



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: 1st Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, June 20, 2019**
Meeting Time: **10:30 am**

1. 10:30 AM – 11:15 AM: Site Review for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G, located at 333 Central Avenue. (Proposal is to revise a Site Plan [*previously amended on December 11, 2018*] to add two additional floors to the existing footprint, change second floor to residential, creating 14 new residential units, totaling 32 new units. (P18-04C)



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5 Railroad Street • P. O.Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

Letter of Intent – Revised Site Plan Review

For

Hellenic Realty Partners, LLC

Mixed Use Development

Tax Map 2 Lot 19

June 4, 2019

The Subject Property

The subject parcel is located within the General sub district of the Central Business District (CBD). The 1.05 acre parcel is bordered on the north and west by Central Avenue, Williams Street to the south and Henry Law Avenue to the east. The property is serviced by municipal water, sewer and a closed drainage system. Overhead utilities are also currently provided to the site from along Henry Law Avenue and a transformer located at the corner of Henry Law Avenue and Williams Street. Natural gas is provided through the rear parking lot off Henry Law Avenue.

The parcel is currently developed with a commercial building dating to c. 1900. The building, known as the Foster's Building, previously was the corporate office and production facility for the Foster's Daily Democrat newspaper. The building is currently vacant and has been for several years. All the equipment has been removed from the building and construction of the proposed mixed - use site development is underway.

Revision #1 Development Proposal

The proposal by Hellenic Realty Partners to renovate and expand the existing building was conditionally approved by the Dover Planning Board on March 27, 2018. The first amendment to approve minor site plan and building façade changes was approved on October 9, 2018 and the second amendment for compliance of the façade changes was approved on December 11, 2018.

This revised site plan proposal is to add two additional floors to the building "C" portion of the existing footprint. This revision includes changing the second floor of building C to residential

and adding two additional floors. The total number of new residential units for this revision is 14, for a total of 32 residential units in the building. A building key plan is included as exhibit #2 to clarify the building sections for discussion purposes. The following revisions to the site plan and building approval are being requested under this submission:

Site Plan Changes;

1. Adding a precast retaining wall on the southerly side of the parking lot adjacent to Williams Street.
2. Other underground utility changes including both on and off site.
3. Building lighting changes.

Building Changes;

1. Add two additional floors to the building "C" portion where the large covered parking lot is located.

In accordance with the Dover Code chapter 149, Site Review Regulations, this submission package includes the Application for the revision to an Approved Site Plan Fees, and the full site plan set and building plans. There is no change to the drainage from the site with this change, and an updated traffic memo to include the new residential units will be submitted.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;

A handwritten signature in black ink, reading "Michael J. Sievert". The signature is written in a cursive, flowing style.

Michael J. Sievert PE
MJS Engineering

MEMORANDUM

Ref: 1810A

To: Michael J. Sievert, PE
MJS Engineering, PC

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

Subject: Fosters Building Update - Kostis
Dover, New Hampshire

Date: June 4, 2019

Background - On March 20, 2018 our office published the report entitled “*Traffic Evaluation - Proposed Fosters Building Redevelopment*” for Hellenic Realty Partners, LLC. At that time the proposed redevelopment of the site was expected to include a mix of retail space (2,500 sf), two restaurants (6,100 sf total), office space (7,500 sf) and 18 residential apartments. The development mix has changed recently. The purpose of this memorandum is to determine how these recent changes affect the trip generating characteristics of the site.

Current Development Proposal – The previously anticipated retail use has been eliminated. The subject site is now expected to be occupied by three restaurants (9,500 sf total), smaller offices (5,100 sf), and 32 residential apartments (+14 dwelling units).

Trip Generation – To estimate the quantity of vehicle-trips that will be generated by the new development scenario, Pernaw & Company, Inc. considered the standard trip generation rates published by the Institute of Transportation Engineers (ITE)¹. There are several Land Use Codes (LUC) that will correlate well with the current development proposal, including LUC 932 (High-Turnover (Sit Down) Restaurant, LUC 712 (Small Office Building) and LUC 221 (Multi-Family Housing – Mid-Rise).

Table 1 summarizes the results of the updated analyses and compares these results with the traffic estimates in the previous study. This updated analysis demonstrates that the current development proposal will generate approximately +32 (AM) and +24 (PM) additional vehicle-trips during the weekday peak hour periods when compared with the original development proposal.

¹ Institute of Transportation Engineers, *Trip Generation*, 10th edition (Washington, D.C., 2017).

Table 1

Trip Generation Summary

Current Development Proposal						Previous Proposal	Change
	Restaurants ¹	Retail ²	Offices ³	Apartments ⁴	Total		
AM Peak Hour							
Entering	52 veh	0 veh	8 veh	3 veh	63 veh	49 veh	14 veh
Exiting	42 veh	0 veh	2 veh	8 veh	52 veh	34 veh	18 veh
Total	94 trips	0 trips	10 trips	11 trips	115 trips	83 trips	32 trips
PM Peak Hour							
Entering	58 veh	0 veh	4 veh	9 veh	71 veh	53 veh	18 veh
Exiting	35 veh	0 veh	8 veh	6 veh	49 veh	43 veh	6 veh
Total	93 trips	0 trips	12 trips	15 trips	120 trips	96 trips	24 trips
Weekday Total							
Entering	533 veh	0 veh	42 veh	87 veh	662 veh	499 veh	163 veh
Exiting	533 veh	0 veh	42 veh	87 veh	662 veh	499 veh	163 veh
Total	1,066 trips	0 trips	84 trips	174 trips	1,324 trips	998 trips	326 trips

¹ ITE LUC 932 High-Turnover (Sit Down) Restaurant - (9,500 sf)

² ITE LUC 820 Shopping Center (0 sf)

³ ITE LUC 712 Small Office Building (5,100 sf)

⁴ ITE LUC 221M Multi-Family Housing (Mid-Rise) (32 Dwelling Units)

Conclusions:

1. The current development proposal will generate approximately 115 vehicle-trips (63 arrivals, 52 departures) during the weekday AM peak hour and 120 vehicle-trips (71 arrivals, 49 departures) during the PM peak hour.
2. The current development proposal will generate slightly more traffic than the original development proposal: approximately +32 (AM) and +24 (PM) additional vehicle-trips.
3. The previous study determined that approximately 68% of the vehicle-trips generated by the subject site will travel through the nearby signalized intersection. Therefore, the net impact on the signalized intersection due to the change in development mix is approximately +21 (AM) and +16 (PM) vehicles during the peak hour periods.
4. Based on a traffic signal cycle length of 120 seconds, the net increase to the traffic signal system is less than one vehicle per cycle.
5. Impacts of this order of magnitude are de minimis with respect to traffic operations at the Washington Street/Central Avenue/Henry Law Avenue signalized intersection.

Attachment

Trip Generation Summary

Alternative: Kostis Foster Building

Phase:

Project: 1810A

Open Date: 6/3/2019

Analysis Date: 6/3/2019

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
221	MID-RISE 1		87	86	173		3	8	11		9	6	15
	32 Dwelling Units												
932	RESTAURANTHT 1		533	533	1066		52	42	94		58	35	93
	9.5 1000 Sq. Ft. GFA												
712	OFFICE-SMALL 1		42	41	83		8	2	10		4	8	12
	5.1 1000 Sq. Ft. GFA												
Unadjusted Volume			662	660	1322		63	52	115		71	49	120
Internal Capture Trips			0	0	0		4	4	8		3	3	6
Pass-By Trips			0	0	0		0	0	0		19	19	38
Volume Added to Adjacent Streets			662	660	1322		59	48	107		49	27	76

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 7 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 5 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1

Attachment 1

file



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: August 02, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Hellenic Realty Partners, LLC Telephone # (603)-652-1104

Address of Applicant: 263 Central Ave., Dover, NH 03820

E-Mail Address: nick@kostisenterprises.com

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

Address of Property Owner: Same

PROPERTY INFORMATION

Address of Property: 333 Central Ave.

Assessor's Map # 2 Lot(s) # 19

Zoning District(s) CBD General Overlay District(s) Sub-District

Size of Parcel: 45,738 sq. ft. 1.05 ac. Property Deed: Book 4523 Page: 235

Existing Use of Property: Vacant, currently under renovation for mixed-use development

SITE PLAN INFORMATION

Describe Proposed Use: Expansion of a proposed redevelopment for mixed-use commercial and residential. This revised plan will add 14 new residential units.

Area of Parcel to be Developed: 45,738 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 32 Units, 1 building

Number of Parking Spaces: Existing 31 +/- Proposed 45 onsite/15 offsite

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

Number of Employees Total: Unknown In Maximum Shift: Unknown

Disposition of Parcel:

Building Setbacks:

Building Footprint 20,300 sq. ft.

Front Yard 0 ft.

Total Building Area 61,200 sq. ft.

Rear Yard 0 ft.

Paved Area 18,971 sq. ft.

Side Yard: Right 58 ft. Left N/A ft.

City Water? ☒ Yes ☐ No How far is city water from the property? _____City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____**BUILDING INFORMATION**Type of Building to be Built: Existing steel, concrete and brick, the 2-story addition will be the sameHeight of Building: _____ Finished Floor Elevation: VariesNumber of Seats (where applicable) unknown**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.) Joel Runnals/Norway Plains AssociatesAddress 2 Continental Blvd. Rochester, NH 03867 Telephone #: 603-335-3948Professional License #: _____ E-mail address: jrunnals@norwayplains.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Michael J. Sievert MJS Engineering, PCAddress 5 Railroad Street Newmarket, NH 03857 Telephone #: 603-659-4979Professional License #: 8397 E-mail address: mikesievert@mjs-engineering.com**SIGNATURES**

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: [Signature] Date: 6/4/19

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

Signature of Agent: [Signature] Date: 6/4/19

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: 6/2/19

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: 6/2/19

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: 6/2/19

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:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
2	19	Hellenic Realty Partners, LLC	263 Central Ave. Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Same		

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Michael J. Sievert PE	MJS Engineering, PC	PO Box 359 Newmarket, NH 03857
Joel Runnals LLS	Norway Plains Associates	2 Continental Blvd. Rochester, NH 03867
Shannon Alther	TMS Architects	1 Cate St. #400 Portsmouth, NH 03801

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: May 15, 2017]

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

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

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

APPLICANT: Hellenic Realty Partners, LLC File Number: _____

PROJECT TITLE: Expansion of Proposed Redevelopment

PROPERTY LOCATION: 333 Central Ave Tax Map: 2 Lot: 19

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

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

REVIEWED BY: _____ DATE _____ TRC DATE _____

HENRY LAW AVE.

