

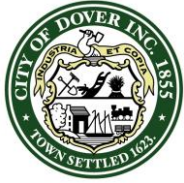


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 1st Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, February 7, 2019**
Meeting Time: **10:30 am**

1. 10:30 AM – 11:15 AM: Site Review for First Street at Garrison, LLC, Assessor's Map 6, Lots 3-1 & 9, zoned CBD - General, located at First Street. (Proposal is to construct 3 new buildings. The first building will consist of 24 two bedroom units and 8 one bedroom units also containing 3,729 sq. ft. of commercial space and 6 covered parking spaces on the first floor. The two smaller buildings consist of 5 one bedroom units. There are 48 additional proposed parking spaces on site. A CUP application will also appear before the Planning Board). (P18-25)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-25

Application Type: Site Plan Review
Applicant(s): First Street at Garrison, LLC
Owner(s): First Street at Chestnut, LLC
Location: First Street (Tax Map 6, Lots 3-1 and 9)
Date: June 28, 2018

INTENT: To re-use the existing building and construct one new building, the first building with 24 two bedroom units and 8 one bedroom units also containing 1,520 sq. ft. of commercial space with the second building containing 2 two bedroom units and 6 one bedroom units also with 880 sq. ft. of commercial space and 51 proposed parking space. A CUP application will also appear before the Planning Board.

LOTS/UNITS PROPOSED: 40 residential, 2400 sq. ft. commercial

AGENDA ITEM #: 1

ACREAGE: 0.73 acre and 0.41 acre

ZONING DISTRICT: CBD - General

EXISTING LAND USE: Commercial, parking lot

SURROUNDING LAND USE: Residential, commercial, mixed use, public park, assembly hall, Transportation Center

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use
Permits (minimum frontage build-out, minimum lot coverage, first floor residential)

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Dan Barufaldi, Economic Development
James Maxfield, Fire/Inspections
Chris Parker, Planning
Elena Piekut, Planning/Zoning
Frank Torr, Planning Board
Dave White, Engineering

Others:

Paul Connolly, Civilworks
Kevin McEneaney, McEneaney Surveying

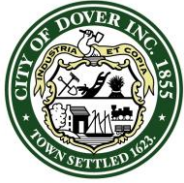
Approval of 6/14/2018 Meeting Minutes

Dave White moved to approve the minutes of June 14, 2018. Dan Barufaldi seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Only units with commercial underneath them will qualify for lesser residential-over-commercial impacts fees
- Please revise application to include:
 - Site plan review application checklist
 - Letter from Eversource regarding ability to provide service
- Please revise plan set to:
 - Change name of project
 - Include full landscape plan; note that regulations were recently amended
 - Include drainage plan
 - Include erosion and sedimentation control plan
 - Include streetscape rendering
 - Include floor plans for upper floors
 - Include fire engine turning template
 - Create a sheet with all notes in one place
 - Lighting plan should show security lighting between new building and existing mixed use buildings
 - Add planning file number P18-25
 - Add aerial to neighborhood plan
 - Note what is provided to meet zoning requirements of CBD
 - Provide masonry wall to screen parking from Chestnut and First Street
 - Indicate brick sidewalk materials
 - Add screening around transformers
 - Indicate accessible parking spaces serving all buildings
 - Indicate dumpster location
 - Remove westerly entrance
 - Provide walkway to Chestnut Street
 - Provide benches, trash and recycling receptacles, and bike rack
 - Label all street lights
 - Use proper scale (1" = 20', 30', 40')
 - Remove drainage under cottage
 - Add engineer's stamp



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-25

Application Type: Site Plan Review
Applicant(s): First Street at Garrison, LLC
Owner(s): First Street at Chestnut, LLC
Location: First Street (Tax Map 6, Lots 3-1 and 9)
Date: June 28, 2018

- Include applicable common site plan notes and indicate where provided: 11, 12, 15, 17, 18, 21, 22, 26, 28, 32, 34.
- Provide materials on the elevation, and show all 4 sides.
- How are accessible spaces that currently serve 100 First Street being replaced?
- Demonstrate compliance with landscape regulations

Police Department Comments: None

Fire/Inspections Comments:

- Provide elevation plan for all buildings
- Retaining walls 4' or higher will require a building permit
- Revise the plan to
 - Indicate the location of the FDC for all buildings
 - Identify building entrances and exits. Identify method of access to parking garage door.
 - Sheet 3 provide construction specifications and details on the steel guardrails.
 - Sheet 6:
 - Clarify domestic water and sprinkler supplies to the proposed structures.
 - Clarify UGE to structures
 - Clarify gas to the two cottage buildings along the water
- Indicate accessible parking spaces w/ accessible routes
- Clarify:
 - Distance from existing one structure to proposed five story adjacent structure and parcel boundaries (sheet 4)
 - The 14' roadway between the adjacent structures
 - Look at providing hand/guard rails at boat launch
 - The location of generator
- Reflect design compliance with applicable accessible regulations and NH RSA 155-A:5.

Engineering Comments:

- Revise the plan to:
 - Relocate the new driveway entrance further from the Chestnut Street intersection. It also removes one of the few remaining mature trees on First Street. The development should continue to utilize the existing driveway entrance.
 - Adjust the drive aisle which is too narrow at the back of the parking along the river.
 - Indicate a combined sewer service so that there is only one drop inside that SMH.
 - Indicate an easement for the existing city drainage.
 - Add more distance between the new building and sewer easement, which may need to be excavated to a significant depth.

Economic Development Comments:

- The project should include more commercial space

Planning Board Comments:

- The project needs to include more commercial space
- Was demolishing or adding on to 24 Chestnut Street considered by the applicant?
- Include information about cross easements for access and parking.
- First phase landscaping needs to be completed.
- The spacing between structures is too tight.
- What are plans for signage?
- Make sure architectural renderings are accurate.

Next Steps:

The consensus of the TRC was to require a second TRC after comments have been addressed.

Motion to adjourn TRC at 11:45 by Dave White and seconded by Frank Torr. 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

January 17, 2019

McEneaney Survey Associates
P.O. Box 681
Dover, NH 03821

Attn: Kevin McEneaney, L.L.S.

Re: Stormwater Management Letter
Rivers Mark Multi-Use Facility
Tax Map 6, Lot No. 3-1 & 9
Dover, NH

Our Reference No. 1423

Dear Kevin,

In regards to the stormwater management for the proposed Rivers Mark Multi-Use Facility we assert the following recommendations:

- 1) The project consists of Tax Map 06 Lots 3-1 & 9. The total combined area of the project area is 1.14 ac.
- 2) The majority of lots 3-1 and 9 currently consist of asphalt parking, and existing building, and other impervious improvements within the site.
- 3) The existing impervious area for the project area is 31,730 SF and the proposed impervious area is 29,723 SF; a decrease of 2,007 SF of impervious area.
- 4) There is currently no treatment for stormwater located on the existing parcels.
- 5) The proposed conditions call for the project to utilize porous pavement and permeable pavers to treat onsite stormwater. Total area of treatment is 8,849 SF.
- 6) Stormwater runoff from the site will be reduced due to the reduction of impervious area and the significant use of porous pavement and paver sections.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
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It is our opinion that the proposed site development will not increase stormwater flows that are presently generated from this site due to the reduction of impervious area, the use of porous pavement and the use of permeable pavers.

Please let us know if you have any further questions or concerns.

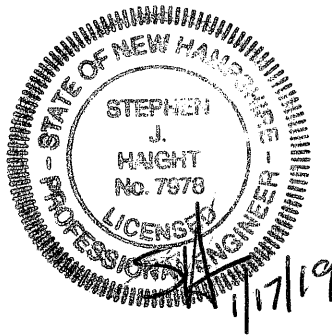
With Best Regards,

Civilworks New England



Stephen J. Haight, PE

Cc: MMR



Stormwater Management System Inspection & Maintenance Plan

For

**RIVERS MARK
TAX MAP 6, LOTS 3-1 & 9**

**First Street & 24 Chestnut Street
Dover, New Hampshire
Strafford County**

Jan 2019

Prepared For:

**FIRST STREET AT GARRISON, LLC (LOT 3-1) &
FIRST STREET AT CHESTNUT, LLC (LOT 9)**

466 Central Avenue, Suite 12
Dover, NH 03820

Prepared By:

CIVILWORKS NE

P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03820

Introduction

Civilworks NE, has prepared the following Stormwater Management System Inspection & Maintenance Plan for RIVERS MARK. The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the areas surrounding the developed site. By following the enclosed procedures, the property owners, and maintenance personnel will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff while at the same time ensuring the recharge of groundwater resources through continued infiltration.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure .

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NHDES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments.

Owners

**First Street at Garrison, LLC (Lot 3-1) &
First Street at Chestnut, LLC (lot 9)
466 Central Avenue, Suite 12
Dover, NH 03820**

In the event of a change in ownership, this Inspection and Maintenance Plan shall be transferred to the new party; transfer shall be documented to NH DES in writing.

Contact / Responsible Parties

**First Street at Garrison, LLC (Lot 3-1) &
First Street at Chestnut, LLC (lot 9)
466 Central Avenue, Suite 12
Dover, NH 03820
(603) 742-0911**

The contact information for the Contact / Responsible Party shall be kept current; transfer shall be documented to NHDES in writing.

Management Companies

**First Street at Garrison, LLC (Lot 3-1) &
First Street at Chestnut, LLC (lot 9)
466 Central Avenue, Suite 12
Dover, NH 03820**

The contact information for the Management Party shall be kept current.

Inspection Schedule / Record Retention

Inspection frequency should, at a minimum, be in accordance with New Hampshire Stormwater Manual, Volume 2, latest edition, as updated by NHDES. See the Inspection and Maintenance Plan for frequency requirements. A copy of the completed Stormwater Management System's Inspection & Maintenance Log and Deicing Salt Quantity Use Log shall be maintained, kept on-site, and be made available to local, state, or federal regulators as applicable by law.

Stormwater Management System Components

The Stormwater Management System associated with the project is designed to mitigate both the quantity and quality of site-generated stormwater runoff and to recharge the underlying groundwater resources. As a result, its design includes the following elements:

- Energy Dissipation Structures (Rip Rap)
- Catch Basins
- Pavement and Porous Pavement
- Outlet Structures
- Litter / Trash Removal

Inspection and Maintenance Plan

By implementing the following procedures, the owners will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff and to effectively recharge the underlying groundwater resources.

ENERGY DISSIPATION STRUCTURES (RIP RAP): As Applicable

- Inspect the outlet protection annually for damage and deterioration. Repair damages immediately.
- If stones become displaced from the riprap areas they should be replaced immediately and chinked in to assure stability. Add additional riprap as needed. Vegetation growing through the riprap should be eliminated at least yearly.

OUTLET STRUCTURE(S):

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

CATCH BASIN(S):

- Inspect once per year.
- Inspect for floatables, sediment accumulation, and hydrocarbons (oils and grease).
- Remove all floatables immediately and sediment accumulations ≥ 2 feet.
- Hydrocarbons shall be removed immediately by skimming, absorbent materials, or other methods and should be disposed of in accordance with applicable State and Federal regulations.

POROUS PAVEMENT/PAVERS:

- Prohibit sanding.
- Minimize application of salt for ice control.
- Monitor periodically to ensure that the pavement surface drains effectively after storms.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots and roadways. The plan should develop the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually. (See Anti-icing Data Form in the appendix).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions
- Minimize the use of salt during the winter
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.
- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

ANTI-ICING AND SALT MINIMIZATION

- Owner to develop a Road Salt and Deicing Minimization Plan
- Provide a written policy that the “Development” will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compiling salt use data annually.

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Energy Dissipation (ED) Structures (RipRap)	Annually	Check for displaced stones Check for woody vegetation	Replace immediately Remove annually
Outlet Structure(s)	Annually	- Inspect once per year. - Inspect for clogging and sediment accumulation. - Remove all debris immediately and sediment accumulations ≥ 2 inches.	≥ 2 in. sediment Remove immediately
Catch Basins	Annually	- Check for sediment accumulation - Check for floatable contaminants	≥ 2 ft. sediment depth Remove all floatables
Porous Pavement/Pavers - Salt Applications - Sweep/Vacuum	Limit use As Req. 1 - 2 x's Year Periodically	Minimize use to prevent tracking issues RECORD APPLICATION RATES Sweep or vacuum to prevent tracking issues Check for trash/debris	Sweep to prevent issues Minimize as Req. Sweep/Vac as needed Remove when noticed
Trash/Debris Litter / Trash Removal	Periodically	Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

The following pages contain a blank copy of the Stormwater Management System's Inspection & Maintenance Log and a Deicing Salt Quantity Use Log. These forms are provided to assist the owners with the inspection and maintenance of the aforementioned Stormwater Management System.

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance: _____ Inspector: _____

[illegible]

Deicing Salt Quantity Use Log

[illegible]



City of Dover, New Hampshire SITE REVIEW APPLICATION

*REVISED 1/9/19

[Revision Date: April 02, 2018]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: FIRST STREET AT GARRISON, LLC Telephone # 740-0000

Address of Applicant: 466 CENTRAL AVE, STE 12 DOVER, NH 03820

E-Mail Address: _____

Name of Property Owner (if different from applicant): FIRST STREET AT Telephone # 740-0000
CHESTNUT, LLC

Address of Property Owner: 466 CENTRAL AVE, STE 12 DOVER, NH 03820

PROPERTY INFORMATION

Address of Property: FIRST STREET

Assessor's Map # 6 Lot(s) # 3-1 & 9

Zoning District(s) CBD- GENERAL Overlay District(s) NONE

Size of Parcel: ^{6/3-1} 28,188 sq. ft. .65 ac. Property Deed: Book 4228 Page: 707
^{6/9} 21,204 .49 4424 295

Existing Use of Property: 6/3-1 - VACANT / PARKING LOT
6/9 - OFFICE BUILDING WITH PARKING

SITE PLAN INFORMATION

Describe Proposed Use: MIXED USE - RESIDENTIAL & COMMERCIAL SPACE

Area of Parcel to be Developed: LOT 6/3-1 + 6/9 COMBINED = 49,392 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: ^{*} 24 - 2 BEDROOM UNITS
^{**} 13 - 1 BEDROOM UNITS
^{**} BUILDINGS PROPOSED = 3 NEW ^{*} 3729 S.F. COMMERCIAL SPACE

Number of Parking Spaces: Existing 50 +/- Proposed 54

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

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

Disposition of Parcel:

Building Setbacks:

Building Footprint 9930 sq. ft.

Front Yard 14.8 ft.

Total Building Area 44,916 sq. ft.

Rear Yard 50 +/- ft.

Paved Area "NEW" 0 sq. ft.

Side Yard: Right 12 ft. Left 14 ft.

City Water? ☒ Yes ☐ NoHow far is city water from the property? IN FIRST STREETCity Sewer? ☒ Yes ☐ NoHow far is city sewer from the property? ON PROPERTY**BUILDING INFORMATION**Type of Building to be Built: STEEL / WOOD FRAME WITH MASONRY EXTERIORHeight of Building: 1-5 STORY, 2-13/4 STORY Finished Floor Elevation: 47.3 / 47.5Number of Seats (where applicable) N/AEstimated value of construction: 5.5 MIL Refuse removal: Public/Private (circle one)**WAIVER REQUESTS**

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

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

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) MCFEANEY SURVEY ASSOCIATESAddress 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911Professional License #: KEVIN MCFEANEY E-mail address: kevin@surveynh.com
NH LLS 661**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) CIVILWORKS NEW ENGLANDAddress 181 WATSON ROAD DOVER, NH 03820 Telephone #: 749-0443Professional License #: STEVE HAIGHT E-mail address: shaight@civilworksne.com
NH CE 7978**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: Kevin McFeaney Date: 11/16/19

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

Signature of Agent: _____

Date: 1/16/19**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____

Date: 1/16/19**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: _____

Date: 1/16/19

Signature of Applicant (if different from owner): _____

Date: _____

CERTIFICATION OF FEES

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

Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____

Date: 1/16/19

Signature of Applicant (if different from owner): _____

Date: _____

CITY OF DOVER SITE REVIEW 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: (S)

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
60	3-1 + 9	FIRST ST. AT CHESTNUT, LLC	466 CENTRAL AVE, STE 12 DOVER, NH

Applicant (if different from owner): FIRST ST. AT GARRISON, LLC SAME ADDRESS 03820

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
KEVIN McEWANEY	McEWANEY SURVEY ASSOCIATES	24 CHESTNUT ST. DOVER, NH 03820
STEVE HAIGHT	CIVILWORKS NEW ENGLAND	181 WATSON RD. DOVER, NH 03820

Conservation Easement Holder: —

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

FIRST STREET AT GARRISON, LLC
&
FIRST STREET AT CHESTNUT, LLC

SITE REVIEW APPLICATION

6/12/18*

* Revised 8/15/18

* Revised 1/9/19

BUILDING COMPOSITION SUMMARY

The project will consist of 3 new buildings with the following composition:

Larger building, located between 100 First Street and 24 Chestnut Street buildings:

24	2 Bedroom Units
8	1 Bedroom Units
3729 s. f.	Commercial Space

Smaller buildings, located along the Cochecho River:

5	1 Bedroom Units
---	-----------------

Total Units: 24 - 2 Bedroom Units, 13 - 1 Bedroom Units, 3729 s. f. Commercial Space

* NEW PARKING CONFIGURATION

6 spaces located on the first floor of the larger building.

48 surface spaces located around the 24 Chestnut Street building and along First Street.

Total proposed parking spaces: 54 (including 3 handicap spaces)



City of Dover, New Hampshire

SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 25, 2018]

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

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

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

APPLICANT: FIRST STREET AT GARRISON, LLC File Number: _____

PROJECT TITLE: RIVERS MARK

PROPERTY LOCATION: FIRST STREET Tax Map: 6 Lot: 3-1

	Explain How Provided	Reviewed
1. Completed and signed Application form	SUBMITTED	
2. Electronic copy of the engineered/surveyed plan layout	SUBMITTED	
3. Electronic copy of supplementary materials and application	SUBMITTED	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	SUBMITTED	
5. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
6. Conditional Use Permit applications	SUBMITTED	
7. A colored rendering of the streetscape that will be created along the existing public right-of-way	IN PROGRESS	
8. A colored architectural plan showing all sides of buildings	SUBMITTED	
9. List of all professional agents to be notified for Planning Board	SUBMITTED	
10. Letter to Serve from Public and Private Utilities		
11. Eight folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	SUBMITTED	
Location map at appropriate scale	SHEET 1	
Proposed Project name and title and Planning File #	SHEET 1	
Date, north arrow and scale	SHEETS 2-8	
Names of all abutting property owners	SHEET 1	
Name and address of owners and/or applicants	SHEET 1	
Signature & stamp of NH licensed land surveyor and/or engineer	ALL SHEETS	
Zoning District boundaries, including any special or overlay districts	SHEET 2	
Location of Conservation District areas	NONE	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	SHEETS 2-8	
Location and widths of existing & proposed easements & right of ways	SHEETS 2-8	
Depict pedestrian walkways and accessible access	SHEETS 2-8	
Location and width of existing and proposed access/egress ways	SHEETS 2-8	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	SHEETS 2-8	
	Explain How Provided	Reviewed

Existing and proposed topographic information at two foot intervals	SHEETS 2, 5, 6	
Existing and proposed buildings and structure locations	SHEETS 4-8	
Minimum building setbacks or build to lines on all lots	SHEET 2	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	SHEETS 2-7	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	SHEETS 2-7	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	SHEETS 2-7	
Existing and proposed stormwater lines and facilities	SHEETS 2-7	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	SHEET 9	
Location of Flood Hazard Zone	SHEET 2	
Location of all bodies of water and watercourses	SHEETS 2-8	
Location of wetlands and buffers	NONE	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	SHEET 1	
Existing natural features and/or significant vegetation on property	SHEETS 2-8	
Depict existing contours up to 100 ft. beyond project limits	N/A	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	IN PROGRESS	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	SHEET 5	
Location, material and size of existing and proposed pavement area	SHEET 5	
Location of proposed fire lanes	SHEET 5	
Specify finished floor elevations of buildings	SHEET 5	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	SHEET 5	
Depict all service, storage, loading bays and utility areas	SHEET 5	
All applicable Dover Common Site Plan notes	SHEET 3	
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	SHEET 6	
Stormwater Management System Operation and Maintenance Plan	SUBMITTED, EMAILED	
Erosion and Sedimentation Control Plan		
Landscape Operation and Maintenance 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		
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs		
Location of proposed drive-in facilities		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____



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: FIRST STREET AT GARRISON, LLC Telephone # 742-0911

Address of Applicant: 4102 CENTRAL AVE., STE 12 DOVER, NH 03820

E-Mail Address: _____

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 3-1

Address of Property: FIRST STREET

Zoning District(s) CBD-GENERAL Overlay District(s) NONE

Existing Use of Property: VACANT / PARKING LOT

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:

RELIEF FROM MINIMUM LOT COVERAGE - SEE ATTACHED NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE

Name of Professional That Prepared Plans: Mc ENEANEY SURVEY ASSOCIATES, INC

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911

Professional License #: KEVIN Mc ENEANEY E-mail address: Kevin@Surveynh.com
NH LLS 661

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

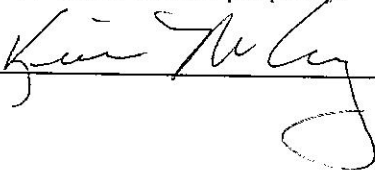
Signature of Property Owner:  Date: 1/16/19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner:  Date: 1/16/19

RIVERS MARK - FIRST STREET

Tax Map 6, Lot 3-1

NARRATIVE

for

Conditional Use Permit Application

1/9/19

Zoning Ordinance: Article IV, Chapter 170-12 : Applicability of Table of Use and Dimensional Regulations by District.

B. "The minimum regulations for LOT SIZE, LOT FRONTAGE, BUILDING SETBACK standards for front, side and rear yards, BUILDING HEIGHTS, and LOT COVERAGE shall be as specified in the Table of Use and Dimensional Regulations by District."

Per the Tables of Use and Dimensional Regulations for the Central Business District (CBD) "General", the minimum LOT COVERAGE requirement is 75% and refers to building only, but due to the awkward lot shape, the existing sewer lines crossing the lot, and the need to provide on-site parking and travel ways, we are unable to comply with this requirement. The overall lot will be substantially developed with other components, such as utilities, parking, travel ways, walkways, and landscaping. The proposed buildings have a combined footprint of 9,930 s.f., resulting in a LOT COVERAGE of 35%.



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: FIRST STREET AT GARRISON, LLC Telephone # 742-0911

Address of Applicant: 466 CENTRAL AVE. STE 12 DOVER, NH 03820

E-Mail Address: _____

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 3-1

Address of Property: FIRST STREET

Zoning District(s) CBD-GENERAL Overlay District(s) NONE

Existing Use of Property: VACANT / PARKING LOT

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:

RELIEF FROM MINIMUM FRONTAGE BUILD OUT - SEE ATTACHED NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE

Name of Professional That Prepared Plans: MCENEANEY SURVEY ASSOCIATES, INC.

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911

Professional License #: KEVIN MCENEANEY E-mail address: kevin@surveynh.com
NH LLS 661

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: Kevin McEneaney Date: 1/16/19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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Signature of Property Owner: Kevin McEneaney Date: 1/16/19

RIVERS MARK - FIRST STREET

Tax Map 6, Lot 3-1

NARRATIVE

for

Conditional Use Permit Application

1/9/19

Zoning Ordinance: Article IV, Chapter 170-12 : Applicability of Table of Use and Dimensional Regulations by District.

B. "The minimum regulations for LOT SIZE, LOT FRONTAGE, BUILDING SETBACK standards for front, side and rear yards, BUILDING HEIGHTS, and LOT COVERAGE shall be as specified in the Table of Use and Dimensional Regulations by District."

Per the Table of Use and Dimensional Regulations for the Central Business District (CBD) - General, the minimum requirement for FRONTAGE BUILD OUT is 70%. Due to the need to provide access ways, a side courtyard, access to the commercial space and the fact that the westerly frontage along First Street extends in front of the abutting building at 24 Chestnut Street, we are not able to meet this requirement. The primary building being proposed does provide 57% of FRONTAGE BUILD OUT on First Street.



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: FIRST STREET AT GARRISON, LLC Telephone # 742-0911

Address of Applicant: 4106 CENTRAL AVE, STE 12 DOVER, NH 03820

E-Mail Address: _____

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 3-1

Address of Property: FIRST STREET

Zoning District(s) CBD-GENERAL Overlay District(s) NONE

Existing Use of Property: VACANT / PARKING LOT

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:

RELIEF FROM STREET WALL - SEE ATTACHED NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE

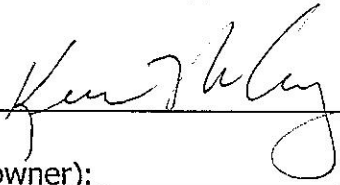
Name of Professional That Prepared Plans: MCENEANEY SURVEY ASSOCIATES, INC.

