



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)



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

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	<u>42 veh</u>	<u>0 veh</u>	<u>2 veh</u>	<u>8 veh</u>	<u>52 veh</u>	<u>34 veh</u>	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	<u>35 veh</u>	<u>0 veh</u>	<u>8 veh</u>	<u>6 veh</u>	<u>49 veh</u>	<u>43 veh</u>	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	<u>533 veh</u>	<u>0 veh</u>	<u>42 veh</u>	<u>87 veh</u>	<u>662 veh</u>	<u>499 veh</u>	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

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

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: [Signature] 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: [Signature] 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: [Signature] 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.

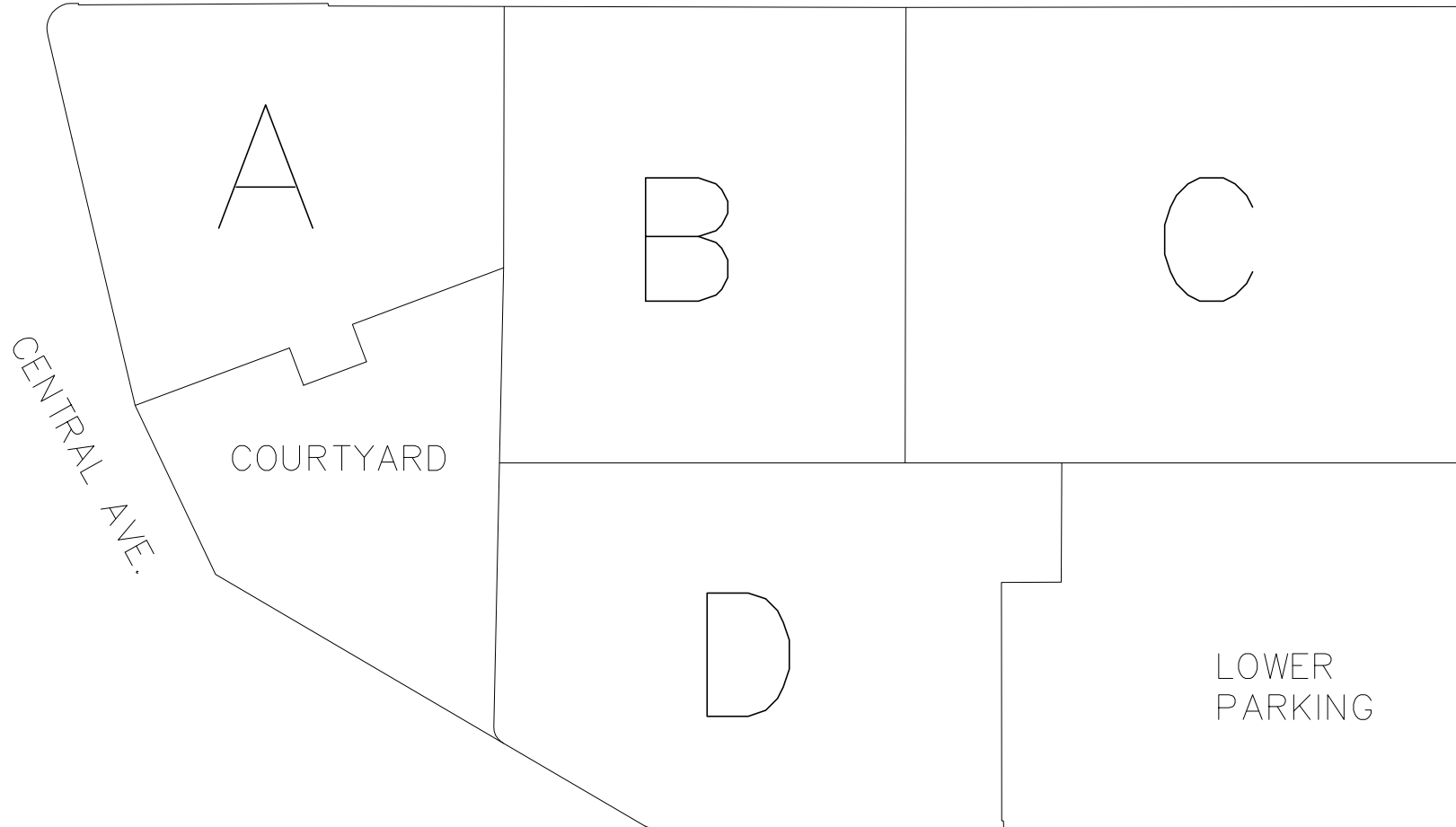


EXHIBIT #2



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

Drawing Name: P:\1726\17-04\Internal\Drawing Files\17-04 Cover.dwg
Tue, 04 Jun 2019 - 12:47pm

MIXED USE DEVELOPMENT PLAN

for

HELLENIC REALTY PARTNERS, LLC

333 CENTRAL AVENUE

DOVER, NH

JANUARY 3, 2018

REVISED: 6-4-19

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

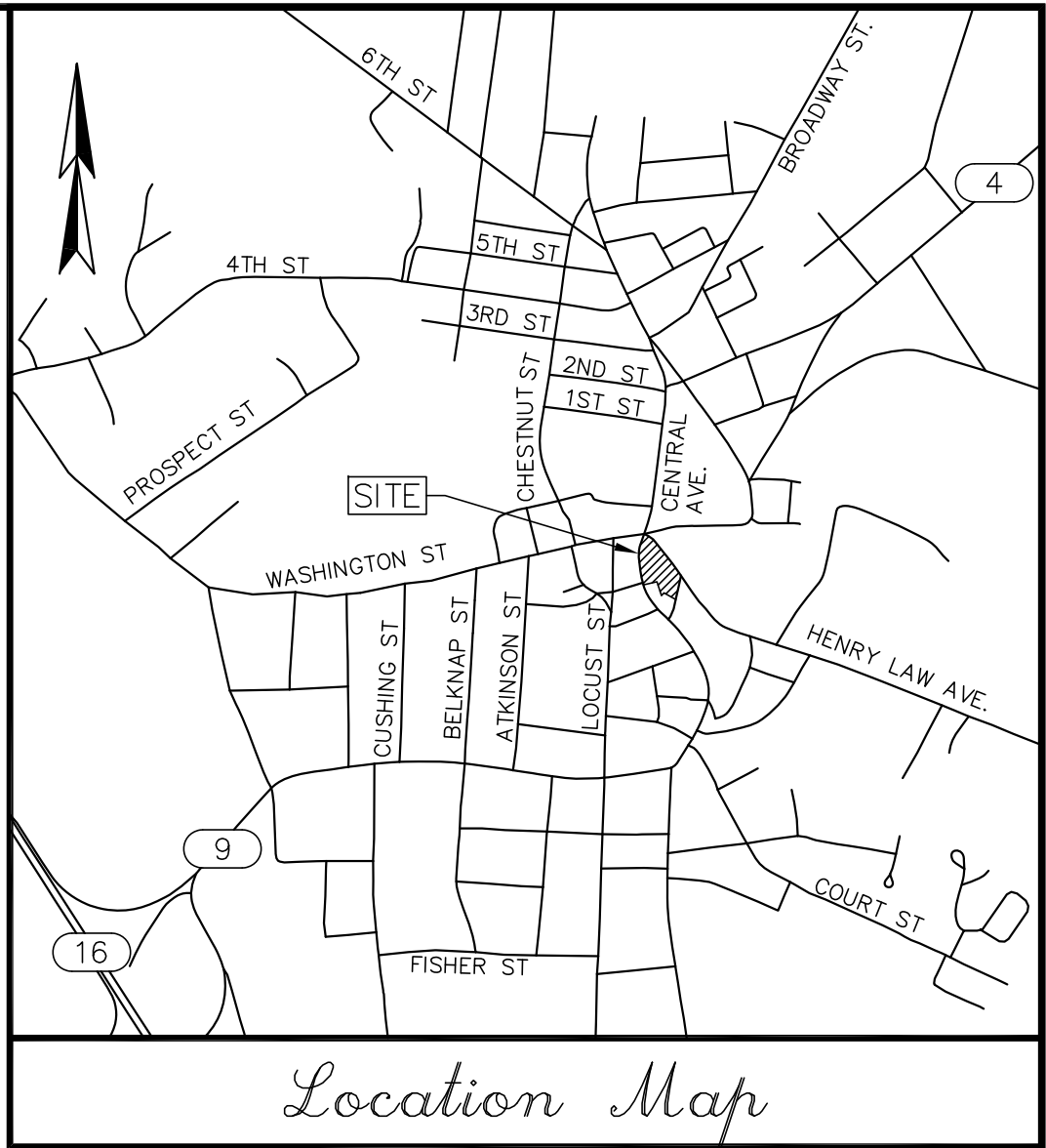
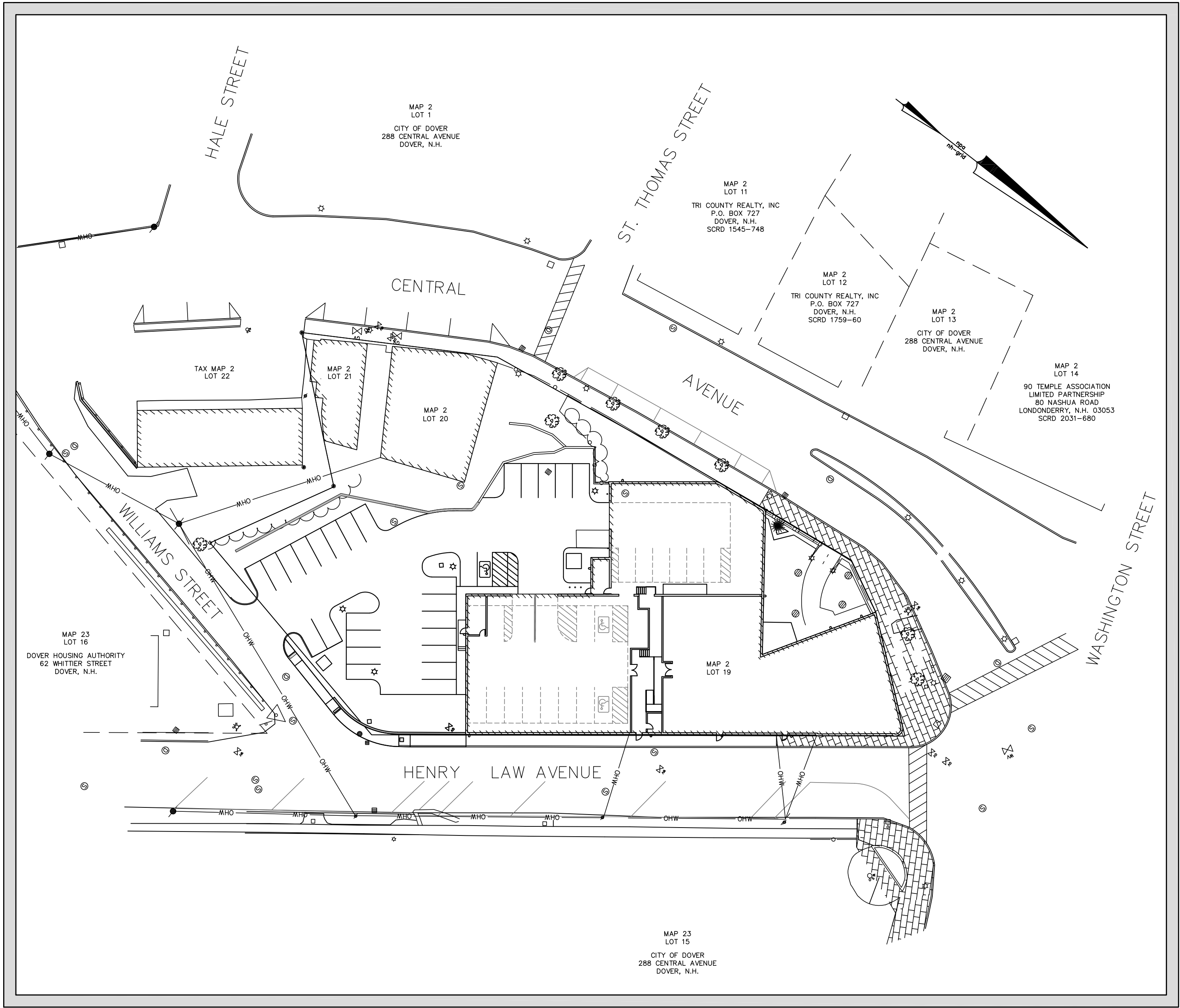


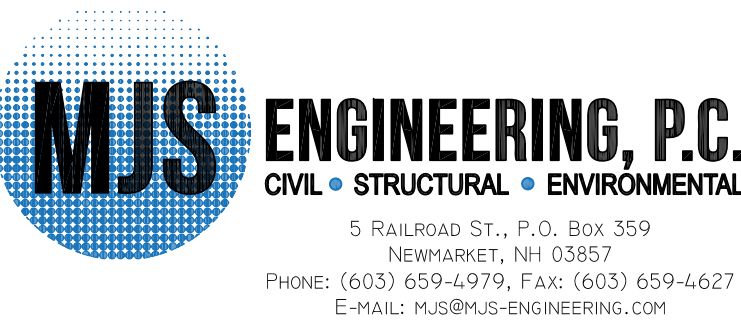
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OWNER

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

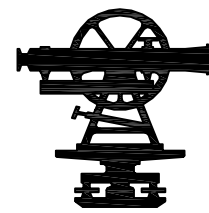
TRAFFIC ENGINEER

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

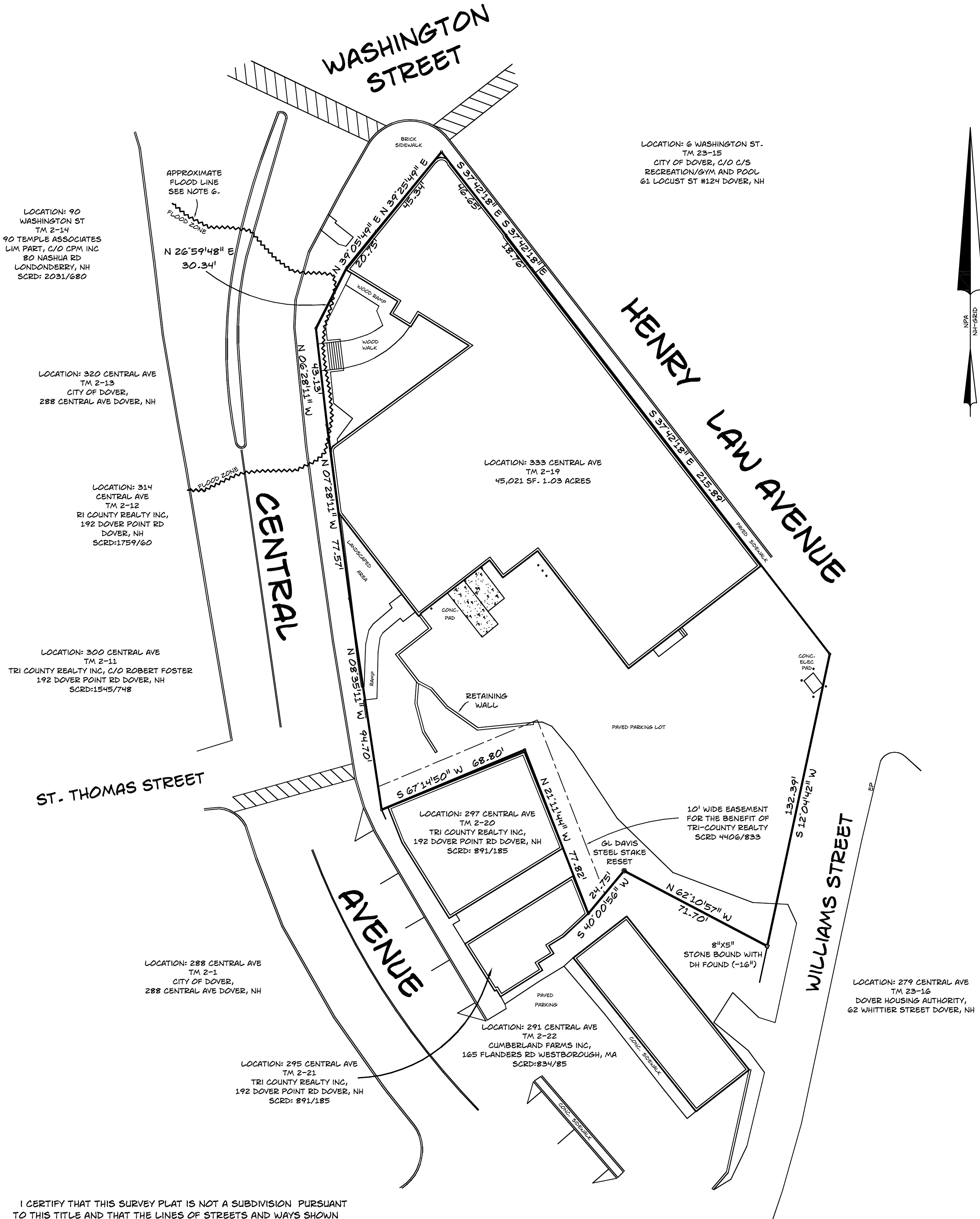
DOVER PROJECT NUMBER :

NOTE: THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04A&B

0.	INITIAL SUBMISSION TO CITY OF DOVER TRC	6/4/19	MCS
NO.	REVISIONS	DATE	INT.



- LEGEND
- EXISTING
- MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
- PROPERTY LINE
- EDGE OF PAVEMENT
- APPROXIMATE FLOOD LINE



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE BOUNDARIES OF TAX MAP 2, LOT 19
 2. TOTAL PARCEL AREA: TAX MAP 2, LOT 19 1.03 ACRES
 3. PARCEL IS ZONED CBD
 4. BUILDING SETBACKS: FY. = EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS FIVE (5) FEET , SY. = 0' MIN. - 24' MAX., RY. = 10' MIN.
 5. THE LOT IS SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
 6. A PORTION OF THE LOT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/15 COMMUNITY PANEL 330170330E PANEL 330 OF 405.
 7. THE PARCEL IS SUBJECT TO AN EASEMENT IN FAVOR OF PSNH FOR LINES FROM POLE 138/2X ON HENRY LAW AVE. AND EXTENDING OVER AND ACROSS THE PARCEL TO POLE AND ANCHOR SEE SCRD 726/158
 8. HORIZONTAL DATUM IS BASED ON NH STATE PLANE COORDINATES NAD83

- REFERENCE PLANS:
1. "EXISTING CONDITIONS PLAN, TRI-COUNTY REALTY, INC. CENTRAL AVENUE, WILLIAMS STREET AND HENRY LAW AVENUE, DOVER, NEW HAMPSHIRE" DATED: FEBRUARY 3, 2006 BY TRITECH ENGINEERING CORPORATION RECORDED: NOT RECORDED
 2. "PLAN OF LAND, GEORGE J. FOSTER, CO., DOVER, NEW HAMPSHIRE" DATED: NOV. 1960 BY G.L. DAVIS & ASSOCIATES RECORDED: 726-394
 3. "PLAN OF LAND MARY T. NORMAN , DOVER, NEW HAMPSHIRE" DATED: NOV. 27, 1959 BY G.L. DAVIS & ASSOCIATES RECORDED: 735-124
 4. "PLAN OF LAND, GEORGE J. FOSTER, CO., TRI-COUNTY REALTY, INC. DOVER, NEW HAMPSHIRE" DATED: MAY 1972 BY G.L. DAVIS & ASSOCIATES RECORDED: NOT RECORDED

OWNER OF RECORD:

TM 2-19

HELLENIC REALTY PARTNERS LLC,

263 CENTRAL AVE DOVER, NH

SCRD 4523/235

PLAN OF LAND

333 CENTRAL AVE.

DOVER

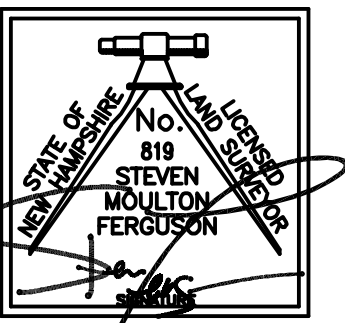
STRAFFORD COUNTY, NH

FOR: HELLENIC REALTY PARTNERS LLC

1"=20' DECEMBER 2017



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



STEVEN M. FERGUSON, LLS #819 DATE: 3/7/08

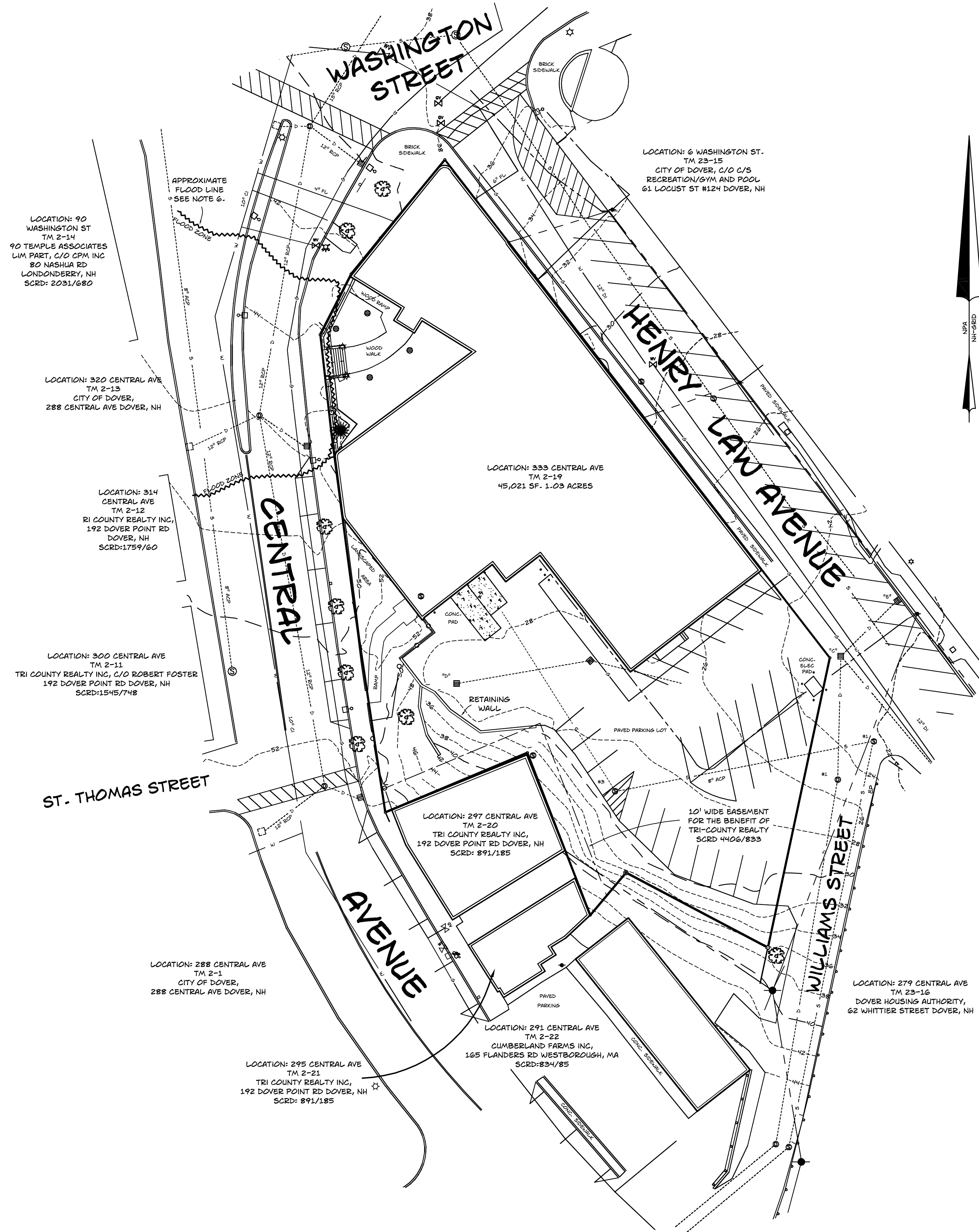
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 219

