CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date:	**Tuesday, August 27, 2019**
Meeting Time:	**7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 23, 2019 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Consideration and acceptance of a Minor Lot Line Adjustment for Dorothy E. Perron, Assessor's Map D, Lots 35 & 35-1, zoned R-12, and located at 51 Glenwood Avenue. *(P19-63)

B. Consideration and acceptance of a Minor Lot Line Adjustment for Randy Donckers, (Owners: Steven Marion & Nicholas Small), Assessor's Map E, Lots 61 & 60, zoned R-20, and located at 135 & 137 Tolend Road. *(P19-60)

C. Consideration and acceptance of a Conditional Use Permit for Alex Ross, (Owners: David P Fonseca III & Martha Werler), Assessor's Map L, Lot 91, zoned R-20, and located at 17 Riverside Drive. (Proposal is remove an existing barn and construct a new house with retaining walls within Conservation District. 445 s.f. impact in the Conservation District). *(P19-49)

D. Consideration and acceptance of a Conditional Use Permit for White Birch Ammo, LLC., (Owner: 74 Industrial Park, LLC, Assessor's Map G, Lot 3-A-1, zoned I-2, located on Industrial Park Drive. (Proposal is for the construction of a driveway and associated grading and drainage impacting 11,667 sq. ft. of wetlands buffer). *(P19-58)

E. Consideration and acceptance of a Site Review for White Birch Ammo, LLC., (Owners: White Birch Ammo, LLC, dba:White Birch Armory, and 74 Industrial Park, LLC), Assessor's Map G, Lot 3A-1, zoned I-2, and located at Industrial Park Road. (Proposal is to construct a 19,500 sq. ft. commercial building with retail, office, warehouse space and an indoor shooting range with a parking lot with 60 parking spaces). *(P19-57)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning.

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, July 23, 2019**
Meeting Time:	**7:00 pm**

Members Present: Hayley Harmon (Vice Chair), Dave Landry, Frank Torr, Tom Clark, Lee Skinner, Ellen Brooks (Alternate), Dave White, and Dennis Ciotti (Councilor)

Members Not Present (excused): Gina Cruikshank (Chair), Jackson Kaspari, Matt Sullivan (Alternate), James Burdin (Alternate)
Members Not Present (un-excused): None
Staff Present: Donna Benton, City Planner

In the absence of the Chair, Vice Chair Harmon called the meeting to order at 7:00 pm and stated D. Landry will sit as Vice Chair for this meeting and E. Brooks will sit for J. Kaspari.

1. CITIZENS' FORUM

Citizens Forum Open. No one spoke. *Citizens Forum Closed.*

2. APPROVAL OF THE PRIOR MINUTES

- June 26, 2019 Regular Meeting Minutes

Motion: D. White made a motion to approve the minutes of June 26, 2019. Seconded by L. Skinner. Vote: U/A.

3. OLD BUSINESS

A. Public hearing and possible vote on an amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include revising terminology, references, footnotes, fees, height of fences, and architectural and streetscape standards including solar. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under City Documents & View Current City Reports. *

D. White voted to remove the item from the table. D. Ciotti seconded. Vote: U/A.

Public hearing opened.

D. Benton provided an update of the changes made to the amendment. If the Board approves of the amendments, two votes would be required. First to amend the amendments and secondly, a vote to adopt and forward to Council for ratification would be required.

Public hearing closed.

Motion: D. White moved to amend the amendments. Seconded by E. Brooks. Vote: U/A.
Motion: D. White moved to adopt the amendments and forward to City Council for ratification. Seconded by E. Brooks. Vote: U/A.

4. NEW BUSINESS

A. Consideration and acceptance of a Minor Lot Line Adjustment for Margaret M. Gabriel Revocable Trust, (Owners: Margaret M. Gabriel Trustee and Jeffrey P. & Karen L. Wills), Assessor's Map L, Lots 98, 98C & 101, zoned R-20, and located at 262 & 262 ½ Dover Point Road. *(P19-47)

D. Benton stated that the applicant wishes to adjust their lot lines. The new lot would be 7.45 acres, 1.93 acres, and 1.86 acres. The Riverfront Residential Overlay District requires a minimum lot size of three times the R-20 requirement, meaning 60,000 s.f. This lot line adjustment would not affect the frontage and therefore would remain legal non-conforming in that manner.

Kevin McEneaney, Civil Works NE/McEneaney Survey represented the applicant, discussed the proposal and presented the application. Three lines will be adjusted. He described how each parcel will be altered.

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

Public hearing opened. No one spoke. *Public Hearing closed.*

STAFF RECOMMENDATION:
Chapter 155-18 of the City Code provides for the adjustment of existing lot lines. The plan meets the criteria laid out. The Planning Department recommends that the Planning Board approve the Minor Lot Line Adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The applicant shall provide the Planning Department with a digital version of the final plat
2. Provide an updated current use plan to the Assessor's satisfaction.
3. The applicant shall revise the plat to:
   a. Add Planning file number P19-47
   b. Add signature and stamp of LLS
   c. Add owners' signatures
   d. Add note to plan referencing access easement described in the deeds for lots 98 and 101.
   e. Add common site plan note 12
   f. Show existing house on lot 100.

Motion: D. Ciotti made a motion that the Planning Board approve the application with staff recommended conditions. Seconded by E. Brooks. Vote U/A

B. Consideration and acceptance of a Minor Lot Line Adjustment for Christopher Jon Prior, (Owners: Christopher Jon Prior and City of Dover), Assessor's Maps K & 22, Lots 5 & 42, zoned R-12 & CWD, and located at 150 Henry Law Ave & Towne Dr. *(P19-48)

D. Benton stated that the applicant is proposing to adjust the lot line between the two subject lots. The City Council approved being a party to the Lot Line Adjustment on June 26. The City Playground equipment will remain in place for now and will be relocated as the Maglaras Park Master Plan is implemented with the waterfront development. The CWD allows for lots without frontage so Maglaras Park does not need direct access to Henry Law Ave. The City will have an easement over the new Prior parcel for access and utilities.

Robert Stowell, Tritech Engineering, represented the applicant, discussed the proposal and presented the application. He clarified the long back piece of the Prior property will go to the adjacent City-owned lot.

Motion: D. White made a motion to accept the application. Seconded by E. Brooks. Vote U/A.

Public hearing opened. No one spoke. *Public Hearing closed.*

STAFF RECOMMENDATION:
Chapter 155-18 of the City Code provides for transfer of land between adjacent land owners. This plan meets the requirements outlined. Planning Department recommends that the Planning Board approve the Minor Lot Line Adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The applicant shall provide the Planning Department with a digital version of the final plat
2. Provide easement language to include playground, access, and utilities to the satisfaction of the Assistant City Manager.
3. The applicant shall revise the plat to:
   a. Add Planning file number P19-48
   b. Include the Licensed Land Surveyor signature and stamp
   c. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds

Motion: L. Skinner made a motion that the Planning Board approve the application with staff recommended conditions. Seconded by D. Ciotti. Vote U/A.

C. Consideration and acceptance of a Minor Lot Line Adjustment for the City of Dover, (Owners: City of Dover and Candia South Branch Holdings, LLC), Assessor's Map H, Lots 58 & 59, zoned I-4, and located at 273 & 325 Mast Road. *(P19-53)

D. Benton stated that the applicant is requesting to adjust the lot lines between two properties. The City Council approved the City being a party to the Lot Line Adjustment on February 27. The City will receive area for groundwater protection and recharge basin for drinking water well, and is doing an even swap with Severino for land elsewhere on the parcel.

Dean Peschel, Peschel Consulting and City of Dover and Kevin McEneaney, McEneaney Survey, representing the property owner, discussed the proposal and presented the application.
Mr. Peschel explained the purpose is for the City to develop an artificial recharge system. The best location is on this other lot being discussed. There will be a swap of land area with the other landowner.

Motion: F. Torr made a motion to accept the application. Seconded by L. Skinner. Vote U/A.

Public hearing opened. No one spoke. *Public Hearing closed.*

L. Skinner wondered if the lot line adjustment will alter the area of land that is being excavated by Severino. Mr. McEneaney does not believe that will be altered though technically it could.

STAFF RECOMMENDATION:
Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations. The Planning Department recommends that the Planning Board approve the lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant shall revise the plat to:
   a. Add Planning file number P19-53

b. Include the Licensed Land Surveyor signature and stamp
c. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds

Motion: D. Ciotti made a motion that the Planning Board approve the lot line adjustment with staff recommended conditions. Seconded by D. White. Vote U/A

D. Consideration and acceptance of a Minor Subdivision for Edward J Jr. & Ahn C Murphy, Assessor's Map N Lot 13C, zoned R-40, and located at Country Club Estates Drive. (1 new lot) *(P19-46)

D. Benton stated that the applicant is requesting to subdivide their lot into two. The Board approved a lot line adjustment in February of 2017. This subdivision essentially reverses that lot line adjustment.

Paul Connolly, CivilWorks NE, representing the property owner, discussed the proposal and presented the application.

D. Ciotti wondered if the Country Club Estates subdivision allows for another house to go in. The answer was yes, it does.

Motion: F. Torr made a motion to accept the application. Seconded by D. Landry. Vote U/A.

Public hearing opened. No one spoke. *Public Hearing closed.*

STAFF RECOMMENDATION:
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivision of existing lots. The plan is consistent with those regulations. The Planning Department recommends that the Planning Board approve the minor subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The applicant shall revise the plat to:
    a. Include the Licensed Land Surveyor signature and stamp
    b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
    c. Add Planning File #P19-46
    d. Add NHDES Subdivision number to note 11
    e. Show electrical utilities and indicate future utilities will be underground
    f. Indicate proposed septic locations
    g. Indicate potential driveway location
    h. Add common subdivision plan notes: 8, 10, 13, 14, 23, and 25

Conditions to Be Met Prior to Occupancy:
2. Issuance of a Certificate of Occupancy.
3. Impact fees for new dwelling unit shall be paid per the invoice included with the Notice of Decision.

Motion: D. White made a motion that the Planning Board approve the minor subdivision with staff recommended conditions. Seconded by L. Skinner. Vote U/A

E. Consideration and acceptance of a Request to use Transfer of Development Rights to purchase 2 additional units for STF Development Corporation, Assessor's Map 24, Lot 2A-1, zoned RM-U, and located at 1-4 Waverly Drive. (Proposal is to purchase 2 additional units and construct a duplex with four additional parking spaces including on the abutting lot). *(P19-54)

D. Benton stated that Waverly Place was created with 8 units. The applicant is requesting to purchase two additional units through the "old style" or non-restricted style of Transfer of Development rights and is proposing adding additional parking to the two lots.

Chris Berry, Berry Surveying and Engineering, representing the property owner, discussed the proposal and presented the application including details about the parking plan.

D. White asked if the houses front Forest St. the answer was yes, they do.
D. Ciotti believed there are four spaces in the back and wondered if the two spaces on the front right are needed. C. Berry said he can look into that.

Motion: F. Torr made a motion to accept the application. Seconded by D. White. Vote U/A.

Public hearing opened.

Jodi Clary, renter, 1 Waverly Dr commented that there are three spaces in the center area. She is concerned about the parking spacing especially during the winter. The area where parking is proposed is currently grass where many children play. It is also where the snow is pushed. If this area turns to parking, the play area will be lost and where will the snow go?

Public Hearing closed.

C. Berry commented that some of the parking space locations can be modified if needed to aid snow removal.

STAFF RECOMMENDATION - TDR:
Chapter 170-27.2 of the Zoning Ordinance of the City Code provides for transfer of development rights via two processes, this uses the original process, not the affordable single-family process. Planning Department recommends that the Planning Board approve the sale of 2 units with the following conditions:

Conditions to be Met Prior to Granting the TDR:

1. Payment of the TDR fee ($26,804)
2. Have the LLS and PE sign and stamp the plan
3. Revise note 24 to add date of approval
4. Add a note on plan that should one of the two lots sell, that an easement for parking and access shall be recorded at the Strafford County Registry of Deeds.
5. Add Planning file number P19-54 to the plan set.
6. Correct notes 22 & 23 on sheet 3
7. Add note regarding snow removal to the satisfaction of the Assistant City Manager

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

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

Conditions to be Met Prior to Occupancy:

9. Issuance of a Certificate of Occupancy.
10. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

E. Brooks wondered if any upgrade to the current drainage is proposed. It is not.
D. Ciotti wondered if there is a dumpster proposed. There is not.

Motion: L. Skinner made a motion that the Planning Board determine the proposal is consistent with the neighborhood and approve the TDR with staff recommended condition. Seconded by D. White Vote: U/A.

F. Consideration and acceptance of a Minor Subdivision for Queen City Holdings LLC, (Owners: Hot Corner Productions, LLC), Assessor's Map G, Lot 29, zoned I-2, and located at Littleworth Road. (2 new lots). *(P19-22)

D. Benton stated that the applicant is looking to subdivide their property into three lots. The land was rezoned 2 years ago and has since had some interest in developing it.

Nick Golon, TF Moran representing the property owner, discussed the proposal and presented the application. Two new lots with one remainder lot is proposed. Three waivers are requested.

Motion: F. Torr made a motion to accept the application. Seconded by L. Skinner. Vote U/A.

Public hearing opened. No one spoke. *Public Hearing closed.*

STAFF RECOMMENDATION-Waiver:
The Planning Department recommends that the Planning Board grant the waiver requests per the reasons provided by the applicant with the following condition:

Condition to be Met Prior to Signing of the Plans:

1. Add a note to the plat that the Board granted a waiver to Chapter 155-28. G, H, & L (providing existing conditions, soil information, and test pits) and that the Board found the criteria of Chapter 155-51.A have been met.

Motion: E. Brooks made a motion to grant the waivers per the reasoning provided by the applicant and found that 155-51.A have been met. Seconded by D. Ciotti. Vote: U/A

STAFF RECOMMENDATION-Minor Subdivision:
The Planning Department recommends that the Planning Board vote to approve the Minor Subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall revise the plat to:
    a. Include the Licensed Land Surveyor signature and stamp
    b. Add notes that lot numbers are assigned by the City Assessor
    c. Add note about easement indicating that it is to be for access and utility, that it be relocatable when a site plan comes in

d. Revise access to lot 2 via an easement over lots 1 & 3
e. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
f. Revise setbacks along G/29A and G/29C to indicate 50' front setback
g. Revise waiver note to be identified by topic and not citation
h. Correct resource list
i. Replace Planning Board approval area with a 2" square space
j. Add Planning File #P19-22
k. Add note to plan that any development on lot 3 may need further survey, wetland delineation and soil surveys completed
l. Add proposed utility location including wells and septic areas
m. Add or edit common minor subdivision notes: 8, 10, 13, 14, 15, 24, 25, 33, and 34

2. Provide access and utility easement language to the satisfaction of the Assistant City Manager
3. Provide proof of NHDOT driveway approval to the Assistant City Manager.

Discussion occurred regarding access to the lots. N. Golon confirmed that though future home owners may desire three driveways, there is not enough frontage to support them. DOT will be involved in granting access. This request is for subdivision only at this point. Board members desired a requirement for lot 1 to be accessed through a shared driveway and prefer that note be added now in case that lot is sold off before they have the chance to discuss the matter again.
D. Benton clarified that a condition of approval is suggested that an access easement be granted to allow lots 1 and 3 to have access off of lot 2 which would give them rights rather than prohibiting the other access points. The only option that would not need to come back before the Planning Board is a single-family house and that is not permitted in that district.

Motion: F. Torr made a motion that the Planning Board approve the minor subdivision with staff recommended conditions. Seconded by L. Skinner. Vote U/A

G. Consideration and acceptance of an Amendment of a previously approved Site Plan 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)

D. Benton stated that the applicant is back before the Planning Board to amend a previous site plan to add 14 residential units. As the Board will recall, the applicant came in in 2017 with a plan to renovate the old Foster's building, amended the façade and site in October of 2018 which required a compliance hearing which was held in December 2018, and now is back before the Board asking for the additional 14 units. This amendment went before the Technical Review Committee on June 20, 2019. They are adding the units, by adding 2 floors above the old press room, so the full building on Henry Law Ave will be four stories.

Mike Sievert, MJS Engineering, and Shannon Alther, TMS Architects, representing the property owner, discussed the proposal and presented the application. The amendment is to add two stories for a total of three residential stories over the ground floor. There are some minor utility changes and lighting changes. 14 additional units are requested. Exterior renderings were shown, and exterior materials were highlighted.

F. Torr wondered if the lighting meets regulation. It does. He also wanted to confirm there is no Sunday construction hours. The board discussed and clarified the intersection traffic lanes. F. Torr wondered why the

site would be left natural rather than landscaped. M. Sievert clarified the portion that will be left natural. F. Torr's concern is that bittersweet will tend to take over if not landscaped.
F. Torr stated the white material detracts from the look of the building.

D. Landry mentioned that originally there was discussion about the weight of the structure and how the brick material would be too heavy for the existing soil.
Much discussion occurred about the white portions of the structure. The original plans were reviewed, and it was confirmed that at this point, the structure could be all brick and the weight would not be an issue.
D. Ciotti recommended that the white portion of the structure be offered to the Arts Commission as an area to be used for artwork.

H. Harmon wanted to highlight a particular section of the building by having it all be clapboard. Discussion occurred about the building materials for that section.

The board discussed their options: peer review, compliance hearing for architecture or adding a comment to the conditions.

Motion: F. Torr made a motion to accept the application. Seconded by D. Ciotti. Vote U/A.

Public hearing opened. No one spoke. *Public Hearing closed.*

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board approve the amendment to the site plan with the following conditions:

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

1. All conditions of approval from the December 11, 2018 meeting be met.
2. Amount of revised cost-share for off-site improvement shall be agreed to with the Assistant City Manager and City Engineer.
3. Provide a revised developer's agreement for the site to replace the previous one including plan revision information, materials for buildings, and value of the Henry Law Ave contribution to the satisfaction of the Assistant City Manager.
4. The applicant shall provide:
    a. A digital version of plan set
    b. A narrative outlining solar ready components and future solar
    c. Letters from utilities regarding ability to provide service to the amended development
5. Traffic Analysis to be signed and stamped by a PE.
6. The applicant must revise final plan set to:
    a. Add the owner's signatures to the final plat
    b. Add LLS, PE, Architect, and LLA signatures and stamps to final plan
    c. Replace planning file number with P18-04C
    d. Add common note 35
    e. Revise lighting plan that meets the regulations and indicates overall uniformity ratio
    f. Indicate 3.5" minimum caliper on landscape sheet
    g. Revise construction hours to indicate no Sunday hours
    h. Revise architectural renderings to the satisfaction of the Planning Department with consultation from the Dover Arts Commission.
    i. Add a five year lease for suitable parking for 24/7 parking.

Conditions to Be Met Prior to any Construction Activity:

7. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

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

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

Conditions to Be Met Prior to Occupancy:

9. Issuance of a certificate of occupancy.
10. Impact fees shall be paid per the invoice included with the Notice of Decision. (14 units x $4,601=$64,414)
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
12. Funding for cost share of off-site improvements shall be paid to the City.

Motion: L. Skinner made a motion that the Planning Board approve the amendment to the site plan with staff recommended conditions. Seconded by E. Brooks. Vote U/A

The Vice Chair announced that Items H-J would be heard together

H. Consideration and acceptance of a Minor Lot Line Adjustment for Darlene Colwell – Ellis Trustee (Owners: Darlene Colwell-Ellis Trustee and City of Dover and Irene R Carrier Trustee), Assessor's Map 6, Lots 54D & 54C, zoned CBD-G, located at 10 Fourth Street. *(P19-08)

I. Consideration and acceptance of a Conditional Use Permit for Darlene Colwell – Ellis Trustee (Owners: Darlene Colwell-Ellis Trustee and City of Dover) Assessor's Map 6, Lots 54D, 54C, & 54E, zoned CBD-G, located at 10 Fourth Street. (Proposal is for a 6.5' rear setback instead of the 10' required) *(P19-06)

J. Consideration and acceptance of a Site Review for for Darlene Colwell – Ellis Trustee (Owners: Darlene Colwell-Ellis Trustee and City of Dover), Assessor's Map 6, Lots 54D & 54C, zoned CBD-G, located at 10 Fourth Street. (Proposal is to demolish the existing building and construct a 4,300 sq. ft. new mixed use building with commercial offices on the first floor and residential units above). *(P19-03)

D. Benton stated that the applicant is looking to raze the existing Doug's Hougies Building at 10 Fourth Street and build a new 5 story building with 20 residential units and commercial on first floor. Part of the redevelopment would include improvements to the city owned parking lot, right of way, and co-locating one dumpster area with the abutters. As such lot line adjustments and a conditional use permit to waive the rear setback are also being reviewed tonight. The City Council approved the City being a party to the lot line adjustment on June 26th. The Parking Commission endorsed the parking spaces at the Transportation Center lot at its May 21st meeting. The City Council approved the long-term permits of 30 spaces on June 26th . Staff supports the improvements to the right-of-way, closing the existing access from Chestnut St. and moving it to Fourth Street and making a portion of Fourth Street two-way traffic.

FX Bruton, Bruton and Berube PLLC, and Christopher Berry, Berry Surveying and Engineering, representing the property owner, discussed the proposal and presented the application. C. Berry clarified several points for the board members.

Motion: F. Torr made a motion to accept the applications. Seconded by D. White. Vote U/A.

Public hearing opened.

H. Harmon mentioned an email received by Wendy McManus. D. Benton paraphrased that she is concerned about the 5-story structure and the identity of Dover.

Charles Panasis and Brian O'Brien of 21 Fourth Street, LLC- abutters expressed concerns about their access and congestion in their parking area with people cutting through. Their tenants have issues with losing business due to parking space access. They also expressed keeping the area near the dumpster open and light. There is homeless activity in the area, and they have found needles on their premises.

Public Hearing closed.

D. Benton clarified where the two-way portion of the road will be. There is a screening requirement for a solid fence around the dumpster, but they should let the City know if there are issues.

C. Berry clarified a couple points for the board members.

STAFF RECOMMENDATION-LLA:
The Planning Department recommends the Planning Board approve the lot line adjustments with the following conditions:

Condition to Be Met Prior to the Signing of the Plans:

1. Site Plan (P19-03) shall be approved.
2. Conditional Use Permit (P19-06) shall be approved.
3. The applicant shall provide the Planning Department with a digital version of the final plat.
4. The applicant shall revise the plat to:
    a. Add Planning file number P19-08
    b. Add signature and stamp of LLS
    c. Add owners' signatures
    d. Add common lot line adjustment note 13

Motion: D. White made a motion that the Planning Board approve the lot line adjustments with staff recommended conditions. Seconded by F. Torr. Vote U/A

STAFF RECOMMENDATION-CUP:
The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

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

1. Site Plan (P19-03) is approved.
2. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

Motion: F. Torr made a motion that the Planning Board approve the conditional use permit with staff recommended conditions. Seconded by D. White. Vote U/A

STAFF RECOMMENDATION: Waiver

The Planning Department recommends the Planning Board grant the waiver with the following condition to be met prior to signing of the plans:

1. Update the waiver notes on sheet 7 with date of approval

Motion: D. White made a motion that the Planning Board grant the waiver with staff recommended conditions. Seconded by F. Torr. Vote U/A

STAFF RECOMMENDATION: Site Plan:
The Planning Department recommends the Planning Board vote to approve the Site Plan with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The lot line adjustments (P19-08) shall be approved by the Planning Board.
2. The CUP (P19-09) shall be approved by the Planning Board.
3. The applicant shall provide:
    a. a digital version of plan set
    b. A signed copy of the parking memorandum of understanding
    c. A signed license agreement to the satisfaction of the Assistant City Manager about the generator and dumpster on the City owned lot
4. The applicant must revise final plan set to:
    a. Add the owner's signatures to the final plat
    b. Add LLS, PE, Architect, and LLA signatures and stamps to final plan
    c. Replace note on landscaping plan to indicate that the existing red maple is to remain near easterly border and should it die, that the landscaping on the landscaping plan shall be installed.
    d. Confirm location and disguise of restaurant vent to the satisfaction of the Assistant City Manager and Building Official and add to renderings.
    e. Work with owner of lot 54E to locate and have the applicant install a walkway from 54E's parking lot to the City parking lot along the southerly side of the building on 54E.
    f. Add common note 29 (PTAPP)
    g. Work with Dover Delite to revise landscaping in front of Dover Delite to the satisfaction of the Assistant City Manager.
    h. Add note that dumpster area will be shared with lots 54B and 54E
    i. Add note that at least a 3' wide access aisle will be maintained
    j. Add landscaping around dumpster and generator to screen
    k. Review need of utility and drainage easement and remove if not needed

Conditions to Be Met Prior to any Construction Activity:

5. Provide recording document numbers to the Planning Department for:
    a. The lot line adjustments in P19-08
    b. Easements documents
6. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

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

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

Conditions to Be Met Prior to Occupancy:

8. Issuance of a certificate of occupancy.

9. Impact fees (20 units for this approval x 2247= $44,940 – PD and Fire Credits=$30,420) shall be paid per the invoice included with the Notice of Decision.
10. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
11. Walkway from parking lot on 54E to City owned parking lot is installed per the plan.

Motion: F. Torr made a motion that the Planning Board approve the Site Plan with staff recommended conditions. Seconded by L. Skinner. Vote U/A

5. STAFF COMMENTS

- No new TRC items since June 23rd meeting
- Working with preferred candidate for the Recreational Master Plan Chapter. Looking to appoint the Steering Committee at the August Planning Board meeting
- Private road meeting set up for August 5th at 6pm in the McConnell Center Chambers
- Development listening session is August 10th at 10am at the Strand
- Hoping to report out the Rezoning efforts on August 27th Planning Board meeting
- Legal memo is your packet is just for future reference, we did receive the desired letter

6. MEMBER COMMENTS

F. Torr noted the First St construction also has construction around it.

L. Skinner commented that procedures have changed- after public hearing is opened and public has spoken, the board should have a chance to have discussion before the public hearing closes prior to staff recommendations.

7. ADJOURNMENT

Motion: F. Torr made a motion to adjourn at 9:30pm. Seconded by T. Clark. Vote U/A

CITY OF DOVER

PLANNING BOARD – ABUTTER NOTICE

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH
Meeting Date: **Tuesday, August 27, 2019**
Meeting Time: **7:00 pm**

Dear Property Owner: You are an abutter to the project listed in bold on the agenda. We invite you to review and comment on the proposal at the hearing, by letter, or by email (Dover-Planning@dover.nh.gov).

INTENT: Proposed is to adjust the lot lines between two lots which were recently re-created through a lot restoration. The lot line adjustment would transfer 0.07 acres from lot 35 to lot 35-1 thus making it more conforming than it exists today. Lot 35 would continue to have the minimum required lot size.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

FILE: P19-63

LOCATION: 51 Glenwood Ave (Map D, Lots 35 & 35-1)

AREA:	**EXISTING:**	**PROPOSED:**
35:	14,992 s.f.	12,050 s.f.
35-1:	4,685 s.f.	7,627 s.f.

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential, Dover Rehabilitation and Living Center

ZBA ACTION: None

ATTACHMENTS: Lot Line Adjustment Plan

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

The agenda is as follows:

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - JULY 23, 2019 REGULAR MEETING MINUTES
3. **OLD BUSINESS**
4. **NEW BUSINESS**
   - A. **Consideration and acceptance of a Minor Lot Line Adjustment for Dorothy E. Perron, Assessor's Map D, Lots 35 & 35-1, zoned R-12, and located at 51 Glenwood Avenue. *(P19-63)**
   - B. Consideration and acceptance of a Minor Lot Line Adjustment for Randy Donckers, (Owners: Steven Marion & Nick Small), Assessor's Map E, Lots 61 & 60, zoned R-20, and located at 135 & 137 Tolend Road. *(P19-60)
   - C. Consideration and acceptance of a Conditional Use Permit for Alex Ross, (Owners: David P Fonseca III & Martha Werler), Assessor's Map L, Lot 91, zoned R-20, and located at 17 Riverside Drive. (Proposal is remove an existing barn and construct a new house with retaining walls within the Conservation District. 445 s.f. impact in the Conservation District). *(P19-49)
   - D. Consideration and acceptance of a Conditional Use Permit for White Birch Ammo, LLC., (Owner: 74 Industrial Park, LLC, Assessor's Map G, Lot 3-A-1, zoned I-2, located on Industrial Park Drive. (Proposal is for the construction of a driveway and associated grading and drainage impacting 11,667 sq. ft. of wetlands buffer). *(P19-58)
   - E. Consideration and acceptance of a Site Review for White Birch Ammo, LLC., (Owners: White Birch Ammo, LLC, dba:White Birch Armory, and 74 Industrial Park, LLC), Assessor's Map G, Lot 3A-1, zoned I-2, and located at Industrial Park Road. (Proposal is to construct a 19,500 sq. ft. commercial building with retail, office, warehouse space and an indoor shooting range with a parking lot with 60 parking spaces). *(P19-57)
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed.

MORE INFORMATION AVAILABLE TO YOU:
Since this is only a partial description of the proposal and it may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm. You may view the rest of the agenda and materials at www.dover.nh.gov or contact the Planning and Community Development Department at City Hall or 603-516-6008. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/Dover NHPlanning.

To learn more about the Planning Board jurisdiction, please review Chapters 149 (Site Review), 155 (Subdivisions) or 170 (Zoning) online at http://www.dover.nh.gov/government/city-charter-code/

PLAN REFERENCES:

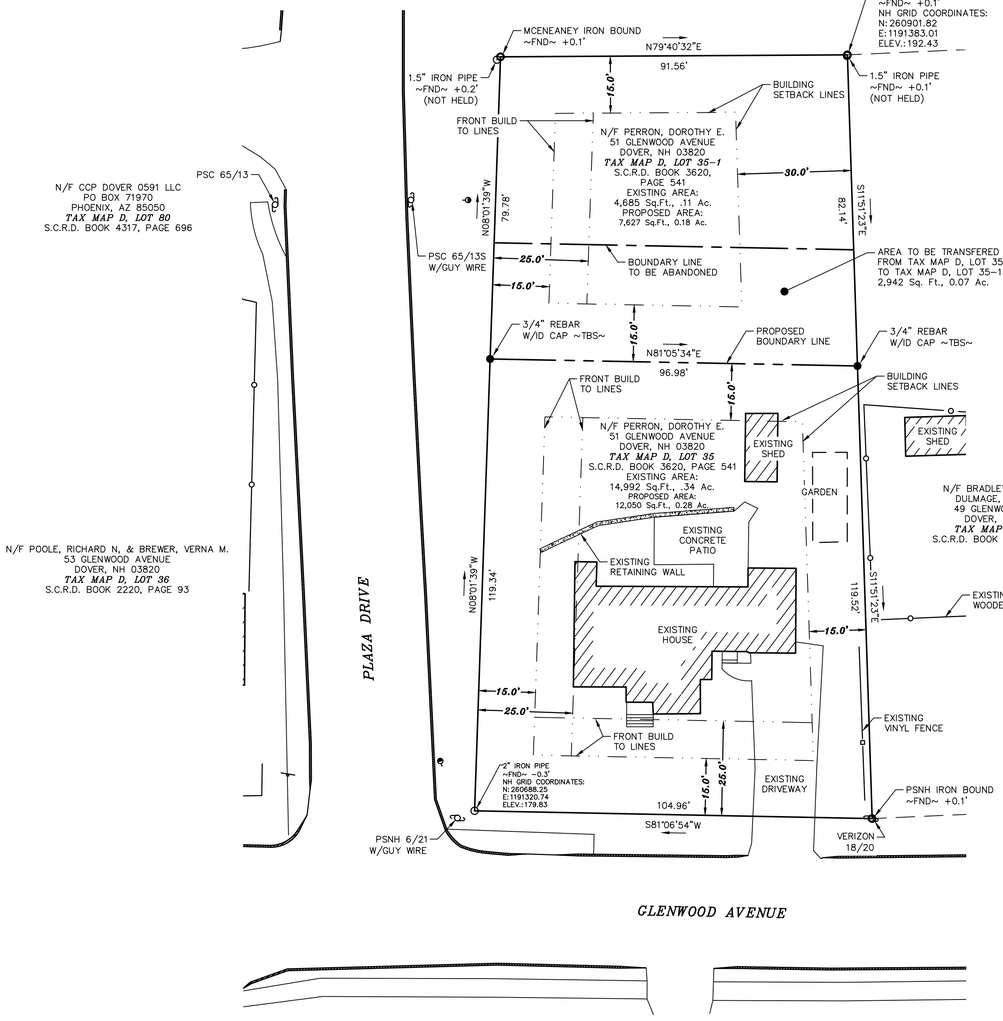
1.) "PLAN OF LAND OWNED BY HARRY PAGE, GLENWOOD AVENUE, DOVER, N.H."
BY: H.G. HERSEY, C.E.
DATED: JULY, 1943
S.C.R.D. PLAN #3, POCKET #8, FOLDER #2

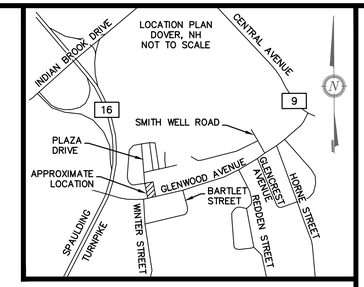
2.) "FINAL PLAN, TAMPOSI–NASH–LEHOULLIER, SECTION 2, GARRISON PLAZA, DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS & ASSOCIATES
DATED: APRIL, 1968
S.C.R.D.: PLAN #7A, POCKET #12, FOLDER #1

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BY: G.L. DAVIS & ASSOCIATES
DATED: APRIL, 1968
S.C.R.D.: PLAN #7B, POCKET #12, FOLDER #1

4.) "ALTA / ACSM LAND TITLE SURVEY FOR FAIRFIELD GARDENS LIMITED PARTNERSHIP, PLAZA DRIVE/NORTHWAY CIRCLE, COUNTY OF STRAFORD, DOVER, NH."
BY: RICHARD P. MILLETTE AND ASSOCIATES
DATED: FEBRUARY 4, 1997
S.C.R.D.: PLAN #49–54

5.) "ALTA / ACSM LAND TITLE SURVEY, TAX MAP D LOTS 79–1 & 81, PROPERTY OF PLAZA DRIVE INVESTMENT PROPERTIES, LLC, PLAZA DRIVE / NORTHWAY CIRCLE, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD"
BY: MSC CIVIL ENGINEERS & LAND SURVEYORS, INC.
DATED: AUGUST 15, 2014
S.C.R.D.: PLAN #108–23





NOTES:

1.) OWNER: DOROTHY E. PERRON
51 GLENWOOD AVENUE
DOVER, NH 03820

A.) TAX MAP D, LOT 35

B.) EXISTING LOT AREA: 14,992 Sq.Ft., 0.34 Ac.
PROPOSED LOT AREA: 12,050 Sq.Ft., 0.28 Ac.

C.) S.C.R.D. BOOK 3620, PAGE 541

2.) OWNER: DOROTHY E. PERRON
51 GLENWOOD AVENUE
DOVER, NH 03820

A.) TAX MAP D, LOT 35–1

B.) EXISTING LOT AREA: 4,685 Sq.Ft., 0.11 Ac.
PROPOSED LOT AREA: 7,627 Sq.Ft., 0.18 Ac.

C.) S.C.R.D. BOOK 3620, PAGE 541

3.) MEDIUM DENSITY RESIDENTIAL (R–12)
SETBACKS:
FRONTAGE: 100 FEET, MINIMUM
MIN. LOT AREA: 12,000 SQ. FT.
FRONT SETBACK: 15–25 FEET (BUILD TO)
SIDE SETBACK: 15 FEET
REAR SETBACK: 30 FEET
WETLAND SETBACK: 50 FEET

4.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.

5.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

6.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2019, WITH AN ERROR OF CLOSURE OF GREATER THAN 1 PART IN 74,311.2.