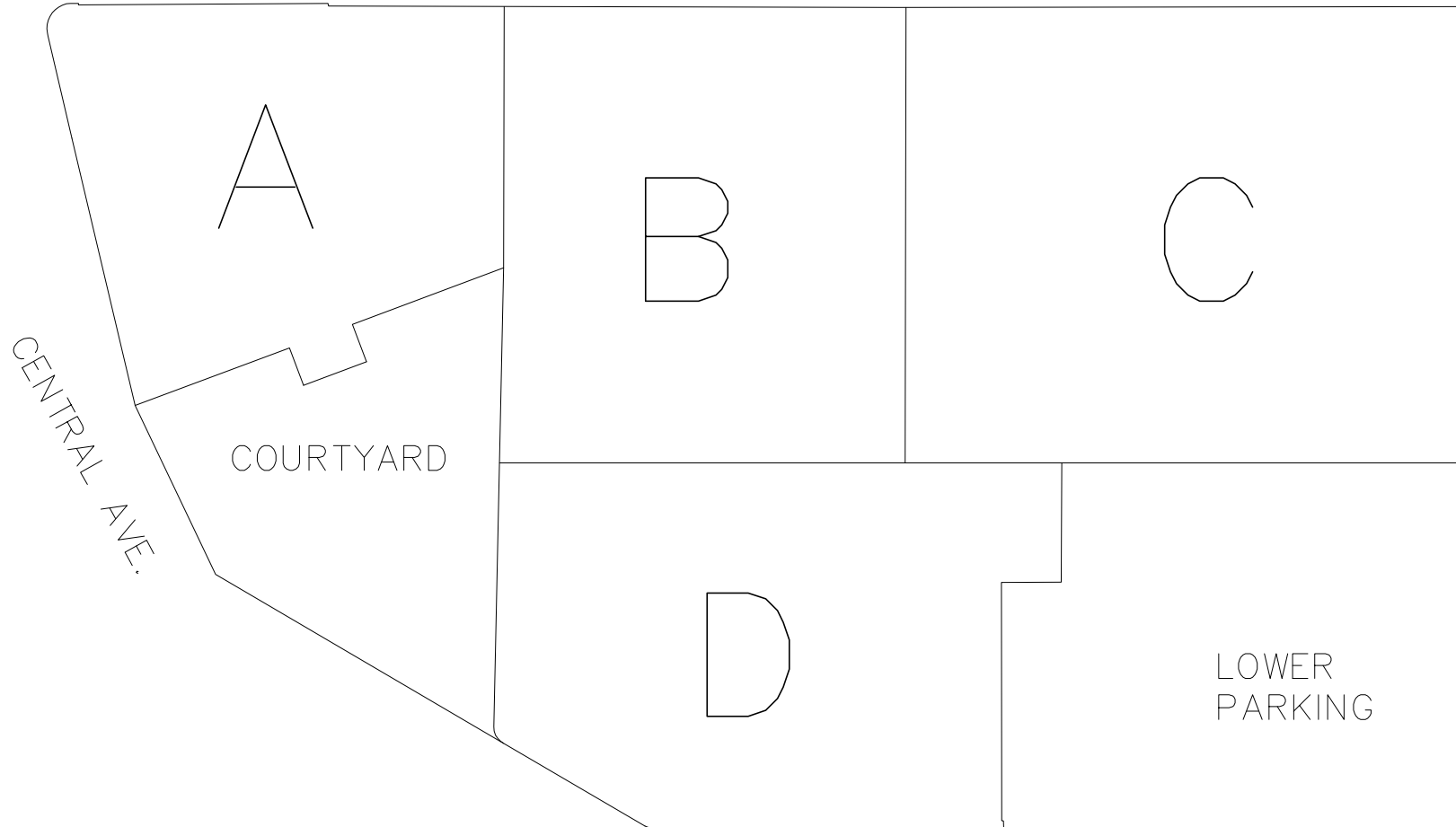


EXHIBIT #2



ENGINEERING, P.C.
 CIVIL • STRUCTURAL • ENVIRONMENTAL

5 RAILROAD ST., P.O. Box 359
 NEWMARKET, NH 03857
 PHONE: (603) 659-4979, FAX: (603) 659-4627
 E-MAIL: MJS@MJS-ENGINEERING.COM

BUILDING KEY PLAN
 prepared for
 HELLENIC REALTY PARTNERS, LLC
 (TAX MAP 2, LOT 19)
 333 CENTRAL AVE. DOVER, NH

DATE:	1/3/18
SCALE:	N.T.S.
DESIGNER:	MJS
DRAWN BY:	EHK
APPROVED BY:	MJS
DRAWING FILE:	

SEAL:

SHEET 1 OF 1
 JOB: 17-041
 BLD KEY

MIXED USE DEVELOPMENT PLAN

for

HELLENIC REALTY PARTNERS, LLC

333 CENTRAL AVENUE

DOVER, NH

JANUARY 3, 2018

REVISED: 5-30-19

LEGEND

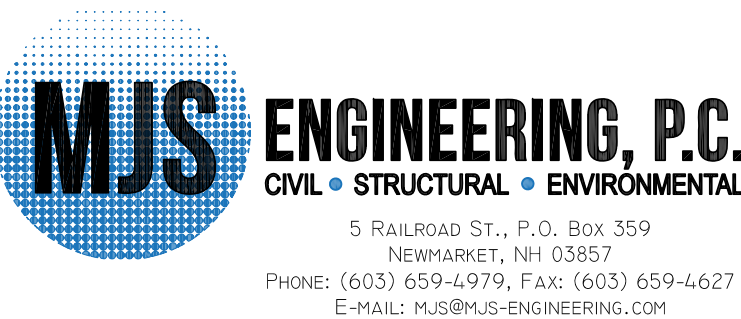
	EXISTING FENCE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED PAVEMENT SAWCUT
	PROPOSED SPOT GRADE
	PROPOSED SLOPE DOWN
	PROPOSED PARKING SPACES
	PROPOSED CATCH BASIN
	PROPOSED PAVEMENT RADIUS
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING LIGHT
	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING TRAFFIC SIGNAL
	PROPOSED TRAFFIC SIGNAL
	TOP OF CURB
	BOTTOM OF CURB
	TYPICAL
	SINGLE WHITE LINE
	TO BE REMOVED
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPING
	PROPOSED VERTICAL GRANITE CURB
	EXISTING SHRUB
	EXISTING TREE
	PROPOSED LANE MARKINGS

ONLY

OWNER

HELLENIC REALTY PARTNERS, LLC
263 CENTRAL AVENUE
DOVER, NH 03821
S.C.R.D. BOOK 4523, PAGE 235

CIVIL ENGINEER



SURVEYOR

NORWAY PLAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEVARD
ROCHESTER, NEW HAMPSHIRE
03867 (603) 335-3948

TRAFFIC ENGINEER

STEPHEN G. PERNAW & COMPANY, INC.
STEPHEN G. PERNAW, P.E., PTOE
P.O. BOX 1721
CONCORD, NH 03302
(603) 228-5750

DOVER PROJECT NUMBER : P18-04A&B

NOTE: THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04

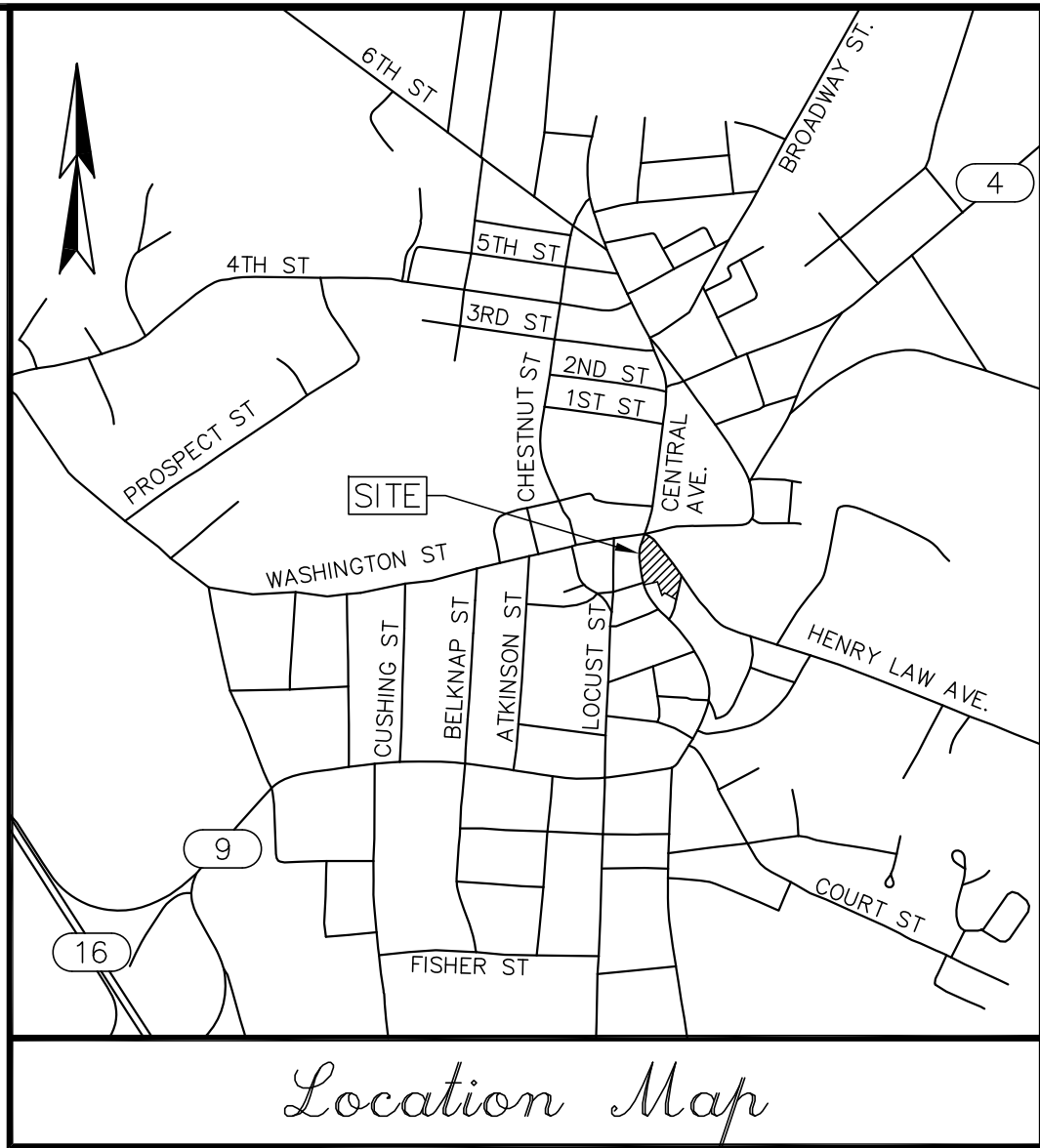


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NO.	REVISIONS	DATE	INT.
4.	REVISIONS PER APPROVAL AT COMPLIANCE HEARING ON 12-11-18	5/30/19	EHK
3.	FINAL SUBMISSION FOR COA	8/23/18	MJS
2.	REVISED PER STAFF MEETING 3/12/18	3/19/18	MJS
1.	REVISIONS PER TRC MEETING 1-23-18	3/8/18	MJS
0.	INITIAL SUBMISSION TO CITY OF DOVER TRC	1/3/18	EHK

NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE REDEVELOPMENT OF 333 CENTRAL AVENUE
2. SUBJECT PARCEL: (TAX MAP 2, LOT 19)
333 CENTRAL AVENUE
DOVER, NH 03821
3. TOTAL PARCEL AREA OF LOT: 1.03 ACRES OR 45,021 SQUARE FEET.
4. OWNER OF RECORD: HELLENIC REALTY PARTNERS, LLC
263 CENTRAL AVENUE
DOVER, NH 03821
S.C.R.D. BOOK 4523, PAGE 235

5. PLAN REFERENCE:
1. "PLAN OF LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR
HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED
JANUARY 2018.