PLAN NO. C-2894-EF

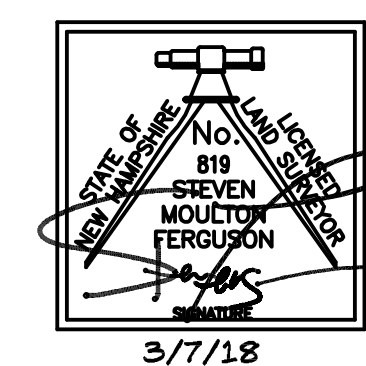
DWC. NO. 17284-LDD/EF-1

F.B. NO. TJR "819"



1. "EXISTING CONDITIONS PLAN, TRI-COUNTY REALTY, INC. CENTRAL AVENUE, WILLIAMS STREET AND HEARY LAW AVENUE, DOVER, NEW HAMPSHIRE"
DATED: FEBRUARY 3, 2006 BY TRITECH ENGINEERING CORPORATION
RECORDED: NOT RECORDED
2. "PLAN OF LAND, GEORGE J. FOSTER, CO., DOVER, NEW HAMPSHIRE"
DATED: NOV. 1960 BY G.-L. DAVIS & ASSOCIATES
RECORDED: 726-394
3. "PLAN OF LAND MARY T. NORMAN , DOVER, NEW HAMPSHIRE"
DATED: NOV. 27, 1959 BY G.-L. DAVIS & ASSOCIATES
RECORDED: 735-124
4. "PLAN OF LAND, GEORGE J. FOSTER, CO., TRI-COUNTY REALTY, INC. DOVER, NEW HAMPSHIRE"
DATED: MAY 1972 BY G.-L. DAVIS & ASSOCIATES
RECORDED: NOT RECORDED

TM 2-19
HELLENIC REALTY PARTNERS LLC,
263 CENTRAL AVE DOVER, NH
SCRD 4523/235



NORWAY PLAINS ASSOCIATES, INC.

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Tue, 04 Jun 2019 - 11:48am

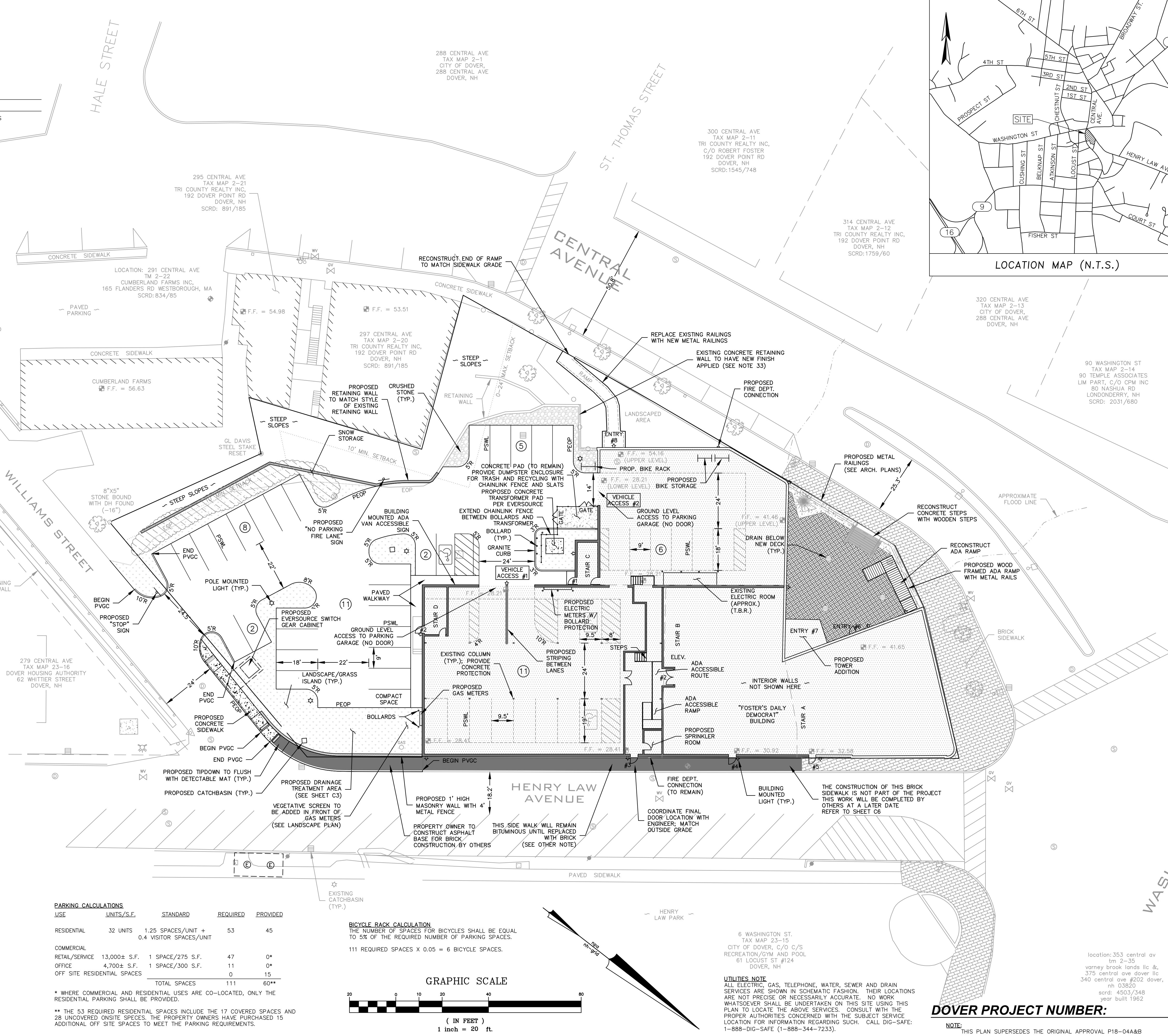


 MJS ENGINEERING P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL 5 FALLDALE ST., SUITE 200 DOVER, NH 03820 PHONE: (603) 659-4979, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM		JOB: 17-041	
 NP		NEIGHBORHOOD PLAN prepared for HELLENIC REALTY PARTNERS, LLC (TAX MAP 2, LOT 19) 333 CENTRAL AVE. DOVER, NH	
DATE: 5/23/18 SCALE: 1"=50' DESIGNED BY: EHK DRAWN BY: EHK APPROVED BY: MJS DWG FILE: 17-041 Cover.dwg		SEAL	
NO.		REVISIONS	
DATE		INT.	
6/4/19		MCS	
0.		INITIAL SUBMISSION TO CITY OF DOVER TRC	

NOTES:

- THE INTENT OF THIS PLAN IS TO DEPICT THE REVISED REDEVELOPMENT OF 333 CENTRAL AVENUE. THE EXPANSION IS TO ADD TWO ADDITIONAL FLOORS TO THE SOUTHEASTLY PORTION OF THE EXISTING BUILDING AND CONVERT THE EXISTING SECOND FLOOR TO RESIDENTIAL.
- SUBJECT PARCEL: (TAX MAP 2, LOT 19)
333 CENTRAL AVENUE
DOVER, NH 03821
- TOTAL PARCEL AREA OF LOT: 1.03 ACRES OR 45,021 SQUARE FEET.
- OWNER OF RECORD: HELLENIC REALTY PARTNERS, LLC
263 CENTRAL AVENUE
DOVER, NH 03821
S.C.R.D. BOOK 4523, PAGE 235
- 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.
- 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.

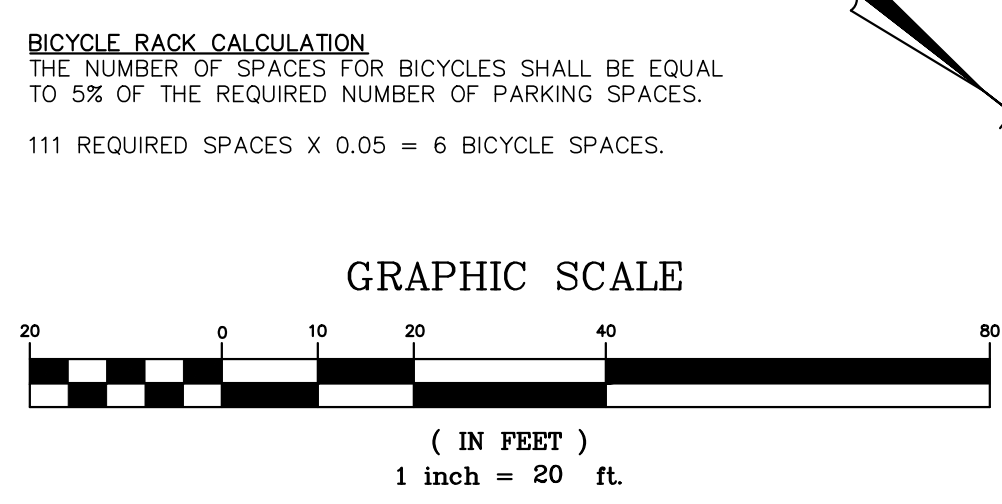
*THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, TWO HUNDRED FIFTY (250) FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN FIVE (5) FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL FIVE (5) FEET BEYOND 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 LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED JANUARY 2018.
- HORIZONTAL DATUM BASED ON STATE PLANE COORDINATES NAD83. VERTICAL DATUM BASED ON NAVD88.
- 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.
- 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.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DURING ON-SITE ONLY.
- THE MAXIMUM PARKING SPACE CALCULATION IS 53 FOR THE RESIDENTIAL UNITS ONLY AND 45 SPACES ARE PROVIDED ON-SITE AND 15 ADDITIONAL SPACES ARE PROVIDED OFF-SITE.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICE DIRECTOR.
- 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.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SIGN IS CURRENTLY IN PLACE.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAYS AND SUNDAY 9AM-4PM. SUNDAY 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.
- A PRE-CONSTRUCTION CONFERENCE HAS BEEN COMPLETED FOR THE ORIGINAL AMD W0; MPT BE REQUIRED FOR THIS REVISION.
- 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.
- APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 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.
- 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.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED RENOVATION WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
- THE PROPOSED USES FOR THE SITE ARE RESIDENTIAL APARTMENTS AND COMMERCIAL USES TO INCLUDE RETAIL, OFFICE, AND RESTAURANTS.
- THE ENTRANCES AND EXITS TO BOTH PARKING GARAGES WILL BE OPEN.
- PROVIDE SIGNAGE AT ALL NON-ACCESSIBLE ENTRANCES GIVING DIRECTION TO ACCESSIBLE ENTRANCES.
- 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.
- BOTH OF THE COVERED PARKING AREAS HAVE BEEN DESIGNED AS CONVERTIBLE SPACE. THE FUTURE USE IS ANTICIPATED TO BE COMMERCIAL.
- 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 WALL WILL 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	32 UNITS	1.25 SPACES/UNIT + 0.4 VISITOR SPACES/UNIT	53	45
COMMERCIAL				
RETAIL/SERVICE	13,000± S.F.	1 SPACE/275 S.F.	47	0*
OFFICE	4,700± S.F.	1 SPACE/300 S.F.	11	0*
OFF SITE RESIDENTIAL SPACES			0	15
TOTAL SPACES			111	60**

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

** THE 53 REQUIRED RESIDENTIAL SPACES INCLUDE THE 17 COVERED SPACES AND 28 UNCOVERED ON-SITE SPACES. THE PROPERTY OWNERS HAVE PURCHASED 15 ADDITIONAL OFF-SITE SPACES TO MEET THE PARKING REQUIREMENTS.



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).

DOVER PROJECT NUMBER:

NOTE: THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04A&B

DATE: 1/13/18	SCALE: 1"=20'	DESIGNED BY: MS	DRAWN BY: MS/JLG	APPROVED BY: MJS	DWG FILE: 17041_Civil.dwg
REVISED 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 RAILROAD ST., P.O. BOX 309 DOVER, NH 03820 PHONE: (603) 659-4579 FAX: (603) 659-4627 E-MAIL: KUSURIE-ENGINEERING.COM					
JOB: 17-041					
C1					

SEAL

1/13/18

1"=20'

DESIGNED BY: MS

DRAWN BY: MS/JLG

APPROVED BY: MJS

DWG FILE: 17041_Civil.dwg

NO. 1

DATE: 6/4/19

INITIAL SUBMISSION FOR TRC

REVISIONS

DATE

INT.

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

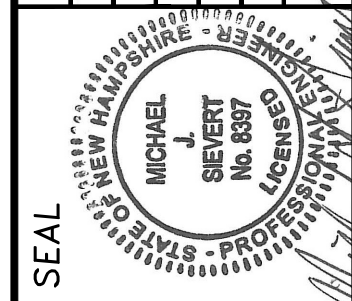
BOTTOM SHELF
INSIDE CB =22.32

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).

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.

- (IN FEET)
1 inch = 20 ft.

NOTE:
THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04A&B

[illegible]

DATE:	1/3/18
SCALE:	1"=20'
DESIGNED BY:	MS
DRAWN BY:	MS/JLG
APPROVED BY:	MJS
DWG FILE:	
	17041 CivilV.dwg

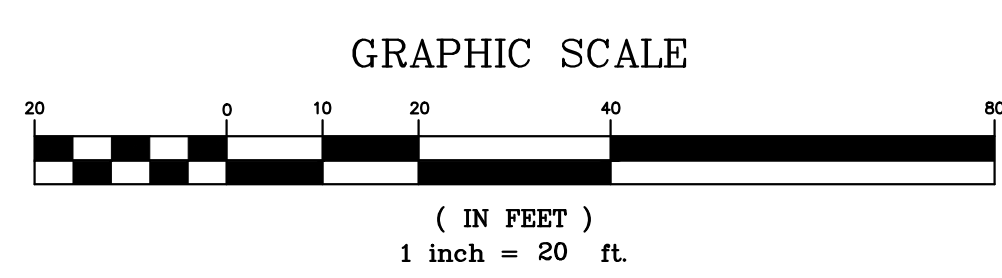
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

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

NEWMARKET, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

C2



GRADING & EROSION CONTROL NOTES

1. ALL EROSION 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 IMMEDIATELY.
2. REFER TO CONSTRUCTION AND SEQUENCING AND EROSION CONTROL NOTES ON SHEET D1.
3. ALL ROAD, PARKING AREA AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION & THE CITY OF DOVER REGULATIONS.
4. ALL DISTURBED AREAS NOT PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM, SEEDING AND MULCH AS SPECIFIED IN THE NOTES ON SHEET D1.

COMPACTION REQUIREMENTS:

6. ADJUST ALL MANHOLES, CATCH BASINS ETC. WITHIN LIMITS OF WORK TO FINISHED GRADE.

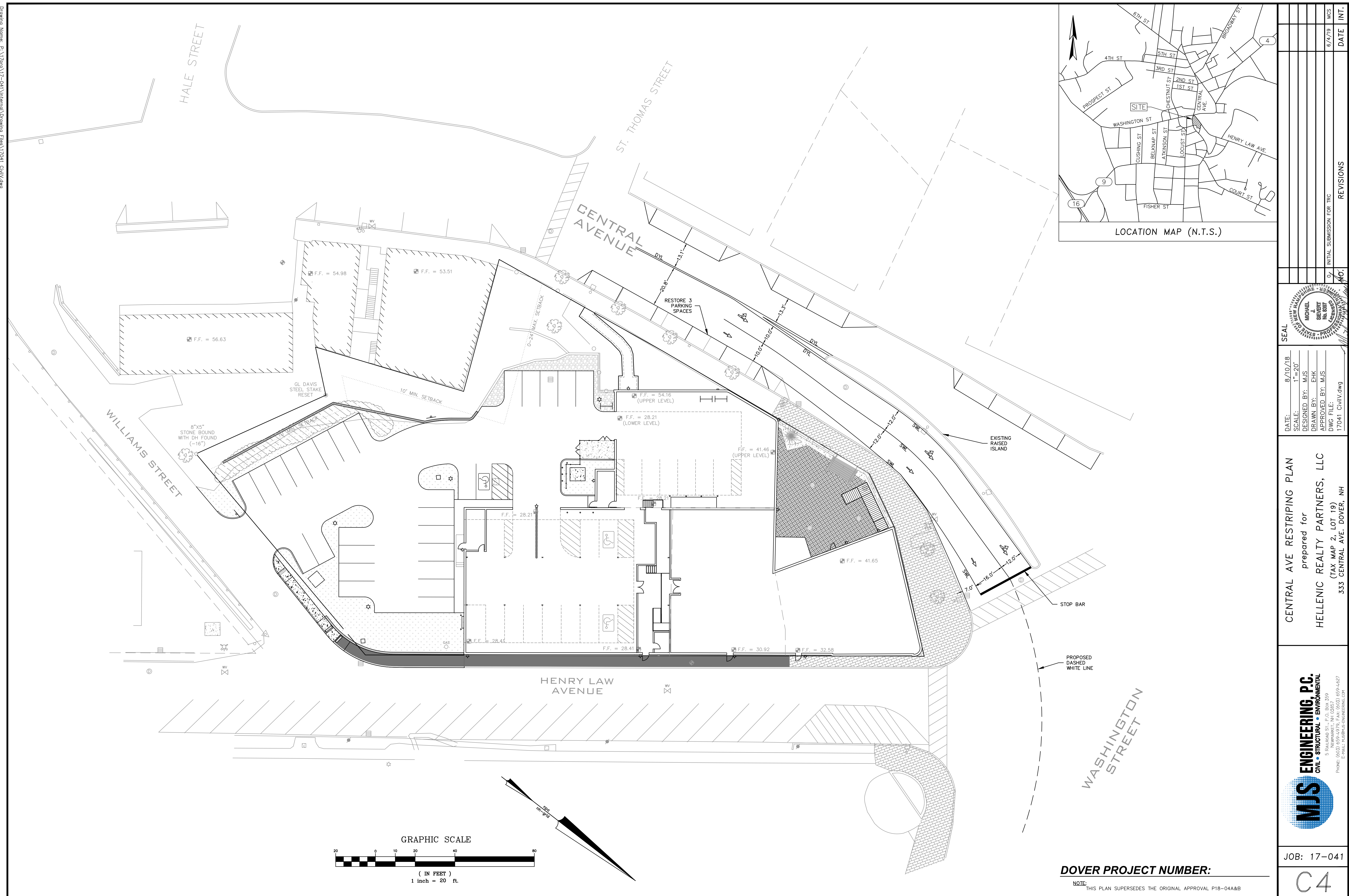
7. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAIN STORM OF 0.25 INCHES OR GREATER. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED/MODIFIED AS NECESSARY.

8. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
9. ALL STORMWATER MANAGEMENT INFRASTRUCTURE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH DESIGN STANDARDS OF THE COVER SITE PLAN REVIEW REGULATIONS.
10. ALL INSPECTION/OBSERVATION SERVICES FOR THE INSTALLATION OF WATER, SEWER, AND STORMWATER INFRASTRUCTURE SHALL BE PERFORMED BY AUTHORIZED REPRESENTATIVES OF THE CITY OF DOWNEY.
11. PRIOR TO CONSTRUCTION, ALL UTILITIES (STORMWATER, PLUMBING, ELECTRIC, GAS, FIRE PROTECTION, ETC.) SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING AND PROTECTIVE DIVISIONS OF THE CITY OF DOWNEY, AND THE CITY OF DOWNEY TO THE ATTENTION OF M/S ENGINEERING PRIOR TO PROCEEDING WITH THE WORK.