7.) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP D, LOT 35 & TAX MAP D, LOT 35–1.

8.) BOTH LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER.

9.) NO VARIANCES OR SPECIAL EXCEPTIONS HAVE BEEN GRANTED TO THIS PROPERTY AS PART OF THIS PROJECT.

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND/REBAR (FND)
- RAILROAD SPIKE/SPIKE (FND)
- UTILITY POLE
- GUY WIRE
- BOUNDARY LINE TO BE ABANDONED
- PROPOSED BOUNDARY LINE
- APPROXIMATE ABUTTING PROPERTY LINE

FND FOUND
TBS TO BE SET
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H.– 1:10,000 –

KENNETH A. BERRY LLS 805 DATE 8-6-19

REVISION	DATE	DESCRIPTION

LOT LINE REVISION PLAN
LAND OF DOROTHY PERRON
FOR
DIVERSIFIED BUILDERS
51 GLENWOOD AVENUE
DOVER, N.H.
TAX MAP D, LOT 35 & TAX MAP D LOT 35–1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 12, 2019
FILE NO. : DB 2019 – 057

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
NO. 805
KENNETH A. BERRY
SIGNATURE

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT INFORMATION

Name of Applicant: Dorothy E. Perron Telephone # 603-742-3459

Address of Applicant: 51 Glenwood Ave, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Perron Telephone #

Address of 1st Property Owner:

Address of Property: SAME

Assessor's Map # D Lot(s) # 35

Property Deed: Book 3620 Page: 541

Zoning District(s) r12 Overlay District(s) None

Size of Existing Parcel (sq. ft.): 14,992 Size of Proposed Parcel (sq. ft.): 12,050

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Telephone #

Address of 2nd Property Owner: SAME

Address of Property:

Assessor's Map # D Lot(s) # 35-1

Property Deed: Book 3620 Page: 541

Zoning District(s) R12 Overlay District(s) None

Size of Existing Parcel (sq. ft.): 4,685 Size of Proposed Parcel (sq. ft.): 7,627

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (*if different from applicant*): Telephone #

Address of 3rd Property Owner:

Address of Property:

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

Zoning District(s) _____ Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth A. Berry LLS 805
Berry Surveying & Engineering

Address 335 Second Crown Point Road Telephone #: 603-332-2863
Barrington, Nh 03825

Professional License #: _____ E-mail address: crberry@Metrocast.net

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone #_____

Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: _____ Date: _____

Signature of Second Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

Zoning District(s) _____ Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone #_____

Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: Dorothy Porron Date: 6-19-'19

Signature of Second Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Dorothy Porron Date: _____

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

☐ SUBDIVISION $150.00 x # _____ new lots created=	$_____
☐ LOT LINE ADJUSTMENT $100.00 X # of lots involved=	$ 200.00
☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00=	$_____
☐ SITE REVIEW – RESIDENTIAL $100.00 x # ____ per dwelling unit=	$_____
☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)	
○ New construction $.15 sq. ft. x # _____ sq. ft.=	$_____
○ Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.=	$_____
☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit=	$_____
☐ CHANGE OF USE (not to exceed $5,000)	
○ Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. =	$_____
☐ CONDITIONAL USE PERMIT $150.00 x # _____ per application=	$_____
☐ GRAVEL PIT/ EXCAVATIONS	
○ Application fee $50.00=	$_____
○ Permit fee $75.00=	$_____
☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN $50.00 x # ____ per hour of review (3 hour minimum)=	$_____
☐ REQUEST FOR REZONING Application fee $150.00=	$_____
☐ DRIVEWAY WAIVER Application fee $100.00=	$_____
SUB TOTAL=	**$_____**

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed $10,000) $.07 sq. ft. x # _____= $_____

TOTAL PLAN REVIEW FEE= $_____

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist	
○ Certified letters fee # _____ of x $8.00=	$_____
☐ Certified letters fee: # of abutters _____ X $8.00=	$_____
☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00=	$_____
☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00=	$_____
SUB TOTAL=	**$_____**
C. Foster's newspaper public notice fee	**$ 80.00**
TOTAL NOTICE FEE=	**$_____**

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.

$280.00 PROVIDED 8-6-19

City of Dover, New Hampshire
LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. Abutter/Notice Fees will be invoiced and are due 28 hours prior to Planning Board.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: PERRON File Number: _____

PROPERTY LOCATION: 51 COLEWOOD AVE Tax Map: D Lot: 35 and Lot: 35-1

	Where/How Provided	Reviewed
1. Completed and signed Application form		
2. Plan Review Fees are provided	CHECK $280 8-6-19	
3. Electronic copy of the surveyed plat layout	CD	
4. Electronic copy of supplementary materials and application	CD	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Planning File #	—	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners	X	
Signature & stamp of NH licensed land surveyor	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	N/A	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location, material and size of existing and proposed permanent monuments	X	
All applicable Dover Common ~~Subdivision~~ notes	X	

N/A

REVIEWED BY: _____ DATE_____

P19-63 **51 Glenwood Avenue**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
36019-000000	52 GLENWOOD AV	GOULD TIMOTHY W &	GOULD PENNY	22 BERWICK RD	BERWICK	ME	03901-
36020-000000	54 GLENWOOD AV	REYNOLDS PENELOPE H &	REYNOLDS J STEPHEN	54 GLENWOOD AV	DOVER	NH	03820
36020-A00000	56 GLENWOOD AV	LIPINSKI MICHELLE D		56 GLENWOOD AVE	DOVER	NH	03820
36021-000000	2 WHITTIER ST	FARRELL THOMAS IV &	FARRELL LAUREEN	2 WHITTIER ST	DOVER	NH	03820-2633
36021-A00000	58 GLENWOOD AV	NGUYEN TUAN A &	NGUYEN AMBER N	4671 OKLAHOMA AVE	HONOLULU	HI	96818-5061
D0032-000000	45 GLENWOOD AV	WILLETT ROBERT &	MOREAU LAURA	45 GLENWOOD AV	DOVER	NH	03820
D0033-000000	47 GLENWOOD AV	CUMMINGS CHARLES H JR &	CUMMINGS LIZBETH K	39 NANTUCKET PLACE	GREENLAND	NH	03840
D0034-000000	49 GLENWOOD AV	BRADLEY MATTHEW &	DULMAGE JANE KYRA	49 GLENWOOD AV	DOVER	NH	03820
D0036-000000	53 GLENWOOD AV	POOLE RICHARD N	BREWER VERNA M	53 GLENWOOD AVE	DOVER	NH	03820
D0037-000000	55 GLENWOOD AV	BLIER NICHADA		55 GLENWOOD AV	DOVER	NH	03820
D0079-001000	306 PLAZA DR	PRINCETON DOVER LLC		1115 WESTFORD ST	LOWELL	MA	01851
D0080-000000	307 PLAZA DR	CCP DOVER 0591 LLC	C/O SABRA HEALTH CARE REIT	18500 VON KARMAN AVE STE 550	IRVINE	CA	92612
D0081-000000	306 PLAZA DR	PRINCETON DOVER LLC		1115 WESTFORD ST	LOWELL	MA	01851
D0081-A00001	310 312 PLAZA DR	CARRIER ERNEST J TRUSTEE	CARRIER ERNEST J REVOCABLE TRUST	50 F W HARTFORD DR	PORTSMOUTH	NH	03801
D0081-A00002	15 17 NORTHWAY CR	PRINCETON DOVER TWO LLC		1115 WESFORD STREET	LOWELL	MA	01851
D0081-A00003	19 21 NORTHWAY CR	PRINCETON DOVER TWO LLC		1115 WESTFORD STREET	LOWELL	MA	01851
E0001-000000	3 WHITTIER ST	GREENE GERTRUDE &	MELLO BARBARA	3 WHITTIER ST	DOVER	NH	03820
E0001-A00000	62 GLENWOOD AV	LESSARD PAMELA TRUSTEE	LESSARD PAMELA REVOCABLE TRUST OF 2015	62 GLENWOOD AVE	DOVER	NH	03820
D0035-000000	51 GLENWOOD AV	PERRON DOROTHY E		51 GLENWOOD AV	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERIN(	KENNETH A BERRY LLS	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825

PLAN REFERENCES:

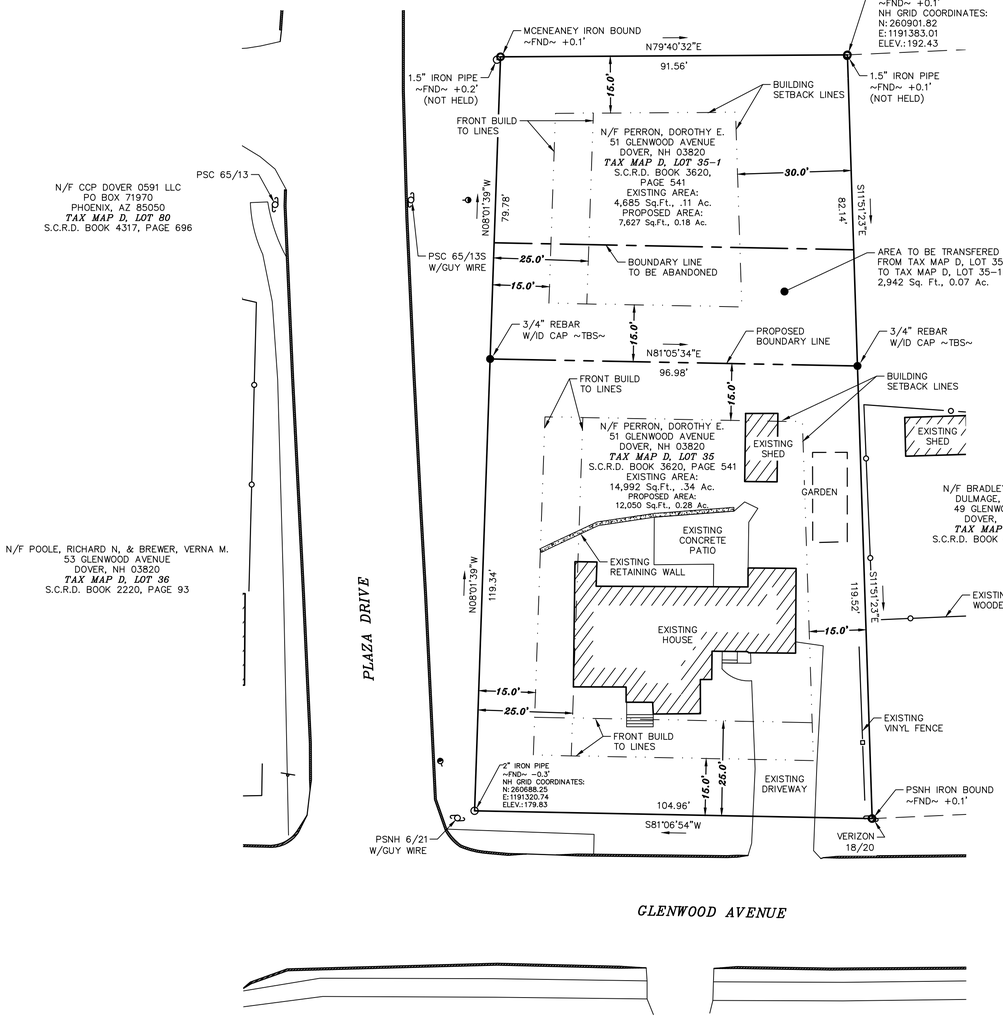
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BY: H.G. HERSEY, C.E.
DATED: JULY, 1943
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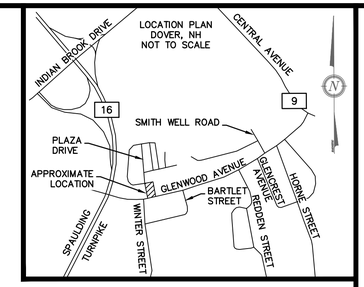
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BY: RICHARD P. MILLETTE AND ASSOCIATES
DATED: FEBRUARY 4, 1997
S.C.R.D.: PLAN #49–54

5.) "ALTA / ACSM LAND TITLE SURVEY, TAX MAP D LOTS 79–1 & 81, PROPERTY OF PLAZA DRIVE INVESTMENT PROPERTIES, LLC, PLAZA DRIVE / NORTHWAY CIRCLE, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD"
BY: MSC CIVIL ENGINEERS & LAND SURVEYORS, INC.
DATED: AUGUST 15, 2014
S.C.R.D.: PLAN #108–23





NOTES:

1.) OWNER: DOROTHY E. PERRON
51 GLENWOOD AVENUE
DOVER, NH 03820

A.) TAX MAP D, LOT 35

B.) EXISTING LOT AREA: 14,992 Sq.Ft., 0.34 Ac.
PROPOSED LOT AREA: 12,050 Sq.Ft., 0.28 Ac.

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3.) MEDIUM DENSITY RESIDENTIAL (R–12)
SETBACKS:
FRONTAGE: 100 FEET, MINIMUM
MIN. LOT AREA: 12,000 SQ. FT.
FRONT SETBACK: 15–25 FEET (BUILD TO)
SIDE SETBACK: 15 FEET
REAR SETBACK: 30 FEET
WETLAND SETBACK: 50 FEET

4.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.

5.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

6.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2019, WITH AN ERROR OF CLOSURE OF GREATER THAN 1 PART IN 74,311.2.

7.) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP D, LOT 35 & TAX MAP D, LOT 35–1.

8.) BOTH LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER.

9.) NO VARIANCES OR SPECIAL EXCEPTIONS HAVE BEEN GRANTED TO THIS PROPERTY AS PART OF THIS PROJECT.

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND/REBAR (FND)
- RAILROAD SPIKE/SPIKE (FND)
- UTILITY POLE
- GUY WIRE
- BOUNDARY LINE TO BE ABANDONED
- PROPOSED BOUNDARY LINE
- APPROXIMATE ABUTTING PROPERTY LINE

FND FOUND
TBS TO BE SET
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H.– 1:10,000 –

KENNETH A. BERRY LLS 805 DATE 8-6-19

REVISION	DATE	DESCRIPTION

LOT LINE REVISION PLAN
LAND OF DOROTHY PERRON
FOR
DIVERSIFIED BUILDERS
51 GLENWOOD AVENUE
DOVER, N.H.
TAX MAP D, LOT 35 & TAX MAP D LOT 35–1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 12, 2019
FILE NO. : DB 2019 – 057

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
NO. 805
KENNETH A. BERRY
SIGNATURE

CITY OF DOVER

PLANNING BOARD – ABUTTER NOTICE

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH
Meeting Date: **Tuesday, August 27, 2019**
Meeting Time: **7:00 pm**

Dear Property Owner: You are an abutter to the project listed in bold on the agenda. We invite you to review and comment on the proposal at the hearing, by letter, or by email (Dover-Planning@dover.nh.gov).

INTENT: Proposed is to adjust the lot lines between two lots. Parcel "A" is moving 0.030 acres from lot 60 to lot 61. Parcel "B" is moving 0.161 acres from parcel 61 to parcel 60. The nonconforming frontage is not changing.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

FILE: P19-60

LOCATION: 135 & 137 Tolend Rd. (Map E, Lots 61 & 60)

AREA:	**EXISTING:**	**PROPOSED:**
60:	37,915 s.f.	43,632 s.f.
61:	25,748 s.f.	20,031 s.f.

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Lot Line Adjustment Plan

PERMITS REQUIRED: NHDES Subdivision of Land (granted)

WAIVERS REQUESTED: N/A

The agenda is as follows:

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - JULY 23, 2019 REGULAR MEETING MINUTES
3. **OLD BUSINESS**
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Minor Lot Line Adjustment for Dorothy E. Perron, Assessor's Map D, Lots 35 & 35-1, zoned R-12, and located at 51 Glenwood Avenue. *(P19-63)
   B. **Consideration and acceptance of a Minor Lot Line Adjustment for Randy Donckers, (Owners: Steven Marion & Nick Small), Assessor's Map E, Lots 61 & 60, zoned R-20, and located at 135 & 137 Tolend Road. *(P19-60)**
   C. Consideration and acceptance of a Conditional Use Permit for Alex Ross, (Owners: David P Fonseca III & Martha Werler), Assessor's Map L, Lot 91, zoned R-20, and located at 17 Riverside Drive. (Proposal is remove an existing barn and construct a new house with retaining walls within the Conservation District. 445 s.f. impact in the Conservation District). *(P19-49)
   D. Consideration and acceptance of a Conditional Use Permit for White Birch Ammo, LLC., (Owner: 74 Industrial Park, LLC, Assessor's Map G, Lot 3-A-1, zoned I-2, located on Industrial Park Drive. (Proposal is for the construction of a driveway and associated grading and drainage impacting 11,667 sq. ft. of wetlands buffer). *(P19-58)
   E. Consideration and acceptance of a Site Review for White Birch Ammo, LLC., (Owners: White Birch Ammo, LLC, dba:White Birch Armory, and 74 Industrial Park, LLC), Assessor's Map G, Lot 3A-1, zoned I-2, and located at Industrial Park Road. (Proposal is to construct a 19,500 sq. ft. commercial building with retail, office, warehouse space and an indoor shooting range with a parking lot with 60 parking spaces). *(P19-57)
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed.

MORE INFORMATION AVAILABLE TO YOU:
Since this is only a partial description of the proposal and it may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm. You may view the rest of the agenda and materials at www.dover.nh.gov or contact the Planning and Community Development Department at City Hall or 603-516-6008. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/Dover NHPlanning.

To learn more about the Planning Board jurisdiction, please review Chapters 149 (Site Review), 155 (Subdivisions) or 170 (Zoning) online at http://www.dover.nh.gov/government/city-charter-code/

NOTES:
1. THE CURRENT OWNER OF RECORD OF TAX MAP E LOT 61 IS NICHOLAS SMALL OF 32 MILLENNIUM WAY, CONCORD, NEW HAMPSHIRE 03303. THE DEED REFERENCE TO THE PROPERTY IS BOOK 4646, PAGE 401 IN THE S.C.R.D..

2.THE CURRENT OWNER OF RECORD OF TAX MAP E LOT 60 IS STEVEN MARION OF 137 TOLEND ROAD, DOVER, NEW HAMPSHIRE 03820. THE DEED REFERENCE TO THE PROPERTY IS BOOK 1734, PAGE 555 IN THE S.C.R.D..

3. THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN THE TWO LOTS. PARCEL "A" IS TO BE CONSOLIDATED WITH AND BECOME A PART OF TAX MAP E LOT 61, AND IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT. PARCEL "B" IS TO BE CONSOLIDATED WITH AND BECOME A PART OF TAX MAP E LOT 60, AND IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

3. THE TOTAL AREA OF TAX MAP E-61 AND E-60 IS 1.461 ACRES, OR 63,663 SQUARE FEET.

4. THE PROPERTY IS SERVICED BY MUNICIPAL WATER, AND ON-SITE SEPTIC SYSTEMS.

5. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:

REQUIRED:	PROVIDED:	
ZONING DISTRICT LOW DENSITY RESIDENTIAL (R-20)		
SUB-DISTRCT N/A		
MINIMUM LOT SIZE IS 20,000 SQ. FT., PROPOSED AREAS=	LOT 60=43,632 SQ.FT.	LOT 61=20,031 SQ.FT.
EXISTING AREAS=	LOT 60=37,915 SQ. FT	LOT 61=25,748 SQ. FT.
MINIMUM FRONTAGE=125'	LOT 60=545.80'	LOT 61=57.51'
MINIMUM YARD SETBACKS/BUILD-TO-LINES:		
FRONT=20' TO 35'	LOT 60=32.3'	LOT 61=24.8'
SIDE=20'	LOT 60=24.7'	LOT 61=9.6'
REAR=30'	LOT 60=371.5'	LOT 61=359.7'
ABUT-A-STREET	LOT 60=4.3'	LOT 61=N/A
MAXIMUM LOT COVERAGE IS 30%	LOT 60=4%	LOT 61=7%

MAXIMUM BUILDING HEIGHT IS 35'
THESE PROPERTIES FALL WITHIN THE FOLLOWING OVERLAY DISTRICTS: WETLAND PROTECTION DISTRICT

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR COMMUNITY OF DOVER, NH PANEL NUMBER 33017C0310E WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015, THE PROPERTY IS LOCATED IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

7. WETLANDS WERE DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.03 BY TIMOTHY FERWERDA OF FERWERDA MAPPING, LLC. OF 43 BARTLETT STREET, DEERING, NH 03244

8. THE BASIS OF THE BEARINGS ARE THE REFERENCE PLANS CITED HEREON.

9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY RANDY DONCKERS ON JULY 8, 2019 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.

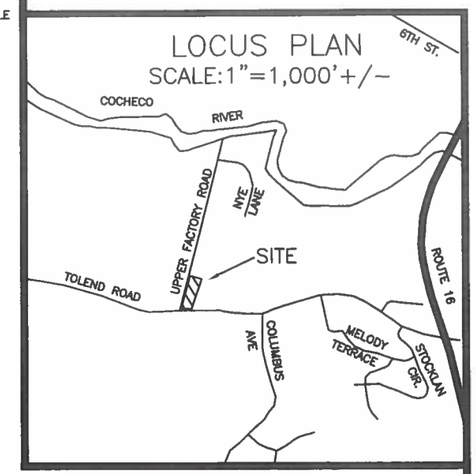
REFERENCE PLANS:
1. "PLAN OF SUB-DIVISION - HENRY NEWTON & RICHARD NEWTON", SCALE:1"=50', DATED JUNE 1973, BY K.E. MOORE & B.G. STAPLES, S.C.R.D. PLAN 59, FOLDER 2, POCKET 4.
2. "LOT LINE ADJUSTMEMT - FOR - BRUCE & SANDRA POHOPEK - IN DOVER, NH", SCALE:1"=50', DATED NOVEMBER 29, 1989, BY BRUCE POHOPEK, S.C.R.D. PLAN DRAWER 26A PLAN 14.
3. "PROPOSED LOT LINE ADJUSTMENT - FOR - ANNIE T. FOSS & STEVEN MARION - ON TOLEND ROAD - DOVER, NH", SCALE:1"=40', DATED SEPTEMBER 15, 2000, BY BRUCE POHOPEK, S.C.R.D. PLAN DRAWER 61, PLAN 5.

CERTIFICATION:
WETLANDS WERE DELINEATED ON JULY 9, 2019 IN ACCORDANCE WITH ENV-WQ 1014.03 AND THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL(1987)" AND REGIONAL SUPPLEMENT, BY TIMOTHY FERWERDA, CWS.

STATE OF NEW HAMPSHIRE
TIMOTHY J. FERWERDA
No. 039
CERTIFIED WETLAND SCIENTIST
7/31/19

LEGEND:
- U.POLE
- STORM DRAIN MANHOLE
- WETLAND FLAG
- FIRE HYDRANT

LOCUS PLAN
SCALE:1"=1,000'+/-



N REFERENCE PLANS S E

E-56
DANIEL CUSANO
141 TOLEND RD.
DOVER, NH 03820
4524/503

E-53
ARTHUR BURKE
2 UNION STREET
DOVER, NH 03820

U.POLE
STORM DRAIN MANHOLE
MAG. NAIL(SET)
FIRE HYDRANT
U.POLE #408/IY
15"CMP
UPPER FACTORY ROAD
PAVEMENT WIDTH=18'+/- R.O.W. WIDTH VARIES
N 31°39'00" E 460.84'
N 31°39'00" E 57.00'
I.PIN(SET) 5/8"X 30"
I.PIN(FND.) 5/8"X 2"H.
I.PIPE(FND.) 1/2"X FLUSH
WETLAND FLAG(TYP.)
WET
WETLAND=478 SQ.FT.
WETLAND=720 SQ. FT. ON THIS LOT
175.1'
50'
22.8'
BUILDING SETBACK LINE
APPROX. LEACH FIELD
EXISTING BARN
TAX MAP E LOT 60
43,632 SQ. FT.
1.002 ACRES
(INCLUDES 14040 IN 50' WET BUFFER AND 1,198 SQ.FT.) AND 1,198 SQ.FT. IN THE WETLAND
LOT COVERAGE=4%
20.00' STEP
32.3'
EXISTING 1.5 STORY 4BR HOUSE
CONC.
24.7'
84.95' N 76°49'34" W
TOLEND ROAD
RIGHT OF WAY WIDTH VARIES
PAVEMENT WIDTH=31'+/-
I.PIPE(FND.) 1"X1" U.G.
23.13' S 21°36'43" W
S 35°31'39" W 234.81'
FORMER LOT LINE TO BE ELIMINATED
I.PIN(TO BE SET) 5/8" X 30"
20.00'
50.9'
9.6'
9.8'
S 21°36'43" W 89.77'
MAG. NAIL(SET)
NEW LOT LINE
S 44°30'58" W 354.86' 278.90'
PARCEL "B"
7,025 SQ. FT.
0.161 ACRES
EXISTING 1.5 STORY 3BR HOUSE
APPROX. LEACH FIELD
N 77°01'11" W 57.51'
24.8'
12.4'
I.PIN(SET) 5/8"X30"
I.POST(FND.)
U.POLE #4/104
350.00' S 34°35'00" W
TAX MAP E LOT 61
20,031 SQ. FT.
0.460 ACRES
(INCLUDES 355 SQ.FT. IN 50' WET BUFFER)
LOT COVERAGE=7%
N 74°48'00" W 52.40'
27.04'
S 44°30'58" W 75.96'
PARCEL "A"
1,308 SQ. FT.
0.030 ACRES
66.51'
S 34°35'00" W
I.PIN(TO BE SET) 5/8" X 30"
12.43'
I.PIPE(FND.) 3/4"X 12"H.
I.PIN(SET) 5/8" X 30"
143.9'
S 58°29'23" E 156.40'
WET
50'
E-62
THOMAS & KATHRYN GUILMETTE
15 UPPER FACTORY ROAD
DOVER, NH 03820
2331/177
E-62-B
ANNE CLOUTIER
129 TOLEND RD.
DOVER, NH 03820
4531/906
F 2-2
ERNEST & SHERI BECKER
140 TOLEND RD.
DOVER, NH 03820
4060/892
EXISTING HOUSE

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND, AND MEETS OR EXCEEDS THE MINIMUM PRECISION AND ACCURACY MEASUREMENT REQUIREMENTS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

STATE OF NEW HAMPSHIRE
NO. 747
RANDY J. DONCKERS
LICENSED LAND SURVEYOR

GRAPHIC SCALE:1"=20'
0 10' 20' 40' 60'

NICHOLAS SMALL
32 MILLENNIUM WAY,
CONCORD, NEW HAMPSHIRE 03303
AUTHORIZED SIGNATURE

STEVEN MARION
137 TOLEND ROAD
DOVER, NEW HAMPSHIRE 03820
AUTHORIZED SIGNATURE

REV.	DATE	DESCRIPTION	BY

19033.DWG | PROJ. NO. 19033 | SHEET NO. 1 OF 1

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
NICHOLAS SMALL & STEVEN MARION
135 & 137 TOLEND ROAD
DOVER, NEW HAMPSHIRE
TAX MAP E LOTS 60 & 61
SCALE: 1" = 20' JULY 31, 2019

AMERISITE LAND SURVEY, LLC
RANDY J. DONCKERS, MANAGER
25 OAKTREE ROAD, AUBURN, NH 03032
603-483-5880 AMERISITELANDSURVEY.COM

RECEIVED
Planning Office
AUG 05 2019
Dover, New Hampshire

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

RECEIVED
Planning Office
Dover, New Hampshire

Office Use Only	Project #:	P19-60	Date Received:	AUG 05 2019
	Amount Paid:	CK# 1237	Time Received:	

$412.00 + copies $60.00 CK# 1238

APPLICANT INFORMATION

Name of Applicant: RANDY DONCKERS Telephone # 603 483-5880

Address of Applicant: 25 OAKTREE RD, AUBURN, NH 03032

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): NICHOLAS SMALL Telephone # 603 913-1004

Address of 1st Property Owner: 32 MILLENIUM WAY, CONCORD, NH 03303

Address of Property: 135 TOLEND RD, DOVER, NH

Assessor's Map # E Lot(s) # 61

Property Deed: Book 4646 Page: 401

Zoning District(s) R-20 Overlay District(s) WETLAND PROTECTION

Size of Existing Parcel (sq. ft.): 25,748 Size of Proposed Parcel (sq. ft.): 20,031

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): STEVEN MARION Telephone # 603 742-0814

Address of 2nd Property Owner: 137 TOLEND RD., DOVER, NH 03820

Address of Property: 137 TOLEND RD

Assessor's Map # E Lot(s) # 60

Property Deed: Book 1734 Page: 555

Zoning District(s) R-20 Overlay District(s) WETLAND PROTECTION

Size of Existing Parcel (sq. ft.): 37,915 SQ FT Size of Proposed Parcel (sq. ft.): 43,632

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) RANDY DONCKERS, AMERISITE LAND SURVEY, LLC

Address 25 OAKTREE RD, AUBURN, NH 03032 Telephone #: _____

Professional License #: NH LLS # 747 E-mail address: LANDSURVEY@COMCAST.NET

SIGNATURES

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

Signature of First Property Owner: _____ Date: 7/31/2019

Signature of Second Property Owner: Steven D. Morrison Date: 8/5/2019

Signature of Applicant (*if different from owner*): _____ Date: 7/31/19

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 7/31/19

CITY OF DOVER MINOR LOT LINE ADJUSTMENT LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested.

The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the minor lot line adjustment application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly across the street or stream from the land under consideration by the Planning Board. For a condominium or other collective form of ownership, abutter means the officers of the *collective* or association.

First Owner:

TAX MAP	LOT #	FIRST PROPERTY OWNER	MAILING ADDRESS
E	60	STEVEN MARION	137 TOLEND RD, DOVER, NH 03820

Second Owner:

TAX MAP	LOT #	SECOND PROPERTY OWNER	MAILING ADDRESS
E	61	NICHOLAS SMALL	32 MILLENIUM WAY, CONCORD, NH 03303

Applicant (if different from owners):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
RANDY DONCHERS	AMERISITE LANDSURVEY, LLC	25 OAKTREE RD, AUBURN, NH 03032

Surveyor:

NAME	COMPANY	MAILING ADDRESS
RANDY DONCHERS	AMERISITE LANDSURVEY, LLC	25 OAKTREE RD, AUBURN, NH 03032

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS

WETLAND SCIENTIST
TIM FERWERDA FERWERDA MAPPING
43 BARTLETT ST. DEERING, NH 03244

City of Dover, New Hampshire
LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. Abutter/Notice Fees will be invoiced and are due 28 hours prior to Planning Board.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: RANDY DONCKERS File Number: P 19-60

PROPERTY LOCATION: 135 & 137 TOLEND RD Tax Map: E Lot: 60 and Lot: 61

	Where/How Provided	Reviewed
1. **Completed and signed Application form**	YES	✓
2. **Plan Review Fees are provided**	YES	✓
3. **Electronic copy of the surveyed plat layout**	EMAILED TO DONNA BENTON	✓
4. **Electronic copy of supplementary materials and application**	EMAILED TO DONNA BENTON	✓
5. **Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:**	SUBMITTED 3 COPIES AND (12) 11x17 COPIES AS REQUESTED BY DONNA	✓
Location map at appropriate scale	ON PLAN	✓
Planning File #		
Date, north arrow and scale	ON PLAN	✓
Names of all abutting property owners	TO BE PREPARED BY PLANNING	✓
Name and address of owners YES	~~TO BE PREPARED BY PLANNING~~	✓
Signature & stamp of NH licensed land surveyor	ON PLAN	✓
Zoning District boundaries, including any special or overlay districts	ON PLAN	✓
Location of Conservation District areas	WETLAND PROTECTION AREA ON PLAN	✓
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	ON PLAN	✓
Location and widths of existing & proposed easements & right of ways	ON PLAN	✓
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	ON PLAN, WHICH IS BASED UPON RECORDED PLANS PER DONNA	✓
Existing and proposed lot areas in square feet	ON PLAN	✓
Existing and proposed buildings and structure locations	ON PLAN	✓
Minimum building setbacks or build to lines on all lots	ON PLAN	✓
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	ON PLAN	✓
Location, material and size of existing and proposed permanent monuments	ON PLAN	✓
All applicable Dover Common Subdivision notes	ON PLAN	✓

REVIEWED BY: RANDY DONCKERS DATE 7/31/19

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION $150.00 x # _____ new lots created= $_____
- ☐ LOT LINE ADJUSTMENT $100.00 X # of lots involved= $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00= $_____
- ☐ SITE REVIEW – RESIDENTIAL $100.00 x # ____ per dwelling unit= $_____
- ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
  - o New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - o Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE (not to exceed $5,000)
  - o Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT $150.00 x # _____ per application= $_____
- ☐ GRAVEL PIT/ EXCAVATIONS
  - o Application fee $50.00= $_____
  - o Permit fee $75.00= $_____
- ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN $50.00 x # ____ per hour of review (3 hour minimum)= $_____
- ☐ REQUEST FOR REZONING Application fee $150.00= $_____
- ☐ DRIVEWAY WAIVER Application fee $100.00= $_____

SUB TOTAL= $_____

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed $10,000) $.07 sq. ft. x # _____= $_____

TOTAL PLAN REVIEW FEE= $_____

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - o Certified letters fee # _____ of x $8.00= $_____
- ☐ Certified letters fee: # of abutters _____ X $8.00= $_____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

SUB TOTAL= $_____

C. Foster's newspaper public notice fee **$ 80.00**

TOTAL NOTICE FEE= $_____

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.

P19-60 **135 & 137 Tolend Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0053-000000	40 UPPER FACTORY RD	BURKE ARTHUR E		2 UNION STREET	DOVER	NH	03820
E0055-000000	147 TOLEND RD	BERNIER JASON		147 TOLEND RD	DOVER	NH	03820
E0056-000000	141 TOLEND RD	CUSANO DANIEL D		141 TOLEND RD	DOVER	NH	03820
E0060-A00000	21 UPPER FACTORY RD	JOYCE LISA &	OUELLETTE KYLE	21 UPPER FACTORY ROAD	DOVER	NH	03820
E0062-000000	15 UPPER FACTORY RD	GUILMETTE THOMAS C	GUILMETTE KATHRYN T	15 UPPER FACTORY ROAD	DOVER	NH	03820
E0062-A00000	125 TOLEND RD	HUANG ANTHONY &	HUANG TIAN LIAN	125 TOLEND RD	DOVER	NH	03820
E0062-B00000	129 TOLEND RD	CLOUTIER ANNE V W		129 TOLEND RD	DOVER	NH	03820
F0002-001000	122 TOLEND RD	LANCTOT PATRICK D &	LANCTOT KRISTEN M	122 TOLEND RD	DOVER	NH	03820
F0002-002000	140 TOLEND RD	BECKER ERNEST F &	BECKER SHERI L	140 TOLEND RD	DOVER	NH	03820
F0002-003000	144 TOLEND RD	HENKER ADAM C &	HENKER GEORGINA A	144 TOLEND RD	DOVER	NH	03820
E0060-000000	137 TOLEND RD	MARION STEVEN		137 TOLEND ROAD	DOVER	NH	03820
E0061-000000	135 TOLEND RD	SMALL NICK		32 MILLENIUM WAY	CONCORD	NH	03303
		RANDY DONCKERS		25 OAKTREE ROAD	AUBURN	NH	03032
		TIM FERWERDA	FERWERDA MAPPING	43 BARTLET STREET	DEERING	NH	03244

NOTES:
1. THE CURRENT OWNER OF RECORD OF TAX MAP E LOT 61 IS NICHOLAS SMALL OF 32 MILLENNIUM WAY, CONCORD, NEW HAMPSHIRE 03303. THE DEED REFERENCE TO THE PROPERTY IS BOOK 4646, PAGE 401 IN THE S.C.R.D..

2.THE CURRENT OWNER OF RECORD OF TAX MAP E LOT 60 IS STEVEN MARION OF 137 TOLEND ROAD, DOVER, NEW HAMPSHIRE 03820. THE DEED REFERENCE TO THE PROPERTY IS BOOK 1734, PAGE 555 IN THE S.C.R.D..

3. THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN THE TWO LOTS. PARCEL "A" IS TO BE CONSOLIDATED WITH AND BECOME A PART OF TAX MAP E LOT 61, AND IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT. PARCEL "B" IS TO BE CONSOLIDATED WITH AND BECOME A PART OF TAX MAP E LOT 60, AND IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

3. THE TOTAL AREA OF TAX MAP E-61 AND E-60 IS 1.461 ACRES, OR 63,663 SQUARE FEET.

4. THE PROPERTY IS SERVICED BY MUNICIPAL WATER, AND ON-SITE SEPTIC SYSTEMS.

5. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:

REQUIRED:	PROVIDED:	
ZONING DISTRICT LOW DENSITY RESIDENTIAL (R-20)		
SUB-DISTRCT N/A		
MINIMUM LOT SIZE IS 20,000 SQ. FT., PROPOSED AREAS=	LOT 60=43,632 SQ.FT.	LOT 61=20,031 SQ.FT.
EXISTING AREAS=	LOT 60=37,915 SQ. FT	LOT 61=25,748 SQ. FT.
MINIMUM FRONTAGE=125'	LOT 60=545.80'	LOT 61=57.51'
MINIMUM YARD SETBACKS/BUILD-TO-LINES:		
FRONT=20' TO 35'	LOT 60=32.3'	LOT 61=24.8'
SIDE=20'	LOT 60=24.7'	LOT 61=9.6'
REAR=30'	LOT 60=371.5'	LOT 61=359.7'
ABUT-A-STREET	LOT 60=4.3'	LOT 61=N/A
MAXIMUM LOT COVERAGE IS 30%	LOT 60=4%	LOT 61=7%

MAXIMUM BUILDING HEIGHT IS 35'
THESE PROPERTIES FALL WITHIN THE FOLLOWING OVERLAY DISTRICTS: WETLAND PROTECTION DISTRICT

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR COMMUNITY OF DOVER, NH PANEL NUMBER 33017C0310E WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015, THE PROPERTY IS LOCATED IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

7. WETLANDS WERE DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.03 BY TIMOTHY FERWERDA OF FERWERDA MAPPING, LLC. OF 43 BARTLETT STREET, DEERING, NH 03244

8. THE BASIS OF THE BEARINGS ARE THE REFERENCE PLANS CITED HEREON.

9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY RANDY DONCKERS ON JULY 8, 2019 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.

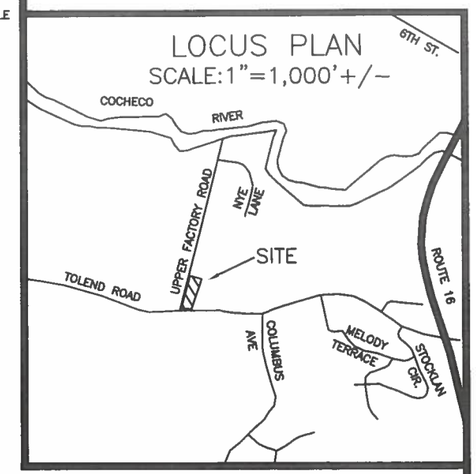
REFERENCE PLANS:
1. "PLAN OF SUB-DIVISION - HENRY NEWTON & RICHARD NEWTON", SCALE:1"=50', DATED JUNE 1973, BY K.E. MOORE & B.G. STAPLES, S.C.R.D. PLAN 59, FOLDER 2, POCKET 4.
2. "LOT LINE ADJUSTMEMT - FOR - BRUCE & SANDRA POHOPEK - IN DOVER, NH", SCALE:1"=50', DATED NOVEMBER 29, 1989, BY BRUCE POHOPEK, S.C.R.D. PLAN DRAWER 26A PLAN 14.
3. "PROPOSED LOT LINE ADJUSTMENT - FOR - ANNIE T. FOSS & STEVEN MARION - ON TOLEND ROAD - DOVER, NH", SCALE:1"=40', DATED SEPTEMBER 15, 2000, BY BRUCE POHOPEK, S.C.R.D. PLAN DRAWER 61, PLAN 5.

CERTIFICATION:
WETLANDS WERE DELINEATED ON JULY 9, 2019 IN ACCORDANCE WITH ENV-WQ 1014.03 AND THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL(1987)" AND REGIONAL SUPPLEMENT, BY TIMOTHY FERWERDA, CWS.

STATE OF NEW HAMPSHIRE
TIMOTHY J. FERWERDA
No. 039
CERTIFIED WETLAND SCIENTIST
7/31/19

LEGEND:
- U.POLE
- STORM DRAIN MANHOLE
- WETLAND FLAG
- FIRE HYDRANT

LOCUS PLAN
SCALE:1"=1,000'+/-



N REFERENCE PLANS S E

E-56
DANIEL CUSANO
141 TOLEND RD.
DOVER, NH 03820
4524/503

E-53
ARTHUR BURKE
2 UNION STREET
DOVER, NH 03820

U.POLE
STORM DRAIN MANHOLE
MAG. NAIL(SET)
FIRE HYDRANT
U.POLE #408/IY
15"CMP
UPPER FACTORY ROAD
PAVEMENT WIDTH=18'+/- R.O.W. WIDTH VARIES
N 31°39'00" E 460.84'
N 31°39'00" E 57.00'
I.PIN(SET) 5/8"X 30"
I.PIN(FND.) 5/8"X 2"H.
I.PIPE(FND.) 1/2"X FLUSH
WETLAND FLAG(TYP.)
WET
WETLAND=478 SQ.FT.
WETLAND=720 SQ. FT. ON THIS LOT
175.1'
50'
22.8'
BUILDING SETBACK LINE
APPROX. LEACH FIELD
EXISTING BARN
TAX MAP E LOT 60
43,632 SQ. FT.
1.002 ACRES
(INCLUDES 14040 IN 50' WET BUFFER AND 1,198 SQ.FT.) AND 1,198 SQ.FT. IN THE WETLAND
LOT COVERAGE=4%
20.00' STEP
32.3'
EXISTING 1.5 STORY 4BR HOUSE
CONC.
24.7'
84.95' N 76°49'34" W
TOLEND ROAD
RIGHT OF WAY WIDTH VARIES
PAVEMENT WIDTH=31'+/-
I.PIPE(FND.) 1"X1" U.G.
23.13' S 21°36'43" W
S 35°31'39" W 234.81'
FORMER LOT LINE TO BE ELIMINATED
I.PIN(TO BE SET) 5/8" X 30"
20.00'
50.9'
9.6'
9.8'
S 21°36'43" W 89.77'
MAG. NAIL(SET)
NEW LOT LINE
S 44°30'58" W 354.86' 278.90'
PARCEL "B"
7,025 SQ. FT.
0.161 ACRES
EXISTING 1.5 STORY 3BR HOUSE
APPROX. LEACH FIELD
N 77°01'11" W 57.51'
24.8'
12.4'
I.PIN(SET) 5/8"X30"
I.POST(FND.)
U.POLE #4/104
350.00' S 34°35'00" W
TAX MAP E LOT 61
20,031 SQ. FT.
0.460 ACRES
(INCLUDES 355 SQ.FT. IN 50' WET BUFFER)
LOT COVERAGE=7%
N 74°48'00" W 52.40'
27.04'
S 44°30'58" W 75.96'
PARCEL "A"
1,308 SQ. FT.
0.030 ACRES
66.51'
S 34°35'00" W
I.PIN(TO BE SET) 5/8" X 30"
12.43'
I.PIPE(FND.) 3/4"X 12"H.
I.PIN(SET) 5/8" X 30"
143.9'
S 58°29'23" E 156.40'
WET
50'
E-62
THOMAS & KATHRYN GUILMETTE
15 UPPER FACTORY ROAD
DOVER, NH 03820
2331/177
E-62-B
ANNE CLOUTIER
129 TOLEND RD.
DOVER, NH 03820
4531/906
F 2-2
ERNEST & SHERI BECKER
140 TOLEND RD.
DOVER, NH 03820
4060/892
EXISTING HOUSE

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND, AND MEETS OR EXCEEDS THE MINIMUM PRECISION AND ACCURACY MEASUREMENT REQUIREMENTS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

STATE OF NEW HAMPSHIRE
NO. 747
RANDY J. DONCKERS
LICENSED LAND SURVEYOR

GRAPHIC SCALE:1"=20'
0 10' 20' 40' 60'

NICHOLAS SMALL
32 MILLENNIUM WAY,
CONCORD, NEW HAMPSHIRE 03303
AUTHORIZED SIGNATURE

STEVEN MARION
137 TOLEND ROAD
DOVER, NEW HAMPSHIRE 03820
AUTHORIZED SIGNATURE

REV.	DATE	DESCRIPTION	BY

19033.DWG | PROJ. NO. 19033 | SHEET NO. 1 OF 1

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
NICHOLAS SMALL & STEVEN MARION
135 & 137 TOLEND ROAD
DOVER, NEW HAMPSHIRE
TAX MAP E LOTS 60 & 61
SCALE: 1" = 20' JULY 31, 2019

AMERISITE LAND SURVEY, LLC
RANDY J. DONCKERS, MANAGER
25 OAKTREE ROAD, AUBURN, NH 03032
603-483-5880 AMERISITELANDSURVEY.COM

RECEIVED
Planning Office
AUG 05 2019
Dover, New Hampshire

CITY OF DOVER

PLANNING BOARD – ABUTTER NOTICE

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH
Meeting Date: **Tuesday, August 27, 2019**
Meeting Time: **7:00 pm**

Dear Property Owner: You are an abutter to the project listed in bold on the agenda. We invite you to review and comment on the proposal at the hearing, by letter, or by email (Dover-Planning@dover.nh.gov).

INTENT: To remove barn, construct new house, build retaining walls and re-grade in the Conservation District impacting 445 s.f.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

FILE: P19-49

APPLICANT: Alex Ross

OWNER(S): David P Fonseca III & Martha Werler

LOCATION: 17 Riverside Drive (Tax Map L, Lot 91)

ACREAGE: 1.66 acres

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Piscataqua River

ZBA ACTION: None

ATTACHMENTS: Site Plan

PERMITS REQUIRED: CUP for Conservation District impacts

WAIVERS REQUESTED: None

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - JULY 23, 2019 REGULAR MEETING MINUTES
3. **OLD BUSINESS**
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Minor Lot Line Adjustment for Dorothy E. Perron, Assessor's Map D, Lots 35 & 35-1, zoned R-12, and located at 51 Glenwood Avenue. *(P19-63)
   B. Consideration and acceptance of a Minor Lot Line Adjustment for Randy Donckers, (Owners: Steven Marion & Nicholas Small), Assessor's Map E, Lots 61 & 60, zoned R-20, and located at 135 & 137 Tolend Road. *(P19-60)
   C. **Consideration and acceptance of a Conditional Use Permit for Alex Ross, (Owners: David P Fonseca III & Martha Werler), Assessor's Map L, Lot 91, zoned R-20, and located at 17 Riverside Drive. (Proposal is remove an existing barn and construct a new house with retaining walls within the Conservation District. 445 s.f. impact in the Conservation District). *(P19-49)**
   D. Consideration and acceptance of a Conditional Use Permit for White Birch Ammo, LLC., (Owner: 74 Industrial Park, LLC, Assessor's Map G, Lot 3-A-1, zoned I-2, located on Industrial Park Drive. (Proposal is for the construction of a driveway and associated grading and drainage impacting 11,667 sq. ft. of wetlands buffer). *(P19-58)
   E. Consideration and acceptance of a Site Review for White Birch Ammo, LLC., (Owners: White Birch Ammo, LLC, dba:White Birch Armory, and 74 Industrial Park, LLC), Assessor's Map G, Lot 3A-1, zoned I-2, and located at Industrial Park Road. (Proposal is to construct a 19,500 sq. ft. commercial building with retail, office, warehouse space and an indoor shooting range with a parking lot with 60 parking spaces). *(P19-57)
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

Since this is only a partial description of the proposal and it may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm. You may view the rest of the agenda and materials at www.dover.nh.gov or contact the Planning and Community Development Department at City Hall or 603-516-6008. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNH Planning

MORE INFORMATION AVAILABLE TO YOU:

To learn more about the Planning Board jurisdiction, please review Chapters 149 (Site Review), 155 (Subdivisions) or 170 (Zoning) online at

http://www.dover.nh.gov/government/city-charter-code/

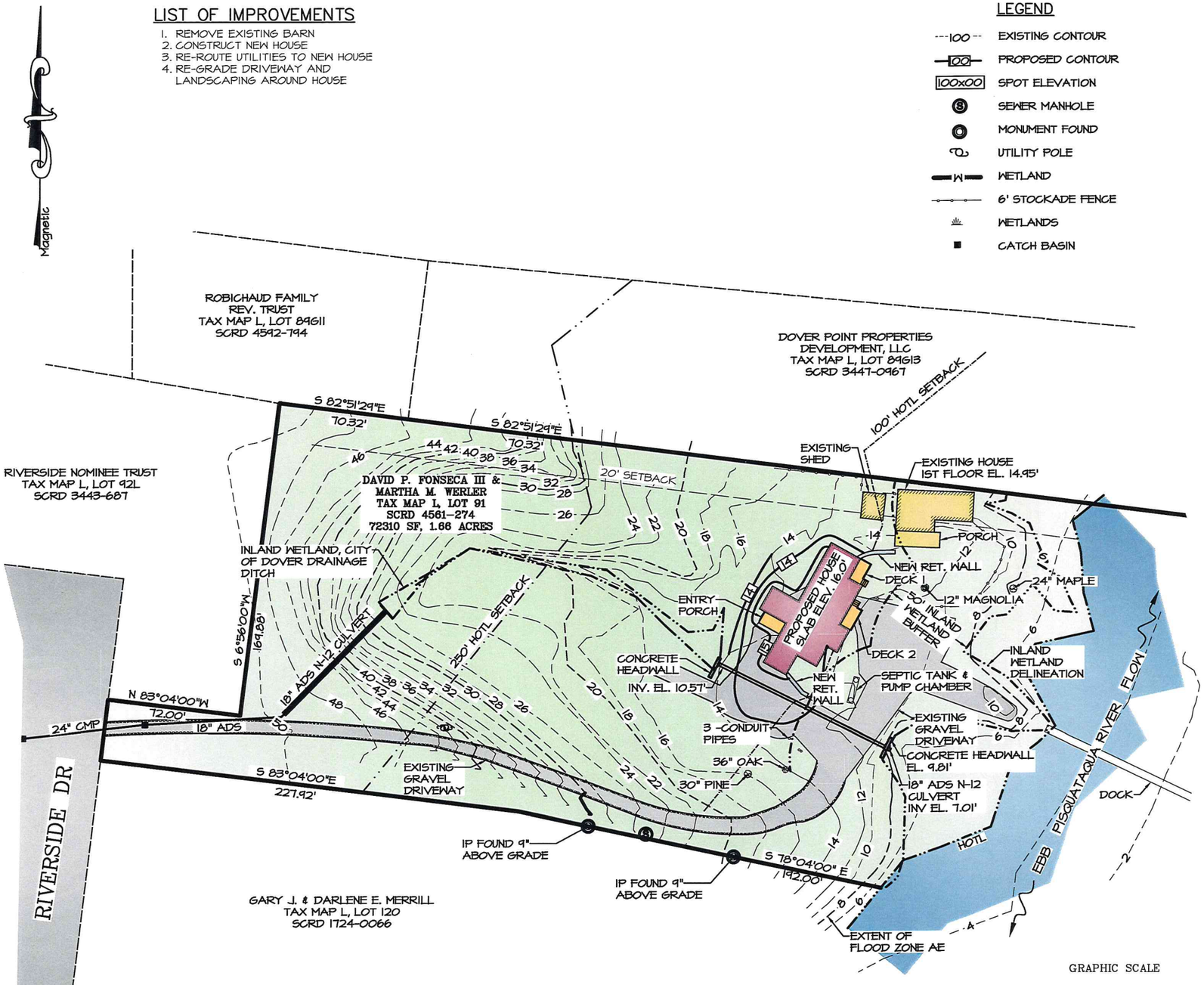
The Planning Board agenda is as follows:

LIST OF IMPROVEMENTS

1. REMOVE EXISTING BARN
2. CONSTRUCT NEW HOUSE
3. RE-ROUTE UTILITIES TO NEW HOUSE
4. RE-GRADE DRIVEWAY AND LANDSCAPING AROUND HOUSE

LEGEND

- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- 100x00 — SPOT ELEVATION
- S — SEWER MANHOLE
- MONUMENT FOUND
- UTILITY POLE
- W — WETLAND
- 6' STOCKADE FENCE
- WETLANDS
- CATCH BASIN



NOTES

1) OWNER OF RECORD:
DAVID P. FONSECA III & MARTHA M. WERLER
TAX MAP L, LOT 91
59 MYRTLE TERRACE
WINCHESTER, MA 01890
SCRD: 4561-0274
AREA: 72,310 SF, 1.66 ACRES

2) PARCEL IS IN R-20 LOW-DENSITY RESIDENTIAL ZONE:

MINIMUM LOT AREA	20,000 SF
MINIMUM FRONTAGE	125 FT
SETBACKS:	
FRONT	20 FT
SIDE	20 FT
REAR	30 FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE	30%

3) COVERAGES:

BUILDING COVERAGE

EXISTING BUILDING COVERAGE	
HOUSE	785 SF
PORCH	201 SF
SHED	175 SF
BARN	675 SF
EXISTING STRUCTURES	1,776 SF
BUILDING COVERAGE 1,776 / 72,310 = 2.46%	
PROPOSED BUILDING COVERAGE	
EXISTING HOUSE	785 SF
EXISTING PORCH	201 SF
EXISTING SHED	175 SF
PROPOSED HOUSE	2,015 SF
PROPOSED DECKS	168 SF
PROPOSED PORCH	96 SF
PROPOSED STRUCTURES	3,440 SF
BUILDING COVERAGE 3,440 / 72,310 = 4.76%	

OPEN SPACE

EXISTING OPEN SPACE	
BUILDING COVERAGE	1,776 SF
GRAVEL DRIVEWAY	9,624 SF
GRAVEL AREA	1,115 SF
TOTAL LOT COVERAGE	12,515 SF
EXISTING OPEN SPACE = 72,310 - 12,515= 59,795 SF	
EXISTING OPEN SPACE = 59,795 / 72,310 = 82.7%	
PROPOSED OPEN SPACE	
BUILDING COVERAGE	3,440 SF
GRAVEL DRIVEWAY	8,708 SF
TOTAL LOT COVERAGE	12,148 SF
PROPOSED OPEN SPACE = 72,210-12,148 = 60,162 SF	
PROPOSED OPEN SPACE = 60,162 / 72,210 = 83.2%	

4) A PORTION OF THE PARCEL IS WITHIN FEMA FLOOD ZONE AE UP TO THE 8' CONTOUR, AS PER FLOOD INSURANCE RATE MAP #33017C0340E. DATED SEPTEMBER 30, 2015.

5) A WETLANDS PERMIT, PERMIT #2007-00686, WAS ISSUED 05/16/2007 TO ALLOW A TOTAL IMPACT OF 4,072 SQ. FT. OF THE PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE (LANDWARD OF THE 50' PRIMARY BUILDING SETBACK) TO CONSTRUCT AN ADDITION ON AN EXISTING DWELLING; INSTALL A SWIMMING POOL, PATIO, GRAVEL DRIVE; AND INSTALL A NEW WATER LINE, SEWER LINE AND PUMP CHAMBER.

THE SEWER & WATER WORK WAS DONE.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

SCALE: 1" = 60'

R. ALEX ROSS No. 9408 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

ISS.	DATE	DESCRIPTION OF ISSUE
1	7/1/2019	FOR SUBMITTAL
SCALE	1" = 60'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	
CHECKED		

ROSS ENGINEERING
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
DAVID FONSECA & MARTHA WERLER
17 RIVERSIDE DR
DOVER, NH 03820

TITLE

SITE PLAN

17 RIVERSIDE DR
DOVER, NH 03820
TAX MAP L, LOT 91

JOB NUMBER	DWG. NO.	ISSUE
18-110	2 OF 4	1

ROSS
ENGINEERING
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

DATE: 7/1/2019
JOB #: 18-110

DOCUMENT TRANSMITTAL

TO: Steve Bird
City Planner, City of Dover
288 Central Avenue
Dover, NH 03820-4169

VIA: via Hand Delivery

☒ ATTACHED ☐ SENT SEPERATELY

_ COPIES _ PRINTS _ REPRODUCIBLES _ DIGITAL

EACH OF:
☒ DRAWINGS ☐ SPECIFICATIONS
☒ DOCUMENTS

STATUS:
☐ FINAL ☐ APPROVED
☒ PRELIMINARY ☐ APPROVED AS NOTED
☐ NO COMMENT ☐ UNACCEPTABLE
☐ COMMENTS AS NOTED

PLEASE NOTE:
☐ REVISIONS ☐ OMISSIONS
☐ ADDITIONS ☐ CORRECTIONS
☐ COMMENTS

SENT FOR YOUR:
☐ APPROVAL ☒ COMMENTS
☐ USE ☐ INFORMATION
☐ FILES

RE: 17 Riverside Drive
Site improvements in the wetland buffer zone

Attached:
- Project Narrative
- Bud McIntosh Boatbuilder article
- 15 - 11 X 17 sets
- Conditional Use Permit application

PDF files have been emailed. Please contact me if you have any questions.
Thank you.

Sincerely,

Alex Ross, PE

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Alex Ross Telephone # (603) 433-7560

Address of Applicant: 909 Islington Street, Suite 6, Portsmouth, NH 03801

E-Mail Address: alexross@comcast.net

Name of Property Owner (if different from applicant): David P. Fonseca III & Martha Werler Telephone # (781) 439-2615

Address of Property Owner: 59 Myrtle Terrace, Winchester, MA 01890

PROPERTY INFORMATION

Assessor's Map # L Lot(s) # 91

Address of Property: 17 Riverside Drive, Dover, NH 03820

Zoning District(s) R-20 Low Density Overlay District(s) _____

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

☐ Conservation District ☐ RCM Use Overlay District ☐ I-1 District Uses

☐ Groundwater Protection ☐ Off-Street Parking and Loading ☐ Alternative Treatment Center

☑ Wetland Protection District ☐ Central Business District ☐ Heritage Residential District

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

Site improvements to allow a new house in the wetland buffer zone. Remove existing barn,

construct new house, re-route utilities & driveway, build retaining walls & re-grade.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Wetlands and Non-Site Specific Permit #2007-00686: Incomplete/Expired; Shoreland Permit by Notification (PBN) #2016-02938: Completed; A Shoreland and Wetland Permit will be applied for upon approval

Name of Professional That Prepared Plans: Alex Ross- Ross Engineering

Address 909 Islington Street, Suite 6, Portsmouth, NH 03801 Telephone #: (603) 433-7560

Professional License #: 9409 E-mail address: alexross@comcast.net

SIGNATURES

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

Signature of Property Owner: Martha Linden Date: June 28, 2019

Signature of Applicant (if different from owner): Date: 6/28/19

Signature of Agent: Date:

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Martha Linden Date: June 28, 2019

Ross Engineering
Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

August 5, 2019

RECEIVED
Planning Office
AUG 05 2019
Dover, New Hampshire

17 Riverside Drive
Dover, NH
Project Narrative

Site History

This site was a busy boatyard for over sixty years in the past. Multiple barns were on the property for the construction of large boats, with rail road tracks and rails down into the river for boat access. Famous boatbuilder Bud McIntosh lived and worked here for decades. Attached is an article from a 1983 issue of Wooden Boat magazine about Mr. McIntosh and his work.

In 2007 our firm, Ross Engineering, prepared plans and obtained wetland permit approvals for a new house, patio, and pool, and for water and sewer upgrades. The water and sewer improvements have been installed but the new house was never constructed due to the economic downturn at that time. This application is much smaller than the 2007 approval. The proposed coverage within the 100 foot wetland buffer zone is 1/3 of the 2007 plan.

Improvements

As per Dover City regulations a conditional use permit is required for any alterations proposed within the wetland buffer zone. The owners wish to demolish the existing barn and construct a new home. The purpose of this Plan Set is to show the proposed dwelling on the previously developed upland tidal buffer zone. The proposed house will be replacing the remaining barn and a portion of the gravel driveway.

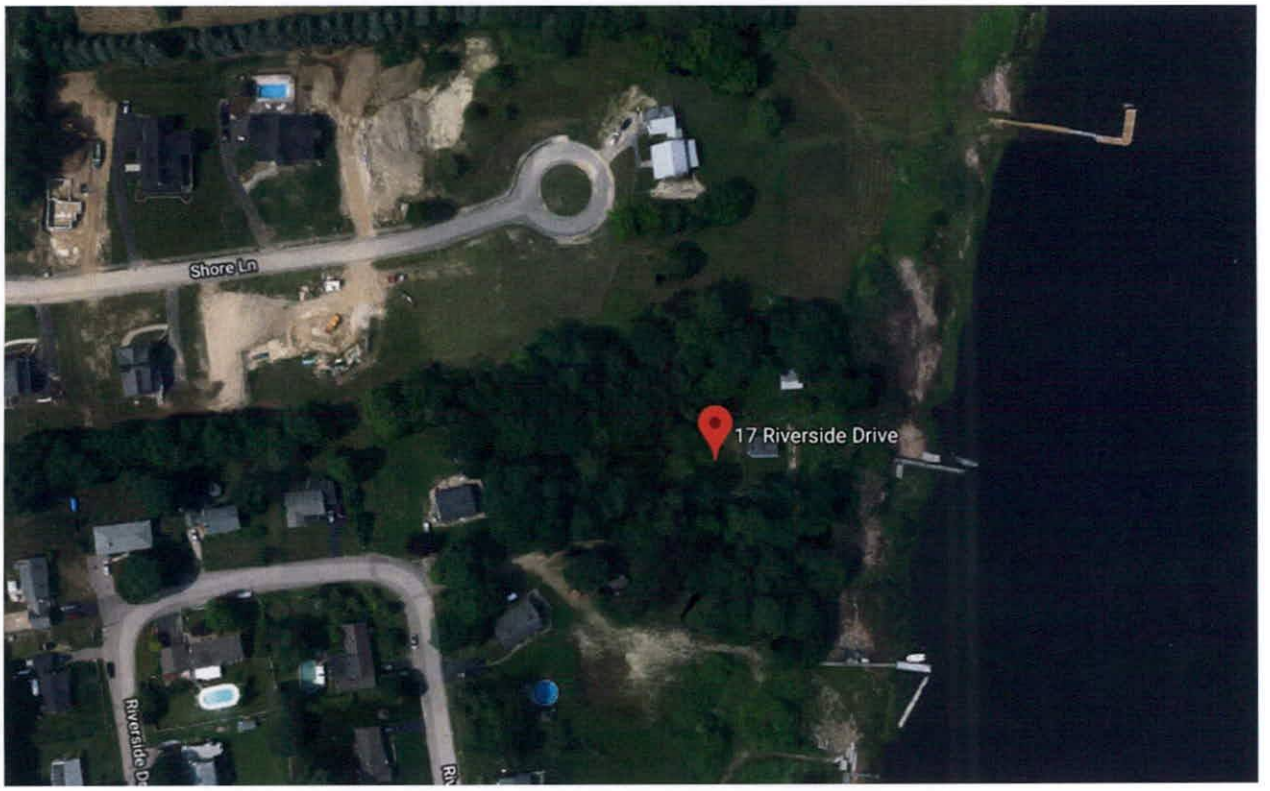
Since we have been working on this site we have made every effort to improve wetland protection in the area. Abandoning the ancient leach field septic system that was very close to the tidal zone and connecting the site into City of Dover water and sewer has gone a long way to ensure proper protection. We are working with Soil Scientist Mark Jacobs to continue adequate environmental protection.

The proposed improvements will have a net decrease of impervious surfaces within the 100 foot setback from high tide. Also, the distance from every structure to the high tide line will be significantly increased.

Ross Engineering
Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net



Aerial view



2006 site view with the large boat building barn in the background

Ross Engineering
Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net



Looking down driveway towards water



Looking towards house and shed with barn on the left

Ross Engineering
Civil / Structural Engineering

909 Islington Street
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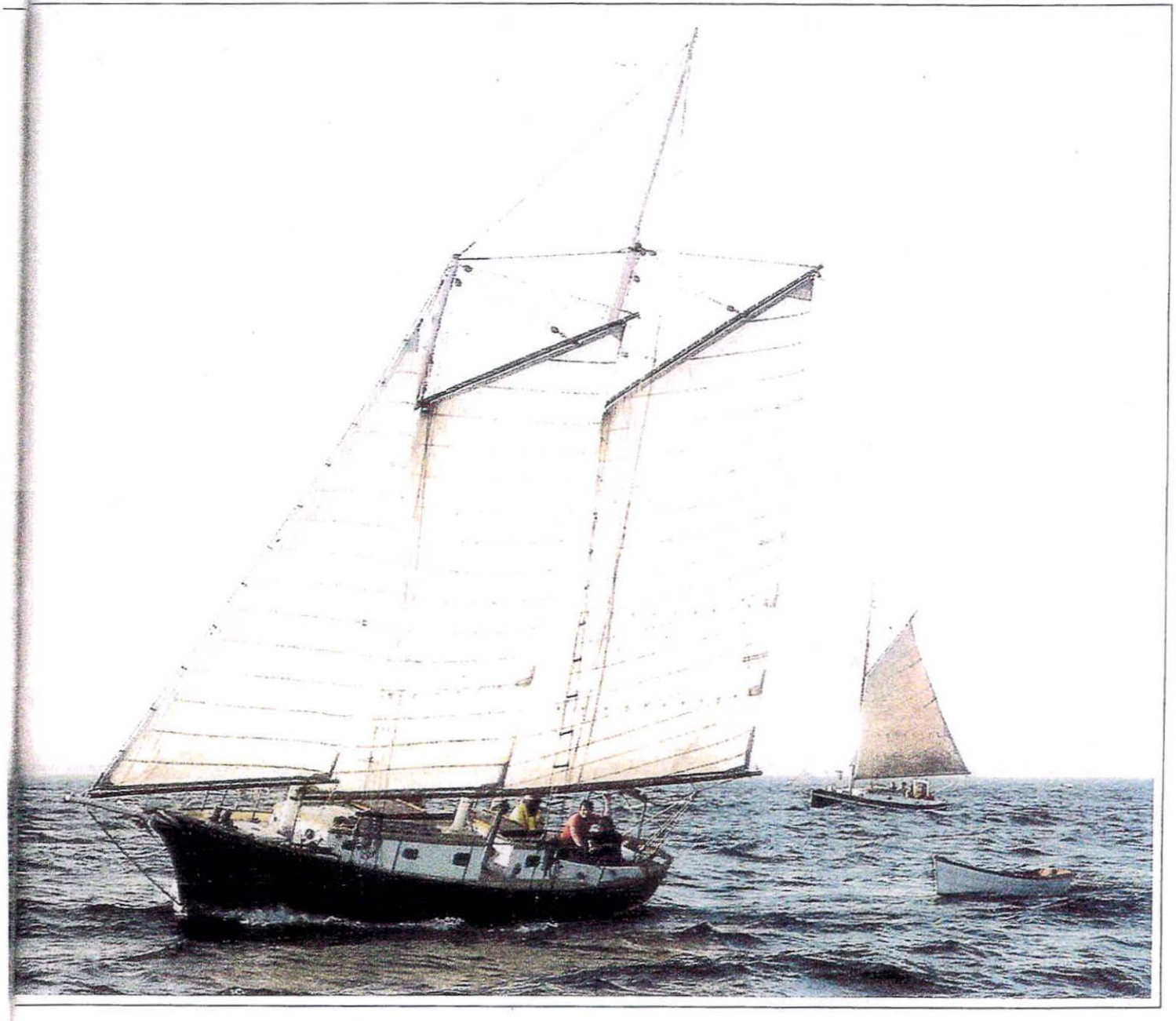
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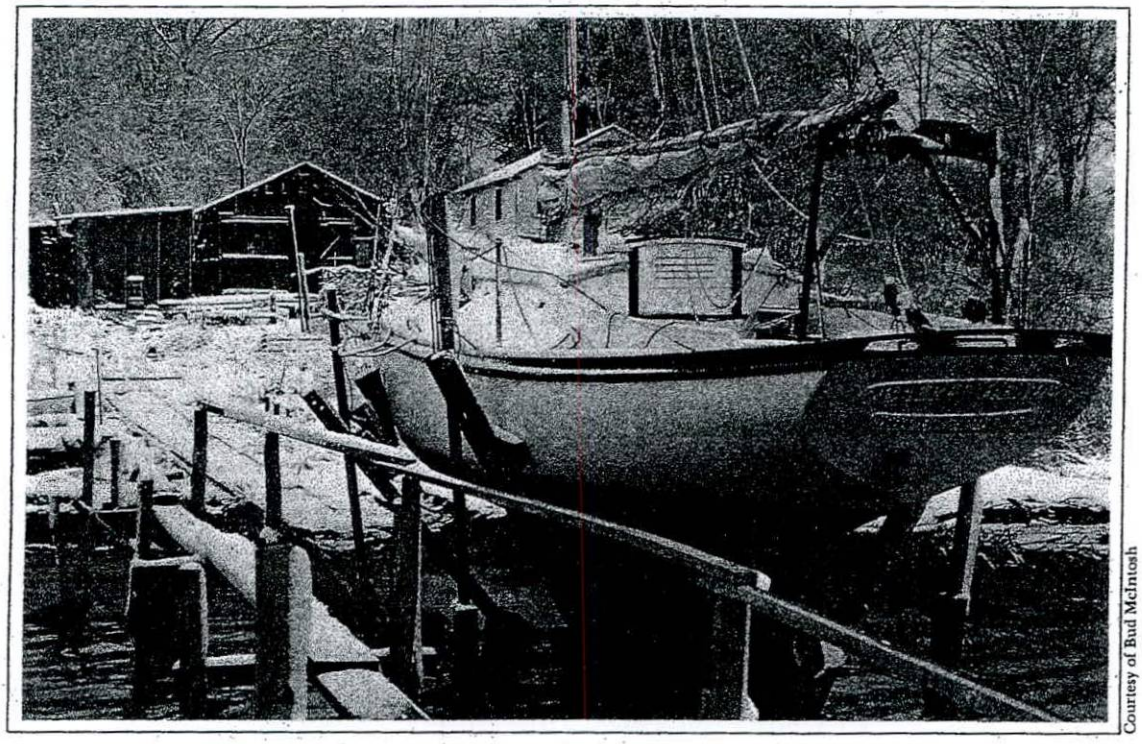


Looking down along dock towards the river

Conversations with Bud McIntosh

by Peter H. Spectre





Courtesy of Bud McIntosh

An early snow catches Bud's own sloop ***BUFFLEHEAD*** *while being hauled for the winter. Bud's boatshop shows in the background.*

"I was born and brought up right here in Dover, New Hampshire. My father came over here from Ontario, Canada, first to Haverill, Massachusetts, then here. My mother was a native. Her ancestors came over on a ship that brought a group here in 1620, and they settled across the point, half a mile away from here, and have been here ever since. I am one of six children, the second oldest.

I grew up on a sort of gentleman's farm with five or six acres under cultivation. I was supposed to learn the virtues of hard work at an early age. My father got a Guernsey cow for me when I was seven, and I had to milk that cow twice a day and take care of it. By the time I had escaped to college I had six registered Guernseys that I was looking after. That may be partly why I love boats so much.

During my growing-up years I wanted to be an athlete almost more than anything else, but I just didn't have enough of what it takes to be a good one. I played football when I was in high school, and in college I thought I was going to be a great swimmer. When I realized I wasn't going to be great, I went into boxing. Being brought up on a farm I was strong in the hands, thick in the skull, so I did all right.