6. ZONE: CBD GENERAL SUB-DISTRICT
DIMENSIONAL REQUIREMENTS:

- | | |
|-------------------------------|---------------------------|
| MIN. LOT AREA | NA |
| MIN. LOT COVERAGE | 75% |
| MIN. FRONTAGE BUILD-OUT | 70% |
| FRONT PRIMARY BUILD TO LINE | *SEE BELOW |
| FRONT SECONDARY BUILD TO LINE | *SEE BELOW |
| SIDE SETBACK | 0' MIN - 24' MAX |
| REAR SETBACK | 10' MIN. |
| BUILDING HEIGHT | 2 STORY MIN./5 STORY MAX. |

* THE PROPERTY OWNERS SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, TWO HUNDRED FIFTY (250) FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN FIVE (5) FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR DECKS MAY BE CONSTRUCTED WITHIN FIVE (5) FEET PLUS OR MINUS OF THE FRONT FACADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS FIVE (5) FEET. CONDITIONAL USE PERMIT MAY BE USED TO ADJUST STANDARDS.

- PROPERTY LINE
INFORMATION HAS BEEN
OBTAINED FROM PLAN OF
LOT 333 CENTER AVENUE
DOVER, STRAFFORD COUNTY, NH*,
FOR HELLENIC REALTY PARTNERS,
LLC BY NORWAY PLAINS ASSOCIATES,
INC. DATED JANUARY 2018.
8. HORIZONTAL DATUM BASED ON STATE
PLANE COORDINATES NAD83. VERTICAL
DATUM BASED ON NAVD88.
9. A PORTION OF THE LOT IS LOCATED WITHIN THE
100 YEAR FLOOD ZONE AE AS SHOWN ON THE
FLOOD INSURANCE RATE MAP DATED 9/30/15
COMMUNITY PANEL 33017C0330E PANEL 330 OF 405.
10. 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
THE HAMPSHIRE STATE PLAN COORDINATES NAD83 AND SHALL BE
EXPRESSED IN FEET.
11. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER
149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
12. THE MAXIMUM PARKING SPACE CALCULATION IS 30 FOR RESIDENTIAL ONLY
AND 46 SPACES ARE PROVIDED.
13. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I,
SECTION 2-6 OF THE CODE OF THE CITY OF DOVER.
14. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY
CODE OR BE COORDINATED WITH THE COMMUNITY SERVICE DIRECTOR.
15. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL
BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE
PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
16. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
17. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION
SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY
SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED
DEEDS MAP. THE MAP SHALL BE SHOWN, AT THE NOTICE SHALL COMPLY WITH ALL APPLICABLE
REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT
SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE
TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND
REPAIRING.

18. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
19. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAYS AND SUNDAY 9AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
20. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
21. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
22. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
23. THE EXISTING STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.
24. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
25. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
26. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
27. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED RENOVATION WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
28. THE PROPOSED USES FOR THE SITE ARE RESIDENTIAL APARTMENTS AND COMMERCIAL USES TO INCLUDE RETAIL, OFFICE SPACE, AND RESTAURANTS.
29. THE ENTRANCES AND EXITS TO BOTH PARKING GARAGES WILL BE OPEN.
30. PROVIDE SIGNAGE AT ALL NON-ACCESSIBLE ENTRANCES GIVING DIRECTION TO ACCESSIBLE ENTRANCES.
31. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY NORWAY PLAINS ASSOCIATES ON DECEMBER 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
32. BOTH OF THE COVERED PARKING AREAS HAVE BEEN DESIGNED AS CONVERTIBLE SPACE. THE FUTURE USE IS ANTICIPATED TO BE COMMERCIAL.
33. THE EXISTING CONCRETE RETAINING WALL WILL HAVE A COATING APPLIED TO MATCH THE COLOR AND TEXTURE OF THE REAR OF THE BUILDING. THE EXISTING REBAR AT THE END WITH EITHER BE COVERED WITH A WOODEN LATTICE OR BE CUT AND REMOVED FROM THE WALL.

PARKING CALCULATIONS				
USE	UNITS/S.F.	STANDARD	REQUIRED	PROVIDED
RESIDENTIAL	18 UNITS	1.25 SPACES/UNIT + 0.4 VISITOR SPACES/UNIT	30	30
COMMERCIAL				
RETAIL/SERVICE	5,100± S.F.	1 SPACE/275 S.F.	19	0*
OFFICE	11,000± S.F.	1 SPACE/300 S.F.	37	0*
PUBLIC SPACES			0	16
		TOTAL SPACES	58	46**

* WHERE COMMERCIAL AND RESIDENTIAL USES ARE CO-LOCATED, ONLY THE RESIDENTIAL PARKING SHALL BE PROVIDED.

* THE 30 REQUIRED RESIDENTIAL SPACES INCLUDE THE 18 COVERED SPACES + 7 SPACES ON THE WEST SIDE OF THE BUILDING AND 5 SPACES TO THE SOUTH OF THE BUILDING. THE REMAINING 16 SPACES TO THE SOUTH OF THE BUILDING COULD BE MANAGED BY THE CITY.

BICYCLE RACK CALCULATION
THE NUMBER OF SPACES FOR BICYCLES SHALL BE EQUAL
TO 5% OF THE REQUIRED NUMBER OF PARKING SPACES.

88 REQUIRED SPACES X 0.05 = 5 BICYCLE SPACES.

GRADUIC SCALE

(IN FEET)



6 WASHINGTON ST.
TAX MAP 23-15
CITY OF DOVER, C/O C/S
RECREATION/GYM AND POOL
61 LOCUST ST #124
DOVER, NH

UTILITIES NOTE
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

location: 353 central av
tm 2-35
varney brook lands llc &
375 central ave dover llc
40 central ave #202 dover,
nh 03820
scrd: 4503/348
year built 1962

DOVER PROJECT NUMBER: P18-04A&B

NOTE: THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04

AMENDED SITE PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

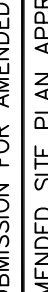
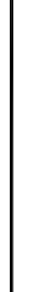
MJS
ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 NEWPORT ST., P.O. BOX 359
NEWARKET, NH 03857

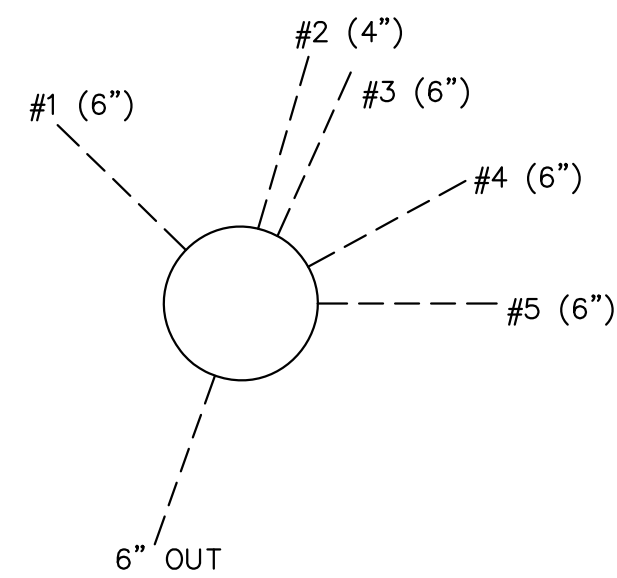
PHONE: (603) 659-4279 FAX: (603) 659-4227
E-MAIL: mjs@mjs-engineering.com

JOB: 17-041

C1

DATE:	1/3/18			NO.	REVISIONS	DATE	INT.
SCALE:	1"=20'						
DESIGNED BY:	MS						
DRAWN BY:	MS/JLG						
APPROVED BY:	MJS						
DWG FILE:	7041 CIMU.dwg						
5. REVISIONS PER APPROVAL AT COMPLIANCE HEARING ON 12-11-18 6. REVISION FOR COMPLIANCE MEETING 7. REVISION FOR COMPLIANCE MEETING 4. REvised - RESUBMISSION FOR AMENDED SITE PLAN APPROVAL 3. REvised FOR AMENDED SITE PLAN APPROVAL 2. ADJUDICAT SET 1. UPDATED SITE CONSTRUCTION DETAILS							