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911

Professional License #: KEVIN MCENEANEY E-mail address: kevin@surveynh.com
NH LLS 661

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

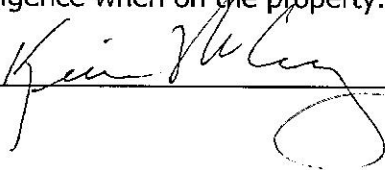
Signature of Property Owner:  Date: 1/16/19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner:  Date: 1/16/19

RIVERS MARK - FIRST STREET

Tax Map 6, Lot 9

NARRATIVE

for

Conditional Use Permit Application

1/9/19

Zoning Ordinance: Article VI, Chapter 170-20 F. (4) STREET WALLS

(a) "STREET WALLS establish a clear edge to the STREET in locations where the BUILDINGS do not. The CBD requirements include masonry walls that define outdoor spaces and separate the STREET from the private realm (parking lots, trash cans, gardens, and equipment). All STREET WALLS facades shall be as carefully designed as the BUILDING facade, with the finished side out, i.e. the "better" side facing the STREET."

We are seeking relief from this ordinance to allow a fence to be installed along the retaining wall on Chestnut and First Streets where a street wall is required. The fence will be of a black coated metal, or similar material, in a "wrought iron" style. The use of a "wrought iron" style fence versus a masonry street wall accomplishes the intent of the Ordinance while allowing us to match the building architectural look.

Zoning Ordinance: Article VI, Chapter 170-20 Central Business District Regulations

B. Conditional Use Permit

- (1) 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 demonstrates 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.

The substitution of an attractive "wrought iron" style fence in place of a masonry street wall satisfies the spirit and intent of the Ordinance by defining the street RIGHT OF WAY. The fence will provide a physical break between the CIVIC SPACE and the private property.

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

The introduction of the fence does not impede the vehicular flow, while separating the pedestrian use from the parking area.

(c) That the design of streets and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.

The introduction of the fence provides a safety barrier between the pedestrians and automobiles in an attractive and architecturally pleasing way.

(d) - (i) Not applicable.

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
6	3-1	FIRST STREET AT GARRISON LLC	466 CENTRAL AVE STE 12 DOVER, NH 03820

Applicant (if different from owner): SAME

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
KEVIN McENEANEY	McENEANEY SURVEY ASSOCIATES	24 CHESTNUT ST. DOVER, NH 03820
STEVE HAIGHT	CIVILWORKS NEW ENGLAND	181 WATSON ROAD DOVER, NH 03820

Conservation Easement Holder: NONE

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



RIVER'S MARK - FIRST STREET, DOVER, NH

JANUARY 9, 2019



RIVER'S MARK - FIRST STREET, DOVER, NH

JANUARY 9, 2019

Client:
X

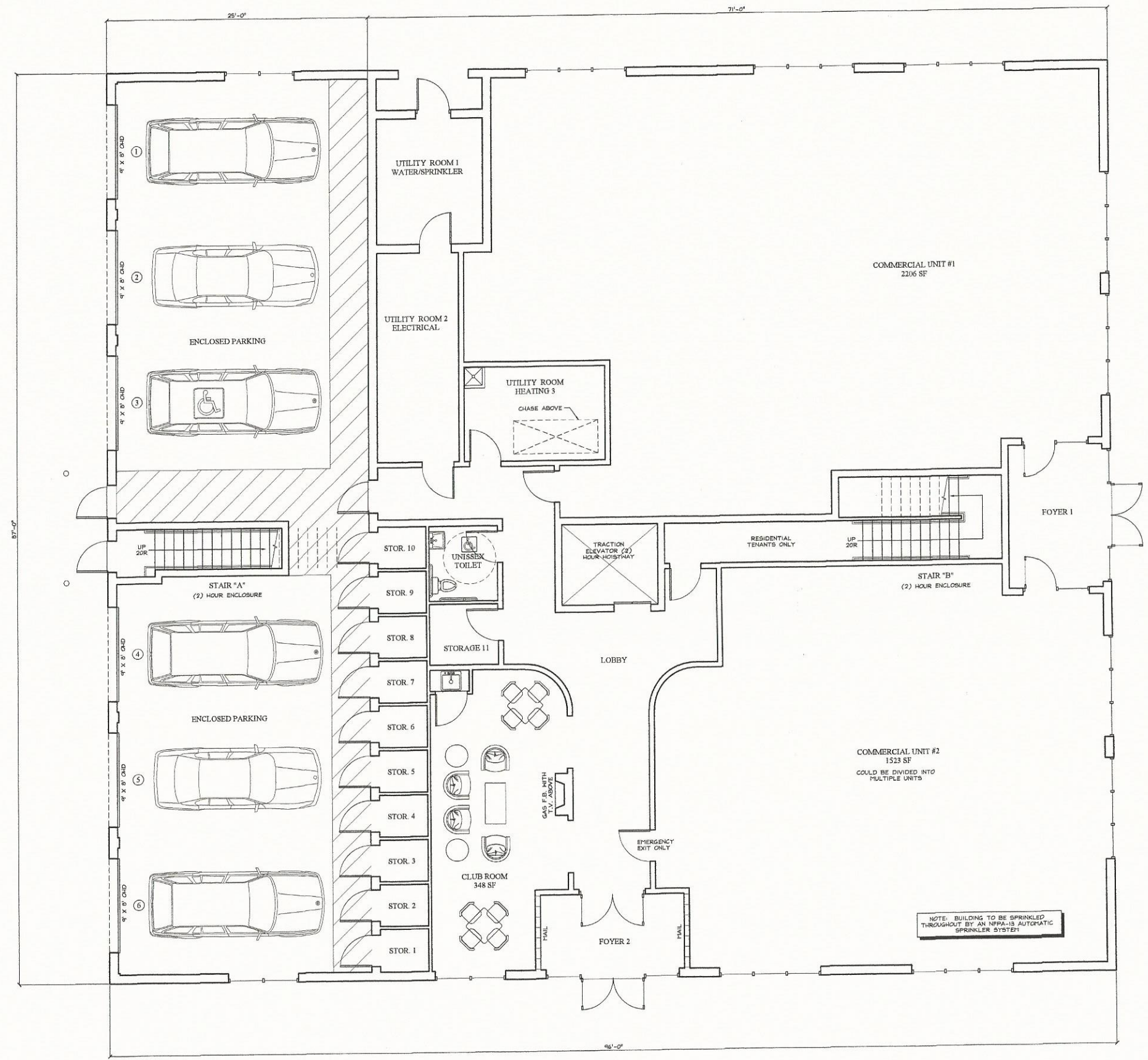
Rivers Mark
First Street
Dover, NH

Preliminary
Not for Construction
1-3-19

Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

First Floor Plan
A1.0
Project No: 180705



FIRST FLOOR PLAN
A1.0 Scale: 1/4" = 1'



Client:
X

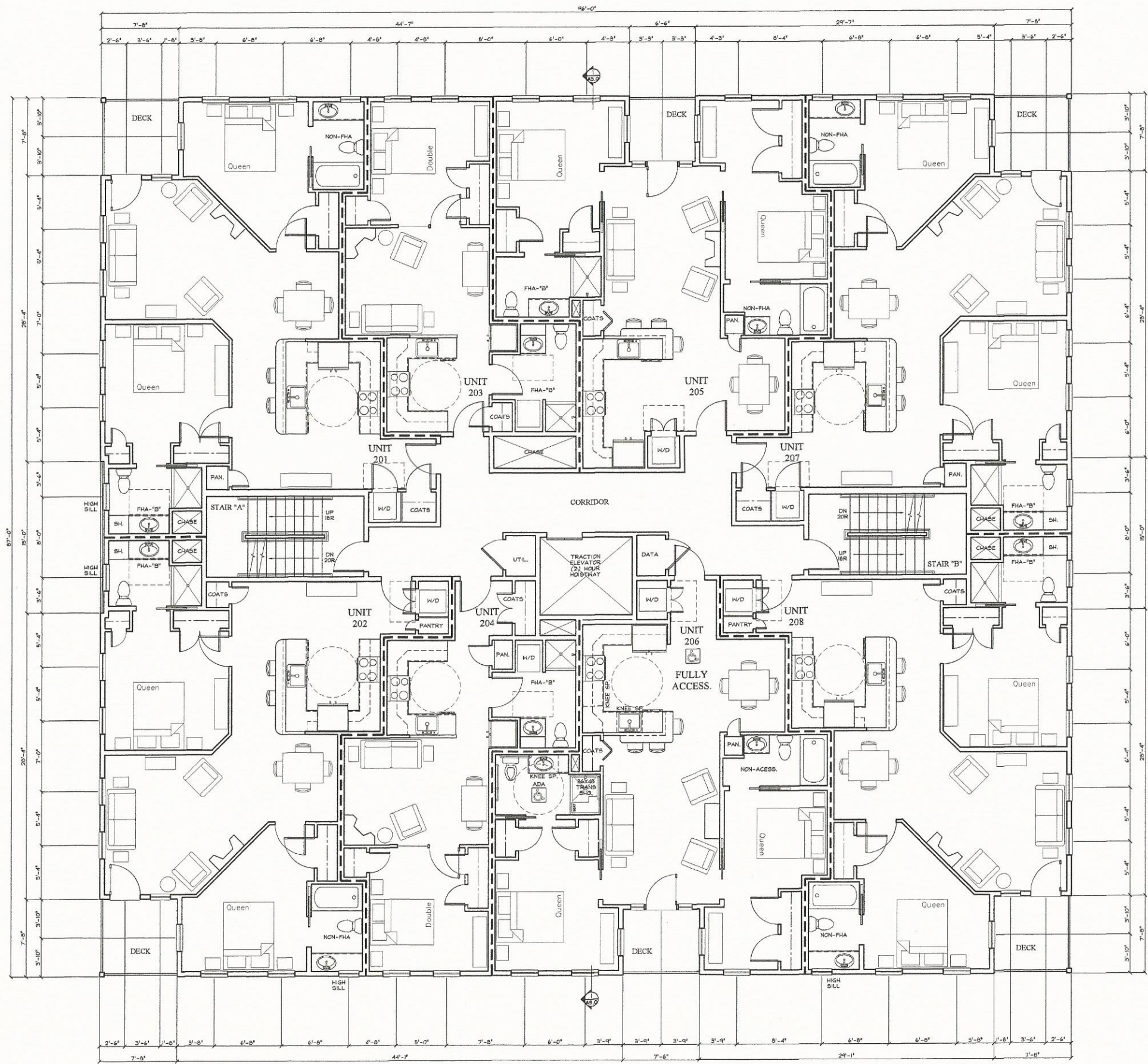
Rivers Mark
First Street
Dover, NH

Preliminary
Not for Construction
1-3-19

Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

Second Floor Plan
A1.1
Project No: 180706



1 SECOND FLOOR PLAN
A1.1 Scale: 1/4" = 1'





DENNIS MIRES, P.A.
THE ARCHITECTS
697 Union Street, Manchester NH
603-625-4548 FAX 603-625-1067
www.TheArchitects.net | info@thearchitects.net

Rivers Edge Townhomes
First Street Dover, NH

Elevation Study

scale: 1" = 10'
issued: 2018.06.15

A.20

The material contained in these drawings and the design they are intended to convey are the exclusive property of Dennis B. Mires. Possession and use hereof is granted only confidentially in connection with construction and / or sale of the structure depicted herein as authorized by him, and the recipient agrees to abide by these restrictions. Any use, reproduction or disclosure of any information, in whole or in part, contained herein, without written permission of Dennis B. Mires, is expressly prohibited.

Client:

X

River's Mark Townhouses
First Street, Dover, NH

-Preliminary-
Not for Construction
11-12-18

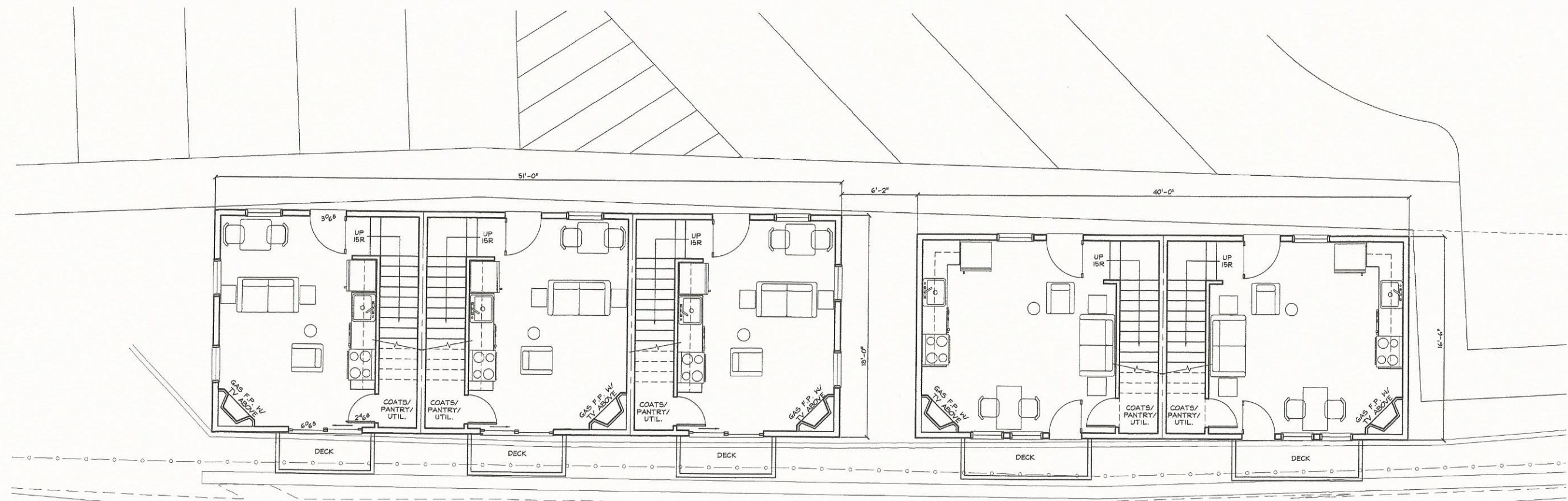
Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

Floor Plan

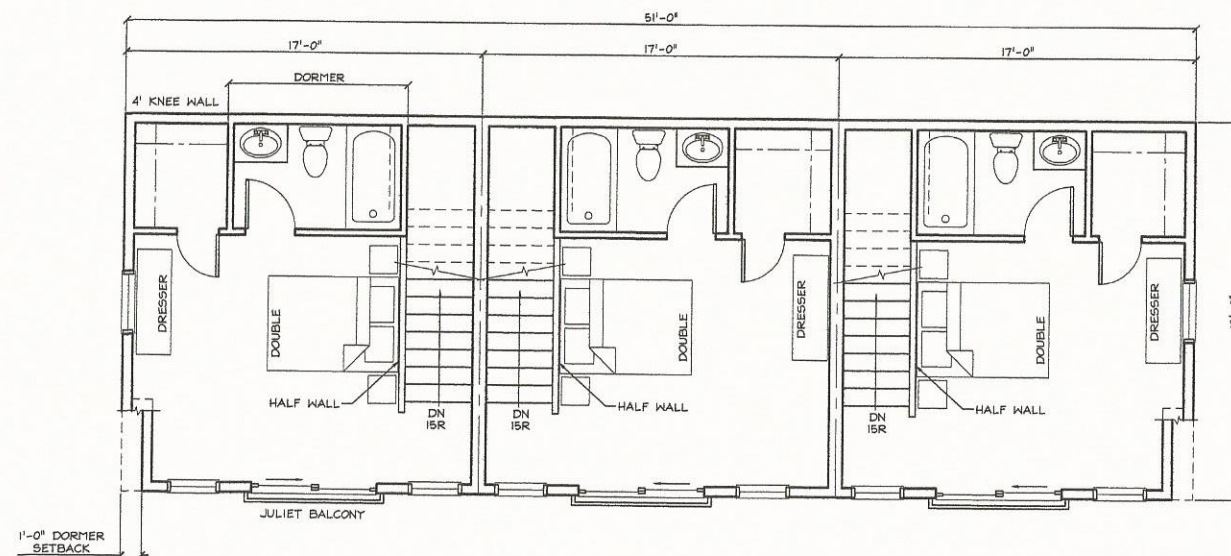
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Project No: 18---

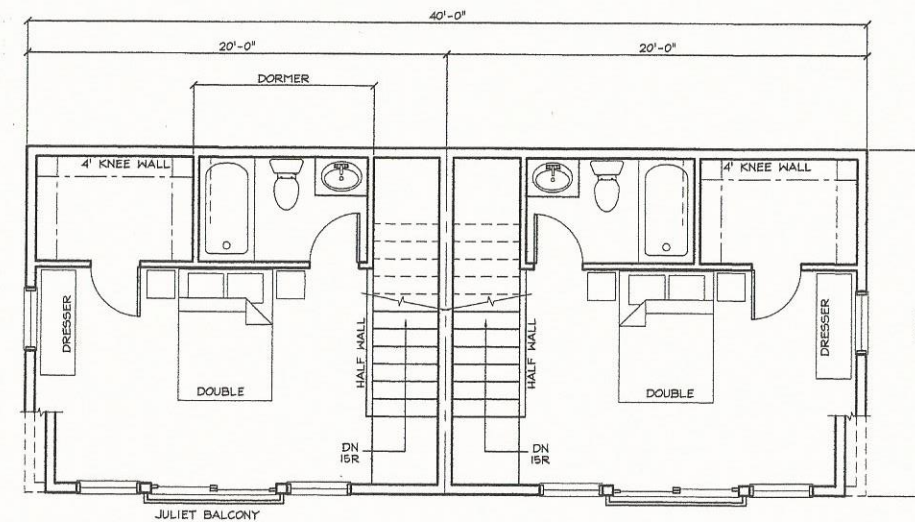


1 FIRST FLOOR PLAN - WEST BUILDING
Scale: 1/4" = 1'

3 FIRST FLOOR PLAN - EAST BUILDING
Scale: 1/4" = 1'



2 SECOND FLOOR PLAN - WEST BUILDING
Scale: 1/4" = 1'



4 SECOND FLOOR PLAN - EAST BUILDING
Scale: 1/4" = 1'

MULTI-USE FACILITY

PREPARED FOR:

FIRST STREET AT GARRISON, LLC
AND

FIRST STREET AT CHESTNUT, LLC

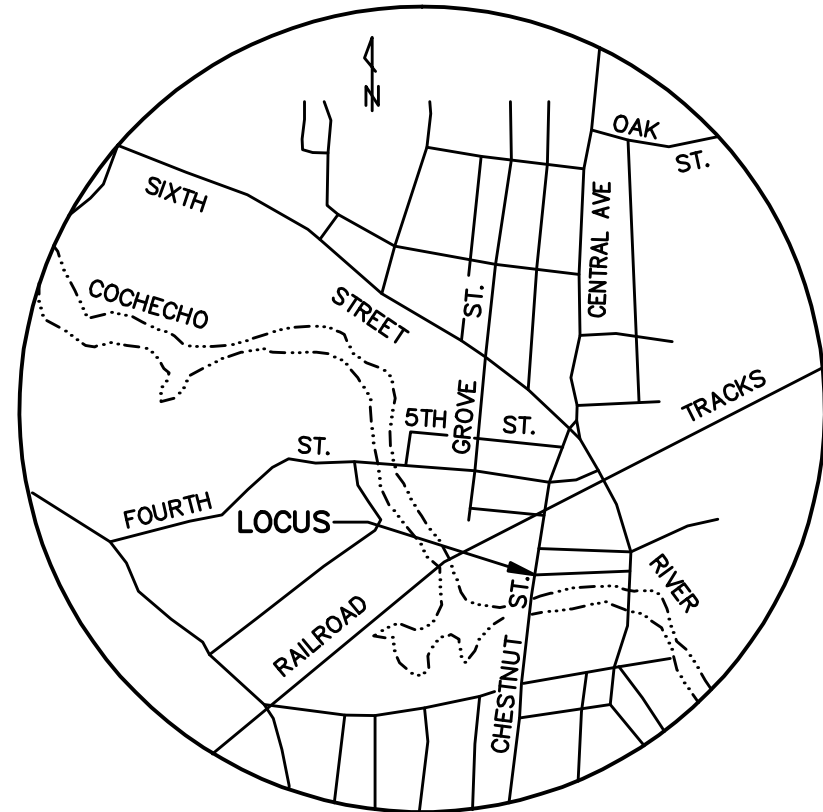
DOVER TAX MAP 6, LOT Nos. 3-1 & 9

DOVER, NEW HAMPSHIRE

MAY 11, 2018

REVISÉD THROUGH JANUARY 9, 2019

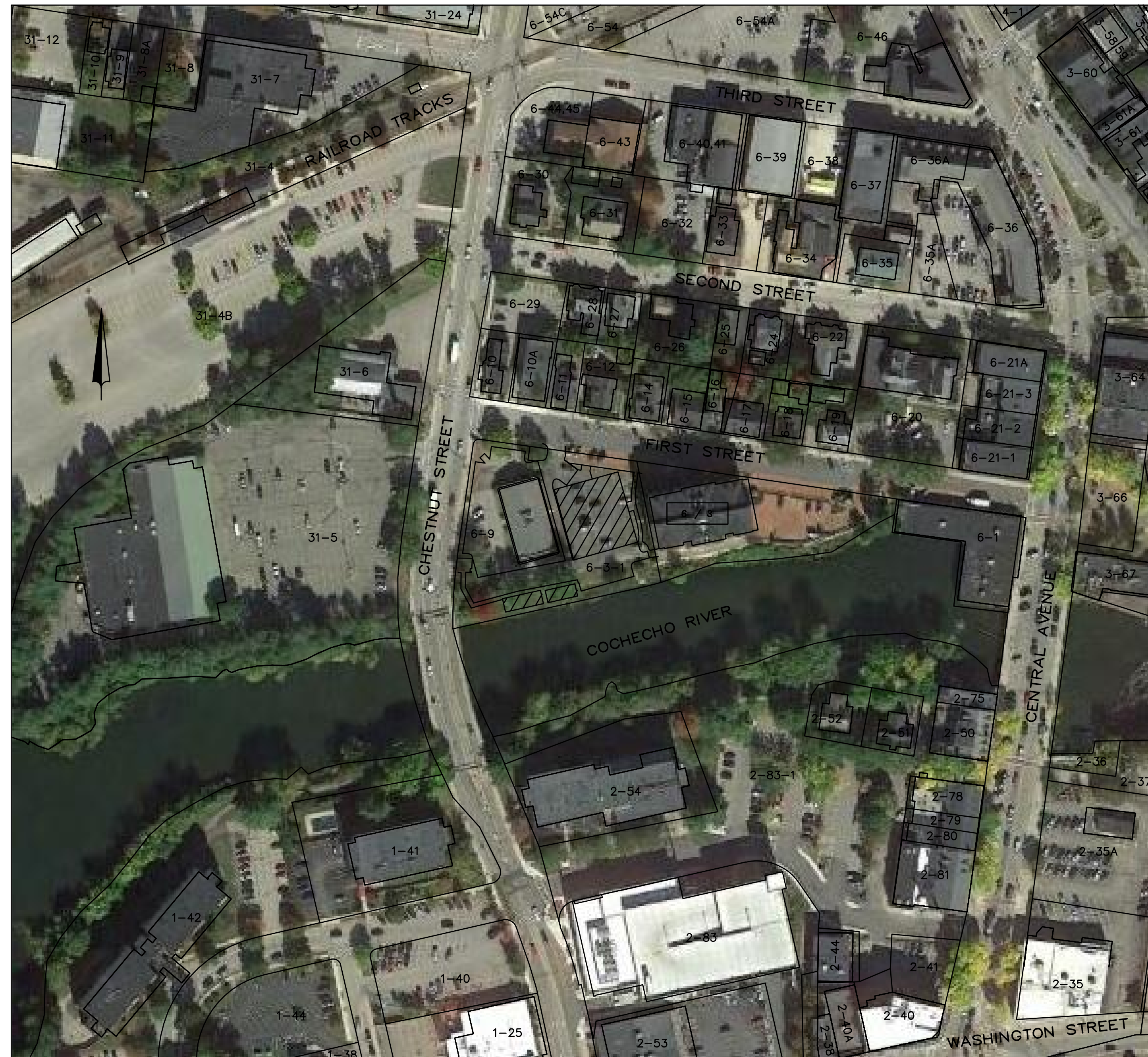
DOVER PLANNING FILE No. P 18-25



LOCATION PLAN
NO SCALE

LIST OF ABUTTERS:

