUDSON | NH | 03051 |
| 20 HANSON ST | STF DEVELOPMENT CORP | 242 CENTRAL AVE | DOVER | NH | 03820 |
| 115 CRICKET BROOK | STEVENS KENNETH J | 115 CRICKET BROOK | DOVER | NH | 03820 |
| 82 CRICKET BROOK | CEDAR SWAMP GROUP LLC | 7 MILL RD | DURHAM | NH | 03824 |
| 14 CRICKET BROOK | BOMBARD RICHARD | 10 DRAKE DR | GREENLAND | NH | 03840-2112 |
| 25 HANSON ST | MARELLI CHRISTOPHER | 128 LANDING RD | HAMPTON | NH | 03842-2603 |
| 116 CRICKET BROOK | DREW MATTHEW E | 93 HENRY LAW AVE UNIT #116 | DOVER | NH | 03820 |
| 14 16 GEORGE ST | LOCKHARDT MICHAEL A JR & | 14-16 GEORGE ST | DOVER | NH | 03820 |
| 9 SONNETT ST | STRIPTO VINCENT L & | 9 SONNETT ST | DOVER | NH | 03820-4150 |
| 111 CRICKET BROOK | BARLOW CRAIG | 14 SUNSHINE DR | KINGSTON | NH | 03848 |
| 97 CRICKET BROOK | PIDGEON MARK NICHOLAS | 100 STACEY CREST DR | SCHENECTADY | NY | 12306 |
| 101 CRICKET BROOK | FRASER AMANDA & | 611 PROVINCE RD | GILMANTON | NH | 03237 |
| 12 CRICKET BROOK | MURPHY JAMES | 12 CRICKET BROOK RD | DOVER | NH | 03820 |
| 7 CRICKET BROOK | LEWIS CYNTHIA C | PO BOX 1718 | DOVER | NH | 03821 |
| 99 CRICKET BROOK | VOGEL KIMBERLY A | 93 HENRY LAW AVE #99 | DOVER | NH | 03820 |
| 114 CRICKET BROOK | OSGOOD JUDY A | 237 PICKERING RD | ROCHESTER | NH | 03867-4830 |
| 14 CRICKET BROOK | GIANFORTE JENNIFER M | 56 SANDYBROOK DR | DURHAM | NH | 03824 |
| 238 CENTRAL AV | MARTUSCELLO LORRAINE TRUSTEE | 12 WEST CONCORD STREET | DOVER | NH | 03820 |
| 9 11 GEORGE ST | 9-11 GEORGE ST LLC | 3331 US ROUTE 3 | THORNTON | NH | 03285 |
| 245 249 CENTRAL AV | BIGS HOLDINGS LLC | PO BOX 1102 | STRATHAM | MA | 03885 |
| 53 CRICKET BROOK | BAY DONAT H & | 133 MOUNTAIN RD | GREENFIELD | NH | 03047 |
| 5 CRICKET BROOK | OUELLETT CHAD | 93 HENRY LAW AVE #5 | DOVER | NH | 03820 |
| 15 CRICKET BROOK | KOZULIN NIKOLAI | 8 NEW BELLAMY LN | DOVER | NH | 03820 |
| 18 CRICKET BROOK | RAINSFORD SHAWN P & | 10 OAK RD | HAMPTON | NH | 03842 |
| 6 GEORGE ST | DUFFY VINCENT A | PO BOX 301 | DOVER | NH | 03821-0301 |
| 92 CRICKET BROOK | CASS BETSY | 2 BROOKSIDE DR | STRATHAM | NH | 03885 |
| 84 CRICKET BROOK | PASTOR PETER L TRUSTEE & | 1 A HILLCREST DR | DOVER | NH | 03820 |
| 30 HANSON ST | CALLAN ROBERT D JR & | 30B HANSON ST | DOVER | NH | 03820 |
| 26 GEORGE ST | CROWLEY SHAWNA L & | 26 GEORGE ST | DOVER | NH | 03820 |
| 9 GEORGE ST | RHODES JOSEPH T & | 9 GEORGE ST | DOVER | NH | 03820-4135 |
| 98 CRICKET BROOK | DANN KERI | 1431 NORMAN HILL LANE | LEAGUE CITY | TX | 77573 |
| 94 CRICKET BROOK | COVERT WILLIAM & | 8 ISAAC LUCAS CIRCLE | DOVER | NH | 03820 |
| 108 CRICKET BROOK | PASTOR PETER L TRUSTEE | 1 A HILLCREST DR | DOVER | NH | 03820 |
| 104 CRICKET BROOK | WALDROP JON S JR | 104 CRICKET BROOK | DOVER | NH | 03820 |
| 3 CRICKET BROOK | BCB REAL ESTATE HOLDINGS LLC | 92 RIVERWALK WAY | MANCHESTER | NH | 03101 |
| 2 CRICKET BROOK | HAUSE EDWARD | 93 2 HENRY LAW AV | DOVER | NH | 03820 |
| 8 HANSON ST | KELLY PATRICK J | 44 SUMMER ST | DOVER | NH | 03820 |
| 29 31 HANSON ST | MCATAVEY NANCY BTRUSTEE | 28 PROSPECT ST | DOVER | NH | 03820 |
| GEORGE ST | LOCKHARDT MICHAEL A JR & | 14-16 GEORGE ST | DOVER | NH | 03820 |
| 85 CRICKET BROOK | BOSSIO CAITLIN ANN | PO BOX 631 | DANVILLE | NH | 03819-0631 |
| 27 HANSON ST | TAYLOR DEREK J & | 27 HANSON ST | DOVER | NH | 03820 |
| 11 GEORGE ST | PERKINS PATRICIA M & | 55 CLEARWATER DR | DOVER | NH | 03820 |

PB Case # 18-02




## 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 SIZE = 18,084 s.f.
LOT COVERAGE = 7,281 s.f.
LOT COVERAGE = 40%

LOT AREA
18,084 sq.ft.
0.415 acres

EXIST. BUILDING AREA = 3046 SF
EXIST. PAVEMENT AREA = 891 SF

PROP. BUILDING AREA = 4772 SF
PROP. PAVEMENT AREA = 5763 SF

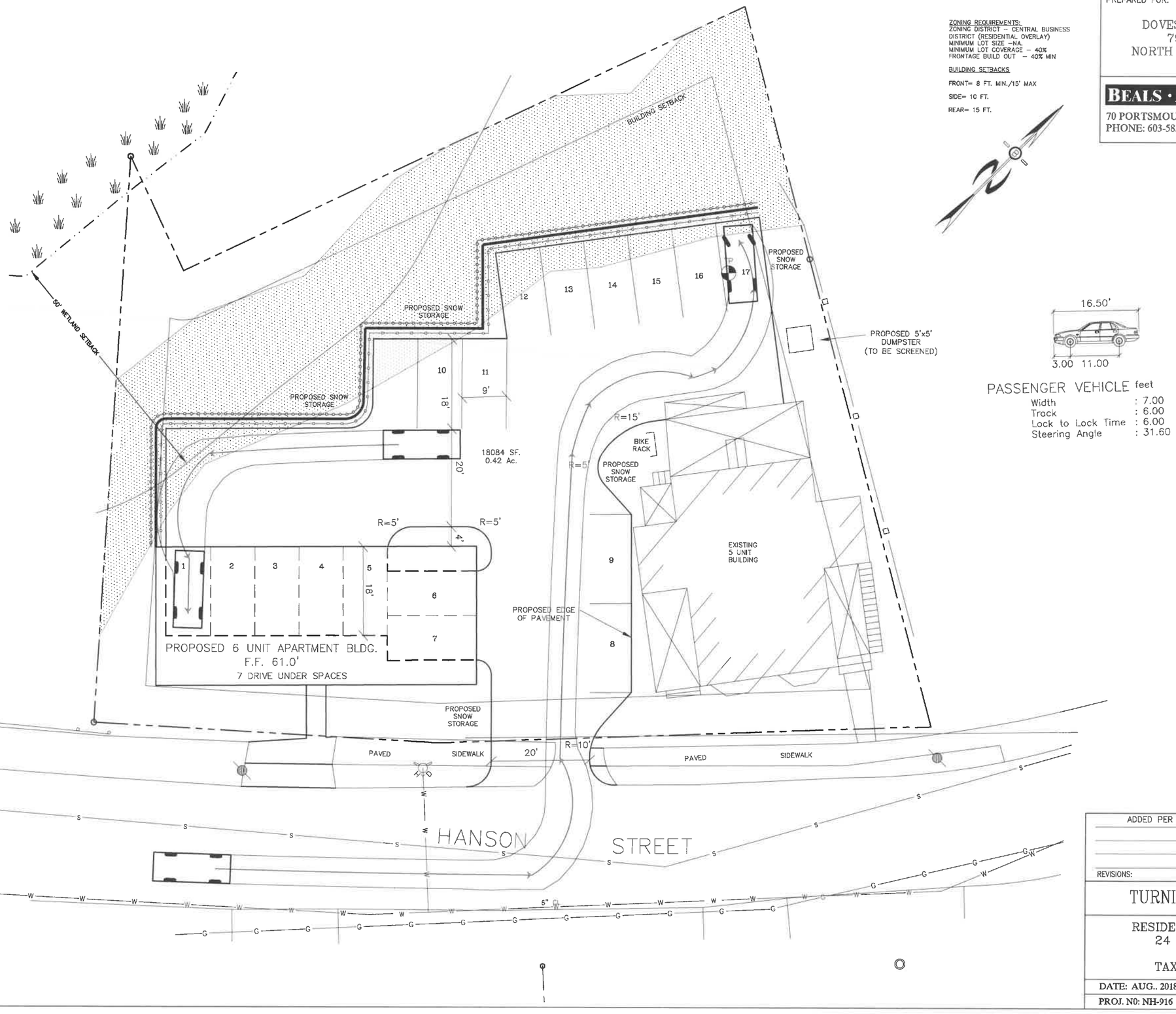
ZONING REQUIREMENTS:
ZONING DISTRICT – CENTRAL BUSINESS DISTRICT (RESIDENTIAL OVERLAY)
MINIMUM LOT SIZE –NA.
MINIMUM LOT COVERAGE – 40%
FRONTAGE BUILD OUT – 40% MIN

BUILDING SETBACKS

FRONT= 8 FT. MIN./15' MAX

SIDE= 10 FT.

REAR= 15 FT.







PASSENGER VEHICLE feet

| | |
|---|---|
| Width | : 7.00 |
| Track | : 6.00 |
| Lock to Lock Time | : 6.00 |
| Steering Angle | : 31.60 |

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- SPOT GRADE 43x8'
- 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

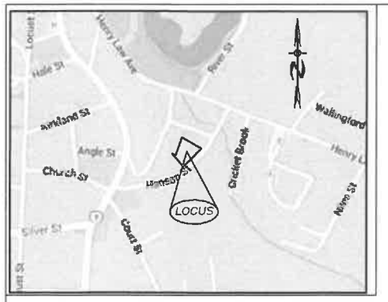
BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

| REVISIONS: | DATE: |
|---|---|
| ADDED PER TRC: | 8/27/18 |

# TURNING EXHIBIT PLAN

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

| | |
|---|---|
| DATE: AUG.. 2018 | SCALE: 1"=20' |
| PROJ. NO: NH-916 | SHEET NO. 1 OF 1 |




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

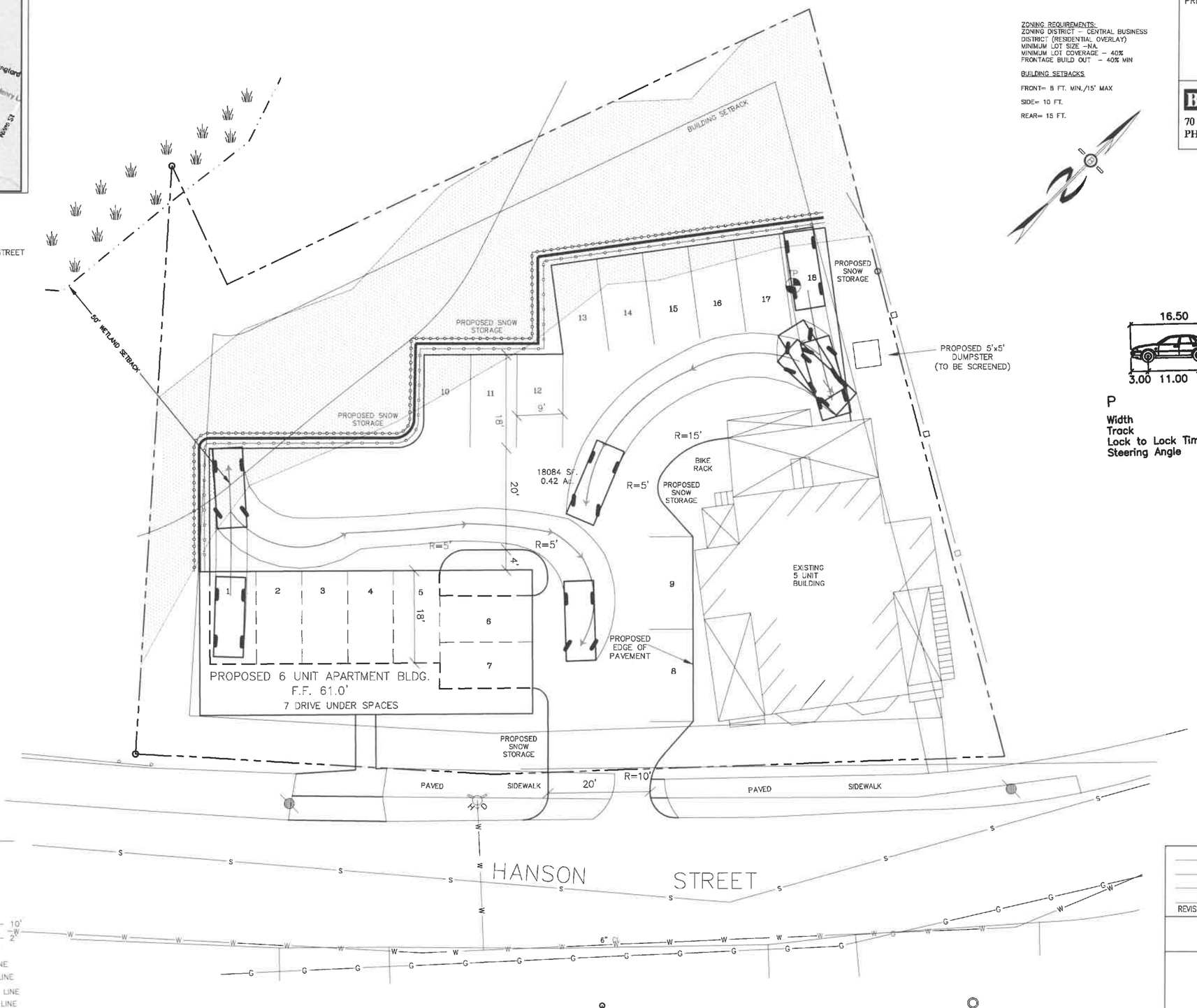
PROPOSED LOT COVERAGE:

LOT SIZE = 18,084 s.f.
LOT COVERAGE = 7,281 s.f.
LOT COVERAGE = 40%

| LOT AREA |
|---|
| 18,084 sq.ft. |
| 0.415 acres |

EXIST. BUILDING AREA = 3046 SF
EXIST. PAVEMENT AREA = 891 SF

PROP. BUILDING AREA = 4772 SF
PROP. PAVEMENT AREA = 5763 SF



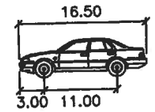

ZONING REQUIREMENTS:
ZONING DISTRICT – CENTRAL BUSINESS DISTRICT (RESIDENTIAL OVERLAY)
MINIMUM LOT SIZE –NA.
MINIMUM LOT COVERAGE – 40%
FRONTAGE BUILD OUT – 40% MIN

BUILDING SETBACKS

FRONT= 8 FT. MIN./15' MAX

SIDE= 10 FT.

REAR= 15 FT.




| P | feet |
|---|---|
| Width | : 7.00 |
| Track | : 6.00 |
| Lock to Lock Time | : 6.00 |
| Steering Angle | : 31.60 |

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

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

| REVISIONS: | DATE: |
|---|---|
| ADDED PER TRC: | 8/27/18 |

# TURNING EXHIBIT PLAN

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

| | |
|---|---|
| DATE: AUG., 2018 | SCALE: 1"=20' |
| PROJ. NO: NH-916 | SHEET NO. 1 OF 1 |

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P15-38A

| | |
|---|---|
| Application Type: | Site Plan Review |
| Applicant(s): | Johnson Creek Village |
| Owner(s): | Aramis Black/Real McKoy LLC |
| Location: | 301 Durham Road |
| Meeting Date: | November 13, 2018 |

**INTENT:** To amend a previously approved plan (P15-38 signed by the Chair on 10/26/2015) to change the classification from Elderly Assisted Care to Assisted Living, increasing beds from 12 to 24, adding parking, lighting and other minor changes.

**LOTS/UNITS PROPOSED:** 24 beds

**AGENDA ITEM #:** 4-A

**FILE:** P15-38A

**APPLICANT(S):** Johnson Creek Village

**OWNER(S):** Aramis Black/Real McKoy LLC

**LOCATION:** 301 Durham Road (Assessor's Map H, Lot 1)

**ACREAGE:** 2.95 ac (12, 8502 sq. ft.)

**ZONING DISTRICT:** Hotel/Retail District (B-4)

**EXISTING LAND USE:** Elderly Assisted Care

**PROPOSED LAND USE:** Assisted Living

**SURROUNDING LAND USE:** Retail/Commercial

**ZBA ACTION:**
Z06-13: variance granted to permit beauty salon
Z13-18: variance granted to permit an elderly assisted care home for 8-10 residents/2 staff apartments
Z13-18A: variance granted to permit an increase to 12 beds and 2 staff apartments Z18-12: Variance granted on June 21, 2018 to permit an assisted living facility

**ATTACHMENTS:** Application materials, ZBA and TRC Minutes and Site Plan

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** NHDES Septic & NHDOT Driveway

**WAIVERS REQUESTED:** N/A

**Summary of Request and Background**
In 2015, the applicant received approval for a 12 bed Elderly Assisted Care facility, from the Zoning and Planning Boards. Subsequently, the applicant determined that an Assisted Living Facility with more beds would be a more appropriate use of the land.

The Zoning Board approved the additional beds (up to 24), plus the change in classification from an Elderly Assisted Care to Assisted Living Facility. The Technical Review Committee reviewed this at its October 18th meeting and then had a follow up discussion on how comments were addressed to each Department's satisfaction. If approved, these plans will supplant the previous approval from 2015.

The revised project requires approval by the Town of Madbury as well, due to the use of a septic system partially in Madbury. The Madbury Planning Board reviewed the project at its November 7th meeting, and tabled it until December 5 after concerns were raised by abutters.

Due to the proximity of the project to the town line, the project triggers a review of Regional Impact, NH RSAs 36:54 – :58. Regional impact legislation is designed to give abutting municipalities an opportunity to review projects which might impact more than the community they are being developed within.

**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 – Regional Impact:**
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and determine that the project does not trigger Regional Impact Status, as it requires review and approval by the town of Madbury.

**STAFF RECOMMENDATION – Site Plan:**
The Planning Department recommends that the Planning Board approve the site plan with the following conditions:

**Conditions to Be Met Prior to Signing of Plans:**
1. The applicant shall provide:
    a. A digital version of plan set

b. Easement documents to maintain and access septic system on the Madbury site
c. The NHDES Septic permit number
d. The NHDOT amended Driveway permit number
e. Letter to Serve from Eversource
f. Approval from the town of Madbury for the portion of the project in Madbury.

2. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add LLS, PE, and Landscape Architect signatures and stamps to final plan
   c. Note state permit information
   d. Note any adjustment to the exterior lighting fixtures
   e. Integrate all plan sheets into one plan set.
   f. Note that this plan replaces the 2015 plan.
   g. Provide 2"x2" white space on lower right corner of Sheet 3

**Conditions to Be Met Prior to any Construction Activity:**

3. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
4. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp
5. A Structural Engineer shall evaluate all structures and structural elements on the site certifying that any damaged and suitability for construction. Evaluation shall be to the satisfaction of the Building Official.
6. Access easements to maintain and the septic system on the Madbury site, shall be recorded at the Strafford County Registry of Deeds

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

7. The Building Official shall visit the site and review the structure and structural elements, after the approved structural report is submitted.

**Conditions to Be Met Prior to Occupancy:**

8. Issuance of a certificate of occupancy.
9. Impact fees for shall be paid per the invoice included with the Notice of Decision.
10. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

# 301 Durham Road




**Property Information**

| | |
|---|---|
| **Property ID** | H0001-000000 |
| **Location** | 301 DURHAM RD |
| **Owner** | REAL MCKOY PROPERTIES 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 11/08/2018

# City of Dover, New Hampshire
# APPLICATION FOR EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED PLAN

[Revised June 30, 2014]

| *Office Use Only* | Amount Paid: _____ | Date/Time Received: _____ |
|---|---|---|

**APPLICANT INFORMATION**

Name of Applicant: Aramis Black/RealMckay Properties LLC Telephone # 603-591-1256

Address of Applicant: 301 Durham Rd. E-Mail amblack99@gmail.com

Project Name: Johnson Creek Village Project Location: 301 Durham Road

Planning File Number: _____ Date of Original Approval _____

File Type: Conditional Use _____ Site Plan Review X Subdivision _____

**EXTENSION INFORMATION** (***Note: notification of abutters required for first time extensions under Sec. 149-9.B and Sec. 155-24.B only)***

Extension type requested *(check one)*: ___Sec. 149-8.A ___Sec. 149-9.B ___Sec. 155-14.A ___Sec. 155-24.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*): _____

_____

**AMENDMENT INFORMATION**

Condition(s) or portion of plan to be amended: Added Parking Spaces & More Leach Field.

Reason(s) for amendment/comments (*attach additional sheets as needed*): Increase from 12-24 beds within the same building. List of impacts attached

**WAIVER INFORMATION**

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

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

_____

_____

**SIGNATURES**

I/We hereby submit this application to the 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: Aramis Black Date: 4-29-18

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

Signature of Agent: _____ Date: _____

# EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED PLAN
# 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 |
|---|---|---|---|
| 4 | 1 | Real McKay Properties, LLC | 301 Durham Road |

**Applicant (if different from owner):**

| APPLICANT NAME | APPLICANT COMPANY | MAILING ADDRESS |
|---|---|---|
| | | |

**Surveyor and/or Engineer/Professional Agent:**

| NAME | COMPANY | MAILING ADDRESS |
|---|---|---|
| Steve Haight | Civil Works Inc. | 181 Watson Road<br>Dover, NH 03821 |
| | | |

**Conservation Easement Holder:**

| TAX MAP | LOT # | NAME OF EASEMENT HOLDER | MAILING ADDRESS |
|---|---|---|---|
| | | | |

***JOHNSON CREEK VILLAGE***
***Construction Phase Two***

**8/7/2018**

| CATEGORY | ITEM | DESCRIPTION |
|---|---|---|
| | | |
| Objective | Beds | Increase beds from 12 to 24 |
| | Classification | From Elderly Assisted Care to Assisted Living |
| | | |
| Impacts to site for Planning Board Approval | Footprint | No change |
| | | |
| | Beds | Bed layout change |
| | | |
| | Parking | Add five spaces to existing parking, with pervious pavement |
| | | |
| | Lighting | Add I light pole |
| | | |
| | Well | Capacity is adequate |
| | | Change classification to Community Well |
| | | |
| | Wastewater/Septic | Increase Capacity with a new leach field on adjacent land |
| | | |
| | | |
| | | |
| | | |
| | Grease Interceptor | Increase with another tank |
| | | |
| Impacts to building for Amended Building Permit | Footprint | No change |
| | | |
| | Elevations | Remove garage doors, add windows |
| | | |
| | Sprinkler | No Changes |
| | | |
| | Plumbing | No Changes |
| | | |
| | Gas | Capacity is adequate |
| | | |
| | HVAC | Modify sizing as needed |
| | | |
| | Power | Capacity is adequate |
| | | Add outlets in rooms |
| | | |

RECEIVED
Planning Office
OCT - 2 2018
Dover, New Hampshire

JCV

REPONSE TO 8-23-18 MINUTES

10/1/2018

| NO. | ITEM | REFERENCE | ACTION |
|---|---|---|---|
| | | | |
| 1 | How well accomodates 24 beds | Calculation | Attached |
| 2 | Consider public water & sewer | Financial burden | Staying with Well & Septic |
| 3 | Madbury PB approval of leach field location | | In progress |
| 4 | Impact Fees | | Reconciled |
| 5 | Plans | Site | Attached |
| | | Floor plan(24 bed) | Attached |
| | | Rendering | No Change |
| | | Streetscapes | No Change |
| | | Updated Traffic Analysis | Attached- No Impact |
| | | State approve septic | In progress. Draft attached |
| 6 | Plan set notes/revisions | Revised site plans | Attached |
| | | Pavement setback | Previously approved-NFA |
| | | Stamped plans-LLS, PE, LA | Included |
| 7 | Engineering comments | Well test for Arsenic | Results attached. Action will be a softener with resin that will remove Arsenic to acceptable levels |
| | | Sewer discussion | Not required |
| 8 | Police | Plan note | Attached |
| 9 | Fire /Inspection | Turning template | Attached with Trip Generation |
| | | Entrance surface clarifications | Attached on site plan |
| | | Label exits & entrances | Attached on site plan |
| | | Septic design | Draft attached |
| | | Correct swing of rear gates | Attached on site plan |
| | | Identify finished surface from the gates | Attached on site plan |
| | | Accessibility note | Attached on site plan |
| | | Septic pumps connected to the generator | Engineer note attached. |

RECEIVED
Planning Office
OCT - 2 2018
Dover, New Hampshire

**CIVILWORKS NEW ENGLAND**
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: (603) 750.4266 FAX: (603) 749.7348

## TECHNICAL MEMORANDUM

To: File
From: Dana C. Lynch, P.E.
DATE: August 29, 2018
Re: Trip Generation Revision
Johnson Creek Village Elderly Care
301 Durham Road, Dover
Tax Map H, Lot 1
Our Reference No. 14102

The purpose of this memorandum is to provide a revision to the estimated trip generation for the subject project.

As originally conceived and permitted, the project included construction of a 12-bed elderly assisted care home with central dining, as well as an attached existing structure remodeled to contain two (2) accessory staff apartments associated with the assisted care home. This project secured all required permits at the State and City level, including a NHDOT Driveway Permit #06-125-384, dated 9/21/2015.

At the time of the aforementioned Driveway Permit issuance, the estimated trip generation was calculated, based on the ITE Trip Generation handbook as follows:

| | **Assisted Living (Land Use Code 254)** | **Apartment (Land Use Code 220)** | **Total** |
|---|---|---|---|
| Total Weekday | 32 | 14 | 46 |
| A.M. Peak Hour of Adj. Street | 2 | 1 | 3 |
| P.M. Peak Hour of Adj. Street | 3 | 2 | 5 |

This trip and generation consists primarily of employees, visitors, and delivery vehicles in light of the demographics of the resident population. Data sheets for Land Use Code 254 (Assisted Living) and Land Use Code 220 (Apartment) are attached herewith.

The proposed project, currently in the regulatory review process, calls for expansion of the elderly assisted care home from 12-units to 24-units. The apartment use will remain unchanged. Based on the same data sources cited in the ITE handbook, the following estimated trip generation is calculated:

| | **Assisted Living (Land Use Code 254)** | **Apartment (Land Use Code 220)** | **Total** |
|---|---|---|---|
| Total Weekday | 64 | 14 | 78 |
| A.M. Peak Hour of Adj. Street | 4 | 1 | 5 |
| P.M. Peak Hour of Adj. Street | 6 | 2 | 8 |

Sight distance is more than adequate in each direction and no changes in driveway geometry as agreed to in Driveway Permit #06-125-384 are proposed. A copy of this permit, along with associated truck turning movement clarification sketches and an updated "Detailed Site Layout Plan", are attached to this memorandum.

# CIVILWORKS NEW ENGLAND

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


October 29, 2018

Mr. Christopher Parker
Assistant City Manager/Director of Planning
City of Dover
288 Central Ave
Dover, NH 03820

Subject: Johnson Creek Village
301 Durham Road (Tax Map H Lot 1)
Aramis Black/Real McKoy LLC
Dover, NH 03820
Our Reference No. 1430

Re: Site Review Application (P15-38A)

Dear Mr. Parker:

On behalf of our client, Real McKoy LLC we are pleased to submit the following in support of the planning board application. Outlined below are responses to each of the October 18, 2018 TRC comments.

- There are 2 state permits required: an amended driveway permit and NHDES septic approval for the 12 additional beds. Both are pending.

**Planning Comments:**

- Based on a number of meeting and conversations with the Planning the applicant is pursuing septic approval through NHDES.
- The applicant has met with the Madbury Planning board and is making a site plan application for approval of a leach bed in Madbury to accommodate the additional 12 beds
- The applicant is aware of the impact fee's
- The updated traffic analysis was previously submitted and is attached
- The applicant understands that the Dover planning board will decide if this project is a project of regional impact
- NHDES septic approval is pending
- NHDOT amended driveway permit is pending
- The landscape plan from the street view has not changed. The streetscape is attached
- The applicant has reached out to both Eversource and Unitil to confirm that the existing services on site are sufficient to accommodate the additional 12 beds. Unitil has responded (email response attached).
- Neighborhood plan is attached
- A landscape operation and maintenance plan is attached

- The plan note #1 on sheet 3 has been corrected to indicate a facility with 24 beds
- The applicable professional stamps will be added to the plans upon approval of the plan by the Planning Board
- The abutter information on the plan has been updated
- A screen had been added around the dumpster and a CMU wall is shown between the transformer and the emergency generator
- Standard notes 3 is note 3 on sheet 3, standard notes 9,11,15, 16 area on the existing conditions plan prepared by MSA, standard note 13 has been added as note 2 under site notes on the Note Sheet, standard note 18 has been added as note 26 under Site Notes, standard note 21 has been added as grading note 14, standard note 22 has been added as note #6 on the coversheet under general notes, standard note 24 has been added as note 15 under the grading notes, standard note 29 has been added as note 10 under the utility notes1

**Engineering comments**

- The existing gas line has been added to the utility plan
- A leach field design for the additional 12 beds is included in the site plan package
- The lighting plan has been updated to the current site plan configuration with egress paths shown from the rear fenced in area.

**Police comments**

- The existing conditions plan has been updated. Real McKoy LLC is the owner of the JCV lot in Dover and Dellisola Development, LLC is the owner of the lot in Madbury on which they have granted JCV a septic loading easement ( draft document attached)
- There is no new gas connection required for the building
- The turf stone path is to provide access to the septic tanks
- The curb opening has been widened to allow a truck to access the path without driving up on the curb.

**Fire/Inspection comments**

- A note indicating the design has been reviewed for and complies with NHRSA 155-a5 has been added to the site notes.
- The handicap signs are in bollards and are in the curb line at each space.
- See the architectural plans for accessible entrance designations
- Building entrances and exits are delineated on the site plan
- The clearance for the gates the rear court have been clarified and a note has been added to each gate location on the site plan
- Each route from the rear court yard will have ground lighting. Ground lights have been added to the site plan
- A CMU wall has been shown on the site plan between the transformer pad and the emergency generator
- The fire pump is being powered from the building and is tied into the emergency generator
- The well is existing and is adjacent to the existing building on the west side
- The septic system is a pumped system and with the new leach field the pumps will alternate dosing to each field. The pumps are connected to the emergency generator

We look forward to discussing this application with the Planning Board after having been reviewed and endorsed by City Staff.

If you have any questions please do not hesitate to contact our office.

Sincerely,

**CIVILWORKS NEW ENGLAND**



Stephen J Haight, PE

SJH

# Landscape Operation & Maintenance Plan For Johnson Creek Village

## Weekly Tasks

1. Mow and edge lawns if needed. Lawns to be cut to 3.5" height.
2. Prune back any shrubs overhanging curbs or sidewalks.
3. Prune back any groundcover overhanging curbs or sidewalks.
4. Remove litter and leaves from plants, planters, and parking lots.
5. Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
6. Remove any weeds larger than 2 inches (5 cm) high or wide from planters. Weeds 2 inches (5 cm) and larger must be removed, not just killed.
7. Replace bark mulch which has been knocked or washed out of planters. Smooth mulch layer if it has been disturbed.
8. Replace decorative rock which has been knocked or washed out of drip strips. Smooth decorative rock surface if it has been disturbed.
9. Check plants for signs of stress, pests or disease. Request authorization to replace other dead or missing plants. Note: Maintenance contractor must request authorization to make replacements within one week of the damage becoming evident.
10. Sweep or blow clean all walkways, curbs, and gutters.
11. Treat for any signs of disease or pest infestation.
12. Complete any items required on the Monthly Checklist.
13. Hand water any plants that are dry and stressed.
14. Check the irrigation system (if there is a system). Make emergency repairs as needed or request authorization to make major repairs. Note: Maintenance contractor must request authorization for repairs within one week of the damage becoming evident.
15. Adjust the irrigation controllers for current water needs of plants.
16. **Gently prune shrubs at appropriate time of year based on species, for shape and form. DO NOT shear.**

## Yearly Tasks

### *Early Spring*

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.
2. Apply granular fertilizer to shrubs beds and lawns. Be sure to make application prior to a moderate rainfall in drip-irrigated planters so the rain will wash the fertilizer in.
3. Submit receipts to owner's authorized representative as proof of fertilizer purchase.
4. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.
5. Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch depth shall not exceed 2". Additional mulch not required where shrubs or groundcover completely hide the soil surface from view.
6. Where there is irrigation and after threat of frost is gone, flush out irrigation systems as needed and check for proper operation of each valve zone.

7. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
8. Replace irrigation controller program back-up batteries.

***June:***

No additional items

***July:***

No additional items

***August:***

No additional items

***September:***

1. Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees, itemized by planter. Replace any dead or missing plants.

***October:***

1. Prepare irrigation system for winter. Make sure backflow preventer is well insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage.
2. Mow field areas.

***November:***

1. "WILT-PRUF" broadleaf evergreens when temperature permits.

***December:***

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.

# SOIL LOADING EASEMENT - LEGAL DESCRIPTION

A certain tract of land shown as the "Soil Loading Easement Area" on a plan entitled "Existing Conditions Plan and Soil Loading Easement Plan prepared for Dellisola Development, LLC, Madbury Tax Map 9, Lot No. 24A, NH Route 108 & Freshet Road, Madbury and Dover, County of Strafford, State of New Hampshire", dated October 1, 2018; scale: 1" = 30'; by: McEneaney Survey Associates, Inc.; recorded at the Strafford County Registry of Deeds as Plan # _____ .

Said tract of land partly in Dover and partly in Madbury and being more particularly described as follows:

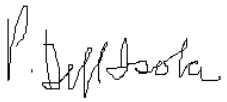
Beginning at an iron pipe on the westerly sideline of said Route 108 in Dover, said iron pipe also being the southeast corner of land now or formerly of Real McKoy Properties, LLC and also the northeast corner of the within described premises owned by said Dellisola Development; thence turning and running along said Route 108, crossing over the Dover/Madbury Town Line, S 41° 29' 41" W a distance of 190.00 feet to a point at the southeast corner of land now or formerly of Our Mustard Seed, LLC; thence turning and running along land of said Our Mustard Seed, N 48° 30' 19" W a distance of 100.00 feet to an iron pipe at land now or formerly of Rinta Family Trust of 1995; thence turning and running along land of said Rinta, N 41° 29' 41" E a distance of 21.80 feet to a point at the northeast corner of said land of Rinta; thence turning and running along said land of Rinta N 74° 58' 06" W a distance of 210.00 feet to a point on the on the northerly sideline of said land of Rinta; thence turning and running across the said land of Dellisola Development, N 15° 53' 49" E a distance of 163.34 feet to a point at the southerly sideline of land now or formerly of Thomas D. and Cheryl E. Daigle; thence turning and running along said land of Daigle and crossing the Madbury/Dover Town Line, S 66° 18' 39" E a distance of 312.20 feet to the point of beginning.

Said tract of land containing 52,272 s.f. (1.20 acres)

**Grant of Easement:**

Dellisola Development, LLC grants an easement to Johnson Creek Village, LLC to utilize the parcel located at 34A Freshet Rd, Madbury NH for a leach field conjoining septic needs if deemed necessary by the City of Dover, NH one year after Certificate of Occupancy is granted to JCV.

Patricia Dellisola Date: 10/16/2018
President, Dellisola Development, LLC.



Aramis Black Date: 10/16/2018



President, Johnson Creek Village, LLC.

Cc: Esquire Sean O'Connell

**JOSEPH W. NOEL**
**P.O. BOX 174**
**SOUTH BERWICK, MAINE 03908**
**(207) 384-5587**

*CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR*

October 22, 2018

Mr. Stephen J. Haight, P.E.
Civilworks New England
P.O. Box 1166
Dover, New Hampshire 03821

RE: Wetland Investigation, 34 Freshet Road
Madbury, New Hampshire, JWN #14-55

Dear Steve:

On September 19, 2018, after the test pits were conducted on the above-referenced property, a wetland investigation was conducted on the lot and in close proximity to the test pits. There are no wetlands, poorly drained soils or very poorly drained soils on the lot or within 75 feet of the proposed effluent disposal area.

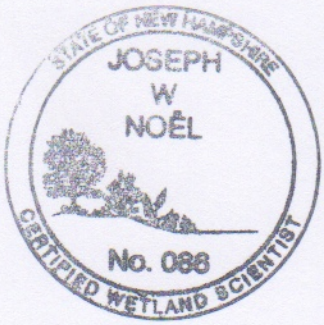
The investigation for wetlands followed the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used. Except in special cases, all three factors (hydric soils, hydrophytic vegetation, and wetland hydrology) must be present for an area to classify as wetland. A predominance of wetland and upland vegetation was determined from visual estimates in the vegetative layers (herbaceous, shrub, sapling, and tree layers). Plant species indicator status was based on the U.S. Army Corps of Engineers publication *National Wetland Plant List* (2016).

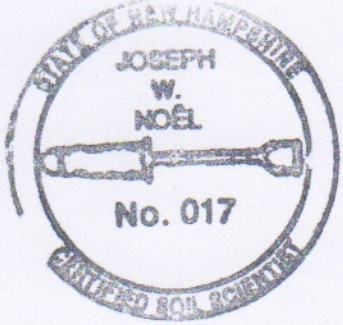
Shallow soil observations were made using a hand auger to assess the soil morphological features and to examine for wetland hydrology. Hydric soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resources Conservation Service document *Field Indicators of Hydric Soils in the United States, Version 8.1* (2017) along with the manual *Field Indicators for Identifying Hydric Soils in New England* (Version 4, May 2017).

I hope this brief letter/report is sufficient for your planning purposes at this time. Please feel free to call with any questions or if you are in need of additional assistance.

Sincerely,

Joseph W. Noel
NH Certified Wetland Scientist #086
NH Certified Soil Scientist #017
NH Licensed Septic Designer #1104




Cc: Kevin McEneaney, McEneaney Survey Associates, Inc.

## Steve Haight

**From:** John Destefano <john.d@destefano-associates.com>
**Sent:** Thursday, October 25, 2018 4:49 AM
**To:** Steve Haight
**Subject:** FW: JCV 301 Durham Road , Dover

Pls include with the TRC submittal.

**From:** "Beaulieu, David" <beaulieu@unitil.com>
**Date:** October 24, 2018 at 4:26:49 PM EDT
**To:** "ErikV@destefano-associates.com" <ErikV@destefano-associates.com>
**Cc:** "Oliver, Janet" <oliver@unitil.com>
**Subject: RE: JCV 301 Durham Road , Dover**

Hi Erik,

We installed a new 1-1/4 inch service on-site a few years back. Should have more capacity then you'll ever require. Proposed load at the installation time was less than 500 MBH.

Dave

David Beaulieu
Business Development Executive
Unitil |325 West Road |Portsmouth, NH 03801
o: 603-294-5144 f: 603-294-5244
Beaulieu@unitil.com | www.unitil.com

-------- Forwarded Message --------

**Subject:**RE: Johnson Creek Village - Double Bedrooms
**Date:**Wed, 20 Jun 2018 19:51:38 +0000
**From:**Smigelski, Wendy <Wendy.Smigelski@dhhs.nh.gov>
**To:**'Art Guadano' <art@agarchitects.com>

Hello Art:

We did review the 2010 FGI Guidelines under Chapter 4.1, Residential Health Care Facilities, this chapter in turn refers us to Chapter 4.4 Assisted Living Facilities. sub-section 4.4.2.2.2.2 Space Requirements which allows the configuration of the beds that you have proposed , one side only. Based on this requirement and what you have listed below it appears that this office will have no issue with the proposal for 24 beds. DHHS will obviously conduct a full review of this project once the plans are submitted.

If you have any further questions, please do not hesitate to contact us.

Sincerely,

Wendy

Wendy J. Smigelski, Sup. V, CFI
Life Safety Code Specialist,
Health Facilities Administration
NH Department of Health and
Human Services
Tel: (603) 271-9037
Fax: (603) 271-4968

**From:** Art Guadano [mailto:art@agarchitects.com]
**Sent:** Wednesday, June 20, 2018 3:32 PM
**To:** Smigelski, Wendy
**Subject:** Johnson Creek Village - Double Bedrooms

Hi Wendy,

Thank you for helping review the change we are proposing for the Johnson Creek Village project. The change is to convert what were originally single bedrooms into double bedrooms as shown in the attached floor Plan Drawing A2.1 and Sketch CSK-73. This will result in a total of (2) single bedrooms shown in red (ADA), (4) double bedrooms at larger room size shown in yellow, (6) double bedrooms at smaller room size shown in blue, and a converted space (Resident 13) for a double bedroom also shown in yellow, for a total of 24 beds instead of the original 16 beds. All the double bedrooms exceed the minimum square footage of 80 SF per resident for semi-private rooms, excluding bathrooms, closets, etc. required by He-P805, and we believe the layout with double bedrooms is in compliance with the Facilities Guidelines 2010 requirements.

We are requesting confirmation from your office that this change is acceptable. Please let us know if you have any questions. I look forward to your confirmation.

Thanks,

Art

CITY OF DOVER

# ZONING BOARD OF ADJUSTMENT - MINUTES

| | |
|---|---|
| Meeting Type: | Regular Meeting |
| Meeting Location: | Council Chambers, City Hall – 288 Central Avenue, Dover, NH 03820 |
| Meeting Date: | **Thursday, June 21, 2018** |
| Meeting Time: | **7:00 pm** |

## 1. ATTENDANCE

**Members Present:** Chris Prior (Chair), Bob Hall (Vice Chair), Frank Landford, George Reagan, Nick Couturier (Alternate), Rich Onufry (Alternate), Anthony Sillitta (Alternate)

**Members Absent:** Otis Perry

**Staff Present:** Elena Piekut (Assistant City Planner, Zoning Administrator)

The Chair called the meeting to order at 7:00 p.m. He introduced the Board and staff present to the audience and explained the process used to hear cases.

## 2. APPROVAL OF MEETING MINUTES OF MAY 17, 2018

**Motion:** George Reagan moved to approve the meeting minutes of April 19, 2018 as written. Bob Hall seconded. Vote: U/A

## 3. HEARINGS

A. Z18-11 Applicant/Owner Robyn Thompson, 321 Back Road (Tax Map M, Lot 105), located in the Rural Residential (R-40) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit the keeping of a horse in a barn set back approximately 95 feet and 72 feet from the two closest lot lines, on a 1.24 acre (54,014-square-foot) lot, where the keeping of farm animals in the R-40 Zoning District is only permitted on a lot of 100,000 square feet (2.3 acres) or more, and where any shelter used to contain said animals is no less than 100 feet from any property boundary.

Robyn Thompson provided an overview of the request and presented information supporting her application. The Board had no questions.

*Public hearing opened.*

**STAFF RECOMMENDATION:**
Assistant City Planner Elena Piekut stated that the Planning Department supports the variance request as the intent to maintain proper density and prevent impacts to abutters is met and the Applicant has supplied supporting information from abutters and experts on the care of her horse.

*Public hearing closed.*

**Motion:** Bob Hall moved to grant the variance with the condition that only one horse be allowed. Frank Landford seconded. Chair Chris Prior asked Nick Couturier to vote on the case. Vote: U/A.

B. Z18-12 Applicant/Owner Aramis Black/Real McKoy Properties, LLC, 301 Durham Road (Tax Map H, Lot 1), located in the Hotel/Retail (B-4) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit an assisted living facility, where assisted living facilities are not permitted in the B-4 Zoning District.



DRAFT

Attorney FX Bruton, Bruton & Berube, represented the applicant and provided an overview of the request and how it meets the five variance criteria, as well as its differences from the previously approved variance for an elderly assisted care home.

Chair Chris Prior appointed Rich Onufry to vote on the case.

Rich Onufry asked what was compromised in order to double the number of beds in the facility. FX Bruton explained that the included floor plan was tentatively approved by the State agency that licenses these facilities. Chris Prior asked about the difference between the previous type of facility and requested type of facility with regard to vehicles and Atty. Bruton explained that residents of the proposed facility will not be driving. Rich Onufry asked for clarification about operations and staffing, and Atty. Bruton explained there will be 24-hour staff.

*Public hearing opened.*

**STAFF RECOMMENDATION:**
Assistant City Planner Elena Piekut said that staff does not oppose granting the variance, as the increase in intensity will result in minor site plan changes that will be reviewed by the Planning Board. She noted that the use is similar to that of a hotel, which is allowed in this zoning district.

*Public hearing closed.*

Rich Onufry moved to grant the variance. George Reagan seconded. Vote: U/A

C. Z18-07 Applicant Industrial Tower and Wireless, LLC and Owners Peter and Susan Rousseau, 200 Henry Law Avenue (Tax Map K, Lot 1), located in the Rural Residential (R-40) Zoning District, request a variance from **Section 170-22.C(1)** of the Zoning Ordinance to permit the construction of a new, 180-foot tall telecommunications tower on the above referenced property, where the construction of new telecommunications towers is only permitted on 15 parcels specified by the Zoning Ordinance.

Chair Chris Prior recused himself from hearing the case and left the table.

Vice Chair Bob Hall explained the process used to review the case and its progression to this point.

Nick Couturier also recused himself from hearing the case, as he had engaged in discussion on the case on social media.