Drawing Name: P:\17041\17-041\17041.dwg
Mon, 20 May 2019 - 11:21am



CB-D1 CATCH BASIN DETAIL
TOP OF GRATE =27.07
TOP OF CONCRETE SLAB =27.5±

INV #1 (6") =21.99
INV #2 (4") =22.40
INV #3 (6") =24.30
INV #4 (6") =23.24
INV #5 (6") =27.07

BOTTOM SHELF
INSIDE CB =22.32

DEMOLITION NOTES

1. LOCATIONS OF UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL CALL DIGSAFE AT 1-888-DIG-SAFE (1-888-344-7253) PRIOR TO COMMENCING WITH ANY DEMOLITION WORK. ALL UTILITY WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE SPECIFIC UTILITY COMPANY. CONSULT WITH THE SPECIFIC UTILITY COMPANY.
2. CONSTRUCTION SEQUENCING SHALL MEET THE REQUIREMENTS OF THE CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES FOUND ON SHEET D1. TEMPORARY EROSION CONTROL STRUCTURES AND TEMPORARY CHAINLINK FENCE SHALL BE INSTALLED PRIOR TO CONDUCTING EARTHWORK ACTIVITIES.
3. ALL SALVAGED MATERIALS FROM WITHIN THE CITY RIGHT OF WAY SHALL BE TAKEN TO THE DPW FACILITY. ALL DEMOLITION MATERIALS FROM WITHIN THE LOTS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE ON THIS PLAN. MATERIALS SHALL BE REMOVED FROM THE SITE AS SOON AS POSSIBLE TO PREVENT UNDUE BURDEN ON THE BUILDING CONTRACTOR OF WORKING AROUND STOCKPILED MATERIALS.
4. ALL DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.
5. THE INTENT OF THIS PLAN IS TO SHOW THE DEMOLITION REQUIREMENTS. THE DEMOLITION OR REMOVAL OF ADDITIONAL ITEMS MAY BE REQUIRED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SITE VISIT TO VERIFY ALL DEMOLITION REQUIREMENTS FOR THE PROJECT.
6. EXISTING MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NH LICENSED LAND SURVEYOR OR PERSONS UNDER THE DIRECT SUPERVISION OF A NH LLS. NORWAY PLAINS & ASSOCIATES INC. (335-3948) IS THE SURVEYOR OF RECORD FOR THIS PROPERTY. COSTS FOR THIS WORK SHALL BE PAID FOR BY THE SITE CONTRACTOR.
7. THE SITE CONTRACTOR SHALL PROVIDE DAILY MAINTENANCE AS NECESSARY, INCLUDING SWEEPING WILLIAMS STREET AND HENRY LAW AVE. AS NECESSARY, TO REMOVE DEPOSITED MATERIALS, SPILLS, ETC. ASSOCIATED WITH THE SITE CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL BE CONDUCTED IN A MANNER TO PROTECT EXISTING FEATURES TO REMAIN AS SHOWN. THIS INCLUDES ONSITE FEATURES AND THOSE FEATURES WITHIN THE PUBLIC R.O.W. DAMAGE TO THESE FEATURES SHALL BE REPAIRED/REPLACED IN KIND BY THE SITE CONTRACTOR.
9. IN ANY LOCATION WHERE AN EXISTING PEDESTRIAN TRAVEL WAY LEADS TO THE CONSTRUCTION SITE (CROSSWALK, SIDEWALK, ETC.), ACCESS TO THE CONSTRUCTION SITE SHALL BE BLOCKED AND SIGNAGE SHALL BE PROVIDED AS SHOWN BELOW:

NO ACCESS
CONSTRUCTION SITE

10. CHAINLINK FENCING WITH GATE ACCESS SHALL BE LOCATED AROUND THE SITE DURING DEMOLITION/CONSTRUCTION, AS SHOWN.
11. THE TOTAL AREA OF DISTURBANCE IS 8,500 SF.
12. UTILITIES: THE SITE CONTRACTOR SHALL COORDINATE WITH EVERSOURCE TO REMOVE AND RELOCATE THE EXISTING TRANSFORMER.

UTILITIES NOTE

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DEMOLITION ITEMS

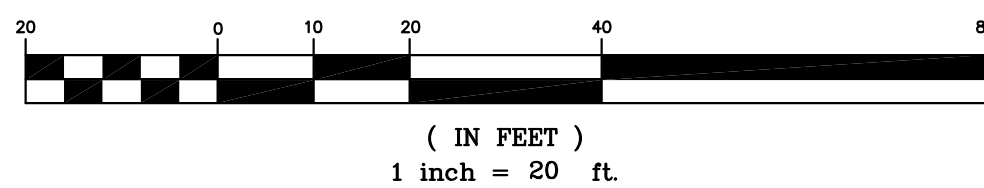
(REFER TO DEMOLITION NOTE 5 ABOVE)

- 1 SAWCUT AND REMOVE PAVEMENT AND ALL MARKINGS OR REMOVE OR GRIND PAVEMENT AS REQUIRED TO RECONSTRUCT AS SHOWN ON SITE PLAN.
- 2 SAWCUT AND REMOVE EXISTING PAVEMENT TO THE LIMITS SHOWN.
- 3 REMOVE TRANSFORMER & BOLLARDS. COORDINATION WITH CITY OF DOVER AND UTILITY PROVIDER (EVERSOURCE) REQUIRED. UNDERGROUND CONDUIT MAY BE REUSED.
- 4 ALL EXISTING CATCH BASINS WHICH RECEIVE RUNOFF FROM THE SITE SHALL BE OUTFITTED WITH SILTSACKS PRIOR TO ANY DEMOLITION TO PREVENT SEDIMENT FROM INFILTRATING THE DRAINAGE SYSTEM.
- 5 CLEAN AND INSPECT EXISTING CATCH BASIN CB-D1. RECONSTRUCT AS REQUIRED CB-D1 CONNECTS TO ALL ROOF DRAINS AND COURTYARD. TIE THIS CB INTO NEW DRAIN SYSTEM.

- 6 EXISTING CLAY DRAIN PIPE MAY BE REQUIRED TO BE REMOVED FOR CONSTRUCTION OF STORMWATER TREATMENT SYSTEM. RECONNECT ROOF DRAINS TO NEW ONSITE DRAINAGE SYSTEM.
- 7 REMOVED EXISTING CONCRETE PAD.
- 8 RELOCATE GAS LINE.
- 9 REMOVE BOLLARDS AND GAS METERS.
- 10 EXISTING CLAY SEWER TO BE ABANDON THIS IS A DEAD END AT EXISTING SMH. THIS WILL REMAIN IN PLACE UNTIL FUTURE CONSTRUCTION OF HENRY LAW AVE.
- 11 THIS EXISTING 6" PIPE WILL BE DISCONNECTED FROM CB-D BUT WILL REMAIN IN PLACE TO CONNECT EXISTING ROOF DRAINS TO CB-D1 OR BE REPLACED IN KIND WITH NEW PIPE.
- 12 REMOVE AND RECONSTRUCT CATCH BASIN. DISCONNECT 6" PIPE OR RETAIN FOR CLEANOUT IF POSSIBLE.

- 13 REMOVE CONCRETE STEPS
- 14 REMOVE WOODEN WALKWAY AND ADA RAMP

GRAPHIC SCALE

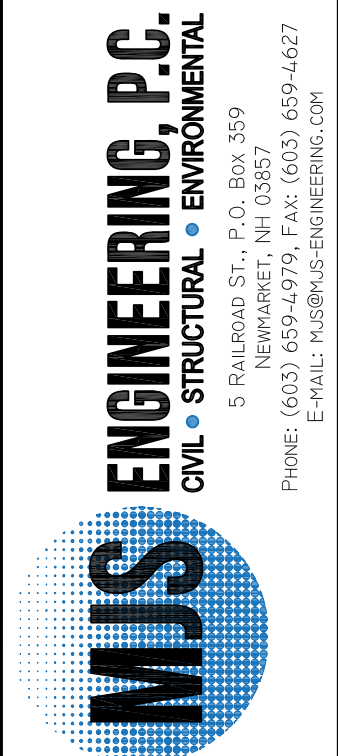


DOVER PROJECT NUMBER: P18-04A&B

NOTE: THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04

DATE:	1/3/18	NO.	REVISIONS	DATE	INT.
SCALE:	1"=20'				
DESIGNED BY:	MS				
DRAWN BY:	MS/JLG				
APPROVED BY:	MJS				
DWG FILE:	17041_Civil.dwg				

DEMOLITION PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH



JOB: 17-041

C2

GRADING & EROSION CONTROL NOTES

- ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE VEGETATION IS ESTABLISHED AND/OR THE GROUND SURFACE IS STABILIZED. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MONITORED BY THE APPLICANT ON A PERIODIC BASIS DURING CONSTRUCTION AND ANY DEFICIENCIES SHALL BE CORRECTED AS SOON AS POSSIBLE.
- REFER TO CONSTRUCTION AND SEQUENCING AND EROSION CONTROL NOTES ON SHEET D1.
- ALL ROAD, PARKING AREA AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND THE CITY OF DOVER REGULATIONS.
- ALL DISTURBED AREAS NOT PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM, SEED AND MULCH AS SPECIFIED IN THE NOTES ON SHEET D1.
- COMPACTION REQUIREMENTS:

LOCATION:	MINIMUM COMPACTION*
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