MAP / LOT	NAME	ADDRESS	DEED REFERENCE
6 / 3-1	FIRST STREET AT GARRISON, LLC	466 CENTRAL AVENUE, SUITE 12 DOVER, NH 03820	4228 / 707
6 / 9	FIRST STREET AT CHESTNUT, LLC	466 CENTRAL AVENUE, SUITE 12 DOVER, NH 03820	4424 / 295
6 / 3	RIPARIA - ONE HUNDRED FIRST STREET, LLC	466 CENTRAL AVENUE, SUITE 12 DOVER, NH 03820	4228 / 704
6 / 10	HOLGATE LIMITED PARTNERSHIP	130 CENTRAL AVENUE DOVER, NH 03820	1689 / 5 (31)
6 / 10A	HOLGATE LIMITED PARTNERSHIP	130 CENTRAL AVENUE DOVER, NH 03820	1689 / 5 (31)
6 / 11	STEPHANIE N. LONG	35 FIRST STREET DOVER, NH 03820	3683 / 177
6 / 12	BRIAN J. MURPHY	496 WALLIS ROAD RYE, NH 03870	3541 / 547
6 / 14	ALDEN PROPERTIES, LLC	750 LAFAYETTE ROAD, SUITE 201 PORTSMOUTH, NH 03801	4303 / 657
31 / 5	HARLECH, LLC	273 CORPORATE DRIVE, SUITE 150 PORTSMOUTH, NH 03801	2036 / 90
31 / 6	LOYAL ORDER OF MOOSE #443	45 CHESTNUT STREET DOVER, NH 03820	757 / 327
1 / 42	DOVER HOUSING AUTHORITY	62 WHITTIER STREET DOVER, NH 03820	
2 / 83-1	CITY OF DOVER, NH	288 CENTRAL AVENUE DOVER, NH 03820	1028 / 36



TAX MAP SKETCH & NEIGHBORHOOD PLAN
1" = 100'±

SURVEYOR

McENEANEY SURVEY ASSOCIATES, INC.
P.O. Box 681
DOVER, NEW HAMPSHIRE 03821
(603) 742-0911

ENGINEER:

CIVILWORKS NEW ENGLAND
P.O. Box 1166
DOVER, NEW HAMPSHIRE 03822
(603) 749-0443

OWNER:

FIRST STREET AT GARRISON, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4228, PAGE 707

OWNER SIGNATURES

OWNER:

FIRST STREET AT CHESTNUT, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4424, PAGE 295

OWNER SIGNATURES

SHEET INDEX

SHEET 1	COVER SHEET W/ NEIGHBORHOOD PLAN
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	GENERAL NOTES SHEET
SHEET 4	DEMOLITION PLAN
SHEET 5	PROPOSED SITE DEVELOPMENT PLAN
SHEET 6	PROPOSED SITE GRADING PLAN
SHEET 7	PROPOSED SITE UTILITY PLAN
SHEET 8	PROPOSED SITE LANDSCAPE PLAN
SHEET 9	PROPOSED SITE LIGHTING PLAN
SHEET 10	STANDARD DETAIL SHEET 1
SHEET 11	STANDARD DETAIL SHEET 2
SHEET 12	SEWER STANDARD SHEET 1
SHEET 13	SEWER STANDARD SHEET 2
SHEET 14	20 SCALE SITE PLAN & POROUS PAVEMENT SKETCH
SHEET 15	AMBULANCE ACCESS PLAN

REFERENCE PLANS:

- 1.) DISPOSITION PLAN OF LAND – THE CITY OF DOVER –PARCEL M/1/1, PARCEL P/1/1 – DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: APRIL 29, 1977; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 19-43.
- 2.) DISPOSITION PLAN OF LAND – PARCEL C/1/1 – DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JULY 19, 1977; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 18-53.
- 3.) MINOR SUBDIVISION OF LAND PREPARED FOR THE CITY OF DOVER, NH, TAX MAP 6, LOT No. 3, FIRST STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JANUARY 6, 2014; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 107-62.
- 4.) EASEMENT AND LICENSE PLAN PREPARED FOR FIRST STREET AT GARRISON, LLC, TAX MAP 6, LOT No. 3, FIRST STREET & CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JANUARY 2, 2014, REVISED THROUGH 5/1/14; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 107-63.
- 5.) LOT LINE ADJUSTMENT PLAN PREPARED FOR FIRST STREET AT GARRISON, LLC, TAX MAP 6, LOT No. 3-1, AND FIRST STREET AT CHESTNUT, LLC, TAX MAP 6, LOT No. 9, FIRST STREET & 24 CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 15'; DATED: MAY 11, 2018; BY THIS OFFICE. TO BE RECORDED.

SHEET 1

FILE: w10 CP\1924\18-1924 SD-1

THE INTENT OF THIS PLAN IS TO DEPICT A MIXED USE PROJECT, CONTAINING COMMERCIAL AND RESIDENTIAL SPACES WITHIN THREE BUILDINGS LOCATED ON PARCEL 6/3-1. THE 5 STORY BUILDING WILL CONSIST OF 3,729 S.F. OF COMMERCIAL SPACE, 2,213 S.F. OF COMMON, UTILITY AND STORAGE SPACE AND 6 COVERED PARKING SPACES ON THE FIRST FLOOR LEVEL. THE SECOND THROUGH FIFTH FLOORS WILL CONTAIN 32 GARDEN STYLE RESIDENTIAL UNITS (24 - 2 BEDROOM UNITS & 8 - 1 BEDROOM UNITS). THE 1 3/4 STORY BUILDINGS WILL CONTAIN 5, 1 BEDROOM TOWNHOUSE STYLE RESIDENTIAL UNITS.

ADDITIONALLY THE PLAN DEPICTS VARIOUS SITE IMPROVEMENTS TO PARCEL 6/9.

CURRENT OWNERS:
MAP 6, LOT 3-1
FIRST STREET AT GARRISON, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4228, PAGE 707

MAP 6, LOT 9
FIRST STREET AT CHESTNUT, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4424, PAGE 295

THE PROJECT PARCELS ARE SHOWN AS LOT NO. 3-1 & 9, MAP 6 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

THE PROJECT PARCELS CONTAINS 49,392 S.F.± / 1.14 Ac.± OF LAND.

TITLE REFERENCE FOR THE PROJECT PARCELS IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4228, PAGE NO 707; AND BOOK NO. 4424, PAGE NO. 295.

PROJECT PLAN REFERENCES:

A.) DISPOSITION PLAN OF LAND - THE CITY OF DOVER -PARCEL M/1/1, PARCEL P/1/1 - DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: APRIL 29, 1977; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 19-43.

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D.) EASEMENT AND LICENSE PLAN PREPARED FOR FIRST STREET AT GARRISON, LLC, TAX MAP 6, LOT No. 3, FIRST STREET & CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JANUARY 2, 2014, REVISED THROUGH 5/1/14; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 107-63.

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

ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:

ZONING DISTRICT: CBD (CENTRAL BUSINESS DISTRICT) GENERAL SUBDISTRICT

MINIMUM LOT SIZE:	NA
MINIMUM LOT COVERAGE:	75 PERCENT
FRONTAGE BUILDOUT:	70 PERCENT MINIMUM
FRONT PRIMARY BUILD TO LINE:	AVERAGE WITHIN 250 FEET OF CENTER OF LOT; ±5 FEET
	100 FIRST STREET = 0 FEET
	24 CHESTNUT = 38.8 FEET
	AVERAGE = 19.4 FEET
FRONT SECONDARY BUILD TO LINE:	AVERAGE WITHIN 250 FEET OF CENTER OF LOT; ±5 FEET
SIDE SETBACK:	0 FEET MINIMUM - 24 FEET MAXIMUM
REAR SETBACK:	10 FEET MINIMUM
OUT BUILDING:	NOT PERMITTED
PRIVATE FRONTAGES:	NOT PERMITTED
HEIGHT OF BUILDING:	2 STORY MINIMUM, 5 STORY MAXIMUM

THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: (NONE)

PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 (SEE SHEET 2).

THE PROJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED); AND AREAS DETERMINED TO BE INSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0301E; EFFECTIVE DATE SEPT. 30, 2015.

- WITH REGARDS TO PARCEL 6 / 3-1, REFERENCE IS MADE TO LETTER OF MAP REVISION (LOWR) FEMA CASE No. 14-01-2374A, DATED JUNE 05, 2014.

THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.

THE MAXIMUM PARKING SPACE CALCULATION IS 1.6 SPACES PER RESIDENTIAL UNIT x 37 UNITS = 59 AND:

- * PARKING SPACES PROVIDED PER SITE REDEVELOPMENT PLAN:
 - = 48 SPACES, OPEN AIR PARKING AT 24 CHESTNUT STREET, AND ALONG FIRST STREET, INCLUDING 2 HANDICAP SPACES.
 - = 6 SPACES, RESIDENTIAL GARAGE, INCLUDING 1 HANDICAP SPACE.
- * TOTAL PARKING SPACES PROVIDED FOR THE SITE:
 - = 54 SPACES, INCLUDING 3 HANDICAP ACCESSIBLE RESERVED.
- * PARKING SPACE SIZE = 9' WIDE x 18' LONG, UNLESS OTHERWISE NOTED, HANDICAP ACCESSIBLE SPACE SIZE = 8' WIDE x 20' LONG, MINIMUM.
- * PAVEMENT / PARKING STRIPING TO BE 4" WHITE / WHITE

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.

"AS-BUILT" LOCATIONS FOR ALL UNDERGROUND PRIVATE UTILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC (EVERSOURCE), TELEPHONE (FAIRPOINT), AND CATV (COMCAST), SHALL BE RECORDED BY SURVEY PRIOR TO TRENCH BACKFILL. NOTATION ON THE "AS-BUILTS" SHALL INCLUDE QUANTITY AND SIZE OF ALL CONDUITS, AS WELL AS LOCATION AND SIZE OF ALL SURFACE APPURTENANCES SUCH AS TRANSFORMER PADS AND PEDESTALS. TIES FOR CONDUIT LOCATIONS TO ACCEPTABLE MONUMENTS SHALL ALSO BE PROVIDED, AS NECESSARY.

EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

TOPOGRAPHIC SURVEY PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. DURING APRIL 2018.

SURVEY OF EXISTING CONDITIONS PERFORMED DURING THE MONTHS OF JANUARY THROUGH JUNE 2011, AND UPDATED DURING APRIL AND MAY 2018 BY McENEANEY SURVEY ASSOCIATES, INC.

EXISTING UTILITY LOCATION DATA OBTAINED FROM FIELD OBSERVATIONS AND BY DATA PROVIDED BY MOORE LOCATE SERVICE DATED JUNE 2011, AND UPDATED BY DIGSAFE MARKINGS THROUGH MAY 2018

- CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, (PENDING)
- LOT COVERAGE - CASE NUMBER _____ AND DATE OF DECISION ____/____/____; CONDITIONS:
- FRONTAGE BUILDOUT - CASE NUMBER _____ AND DATE OF DECISION ____/____/____; CONDITIONS:
- STREET WALLS - CASE NUMBER _____ AND DATE OF DECISION ____/____/____; CONDITIONS:

- 3:1 SLOPES OR FLATTER
WILDFLOWER MIX (SUN) OR BIRDSFOOT TREFOIL AND RYE MIX (SHADE), HAY MULCH AS REQUIRED. PROVIDE 10% RYE MIX WITH WILDFLOWER MIX FOR TEMPORARY STABILIZATION.

2:1 SLOPES TO 3:1 SLOPES
SLOPE MIX OF 50% CREEPING RED FESCUE, 30% KENTUCKY TALL FESCUE, 10% ANNUAL RYE GRASS, 5% REDTOP, 5% LADINO CLOVER, HYDROSEED AND HAY MULCH.

SLOPES GREATER THAN 2:1
EROSION CONTROL BLANKET ALONG WITH SLOPE MIX SPECIFIED ABOVE. EROSION CONTROL BLANKET SHALL BE CURLX
BLANKETS AS MANUFACTURED BY AMXCO (OR EQUAL) AND STAPLED IN PLACE.

DRAINAGE SWALES
SEE DETAIL SHEET 10

HAY MULCH AND TACKING
TO BE FIELD SPECIFIED BY ENGINEER DEPENDING ON WEATHER CONDITIONS AND TIME OF SEEDING.

TOPSOIL
ALL DISTURBED AREAS TO HAVE 4" MINIMUM TOPSOIL AND SHALL BE SEEDED.

MAINTENANCE
ALL DISTURBED AND TREATED AREAS TO BE MAINTAINED UNTIL MATURE GROWTH IS ESTABLISHED.

- SHEET 3

DOVER PLANNING FILE No.		P 18-25
DRAWN BY:	<u>RJM</u>	FILE: W10 CP\1924\18-1924 SD-1
SCALE:	1" = 15'	DATE: MAY 11, 2018

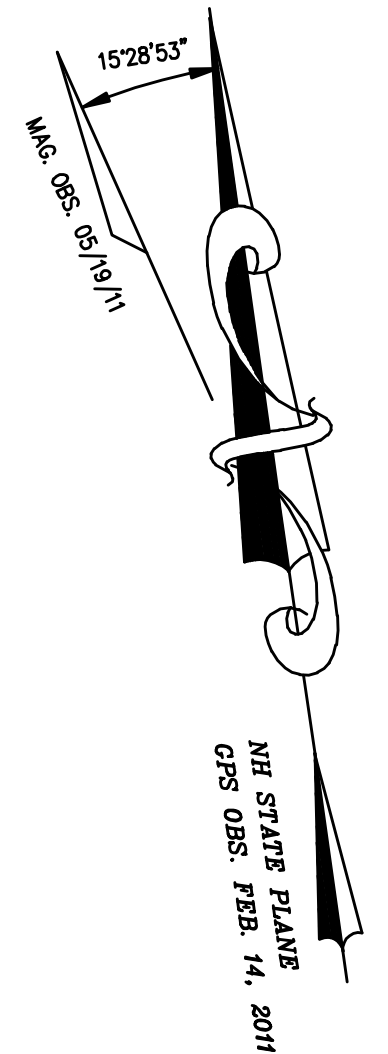
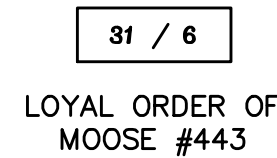


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c i v i l e n g i n e e r i n g

P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
18-1924		PROP SITE	11-01	1-41
PROJECT NO		TYPE	FIELDBOOK & PAGES	



31 / 5
HARLECH, LLC

P# PRELIMINARY / PRE-CONSTRUCTION SEQUENCE
PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE
AT 1-888-344-7233.

- 1.) INSTALL DOUBLE ROW OF 12" "SILT SOXX" ALONG WATERFRONT FROM WESTERLY END OF 100 FIRST BUILDING TO CHESTNUT STREET, 300'±.
- 2.) INSTALL "SILTSACK" CATCH BASIN INLET PROTECTION TO ALL CATCH BASINS WITHIN CONSTRUCTION ZONE. (6 PLACES)
- 3.) PROTECT 24" RCP OUTLET INTO COCHECHO RIVER WITH SEDIMENT CONTROL DEVICES.
- 4.) PROTECT 12" RCP OUTLET INTO COCHECHO RIVER WITH SEDIMENT CONTROL DEVICES.
- 5.) CONTACT CITY OF DOVER COMMUNITY SERVICES REGARDING EXISTING ON-SITE SEWER SERVICE THROUGH PARCEL.
- 6.) CONTACT PROPER UTILITY COMPANIES TO ARRANGE PROTECTION OF UNDERGROUND SERVICES WITHIN SIDEWALK ALONG SOUTHERLY SIDE OF FIRST STREET AND WESTERLY SIDE OF CHESTNUT STREET.
INCLUDES: ELECTRIC, TELEPHONE, TELECOMMUNICATIONS, STREET LIGHTING AND TRAFFIC SIGNALS.
- 7.) CONTACT ELECTRIC UTILITY COMPANY TO ARRANGE RELOCATION / REMOVAL OF UNDERGROUND SERVICES FOR ON-SITE LIGHTING.
- 8.) CONTACT GAS COMPANY TO ARRANGE RECONFIGURATION OF GAS SERVICE AND METER TO 24 CHESTNUT STREET.
- 9.) CONTACT TELECOMMUNICATIONS (CATV) COMPANY TO ARRANGE RELOCATION OF SERVICE BOX BEHIND SIDEWALK OF FIRST STREET.
- 10.) CONTACT ELECTRIC SERVICE COMPANY TO ARRANGE PROTECTION OF TWO (2) TRANSFORMER BOXES AND EQUIPMENT.

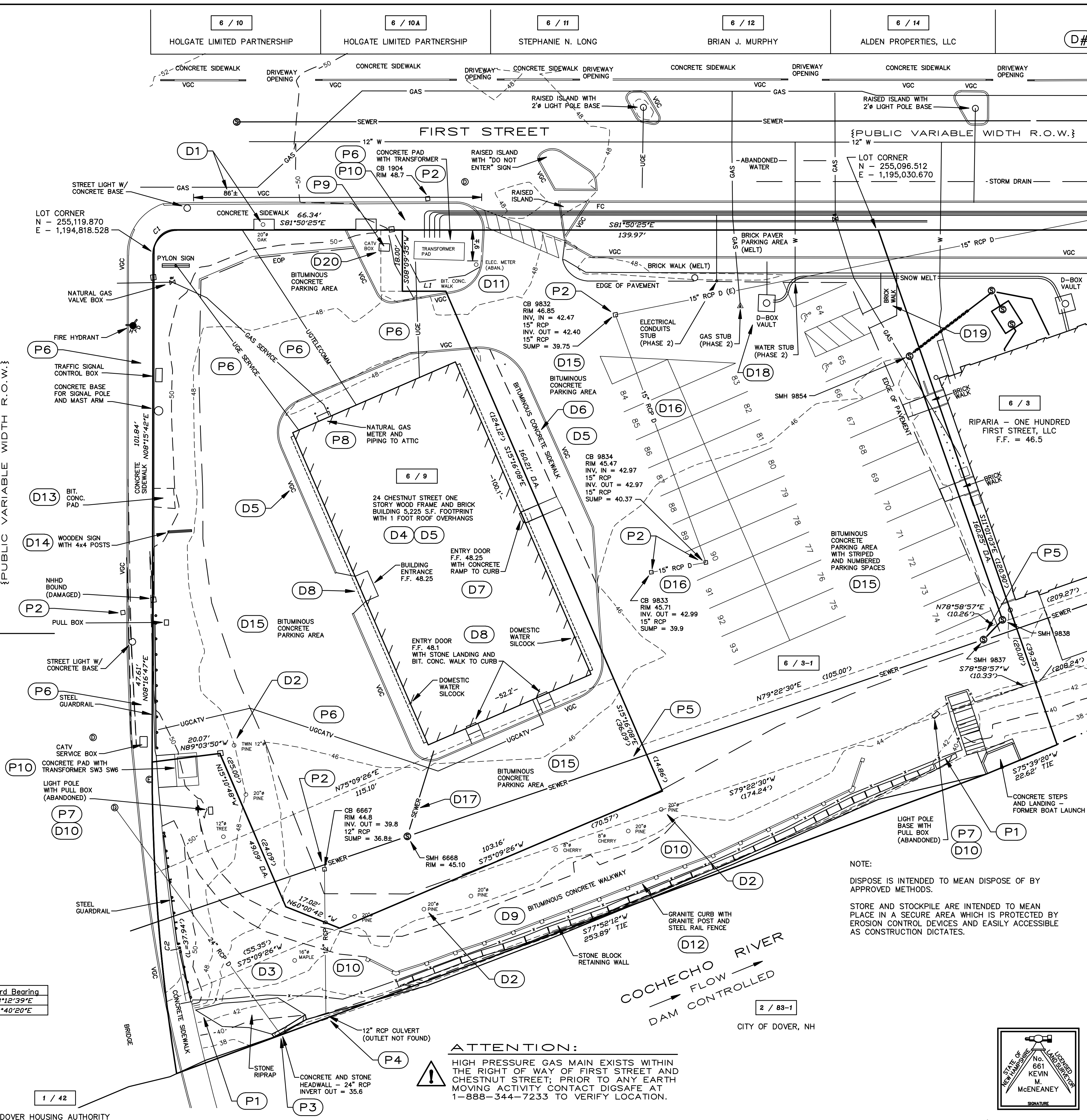
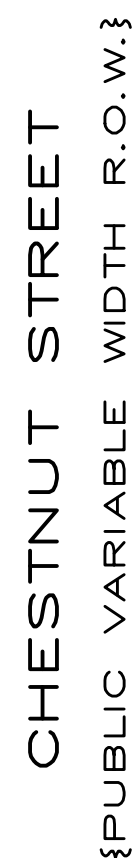
No.	Bearing	Distance
11	S81°50'25"E	12.80'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	89°53'53"	7.00	10.98	9.89	N53°12'39"E
C2	09°12'55"	572.00	92.00	91.90	N03°40'20"E

2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				

18-1924	DEMOLITION	11-01	1-41
PROJECT NO	TYPE	FIELDBOOK & PAGES	

DOVER HOUSING AUTHORITY



ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN
THE RIGHT OF WAY OF FIRST STREET AND
CHESTNUT STREET; PRIOR TO ANY EARTH
MOVING ACTIVITY CONTACT DIGSAFE AT
1-888-344-7233 TO VERIFY LOCATION.

DEMOLITION SEQUENCING

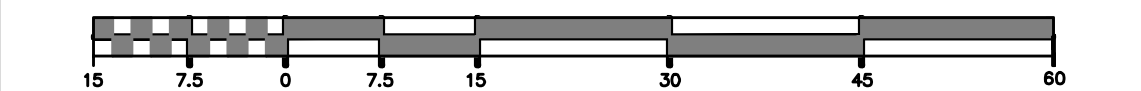
IMPROVEMENT SEQUENCE:
PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGISAFE AT
1-888-344-7233.

- 1.) PROTECT 20" OAK TREE, REMOVE AND DISPOSE OF CONCRETE SIDEWALK, 36 L.F.+ TO BE REPLACED WITH BRICK SIDEWALK (UNDERGROUND UTILITIES).
- 2.) REMOVE AND DISPOSE OF APPROXIMATELY TWELVE (12) TREES WITHIN PROJECT AREA.
- 3.) REMOVE AND DISPOSE OF BUSHES AND BRUSH WITHIN PROJECT AREA.
- 4.) REMOVE AND DISPOSE OF BUSHES AND LANDSCAPING AT FOUNDATION OF 24 CHESTNUT STREET.
- 5.) GRANITE CURB AROUND 24 CHESTNUT STREET BUILDING - REMOVE AND STOCKPILE VERTICAL GRANITE CURB, 330'±.
- 6.) BITUMINOUS CONCRETE WALK - 24 CHESTNUT STREET BUILDING - REMOVE AND DISPOSE, 375 S.F.±.
- 7.) CONCRETE RAMP - 24 CHESTNUT STREET BUILDING - REMOVE AND DISPOSE, 40 S.F.±.
- 8.) BITUMINOUS CONCRETE APRON (3) - 24 CHESTNUT STREET BUILDING, REMOVE AND DISPOSE.
- 9.) BITUMINOUS CONCRETE WALK FROM CHESTNUT STREET ALONG WATERFRONT - REMOVE AND DISPOSE.
- 10.) ABANDONED LIGHT POLES AND ASSOCIATED CONDUITS AND SERVICE BOXES - REMOVE AND DISPOSE.
- 11.) CURBED ISLAND AT ENTRANCE FROM FIRST STREET - REMOVE AND STOCKPILE VERTICAL GRANITE CURB TO A POINT 9'± FROM THE FIRST STREET R.O.W. LINE, 60 L.F.±, REMOVE AND DISPOSE BITUMINOUS CONCRETE WALK, REMOVE AND DISPOSE OF ABANDONED ELECTRIC METER AND ASSOCIATED CONDUITS. NOTE CATV BOX).
- 12.) REMOVE AND DISPOSE OF GRANITE BLOCK POSTS / RAIL FENCE AND GRANITE CURB ALONG WATERFRONT.
- 13.) BITUMINOUS CONCRETE APRON AT CHESTNUT STREET - REMOVE AND DISPOSE.
- 14.) WOODEN BUSINESS SIGN ON 4x4 POSTS WITH SITE LIGHTING - REMOVE AND STOCKPILE SIGN FOR RE-USE.
- 15.) REMOVE, PREPARE FOR RE-USE AND STOCKPILE BITUMINOUS CONCRETE PARKING SURFACE.
- 16.) REMOVE AND DISPOSE OF CATCH BASIN #9833 & #9834 AND DRAINAGE PIPING BETWEEN AND DRAINAGE PIPING TOWARDS CATCH BASIN 9832 (77 L.F.±).
- 17.) REMOVE 4" SEWER SERVICE FROM 24 CHESTNUT STREET, REPLACE.
- 18.) REMOVE, PREPARE FOR RELOCATION OF SNOW MELT DISTRIBUTION BOX AND ASSOCIATED SNOW MELT PIPING.
- 19.) REMOVE AND DISPOSE OF BRICK WALK FROM SIDEWALK TO PARKING LOT.
- 20.) REMOVE AND PROVIDE FOR RELOCATION OF EXISTING CABLE SERVICE BOX (COORDINATE WITH UTILITY).