George Reagan moved to remove the case from the table. Rich Onufry seconded. Vote: U/A

Attorney Steve Grill represented the applicant. He addressed the additional information requested at the previous meeting and the response he submitted. He clarified that negotiations had occurred to erect a tower at 101 Back Road, and that a tower of 205 feet in height exists at 286 Middle Road. He noted that most of the information that the Board is asking about will be subject to peer review and that the Applicant provided data to the peer review consultant today. Atty. Grill acknowledged that the Dover Heritage Commission had met as requested and agreed with the Applicant's consultant, Public Archaeology Laboratory. He addressed the request for information about T-Mobile's method of prioritizing coverage gaps and said that he has been told T-Mobile does not divulge that information. He addressed the balloon test held June 9 and said that the Applicant did their best to obtain as many



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CITY OF DOVER

# TECHNICAL REVIEW COMMITTEE MINUTES - P15-38A

| | |
|---|---|
| Application Type: | Site Plan Review |
| Applicant(s): | Johnson Creek Village |
| Owner(s): | Aramis Black/Real McKoy LLC |
| Location: | 301 Durham Road (Tax Map H, Lot 1) |
| Date: | October 18, 2018 |

**INTENT:** To amend a previously approved Site Plan (P15-38A) to change the classification from Elderly Assisted Care to Assisted Living, increase beds from 12 to 24, add parking and lighting. This would require changes to the well and septic. The amendment must meet new regulations put in place since 2015.

**UNITS PROPOSED:** 24 assisted living beds

**AGENDA ITEM #:** 2

**ACREAGE:** 2.95 acres

**ZONING DISTRICT:** Hotel/Retail (B-4)

**EXISTING LAND USE:** Construction site of a previously approved Elderly Assisted Care

**PROPOSED LAND USE:** Assisted Living Center

**SURROUNDING LAND USE:** Single family residential, fence company, Elks Club, and city border with Madbury

**ZBA ACTION:** Approved case Z13-18 on 10/17/2013 and case Z13-18A on 7/16/2015

**PERMITS REQUIRED:** NHDES Septic system design and verify if NHDOT Driveway permit needs to be amended

**WAIVERS REQUESTED:** None

**ATTENDANCE: Members:**
Chris Parker, Planning
Elena Piekut, Zoning
Lee Skinner, Planning Board
Dave White, Engineering
Dan Barufaldi, Economic Development
Sgt. Marn Speidel, Police
Jim Maxfield, Inspection Services
**Others:** Steve Haight, Engineer
John DeStefano, Applicant
Patricia Dell Isola, Applicant
Donna Benton, Planning
Katharine Labrecque, Planning
Liz Durfee, Madbury Planner
David Greenshields, Abutter

**PLAN REVIEW:**
**Planning:**

- Consider public water and sewer. Seems to be a health concern and would allow expansion opportunity
- Madbury Planning Board site plan approval is required
- Impact fees: $25,272.50
- Revise Traffic Analysis to include findings that no changes are necessary based on the change to Assisted Living which doubles the number of units and the weekday counts are doubled.
- Planning Board must determine if this is a project of regional impact (Staff does not believe it is), per RSA 36:54
- Please provide:
  - Proof that the State approved the septic
  - Proof that the State approved the amended driveway permit
  - Streetscape from 2015 if not changing
  - Letters from Eversource indicating the capacity of the increased use
  - Neighborhood plan with aerial underlay and abutter information or waiver request
  - Landscape Operation and Maintenance Plan
  - Recorded easement plan and description
- Plan set notes/revisions:
  - Correct note 1, sheet 3 to correct request of Assisted Living Facility with 24 beds
  - LLS, PE, and Landscape architect sign and stamp plans
  - Confirm abutter information is still accurate
  - Screen dumpster and transformer
  - Add common site review plan notes: 3, 9, 11, 13, 15, 16, 18, 21, 22, 23, 24, 29 (revised)

**Engineering Comments:**

- Add gas to utility line
- Pump system design included in final site plan set

**Planning Board Comments:** None

**Police Department Comments:**

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- Lighting Plan (Sheet C2.1) shows rear fenced enclosure with different configuration than Site Layout Plan (Sheet 5) and does not provide lighting for the two connecting walkways.
- Existing Conditions and Site Plan sheets show different owners of record?
- Confirm no new gas connection for building
- Are turfstone grid pavers designed to withstand weight of septic pump truck? Is so, consider expanding the width of ADA tactile mat so truck doesn't have to jump curb.

**Fire/Inspections Comments:**

- Site plans shall indicate confirmation of design has been reviewed for and complies with all applicable accessibility regulations. (i.e. '09, IBC Chapter 11 w/ NH Amendments and ANSI) in accordance with NH RSA 155-A: 5.
- Clarify the means used to maintain a clear and unobstructed accessible route from the van space to the entrance.
- 60% of the entrances shall be accessible.
- Indicate building entrances and exits on plan
- The gates at the rear courtyard shall have a minimum of 18" of side clearance on the pull side of the gate. Width of walkway will most likely need to be increased to accommodate requirement.
- Indicate exterior illumination along concrete pathway from rear courtyard.
- Provide clearances from generator and utility transformer.
- Indicate generator fuel type and storage location.
- Discuss fire pump power source
- Clarify well location relative to the structure
- Discuss septic/leach fields and pump system. Indicate location of pump controller location as well as alternative power source.

**Economic Development:**

- Still believe sewer is a better option
- Jurisdictional interest between 2 communities
- Is memory care included? If so, what security features will be put into place

**Next Steps:** A second TRC needed after revisions are made.

**Adjournment:** A motion to adjourn TRC was made at 12:22 pm by D.White and seconded by J.Maxfield. Vote: U/A

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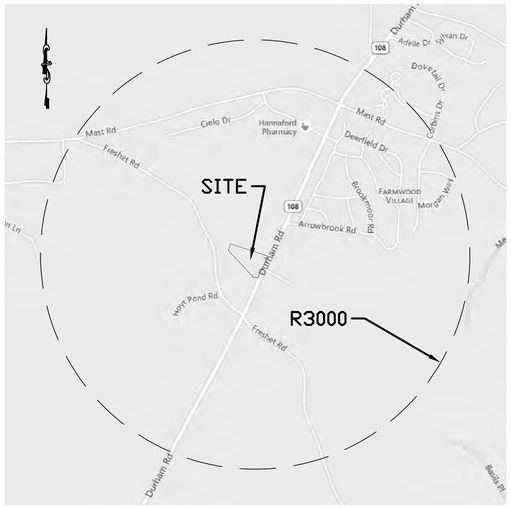
# SITE PLAN
# JOHNSON CREEK VILLAGE

## 24 BED CARE HOME

TAX MAP H, LOT 1

## 301 DURHAM ROAD
## DOVER, NH

**FEBRUARY 12, 2016**
**REVISED JULY 15, 2016**
**REVISED AUGUST 7, 2018**
**REVISED SEPTEMBER 28, 2018**
**REVISED OCTOBER 29, 2018**




LOCUS MAP

SCALE: 1"=1000'


OWNER — REAL MCKOY PROPERTIES, LLC
P.O. BOX 1727
DOVER, NH 03820

SITE CIVIL ENGINEER — CIVILWORKS NEW ENGLAND
181 WATSON ROAD
DOVER, NH 03820

LAND SURVEYOR — MCENEANEY SURVEY ASSOCIATES, INC.
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820

SOIL SCIENTIST — JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908

LANDSCAPE ARCHITECT — WOODBURN & COMPANY
LANDSCAPING ARCHITECTURE, LLC
130 KENT PLACE
NEWMARKET, NH 03857


**GENERAL NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF THE STATE PERMITS THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
   NHDES SUBSURFACE DISPOSAL SYSTEM: APPROVAL #eCA2015081712
   NHDOT AMENDED DRIVEWAY PERMIT: #06-125-384, DATED 9-21-15
2. PURSUANT TO CITY OF COVER ORDINANCE AND APPROVALS ASSOCIATED WITH THIS WORK, CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY – FRIDAY 7AM – 6PM, SATURDAY 8AM – 5PM, WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR GENERAL CONTRACTOR. SAID SIGNAGE SHALL BE LOCATED AND APPROVED BY THE CITY ENGINEER OR DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.
3. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN AND THE REPORTING REQUIREMENTS CONTAINED THEREIN.
4. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A 10,109 S.F. ELDERLY ASSISTED CARE HOME FOR 24 RESIDENTS WITH TWO (2) ACCESSORY APARTMENTS, FOR STAFF ONLY CONTAINED WITHIN THE EXISTING STRUCTURE.
5. APPROVAL OF THIS PLAN WITH PLANNING DESIGNATION P15-38A SUPERSEDED THE SITE PLAN WITH PLANNING DESIGNATION P35-38.
6. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE AND PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH 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.

**VARIANCES GRANTED:**

> Z18-12 JULY 3, 2018
VARIANCE FROM SECTION 170-12.A TO PERMIT THE CONSTRUCTION OF AN ELDERLY ASSISTED CARE HOME FOR 24 RESIDENTS WITH 2 ACCESSORY STAFF APARTMENTS

> Z13-18A, JULY 15, 2015:
VARIANCE FROM SECTION 170-12.A TO PERMIT THE CONSTRUCTION OF AN ELDERLY ASSISTED CARE HOME FOR 12 RESIDENTS WITH 2 ACCESSORY STAFF APARTMENTS (AMENDMENT OF Z13-18)

> Z13-18, OCTOBER 17, 2013:
VARIANCE FROM SECTION 170-12.A TO PERMIT THE CONSTRUCTION OF AN ELDERLY ASSISTED CARE HOME FOR 8-10 RESIDENTS WITH 2 ACCESSORY STAFF APARTMENTS.

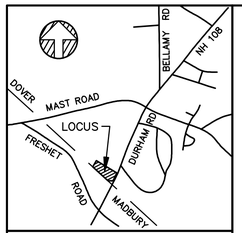
> Z06-13, JUNE 15, 2006:
VARIANCE FROM SECTION 17-12, TABLE I, PARTS A AND C-1 TO ESTABLISH A BEAUTY SALON AND SINGLE-FAMILY DWELLING.

| SHEET INDEX | SHEET |
|---|---|

| EXISTING CONDITIONS /SOILS PLAN | EX-1 |
| SOIL LOADING EASEMENT PLAN | SLEP-1 |
| NOTE SHEET | 2 |
| OVERALL SITE PLAN | 3 |
| DEMOLITION PLAN | 4 |
| DETAILED SITE LAYOUT PLAN | 5 |
| GRADING, DRAINAGE & EROSION CONTROL PLAN | 6 |
| UTILITY PLAN | 7 |
| EROSION CONTROL NOTES | 8 |
| EROSION CONTROL DETAILS | 9 |
| DETAILS | 10 - 14 |
| LIGHTING PLAN | 15 |
| LIGHTING DETAILS | 16 |
| LANDSCAPE PLAN (L-1)(BY WOODBURN & COMPANY) | 17 |
| SITE UTILITY AND SUBSURFACE DISPOSAL SYSTEM PLAN | 18 |
| SUBSURFACE DISPOSAL SYSTEM PLAN DETAILS & NOTES | 19 |
| SUBSURFACE DISPOSAL PUMP CHAMBER & MISCELLANEOUS DETAILS | 20 |


P15-38A

1430-CONSTRUCTION.DWG




LOCATION PLAN
( NO SCALE )

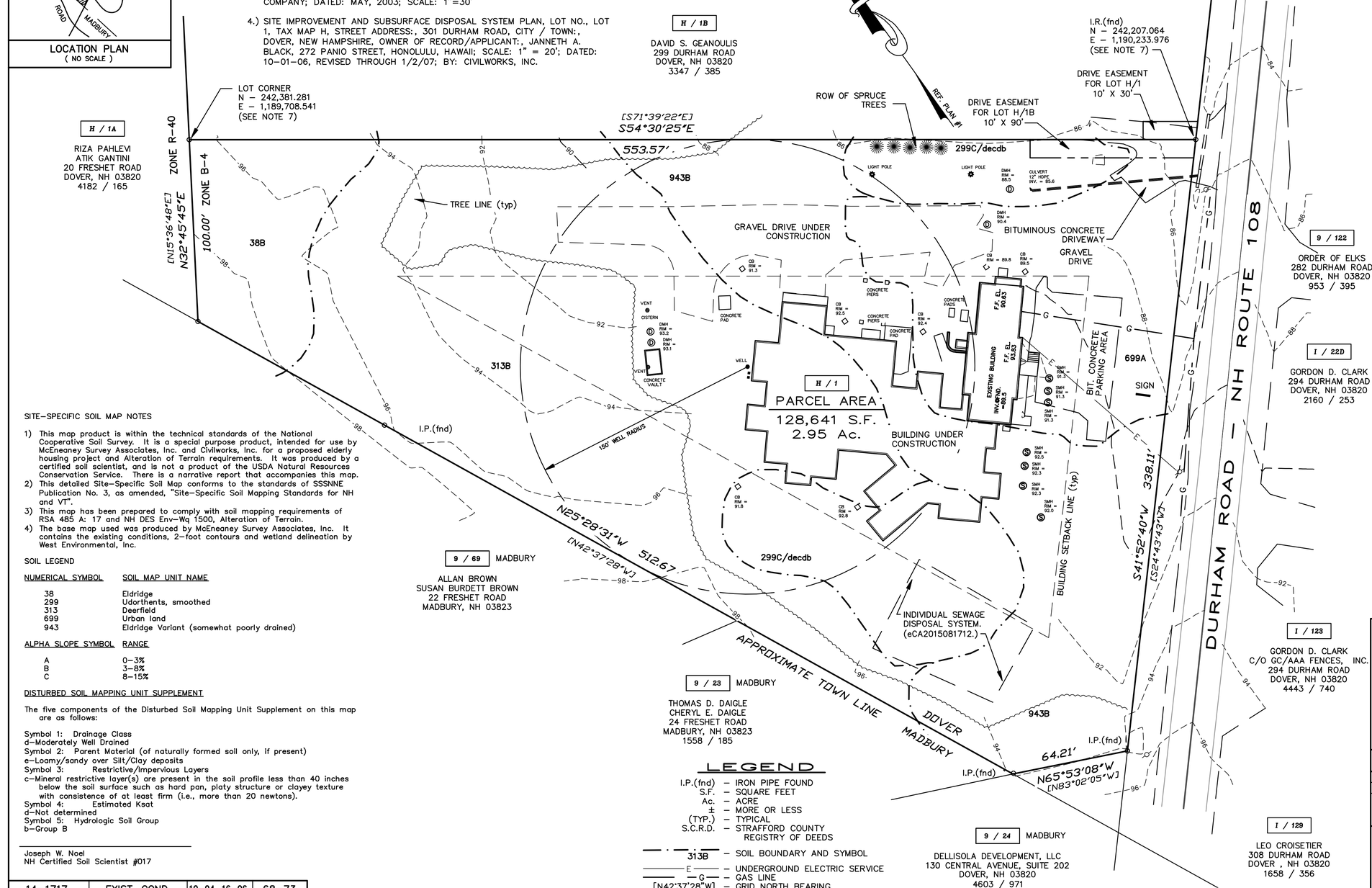
# REFERENCE PLANS:

1.) "MINOR SUBDIVISION, GEORGE DEMOSTHENES, DOVER, NH"; SCALE: 1"=60'; DATED: NOVEMBER, 1994; APPROVED BY CITY OF DOVER PLANNING BOARD JAN. 13, 1995; SCRD PLAN FILE #41A–51; PREPARED BY: RANDY R. ORVIS

2.) "SEPTIC SYSTEM DESIGN, MAP H, LOT 1, DOVER, NH"; PREPARED FOR WILLIAM H. SHAHEEN, 73 PERKINS ROAD, MADBURY, NH; PREPARED BY GROOVER SEPTIC DESIGN; DATED SEPTEMBER, 2002

3.) "AS–BUILT PLAN, TAX MAP H, LOT 1, DOVER, NH"; PREPARED FOR COASTLINE MODULAR HOMES, INC.; PREPARED BY LITTLE RIVER SURVEY COMPANY; DATED: MAY, 2003; SCALE: 1"=30'

4.) SITE IMPROVEMENT AND SUBSURFACE DISPOSAL SYSTEM PLAN, LOT NO., LOT 1, TAX MAP H, STREET ADDRESS:, 301 DURHAM ROAD, CITY / TOWN:, DOVER, NEW HAMPSHIRE, OWNER OF RECORD/APPLICANT:, JANNETH A. BLACK, 272 PANIO STREET, HONOLULU, HAWAII; SCALE: 1" = 20'; DATED: 10–01–06, REVISED THROUGH 1/2/07; BY: CIVILWORKS, INC.




## LEGEND

I.P.(fnd) – IRON PIPE FOUND
S.F. – SQUARE FEET
Ac. – ACRE
± – MORE OR LESS
(TYP.) – TYPICAL
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
313B – SOIL BOUNDARY AND SYMBOL
E – UNDERGROUND ELECTRIC SERVICE
G – GAS LINE
[N42°37'28"W] – GRID NORTH BEARING
CB – CATCH BASIN
DMH – DRAIN MANHOLE
HDPE – HIGH DENSITY POLYETHYLINE PIPE
INV. – INVERT
SMH – SEWER MANHOLE
F.F. EL. – FINISH FLOOR ELEVATION
UP – UTILITY POLE

## NOTES:

1.) OWNER OF RECORD:
REAL MCKOY PROPERTIES LLC
P.O. BOX 1727
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOLUME 3563, PAGE 238

2.) H / 1 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN #1, BOUNDARY SURVEY WAS NOT PERFORMED BY THIS OFFICE.

4.) TOTAL PARCEL AREA IS 128,641 S.F., 2.95 AC.

4.) ZONING DISTRICT: B–4.
ZONING REQUIREMENTS AND PROVISIONS:

| | |
|---|---|
| MINIMUM LOT SIZE | = 5 ACRES |
| MINIMUM FRONTAGE | = 400 FEET |
| MAXIMUM LOT COVERAGE | = 33 PERCENT |
| MAXIMUM BUILDING HEIGHT | = 55 FEET |
| BUILDING SETBACK REQUIREMENTS: | |
| FRONT | = 50 FEET |
| SIDE (ABUT A STREET) | = 75 FEET |
| SIDE (ABUT A LOT) | = 75 FEET |
| REAR | = 75 FEET |

5.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0320; SUFFIX E; MAP NUMBER 33017C0320E; EFFECTIVE DATE SEPT. 30, 2015.

6.) SITE–SPECIFIC SOIL MAP BY JOSEPH NOEL, NH CERTIFIED SOIL SCIENTIST #017.

7.) HORIZONTAL DATUM SHOWN IN BASED UPON REFERENCE PLAN #1.
COORDINATES SHOWN ARE BASED ON NAD83 FROM GPS OBSERVATIONS MADE DURING JANUARY 2018.
VERTICAL DATUM IS BASED UPON REFERENCE PLAN #2. ADJUSTMENT TO NAVD88 IS (–) 1.18' AS MADE FROM GPS OBSERVATIONS MADE DURING JANUARY 2018.

8.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT AT THE TIME THE TOPOGRAPHIC SURVEY WAS PERFORMED. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

9.) NO WETLANDS WERE FOUND ON THIS SITE.

10.) TOPOGRAPHIC SURVEY PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2006, AREAS CURRENTLY UNDER CONSTRUCTION HAVE NOT BEEN UPDATED AT THIS TIME.

11.) THE SUBJECT PARCEL IS SERVED BY ON–SITE WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM. REFERENCE IS MADE TO OPERATIONAL APPROVAL BY NHDES DATED 10/06/2016; eCA2015081712.

SITE–SPECIFIC SOIL MAP NOTES

1) This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for use by McEneaney Survey Associates, Inc. and Civilworks, Inc. for a proposed elderly housing project and Alteration of Terrain requirements. It was produced by a certified soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a narrative report that accompanies this map.
2) This detailed Site–Specific Soil Map conforms to the standards of SSSNNE Publication No. 3, as amended, "Site–Specific Soil Mapping Standards for NH and VT".
3) This map has been prepared to comply with soil mapping requirements of RSA 485 A: 17 and NH DES Env–Wq 1500, Alteration of Terrain.
4) The base map used was produced by McEneaney Survey Associates, Inc. It contains the existing conditions, 2–foot contours and wetland delineation by West Environmental, Inc.

SOIL LEGEND

| NUMERICAL SYMBOL | SOIL MAP UNIT NAME |
|---|---|
| 38 | Eldridge |
| 299 | Udorthents, smoothed |
| 313 | Deerfield |
| 699 | Urban land |
| 943 | Eldridge Variant (somewhat poorly drained) |

| ALPHA SLOPE SYMBOL | RANGE |
|---|---|
| A | 0–3% |
| B | 3–8% |
| C | 8–15% |

DISTURBED SOIL MAPPING UNIT SUPPLEMENT

The five components of the Disturbed Soil Mapping Unit Supplement on this map are as follows:

Symbol 1: Drainage Class
d–Moderately Well Drained
Symbol 2: Parent Material (of naturally formed soil only, if present)
e–Loamy/sandy over Silt/Clay deposits
Symbol 3: Restrictive/Impervious Layers
c–Mineral restrictive layer(s) are present in the soil profile less than 40 inches below the soil surface such as hard pan, platy structure or clayey texture with consistence of at least firm (i.e., more than 20 newtons).
Symbol 4: Estimated Ksat
d–Not determined
Symbol 5: Hydrologic Soil Group
b–Group B

Joseph W. Noel
NH Certified Soil Scientist #017

SHEET EX–1

# EXISTING CONDITIONS PLAN
PREPARED FOR
REAL MCKOY PROPERTIES LLC
TAX MAP H, LOT No. 1
301 DURHAM ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15–38A

| | |
|---|---|
| DRAWN BY: KJF / RJM | FILE: W10 CP\1717\C\18–1717 SITE UPDATE 07–2018 |
| SCALE: 1" = 30' | DATE: APRIL 2015 |

30 15 0 15 30 60 90 120

| 14–1717 | EXIST. COND. | 10–04, 16–06 | 68–73 |
|---|---|---|---|
| PROJECT NO | TYPE | FIELDBOOK & PAGES | |

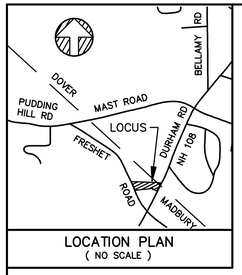
| NO. | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|
| 2 | 10/29/18 | UPDATE TO CURRENT 2018 SITE CONDITIONS | RJM | KMM |
| 1 | 8/11/15 | REV. PER PLANNING BOARD COMMENTS | KJF | DCL |

REVISIONS

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

McENEANEY SURVEY ASSOCIATES, INC.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING




LOCATION PLAN
( NO SCALE )

| No. | Bearing | Distance |
|---|---|---|
| L1 | N41°29'41"E | 21.80' |
| | [N38°20'48"E] | |
| L2 | N04°00'34"W | 5.41' |
| | [N07°09'27"W] | |

## REFERENCE PLANS:

1.) MINOR SUBDIVISION, GEORGE DEMOSTHENES, DOVER, NH; SCALE: 1"=60'; DATED: NOVEMBER, 1994; APPROVED BY CITY OF DOVER PLANNING BOARD JAN. 13, 1995; PREPARED BY: RANDY R. ORVIS. RECORDED S.C.R.D. PLAN 41A–51.

2.) SUBDIVISION PLAN OF LAND IN MADBURY, N.H. TAX MAP 9 LOT 24 AS DRAWN FOR LILLIAN H. RINTA. SCALE: 1" = 40'; DATED: APRIL 26, 2018, REVISED THROUGH 06/05/2018; BY: JFP SURVEY & DESIGN LLC. RECORDED S.C.R.D. PLAN 116–34.

## NOTES:

1.) OWNER OF RECORD:
DELLISOLA DEVELOPMENT, LLC
130 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4603, PAGE 971

2.) 9 – 24A – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 87,183 S.F. / 2.00 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES, EXISTING SITE CONDITIONS AS OF SEPTEMBER 2018, AND A 1.2 ACRE SOIL LOADING EASEMENT AREA.

5.) MADBURY ZONING DISTRICT IS RESIDENTIAL/AGRICULTURAL.
PARCEL IS ALSO LOCATED WITHIN THE AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT.
DIMENSIONAL REQUIREMENTS:

| | |
|---|---|
| MINIMUM LOT SIZE | = 80,000 S.F. |
| MINIMUM ROAD FRONTAGE | = 200 FEET |
| FRONT SETBACK | = 50 FEET |
| SIDE SETBACK | = 15 FEET |
| REAR SETBACK | = 15 FEET |
| MINIMUM LOT DEPTH | = 150 FEET |
| IMPERVIOUS COVERAGE | = 25 PERCENT MAXIMUM |

DOVER ZONING DISTRICT IS B–4.
DIMENSIONAL REQUIREMENTS:

| | |
|---|---|
| MINIMUM LOT SIZE | = 5 ACRES |
| MINIMUM FRONTAGE | = 400 FEET |
| MAXIMUM LOT COVERAGE | = 33 PERCENT |
| MAXIMUM BUILDING HEIGHT | = 55 FEET |
| BUILDING SETBACK REQUIREMENTS: | |
| FRONT | = 50 FEET |
| SIDE (ABUT A STREET) | = 75 FEET |
| SIDE (ABUT A LOT) | = 75 FEET |
| REAR | = 75 FEET |

CONTINUED:

9 – 21
PETER D. HARWOOD
ELIZABETH A. HARWOOD
27 FRESHET ROAD
MADBURY, NH 03823

9 – 26
ETHAN JENNINGS
AMY JENNINGS
29 FRESHET ROAD
MADBURY, NH 03823

9 – 23
THOMAS D. DAIGLE
CHERYL E. DAIGLE
24 FRESHET ROAD
MADBURY, NH 03823
1558 / 185

9 – 24
RINTA FAMILY TRUST OF 1995
REBECCA A. PAZDON, TRUSTEE
34 FRESHET ROAD
MADBURY, NH 03823
3409 / 911

9 – 25
OUR MUSTARD SEED, LLC
317 ROUTE 108
MADBURY, NH 03823
2364 / 282

10 – 7
COLDSTREAM PROPERTIES, LLC
316 ROUTE 108
MADBURY, NH 03823

10 – 6
NIKKI TRUST
NICOLLETTA VATISTAS, TRUSTEE
320 ROUTE 108
MADBURY, NH 03823

H / 1 DOVER
REAL MCKOY PROPERTIES, LLC
P.O. Box 1727
DOVER, NH 03821
3563 / 238

I / 123 DOVER
GORDON D. CLARK
C/O GC/AAA FENCES, INC.
294 DURHAM ROAD
DOVER, NH 03820
4443 / 740

I / 129 DOVER
10 – 8 MADBURY
LEO CROISETIERE
308 DURHAM ROAD
DOVER, NH 03820
1658 / 356

FRESHET ROAD
N04°08'27"E
194.59'
[N00°59'34"E]
L2
(218.43')
S66°18'39"E
530.63'
[S69°27'32"E]
312.20'
N15°53'49"E
163.34'
(174.94')
N74°58'06"W [N78°06'59"W]
384.94'
210.00'
L1
N49°30'19"W
[N51°39'12"W]
100.00'
S41°29'41"W
190.00'
[S38°20'48"W]
S65°43'38"E
64.20'
[S68°52'31"E]
DOVER
MADBURY
TOWN LINE
NH ROUTE 108
DURHAM ROAD
MERIDIAN OF REF. PLAN #1
NH STATE PLANE
15' SIDE SETBACK LINE (TYP.)
50' FRONT SETBACK LINE
PARCEL AREA
87,183 S.F.
2.00 Ac.
SOIL LOADING EASEMENT AREA
52,272 S.F.
1.20 Ac.
IRON PIPE FOUND 1.5"ø, DOWN 2"
IRON PIPE FOUND 1"ø, UP 4"
IRON PIPE FOUND 1"ø, UP 24"
IRON PIPE FOUND 1"ø, UP 7"
TBM #1 NAIL IN UP ELEV. 102.80
TBM #2 NAIL IN 5"ø BIRCH TREE ELEV. 102.83
TBM #3 NAIL IN 15"ø PINE TREE ELEV. 101.25
TEST PIT (SUBDIV)
TEST PIT 1
TEST PIT 2
TEST PIT 3
TEST PIT 4

## LEGEND

MON (TBS) ◉ – BOUNDARY MONUMENT (TO BE SET)
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
ø – DIAMETER
-o- UP – UTILITY POLE
TPIT – SOIL TEST PIT
[N78°06'59"W] – RECORDED BEARING

NOTES CONTINUED:

6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBERS 330145 (DOVER) & 330219 (MADBURY); PANEL 0320; SUFFIX E; MAP NUMBER 33017C0320E; EFFECTIVE DATE SEPT. 30, 2015.

7.) BASIS OF BEARING IS REFERENCE PLAN No. 1.

8.) TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE DURING AUGUST AND SEPTEMBER 2018. VERTICAL DATUM IS ASSUMED, CONTOUR INTERVAL IS 2 FOOT.

9.) SOIL TEST PITS 1 – 3 WERE CONDUCTED ON AUGUST 29, 2018 AND TEST PIT 4 WAS CONDUCTED ON SEPTEMBER 19, 2018 BY JOSEPH W. NOEL, NH C.S.S. #017, NH DESIGNER #1104; AND WITNESSED BY MICHAEL CUOMO, C.S.S. FOR ROCKINGHAM COUNTY.
SOIL TEST PITS LABELED (TEST PIT, SUBDIV) ARE AS CONDUCTED FOR THE 2018 SUBDIVISION OF THE SUBJECT PARCEL, REFERENCE PLAN No. 2, AS FIELD LOCATED BY THIS OFFICE DURING SEPTEMBER 2018.

10.) PARCEL IS CURRENTLY UNDEVELOPED.

11.) NO WETLANDS WERE FOUND ON THE SUBJECT PARCEL.

12.) PER ZONING ARTICLE XI–A, A PORTION OF THE PARCEL IS SUBJECT TO A 400 FOOT RADIUS FROM THE WELL LOCATED ON TAX PARCEL 10, LOT 7; IDENTIFIED AS: NHDES PWS ID: 1458010.

| NO. | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|
| | | REVISIONS | | |
| 1 | 10/29/18 | REVISE PER PLANNING BOARD COMMENTS | RJM | KMM |

| | | | |
|---|---|---|---|
| 18–1717 | EASEMENT | 18–05 | 37–45 |
| PROJECT NO | TYPE | FIELDBOOK & PAGES | |

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

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." ( RSA 676:18 )

DATE: / KEVIN M. McENEANEY LLS # 661

# EXISTING CONDITIONS PLAN AND SOIL LOADING EASEMENT PLAN

PREPARED FOR
DELLISOLA DEVELOPMENT, LLC
MADBURY TAX MAP 9, LOT No. 24A
NH ROUTE 108 & FRESHET ROAD
MADBURY AND DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. (P 15–38A)

| | |
|---|---|
| DRAWN BY: RJM | FILE: W:\0 CP\1717\18–1717 EASE W LFIELD |
| SCALE: 1" = 30' | DATE: OCTOBER 1, 2018 |

30 15 0 15 30 60 90 120

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

McENEANEY SURVEY ASSOCIATES, INC.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911
SURVEYING – PLANNING – CONSULTING

## DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: SEPTIC COMPONENTS, CONCRETE, PAVEMENT, POLES, BUILDINGS, FENCES AND TREES.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
9. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.

## SITE NOTES:

1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION HAS BEEN OBTAINED FROM PLAN REFERENCE 1 PERFORMED BY MCENEANEY SURVEY ASSOCIATES INC. (SEE EXISTING CONDITIONS SURVEY PLAN THIS PLAN SET)
2. AS-BUILTS PLAN OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN 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 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 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
5. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
6. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
7. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
8. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
9. THE SUBJECT PARCEL IS SERVED BY ON-SITE WELL AND SEPTIC SYSTEM.
10. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
11. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
12. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
13. 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.
14. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
15. STRIPE PARKING AREAS AS SHOWN INCLUDING HANDICAP SYMBOLS AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M-248-TYPE N.
16. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
17. PAINTED ISLANDS SHALL BE 4 INCHES WIDE DIAGONAL LINES 3 FEET ON CENTER.
18. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PAVEMENT AREAS AS SHOWN ON THE PLAN.
19. LAYOUT OF BUILDING CORNERS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL BE BASED UPON THE ARCHITECT'S FINAL FOUNDATION PLAN.
20. SEE DETAILS FOR SIGN LEGENDS.
21. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
22. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTORS' RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
24. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
25. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS NH RSA 155-A:5. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
26. SITE PLANS INDICATE CONFIRMATION OF DESIGN HAS BEEN REVIEWED FOR AND COMPLIES WITH ALL APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. '09, IBC CHAPTER 11 W/ NH AMENDMENTS AND ANSI) IN ACCORDANCE WITH NH RSA 155-A:5.
27. COMMERICAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE CORRDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

## GRADING NOTES:

1. ALL ROAD (INCLUDING PARKING LOT AND DRAINAGE) WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE CITY OF DOVER, N.H. AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED "STANDARD SPECIFICATIONS".
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. DENSITY REQUIREMENTS:

| LOCATION | MINIMUM DENSITY |
|---|---|
| BELOW PAVED OR CONCRETE AREAS | 95% |
| TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL | 95% |
| BELOW LOAM AND SEED AREA | 95% |

   *ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.
10. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND CONSTRUCT STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
12. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
13. THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. THE SWPPP MUST INCLUDE THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE SITE. PARTIES RESPONSIBLE FOR DEVELOPING THE SWPPP SHOULD REFER TO THE EPA NPDES CONSTRUCTION GENERAL PERMITS NOTICE OF INTENT FOR A COMPLETE OUTLINE OR REQUIRED ELEMENTS. THESE PLANS AND THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN PREPARED FOR THIS PROJECT MAY BE UTILIZED IN FULFILLING THE REQUIREMENTS.
14. 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 RATE FOR FERTILIZER AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
15. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

## UTILITY NOTES:

1. THE PROJECT SITE IS SERVED BY ON SITE WELL WATER AND SEPTIC.
2. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION AND SIZE OF EXISTING UTILITIES. THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-388-7233 OR "811".
4. ALL CONSTRUCT UTILITY SERVICES SHALL BE UNDERGROUND WITHIN THE SITE.
5. UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH/PER PSNH, VERIZON, COMCAST, AND UNITIL STANDARDS.
6. CONSTRUCT INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, ELECTRIC AND GAS SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:
   ELECTRIC: PSNH 1.800.362.7764
   NATURAL GAS: UNTIL
   CABLE: COMCAST 603.334.3615
7. SEE ARCHITECTS ELECTRICAL DRAWINGS AND DETAILS FOR OUTDOOR LIGHTING CONDUIT LOCATIONS.
8. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR CONSTRUCT GRADING AND EROSION CONTROL MEASURES.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

PLANNING FILE NO.: P15-38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-16 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9-28-16 | SJH | UPDATE SITE PLAN |
| 2 | 9-7-16 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

# NOTE SHEET

## JOHNSON CREEK VILLAGE CARE HOME
## TAX MAP H, LOT 1
## DOVER, NEW HAMPSHIRE

GRAPHIC SCALE

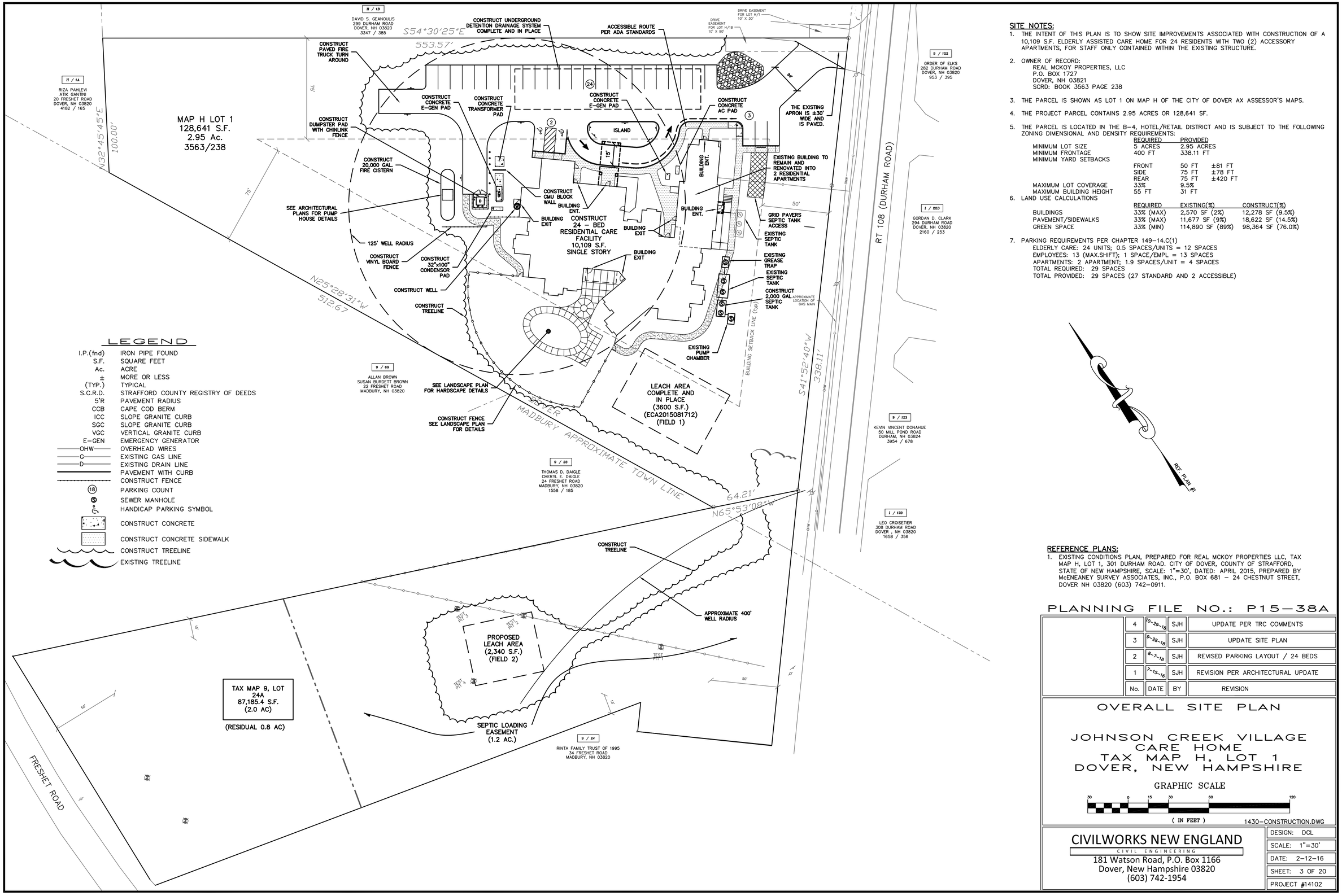
30 0 15 30 60 120

( IN FEET )

1430-CONSTRUCTION.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

DESIGN: DCL
SCALE: AS SHOWN
DATE: 2-12-2016
SHEET: 2 OF 20
PROJECT #14102




## LEGEND

| | |
|---|---|
| I.P.(fnd) | IRON PIPE FOUND |
| S.F. | SQUARE FEET |
| Ac. | ACRE |
| ± | MORE OR LESS |
| (TYP.) | TYPICAL |
| S.C.R.D. | STRAFFORD COUNTY REGISTRY OF DEEDS |
| 5'R | PAVEMENT RADIUS |
| CCB | CAPE COD BERM |
| ICC | SLOPE GRANITE CURB |
| SGC | SLOPE GRANITE CURB |
| VGC | VERTICAL GRANITE CURB |
| E–GEN | EMERGENCY GENERATOR |
| OHW | OVERHEAD WIRES |
| G | EXISTING GAS LINE |
| D | EXISTING DRAIN LINE |
| | PAVEMENT WITH CURB |
| | CONSTRUCT FENCE |
| (18) | PARKING COUNT |
| (S) | SEWER MANHOLE |
| | HANDICAP PARKING SYMBOL |
| | CONSTRUCT CONCRETE |
| | CONSTRUCT CONCRETE SIDEWALK |
| | CONSTRUCT TREELINE |
| | EXISTING TREELINE |

## SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A 10,109 S.F. ELDERLY ASSISTED CARE HOME FOR 24 RESIDENTS WITH TWO (2) ACCESSORY APARTMENTS, FOR STAFF ONLY CONTAINED WITHIN THE EXISTING STRUCTURE.
2. OWNER OF RECORD:
   REAL MCKOY PROPERTIES, LLC
   P.O. BOX 1727
   DOVER, NH 03821
   SCRD: BOOK 3563 PAGE 238
3. THE PARCEL IS SHOWN AS LOT 1 ON MAP H OF THE CITY OF DOVER AX ASSESSOR'S MAPS.
4. THE PROJECT PARCEL CONTAINS 2.95 ACRES OR 128,641 SF.
5. THE PARCEL IS LOCATED IN THE B–4, HOTEL/RETAIL DISTRICT AND IS SUBJECT TO THE FOLLOWING ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

| | REQUIRED | PROVIDED | |
|---|---|---|---|
| MINIMUM LOT SIZE | 5 ACRES | 2.95 ACRES | |
| MINIMUM FRONTAGE | 400 FT | 338.11 FT | |
| MINIMUM YARD SETBACKS | | | |
| | FRONT | 50 FT | ±81 FT |
| | SIDE | 75 FT | ±78 FT |
| | REAR | 75 FT | ±420 FT |
| MAXIMUM LOT COVERAGE | 33% | 9.5% | |
| MAXIMUM BUILDING HEIGHT | 55 FT | 31 FT | |

6. LAND USE CALCULATIONS

| | REQUIRED | EXISTING(%) | CONSTRUCT(%) |
|---|---|---|---|
| BUILDINGS | 33% (MAX) | 2,570 SF (2%) | 12,278 SF (9.5%) |
| PAVEMENT/SIDEWALKS | 33% (MAX) | 11,677 SF (9%) | 18,622 SF (14.5%) |
| GREEN SPACE | 33% (MIN) | 114,890 SF (89%) | 98,364 SF (76.0%) |

7. PARKING REQUIREMENTS PER CHAPTER 149–14.C(1)
   ELDERLY CARE: 24 UNITS; 0.5 SPACES/UNITS = 12 SPACES
   EMPLOYEES: 13 (MAX.SHIFT); 1 SPACE/EMPL = 13 SPACES
   APARTMENTS: 2 APARTMENT; 1.9 SPACES/UNIT = 4 SPACES
   TOTAL REQUIRED: 29 SPACES
   TOTAL PROVIDED: 29 SPACES (27 STANDARD AND 2 ACCESSIBLE)

## REFERENCE PLANS:

1. EXISTING CONDITIONS PLAN, PREPARED FOR REAL MCKOY PROPERTIES LLC, TAX MAP H, LOT 1, 301 DURHAM ROAD. CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1"=30', DATED: APRIL 2015, PREPARED BY McENEANEY SURVEY ASSOCIATES, INC., P.O. BOX 681 – 24 CHESTNUT STREET, DOVER NH 03820 (603) 742–0911.