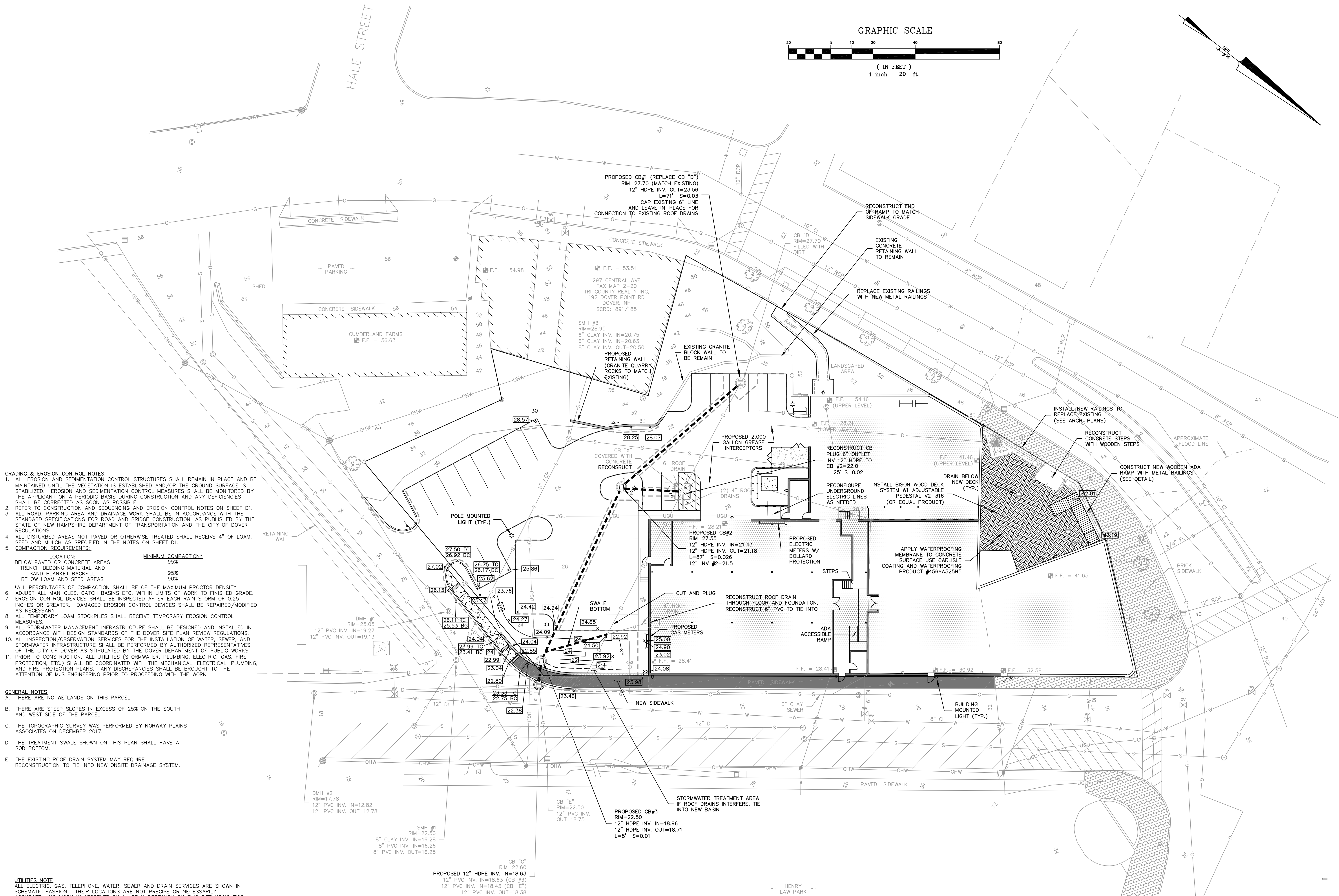
*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM PROCTOR DENSITY.
- ADJUST ALL MANHOLES, CATCH BASINS ETC. WITHIN LIMITS OF WORK TO FINISHED GRADE.
- EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAIN STORM OF 0.25 INCHES OR GREATER. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED/MODIFIED AS NECESSARY.
- ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- ALL STORMWATER MANAGEMENT INFRASTRUCTURE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH DESIGN STANDARDS OF THE DOVER SITE PLAN REVIEW REGULATIONS.
- ALL INSPECTION/OBSERVATION SERVICES FOR THE INSTALLATION OF WATER, SEWER, AND STORMWATER INFRASTRUCTURE SHALL BE PERFORMED BY AUTHORIZED REPRESENTATIVES OF THE CITY OF DOVER AS STIPULATED BY THE DOVER DEPARTMENT OF PUBLIC WORKS.
- PRIOR TO CONSTRUCTION, ALL UTILITIES (STORMWATER, PLUMBING, ELECTRIC, GAS, FIRE PROTECTION, ETC.) SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MJS ENGINEERING PRIOR TO PROCEEDING WITH THE WORK.

GENERAL NOTES

- THERE ARE NO WETLANDS ON THIS PARCEL.
- THERE ARE STEEP SLOPES IN EXCESS OF 25% ON THE SOUTH AND WEST SIDE OF THE PARCEL.
- THE TOPOGRAPHIC SURVEY WAS PERFORMED BY NORWAY PLAINS ASSOCIATES ON DECEMBER 2017.
- THE TREATMENT SWALE SHOWN ON THIS PLAN SHALL HAVE A SOD BOTTOM.
- THE EXISTING ROOF DRAIN SYSTEM MAY REQUIRE RECONSTRUCTION TO TIE INTO NEW ONSITE DRAINAGE SYSTEM.

UTILITIES NOTE

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DOVER PROJECT NUMBER: P18-04A&B

NOTE: THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04

DATE	NO.	REVISIONS	DATE	INT.
5/8/19	1	REVISIONS PER APPROVAL AT COMPLIANCE HEARING ON 12-11-18	5/8/19	EHK
6/27/18	2	ADDENDUM SET	6/27/18	EHK
6/26/18	3	UPDATED SITE CONSTRUCTION DETAILS	6/26/18	MJS
6/8/18	4	ISSUED FOR BID SET	6/8/18	MJS
17041	17041	CivilU.dwg	17041	CivilU.dwg

SEALED BY: MICHAEL J. SEBASTIAN, P.E. No. 1887

DATE: 1/3/18

SCALE: 1"=20'

DESIGNED BY: MS

DRAWN BY: MS/JLG

APPROVED BY: MJS

DWG FILE: 17041

UTILITY, GRADING, DRAINAGE & EROSION CONTROL PLAN prepared for HELLENIC REALTY PARTNERS, LLC (TAX MAP 2, LOT 19) 333 CENTRAL AVE. DOVER, NH

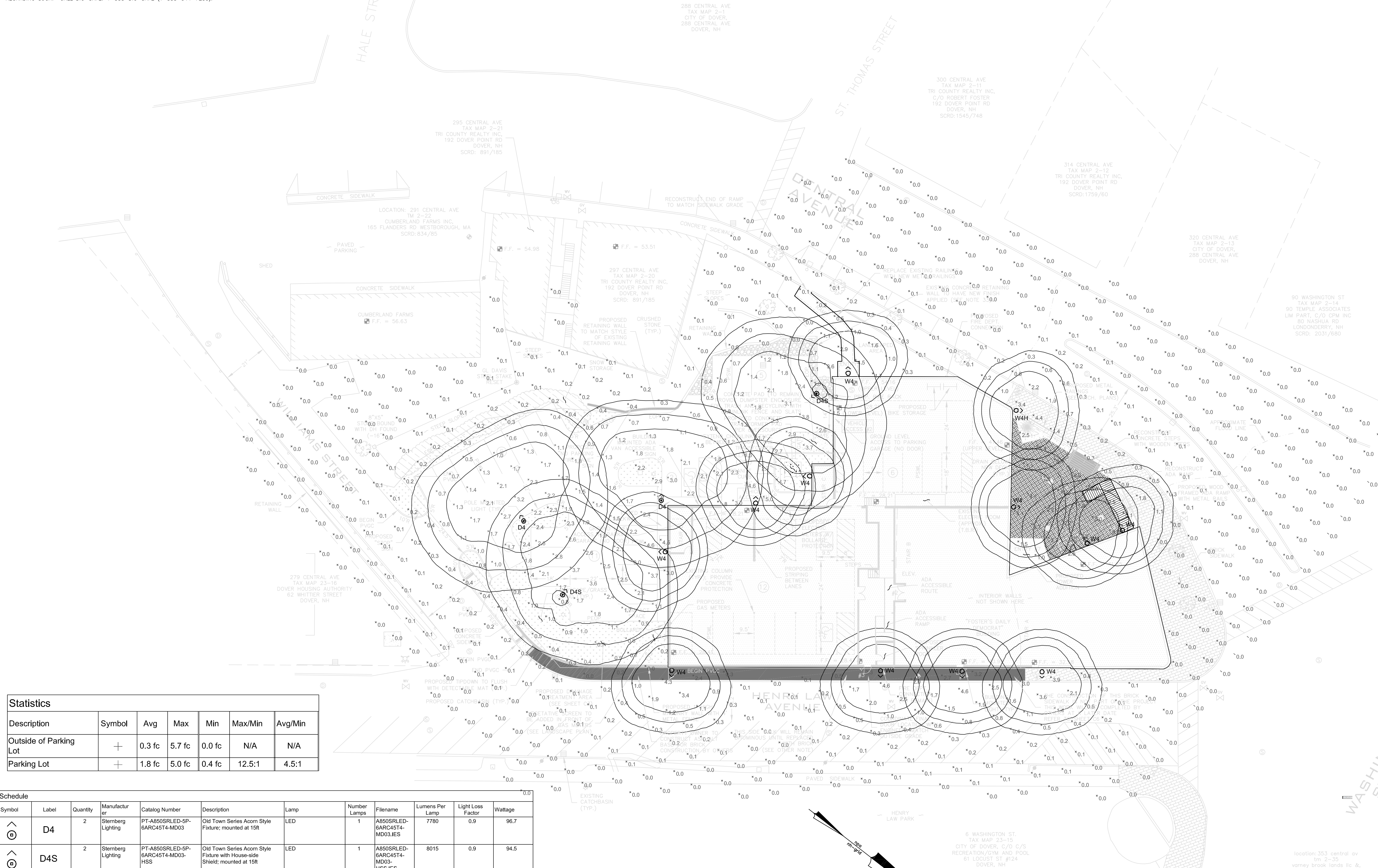
MJS ENGINEERING, P.C. CIVIL - STRUCTURAL - ENVIRONMENTAL

5 RAILROAD ST., NO. 359
PO BOX: 6037 6037-659-4379, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

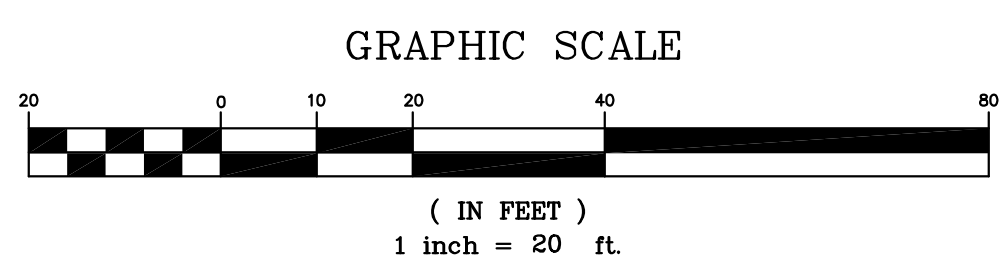
C3

UTILITIES NOTE
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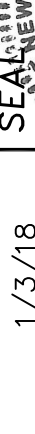