SHEET 4

**RIVERS MARK
DEMOLITION PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE**

DOVER PLANNING FILE No.		P 18-25
DRAWN BY: <i>RJM</i>	FILE: W10 CP\1924\18-1924 SD-1	
SCALE: 1" = 15'	DATE: MAY 11, 2018	



McEneaney
Survey
Associates

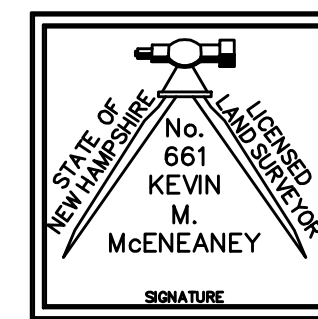
P.O. Box 681 – 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

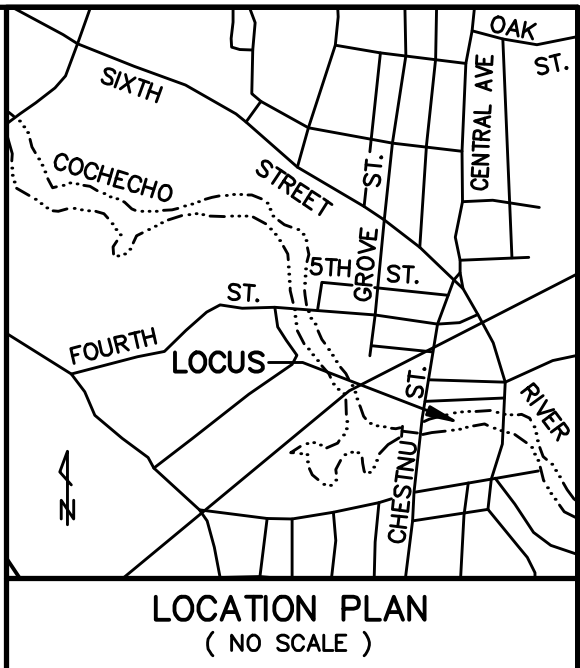
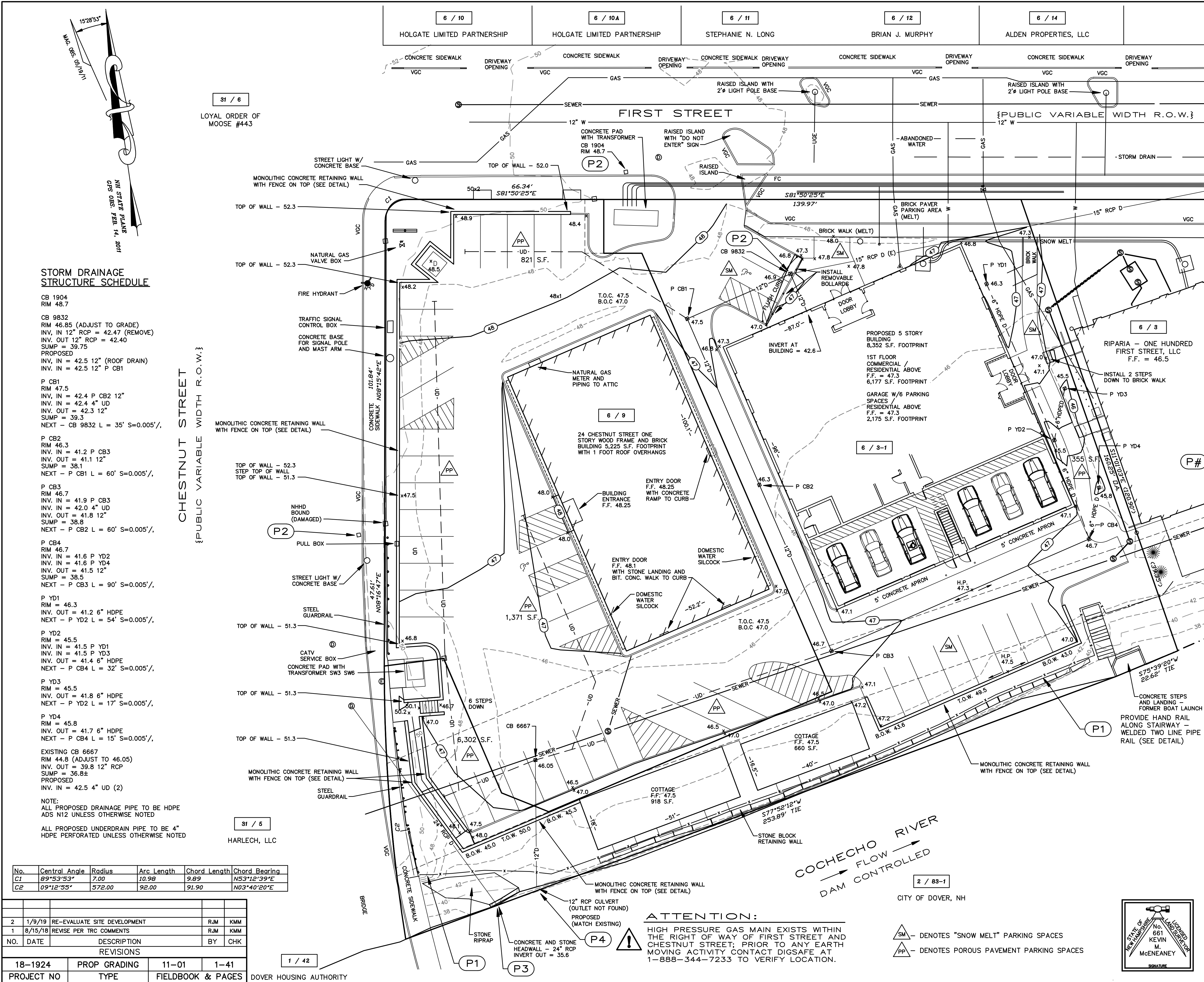
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Civilworks New England

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Dover, NH 603-749-0443





PROJECT AREA:	EXISTING 1.14 Ac. 49,392 S.F.	PROPOSED 1.14 Ac. 49,392 S.F.
CONTIGUOUS LAND DISTURBANCE:	N/A	42,350 S.F. (0.97 Ac.)
IMPERVIOUS AREA:	31,730 S.F. (64.3% SITE COVER)	29,723 S.F. (-2007 S.F.)
□ PER 149-14.A.(3)(c)(ii)a.		
1. MITIGATION AND TREATMENT OF 30% OF EXISTING IMPERVIOUS AREA AND	(0.30 x 31,730 S.F.)	= 9,519 S.F.
2. MITIGATION AND TREATMENT OF 50% OF ADDITIONAL IMPERVIOUS AREA	(0.50 x -2007 S.F.)	= -1004 S.F.
-----> THROUGH THE APPLICATION OF THE "LID" LOW INTENSITY DEVELOPMENT		
PER PLAN:		
1. SITE PLAN PROPOSES 355 S.F. OF PERVIOUS PAVERS.		
2. SITE PLAN PROPOSES 8,494 S.F. OF PERVIOUS BITUMINOUS PAVEMENT,		
3. SITE PLAN PROPOSES TO MITIGATE AND TREAT 8,849 S.F. THE PROPOSED IMPERVIOUS AREA IS 29,723 S.F. (0.30 x 29,723 S.F. = 8,917 S.F.)		

- PRELIMINARY SEQUENCING**
- PRELIMINARY / PRE-CONSTRUCTION SEQUENCE
PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.
- 1.) INSTALL DOUBLE ROW OF 12" "SILT SOXX" ALONG WATERFRONT FROM WESTERLY END OF 100 FIRST BUILDING TO CHESTNUT STREET, 300'±.
 - 2.) INSTALL "SILTSACK" CATCH BASIN INLET PROTECTION TO ALL CATCH BASINS WITHIN CONSTRUCTION ZONE. (3 PLACES)
 - 3.) PROTECT 24" RCP OUTLET INTO COCHECHO RIVER WITH SEDIMENT CONTROL DEVICES.
 - 4.) PROTECT 12" RCP OUTLET INTO COCHECHO RIVER WITH SEDIMENT CONTROL DEVICES.
- SEE SHEET 4 FOR ADDITIONAL PRELIMINARY / PRE-CONSTRUCTION SEQUENCE ITEMS.

RIVERS MARK
PROPOSED SITE GRADING & DRAINAGE PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25
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McEneaney Survey Associates
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

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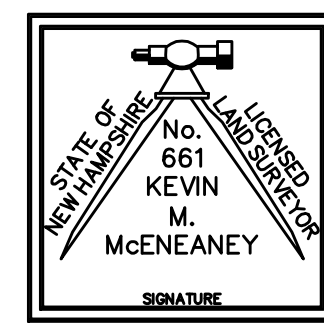
No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	92°53'52"	7.00	10.98	9.89	N53°12'39"E
C2	09°12'55"	572.00	92.00	91.90	N03°40'20"E

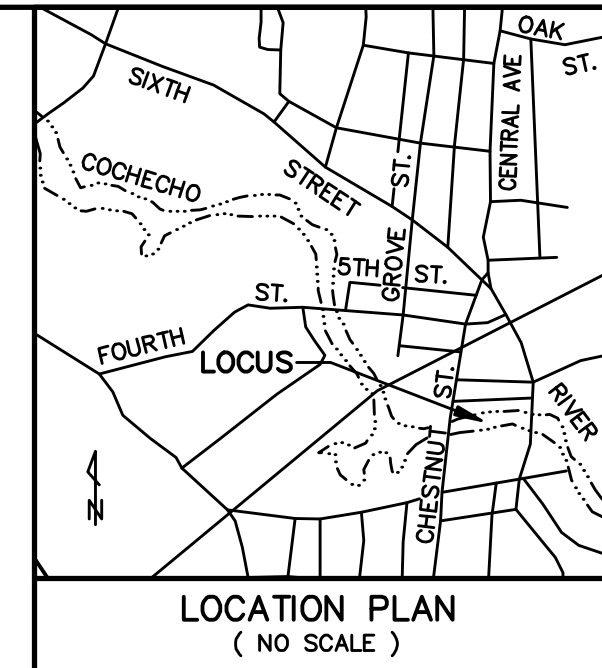
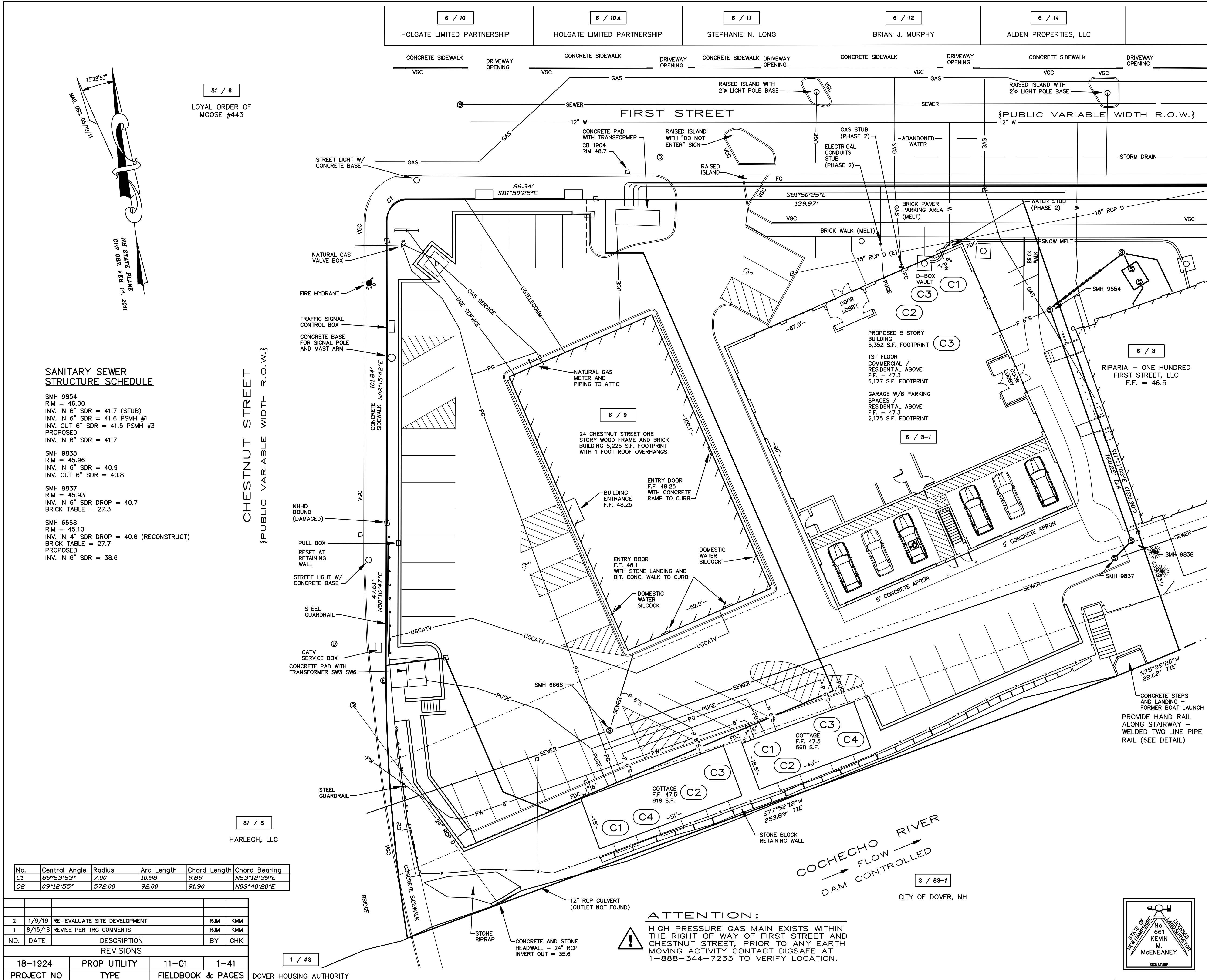
NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	PROP GRADING	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

DOVER HOUSING AUTHORITY

ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF FIRST STREET AND CHESTNUT STREET; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

- SM - DENOTES "SNOW MELT" PARKING SPACES
PP - DENOTES POROUS PAVEMENT PARKING SPACES





SHEET 7

RIVERS MARK
PROPOSED SITE UTILITY PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

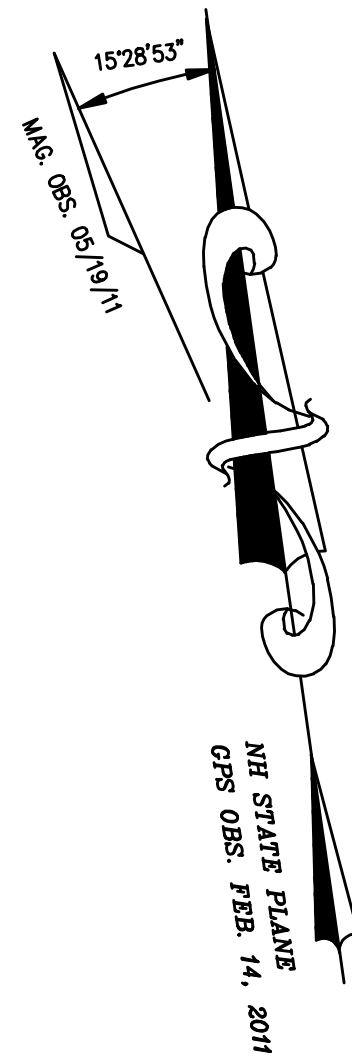
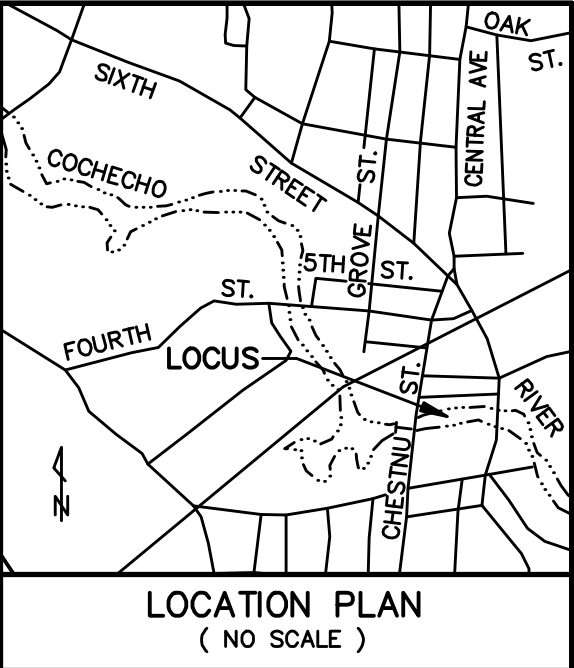
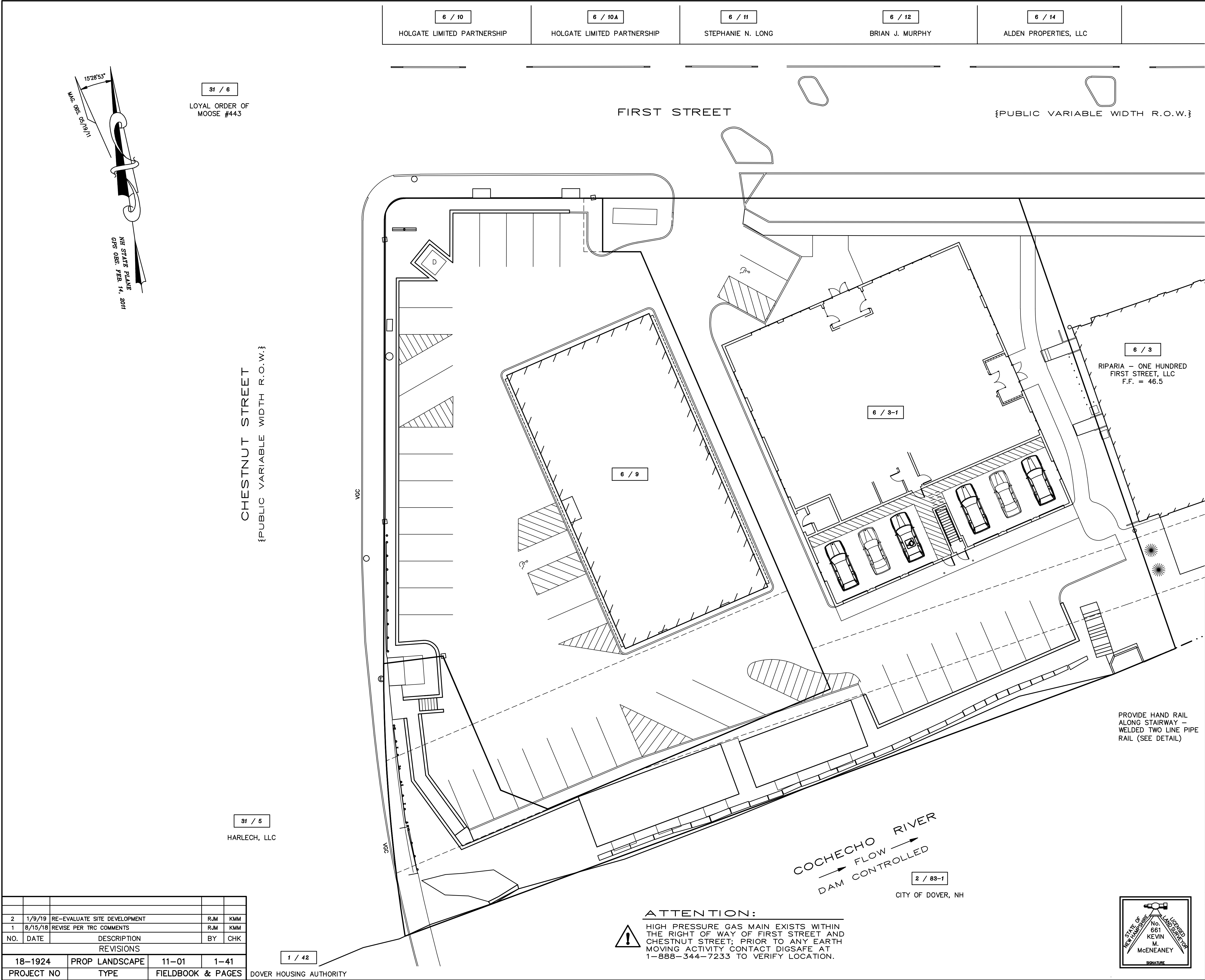
DOVER PLANNING FILE No. P 18-25

DRAWN BY: **RJM** FILE: W10 CP\1924\18-1924 SD-1
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McEneaney Survey Associates
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Dover, NH 603-749-0443



31 / 6
LOYAL ORDER OF
MOOSE #443

CHESTNUT STREET
{PUBLIC VARIABLE WIDTH R.O.W.}

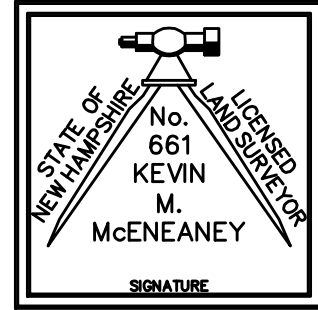
31 / 5
HARLECH, LLC

1 / 42

ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN
THE RIGHT OF WAY OF FIRST STREET AND
CHESTNUT STREET; PRIOR TO ANY EARTH
MOVING ACTIVITY CONTACT DIGSAFE AT
1-888-344-7233 TO VERIFY LOCATION.

PROVIDE HAND RAIL
ALONG STAIRWAY -
WELDED TWO LINE PIPE
RAIL (SEE DETAIL)

COCHECHO RIVER
FLOW
DAM CONTROLLED
CITY OF DOVER, NH



SHEET 8

RIVERS MARK
PROPOSED SITE LANDSCAPE PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

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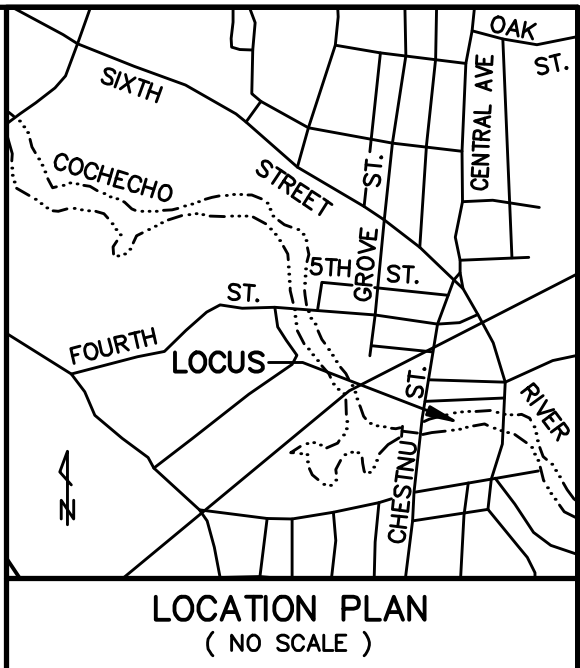
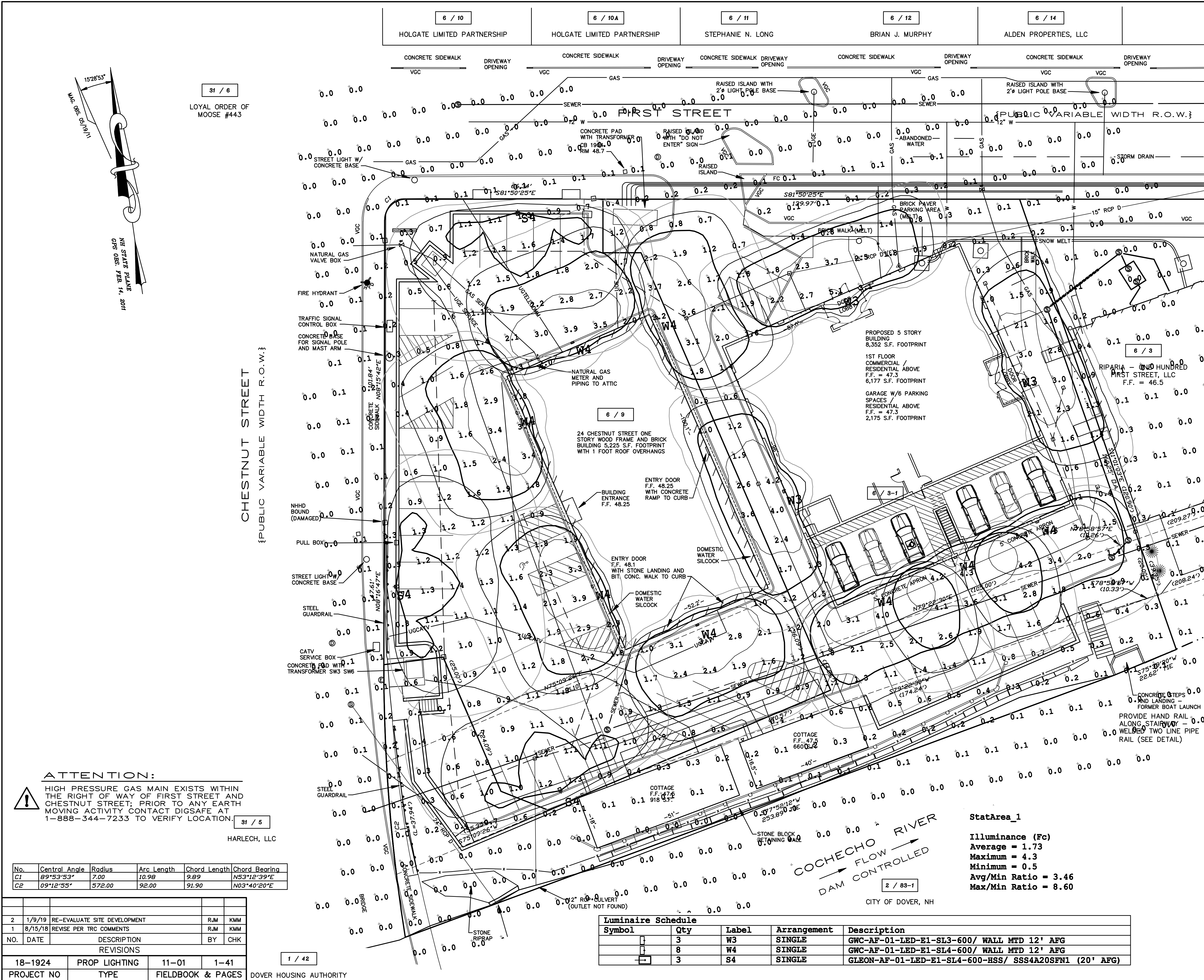
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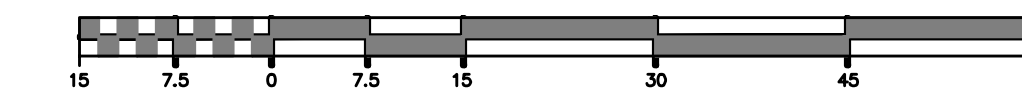
NO.	DATE	DESCRIPTION	BY	CHK
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1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	PROP LANDSCAPE	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES	DOVER HOUSING AUTHORITY	