PLANNING FILE NO.: P15–38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10–29–16 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9–28–16 | SJH | UPDATE SITE PLAN |
| 2 | 8–7–16 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7–15–16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

# OVERALL SITE PLAN

## JOHNSON CREEK VILLAGE CARE HOME
## TAX MAP H, LOT 1
## DOVER, NEW HAMPSHIRE

GRAPHIC SCALE

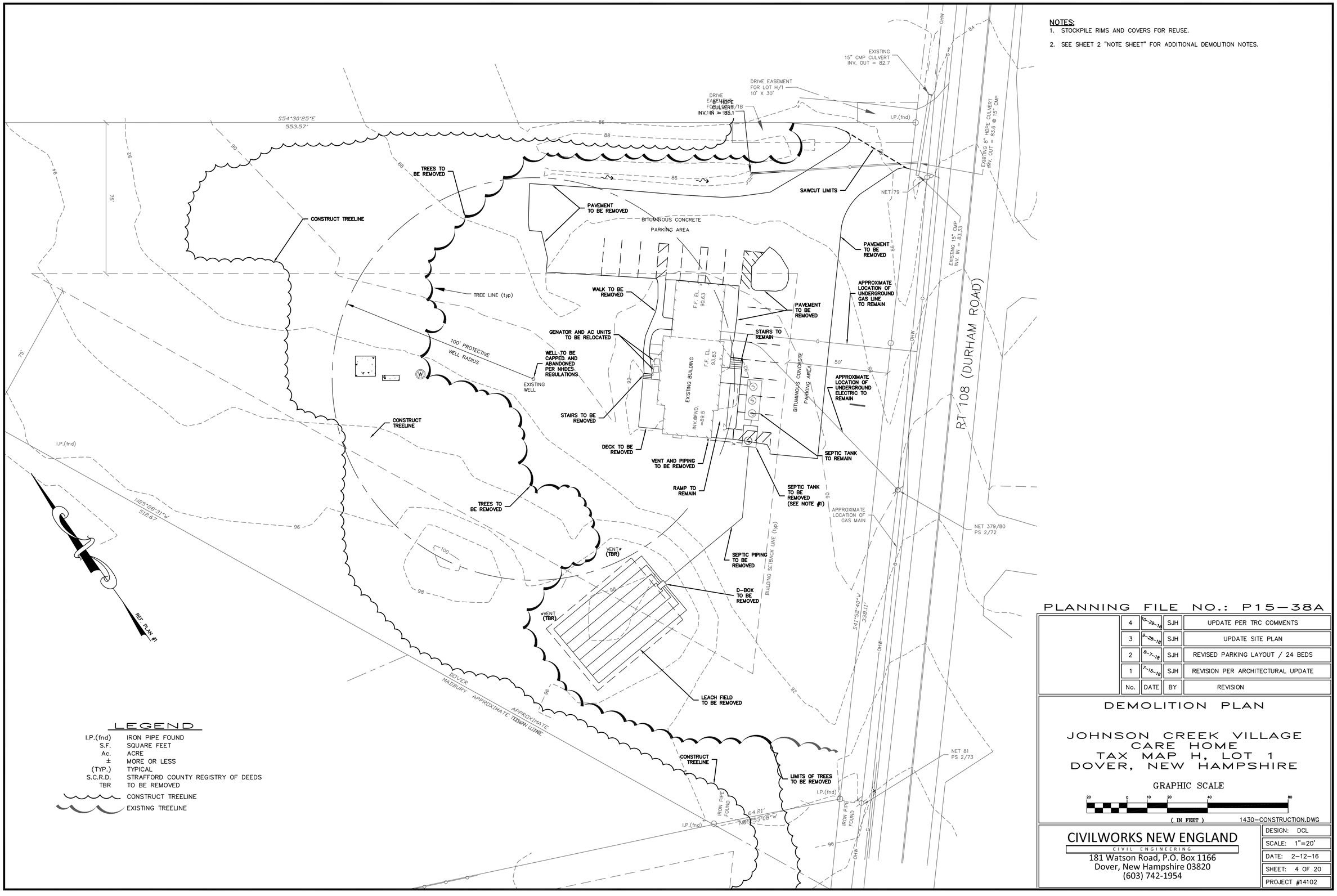
30 0 15 30 60 120

( IN FEET )

1430–CONSTRUCTION.DWG


CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954


DESIGN: DCL
SCALE: 1"=30'
DATE: 2–12–16
SHEET: 3 OF 20
PROJECT #14102




NOTES:

1. STOCKPILE RIMS AND COVERS FOR REUSE.
2. SEE SHEET 2 "NOTE SHEET" FOR ADDITIONAL DEMOLITION NOTES.

## LEGEND

| | |
|---|---|
| I.P.(fnd) | IRON PIPE FOUND |
| S.F. | SQUARE FEET |
| Ac. | ACRE |
| ± | MORE OR LESS |
| (TYP.) | TYPICAL |
| S.C.R.D. | STRAFFORD COUNTY REGISTRY OF DEEDS |
| TBR | TO BE REMOVED |
| | CONSTRUCT TREELINE |
| | EXISTING TREELINE |

PLANNING FILE NO.: P15-38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-18 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9-28-18 | SJH | UPDATE SITE PLAN |
| 2 | 6-7-16 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

# DEMOLITION PLAN

## JOHNSON CREEK VILLAGE CARE HOME
## TAX MAP H, LOT 1
## DOVER, NEW HAMPSHIRE

GRAPHIC SCALE

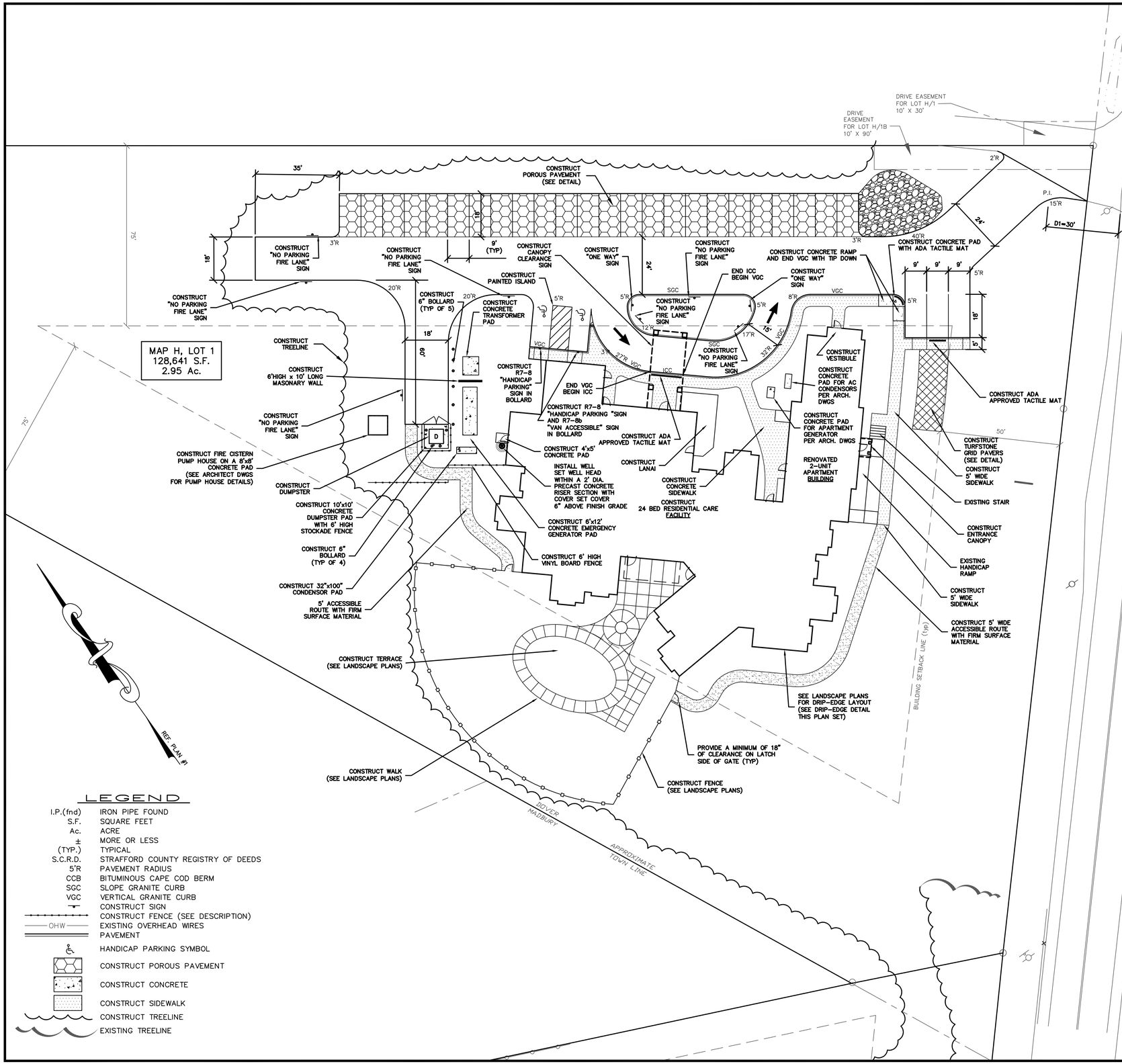
20 0 10 20 40 80

( IN FEET ) 1430-CONSTRUCTION.DWG

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Dover, New Hampshire 03820
(603) 742-1954

| | |
|---|---|
| DESIGN: | DCL |
| SCALE: | 1"=20' |
| DATE: | 2-12-16 |
| SHEET: | 4 OF 20 |
| PROJECT #14102 | |

NOTES:
1. SEE SHEET 2 "NOTE SHEET" FOR ADDITIONAL SITE NOTES.




THE WELL MUST BE INSTALLED AT THE LOCATION SHOWN. COORDINATE FOUNDATION CONSTRUCTION TO ACCOMMODATE WELL LOCATION

REFERENCE PLANS:
1. EXISTING CONDITIONS PLAN, PREPARED FOR REAL MCKOY PROPERTIES LLC, TAX MAP H, LOT 1, 301 DURHAM ROAD. CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1"=30', DATED: APRIL 2015, PREPARED BY McENEANEY SURVEY ASSOCIATES, INC., P.O. BOX 681 – 24 CHESTNUT STREET, DOVER NH 03820 (603) 742–0911.
2. "SITE PLAN JOHNSON CREEK VILLAGE CARE HOME", TAX MAP H, LOT 1, 301 DURHAM ROAD, DOVER, NH; DATED: JULY 9, 2016; REVISED: SEPTEMBER 30, 2015; PREPARED BY CIVILWORKS INC. DOVER, NH. PLANNING FILE NO. P15–38

LEGEND

| | |
|---|---|
| I.P.(fnd) | IRON PIPE FOUND |
| S.F. | SQUARE FEET |
| Ac. | ACRE |
| ± | MORE OR LESS |
| (TYP.) | TYPICAL |
| S.C.R.D. | STRAFFORD COUNTY REGISTRY OF DEEDS |
| 5'R | PAVEMENT RADIUS |
| CCB | BITUMINOUS CAPE COD BERM |
| SGC | SLOPE GRANITE CURB |
| VGC | VERTICAL GRANITE CURB |
| | CONSTRUCT SIGN |
| | CONSTRUCT FENCE (SEE DESCRIPTION) |
| OHW | EXISTING OVERHEAD WIRES |
| | PAVEMENT |
| | HANDICAP PARKING SYMBOL |
| | CONSTRUCT POROUS PAVEMENT |
| | CONSTRUCT CONCRETE |
| | CONSTRUCT SIDEWALK |
| | CONSTRUCT TREELINE |
| | EXISTING TREELINE |

PLANNING FILE NO.: P15–38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-16 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9-28-16 | SJH | UPDATE SITE PLAN |
| 2 | 8-7-16 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

DETAILED SITE LAYOUT PLAN

JOHNSON CREEK VILLAGE CARE HOME
TAX MAP H, LOT 1
DOVER, NEW HAMPSHIRE

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )

1430–CONSTRUCTION.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

| | |
|---|---|
| DESIGN: | DCL |
| SCALE: | 1"=20' |
| DATE: | 2–12–16 |
| SHEET: | 5 OF 20 |
| PROJECT | #14102 |

NOTES:

1. SEE ARCHITECTURAL DRAWING FOR STAIR, RAMP AND PORCH DETAILS.
2. SEE LANDSCAPE PLAN FOR LANDSCAPE & HARDSCAPE DETAILS.
3. SEE SHEET 2 "NOTE SHEET" FOR ADDITIONAL GRADING & DRAINAGE NOTES.

MAP H, LOT 1
128,641 S.F.
2.95 Ac.

SILT BARRIER
CONSTRUCT PERFORATED DRAIN PIPE
UNDERGROUND DETENTION POND 1 (SEE DETAIL)
OUTLET STRUCTURE (SEE DETAIL)
CONSTRUCT INV.=85.40
CONSTRUCT 16 LF 12" HDPE S=0.025
CONSTRUCT 16 LF 12" HDPE LAID FLAT
CONSTRUCT HEADWALL @ 8" HDPE CULVERT INV. IN =84.8
EXISTING 15" CMP CULVERT INV. OUT = 82.7
EXISTING 8" HDPE CULVERT INV. OUT = 83.6 @ 15" CMP
EXISTING 15" CMP INV. IN = 83.33
RT 108 (DURHAM ROAD)
CONSTRUCT 20 LF 12" HDPE S=0.065
PCB3 RIM=91.8 INV.IN=87.80 INV.IN=87.80 INV.OUT=87.70
CONSTRUCT INV.IN=86.40
CONSTRUCT 55 LF 12" HDPE S=0.011
CONSTRUCT INV.IN=86.40
PYD7 RIM=90.00 INV.IN=86.70 INV.OUT=86.60
CONSTRUCT INV.OUT=85.00 @ HEADWALL
CONSTRUCT INV.IN=86.40
CONSTRUCT 25 LF 12" HDPE S=0.008
EXISTING 8" HDPE
FOUNDATION DRAIN OUTLET
INLET PROTECTION
CONSTRUCT 118 LF 12" HDPE S=0.010
PCB5 RIM=92.8 INV.IN(PD)=87.60 INV.IN(PCB4)=87.10 INV.OUT=87.00
TC 93.0 BC 92.6
TC 91.1 BC 90.6
TC 90.5 BC 90.0
PYD6 RIM=89.70 INV.OUT=86.80
TC 89.70 BC 89.30
TC 90.25 BC 89.75
INLET PROTECTION (TYP)
FOUNDATION DRAIN OUTLET
F.F.=93.3 FOUNDATION DRAIN OUTLET
PCB4 RIM=92.25 INV.IN=87.60 INV.OUT=87.50
CONSTRUCT 40 LF 12" PVC S=0.010
CONSTRUCT 32.5 LF 12" PVC S=0.025
CONSTRUCT 63 LF 12" PVC S=0.016
PRD2 INV.=88.40
TIE FOUNDATION DRAIN TO EXISTING DRAIN
RENOVATED 2-UNIT APARTMENT BUILDING
F.F. EL 90.63
F.F. EL 93.83
INV @FND. =89.5
CONSTRUCT 20 LF 12" HDPE S=0.005
CONSTRUCT 17.5 LF 12" PVC S=0.023
PRD1 INV.=88.80
CONSTRUCT 24 BED RESIDENTIAL CARE FACILITY F.F.=93.83
PRD4 INV.=88.60
CONSTRUCT 12 LF 12" PVC S=0.017
PRD3 INV.=88.80
SOD LINED SWALE GRADE TO DRAIN
FOUNDATION DRAIN OUTLET
PCB2 RIM=92.1 INV.IN=89.10 INV.OUT=89.00
INLET PROTECTION
CONSTRUCT 70 LF 12" HDPE S=0.011
PCB1 RIM=92.9 INV.OUT=89.90
INLET PROTECTION
SEE NOTE #2
SEPTIC LEACHING AREA
BUILDING SETBACK LINE (TYP)
SILT BARRIER
DOVER
MADBURY
APPROXIMATE TOWN LINE
REF. PLAN #1

## LEGEND

| | |
|---|---|
| I.P.(fnd) | IRON PIPE FOUND |
| S.F. | SQUARE FEET |
| Ac. | ACRE |
| ± | MORE OR LESS |
| (TYP.) | TYPICAL |
| S.C.R.D. | STRAFFORD COUNTY REGISTRY OF DEEDS |
| x 92.00 | EXISTING SPOT GRADE |
| -94- | EXISTING GRADE |
| 92 | CONSTRUCT FINISH GRADE |
| x 92.00 | CONSTRUCT SPOT GRADE |
| PUD | CONSTRUCT UNDERDRAIN LINE |
| PD | CONSTRUCT DRAIN LINE |
| | PAVEMENT WITH CURB |
| | SILT BARRIER |
| | CONSTRUCT CATCHBASIN |
| | INLET PROTECTION |
| | HANDICAP PARKING SYMBOL |
| | CONSTRUCT POROUS PAVEMENT |
| | CONSTRUCT CONCRETE |
| | CONSTRUCT SIDEWALK |
| | CONSTRUCT TREELINE |
| | EXISTING TREELINE |

PLANNING FILE NO.: P15-38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-18 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9-28-18 | SJH | UPDATE SITE PLAN |
| 2 | 8-7-18 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

# GRADING, DRAINAGE & EROSION CONTRL PLAN

## JOHNSON CREEK VILLAGE CARE HOME
## TAX MAP H, LOT 1
## DOVER, NEW HAMPSHIRE

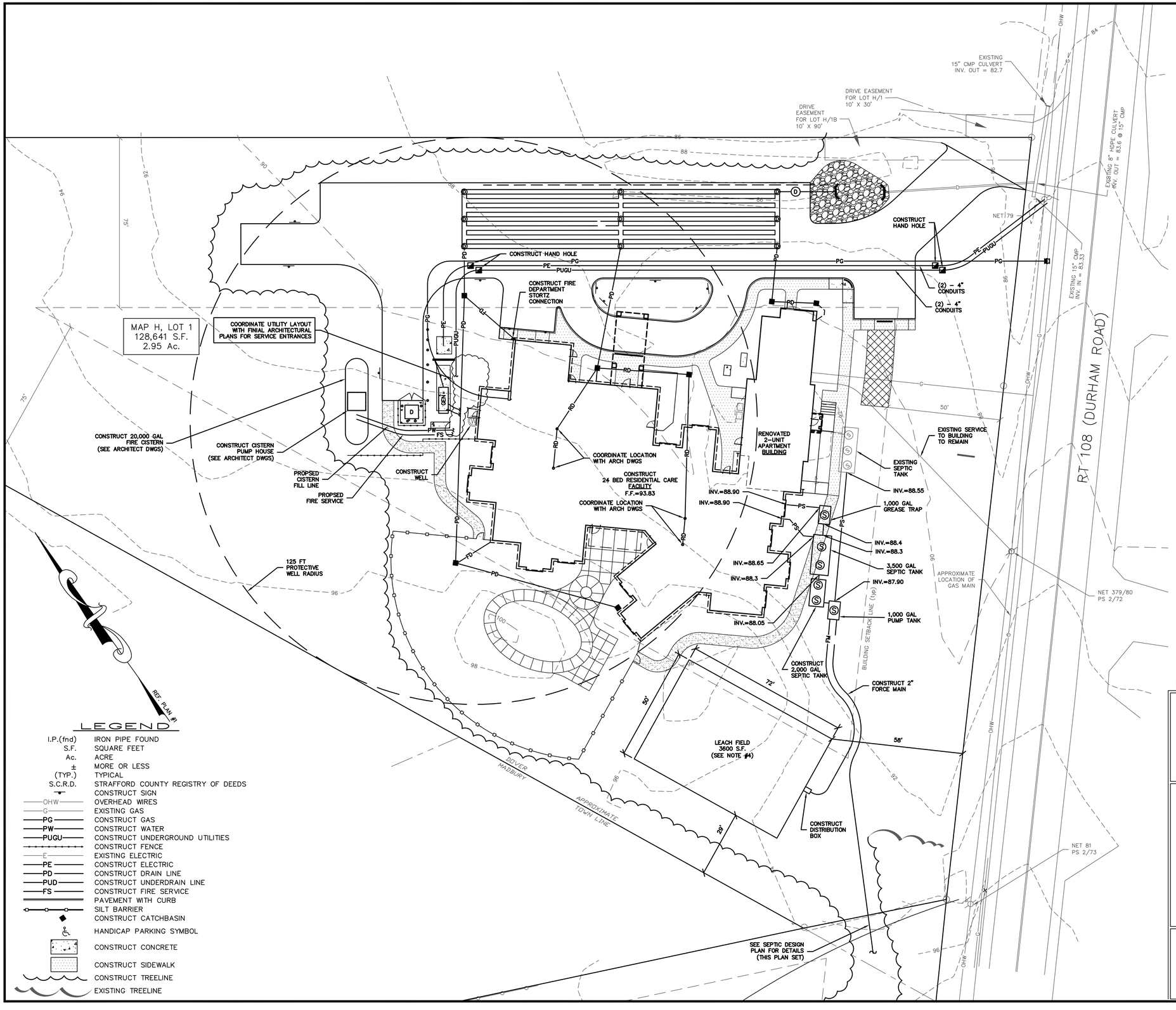
GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET ) 1430-CONSTRUCTION.DWG


CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954


DESIGN: DCL
SCALE: 1"=20'
DATE: 2-12-16
SHEET: 6 OF 20
PROJECT #14102




## LEGEND

| | |
|---|---|
| I.P.(fnd) | IRON PIPE FOUND |
| S.F. | SQUARE FEET |
| Ac. | ACRE |
| ± | MORE OR LESS |
| (TYP.) | TYPICAL |
| S.C.R.D. | STRAFFORD COUNTY REGISTRY OF DEEDS |
| | CONSTRUCT SIGN |
| OHW | OVERHEAD WIRES |
| G | EXISTING GAS |
| PG | CONSTRUCT GAS |
| PW | CONSTRUCT WATER |
| PUGU | CONSTRUCT UNDERGROUND UTILITIES |
| | CONSTRUCT FENCE |
| E | EXISTING ELECTRIC |
| PE | CONSTRUCT ELECTRIC |
| PD | CONSTRUCT DRAIN LINE |
| PUD | CONSTRUCT UNDERDRAIN LINE |
| FS | CONSTRUCT FIRE SERVICE |
| | PAVEMENT WITH CURB |
| | SILT BARRIER |
| | CONSTRUCT CATCHBASIN |
| | HANDICAP PARKING SYMBOL |
| | CONSTRUCT CONCRETE |
| | CONSTRUCT SIDEWALK |
| | CONSTRUCT TREELINE |
| | EXISTING TREELINE |

NOTES:

1. SEE SHEET 2 "NOTE SHEET" FOR ADDITIONAL UTILITY NOTES.
2. UNDERGROUND FIRE SUPPRESSION SUPPLY LINE TO BUILDING SHALL BE FLUSHED PRIOR TO CONNECTION ACTIVATION OF SYSTEM.
3. SEE SITE ELECTRICAL PLAN SHEET E1.0 AND PLUMBING FLOOR PLAN SHEET P.1.01.
4. SEPTIC SYSTEM COMPLETE AND IN PLACE. SEE APPROVED SEPTIC PLAN (ECA2015081712).

PLANNING FILE NO.: P15-38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-18 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9-28-18 | SJH | UPDATE SITE PLAN |
| 2 | 8-7-18 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

# UTILITY PLAN

## JOHNSON CREEK VILLAGE CARE HOME
## TAX MAP H, LOT 1
## DOVER, NEW HAMPSHIRE

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET ) 1430-CONSTRUCTION.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

DESIGN: DCL
SCALE: 1"=20'
DATE: 2-12-16
SHEET: 7 OF 20
PROJECT #14102

## DESCRIPTION

THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A 10,109 S.F. ELDERLY ASSISTED CARE HOME FOR 24 RESIDENTS WITH TWO (2) ACCESSORY APARTMENTS, FOR STAFF ONLY CONTAINED WITHIN THE EXISTING STRUCTURE.

## PROJECT NAME AND LOCATION

REAL MCKOY PROPERTIES, LLC, LATITUDE N43°09'43"
P.O. BOX 1727 LONGITUDE W70°53'43"
Dover, NH 03821

## DISTURBED AREA

±76,110 square feet

## SEQUENCE OF MAJOR ACTIVITIES

1. Contractor shall prepare the SWPPP and obtain the NOI a minimum of 2 weeks prior to comencement of site work.
2. Place temporary erosion and sediment control BMP's
3. All erosion control and perimeter controls shall be installed prior to commencing earth moving operations.
4. Selective demolition of existing structures and utilities
5. Clear and grub vegetated areas and regrade site to subgrade
6. Install drainage control structures and swales
7. Install underground utilities and foundations for structures
8. Place gravels and fine grade
9. Swales and ponds (as applicable) shall be constructed early on in the construction sequence and before rough grading of the site and all ditched and swales shall be stabilized prior to directing runoff to them.
10. Stabilize, roadways & parking lots within 72 hours of achieving finished grade.
11. all cut and fill slopes shall be loamed and seeded (as applicable) within 72 hours of achieving finish grade.
12. All erosion control measures shall be inspected at least weekly and after every 1/4" of rainfall.
13. In all cases the smallest practical area shall be disturbed during construction and in NO case shall exceed 5 acres at any one time before disturbed areas are stabilized. All disturbed areas shall be stabilized within 14 days of initial disturbance.
14. When all site work is complete and all disturbed areas are stabilized remove all temporary erosion control measures and file the EPA – N.O.T.

## DEFINITIONS

An area shall be considered stable of one of the following has occurred.
1. Base course gravels have been installed in areas to be paved
2. A minimum of 85% vegetated growth has been established
3. A minimum of 3" of non-erosive material such as stone or rip-rap has been installed; or
4. Erosion control blankets have been properly installed

## INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

These are the general inspection and maintenance practices that will be used to implement the plan.
- o All ditches and swales shall be stabilized prior to directing runoff to them.
- o The smallest practical portion of the site will be denuded at one time.
- o All control measures will be inspected at least once each week and following any storm event of 1/2 inch or greater.
- o All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- o Built up sediment will be removed from silt fence or check dams when it has reached one third the height of the fence or dam.
- o All diversion dikes will be inspected and any breaches promptly repaired.
- o Temporary seeding and planting will be inspected for bare spots, washouts, and unhealthy growth.
- o A maintenance inspection report will be made after each inspection.
- o A representative of the owner, will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
- o All areas shall be stabilized within 72 hours of achieving finish grade

B. FILTERS

1. Silt Fence

a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

| Physical Property | Test | Requirements |
|---|---|---|
| Filtering Efficiency | VTM–51 | 75% minimum |
| Tensile Strength at 20% Maximum Elongation* | VTM–52 | Extra Strength 50 lb/lin in (min) |
| Standard Strength 30 lb/lin in (min) | | |
| Flow Rate | VTM–51 | 0.3 gal/sf/min (min) |

* Requirements reduced by 50 percent after six (6) months of installation.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120 Degrees F.

b. The height of a silt fence shall not exceed thirty–six (36) inches.
c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum six (6) inch overlap, and securely sealed.
d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
e. Posts for silt fences shall be 2–inch diameter wood with a minimum length of 5 feet.
f. Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.
g. A trench shall be excavated approximately four (4) inches wide and four (4) inches deep along the line of posts and upslope from the barrier.
h. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
i. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
j. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (i) applying.
k. The trench shall be backfilled and the soil compacted over the filter fabric.
l. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

3. Maintenance

a. Check dams and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one third (1/3) the height of the barrier.
d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

C. MULCHING

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.
a. Apply mulch prior to any storm event. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
b. Required Mulching within a specified time period. The time period can range from 14 to 21 days of inactivity on a area, the length of time varying with site conditions. Professional judgement shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Application Rate

Mulch shall be applied at a rate of between 1.5 to 2 tons per acre, or 90 to 100 pounds per 1000 square feet.

3. Guidelines for Winter Mulch Application. When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6,000 pounds of hay or straw per acre. A tackifier may be added to the mulch.

4. Maintenance All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

5. Excelsior Matting Excelsior Matting shall be used in place of mulch on all slopes steeper than 3:1.

D. TEMPORARY GRASS COVER

1. Seedbed Preparation

Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding
   a. Utilize annual rye grass at a rate of 40 lbs/acre.
   b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
   c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. PERMANENT SEEDING

1. Bedding – stones larger than 1 ½ ", trash, roots, and other debris interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.

2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.
10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended)

Rate:

| Type | LBS. per Acre | LBS. per 1,000 s.f. |
|---|---|---|
| Tall Fescue | 20 | 0.45 |
| Creeping Red Fescue | 20 | 0.45 |
| Birdsfoot Trefoil | 8 | 0.20 |
| Total | 48 | 1.10 |

4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook.

Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.

5. Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

F. STORM DRAIN INLET PROTECTION

1. Straw/Hay Bale Inlet Structure

a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.
b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.
c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.
d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.
e. Loose straw/hay shall be wedged between bales to prevent water from entering between bales.
f. All structures should be inspected after every rainstorm and repairs made as necessary.
g. Sediment should be removed from the devices after the sediment has reached a maximum of one–third the depth of the trap.
h. Haybales should be removed and the area repaired as soon as the contributing drainage area to the inlet has been completely stabilized.

## TIMING OF CONTROLS/MEASURES

As indicated in the sequence of Major Activities the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Areas where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established. All areas shall be stabilized within 72 hours of achieving finish grade.

## WASTE DISPOSAL

A. WASTE MATERIALS

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited in a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. HAZARDOUS WASTE

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in these practices by the superintendent.

C. SANITARY WASTE

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

## SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to stormwater runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:
- o An effort will be made to store only sufficient amounts of products to do the job.
- o All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.
- o Manufacturer's recommendations for proper use and disposal will be followed.
- o The site superintendent will inspect daily to ensure proper use and disposal of materials.
- o Substances will not be mixed with one another unless recommended by the manufacturer.
- o Whenever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:
- o Products will be kept in their original containers unless they are not resealable.
- o Original labels and material safety data will be retained for important product information.
- o Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. PRODUCT SPECIFICATION PRACTICES

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid

Paints:

spills.
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site.

C. SPILL CONTROL PRACTICES

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:
- o Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- o Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.
- o All spills will be cleaned up immediately after discovery.
- o The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- o Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.
- o The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.
- o The site superintendent responsible for day–to–day site operations will be the spill prevention and cleanup coordinator.

## MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

The project proponent is responsible for the maintenance of all stormwater facilities during construction and the property owner is responsible after construction is complete.

## CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. Catch basins & Stormwater treatment structures should be inspected on a monthly basis and/or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system.

## WINTER CONSTRUCTION NOTES

1. All CONSTRUCT post–development vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The placement of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt.
2. All slopes which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th shall be stabilized with stone or erosion control blankets.
3. After October 15th, incomplete road surfaces shall be protected with a minimum of 3–inches of crushed gravel per NHDOT item 403.3, or if construction is to continue through the winter season be cleared of any accumulated snow after each storm event.

The project proponent is required to manage construction to meet the requirements of AGR 3800 relative to controlling invasive species and controlling fugitive dust in accordance with ENV–A 1002.

AGR 3800 Prohibited Invasive Plant Species Rules

The rule, Agr 3800, states : "No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1, New Hampshire prohibited invasive species list". A complete copy of the rules can be accessed on the internet at http://agriculture.nh.gov/topics/plants_insects.htm.

Env–A 1002 FUGITIVE DUST: Precautions to Prevent, Abate, and Control Fugitive Dust

(a) Any person engaged in any activity within the state that emits fugitive dust, other than those listed in Env–A 1002.02(b), shall take precautions throughout the duration of the activity in order to prevent, abate, and control the emission of fugitive dust.

(b) Precautions required by (a), above, shall include but not be limited to the following:

(1) The use of water or hydrophilic material on operations or surfaces, or both;

(2) The application of asphalt, water or hydrophilic material, or tarps or other such covers to material stockpiles;

(3) The use of hoods, fans, fabric filters, or other devices to enclose and vent areas where materials prone to producing fugitive dust are handled;

(4) The use of containment methods for sandblasting or similar operations; and

(5) The use of vacuums or other suction devices to collect airborne particulate matter.

BLASTING

1) All activities associated with blasting need to be optimized to prevent the release of chemicals associated with blasting activities to the environment.
2) Identify drinking water wells located within 2000 feet of the CONSTRUCT blasting activities. Develop a groundwater quality sampling program to monitor for nitrate and nitrite either in the drinking water supply wells or in other wells that are representative of the drinking water supply wells in the area. The plan must include pre and post blast water quality monitoring and be approved by NHDES prior to initiating blasting. The groundwater sampling program must be implemented once approved by NHDES.
3) The following Best Management Procedures for blasting shall be complied with:
   (1) Loading practices. The following blasthole loading practices to minimize environmental effects shall be followed:
      (a) Drilling logs shall be maintained by the driller and communicated directly to the blaster. The logs shall indicate depths and lengths of voids, cavities, and fault zones or other weak zones encountered as well as groundwater conditions.
      (b) Explosive products shall be managed on–site so that they are either used in the borehole, returned to the delivery vehicle, or placed in secure containers for off–site disposal.
      (c) Spillage around the borehole shall either be placed in the borehole or cleaned up and returned to an appropriate vehicle for handling or placement in secured containers for off–site disposal.
      (d) Loaded explosives shall be detonated as soon as possible and shall not be left in the blastholes overnight, unless weather or other safety concerns reasonably dictate that detonation should be postponed.
      (e) Loading equipment shall be cleaned in an area where wastewater can be properly contained and handled in a manner that prevents release of contaminants to the environment.
      (f) Explosives shall be loaded to maintain good continuity in the column load to promote complete detonation. Industry accepted loading practices for priming, stemming, decking and column rise need to be attended to.
   (2) Explosive Selection. The following BMPs shall be followed to reduce the potential for groundwater contamination when explosives are used:
      (a) Explosive products shall be selected that are appropriate for site conditions and safe blast execution.
      (b) Explosive products shall be selected that have the appropriate water resistance for the site conditions present to minimize the potential for hazardous effect of the product upon groundwater.
   (3) Prevention of Misfires. Appropriate practices shall be developed and implemented to prevent misfires.
   (4) Muck Pile Management. Muck piles (the blasted pieces of rock) and rock piles shall be managed in a manner to reduce the potential for contamination by implementing the following measures:
      (a) Remove the muck pile from the blast area as soon as reasonably possible.
      (b) Manage the interaction of blasted rock piles and stormwater to prevent contamination of water supply wells or surface water.
   (5) Spill Prevention Measures and Spill Mitigation. Spill prevention and spill mitigation measures shall be implemented to prevent the release of fuel and other related substances to the environment. The measures shall include at a minimum:
      (a) The fuel storage requirements shall include:
         1. Storage of regulated substances on an impervious surface;
         2. Secure storage areas against unauthorized entry;
         3. Label regulated containers clearly and visibly;
         4. Inspect storage areas weekly;
         5. Cover regulated containers in outside storage areas;
         6. Wherever possible, keep regulated containers that are stored outside more than 50 feet from surface water and storm drains, 75 feet from private wells, and 400 feet from public wells; and
         7. Secondary containment is required for containers containing regulated substances stored outside, except for on premise use heating fuel tanks, or aboveground or underground storage tanks otherwise regulated.
      (b) The fuel handling requirements shall include:
         1. Except when in use, keep containers containing regulated substances closed and sealed;
         2. Place drip pans under spigots, valves, and pumps;
         3. Have spill control and containment equipment readily available in all work areas;
         4. Use funnels and drip pans when transferring regulated substances; and
         5. Perform transfers of regulated substances over an impervious surface.
      (c) The training of on–site employees and the on–site posting of release response information describing what to do in the event of a spill of regulated substances.
      (d) Fueling and maintenance of excavation, earthmoving and other construction related

equipment will comply with the regulations of the New Hampshire Department of Environmental Services [note these requirements are summarized in WD–DWGB–22–6 Best Management Practices for Fueling and Maintenance of Excavation and Earthmoving Equipment" or its successor document. (see <http://des.nh.gov/organization/commissioner/pip/factsheets/dwgb/documents/dwgb-22-6.pdf>

PLANNING FILE NO.: P15–38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10–29–16 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9–28–16 | SJH | UPDATE SITE PLAN |
| 2 | 8–7–16 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7–15–16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

# EROSION CONTROL NOTES

JOHNSON CREEK VILLAGE
CARE HOME
TAX MAP H, LOT 1
DOVER, NEW HAMPSHIRE

1430–CONSTRUCTION.DWG

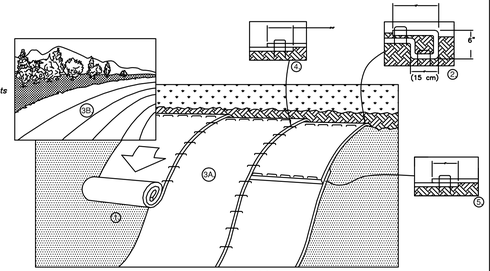
CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

DESIGN: DCL
SCALE: AS SHOWN
DATE: 2–12–16
SHEET: 8 OF 20
PROJECT #14102

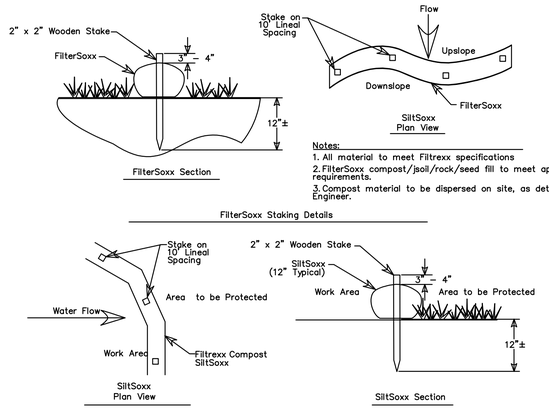
NORTH AMERICAN GREEN

EROSION CONTROL *Products Guaranteed* SOLUTIONS

## 1 SLOPE INSTALLATION
### NORTH AMERICAN GREEN – SC150

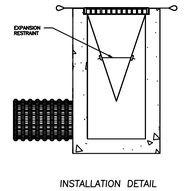



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE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




1. *SEE EROSION CONTROL NOTES FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.*

## 3 *Filter Barrier Detail*
*NOT TO SCALE*




INSTALLATION DETAIL

### SILTSACK®
SPECIFICATIONS

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

REGULAR FLOW SILTSACK●

◊FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF◊

| PROPERTIES | TEST METHOD | UNITS |
|---|---|---|
| GRAB TENSILE STRENGTH | ASTM D-4632 | 300 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 % |
| PUNCTURE | ASTM D-4833 | 120 LBS |
| MULLEN BURST | ASTM D-3786 | 600 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 120 LBS |
| UV RESISTANCE | ASTM D-4355 | 80 % |
| APPARENT OPENING SIZE | ASTM D-4751 | 40 US SIEVE |
| FLOW RATE | ASTM D-4491 | 40 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 0.55 SEC -1 |

HI-FLOW SILTSACK●

◊FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF◊

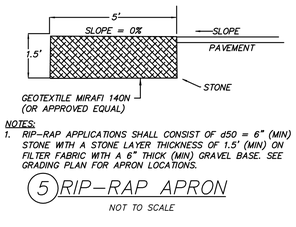
| PROPERTIES | TEST METHOD | UNITS |
|---|---|---|
| GRAB TENSILE STRENGTH | ASTM D-4632 | 265 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 % |
| PUNCTURE | ASTM D-4833 | 135 LBS |
| MULLEN BURST | ASTM D-3786 | 428 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 45 LBS |
| UV RESISTANCE | ASTM D-4355 | 90 % |
| APPARENT OPENING SIZE | ASTM D-4751 | 20 US SIEVE |
| FLOW RATE | ASTM D-4491 | 200 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 1.5 SEC -1 |

OIL-ABSORBANT SILTSACK●

◊FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS◊

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

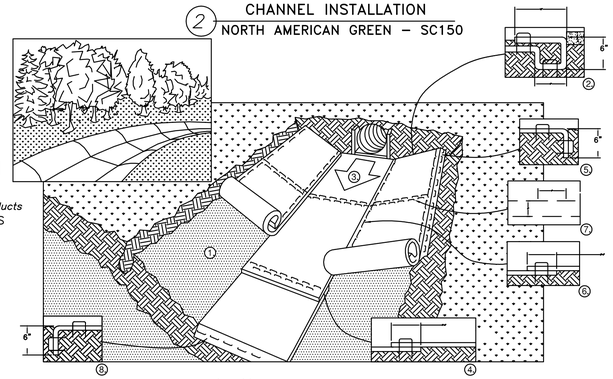
## 4 *DETAIL OF INLET SEDIMENT CONTROL DEVICE*
*NOT TO SCALE*



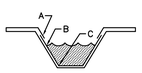

*NOTES:*
1. *RIP–RAP APPLICATIONS SHALL CONSIST OF d50 = 6" (MIN) STONE WITH A STONE LAYER THICKNESS OF 1.5' (MIN) ON FILTER FABRIC WITH A 6" THICK (MIN) GRAVEL BASE. SEE GRADING PLAN FOR APRON LOCATIONS.*

## 5 *RIP–RAP APRON*
*NOT TO SCALE*

## 2 CHANNEL INSTALLATION
### NORTH AMERICAN GREEN – SC150



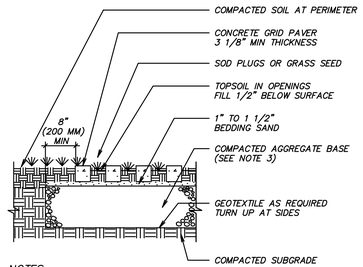

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" – 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" – 5" (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.




CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.




*NOTES:*
1. *BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE, AND SUBGRADE.*
2. *MINIMUM BASE THICKNESS: 6" RESIDENTIAL DRIVEWAYS*
   *8" FIRELANES & PARKING LOTS.*
3. *SUPPLIER SHALL PROVIDE SITE SPECIFIC DESIGN FOR DESIGN ENGINEER REVIEW & ACCEPTANCE PRIOR TO INSTALLATION. H–20 LOADING REQUIRED.*

## 6 *CONCRETE GRID PAVERS*
*NOT TO SCALE*

PLANNING FILE NO.: P15–38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-18 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9-28-18 | SJH | UPDATE SITE PLAN |
| 2 | 8-7-18 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

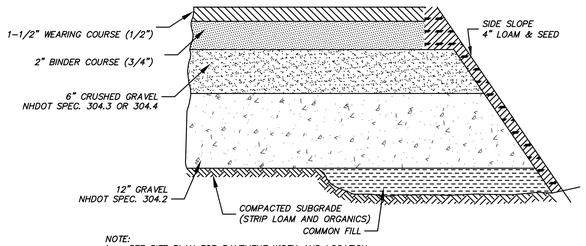
# EROSION CONTROL DETAILS

JOHNSON CREEK VILLAGE
CARE HOME
TAX MAP H, LOT 1
DOVER, NEW HAMPSHIRE

1430–CONSTRUCTION.DWG


CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

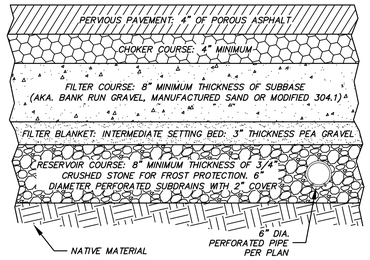

DESIGN: DCL
SCALE: AS SHOWN
DATE: 2–12–16
SHEET: 9 OF 20
PROJECT #14102




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

## 7 TYPICAL PAVEMENT SECTION

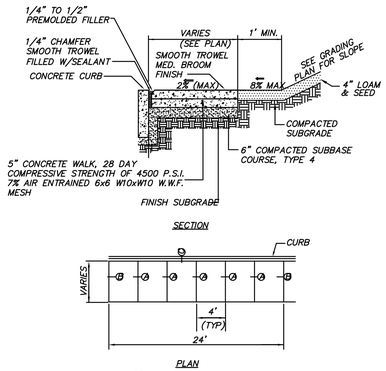
NOT TO SCALE

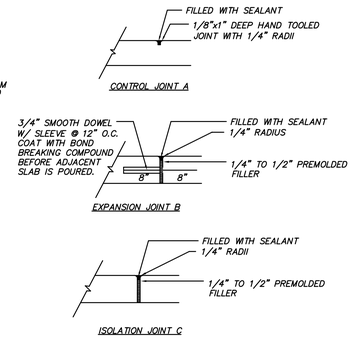



NOTE:
1. SEE SITE PLAN FOR LOCATION OF POROUS PAVEMENT, PAVEMENT WIDTH AND LOCATION.
2. CONSTRUCTION MATERIALS SHALL NOT BE STORED ON THE POROUS PAVEMENT OR BASE MATERIALS.
3. PLACEMENT OF POROUS PAVEMENT AND BASE MATERIALS SHALL BE MONITORED BY THE DESIGN ENGINEER. ADVISE THE CITY ENGINEER AS TO INSTALLATION SCHEDULE.
4. CRUSHED STONE, BANK RUN GRAVEL & CRUSHED GRAVEL MATERIALS SHALL CONFORM WITH NHDOT STD. SPECIFICATIONS, SECTION 304.
5. POROUS PAVEMENT SHALL CONFORM WITH GENERAL POROUS BITUMINOUS PAVING SPECIFICATIONS PREPARED BY THE UNH STORMWATER CENTER 2/14).
6. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

## 8 POROUS PAVEMENT SECTION

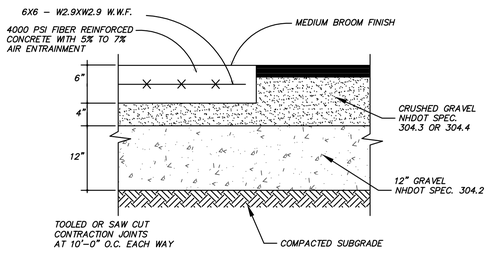
NOT TO SCALE




## 9 CONCRETE SIDEWALK WITH GRANITE CURB

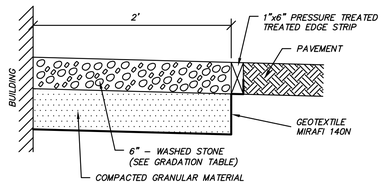
NOT TO SCALE




NOTE: PITCH CONCRETE PAD GRADING TO CENTER

## 10 DUMPSTER DETAIL

NOT TO SCALE



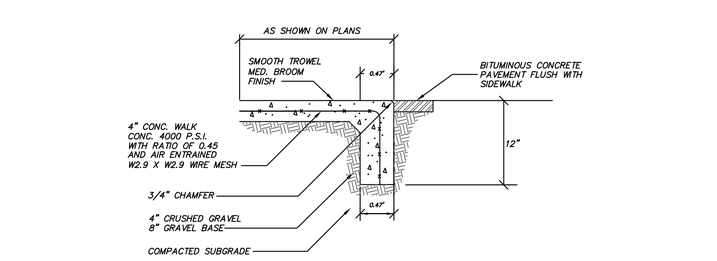

WASHED STONE

| SIEVE SIZE | % FINER BY WEIGHT |
|---|---|
| 1" | 100 |
| 3/4" | 90 - 100 |
| 3/8" | 20 - 55 |
| # 4 | 0 |

NOTES:
SEE SITE PLAN FOR LIMITS OF DRIP STRIP.

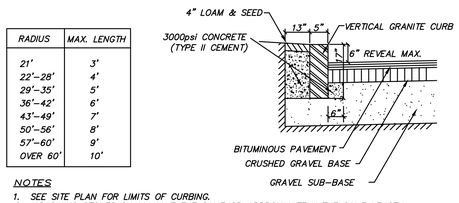
## 11 DRIP STRIP

NOT TO SCALE




## 12 CONCRETE WALKWAY WITH MONOLITHIC CONCRETE CURB

NOT TO SCALE

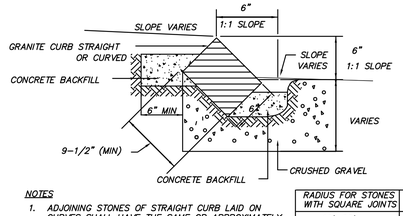



| RADIUS | MAX. LENGTH |
|---|---|
| 21' | 3' |
| 22'-28' | 4' |
| 29'-35' | 5' |
| 36'-42' | 6' |
| 43'-49' | 7' |
| 50'-56' | 8' |
| 57'-60' | 9' |
| OVER 60' | 10' |

NOTES
1. SEE SITE PLAN FOR LIMITS OF CURBING.
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF CURB STONES = 3'
4. MAXIMUM LENGTH OF CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE CHART)
6. ALL RADII 20 FEET AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

## 13 VERTICAL GRANITE CURB

NOT TO SCALE




NOTES
1. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
2. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
3. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART

| RADIUS FOR STONES WITH SQUARE JOINTS | MAXIMUM LENGTH |
|---|---|
| 16'-28' | 1'-6" |
| 29'-41' | 2' |
| 42'-55' | 3' |
| 56'-68' | 4' |
| 69'-82' | 5' |
| 83'-96' | 6' |
| 97'-110' | 7' |
| OVER 110' | 8' |

## 14 SLOPED GRANITE CURBING

NOT TO SCALE

PLANNING FILE NO.: P15-38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-18 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9-28-18 | SJH | UPDATE SITE PLAN |
| 2 | 8-7-18 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

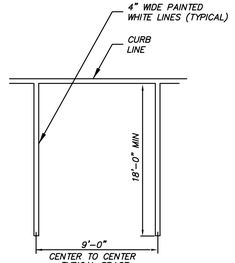
DETAIL SHEET

JOHNSON CREEK VILLAGE
CARE HOME
TAX MAP H, LOT 1
DOVER, NEW HAMPSHIRE

1430-CONSTRUCTION.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

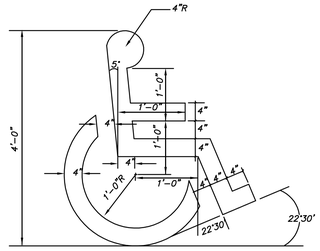
DESIGN: DCL
SCALE: AS SHOWN
DATE: 2-12-16
SHEET: 10 OF 19
PROJECT #14102




STANDARD

## 15 PARKING STALL

NOT TO SCALE

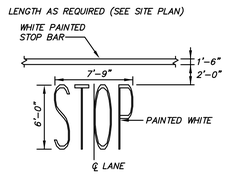



NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES

PAINTED

## 16 HANDICAP SYMBOL

NOT TO SCALE

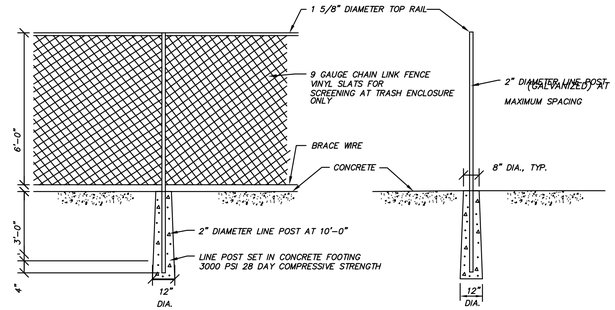



NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS. APPLY TWO COATS.