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

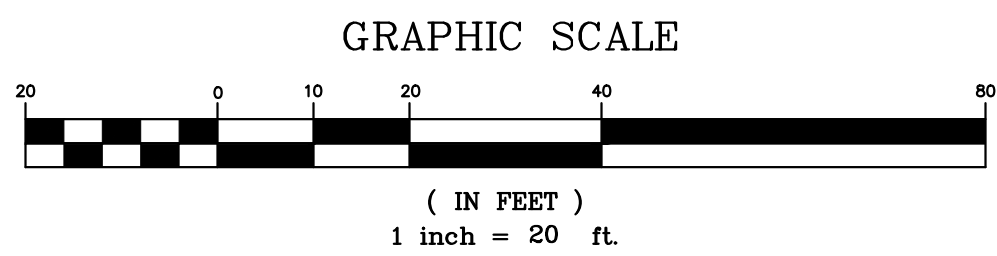
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE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

 MJS ENGINEERING, P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL 5 KALAMAZOO ST., SUITE 209 EAST LANSING, MI 48205 PHONE: (616) 659-4379, FAX: (616) 659-4627 E-MAIL: EASLING@MJS-ENGINEERING.COM	PROPOSED UTILITY, GRADING, DRAINAGE & EROSION CONTROL 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/JLG APPROVED BY: MJS DWG FILE: 17041_CivilV.dwg		SEAL 		INITIAL SUBMISSION FOR TRC 6/4/19 DATE		REVISIONS INT.	
	JOB: 17-041 C3									



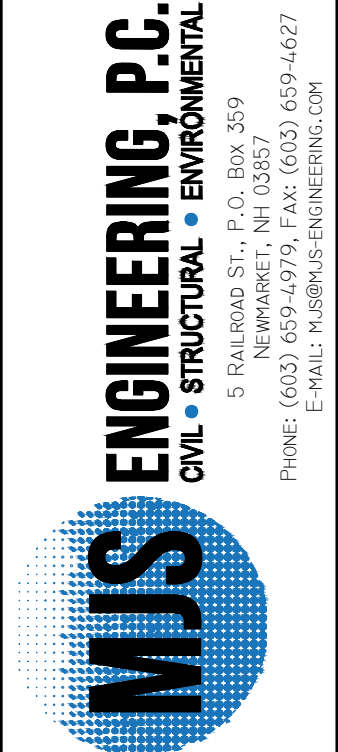
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Tue, 04 Jun 2019 - 11:51am

NOTE: THIS CONCEPTUAL PLAN SHOWS THE FUTURE IMPROVEMENTS TO BE COMPLETED BY THE CITY AT A LATER DATE, AND IS NOT PART OF THE SITE IMPROVEMENTS TO BE COMPLETED BY HELLENIC REALTY TRUST.



DOVER PROJECT NUMBER:

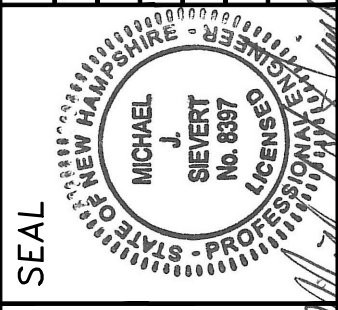
NOTE: THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04A&B



JOB: 17-041

C5

PROPOSED FUTURE HENRY LAW AVE.
IMPROVEMENTS
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH



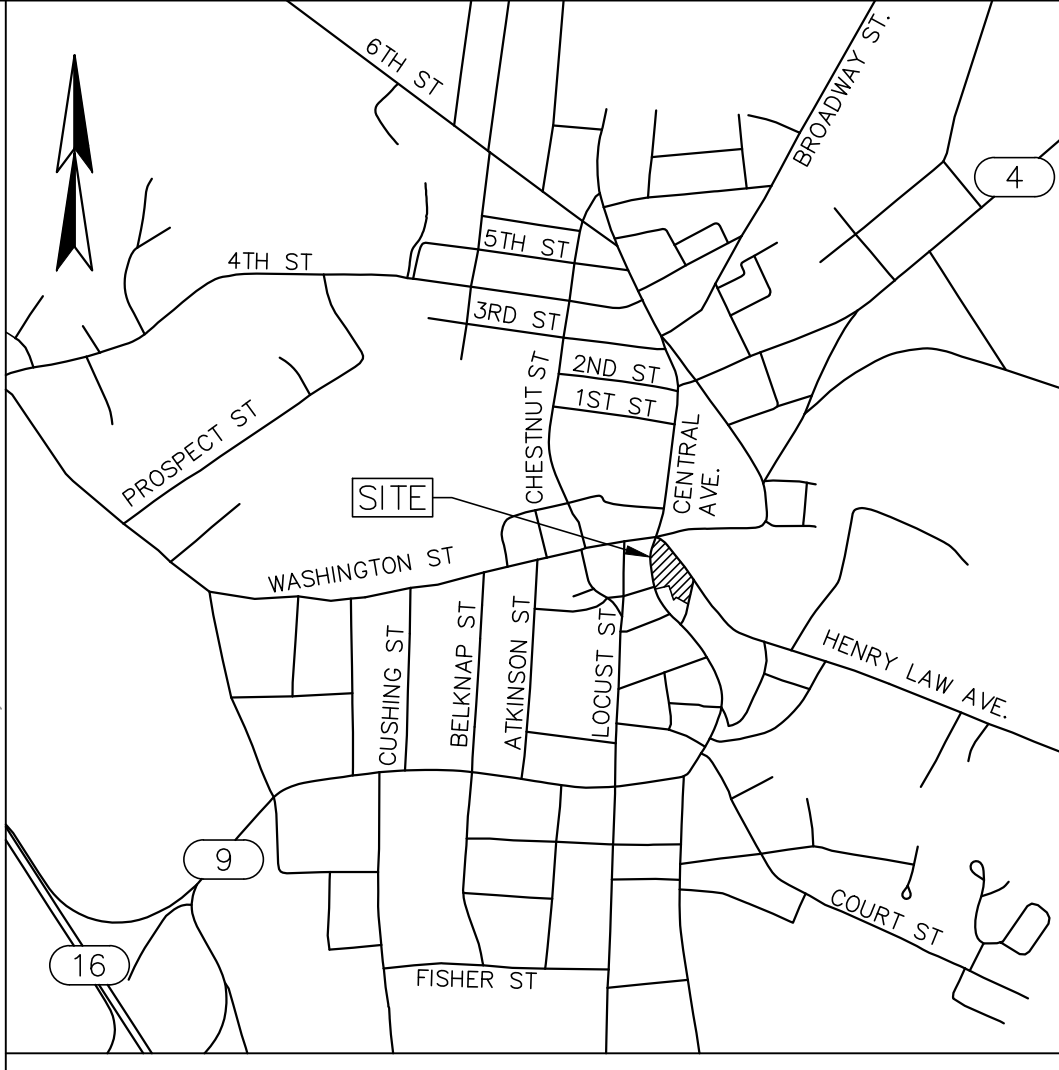
DATE: 1/3/18
SCALE: 1"=20'
DESIGNED BY: MS
DRAWN BY: MS/JLG
APPROVED BY: MJS
DWG FILE:

REVISIONS

NO.	DATE	INT.
1	6/4/19	MCS

INITIAL SUBMISSION FOR TRC

LOCATION MAP (N.T.S.)



320 CENTRAL AVE
TAX MAP 2-13
CITY OF DOVER,
288 CENTRAL AVE
DOVER, NH

90 WASHINGTON ST
TAX MAP 2-14
90 TEMPLE ASSOCIATES
LIM PART, C/O CPM INC
80 NASHUA RD
LONDONDERRY, NH
SCRD: 2031/680

300 CENTRAL AVE
TAX MAP 2-11
TRI COUNTY REALTY INC,
C/O ROBERT FOSTER
192 DOVER POINT RD
DOVER, NH
SCRD:1545/748

288 CENTRAL AVE
TAX MAP 2-1
CITY OF DOVER,
288 CENTRAL AVE
DOVER, NH

295 CENTRAL AVE
TAX MAP 2-21
TRI COUNTY REALTY INC,
192 DOVER POINT RD
DOVER, NH
SCRD: 891/185

LOCATION: 291 CENTRAL AVE
TM 2-22
CUMBERLAND FARMS INC,
165 FLANDERS RD WESTBOROUGH, MA
SCRD: 834/85

CUMBERLAND FARMS
F.F. = 56.63

297 CENTRAL AVE
TAX MAP 2-20
TRI COUNTY REALTY INC,
192 DOVER POINT RD
DOVER, NH
SCRD: 891/185

GL DAVIS
STEEL STAKE
RESET

8"x5"
STONE BOUND
WITH DH FOUND
(-16")

278 CENTRAL AVE
TAX MAP 23-16
DOVER HOUSING AUTHORITY
62 WHITTIER STREET
DOVER, NH

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

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

PROPOSED TREE
(TYP)

5'x5" ADA
COMPLIANT
TREE GRATE
(TYP)

GRANITE
CURB

END OF EXISTING
BRICK SIDEWALK

EXISTING PAVED
SIDEWALK

NEW BRICK
SIDEWALK

PAINTED
ISLANDS (TYP.)

NEW STRIPING

EXISTING
CATCHBASIN
(TYP.)

NEW BRICK
SIDEWALK

NEW CONCRETE
SIDEWALK

RETAINING WALL

CONCRETE SIDEWALK

CONCRETE SIDEWALK

PAVED
PARKING

SHED

ALL EXPOSED EROSION CONTROL BLANKETS SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL THE AREA OF UNSTABILIZED SOIL EXCEED 5 ACRES AT ANY ONE TIME.

B. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- B.1. IN AREAS TO BE PAVED, BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF ADOPTED SPECIFICATIONS FOR STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2006, ITEM NO. 304.1 OR 304.2 HAVE BEEN INSTALLED;
- B.2. IN AREAS NOT TO BE PAVED
 - B.2.1. A MINIMUM OF 65% WEATHERED GRAVEL HAS BEEN ESTABLISHED;
 - B.2.2. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
- B.2.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-NO 1506.03.

C. ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITHIN 45 DAYS AND PERMANENTLY STABILIZED NO LATER THAN 3 DAYS AFTER FINAL GRADING.

- A. INSTALLATION
 - A.1. INSTALL ALL EROSION CONTROLS AS SHOWN ON THE GRADING PLAN. TYPICAL DETAILS AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES ON THIS PAGE. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.
- B. INSPECTION
 - B.1. INSPECT ALL EROSION CONTROLS WEEKLY AND AFTER EVERY RAIN EVENT OF 0.25 INCHES OR GREATER UNLESS OTHERWISE NOTED.
 - B.2. TEMPORARY STABILIZATION PRACTICES SHALL BE INSPECTED ONCE PER WEEK DURING CONSTRUCTION UNTIL EXPOSED SURFACES ARE STABILIZED.
 - B.3. ANY SIGNS OF RILL OR GULLY EROSION SHALL BE IMMEDIATELY REPAIRED.
- C. MAINTENANCE
 - C.1. MAINTAIN EROSION CONTROLS PER THE TYPICAL DETAILS AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES ON THIS PAGE.
- D. REMOVAL
 - D.1. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE 85% VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - D.2. AFTER REMOVAL, ALL DISTURBED AREAS SHALL BE REGRADED, FERTILIZED, AND SEEDING. MONITORING SHALL BE CONDUCTED TO DETERMINE GROWTH. REPAIR AS NEEDED UNTIL MINIMUM OF 85% VEGETATIVE COVER IS ESTABLISHED.

- A. SHALL BE UTILIZED BETWEEN NOVEMBER 30TH AND MAY 1ST. THE AREA OF EXPOSED UNSTABILIZED SOIL SHALL BE LIMITED TO 1 ACRE AND SHALL BE PROTECTED AGAINST THE EFFECTS OF EROSION BY MEANS OF EROSION CONTROL MIXES AS SPECIFIED HEREIN.
- B. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 30TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 30TH, SHALL BE SEEDED AND COVERED WITH 3-4 INCHES OF MULCH OR OTHER EROSION CONTROL MIX MEETING THE FOLLOWING CRITERIA:
 - B.1. THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 25% AND 65%, DRY WEIGHT, AND SHALL NOT CONTAIN ANY OF THE FOLLOWING: ASPHALT, SEEDS, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS;
 - B.2. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS THE ORGANIC MATERIAL;
 - B.3. THE MIX SHALL NOT CONTAIN MORE THAN 1% OF ANY ONE PARTICLE SIZE;
 - B.4. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 100% PASSING A 3-INCH SCREEN, 90% TO 100% PASSING A 1-INCH SCREEN, 70% TO 100% PASSING A 0.75-INCH SCREEN, AND 10% TO 20% PASSING A 0.25 INCH SCREEN;
 - B.5. THE MIX PH SHALL BE BETWEEN 5.0 AND 6.0.
- C. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 30TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 30TH, SHALL BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX MEETING THE CRITERIA SPECIFIED ABOVE (B)(1)-(5).
- D. IN THE EVENT OF EROSION OF MULCH OR EROSION CONTROL MIX, MEETING THE CRITERIA SPECIFIED IN (B)(1)-(5) SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH.
- E. INSTALLATION OF EROSION CONTROL BLANKETS SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH OR ON FROZEN GROUND.
- F. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH (A) OR (B) SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
- G. ALL AREAS OF EROSION CONTROL WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 30TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 30TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- H. ALL AREAS OF EROSION CONTROL ON INCOMPLETE ROAD OR PARKING SURFACES WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3-INCH LAYER OF BASE COURSE OR EQUIVALENT MATERIAL. THE MINIMUM STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2006, ITEM NO. 304.1, OR 304.2, SHALL BE USED.

- A. SITE PREPARATION
 - A.1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS SPECIFIED ABOVE.
 - A.2. ENSURE RUNOFF IS DIVERTED FROM SEEDED AREA.
 - A.3. ON SLOPES OF 4:1 OR STEEPER, CREATE HORIZONTAL GROOVES PERPENDICULAR TO SLOPE TO REDUCE EROSION.
 - A.4. ON SLOPES OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.
- B. SEED BED PREPARATION
 - B.1. REMOVE STONES AND TRASH FROM AREA TO BE SEEDDED.
 - B.2. DISK OR HARROW TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED.
 - B.3. LOW PHOSPHATE, SLOW RELEASE NITROGEN OR LIMESTONE SHALL BE USED. APPLY (1) POUNDS LOW PHOSPHATE AT A RATE OF 800 LBS PER ACRE. APPLY (1) POUNDS LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE.
- C. SEEDING
 - C.1. SEED PER THE FOLLOWING RECOMMENDATIONS

SEASON	APPLICATION DATE	MIXTURE TYPE	QUANTITY (lb./Ac.)
EARLY SPRING	NO LATER THAN 5/15	OATS	80
LATE SPRING/ FALL	4/1 TO 6/1 & 8/15 TO 9/15	PERENNIAL RYE	30
EARLY SPRING/ FALL	4/1 TO 5/15 & 8/15 TO 9/15	ANNUAL RYE	40
FALL	8/15 TO 9/15	WINTER RYE	112

- C.2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULPICKAPER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% FOR HYDROSEEDING.
- C.3. TEMPORARY SEEDING SHOULD TYPICALLY OCCUR PRIOR TO SEPTEMBER 15TH.
- C.4. AREAS SEEDED BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHOULD BE OBSERVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
- D. MAINTENANCE
 - D.1. TEMPORARY SEEDING SHOULD BE INSPECTED WEEKLY AND AFTER ANY RAINFALL EXCEEDING 1/2 INCH IN 24 HOURS ON ACTIVE CONSTRUCTION SITES. TEMPORARY SEEDING SHOULD ALSO BE INSPECTED JUST PRIOR TO SEPTEMBER 15, TO ASCERTAIN WHETHER ADDITIONAL SEEDING IS REQUIRED TO PROVIDE STABILIZATION THROUGH THE WINTER PERIOD.
 - D.2. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS. IF IT IS TOO LATE IN THE PLANTING SEASON TO APPLY ADDITIONAL SEED, THEN OTHER TEMPORARY STABILIZATION MEASURES SHOULD BE IMPLEMENTED.
 - D.3. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS SHOULD BE RESEED, WITH OTHER TEMPORARY MEASURES (E.G. MULCH) USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
 - D.4.

A. SITE PREPARATION

B. SEED BED PREPARATION FOR TEMPORARY SEEDING.

B.1. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE THE GENERAL COURSE. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED, ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE LOOSE ENOUGH TO FORM THE SEEDBED.

B.2. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, LIMBS, LOGS, LIMBS, TRUNKS, BRANCHES, ETC., WHICH COULD DAMAGE THE SEEDBED.

B.3. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

B.4. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN TO A DEPTH OF 6 INCHES TO 8 INCHES WITH A DISC, CURTAIN PLIMB AND SLED.

B.5. LOW PHOSPHATE, SLOW RELEASE NITROGEN OR LIMESTONE SHALL BE USED, APPLY 10-10-10 LOW PHOSPHATE FERTILIZER AT A RATE OF 600 LBS PER ACRE, APPLY LIMESTONE (EQUIVALENT TO 10 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE.

C. SEEDING

C.1. UNLESS OTHERWISE NOTED, GRASS SEED MIXTURE 'c' SHALL BE APPLIED AT THE SPECIFIED RATE AS NOTED IN THE 'SEED MIXTURES FOR PERMANENT VEGETATION' TABLE.

C.2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER).

C.3. NORMAL SEEDING DEPTHS ARE 1/4" TO 3/4" ON HARD AND SMOOTH SOIL AND MAY BE LEFT ON SOIL SURFACE. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.

C.4. WHEN CRUSCADE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMed FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRA.

C.5. WHEN HYDROSEEDING (HYDRAULIC APPLICATION), PREPARE THE SEEDBED AS SPECIFIED ABOVE BY EITHER A DISC, CURTAIN PLIMB AND SMOOTH SOIL AND TO REMOVE SURFACE STONES LARGER THAN 2 INCHES IN DIAMETER.

C.6. SLOPES SHOULD BE NO STEEPER THAN 2 TO 1.

C.7. LIME AND FERTILIZER SHOULD BE APPLIED JOINTLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED (UNLESS IT IS USED TO HOLD STRAW OR HAY). BETTER PROTECTION IS GAINED BY USING STRAW MULCH AND SEALING IT WITH ADHESIVE MATERIALS OR 500 POUNDS PER ACRE OF WOOD CHIP MULCH.

C.8. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.

- D.1. PERMANENTLY SEEDED AREAS SHOULD BE INSPECTED MONTHLY.
- D.2. MOW SEEDED AREAS AS NECESSARY.
- D.3. BASED ON INSPECTION, AREAS SHOULD BE REPAIRED AND/OR RESEEDING TO ENSURE 85% OF THE SOIL SURFACE IS COVERED BY VEGETATION.

A. GENERAL

A.1. APPLY PRIOR TO A STORM EVENT. CLOSELY MONITOR THE WEATHER TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

A.2. MULCHING WITHIN A SPECIFIED TIME PERIOD FROM ORIGINAL SOIL EXPOSURE

A.2.1. WITHIN 100 FEET OF WETLANDS THE TIME PERIOD SHOULD BE NO GREATER THAN 7 DAYS.

A.2.2. IN OTHER AREAS IT SHALL BE NO GREATER THAN 14 DAYS.

- B.1. TEMPORARY MULCHING
 - B.1.1. HAY OR STRAW MULCHES
 - B.1.1.1. ORGANIC MULCHES INCLUDING HAY AND STRAW SHALL BE AIR-DRIED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS.
 - B.1.2. APPLICATION RATE SHALL BE 2 BALES/1,000 SF (70-90 POUNDS) OR 1.5-2.0 TONS/ACRE TO COVER 75-90% OF THE GROUND.
 - B.1.3. ANCHORING
 - B.1.3.1. NETTING: NETTING SHALL BE JUTE, WOOD FIBER, OR BIODEGRADABLE PLASTIC NETTING INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - B.1.3.2. ANCHORS: APPLY POLYMER OR ORGANIC TACKLER TO ANCHOR HAY OR STRAW MULCH. APPLY PER MANUFACTURER'S SPECIFICATIONS. TYPICAL APPLICATION RATES ARE 40-60 LBS/ACRE FOR POLYMER MATERIAL AND 80-120 LBS/ACRE FOR ORGANIC LIQUID.
 - B.1.4. WIND AND WATER EROSION CONTROL
 - B.1.4.1. APPLY A DITCH OF 4 INCHES OR DOUBLE THE ABOVE LISTED APPLICATION RATE. NOTE THAT IF SEEDING IS NECESSARY, MULCH WILL NEED TO BE REMOVED AND THE AREA SEEDED AND MULCHED IN THE SPRING.
 - B.1.5. MAINTENANCE
 - B.1.5.1. INSPECT PERIODICALLY AND AFTER RAIN STORMS FOR RILLS OR DISPLACEMENT OF MULCH, REPAIR AS NECESSARY. CONTINUE INSPECTIONS UNTIL 85% VEGETATIVE COVER IS ESTABLISHED.
 - B.2. EROSION CONTROL BLANKET OR MATTING
 - B.2.1. REFER TO PLANS FOR TYPICAL EROSION CONTROL MATTING DETAIL. INSTALL PER MANUFACTURERS' SPECIFICATIONS.
 - B.2.2. APPLICATION AND TIMING
 - B.2.2.1. DURING THE GROWING SEASON (APRIL 15 - SEPTEMBER 15) USE ON THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER), ANY DISTURBED SOIL SURFACES, AND WETLANDS.
 - B.2.2.2. DURING THE LATE FALL AND WINTER (SEPTEMBER 15 - APRIL 15) IN ADDITION TO THOSE LISTED ABOVE USE ON SIDE SLOPES OF GRASSED WATERWAYS AND MODERATE SLOPES (GREATER THAN 8%).
 - B.2.3. MAINTENANCE
 - B.2.3.1. INSPECT PERIODICALLY AND BEFORE AND AFTER STORM EVENTS TO ENSURE CONTACT WITH THE SOIL UNTIL 85% VEGETATIVE COVER IS ESTABLISHED. REPAIR AND RESTAPLE AS NECESSARY.
 - C. PERMANENT MULCHING
 - C.1. WOOD CHIPS OR GROUND BARK
 - C.1.1. APPLY TO A THICKNESS OF 2 TO 6 INCHES. TYPICAL APPLICATION RATES ARE 10-15 TONS/ACRE OR 460-920 POUNDS/1,000 SF. REFER TO LANDSCAPE MAINTENANCE.
 - C.1.2. INSPECT ANNUALLY AND AFTER RAIN EVENTS OF 2.5 INCHES OR MORE IN 24-HOUR PERIOD. REPAIR/REPLACE AS NECESSARY.
 - C.2. EROSION CONTROL MIX
 - C.2.1. COMPOSITION OF THE MIX SHALL BE AS FOLLOWS:
 - C.2.1.1. ORGANIC MATTER CONTENT SHALL BE BETWEEN 25-65% DRY WEIGHT BASIS
 - C.2.1.2. PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING THE 3" SCREEN, 100-100% PASSING THE 1" SCREEN, 70-100% PASSING THE 0.75 INCH SCREEN, 30-75% PASSING THE 0.25 INCH SCREEN.
 - C.2.1.3. THE ORGANIC PORTION SHALL BE ELONGATED AND FIBROUS. IT SHALL NOT CONTAIN COARSE CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPRODUCED WOOD PRODUCTS.
 - C.2.1.4. THE MIX SHALL NOT CONTAIN SILTS, CLAYS, OR FINE SANDS.
 - C.2.1.5. SOLUBLE SALTS CONTENT SHALL BE < 4.0MMHOS/CM AND A PH OF 5.0-8.0.
 - C.2.2. PLACEMENT OF BERM
 - C.2.2.1. PLACE BERM ALONG A LEVEL CONTOUR. BERM MUST BE A MINIMUM OF 12" HIGH ON THE UPHILL SIDE AND 2 FEET WIDE.
 - C.2.3. MAINTENANCE
 - C.2.3.1. INSPECT PERIODICALLY AND AUGMENT AS NEEDED TO MAINTAIN INITIAL THICKNESS. REPLACE IF NO LONGER FUNCTIONING AS INTENDED.
- SOIL STOCKPILES**
- GENERAL**
- A.1. PLACE IN THE LOCATIONS SHOWN ON THE PLAN. ADDITIONAL STOCKPILES MUST BE LOCATED 50 FEET FROM DITCHES AND CULVERT INLETS.
 - B. PROTECTION OF STOCKPILES
 - B.1. PROTECT SOIL AND AGGREGATE STOCKPILES WITH TEMPORARY PERIMETER SEDIMENT BARRIER SUCH AS SILT FENCE OR SILT SOCK.
 - B.2. COVER ACTIVE STOCKPILES WITH ANCHORED PROTECTIVE COVERING PRIOR TO DISTURBED STORM EVENTS.
 - B.3. INACTIVE STOCKPILES MUST BE COVERED WITH ANCHORED TAPPS OR TEMPORARILY SEEDED AND MULCHED PER THE TEMPORARY VEGETATION AND MULCHING NOTES ON THIS PAGE.
 - B.4. STOCKPILES THAT ARE A SOURCE OF DUST SHALL BE COVERED.