SHEET 9

RIVERS MARK
PROPOSED SITE LIGHTING PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25
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ATTENTION:

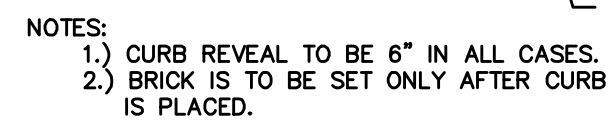
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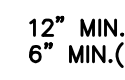
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REVISIONS				
18-1924	PROP LIGHTING	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES	DOVER HOUSING AUTHORITY	

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
W3	3	W3	SINGLE	GWC-AF-01-LED-E1-SL3-600/ WALL MTD 12' AFG
W4	8	W4	SINGLE	GWC-AF-01-LED-E1-SL4-600/ WALL MTD 12' AFG
S4	3	S4	SINGLE	GLEON-AF-01-LED-E1-SL4-600-BSS/ SSS4A20SFN1 (20' AFG)

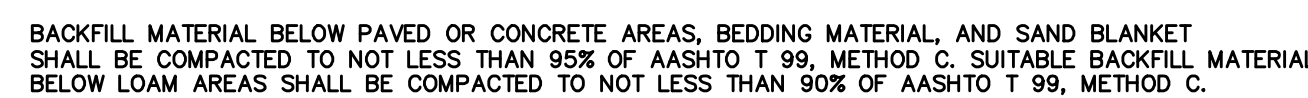
StatArea_1
Illuminance (Fc)
Average = 1.73
Maximum = 4.3
Minimum = 0.5
Avg/Min Ratio = 3.46
Max/Min Ratio = 8.60



NOT TO SCALE



NOT TO SCALE

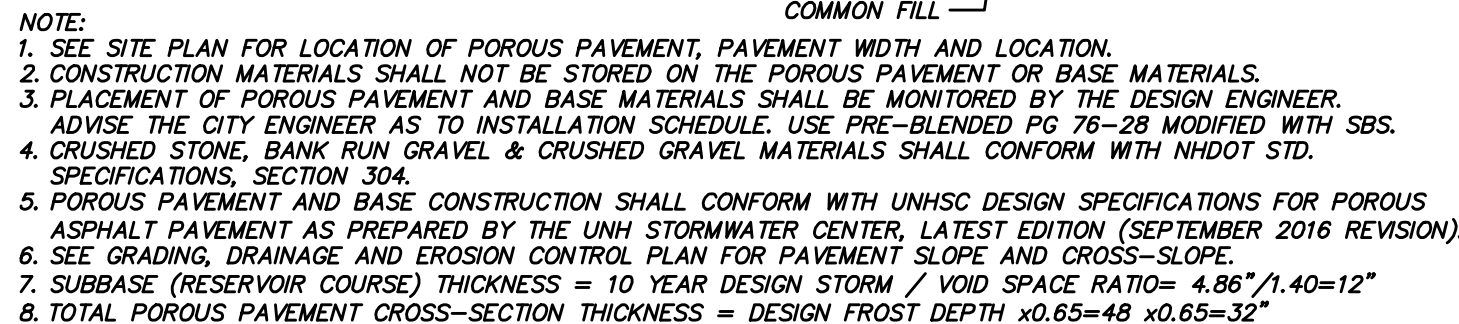


* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



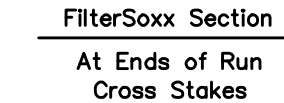
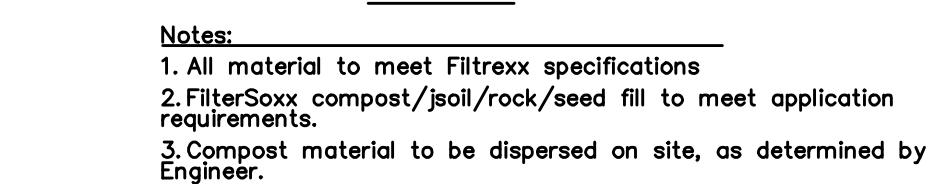
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18-1924	DETAIL 1	11-01	1-41
PROJECT NO	TYPE	FIELDBOOK & PAGES	



NOT TO SCALE

SHEET 10



-
- Diagram illustrating the Anchoring Detail for a pile foundation. The diagram shows a cross-section of a pile with a central core of 2 REB (reinforcing bars) and 2 WIRE BARS. The pile is anchored into a concrete structure. Labels include: ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID STAKE, FLOW $\Rightarrow$, ANCHORING, WIRE BARS, 2 REB, 2 WIRE BARS, and ANCHORING DETAIL.

NOT TO SCALE

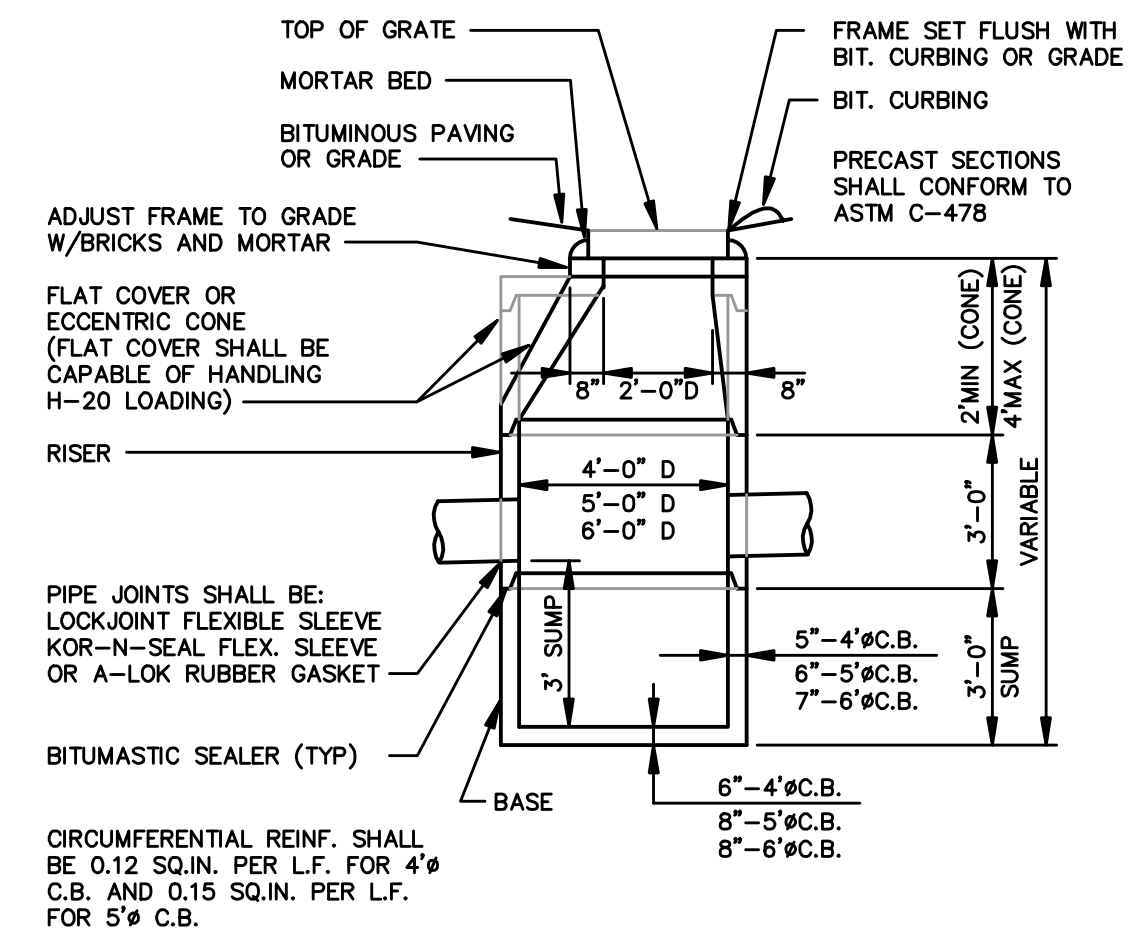
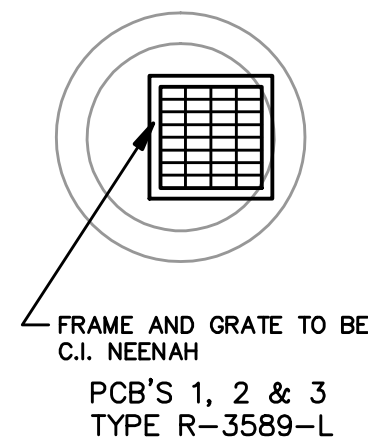
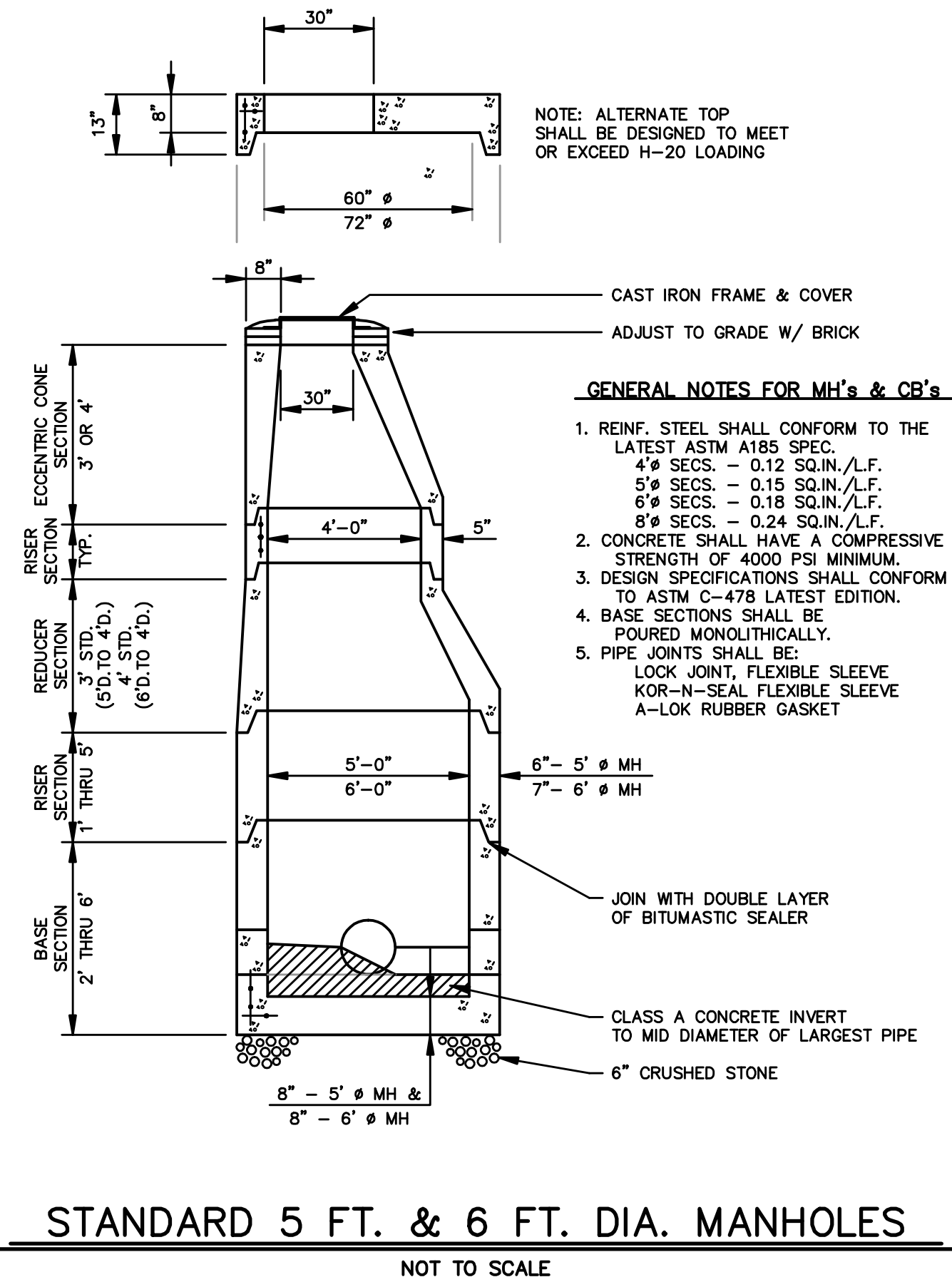


- SiltSoxx Details
NOT TO SCALE

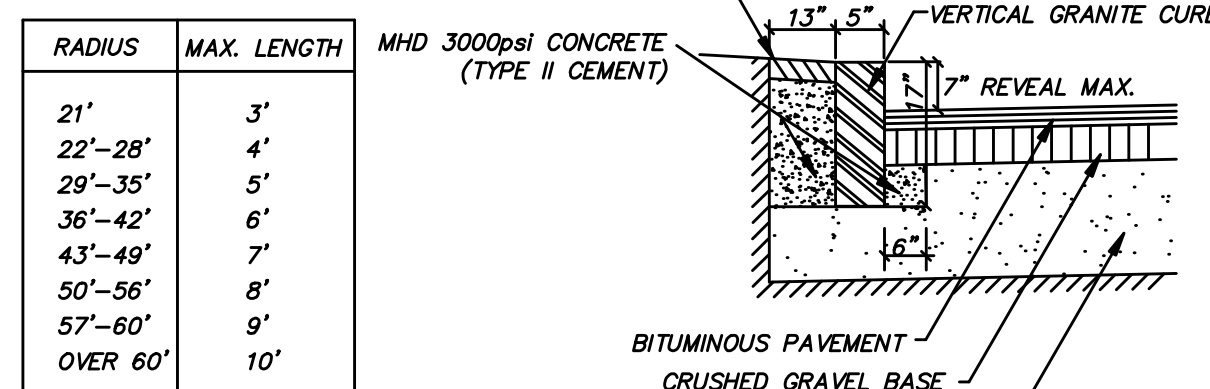
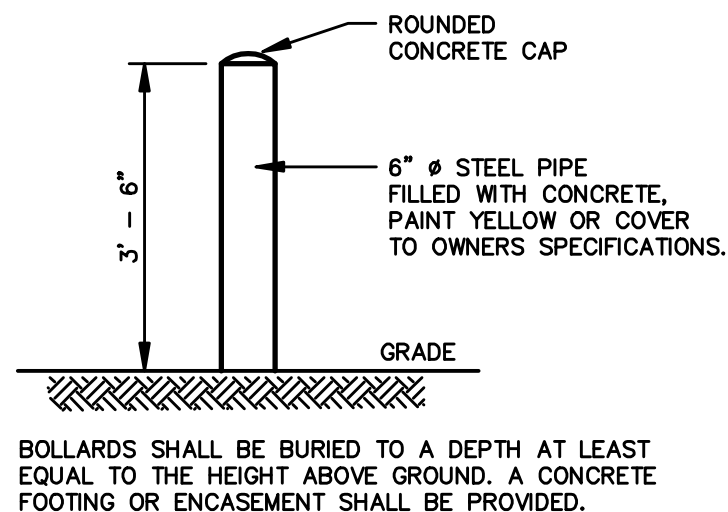
DOVER PLANNING FILE No. P 18-25

P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

c i v i l e n g i n e e r i n g



- 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".
- Storm drains shall be reinforced concrete pipe, class IV, and shall be jointed with neoprene "O" rings.
- 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).
- 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.
- 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.
- 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.
- Trench construction will conform with Section 603.3.1 of the Standard Specifications (1974).
- 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.
- Bedding shall conform with Section 603.3.2 of the Standard Specifications (1974).
- 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.
- All backfill and bedding compaction shall meet the requirements of AASHTO T 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.
- 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.
- 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.
- Existing excavated reinforced concrete pipe may be reused where it is found to be undamaged and meets the requirements set forth in these specifications. Excavated pipe proposed for reuse is subject to inspection and approval by the Engineer.
- All trenches will be covered and debris, including any rejected materials, shall be removed daily. Strict safety precautions shall be maintained at all times.
- Location of utilities shown on the plans are approximate.
 - 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.
 - after the utilities have been located and prior to construction, the Contractor with the Engineer, shall layout the proposed drainage system in the field and rectify any utility conflicts which may be found.
 - 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.
 - 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.
- 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.
- Shop drawings for flat concrete covers shall be stamped prior to submission for approval by a New Hampshire Registered Professional Engineer.
- Brick masonry for setting frames and brick and mortar plugs shall conform to the Standard Specification Section 604.2.4.

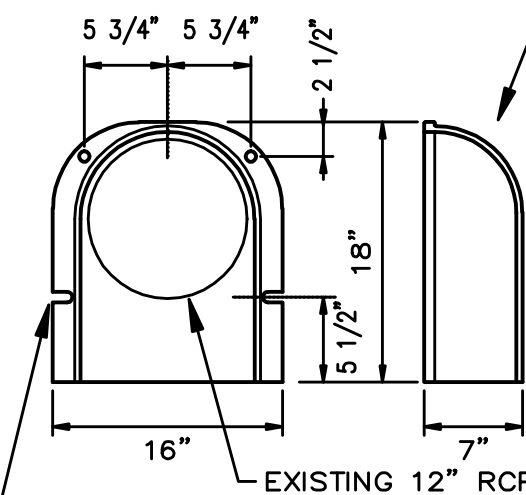


- NOTES**
- SEE SITE PLAN FOR LIMITS OF CURBING.
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF CURB STONES = 3'
 - MAXIMUM LENGTH OF CURB STONES = 10'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE CHART)
 - ALL RADI 20 FEET AND SMALLER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

VERTICAL GRANITE CURB

NOT TO SCALE

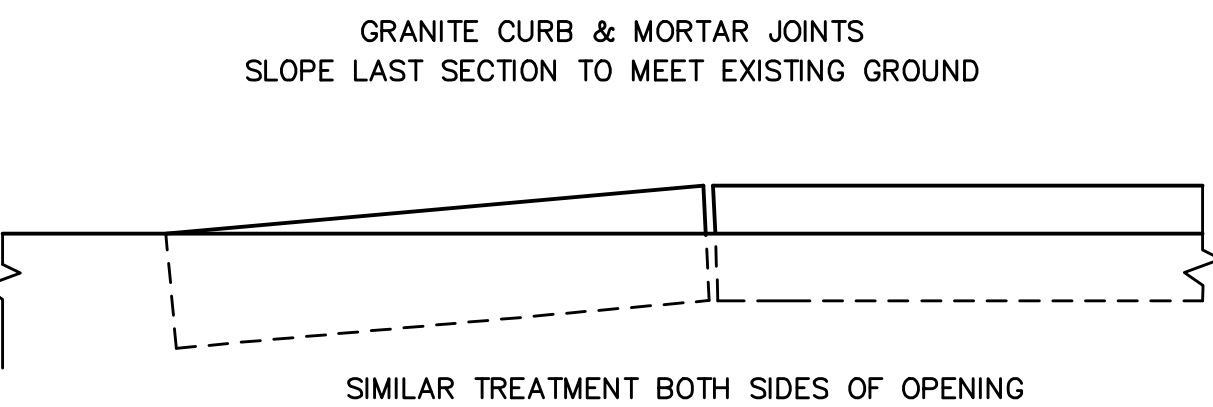
NEENAH FOUNDRY CATCH BASIN
HOOD TYPE "R-3700"



CATCH BASIN HOOD DETAIL

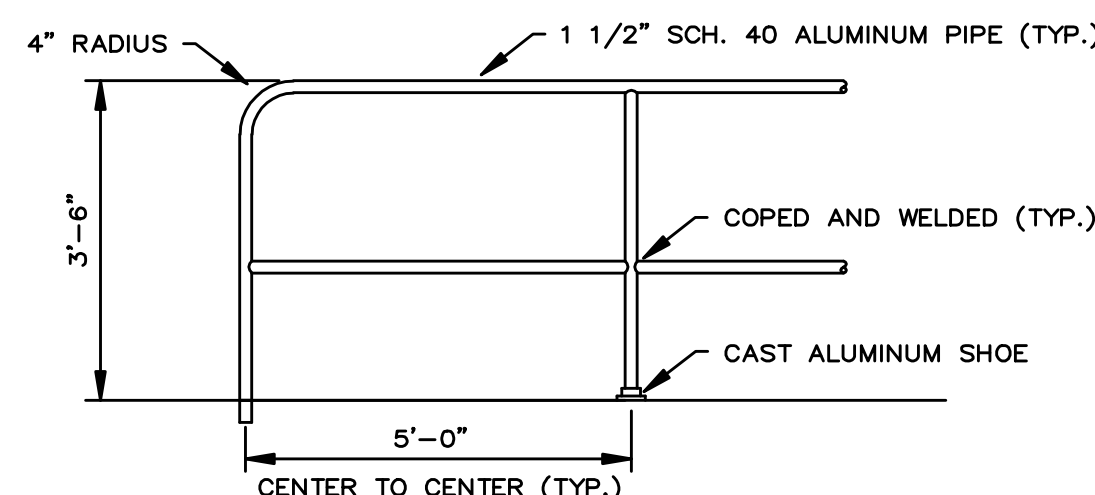
NOT TO SCALE

ALL CATCH BASINS TO HAVE HOODS MOUNTED OVER OUTLET PIPE



TYPICAL CURB CUT

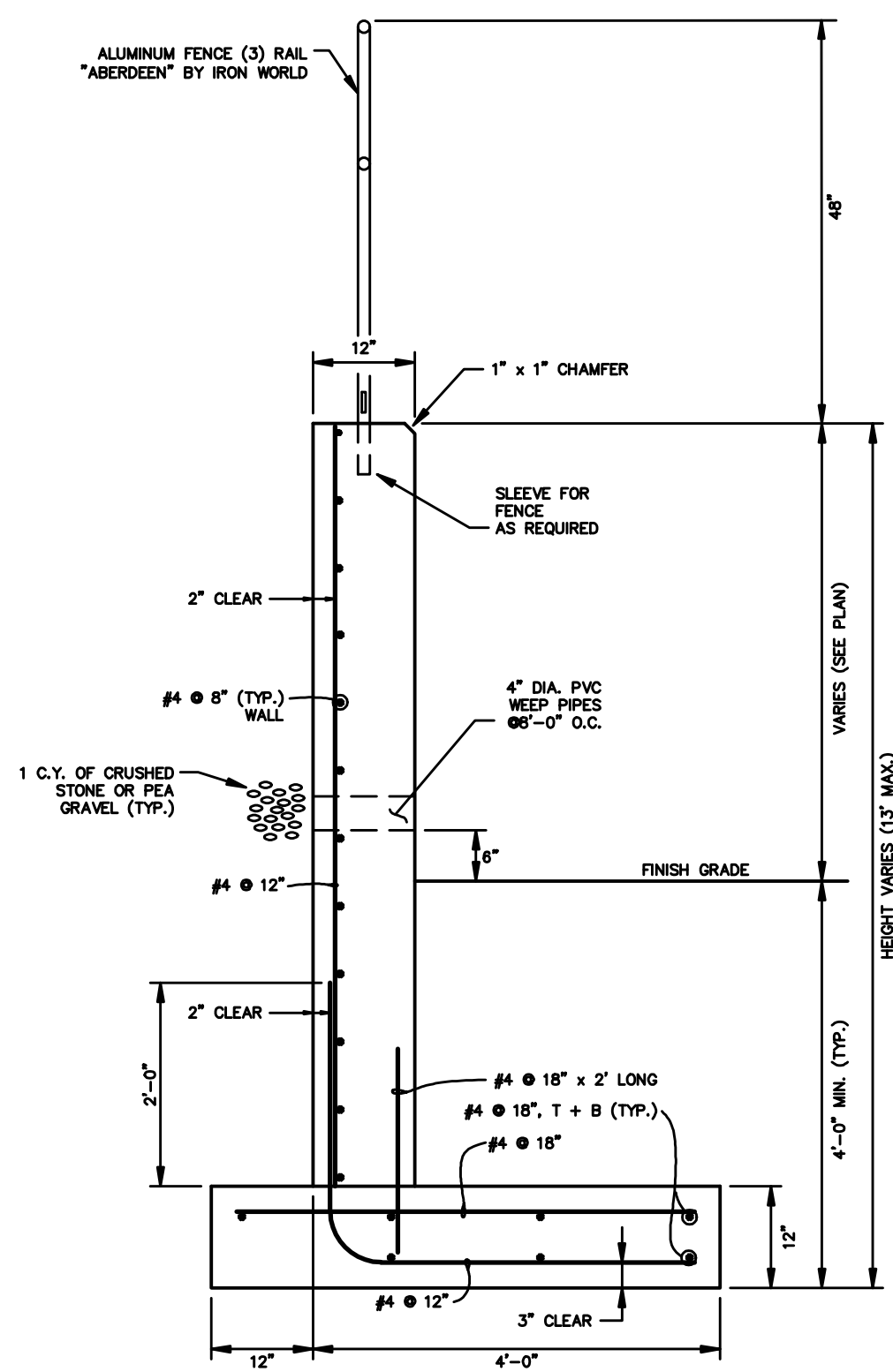
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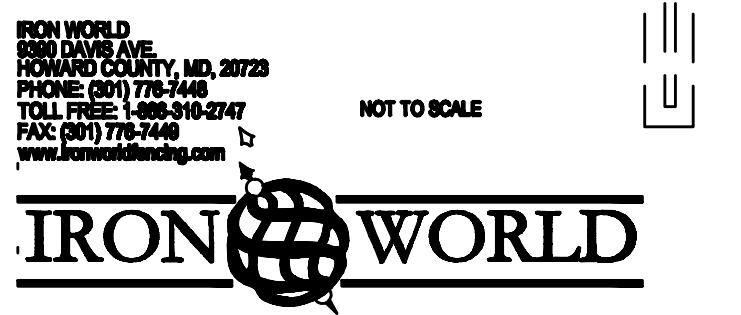
HAND RAIL DETAIL