As a high-school student I didn't work very hard, but I read an awful lot—more than anyone else in my class; all of Conrad before I got through high school. I could quote Kipling by the yard; in fact, it's the high school education that's really stuck with me. From 1920 on I read everything I could get my hands on about boats. Strictly technical material, magazines that published lines plans of boats. I read all the old classics, seagoing adventures, but they were sort of the frosting on the cake. I was always more interested in the boats themselves than what you did with them.

I went off to college—Dartmouth—where I majored in English literature. When I was in high school and college I memorized enough poetry so that I could get by any English course I could get into. Nothing to it. Did I have a scholarship? No, I peeled potatoes mostly; that was the scholarship. I graduated from Dartmouth in 1929, then got a fellowship to Harvard, English literature again. I was supposed to become an English professor, but I didn't like Harvard too terribly much. Harvard felt the same about me. Pretty stuffy, and pure scholarship didn't appeal at all. I only spent a year there, then went to work for my father.

My father thought that any man who worked for a living with his hands was a damned fool, which is probably true. He owned a small business college and textbook publishing company. The college taught shorthand and typewriting and simple bookkeeping in a one-year course that was just to develop enough skills to get the students, mostly young girls, into an office to work. I taught there for a year, business English and economics and whatnot. But I was a damn poor teacher, at least in the classroom. I can teach people how to do things if they come and ask direct questions, but not in an organized course. At any rate, I decided to become a boatbuilder. There were no hard feelings with my father; he could see that I wasn't too happy. He really encouraged me.

Bud wheezes and coughs as he talks. He is just getting over a bout with bronchial pneumonia, which has left him weak and slow moving. He used to smoke cigarettes incessantly, but quit just before he came down with pneumonia. "I wonder if there's a connection?" he asks, but he doesn't suggest starting up again even though he has the haunted look of the recent quitter. Bud is medium to short in stature, but big boned; in his prime he must have been quite strong. He has the lined and weathered face, coarse hands, squinty eyes, and wispy gray hair we automatically associate with the kindly old boatbuilder—in fact, he is almost a caricature of the type as he stands here in his battered coveralls, more often looking at his feet or out the window than at me.

My real interest in building boats came after my father bought an island out in Great Bay when he got interested in duck hunting. From then on I spent all the time I could building boats to get out to that island, building something to go shoot ducks out of. Before then, I had a passion for

boats themselves. It was completely irrational. I felt any body of water should have me on it, floating in something.

I started to build things when I was quite young. My father had a workshop and he encouraged me to use it. We had mostly hand tools; we did everything by hand in those days and didn't complain about it. I built some furniture, just as a hobby, but that was never as interesting as building boats, which was the only thing worth doing. I taught myself by reading magazines and actually building boats.

The first boat I ever built was a little skiff, but the first one of any size was a 27' plumb-stem gaff-headed cutter, which I designed myself. I built it in our barn during the year I taught school. I had a 10" bandsaw and a little table saw. That was a delirious time, almost the most fun there was in the world, putting that thing together. I didn't build it to sell; I just wanted something to sail around in. I was so excited I launched it with no interior and sailed it around the Bay.

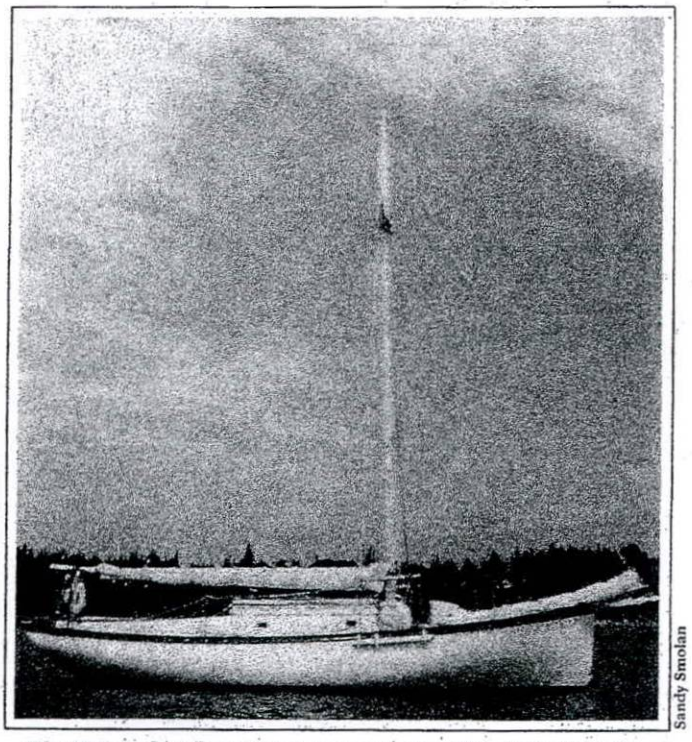
I didn't build my boat from someone else's plans—wasn't smart enough to do that—just went ahead and designed it myself. I learned quite a lot from Ed Adams, a boatbuilder down the Bay, and read all the magazines and referred to them. I just started to particularize, sort of a process of osmosis, like blotting paper. You can't help soaking it up. If you lived and dreamed boats the way I did, you were putting a boat together in your mind at all hours of the day or night, whenever you were awake, eating, or sleeping—it's a very simple process, after all. The tragedy of it was that it was such a process of trial and error for me, since I had no way of knowing what the standards should be for finish or anything like that. The coast of New Hampshire is sort of a no-man's land, halfway between the good boatbuilders in Massachusetts and New York and those Downeast. I felt very alone.

When I quit teaching for my father in 1931, I rented a warehouse and built 50 or 60 skiffs the first year and a couple of little Bill Crosby-designed hard-chine sloops. We'd build a pretty good 14' skiff with a centerboard in it for $35. It was all on speculation—money was secondary. I'd have to get rid of one to get enough money to buy the materials to build another one. It amazes me now how little I knew about such things and how well they turned out. They weren't miraculous, but at least they were usable.

The year 1931 wasn't the best of times to start out on a new career, but boatbuilding is a good profession in hard times. Actually, it's one of the best. There is always a rich yachtsman who will crawl out from under his rock and dig out some of the ancestral money; he'll never buy anything unless he thinks the producer is hungry, and boatbuilders in the Depression looked hungry. And a fisherman, he doesn't care if it's a good time or a bad time, he needs a boat to go fishing. And there's always repair work. So when everyone else is on the dole or whatnot, a boatbuilder with a low overhead can manage to live.

When I started in as a boatbuilder the investment wasn't very much. You could start in if you had $100 worth of hand tools. You wouldn't be very efficient, but you could build practically any size boat in the world. Boatbuilding has always been something you set up on the shore somewhere and gathered a few specialists and went ahead. You build one at a time, a handcraft job.

But starting out in the worst of the Depression meant that I never became a very good boatbuilder. Why? Because everyone scrambled to get any kind of job and turn it out as quick as he could. Get the thing tied together as quick as possible and get it to hell out so you can start on something else. That attitude is hard to shake off.



Sandy Smolan

The McIntoshes' sloop **BUFFLEHEAD** *is a familiar sight along the Maine coast each summer.*

We break for lunch about one o'clock and stroll across the yard to Bud's small but comfortable house, a product of his own hands. His wife Babe passes us on the way out with that not unfriendly look in her eye that says, "You want to sit around and watch the soup get cold while you talk about boats? Fine. I've heard it before, so if you don't mind, I'll go shopping." It's a condition that is common to most boatbuilder's wives. I remember stopping by Pete Culler's house a few years back, and his wife, whom I had never met before, answered the door. She looked me over coldly and, without asking who I was or what I wanted, jerked her head toward the parlor and said, "He's in there." Later when I mentioned the incident to Culler, he laughed and said, "She can spot boat talkers a mile away."

For a long time most of the boats I built were not to my design but to other's—Billy Atkin, Sam Crocker, John Alden, Charles Mower. I suppose I built boats for clients of most of the old New England naval architects and designers. Of course, I'd learn something from each one of them. A boatbuilder who gets experience like that is quite likely to know more about construction than any single naval architect, who may have excellent ideas but who does things the same way over and over. The boatbuilder is exposed to a dozen architects of the same quality, each one of whom has very good ideas about how to do things. If the boatbuilder has any brains at all, he absorbs the ideas from those guys.

The first big boat I built professionally was a big fat cutter that I designed myself. She's still going, down in the Chesapeake. Then, one day, a big, rugged German fellow from the Bronx came to the shop and said he wanted a raised-deck boat built. So I said, "I know just what you want." I'd seen a design by Billy Atkin in *Motorboating*—a raised-deck cutter. He went down to see Atkin, who naturally talked him into another design, a bigger boat. That was before I had my present boatshop. I bought the land for the shop on the basis of this commission, put up the shop, and built the boat the next year.



Sandy Smolan

Advice to Young Boatbuilders

Anybody who is going to be a yacht designer should work in a repair yard for a year before he draws a single line.

The standards that should be followed to make a wooden boat last are very simple and could be written out on a page. Choose durable timbers for construction, be careful when using timbers that are not really durable, learn how to use poisons where required, pay attention to how you ventilate the boat. You can learn all that mostly by reading books and magazines, looking at old boats, and talking with any experienced boatbuilders who will talk to you. That's what I did, and it works.

Most of the boatbuilders and designers I sought out for advice and wisdom were happy to oblige. I don't think I ever encountered this type who is popularly described as trying to preserve his secrets. A few of them aren't about to tell you all of the tricks they know, but most of them are perfectly willing to give you advice. Usually it's like advice to the young man thinking about getting married: in one word—Don't. I think that if the young fellow approaches the old-timer with the proper humility and doesn't try to tell the old-timer where he's going wrong and what he should do, he'll be treated pretty well.

Don't *ever* build a boat half way and then let the owner take it away and finish it and then claim you did the whole thing. The interior may be so crude that a chicken wouldn't want to roost in it, but you—the professional builder—will wind up taking the blame. Don't get blamed for somebody else's mistakes; you probably will be, anyway, but try to avoid it.

There's no mystery to boatbuilding. Anybody can do it; an expert can do it quicker and better, but all you need is some confidence and a little direction and reasonable facility with your hands, and you can go ahead. You couldn't build a really elegant boat right off, but what of it? You can build a simple plain one and throw it away, or sell it to someone if it's good enough, and then build another one. Your skills must be almost self-taught, but they will lead to the final refinement of your craft.

I built a lot of Atkin's boats after that. His drafting was not accurate. Lots of things in his plans just couldn't be done. You had to use a lot of judgment when you built an Atkin boat. His offsets, and calculations for outside ballast, were often incorrect. He'd put in bunks freehand without figuring out where the side of the boat was at that point, or he'd design a tank that couldn't fit in the allotted space.

You can understand Atkin's problem, however. He was under contract to *Motorboating* to turn out a big boat every month, plus he had a lot of others to do on the side. Nobody could do all that and be accurate at the same time. But Billy Atkin was a delightful person to know and work with. I learned a lot from him. Sam Crocker, though, would spend 300 hours or so on the design of a big boat—every little piece would drop in exactly right—whereas Atkin would spend about 20 hours. That's the difference.

Sam Crocker was the best designer I ever worked with. He had an answer for anything you wanted to know. He would sit down and tell you exactly how he arrived at things, how he designed, how he balanced a set of lines. He never tried to save his special knowledge from the world. We got along well.

Designers are a mixed breed just like any other bunch of professionals. Quite a few of them are real prima donnas, trying to show they are the best. But others admit that the boatbuilder may know something, and they are willing to listen to him. Crocker was one of those. I knew that if I were to do my best and any dispute came up, Sam would be as much on my side as the owner's, even though it was the latter who was paying him. Sam's humanity made him so special. He had a sunny disposition—he was a very fine man.

Ralph Winslow was different. I built a couple of big yawls for clients of his. He was very severe, though I never met him. He had nothing to do with those boats after he finished the plans. Since I was not working for the designer, I was making changes to simplify the design without hurting the owner's interest. After all, I was working for the owner. But Winslow didn't like it; he thought I was a farmer butchering a real artist's work. That didn't bother me any. I knew that the boats couldn't be built at the price exactly the way he designed them, and it was my responsibility to my clients to make adjustments so they could be.

Boatbuilders are the low men on the totem pole. You aren't supposed to know anything about design—you're supposed to take orders, carry out the artistry of the genius boat designer. I could never see any reason why the boatbuilder should not be competent to design a fairly good boat just because he was a boatbuilder. Being a boatbuilder might even have something in his favor, because he's been around quite a few boats—both successful and unsuccessful—and should have a good feeling for what will work.

Then there was Waldo Howland, the founder of the Concordia Company. We practically grew up together in the business. One of the first boats I ever built was the first one he ever sold. I had to sell my little cutter to make enough money to buy more lumber to build more boats. I knew Waldo vaguely then—we both got out of college in 1929—and he was working for a brokerage company in Boston. I called him up and he came to inspect the boat. He was a refreshing treat, a young aristocrat, crazy about boats. I got along with him fine. He sold the cutter, and I built a lot of boats for him afterwards.

Waldo was a broker and later ran the design office of the Concordia Company. He was always the customer's man; the customer was paying him as the go-between to find a builder and see to it that he was getting his money's worth from the builder. That's the way it should have been. We

worked well together. I built Saltonstall's ARBELLA for him, and three of the Concordia 31s, a big motorsailer, a big Jonesport-type powerboat, and three or four other boats.

Then there's the mighty triumvirate, Pete Culler, L. Francis Herreshoff, and Howard Chapelle, just below God in the hierarchy to the young boatbuilders. I know it's not proper to criticize them, but I'll do it anyway.

I first met Howard Chapelle back in the early 1930s when he was working for the WPA. He was researching data on the FANNY M, a Piscataqua gundalow. He and I became real buddies. He was an entertaining fellow—listening to him was just like going to the movies—but you couldn't interrupt him; he kept right on talking. He was a tough man, tighter than the bark on a tree. He was a brilliant man with an incredible memory for boats, and he was a really dedicated historian. For all that, he had very little judgment, in my opinion. However, he did more for the boatbuilding trade and the history of American boats than anyone else. He knew an awful lot, but he didn't know where to put it. He really didn't know much about boatbuilding, and I don't think he knew a lot about design. He was too respectful of antiquity; he thought that because they had done it that way in the old days, it had to be good because they had evolved this technique over so many years. My opinion was that a lot of what evolved got worse and worse the further they went because they didn't quite know what they were doing. Yet Chapelle did so much good work that you had to respect him; nobody else could have done what he did.

I can't comment much on L. Francis Herreshoff because I never built one of his designs. His H-28 wasn't a bad boat, but some of the construction details would be impossible to follow. He had some wild ideas, but he had a good eye. Some of his boats were lemons, and some were spectacularly good.

If I haven't made myself clear on this by now, you should know that Sam Crocker was my favorite designer. Why isn't he as well known as some of the others? He never wrote a salty book. But Chapelle, Herreshoff, and Culler did. Culler worked at being a character; that was one of his main purposes in life—to be as salty as salty could be, and people loved it. In his writing he was the kindly old philosopher, and the readers naturally think, "Here's the great folk hero."

I didn't spend my career only building boats to others' designs. I designed and built my own boats, too. I learned the technical part of boat design—the calculations, drafting, and so forth—on my own, not from a course of instruction or anything like that. I just studied illustrated lines in magazines and books, and started with the simplest types of boats: a scow, and then a sharpie, and then a hard-chine boat, and finally a round-bottom boat. There have been numerous articles published on how to draw a set of lines; it's really a very simple thing. Any damn fool can learn it in two hours. If you're doing it all the time, day in and day out, you get to be pretty facile at it. You guess that if you move this line so much, then two other lines are going to move so much, and you can whack them out very fast.

I can draw up a fair set of lines, and I know just enough arithmetic from my primary school days so I can calculate the volume of an irregular figure under water. I can come within 5% of being accurate in my calculations—that's as close as I ever expect to come, anyway. I can't design a boat to a racing rule where you have to be able to deal with square roots, but I wouldn't attempt to do that. I can design a workboat or a yacht whose load varies by 50% from day to day and you have inside ballast to correct your mistakes. I can guess pretty close, which is what I do.



Sandy Smolan

Thoughts on Boatbuilding Books

Howard Chapelle, of course, is seen as the great authority on traditional boatbuilding. I had all of his books and read them all. I learned something from Chapelle's *Boatbuilding*, but not a great deal because he was not a boatbuilder. He was a draftsman and historian. You can't read his book and go and build a boat unless you already have considerable boatbuilding knowledge of your own.

Most of the boatbuilding books have been written by people who have never done much boatbuilding. Consider *Modern Boatbuilding* by Edwin Monk, who is a very good designer on the West Coast. Monk covered a lot of territory and was fairly accurate in most of it, but he didn't get into enough detail for you to do anything with it.

Old C.G. Davis wrote some good material way back when everybody was building a little wooden boat in his backyard. He was a good writer. Recently, I've enjoyed reading Weston Farmer's *From My Old Boatshop*. In the past I thought Farmer was a little too much of a smarty pants, but I think his writing evened out in his book and I enjoyed it. He was very proud of himself, but enjoyable because he wasn't taking it too seriously, either. Once in awhile he'd admit he was wrong. Same way with Phil Bolger (*Small Boats, The Folding Schooner*, etc.). I don't approve of his designing, but in his books he admits that he'd made some mistakes, and that sort of thing endears you to people. I ought to know—I've made enough of them myself.

Royal Lowell, in *Boatbuilding Down East*, did a very nice, plain job of writing, which amazed me. Most of those we call the nonclassically educated will write in a very flowery style; very few can write simple, ordinary English. I think he did, and he did a very good job. He evolved his own boatbuilding technique, which he described as his own, as it should have been described. It's a very good treatment of a very tiny segment of boatbuilding.

Sam Rabl's *Boatbuilding in Your Own Backyard* is one of the very best of the whole bunch. That book was a good job. Rabl limited himself to very simple material, and he understood the problems of the home builder. He'd say, well, this isn't the best boat in the whole world, but you can build it and it will be all right. The boat will float and be lots of fun. I can't think of any other books that are quite as good.

Did my liberal arts education help me learn boatbuilding and understand boat design? I used to say that the great value of a liberal arts education for a boatbuilder is that he can think of more ways to explain his mistakes to the owner. He can quote Scripture to his purpose. I think plenty of people who did not have a liberal arts education are splendid craftsmen but they can't be so willing to accept the idea that the other man is probably right, too. Seems to me that the broader your field of knowledge is, the better you are equipped to understand the other guy's point of view.

I don't know what art is, and what it is not, but I do think that in boatbuilding and design there is more aesthetic feeling that goes into it than merely logical addition and subtraction, calculations, displacement, skin friction, and all that stuff. I suppose cathedral building is comparable. But that is what makes it so fascinating. For example, the lobsterboats down the coast of Maine have always fascinated me. I've built quite a few, most of which are pretty good, but not one of them was absolutely flawless. I was in Stonington, Maine, this year, and a beat-up old thing came in from over in Vinalhaven—the paint was falling off, the deck was cracked, it was horrible looking. Yet I think it was one of the most beautiful boats I have ever seen in my life. I think Brown over at Fox Island Thorofare built it. I know I've never built one like that.

I leave for the day as the sun begins to fall and drive down to Boston, where a friend and I watch Little Anthony of the Imperials try to emerge from retirement in a garish North Shore nightclub attended by people in sharkskin suits and silk shirts and Danskin dresses and spiked heels. My friend is in data processing—works in a modern office with conditioned air and shoulder-high partitions—and as I describe where I have been and who I have been talking to, he nods his head but without understanding. I tell him you have to be there to appreciate it, and we leave it at that.

The next morning I return to McIntosh's shop, but Bud is over in Kittery. His son Lou and I drive there to meet him. He is helping Gordon Swift, his protege, fix a mysterious leak in a McIntosh-designed shoal-draft cruising boat Swift recently built. They have bored a hole in the vicinity of the leak and are forcing in a flexible sealant with a pump gun. "Swifty's like me," Bud says. "He won't sleep nights until the problem is solved. He built the boat for someone else, but in his mind it's still his boat." The job done, we leave Swift to watch for success and head back to Dover.

I've built around 70 or 80 big boats, but I don't know exactly. My guess is that I've built about 350 tons of sailing boats alone, but I've recently been trying to make the point clear to myself that quantity has nothing to do with being a good boatbuilder. Probably the sixth or eighth or tenth that I built was as good as anything I've done since, so somebody who has had practicaly limitless experience is not necessarily a good boatbuilder. He might have hit his plateau and stayed on it and repeated what he got away with in the past.

I'm not apologizing for anything I've done, but I would hate for anyone to point to me and say that I have been at it for so-and-so many years and have turned out so-and-so many boats, therefore I must be one of the greatest. Such an observation really doesn't have an ounce of validity at all. About the only thing you can say about an old-timer who has survived a miserable occupation like this is that you've finally learned the balance between what they'll pay for and how good it should be and how good it has to be before you lose your reputation.

I learned that balance while building my first few boats. I probably did just as good work after them consistently, but I've done it faster, with more assurance. That is the mark of the professional who is supposed to give his customer a square deal and the most for the money and still make a living at it. An amateur has nothing to do with those things. He can aim for perfection—much of the time he does a nicer job than the pro—but he can't compete with the pro in the marketplace. He doesn't have the attitude or the equipment.

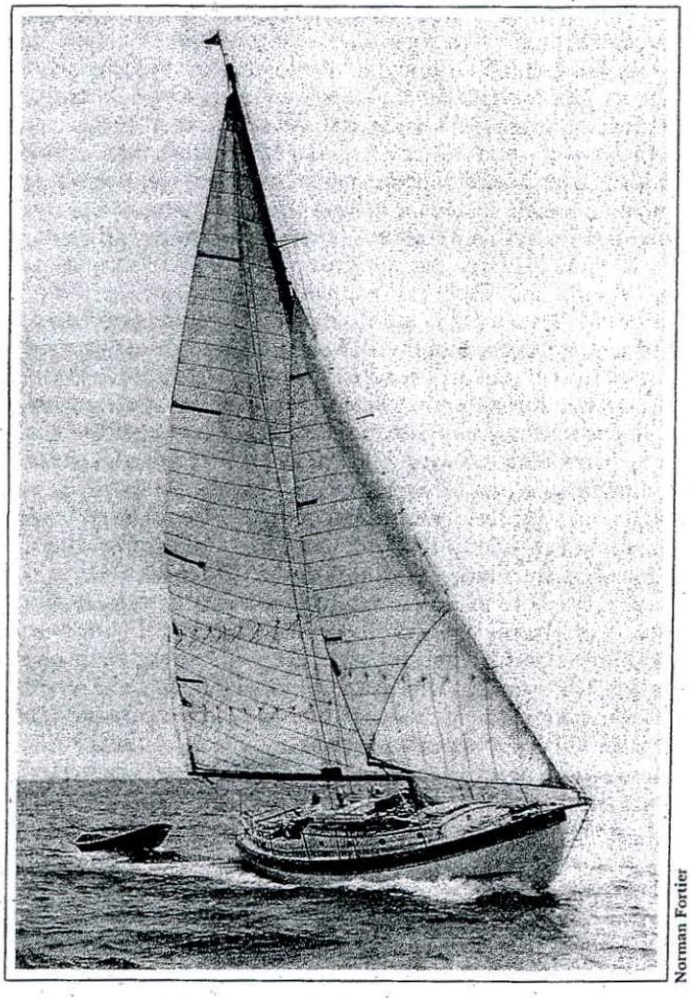
In the past, boatbuilders weren't held in very high esteem. Remember any of the books by Frank Stockton? There was one called *The Story of the Two Burglars*, and a character in it—one of the low, low characters, probably the lowest—was described simply as, "He was a boatbuilder."

Now things have changed. In the last 20 to 25 years, it is no longer a disgrace to work with your hands. In fact, it's a mark of glory, a privilege that no one looks down on. Young people who want to make their mark don't have to go out and learn dentistry or the law any more. I think it's about time.

I won't go so far as to say that I was the first to give up the life expected of the educated man and turn to hand craftsmanship; let's just say that education didn't get a grip on me that way it should have. My father hoped that it would, but I never quite got over my early desire to be a craftsman.

Besides, boatbuilding is an artistic craft. My justification for seeing the boatbuilder as an artist can be stated simply this way: A sailboat is undoubtedly the most beautiful thing man has ever made, and this one that I'm building is undoubtedly the most beautiful boat that was ever made,

***STAR DUST** is the original Concordia 31; Concordia 25s they were called back in 1939—after their waterline length (see WB No. 48, p. 129). McIntosh built two others of this class of four-berth, economical family cruisers.*



Norman Fortier



Norman Fortier

The 36' yawl ***ARBELLA*** *was the first of several Concordia-designed boats to be built by Bud McIntosh. Although smaller and slacker-bilged, she was similar in many ways to the later 39'10" and 41' Concordia yawls.*

therefore I am creating the most beautiful thing that has ever been created. What more can you ask of an occupation? It's a ridiculous concept, but it's pretty close to the truth as far as I am concerned. There are limitations, of course. You must create this boat within the limits of what you can afford or what the owner will stand for—but you are building the best thing that was ever done within those constraints.

I've never been one to criticize other boatbuilders. What's the use? The poor fellows are in the same boat that I am, to coin a phrase, and I sympathize with them. I may think they're on the wrong track, but I don't know for sure that I haven't been on the wrong track so many times. I think that if you do a shoddy job consciously and overcharge for it, that's criminal. The integrity of the boatbuilder is his most valuable asset.

There's a type of boatbuilder who is afraid to hire anyone any damn good because the guy may know more about it than he does. Maybe there's been a little of that in my past. It wasn't that I feared he might be better, it was the idea that nobody could be quite as good as I was. I felt I had to do all the difficult tasks. In fact, I fitted all the planks myself on every boat I built for years and years. I should have tried to hire the best I could possibly get, no matter if they were better than I was or not. I could have learned from them, and between us we could have done some good work.

The most people I had working with me at one time was about five—mine was always a small operation—and that was only for a year or so when we turned out three fairly big boats one after another.

Probably not over half a dozen boatbuilders who worked with me over the years are out on their own as practicing professionals. Lots came and went.

Of all the men who worked for me, Gordon Swift is the shining example. Swifty is on his own now, building quite near here, and he's doing a damn fine job. He's what I'd call a good man, always have thought so. We worked together for 13 years and appreciated each other during that time. But at one point we were kind of running down, out of work, and poor Swifty was torn between loyalty to me and a good job offer at a marina near here. When I heard about it, I told him to go ahead and take the job. He worked there for awhile, then got fed up and started his own shop. He built a boat for himself and when a commission came along, he took it and has been going strong ever since.

Self-deprecation and understatement are two of McIntosh's most dominant traits. I mention them because, though they are fairly apparent in person, they become disguised in print. For example, Bud understates his relationship with boatbuilders who have worked for him, and would-be boatbuilders who have asked him for advice and encouragement. The truth is that there is a large number of practicing boatbuilders, both amateur and professional, who gained knowledge and experience from Bud over the years. Some of them actually worked in Bud's shop, while others received what amounts to private tutelage—they would stop by to discuss their problems, or he would visit them in their shops when he had the time ("Playing hooky," he called it). All this was done without patronization, rather in the terms of encouragement, almost as if Bud had made a pact with himself that he would see to it that beginning boatbuilders would understand the power of self-confidence. "Passing on his knowledge for future generations" has become a cliche of the post-industrial age, but it is a phrase that describes Bud McIntosh's unique contribution to his craft. Some of today's successful professional boatbuilders who have been on the receiving end of that knowledge are Gordon Swift, Paul Rollins, Michael Pouliotte, Jeff Fogman, Bill Shuman, and Ellis Rowe. "He was very generous with his time," says Paul Rollins, "especially when I first started out and even when I had my doubts that I could become a competent boatbuilder." Like Bud, these men are respected by their peers and appreciated by their customers, which says as much for Bud's guidance as it does for their skill.

My prices were probably much too low, but of course that's one of the reasons why I always had a boat to build. That's also one of the reasons why I never made any money. I'd grab a job that came along even if I knew it was a starvation job, and then, because I thought the boat deserved it, whether the owner thought so or not, I'd put in a little bit more than the price justified. This was not because I had a good character, but because I believed in the boats I was building. I felt that if a boat came back four or five years after I built it with something wrong with it, I would want to crawl into a hole and die, whether I had lost my shirt on the job or not.

The question of building standards versus price is a tricky one. I've always wondered just what the proper balance should be. I asked Sam Crocker once. He had a standard contract form that said the boat will be built to yacht standards. I said, "Well, what do you mean by 'yacht standards'?" He said, "Yacht standards in my book is the best that the builder has done previously." If you look at the builder's last work, and if it's satisfactory, well that, as far as Crocker was concerned, was yacht standard. It may be way below what you'd get from Lawley's; it may be way above what you'd get in a Nova Scotia workboat. But for the builder it's the standard that represents his best yacht work.

I didn't always put more work into a boat than the agreed-upon price justified merely because I felt the boat deserved it. Many times I've been pressured into it by the



Courtesy of Bud McIntosh

The 25' McIntosh-designed gaff sloop ***TUESDAY*** *was built in 1960 by Bud and Gordon Swift.*

designer—not by all of them, but at least some of them. It would work like this: The designer would get you to contract for the job at a low price to satisfy his client, the owner. Then he figured that if he put enough pressure on you as you went along, he could make you do a far better job than you'd planned for in the first place or that the price justified. I've had that done to me many, many a time. When you're young and innocent you feel that they're doing you a favor if they allow you to build a boat for them, even if you have to share in the costs yourself.

When I was quoting on a boat, I made a guess based on previous experience: how many hours would go into it, how much material would be required, mostly guess on its cost based on what I had to pay last year. One of my numerous weaknesses of character is that I'm unduly optimistic. I always felt I was smart enough to turn out a boat in half the time the other competing boatbuilders could. It never turned out that way, and I never learned. Did I stick to my price regardless? Oh yes. I felt that I was a big boy, and I had guaranteed a price and it was up to me to finish the damned thing at that figure.

I listened for years to the people who said that wooden boat building was dead or dying, and that it can't be revived because the skills have been lost. I don't pay any attention to that at all. The skills have not been lost, and if they were, they could be rediscovered. That isn't to say that the conditions of the past are present today. In the age of Herreshoff and Lawley, when they were building their great yachts for millionaires, there was a great body of craftsmen all throughout New England who had never done anything else except boatbuilding. Each one had apprenticed and was a proven craftsman. An outfit like Lawley's would need 100 as good as that. You couldn't set up shop like that now. You'd have to start out very small and hope to find two or three skillful boatbuilders who were as good as the old-timers.

Given time and the demand, a larger pool of expert boatbuilders could be built up, but the profession would have to be made more attractive. A fellow would have to have more of a chance to make a good living at the trade.

I've heard John Gardner's theory that the amateurs represent the salvation of wooden boatbuilding. I respect his judgment and I think his guess is probably better than mine, but I will disagree with him. Until amateurs become professionals, they are people who want to build a boat, not people who want to become boatbuilders. When they want to become boatbuilders, then they are entering the professional rank. And a good many of them do that and they are no longer amateurs.

At this point, I think the boat boom is unlimited; I think there's no limit as long as the economy doesn't collapse altogether. There are so many more people who want to have boats, and there is always a certain percentage who are cranks and want something unique, something of their own. The wooden boat is the best way to get that.

A lot of the wise people who are advising the young boatbuilders will tell you that you can't get the wood any more. Not true. For a little jerk outfit like mine, you can always get enough timber. If you had 200 men turning out wooden boats, you would have problems. But we can always go find enough wood to build one other boat.

The same thing is true about tools. Some of the experts were suggesting awhile back that you not only couldn't get enough lumber, but also you couldn't get the proper tools for boatbuilding. But you can get the tools now, they just cost a lot more than they did in the past. In many respects, I think you can get a lot better tools than you could way back.

Before I head back to Maine, Bud and I stand out in the yard under the falling leaves and discuss our two-day conversation. He and I are now much more at ease with each other, as must be inevitable when one is the inheritor of the other's life story, but he is vaguely uneasy about what he has said. "You probably won't get much out of it. I feel as if I

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Boats from the McIntosh shop

A list from the collective memories of Bud, his wife, Babe, and his son, Louie.

BUILT	NAME	LOA	RIG/TYPE	DESIGNER
1931	CHERE AMIE	27'	Cutter	McIntosh
1933	BRANT	36'	Cutter	McIntosh
1934	MERRYWING	21'	Double-ended Sloop	McIntosh
1934	NIMROD	27'	Sloop	Mower
1936	DOWN EAST	39'	Cutter	Atkin
1937	GOOD NEWS	24'	Hampton Boat	Chapelle
1937	NJORD	36'	Cutter	Atkin
1938	MICKY FINN	30'	Sloop	McIntosh
1938	RONDI	28'	Sloop	Atkin
1938	ARBELLA	36'	Yawl	Concordia
1939	STAR DUST	31'	Sloop	Concordia
1939	LAUAN	31'	Sloop	Concordia
1939	FOMALHAUT	36'	Cutter	Crocker
1940		34'	Down East Powerboat	Concordia
1940	EAST WIND	28'	Cutter	Crocker
1941	LITESKIP	32'	Modernized Friendship Sloop	McIntosh
1941	THUNDERBIRD	30'	Sloop (MICKY FINN molds)	McIntosh
1942	DEVIL	40'	Twin Screw Powerboat	Crocker
1942	GOLDENEYE	36'	Powerboat	McIntosh
1943		24'	Lobsterboat	McIntosh
1944		28'	Lobsterboat	McIntosh
1946		34'	Powerboat	McIntosh
1946	LITESKIP II	36'	Modernized Friendship Sloop	McIntosh
1946	DUGGANS DEW	38'	Raised-deck Ketch	McIntosh
1946		30'	Sloop (hull only on MICKY FINN molds)	McIntosh
1947	BALMY DAZE	32'	Ketch	McIntosh
1947	BRISK	20'	Raised-deck Sloop	Hepburn
1948	KESTREL	30'	Raised-deck Sloop	Concordia
1948		40'	Centerboard Ketch	Crocker
1949		50'	V-Bottom Schooner	Atkin
1949		38'	Fishboat	Marshall
1949	TOPAZ	34'	Sloop (hull only)	Peabody
1950	SCHOODIC	38'6"	Aux. Cutter Tancook Whaler	McAleer
1950	UIGG	26'	Centerboard Sloop	McIntosh
1951	SERENITY	18'	Daysailer Sloop	McIntosh
1951	DURENDAL	26'	Centerboard Sloop	McIntosh
1952		26'	Centerboard Sloop	McIntosh
1952	INSTEADOFA	26'	Powerboat	McIntosh
1955	MY BOAT	21'	Chesapeake Crabbing Skiff	McIntosh
1955	BALD EAGLE	37'	Schooner	Crocker
1955	NANCY WEST	39'	Super Coastwise Cruiser	Alden
1956	MACCOBOY	36'	Schooner	Crocker
1956	TRADE WIND	40'	Yawl	Winslow
1956	ADVENT	36'	Schooner	McIntosh
1956	MAGIC CARPET	36'	Yawl	Winslow
1957	CYGNE NOIR	34'	Sloop	Baker
1958	ELEANOR	33'	Centerboard Cutter	McIntosh
1958	GRAMPUS	40'	Raised-deck Ketch	Crocker
1959	DOMINO	33'	Centerboard Cutter	McIntosh
1959		20'	Centerboard Cat	Ft. Williams
1959		21'	Keel Cat	Crocker
1960	WINDHOVER	25'	Keel Sloop	McIntosh
1960	TUESDAY	25'	Keel Sloop	McIntosh
1961	MARY ELLEN	31'	Sloop	Concordia
1962	HALCYON	40'	Motorsailer	Concordia
1963	MERRYWING	39'	Sloop	McIntosh
1963	FORTNIGHT	28'	Sloop	McIntosh
1964	TODDY II	30'	Sloop	McIntosh
1964	PINNANCE	23'	Hard-Chine Sloop	McIntosh
1965	GO GO GIRL	39'	Sloop	McIntosh
1965		26'	Twin-Centerboard Sloop	McIntosh
1965		26'	Twin-Centerboard Sloop	McIntosh
1966	BUFFLEHEAD	32'	Sloop	McIntosh
1967	SOUTHERN CROSS	24'	Sloop	McIntosh
1970	AUDACITY	48'	Schooner	McIntosh
1971		28'	Lobsterboat	McIntosh
1971	APPLEDORE	48'	Schooner (Supervised work crew)	McIntosh
1972	SANDPIPER II	34'	Powerboat	McIntosh
1973	ADELINA CHICHESTER	40'	Ketch	McIntosh
1975	MUMMYCHUG	21'	Oysterboat	McIntosh
1979	GOLLUM	16'	Power Dory	McIntosh

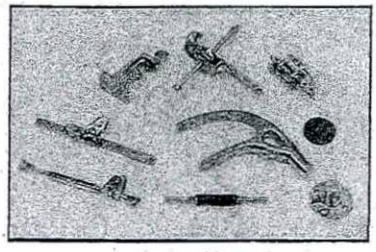
have been rambling and contradictory." I chuckle at the irony of his confession, because I have my own unease—that Bud has so much of value to say and I don't have the time or the space to get it all down.