STOP BAR & LEGEND

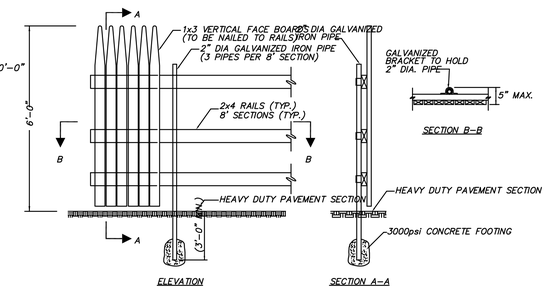
## 17 PAVEMENT MARKINGS

NOT TO SCALE




FRONT VIEW

SIDE VIEW



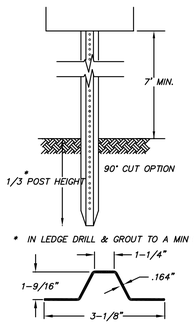

DUMPSTER ENCLOSURE (STOCKADE FENCE)

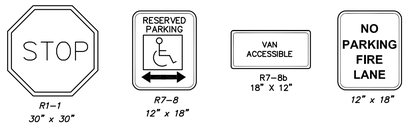
NOT TO SCALE

NOTES:
1. DUMPSTER CHAINLINK FENCE SHALL HAVE GREEN VINYL PRIVACY SLATS.

## 18 CHAINLINK FENCE DETAIL

NOT TO SCALE



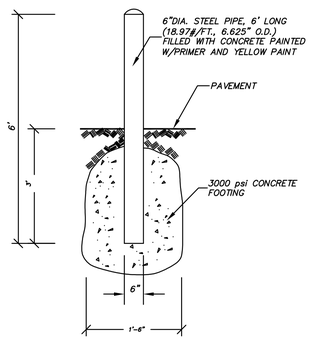




NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. "CUSTOMER WITH INFANT PARKING" SIGN TO BE ON PORTABLE POST AND BASE COMBINATION.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

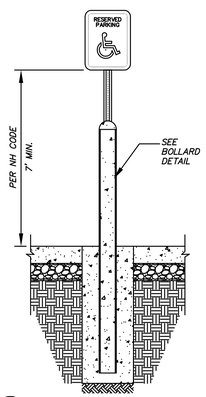
## 19 SIGN LEGEND & SIGN POST

NOT TO SCALE



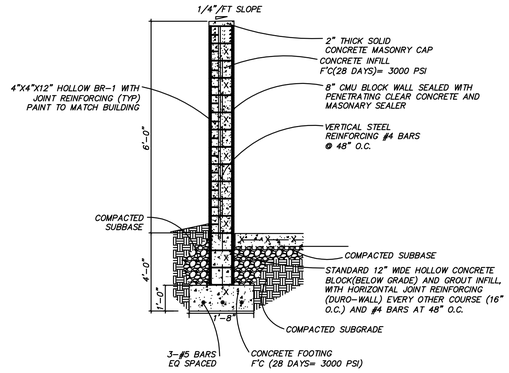

## 20 BOLLARD DETAIL

NOT TO SCALE




## 21 SIGN IN BOLLARD

NOT TO SCALE




1. SEE SITE PLAN FOR LOCATION.

## MASONARY WALL

NOT TO SCALE

PLANNING FILE NO.: P15-38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-18 | SJH | UPDATE PER TRC COMMENTS |
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| 2 | 8-7-18 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

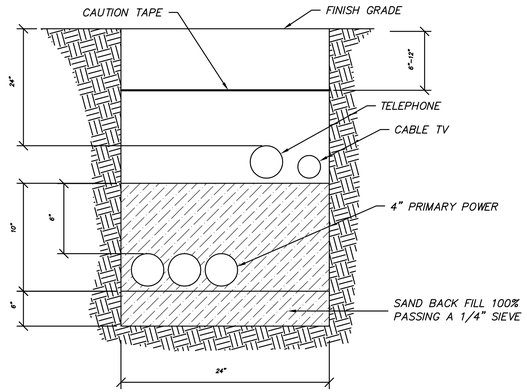
DETAIL SHEET

JOHNSON CREEK VILLAGE
CARE HOME
TAX MAP H, LOT 1
DOVER, NEW HAMPSHIRE

1430-CONSTRUCTION.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

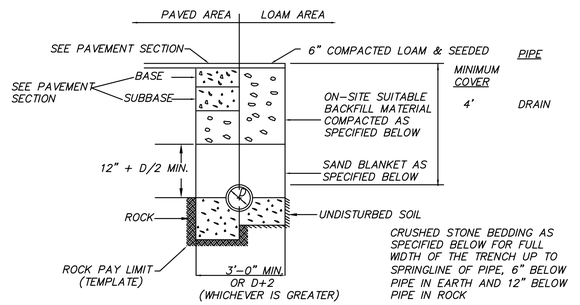
DESIGN: DCL
SCALE: AS SHOWN
DATE: 2-12-16
SHEET: 11 OF 20
PROJECT #14102




1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
2. LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
3. FOR COMPLETE SPECIFICATIONS SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

## 22 UTILITY TRENCH

NOT TO SCALE




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

SAND BLANKET & BEDDING

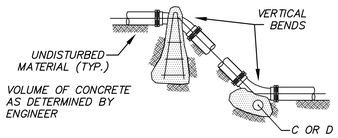
| SIEVE SIZE | % FINER BY WEIGHT |
|---|---|
| 1/2" | 90 – 100 |
| 200 | 0 – 15 |
| (FOR WATER MAIN BEDDING) | |

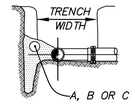
3/4" CRUSHED STONE BEDDING

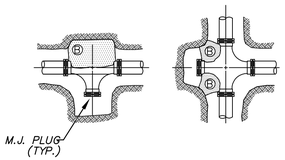
| SIEVE SIZE | % FINER BY WEIGHT |
|---|---|
| 1" | 100 |
| 3/4" | 90 – 100 |
| 1/2" | 20 – 50 |
| 3/8" | 0 – 20 |
| # 4 | 0 – 5 |

## 23 DRAINAGE TRENCH

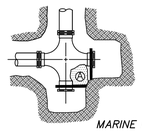
NOT TO SCALE

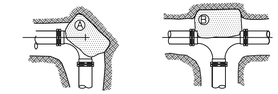


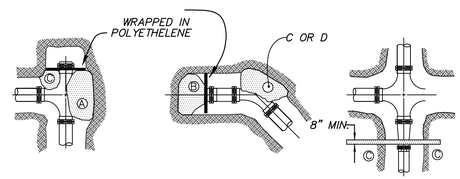




| TEST PRESSURE = 200psi | SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL | | | | | |
|---|---|---|---|---|---|---|
| | REACTION TYPE | PIPE SIZE | | | | |
| | | 4" | 6" | 8" | 10" | 12" |
| | A 90° | 0.89 | 2.19 | 3.82 | 11.14 | 17.24 |
| | B 180° | 0.65 | 1.55 | 2.78 | 8.38 | 12.00 |
| | C 45° | 0.48 | 1.19 | 2.12 | 6.02 | 9.32 |
| | D 22-1/2° | 0.25 | 0.60 | 1.06 | 3.08 | 4.74 |
| | E 11-1/4° | 0.13 | 0.30 | 0.54 | 1.54 | 2.38 |



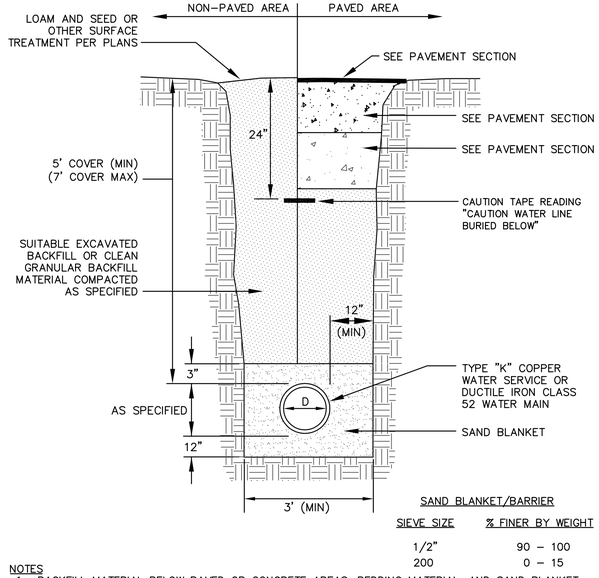



NOTES:
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.




## 24 TRUST BLOCK DETAIL

NOT TO SCALE




SAND BLANKET/BARRIER

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

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

## 25 WATER MAIN TRENCH

NOT TO SCALE

PLANNING FILE NO.: P15-38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-16 | SJH | UPDATE PER TRC COMMENTS |
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| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

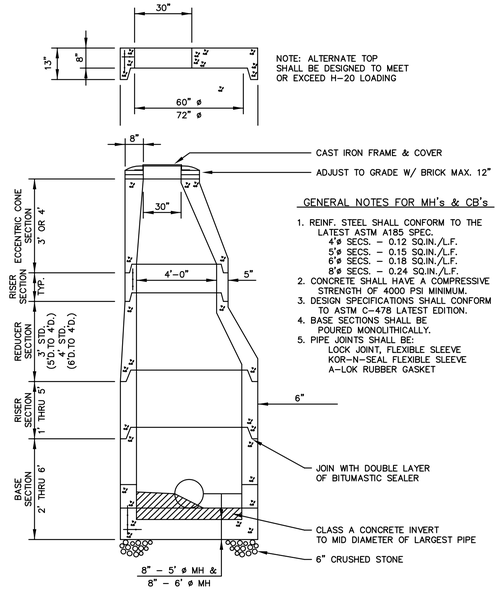
DETAIL SHEET

JOHNSON CREEK VILLAGE
CARE HOME
TAX MAP H, LOT 1
DOVER, NEW HAMPSHIRE

1430-CONSTRUCTION.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

DESIGN: DCL
SCALE: AS SHOWN
DATE: 2-12-16
SHEET: 12 OF 20
PROJECT #14102

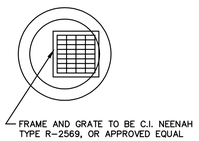



GENERAL NOTES FOR MH's & CB's

1. REINF. STEEL SHALL CONFORM TO THE LATEST ASTM A185 SPEC.
   4'ø SECS. – 0.12 SQ.IN./L.F.
   5'ø SECS. – 0.15 SQ.IN./L.F.
   6'ø SECS. – 0.18 SQ.IN./L.F.
   8'ø SECS. – 0.24 SQ.IN./L.F.
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI MINIMUM.
3. DESIGN SPECIFICATIONS SHALL CONFORM TO ASTM C-478 LATEST EDITION.
4. BASE SECTIONS SHALL BE POURED MONOLITHICALLY.
5. PIPE JOINTS SHALL BE:
   LOCK JOINT, FLEXIBLE SLEEVE
   KOR-N-SEAL FLEXIBLE SLEEVE
   A-LOK RUBBER GASKET

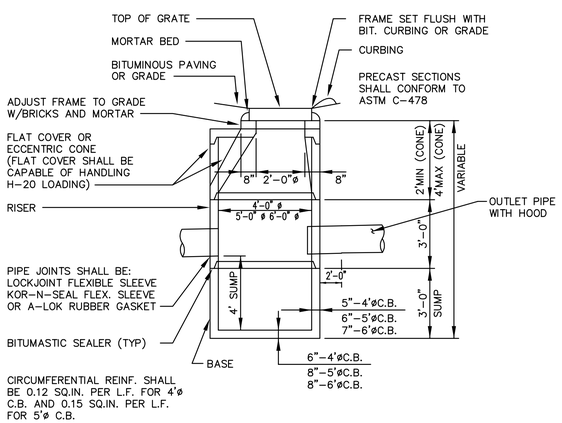
26 STANDARD 4 FT. DIA. MANHOLE

NOT TO SCALE




27 GRATE DETAIL

NOT TO SCALE

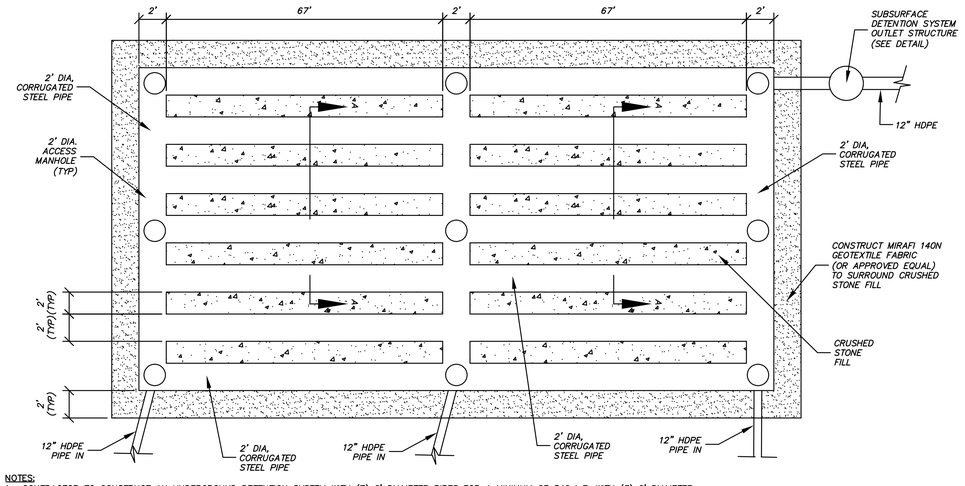



28 PRE-CAST REINFORCED CATCH BASIN

NOT TO SCALE

SPECIFICATIONS

1. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT), "Standard Specifications for Road and Bridge Construction"; hereinafter referred to as the "Standard Specifications".
2. Catch basins and manholes shall be pre-cast reinforced concrete designed by an engineer registered in New Hampshire, and able to withstand loadings of 8 tons (H20 Loading).
3. Manholes shall have cast iron frames and covers with 30" inside diameter openings. A 3-inch (minimum) letter "D" for drain shall be plainly cast into the center of each cover.
4. Catch basins and manholes shall be adjusted to grade with courses of brick. Maximum adjustment to grade shall be 12 inches. Frames shall be set on a full bed of mortar, true to grade and concentric with the masonry. All voids between the top of the structure and the bottom flange of the frame shall be completely filled to make a watertight fit. A ring of mortar at least one inch thick and pitched to shed water away from the frame, shall be placed over and around the outside of the bottom flange. The mortar shall extend to the outer edge of the masonry all around its circumference and shall be finished smooth. No visible leakage will be permitted.
5. Invert channels of sewer manholes shall be formed smoothly to the largest pipe radius. Changes in grade shall be formed smoothly and evenly. The floor of the structure outside the channels shall be sloped towards the channels at approximately 1/2 inch per foot. The floor at the channel shall match the crown of the largest pipe.
6. Trench construction will conform with Section 603.3.1 of the Standard Specifications (1974).
7. Wood sheeting or a suitable trench box shall be used to support the trench as necessary. If wood sheeting is used, it shall be driven at a distance of 1 foot from the outside diameter of the pipe to a depth 6 inches below the invert of the pipe. Wood sheeting shall be cut off and left in place to an elevation not less than 1 foot above the top of the pipe, but not greater than 3 feet below the finished grade.
8. Bedding shall conform with Section 603.3.2 of the Standard Specifications (1974).
9. Backfill material will conform with Section 603.3.5 of the Standard Specifications (1974) and, in addition, shall exclude debris, pieces of pavement, organic matter, top soil, all wet or soft muck, peat or clay, all excavated ledge material, frozen material, all rocks over 6 inches in largest dimension, or any material which, as determined by the Engineer, will not provide sufficient support or maintain the completed construction in a stable condition. Backfill shall not be placed on frozen or previously frozen material.
10. All backfill and bedding compaction shall meet the requirements of AASHTO 99 Method C. Density shall be 95 percent. Compaction shall be 6 inch lifts for bedding and backfill to a plane 1 foot above the pipe and in 12 inch lifts thereafter by an approved mechanical compactor.
11. Should frozen material be encountered, it shall not be placed in the backfill nor shall backfill be placed upon frozen material. Previously frozen material shall be removed as required before new backfill is placed.
12. The Contractor shall be responsible for any damage to frames and grates during and from the time of removal from the existing structure to and during the time of resetting, and shall replace in kind any damaged frames or grates at no additional compensation.
13. All trenches will be covered and debris, including any rejected materials, shall be removed daily. Strict safety precautions shall be maintained at all times.
14. Location of utilities shown on the plans are approximate.
    a) the Contractor shall, 48 hours prior to construction, notify the utility companies and have all utilities in the vicinity of the construction marked in the field.
    b) after the utilities have been located and prior to construction, the Contractor with the Engineer, shall layout the CONSTRUCT drainage system in the field and rectify any utility conflicts which may be found.
    c) Any conflicts with utilities found during construction by the Contractor shall be immediately brought to the attention of the Engineer and the Utility Company and properly rectified.
    d) The Contractor is responsible for the cost of repair for any utilities damaged during construction. The Contractor shall contact the Utility Company to repair any damages, however, the Contractor may make appropriate repairs with the Utility Company's permission.
15. Complete shop drawings for pipe, manholes, catch basins, frames, grates and covers shall be submitted in triplicate for approval by the Engineer prior to the start of construction. Each shop drawing shall be checked and initialized by the Contractor to indicate approval before it is submitted to the Engineer.
16. Shop drawings for flat concrete covers shall be stamped prior to submission for approval by a New Hampshire Registered Professional Engineer.
17. Brick masonry for setting frames and brick and mortar plugs shall conform to the Standard Specification Section 604.2.4.




NOTES:
1. CONTRACTOR TO CONSTRUCT AN UNDERGROUND DETENTION SYSTEM WITH (7) 2' DIAMETER PIPES FOR A MINIMUM OF 342 L.F. WITH (3) 2' DIAMETER HEADERS.
2. THE SUBSURFACE DETENTION SYSTEM TO BE GALVANIZED STEEL PIPE DESIGNED FOR HS-20 LOADING.
3. ALL ACCESS MANHOLES AND COVERS SHALL MEET HS-20 LOADING REQUIREMENTS.
4. CONTRACTOR SHALL PROVIDE A SUBSURFACE DETENTION SYSTEM DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN NEW HAMPSHIRE UNDER CONTRACT TO THE CONTRACTOR.
5. FOR STRUCTURAL SYSTEM DESIGN NOTE THE DEPTH OF BURY AS SHOWN ON THE GRADING PLAN.
6. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL COMPONENTS OF THE SUBSURFACE DETENTION SYSTEM COMPLETE AND IN PLACE.

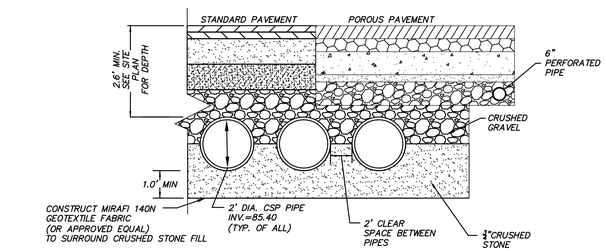
SHOP DRAWING REQUIREMENTS:
1. CONTRACTOR SHALL SUBMIT AN ENGINEERED SHOP DRAWING OF THE SUBSURFACE DETENTION SYSTEM PREPARED BY AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN NEW HAMPSHIRE. THE ENGINEERED SHOP DRAWING SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND ACCEPTANCE. THE ENGINEERED SHOP DRAWING MUST BE REVIEWED AND ACCEPTED BY THE OWNER PRIOR TO ANY WORK BEGINNING ON THE DETENTION SYSTEM.
2. SHOP DRAWING INCLUDES PIPE MATERIALS AND SPECIFICATIONS, BACKFILL MATERIAL, SPECIFICATIONS AND MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES AND MATERIALS.

PERMIT REQUIREMENTS:
1. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE BUILDING INSPECTOR AND OBTAIN ANY PERMITS REQUIRED FOR THE CONSTRUCTION OF THE UNDERGROUND DETENTION SYSTEM. THIS INCLUDES PROVIDING THE BUILDING INSPECTOR WITH ANY AND ALL CALCULATIONS AND PLANS NECESSARY FOR ISSUANCE OF A BUILDING PERMIT AS REQUIRED.

CONSTRUCTION REVIEW AND CERTIFICATION:
1. THE CONTRACTORS' DESIGN ENGINEER SHALL WITNESS AND INSPECT THE DETENTION SYSTEM DURING CONSTRUCTION AND SHALL CERTIFY TO THE OWNER THAT THE DETENTION SYSTEM WAS CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERED SHOP DRAWING AND THE APPROVED PLANS AND SPECIFICATIONS SUBMITTED AND APPROVED AS PART OF THE BUILDING PERMIT.

29 SUBSURFACE DETENTION SYSTEM
PLAN VIEW

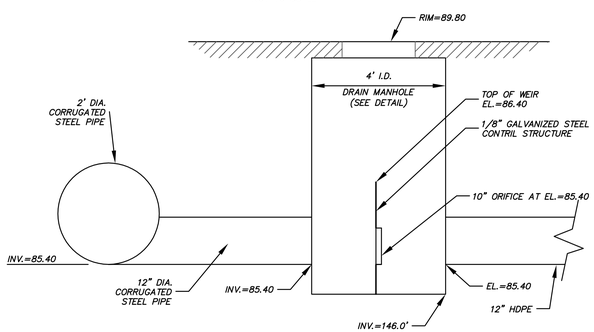
NOT TO SCALE




NOTE:
1. CONSTRUCT (7)-2.0' DIAMETER PIPES WITH (3) 2.0' DIAMETER HEADERS.

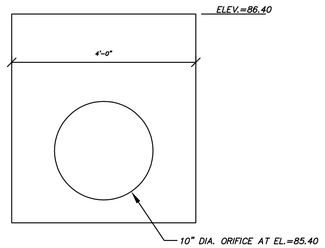
30 SUBSURFACE DETENTION AREA
SECTION A-A

NOT TO SCALE




31 SUBSURFACE DETENTION OUTLET STRUCTURE (OS-1)

NOT TO SCALE




32 1/8" GALVANIZED STEEL CONTROL STRUCTURE
NOT TO SCALE
DETAIL

PLANNING FILE NO.: P15-38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-18 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9-28-18 | SJH | UPDATE SITE PLAN |
| 2 | 8-7-18 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

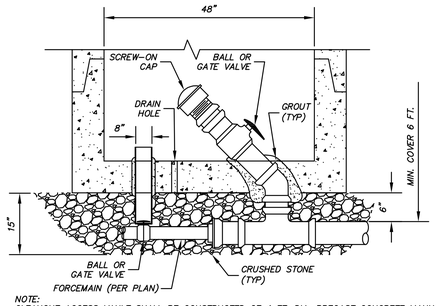
DETAIL SHEET

JOHNSON CREEK VILLAGE
CARE HOME
TAX MAP H, LOT 1
DOVER, NEW HAMPSHIRE

1430-CONSTRUCTION.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

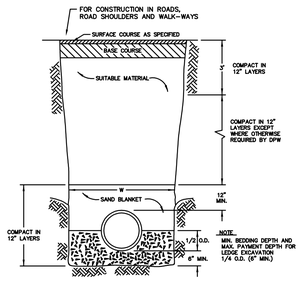
| | |
|---|---|
| DESIGN: | DCL |
| SCALE: | AS SHOWN |
| DATE: | 2-12-16 |
| SHEET: | 13 OF 20 |
| PROJECT #14102 | |



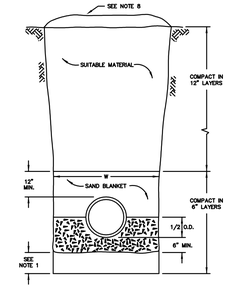

NOTE:
CLEANOUT ACCESS VAULT SHALL BE CONSTRUCTED OF 4 FT. DIA. PRECAST CONCRETE MANHOLE. ACCESS COVER SHALL BE 30" DIA. AT FINISH GRADE. SEE N.H. DES SEWER MANHOLE DETAIL ATTACHED TO THESES PLANS FOR SPECIFIC REQUIREMENTS.

FORCEMAIN CLEANOUT DETAIL
NOT TO SCALE

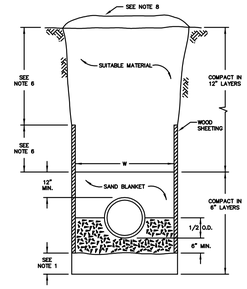
# (33) STANDARD TRENCH SECTION




LEDGE CONSTRUCTION




EARTH CONSTRUCTION




EARTH CONSTRUCTION WITH SHEETING

NOTES:

1.) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. SEE ALSO NOTE 7.

2.) BEDDING : SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

| | |
|---|---|
| 100% PASSING | 1 INCH SCREEN |
| 90 – 100% PASSING | 3/4 INCH SCREEN |
| 20 – 55% PASSING | 3/8 INCH SCREEN |
| 0 – 10% PASSING | #4 SIEVE |
| 0 – 5% PASSING | #8 SIEVE |

– CRUSHED STONE 1/2 INCH – 1 1/2 INCH MAY BE USED INSTEAD OF SCREENED GRAVEL WHERE ALLOWED BY THE ENGINEER.

3.) SAND BLANKET : CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90–100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE.

4.) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS–COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY, WILL BE PRESERVED.

5.) BASE COURSE , IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, (D.O.T.).

6.) WOOD SHEETING , IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID–DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

7.) W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

8.) FOR CROSS COUNTRY CONSTRUCTION , BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

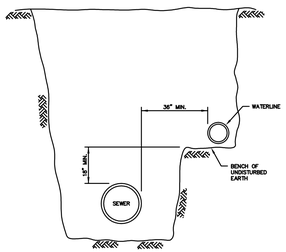
9.) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000#) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:

CEMENT: 6.0 BAGS PER CUBIC YARD
WATER : 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

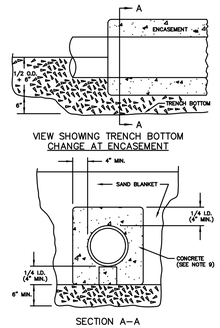
10.) NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL COMMISSION (NH DES) DESIGN STANDARDS REQUIRE 10 FT. SEPARATION. HOWEVER, SHOULD CONSTRUCTION OPERATIONS REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FT. HORIZONTAL FROM THE CONSTRUCT SEWER INSTALLATION AND WHERE IT IS NOT PRACTICABLE TO RELOCATE THE SEWER, THE FOLLOWING METHODS OF PROTECTION MUST BE EMPLOYED.

A. IF THE WATERLINE CAN BE KEPT AT LEAST 18 INCHES ABOVE AND 3 FEET TO ONE SIDE OF THE SEWER, AS SHOWN AND SUPPORTED ON A BENCH OF ORIGINAL SOIL, NO OTHER PROTECTION IS REQUIRED.

11.) IF FULL CASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.




WATER AND SEWER IN SAME TRENCH




VIEW SHOWING TRENCH BOTTOM CHANGE AT ENCASEMENT




SECTION A–A

CONCRETE FULL ENCASEMENT
( SEE NOTE 11 )

PLANNING FILE NO.: P15–38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-18 | SJH | UPDATE PER TRC COMMENTS |
| 3 | 9-28-18 | SJH | UPDATE SITE PLAN |
| 2 | 8-7-18 | SJH | REVISED PARKING LAYOUT / 24 BEDS |
| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

DETAIL SHEET

JOHNSON CREEK VILLAGE
CARE HOME
TAX MAP H, LOT 1
DOVER, NEW HAMPSHIRE

1430–CONSTRUCTION.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

DESIGN: DCL
SCALE: AS SHOWN
DATE: 2–12–16
SHEET: 14 OF 20
PROJECT #14102

DRIVE EASEMENT FOR LOT H/1 10' X 300'

DRIVE EASEMENT FOR LOT H/1B 10' X 90'

RENOVATED 2-UNIT APARTMENT BUILDING

CONSTRUCT 24 BED RESIDENTIAL CARE FACILITY

RT 108 (DURHAM ROAD)

REF. PLAN #1

BOYER

MABBERY

APPROXIMATE TOWN LINE

StatArea_1
PARKING LOT
Illuminance (Fc)
Average = 0.65
Maximum = 4.3
Minimum = 0.1
Avg/Min Ratio = 6.50
Max/Min Ratio = 43.00

| Luminaire Schedule | | | | |
|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description |
| ⊙ | 7 | BL | SINGLE | 99862 / 99622 BOLLARD LIGHT |
| ⊙ | 1 | CL | SINGLE | TT-C3-LED-E1-WQ/ CANOPY MTD |
| ●— | 5 | PL | SINGLE | 77911 / 1508HR (16' AFG) |
| ●— | 11 | WL | SINGLE | 66411/ WALL MTD 10' AFG |

PLANNING FILE NO.: P15-38A

| No. | DATE | BY | REVISION |
|---|---|---|---|
| 4 | 10-29-16 | SJH | UPDATE PER TRC COMMENTS |
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| 1 | 7-15-16 | SJH | REVISION PER ARCHITECTURAL UPDATE |

# LIGHTING PLAN

## JOHNSON CREEK VILLAGE CARE HOME
## TAX MAP H, LOT 1
## DOVER, NEW HAMPSHIRE

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1430-CONSTRUCTION.DWG


CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954


DESIGN: DCL
SCALE: 1"=20'
DATE: 2-12-16
SHEET: 15 OF 20
PROJECT #14102

Pole top luminaires with asymmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

**Housing:** Two interlocking die-cast aluminum housings. Heavy gauge .080" spun aluminum shade with rolled edge, finished white inside. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Arm:** Fabricated from .125" wall aluminum extrusion formed into a continuous smooth radius, terminating and welded into a one piece die-cast aluminum fitter. Fitter (5) fits a 3" O.D. pole top and is secured by six (6) socket head stainless steel set screws threaded into stainless steel inserts.

**Enclosure:** Lamp enclosure/optical system comprised an assembly of two pure anodized aluminum asymmetrical main beam reflectors with clear impact resistant acrylic lens with optical texture fixed to a heavy gauge .090" spun aluminum shade with rolled edge, finished white inside and rigidly fastened to the luminaire housing. Fasteners are stainless steel.

**Electrical:** 42.9W LED luminaire, 4k total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver located in luminaire head, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (-80 CRI); add suffix K3 to order.

**Note:** Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**UL** listed for US and Canadian Standards, suitable for wet locations. Protection class IP65.

**Weight:** 27.6 lbs.

**Effective Projection Area (EPA):** 2.8 ft²

**Luminaire Lumens:** 2648
Tested in accordance with LM-79-08





| Single pole-top luminaires | | | | | |
|---|---|---|---|---|---|
| | Lamp | LEDS | A | B | C |
| **77 911** | 42.9W LED | LZ-2 | 26⅝ | 46¾ | 40⅛ |

Recommended for use with 14' to 18' poles.


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Wall luminaires with shielded light

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

**Housing:** Two piece die-cast aluminum with extruded aluminum arm and die-cast canopy supplied with a universal mounting bracket for direct attachment to a 3½" or 4" octagonal wiring box. A die-cast aluminum round "rotation" plate allows the housing to be precisely leveled (or rotated) after installation. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** Hardblown, seamless, three-ply opal glass (≥ 75% transmissive) with screw neck. Molded high temperature silicone rubber O-ring gasket for weather tight operation. Spun aluminum shade with rolled reinforced edge, painted white inside.

**Electrical:** 8.9W LED luminaire, 12 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 90 CRI. Available in 4000K (90 CRI); add suffix K4 to order.

**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP44

**Weight:** 4.0 lbs

**Luminaire Lumens:** 724



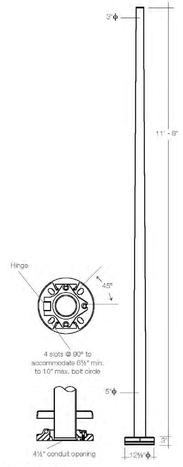


| | Lamp | A | B | C | D |
|---|---|---|---|---|---|
| **66411** | 8.9W LED | 12⅝ | 14½ | 13½ | 4⅛ |


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Type:
Project:
Options:
Modified:
Luminaire:
Fixture EPA:
Optional Tenon: ☐ 2⅜"ø x 3½" H
GCO: ☐
GFI: ☐

Approval:




## 1108HR 3" - 5" Tapered round hinged pole

**Shaft:** Extruded from all-new seamless 6063 aluminum alloy tubing, heat treated to a T-6 condition.

**Anchor base:** Round cast aluminum A356 alloy, heat treated to a T6 condition. Anchor base and shaft continuously welded at the outside top and inside bottom of the anchor base casting. Pole base to be round hinged two piece casting. Hinge Pole shaft to be welded to upper bare casting which is secured to lower base casting by three (3) stainless steel bolts. Bolts to be fastened to cast-in stainless threaded inserts in lower casting. Cast round two piece base cover supplies with pole.

**Anchor bolts:** Four (4) ¾" x 17" galvanized steel anchor bolts supplied with double nuts and flat washers. Maximum bolt projection 3½". For luminaires requiring threaded inserts and pole cap -specify: 1D (single); 2D (@ 180°); 3D (3 @ 120°).

**GCO or GFI:** Standard GCO/GFI location is opposite the hinge. Height above base for ballast in luminaires is 18". For single luminaires with a pole bare mounted PBM) ballast the minimum height is 24" and 42" minimum for double PBM luminaires.

**Weight:** 50.0 lbs.

## Disclaimer

BEGA-US warrants the specific anchor bolts and pole combination according to the product number(s) and description(s) indicated on this submittal sheet. Structural changes to the pole requested by the customer, including changes to pole length, may affect the compatibility of the anchor bolts and corresponding poles. BEGA-US is not responsible for the incompatibility of the anchor bolts and poles resulting from such structural changes without review by the BEGA-US engineering department. This includes, but is not limited to, any labor charges, charges for replacement materials and shipping.

Pole wind load rating:

| MPH: | 70 | 80 | 90 | 100 | 120 |
|---|---|---|---|---|---|
| EPA: | 15.5 | 11.5 | 8.7 | 6.8 | 4.4 |

**Note:** Data above assumes grade level installation and a maximum luminaire weight of 50 lbs.


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BEGA LED system bollard - luminaire head with unshielded light with safety guard - 180°

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Enclosure: Housing constructed of die-cast aluminum. Die-castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. Glass diffuser, inside white. Fully gasketed for weather tight operation using molded silicone gasket.

Installations: BEGA LED system bollards are designed for easy attachment to system bollard tubes using an interlocking stainless steel mechanism and stainless steel set screw threaded into stainless steel insert. An accompanying bollard tube must be selected for proper installation, see below chart for compatible tube options.

Electrical: 16.5W LED luminaire, 19.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

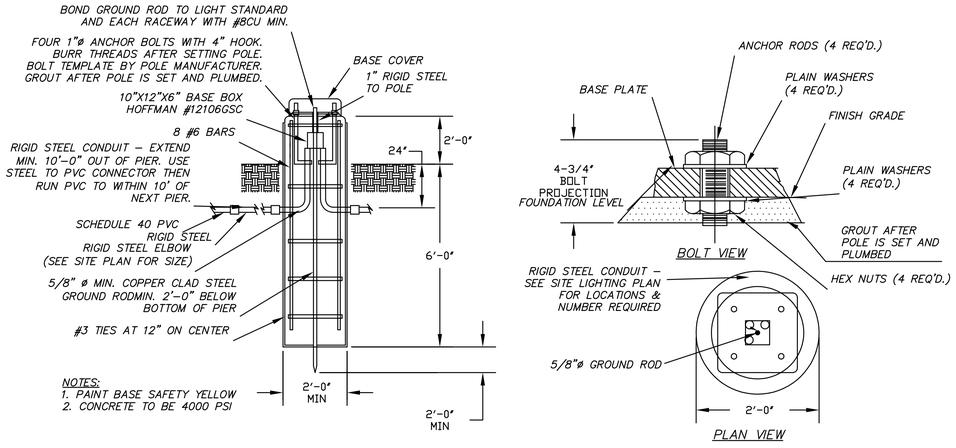
Luminaire Lumens: t 1838



| Bollard heads - shielded with reflector - 180° | | | | |
|---|---|---|---|---|
| Lamp | A | B | | |
| 99 957 16.5 W LED | 7½ | 7½ | | |
| **Bollard tubes for luminaire heights 19¾" - 21½"** | | | | |
| | A | B | Addit. unit | |
| 99 618 | 7½ | 14½ | 79 817 | |
| **Bollard tubes for luminaire heights 31½" - 39¾"** | | | | |
| (integrated relay mount) | Color | A | B | Addit. unit |
| 99 622 — | ✔ | 7½ | 32 | 79 815 |
| 99 644 1 LED floodlight 19.3 W | ✔ | 7½ | 32 | 79 815 |
| 99 626 GFCI outlet | ✔ | 7½ | 32 | 79 816 |
| 99 630 Passive infrared motion sensor | ✔ | 7½ | 32 | 79 815 |
| 99 636 Emergency lighting battery 1.9 W | ✔ | 7½ | 32 | 79 815 |




©copyright BEGA 2018 Updated 04/27/2018




LIGHT POLE BASE

NOT TO SCALE




| No. | DATE | BY | REVISION |
|---|---|---|---|
| 1 | 10-29-18 | SJH | UPDATE PER TRC COMMENTS |

# LIGHTING DETAILS

## JOHNSON CREEK VILLAGE CARE HOME
## TAX MAP H, LOT 1
## DOVER, NEW HAMPSHIRE

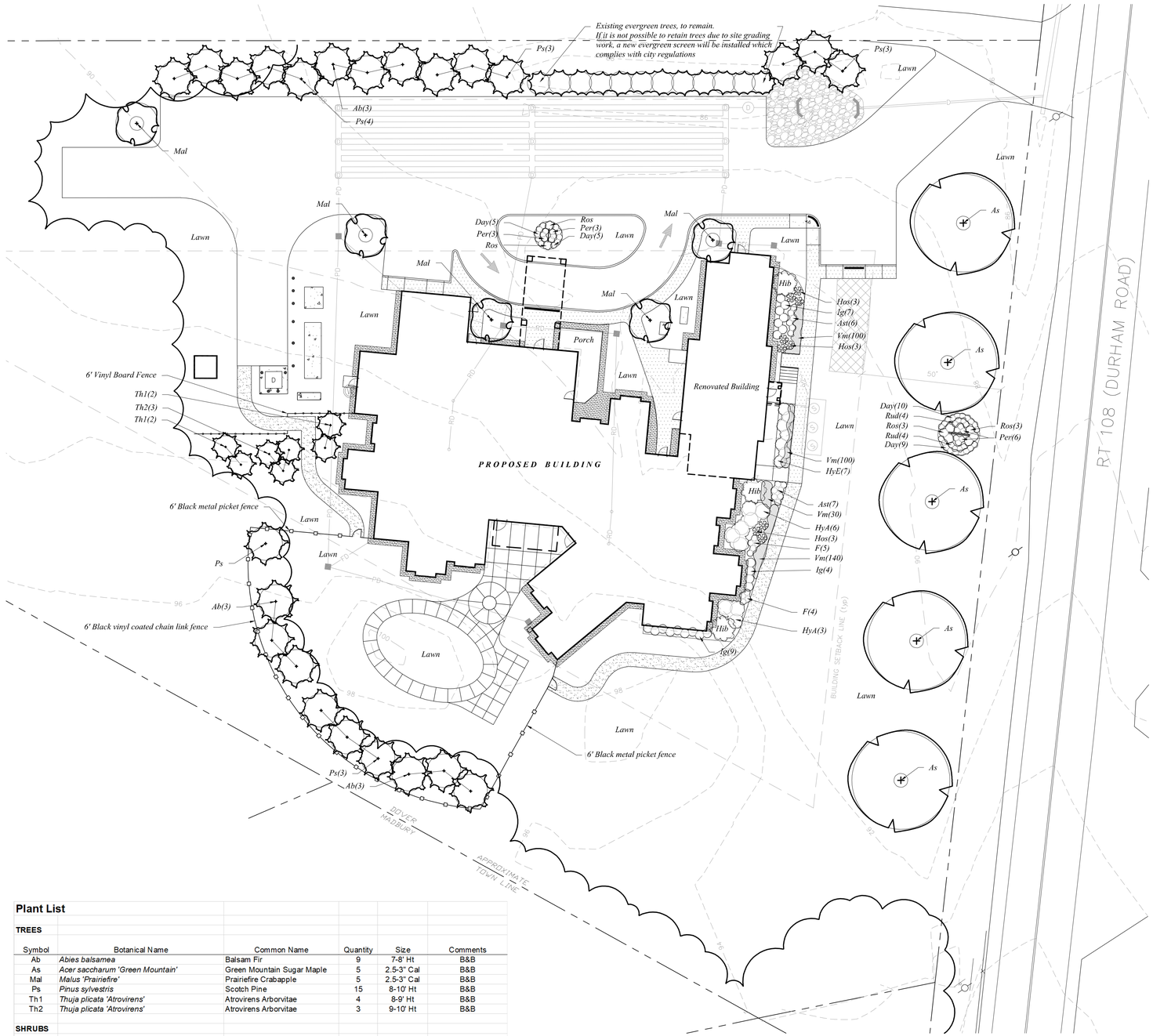
GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

DESIGN: SJH
SCALE: AS SHOWN
DATE: 10-26-18
PROJECT #14102




## Plant List

**TREES**

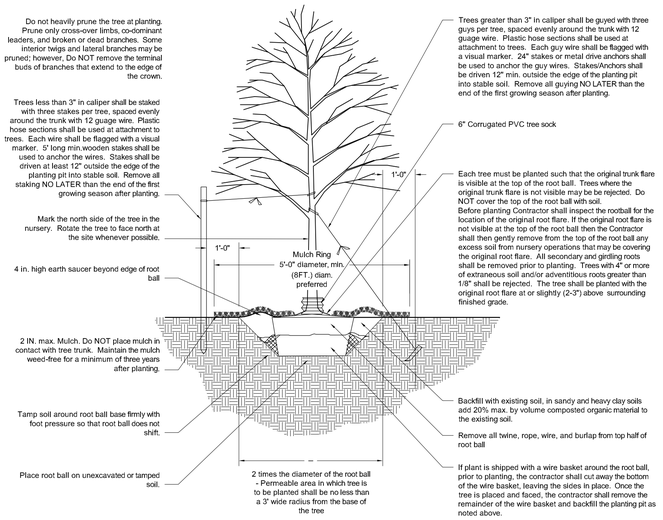
| Symbol | Botanical Name | Common Name | Quantity | Size | Comments |
|---|---|---|---|---|---|
| Ab | *Abies balsamea* | Balsam Fir | 9 | 7-8' Ht | B&B |
| As | *Acer saccharum 'Green Mountain'* | Green Mountain Sugar Maple | 5 | 2.5-3" Cal | B&B |
| Mal | *Malus 'Prairiefire'* | Prairiefire Crabapple | 5 | 2.5-3" Cal | B&B |
| Ps | *Pinus sylvestris* | Scotch Pine | 15 | 8-10' Ht | B&B |
| Th1 | *Thuja plicata 'Atrovirens'* | Atrovirens Arborvitae | 4 | 8-9' Ht | B&B |
| Th2 | *Thuja plicata 'Atrovirens'* | Atrovirens Arborvitae | 3 | 9-10' Ht | B&B |

**SHRUBS**

| Symbol | Botanical Name | Common Name | Quantity | Size | Comments |
|---|---|---|---|---|---|
| Hib | *Hibiscus syriacus 'Ardens'* | Ardens Rose-of -Sharon | 3 | 6-7' Ht | |
| HyA | *Hydrangea arborescens 'Annabelle'* | Annabelle Hydrangea | 9 | 5 gal | |
| HyE | *Hydrangea macrophylla 'Endless Summer'* | Endless Summer Hydrangea | 7 | 5 gal | |
| Ig | *Ilex glabra 'Shamrock'* | Shamrock Inkberry | 20 | 5 gal | Full to ground |
| Ros | *Rosa 'Knockout'* | Knockout Rose | 8 | 3 gal | |

**PERENNIALS, GROUNDCOVERS, VINES and ANNUALS**

| Symbol | Botanical Name | Common Name | Quantity | Size | Comments |
|---|---|---|---|---|---|
| Ast | *Astilbe 'Fanal'* | Rubyred Astilbe | 13 | 1 gal | |
| Day | *Hemerocallis 'Big Time Happy'* | Big Time Happy Daylily | 29 | 1 gal | |
| F | *Matteuccia struthiopteris* | Ostrich Fern | 9 | 1 gal | |
| Hos | *Hosta 'Frances Williams'* | Frances Williams Hosta | 9 | 1 gal | |
| Per | *Perovskia atriplicifolia 'Little Spire'* | Russian Sage | 12 | 1 gal | |
| Rud | *Rudbeckia fulgida 'Goldsturm'* | Black-Eyed Susan | 8 | 1 gal | |
| Vm | *Vinca minor 'Bowles'* | Bowles Periwinkle | 8 | 50/flat | |




## *Tree Planting Detail*

## *Landscape Notes*

1. Design is based on drawings by Civilworks, Inc and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with either of the following
    a. An underground sprinkling system
    b. An outside hose attachment within 150 feet
20. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
21. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
22. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
23. Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
24. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
25. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
26. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
27. Landscape Architect is not responsible for the means and methods of the contractor.

0 5 10 20 40

WOODBURN &COMPANY
*Landscape Architecture, LLC*
103 Kent Place
Newmarket, NH 03857
Tel 603.659.5949
Fax: 603.659.5939

# *Johnson Creek Village*

*Landscape Plan*

*Dover, New Hampshire*

| | |
|---|---|
| *Drawn By:* | *VM* |
| *Checked By:* | *RW* |
| *Scale:* | *1" = 20' - 0"* |
| *Date:* | *July 30, 2015* |
| *Revisions:* | *August 10, 2015 Per TRC Comments* |
| | *July 15, 2016 Per Architecture Update* |
| | *Issued for Construction August 30, 2016* |
| | *Stonedust path added October 29, 2018* |

# *L-1*

*Sheet 17*

*© 2015 Woodburn & Company Landscape Architecture, LLC*

NOTE:
1. DELLISOLA DEVELOPMENT LLC HAS GRANTED A 1.2 ACRE LOT LOAD EASEMENT (1,500 GPD) TO LOT 1 MAP H 301 DURHAM ROAD, DOVER, NH, TO JOHNSON CREEK VILLAGE, REAL MCKOY LLC.