NOT TO SCALE

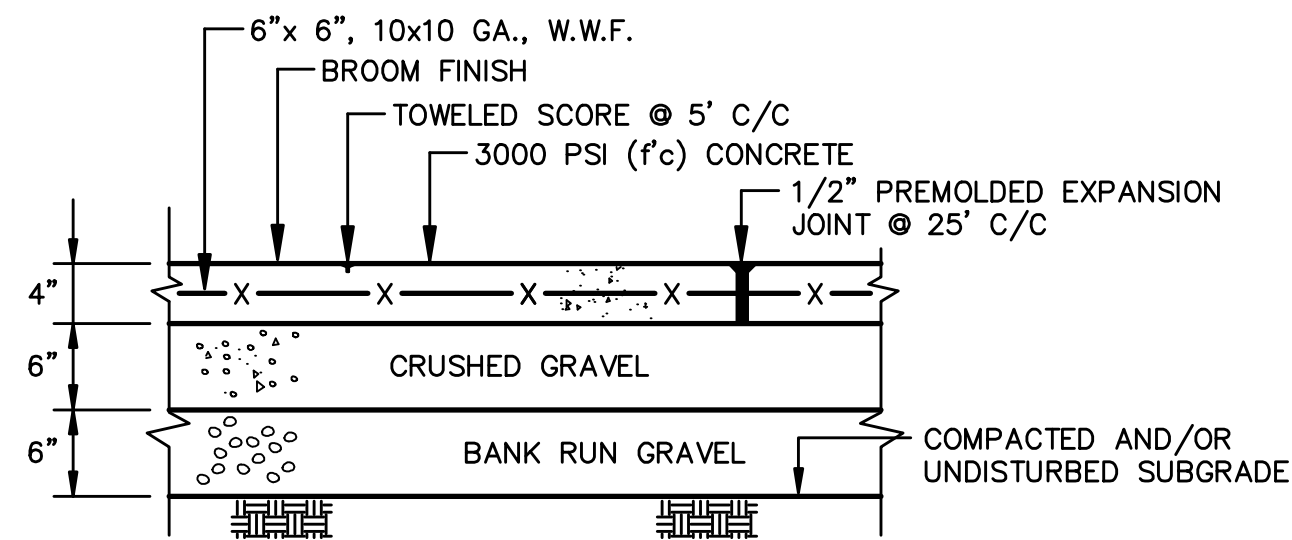
AS MANUFACTURED BY AMERICAN RAILING SYSTEMS, INC.



- NOTES:**
- CONCRETE TO BE 4000 P.S.I. ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS
 - ANY HIGH EARLY STRENGTH ADDITIVES MUST NOT BE CORROSIVE TO REINFORCING STEEL. CONCRETE MIX AND ANY ADDITIVES PROPOSED BY CONTRACTOR TO BE APPROVED BY THE ENGINEER
 - WINTER CONCRETING PROCEDURES TO COMPLY WITH ACI 318-83 RECOMMENDATIONS AND DOVER BUILDING CODE
 - REINFORCING STEEL TO BE GRADE 60 NEW BILLET STEEL DEFORMED BARS
 - WALL MUST NOT BE BACKFILLED BEHIND UNTIL FILL IN FRONT (I.E. DUMPSTER SIDE) COMPLETED AND DRAINS INSTALLED
 - COVER TO BE 2", EXCEPT 3" TO STEEL IN UNDERSIDE OF FOOTING
 - CONTRACTOR TO BE RESPONSIBLE FOR TEMPORARY SHORING OF EXCAVATION FOR RETAINING WALL
 - FILL BEHIND WALL MUST BE FREE DRAINING, CLEAN GRAVEL BORROW (NO CLAY)
 - BURIED BACK FACE OF WALL TO BE PAINTED WITH BITUMINOUS DAMPROOFING TO WITHIN 6" OF FINISHED GRADE (I.E. UNDERSIDE OF LOAM)
 - DESIGN ASSUMES MAXIMUM SOIL BEARING PRESSURE OF 1.5 TONS / S.F.
 - ANY UNSUITABLE MATERIAL UNDER FOOTINGS TO BE REMOVED AND REPLACED WITH COMPACTED GRAVEL BORROW AS REQUIRED BY THE ENGINEER.
 - SEE SITE PLAN FOR BOUNDARY AND WALL LOCATION AND GENERAL SITE GRADING
 - PROVIDE KEYWAYS IN FOOTINGS - 2" DEEP BY 4" WIDE



NOT TO SCALE



TYPICAL CONCRETE SIDEWALK SECTION

NO SCALE

PERMANENT SEEDING:

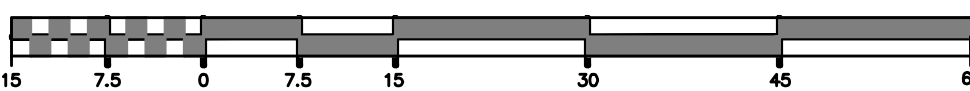
- Bedding - stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.
- Fertilizer - lime and fertilizer 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.
- 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
- Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding on 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.
- Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

SHEET 11

RIVERS MARK
PROPOSED SITE DETAIL SHEET 2
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. **P 18-25**
DRAWN BY: **RJM** FILE: **W10 CP\1924\18-1924 SD-1**
SCALE: **1" = 15'** DATE: **MAY 11, 2018**



McEneaney
Survey
Associates

P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

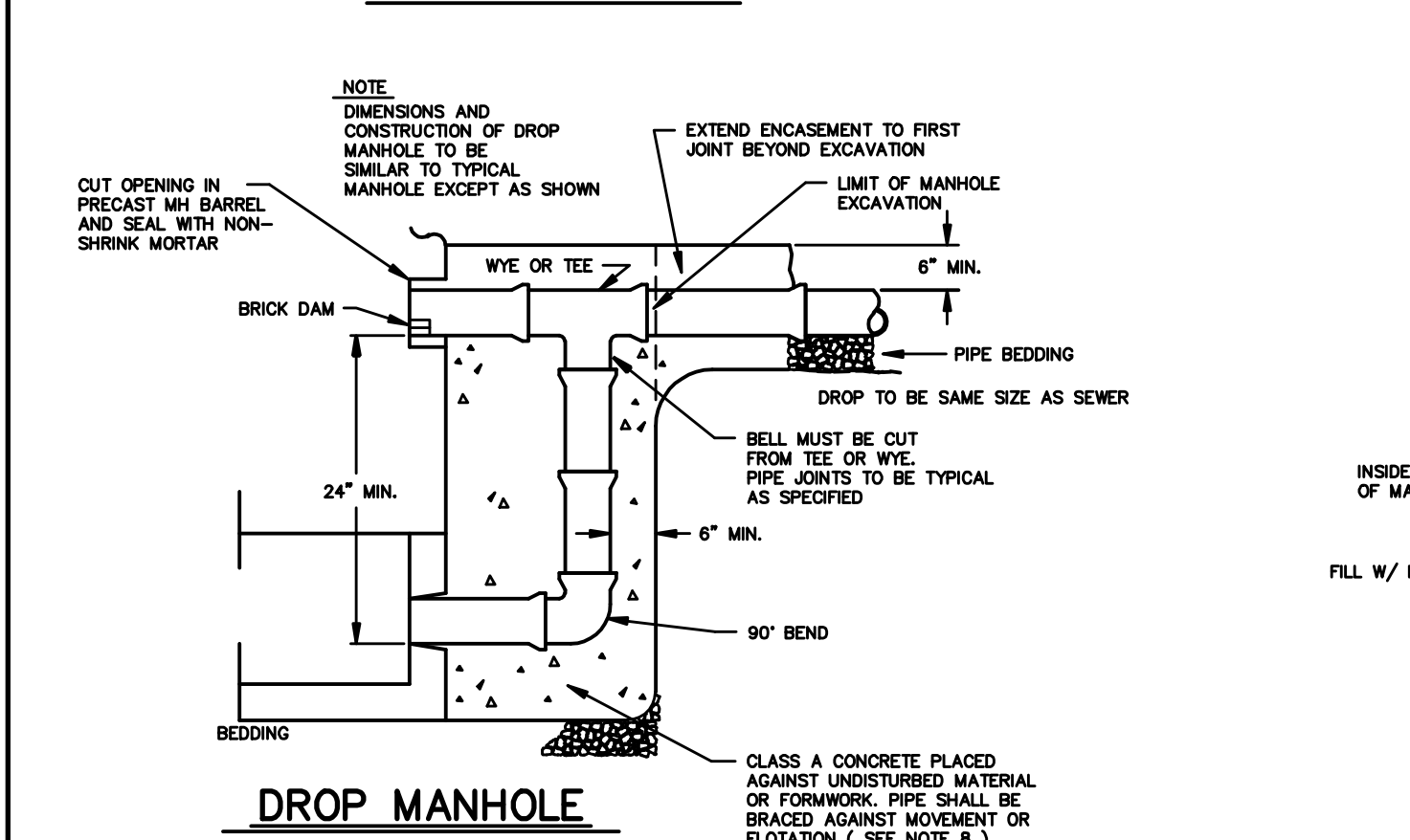
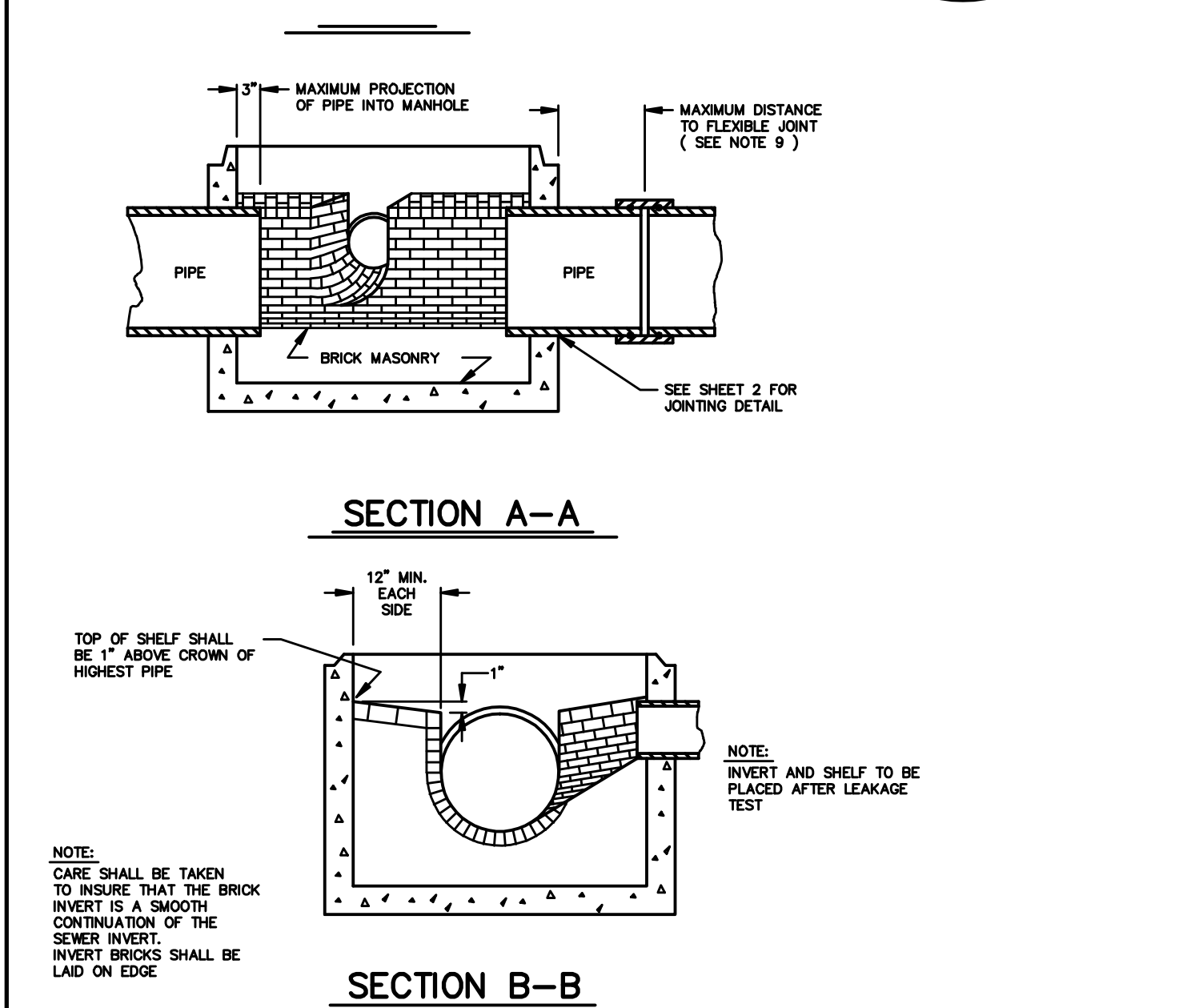
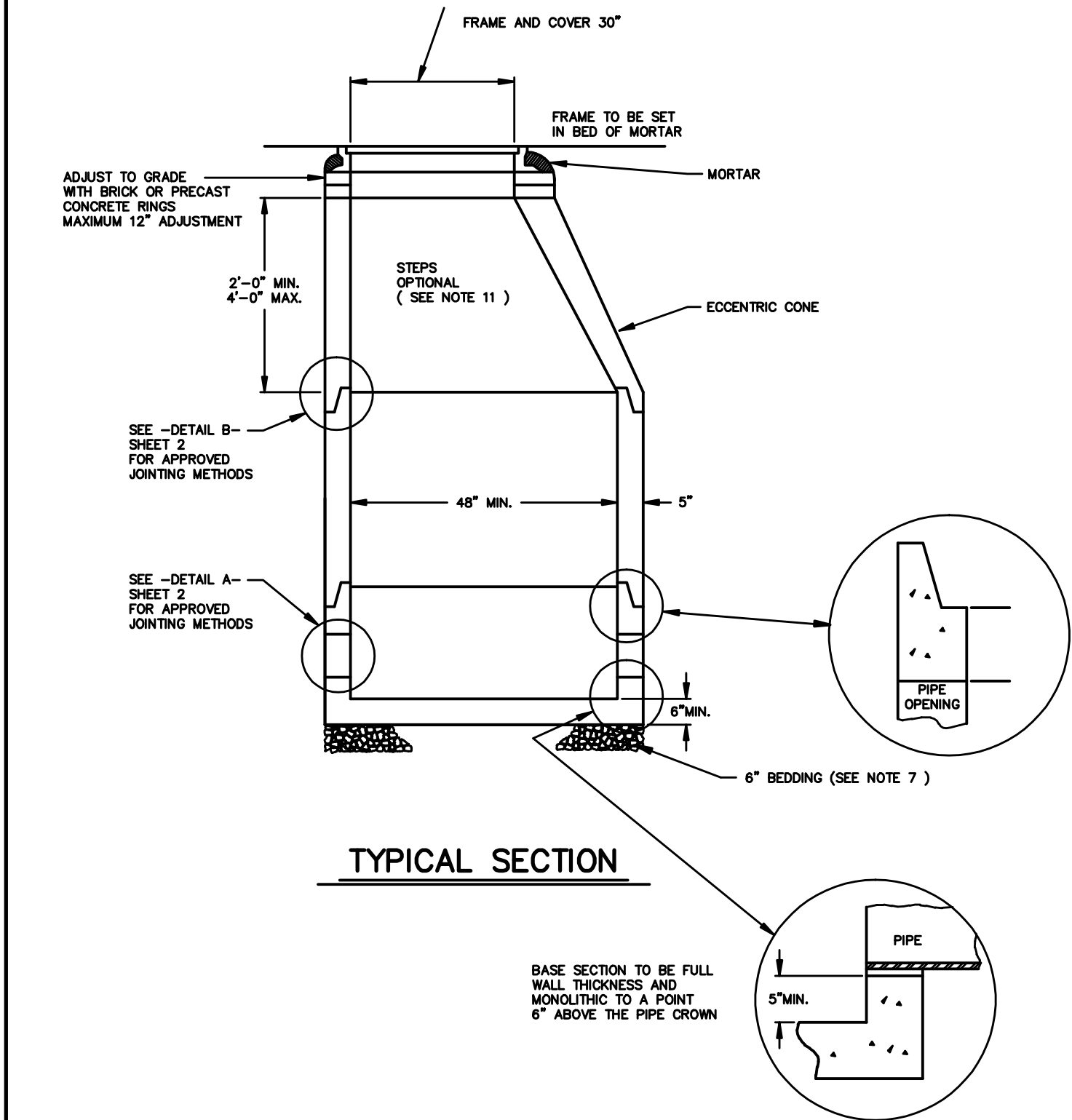
SURVEYING - PLANNING - CONSULTING

Civilworks New England

c i v i l e n g i n e e r i n g

P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM	
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM	
NO.	DATE	DESCRIPTION	BY	CHK	
REVISIONS					
18-1924	DETAIL 1	11-01	1-41		
PROJECT NO	TYPE	FIELDBOOK & PAGES			



NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	DETAIL 1	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK	PAGES	

- NOTES:
- 1.) IT IS THE INTENTION OF THE COMMISSION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE COMMISSION FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT, IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
 - 2.) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED.
 - 3.) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
 - 4.) LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 5.) INVERTS AND SHELVES MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
 - 6.) FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING A 3-INCH (MINIMUM HEIGHT) LETTER "S" FOR SEWER OR "D" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 - 7.) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33
 - 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

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

- 8.) CONCRETE: FOR DROP SUPPORT SHALL CONFORM TO THE REQUIREMENT FOR CLASS A (3000A) 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

9.) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:

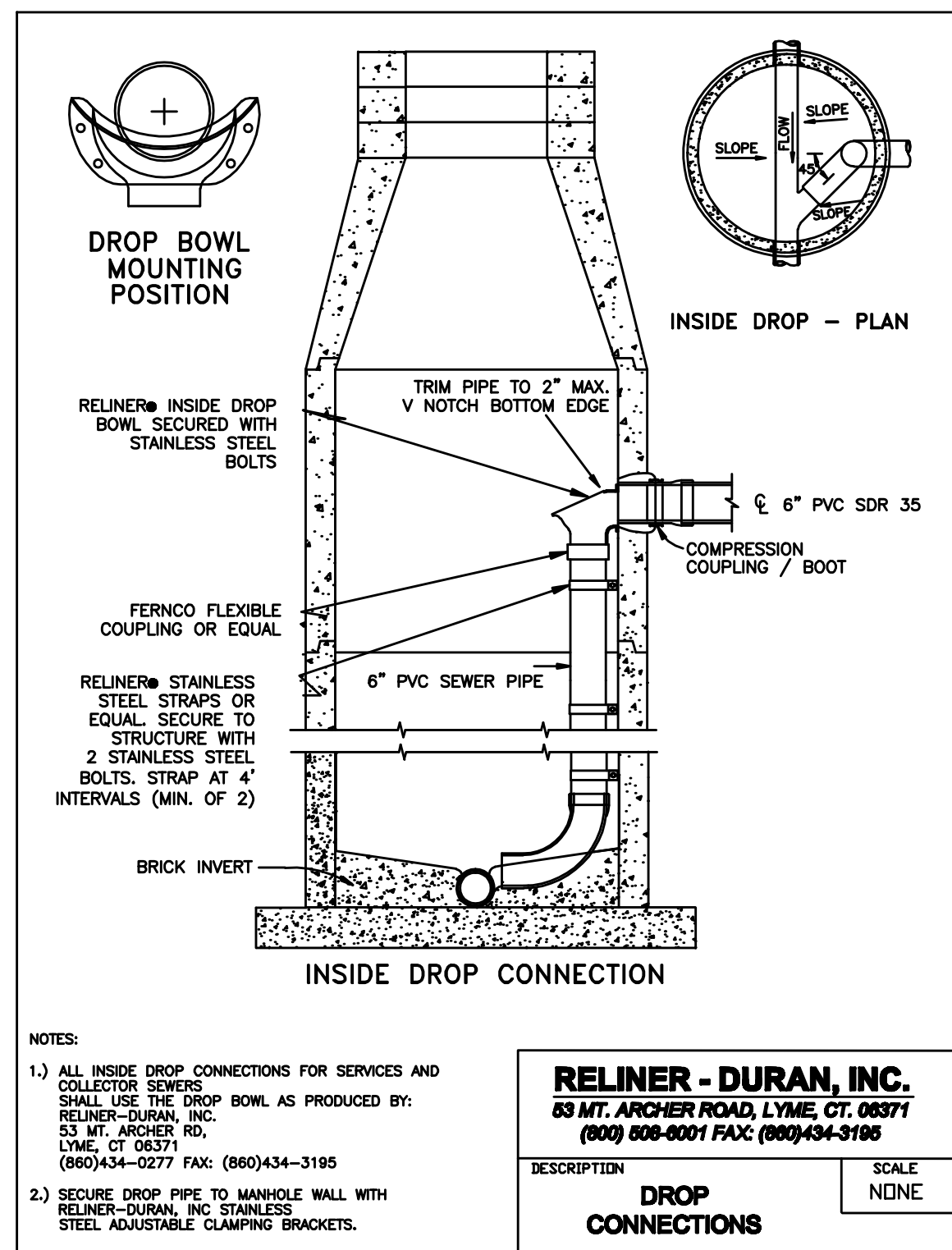
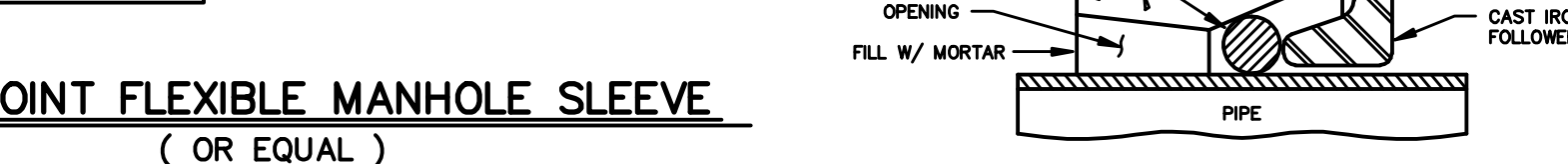
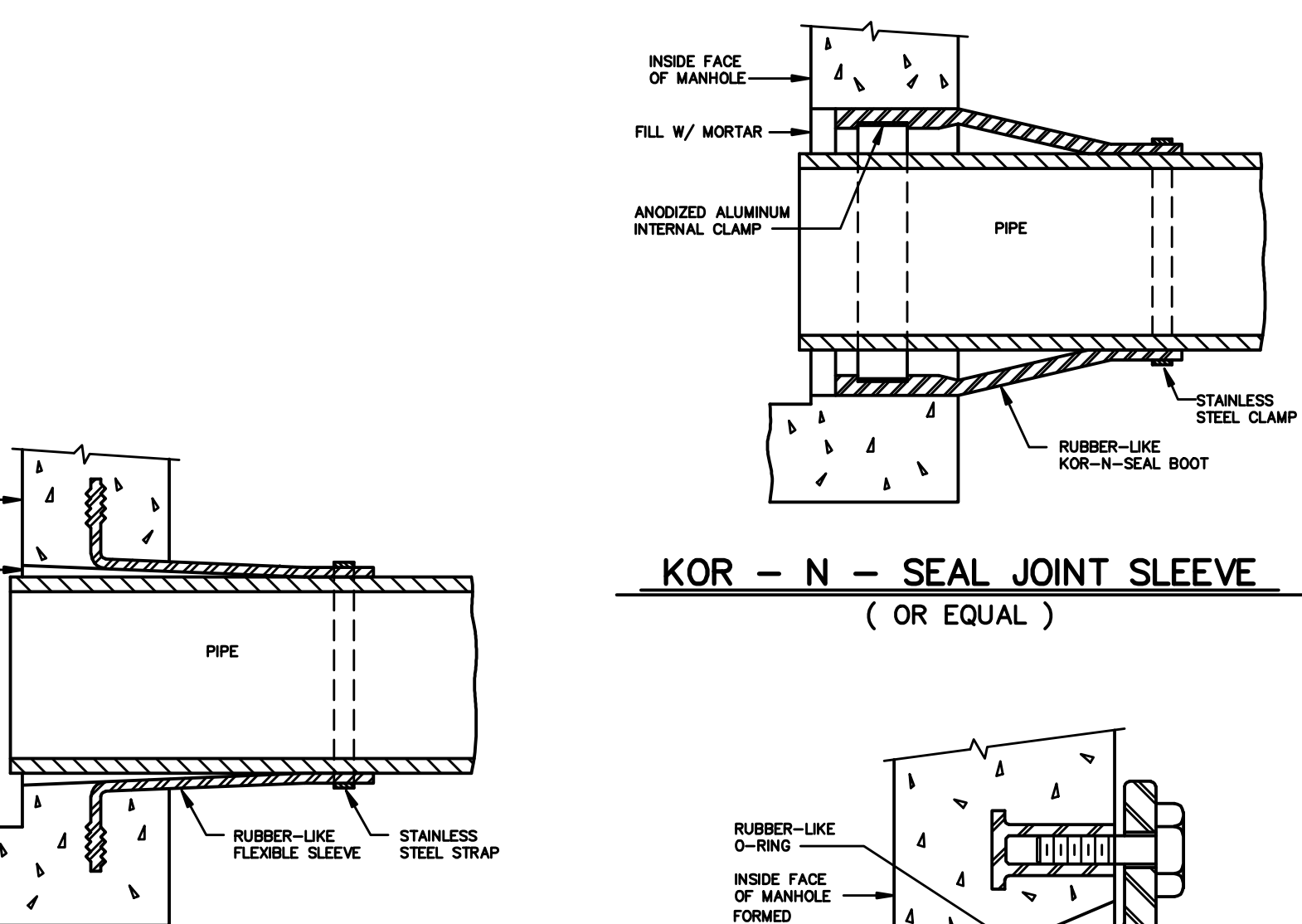
- RCP & CI PIPE - ALL SIZES - 48"
- AC & VC PIPE - UP THROUGH 12" DIA - 18"
- AC & VC PIPE - LARGER THAN 12" DIA - 36"
- DI PIPE - NONE REQUIRED
- PVC (ASTM 3034) - UP THROUGH 15" DIA. - NONE REQUIRED
- PVC (ASTM F 679) - LARGER THAN 15" DIA. - 48" - 60"
- PVC (ASTM F 789) - ALL SIZES - 48" - 60"
- ABS (ASTM D 2680) - ALL SIZES - SAME AS VC ABOVE