We turn toward the MICKY FINN, one of Bud's earliest boats yet looking so good she might easily be mistaken for one of his latest. I mention that she's my type of boat: handsome but plainly finished.

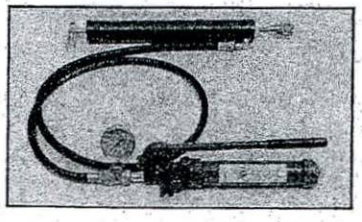
Yes, my boats have always had what could be described as a plain look, with little fancy varnish work. Anything I did for myself was always that way, but for a client it was always what he wanted. Most of the owners I attracted were looking for plainly finished boats, because that was my reputation—I was a low-priced boatbuilder. I remember that Cliff Swain, one of Alden's old-time best men, once told a client who came to me that there were 'two boatbuilders around here who built very plain boats and you'd get your money's worth from either of them; probably McIntosh is the better of the two.'

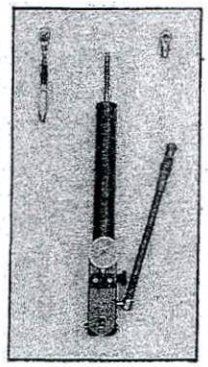
I wanted to build good boats at a reasonable price, and that's probably the most I can say for myself. My boats have survived. They never got very fancy but they're still around, while a lot of the very beautiful hand-rubbed jobs are long since gone to pot. They were just too good, too delicate, too refined to stand prolonged use. Perhaps a testimony to my style of boat is that I got very few repeat customers, mostly because the boats I built for my clients are still going strong. Most of them are still around, getting to be in antique boat shows about now. Makes me feel my age.

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RIVERSIDE NOMINEE TRUST
TAX MAP L, LOT 92L
SCRD 3443-687

S 82°51'29"E 70.32'

S 82°51'29"E 70.32'

100' HOTL SETBACK

EXISTING SHED

EXISTING HOUSE
1ST FLOOR EL. 14.95'

20' SETBACK

DAVID P. FONSECA III &
MARTHA M. WERLER
TAX MAP L, LOT 91
SCRD 4561-274
72310 SF, 1.66 ACRES

CLEARED GRAVEL AREA

INLAND WETLAND, CITY OF DOVER DRAINAGE DITCH

S 6°56'00"W 169.28'

18" ADS N-12 CULVERT

250' HOTL SETBACK

EXISTING BARN
BASEMENT FL. EL. 9.47
1ST FLOOR EL. 17.37'

CONCRETE HEADWALL

INV. EL. 10.57'

3 -CONDUIT PIPES

30" PINE

36" OAK

GRAVEL DRIVEWAY

12" MAGNOLIA

PORCH

24" MAPLE

EDGE OF GRASS DRIVEWAY

50' INLAND WETLAND BUFFER

INLAND WETLAND DELINEATION

SEPTIC TANK & PUMP CHAMBER

CONCRETE HEADWALL EL. 9.81'

18" ADS N-12 CULVERT INV. EL. 7.01'

DOCK

HOTL

EBB PISQUATAQUA RIVER FLOW

N 83°04'00"W 72.00'

24" CMP

18" ADS

S 83°04'00"E 227.92'

S 78°04'00"E 192.00'

IP FOUND 9" ABOVE GRADE

IP FOUND 9" ABOVE GRADE

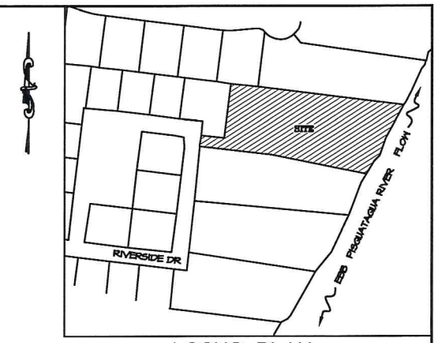
EXTENT OF FLOOD ZONE AE

RIVERSIDE DR

GARY J. & DARLENE E. MERRILL
TAX MAP L, LOT 120
SCRD 1724-0066

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- SEWER MANHOLE
- MONUMENT FOUND
- UTILITY POLE
- WETLAND
- 6' STOCKADE FENCE
- WETLANDS
- CATCH BASIN



LOCUS PLAN
N.T.S.

NOTES

1) OWNER OF RECORD:
DAVID P. FONSECA III & MARTHA M. WERLER
TAX MAP L, LOT 91
59 MYRTLE TERRACE
WINCHESTER, MA 01890
SCRD: 4561-0274
AREA: 72,310 SF, 1.66 ACRES

2) PARCEL IS IN R-20 LOW-DENSITY RESIDENTIAL ZONE:
MINIMUM LOT AREA.....20,000 SF
MINIMUM FRONTAGE.....125 FT
SETBACKS:
FRONT.....FT
SIDE.....20 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT.....35 FT
MAXIMUM LOT COVERAGE.....30%

3) A PORTION OF THE PARCEL IS WITHIN FEMA FLOOD ZONE AE UP TO THE 8' CONTOUR, AS PER FLOOD INSURANCE RATE MAP #33017C0340E. DATED SEPTEMBER 30, 2015.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

SCALE: 1" = 60'

STATE OF NEW HAMPSHIRE
R. ALEX ROSS
No. 9408
LICENSED PROFESSIONAL ENGINEER

ISS.	DATE	DESCRIPTION OF ISSUE
1	7/1/2019	FOR SUBMITTAL
SCALE	1" = 60'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	
CHECKED		

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CLIENT
DAVID FONSECA &
MARTHA WERLER
17 RIVERSIDE DR
DOVER, NH 03820

TITLE

EXISTING CONDITIONS

17 RIVERSIDE DR
DOVER, NH 03820
TAX MAP L, LOT 91

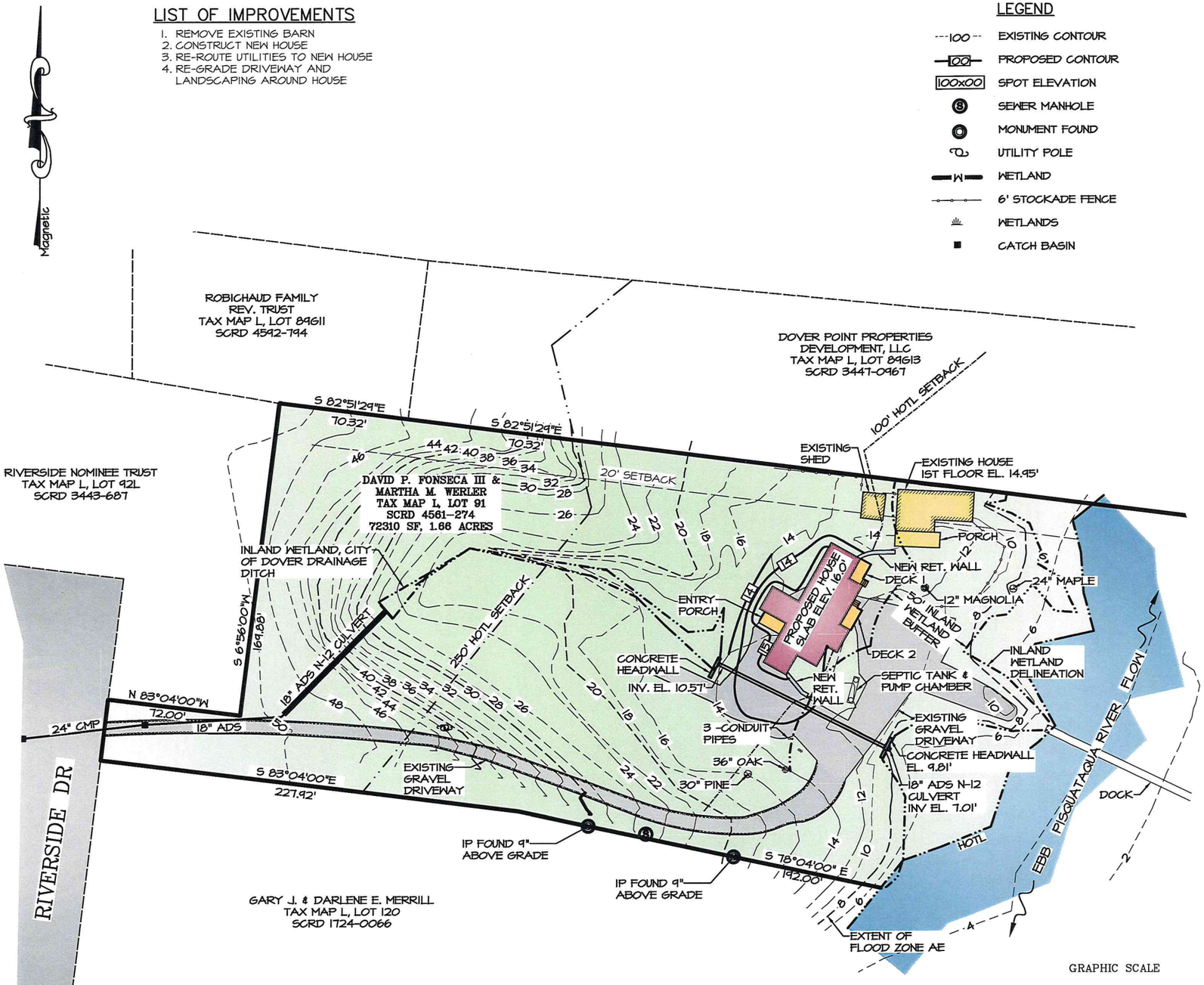
JOB NUMBER	DWG. NO.	ISSUE
18-110	1 OF 4	1

LIST OF IMPROVEMENTS

1. REMOVE EXISTING BARN
2. CONSTRUCT NEW HOUSE
3. RE-ROUTE UTILITIES TO NEW HOUSE
4. RE-GRADE DRIVEWAY AND LANDSCAPING AROUND HOUSE

LEGEND

- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- 100x00 — SPOT ELEVATION
- S — SEWER MANHOLE
- MONUMENT FOUND
- UTILITY POLE
- W — WETLAND
- 6' STOCKADE FENCE
- WETLANDS
- CATCH BASIN



NOTES

1) OWNER OF RECORD:
DAVID P. FONSECA III & MARTHA M. WERLER
TAX MAP L, LOT 91
59 MYRTLE TERRACE
WINCHESTER, MA 01890
SCRD: 4561-0274
AREA: 72,310 SF, 1.66 ACRES

2) PARCEL IS IN R-20 LOW-DENSITY RESIDENTIAL ZONE:

MINIMUM LOT AREA	20,000 SF
MINIMUM FRONTAGE	125 FT
SETBACKS:	
FRONT	20 FT
SIDE	20 FT
REAR	30 FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE	30%

3) COVERAGES:

BUILDING COVERAGE

EXISTING BUILDING COVERAGE	
HOUSE	785 SF
PORCH	201 SF
SHED	175 SF
BARN	675 SF
EXISTING STRUCTURES	1,776 SF
BUILDING COVERAGE 1,776 / 72,310 = 2.46%	
PROPOSED BUILDING COVERAGE	
EXISTING HOUSE	785 SF
EXISTING PORCH	201 SF
EXISTING SHED	175 SF
PROPOSED HOUSE	2,015 SF
PROPOSED DECKS	168 SF
PROPOSED PORCH	96 SF
PROPOSED STRUCTURES	3,440 SF
BUILDING COVERAGE 3,440 / 72,310 = 4.76%	

OPEN SPACE

EXISTING OPEN SPACE	
BUILDING COVERAGE	1,776 SF
GRAVEL DRIVEWAY	9,624 SF
GRAVEL AREA	1,115 SF
TOTAL LOT COVERAGE	12,515 SF
EXISTING OPEN SPACE = 72,310 - 12,515= 59,795 SF	
EXISTING OPEN SPACE = 59,795 / 72,310 = 82.7%	
PROPOSED OPEN SPACE	
BUILDING COVERAGE	3,440 SF
GRAVEL DRIVEWAY	8,708 SF
TOTAL LOT COVERAGE	12,148 SF
PROPOSED OPEN SPACE = 72,210-12,148 = 60,162 SF	
PROPOSED OPEN SPACE = 60,162 / 72,210 = 83.2%	

4) A PORTION OF THE PARCEL IS WITHIN FEMA FLOOD ZONE AE UP TO THE 8' CONTOUR, AS PER FLOOD INSURANCE RATE MAP #33017C0340E. DATED SEPTEMBER 30, 2015.

5) A WETLANDS PERMIT, PERMIT #2007-00686, WAS ISSUED 05/16/2007 TO ALLOW A TOTAL IMPACT OF 4,072 SQ. FT. OF THE PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE (LANDWARD OF THE 50' PRIMARY BUILDING SETBACK) TO CONSTRUCT AN ADDITION ON AN EXISTING DWELLING; INSTALL A SWIMMING POOL, PATIO, GRAVEL DRIVE; AND INSTALL A NEW WATER LINE, SEWER LINE AND PUMP CHAMBER.

THE SEWER & WATER WORK WAS DONE.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

SCALE: 1" = 60'

R. ALEX ROSS No. 9408 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

ISS.	DATE	DESCRIPTION OF ISSUE
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DOVER, NH 03820

TITLE

SITE PLAN

17 RIVERSIDE DR
DOVER, NH 03820
TAX MAP L, LOT 91

JOB NUMBER	DWG. NO.	ISSUE
18-110	2 OF 4	1

Magnetic

PROPOSED HOUSE SLAB ELEV. 16.0'

NEW RETAINING WALL

DECK 1

PORCH

ENTRY PORCH

DECK 2

12" MAGNOLIA

24" MAPLE

50' INLAND WETLAND BUFFER

93.2'

CONCRETE HEADWALL

INV. EL. 10.57'

NEW RETAINING WALL

SEPTIC TANK & PUMP CHAMBER

INLAND WETLAND DELINEATION

EXISTING GRAVEL DRIVEWAY

100' HOTL SETBACK

3 -CONDUIT PIPES

36" OAK

30" PINE

CONCRETE HEADWALL EL. 9.81'

18" ADS N-12 CULVERT INV EL. 7.01'

50' HOTL SETBACK

HIGHEST OBSERVABLE TIDE LINE

EBB

PISQUATAQUA RIVER

FLOW

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

SCALE: 1" = 20'

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SCALE 1" = 20'

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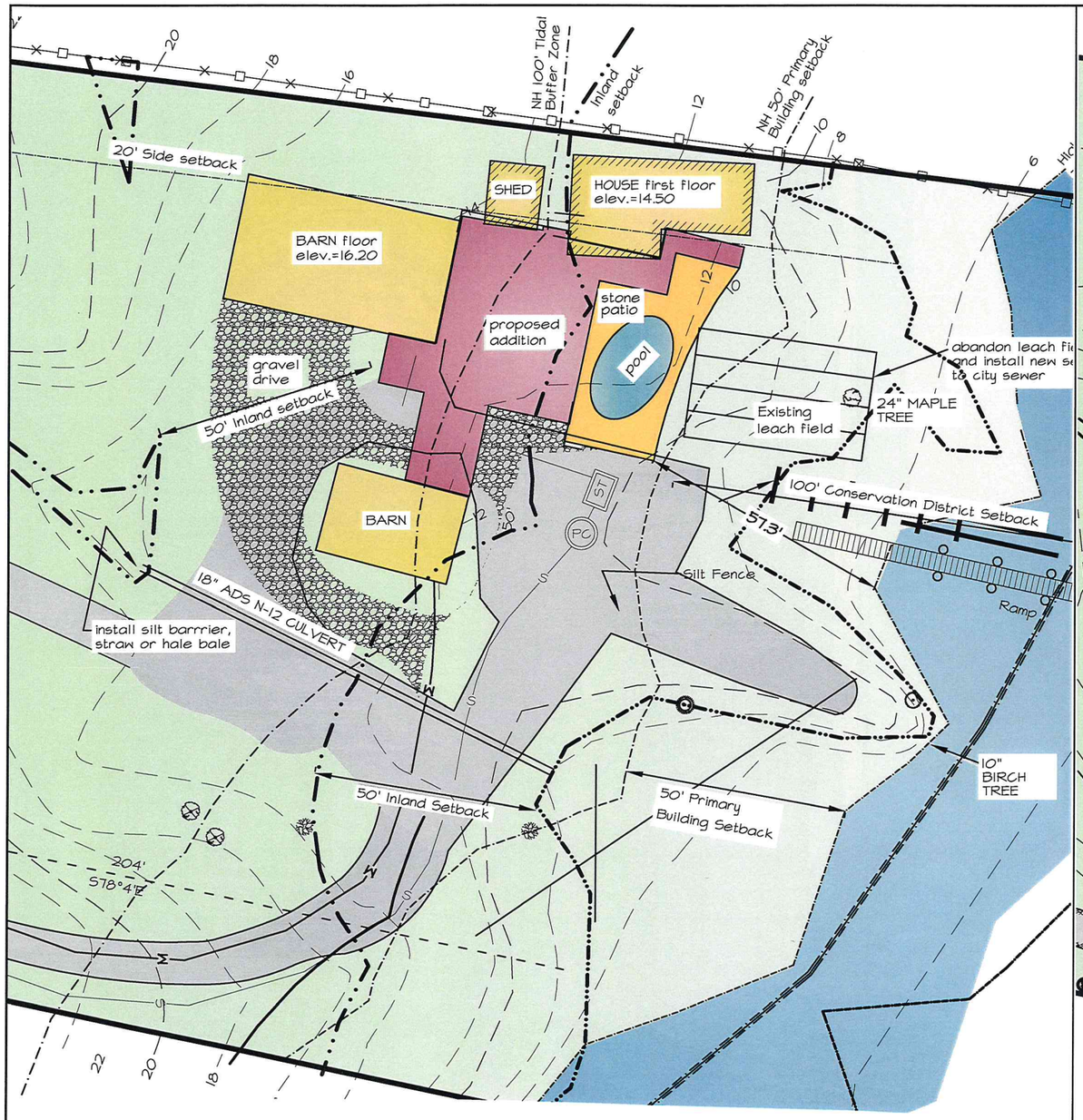
TITLE

SITE PLAN

17 RIVERSIDE DR
DOVER, NH 03820
TAX MAP I, LOT 91

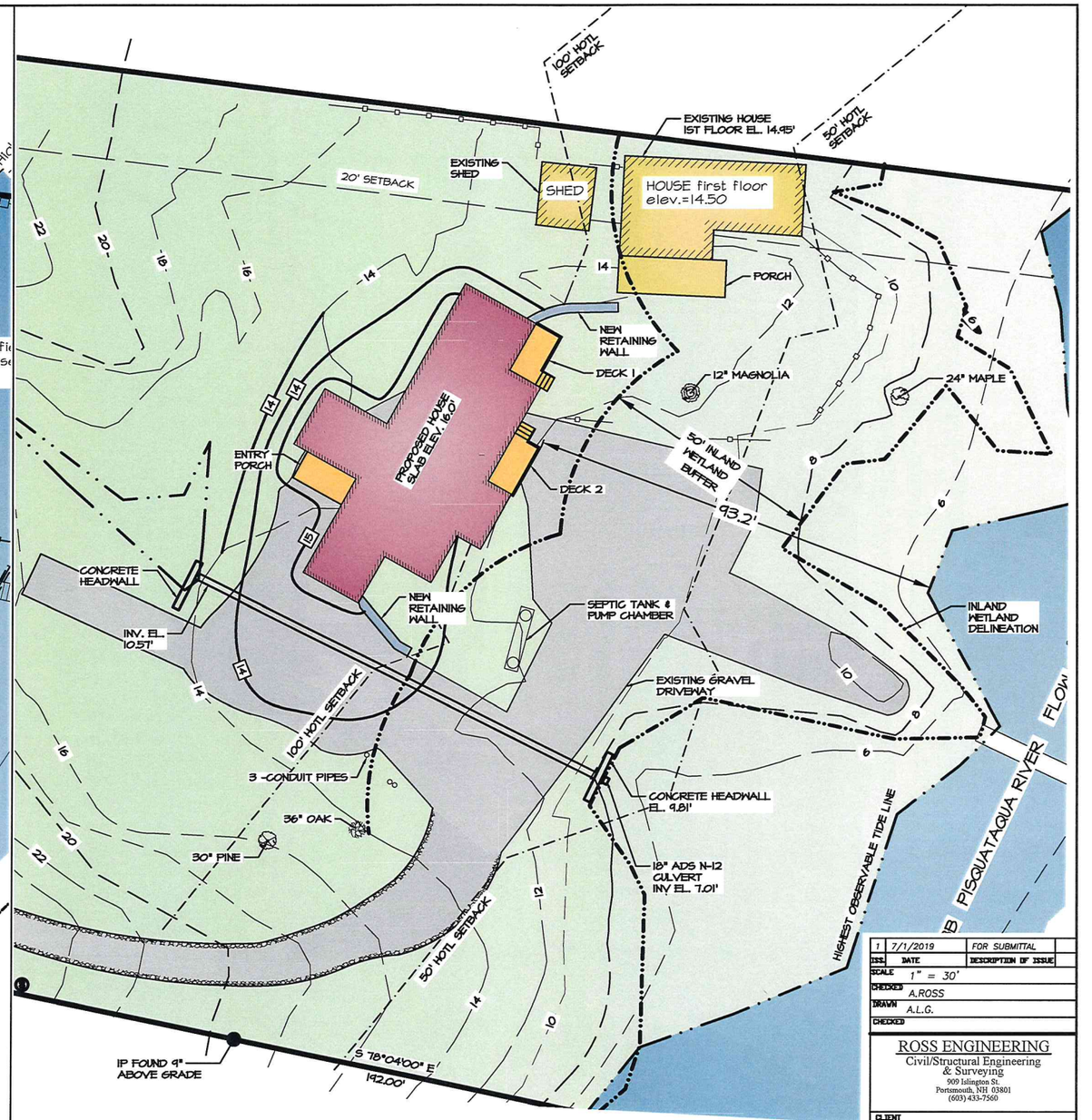
STATE OF NEW HAMPSHIRE · R. ALEX ROSS No. 9408 LICENSED PROFESSIONAL ENGINEER

JOB NUMBER	DWG. NO.	ISSUE
18-110	3 OF 4	1



2007 SITE PLAN WITH NHDES APPROVAL

TOTAL IMPERVIOUS SURFACE:
5,223 SF



2019 SITE PLAN

TOTAL IMPERVIOUS SURFACE:
3,496 SF

GRAPHIC SCALE

0 30 60 90

(IN FEET)
SCALE: 1" = 30'

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SCALE 1" = 30'
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DRAWN A.L.G.
CHECKED

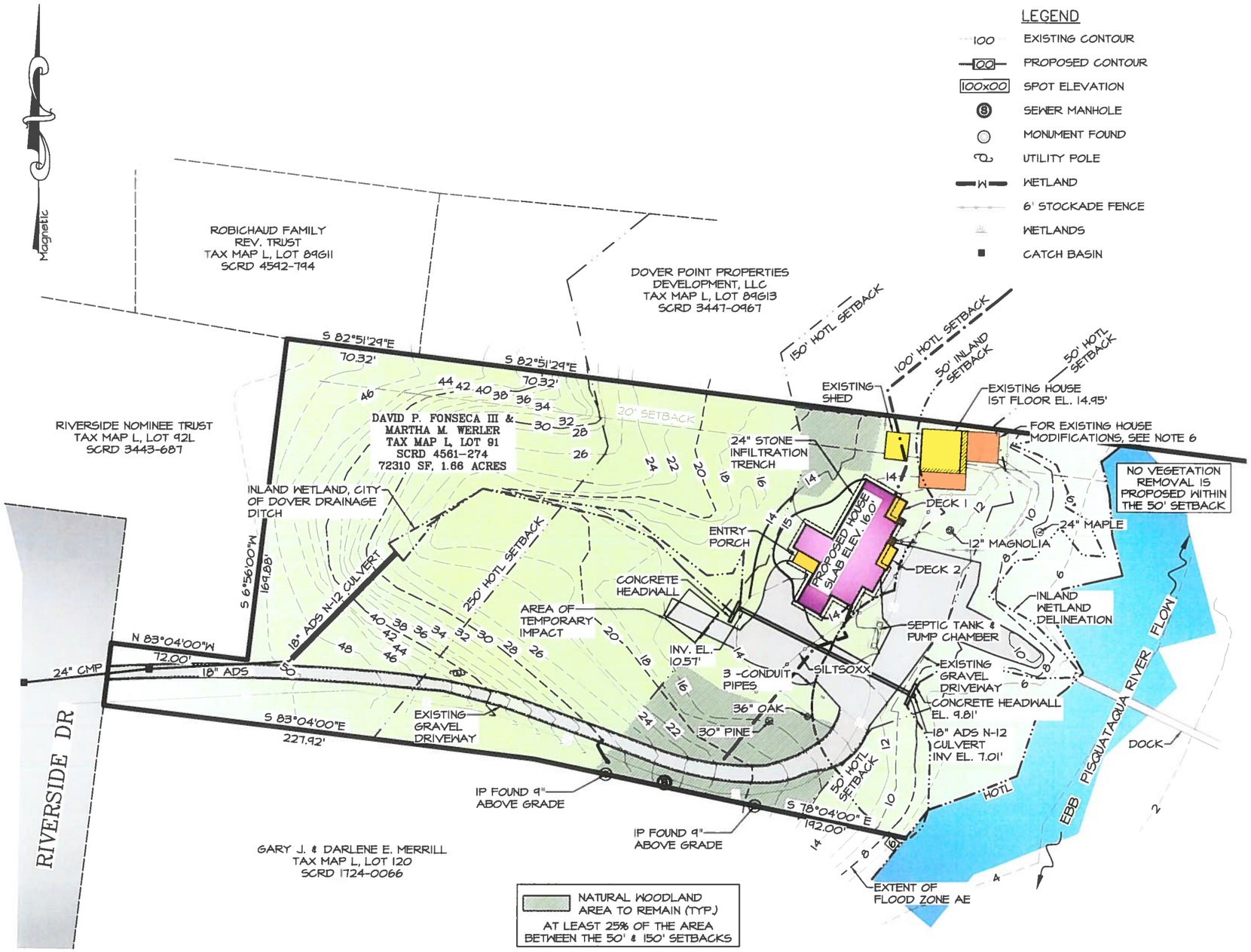
ROSS ENGINEERING
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
DAVID FONSECA & MARTHA WERLER
17 RIVERSIDE DR
DOVER, NH 03820

TITLE
2007 vs. 2019 SITE PLAN
17 RIVERSIDE DR
DOVER, NH 03820
TAX MAP 1, LOT 91

STATE OF NEW HAMPSHIRE - R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER -

JOB NUMBER	DWG. NO.	ISSUE
18-110	4 OF 4	1



LEGEND

- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- 100x00 — SPOT ELEVATION
- (S) — SEWER MANHOLE
- ○ — MONUMENT FOUND
- UTILITY POLE
- W — WETLAND
- 6' STOCKADE FENCE
- WETLANDS
- CATCH BASIN

NOTES

1) OWNER OF RECORD:
DAVID P. FONSECA III & MARTHA M. WERLER
TAX MAP L, LOT 91
59 MYRTLE TERRACE
WINCHESTER, MA 01890
SCRD: 4561-0274
AREA: 72310 SF, 1.66 ACRES

4) A PORTION OF THE PARCEL IS WITHIN FEMA FLOOD ZONE AE UP TO THE 8' CONTOUR, AS PER FLOOD INSURANCE RATE MAP #33017C0340E. DATED SEPTEMBER 30, 2015.

5) A WETLANDS PERMIT, PERMIT #2007-00686, WAS ISSUED 05/10/2007 TO ALLOW A TOTAL IMPACT OF 4,072 SQ. FT. OF THE PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE (LANDWARD OF THE 50' PRIMARY BUILDING SETBACK) TO CONSTRUCT AN ADDITION ON AN EXISTING DWELLING; INSTALL A SWIMMING POOL, PATIO, GRAVEL DRIVE; AND INSTALL A NEW WATER LINE, SEWER LINE AND PUMP CHAMBER.

THE SEWER & WATER WORK WAS DONE.

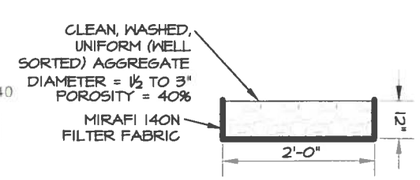
EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. CONDUCT ALL CONSTRUCTION IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE PHYSICAL ENVIRONMENT. ALL BIORETENTION AREAS DITCHES, SWALES AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
2. ALL GROUND AREAS OPENED UP FOR CONSTRUCTION WILL BE REGRADED, LOAMED, SEEDED AND MULCHED IN THE SHORTEST PRACTICAL TIME. ALL SOILS FINISH GRADED MUST BE STABILIZED WITHIN SEVENTY TWO HOURS OF DISTURBANCE. NO AREA MAY BE LEFT UNSTABILIZED FOR MORE THAN 30 DAYS. NO ARE IN EXCESS OF 5 ACRES SHALL BE EXPOSED AT ONE TIME. ALL TEMPORARY OR LONG TERM SEEDING MUST BE APPLIED PRIOR TO OCTOBER 1ST. EMPLOY TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AS DETAILED ON THIS PLAN AS NECESSARY UNTIL ADEQUATE STABILIZATION HAS BEEN ASSURED.
   TEMPORARY SEEDING: USE SEED MIXTURES, FERTILIZER AND MULCHING AS RECOMMENDED AND IN CONFORMANCE WITH THE BEST MANAGEMENT PRACTICES, "SEEDING FOR TEMPORARY PROTECTION OF DISTURBED AREAS" AS OUTLINE IN STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (AUGUST 1992 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.
   LONG TERM SEEDING: USE SEED MIXTURES, FERTILIZER AND MULCHING AS RECOMMENDED AND IN CONFORMANCE WITH THE BEST MANAGEMENT PRACTICES, "SEEDING FOR LONG TERM CARE" AS OUTLINE IN STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (AUGUST 1992 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.
3. STRAW OR HAY BALE BARRIERS AND SILTATION FENCING TO BE SECURELY EMBEDDED AND STAKED AS DETAILED. WHEREVER POSSIBLE A VEGETATED STRIP OF AT LEAST TWENTY FIVE FEET IS TO BE KEPT BETWEEN SILT FENCE AND EDGE OF WET AREA.
4. SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO ENSURE VEGETATIVE ESTABLISHMENT.
5. SEDIMENT BASIN(S), IF REQUIRED, TO BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.
6. STRAW BALE AND/OR SILT FENCE BARRIERS WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL. NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DETERIORATION OF THE BARRIER AS WELL AS CLEANING, REMOVAL AND PROPER DISPOSAL OF TRAPPED SEDIMENT.
7. TREATMENT SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
8. ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN THE PLAN SHALL MEET THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (AUGUST 1992 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.
9. PROVIDE SILT FENCING ON THE DOWN-SLOPE SIDES OF EARTH STOCKPILES.
10. A LOG/JOURNAL IS TO BE KEPT DOCUMENTING THE REGULAR INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENTATION CONTROL PRACTICES REQUIRED ON THE SITE.
11. CONTRACTOR TO ASSURE ALL NECESSARY EPA NOI PERMITS ARE OBTAINED.

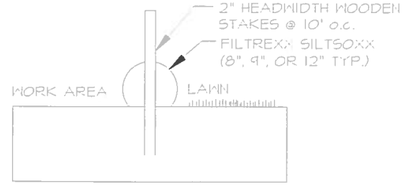
EROSION AND SEDIMENTATION CONTROL CONSTRUCTION PHASING AND SEQUENCING

1. SEE "EROSION AND SEDIMENTATION CONTROL GENERAL NOTES" WHICH ARE TO BE AN INTEGRAL PART OF THIS PROCESS.
2. INSTALL SILT FENCING AND/OR HAY BALE BARRIERS AS PER BMP AND AT LOCATIONS SHOWN ON THE DRAWINGS. MAINTAIN REGULARLY TO PREVENT SEDIMENT MIGRATION.
3. CONSTRUCT BIORETENTION AREA (RAIN GARDEN) AS DEPICTED ON DRAWINGS.
4. MAINTAIN SITE REGULARLY TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREET.
5. STRIP AND STOCKPILE TOPSOIL. STABILIZE PILES OF SOIL CONSTRUCTION MATERIAL.
6. ROUGH GRADE SITE.
7. FINISH GRADE AND COMPACT SITE
8. RE-SPREAD AND ADD TOPSOIL TO ALL ROADSIDE SLOPES. TOTAL TOPSOIL THICKNESS TO BE A MINIMUM OF FOUR TO SIX INCHES.
9. STABILIZE ALL AREAS OF BARE SOIL WITH SHREDDED HARDWOOD MULCH AND SEEDING.
10. RESEED PER EROSION AND SEDIMENTATION CONTROL GENERAL NOTES.
11. SILT FENCING AND HAY BALES IF REQUIRED ARE TO REMAIN AND BE MAINTAINED FOR TWELVE MONTHS AFTER CONSTRUCTION TO INSURE ESTABLISHMENT OF ADEQUATE SOIL STABILIZATION AND VEGETATIVE COVER. ALL SILT FENCING, HAY BALES AND TRAPPED SILT ARE THEN TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
SCALE 1" = 60'



STONE INFILTRATION TRENCH
N.T.S.



FILTREXX SILTSOXX
N.T.S.