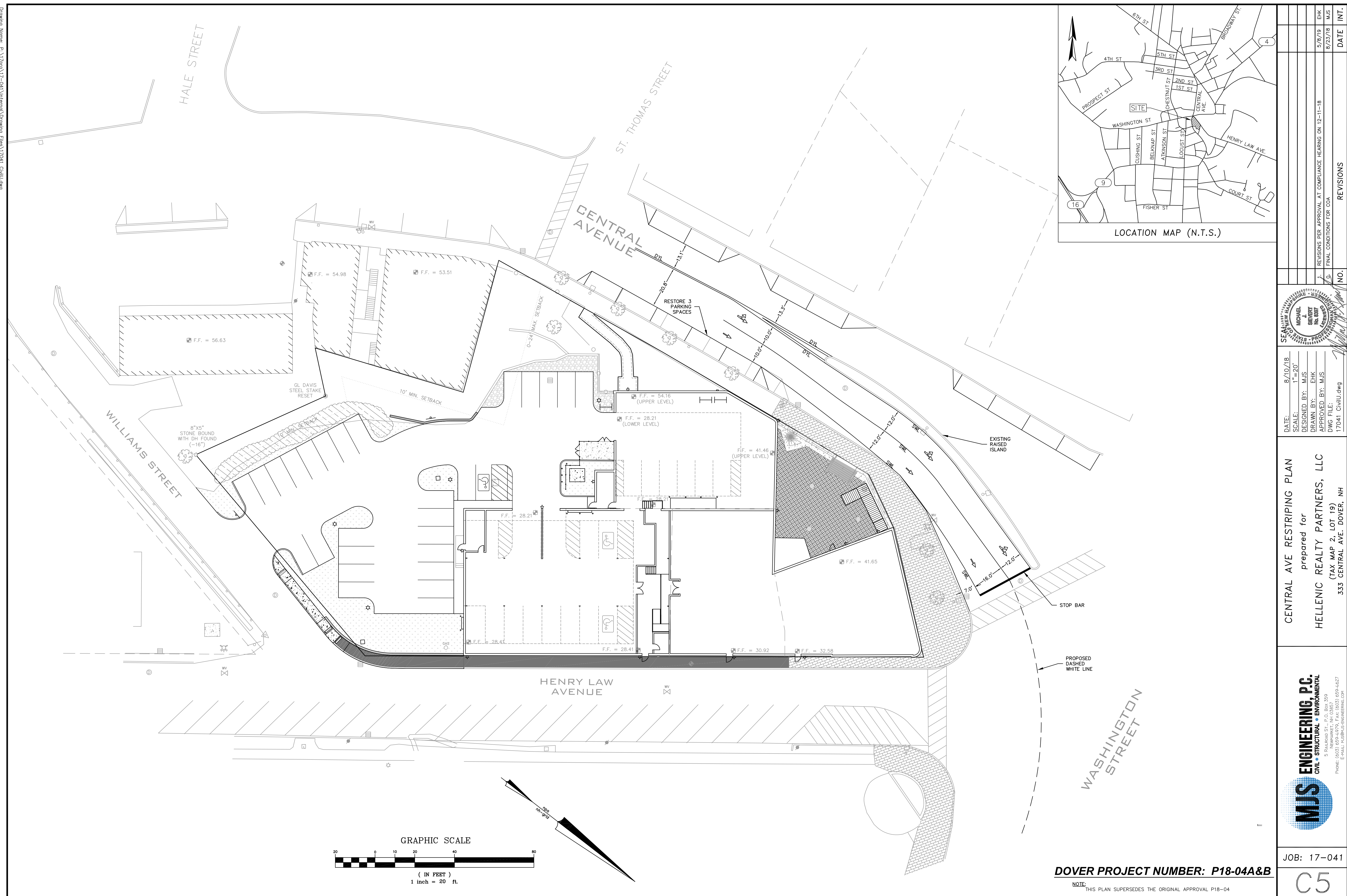
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Outside of Parking Lot	⊕	0.3 fc	5.7 fc	0.0 fc	N/A	N/A
Parking Lot	⊕	1.8 fc	5.0 fc	0.4 fc	12.5:1	4.5:1

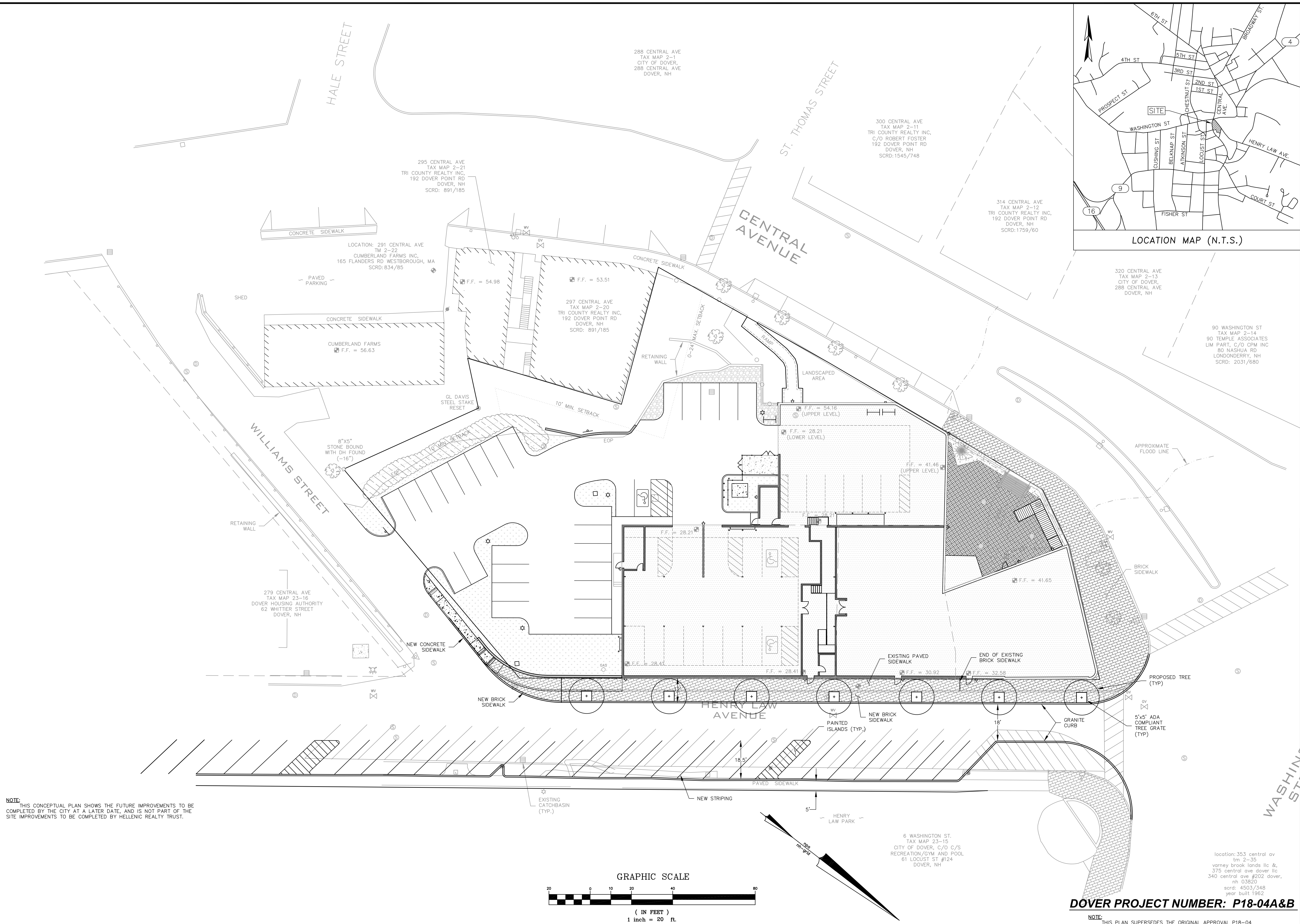
Schedule											0.0
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	D4	2	Sternberg Lighting	PT-A850SRLED-5P-6ARC45T4-MD03	Old Town Series Acorn Style Fixture; mounted at 15ft	LED	1	A850SRLED-6ARC45T4-MD03.IES	7780	0.9	96.7
	D4S	2	Sternberg Lighting	PT-A850SRLED-5P-6ARC45T4-MD03-HSS	Old Town Series Acorn Style Fixture with House-side Shield; mounted at 15ft	LED	1	A850SRLED-6ARC45T4-MD03-HSS.IES	8015	0.9	94.5
	W4	11	Sternberg Lighting	1W-SL270-SV1-36L45T4-MDL03	SOLANA Series Fixture, Wall Mount Sconce, Type 4 Optic, Flat Lens Diffused; mounted at 10ft	LED	1	SL270-SV1-36L45T4-MDL03.IES	3397	0.9	42.6
	W4H	1	Sternberg Lighting	1W-SL270-SV1-36L45T4-MDL03	SOLANA Series Fixture, Wall Mount Sconce, Type 4 Optic, Flat Lens Diffused; mounted at 14ft	LED	1	SL270-SV1-36L45T4-MDL03.IES	3397	0.9	42.6

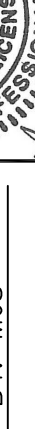
**DOVER PROJECT NUMBER: P18-04A&B**

NOTE:
THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04

C4	JOB: 17-041	 MJS ENGINEERING, P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL 5 RAILROAD ST., P.O. BOX 359 PHOENIX, AZ 85016 PHONE: (602) 659-4627 FAX: (602) 659-4627 E-MAIL: PLS@MJS-ENGINEERING.COM	LIGHTING PLAN prepared for HELLENIC REALTY PARTNERS, LLC (TAX MAP 2, LOT 19) 333 CENTRAL AVE. DOVER, NH	DATE: 1/3/18 SCALE: 1"=20' DESIGNED BY: MS DRAWN BY: MS/ALG APPROVED BY: MJS DWG FILE: 17041_CivilU.dwg								
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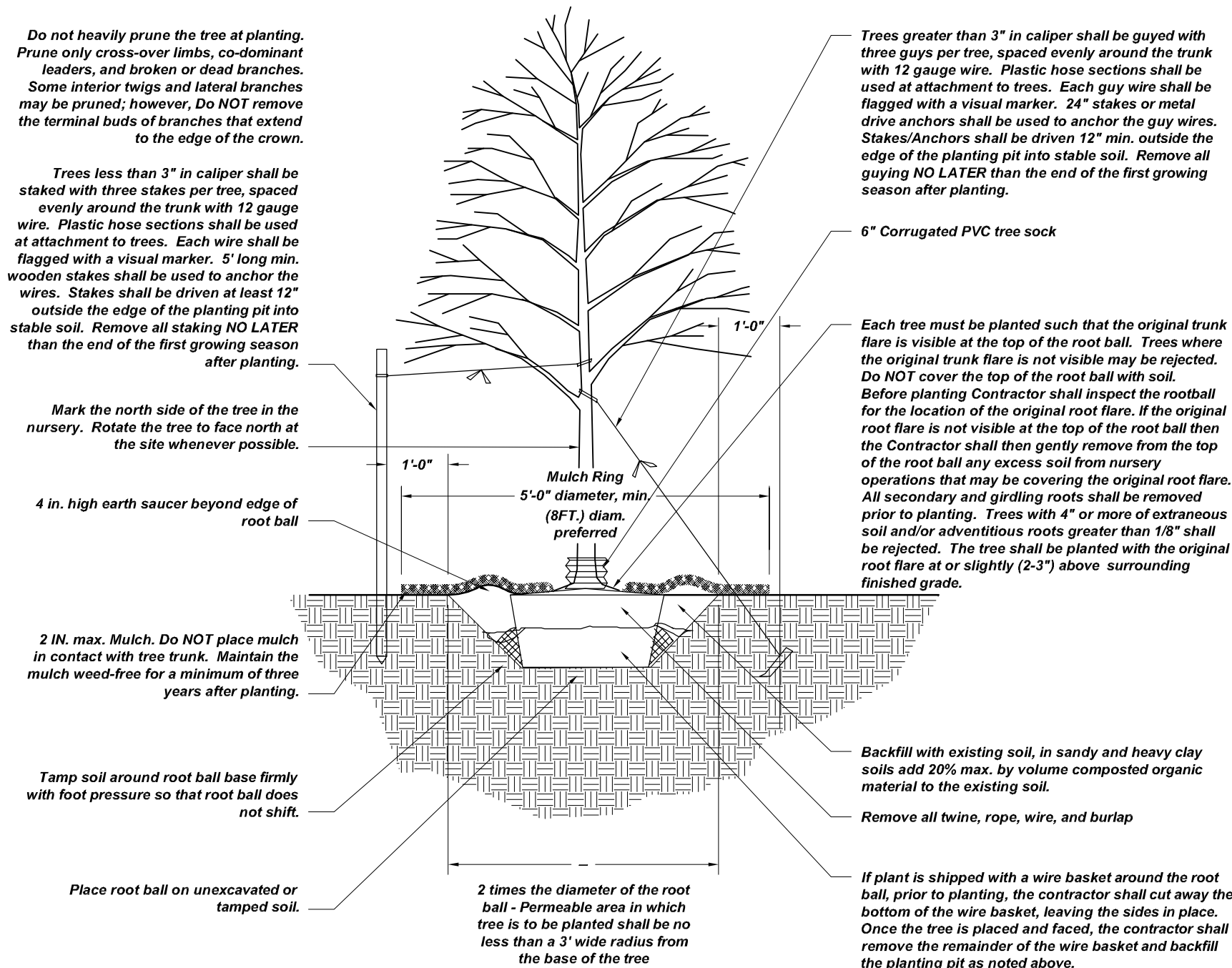