125 FT PROTECTIVE WELL RADIUS

INV.=88.4
INV.=88.3
3,500 GAL SEPTIC TANK
INV.=88.65
INV.=88.3
INV.=87.90
1,000 GAL PUMP TANK
INV.=88.05

APPROXIMATE LOCATION OF GAS MAIN

TBM SET ELEV. 85.00

BUILDING SETBACK LINE (typ)

TBM - MAG NAIL IN TREE ELEV. 97.43

CONSTRUCT 2" FORCE MAIN

CONSTRUCT 2,000 GAL SEPTIC TANK

EXISTING LEACH FIELD #ECA2015081712

72'
50'
58'
29'

DOVER
MADBURY

APPROXIMATE TOWN LINE

RT 108 (DURHAM ROAD)

OHW

SEE SEPTIC DESIGN PLAN FOR DETAILS

400' RADIUS FROM PWS ID 1458010

38' NITRATE SETBACK

75' NITRATE SETBACK

2" SDR26 FORCEMAIN

TBM #2 NAIL IN 5" BIRCH TREE ELEV. 102.83

TBM #3 NAIL IN 15" BIRCH TREE ELEV. 101.25

TBM #1 NAIL IN UP ELEV. 102.80

93'
50'
29'
58'

EXIST FENCE TO BE REMOVED AS NEEDED TO FACILITATE THE CONSTRUCTION OF THE LEACH FIELD

TEST PIT 1

TEST PIT 2

TEST PIT 3

TEST PIT 4

LOW VENT

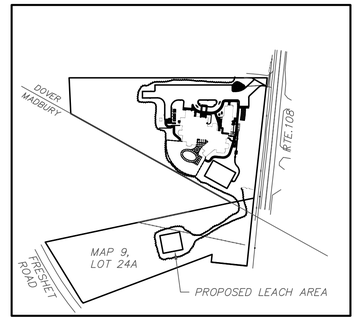
HIGH VENT

1.2 ACRE LOT LOADING AREA

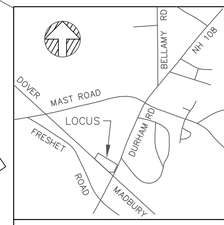
LOT 24A, MAP 9
FRESHET ROAD
MADBURY, NH
DELLISOLA DEVELOPMENT LLC
130 CENTRAL AVE.
SUITE 202
DOVER, NH

TAX MAP 9, LOT 24A
2.00 AC.
87,184.4 S.F.

REF. PLAN #1




***OVERALL KEY PLAN***
*SCALE 1"=200'*




LOCATION PLAN
( NO SCALE )

NOTES:
1. SEE SHEET 2 & 3 OF 3 FOR SYSTEM PROFILE, SYSTEM SECTIONS, DETAILS, SOILS LOGS GENERAL NOTES, INVERT DATA, DESIGN CALCULATIONS AND LEGEND.
2. SURFACE WATER WITHIN 75 FEET OF SYSTEM? YES (NO) (SEE PLAN)
3. BUILDING FOUNDATION DRAIN PROVIDED? (YES) NO OUTLET TO CLOSED SYSTEM (PD)
4. N.H.D.E.S. SUBDIVISION APPROVAL NO.: SA 1994 042327
5. NHDES SUBDIVISION APPRAVAL NO. SA2018053102

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

# SITE UTILITY AND SUBSURFACE DISPOSAL SYSTEM PLAN

LOT NO. LOT 1, MAP H
STREET ADDRESS: 301 DURHAM ROAD
CITY / TOWN: DOVER, NH
OWNER OF RECORD: REAL MCKOY, LLC
P.O. BOX 1727
DOVER, NH 03820

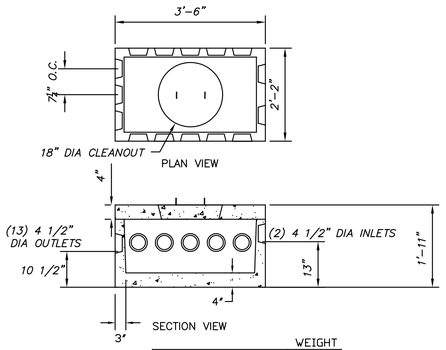
20 0 10 20 40 80
( IN FEET ) 1430-CONSTRUCTION MADBURY SEPTIC

## LEGEND

| | |
|---|---|
| I.P.(fnd) | IRON PIPE FOUND |
| S.F. | SQUARE FEET |
| Ac. | ACRE |
| ± | MORE OR LESS |
| (TYP.) | TYPICAL |
| S.C.R.D. | STRAFFORD COUNTY REGISTRY OF DEEDS |
| | CONSTRUCT SIGN |
| OHW | OVERHEAD WIRES |
| G | EXISTING GAS |
| PG | CONSTRUCT GAS |
| PW | CONSTRUCT WATER |
| PUGU | CONSTRUCT UNDERGROUND UTILITIES |
| | CONSTRUCT FENCE |
| E | EXISTING ELECTRIC |
| PE | CONSTRUCT ELECTRIC |
| PD | CONSTRUCT DRAIN LINE |
| PUD | CONSTRUCT UNDERDRAIN LINE |
| FS | CONSTRUCT FIRE SERVICE |
| | PAVEMENT WITH CURB |
| | SILT BARRIER |
| | CONSTRUCT CATCHBASIN |
| | HANDICAP PARKING SYMBOL |
| | CONSTRUCT CONCRETE |
| | CONSTRUCT SIDEWALK |
| | CONSTRUCT TREELINE |
| | EXISTING TREELINE |


CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954


DESIGN: SJH
SCALE: 1"=20'
DATE: 10-26-18
SHEET: 1
PROJECT #1430



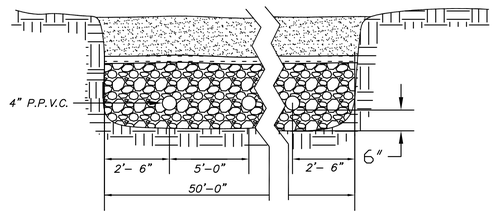

| | WEIGHT |
|---|---|
| ITEM NO. B-13DBH | 1,400# |
| B-13DBCH | 463# |

*NOTES:*
1. *CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.*
2. *DESIGN CONFORMS WITH 310 CMR 15.000, DEP TITLE 5 REGS, FOR DISTRIBUTION BOXES.*
3. *DESIGNED FOR H-20 LOADING.*
4. *USE EXTRA INLET FOR VENT PIPE (SEE PLANS).*
5. *EF SHEA OR APPROVED EQUAL*

13 OUTLET-2 INLETS

## DISTRIBUTION BOX

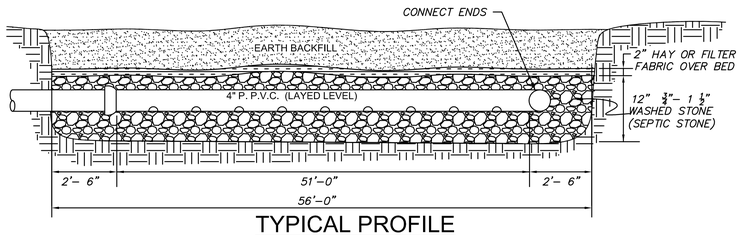
NOT TO SCALE




## TYPICAL CROSS SECTION

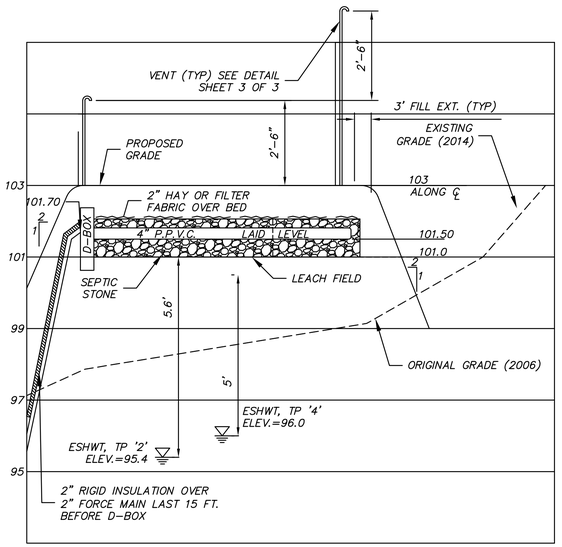
NOT TO SCALE

**DESIGN INTENT:**
**BOTTOM OF LEACHING FIELD TO BE SET 2' (24") ABOVE EXISTING GRADE AT (SOUTHWEST) CORNER OF FIELD**




## TYPICAL PROFILE

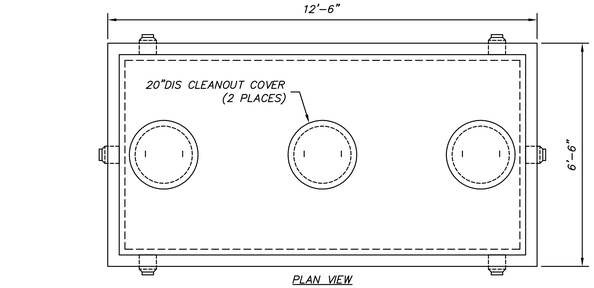
NOT TO SCALE

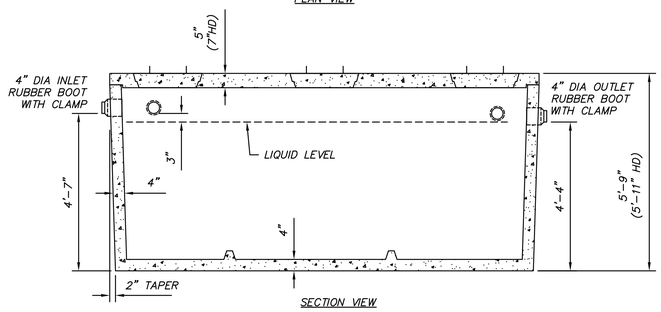



## SYSTEM PROFILE

SCALES : HORIZ.- 1" = 20'
VERT. - 1" = 2'

**GENERAL NOTES**
1. The general contractor is to be responsible for horizontal and vertical control of all system components.
2. This plan is to show the design of the subsurface sewage disposal system only. The system is designed for flows estimated under design criteria.
3. System is designed only to accommodate sanitary sewage associated with normal domestic usage and consisting of water-carried putrescible waste.
4. The system is ***not*** designed for garbage grinders.
5. The system shall be vented through building plumbing as required by building code.
6. Property lines and building location are graphic only, property lines not having been verified, no representation or certification as to the accuracy of those shown is implied or intended.
7. Applicable zoning regulations shall be confirmed by the owner prior to construction.
8. The plans show only those features that were visually apparent on date of topography and the absence of subsurface structures, utilities, etc. is not intended or implied.
9. The installer of this system must be licensed by the State of New Hampshire.
10. There are no existing wells within 100 feet of the proposed sewage disposal system.
11. Disposal system areas are to be raked (scarified) before installation of stone. All stones exceeding 2 inches in diameter, all loam, or foreign materials encountered during excavation are to be removed from the leaching area bed surface.
12. Finished surface of the leaching area shall be graded to assure water runoff (2% minimum slope) 4" loam & seed all areas.
13. All disturbed areas to be loamed, seeded, and maintained to prevent erosion.
14. The septic tank should be periodically inspected and maintained and should be pumped when sludge in the bottom exceeds ¼ of the depth.
15. Alternate manufacturers for concrete structures and equipment shown on these plans may be used upon the written approval of the Design Engineer. Alternate manufacturers will not be used if the use of their equipment requires design changes.
16. If any part of this design is to be altered in any way, the Design Engineer as well as the approving authorities shall be notified in writing before construction.
17. All work is to comply with the State of New Hampshire sanitary code for subsurface sewage disposal systems, and any local Board of Health supplementary regulations.
18. The local Board of Health Agent or State Inspector will conduct periodic inspections as needed.
19. These plans and specifications are intended to be explanatory of the work to be done and of each other, but should any omission, errors or discrepancies appear, they shall be subject to correction and interpretation by the Design Engineer thereby defining and fulfilling the intent of the plans.




*NOTE:*
1. *CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.*
2. *DESIGN CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS FOR SEPTIC TANKS.*
3. *ALL REINFORCEMENT PER ASTM C1227.*
4. *TEES AND GAS BAFFLE SOLD SEPARATELY.*
5. *TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.*
6. *IF COVER EXCEED 4 FEET, HEAVEY DUTY TANK REQUIRED. ALSO AVAIBLE IN AASHTO HS-20 LOADING.*

## COMMERCIAL LINE TANK SEPTIC TANK (2,000 GAL)

NOT TO SCALE

*TEST PIT-2*

| | | |
|---|---|---|
| *OE* | *1-0 INCHES* | *PARTIALLY DECOMPOSED ORGANIC MATTER* |
| *AP* | *0-11 INCHES* | *DARK BROWN (10YR 3/3) FINE SANDY LOAM, FRIABLE, GRANULAR* |
| *BW* | *11-32 INCHES* | *DARK YELLOWISH BROWN (10YR 4/6) LOAMY FINE SAND, FRIABLE, MASSIVE* |
| *C* | *32-72 INCHES* | *LIGHT OLIVE BROWN (2.5Y 5/4) VERY FINE SANDY LOAM (FIRM) WITH STRATIFIED LAYERS OF FINE SAND AND SAND (FRIABLE), MASSIVE, COMMON DISTINCT REDOX FEATURES* |

*SEASONAL HIGH WATER TABLE @32"*
*OBSERVED WATER TABLE NONE TO 72"*
*RESTRICTIVE HORIZON @ 32"*
*BEDROCK NONE TO 72"*
*ESTIMATED PERC RATE: 10 MINUTES PER INCH*
*MEETS MADBURY SOIL REQUIREMENTS*

*TEST PIT 4*

| | | |
|---|---|---|
| *OE* | *2-0 INCHES* | *PARTIALLY DECOMPOSED ORGANIC MATTER* |
| *AP* | *0-6 INCHES* | *DARK BROWN (10YR 3/3) FINE SANDY LOAM, FRIABLE, GRANULAR* |
| *BWL* | *6-24 INCHES* | *DARK YELLOWISH BROWN (10YR 4/6) FINE SANDY LOAM, FRIABLE, BLOCKY* |
| *BW2* | *24-33 INCHES* | *LIGHT OLIVE BROWN (2.5Y 5/4) FINE SANDY LOAM, FRIABLE, MASSIVE, COMMON DISTINCT REDOX FEATURES* |
| *C* | *33-74 INCHES* | *LIGHT OLIVE BROWN (2.5Y 5/3) VERY FINE SANDY LOAM AND SILT LOAM, FIRM, MASSIVE, COMMON DISTINCT REDOX FEATURES* |

*SEASONAL HIGH WATER TABLE @ 24"*
*OBSERVED WATER TABLE NONE TO 74"*
*RESTRICTIVE HORIZON @ 33"*
*BEDROCK NONE TO 74"*
*ESTIMATED PERC RATE: 10 MINUTES PER INCH*
*MEETS MADBURY SOIL REQUIREMENTS*

**MATERIAL NOTES**
1. SEPTIC STONE: CLEAN UNIFORMLY SIZED WASHED CRUSHED STONE, WASHED ROCK OR SIMILAR AGGREGATE FREE FROM IRON, FINES AND CLAY. THE STONE SHALL BE 1 ½" STONE WITH A RANGE OF ¾" TO 2 ½" AND FREE OF FINES (WS 1016.04)
2. CONCRETE STRUCTURES: CONCRETE STRENGTH SHALL BE 4000 PSI AT 28 DAYS WITH 6" BY 6" BY 10 GAUGE STEEL WIRE MESH. USE HYDRAULIC COMPOUND CONNECTIONS TO PROVIDE WATER TIGHTNESS AT SEPTIC TANK AND DISTRIBUTION BOX INLETS AND OUTLETS. SEPTIC TANK CONSTRUCTION JOINT SHALL BE SEALED WITH ASPHALT CEMENT.
3. FILL MATERIAL: ALL FILL MATERIAL UNDER LEACH BED SHALL BE MEDIUM TO COARSE TEXTURED SAND (0.25 TO 2.0 MM). REMAINDER OF FILL SHALL HAVE A 5-10 MIN./INCH PERCOLATION RATE IN ITS NATURAL STATE.

**INVERT DATA**

| | |
|---|---|
| AT APARTMENTS | 89.5 (EXIST) |
| SEPTIC TANK IN | 88.80 (EXIST) |
| SEPTIC TANK OUT | 88.55 (EXIST) |
| AT ELDERLY FACILITY (SR, HOUSING) | 88.90 (EXIST) |
| GREASE TRAP IN | 88.65 (EXIST) |
| GREASE TRAP OUT | 88.40 (EXIST) |
| SEPTIC TANK IN | 88.30 (EXIST) |
| SEPTIC TANK OUT | 88.05 (EXIST) |
| PUMP CHAMBER IN | 87.90 (EXIST) |
| D-BOX IN | 101.7 |
| D-BOX OUT | 101.5 |
| BOTTOM OF BED | 101.0 |

**LEGEND**

| | |
|---|---|
| 98 | EXISTING CONTOUR |
| 98 | NEW CONTOUR |
| | PROPERTY LINE |
| W | WATER SUPPLY LINE |
| | SOIL TEST LOCATION |
| | PERC - TEST LOCATION |
| PD | PROPOSED DRAIN |
| RD | ROOF DRAIN |
| PS | PROPOSED SEWER |

**DESIGN DATA**

| | |
|---|---|
| LOT AREA | 2.0 Ac. |
| DESIGN FLOWS: | |
| - SENIOR HOUSING | |
| 12 UNITS @ 125 GPD/UNIT | 1,500 GPD |
| TOTAL DAILY FLOW | 1,500 GPD |
| SEPTIC TANKS REQ'D./PROPOSED: | |
| - TWO (2) APARTMENTS | |
| REQ'D. SIZE | 1,750 GAL. |
| PROPOSED (USE EXISTING) | 2,500 GAL. |
| - SENIOR HOUSING | |
| REQ'D. SIZE (2,000 +(0.7)(3,000) | 4,000 GAL. (REQ.) |
| EXIST | 3,500 GAL. (EXIST) |
| PROPOSED | 2,000 GAL. |

LEACH AREA
- PER Env-Wq 1016.01, TABLE 1016-1, COMMERCIAL USE WITH 10 MINS./INCH PERC. RATE: 1,500 GPD X 185 SF. = 2,775 REQ'D
100 GPD
50'x56'' = 2,800 S.F. LEACH FIELD USED

NOTE:
THE SUBJECT FACILITY IS BEING DESIGNED IN ACCORDANCE WITH STATE OF N.H. REQUIREMENTS FOR HEP-805 LICENSING AS AN ASSISTED LIVING RESIDENCE, SUPPORTED RESIDENTIAL HEALTH CARE. THE FACILITY IS NOT DESIGNED FOR THE HIGHER LEVEL OF SKILLED NURSING CARE TYPICALLY ASSOCIATED WITH A NURSING HOME (BEDRIDDEN PATIENTS). ACCORDINGLY, THIS SYSTEM HAS BEEN DESIGNED USING THE NHDES SENIOR HOUSING FLOW DESIGNATION FOR EACH UNIT, WHERE EACH UNIT WILL ONLY CONTAIN ONE (1) BEDROOM.

**SOIL LOG**

| | |
|---|---|
| DATE OF TESTS | AUG 29, 2018 TP2 & SEPT. 19, 2018 TP4 |
| PRESENT AT TESTS | JOSEPH NOEL CSS#17 |
| DESIGN PERCOLATION RATE | 10 MINS. PER INCH |
| SOIL TYPE | ELDRIDGE VARIANT, 3-8% SLOPE |

**GREASE TRAP DESIGN NOTES:**
1. PER ENV-WQ 1012.02 AND TABLE 1008-1, KITCHEN WASTE FLOW (SEE FOOD SERVICE)
ESTIMATED AS FOLLOWS:
24 RESIDENTS X 3 MEALS/DAY X 3 GPD/MEAL = 216 GAL/DAY
12 EMPLOYEES X 35 GPD/EMPLOYEE = 420 GAL/DAY
TOTAL TO GREASE TRAP = 636 GAL/DAY
636 GAL/DAY X 1.5 DAYS = 954 GALS. REQUIRED
USE 1000 GAL MINIMUM TANK SIZE PER ENV-WQ 1012.02
2. PER ENV-WQ 1012.02, THE OUTLET BAFFLE SHALL EXTEND DOWNWARD AND TERMINATE 6 INCHES FROM THE INSIDE BOTTOM OF THE GREASE TRAP.

**LOT SIZE CALCULATION**
- PER ENV-WQ, 1005.04 (b) & (d)
LOT SIZE REQ'D. = (Q(gpd)/2000) x FACTOR NOT INCLUDING LAND WITHIN WELL RADIUS
- GROUP 3 SOILS PER SITE SPECIFIC
SOIL MAP REPORT BY JOSEPH W. NOEL, CPSS/SC #017
- LOT SIZE = (1,500 gpd/2000) x 1.6 = 1.2 AC. REQ'D.
TOTAL LOT AREA MINUS WELL PROTECTION RADIUS:
(2.0 AC) - 3.14 x (125)$^2$ = 69,402 S.F.
69,402 = 1.59 AC. PROVIDED, THEREFORE 1.59 AC. PROVIDED IS GREATER THAN 1.2 AC. REQUIRED

TP#2 ESHWT @ 32" EXISTING GRADE 98.3
TP#4 ESHWT @ 24" EXISTING GRADE 98.02

**DESIGN INTENT**
BED BOTTOM TO BE AT ELEV. 101.0 WHICH IS 2' HIGHER THAN EXISTING GRADE AT THE HIGH SIDE AT ELEVATION 99.0.

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |

# SUBSURFACE DISPOSAL
## SYSTEM PLAN DETAILS & NOTES

LOT NO. LOT 1, MAP H
STREET ADDRESS: 301 DURHAM ROAD
CITY / TOWN: DOVER, NH

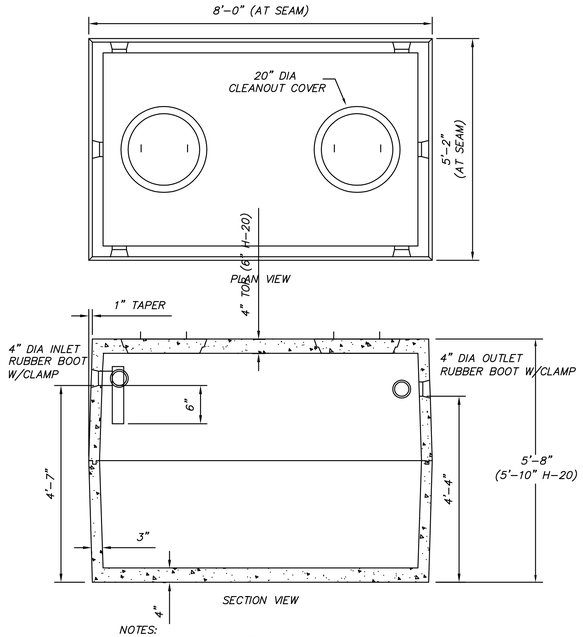
OWNER OF RECORD: REAL MCKOY, LLC
P.O. BOX 1727
DOVER, NH 03820

20 0 10 20 40 80
( IN FEET )

1430-CONSTRUCTION MADBURY SEPTIC

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

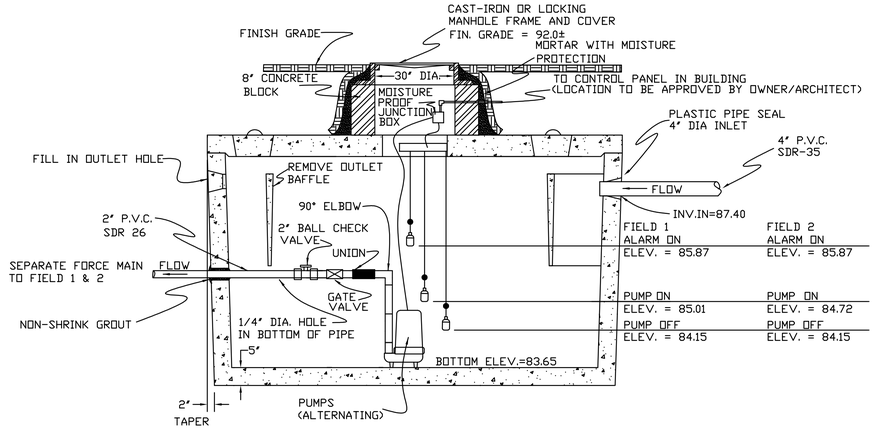
DESIGN: SJH
SCALE: 1"=20'
DATE: 10-26-18
SHEET: 2
PROJECT #1430




NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN CONFORMS WITH 310 CMR 15.000, DEP TITLE 5 REGS, FOR PUMP CHAMBERS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. PROVIDE IN H-20 LOADING.
5. JOINT SEALED WITH BUTYL RESIN.
6. PUMPS AND ACCESSORIES OPTIONAL.
7. EF SHEA OR APPROVED EQUAL.

## 1000 GALLON PUMP CHAMBER

NOT TO SCALE




## SECTION VIEW

NOTES:
1. EF SHEA OR APPROVED EQUAL; H-20 LOADING
2. THE PUMP CHAMBER IS EXISTING.
3. CONTRACTOR TO REPLUMB TO PROVIDE SEPARATE FORCEMAIN TO EACH LEACH FIELD.
4. CONTRACTOR TO CONFIGURE PUMPS TO ALTERNATE TO EACH FIELD.

## PUMP CHAMBER

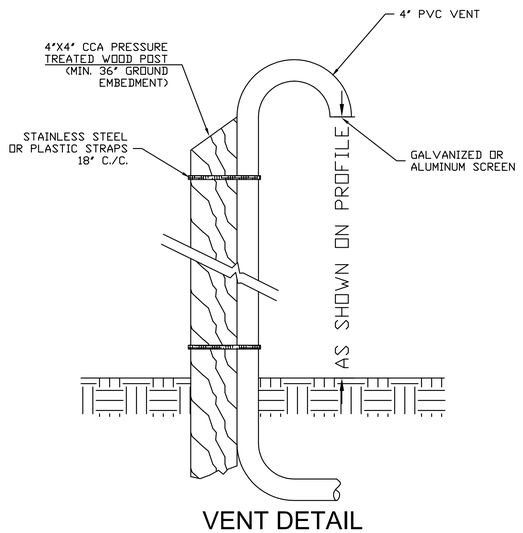
RE-WORKED 1000 GAL. SEPTIC TANK
NOT TO SCALE




NOTE: EF SHEA OR APPROVED EQUAL

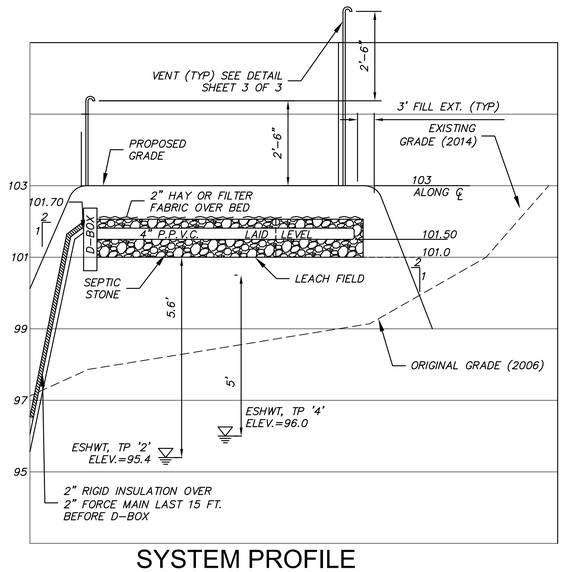
## FORCE MAIN INLET AT DISTRIBUTION BOX DETAIL (TYPICAL)

(NOT TO SCALE)




## VENT DETAIL

(NOT TO SCALE)




## SYSTEM PROFILE

SCALES : HORIZ.- 1" = 20'
VERT. - 1" = 2'

## PUMP DESIGN DATA

DAILY FLOW = 3,750 GAL./DAY
NUMBER OF DOSES PER DAY = 10
NUMBER OF GALS./DOSE = 375 (ALTERNATING TO FIELD 1 & 2)
FIELD 1 - 2250 PPD/DOSE
FIELD 2 - 150 GPD/DOSE
REWORKED 1000 GAL. SEPTIC TANK PUMP CHAMBER:

OUTSIDE - 8'-0" x 5'-2" WITH 3" WALLS
INSIDE - 7'-6" x 4'-8"
GALS. PER FT. OF TANK = 35 CU. FT. X 7.48 GAL./CU. FT. = 261.98
225 GAL. DOSE = 0.86'
150 GAL. DOSE = 0.57'

### FIELED 1

PUMP CHAMBER ELEVATIONS: PUMP 1

| | | |
|---|---|---|
| INV. IN | = 87.40 | 850 GAL STORAGE |
| ALARM ON | = 85.87 | |
| PUMP ON | = 85.01 | |
| PUMP OFF | = 84.15 | |
| BOTTOM OF CHAMBER | =83.65 | |

* NOTE: FACILITY EQUIPPED WITH EMERGENCY POWER

TOTAL EQUIVALENT LENGTH OF PIPE: 116

PVC FORCE MAIN = 85' 1 GATE VALE = 1'
1 CHECK VALVE = 14'
1 STANDARD TEE = 12'
1 90° ELBOW = 4'

| GPM | hf/100 | hf | TDH max | TDH min | VELOCITY |
|---|---|---|---|---|---|
| 0 | 0 | 0 | 12.52 | 11.66 | 0 |
| 10 | 0.18 | 0.19 | 12.71 | 11.85 | 0.87 |
| 20 | 0.63 | 0.66 | 13.18 | 12.32 | 1.73 |
| 30 | 1.34 | 1.40 | 13.92 | 13.06 | 2.60 |
| 40 | 2.28 | 2.39 | 14.91 | 14.05 | 3.46 |
| 50 | 3.45 | 3.62 | 16.14 | 15.28 | 4.33 |

STATIC HEAD MAX. = 12.52
STATE HEAD MIN. = 11.66

NOTES:
1. PUMP: FE MYERS, SRM 4
2. PUMP AND CONTROLS TO BE APPROVED BY DESIGN ENGINEER PRIOR TO INSTALLATION.
3. THE PUMP SHALL BE EQUIPPED WITH AN ALARM POWERED BY A CIRCUIT SEPARATE FROM THE PUMP POWER.
4. THE PUMP SHALL BE CAPABLE OF PASSING 1 ¼" SOLIDS.
5. PUMP CONTROLS SHALL BE NON-MERCURY TYPE SWITCH ONLY.

NOTES:
1. SEE SHEET 2 OF 3 FOR GENERAL NOTES, MATERIAL NOTES, LEGEND, LOCUS PLAN, SYSTEM DETAILS, SOIL TYPES, INVERT DATA, TEST PIT DATA, PERCOLATION TEST DATA, LEACH BED REQUIREMENTS, SYSTEM PROFILE, AND SYSTEM SECTION.
2. SEE SHEET 1 OF 3 FOR SYSTEM SITE PLAN AND LOT PLAN.

GENERAL NOTES:
1. THE PUMP TO BE CONFIGURED TO DOSE FIELD 1
2. FIELD 1 IS EXISTING #ECA2015081712
3. FIELD 2 IS PROPOSED

### FIELED 2

PUMP CHAMBER ELEVATIONS: PUMP 2

| | | |
|---|---|---|
| INV. IN | = 87.40 | 850 GAL STORAGE |
| ALARM ON | = 85.87 | |
| PUMP ON | = 84.72 | |
| PUMP OFF | = 84.15 | |
| BOTTOM OF CHAMBER | =83.65 | |

* NOTE: FACILITY EQUIPPED WITH EMERGENCY POWER

TOTAL EQUIVALENT LENGTH OF PIPE:

PVC FORCE MAIN = 1 GATE VALE = 1'
1 CHECK VALVE = 14'
1 STANDARD TEE = 12'
1 90° ELBOW = 4'

| GPM | hf/100 | hf | TDH max | TDH min | VELOCITY | |
|---|---|---|---|---|---|---|
| 0 | 0 | 0 | 17.26 | 16.69 | 0 | |
| 10 | 0.18 | 0.58 | 17.84 | 17.27 | 0.87 | |
| 20 | 0.63 | 12.03 | 19.29 | 18.72 | 1.73 | |
| 30 | 1.34 | 4.31 | 21.57 | 20.99 | 2.60 | |
| 40 | 2.28 | 7.34 | 24.60 | 24.03 | 3.46 | ← 48 GPM |
| 50 | 3.45 | 11.10 | 28.36 | 27.79 | 4.33 | |

STATIC HEAD MAX. = 17.26
STATE HEAD MIN. = 16.69

NOTES:
1. PUMP: FE MYERS, MWH50
2. PUMP AND CONTROLS TO BE APPROVED BY DESIGN ENGINEER PRIOR TO INSTALLATION.
3. THE PUMP SHALL BE EQUIPPED WITH AN ALARM POWERED BY A CIRCUIT SEPARATE FROM THE PUMP POWER.
4. THE PUMP SHALL BE CAPABLE OF PASSING 1 ¼" SOLIDS.
5. PUMP CONTROLS SHALL BE NON-MERCURY TYPE SWITCH ONLY.

NOTES:
1. SEE SHEET 2 OF 3 FOR GENERAL NOTES, MATERIAL NOTES, LEGEND, LOCUS PLAN, SYSTEM DETAILS, SOIL TYPES, INVERT DATA, TEST PIT DATA, PERCOLATION TEST DATA, LEACH BED REQUIREMENTS, SYSTEM PROFILE, AND SYSTEM SECTION.
2. SEE SHEET 1 OF 3 FOR SYSTEM SITE PLAN AND LOT PLAN.

GENERAL NOTES:
1. THE PUMP TO BE CONFIGURED TO DOSE FIELD 2
2. FIELD 1 IS EXISTING #ECA2015081712
3. FIELD 2 IS PROPOSED

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |

# SUBSURFACE DISPOSAL
## PUMP HAMBER AND MISCELLANCE DETAILS

LOT NO. LOT 1, MAP H
STREET ADDRESS: 301 DURHAM ROAD
CITY / TOWN: DOVER, NH

OWNER OF RECORD: REAL MCKOY, LLC
P.O. BOX 1727
DOVER, NH 03820

20 0 10 20 40 80
( IN FEET )

1430-CONSTRUCTION MADBURY SEPTIC

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 742-1954

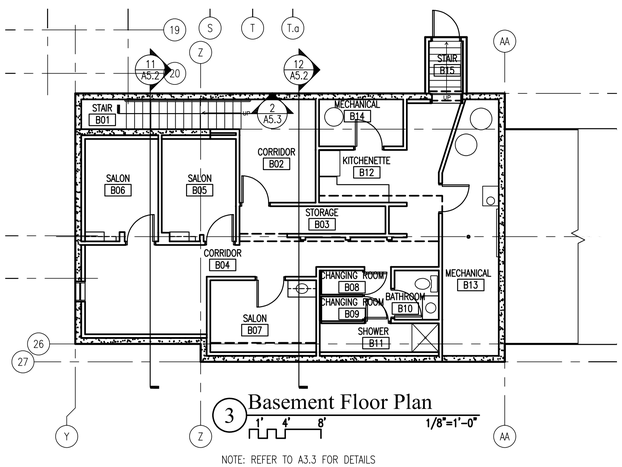
DESIGN: SJH
SCALE: 1"=20'
DATE: 10-26-18
SHEET: 3
PROJECT #1430

## General Notes

1. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD, (FACE OF CONCRETE FOUNDATION), TYPICAL, WHICH DOES NOT INCLUDE THICKNESS OF COMPOSITE NAILBASE INSULATED SHEATHING, UNLESS NOTED OTHERWISE.
2. REFER TO DRAWING 2.2 FOR EXTERIOR GRADING AT PERIMETER OF BUILDING
3. REFER TO A3.1–A3.3 FOR INTERIOR DIMENSIONS

## Sheet Specific Notes

(1) DIMENSION IS TO FACE OF GYPSUM BOARD.

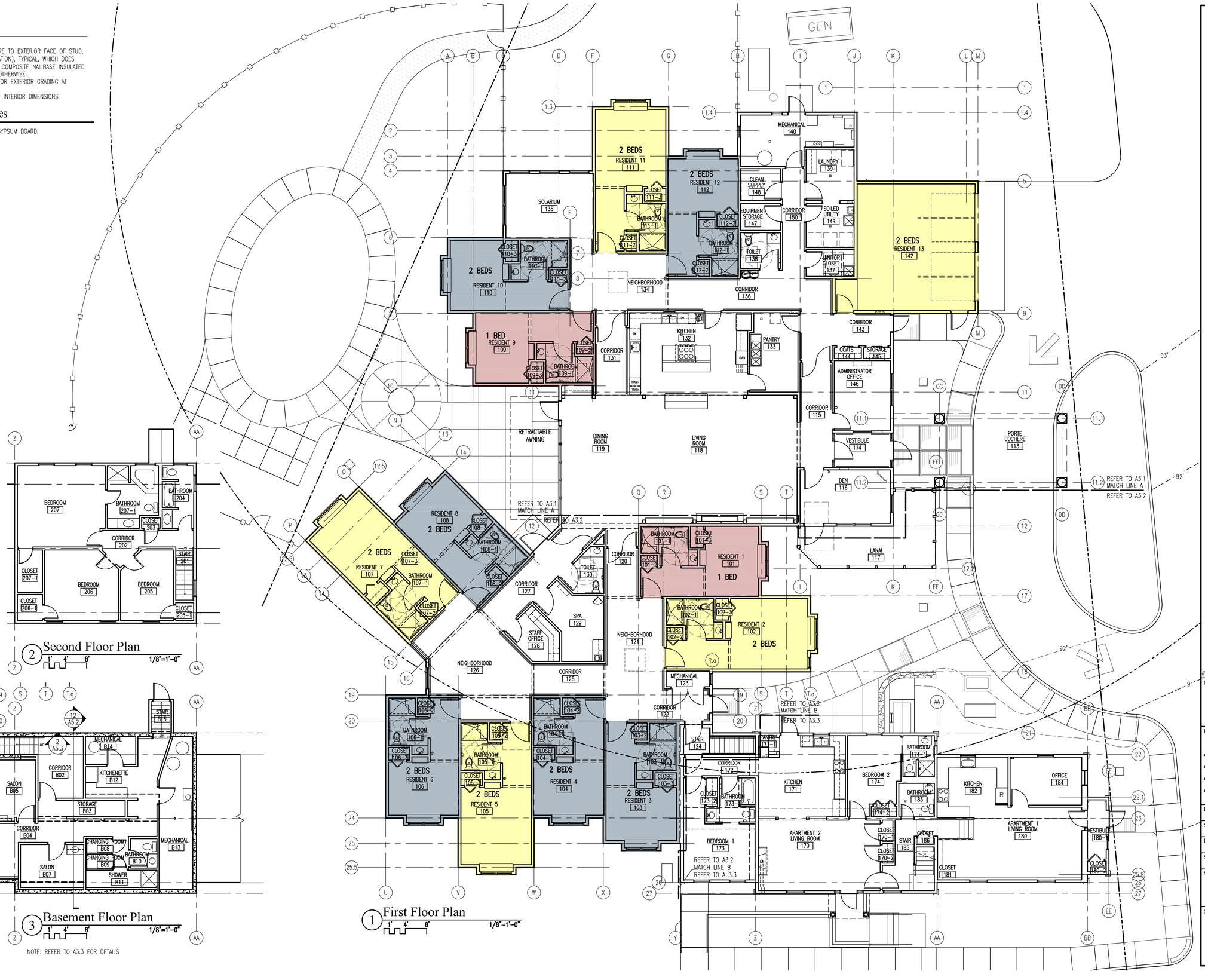



2 Second Floor Plan
1' 4' 8' 1/8"=1'-0"




3 Basement Floor Plan
1' 4' 8' 1/8"=1'-0"

NOTE: REFER TO A3.3 FOR DETAILS




1 First Floor Plan
1' 4' 8' 1/8"=1'-0"

AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail ags@agarchitects.com
www.agarchitects.com
Phone: 603-743-3700
Fax: 603-743-3777

# Johnson Creek Village

Dover, New Hampshire

Plan N

© AG Architects, PC

Consultant:

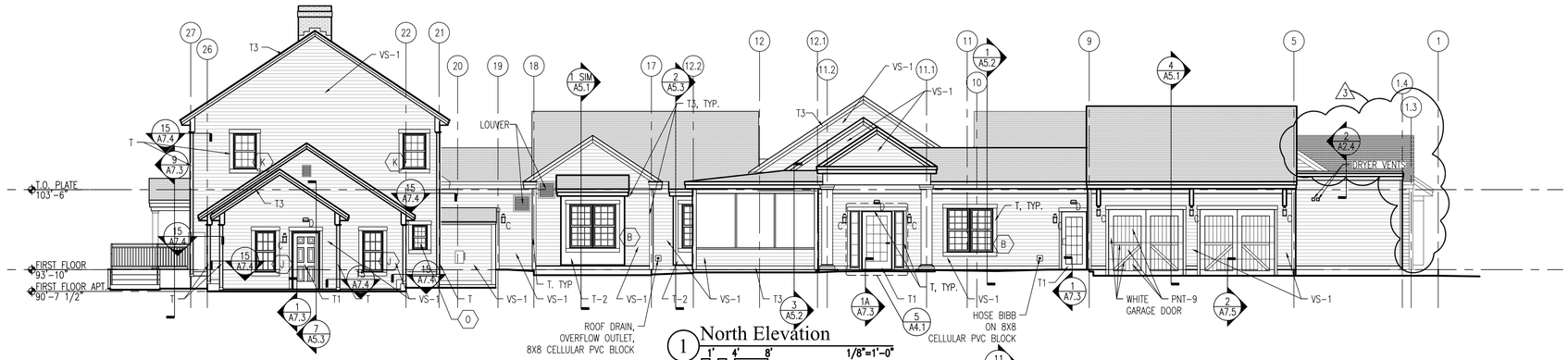
Revisions:

1 Addendum No. 2, 3 March 2016
2 VE Revisions, 4 May 2016
3 Double Bed Revision, 15 July 2016
4 2 Beds Per Room, 19 June 2018

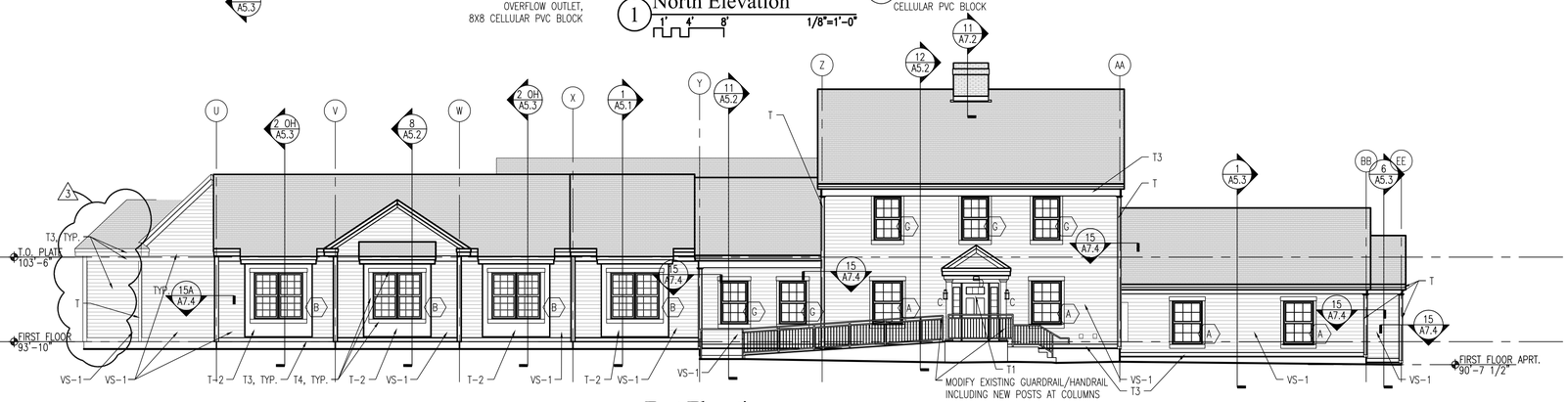
Date: 1 February 2016
Scale: 1/8" = 1'-0"
Drawn By: JG & BG
Checked By: AG
Sheet: 10 of 51
File: 146660-A201-09