A. DUST SHALL BE CONTROLLED ON SITE DURING CONSTRUCTION BY IMPLEMENTING THE FOLLOWING DUST CONTROL MEASURES

- A.1. MULCHING AND VEGETATIVE COVER TO REDUCE DUST.
- A.2. MECHANICAL SWEEPERS AND FINE WATER SPRAYS.
- A.3. COVER SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.

SEED MIXTURE SELECTION BASED ON SOIL TYPE				
	SOIL DRAINAGE			
USE	SEEDING MIXTURE	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD
	B	POOR	GOOD	FAIR
	C	POOR	GOOD	EXCELLENT
	D	FAIR	EXCELLENT	EXCELLENT
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD
	C	GOOD	EXCELLENT	EXCELLENT
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD
	B	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT
	F	FAIR	EXCELLENT	EXCELLENT

NOTE: POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREAS AND ATHLETIC FIELDS.

SEED MIXTURES FOR PERMANENT VEGETATION			
MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SF
A	TALL FESCUE	20	0.45
	CREEPING RED FESCUE	20	0.45
	RED TOP	2	0.05
	TOTAL	42	0.95
B	TALL FESCUE	15	0.35
	CREEPING RED FESCUE	10	0.25
	CROWN VETCH	15	0.35
	OR	-	-
	FLATPEA	50	0.75
	TOTAL	40 OR 55	0.95 OR 1.35
C	TALL FESCUE	20	0.45
	CREEPING RED FESCUE	20	0.45
	BIRDSFOOT TREFOIL	8	0.20
	TOTAL	48	1.10
D	TALL FESCUE	20	0.45
	FLATPEA	50	0.75
	TOTAL	50	1.20
E	CREEPING RED FESCUE	50	1.15
	KENTUCKY BLUEGRASS	50	1.15
	TOTAL	100	2.30
F	TALL FESCUE	150	3.60

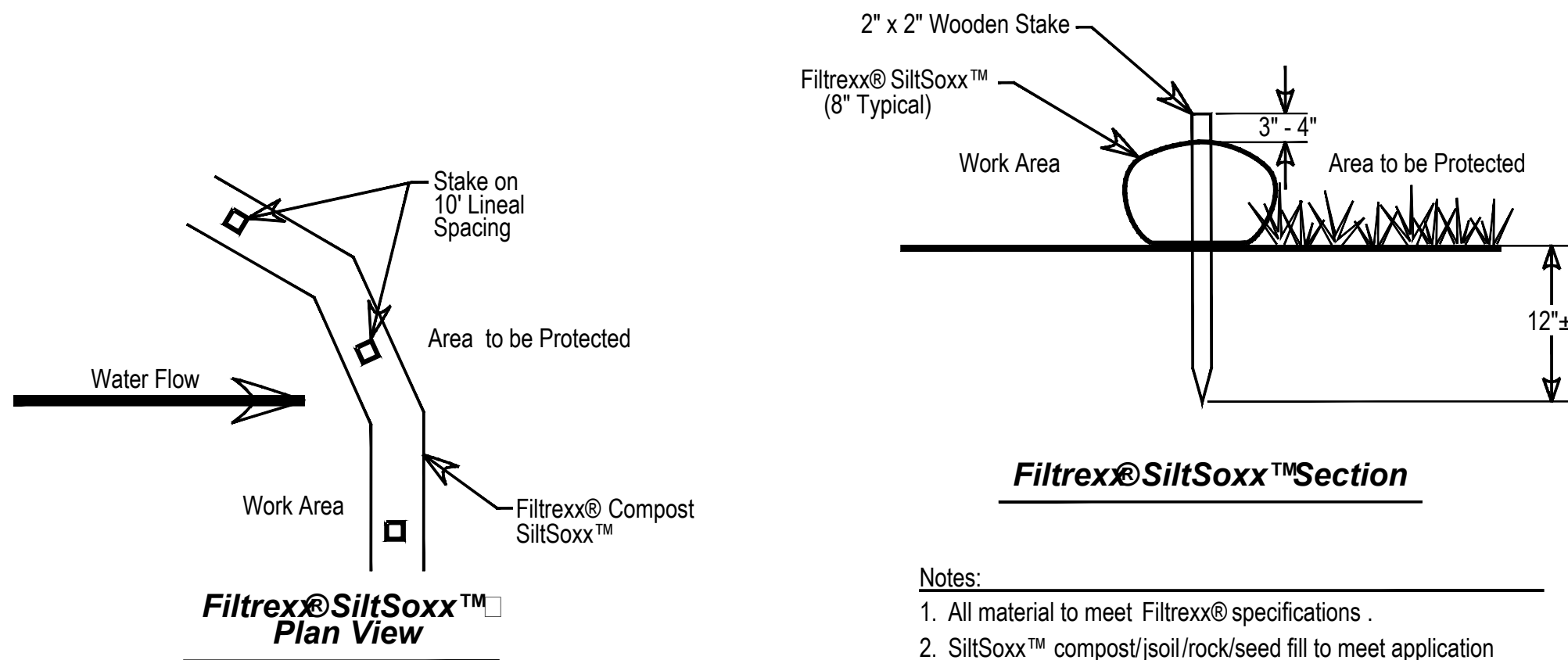
THE ESTIMATED START OF CONSTRUCTION IS SUMMER 2018 AND THE ESTIMATED END OF CONSTRUCTION IS SPRING 2019. THE FOLLOWING CONSTRUCTION SEQUENCING SHALL BE FOLLOWED:

1. COMPLETE PRE-CONSTRUCTION MEETING WITH ALL PARTIES AS REQUIRED BY CONDITIONS OF APPROVAL.
2. CONTACT DIG-SAFE, INDUSTRY, UTILITIES, AND TOWN DEPARTMENTS TO GET ALL UTILITIES DISCONNECTED PRIOR TO START OF CONSTRUCTION. PROPERLY DISCONTINUE SERVICES OR TEMPORARILY CAP SERVICES AS NECESSARY AND IN ACCORDANCE WITH TOWN REQUIREMENTS.
3. CONTACT BUILDING DEMOLITION CONTRACTOR AND HAVE BUILDING CERTIFIED FROM ENVIRONMENTAL CONCERNS PRIOR TO DEMOLITION AND RENOVATION.
4. SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
5. INSTALL TEMPORARY CONSTRUCTION SAFETY FENCE (CHAINK LINK) IN ACCORDANCE WITH PLANS, DPW AND ABUTTERS.
6. COMPLETE REMOVAL OF EXISTING CONCRETE AND ASBESTOS. REMOVE ALL DEMOLITION MATERIAL AT OFFSITE APPROVED DESTINATION. INSTALL ALL TEMPORARY EROSION CONTROLS. INSTALL SILT SOXX AS NECESSARY TO PREVENT SEDIMENT FROM RUNNING OFF THE SITE AND PLACE SILT SACKS IN CATCHBASINS.
7. TOTAL DISTURBED AREA OF THESE PLANS IS 8,500 SQUARE FEET.
8. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITHIN 45 DAYS AND PERMANENTLY STABILIZED NO LATER THAN 3 DAYS AFTER FINAL GRADING REFER TO SECTION 4.1.3 FOR STABILIZATION REQUIREMENTS.
9. SAWDUST PAYMENT. PERFORM CUTS AND FILLS AS NECESSARY.
10. EXCAVATE FOR UTILITIES AND CONSTRUCT IN ACCORDANCE WITH SITE PLANS. COMPLETE ALL INSPECTIONS AND TESTING AS REQUIRED PRIOR TO BACKFILLING.
11. REPAIR DAMAGE AND UTILITIES. REPAIRS AND STABILIZE PRIOR TO RECEIVING RUNOFF. THIS WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DETAILED CONSTRUCTION PLANS. THIS WORK SHALL OCCUR IN CONJUNCTION WITH PARKING AREA, AND SIDEWALK CONSTRUCTION. ALL STORMWATER TO SEWER SYSTEM CONNECTIONS SHALL BE REPAIRED AND REROUTED TO A STORM DRAIN.
12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTINGS.
13. INSTALL REMAINING DRAINAGE AND UTILITY STRUCTURES AND STABILIZE PRIOR TO RECEIVING RUNOFF.
14. INSPECT, MAINTAIN, AND IF NECESSARY, REPAIR ALL EROSION AND SEDIMENT CONTROL MEASURES.
15. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND RESEED ANY AREAS DISTURBED BY REMOVAL.

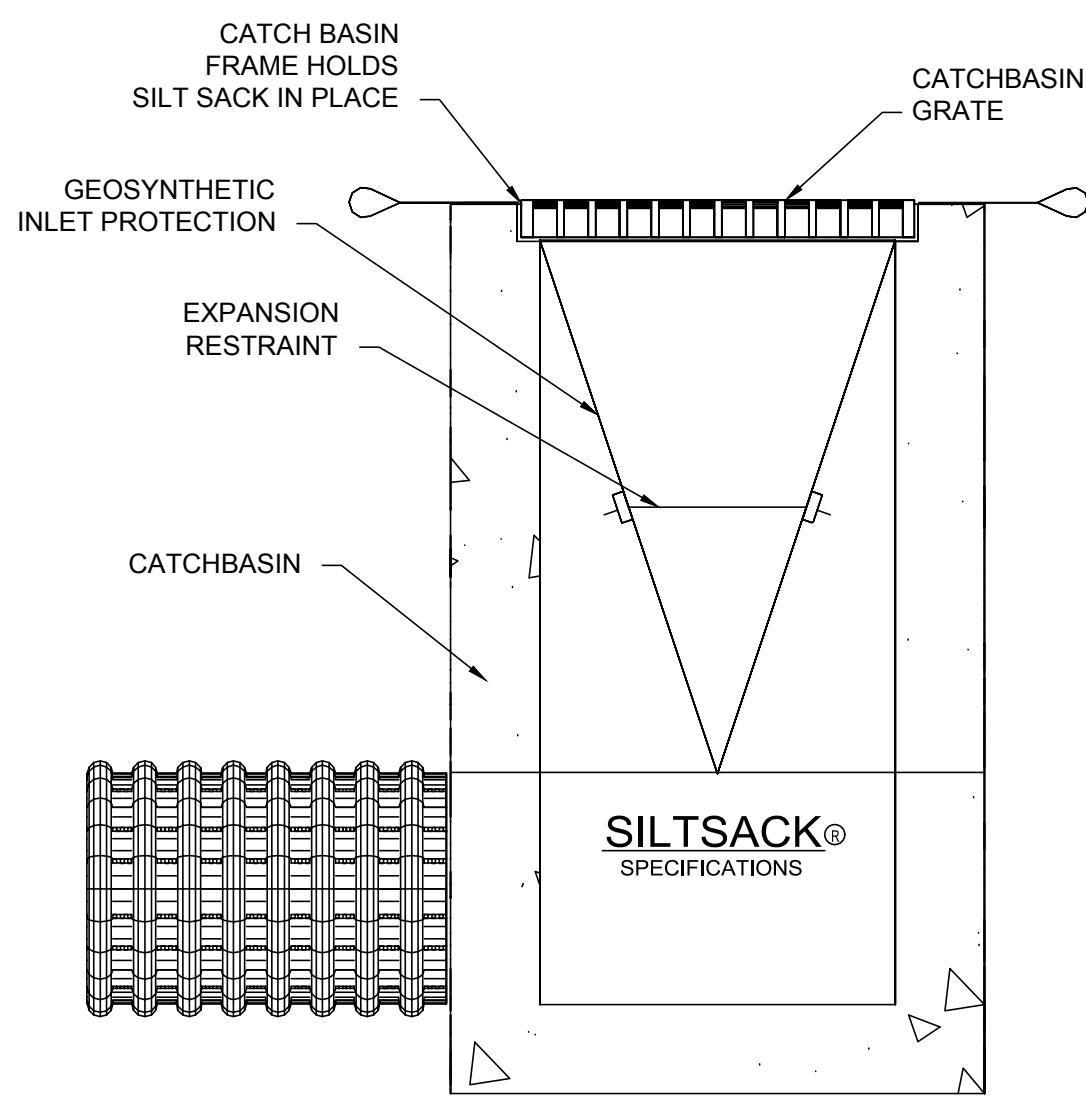
ADDITIONAL NOTES:

1. NO FUEL SHALL BE STORED ON SITE DURING CONSTRUCTION.
2. DURING CONSTRUCTION, DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS WATERING.
3. ALL CONSTRUCTION MATERIALS THAT ARE SPILLED OR DEPOSITED ON THE PUBLIC ROADWAYS SHALL BE REMOVED BY THE CONTRACTOR.
4. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

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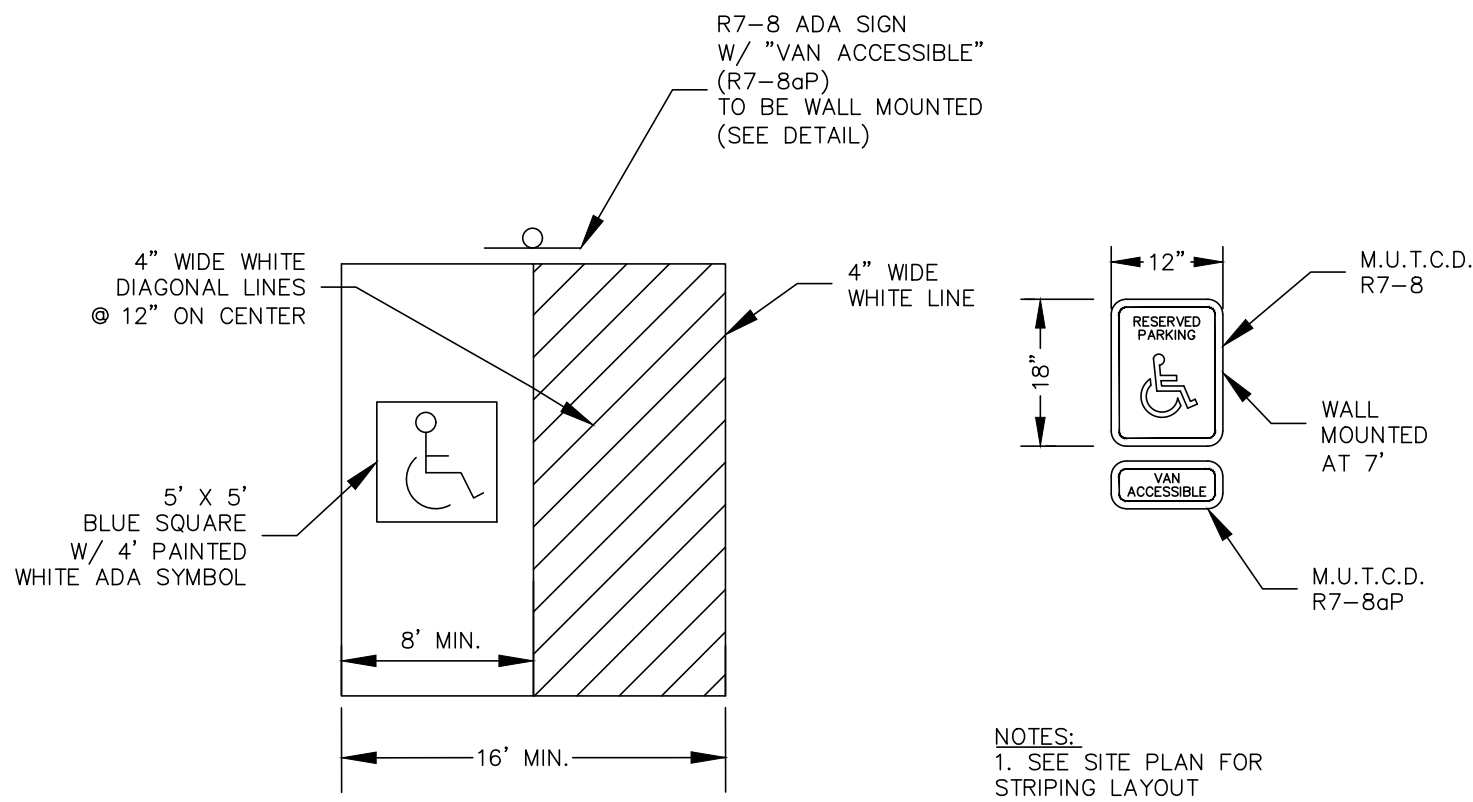


N.T.S



N.T.S.

- NOTES:**
1. GEOSYNTHETIC SEDIMENT FILTER TRAP SHALL BE "REGULAR FLOW SILTSACK®" OR APPROVED EQUAL. SPECIFICATIONS FOR SILTSACK® ARE DETAILED.
 2. FILTER TRAPS SHALL BE INSPECTED AFTER EVERY RAIN EVENT OF .25" OR GREATER AND SEDIMENTS SHALL BE REMOVED FROM TRAP WHEN SEDIMENT HAS REACHED TWO THIRDS OF THE DEPTH OF THE TRAP, OR IF PONDING OF WATER AT SURFACE BEGINS TO OCCUR. DO NOT PUNCTURE FILTER TRAP TO MITIGATE PONDING.

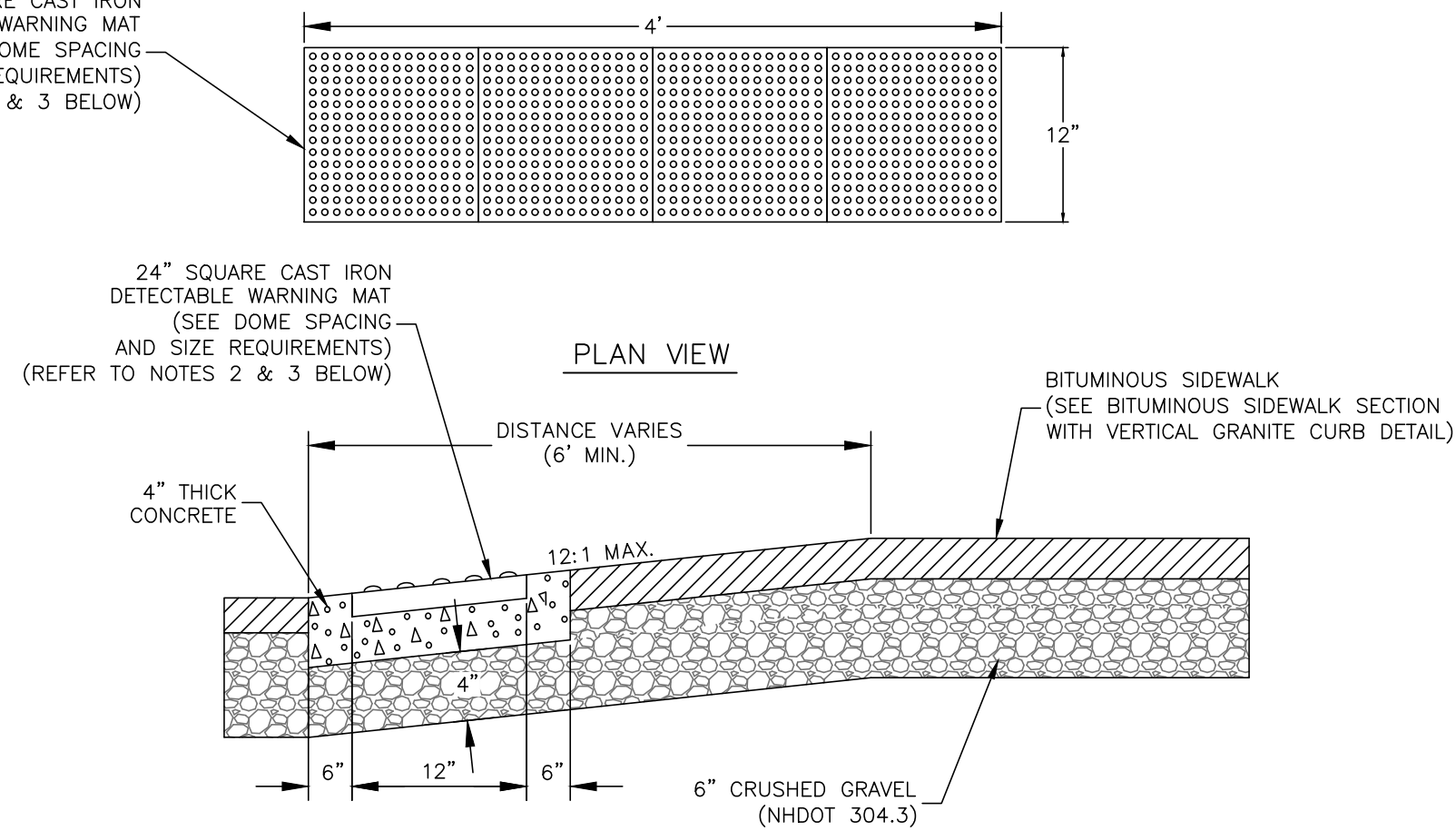
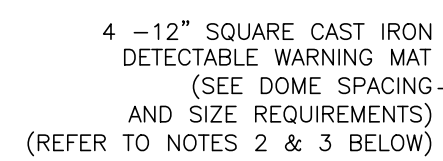
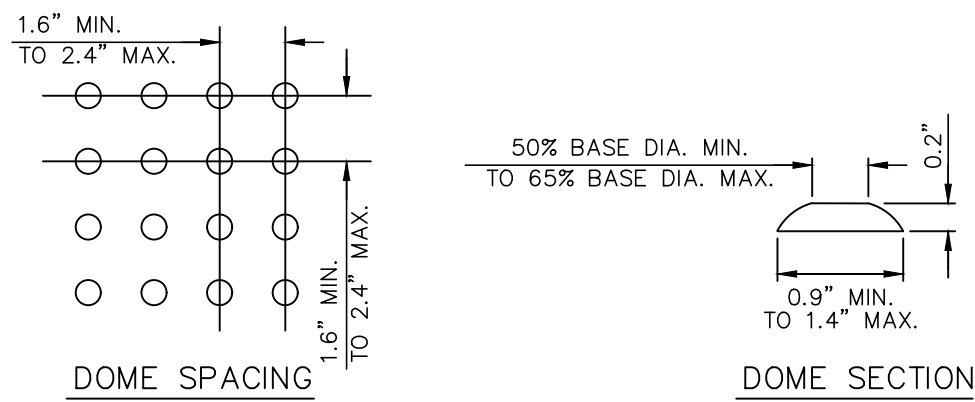
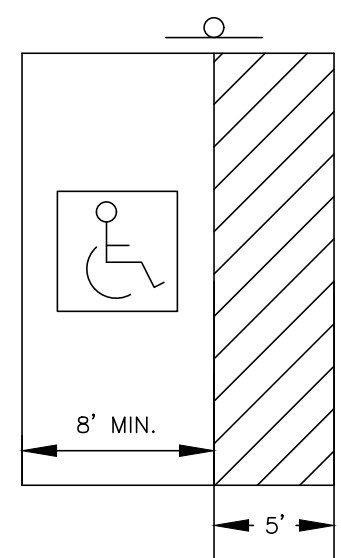