NO.	DATE	DESCRIPTION OF ISSUE
1	7/31/2019	FOR REVIEW

SCALE 1" = 60'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

ROSS ENGINEERING
Civil/Structural Engineering & Surveying
909 Islington St
Portsmouth, NH 03801
(603) 433-7560

CLIENT
DAVID FONSECA & MARTHA WERLER
17 RIVERSIDE DR
DOVER, NH 03820

TITLE
STORMWATER MANAGEMENT PLAN
17 RIVERSIDE DR
DOVER, NH 03820
TAX MAP L, LOT 91

JOB NUMBER 18-110 | DWG. NO. 5 OF 5 | ISSUE 1

R. ALEX ROSS No. 9408 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

WERLER-FONSECA - ZUM 353

17 RIVERSIDE DRIVE
DOVER, NEW HAMPSHIRE 03820

FIRST FLOOR:	2,015 SF
TOTAL:	2,015 SF
ENTRY PORCH	96 SF
DECK 1	96 SF
DECK 2	72 SF





14 JUNE 2019 - R3 FOR REVIEW

BUILDER:

CIVIL ENGINEER:

H.V.A.C.:

ELECTRICAL:

OTHER:

DATE	BY	ISSUE DESCRIPTION
24JAN19	CT	R1 DESIGN REVIEW
04FEB19	CF	R2 DESIGN REVIEW
15FEB19	CF	FOR SELECTIONS
01APR19	CF	FOR SELECTIONS
14JUN19	AO	R3 FOR REVIEW

CLIENT:
WERLER-FONSECA
17 RIVERSIDE DRIVE

PROJECT TYPE:
RESIDENCE
ZUM 353

LOCATION:
DOVER,
NEW HAMPSHIRE

unity homes
6 BLACKJACK CROSSING
WALPOLE, NH 03608 USA
PHONE: (603) 756-3600
FAX: (603) 756-3200
EMAIL: info@unityhomes.com
WEBSITE: unityhomes.com

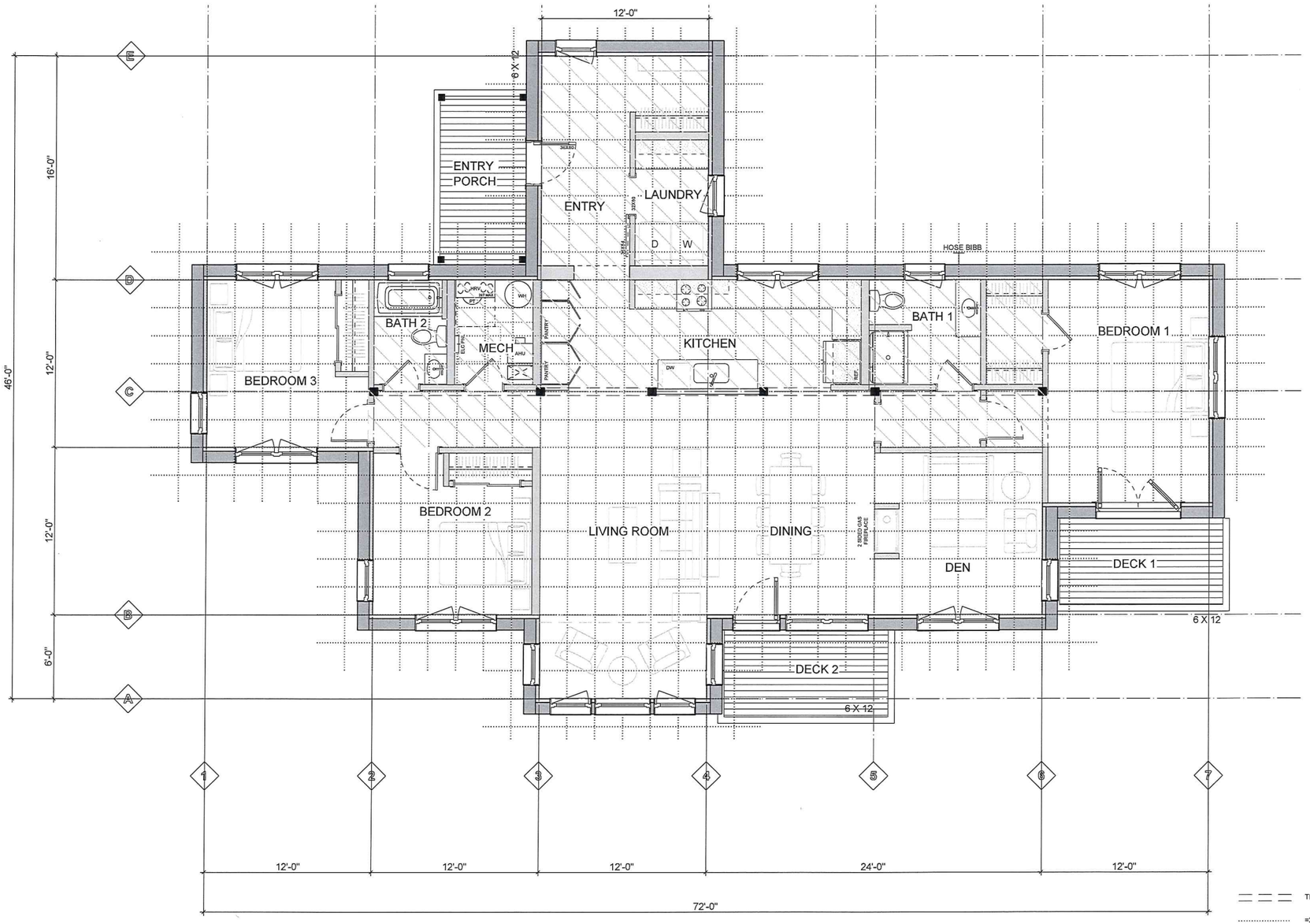
STAMP:

DATE: 2019
SCALE: AS NOTED
UNITY TEAM: CT/CF/BH

SHEET TITLE:
COVER

SHEET NUMBER:
A000

BENSONWOODWORKING CO, INC. COPYRIGHT 2019



TIMBER ABOVE

=2'-0" GRID LINE

=AREA OF FLAT CEILING

WALL TYPE LEGEND	
INSULATED WALL PANEL	
PACK OUT	
2x4 AT 24" O.C. PARTITION 5/8" GWB BOTH SIDES	
2x6 AT 24" O.C. PARTITION 5/8" GWB BOTH SIDES	2x6
TIMBER POSTS	

0 2' 4' 8'

14 JUNE 2019 - R3 FOR REVIEW

BUILDER:

N

CIVIL ENGINEER:

H.V.A.C.:

ELECTRICAL:

OTHER:

DATE	BY	ISSUE DESCRIPTION
24JAN19	CT	R1 DESIGN REVIEW
08FEB19	CF	R2 DESIGN REVIEW
08FEB19	CF	R2 PRICING
08APR2019	CT	FOR SELECTIONS
14JUN19	AO	R3 FOR REVIEW

CLIENT:
WERLER-FONSECA
17 RIVERSIDE DRIVE

PROJECT TYPE:
RESIDENCE
ZUM 353

LOCATION:
DOVER,
NEW HAMPSHIRE

unity homes
6 BLACKJACK CROSSING
WALPOLE, NH 03608 USA
PHONE: (603) 756-3600
FAX: (603) 756-3200
EMAIL: info@unityhomes.com
WEBSITE: unityhomes.com

STAMP:

DATE: 2019

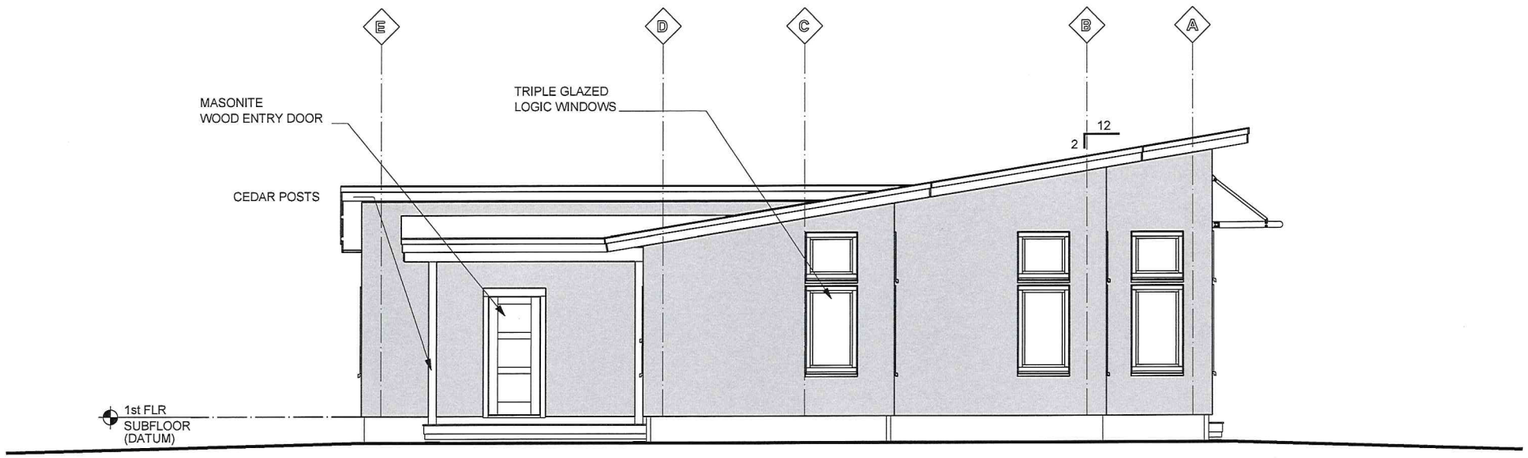
SCALE: 1/4" = 1'-0"

UNITY TEAM: CT/CF/BH

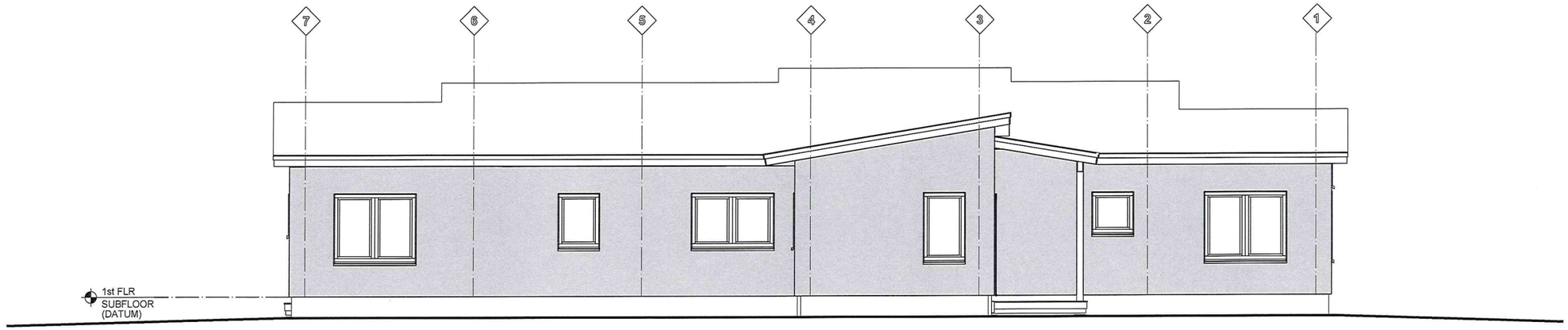
SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A101

BENSONWOODWORKING CO.,INC. COPYRIGHT 2019



EXTERIOR ELEVATION
SOUTH



EXTERIOR ELEVATION
WEST

14 JUNE 2019 - R3 FOR REVIEW

BUILDER:

CIVIL ENGINEER:

H.V.A.C.:

ELECTRICAL:

OTHER:

DATE	BY	ISSUE DESCRIPTION
24JAN19	CT	R1 DESIGN REVIEW
04FEB19	CF	R2 DESIGN REVIEW
08FEB19	CF	R2 PRICING
01APR2019	CT	FOR SELECTIONS
14JUN19	AO	R3 FOR REVIEW

CLIENT:
WERLER-FONSECA
17 RIVERSIDE DRIVE

PROJECT TYPE:
RESIDENCE
ZUM 353

LOCATION:
DOVER,
NEW HAMPSHIRE

unity homes
6 BLACKJACK CROSSING
WALPOLE, NH 03608 USA
PHONE: (603) 756-3600
FAX: (603) 756-3200
EMAIL: info@unityhomes.com
WEBSITE: unityhomes.com

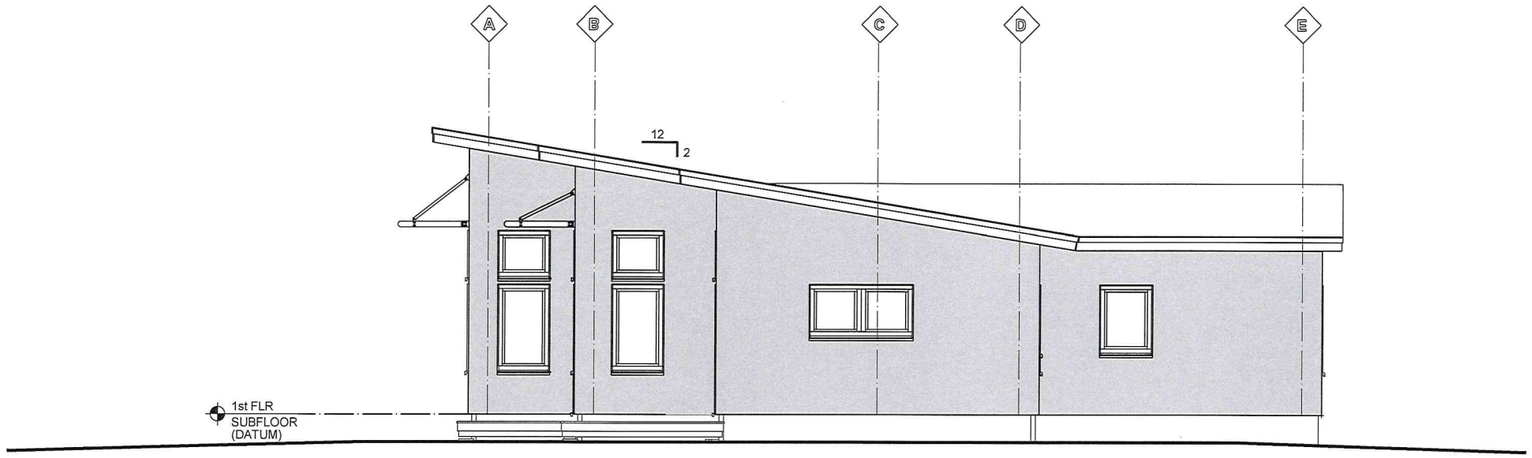
STAMP:

DATE: 2019
SCALE: 1/4" = 1'-0"
UNITY TEAM: CT/CF/BH

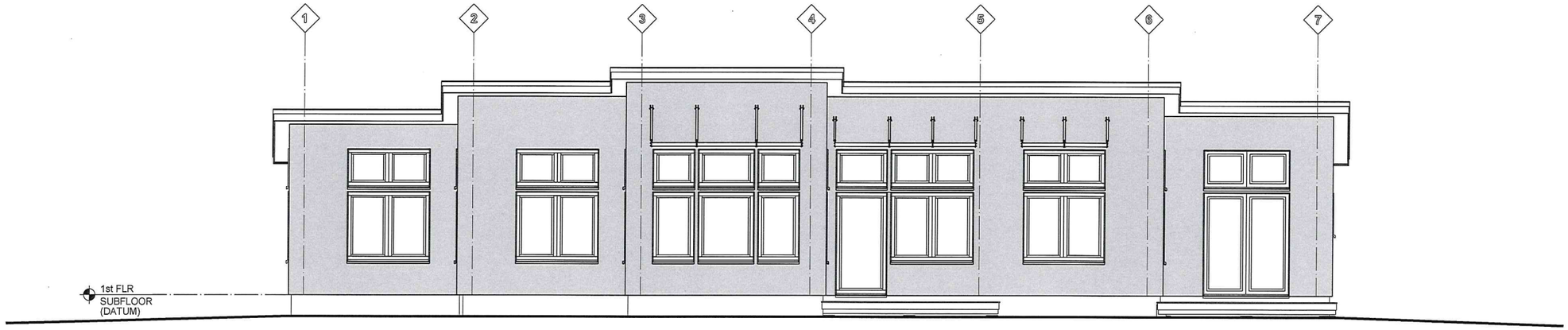
SHEET TITLE:
ELEVATION

SHEET NUMBER:
A200

BENSONWOODWORKING CO., INC. COPYRIGHT 2019



EXTERIOR ELEVATION
NORTH



EXTERIOR ELEVATION
EAST

14 JUNE 2019 - R3 FOR REVIEW

BENSONWOODWORKING CO.,INC. COPYRIGHT 2019

BUILDER:

CIVIL ENGINEER:

H.V.A.C.:

ELECTRICAL:

OTHER:

DATE	BY	ISSUE DESCRIPTION
24JAN19	CT	R1 DESIGN REVIEW
04FEB19	CF	R2 DESIGN REVIEW
08FEB19	CF	R2 PRICING
01APR19	CT	FOR SELECTIONS
14JUN19	AO	R3 FOR REVIEW

CLIENT:
WERLER-FONSECA
17 RIVERSIDE DRIVE

PROJECT TYPE:
RESIDENCE
ZUM 353

LOCATION:
DOVER,
NEW HAMPSHIRE

unity homes
6 BLACKJACK CROSSING
WALPOLE, NH 03608 USA
PHONE: (603) 756-3600
FAX: (603) 756-3200
EMAIL: info@unityhomes.com
WEBSITE: unityhomes.com

STAMP:

DATE: 2019
SCALE: 1/4" = 1'-0"
UNITY TEAM: CT/CF/BH

SHEET TITLE:
ELEVATION

SHEET NUMBER:
A201

NHDES-W-06-012

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

Check the status of your application: www.des.nh.gov/onestop

RSA/Rule: RSA 482-A/ Env-Wt 100-900

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

1. REVIEW TIME: Indicate your Review Time below. To determine review time, refer to Guidance Document A for instructions.

☒ Standard Review (Minimum, Minor or Major Impact) ☐ Expedited Review (Minimum Impact only)

2. MITIGATION REQUIREMENT:

If mitigation is required, a Mitigation-Pre Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if mitigation is required, please refer to the Determine if Mitigation is Required Frequently Asked Questions.

Mitigation Pre-Application Meeting Date: Month: __ Day: __ Year: ____

☒ N/A - Mitigation is not required

3. PROJECT LOCATION:

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: **17 Riverside Drive**		TOWN/CITY: **Dover**	
TAX MAP: **L**	BLOCK:	LOT: **91**	UNIT:
USGS TOPO MAP WATERBODY NAME: **Piscataqua River** ☐ NA		STREAM WATERSHED SIZE: ☒ NA	
LOCATION COORDINATES (If known):		☐ Latitude/Longitude ☐ UTM ☐ State Plane	

4. PROJECT DESCRIPTION:

Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

Remove existing barn. Construct a new 2,015 SF house with two decks and an entry porch (264 SF). Install two retaining walls and regrade driveway and landscaping around house. Re-route utilities to new house. Convert existing house to a barn for storage use only. Remove portion of existing house (465 SF).

5. SHORELINE FRONTAGE:

☐ N/A This does not have shoreline frontage. SHORELINE FRONTAGE: **293**

Shoreline Frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line (Env-Wt 101.89).

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:

Please indicate if any of the following permit applications are required and, if required, the status of the application.

To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Webpage.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED
Individual Sewerage Disposal per RSA 485-A:2	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED
Subdivision Approval Per RSA 485-A	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED
Shoreland Permit Per RSA 483-B	☒ YES ☐ NO	____	☐ APPROVED ☒ PENDING ☐ DENIED

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:

See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB **19**___- **2099**___.

b. ☐ This project is within a Designated River corridor. The project is within ¼ mile of: _____; and date a copy of the application was sent to the Local River Management Advisory Committee: Month: __ Day: __ Year: ____

☒ N/A – This project is not within a Designated River corridor.

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

	Print name legibly	Date
⇨		

DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will be reviewed in the standard review time frame.

13. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

	Print name legibly	Town/City	Date
⇨ Susan Mistretta	Susan Mistretta	Dover	8/2/19

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

8. APPLICANT INFORMATION (Desired permit holder)			
LAST NAME, FIRST NAME, M.I.: **Fonseca, David and Werler, Martha**			
TRUST / COMPANY NAME:	MAILING ADDRESS: ~~58~~ 52 **Myrtle Terrace**		
TOWN/CITY: **Winchester**		STATE: **MA**	ZIP CODE: **01890**
EMAIL or FAX: **d@fonseca3.com; werler@comcast.net**	PHONE: **(781) 439-2615**		
ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
9. PROPERTY OWNER INFORMATION (If different than applicant)			
LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME:	MAILING ADDRESS:		
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL or FAX:	PHONE:		
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
10. AUTHORIZED AGENT INFORMATION			
LAST NAME, FIRST NAME, M.I.: **Ross, Alex**	COMPANY NAME: **Ross Engineering**		
MAILING ADDRESS: **909 Islington Street, Suite 6**			
TOWN/CITY: **Portsmouth**		STATE: **NH**	ZIP CODE: **03801**
EMAIL or FAX: **alexross@comcast.net**	PHONE: **(603) 433-7560**		
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

11. PROPERTY OWNER SIGNATURE:

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for National Historic Preservation Act (NHPA) 106 compliance.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the NHDES is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
12. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned

Property Owner Signature	Print name legibly	Date
David Fonseca Martha Werler	David Fonseca Martha Werler	7/31/19

14. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact.

Permanent: *impacts that will remain after the project is complete.*

Temporary: *impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.*

Intermittent Streams: *linear footage distance of disturbance is measured along the thread of the channel.*

Perennial Streams/ Rivers: *the total linear footage distance is calculated by summing the lengths of disturbance to the channel and each bank.*

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	☐ ATF	☐ ATF
Scrub-shrub wetland	☐ ATF	☐ ATF
Emergent wetland	☐ ATF	☐ ATF
Wet meadow	☐ ATF	☐ ATF
Intermittent stream channel	/ ☐ ATF	/ ☐ ATF
Perennial Stream / River channel	/ ☐ ATF	/ ☐ ATF
Lake / Pond	/ ☐ ATF	/ ☐ ATF
Bank - Intermittent stream	/ ☐ ATF	/ ☐ ATF
Bank - Perennial stream / River	/ ☐ ATF	/ ☐ ATF
Bank - Lake / Pond	/ ☐ ATF	/ ☐ ATF
Tidal water	/ ☐ ATF	/ ☐ ATF
Salt marsh	☐ ATF	☐ ATF
Sand dune	☐ ATF	☐ ATF
Prime wetland	☐ ATF	☐ ATF
Prime wetland buffer	☐ ATF	☐ ATF
Undeveloped Tidal Buffer Zone (TBZ)	☐ ATF	☐ ATF
Previously-developed upland in TBZ	1,044 ☐ ATF	2,046 ☐ ATF
Docking - Lake / Pond	☐ ATF	☐ ATF
Docking - River	☐ ATF	☐ ATF
Docking - Tidal Water	☐ ATF	☐ ATF
Vernal Pool	☐ ATF	☐ ATF
TOTAL	1,044 /	2,046 /

15. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

☐ Minimum Impact Fee: Flat fee of $ 200

☒ Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking)	**3,090** sq. ft.	X $0.20 =	$ **618.00**
Temporary (seasonal) docking structure:	sq. ft.	X $1.00 =	$
Permanent docking structure:	sq. ft.	X $2.00 =	$
Projects proposing shoreline structures (including docks) add $200 =			$
Total =			$
The Application Fee is the above calculated Total or $200, whichever is greater =			$ **618.00**

SHORELAND APPLICATION WORKSHEET

Calculating Impervious Area

This form must be submitted to the NHDES Wetlands Bureau accompanied with a Shoreland Permit Application. Instructions for completing this form are available on the Shoreland Program web page.

For the purposes of this worksheet, "**Pre-Construction**" impervious surface area[1] means all human made impervious surfaces[2] currently present on the property, whether to be removed or to remain after the project is completed. "**Post-Construction**" impervious area means all impervious surfaces that will exist on the property upon completion of the project, including both new and any remaining pre-existing impervious surfaces. All answers shall be given in square feet.

CALCULATING IMPERVIOUS AREA WITHIN 250 FEET OF THE REFERENCE LINE			
	STRUCTURE DESCRIPTION	**PRE-CONSTRUCTION IMPERVIOUS AREAS**	**POST-CONSTRUCTION IMPERVIOUS AREAS**
PRIMARY STRUCTURE(S) House and all attached decks and porches.	**House, Deck, Porch**	**1,004** FT²	**3,019** FT²
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures include, but are not limited to: driveways, walkways, patios, and sheds.	**Gravel Driveway**	**11,942** FT²	**9,619** FT²
	Headwalls	**36** FT²	**36** FT²
	Barn	**612** FT²	**0** FT²
	_____	**173** FT²	**173** FT²
	_____	_____ FT²	_____ FT²
	_____	_____ FT²	_____ FT²
TOTAL:		**(A) 13,767** FT²	**(B) 12,846** FT²
Area of the lot located within 250 feet of reference line:			**(C) 61,240** FT²
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: *[divide (a) by (c) x 100]*			**(D) 22.48 %**
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: *[divide (b) by (c) x 100]*			**(E) 21.0 %**

[1] **"Impervious surface area"** as defined in Env-Wq 1402.15 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the sum total of the footprint of each impervious surface that is located within the protected shoreland.

[2] **"Impervious Surface"** as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

Stormwater Management Requirements

The Impervious Area Thresholds
☒ A net *decrease* in impervious area is proposed (If **Calculation E** is less than **Calculation D**).
☐ The percentage of post-construction impervious area **(Calculation E)** is less than or equal to 20%. This project **does not** require a stormwater management plan and **does not** require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
☒ A net increase in impervious area is proposed and the percentage of post-construction impervious area **(Calculation E)** is greater than 20%, but less than 30%. This project **requires** a stormwater management but, **does not** require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score. See details on the *Checklist of Required Items* on page 6
☐ A net increase in impervious area is proposed and the percentage of post-construction impervious area **(Calculation E)** is greater than 30%. This project **requires** a stormwater management plan designed and certified by a professional engineer **and requires** plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score. See details on the *Checklist of Required Items* on page 6

Natural Woodland Area Requirement

DETERMINING THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot between 50 feet and 150 feet of the reference line within which the vegetation currently exists as natural woodland[3] **(see definition below)**.	**(F) 13,858 SF**
Total area of the lot between 50 feet and 150 feet from the reference line.	**(G) 24,247 SF**
At least 25% of area **(G)** must remain in as natural woodland. [.25 x G]	**(H) 6,062 SF**
Place the lesser of area **(F)** and calculation **(H)** on this line. In order to remain compliant with the **natural woodland area requirement**, this is the minimum area that must remain as natural woodland between 50 feet and 150 feet from the reference line. This area **must** be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state[4].	**(I) 6,062 SF**
Name of person who prepared this worksheet: **Andrea Gorman**	
Name and date of the plan this worksheet is based upon: **Site Plan 7/31/2019**	
SIGNATURE: Andrea Gorman	DATE: 7/31/2019

[3] **"Natural Woodland"** means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth.

[4] **"Unaltered State"** means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health.

P19-49 **17 Riverside Drive**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0089-G00000	46 SHORE LN	ROBINSON TYLER C &	ROBINSON SUSAN S	46 SHORE LN	DOVER	NH	03820
L0089-G00007	25 SHORE LN	SMART RICHARD B &	SMART SUSAN A	25 SHORE LN	DOVER	NH	03820
L0089-G00009	29 SHORE LN	KELLIHER DANIEL		29 SHORE LN	DOVER	NH	03820
L0089-G00011	35 SHORE LN	ROBICHAUD MARK & ROBIN TRUSTEES	ROBICHAUD FAMILY REVOCABLE TRUST	35 SHORE LN	DOVER	NH	03820
L0089-G00013	39 SHORE LN	DOVER POINT PROPERTIES DEV LLC	C/O PORTSMOUTH CHEVROLET	549 ROUTE 1 BYPASS	PORTSMOUTH	NH	03801
L0092-H00000	13 RIVERSIDE DR	TURNER SIDNEY A TRUSTEE	NLP TRUST	5380 GULF OF MEXICO DR #105	LONGBOAT KEY	FL	34228
L0092-L00000	19 RIVERSIDE DR	CANTRELL D & FITZGERALD H TRUSTEES	RIVERSIDE NOMINEE TRUST	19 RIVERSIDE DR	DOVER	NH	03820-4654
L0092-M00000	21 RIVERSIDE DR	NGO SANTA C & BIN BIN TRUSTEES	NGO SANTA C REVOCABLE TRUST	21 RIVERSIDE DR	DOVER	NH	03820
L0092-N00000	23 RIVERSIDE DR	WRIGHT SUSAN M		23 RIVERSIDE DR	DOVER	NH	03820
L0092-P00000	12 RIVERSIDE DR	MERRILL NORMA J	MERRILL RICHARD S	12 RIVERSIDE DRIVE	DOVER	NH	03820
L0092-R00000	10 RIVERSIDE DR	TANNER ROY B	TANNER GAIL A	10 RIVERSIDE DRIVE	DOVER	NH	03820
L0092-U00000	16 RIVERSIDE DR	BARRETT KENNETH R TRUSTEE	BARRETT KENNETH ROBERT 2008 TRUST	16 RIVERSIDE DR	DOVER	NH	03820
L0120-000000	15 RIVERSIDE DR	MERRILL GARY J &	MERRILL DARLENE E	15 RIVERSIDE DR	DOVER	NH	03820
L0091-000000	17 RIVERSIDE DR	FONSECA DAVID P III &	WERLER MARTHA M	59 MYRTLE TERRACE	WINCHESTER	MA	01890
		ROSS ENGINEERING	ALEX ROSS	909 ISLINGTON STREET, SUITE 6	PORTSMOUTH	NH	03801

DOVER CONSERVATION COMMISSION – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	**1st Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date:	Monday, August 12, 2019
Meeting Time:	5:30 pm

MEMBERS PRESENT: Robert Atwood (Secretary), Abby Lyon, Richard Erickson, Amy Kramer Perry, Jason Aube, Zach Schmidt (Alternate)

Absent (Excused): Bill Hunt, Steve Fellows

Absent (Un-excused):

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Alex Ross, Annie Gorman, Marc Jacobs, Steve Haight, Sean Manning, others

1. **The meeting was convened at 5:30 PM and a roll call was done.**
2. **APPROVAL OF THE PRIOR MEETING MINUTES** – June 10, 2019

Erickson moved to approve the June 10, 2019 minutes, Lyon seconded. Vote: 4 in favor, Aube and Schmidt abstained

3. **OLD BUSINESS:**
4. **NEW BUSINESS:**

A. City of Dover Conditional Use Permit and NHDES Wetlands Permit for Alex Ross (Owner: David Fonseca, III & Martha Werler), Assessor's Map L, Lot 91, zoned R-20, located at 17 Riverside Drive.

Alex Ross, Annie Gorman & Marc Jacobs were present to explain the proposal to remove an existing barn and construct a new house partially within the 100' Conservation District adjacent to tidal Piscataqua River. House would be 88' from the river, with 455 sq. ft. of new house within Conservation District. Previous owner installed municipal water and sewer a decade ago. A larger house was proposed and approved in 2007 but never built. The existing house will remain but two portions will be removed to reduce size and be used for storage. New house will be in the location where barn will be removed. City has a drainage easement and culvert on the parcel that limits the house location.

Lyon: Will the site remain forested as it is now?

Ross: In the tidal buffer zone we indicated which trees will remain for permitting purposes but the other existing trees will largely remain.

Aube: What are the existing and proposed impervious areas?

Ross: The calculations are on sheet 2. There is a decrease.

Atwood: Did you consider removing the existing house entirely?

Ross: The house is close to the lot line and has a full foundation under the main house that will remain, so we are concerned that removing the house would cause more disturbance.

Kramer-Perry pointed out that the proposed house is considerably larger than the barn.

Aube: Did you explore opportunities for storm water management? How will the driveway flow be handled?

Ross: House is designed to direct the roof run-off to the rear. Driveway is gravel. We met with DES staff.

Lyon: Will the area where the existing house sections are to be removed be replanted?

Jacobs: I have developed a planting plan for those areas that has shrubs and trees, but it is not shown on plan.

Bird determined that both the wetlands and shoreland permits have been submitted to the City Clerk and DES.

Erickson moved to endorse the Conditional Use Permit and NHDES Wetlands Permit with the condition that a landscaping plan as presented be added to the plans, Kramer-Perry seconded. Vote: 6 in favor

DRAFT

CITY OF DOVER

PLANNING BOARD – ABUTTER NOTICE

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH
Meeting Date: **Tuesday, August 27, 2019**
Meeting Time: **7:00 pm**

Dear Property Owner: You are an abutter to the project listed in bold on the agenda. We invite you to review and comment on the proposal at the hearing, by letter, or by email (Dover-Planning@dover.nh.gov).

INTENT: To allow construction of a driveway and associated grading and drainage impacting 11,667 s.f. of wetlands buffer

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

FILE: P19-58

APPLICANT: White Birch Ammo LLC

OWNER(S): White Birch Ammo LLC
DBA: White Birch Armory and 74 Industrial Park, LLC

LOCATION: Industrial Park Drive (Tax Map G, Lot 3A-1)

ACREAGE: 8.09 acres

ZONING DISTRICT: I-2

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Industrial

SURROUNDING LAND USE:
Industrial, Farm, Residential

ZBA ACTION: None

ATTACHMENTS: Impact Plan

PERMITS REQUIRED: CUP for Conservation District impacts

WAIVERS REQUESTED: None

The Planning Board agenda is as follows:

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - JULY 23, 2019 REGULAR MEETING MINUTES
3. **OLD BUSINESS**
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Minor Lot Line Adjustment for Dorothy E. Perron, Assessor's Map D, Lots 35 & 35-1, zoned R-12, and located at 51 Glenwood Avenue. *(P19-63)
   B. Consideration and acceptance of a Minor Lot Line Adjustment for Randy Donckers, (Owners: Steven Marion & Nicholas Small), Assessor's Map E, Lots 61 & 60, zoned R-20, and located at 135 & 137 Tolend Road. *(P19-60)
   C. Consideration and acceptance of a Conditional Use Permit for Alex Ross, (Owners: David P Fonseca III & Martha Werler), Assessor's Map L, Lot 91, zoned R-20, and located at 17 Riverside Drive. (Proposal is remove an existing barn and construct a new house with retaining walls within the Conservation District. 445 s.f. impact in the Conservation District). *(P19-49)
   D. **Consideration and acceptance of a Conditional Use Permit for White Birch Ammo, LLC., (Owner: 74 Industrial Park, LLC, Assessor's Map G, Lot 3-A-1, zoned I-2, located on Industrial Park Drive. (Proposal is for the construction of a driveway and associated grading and drainage impacting 11,667 sq. ft. of wetlands buffer). *(P19-58)**
   E. Consideration and acceptance of a Site Review for White Birch Ammo, LLC., (Owners: White Birch Ammo, LLC, dba:White Birch Armory, and 74 Industrial Park, LLC), Assessor's Map G, Lot 3A-1, zoned I-2, and located at Industrial Park Road. (Proposal is to construct a 19,500 sq. ft. commercial building with retail, office, warehouse space and an indoor shooting range with a parking lot with 60 parking spaces). *(P19-57)
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

Since this is only a partial description of the proposal and it may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm. You may view the rest of the agenda and materials at www.dover.nh.gov or contact the Planning and Community Development Department at City Hall or 603-516-6008. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNH Planning

MORE INFORMATION AVAILABLE TO YOU:

To learn more about the Planning Board jurisdiction, please review Chapters 149 (Site Review), 155 (Subdivisions) or 170 (Zoning) online at

http://www.dover.nh.gov/government/city-charter-code/

NH STATE PLANE
GPS OBS: NOVEMBER 30, 2018

CB RIM = 119.9

BITUMINOUS CONCRETE DRIVEWAY

15" RCP CULVERT INV. IN = 112.6 INV. OUT = 112.1

8" PVC ROOF DRAIN INV. OUT = 112.1

CITY WATER MAIN EASEMENT REF. 510 / 315 & 288 / 203

20' WIDE WATER MAIN EASEMENT 743/244 & 759/141

EDGE OF PAVEMENT (TYP.)

PROPOSED CONSTRUCTION ENTRANCE

PROPOSED SILT SOXX

BM NAIL SET ELEV.=114.86

GRADE TO DRAIN

PROPOSED 19,500 S.F. BUILDING F.F.=112.0

TC 111.9 BC 111.4

PROPOSED ROOF DRAIN

PCB1 RIM=109.8 INV.OUT=106.2

PROPOSED SILT SOXX

PROPOSED 73 LF 12" HDPE S=0.005

PROPOSED 64 LF 12" HDPE S=0.005

PROPOSED 182 LF 12" HDPE S=0.005

PCB2 RIM=109.80 INV.OUT=105.4

PCB3 RIM=108.5 INV.IN=105.0 INV.OUT=104.9

FE-1 INV.OUT=104.0

PROPOSED DETENTION POND

PROPOSED RIP-RAP PLUNGE POOL (SEE DETAIL)

PROPOSED OCS-1 (SEE DETAIL)

INV.OUT=101.7

PROPOSED SILT SOXX

BITUMINOUS CONCRETE DRIVEWAY AND PARKING AREA

INDUSTRIAL PARK ROAD
PUBLIC-66' WIDE R.O.W. - 743/244 & 759/141

PARCEL AREA
352,425 S.F.