- UNDER SEVERE CONDITIONS WHEN DIFFERENTIAL SETTING CANNOT BE CONTROLLED WITHIN NORMAL LIMITS, VARIATIONS IN THE STUB LENGTH MAY BE NECESSARY. OTHER PLASTIC PIPES SHALL BE REVIEWED ON A CASE BY CASE BASIS.

- 10.) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

- 11.) MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:

1. THE STEPS SHALL BE MANUFACTURED OF 5/8 INCH ROUND STAINLESS STEEL OR FORGED ALUMINUM ALLOY. THEY SHALL BE SHAPED SO THAT THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
2. THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF THE FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
3. THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD, APPROXIMATELY 14" X 10" IN DIMENSION.



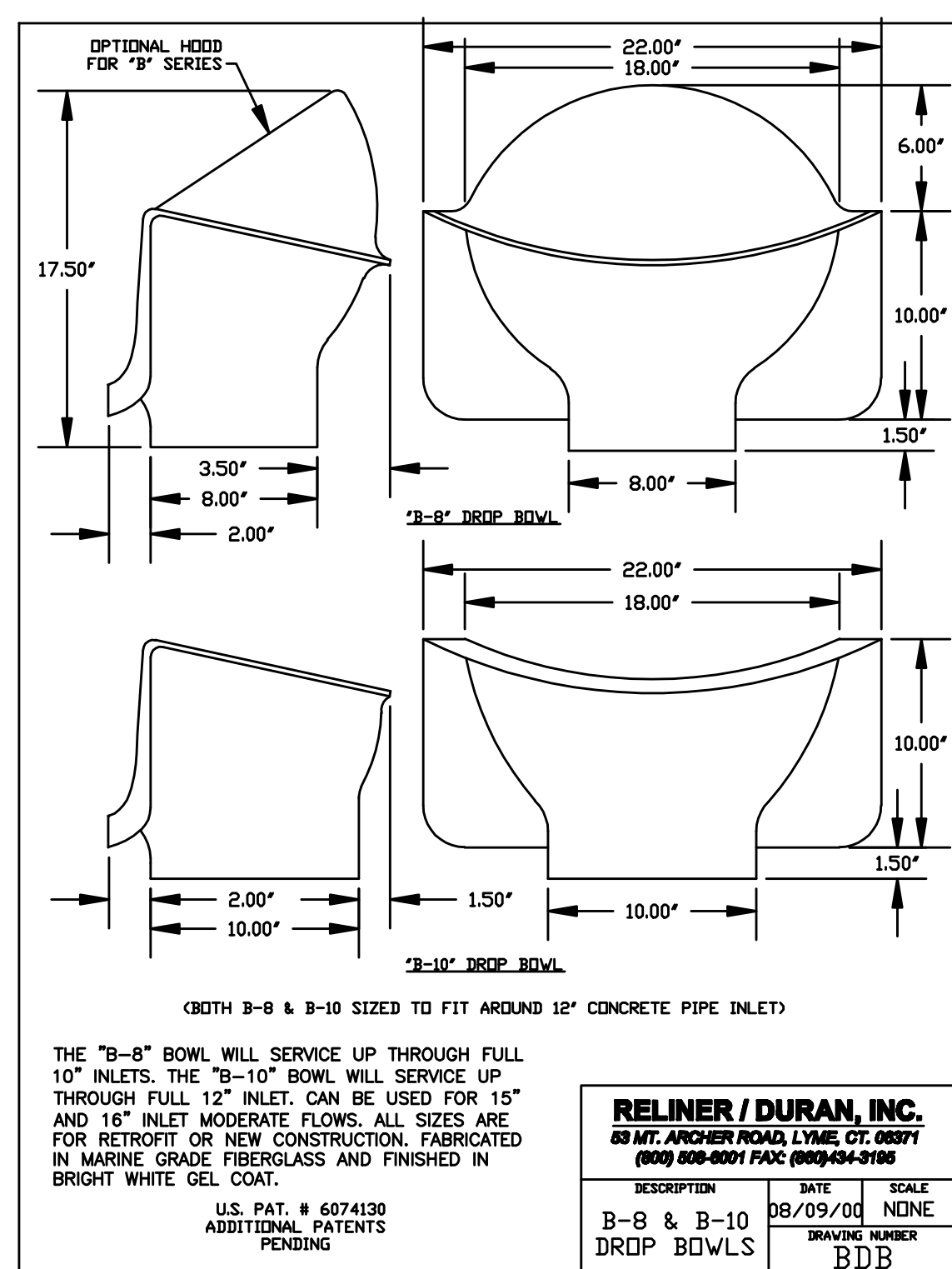
NOTES:

- 1.) ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD, LYME, CT 06371 (860) 434-0277 FAX: (860) 434-3195
- 2.) SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC. STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.

RELINER - DURAN, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 808-0001 FAX: (860) 434-3195

DESCRIPTION	SCALE
DROP CONNECTIONS	NONE

<http://www.reliner.com/index.htm>



THE "B-8" BOWL WILL SERVICE UP THROUGH FULL 10" INLETS. THE "B-10" BOWL WILL SERVICE UP THROUGH FULL 12" INLET. CAN BE USED FOR 15" AND 16" INLET MODERATE FLOWS. ALL SIZES ARE FOR RETROFIT OR NEW CONSTRUCTION. FABRICATED IN MARINE GRADE FIBERGLASS AND FINISHED IN BRIGHT WHITE GEL COAT.

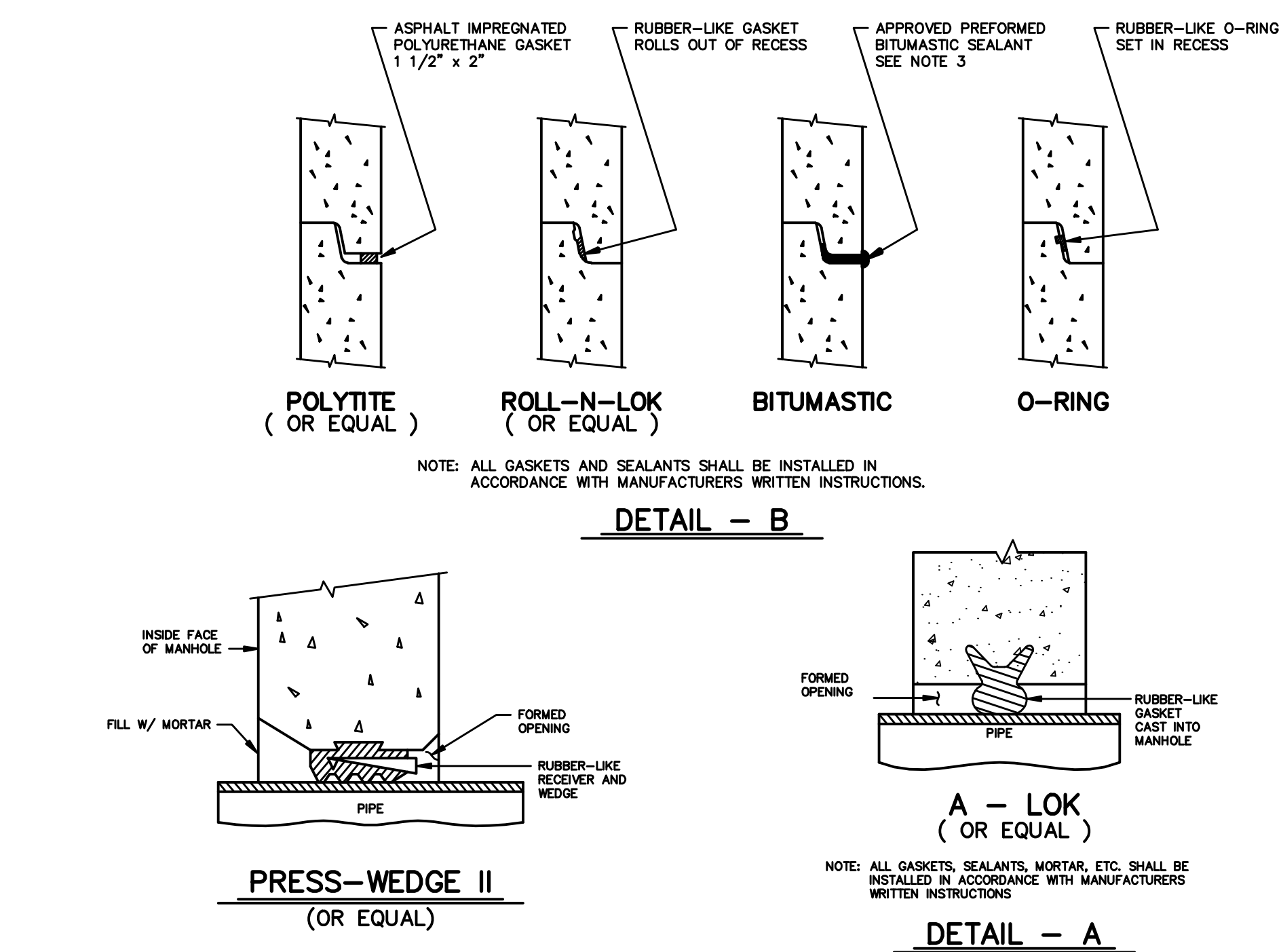
U.S. PAT. # 6074130
ADDITIONAL PATENTS PENDING

RELINER / DURAN, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 808-0001 FAX: (860) 434-3195

DESCRIPTION	DATE	SCALE
B-8 & B-10 DROP BOWLS	08/09/04	NINE

BRAND NAME: BDB

<http://www.reliner.com/index.htm>



NOTE: ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

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Diagram illustrating the connection of a Vitrified Clay Sewer to a House Sewer.

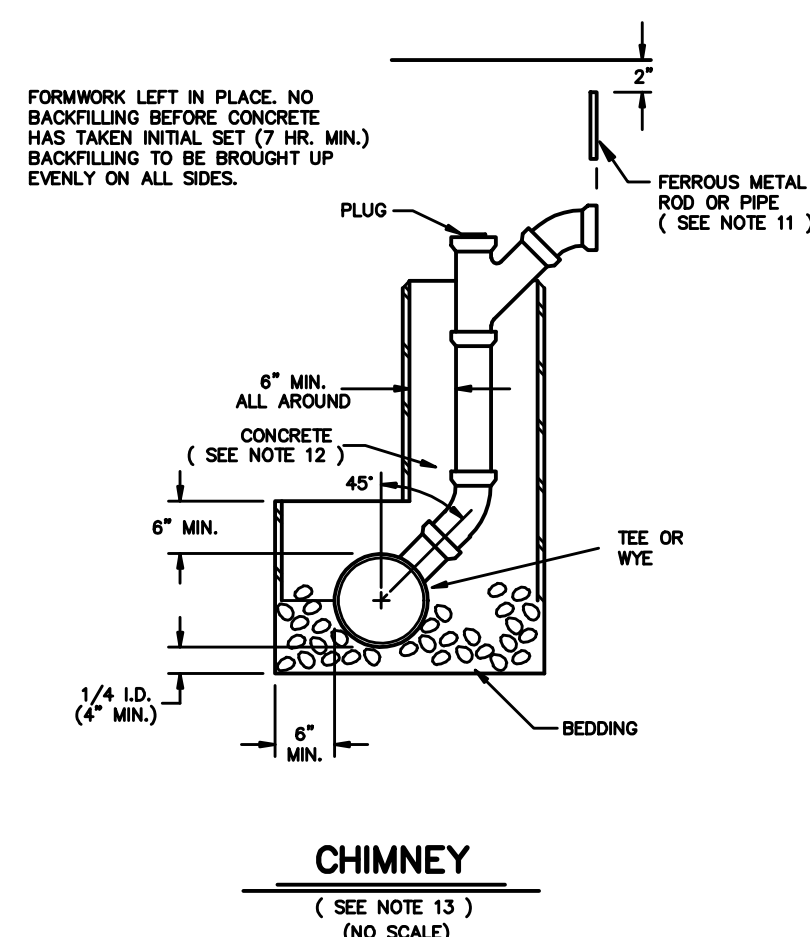
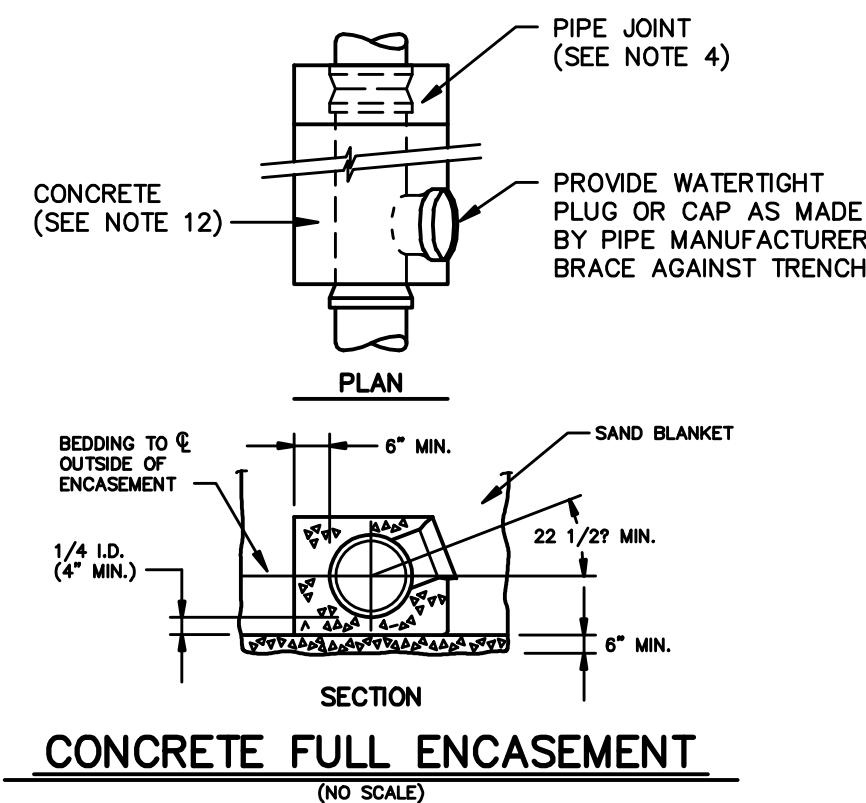
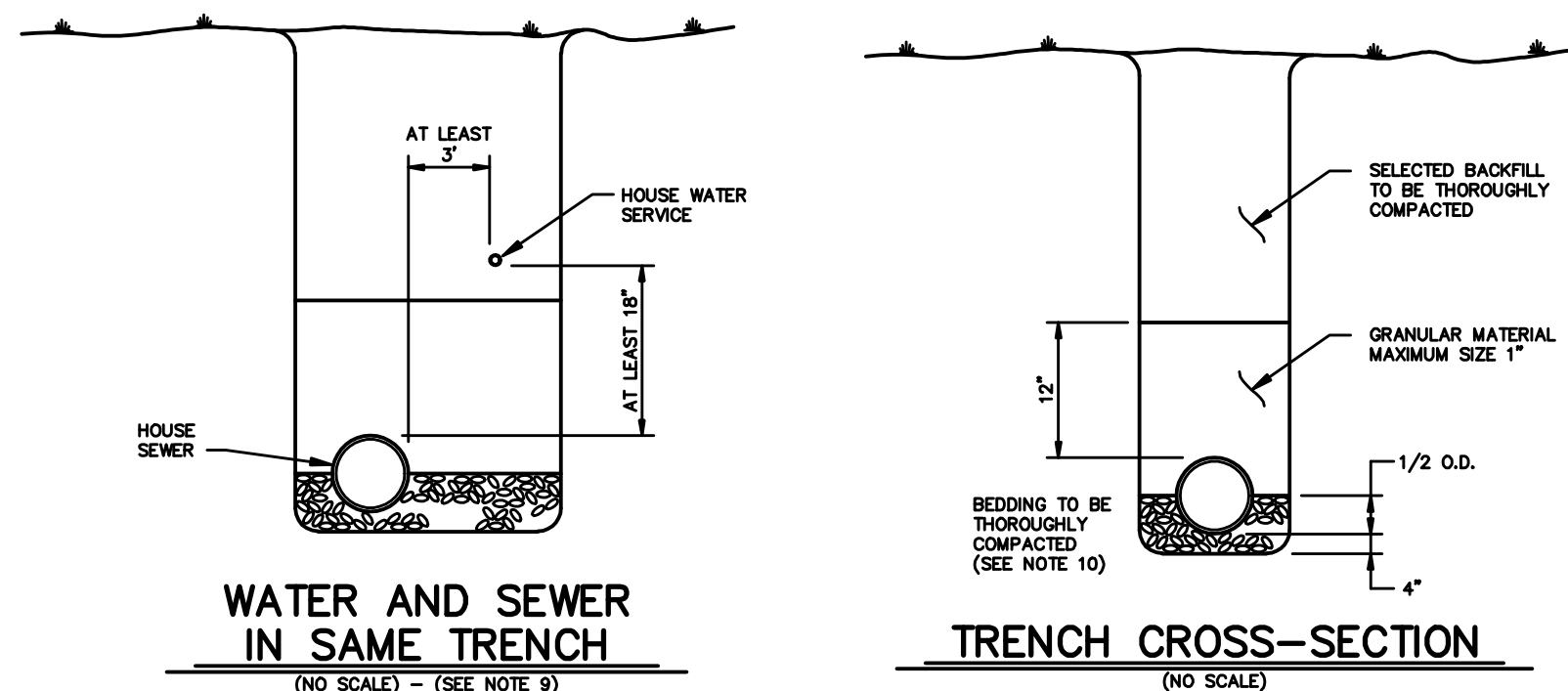
Labels and Dimensions:

- STREET
- MINIMUM COVER 4'
- THIS PORTION OF HOUSE SEWER BY OTHERS
- OBSERVATION TEE AND PLUG
- VITRIFIED CLAY/ CAST IRON ADAPTER WITH FLEXIBLE JOINT (SEE NOTE 4)
- 1'-0" TO 3'-0"
- BUILDING DRAIN
- CLEAN OUT
- HOUSE SEWER MINIMUM SLOPE 1/8" PER FOOT
- BASEMENT FLOOR
- WYE OR TEE (SEE NOTES 4 AND 5)
- STREET SEWER SEE DETAIL FOR CONCRETE ARCH ENCASMENT

NOTE: HOUSE SEWER MAY ALSO BE LOCATED BELOW BASEMENT FLOOR WHEN REQUIRED

VITRIFIED CLAY SEWER AND HOUSE SEWER

(NO SCALE)



1.) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2.) PIPE AND JOINT MATERIALS:

A) VITRIFIED CLAY PIPE:

- 1 - PIPE AND FITTINGS SHALL BE EXTRA STRENGTH CLAY PIPE CONFORMING TO THE REQUIREMENTS OF ASTM C-700
- 2 - JOINTS SHALL BE MADE WITH RESIN-BINDING GASKET IN ACCORDANCE WITH ASTM C-422. MANUFACTURERS INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED.

B) ASBESTOS-CEMENT NON-PRESSURE SEWER PIPE:

- 1 - PIPE AND FITTINGS SHALL CONFORM TO ASTM TENTATIVE SPECIFICATIONS C 644 TYPE II.
- 2 - JOINTS SHALL BE OF THE SLEEVE - COUPLING TYPE CONFORMING TO ASTM SPECIFICATIONS C 644 TYPE II. COMPRESSION RINGS SHALL BE OF OR RESISTANT TO LINING TYPE OR ELASTOMERIC MATERIAL AND SHALL CONFORM TO ASTM SPECIFICATION D 1869, MANUFACTURERS INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED.

C) CAST - IRON PIPE, FITTINGS AND JOINTS

- 1 - CAST IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE:
 - A21 1 THICKNESS DESIGN OF CAST IRON PIPE.
 - A21 4 CEMENT MORTAR LINING TYPE OR CAST IRON PIPE AND FITTINGS
 - A21 6 CAST IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS FOR WATER OR OTHER LIQUIDS.
 - A21 8 CAST IRON PIPE CENTRIFUGALLY CAST IN SAND LINED MOLDS FOR WATER OR OTHER LIQUIDS.
 - A21 10 CAST IRON FITTINGS, 2 INCHES THROUGH 48 INCHES FOR WATER AND OTHER LIQUIDS.
- 2 - JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE JOINTS AND GASKETS SHALL CONFORM TO:
 - A21 11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.

D) DUCTILE - IRON PIPE, FITTINGS AND JOINTS

- 1 - DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
 - A21 50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON
 - A21 51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
- 2 - JOINTS SHALL BE AS SPECIFIED IN C2 ABOVE, CAST IRON PIPE JOINTS.

3.) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4.) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED, WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTORS SHALL BE USED.

5.) TEES OR WYES, WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE FOLLOWING MANUFACTURERS INSTRUCTIONS USING A SLOTTED OR EPOXY - CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR PRACTICES OR INERT OR HASTY IMPROVEMENTS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER. (DOES NOT APPLY TO INSTALLATIONS WHERE 'Ts' & 'Ys' ARE USED).

6.) PIPE INSTALLATION, THE PIPE SHALL BE HANDLED, PLACED, AND JOINED IN ACCORDANCE WITH THE INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AND SPECIFICALLY TO THE TRENCH OR HILL FOR A DEPTH OF 12 INCH ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES. THE PIPE SHALL BE LAID AT CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION. THE MINIMUM TRENCH DEPTH SHALL BE 1/8 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7.) TESTING, THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNER (PRIOR TO BACKFILLING):

- A) AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND, WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TRENCH. WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
- B) THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE AS NEAR AS POSSIBLE THE TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
- C) DRY LUMINOESCENT DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE.