ADA STRIPING AND SIGN DETAIL

N.T.S

PAVEMENT MARKING NOTES

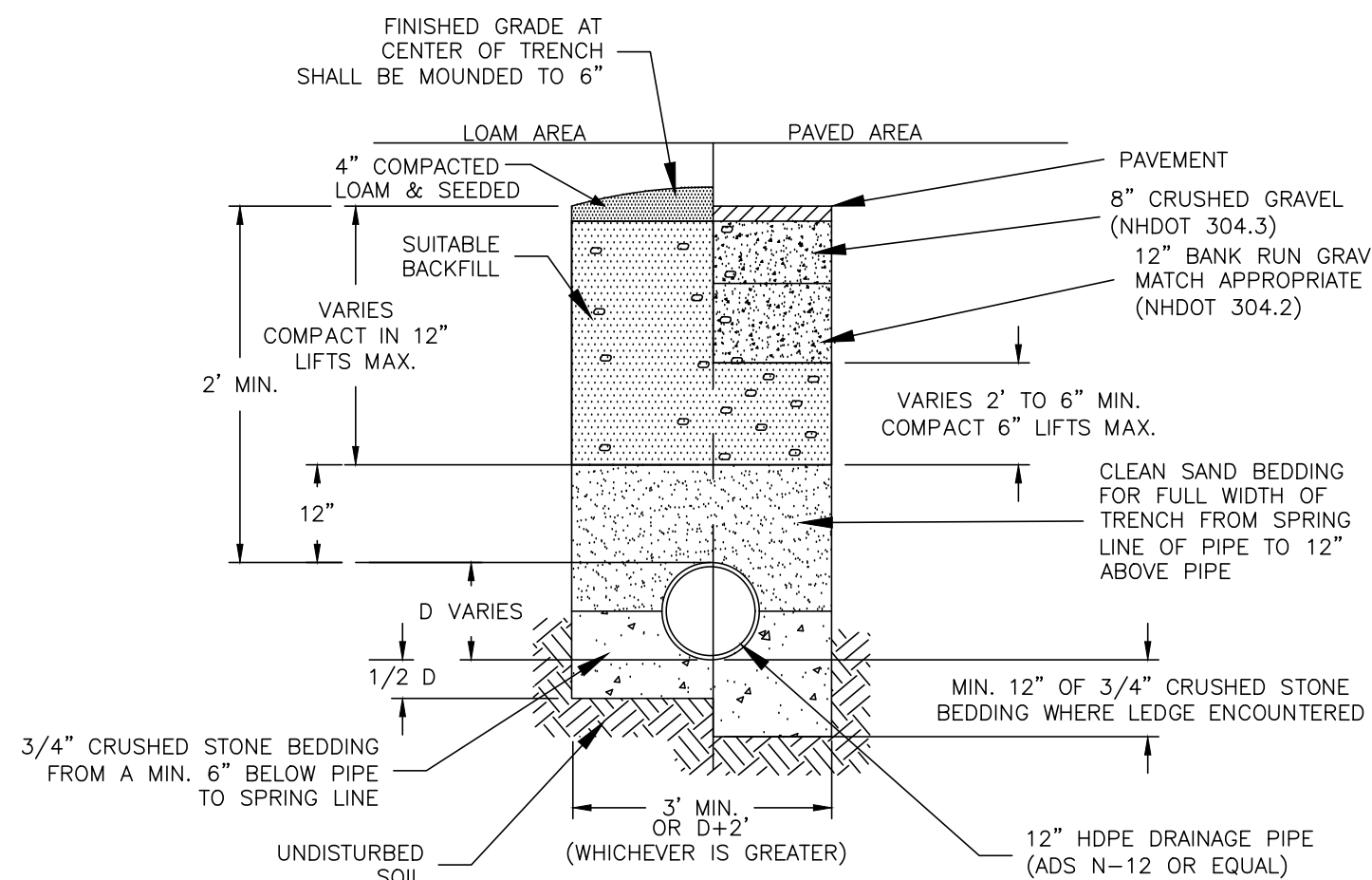
1. STRIPE PARKING AREAS AND DRIVES AS SHOWN, INCLUDING PARKING SPACES, HANDICAP SYMBOLS, AND PAINTED ISLANDS. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) AND AASHTO M242 TYPE "I" MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
2. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," THE "MANUAL ON STREET LIGHTS," AND "STREET AND PAVEMENT MARKINGS," AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
3. PAINTED ISLANDS SHALL BE 4 INCH WIDE DIAGONAL LINES SPACED AT 3 FT., BORDERED BY 2 INCH WIDE LINEWAYS.
4. ALL CROSSWALKS SHALL MATCH THE CITY OF DOVER STANDARD AND SHALL BE PAINTED WITH THERMOPLASTIC PAINT.



DETECTABLE WARNING MAT DETAIL

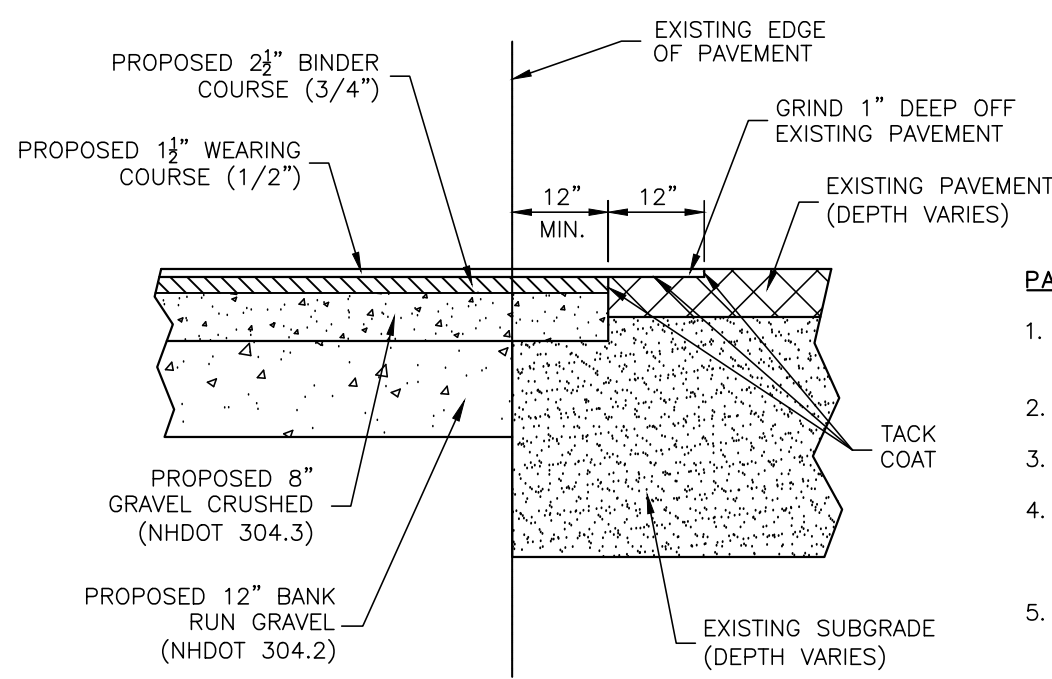
N.T.

- NOTES:**
1. MAXIMUM CROSS SLOPE OF SIDEWALK TO BE 2%.
 2. CONCRETE TO BE 4,000 PSF.
 3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF DETECTABLE WARNING MATS.



STANDARD DRAINAGE PIPE TRENCH

N.T.5

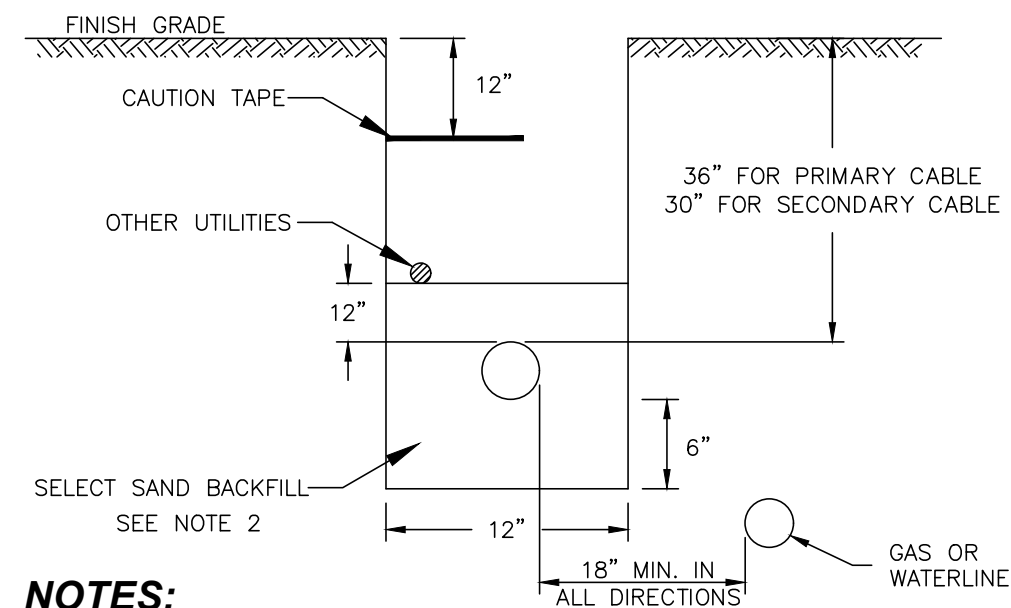


PAVEMENT SAWCUT NOTES

1. SAWCUT THROUGH DEPTH OF PAVEMENT AT LEAST 1 FT. FROM EDGE OR GREATER IF REQUIRED.
2. INSTALL AND COMPACT CRUSHED GRAVEL TO GRADE.
3. PLACE BINDER COURSE.
4. GRIND OR SAWCUT EXISTING PAVEMENT 1 FT. WIDE TO A DEPTH NECESSARY TO PROPERLY MATCH NEW WEARING COURSE PAVEMENT.
5. TACK COAT ALL EXISTING PAVEMENT SURFACES WITH EMULSIFIED ASPHALT (MS-1) PRIOR TO PLACING NEW PAVEMENT.

TYPICAL PAVEMENT SAWCUT DETAIL

SCALE: N.T.S

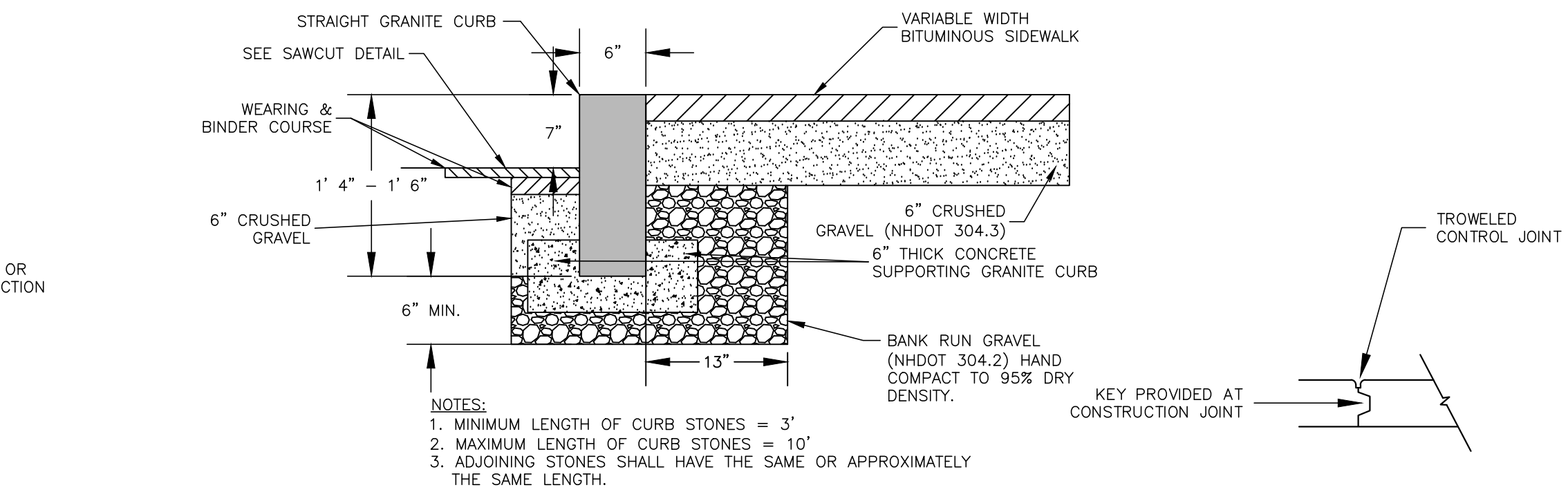


NOTES:

1. CONSTRUCTION TO BE IN ACCORDANCE WITH PSNH CONSTRUCTION STANDARDS FOR NEW ELECTRICAL SERVICE WORK BY CONTRACTORS, MOST RECENT EDITION.
SELECT SAND BACKFILL SHALL CONSIST OF A FINE GRANULAR MATERIAL OF WHICH 100% SHALL PASS THROUGH NO. 20 SIEVE.
SMOOTH ROUND PEBBLES NO GREATER THAN 3/8" IN DIAMETER ARE PERMITTED AS LONG AS THEIR TOTAL VOLUME PER CUBIC FOOT OF SAND DOES NOT EXCEED 10% AND SUCH PEBBLES ARE NOT OF SUCH SIZE AS TO CAUSE DAMAGE TO THE STONES, DEBRIS AND RUBBISH. BACKFILL SHALL BE THOROUGHLY COMPACTED IN 6" LIFTS.
2. CONDUIT SIZES TO BE 5" 3-PHASE PRIMARY AND 4" 3-PHASE SECONDARY. ALL CONDUIT SIZES TO BE VERIFIED BY PSNH.
3. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL ORDINANCES AND ORDINANCES AND WHERE APPLICABLE THE NATIONAL ELECTRIC CODE.

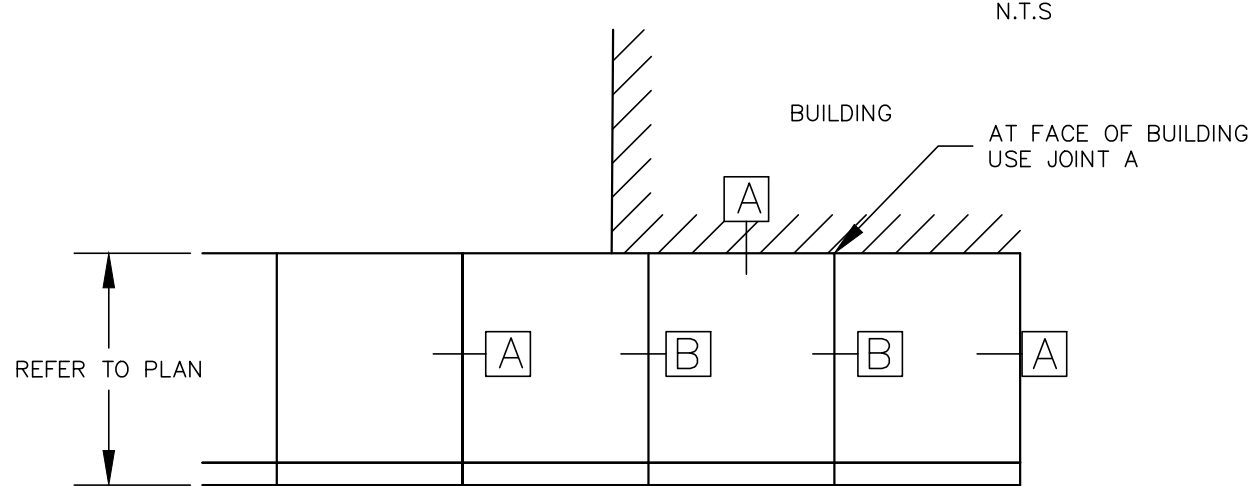
TELEPHONE & ELECTRIC TRENCH

N.T.



TYPICAL SECTION

N.T.

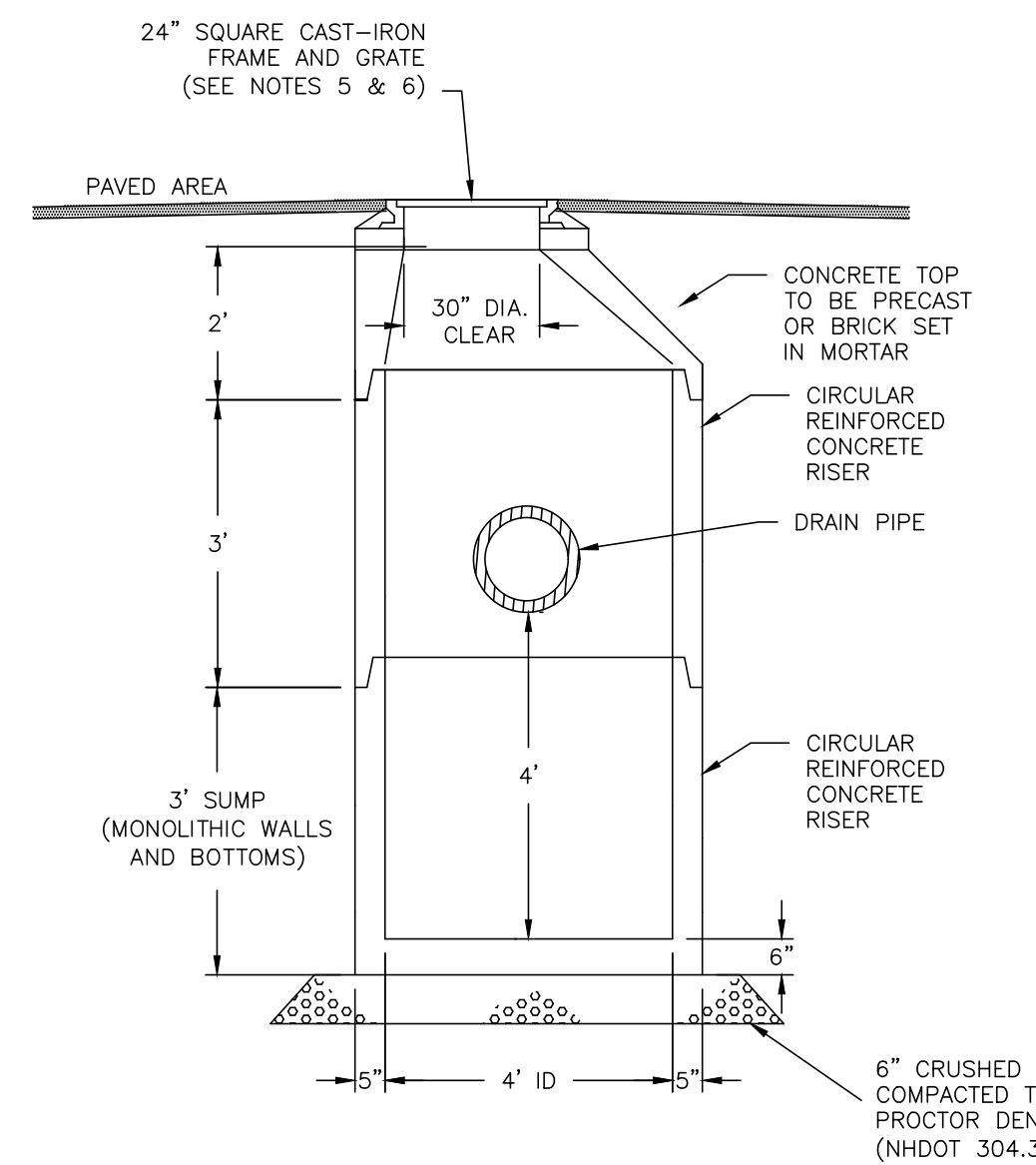


PLAN

N.T.