G / 3A-1

50' WETLAND BUFFER (TYP.)

EDGE OF WETLANDS (TYP.)

10' SIDE/REAR ZONING SETBACK LINE (TYP.)

30' SIDE COVENANT SETBACK LINE (TYP.)

LOCATION PLAN
(NO SCALE)

COLUMBUS AVE
NH RTE. 9
LITTLEWORTH
CROSBY RD
INDUSTRIAL PARK ROAD
B & M RR
LOCUS

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)

ATTENTION:

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

GENERAL NOTES

1. SEE NOTE SHEET #3 FOR ADDITIONAL GRADING, DRAINAGE NOTES.
2. WETLAND BUFFER IMPACT
3. SQUARE FEET OF IMPACT = 11,667 S.F.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19-57

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

NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	7-29-19	SJH
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	8-8-19	SJH

DESIGN BY: SRD
DRAWN BY: SRD
SCALE: 1"=50'
DATE: 7-1-19
PROJECT NO: 19003
FILE: SITE.DWG
APPROVED BY: SJH

GRADING, DRAINAGE & EROSION CONTROL PLAN

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

6

CITY OF DOVER

PLANNING BOARD – ABUTTER NOTICE

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH
Meeting Date: **Tuesday, August 27, 2019**
Meeting Time: **7:00 pm**

Dear Property Owner: You are an abutter to the project listed in bold on the agenda. We invite you to review and comment on the proposal at the hearing, by letter, or by email (Dover-Planning@dover.nh.gov).

INTENT: To construct a 19,500 s.f. commercial building with retail, office, warehouse space, and an indoor shooting range with a parking lot of 60 spaces. A related Conditional Use Permit will also appear before the Planning Board

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

FILE: P19-57

APPLICANT: White Birch Ammo LLC

OWNER(S): White Birch Ammo LLC
DBA: White Birch Armory and 74 Industrial Park, LLC

LOCATION: Industrial Park Drive (Tax Map G, Lot 3A-1)

ACREAGE: 8.09 acres

ZONING DISTRICT: I-2

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Industrial

SURROUNDING LAND USE:
Industrial, Farm, Residential

ZBA ACTION: None

ATTACHMENTS: Site Plan

PERMITS REQUIRED: CUP for Conservation District impacts

WAIVERS REQUESTED: None

The Planning Board agenda is as follows:

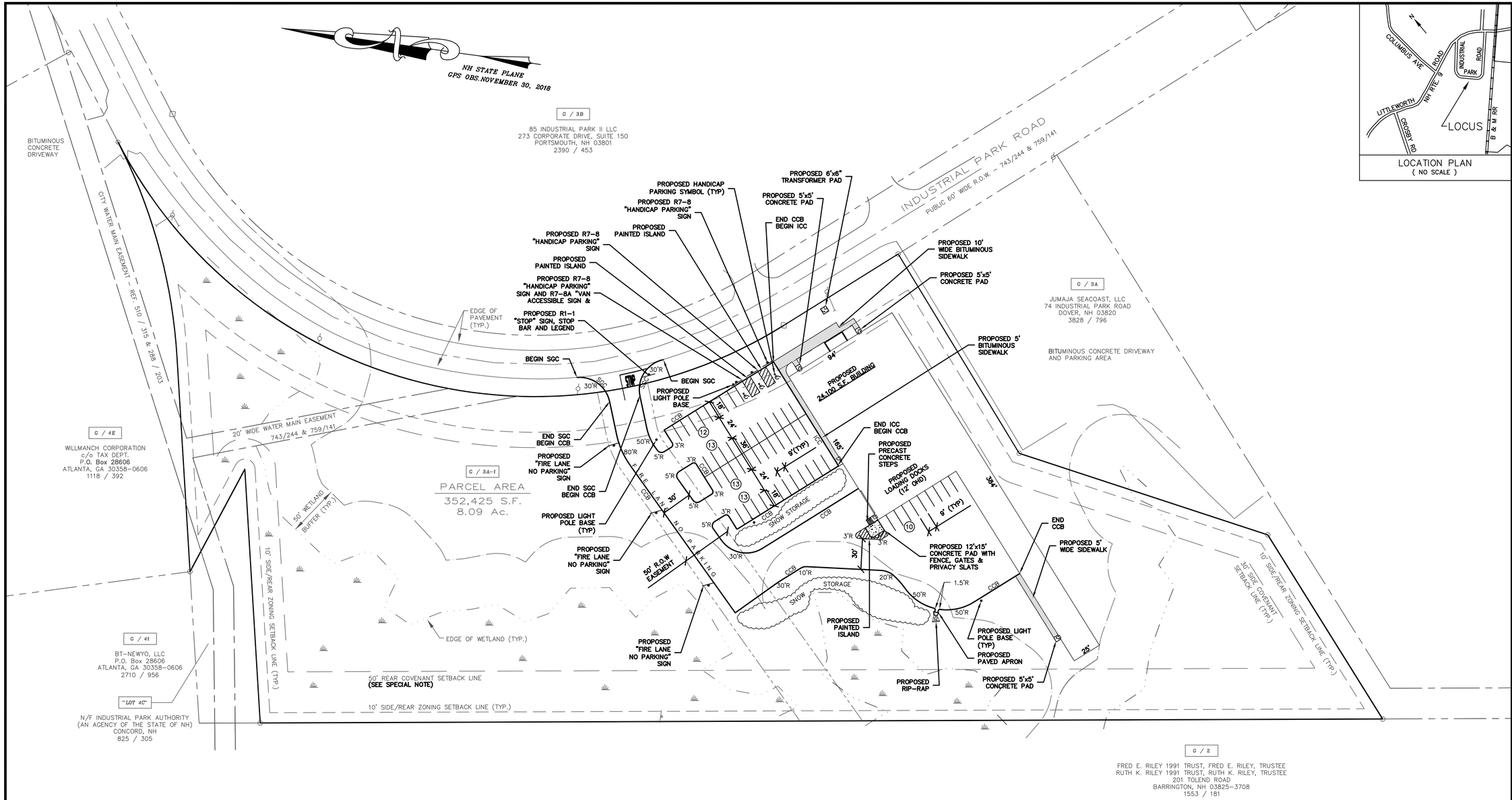
1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - JULY 23, 2019 REGULAR MEETING MINUTES
3. **OLD BUSINESS**
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Minor Lot Line Adjustment for Dorothy E. Perron, Assessor's Map D, Lots 35 & 35-1, zoned R-12, and located at 51 Glenwood Avenue. *(P19-63)
   B. Consideration and acceptance of a Minor Lot Line Adjustment for Randy Donckers, (Owners: Steven Marion & Nicholas Small), Assessor's Map E, Lots 61 & 60, zoned R-20, and located at 135 & 137 Tolend Road. *(P19-60)
   C. Consideration and acceptance of a Conditional Use Permit for Alex Ross, (Owners: David P Fonseca III & Martha Werler), Assessor's Map L, Lot 91, zoned R-20, and located at 17 Riverside Drive. (Proposal is remove an existing barn and construct a new house with retaining walls within the Conservation District. 445 s.f. impact in the Conservation District). *(P19-49)
   D. Consideration and acceptance of a Conditional Use Permit for White Birch Ammo, LLC., (Owner: 74 Industrial Park, LLC, Assessor's Map G, Lot 3-A-1, zoned I-2, located on Industrial Park Drive. (Proposal is for the construction of a driveway and associated grading and drainage impacting 11,667 sq. ft. of wetlands buffer). *(P19-58)
   E. **Consideration and acceptance of a Site Review for White Birch Ammo, LLC., (Owners: White Birch Ammo, LLC, dba:White Birch Armory, and 74 Industrial Park, LLC), Assessor's Map G, Lot 3A-1, zoned I-2, and located at Industrial Park Road. (Proposal is to construct a 19,500 sq. ft. commercial building with retail, office, warehouse space and an indoor shooting range with a parking lot with 60 parking spaces). *(P19-57)**
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

Since this is only a partial description of the proposal and it may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm. You may view the rest of the agenda and materials at www.dover.nh.gov or contact the Planning and Community Development Department at City Hall or 603-516-6008. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNH Planning

MORE INFORMATION AVAILABLE TO YOU:

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http://www.dover.nh.gov/government/city-charter-code/



LOCATION PLAN
(NO SCALE)

GENERAL NOTES
1. SEE NOTE SHEET #3 FOR ADDITIONAL SITE RELATED NOTES.

GENERAL NOTES
ZONING DISTRICT: RURAL RESTRICTED INDUSTRIAL DISTRICT (I-2)

		REQUIRED	PROPOSED
MINIMUM LOT SIZE	=	20,000 S.F.	352,425 S.F.
MAXIMUM COVERAGE	=	50%	7.3%
MINIMUM FRONTAGE	=	100 FEET	±892 FEET
FRONT SETBACK	=	35 FEET	35.5 FEET
ABUT A STREET SETBACK	=	35 FEET	35.5 FEET
SIDE SETBACK	=	10 FEET	35 FEET
REAR SETBACK	=	10 FEET	58 FEET
MAXIMUM BUILDING HEIGHT	=	40 FEET	<40 FEET

PARKING CALCULATIONS

	MAX ALLOWED	PROPOSED
OFFICE 300 S.F./GFL 4,100 S.F.	13.6	–
RETAIL 275 S.F./GFL 20,000	72.7	–
TOTAL PARKING	86	61

SPECIAL NOTE:
THE COVENANT SETBACKS HAVE BEEN RELEASED BY THE STATE OF NH BUSINESS FINANCE AUTHORITY THE ENTITY THAT CONTROLS THE DISPOSITION OF THE INDUSTRIAL PARK SETBACK COVENANTS. SAID RELEASE IS ON FILE WITH THE CITY OF DOVER PLANNING DEPARTMENT.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE
NO.: P19-__

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

NO.	REVISION	APP'D	DATE

DATE: 7-1-19
SCALE: 1"=50'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:S.H
PROJECT NO: 19003
FILE: SITE.DWG

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

SITE PLAN

5

CIVILWORKS NEW ENGLAND

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

August 12, 2019

City of Dover
288 Central Ave
Dover, NH 03820

Christopher G. Parker, Assistant City Manager/Director of Planning

Subject: Site Review & Conditional Use Permit Applications
Industrial Park Road - Tax Map G, Lot 3A-1
Civilworks New England Reference No. 1795

Dear Mr. Parker:

On behalf of our clients, White Birch Armory, we are pleased to submit the following application(s) and associated materials. Fifteen (15) copies of all material listed are attached, excluding the supporting Drainage Report. One (1) Copy of the Drainage Report is attached, and all materials will be provided electronically (PDF) to the Planning Board:

1) Cover Letter
2) Site Review Application & Checklist
3) Conditional Use Permit Application
4) Project Narrative
5) Utilities to Serve Letters/Requests
6) Covenant Release of Restrictions
7) Traffic Impact Analysis
8) Wetland Report
9) Landscaping Operation and Maintenance Plan
10) Stormwater Inspection and Maintenance Plan
11) Site Plans
12) Drainage Report & Plans

We look forward to representing this application at the Planning Board meeting on August 27, 2019. Please do not hesitate to contact our office should you have any questions.

Sincerely,



Stephen J Haight, PE
CIVILWORKS NEW ENGLAND
SJH

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: WHITE BIRCH AMMO, LLC dba White Birch Armory Telephone #

Address of Applicant: 50 CROSBY ROAD DOVER, NH 03820

E-Mail Address: SEAN MANNING sean@wbarmory.com

Name of Property Owner (*if different from applicant*): 74 INDUSTRIAL PARK, LLC Telephone #

Address of Property Owner: 273 CORPORATE DR, STE 150 PORTSMOUTH, NH 03801

PROPERTY INFORMATION

Address of Property: INDUSTRIAL PARK ROAD

Assessor's Map # G Lot(s) # 3A-1

Zoning District(s) I - 2 Overlay District(s) NONE

Size of Parcel: 325,425 sq. ft. 8.09 ac. Property Deed: Book 3073 Page: 131

Existing Use of Property: VACANT

SITE PLAN INFORMATION

Describe Proposed Use: CONSTRUCTION OF A 19,500 S.F. INDOOR SHOOTING FACILITY

Area of Parcel to be Developed: 325,425 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A

Number of Parking Spaces: Existing 0 Proposed 60

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

Number of Employees Total: 12 In Maximum Shift: 1

Disposition of Parcel:

Building Footprint 19,500 sq. ft.

Total Building Area 19,500 sq. ft.

Paved Area 37,360 sq. ft.

Building Setbacks:

Front Yard 35 (min) ft.

Rear Yard 10 ft.

Side Yard: Right 10 ft. Left 10 ft.

City Water? X Yes ___ No How far is city water from the property? AT FRONTAGE

City Sewer? X Yes ___ No How far is city sewer from the property? AT FRONTAGE

BUILDING INFORMATION

Type of Building to be Built: STEEL & MASONRY CONSTRUCTION

Height of Building: 28 ft. Finished Floor Elevation: 112'

Number of Seats (where applicable) N/A

Estimated value of construction: $300,000 Refuse removal: ~~Public~~/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: NONE

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KEVIN MCENEANEY - MCENEANEY SURVEY ASSOCIATES

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 603-742-0911

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) STEPHEN J. HAIGHT P.E. - CIVILWORKS NEW ENGLAND

Address P.O. BOX 1166 DOVER, NH 03821 Telephone #: 603-749-0443

Professional License #: NH PE 7978 E-mail address: shaight@civilworksne.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) JOHN M. TUTTLE, AIA - TW DESIGNS

Address P.O. BOX 69 STRAFFORD, NH 03884 Telephone #: 603-664-2181

Professional License #: NH #4015 E-mail address: john@tw-designs.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) JEFF HYLAND - IRONWOOD DESIGN GROUP, LLC

Address 55 MAIN STREET, SUITE 129 NEWMARKET, NH 03857 Telephone #: 603-772-0590

Professional License #: NH #026 E-mail address: jhyland@fewood.com

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) MARK WEST - WEST ENVIRONMENTAL, INC.

Address 48 STEVENS HILL ROAD NOTTINGHAM, NH 03290 Telephone #: 603-734-4298

Professional License #: NH CWS #10 E-mail address: mark@westenv.net

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 6/27/19

Signature of Applicant (*if different from owner*): _____ Date: 6/26/19

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6/27/19

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: _____

Signature of Applicant (*if different from owner*): _____ Date: 6/26/19

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: 6/27/19

Signature of Applicant (*if different from owner*): _____ Date: 6/26/19

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: WHITE BIRCH AMMO, LLC dba White Birch Armory Telephone #

Address of Applicant: 50 CROSBY ROAD DOVER, NH 03820

E-Mail Address: Sean Manning sean@wbarmory.com

Name of Property Owner (if different from applicant): 74 INDUSTRIAL PARK, LLC Telephone #

Address of Property Owner: 273 CORPORATE DRIVE, SUITE 150 PORTSMOUTH, NH 03801

PROPERTY INFORMATION

Assessor's Map # G Lot(s) # 3A-1

Address of Property: INDUSTRIAL PARK ROAD

Zoning District(s) I - 2 Overlay District(s) NONE

Existing Use of Property: VACANT

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

☐ Conservation District ☐ RCM Use Overlay District ☐ I-1 District Uses

☐ Groundwater Protection ☐ Off-Street Parking and Loading ☐ Alternative Treatment Center

☑ Wetland Protection District ☐ Central Business District ☐ Heritage Residential District

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

For construction of an access road with associated grading and drainage within a wetland buffer.

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

Name of Professional That Prepared Plans: STEPHEN J. HAIGHT P.E. - CIVILWORKS NEW ENGLAND

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: STEPHEN J. HAIGHT P.E. #7978 E-mail address: shaight@civilworksne.com

SIGNATURES

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

Signature of Property Owner: _____ Date: 6/27/19

Signature of Applicant (if different from owner): _____ Date: 6/26/19

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6/27/19

PROJECT NARRATIVE

for
White Birch Armory
Industrial Park Road, Dover, NH
Tax Map G, Lot 3-A-1

PROJECT OVERVIEW

The project applicant is proposing a commercial building on an undeveloped lot. The proposed site will include a commercial building with retail, office, and warehouse space, and an indoor shooting range, a driveway layout to accommodate tractor trailer trucks, and a parking lot for customers. The driveway layout allows for a through way to the abutting property owned by Fred E. Riley 1991 Trust and Ruth K. Riley Trust. The project will not impact the wetlands directly however, 11,667 square feet of the 50 foot wetland buffer zone will be impacted.

The project consists of the following general construction:

- Log and clear the site for construction;
- Construction of (1) new commercial building;
- Construction of storm water treatment structures, grading, and other drainage requirements;
- Site utility construction;
- Construct new 30’ wide driveway, and access ways to parking lot with 24’ wide drive aisle;
- Stabilize remaining areas with loam and seed.

PROJECT LOCATION AND SITE CHARACTERISTICS

The project site is located within the Rural Restricted Industrial District. The project area consists of (1) parcel of land containing +/- 8.09 acres, currently undeveloped, shown on Tax Map G, Lot 3-A-1. The project site is accessed from Industrial Park Road.

DRIVEWAY AND PARKING LOT

The proposed driveway will be 30’ with curbing that will act as a through way from Industrial Park Road to an abutter. There are three proposed entrances to our site, each entrance will be accessed from the through way. Two entrances will be 24’ wide and used for customer parking, one entrance will be 30’ and used for shipping and receiving, and employee parking. Lighting for the proposed parking lot and driveway will be per the lighting plan. For the proposed development, the City of Dover parking maximums allow for the following:

- Retail/Service (15,400 SF) = 56 Spaces Maximum
- Office (4,100 SF) = 13.67 Spaces Maximum
    - Total for Site = **69 Spaces Maximum (Surface)**
    - Total proposed = **61 Spaces (3 Accessible Space)**

WETLAND IMPACT TYPE

The project work requires a Conditional Use Permit Application. The 50' buffer area to be impacted by approximately 11,667.

DRAINAGE

The proposed development of the site includes land clearing and grubbing within the limits of work, one commercial building with space for future expansion, a parking lot for customer and employees, and access for tractor trailers.

The development also includes the construction of, utilities, drainage structures including the storm water quality treatment structures of a fore-bay and detention pond. The onsite drainage improvements have been designed to provide mitigation of both stormwater quantity and quality. All runoff from the proposed impervious portions of the site will be conveyed to the detention basin through roof drains, catch basins, sheet flow, and rip rap swales. The system has been designed to capture, treat and attenuate storm water flows from the full build out of the developed site prior to discharge to the wetlands in the south of the site. The analysis indicates that with the mitigation measures proposed and implemented there will be no measurable impact to the watershed as a result of the proposed development of the site.

TRAFFIC

A traffic study was completed for the project and is attached as a report to this submittal. Overall and as expected, there is minimal increase in traffic due to the proposed facility.

UTILITIES

The proposed project expects to connect to City of Dover water and sewer as well as Unitil natural gas and Eversource electric. All utilities are located within the Industrial Park Road right-of-way which is the anticipated location for this connection. Internal water services will be 6" mains with a 1" connection to the building. The building will be sprinkled and connections made per the City's Community Services Utility Division and Fire Department requirements and standards. The project plans to connect to the gravity sewer line in Industrial Park Road. Electricity for the site is proposed to be provided by the existing electric lines located along Industrial Park Road.

Unitil

7/16/19

White Birch Armory
Unit 2B Crosby Road
Dover, NH 03820

RE: Natural gas service to 74 Industrial Park Road, Dover, NH

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas is available to 74 Industrial Park Road to supply the proposed What Birch Armory site.

Please contact me with any questions at 603-294-5144.

Sincerely,

David Beaulieu
Business Development Executive
Unitil
325 West Road
Portsmouth, NH 03801

DAVE WHITE, P.E.
City Engineer
d.white@dover.nh.gov

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6450
www.dover.nh.gov

City of Dover, New Hampshire

COMMUNITY SERVICES DEPARTMENT

June 10, 2019

McEneaney Survey Associates
P.O. Box 681, 24 Chestnut Street
Dover, New Hampshire 03820

RE: Tax Map G Lot 3A1 Industrial Park Road

To Whom It May Concern:

This letter is written confirmation that the City of Dover is able to serve the above referenced development with water and sanitary sewer service. Water and sanitary sewer work shall conform to the City's Water and Sewer Ordinances, as well as the requirements of Dover's Community Services Utilities Division. There is also adequate supply and capacity in the water and sewer system. If you have any questions, please feel free to call me at 516-6450.

Sincerely,

Dave White

Dave White, PE
City Engineer

Steve Haight

From: Steve Haight
Sent: Thursday, June 27, 2019 1:03 PM
To: Busby, Michael J
Cc: Cheryl Andreason
Subject: 19003 White Birch Armory Industrial Park Drive Dover Ability to Serve
Attachments: 2019-06-25-WHite Birch Armory Load Calcs.pdf; 19003 White Birch CONCEPT-SITE DRAFT (6-27-19).pdf

Good afternoon Mike

As part of the Site Planning process in the City of Dover they require that we reach out to the Utility providers and request an acknowledgment of an ability to serve.

Attached is a sketch plan showing the location of the property and load calculations for the projected electric loads for the building?

If you have any questions for require and additional information please do not hesitate to contact me directly

Best regards

Steve

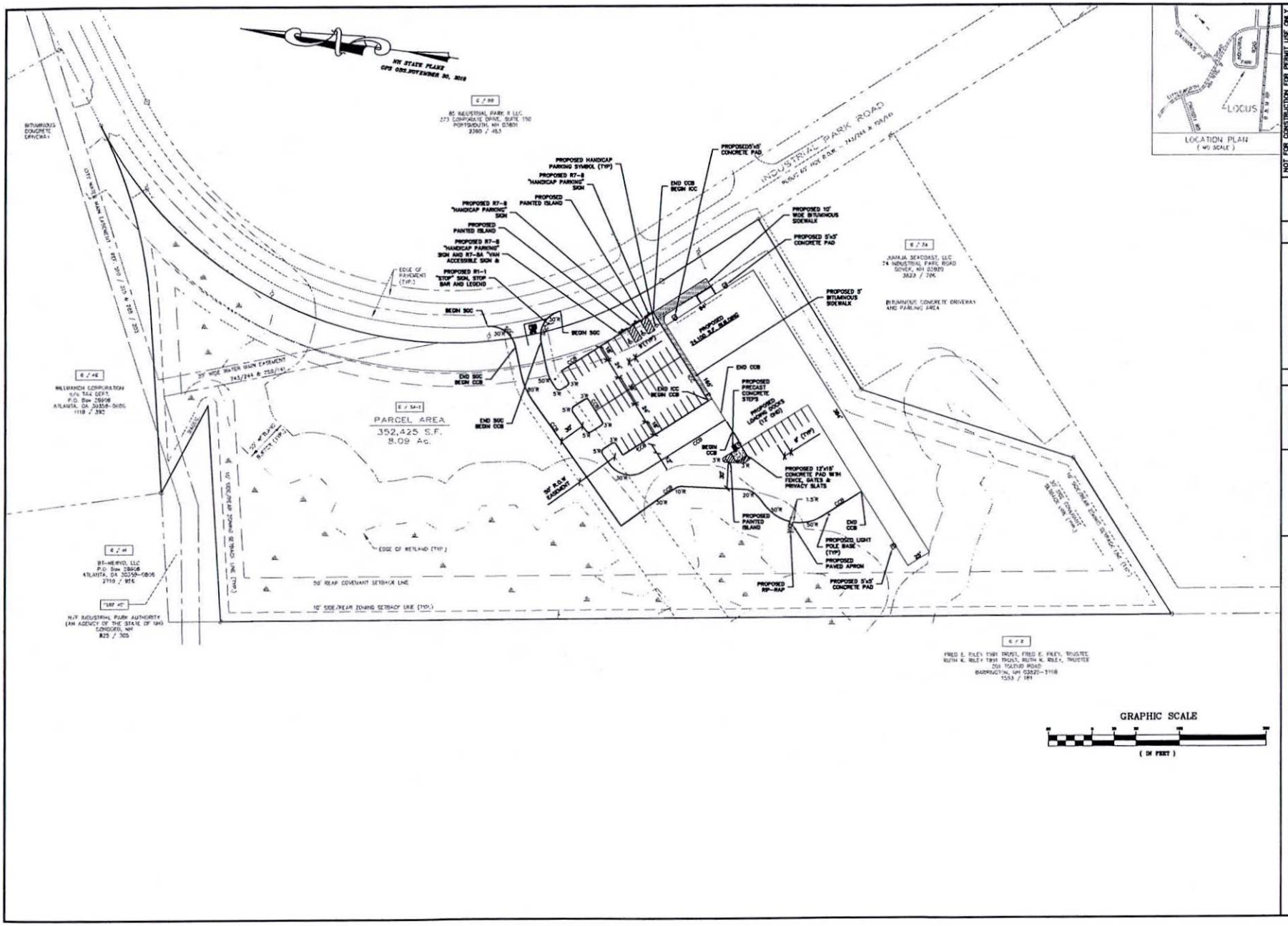
Stephen J. Haight, P.E.
President
Civilworks New England/Haight Engineering, PLLC
181 Watson Road
P.O. Box 1166
Dover, New Hampshire 03821
O: 603.750.4266
C: 603.817.6651
F: 603.749.7348
shaight@civilworksne.com
www.civilworksne.com

Feeder/Service Load Calcualtion for:
277/480 Volt, 3-Phase, 60 Hertz Service
White Birch Armory
Rochester, NH
6/25/2019

Analysis Completed by:
Lee Consavage, PE
Seacoast Consulting Engineers
261 Jennie Lane
Eliot, Maine 03903
207-475-7054

Note: Calculations Based on 2017 NEC

Calculate feeder size:	sq ft	VA/sq ft	Load (Volt-Amps)
Lighting			
Lighting - Range 1 (280' x 25')	7000	4	28,000 VA
Lighting - Range 2 (114' x 34')	2850	4	11,400 VA
Lighting - Range 2 (114' x 34')	2850	4	11,400 VA
Remaining 1st Floor	8700	3	26,100 VA
2nd Floor	6000	3	18,000 VA
Total Lighting Load:			102,900 VA
Lighting Demand (%):		80%	
Lighting Demand Load:			**82,320 VA**
Range Loads			
Range System 1 (325 FLA @ 208V, 3-Phase)(Use 480V System):			117086.6 VA
Range System 2 (194 FLA @ 208V, 3-Phase)(Use 480V System):			69,892 VA
Total Range Loads:			186,978 VA
Range Demand (%):		65%	
Range Demand Load:			**121,536 VA**
Miscellaneous Loads	14,700	3	44,100 VA
Miscellaneous Demand (%):		65%	
Miscellaneous Demand Load:			**28,665 VA**
HVAC Loads (Air Condictioning Loads at 100% Demand)			
RTU-1 (12.5 Tons)			30,000 VA
RTU-2 (7.5 Tons)			22,000 VA
RTU-3 (3 Tons)			12,500 VA
RTU-4 (5 Tons)			14,200 VA
Total Air Conditioning Loads:			**78,700 VA**
Total Demand Load:			**311,221** VA
Demand Load (Amps @ 480V, 3ϕ):			**374 Amps**
Main Breaker Size (Amps @ 480V, 3ϕ):			**500 Amps**
Demand Load (Amps @ 208V, 3ϕ):			**864 Amps**
Main Breaker Size (Amps @ 208V, 3ϕ):			**1,000 Amps**



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

NO.	REVISION	APP'D	DATE

DATE: XXX
SCALE: XX
DRAWN BY: XX
DESIGN BY: XX
APPROVED BY:XX
PROJECT NO: XX
FILE: XXX

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

SITE PLAN

WHITE BIRCH ARMORY
9 GREAT FALLS AVE.
SUITE 2
ROCHESTER, NH

WHITE BIRCH ARMORY
INDUSTRIAL PARK
DOVER, NH

5

Doc # 190010245 08/05/2019 11:24:03 AM
Book 4677 Page 239 Page 1 of 2
Catherine A. Berube
Register of Deeds, Strafford County

RELEASE OF RESTRICTIONS

WHEREAS, the BUSINESS FINANCE AUTHORITY (a public body corporate and politic organized under the laws of the State of New Hampshire) of 2 Pillsbury Street, Suite 201, Concord, NH 03301, is the successor in interest to the Industrial Development Authority of New Hampshire ; and said Industrial Development Authority of New Hampshire, in turn, is the successor in interest to the Industrial Park Authority, which did make a restrictive covenant agreement dated November 21, 1958, recorded in Strafford County Registry of Deeds, Book 697, Page 325, and a certain Modification Agreement dated August 31, 1962, recorded in said Registry at book 759, Page 339 with respect to industrial park located at Littleworth Road and Industrial Park Road in the City of Dover; and

WHEREAS, 74 INDUSTRIAL PARK, LLC, a New Hampshire limited liability company, of 210 Commerce Way, Suite 210, Portsmouth, New Hampshire, 03801, is the owner of Lot #4 (Industrial Park Road, Dover, New Hampshire) as shown on plan entitled "Proposed Development, S.E.N.H Industrial Park Property, Dover, N.H"., C.L. Davis & Associates, Engineers, dated March 31, 1958, revised October 5, 1961, July 19, 1963, February 23, 1965, July 14, 1965, and December 15, 1965, a copy of which is recorded in the Strafford County Registry of Deeds, Pocket #6, Folder #2, as Plan #38C, which is subject to the covenants in the restrictive covenant agreement referenced above and which was conveyed to 74 Industrial Park, LLC, by Quitclaim Deed of Collins & Aikman Automotive Interiors, Inc., dated September 24, 2004, recorded at Strafford County Registry of Deeds at Book 3071, Page 131; and

WHEREAS, the Said Business Finance Authority and 74 Industrial Park, LLC have agreed to terminate the Building Set-Backs provisions as set forth in Paragraph III, C of restrictive covenant agreement recorded at Book 697, Page 325 with respect to said Lot #4, provided that any building or other improvements shall comply with City of Dover regulations and ordinances with respect to set-back requirements.

NOW THEREFORE, the undersigned hereby agrees that the building set-back provisions of the restrictive covenant agreement recorded at Book 697, Page 325 shall no longer apply to Lot #4 (Industrial Park Road, Dover, New Hampshire) in this industrial park.

Executed this 28 day of June, 2019.

Business Finance Authority

By: _____
James Key-Wallace, Executive Director

State of New Hampshire
County of Merrimack

The foregoing instrument was acknowledged before me this 28 day of June, 2019, by James Key-Wallace, Executive Director of the Business Finance Authority, a body public corporate and politic organized under the laws of the State of New Hampshire, on behalf of said Business Finance Authority.

_____
Notary Public/Justice of the Peace
My Commission expires:

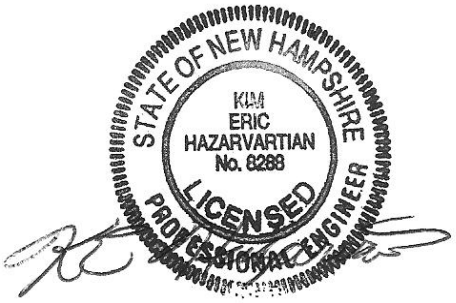
BRENDA L. PELLETIER
Notary Public - New Hampshire
My Commission Expires December 6, 2022

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING AND POLICY

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

MEMORANDUM

Ref: 1476
Subject: Traffic Assessment
74 Industrial Park Drive
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: July 1, 2019



INTRODUCTION

Civilworks New England has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards 74 Industrial Park Drive in the City of Dover, New Hampshire.

This TAM includes:

- existing site description
- proposed project description
- road description
- public transit
- sight distances
- trip generation
- trip distribution/assignment
- potential traffic impacts

This TAM concludes that:

- relevant sight distances at the Industrial Park Drive/proposed driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

EXISTING SITE DESCRIPTION

The site:

- is along the west side of Industrial Park Drive
- has an area of about eight acres
- is wooded
- has proximate industrial development and open land

PROPOSED PROJECT DESCRIPTION

The project will provide one building with a total floor area of about 24,100 square feet (sf) including:

- about 2,500 sf of floor area as warehouse
- about 2,573 sf of floor area as office
- about 2,956 sf of floor area as a showroom
- a 20-lane firing range

The project will provide one unsignalized driveway intersecting the west side of Industrial Park Drive.

ROAD DESCRIPTION

Industrial Park Drive:

- is under the jurisdiction of the City
- is a loop collector street
- at either end of the loop, connects with Littleworth Road, an arterial highway
- includes a horizontal curve along the site frontage
- has minor vertical grades near the site
- has asphalt-cement-concrete pavement in overall good condition
- has one travel lane per direction
- includes no sidewalk near the site

- has unmarked pavement
- includes utility poles along the west side near the site

PUBLIC TRANSIT

A public transit route is not available within one-quarter mile of the site.

SIGHT DISTANCES

The American Association of State Highway and Transportation Officials (AASHTO) has established authoritative policy for sight distances at unsignalized intersections in terms of:

- stopping sight distance (SSD)
- optional intersection sight distance (ISD)[1]

SSD:

- provides for safety
- enables a driver, on the major road, to perceive and react accordingly to a vehicle entering the major road from a minor road
- is conservative because it encompasses a wide range of brake-reaction times and deceleration rates[2]

Optional ISD:

- is ordinarily greater than SSD and may enhance traffic operations
- is not required for safety

Table 1 shows that relevant available sight distances for the Industrial Park Drive/proposed driveway intersection will be adequate.

[1] AASHTO, *A Policy on Geometric Design of Highways and Streets*, 6th Edition (Washington, DC, 2011), pages 9-28 to 9-29.

[2] AASHTO, pages 3-2 to 3-6.

Table 1. Sight distances.

Intersection and View	Sight Distance (feet)[a]	Provide for Speeds (miles per hour) SSD	ISD
Industrial Park Drive/Proposed Driveway			
Industrial Park Drive to/from North	400+	50+	36+
Industrial Park Drive to/from South	400±	50+	36+

[a] Provided by Civilworks New England. With roadside and vegetation maintenance.

CALCULATED TRIP GENERATION

The Institute of Transportation Engineers (ITE) compiles and publishes trip-generation information for a variety of land uses in *Trip Generation Manual*.[3] This authoritative guide for calculating site traffic includes information for:

- warehousing, land use 150, based on floor area[4]
- small office building, land use 712, based on floor area[5]

Calculations for the showroom were based on customer transactions at a retail gun shop in the Town of Windham, New Hampshire. The transactions were over a three-day period in January 2012. The gun shop had a floor area of about 1,500 sf, with trip generation prorated to reflect the proposed 2,956 sf.

ITE information was not available for indoor firing ranges. For the 20 proposed stations, the calculations used:

- 20 vehicle-trips (total of in and out) for each peak hour
- 120 vehicle-trips (total of in and out) per day

Table 2 shows calculated vehicle trips due to the proposed development as:

[3] ITE, *Trip Generation Manual,* 10th edition (Washington DC, September 2017).

[4] ITE, *Trip Generation Manual,* Volume 2, Data, Industrial (Land Uses 100-199), pages 67 to 81.

[5] ITE, *Trip Generation Manual,* Volume 2, Data, Office (Land Uses 700-799), pages 93 to 110.

Table 2. Trip generation.