LEAKAGE OBSERVED IN ANY OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8.) ILLEGAL CONNECTION, NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS OR SUMP PUMPS OR OTHER UNLAWFUL CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER, SHALL NOT BE PERMITTED.

9.) HOUSE WATER SERVICE SHOULD NOT BE LAID IN THE SAME TRENCH AS SEWER SERVICE. WHEN NECESSARY, SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE HOUSE SEWER AS SHOWN.

10.) BEDDING, SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL, IN MEETING ASTM C33-67

100% PASSING	1/4 INCH SCREEN
90-100% PASSING	3/4 INCH SCREEN
20-55% PASSING	3/8 INCH SCREEN
0-10% PASSING	1/2 INCH SIEVE
0-5% PASSING	#8 SIEVE

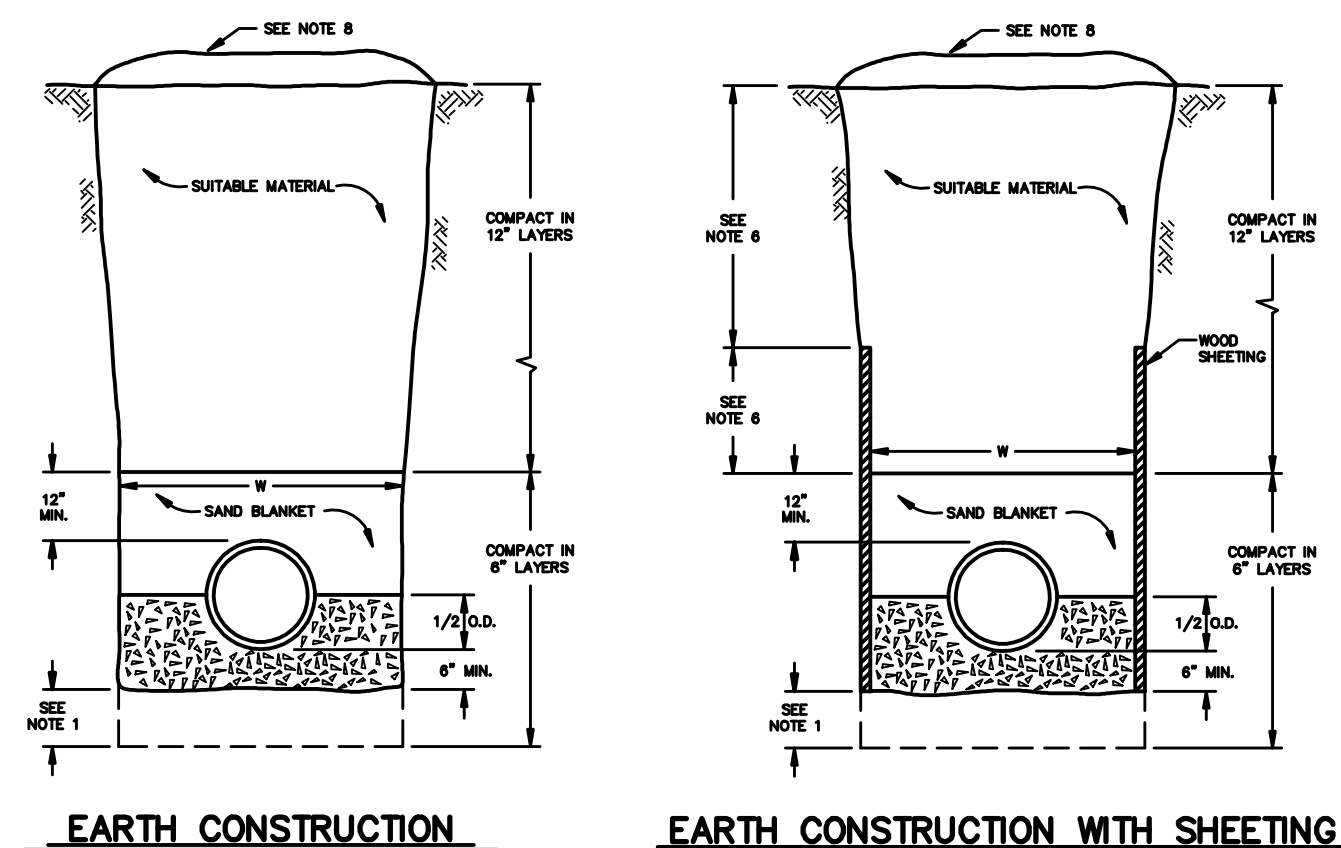
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1 1/2 INCH TO 1/2 INCH SHALL BE USED.

11.) LOCATION, THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12.) CONCRETE, CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PS) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARDS AND SPECIFICATIONS AS FOLLOWS:

CEMENT - 6.0 BAGS	C.Y.
WATER - 5.75 GALS.	BAG CEMENT
AGGREGATE - 1 1/2'	MAX.

13.) CHIMNEYS, IF VERTICAL DROP INTO SEWER IS GREATER THAN 4', A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION.



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.

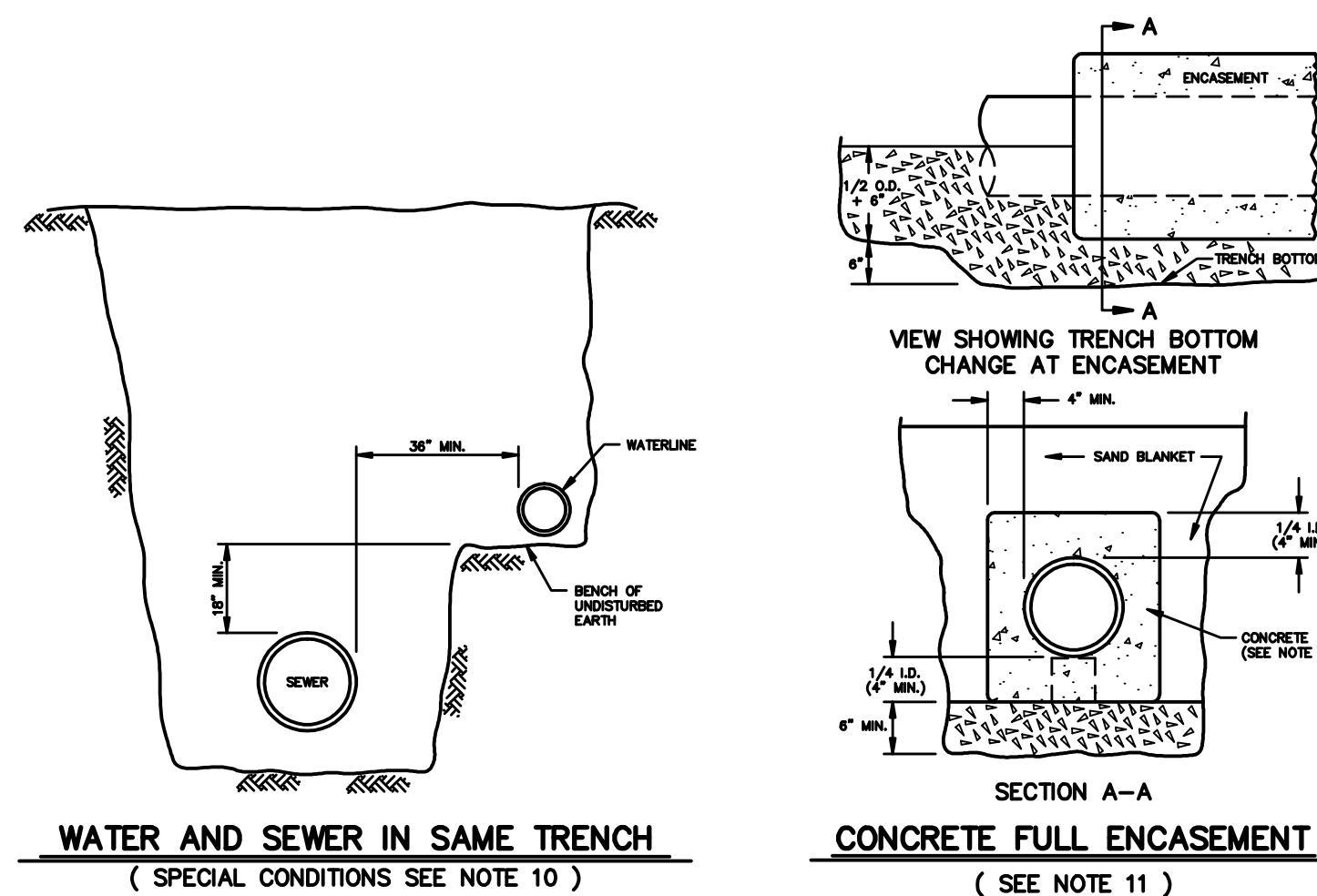
100% PASSING	1 INCH SCREEN
90 - 100% PASSING	3/4 INCH SCREEN
20 - 55% PASSING	3/8 INCH SCREEN
0 - 10% PASSING	#4 SIEVE
0 - 5% PASSING	#8 SIEVE

- 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 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-DEPTH, IT SHALL BE CUT OFF AND LIE FLAT 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 MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 9.) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS' STANDARD SPECIFICATIONS AS FOLLOWS:

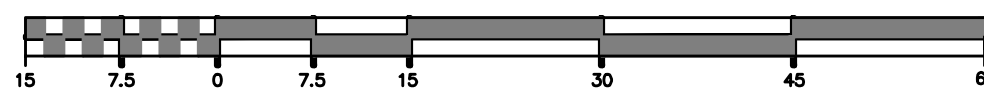
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER : 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH
- 10.) NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL COMMISSION (NH DES) DESIGN STANDARDS REQUIRE 10 FT. SEPARATION. HOWEVER, SHOULD CONSTRUCTION OPERATIONS REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FT. HORIZONTAL FROM THE PROPOSED 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 CEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.



RIVERS MARK
SEWER STANDARD SHEET 2
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.		P 18-25
DRAWN BY: RJM	FILE: W10 CP\1924\18-1924 SD-1	
SCALE: 1" = 15'	DATE: MAY 11, 2018	



McEneaney
Survey
Associates

P.O. Box 681 – 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

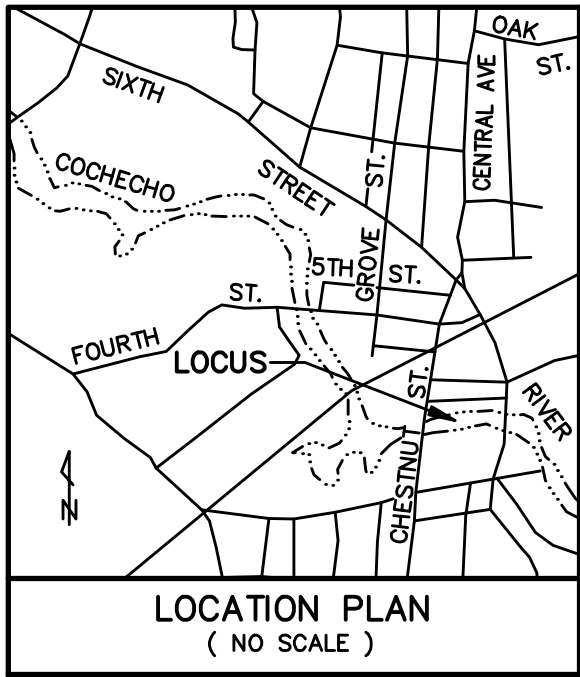
SURVEYING – PLANNING – CONSULTING

Civilworks New England

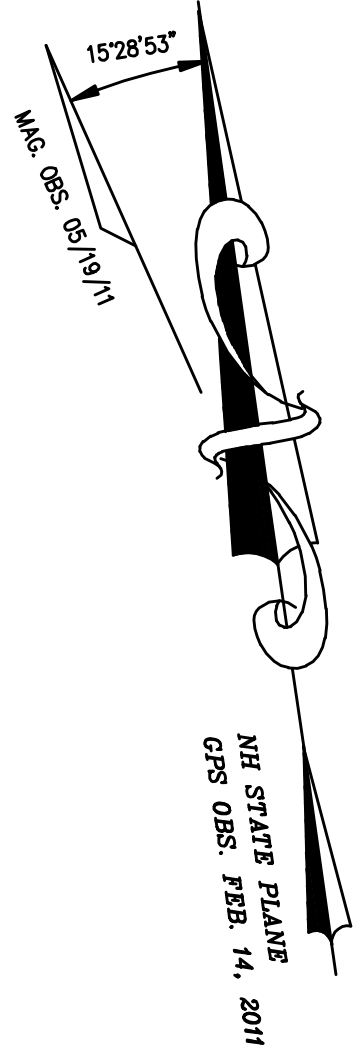
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P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

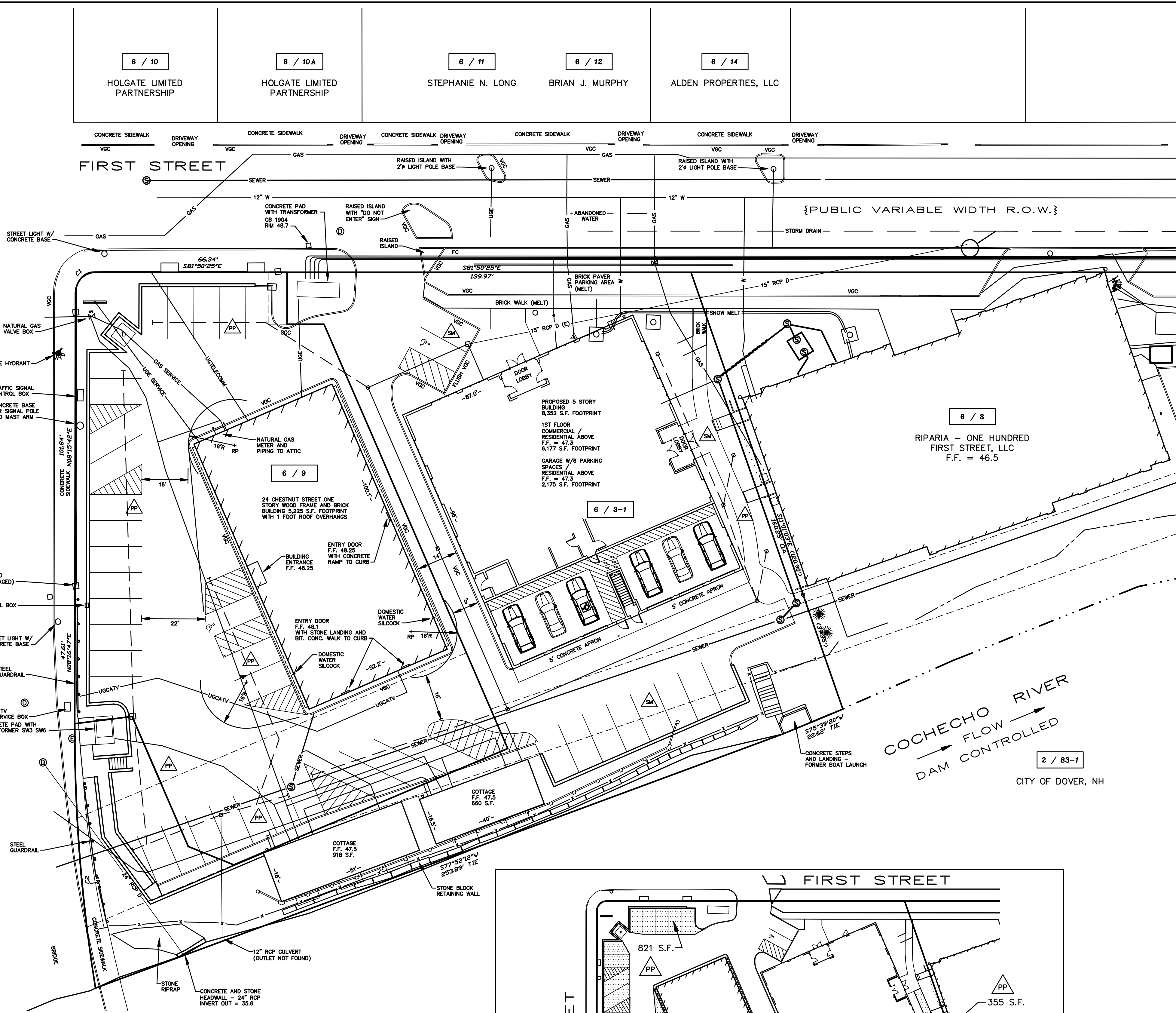
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT		RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS		RJM	KMM
NO.	DATE	DESCRIPTION		BY	CHK
REVISIONS					
18-1924		DETAIL 1		11-01	1-41
PROJECT NO		TYPE		FIELDBOOK & PAGES	



31 / 6
LOYAL ORDER OF
MOOSE #443



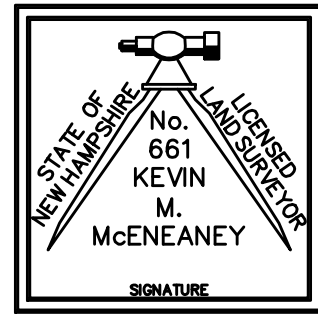
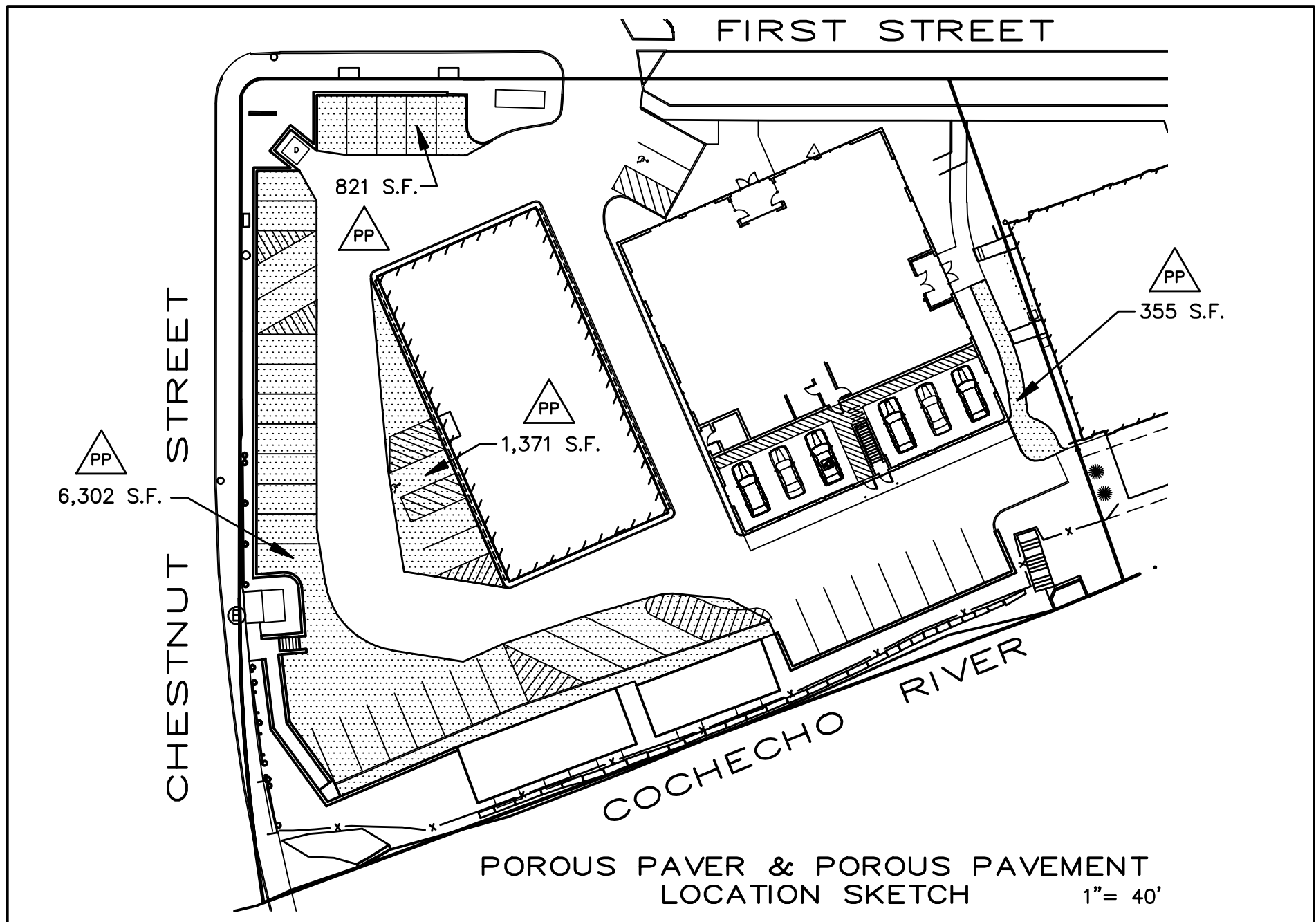
CHESTNUT STREET
{PUBLIC VARIABLE WIDTH R.O.W.}



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	99°53'53"	7.00	10.98	9.89	N53°12'39"E
C2	09°12'55"	572.00	92.00	91.90	N03°40'20"E

NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	PROP SITE	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

1 / 42
DOVER HOUSING AUTHORITY



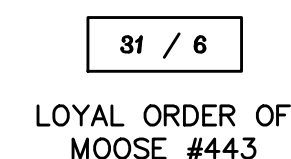
SHEET 14
RIVERS MARK - 20 SCALE SITE PLAN
& POROUS PAVEMENT SKETCH
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
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DOVER PLANNING FILE No. P 18-25
DRAWN BY: RJM FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 20' / 40' DATE: MAY 11, 2018

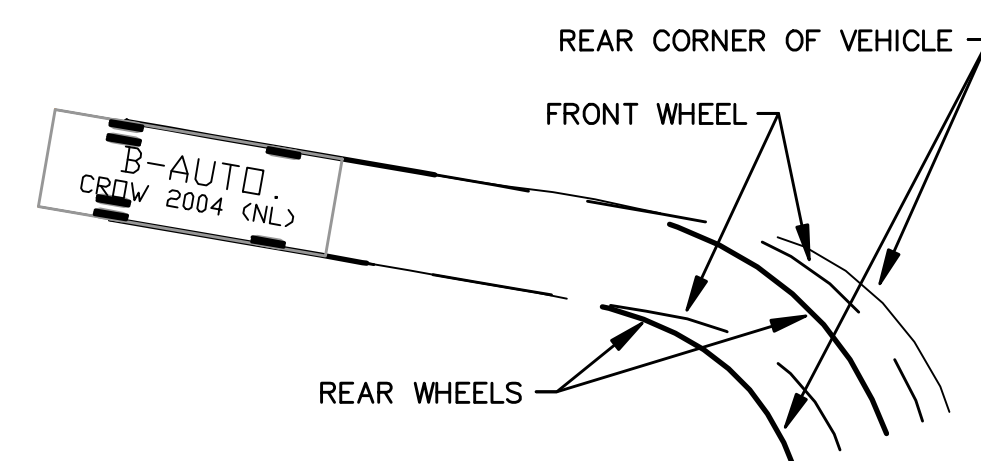


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civil engineering
P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443



CHESTNUT STREET
{PUBLIC VARIABLE WIDTH R.O.W.}



LEGEND OF TRAVEL MOVEMENTS

B-AUTO
CROW 2004 (NL)

31 / 5

HARLECH, LLC

2	1/9/19	RE-EVALUATE SITE DEVELOPMENT		RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS		RJM	KMM
NO.	DATE	DESCRIPTION		BY	CHK
REVISIONS					
18-1924		PROP LANDSCAPE		11-01	1-41
PROJECT NO		TYPE		FIELDBOOK & PAGES	

DOVER HOUSING AUTHORITY

6 / 10

HOLGATE LIMITED PARTNERSHIP

6 / 10A

HOLGATE LIMITED PARTNERSHIP

6 / 11

6 / 12

6 / 14
ALDEN PROPERTIES, LLC

FIRST STREET

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{PUBLIC VARIABLE WIDTH R.O.W.}
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B-AUTO.
CRPW 2004 (NL)

IN 2004
B-2
CRIM

6 / 9

6 / 3

RIPARIA - ONE HUNDRED
FIRST STREET, LLC
F.F. = 46.5

6 / 3-1

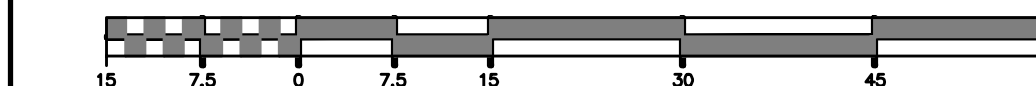
SHEET 15

**RIVERS MARK
AMBULANCE ACCESS PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE**

DOVER PLANNING FILE No. P 18-25

DRAWN BY: <i>RJM</i>	FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 15'	DATE: MAY 11, 2018

SCALE: 1 = 15	DATE: MAY 11, 2018
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McEneaney
Survey
Associates

P.O. Box 681 – 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

SURVEYING – PLANNING – CONSULTING

Civilworks New England

c i v i l e n g i n e e r i n g

P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

ATTENTION:



HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF FIRST STREET AND CHESTNUT STREET; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

COACHECHO RIVER
DAM FLOW CONTROLLED

2 / 83-1