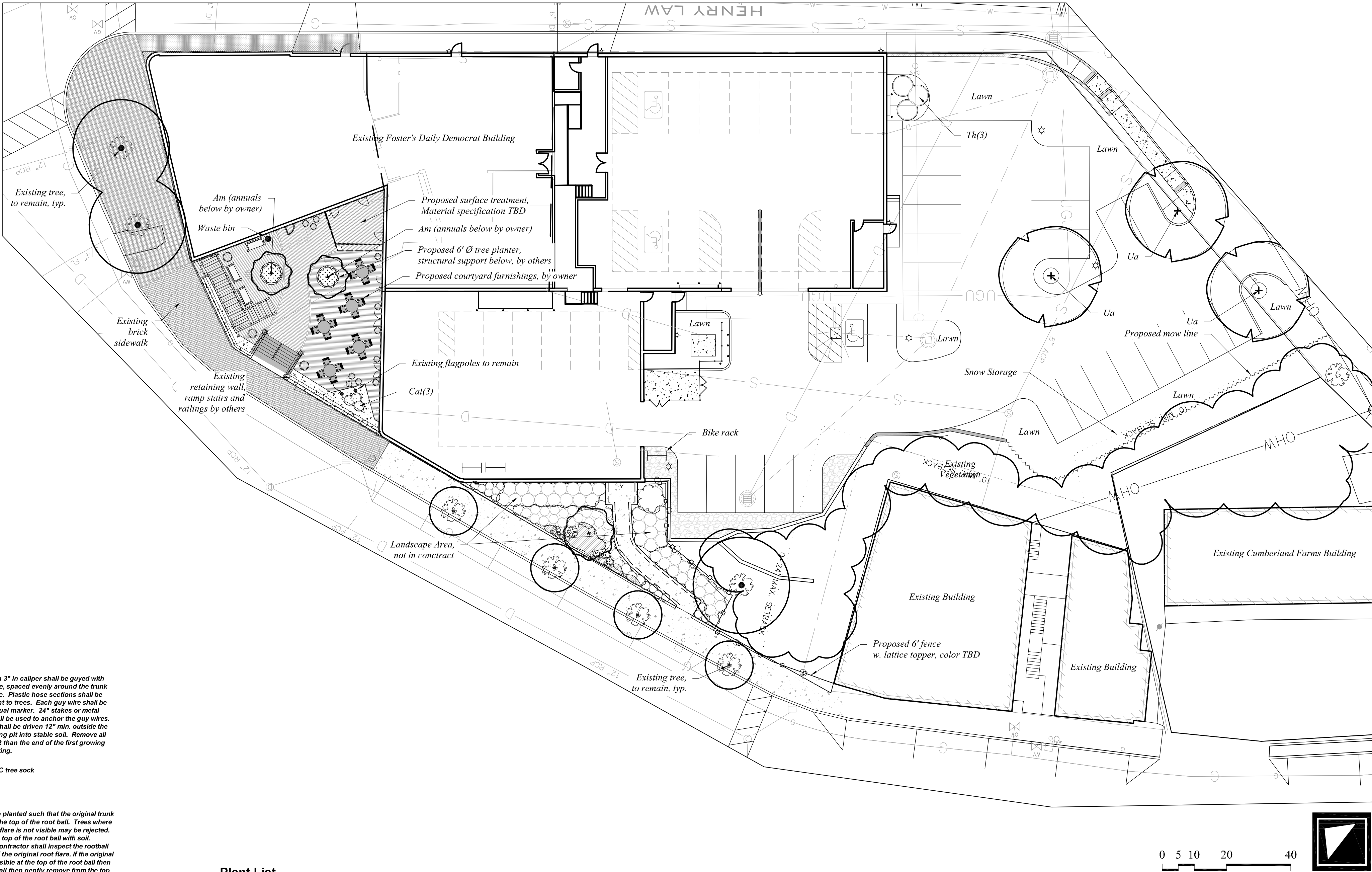
JOB#: 17-041	 MJS ENGINEERING, P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL 5 FAIRBANK ST., P.O. BOX 359 NASHUA, NH 03063 PHONE: (603) 892-4070, FAX: (603) 659-4827 E-MAIL: MJS@MJS-ENGINEERING.COM	PROPOSED FUTURE HENRY LAW AVE. IMPROVEMENTS prepared for HELLENIC REALTY PARTNERS, LLC (TAX MAP 2, LOT 19) 333 CENTRAL AVE. DOVER, NH	DATE: 1/3/18 SCALE: 1"=20' DESIGNED BY: MS DRAWN BY: MS/JLG APPROVED BY: MJS DWG FILE: SEAL OF THE STATE OF NEW HAMPSHIRE MICHAEL SARAGENT NO. 6387 CIVIL ENGINEER 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LANDSCAPE NOTES

1. Design is based on drawings by MJS Engineering dated 3/19/2018 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous



TREE PLANTING DETAIL



Plant List

TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	8-10' Ht	B&B
Ua	Ulmus americana 'Princeton'	Princeton American Elm	3	3-3.5' Cal	B&B
SHRUBS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Th	Thuja occidentalis 'Techny'	Techny Arborvitae	3	7-8' Ht	B&B
PERENNIALS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cal	Calamagrostis acutifolia 'Karl Foerster'	Feather Reed Grass	3	1 gal	



5/17/19
2/4/19
6/28/18
9/31/18
3/19/18
3/7/18

DATE: 1/11/18
SCALE: 1"=20'
DESIGNED BY: VM
DRAWN BY: VM
APPROVED BY: RW
DWG FILE:

6. PER REVISED SITE PLAN
5. ARBORVITAE ADDED
4. FOR BID
3. FOR FINAL COA SUBMISSION
2. PER SITE PLAN CHANGES
1. PER TRC COMMENTS

NO.

REVISIONS

DATE INT.

PROPOSED LANDSCAPE PLAN

prepared for
HELLENIC REALITY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 RAILROAD ST., P.O. BOX 359
DOVER, NH 03820
PHONE: (603) 659-4579, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

L1

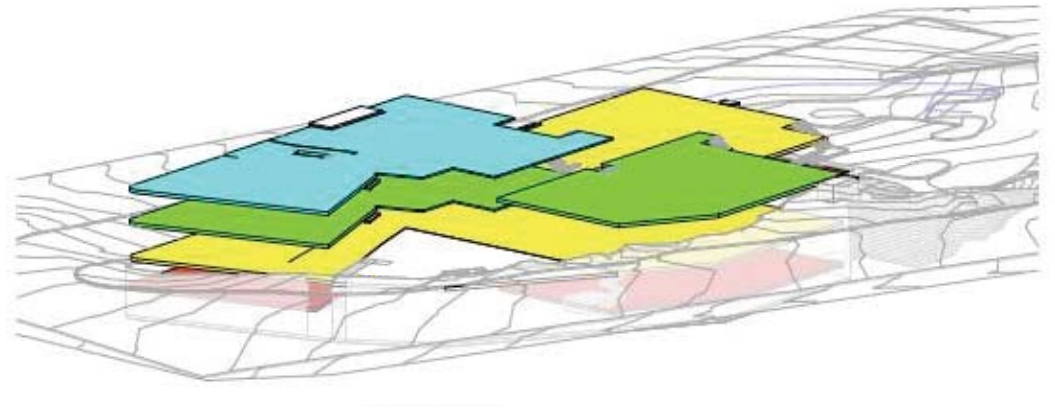
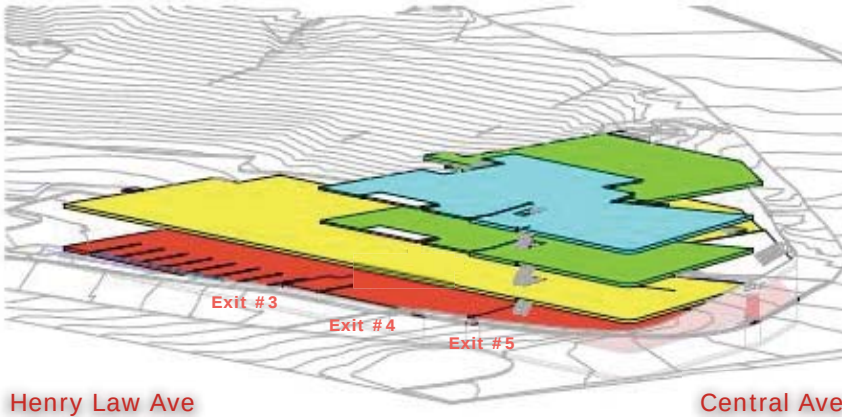
Fosters Daily Democrat Building