**TYPICAL BITUMINOUS SIDEWALK SECTION
WITH VERTICAL GRANITE CURB**

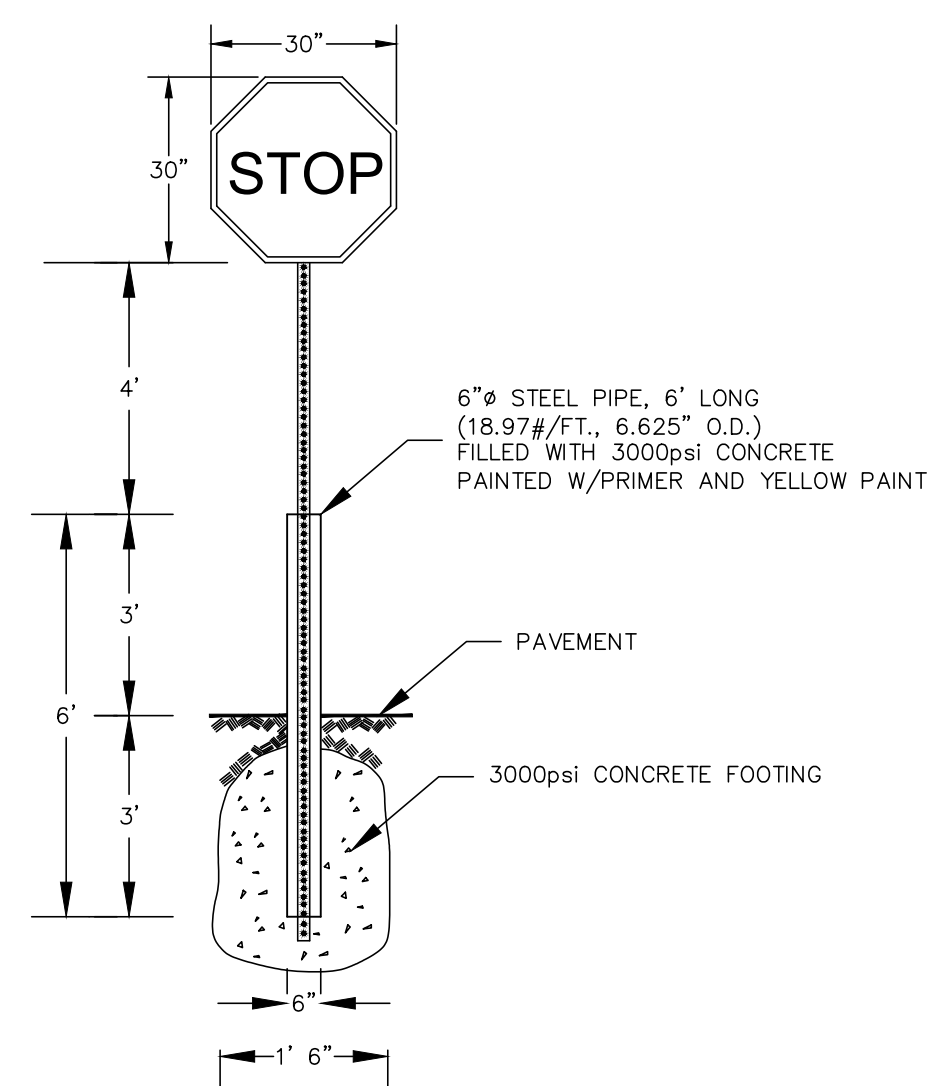
N.T.S.



TYPICAL CATCH BASIN DETAIL

N.T.5

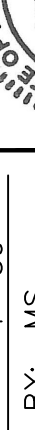
- DRAINAGE STRUCTURE NOTES:**
1. DRAINAGE STRUCTURE MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, DIVISION 600, SECTION 04.00.
 2. SITE CONTRACTOR SHALL BACKFILL AROUND DRAINAGE STRUCTURES IN 6 TO 8 INCH LIFTS, ATTAINING 95% MAXIMUM PROCTOR DENSITY FOR EACH LIFT.
 3. PIPE OPENINGS SHALL BE FULLY MORTARED ON OUTSIDE PRIOR TO BACK FILLING. INSIDE OF PIPE OPENINGS SHALL BE MORTARED AND ALLOWED TO CURE PER MANUFACTURERS REQUIREMENTS PRIOR TO RECEIVING RUNOFF.
 4. JOINTS BETWEEN ADJACENT RISERS SHALL BE FULLY SEALED WITH ELASTOMERIC SEALANT PER MANUFACTURERS REQUIREMENTS.
 5. IF A DRAINAGE STRUCTURE IS LOCATED IN A PAVED AREA, THEY SHALL BE BROUGHT TO FINISH GRADE AFTER BINDER COURSE PAVEMENT IS PLACED, THE EXCAVATION REQUIRED AROUND THE GRATE AND FRAME SHALL BE BACKFILLED FLUSH WITH THE TOP OF BINDER COURSE WITH MORTAR CLASS B CONCRETE.
 6. FRAME AND GRATE:
 - CATCH BASINS:
 - NEENAH UFMATE OR PAMREX



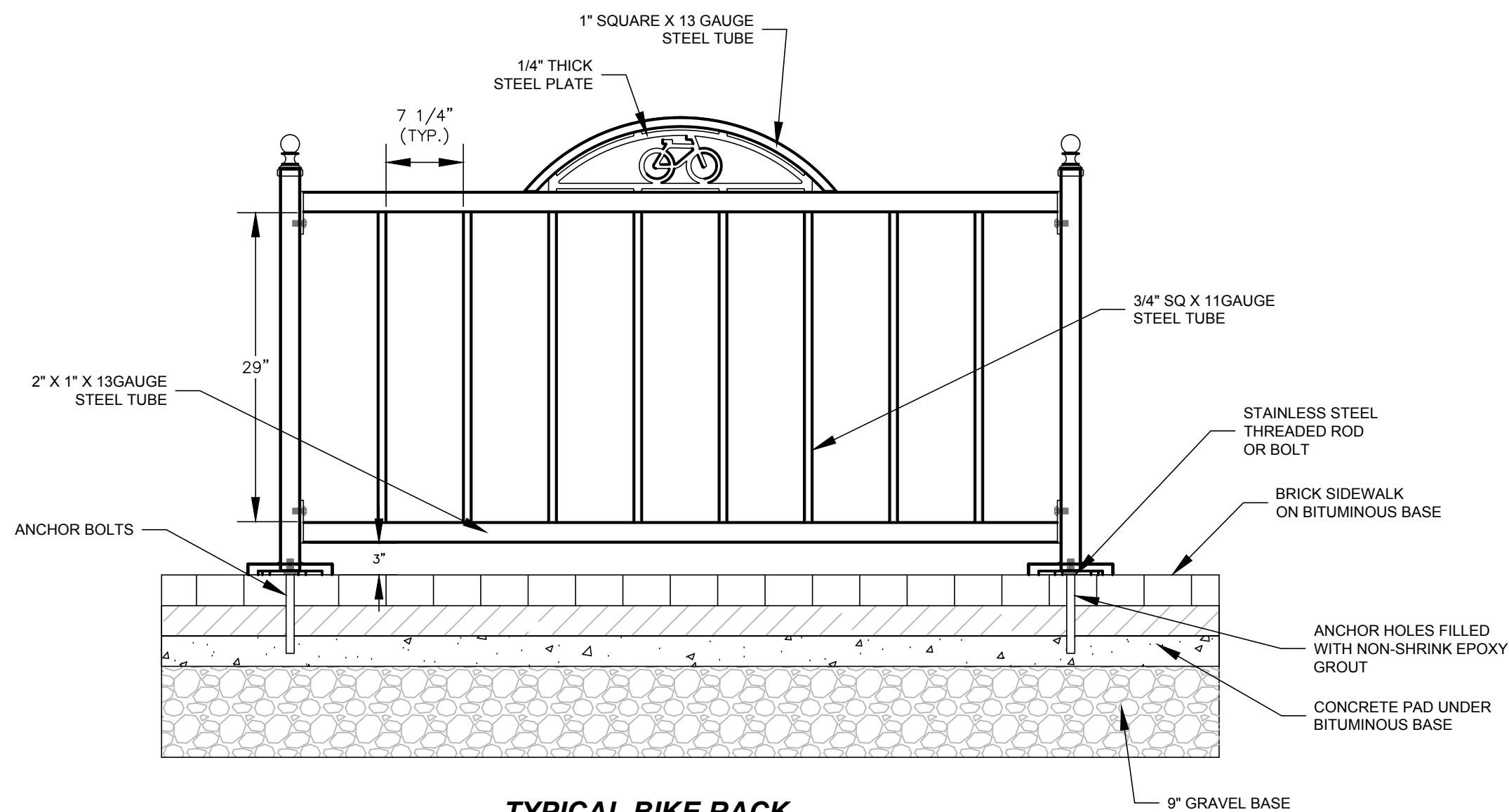
TYPICAL SIGN DETAIL

N.T.5

- NOTES:
1. SEE PLANS FOR SIGN PLACEMENT.

 MJS ENGINEERING, P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL 5 RAILROAD ST., P.O. BOX 259 PHOENIX, AZ 85001 PHONE: (602) 659-4978 FAX: (602) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM	CONSTRUCTION DETAILS <i>prepared for</i> HELLENIC REALTY PARTNERS, LLC (TAX MAP 2, LOT 19) 333 CENTRAL AVE. DOVER, NH		DATE: 1/3/18 SCALE: 1"=30' DESIGNED BY: MS DRAWN BY: MS APPROVED BY: MJS DWG FILE: 17-041 DetailSG.dwg			SEAL	0. ISSUED FOR BID SET	6/6/18 MJS	DATE INT.
	JOB: 17-041 D2								

Drawing Name: P:\17041\17-041\Internal\Drawing Files\17-041 Details.dwg
Tue, 04 Jun 2019 - 11:58am

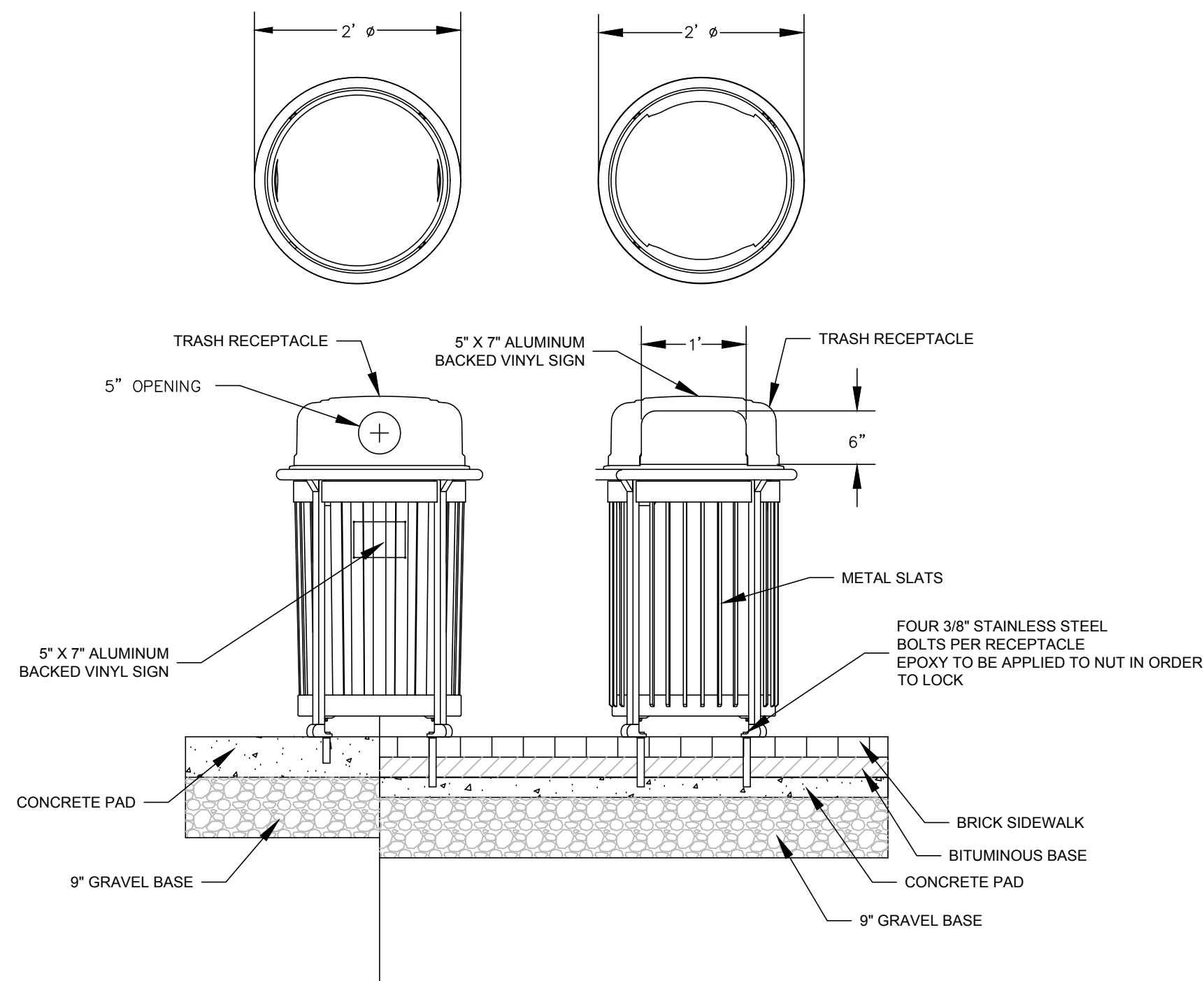


TYPICAL BIKE RACK

N.T.S

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL STEEL MEMBERS COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING.
3. 1/2" X 3-3/4" EXPANSION ANCHOR BOLTS PROVIDED.

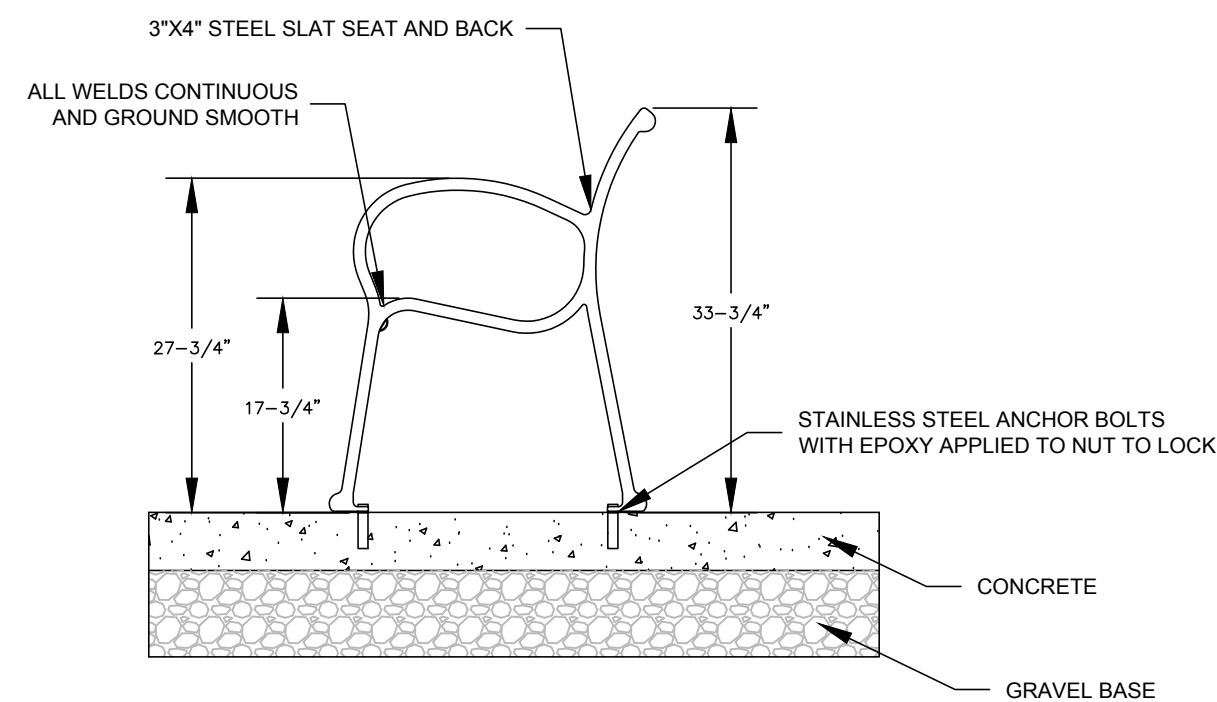


**TRASH AND RECYCLING RECEPTACLES
BRICK AND ASPHALT & CONCRETE SLAB LAYOUTS**

N.T.S

NOTES:

1. SCARBOROUGH TRASH & RECYCLING RECEPTACLES MANUFACTURED BY LANDSCAPE FORMS INC OR EQUAL.
2. ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT-BLACK.
3. ALL WELDS CONTINUOUS THEN GROUND SMOOTH.
4. CONCRETE CLAB TO EXTEND 6" ON ALL SIDES.

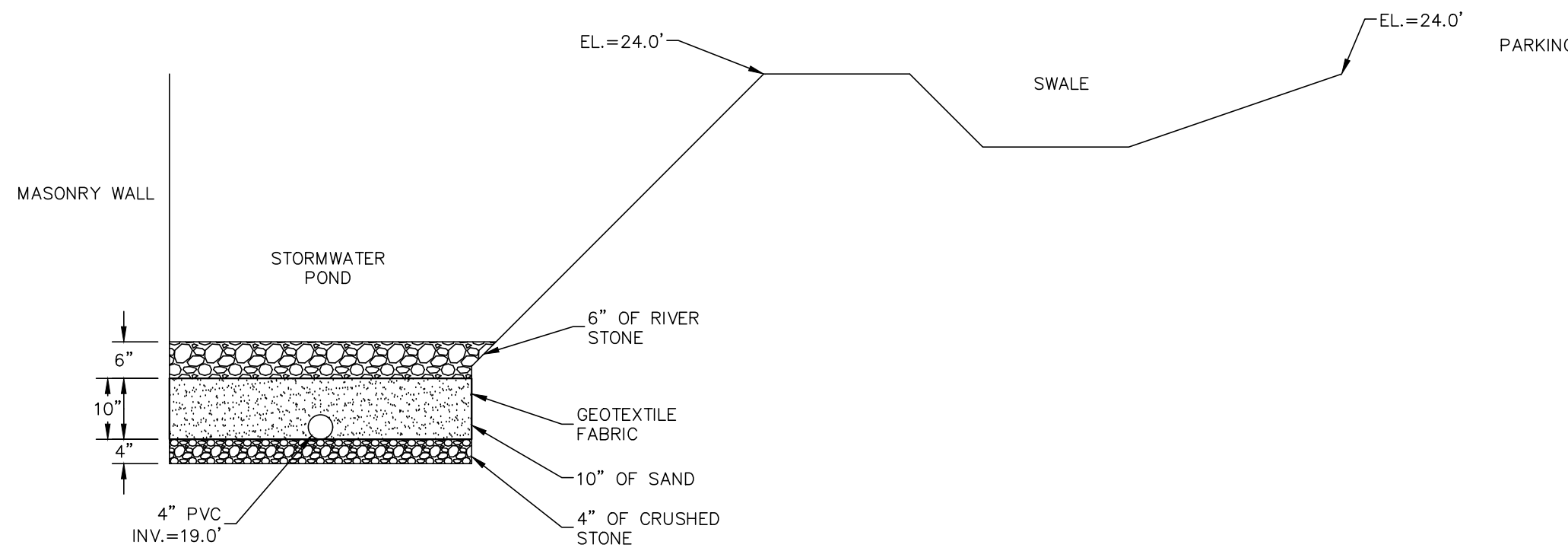


TYPICAL BENCH

N.T.S

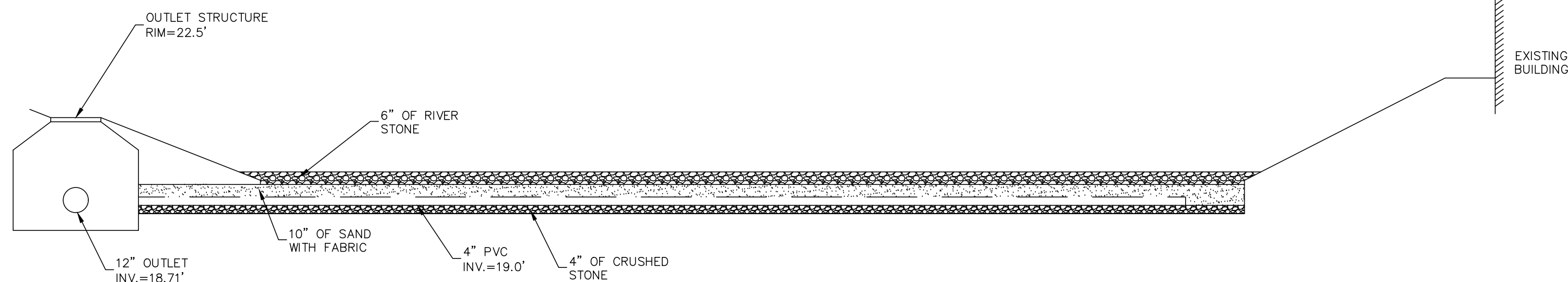
NOTES:

1. SCARBOROUGH TRASH & RECYCLING RECEPTACLES MANUFACTURED BY LANDSCAPE FORMS INC OR EQUAL.
2. ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT-BLACK.
3. ALL WELDS CONTINUOUS THEN GROUND SMOOTH.