Sheet Title: Basement, First and Second Floor Plans

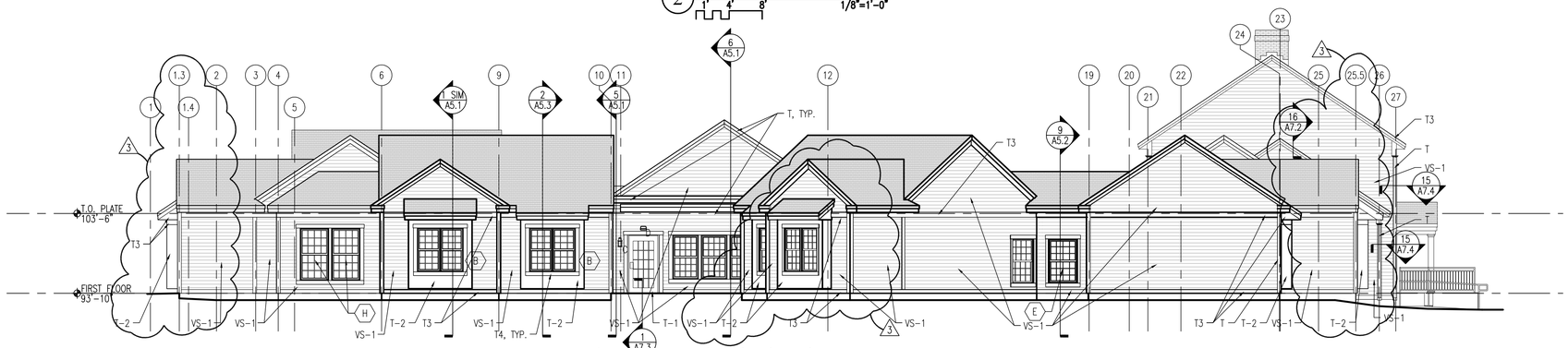
Sheet Number: A2.1



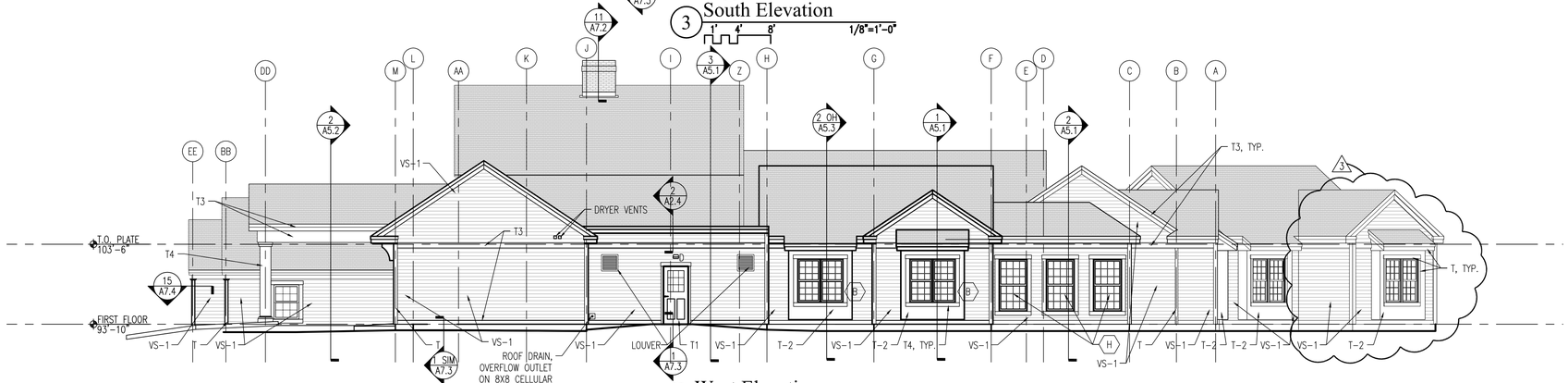

1 North Elevation 1/8"=1'-0"




2 East Elevation 1/8"=1'-0"



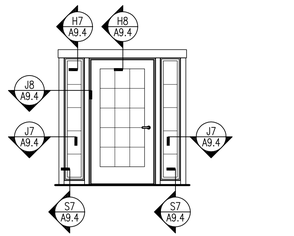

3 South Elevation 1/8"=1'-0"



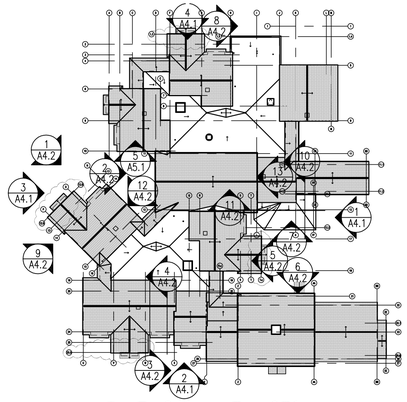

4 West Elevation 1/8"=1'-0"

## Legend

| | |
|---|---|
| VS-1 | VINYL SIDING, DARK GREEN |
| T | TRIM, WHITE VINYL |
| T-1 | DOOR, PAINTED RED |
| T-2 | TRIM, CELLULAR PVC PAINTED PNT-9 GOLD |
| T-3 | TRIM, WHITE ALUMINUM COIL |
| T-4 | TRIM, CELLULAR PVC |
| C | LIGHT FIXTURE, WALL LANTERN |
| C2 | LIGHT FIXTURE, WALL LANTERN |
| D | EMERGENCY LIGHT FIXTURE |



5 Exterior Door And Sidelites 1/4"=1'-0"



Reference Roof Plan

AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail ag@agarchitects.com
www.agarchitects.com
Phone: 603-743-3700
Fax: 603-743-3777

# Johnson Creek Village

Dover, New Hampshire

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Consultant:

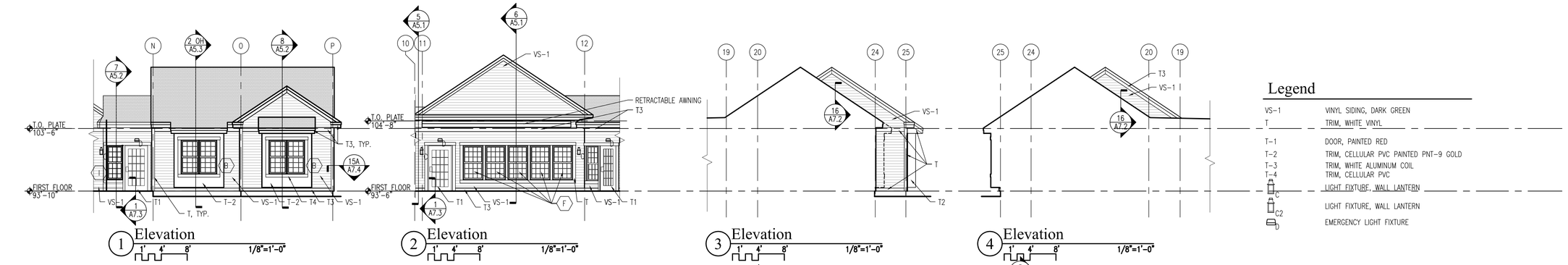
Revisions:

1 Addendum No. 2, 3 March 2016
2 VE Revisions, 4 May 2016
3 Double Bed Revisions, 15 July 2016

Date: 1 February 2016
Scale: 1/8" = 1'-0"
Drawn By: JG & BG
Checked By: AG
Sheet: 26 of 48
File: 146660-A401-08

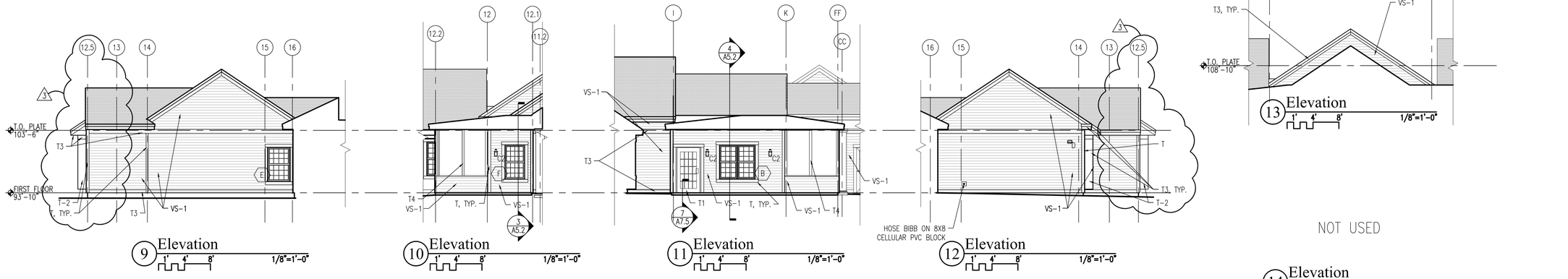
Sheet Title: Exterior Elevations

Sheet Number: A4.1




## Legend

| | |
|---|---|
| VS-1 | VINYL SIDING, DARK GREEN |
| T | TRIM, WHITE VINYL |
| T-1 | DOOR, PAINTED RED |
| T-2 | TRIM, CELLULAR PVC PAINTED PNT-9 GOLD |
| T-3 | TRIM, WHITE ALUMINUM COIL |
| T-4 | TRIM, CELLULAR PVC |
| C | LIGHT FIXTURE, WALL LANTERN |
| C2 | LIGHT FIXTURE, WALL LANTERN |
| D | EMERGENCY LIGHT FIXTURE |



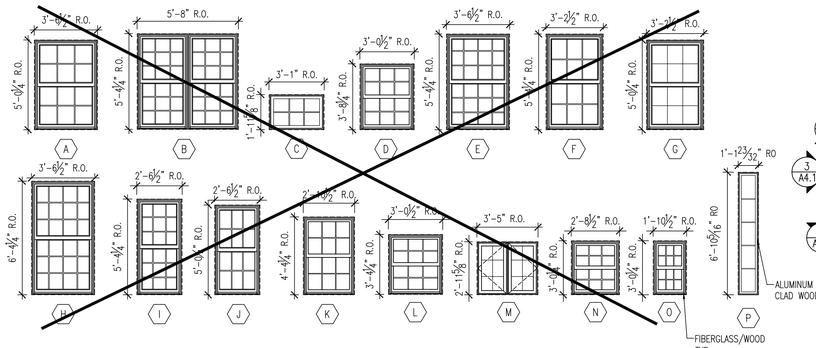

NOT USED

## Window Schedule

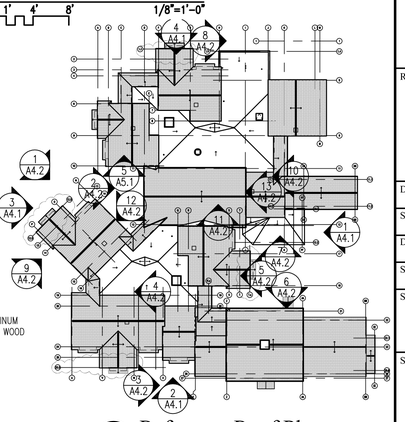
REFER TO VE ALTERNATE WINDOW SCHEDULE

| LTR. | TYPES | ROUGH OPENING | FRAME SIZE | MANUFACTURER | LABEL | DETAIL HEAD | DETAIL JAMB | DETAIL SILL | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| A | DOUBLE HUNG | 3'-6 1/2"W X 5'-0 1/4"H | 3'-5 1/2"W X 4'-11 3/4"H | INTEGRITY | ITDH4260E | 5/A7.3 SIM | 7/A7.3 SIM | 6/A7.3 SIM | |
| B | DOUBLE HUNG, MULLED | 5'-8"W X 5'-4 1/4"H | 5'-7"W X 5'-3 3/4"H | INTEGRITY | ITDH34642W | 5/A7.3 | 7,12/A7.3 | 6/A7.3 | FACTORY MULLED |
| C | AWNING | 3'-1"W X 1'-11 5/8"H | 3'-0"W X 1'-11 1/8"H | INTEGRITY | IAWN3723E | 9/A7.3 | 8,11/A7.3 | 10/A7.3 | FIELD MULLED |
| D | DOUBLE HUNG | 3'-6 1/2"W X 3'-8 1/4"H | 2'-11 1/2"W X 3'-7 3/4"H | INTEGRITY | ITDH3644 | 5/A7.3 SIM | 7/A7.3 SIM | 6/A7.3 SIM | |
| E | DOUBLE HUNG | 3'-6 1/2"W X 5'-4 1/4"H | 3'-5 1/2"W X 5'-3 3/4"H | INTEGRITY | ITDH4264E | 5/A7.3 | 7,11/A7.3 | 6/A7.3 | FIELD MULLED |
| F | DOUBLE HUNG | 3'-2 1/2"W X 5'-4 1/4"H | 3'-1 1/2"W X 5'-3 3/4"H | INTEGRITY | ITDH3864E | 5/A7.3 | 7/A7.3 | 6/A7.3 | |
| G | DOUBLE HUNG | 3'-2 1/2"W X 5'-0 1/4"H | 3'-1 1/2"W X 4'-11 3/4"H | INTEGRITY | ITDH3860E | 5/A7.3 SIM | 7/A7.3 SIM | 6/A7.3 SIM | |
| H | DOUBLE HUNG | 3'-6 1/2"W X 6'-4 1/4"H | 3'-5 1/2"W X 6'-3 3/4"H | INTEGRITY | ITDH4276E | 5/A7.3 | 7,11/A7.3 | 6/A7.3 | FIELD MULLED |
| I | DOUBLE HUNG | 2'-6 1/2"W X 5'-4 1/4"H | 2'-5 1/2"W X 5'-3 3/4"H | INTEGRITY | ITDH3064 | 5/A7.3 | 7/A7.3 | 6/A7.3 | |
| J | DOUBLE HUNG | 2'-6 1/2"W X 5'-0 1/4"H | 2'-5 1/2"W X 4'-11 3/4"H | INTEGRITY | ITDH3060 | 5/A7.3 SIM | 7/A7.3 SIM | 6/A7.3 SIM | |
| K | DOUBLE HUNG | 2'-10 1/2"W X 4'-4 1/4"H | 2'-9 1/2"W X 4'-3 3/4"H | INTEGRITY | ITDH3452 | 5/A7.3 SIM | 7/A7.3 SIM | 6/A7.3 SIM | |
| L | DOUBLE HUNG | 3'-0 1/2"W X 3'-4 1/4"H | 2'-11 1/2"W X 3'-3/4"H | INTEGRITY | ITDH3640 | 5/A7.3 SIM | 7/A7.3 SIM | 6/A7.3 SIM | |
| M | CASEMENT (2W) | 3'-5"W X 2'-11 5/8"H | 3'-4"W X 2'-11 1/8"H | INTEGRITY | ICA2135 2W | 5/A7.3 SIM | 7/A7.3 SIM | 6/A7.3 SIM | |
| N | DOUBLE HUNG | 2'-8 1/2"W X 3'-0 1/4"H | 2'-7 1/2"W X 2'-11 3/4"H | INTEGRITY | ITDH3236 | 5/A7.3 SIM | 7/A7.3 SIM | 6/A7.3 SIM | |
| O | DOUBLE HUNG | 1'-10 1/2"W X 3'-0 1/4"H | 1'-9 1/2"W X 2'-11 3/4"H | INTEGRITY | ITDH2236 | 5/A7.3 SIM | 7/A7.3 SIM | 6/A7.3 SIM | |
| P | POLYGON | 1'-1 23/32"W X 6'-10 5/16"H | 1'-1 1/4"W X 6'-10 1/16"H | MARVIN | CRECT, CLAD POLYGON | H7/A9.4 | J7,J8/A9.4 | S7/A9.4 | |

REFER TO VE ALTERNATE WINDOW SCHEDULE




14 Elevation 1/8"=1'-0"



Reference Roof Plan

AG Architects, PC
634 Central Avenue, Dover, NH 03820
E-Mail ags@agarchitects.com
www.agarchitects.com
Phone: 603-743-3700
Fax: 603-743-3777

# Johnson Creek Village
Dover, New Hampshire

© AG Architects, PC

Consultant:

Revisions:
1 Addendum No. 2, 3 March 2016
2 VE Revisions, 4 May 2016
3 Double Bed Revisions, 15 July 2016

Date: 1 February 2016
Scale: 1/8" = 1'-0"
Drawn By: JG & BG
Checked By: AG
Sheet: 27 of 48
File: 146660-A401-08

Sheet Title: Exterior Elevations

Sheet Number: A4.2





**P15-18A** **301 Durham Road**

| Property ID | Location | Owner 1 | Owner 2 | Owner Address 1 | City | State | Zip |
|---|---|---|---|---|---|---|---|
| H0001-A00000 | 20 FRESHET RD | PAHLEVI RIZA & | GANTINI ATIK | 20 FRESHET ROAD | DOVER | NH | 03820 |
| H0001-B00000 | 299 DURHAM RD | GEANOULIS DAVID S | | 299 DURHAM RD | DOVER | NH | 03820 |
| H0002-000000 | 275 DURHAM RD | CITY OF DOVER | | 288 CENTRAL AVENUE | DOVER | NH | 03820 |
| H0002-A00002 | 34 VICTORY WY | LOPEZ DAVID & | FALLON JESSICA | 18 B FRESHET RD | DOVER | NH | 03820 |
| H0002-A00OPN | 34 VICTORY WY | HOME OWNERS OF 36 & 34 VICTORY WY | | 34 & 36 VICTORY WY | DOVER | NH | 03820 |
| I0022-D00000 | 294 DURHAM RD | CLARK GORDON D | | 294 DURHAM RD | DOVER | NH | 03820 |
| I0122-000000 | 282 DURHAM RD | ELKS ORDER OF | | 282 DURHAM RD | DOVER | NH | 03820 |
| I0123-000000 | 304 DURHAM RD | CLARK GORDON D | C/O GC/AAA FENCES INC | 294 DURHAM RD | DOVER | NH | 03820 |
| I0129-000000 | 308 DURHAM RD | CROISETIERE LEO | | 308 DURHAM RD | DOVER | NH | 03820 |
| | | CIVILWORKS NEW ENGLAND | | 181 WATSON ROAD | DOVER | NH | 03820 |
| | | MCENEANY SURVEY ASSOCIATES INC | | 24 CHESTNUT STREET | DOVER | NH | 03820 |
| | | DESTEFANO & ASSOCAIATES INC. | JOHN DESTEFANO | 2456 LAFAYETTE ROAD | PORTSMOUTH | NH | 03801 |
| | | REAL MCKOY PROPERTIES LLC | | P.O. BOX 1727 | DOVER | NH | 03820 |

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-50

| | |
|---|---|
| Application Type: | Site Plan Review |
| Applicant(s): | White Water Car Wash & Detail Center, LLC |
| Owner(s): | Danvin Court One LLC and Danvin Court Two, LLC |
| Location: | 525 Central Ave (Assessor's Map 4, Lot 17) |
| Meeting Date: | November 13, 2018 |

**INTENT:** To remove existing self-serve car washing building and detail center, selective demolition of pavement and concrete, repave and install vacuum hoses, and to obtain a conditional use permit for 22% lot coverage whereas 75% is required.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-B

**ACREAGE**: 0.29 acres

**ZONING DISTRICT:** CBD - General

**EXISTING LAND USE:** Automobile Washing Facility

**PROPOSED LAND USE:** Automobile Washing Facility

**SURROUNDING LAND USE:** Retail/Commercial/Residential

**ZBA ACTION:** N/A

**ATTACHMENTS:** Application materials and narrative

**NOTICES SENT:** Abutter notices were sent by certified or first class mail to all abutters for this meeting

**PERMITS REQUIRED:**
-Conditional Use Permits
-Demolition permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**
The applicant is proposing to demolish the self-service car washing building and detail center to add vacuum hose stations which would not conform to the required lot coverage in the CBD-G district and therefore needs a Conditional Use Permit.

**Consistency with Land Use Regulations**
Chapter 170-20.B(1) Zoning Ordinance allows for Conditional use approval for relief from the standards herein may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing 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

This plan is consistent with the criteria.

**STAFF RECOMMENDATION:**
The Planning Department recommends the Planning Board accept the application, open the public hearing and vote to approve the Conditional Use Permit with the following conditions:

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

1. Revise Conditional Use Permit plan to:
   a. Show existing buildings or provide demolition plan
   b. Remove advertising logos from plan
   c. Add planning file number (P18-50)
   d. Add note calculating existing and proposed lot coverage vs. required
   e. Add street names to the location map
   f. Add north arrow and scale
   g. Add name of abutting property owners
   h. Indicate any stormwater changes to the satisfaction of the City Engineer
   i. Add owner's signatures
   j. Add common site notes: 1, 2, 3, and 8

# 525 Central Avenue




**Property Information**

| | |
|---|---|
| **Property ID** | 04017-000000 |
| **Location** | 525 CENTRAL AV |
| **Owner** | DANVIN COURT ONE 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 11/06/2018

# 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: White Water Car Wash & Detail Center,LLC Telephone # 508-560-4684

Address of Applicant: 525 Central Avenue, Dover NH 03820

E-Mail Address: kjmcloughlinjr@gmail.com

Name of Property Owner (if different from applicant): Danvin Court One, LLC & Danvin Court Two, LLC Telephone #

Address of Property Owner: 6 Edgewood Rd, Middelton, MA 01949

## PROPERTY INFORMATION

Assessor's Map # 04 Lot(s) # 17

Address of Property: 525 Central Ave, Dover NH 03820

Zoning District(s) CBD Overlay District(s)

Existing Use of Property: Car Washing Facility

## 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 proposed project requests the removal of a building reducing the building coverage from 35% to 22% in the CBD district.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: None known

Name of Professional That Prepared Plans: N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

**SIGNATURES**

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: Terri J McGrath Date: 10-11-18

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

Signature of Agent: Martha Pinduli Date: 10-12-18

**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: Terri J McGrath Date: 10-11-18

# CITY OF DOVER CONDITIONAL USE
# LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. 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 |
|---|---|---|---|
| | | | |

To Be Done by the City

# 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) = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # _____ per dwelling unit = $ _____
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # _____ sq. ft. = $ _____
     Additions (new floor space) $.10 per sq. ft. x # _____sq. ft. = $ _____
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # _____ = $ _____
   - MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ _____
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # _____ sq. ft. = $ _____
   - CONDITIONAL USE PERMIT $150.00 x # _____ per application = $ 150.00
   - GRAVEL PIT/ 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 = $ _____

*(Revised May 15, 2017)*

**TOTAL FEE** **$** 210.00

# PROJECT NARRATIVE
# CONDITIONAL USE PERMIT

**For**

**White Water Car Wash & Detail Center**
**525 Central Avenue**
**Dover, NH 03820**

**Tax Map 4, Lot 17**

**PROJECT OVERVIEW**
The project consists of the following general improvements:

- Removal of the self-washing building of the White Water Car Wash.
- Demolition of the self-washing bays, selective demolition of pavement/concrete, regrading, repaving.
- Installation of the vacuum hoses and restripe the parking lot.

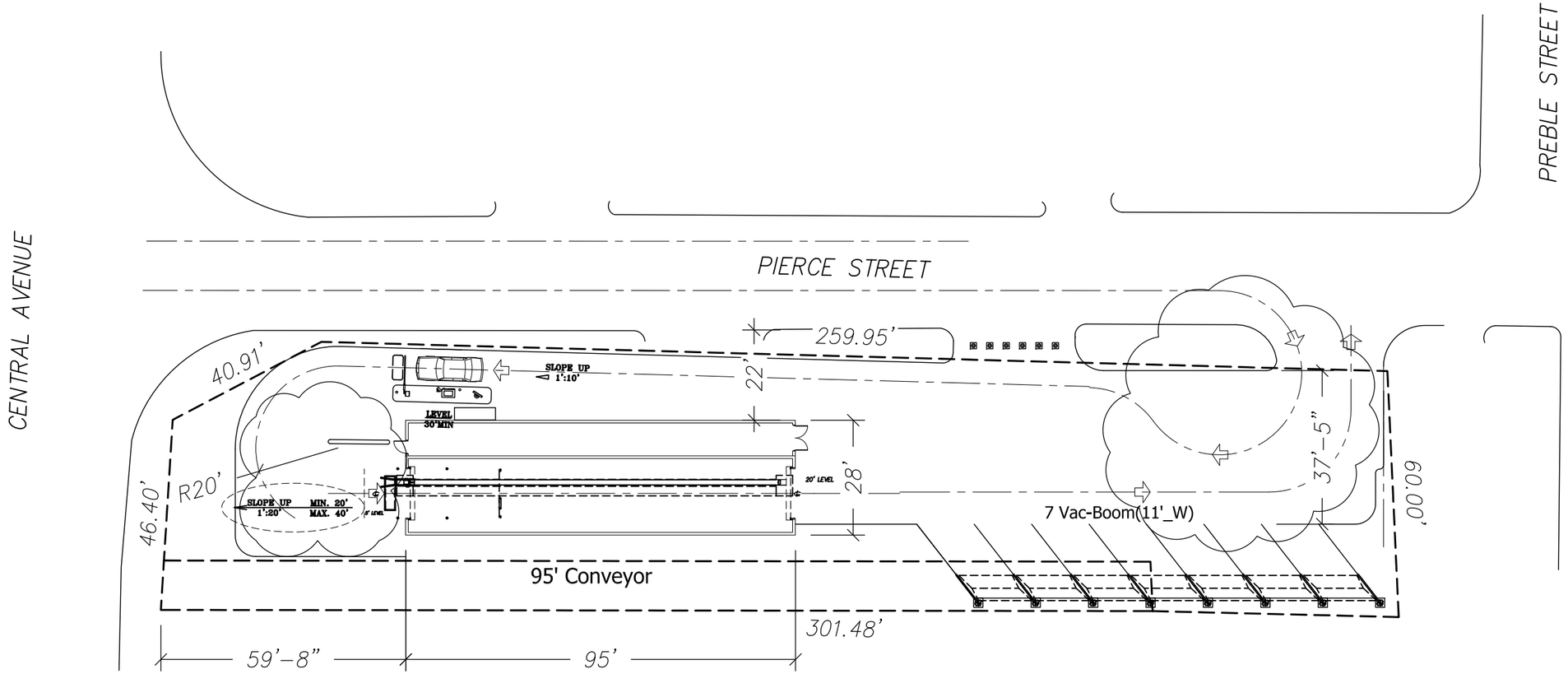
**PROJECT, LOCATION, AND SITE CHARACTERISTICS**
The project site is located at 525 Central Avenue in the Dover Central Business District. The existing site consists of two buildings on a parcel of land as shown on Tax Map 4, Lot 17. Currently there is a drive thru car washing facility and a self-washing building with two bays and a detail center. The project proposes to remove the self-washing building and detail center and restripe the parking area for 7 vacuum bays.

The initial building coverage is approximately 4,500 sf, or 35%, and after the removal of the self-washing building the building coverage will be approximately 2,850 sf, or 22%. This conditional use permit is requesting the approval of the removal of this building and subsequent lot building coverage in the central business district.

# SONNY'S CARWASH DESIGN SERVICES

# The Tunnel Experts™






## SITE LEGEND

- HANDICAP PARKING
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- SETBACKS

## GENERAL NOTES

1. ALL CENTER LINE OF ROAD CURB RADII TO BE 23' UNLESS OTHERWISE NOTED.
2. ALL VACUUM SPACES ARE 9'-10" UNLESS OTHERWISE NOTED.

## PRELIMINARY PLAN NOTE

THIS PLAN HAS BEEN PREPARED WITH THE BEST AVAILABLE INFORMATION PROVIDED BY THE CUSTOMER, WITHOUT THE BENEFIT OF A SURVEY IN SOME CASES. THE ENGINEER HAS NOT CONDUCTED ANY CODE RESEARCH REGARDING, BUT NOT LIMITED TO, PERMITTED USES, SETBACKS, BUFFERS, ACCESS, REQUIRED PARKING, LANDSCAPING, FAR, ISR, STORM WATER MANAGEMENT, UTILITIES, RIGHT OF WAY ACQUISITION OR EASEMENTS TO BENEFIT ACCURATE LAYOUT ORIENTATION AND CONFIGURATION.


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SONNY'S CarWash Parts — 12,000 Parts In Stock!
SONNY'S CarWash Controls — Affordable Controls!
SONNY'S CarWash College — Hands-On Training!



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# 15411-C10- White Water Car Wash

SCALE: N.T.S. | LOCATION: NH

| Sheet | Rev. |
|---|---|
| 01 | -3- |

| | |
|---|---|
| DATE: | 10.28.15 |
| REVISION DATE: | 11.01.17 |
| CREATED BY: | LV |
| REVISED BY: | JCH |
| CHECKED BY: | |

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http://www.SonnysDirect.com

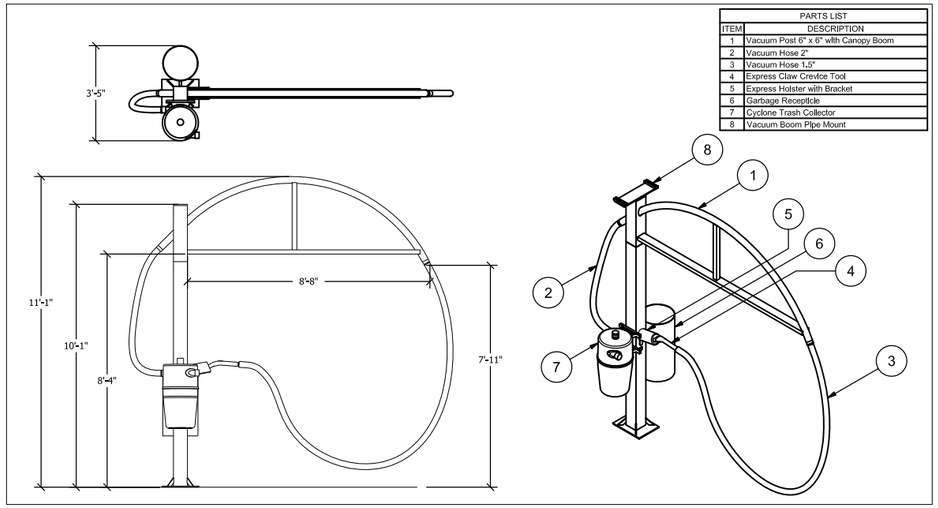
SITE LAYOUT

"DRAFT"

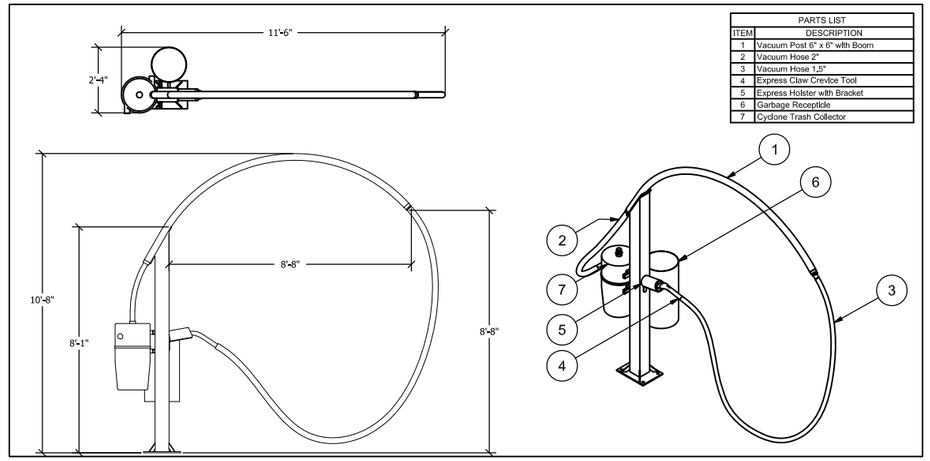

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# SONNY'S CARWASH DESIGN SERVICES

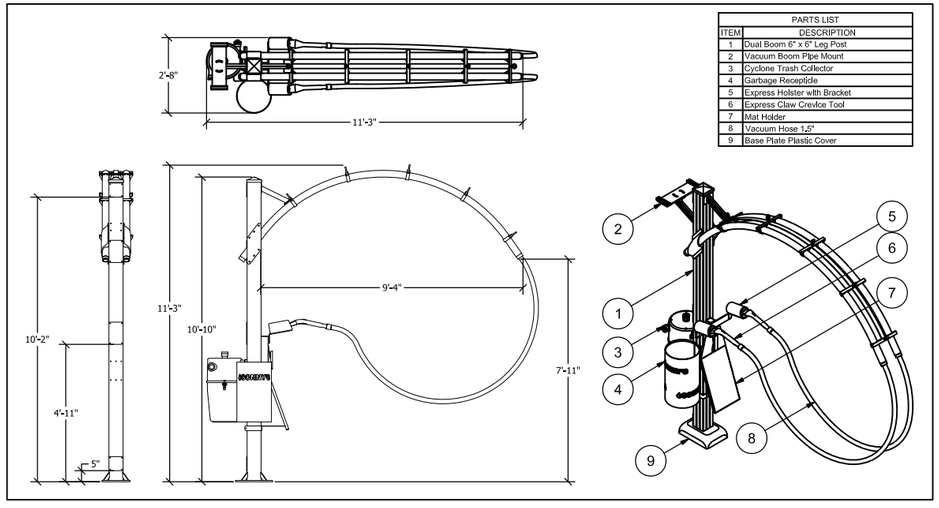
# The Tunnel Experts™



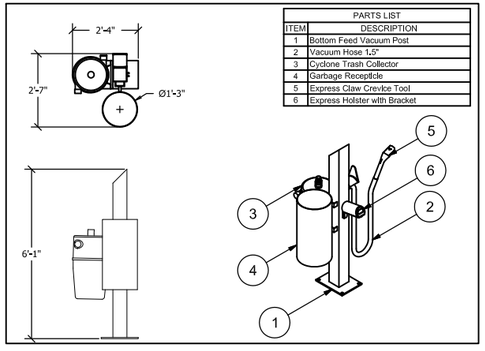

| PARTS LIST | |
|---|---|
| ITEM | DESCRIPTION |
| 1 | Vacuum Post 6" x 6" with Canopy Boom |
| 2 | Vacuum Hose 2" |
| 3 | Vacuum Hose 1.5" |
| 4 | Express Claw Crevice Tool |
| 5 | Express Holster with Bracket |
| 6 | Garbage Receptacle |
| 7 | Cyclone Trash Collector |
| 8 | Vacuum Boom Pipe Mount |



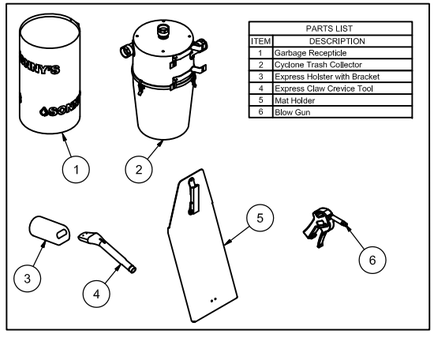

| PARTS LIST | |
|---|---|
| ITEM | DESCRIPTION |
| 1 | Vacuum Post 6" x 6" with Boom |
| 2 | Vacuum Hose 2" |
| 3 | Vacuum Hose 1.5" |
| 4 | Express Claw Crevice Tool |
| 5 | Express Holster with Bracket |
| 6 | Garbage Receptacle |
| 7 | Cyclone Trash Collector |




| PARTS LIST | |
|---|---|
| ITEM | DESCRIPTION |
| 1 | Dual Boom 6" x 6" Leg Post |
| 2 | Vacuum Boom Pipe Mount |
| 3 | Cyclone Trash Collector |
| 4 | Garbage Receptacle |
| 5 | Express Holster with Bracket |
| 6 | Express Claw Crevice Tool |
| 7 | Mat Holder |
| 8 | Vacuum Hose 1.5" |
| 9 | Base Plate Plastic Cover |




| PARTS LIST | |
|---|---|
| ITEM | DESCRIPTION |
| 1 | Bottom Feed Vacuum Post |
| 2 | Vacuum Hose 1.5" |
| 3 | Cyclone Trash Collector |
| 4 | Garbage Receptacle |
| 5 | Express Claw Crevice Tool |
| 6 | Express Holster with Bracket |




| PARTS LIST | |
|---|---|
| ITEM | DESCRIPTION |
| 1 | Garbage Receptacle |
| 2 | Cyclone Trash Collector |
| 3 | Express Holster with Bracket |
| 4 | Express Claw Crevice Tool |
| 5 | Mat Holder |
| 6 | Blow Gun |

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15411-C10- White Water Car Wash

SCALE: N.T.S. | LOCATION: NH

?NON

| Sheet | Rev. |
|---|---|
| 05 | -3- |

| | |
|---|---|
| DATE: | 10.28.15 |
| REVISION DATE: | 11.01.17 |
| CREATED BY: | LV |
| REVISED BY: | JCH |
| CHECKED BY: | |

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EQUIPMENT SUPPORT

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# CIVILWORKS NEW ENGLAND

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


November 8, 2018

Mr. Christopher Parker
Assistant City Manager/Director of Planning
City of Dover
288 Central Ave
Dover, NH 03820

Subject: White Water Car Wash & Detail Center, LLC
87 Portland Street (Map 04 Lots 17)
Dover, NH 03820
Our Reference No. 18052

Re: Conditional Use Permit

Dear Mr. Parker:

On behalf of our client, White Water Car Wash & Detail Center, LLC we are pleased to submit the following in support of the planning board application. Outlined below are the Conditional Use Permit criteria for the application.

**Conditional Use Permit Standards:**

Standard 170-20 B. (1) (a)-(i)

(a) The car wash is existing and the project proposes removing the existing self-service building of the facility. Sidewalks and curb is already present defining the ROW.
(b) The existing car wash already has adequate vehicle access including a sidewalk around the entire frontage.
(c) The car wash is existing and the removal of the self-wash building does not affect this.
(d) The proposed project is removing the self-wash building and does not involve changes in architecture to the building which is to remain.
(e) The proposed project is removing a building and does not involve changes to the existing building. This standard does not apply.
(f) This standard does not apply.
(g) This proposal does not challenge the distinctive nature of the Civic Buildings of Dover.
(h) The “self-wash” building is not a historic building.
(i) The proposed use is existing and a building is being removed.

**P18-50** **525 Central Avenue**

| Property ID | Location | Owner 1 | Owner 2 | Owner Address 1 | City | State | Zip |
|---|---|---|---|---|---|---|---|
| 04001-000000 | 505 CENTRAL AV | DOVER DRUG | | 131 CLEMENT RD | ROLLINSFORD | NH | 03869 |
| 04002-000000 | 4 BROADWAY | RANDALL CLAYTON F LIVING REVOCABLE TRUST | RANDALL CLAYTON F TRUSTEE | 131 CLEMENT RD | ROLLINSFORD | NH | 03869-5100 |
| 04003-000000 | 12 BROADWAY | RANDALL CLAYTON F LIVING REVOCABLE TRUST | RANDALL CLAYTON F TRUSTEE | 131 CLEMENT RD | ROLLINSFORD | NH | 03869-5100 |
| 04005-000000 | 14 BROADWAY | TRINKET REALTY LLC | | 519 CENTRAL AVE | DOVER | NH | 03820 |
| 04006-000000 | 18 BROADWAY | PARKER JASON M | | 18 BROADWAY | DOVER | NH | 03820-3202 |
| 04007-000000 | 22 BROADWAY | ZELAZO THERESA E | | 23 BIRCH DRIVE | DOVER | NH | 03820 |
| 04008-000000 | 26 BROADWAY | ASH RYAN C | | 16 CLYDE RD | YORK | ME | 03909-5325 |
| 04009-000000 | BROADWAY | BOSTON & MAINE RR | IRON HORSE PARK | HIGH STREET | NORTH BILLERICA | MA | 01862 |
| 04012-000000 | 23 25 PIERCE ST | MORNINGSTAR PROPERTIES LLC | | 101 PORTSMOUTH AVE | NEW CASTLE | NH | 03854 |
| 04013-000000 | 21 PIERCE ST | MORNINGSTAR PROPERTIES LLC | | 101 PORTSMOUTH AVE | NEW CASTLE | NH | 03854 |
| 04014-000000 | 17 19 PIERCE ST | SIDMORE JON K & | SIDMORE EMILY J | 17 19 PIERCE ST | DOVER | NH | 03820 |
| 04015-000000 | PIERCE ST | BOISSE GARY R | | PO BOX 755 | SOMERSWORTH | NH | 03878-0755 |
| 04019-000000 | 519 CENTRAL AV | PAPAIOANNOU ATHANASIOS & | PAPAIOANNOU SOTIRIOS | 177 HENRY LAW AVENUE | DOVER | NH | 03820-3816 |
| 04020-000000 | 511 CENTRAL AV | PAPAIONNOU SOTIRIOS & ALEXANDRA & | PAPAIONNOU ATHANASIOS AND MARTHA | 1 BIRCH DR | SOUTH BERWICK | ME | 03908 |
| 04021-000000 | CENTRAL AV | PEOPLE'S UNITED BANK | | 850 MAIN ST | BRIDGEPORT | CT | 06604 |
| 04022-000000 | 2 10 PIERCE ST | JALBERT MARGARET L & | JALBERT JOSEPH E | PO BOX 1454 | DOVER | NH | 03821 |
| 04024-000000 | 12 PIERCE ST | PEOPLE'S UNITED BANK | | 850 MAIN ST | BRIDGEPORT | CT | 06604 |
| 04025-000000 | 19 PREBLE ST | PEOPLE'S UNITED BANK | | 850 MAIN ST | BRIDGEPORT | CT | 06604 |
| 04030-000000 | 537 CENTRAL AV | PEOPLE'S UNITED BANK | | 850 MAIN ST | BRIDGEPORT | CT | 06604 |
| 04034-000000 | 14 PIERCE ST | SYSTEM PROPERTIES LLC | | PO BOX 297 | DOVER | NH | 03821 |
| 04035-000000 | 16 PIERCE ST | KOSTIS ENTERPRISES LLC | | 263 CENTRAL AVE | DOVER | NH | 03820 |
| 05003-000000 | 11 15 FOURTH ST | 21 FOURTH STREET LLC | | 280 A DOVER POINT RD | DOVER | NH | 03820 |
| 05004-000000 | 9 FOURTH ST | ADMR REALTY LLC | | 199 CONSTITUTION AVE | PORTSMOUTH | NH | 03801 |
| 05005-000000 | 526 CENTRAL AV | ADMR REALTY LLC | | 199 CONSTITUTION AVE | PORTSMOUTH | NH | 03801 |
| 05007-000000 | 530 CENTRAL AV | GOSSELLS BONNIE & BLICHER E CO-TRUSTEES | C/O 7 ELEVEN INC | PO BOX 711 | DALLAS | TX | 75221 |
| 06046-000000 | 488 490 CENTRAL A | BAMFORD DAVID K | | 466 CENTRAL AVE SUITE 12 | DOVER | NH | 03820 |
| 06054-000000 | THIRD ST | BOSTON & MAINE RR | IRON HORSE PARK | HIGH STREET | NORTH BILLERICA | MA | 01862 |
| 06054-A00000 | THIRD ST | CITY OF DOVER | | 288 CENTRAL AVE | DOVER | NH | 03820 |
| 06054-A00001 | THIRD ST | CARNEGIE HOLDINGS LLC | | 42 J DOVER POINT RD | DOVER | NH | 03820 |
| 06054-E00000 | 4 FOURTH ST | CARRIER IRENE R TRUSTEE | CARRIER IRENE R REV TRUST 98 | 50 FW HARTFORD DR | PORTSMOUTH | NH | 03801 |
| | | WHITE WATER CAR WASH & DETAIL CENTER, LLC | | 525 CENTRAL AVENUE | DOVER | NH | 03820 |
| | | DANVIN COURT ONE, LLC& DANVIN COURT TWO, LLC | | 6 EDGEWOOD ROAD | MIDDLETON | MA | 01949 |
| | | CIVILWORKS NEW ENGLAND | STEPHEN J HAIGHT, PE | 181 WATSON ROAD | DOVER | NH | 03820 |

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-51

| | |
|---|---|
| Application Type: | Minor Lot Line Adjustment |
| Applicant(s): | Hot Corner Productions, LLC |
| Owner(s): | Hot Corner Productions, LLC & Richard and Anna Kay Irrevocable Trust |
| Location: | 45 Littleworth Road |
| Meeting Date: | November 13, 2018 |

**INTENT:** Proposal to adjust the boundary lines moving a 50 ft wide strip of land to Lot 29B from Lot 29.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-C

**FILE:** P18-51

**APPLICANT(S):** Hot Corner Productions, LLC

**OWNER(S):** Hot Corner Productions, LLC & Richard and Anna Kay Irrevocable Trust

**LOCATION:** 45 Littleworth Road (Assessor's Map G, Lots 29 & 29B)

| **ACREAGE:** | **Existing:** | **Proposed**: |
|---|---|---|
| Lot 29: | 76.19 ac (3,317,908 sq. ft.) | 75.677 ac (3,296,480 sq. ft.) |
| Lot 29B: | 2.00 ac (87,120 sq. ft.) | 2.432 ac (108,548 sq. ft.) |

**ZONING DISTRICT:** Rural Restricted Industrial District (I-2)

**EXISTING LAND USE:** Residential and vacant

**PROPOSED LAND USE:** N/A

**SURROUNDING LAND USE:** Residential, Industrial, and vacant

**ZBA ACTION:** Variance for lunch cart denied in July 23, 2013

**ATTACHMENTS:** Application materials including 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 a minor lot line adjustment moving a 50 foot wide piece of land to Lot 29B from Lot 29. Both lots are and will remain conforming.

**Consistency with Land Use Regulations**
Chapter 155-18 of the Land 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 vote to approve the minor lot line adjustment.

**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 provide an updated current use plan.
3. The applicant shall revise the plat to:
   a. Include the Licensed Land Surveyor signature and stamp
   b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds.
   c. Add Planning file number P18-51.
   d. Add common subdivision note 10.
   e. Add abutter information
   f. Remove fence from abutting property

# 45 Littleworth Road




**Property Information**

| | |
|---|---|
| **Property ID** | G0029-B00000 |
| **Location** | 45 LITTLEWORTH RD |
| **Owner** | KAY RICHARD W & ANNA R TRUSTEES |

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 11/06/2018

# *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: Hot Corner Productions, LLC Telephone # (603)-817-0129

Address of Applicant: 8989 N Gainey Center Dr #129, Scottsdale AZ 85258

**FIRST PROPERTY OWNER AND PARCEL INFORMATION**

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

Address of 1st Property Owner: 8989 N Gainey Center Dr #129, Scottsdale AZ 85258

Address of Property: Littleworth Road, Dover NH 03820

Assessor's Map # G Lot(s) # 29

Property Deed: Book 4589 Page: 271

Zoning District(s) Rural Restricted Industrial Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 76.169 acres Size of Proposed Parcel (sq. ft.): 75.667 acres

**SECOND PROPERTY OWNER AND PARCEL INFORMATION**

Name of 2nd Property Owner (*if different from applicant*): Richard & Anna Kay Irrevocable Trust Telephone # (603)-834-0971

Address of 2nd Property Owner: 45 Littleworth Road, Dover NH 03820

Address of Property: 45 Littleworth Road, Dover NH 03820

Assessor's Map # G Lot(s) # 29-B

Property Deed: Book 4190 Page: 743

Zoning District(s) Rural Restricted Industrial Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 2.0 acres Size of Proposed Parcel (sq. ft.): 2.492 acres

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

**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Tritech Engineering Corporation

Address 755 Central Ave, Dover NH 03820 Telephone #: (603)-742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.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 First Property Owner: SEE BELOW Date: _____

Signature of Second Property Owner: [signature] Date: 10/22/18

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

Signature of Agent: _____ Date: _____

**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 FIRST Property Owner: SEE BELOW Date: _____

Hot Corner Productions, LLC
By: Dover Sports Complex, LLC
its appointed "Developer" per July 23, 2018 Development Agreement
By: [signature] 10/22/18
David P. Hoyt, its Manager, duly authorized.