Planning Board Submission

P18-04

Notes:

- Exterior Egress Doors are labeled #1 thru #8 & wrap from the parking lot up to Central Avenue
- Doors #3 thru #8 are shown at these images
- Doors #1 and #2 are at the parking level (south side of the building and are not visible)



- 1st Floor / Parking
- 2nd Floor
- 3rd Floor
- 4th Floor

Proposed Floor Diagram

Fosters Daily Democrat Building

Planning Board Submission

P18-04

Notes:

- Exterior Egress Doors are labeled #1 thru #8 & wrap from the parking lot up to Central Avenue
- Internal Egress Stairs are labeled A thru D
- ADA Accessible Routes will connect all egress doors to exterior Public Ways



Proposed Ground Floor Plan

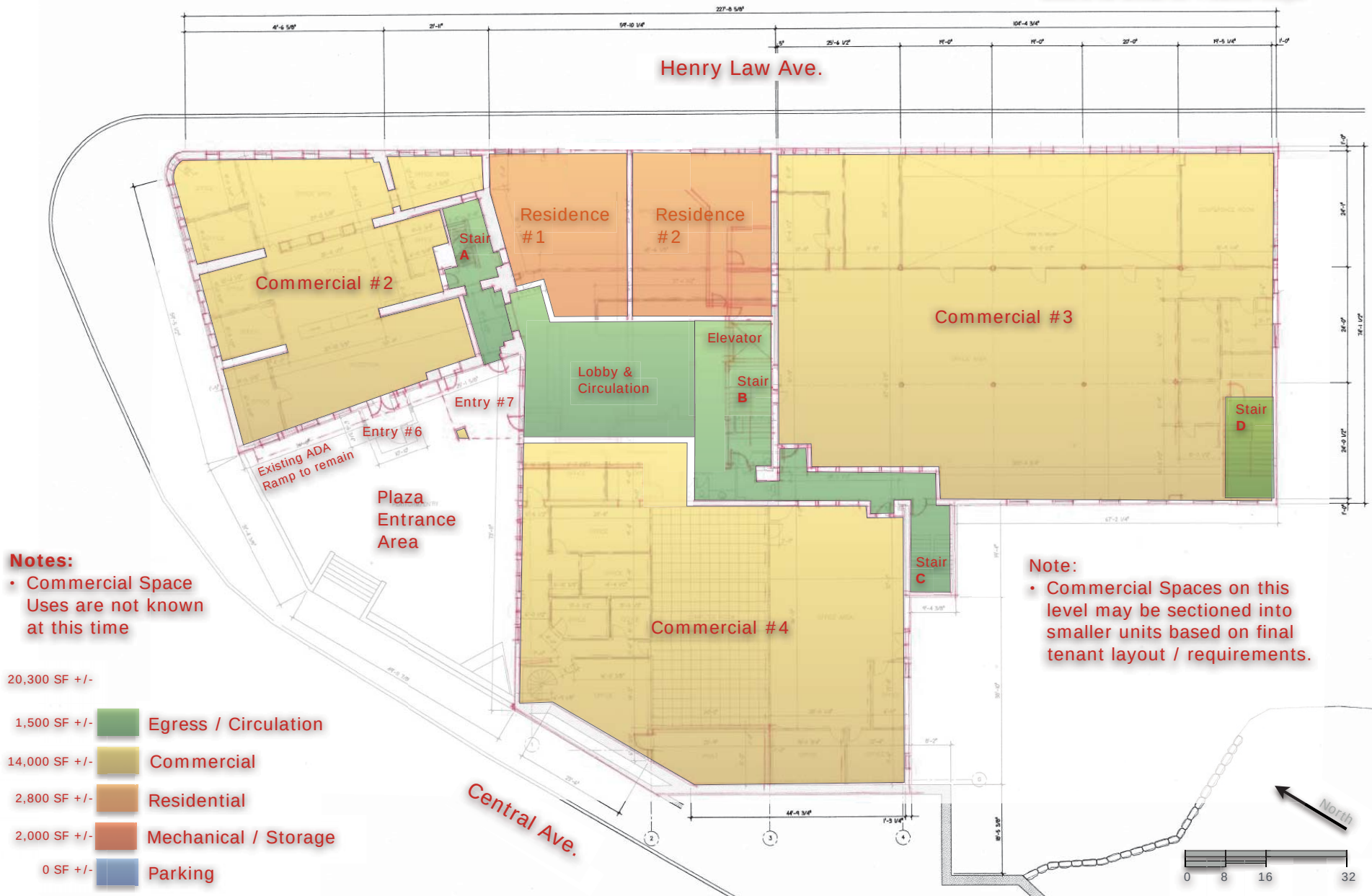
Fosters Daily Democrat Building

Planning Board Submission

P18-04

Notes:

- Exterior Egress Doors are labeled #1 thru #8 & wrap from the parking lot up to Central Avenue
- Internal Egress Stairs are labeled A thru D
- ADA Accessible Routes will connect all egress doors to exterior Public Ways



Proposed Second Floor Plan

Fosters Daily Democrat Building

P18-04B 3-2019

Notes:

- Exterior Egress Doors are labeled #1 thru #8 & wrap from the parking lot up to Central Avenue
- Internal Egress Stairs are labeled A thru D
- ADA Accessible Routes will connect all egress doors to exterior Public Ways



Proposed Third Floor Plan

Proposed Floor Plans will comply with IBC, ANSI and other applicable Building Codes.

3-2019

TMS
architects

P18-04



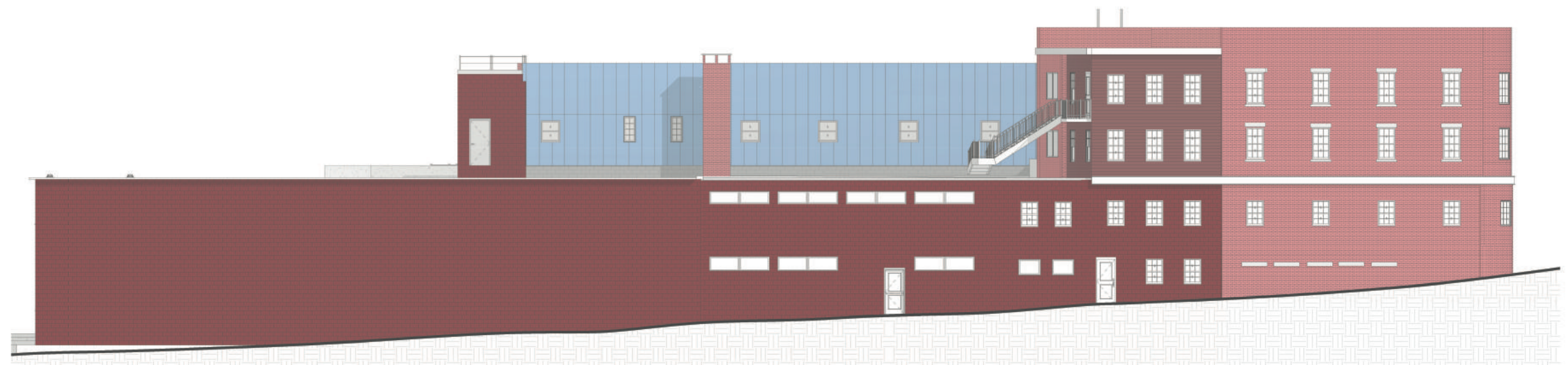
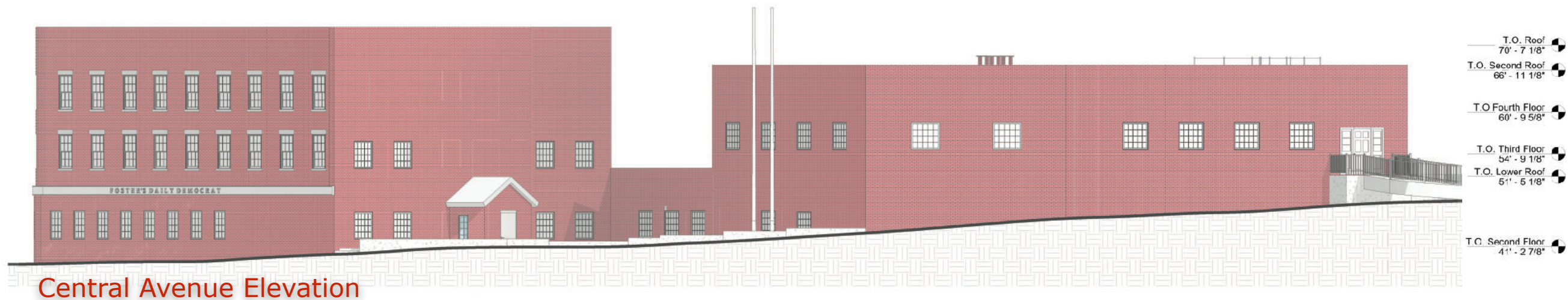
Fosters Daily Democrat Building

Planning Board Submission

P18-04B 5-2019

Notes:

- Existing Elevations shown for reference of new elements seen in following sheet



Henry Law Avenue Elevation

Existing Elevations



3-6-2018

TMS
architects

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 5-2019

Notes:

- Exterior Materials are intended to match existing wherever possible
- New Materials will be sensitive to the existing building style and color
- New colors to match as close as possible to existing colors
- New Balconies will have metal railings
- HVAC equipment located on roof tops to be screened from view



Central Avenue Elevation



Henry Law Avenue Elevation

Proposed Elevations

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 5-2019

Notes:

- New Brick Material to match existing
- New Clapboard material to be white or off-white to match with existing and proposed trim color



Henry Law Ave. Perspective

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 5-2019

Notes:

- New Brick Material to match existing
- New Clapboard material to be white or off-white to match with existing and proposed trim color



TMS
architects

Central Ave. Perspective



3-6-2018

TMS
architects

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 5-2019

Notes:

- New Brick Material to match existing
- New Siding material to be white or off-white to match with existing and proposed trim color
- New Clapboard Material will be a Gray color



Henry Law Ave Perspective

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 5-2019

Notes:

- New Brick Material to match existing
- New Siding material to be white or off-white to match with existing and proposed trim color
- New Clapboard Material will be a Gray color



Williams Street Perspective

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 5-2019

Notes:

- New Brick Material to match existing
- New Siding material to be white or off-white to match with existing and proposed trim color
- New Clapboard Material will be a Gray color



Parking Area