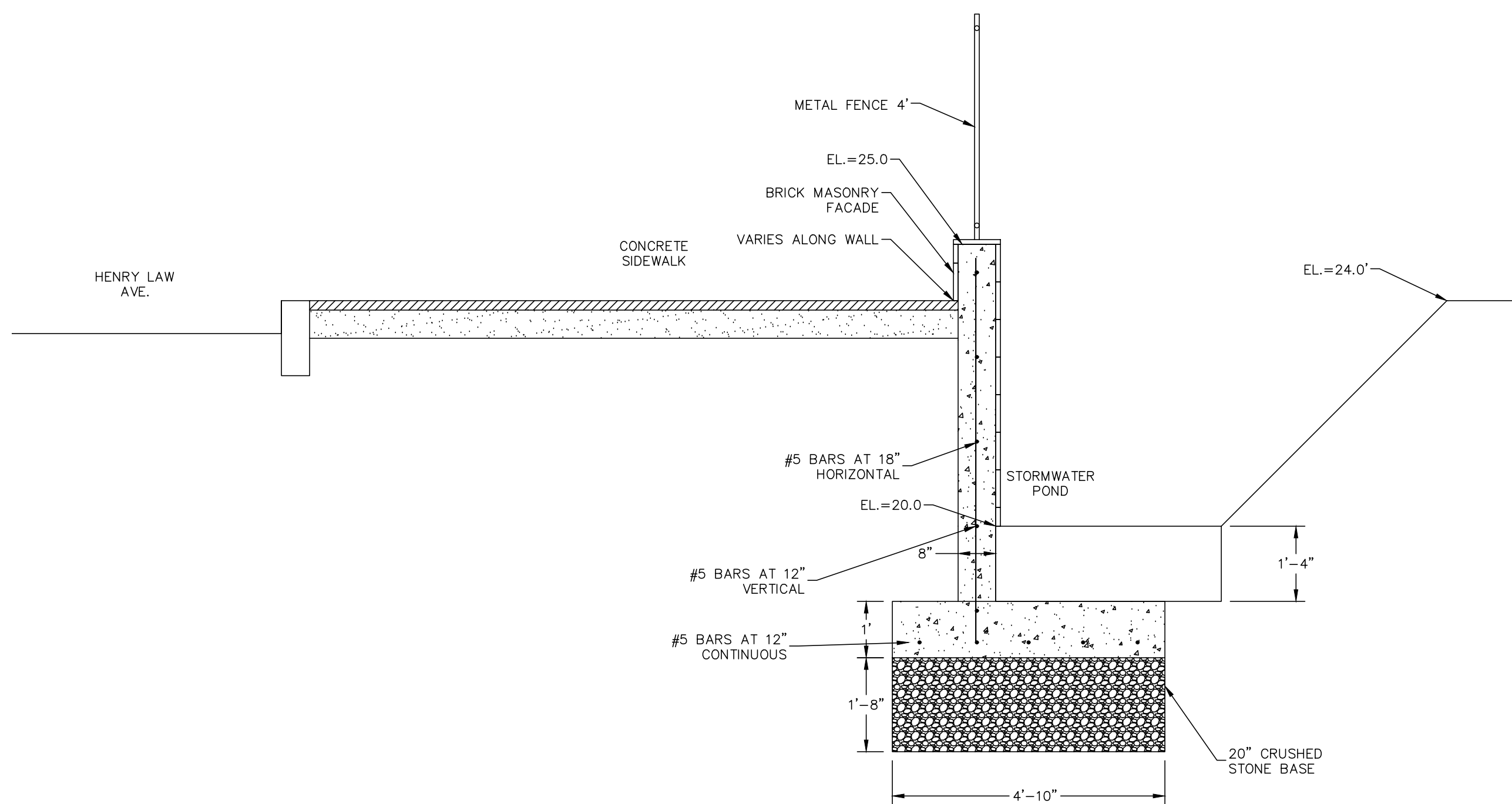
POND CROSS SECTION

1/2" = 1'



POND SIDE VIEW

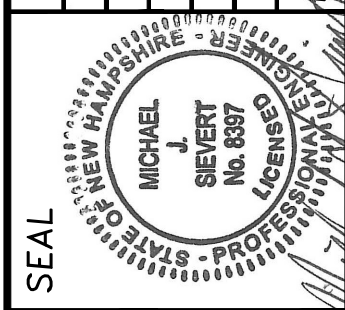
1/4" = 1'



MASONRY WALL SECTION

1/2" = 1'

DATE	INT.
6/8/18	MJS
0.	ISSUED FOR BID SET
NO.	REVISIONS



DATE:	1/3/18
SCALE:	1"=50'
DESIGNED BY:	MS
DRAWN BY:	MS
APPROVED BY:	MJS
DWG FILE:	17-041 DetailsG.dwg

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

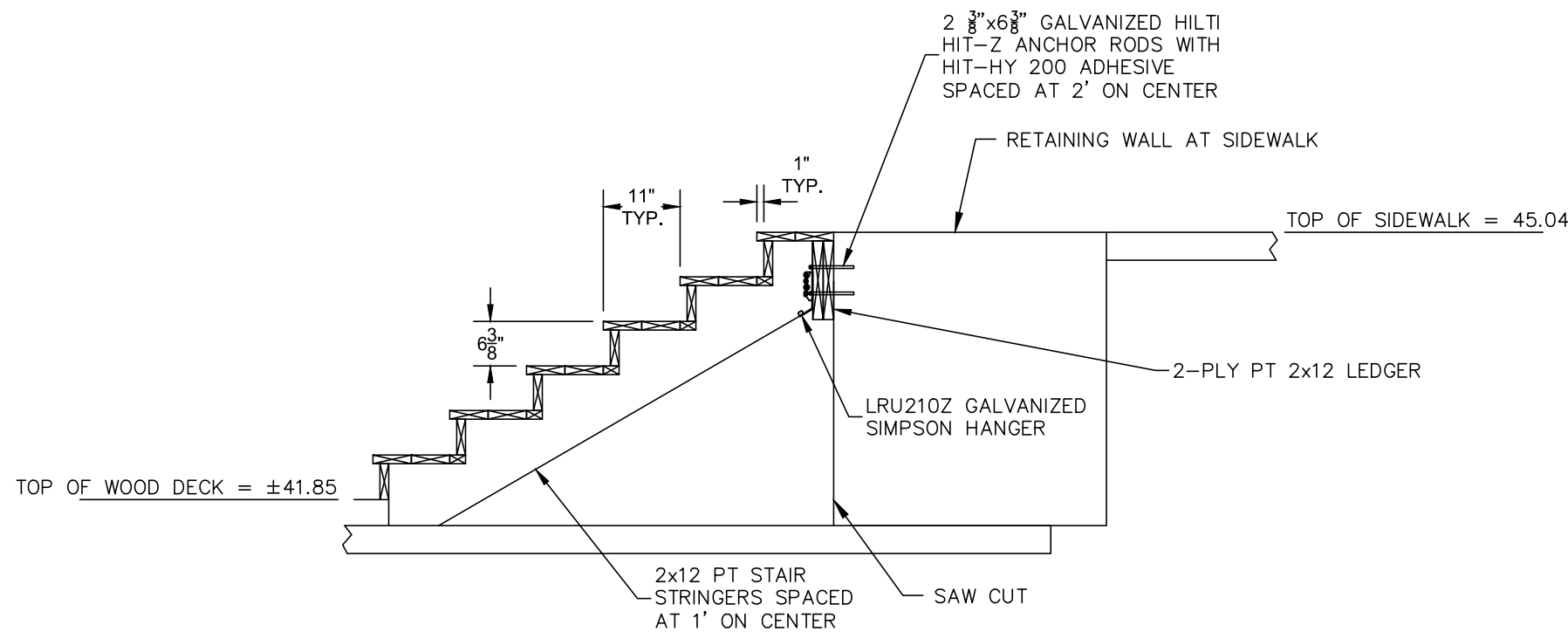
MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 359
DOVER, NH 03820
PHONE: (603) 659-4579, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

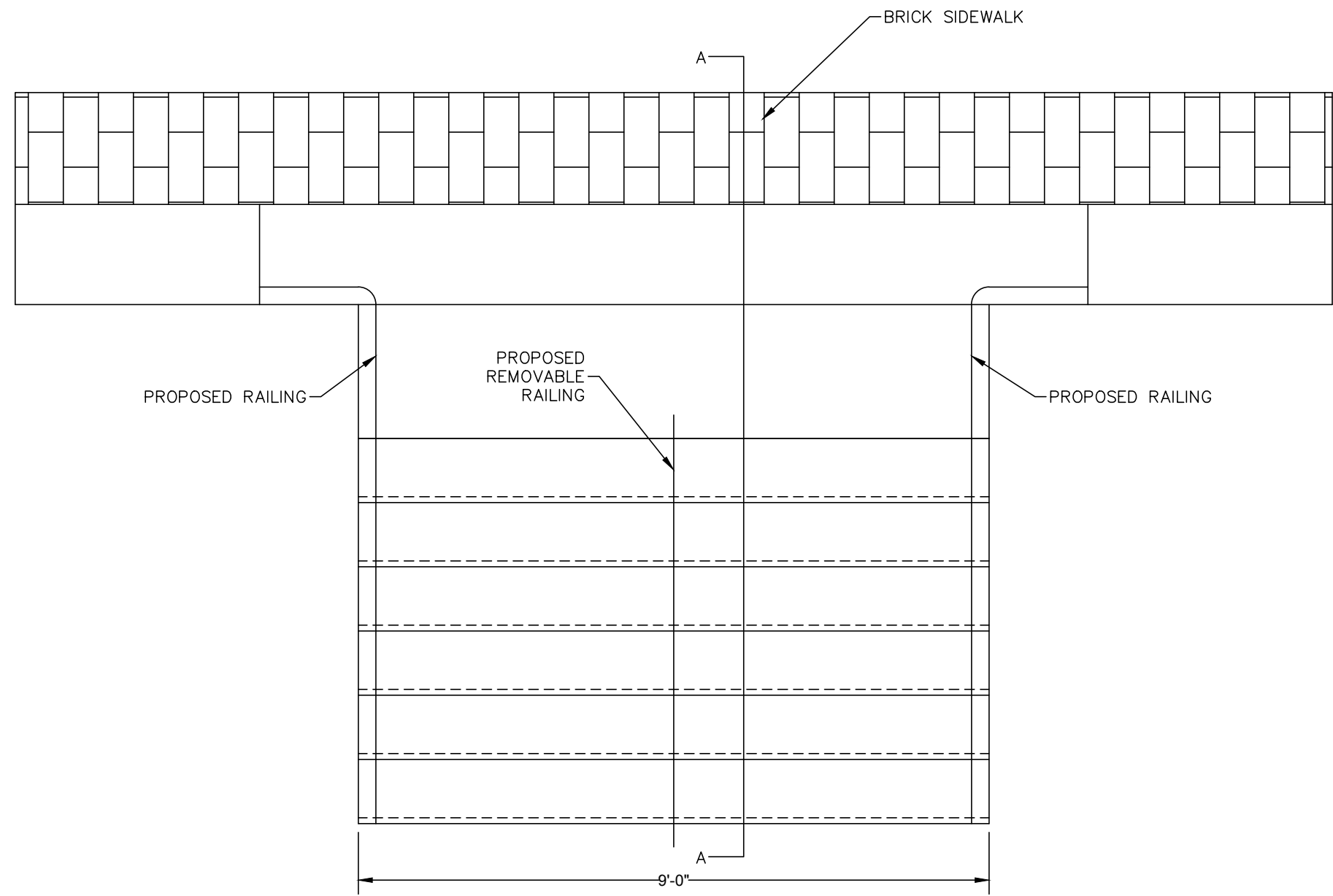
D3

DOVER PROJECT NUMBER: P18-04

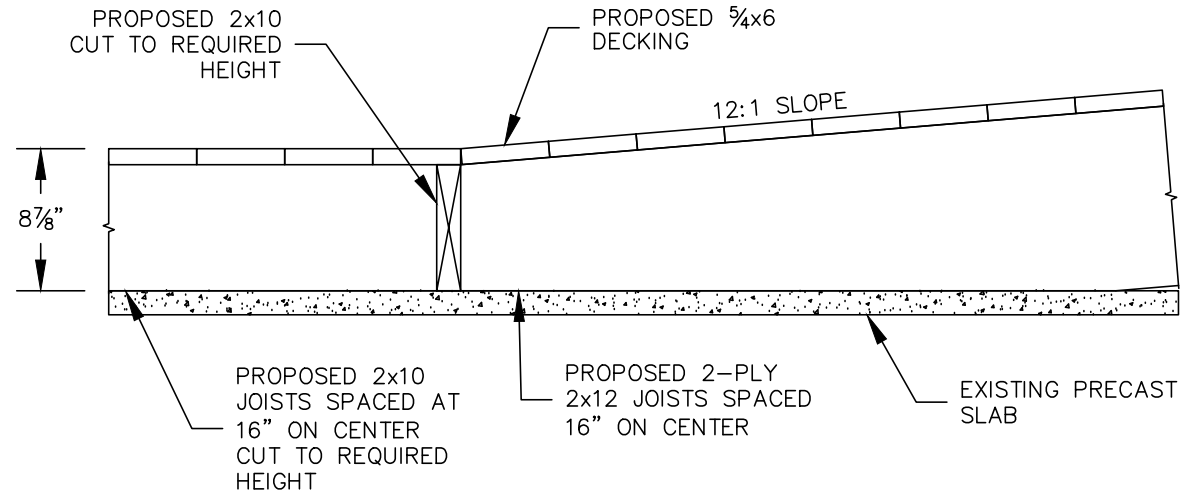
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Tue, 04 Jun 2019 - 11:58am



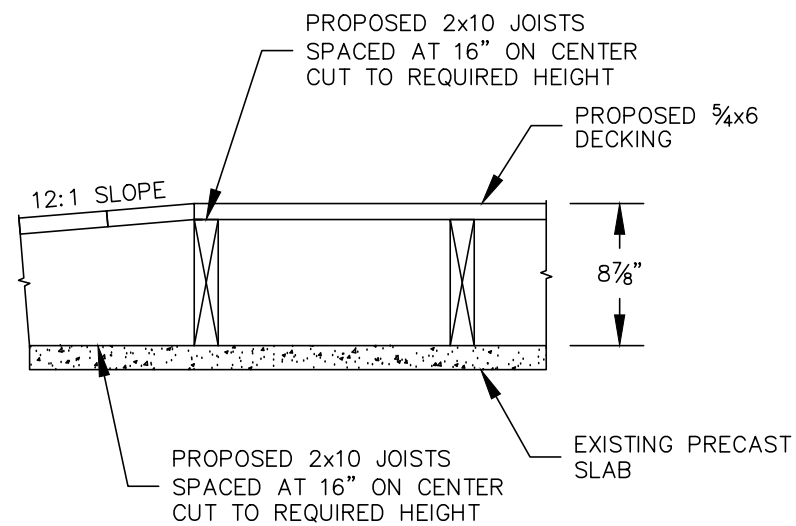
- NOTES:
1. NEW METAL HAND RAILS TO BE INSTALLED (SEE ARCH. DETAILS)
 2. ALL WOOD SHALL BE PRESSURE TREATED
 3. ALL METAL SHALL BE GALVANIZED



- NOTES:
1. NEW METAL HAND RAILS TO BE INSTALLED (SEE ARCH. DETAILS)



- NOTES:
1. ALL WOOD IS PRESSURE TREATED
 2. NEW METAL HAND RAILS TO BE INSTALLED (SEE ARCH. DETAILS)

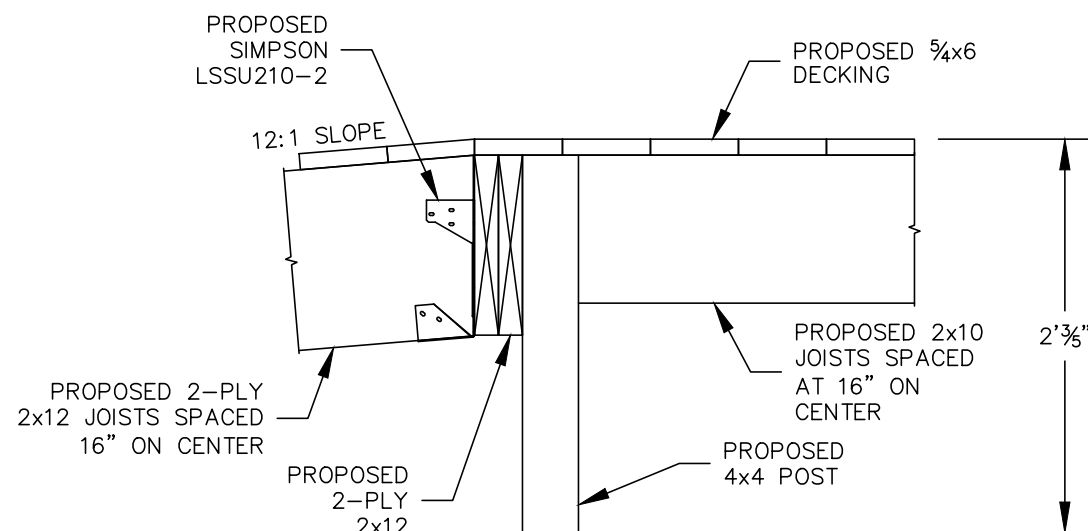


SECTION AT LOWER LANDING

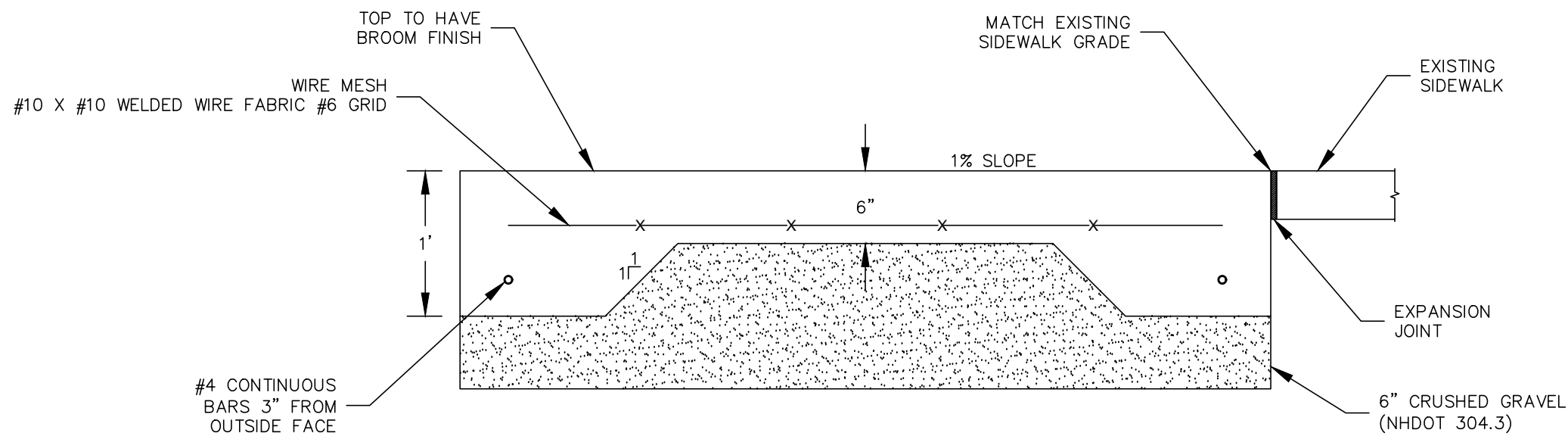
- NOTES:
1. ALL WOOD IS PRESSURE TREATED
 2. NEW METAL HAND RAILS TO BE INSTALLED (SEE ARCH. DETAILS)

ACCESSIBLE RAMP AT COURTYARD

SCALE: AS NOTED



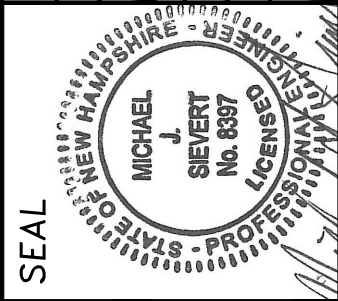
- NOTES:
1. ALL WOOD IS PRESSURE TREATED
 2. NEW METAL HAND RAILS TO BE INSTALLED (SEE ARCH. DETAILS)



DOVER PROJECT NUMBER: P18-04A&B

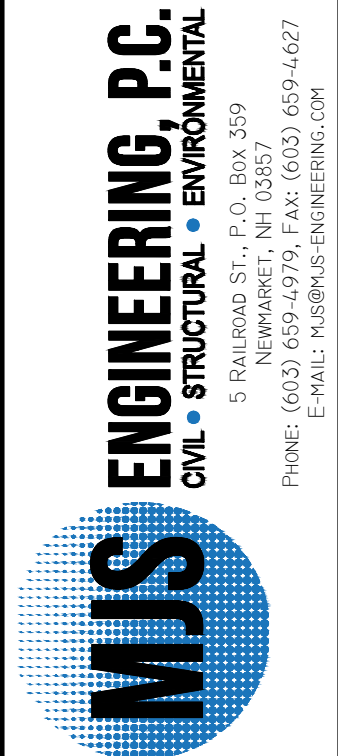
NOTE: THIS PLAN SUPERSEDES THE ORIGINAL APPROVAL P18-04

NO.	REVISIONS	DATE	INT.
6.	REVISIONS PER APPROVAL AT COMPLIANCE HEARING ON 12-11-18	3/11/19	EHK
0.	ADDENDUM SET	6/27/18	EHK



DATE:	1/3/18
SCALE:	1"=30'
DESIGNED BY:	MS
DRAWN BY:	MS
APPROVED BY:	MJS
DWG FILE:	17-041 DetailsG.dwg

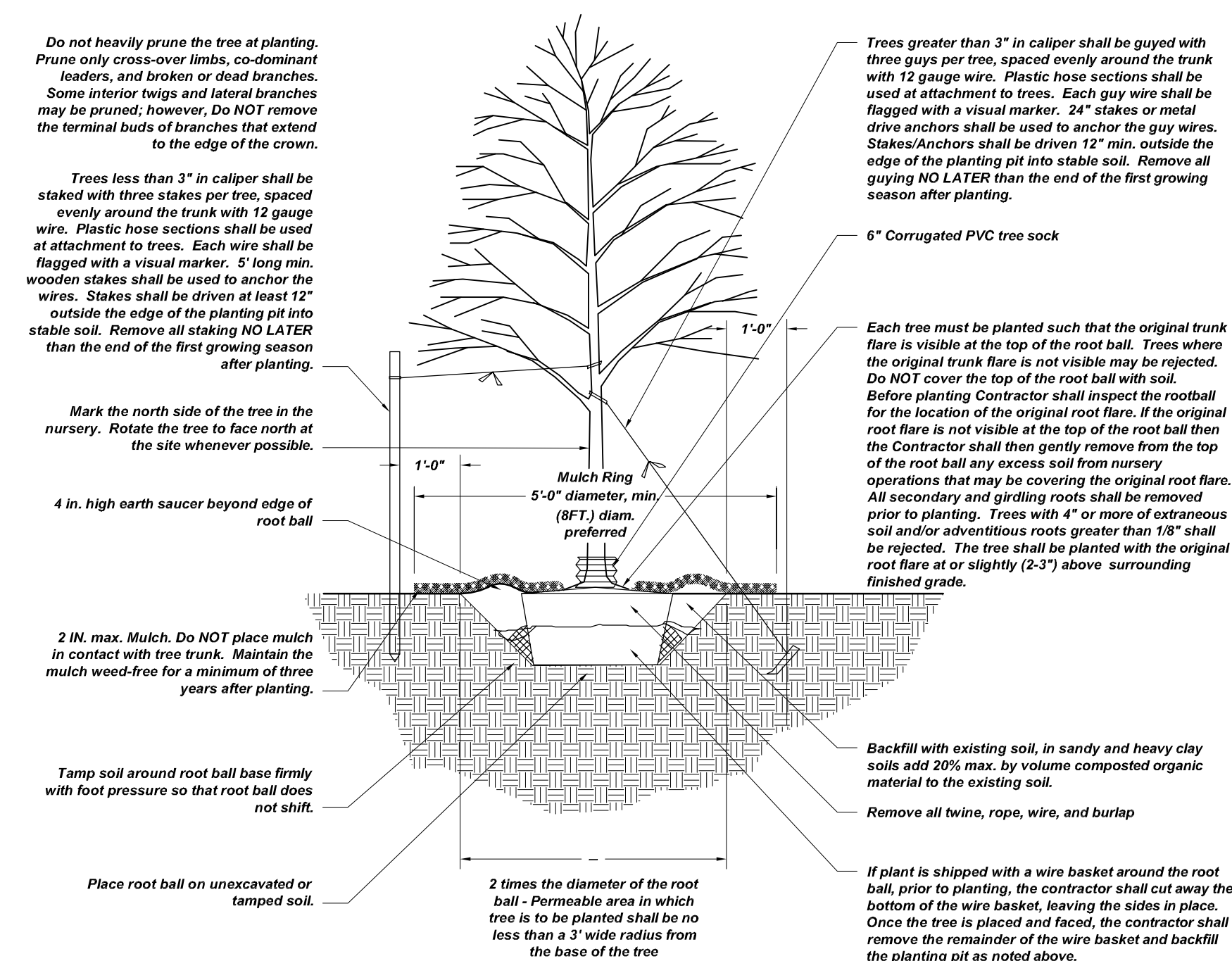
CONSTRUCTION DETAILS
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH



JOB: 17-041

D4

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 existing roadways. Erosion Control fabric shall be staked in place on 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. Tree and shrub root systems 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. Tree and shrub 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. Contractor shall test for pH, organic matter, 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 subsurface 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 as set forth 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 legally 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



Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	8-10' Ht	B&B
Ua	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	3	3-3.5" Cal	B&B

SHRUB:

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Th	<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae	3	7-8' Ht	B&B

PERENNIALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cal	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	3	1 gal	

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E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

L1

NO.	REVISIONS	DATE	INT.
6.	PER REVISED SITE PLAN	5/17/19	VM
5.	ALGORITHMIC ADDED	2/4/19	VM
4.	FOR BID	6/26/18	VM
3.	FOR FINAL CDA SUBMISSION	5/31/18	VM
2.	PER SITE PLAN CHANGES	3/19/18	VM
1.	PER TRC COMMENTS	3/7/18	VM

SEAL

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

PROPOSED LANDSCAPE PLAN

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

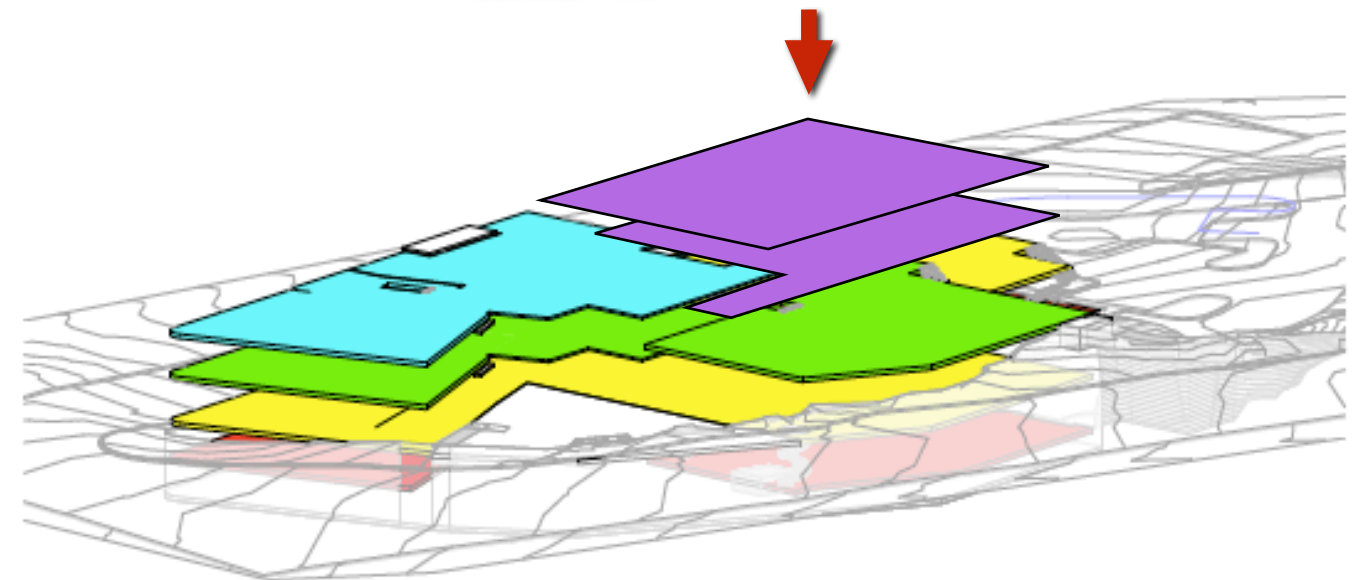
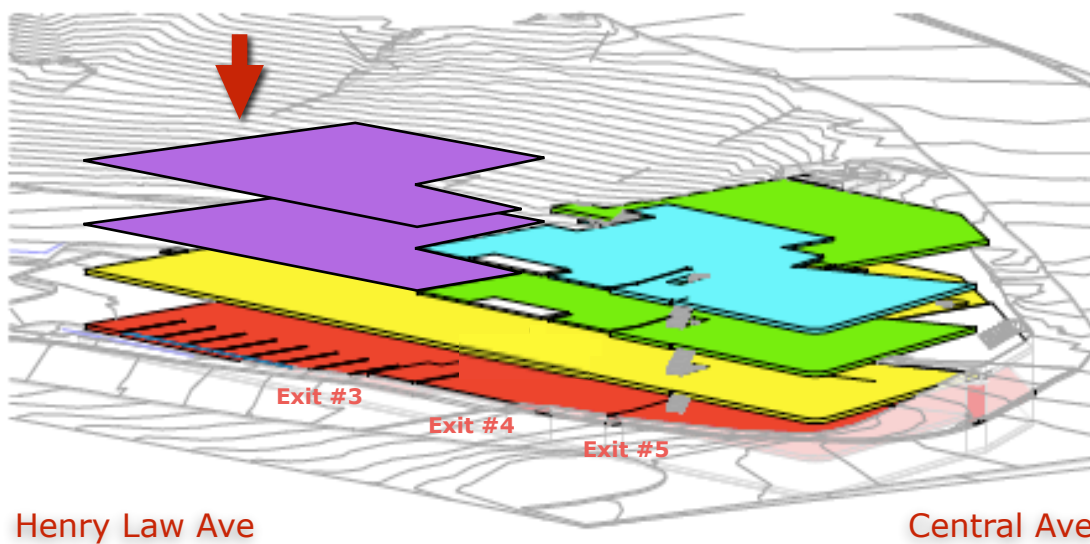
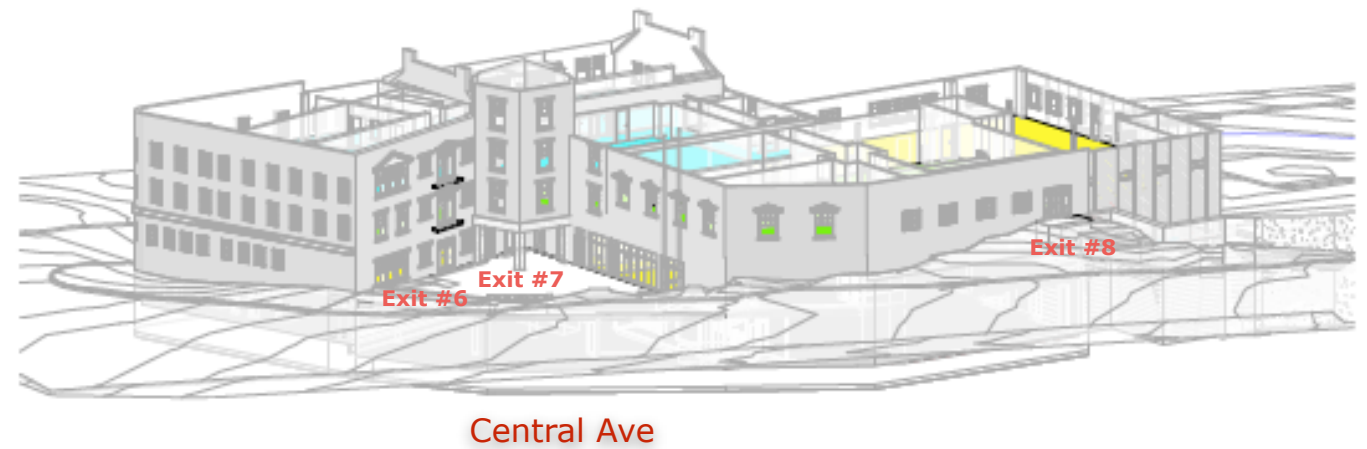
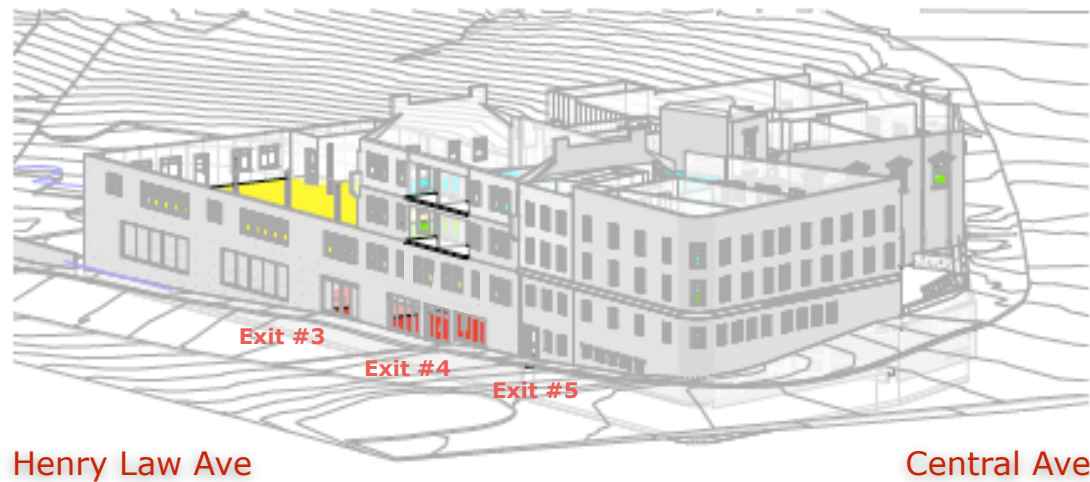
Fosters Daily Democrat Building

Planning Board Submission

P18-04B 6-4-2019

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

→ Building C 3rd & 4th Floors = Added

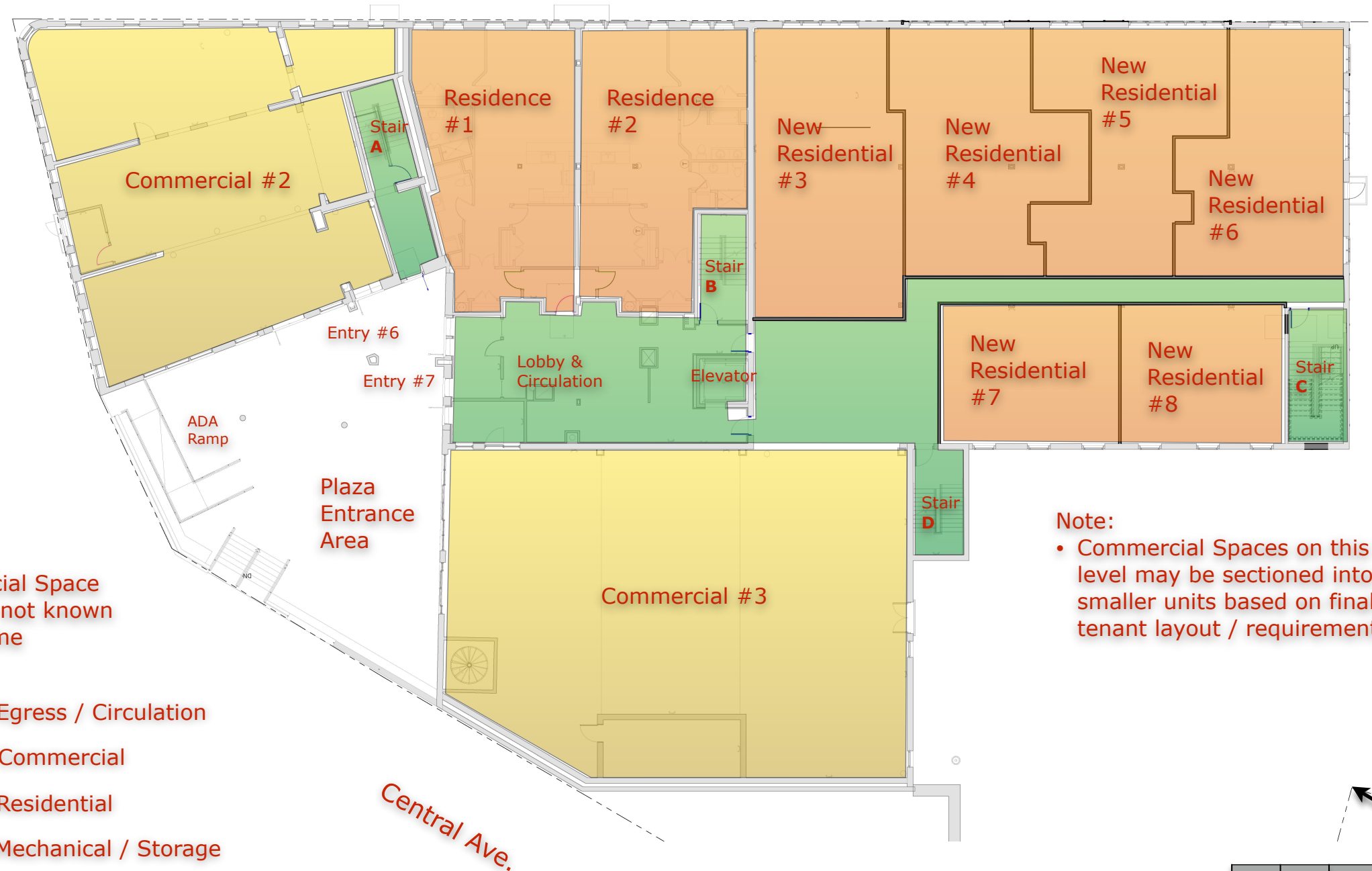
Building C - Updates

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 6-4-2019

Henry Law Ave.



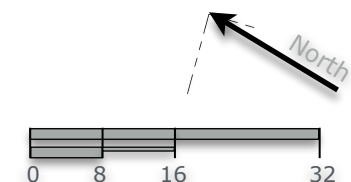
Notes:

- Commercial Space Uses are not known at this time

Note:

- Commercial Spaces on this level may be sectioned into smaller units based on final tenant layout / requirements.

- Egress / Circulation
- Commercial
- Residential
- Mechanical / Storage
- Parking



6-4-2019

TMS
architects

Building C - Updates

Revised Second Floor Plan

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 6-4-2019

Henry Law Ave.



Notes:

- Commercial Space
Uses are not known
at this time

Note:

- Commercial Spaces on this level may be sectioned into smaller units based on final tenant layout / requirements.

- Egress / Circulation
- Commercial
- Residential
- Mechanical / Storage
- Parking

Building C - Updates

Revised Third Floor Plan



6-4-2019

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architects

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 6-4-2019

Henry Law Ave.



- Egress / Circulation
- Commercial
- Residential
- Mechanical / Storage
- Parking

Building C - Updates

Revised Fourth Floor Plan



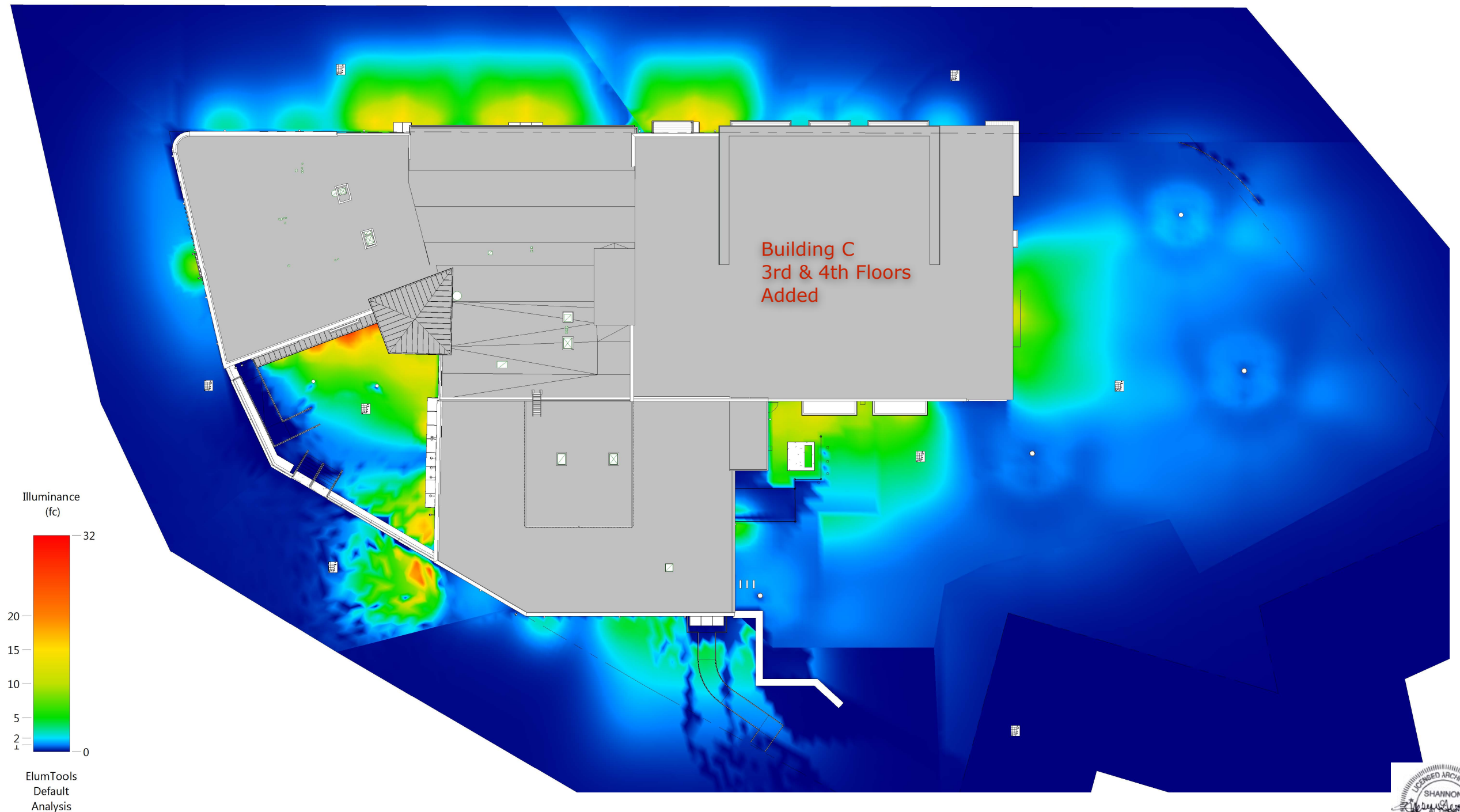
6-4-2019

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architects

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Planning Board Submission

P18-04B 6-4-2019



Building C - Updates

Revised Photometric

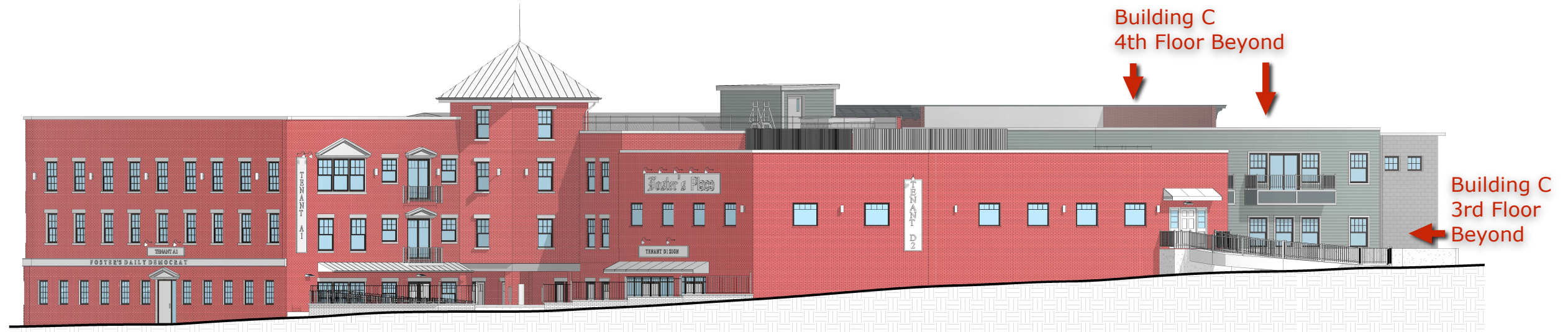
6-4-2019

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Planning Board Submission

P18-04B 6-4-2019



Central Avenue Elevation



Henry Law Avenue Elevation

Building C - Updates

Revised Elevations

Fosters Daily Democrat Building

Planning Board Submission

P18-04B 6-4-2019



Building C - Updates

19

New Rendering:
Henry Law Context



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Planning Board Submission

P18-04B 6-4-2019



Building C - Updates

20

New Rendering:
Park Context



6-4-2019

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Fosters Daily Democrat Building

Planning Board Submission

P18-04B 6-4-2019



Building C - Updates

21

Revised South Elevation



6-4-2019

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Planning Board Submission

P18-04B 6-4-2019



Building C - Updates

22

Revised Rendering:
South Parking Area



6-4-2019

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Planning Board Submission

P18-04B 6-4-2019



Building C - Updates

23

New Rendering:
Playground View



6-4-2019

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