Professional License #: 884 E-mail address: rjs@tritecheng.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 First Property Owner: _____ Date: _____

Signature of Second Property Owner: Donna Kay Trustee Richard A. Kay Trustee Date: 10/22/18

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

Signature of Agent: _____ Date: _____

**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: _____

# *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 |
|---|---|---|---|
| G | 29-B | Richard & Anna Kay | 45 Littleworth Road, Dover NH 03820 |

**Applicant (if different from owner):**

| APPLICANT NAME | APPLICANT COMPANY | MAILING ADDRESS |
|---|---|---|
| Dave Hoyt | Hot Corner Productions, LLC | 8989 N Gainey Center Dr #129, Scottsdale AZ 85258 |

**Surveyor and/or Engineer/Professional Agent:**

| NAME | COMPANY | MAILING ADDRESS |
|---|---|---|
| Robert J. Stowell | Tritech Engineering Corporation | 755 Central Ave, Dover NH 03820 |
| Christopher Wyskiel | Wyskiel, Boc, Tilinghast & Bolduc, PA | 561 Central Ave, Dover NH 03820 |
| | | |

**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 = $ 24.00
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 = $ _____

*(Revised May 15, 2017)*

**TOTAL FEE** **$** 304.00

# *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: Hot Corner Productions, LLC File Number: _____

PROPERTY LOCATION: Littleworth Road, Dover NH 03820 Tax Map: G Lot: 29

| | Explain How Provided | Reviewed |
|---|---|---|
| **1. Completed and signed Application form** | Enclosed | |
| **2. Electronic copy of the surveyed plat layout** | Emailed | |
| **3. Electronic copy of supplementary materials and application** | Emailed | |
| **4. List of all professional agents to be notified for Planning Board** | Enclosed | |
| **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 | Plan | |
| Planning File # | | |
| Date, north arrow and scale | Plan | |
| Names of all abutting property owners | Plan | |
| Name and address of owners | Plan | |
| Signature & stamp of NH licensed land surveyor | Plan | |
| Zoning District boundaries, including any special or overlay districts | Plan | |
| Location of Conservation District areas | Plan | |
| Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks | Plan | |
| Location and widths of existing & proposed easements & right of ways | N/A | |
| Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system | Plan | |
| Existing and proposed lot areas in square feet | Plan | |
| Existing and proposed buildings and structure locations | Plan | |
| Minimum building setbacks or build to lines on all lots | Plan | |
| Map and lot numbers for existing and proposed lots as assigned by Tax Assessor | Plan | |
| Location, material and size of existing and proposed permanent monuments | Plan | |
| All applicable Dover Common Subdivision notes | Plan | |

REVIEWED BY: _____ DATE_____

**TRITECH**
**ENGINEERING CORPORATION**

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

October 23, 2018

Christopher G. Parker, AICP
Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

**Subject:** **Minor Lot Line Adjustment Application**
**Hot Corner Productions, LLC &**
**Richard & Anna Kay Irrevocable Trust**
45 Littleworth Road
Tax Map G Lots 29 & 29B
Dover, New Hampshire
Job No. 16150

Dear Christopher:

This Lot Line Adjustment Application proposes to adjust the boundary lines between Map G Lot 29 and Map G Lot 29B by adding parcel "A", a 50 foot wide strip of land containing 21,428 square feet, to Lot 29B thereby removing it from Lot 29.

Enclosed please find the Lot Line Adjustment Package, containing the following:

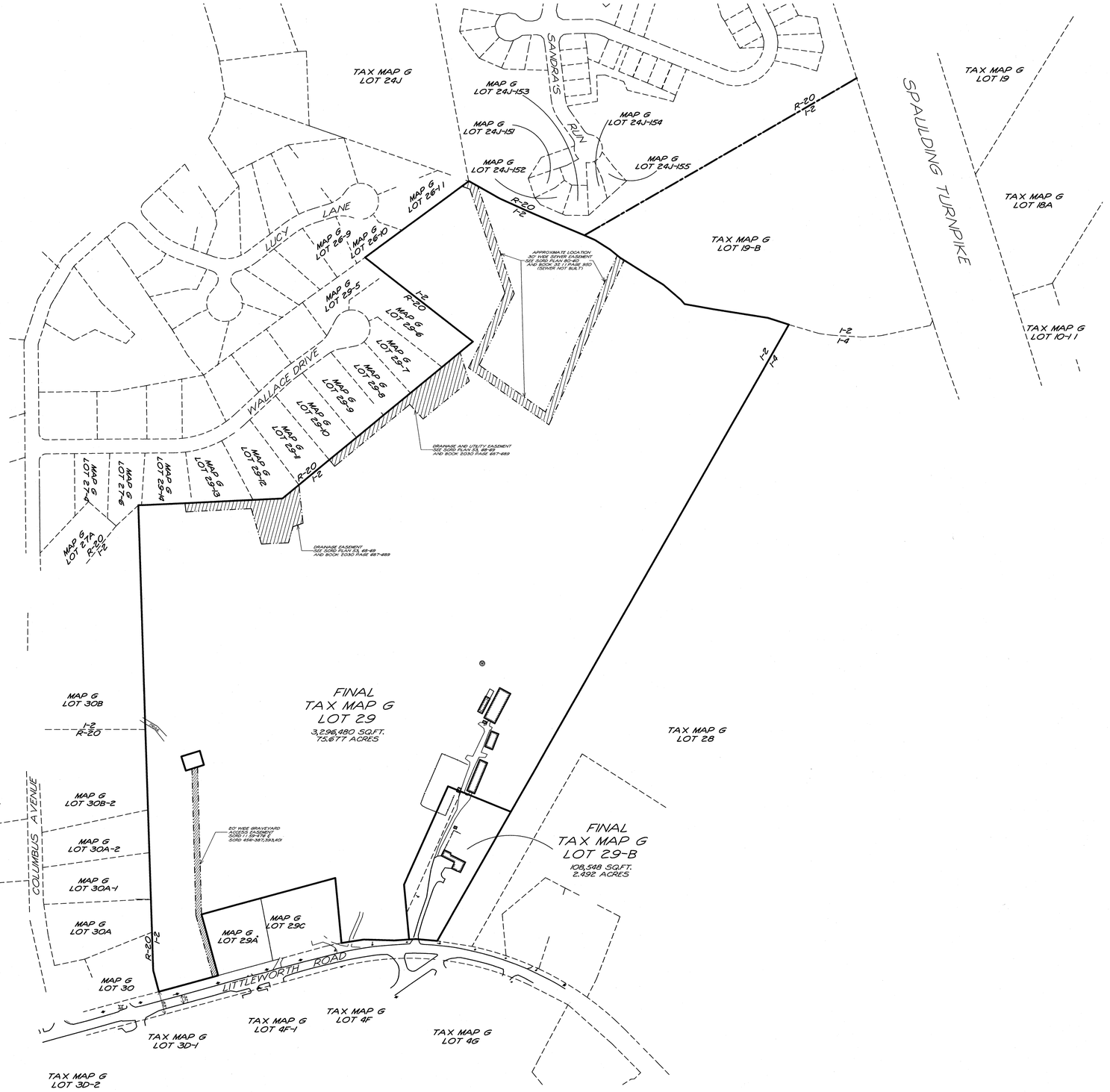
- Four (4) full-size copies of the Boundary Line Adjustment Plan.
- Eleven (11) half-size copies of the Boundary Line Adjustment Plan.
- Fifteen (15) copies of the Minor Lot Line Adjustment Application with Checklist.
- The application fee in the amount of $304.00.

Please advise should you have any questions.

Very truly yours,
**TRITECH ENGINEERING CORP.**

Robert J. Stowell, P.E., L.L.S.
President

RJS / rms
Enclosures
\\16150_PB_LLASubmLtr.doc




NOTE

FOR BOUNDARY MATH FOR LOT 29-B SEE: LOT LINE ADJUSTMENT PLAN
HOT CORNER PRODUCTIONS, LLC. AND
RICHARD & ANNA KAY IRREV. TR.
45 LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
OCTOBER 23, 2018
SUBMITTED WITH THIS APPLICATION

FOR BOUNDARY MATH FOR LOT 29 SEE: LOT LINE ADJUSTMENT PLAN
RICHARD & ANNA KAY REV. TR. AND
RICHARD & ANNA KAY IRREV. TR.
45 LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
APRIL 3, 2018 SCRD 116-4, 5, 6


TRITECH
ENGINEERING CORPORATION
759 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830


REVISIONS
DATE: DESCRIPTION:

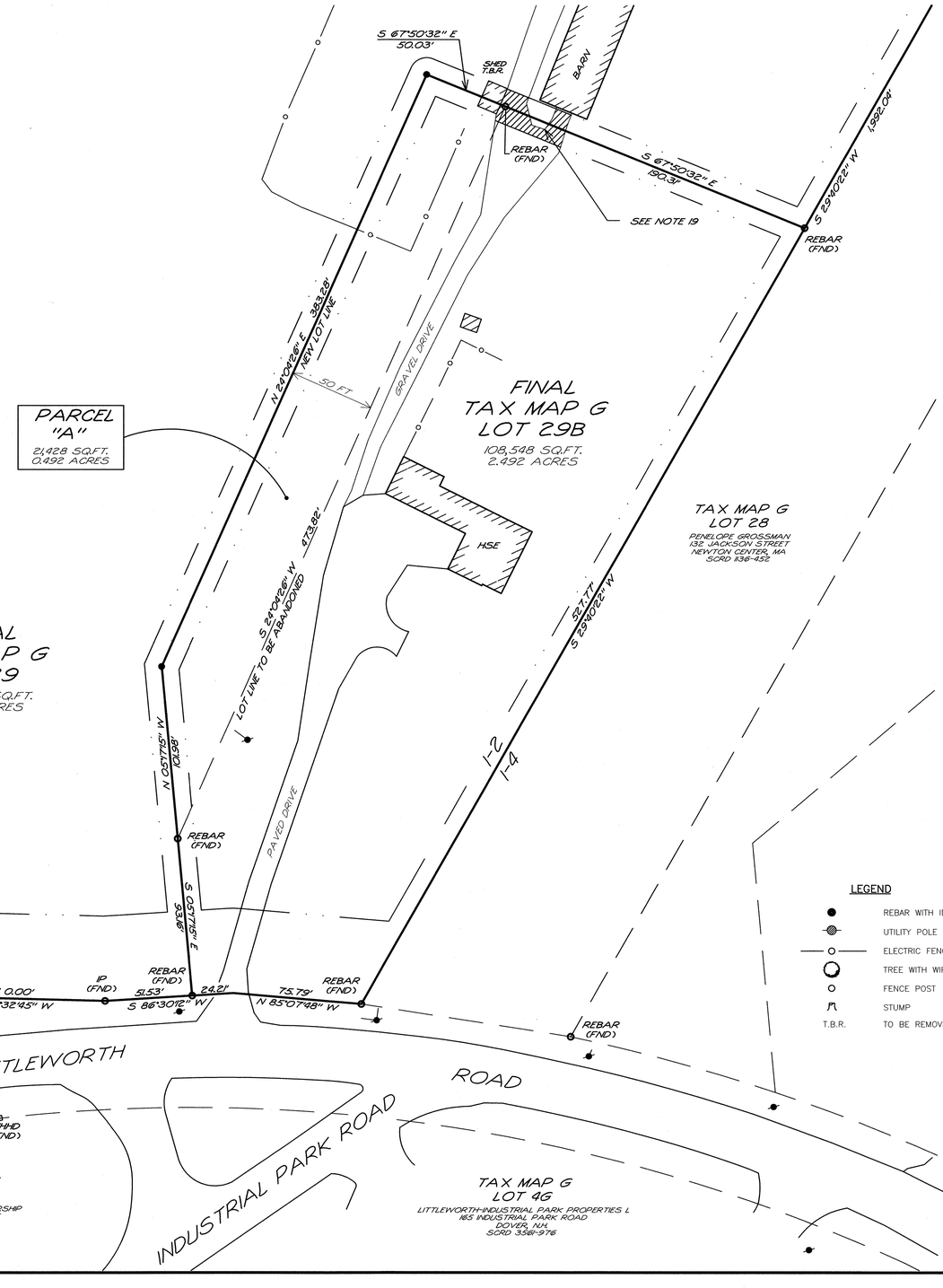
LOT LINE ADJUSTMENT PLAN
HOT CORNER PRODUCTIONS, LLC. AND
RICHARD & ANNA KAY IRREV. TR.
45 LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
OCTOBER 23, 2018 JOB No. 16150
SCALE: 1" = 200'

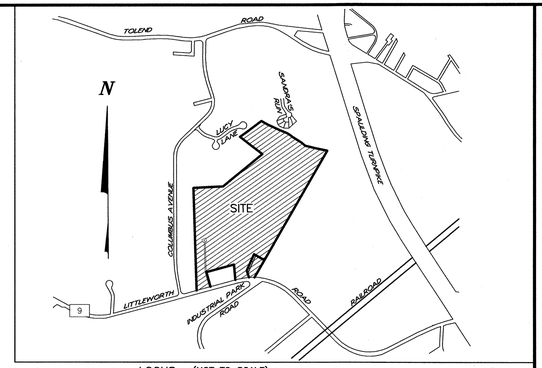
SHEET No. 0-1

(P18-)

N

TRITECH
ENGINEERING CORPORATION




LOCUS (NOT TO SCALE)

LEGEND

- REBAR WITH ID CAP SET
- UTILITY POLE
- ELECTRIC FENCE
- TREE WITH WIRE
- FENCE POST
- STUMP
- T.B.R. TO BE REMOVED

NOTES

1. INTENT: TO ADJUST THE PROPERTY BOUNDARIES BETWEEN TAX MAP G LOT 29 AND TAX MAP G LOT 29B. BY ADDING PARCEL "A" (21,428 SQ.FT.) TO LOT 29B.

2. CURRENT OWNER: **MAP G LOT 29**
HOT CORNER PRODUCTIONS, LLC
8989 N. GAINEY CENTER DR #129
SCOTTSDALE, ARIZONA

**MAP G LOT 29B**
RICHARD & ANNA KAY IRR. TR.
45 LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

3. TOTAL AREA: **MAP G LOT 29**

| | | | |
|---|---|---|---|
| ORIGINAL | 3,317,908 SQ.FT. | – | 76.169 ACRES |
| MINUS PARCEL "A" | 21,428 SQ.FT. | – | 0.492 ACRES |
| FINAL | 3,296,480 SQ.FT. | – | 75.677 ACRES |

**MAP G LOT 29B**

| | | | |
|---|---|---|---|
| ORIGINAL | 87,120 SQ.FT. | – | 2.000 ACRES |
| PLUS PARCEL "A" | 21,428 SQ.FT. | – | 0.492 ACRES |
| FINAL | 108,548 SQ.FT. | – | 2.492 ACRES |

4. TAX MAP G LOT 29 & 29B.

5. PROJECT DEED REFERENCE: **MAP G LOT 29** BOOK 4589 PAGE 271
**MAP G LOT 29B** BOOK 4190 PAGE 743

6. ZONING: I–2
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. BUILDING SETBACKS:
FRONT: 50 FT
SIDE: 10 FT
REAR: 10 FT

MAXIMUM/MINIMUM LOT COVERAGE 50%
MAXIMUM/MINIMUM BUILDING HEIGHT 50 FEET

THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS:
WETLANDS

7. WETLANDS WERE NOT MAPPED AS PART OF THIS PROJECT.

8. PROJECT PLAN REFERENCE:

| | |
|---|---|
| PLAN OF LAND<br>JAMES T. YOUNG AND VIRGINIA M. GAGNON<br>LITTLEWORTH ROAD, DOVER, N.H.<br>RICHARD P. TOWLE<br>NOV. 1982 SCRD 24A–32 | MINOR SUBDIVISION<br>OF LAND PREPARED FOR<br>JOHN Y. SOWERBY<br>DOVER, N.H.<br>McENEANEY & O'NEIL<br>DEC. 9, 1986 SCRD 31A–59 |
| SUBDIVISION OF LAND FOR<br>RICHARD & ANN KAY<br>IN DOVER, N.H.<br>BRUCE L. POHOPEK<br>AUG. 21, 1985 SCRD 28–73 | SUBDIVISION OF LAND FOR<br>RICHARD, ANNA & DUANE KAY<br>IN DOVER, N.H.<br>BRUCE L. POHOPEK<br>MARCH 26, 1992 SCRD 41–16 |
| LOT LINE ADJUSTMENT PLAN<br>RICHARD & ANNA KAY REV. TR. AND<br>RICHARD & ANNA KAY IRREV. TR.<br>45 LITTLEWORTH ROAD<br>DOVER, NEW HAMPSHIRE<br>TRITECH ENGINEERING CORPORATION<br>APRIL 3, 2018 SCRD 116–4, 5, 6 | SUBDIVISION OF LAND FOR<br>WILLIAM C. YOUNG<br>ON COLUMBUS AVENUE<br>IN DOVER, N.H.<br>BRUCE L. POHOPEK<br>DECEMBER 14, 1993 SCRD 41A–25 |

9. THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 32,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF MAY, 2017.

10. BASIS OF BEARING: DOVER GPS SYSTEM. COORDINATES SHOWN ARE BASED ON GPS FIELD OBSERVATIONS ON MAY 15, 2017, USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON MAY 19, 2017. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

11. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0310E, MAP No. 33017C0310E, DATE: 9–30–2015).

12. ALL ON–SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

13. THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.

14. LOTS ARE SERVICED BY PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND MUNICIPAL WATER.

15. VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE

16. MAP G LOT 29 IS ENCUMBERED BY CURRENT USE, SEE BOOK 1171 PAGE 565 AND BOOK 1222 PAGE 35. MAP G LOT 29B IS ENCUMBERED BY CURRENT USE SEE BOOK 1066 PAGE 410.

17. GRAVEYARD IS OWNED BY VIRGINIA M. RUDAT, CHARLES GAGNON, JULIA GAGNON AND THOMAS MORGAN DAVID GAGNON, (THE HEIRS OF JAMES T. YOUNG AND VIRGINIA M. GAGNON) SEE SCRD BOOK 4541 PAGE 401.

18. MAP G LOT 29 AND LOT 29B BOTH CONTAIN A MINIMUM OF 20,000 SQ.FT. OF CONTIGUOUS UPLAND.

19. THE DRIVEWAY WILL BE REMOVED FIVE FEET FROM BOTH SIDES OF THE PROPERTY LINE, LOAMED AND SEEDED, OR AN EASEMENT WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS FOR CROSS ACCESS.

40 0 20 40 80 160
1"=40'


TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830


REVISIONS DESCRIPTION:
DATE:

LOT LINE ADJUSTMENT PLAN
**HOT CORNER PRODUCTIONS, LLC.**
**AND**
**RICHARD & ANNA KAY IRREV. TR.**
45 LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
OCTOBER 23, 2018 JOB No. 16150
SCALE: 1" = 40'

SHEET No. **LLA-1A**

(P18-)

**P18-51** **45 Littleworth Road**

| Property ID | Location | Owner 1 | Owner 2 | Owner Address 1 | City | State | Zip |
|---|---|---|---|---|---|---|---|
| G0003-D00001 | 52 LITTLEWORTH RD | ROUNDY VICKI S & | ROUNDY EDWARD K JR | 48 EDGEWATER DR | BARRINGTON | NH | 03825 |
| G0003-D00002 | 62 LITTLEWORTH RD | IWORX REAL ESTATE LLC | | 62 LITTLEWORTH RD | DOVER | NH | 03820 |
| G0004-D00000 | 120 INDUSTRIAL PARK RD | GLOBAL INVENTORY MANAGEMENT LLC | | 120 INDUSTRIAL PARK RD | DOVER | NH | 03820 |
| G0004-E00000 | 92 INDUSTRIAL PARK RD | WILLMANCH CORP | % TAX DEPT | PO BOX 28606 | ATLANTA | GA | 30358-0606 |
| G0004-F00000 | 136 INDUSTRIAL PARK RD | HOLGATE LIMITED PARTNERSHIP | | 130 CENTRAL AVE | DOVER | NH | 03820 |
| G0004-F00001 | 42 LITTLEWORTH RD | JBMF REAL ESTATE LLC | | 42 LITTLEWORTH RD | DOVER | NH | 03820 |
| G0004-G00000 | 165 INDUSTRIAL PARK RD | LITTLEWORTH/INDUSTRIAL PARK PROPERTIES L | | PO BOX 118 | DOVER | NH | 03821-0118 |
| G0004-G00001 | 38 LITTLEWORTH RD | 38 LITTLEWORTH ROAD CONDOMINIUM | C/O 38 LITTLEWORTH RD LLC AND FISH LIPS | PO BOX 2232 | DOVER | NH | 03821 |
| G0019-B00000 | TOLEND RD | CITY OF DOVER | | 288 CENTRAL AVE | DOVER | NH | 03820 |
| G0024-J00000 | TOLEND RD | WYNDBROOK AT DOVER HOMEOWNERS ASSOCIATIO | | PO BOX 1685 | DOVER | NH | 03821-1685 |
| G0024-J00150 | 35 SANDRA'S RUN | ABOOD ADAM A & | ABOOD CARRIE R | 35 SANDRA'S RUN | DOVER | NH | 03820 |
| G0024-J00151 | 37 SANDRA'S RUN | SUNDRARAM HARI HARA BALAJI KANDHAN MEENA | DEVASENATHYPATHY SUHASHNI | 37 SANDRA'S RUN | DOVER | NH | 03820-4731 |
| G0024-J00152 | 39 SANDRA'S RUN | DICKERMAN GARY J & | SURMAN KATHERINE A | 39 SANDRA'S RUN | DOVER | NH | 03820 |
| G0024-J00153 | 41 SANDRA'S RUN | DAWANDE GAURAV & | DAWANDE RAKHIKA | 41 SANDRA'S RUN | DOVER | NH | 03820 |
| G0024-J00154 | 43 SANDRA'S RUN | MACINTIRE ERIN | | 43 SANDRA'S RUN | DOVER | NH | 03820 |
| G0024-J00155 | 45 SANDRA'S RUN | GARCIA BRITTNEY E & | GARCIA SHANE C | 45 SANDRA'S RUN | DOVER | NH | 03820 |
| G0026-007000 | 23 LUCY LN | TOLAND DANIEL P & | TOLAND KRISTIN M | 23 LUCY LN | DOVER | NH | 03820-5516 |
| G0026-008000 | 27 LUCY LN | RICHARDSON JACOB E & | RICHARDSON CORINNE M | 27 LUCY LN | DOVER | NH | 03820 |
| G0026-009000 | 33 LUCY LN | BEAUREGARD PETER D & | BEAUREGARD AMY T | 33 LUCY LN | DOVER | NH | 03820 |
| G0026-010000 | 37 LUCY LN | MCKAY MICHAEL C | | 37 LUCY LN | DOVER | NH | 03820 |
| G0026-011000 | 41 LUCY LN | LOOKER SUSAN N & | LOOKER WILLIAM | 41 LUCY LN | DOVER | NH | 03820 |
| G0026-012000 | 40 LUCY LN | MOE EROL R & | MOE JENNIFER A | 40 LUCY LN | DOVER | NH | 03820-5516 |
| G0027-004000 | 7 WALLACE DR | WAMSLEY RICHARD D & | WAMSLEY NADINE E | 7 WALLACE DR | DOVER | NH | 03820 |
| G0027-006000 | 11 WALLACE DR | TELLEZ ERIN M & | TELLEZ-REYNOSA CRESCENCIO | 11 WALLACE DR | DOVER | NH | 03820 |
| G0027-A00000 | 128 COLUMBUS AV | MYERS EVAN B & | MYERS SAMANTHA G | 128 COLUMBUS AVENUE | DOVER | NH | 03820 |
| G0028-000000 | LITTLEWORTH RD | GROSSMAN PENELOPE | | 132 JACKSON STREET | NEWTON CTR. | MA | 02159 |
| G0028-001A00 | 43 A LITTLEWORTH RD | MILLER JOHN P & | MILLER ROSEMARY | 43 A LITTLEWORTH RD | DOVER | NH | 03820 |
| G0028-001B00 | 43 LITTLEWORTH RD | XYDIAS VASILIOS P | | 43 LITTLEWORTH RD | DOVER | NH | 03820 |
| G0029-005000 | 48 WALLACE DR | NOLLET JOHN & | NOLLET LORI | 48 WALLACE DR | DOVER | NH | 03820 |
| G0029-006000 | 51 WALLACE DR | ROBERTS FREDERICK R & | CORDES-ROBERTS FLORENCE D | 51 WALLACE DR | DOVER | NH | 03820-5520 |
| G0029-007000 | 49 WALLACE DR | SMITH JOAN DORIS | | 49 WALLACE DR | DOVER | NH | 03820 |
| G0029-008000 | 47 WALLACE DR | MCINTYRE JOHN T & | MCINTYRE MEGAN A | 47 WALLACE DR | DOVER | NH | 03820 |
| G0029-009000 | 43 WALLACE DR | PARKER CHRISTOPHER W & | PARKER LEANNE | 43 WALLACE DR | DOVER | NH | 03820 |
| G0029-010000 | 37 WALLACE DR | JOST JERRY WESTON & | POKROVSKAYA IRINA | 37 WALLACE DR | DOVER | NH | 03820 |
| G0029-011000 | 33 WALLACE DR | JERRY GLEN C REVOCABLE TRUST | JERRY GLEN C TRUSTEE | 33 WALLACE DRIVE | DOVER | NH | 03820 |
| G0029-012000 | 27 WALLACE DR | VANASCO STEVEN J & | VANASCO LARA B | 27 WALLACE DRIVE | DOVER | NH | 03820 |
| G0029-013000 | 23 WALLACE DR | TREJO VANESSA E & | TREJO DONALDO H | 23 WALLACE DR | DOVER | NH | 03820 |
| G0029-014000 | 17 WALLACE DR | SUAREZ CHRISTOPHER | | 17 WALLACE DR | DOVER | NH | 03820 |
| G0029-A00000 | 53 LITTLEWORTH RD | RIGGS NATHAN & | RIGGS CHELSEA | 53 LITTLEWORTH RD | DOVER | NH | 03820 |
| G0029-C00000 | 49 LITTLEWORTH RD | TUCKER ANNE E TRUSTEE | TUCKER ANNE E REVOCABLE TRUST | 16 THE GARRISON | DOVER | NH | 03820 |
| G0030-000000 | 59 LITTLEWORTH RD | DRYZ ADAM & | MARTINI ELIZABETH | 59 LITTLEWORTH RD | DOVER | NH | 03820 |
| G0030-A00000 | 180 COLUMBUS AV | WRIGHT JEREMY S & | STANLEY STACI L | 180 COLUMBUS AVE | DOVER | NH | 03820 |
| G0030-A00001 | 174 COLUMBUS AV | ANTONIOLI KATHERINE MICHELLE & | ANTONIOLI RYAN TED | 174 COLUMBUS AV | DOVER | NH | 03820-5507 |
| G0030-A00002 | 168 COLUMBUS AV | DUDLEY ANNE MARIE | | 168 COLUMBUS AVE | DOVER | NH | 03820 |
| G0030-B00000 | 152 COLUMBUS AV | MOURGENOS NICHOLAS G | MOURGENOS BECKY L | 32 THREE RIVERS FARM | DOVER | NH | 03820 |
| G0030-B00002 | 160 COLUMBUS AV | BOCKMAN SARA J & | BOCKMAN JOHN J II | 160 COLUMBUS AVE | DOVER | NH | 03820 |
| | | HOT CORNER PRODUCTIONS LLC | DAVE HOYT | 8989 N GAINEY CENTER DR # 129 | SCOTTSDALE | AZ | 85258 |
| | | RICHARD & ANNA KAY | | 45 LITTLEWORTH ROAD | DOVER | NH | 03820 |
| | | TRITECH ENGINEERING CORPORATION | ROBERT STOWELL | 755 CENTRAL AVENUE | DOVER | NH | 03820 |
| | | WYSKIEL, BOC, TILINGHAST & BOLDUC, PA | CHRISTOPHER WYSKIEL | 561 CENTRAL AVENUE | DOVER | NH | 03820 |

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-53

| | |
|---|---|
| Application Type: | Minor Subdivision |
| Applicant(s): | Jennifer Morin |
| Owner(s): | Jennifer Morin |
| Location: | 371 Tolend Road (Assessor's Map C, Lot 48) |
| Meeting Date: | November 13, 2018 |

**INTENT:** To subdivide Dover Tax Map C Lot 48 into two separate parcels to create one new lot. The new lot would be 1.68 acres and the parent lot would decrease to 20.41 acres.

**LOTS/UNITS PROPOSED:** 2 (one new)

**AGENDA ITEM #:** 4-D

**ACREAGE**: 22.095 acres

**ZONING DISTRICT:** Rural Residential District (R-40)

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Residential

**SURROUNDING LAND USE:**
Residential/vacant land

**ZBA ACTION:** None

**ATTACHMENTS:** Application Materials including Subdivision Plan

**NOTICES SENT:** Abutter notices were sent by certified or first class mail to all abutters for this meeting

**PERMITS REQUIRED:** NHDES Sewage Discharge Permit and NHDES Subdivision Permit

**WAIVERS REQUESTED:**
155-43.A Municipal Water Connection

**Summary of Request and Background**
The applicant proposes to subdivide a 22.095 acre lot into two parcels. The new lot would be 1.68 acres and the parent lot would decrease to 20.41 acres. The new lot will have 150' of frontage, and the remaining lot will have 296' of frontage.

**Waiver**
The applicant is requesting a waiver from Section 155-43.A for connection to municipal water service. The justification provided by the applicant is:

- Tolend Road was recently reconstructed
- The existing water main is located under the reconstructed road & on the opposite side of the Tolend Road centerline.
- Installation of water services would require trenching the full width of Tolend Road to a depth of greater than 6 feet
- The project meets all NHDES requirements for on-site wells & on-site septic systems
- The existing house has an existing, functioning well with adequate quantity and quality.

On Sheet S-2 of the plan, the applicant has noted that should the existing well fail, the owner shall connect to City Water.

**Consistency with Land Use Regulations**
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with the regulations.

**STAFF RECOMMENDATION-Waiver:**
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and grant the waiver request per the reasons provided by the applicant:

**Condition to be Met Prior to Signing of the Plans:**

1. Add a note to the plat that the Board granted a waiver to Chapter 155-43.A (Municipal Water Connection) and that the Board found the criteria of Chapter 155-51.A have been met.
2. Revise note 27 on Sheet S-2 to include that should the applicant tie into the municipal water system in the future, investment fees shall be paid.

**STAFF RECOMMENDATION-Minor Subdivision:**
The Planning Department recommends that the Planning Board approve the Minor Subdivision with the following conditions:

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-53

| | |
|---|---|
| Application Type: | Minor Subdivision |
| Applicant(s): | Jennifer Morin |
| Owner(s): | Jennifer Morin |
| Location: | 371 Tolend Road (Assessor's Map C, Lot 48) |
| Meeting Date: | November 13, 2018 |

**Conditions to Be Met Prior to Signing of Plans:**

1. Provide:
    a. Copy of NHDES Subdivision Permit and Sewer Discharge Permit to Planning Department and amend plan note to add permit numbers.
    b. Updated current use plan to the satisfaction of the City Assessor
2. The applicant shall revise the plat to:
    a. Add abutter information to the neighborhood plan
    b. Include a sheet S-3 that combines Ex-1 and S-1 layers.
    c. Merge note 27 with not 14 regarding the well and indicate should the properties need to tie into public water, investment fees will be paid
    d. Provide 2"x2" white space on lower right corner of Sheets S1 and S-2 for approval stamp
    e. Include the Licensed Land Surveyor signature and stamp
    f. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
    g. Add Planning File #P18-53
    h. Indicate electric utilities
    i. Add wetland buffer placard locations
    j. Add common minor subdivision notes: 10, 13, 16, and 20

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

3. Impact fees for new dwelling unit shall be paid per the invoice included with the Notice of Decision.

# 371 Tolend Road




**Property Information**

| | |
|---|---|
| **Property ID** | C0048-000000 |
| **Location** | 371 TOLEND RD |
| **Owner** | MORIN JENNIFER |

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 11/06/2018

# *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: Jennifer Morin Telephone # (603)-534-3469

Address of Applicant: 355 Tolend Road, Dover NH 03820

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

Address of Property Owner: _____

E-Mail Address: jlmnwb@outlook.com

**PROPERTY INFORMATION**

Address of Property: 371 Tolend Road, Dover NH 03820

Assessor's Map # C Lot(s) # 48

Zoning District(s) R-40 Overlay District(s) Wetlands

Size of Parcel: 22.095 Property Deed: Book 4480 Page: 355

Existing Use of Property: Residential Single Family

**SUBDIVISION INFORMATION**

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

Existing Number of Lots: 1 Proposed Number of Lots: 2

City Water? ___Yes _X_ No How far is city water from the property? At frontage

City Sewer? ___Yes _X_ No How far is city sewer from the property? < 2,000 feet

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

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

**WAIVER REQUESTS**

Subdivision Regulations section(s) to be waived: Chapter 155-44(A)

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

**SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Tritech Enigineering Corp.

Address 755 Central Ave, Dover NH 03820 Telephone #: (603)-742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Tritech Engineering Corp.

Address 755 Central Ave, Dover NH 03820 Telephone #: (603)-742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.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: 10/23/18

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

Signature of Agent: _____, PRESIDENT Date: 10/23/18

**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: _____

**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: 10/23/18

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: 10/23/18

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

**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: 10/23/18

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 |
|---|---|---|---|
| C | 48-1 | Jennifer Morin | 355 Tolend Road, Dover NH 03820 |

**Applicant (if different from owner):**

| APPLICANT NAME | APPLICANT COMPANY | MAILING ADDRESS |
|---|---|---|
| | | |

**Surveyor and/or Engineer/Professional Agent:**

| NAME | COMPANY | MAILING ADDRESS |
|---|---|---|
| Robert J. Stowell | Tritech Engineering Corporation | 755 Central Ave, Dover NH 03820 |
| Michael Mariano | Highland Soil Services | 75 Prospect St, Somersworth NH 03878 |
| | | |

**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 # 1 new lots created = $ 150.00
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # ____ per dwelling unit = $ _____
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # _____ sq. ft. = $ _____
     Additions (new floor space) $.10 per sq. ft. x # _____sq. ft. = $ _____
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # _____ = $ _____
   - MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ _____
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # ____ sq. ft. = $ _____
   - CONDITIONAL USE PERMIT $150.00 x # _____ per application = $ _____
   - 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 # 3 of x $8.00 =
2. Certified letters fee: # of abutters _____ X $8.00 = $ 24.00
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 = $ _____

*(Revised May 15, 2017)*

**TOTAL FEE** **$** 254.00

# *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: Jennifer Morin File Number: _____

PROJECT TITLE: Jennifer Morin Subdivision

PROPERTY LOCATION: 371 Tolend Road, Dover NH 03820 Tax Map: C Lot: 48

| | Explain How Provided | Reviewed |
|---|---|---|
| **1. Completed and signed Application form** | Enclosed | |
| **2. Electronic copy of the surveyed plat layout** | Emailed | |
| **3. Electronic copy of supplementary materials and application** | Emailed | |
| **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** | | |
| **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 | |
| 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 | |
| Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks | On Plan | |
| Location and widths of existing & proposed easements & right of ways | N/A | |
| 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 | On Plan | |
| Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number | On Plan | |
| Existing and proposed stormwater lines and facilities | On Plan | |
| Existing and proposed streetlights | On Plan | |
| Location of Flood Hazard Zone | N/A | |
| Location of all bodies of water and watercourses | N/A | |
| Location of wetlands and buffers | On Plan | |
| Neighborhood plan with aerial underlay showing how project relates to abutting uses | On T-2 | |
| 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 | On Plan | |
| 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 | | |
| Profiles showing the locations & a typical cross-section detail of streets | | |
| Location of street trees, street lighting poles and street signs | | |
| Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants | | |
| Location and size of all water, gas and other underground utilities | | |
| **13. Additional Information if appropriate** | | |
| Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis | | |
| Stormwater Management System Operation and Maintenance Plan | | |
| Erosion and Sedimentation Control Plan | | |
| Perimeter Landscaping Plan | | |
| Proposed restrictive covenants or homeowners association documents | | |
| Dates and permit numbers of all required state and federal permits | | |
| If wetland buffer, indicate placards locations, as applicable | | |
| Hydrogeologic study if located in Groundwater Protection Zone | | |
| Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required | | |

REVIEWED BY: _____ DATE_____ TRC DATE_____

# Waiver Request

from

Subdivision Regulation

ARTICLE VIII – DESIGN SPECIFCATIONS

**Specifically: Chapter 155-43.A Water Mains and Fire Hydrants**

**"Municipal Water Service"**

## JENNIFER MORIN

Tax Map C Lot 48

371 Tolend Road

Dover, New Hampshire

Job No. 18138

In Accordance with Chapter 155-51 Waivers, Subdivision of Land, City of Dover Code, we are formally requesting a waiver from Section 155-43.A, connection to municipal water service.

As required by Article IX of the Dover Code, Administration and Enforcement, Chapter 155-51, Waivers, we submit the following in support of our waiver request:

Waiver

1. Chapter 155-43.A, establishes that "all new subdivisions in the City of Dover shall provide municipal water service when available".

2. Chapter 155-51.A(2), allows the board to grant a waiver if; "specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulation".

3. We respectfully submit that the; "specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulation". Said specific circumstances being:

    a.) Tolend Road was recently reconstructed.
        a. The Tolend Road reconstruction was a full depth reconstruction project.
        b. The reconstruction consisted of 12" of bank run gravel, 12" crushed gravel and 5 ¼ inches of bituminous asphalt placed in 3 lifts.
        c. The existing water main is located under the reconstructed road & on the opposite side of the Tolend Road centerline.
        d. Installation of water services would require trenching the full width of Tolend Road to a depth of greater than 6 feet.

    b.) The existing house has an existing, functioning well with adequate quantity and quality.

    c.) We have noted on the plan "Should the existing well on Lot 48-1 fail due to either quality or quantity, the owner shall connect to City Water".

    d.) The project meets all NHDES requirements for on-site wells & on-site septic systems.

    e.) Granting relief from the Chapter 155-43.A requirement is not detrimental to the best interest of public health and safety, in that this project does not rely on municipal water service to meet any other requirements and would be permitted as configured in similarly rural areas that do not have access to municipal water.

    f.) The condition upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other properties.

**TRITECH**
**ENGINEERING CORPORATION**

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

October 23, 2018

Christopher G. Parker, AICP
Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

**Subject:** **Jennifer Morin Subdivision**
371 Tolend Road
Dover, New Hampshire
Tax Map: C Lot: 48
Job No. 18138

Dear Christopher:

Jennifer Morin is proposing to subdivide her property at 371 Tolend Road into two lots. One lot will contain the existing house and will be 1.68 acres in size, while the other lot will be the remaining land containing 20.415 acres. Both lots have existing road frontage on Tolend Road. The existing house is serviced by on-site well & septic system. We are hopeful that this can be heard at the Planning Board Meeting on November 13, 2018.

Enclosed please find our Subdivision Application Package, specifically:

- Four (4) Full Size Copies of the Subdivision Plans.
- Eleven (11) Half Size Copies of the Subdivision Plans.
- Fifteen (15) Copies of the Subdivision Application with Checklist.
- Fifteen (15) Copies of the Waiver Request.
- The Application Fee in the amount of $254.00.

Please advise should you have any questions.

Very truly yours,
**TRITECH ENGINEERING CORP.**

Robert J. Stowell, P.E., L.L.S.
President

RJS / rms
Enclosures
\\18138_PB_SubmLtr.doc

MINOR SUBDIVISION PLANS

# JENNIFER MORIN

TAX MAP: C LOT: 48

371 TOLEND ROAD

DOVER, NEW HAMPSHIRE

## LIST OF PLANS


T-1 - TITLE SHEET
T-2 - NEIGHBORHOOD PLAN
EX-1 - EXISTING CONDITIONS PLAN
S-1 - SUBDIVISION PLAN
S-2 - TOPOGRAPHIC PLAN


PREPARED FOR:
JENNIFER MORIN
355 TOLEND ROAD
DOVER, NEW HAMPSHIRE

OWNER:
JENNIFER MORIN
355 TOLEND ROAD
DOVER, NEW HAMPSHIRE

PREPARED BY

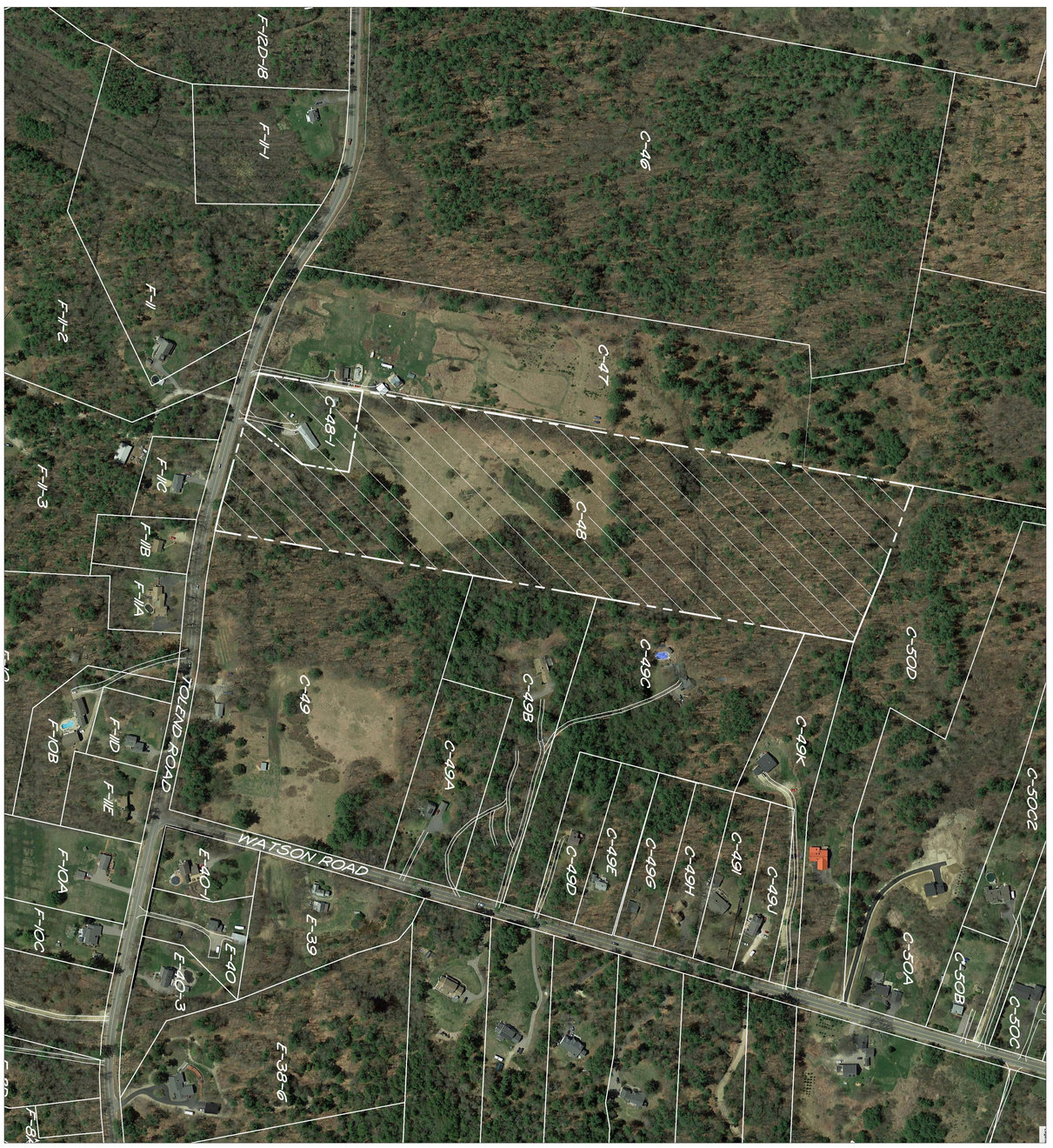

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DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
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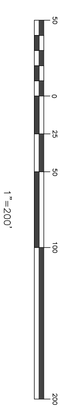

REVISIONS
DATE: DESCRIPTION:

TITLE SHEET
JENNIFER MORIN
371 TOLEND ROAD
DOVER, NEW HAMPSHIRE
OCTOBER 23, 2018
JOB No. 18138

SHEET NO.
T-1

(P18-1234)




TRITECH
ENGINEERING CORPORATION

N

SHEET NO.

T-2

NEIGHBORHOOD PLAN

# JENNIFER MORIN

371 TOLEND ROAD
DOVER, NEW HAMPSHIRE

OCTOBER 23, 2018 JOB No. 18138

SCALE: 1" = 200'

REVISIONS

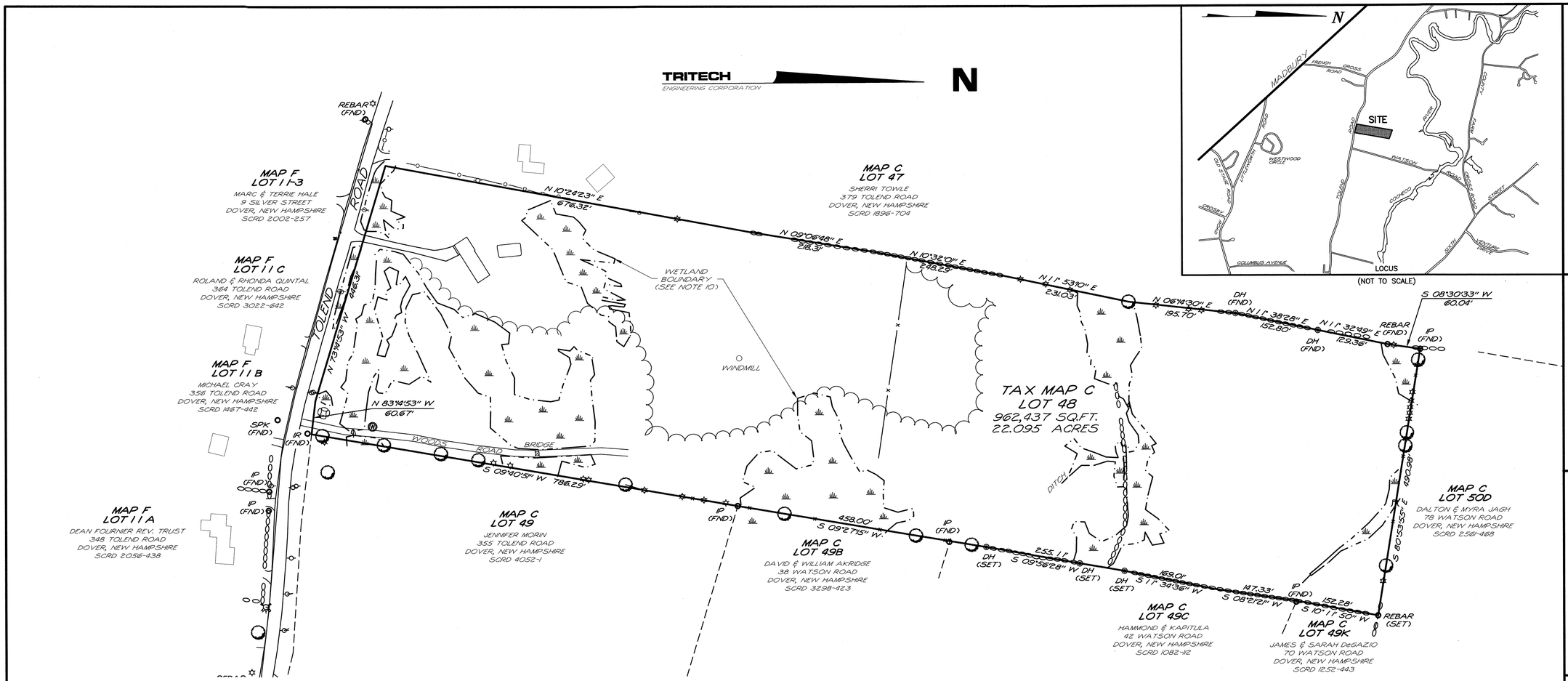
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TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

CP18-12-34




## NOTES

1.) INTENT: TO SHOW THE EXISTING PROPERTY BOUNDARIES OF DOVER TAX MAP C LOT 48.

2.) CURRENT OWNER OF RECORD: JENNFER MORIN
355 TOLEND ROAD
DOVER, N.H.

3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 962,437 SQ.FT. – 22.095 ACRES

5.) TAX MAP C LOTS 48

6.) PROJECT DEED REFERENCE: BOOK 4480 PAGE 355

7.) ZONING: R–40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT.
MIN. SETBACKS:
FRONT: 50 FT
SIDE: 25 FT
REAR: 15 FT

MAXIMUM/MINIMUM LOT COVERAGE 10 %
MAXIMUM/MINIMUM BUILDING HEIGHT 35 FEET

8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 38,000, AND WAS ACCOMPLISHED USING A LEICA 703 TOTAL STATION, DURING THE MONTH OF JUNE, 2012.

10.) IN THE MONTH OF MAY, 2012 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON–SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170–27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE. WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

11.) PROJECT PLAN REFERENCE:

ROBERT MORIN
DOVER, NEW HAMPSHIRE
WALTER ZWEARCAN
JULY 1972

HAROLD STEVENS
DOVER, NEW HAMPSHIRE
WALTER ZWEARCAN
JULY 1972

SUBDIVISION OF LAND
FOR KENNETH MORIN
IN DOVER, N.H.
BRUCE L. POHOPEK
SEPT. 25, 1978 SCRD #18A–101

REVISED BOUNDARY PLAN
MICHAEL ROSHOLT AND
OWEN R. BRYSON
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
OCT 1989 SCRD #37A–116

CONSERVATION EASEMENT PLAN
PREPARED FOR
SHERI TOWLE
TOLEND ROAD
DOVER, N.H. 03820
POHOPEK LAND SURVEYORS
NOVEMBER 20, 2003 SCRD #73–96

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13.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0330E, MAP No. 33017C0310E, DATE: 9–30–2015).

## LEGEND

- 5/8" REBAR W–ID CAP SET
- UTILITY POLE
- CHAIN LINK FENCE
- STONEWALL
- BARBED WIRE FENCE
- TREE WITH WIRE
- FENCE POST
- HYDRANT
- WELL
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- TREE LINE


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REVISIONS
DATE: DESCRIPTION:

EXISTING CONDITIONS PLAN

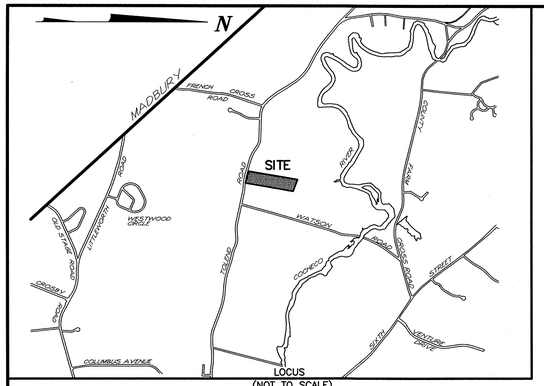
**JENNIFER MORIN**

371 TOLEND ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

OCTOBER 23, 2018 JOB No. 18138
SCALE: 1" = 100'

SHEET NO. **EX-1**

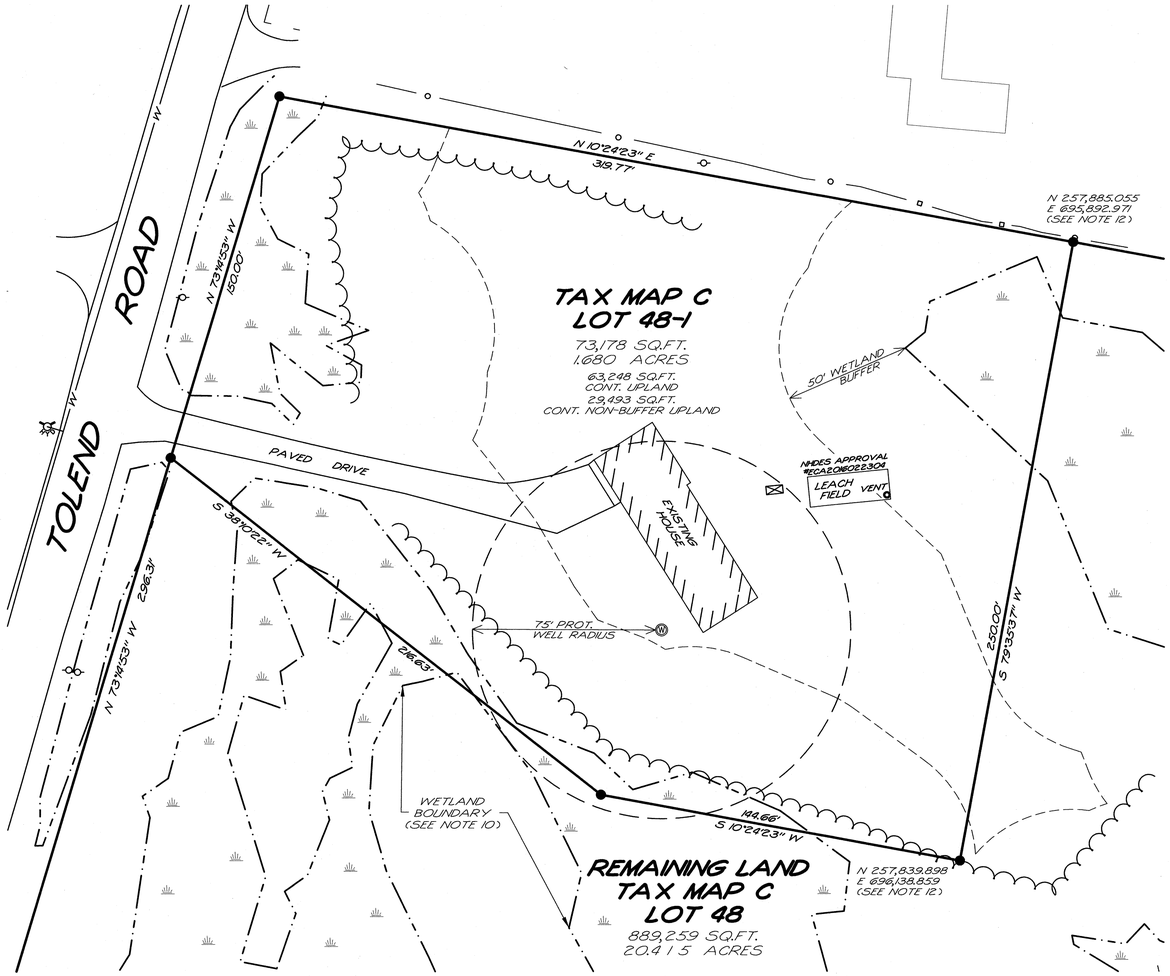
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LOCUS
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LEGEND

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NOTES

1.) INTENT: TO SUBDIVIDE DOVER TAX MAP C LOT 48 INTO 2 LOTS, (1 NEW LOT).

2.) CURRENT OWNER OF RECORD: JENNIFER MORIN
355 TOLEND ROAD
DOVER, N.H.

_____
AUTHORIZED SIGNATURE

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REAR: 15 FT

MAXIMUM/MINIMUM LOT COVERAGE 10 %
MAXIMUM/MINIMUM BUILDING HEIGHT 35 FEET

8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS

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CONSERVATION EASEMENT PLAN
PREPARED FOR
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17.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.

18.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE

19.) SUBJECT PARCEL SCS SOIL TYPES –DeA– DEERFIELD, SILT LOAM, 3 TO 8% SLOPES
–SwA– SWANTON, FINE SANDY LOAM, 0 TO 3% SLOPES
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20.) TRASH REMOVAL WILL BE PROVIDED BY THE CITY OF DOVER, (CURBSIDE PICK-UP).

21.) BEST MANAGEMENT PRACTICES (BMPs) SHALL BE UTILIZED FOR CONSTRUCTION SEQUENCING & TEMPORARY EROSION CONTROL. ALL DISTURBED SHALL BE RESTORED WITH 4" OF LOAM, LIMED (2 TONS/ACRE), FERTILIZED (500 LBS/ACRE, 10-20-20) & SEEDED (48 LBS/ACRE, SCS MIXTURE "C").

22.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES INDIVIDUAL SEWAGE DISPOSAL SYSTEM: #ECA2016022304.
NHDES SUBDIVISION APPROVAL: PENDING

23.) MAP C LOT 48 & LOT 48-1 BOTH CONTAIN A MINIMUM OF 40,000 SQ.FT. OF CONTIGUOUS UPLAND, AND MORE THAN 24,000 SQ.FT. OF CONTIGUOUS NON-BUFFER UPLAND.

24.) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.

25.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE 50 FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

26.) FUTURE DEVELOPMENT OF LOT 48 MAY REQUIRE UPGRADES TO THE EXISTING WOODS ROAD, WHICH MAY INVOLVE NHDES WETLANDS IMPACT PERMITTING.

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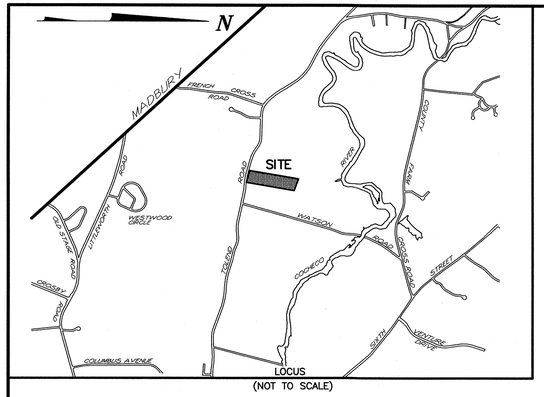
TRITECH
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TELEPHONE 603 742 8107
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REVISIONS
DATE: DESCRIPTION:

MINOR SUBDIVISION PLAN
JENNIFER MORIN
371 TOLEND ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
OCTOBER 23, 2018 JOB No. 18138
SCALE: 1" = 30'

SHEET No. S-1

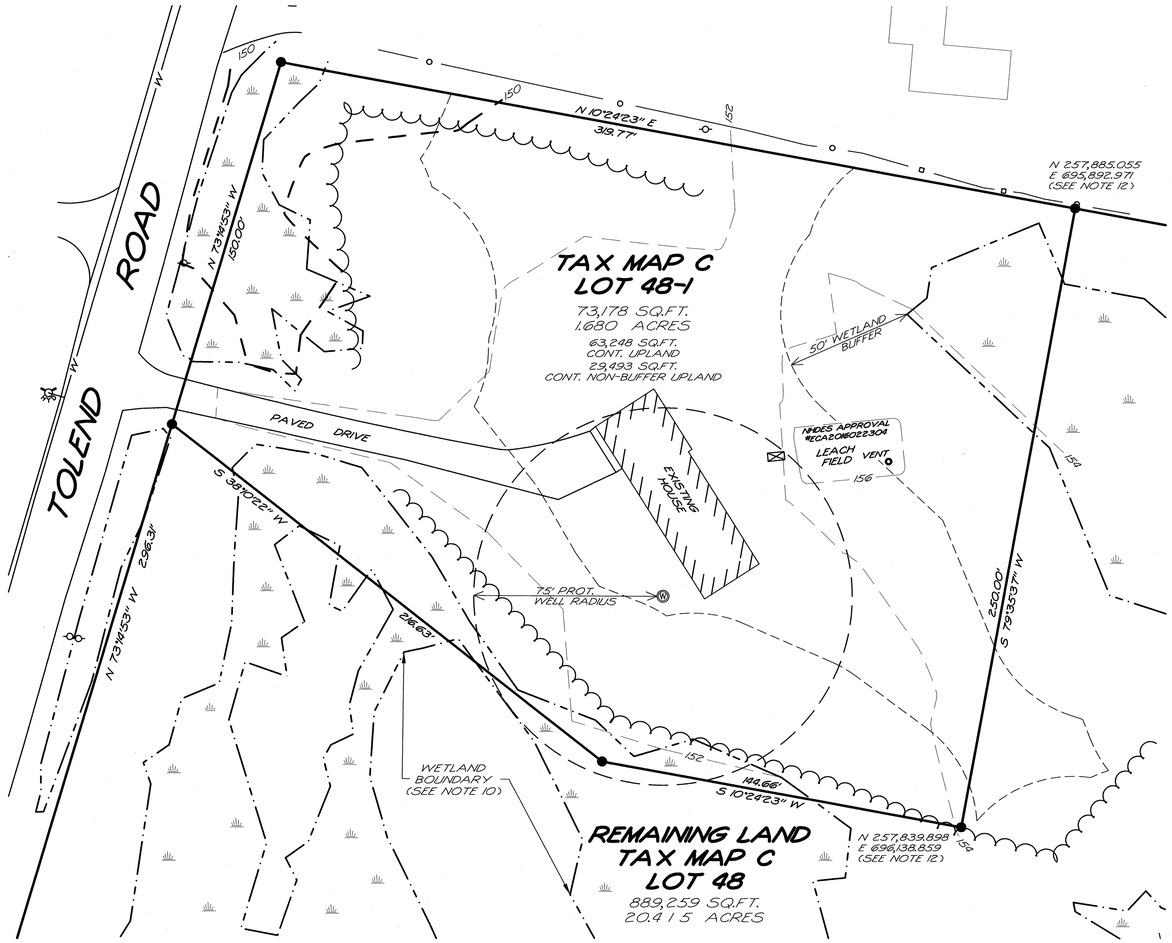
(P18- )




LOCUS
(NOT TO SCALE)

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ENGINEERING CORPORATION

N




LEGEND

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- UTILITY POLE
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CONSERVATION EASEMENT PLAN
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1"=30'

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REVISIONS
DATE: DESCRIPTION:

TOPOGRAPHIC PLAN
JENNIFER MORIN
371 TOLEND ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
OCTOBER 23, 2018 JOB No. 18138
SCALE: 1" = 30'

SHEET No. S-2

(P18- )

**P18-53** **#71 Tolend Road**

| Property ID | Location | Owner 1 | Owner 2 | Owner Address 1 | City | State | Zip |
|---|---|---|---|---|---|---|---|
| C0047-000000 | 379 TOLEND RD | TOWLE SHERRI L | | 379 TOLEND ROAD | DOVER | NH | 03820 |
| C0049-000000 | 335 TOLEND RD | MORIN JENNIFER L | | 335 TOLEND RD | DOVER | NH | 03820 |
| C0049-B00000 | 38 WATSON RD | AKRIDGE WILLIAM DAVID TRUSTEE | AKRIDGE WILLIAM DAVID REVOCABLE TRUST | 38 WATSON RD | DOVER | NH | 03820 |
| C0049-C00000 | 42 WATSON RD | HAMMOND DAVID | KAPITULA NATALIA | 42 WATSON ROAD | DOVER | NH | 03820 |
| C0049-K00000 | 70 WATSON RD | DEGAZIO JAMES E | DEGAZIO SARAH A | 70 WATSON ROAD | DOVER | NH | 03820 |
| C0050-D00000 | 78 WATSON RD | JAGH C DALTON & | JAGH MYRA L | 78 WATSON RD | DOVER | NH | 03820-5801 |
| F0011-000000 | 5 NANCY LN | SCHREMPF DONALD JR & KERENSA TRUSTEES | SCHREMPF DONALD JR AND KERENSA REV TRUST | 5 NANCY LN | DOVER | NH | 03820 |
| F0011-002000 | 21 NANCY LN | COLWELL-ELLIS DARLENE TRUSTEE | COLWELL-ELLIS DARLENE REVOCABLE FAMILY T | 10A FOURTH ST | DOVER | NH | 03820-2988 |
| F0011-003000 | 22 NANCY LN | HALE MARK & | HALE TERRIE L | 22 NANCY LN | DOVER | NH | 03820 |
| F0011-A00000 | 348 TOLEND RD | CRAY MICHAEL K TRUSTEE | CRAY MICHAEL LIVING TRUST | 348 TOLEND RD | DOVER | NH | 03820 |
| F0011-B00000 | 356 TOLEND RD | CRAY MICHAEL TRUSTEE | CRAY MICHAEL LIVING TRUST | 348 TOLEND ROAD | DOVER | NH | 03820 |
| F0011-C00000 | 364 TOLEND RD | QUINTAL ROLAND E JR & | QUINTAL RHONDA L | 364 TOLEND RD | DOVER | NH | 03820 |
| | | JENNIFER MORIN | | 355 TOLEND ROAD | DOVER | NH | 03820 |
| | | TRITECH ENGINEERING CORPORATION | ROBERT STOWELL | 755 CENTRAL AVENUE | DOVER | NH | 03820 |
| | | HIGHLAND SOIL SERVICES | MICHAEL MARIANO | 75 PROSPECT STREET | SOMERSWORTH | NH | 03878 |

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-54

| | |
|---|---|
| Application Type: | Formalizing an existing lot and right-of-way |
| Applicant(s): | Jason Magness and Rachel and Peter Engleman |
| Owner(s): | Jason Magness and Rachel and Peter Engleman |
| Location: | Iona Ave (Assessor's Map 33, Lot 100) |
| Meeting Date: | November 13, 2018 |

**INTENT:** Proposal to formalize an existing lot and to indicate the road location on the recorded plat

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM:** # 4-E

**ACREAGE:** 0.24 acres for Lot 100

**ZONING DISTRICT:** Medium Density Residential **(**R-12)

**EXISTING LAND USE:** Residential/vacant

**PROPOSED LAND USE:** Residential

**SURROUNDING LAND USE:** Residential & vacant

**ZBA ACTION:** None

**ATTACHMENTS:** None

**APPLICATION IS COMPLETE:** Yes

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

**PERMIT(S) REQUIRED:** None

**WAIVERS REQUESTED:** None

**Summary of Request and Background**
The applicant has submitted a plan formalize an existing lot and right-of-way to comply with a building permit requirement.

After submitting the request, additional information was determined to be required. At this time the Board should not act on the application.

**Staff Recommendation:**
The Planning Department recommends that the Board table the application until December 11, 2018.

# Iona Avenue




**Property Information**

| | |
|---|---|
| **Property ID** | 33100-000000 |
| **Location** | ARCOLA ST |
| **Owner** | MAGNESS JASON |

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 11/08/2018

CITY OF DOVER

# PLANNING BOARD - STAFF MEMO FILE #P18-52

| | |
|---|---|
| Application Type: | Minor Subdivision |
| Applicant(s): | Revern and Vethana Norasing |
| Owner(s): | Revern and Vethana Norasing |
| Location: | 17 Atina Way (Assessor's Map G, Lot 24 Q) |
| Meeting Date: | November 13, 2018 |

**INTENT:** To subdivide Dover Tax Map G, Lot 24Q into two separate parcels to create a new lot. The new lot would be 0.702 acres and the parent lot would decrease to 0.763 acres.

**LOTS/UNITS PROPOSED:** 2 (one new)

**AGENDA ITEM #:** 4-F

**ACREAGE:** 1.466 acres total

**ZONING DISTRICT:** Low-Density Residential District (R-20)

**EXISTING LAND USE:** Residential

**PROPOSED LAND USE:** Residential

**SURROUNDING LAND USE:** Residential and Spaulding Turnpike

**ZBA ACTION:** None

**ATTACHMENTS:** Application Materials including Subdivision Plan

**NOTICES SENT:** Abutter notices were sent by certified or first class mail to all abutters for this meeting

**PERMITS REQUIRED:** NHDES Sewage Discharge Permit and NHDES Subdivision Permit

**WAIVERS REQUESTED:** None

**Summary of Request and Background**
The applicant proposes to subdivide 1.466 acre parcel into two lots. Lot 24Q would have 0.742 acres and lot 24Q-1 would have 0.724 acres. All dimensional requirements for the two lots are met.

**Consistency with Land Use Regulations**
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with the regulations.

**STAFF RECOMMENDATION-Minor Subdivision:**
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and approve the Minor Subdivision with the following conditions:

**Conditions to Be Met Prior to Signing of Plans:**

1. The applicant shall provide the Planning Department with:
    a. A digital version of the final plat.
    b. A copy of NHDES Subdivision Permit and Sewer Discharge Permit to Planning Department and amend plan note to add permit numbers.
2. The applicant shall revise the plat to:
    a. Add abutter information to the neighborhood plan
    b. Add Planning File # P18-52 to the plan set
    c. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
    d. Add PE, LLS and wetland scientist stamp and signatures to the plat
    e. Show proposed leach field area on lot 24Q-1
    f. Indicate test pit locations
    g. Indicate location of wetland buffer placards
    h. Add common subdivision notes: 14 & 16
    i. Provide 2"x2" white space on lower right corner of Sheets S1 and S-2 for approval stamp
    j. Add Planning File #P18-52

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

3. Water investment fees shall be assessed and paid at the time of request of service.

**Conditions to Be Met Prior to Occupancy:**

4. Issuance of Certificate of Occupancy.
5. Impact fees for new dwelling unit shall be paid per the invoice included with the Notice of Decision.

# 17 Atina Way




**Property Information**

| | |
|---|---|
| **Property ID** | G0□24-Q00000 |
| **Location** | 17 ATINA WY |
| **Owner** | NORAS□NG VETHANA & |

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 11/06/2018

# *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: Revern and Vethana Norasing Telephone #(603)-969-1554

Address of Applicant: 17 Atina Way, Dover, NH 03820

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

Address of Property Owner: _____

E-Mail Address: _____

**PROPERTY INFORMATION**

Address of Property: 17 Atina Way

Assessor's Map # G Lot(s) # 24Q

Zoning District(s) R-20 Overlay District(s) Wetlands

Size of Parcel: 1.466 Acres Property Deed: Book 4238 Page: 373

Existing Use of Property: Single Family Residential

**SUBDIVISION INFORMATION**

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

Existing Number of Lots: 1 Proposed Number of Lots: 2

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

City Sewer? ___Yes X No How far is city sewer from the property? 300 feet

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

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

**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.) Robert J. Stowell, Tritech Engineering Corp.

Address 755 Central Ave, Dover NH 03820 Telephone #: (603)-742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Tritech Engineering Corp.

Address 755 Central Ave, Dover NH 03820 Telephone #: (603)-742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.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: Doreen Norasing Date: 10-11-18

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

Signature of Agent: _____, PRESIDENT Date: 10/22/18

**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: Doreen Norasing Date: 10-11-18

**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: Doreen Noraian Date: 10-11-18

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: Doreen Noraian Date: 10-11-18

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

**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: Doreen Noraian Date: 10-11-18

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 |
|---|---|---|---|
| G | 24Q | Revern and Vethana Norasing | 17 Atina Way, Dover, NH 03820 |

**Applicant (if different from owner):**

| APPLICANT NAME | APPLICANT COMPANY | MAILING ADDRESS |
|---|---|---|
| | | |

**Surveyor and/or Engineer/Professional Agent:**

| NAME | COMPANY | MAILING ADDRESS |
|---|---|---|
| Robert J. Stowell | Tritech Engineering Corporation | 755 Central Ave, Dover, NH 03820 |
| Michael Mariano | Highland Soil Services | 75 Prospect Street, Somersworth, NH 03878 |
| | | |

**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 # 1 new lots created = $ 150.00
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # ____ per dwelling unit = $ _____
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # _____ sq. ft. = $ _____
     Additions (new floor space) $.10 per sq. ft. x # _____sq. ft. = $ _____
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # _____ = $ _____
   - MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ _____
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # ____ sq. ft. = $ _____
   - CONDITIONAL USE PERMIT $150.00 x # _____ per application = $ _____
   - 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 # 3 of x $8.00 =
2. Certified letters fee: # of abutters _____ X $8.00 = $ 24.00
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 = $ _____

*(Revised May 15, 2017)*

**TOTAL FEE** **$** 254.00

# *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: Revern & Vethana Norasing File Number: _____

PROJECT TITLE: Revern & Vethana Norasing Subdivision

PROPERTY LOCATION: 17 Atina Way, Dover, NH Tax Map: G Lot: 24Q

| | Explain How Provided | Reviewed |
|---|---|---|
| **1. Completed and signed Application form** | Enclosed | |
| **2. Electronic copy of the surveyed plat layout** | | |
| **3. Electronic copy of supplementary materials and application** | | |
| **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** | | |
| **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 | |
| 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 | |
| Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks | On Plan | |
| Location and widths of existing & proposed easements & right of ways | N/A | |
| 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 | On Plan | |
| Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number | On Plan | |
| Existing and proposed stormwater lines and facilities | On Plan | |
| Existing and proposed streetlights | On Plan | |
| Location of Flood Hazard Zone | N/A | |
| Location of all bodies of water and watercourses | N/A | |
| Location of wetlands and buffers | On Plan | |
| Neighborhood plan with aerial underlay showing how project relates to abutting uses | On T-2 | |
| 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 | On Plan | |
| 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 | | |
| Profiles showing the locations & a typical cross-section detail of streets | | |
| Location of street trees, street lighting poles and street signs | | |
| Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants | | |
| Location and size of all water, gas and other underground utilities | | |
| **13. Additional Information if appropriate** | | |
| Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis | | |
| Stormwater Management System Operation and Maintenance Plan | | |
| Erosion and Sedimentation Control Plan | | |
| Perimeter Landscaping Plan | | |
| Proposed restrictive covenants or homeowners association documents | | |
| Dates and permit numbers of all required state and federal permits | | |
| If wetland buffer, indicate placards locations, as applicable | | |
| Hydrogeologic study if located in Groundwater Protection Zone | | |
| Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required | | |

REVIEWED BY: _____ DATE_____ TRC DATE_____

# Test Pit Descriptions

Dover NH
17 Atina Way
October 22, 2018
Test pits described on 10-19-18

**Test Pit 1**

| | |
|---|---|
| 00 – 11” | Dark brown (10YR4/3) fine sandy loam; weak fine granular structure; moist, friable. |
| 11 – 24” | Yellowish brown (10YR5/6) fine sandy loam; weak fine granular structure; moist, friable. |
| 24 – 40” | Yellowish brown (10YR5/6) very fine sand loam; massive structure; moist, friable. |
| 40 – 66” | Light olive brown (2.5Y5/4) silt loam; common redox features at 47”+; strong medium blocky structure; moist, very firm. |

Series: Eldridge
Estimated seasonal high water table: 47”
Observed water: 62”
Restrictive layer: 40”
Soil Hydrologic Group: B
Est perc rate: 16 minutes per inch at 18”

**Test Pit 2**

| | |
|---|---|
| 00 – 10” | Dark brown (10YR4/3) silt loam; weak fine granular structure; moist, friable. |
| 10 – 14” | Light olive brown (2.5Y5/4) silt loam; massive structure; moist, friable. |
| 14 – 24” | Light olive brown (2.5Y5/4) silt loam; few redox features, increasing with depth; moderate medium blocky structure; moist, friable. |
| 24 – 60” | Olive gray (5Y5/2) silty clay loam; Many redox depletions in 10YR6/ and concentrations in 7.5YR5/8; strong medium blocky structure; moist, very firm |

Series: Boxford
Estimated seasonal high water table: 14”
Observed water: 50”
Restrictive layer: 24”
Soil Hydrologic Group: D
Est. perc rate: 24 minutes per inch at 10”

**TRITECH**
**ENGINEERING CORPORATION**

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

October 23, 2018

Christopher G. Parker, AICP
Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

**Subject:** **Revern & Vethana Norasing Subdivision**
17 Atina Way
Dover, New Hampshire
Tax Map: G Lot: 24Q
Job No. 18130

Dear Christopher:

The Norasings are proposing to subdivide their property at 17 Atina Way into two lots. One lot will contain the existing house while the other lot will be a new vacant building lot. Access and utilities will be from Atina Way. We are hopeful that this can be heard at the Planning Board Meeting on November 13, 2018.

Enclosed please find our Subdivision Application Package, specifically:

- Four (4) Full Size Copies of the Subdivision Plans.
- Eleven (11) Half Size Copies of the Subdivision Plans.
- Fifteen (15) Copies of the Subdivision Application with Checklist.
- Fifteen (15) Copies of the test pit data.
- The Application Fee in the amount of $254.00.

Please advise should you have any questions.

Very truly yours,
**TRITECH ENGINEERING CORP.**

Robert J. Stowell, P.E., L.L.S.
President

RJS / rms
Enclosures
\\18130_PB_SubmLtr.doc

MINOR SUBDIVISION PLANS

# REVERN & VETHANA NORASING

## TAX MAP G, LOT 24-Q
## 17 ATINA WAY & TOLEND ROAD
## DOVER, NEW HAMPSHIRE

### LIST OF PLANS


T-1 - TITLE SHEET
T-2 - NEIGHBORHOOD PLAN
S-1 - SUBDIVISION PLAN
S-2 - TOPOGRAPHIC PLAN


PREPARED FOR
REVERN & VETHANA NORASING
17 ATINA WAY & TOLEND ROAD
DOVER, NEW HAMPSHIRE

PREPARED BY
**TRITECH**
ENGINEERING CORPORATION


TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830


REVISIONS
DATE: | DESCRIPTION:
11-1-18 | REVISED SUBDIVISION LINES

TITLE SHEET
REVERN & VETHANA NORASING
17 ATINA WAY & TOLEND ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
OCTOBER 23, 2018 JOB No. 18130

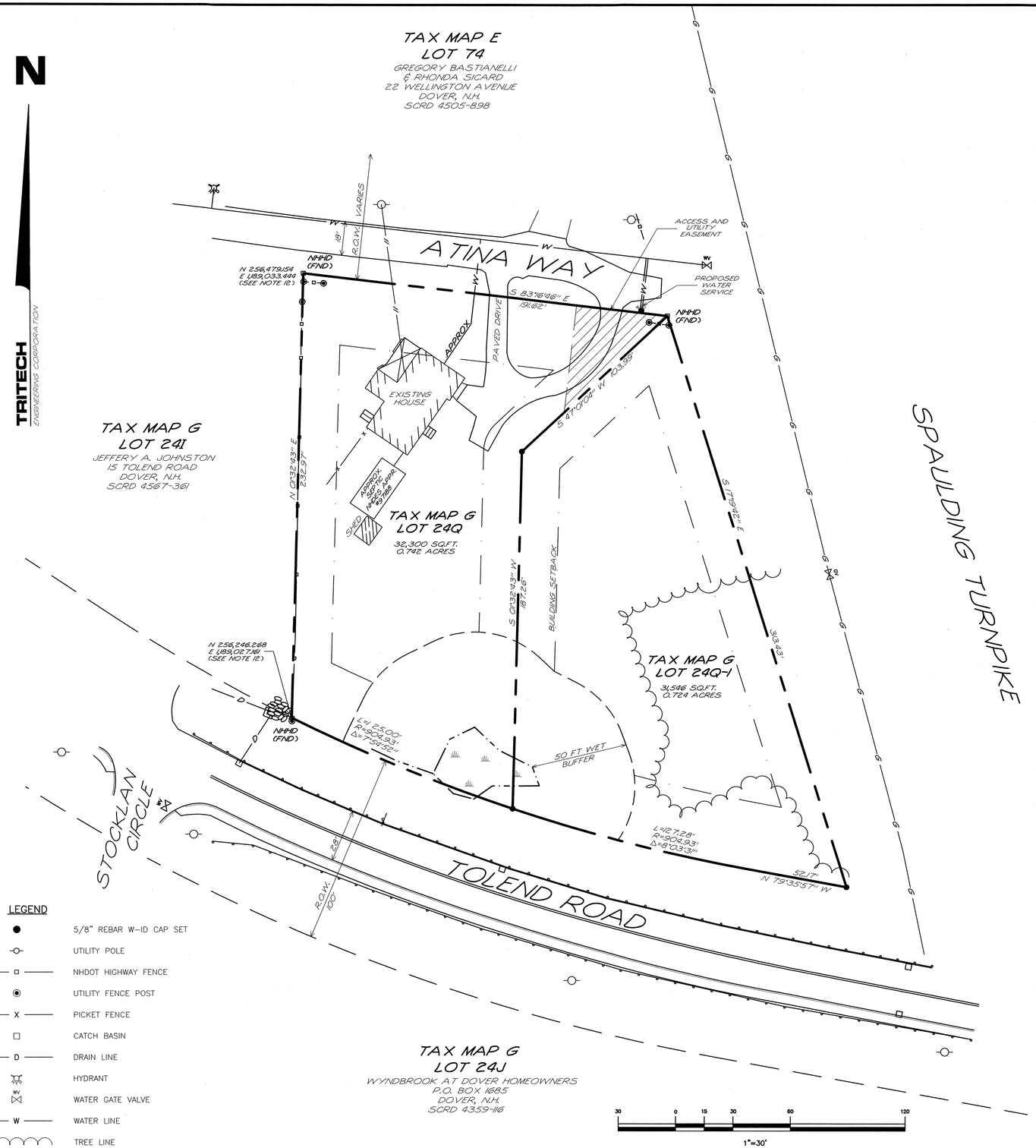
SHEET NO. T-1

(P18-1234)

TRITECH
ENGINEERING CORPORATION

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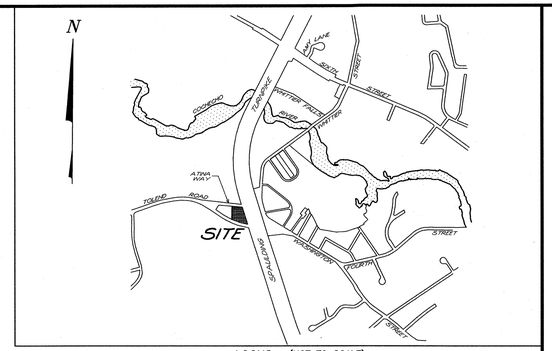





TRITECH
ENGINEERING CORPORATION

LEGEND

- 5/8" REBAR W-ID CAP SET
- UTILITY POLE
- NHDOT HIGHWAY FENCE
- UTILITY FENCE POST
- PICKET FENCE
- CATCH BASIN
- DRAIN LINE
- HYDRANT
- WATER GATE VALVE
- WATER LINE
- TREE LINE




LOCUS (NOT TO SCALE)

NOTES

1.) INTENT: TO SUBDIVIDE DOVER TAX MAP G LOT 24Q INTO 2 LOTS, (1 NEW).

2.) CURRENT OWNER OF RECORD: REVERN & VETHANA NORASING
17 ATINA WAY
DOVER, N.H.

AUTHORIZED SIGNATURE

3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 63,847 SQ.FT. – 1.466 ACRES

5.) TAX MAP G LOTS 24Q

6.) PROJECT DEED REFERENCE: BOOK 4238 PAGE 373

7.) ZONING: R-20
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FT.
MIN. SETBACKS:
FRONT: 35 FT
SIDE: 20 FT
REAR: 15 FT

MAXIMUM/MINIMUM LOT COVERAGE 30 %
MAXIMUM/MINIMUM BUILDING HEIGHT 35 FEET

8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 42,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2018.

10.) DURING THE MONTH OF SEPTEMBER, 2018 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

11.) PROJECT PLAN REFERENCE:
NHDOT
PROJECT No. L.S. 1824 (1)
SHEETS 58 & 67
NHDOT
1998

NHDOT
FEDERAL PROJECT No. STP-X-5125(010)
STATE PROJECT No. 12331
SHEET 22 & 23
1955 NHDOT

CONSERVATION EASEMENT,
WHITTIER STREET RIGHT-OF-WAY
AND DRAINAGE EASEMENT PLAN
CEDAR COVE ON THE COCHECHO
WHITTIER STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
MARCH 31, 2008 SCRD 94-73

12.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON SEPTEMBER 12, 2018 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON SEPTEMBER 17, 2018. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88).

13.) THE SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0310E, MAP No. 33017C0310E, DATE: 9-30-2015).

14.) THE LOTS ARE SERVED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

15.) STREET ADDRESSES FOR THE NEW LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

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

17.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.

18.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE

19.) SUBJECT PARCEL SCS SOIL TYPES –BzB– BUXTON, SILT LOAM, 3 TO 8% SLOPES
–HcB– HOLLIS-CHARLTON, FINE SANDY LOAM, 3 TO 8% SLOPES

20.) TRASH REMOVAL WILL BE PROVIDED BY THE CITY OF DOVER, (CURBSIDE PICK-UP).

21.) BEST MANAGEMENT PRACTICES (BMPs) SHALL BE UTILIZED FOR CONSTRUCTION SEQUENCING & TEMPORARY EROSION CONTROL. ALL DISTURBED SHALL BE RESTORED WITH 4" OF LOAM, LIMED (2 TONS/ACRE), FERTILIZED (500 LBS/ACRE, 10-20-20) & SEEDED (48 LBS/ACRE, SCS MIXTURE "C").

22.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES INDIVIDUAL SEWAGE DISPOSAL SYSTEM: #97188
NHDES SUBDIVISION APPROVAL: PENDING

23.) MAP G LOT 24Q & LOT 24Q-1 BOTH CONTAIN A MINIMUM OF 20,000 SQ.FT. OF CONTIGUOUS UPLAND.

24.) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.

25.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE 50 FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

REVISIONS
DATE: DESCRIPTION:
11-1-18 REVISED SUBDIVISION LINES

MINOR SUBDIVISION PLAN

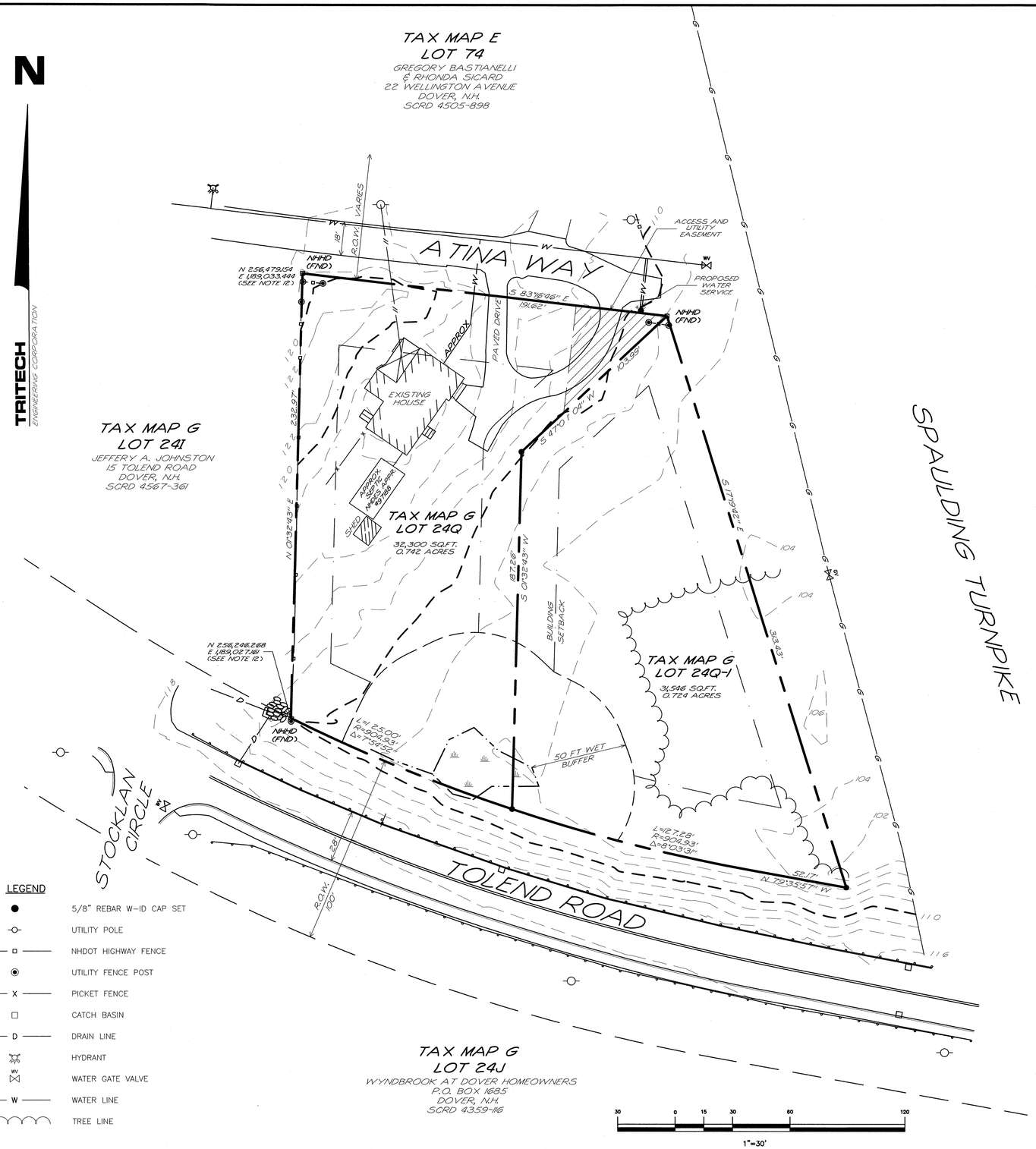
# REVERN & VETHANA NORASING

17 ATINA WAY AND TOLEND ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

OCTOBER 23, 2018 JOB No. 18130
SCALE: 1" = 30'

SHEET NO. S-1

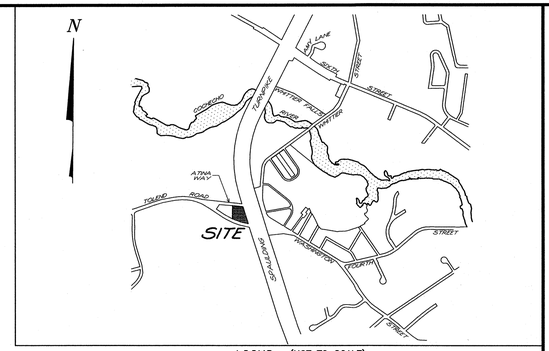
(P18- )




TAX MAP G
LOT 24I
JEFFERY A. JOHNSTON
15 TOLEND ROAD
DOVER, N.H.
SCRD 4567-361

LEGEND

- 5/8" REBAR W-ID CAP SET
- UTILITY POLE
- NHDOT HIGHWAY FENCE
- UTILITY FENCE POST
- PICKET FENCE
- CATCH BASIN
- DRAIN LINE
- HYDRANT
- WATER GATE VALVE
- WATER LINE
- TREE LINE




LOCUS (NOT TO SCALE)

NOTES

1.) INTENT: TO SUBDIVIDE DOVER TAX MAP G LOT 24Q INTO 2 LOTS, (1 NEW).

2.) CURRENT OWNER OF RECORD: REVERN & VETHANA NORASING
17 ATINA WAY
DOVER, N.H.

AUTHORIZED SIGNATURE

3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 63,847 SQ.FT. – 1.466 ACRES

5.) TAX MAP G LOTS 24Q

6.) PROJECT DEED REFERENCE: BOOK 4238 PAGE 373

7.) ZONING: R-20
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 125 FT.
MIN. SETBACKS:
FRONT: 35 FT
SIDE: 20 FT
REAR: 15 FT

MAXIMUM/MINIMUM LOT COVERAGE 30 %
MAXIMUM/MINIMUM BUILDING HEIGHT 35 FEET

8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 42,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2018.

10.) DURING THE MONTH OF SEPTEMBER, 2018 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE. WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

11.) PROJECT PLAN REFERENCE:

| | |
|---|---|
| NHDOT<br>PROJECT No. L.S. 1824 (1)<br>SHEETS 58 & 67<br>NHDOT<br>1998 | CONSERVATION EASEMENT,<br>WHITTIER STREET RIGHT-OF-WAY<br>AND DRAINAGE EASEMENT PLAN<br>CEDAR COVE ON THE COCHECHO<br>WHITTIER STREET<br>DOVER, NEW HAMPSHIRE<br>TRITECH ENGINEERING CORPORATION<br>MARCH 31, 2008 SCRD 94-73 |
| NHDOT<br>FEDERAL PROJECT No. STP-X-5125(010)<br>STATE PROJECT No. 12331<br>SHEET 22 & 23<br>1955 NHDOT | |

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FAX 603 742 3630

REVISIONS
DATE: DESCRIPTION:
11-1-18 REVISED SUBDIVISION LINES

MINOR SUBDIVISION PLAN
**REVERN & VETHANA NORASING**
17 ATINA WAY AND TOLEND ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
OCTOBER 23, 2018 JOB No. 18130
SCALE: 1" = 30'

SHEET No. **S-2**

(P18- )

**P18-52** **17 Atina Way**

| Property ID | Location | Owner 1 | Owner 2 | Owner Address 1 | City | State | Zip |
|---|---|---|---|---|---|---|---|
| E0074-000000 | 14 ATINA WY | SICARD RHONDA J & | BASTIANELLI GREGORY | 14 ATINA WAY | DOVER | NH | 03820-5824 |
| E0074-001000 | 8 ATINA WY | SUNDSTROM SCOTT A & | SUNDSTROM AIMEE E | 8 ATINA WAY | DOVER | NH | 03820-5809 |
| G0024-000000 | 3 ATINA WY | KEEFE VERNA S | KEEFE RICHARD E | 3 ATINA WAY | DOVER | NH | 03820 |
| G0024-D00000 | 34 TOLEND RD | HILTUNEN RICHARD C SR | HILTUNEN RUTH H | 34 TOLEND ROAD | DOVER | NH | 03820 |
| G0024-I00000 | 15 TOLEND RD | JOHNSTON JEFFERY A | | 15 TOLEND RD | DOVER | NH | 03820-4916 |
| G0024-J00000 | TOLEND RD | WYNDBROOK AT DOVER HOMEOWNERS ASSOCIATI | | PO BOX 1685 | DOVER | NH | 03821-1685 |
| G0024-J00173 | 6 STOCKLAN CR | ABRAHAM ISRAEL | | 6 STOCKLAN CIRCLE | DOVER | NH | 03820 |
| G0024-K00002 | 30 TOLEND RD | TOOMEY BERNARD | TOOMEY CATHERINE | 30 TOLEND ROAD | DOVER | NH | 03820 |
| | | REVERN & VETHANA NORASING | | 17 ATINA WAY | DOVER | NH | 03820 |
| | | TRITECH ENGINEERING CORP. | ROBERT J. STOWELL | 755 CENTRAL AVENUE | DOVER | NH | 03820 |