Period	Uses[b]				
	Warehouse[a]	Office[b]	Showroom[c]	Firing Range[d]	Total
Weekday Daily	4	42	154	120	320
Weekday AM Street-Peak Hour					
In	0	4	0	10	14
Out	0	1	0	10	11
Total	0	5	0	20	25
Weekday PM Street-Peak Hour					
Enter	0	2	9	10	21
Exit	0	4	8	10	22
Total	0	6	17	20	43
Saturday Daily	0	42	154	120	316
Saturday Peak Hour					
Enter	0	1	9	10	19
Exit	0	0	8	10	18
Total	0	1	17	20	37

[a] ITE, *Trip Generation Manual*, warehousing, land use 150, 2,500-sf floor area.

[b] ITE, *Trip Generation Manual*, small office building, land use 712, 2,573-sf floor area. Weekday daily used as estimate for Saturday daily.

[c] Calculations for the showroom were based on customer transactions at a retail gun shop in the Town of Windham, New Hampshire. The transactions were over a three-day period in January 2012. The gun shop had a floor area of about 1,500 sf, with trip generation prorated to reflect the proposed 2,956 sf.

[d] ITE information was not available for indoor firing ranges.

- weekday daily, 320 (total of in and out)
- weekday AM-street-peak hour, 25 (14 in and 11 out)
- weekday PM-street-peak hour, 43 (21 in and 22 out)
- Saturday daily, 316 (total of in and out)
- Saturday peak hour, 37 (19 in and 18 out)

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations are not sensitive to trip distribution/assignment. Vehicle-trips to and from the east may predominate largely due to connections with central Dover and the Spaulding Turnpike.

POTENTIAL TRAFFIC IMPACTS

The calculations show less than 100 peak-hour primary vehicle-trips, due to the proposed project. More specifically, calculated peak-hour trip generation is:

- 25 to 43 vehicle-trips
- split entering versus exiting the site
- further split by orientation to and from the north and south

Therefore, the proposed project is not anticipated to add significant new traffic to the area.

CONCLUSION

In conclusion:

- relevant sight distances at the Industrial Park Drive/proposed driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

WEST ENVIRONMENTAL INC.
48 Stevens Hill Road, Nottingham, NH 03290
603-734-4298 ♦ mark@westenv.net

Stephen J. Haight, P.E./President
Civilworks New England/Haight Engineering, PLLC
181 Watson Road
Dover, New Hampshire 03821

July 3, 2019

RE: 74 Industrial Park LLC Site Dover, NH

SUBJ: Wetland Delineation Report

Dear Steve:
West Environmental, Inc. flagged the wetland boundary at the above referenced property in May of 2019 at your request. The wetlands were delineated according to the following standards:

- **US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987).**
- **Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (October 2012).**
- **National List of Plant Species That Occur in Wetlands: Northeast (Region 1). U.S. Fish and Wildlife Service (May 1988).**
- **Code of Administrative Rules. Wetlands Board, State of New Hampshire (Current).**
- **Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish & Wildlife Service (1979).**

We evaluated soil probes and plant communities to determine the edge of wetland. This wetland includes a scrub-shrub wetland with poorly drained soils connected to an off-site wet meadow east of the site. The northern portion of the wetland includes shallow marsh and shrub-shrub plant communities associated with a drainage stream flowing east from Industrial Park Road. Portions of this wetland have very poorly drained soils. These wetlands are depicted on the Existing Conditions Plan prepared by McEneaney Survey dated May 20, 2019.

This completes our report and we hope that it meets your needs. Please call our office if you have any questions or require additional information.

Sincerely,
West Environmental, Inc.

Mark C. West,
NH Certified Wetland Scientist #10

Landscape Operation & Maintenance Plan for White Birch Armory

Weekly Tasks

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

Yearly Tasks

Early Spring

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.
2. Apply granular fertilizer to shrubs beds and lawns. Be sure to make application prior to a moderate rainfall in drip-irrigated planters so the rain will wash the fertilizer in.
3. Submit receipts to owner's authorized representative as proof of fertilizer purchase.
4. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.

5. Add new mulch to plant beds where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch depth shall not exceed 2". Additional mulch not required where shrubs or groundcover completely hide the soil surface from view.
6. Where there is irrigation and after threat of frost is gone, flush out irrigation systems as needed and check for proper operation of each valve zone.
7. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
8. Replace irrigation controller program back-up batteries.

June:

No additional items

July:

No additional items

August:

No additional items

September:

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

October:

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

November:

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

December:

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

Stormwater Management System Inspection & Maintenance Plan

For

WHITE BIRCH ARMORY
MAP G-3, LOT A-1

INDUSTRIAL DRIVE
Dover, New Hampshire
Strafford County

JUNE 2019

Prepared For:

WHITE BIRCH ARMORY
50 Crosby Road
Unit 2
Dover, New Hampshire 03820

Prepared By:

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

Introduction

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

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

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

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

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

Owner

White Birch Armory
Sean Manning
50 Crosby Road, Unit 2
Dover, New Hampshire 03820

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

Contact / Responsible Party

White Birch Armory
Sean Manning
50 Crosby Road, Unit 2
Dover, New Hampshire 03820

Phone: 603-330-0146
Email: sean@wbarmory.com

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

Management Company

White Birch Armory
50 Crosby Road, Unit 2
Dover, New Hampshire 03820

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

Inspection Schedule / Record Retention

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

Stormwater Management System Components

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

- Culverts
- Detention Ponds
- Energy Dissipation Structures (Rip Rap)
- Treatment Swales
- Catch Basins
- Pavement
- Outlet Structures
- Litter / Trash Removal

Structure callouts in ( ) correlate to the design plans, a copy of which shall be maintained with this Inspection and Maintenance Plan.

Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. Invasive plants shall be controlled to prevent them from reproducing, spreading, or re-growing. See the University of New Hampshire – Cooperative Extension's "Method for Disposing Non-Native Invasive Plants", included at the end of this manual, for guidance on the removal and disposal of invasive species.

Inspection and Maintenance Plan

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

CULVERTS:

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

DETENTION POND:

- Inspection, by a **qualified professional**, of detention ponds at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24 hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- Embankments and spillways should be inspected by a **qualified professional** for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability for impounding water. Immediate corrective action should be implemented if any such conditions are found.
- Inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances should be inspected by a **qualified professional**, and corrective action implemented (e.g., maintenance, repairs, or replacement) as indicated by such inspection.
- The bottoms, interior and exterior side slopes, and crest of earthen detention basins should be mowed, and the vegetation maintained in healthy condition, as appropriate to the function of the facility and type of vegetation.
- Vegetated embankments that serve as "berms" or "dams" that impound water should be mowed at least once annually to prevent the establishment of woody vegetation.
- Trash and debris should be removed from the pond and any inlet or outlet structures whenever observed.
- Accumulated sediment should be removed when it significantly affects pond capacity.

ENERGY DISSIPATION STRUCTURES (RIP RAP): As Applicable

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

TREATMENT SWALES:

- Inspect once per year.
- Inspect for erosion, sediment accumulation, vegetation loss, and presence of invasive species.
- Remove debris and accumulated sediment, based on inspection.
- Repair eroded areas as needed; remove invasive species and dead vegetation.
- Perform periodic mowing of swales (at least twice annually), maintain a 4" stand of vegetative growth.

OUTLET STRUCTURE(S):

- Inspect once per year.
- Inspect for clogging and sediment accumulation.

- Remove all debris immediately and sediment accumulations ≥ 2 inches.

CATCH BASIN(S):

- Inspect once per year.
- Inspect for floatables, sediment accumulation, and hydrocarbons (oils and grease).
- Remove all floatables immediately and sediment accumulations ≥ 1 foot.
- Hydrocarbons shall be removed immediately by skimming, absorbent materials, or other methods and should be disposed of in accordance with applicable State and Federal regulations.

PAVEMENT:

- Minimize sanding.
- Minimize application of salt for ice control.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS

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

ANTI-ICING AND SALT MINIMIZATION

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

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Culverts	Annually	Check for sediment accumulation and clogging	≥ 2 in. sediment depth
Detention Ponds • Outlet Structure • Inlet/Outlet Piping • Embankments • Pond Sediment • Trash/Debris • Vegetation (Veg.)	Bi-Annually “ “ “ “ Periodically “ “ “ “	See Catch Basin (CB) Requirements (Req.) See Outlet Structure (OS) Req. Check for erosion, settlement, seepage, etc. Check for sediment accumulation in pond Check for trash (in pond and structures) • Maintain 95% veg. (pond & slopes) • Maintain healthy stand of veg.	See CB Req. See OS Req. Repair immediately ≥ 2 in. sediment Remove all trash/debris Restore veg. in-kind Mow when ≥ 6 in
Energy Dissipation (ED) Structures (RipRap)	Annually	Check for displaced stones Check for woody vegetation	Replace immediately Remove annually
Treatment Swales	Annually	• Check for sediment accumulation • Check for erosion • Ensure swale is stabilized • Maintain healthy stand of veg., 4” minimum • Inspect for invasive species	≥ 1 in. sediment Repair immediately Restore veg. in-kind Mow twice per year Remove/Dispose of accordingly
Outlet Structure(s)	Annually	• Inspect once per year. • Inspect for clogging and sediment accumulation. • Remove all debris immediately and sediment accumulations ≥ 2 inches.	≥ 2 in. sediment Remove immediately
Catch Basins	Annually	• Check for sediment accumulation • Check for floatable contaminants	≥ 1 ft. sediment depth Remove all floatables
Pavement • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	Limit use As Req. 1 - 2 x’s Year Periodically	Minimize use to prevent tracking issues RECORD APPLICATION RATES Sweep or vacuum to prevent tracking issues Check for trash/debris	Sweep to prevent issues Minimize as Req. Sweep/Vac as needed Remove when noticed
Litter / Trash Removal	Periodically	Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

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

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance: _____ Inspector: _____

System Component / BMP	Cleaning / Repair Needed (List Items / Comments)	Date of Cleaning/Repair	Performed By

Deicing Salt Quantity Use Log

Date	Amount of Material Applied	Comments

P19-57 & P19-58 Industrial Park Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
G0002-000000	64 LITTLEWORTH RD	RILEY FRED E TRUST 1991	RILEY RUTH K TRUST 1991	201 TOLEND RD	BARRINGTON	NH	03825-3708
G0003-A00000	74 INDUSTRIAL PARK RD	JUMAJA SEACOAST LLC		74 INDUSTRIAL PARK RD	DOVER	NH	03820
G0003-B00000	85 INDUSTRIAL PARK RD	85 INDUSTRIAL PARK II LLC		273 CORPORATE DR STE 150	PORTSMOUTH	NH	03801
G0004-D00000	120 INDUSTRIAL PARK RD	GLOBAL INVENTORY MANAGEMENT LLC		120 INDUSTRIAL PARK RD	DOVER	NH	03820
G0004-E00000	92 INDUSTRIAL PARK RD	WILLMANCH CORP	C/O BT-NEWYO LLC ATTN CORP REAL ESTATE	55 GLENLAKE PARKWAY NE	ATLANTA	GA	30328
G0041-000000	LITTLEWORTH RD	BT-NEWYO LLC	ATTN CORP REAL ESTATE DEPT TAX MRG	55 GLENLAKE PARKWAY NE	ATLANTA	GA	30328
G0003-A00001	INDUSTRIAL PARK RD	74 INDUSTRIAL PARK LLC		273 CORPORATE DR STE 150	PORTSMOUTH	NH	03801
		WHITE BIRCH AMMO, LLC / DBA WHITE BIRCH ARMORY		50 CROSBY ROAD	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEPHEN J HAIGHT	P.O. BOX 1166	DOVER	NH	03820
		TW DESIGNS	JOHN M TUTTLE, AIA	P.O. BOX 69	STRAFFORD	NH	03884
		IRONWOOD DESIGNS GROUP, LLC	JEFF HYLAND	55 MAIN STREET, SUITE 129	NEWMARKET	NH	03857
		WEST ENVIRONMENTAL, INC	MARK WEST	48 STEVENS HILL ROAD	NOTTINGHAM	NH	03290

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-57

Application Type:	Site Plan Review
Applicant(s):	White Birch Ammo, LLC
Owner(s):	White Birch Ammo, LLC DBA White Birch Armory & 74 Industrial Park LLC
Location:	Industrial Park road (Tax Map G, Lot 3A-1)
Date:	July 25, 2019

INTENT: To construct a 24,100 s.f. commercial building with retail, office, warehouse space and an indoor shooting range with a parking lot with 61 parking spaces. A related CUP application will also appear before the Planning Board.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 2

ACREAGE: 8.09 acres

ZONING DISTRICT: I-2

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Industrial, Residential, vacant

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permit (wetland buffer)

WAIVERS REQUESTED: None

ATTENDANCE:
Members:
Donna Benton, Planning
Chris Parker, Zoning
Jim Maxfield, Inspection Services
Sgt. Speidel, Police
Dave White, Zoning
Dan Barufaldi, Economic Development

Others:
Steve Haight
Sean Manning
Dave Gaurd

PLAN REVIEW:
Planning Comments:
- Impact fees ($17,362)
- Water and Sewer Investment fees
- Please revise application to include:
  - Letter from Eversource regarding ability to provide service
  - Easement deed, etc. for 50' ROW easement and note on plan
- Please revise plan set to:
  - Indicate dumpster location and screening
  - Revise all references to Map G not G-1
  - Add security lighting on all 4 sides of building
  - Add planning file number throughout (P19-57)
  - Add common site plan notes or indicate location of: 9, 24, 27, 28, and 29
  - Engineer, LLS, Architect, CWS, and Landscape Architect to sign and stamp final plan set
  - Add flood hazard location
  - Indicate a minimum 3.5" caliper
  - Add wetland buffer placards
  - Confirm darkest spot in parking lot is between 0.3 and 0.5fc
  - Remove signage from streetscape
  - Remove duplicate notes

Police Department Comments:
- Regarding exterior door near the end of rifle firing range: is this emergency exit only? Label as service entrance only
- Remove metal guardrail from sheets A3.1 and A3.2

Fire/Inspections Comments: None

Engineering Comments:
- Add a note about the limit the amount of clearing to keep trees
- Add 4 trees along the boarder along the south side
- I would prefer circulation thru the parking lot which would mean the removal of 4 spaces. Is this possible?
- Show one foot contours in parking lot and road area
- Note CCB along roadway
- Crown driveway
- Type of roof?

DRAFT

- Can you drop the roof runoff to the south side instead of the north side?
- Please add a catchbasin on the south side of the driveway at the end and tie into a new catch basin on the proposed drainline.
- Do some grading along Industrial Park Road along the edge ie create a swale to handle the water along the frontage.
- Can the swale on the south side tie into the pond?
- Show gas on utility sheet
- Add note on sheet 0 details- fabric may be needed under the roadway or parking lot as requested by the engineer per site conditions.
- Do not use sealant in joints on sidewalk. Use fiberboard instead of any plastic fillers

Economic Development Comments:

- Are these renderings accurate for color?
- Can you make changes to make it appear less dark, drab and foreboding?

Planning Board Comments: None

Next Steps:
Come back for an unofficial second TRC before submitting for Planning Board

Motion to adjourn TRC at 11:27am by C.Parker and seconded by D.White

DRAFT

B. City of Dover Conditional Use Permit for STF Development Corp., Assessor's Map 32, Lot 35A, zoned R-12, located on Snow's Court.

The proposal is for the construction of a two family dwelling within the 100 foot Conservation District adjacent to the Cochecho River. House would be 70 feet and site grading would be 55 feet from the river, with 1,953 square feet of disturbance in the Conservation District.

C. City of Dover Conditional Use Permit for STF Development Corp., Assessor's Map 32, Lot 35A-1, zoned R-12, located on Snow's Court.

The proposal is for the construction of a 70 square foot public kayak storage building and gravel trail within the 100 foot Conservation District adjacent to the Cochecho River. The building is proposed to be 57 feet from the river, with 5,334 square feet of disturbance in the Conservation District.

No one was present to represent the applicant for agenda items B and C.

Erickson moved to table the Conditional Use Permit applications for items B and C until September 9th, Lyon seconded. Vote: 6 in favor

D. City of Dover Conditional Use Permit for White Birch Ammo, LLC (Owner: 76 Industrial Park, LLC, Assessor's Map G, Lot 3-A-1, zoned I-2, located on Industrial Park Drive.

Steve Haight and Sean Manning were present to explain the proposal for the construction of a driveway and associated grading and drainage impacting wetlands buffer. The original impact was 23,932 square feet, but after TRC last week the building was made smaller and the drainage was pulled back to reduce the impact to 11,667 square feet. All drainage from the site will go through the detention pond. No AOT or wetlands permit is required. Revised plans went to TRC.

Lyon: Proposed snow storage is right up against the wetlands. Can it be moved?

Haight: The snow plow driver will likely push snow straight back from the driveway and off the cul-de-sac.

Bird: Is the pavement needed for truck deliveries?

Haight: Yes and also to accommodate fire truck turning radius.

Lyon: Why so much parking provided?

Manning: It is not only a shooting range but some retail, training rooms and conference rooms.

Lyon moved to endorse the Conditional Use Permit as presented, Kramer-Perry seconded. Vote: 6 in favor

E. Vote on request for expenditures from the Conservation Fund for:

1. Cassily Parcel Field Mowing by Bob Sherwood Landscape Co. - $300

Bird explained that this is the semi-annul request to pay of the mowing of the field as required in the management plan approved by the State. Conservation Fund has approximately $482,000 balance.

Aube moved to approve the expenditure of $300 from the Conservation Fund, Lyon seconded. Vote: 6 in favor

F. Request for Approval of Non-Licensed Professional Forester for Preparation of Forest Management Plan – Nathan Corbran of Sweets Logging and Land Clearing

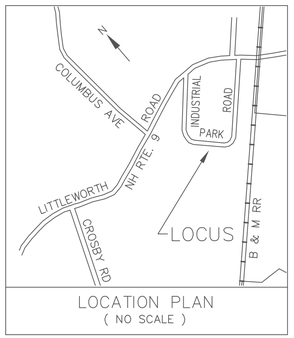
Bird explained that a landowner of a parcel on Sixth Street on which the City holds a conservation easement wants to hire a person that is not a licensed professional forester to prepare a forest management plan. The deed allows for the Conservation Commission to approve in advance other qualified persons.

DRAFT

SITE PLAN
WHITE BIRCH ARMORY
74 INDUSTRIAL PARK

TAX MAP G, LOT 3A-1

INDUSTRIAL PARK ROAD
DOVER, NH
JULY 1, 2019
REVISED: JULY 29, 2019
REVISED: AUGUST 8, 2019



LOCATION PLAN
(NO SCALE)

White Birch ARMORY

OWNER
74 INDUSTRIAL PARK, LLC
273 CORPORATE DRIVE, SUITE 150
PORTSMOUTH, NEW HAMPSHIRE 03801

_____ FOR:_____ DATE

APPLICANT
WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

_____ FOR:_____ DATE

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

LAND SURVEYOR
MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742-0911

LANDSCAPE ARCHITECT
IRONWOOD DESIGN GROUP LLC
55 MAIN STREET
NEWMARKET, NH 03857

SHEET INDEX	SHEET
COVER SHEET	1
NEIGHBORHOOD PLAN	2
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	3
NOTE SHEET	4
SITE PLAN	5
GRADING, DRAINAGE & EROSION CONTROL PLAN	6
UTILITY PLAN	7
EROSION CONTROL NOTES	8
EROSION CONTROL DETAILS	9
DETAIL SHEET	10 - 13
LIGHTING PLAN	14
LIGHTING DETAILS	15
DOVER LADDER TRUCK MOVEMENT PLAN	16
LANDSCAPE PLAN	17
STREET SCAPE PLAN	-
ARCHITECTURAL ELEVATIONS & FLOOR PLANS	-

PLANNING FILE NO.: P19-57



ABUTTERS LIST
(WITHIN 200 FT)

TAX MAP	LOT NO.	NAME & ADDRESS
G	G-3-A-0	JUMAJA SEACOAST 74 INDSTRIAL PARK ROAD DOVER, NH 03820
G	G-3-B-0	85 INDUSTRIAL PARK II LLC 4273 CORPORATE DRIVE, SUITE 150 PORTSMOUTH, NH 03801
G	G-4-E-0	WILLMANCH CORP % TAX DEPT PO BOX 28606 ATLANTA, GA 30358-0606
G	G-41-0-0	BT-NEWYO LLC PO BOX 28606 ATLANTA, GA 30358-0606
G	G-2-0-0	RILEY FRED E. TRUST 1991 RILEY RUTH K. TRUST 1991 201 TOLEND ROAD BARRINGTON, NH 03825-3708

H / 33-E — TAX MAP / LOT NUMBER

W — N — E

MAGNETIC

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19-57

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

NO.	REVISION	APP'D	DATE
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	SJH	8-8-19
1	REVISION PER TRC COMMENTS	SJH	7-29-19

DATE: 7-1-19
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19003
FILE: SITE.DWG

NEIGHBORHOOD PLAN

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

2

REFERENCE PLANS:

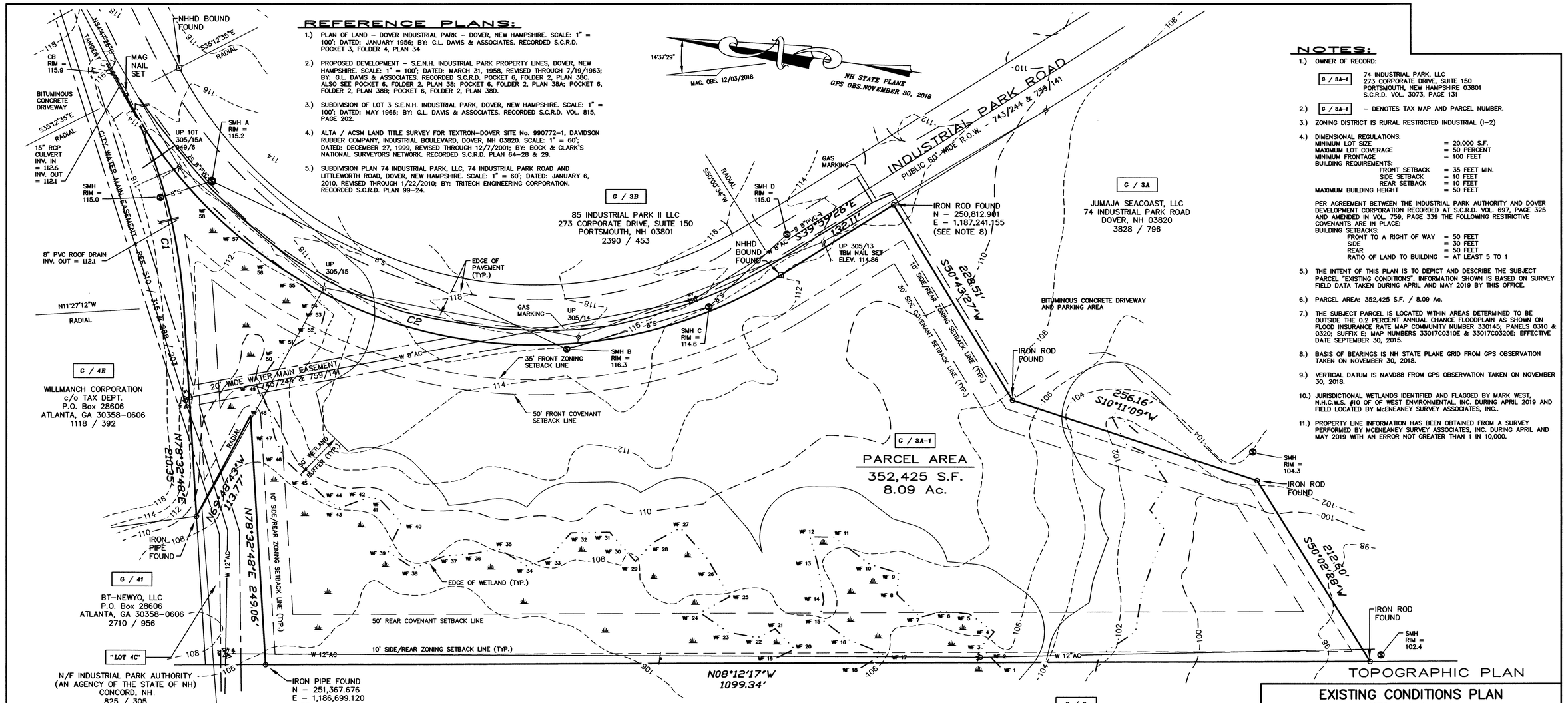
1.) PLAN OF LAND – DOVER INDUSTRIAL PARK – DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JANUARY 1956; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 3, FOLDER 4, PLAN 34

2.) PROPOSED DEVELOPMENT – S.E.N.H. INDUSTRIAL PARK PROPERTY LINES, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MARCH 31, 1958, REVISED THROUGH 7/19/1963; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 6, FOLDER 2, PLAN 38C. ALSO SEE POCKET 6, FOLDER 2, PLAN 38; POCKET 6, FOLDER 2, PLAN 38A; POCKET 6, FOLDER 2, PLAN 38B; POCKET 6, FOLDER 2, PLAN 38D.

3.) SUBDIVISION OF LOT 3 S.E.N.H. INDUSTRIAL PARK, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MAY 1966; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. VOL. 815, PAGE 202.

4.) ALTA / ACSM LAND TITLE SURVEY FOR TEXTRON–DOVER SITE No. 990772–1, DAVIDSON RUBBER COMPANY, INDUSTRIAL BOULEVARD, DOVER, NH 03820. SCALE: 1" = 60'; DATED: DECEMBER 27, 1999, REVISED THROUGH 12/7/2001; BY: BOCK & CLARK'S NATIONAL SURVEYORS NETWORK. RECORDED S.C.R.D. PLAN 64–28 & 29.

5.) SUBDIVISION PLAN 74 INDUSTRIAL PARK, LLC, 74 INDUSTRIAL PARK ROAD AND LITTLEWORTH ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: JANUARY 6, 2010, REVISED THROUGH 1/22/2010; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 99–24.



TOPOGRAPHIC PLAN

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	23°45'23"	531.09	220.20	218.63	N66°40'06"E
C2	94°46'51"	459.43	760.01	676.27	S07°23'59"W

NOTES:

1.) OWNER OF RECORD:
C / 3A-1 — 74 INDUSTRIAL PARK, LLC, 273 CORPORATE DRIVE, SUITE 150, PORTSMOUTH, NEW HAMPSHIRE 03801, S.C.R.D. VOL. 3073, PAGE 131

2.) C / 3A-1 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS RURAL RESTRICTED INDUSTRIAL (I–2)

4.) DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 50 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING REQUIREMENTS:	
FRONT SETBACK	= 35 FEET MIN.
SIDE SETBACK	= 10 FEET
REAR SETBACK	= 10 FEET
MAXIMUM BUILDING HEIGHT	= 50 FEET

PER AGREEMENT BETWEEN THE INDUSTRIAL PARK AUTHORITY AND DOVER DEVELOPMENT CORPORATION RECORDED AT S.C.R.D. VOL. 697, PAGE 325 AND AMENDED IN VOL. 759, PAGE 339 THE FOLLOWING RESTRICTIVE COVENANTS ARE IN PLACE:
BUILDING SETBACKS:

FRONT TO A RIGHT OF WAY	= 50 FEET
SIDE	= 30 FEET
REAR	= 50 FEET
RATIO OF LAND TO BUILDING	= AT LEAST 5 TO 1

5.) THE INTENT OF THIS PLAN IS TO DEPICT AND DESCRIBE THE SUBJECT PARCEL "EXISTING CONDITIONS". INFORMATION SHOWN IS BASED ON SURVEY FIELD DATA TAKEN DURING APRIL AND MAY 2019 BY THIS OFFICE.

6.) PARCEL AREA: 352,425 S.F. / 8.09 Ac.

7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANELS 0310 & 0320; SUFFIX E; MAP NUMBERS 33017C0310E & 33017C0320E; EFFECTIVE DATE SEPTEMBER 30, 2015.

8.) BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON NOVEMBER 30, 2018.

9.) VERTICAL DATUM IS NAVD88 FROM GPS OBSERVATION TAKEN ON NOVEMBER 30, 2018.

10.) JURISDICTIONAL WETLANDS IDENTIFIED AND FLAGGED BY MARK WEST, N.H.C.W.S. #10 OF OF WEST ENVIRONMENTAL, INC. DURING APRIL 2019 AND FIELD LOCATED BY McENEANEY SURVEY ASSOCIATES, INC..

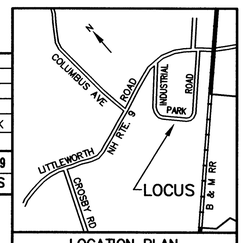
11.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING APRIL AND MAY 2019 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

ATTENTION:

⚠ HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF INDUSTRIAL PARK ROAD; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1–888–344–7233 TO VERIFY LOCATION.

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

19–2227	EXIST COND	19–03	23–40, 66–69
PROJECT NO	TYPE	FIELDBOOK & PAGES	



LOCATION PLAN
(NO SCALE)

LEGEND

MAG NAIL SET o – MAGNETIC NAIL SET
I.R.(fnd) o – IRON ROD (FOUND)
NHHD – NEW HAMPSHIRE HIGHWAY DEPARTMENT
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
W/ – WITH
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
(S) SMH – SEWER MANHOLE
-O- UP – UTILITY POLE
R.O.W. – RIGHT OF WAY
ELEV – ELEVATION
INV. – INVERT
– WETLAND
WF 18 – WETLAND FLAG IDENTIFICATION NUMBER
– EDGE OF WETLAND
126 – EXISTING CONTOUR

EXISTING UTILITY NOTES:

1.) GAS MAIN SHOWN IS AS TAKEN FROM LIMITED MARKINGS ON SITE, AND FROM GOOGLE EARTH IMAGES WITH MORE MARKINGS. GAS MAIN SIZE IS UNKNOWN AT THIS TIME.

2.) WATER MAINS SHOWN ARE APPROXIMATE LOCATIONS BASED ON WATER GATE VALVES FOUND. WATER MAIN SIZES ARE AS GIVEN ON INFORMATION FOUND ON THE CITY OF DOVER, NH WEBSITE WWW.DOVER.NH.GOV/....

SANITARY SEWER STRUCTURE SCHEDULE

SMH A
RIM = 115.2
INV. IN 8" PVC = 110.0 (ROADWAY NORTH)
INV. IN 8" PVC = 110.0 (U.P.S. SMH)
INV. OUT 8" PVC = 110.0 SMH B

SMH B
RIM = 116.3
INV. IN 8" PVC = 108.7 SMH A
INV. OUT 8" PVC = 108.7 SMH C

SMH C
RIM = 114.6
INV. IN 8" PVC = 108.1 SMH B
INV. OUT 8" PVC = 108.0 SMH D

SMH D
RIM = 115.0
INV. IN 8" PVC = 107.5 SMH C
INV. OUT 8" PVC = 107.4 (ROADWAY SOUTH)

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

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

DATE: / KEVIN M. McENEANEY LLS # 661

EXISTING CONDITIONS PLAN
PREPARED FOR
74 INDUSTRIAL PARK, LLC
TAX MAP G, LOT No. 3A–1
INDUSTRIAL PARK ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 19–___

DRAWN BY: RJM	FILE: W10 cP\2227\NAD–83
SCALE: 1" = 50'	DATE: MAY 20, 2019

50 25 0 25 50 100 150 200

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

McENEANEY SURVEY ASSOCIATES

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

SURVEYING – PLANNING – CONSULTING

GENERAL NOTES

1. OWNERS OF RECORD:
   74 INDUSTRIAL PARK LLC
   273 CORPORATE DRIVE SUITE 150
   PORTSMOUTH, NEW HAMPSHIRE 03801
   S.C.R.D. VOL. 3073, PAGE 131
2. G / 3A–1 – DENOTES TAX MAP AND PARCEL NUMBER.
3. ZONING DISTRICT: RURAL RESTRICTED INDUSTRIAL DISTRICT (I–2)

		REQUIRED	PROPOSED
MINIMUM LOT SIZE	=	20,000 S.F.	–
MAXIMUM COVERAGE	=	50%	–
MINIMUM FRONTAGE	=	100 FEET	–
FRONT SETBACK	=	35 FEET	–
ABUT A STREET SETBACK	=	35 FEET	–
SIDE SETBACK	=	10 FEET	–
REAR SETBACK	=	10 FEET	–
MAXIMUM BUILDING HEIGHT	=	40 FEET	–

4. THE PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANELS 0310 & 0320; SUFFIX E; MAP NUMBERS 33017C0320E; EFFECTIVE DATE SEPTEMBER 30, 2015.
5. BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON NOVEMBER 30, 2018.
6. VERTICAL DATUM IS NAVD88 FROM GPS OBSERVATION TAKEN ON NOVEMBER 30, 2018.
7. JURISDICTIONAL WETLANDS IDENTIFIED AND FLAGGED BY MARK WEST, N.H.C.W.S. #10 OF OF WEST ENVIRONMENTAL, INC. DURING APRIL 2019 AND FIELD LOCATED BY McENEANEY SURVEY ASSOCIATES, INC..
8. 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.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT AND POLES.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF–SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
9. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
10. EXISTING ("OLD") WATER SERVICES TO THE SUBJECT SITE SHALL BE DISCONNECTED AND SHUT–OFF AT THE WATER MAIN.
11. EXISTING SEWER SERVICES TO BE CUT AND PERMANENTLY CAPPED AT PROPERTY LINE.
12. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

SITE NOTES:

1. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING APRIL AND MAY 2019 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
2. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A COMMERCIAL BUILDING, SURFACE PARKING, DRIVE AISLES, DRAINAGE IMPROVEMENTS, AND UTILITIES.
3. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 149–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
4. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
5. ALL ON–SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
7. STRIPE PARKING AREAS AS SHOWN INCLUDING HANDICAP SYMBOLS AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M–248–TYPE N.
8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
9. PAINTED ISLANDS SHALL BE 4 INCHES WIDE DIAGONAL LINES 3 FEET ON CENTER.
10. ON–SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
11. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
12. SEE DETAILS FOR SIGN LEGENDS.
13. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
14. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTORS' RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
16. BUILDING ADDRESSES TO BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
17. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS NH RSA 155–A:5. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
18. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
19. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
20. THE SUBJECT PARCEL(S) IS SERVED BY MUNICIPAL WATER AND SEWER.
21. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
22. 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.
23. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58–2 OF THE CODE OF THE CITY OF DOVER.
24. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7 AM–6 PM, SATURDAY AND SUNDAY WORK HOURS. 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.
25. 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.
26. 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.
27. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES AOT: PENDING
30. CITY OF DOVER, CONDITIONAL USE PERMIT:PENDING
31. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS

GRADING NOTES:

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

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

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

10. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
11. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
12. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
13. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THIS PROJECT. THE SWPPP MUST INCLUDE THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE SITE. PARTIES RESPONSIBLE FOR DEVELOPING THE SWPPP SHOULD REFER TO THE EPA NPDES CONSTRUCTION GENERAL PERMITS NOTICE OF INTENT FOR A COMPLETE OUTLINE OR REQUIRED ELEMENTS. THESE PLANS AND THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN PREPARED FOR THIS PROJECT MAY BE UTILIZED IN FULFILLING THE REQUIREMENTS.
14. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
15. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
16. 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.
17. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
18. PLACARDS SHALL BE INSTALLED ALONG THE EDGE OF WETLAND PRIOR TO CONSTRUCTION.

UTILITY NOTES:

1. THE PROJECT SITE IS SERVED BY CITY WATER AND SEWER.
2. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION AND SIZE OF EXISTING UTILITIES. THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1–888–388–7233 OR "811".
4. ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUND WITHIN THE SITE.
5. UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH/PER PSNH, VERIZON, COMCAST, AND UNITIL STANDARDS.
6. PROPOSED INSTALLATION OF UNDERGROUND CONDUITS FOR TELEPHONE, ELECTRIC AND GAS SERVICE SHALL BE COORDINATED WITH THE RESPECTIVE CONTACTS ARE AS FOLLOWS:
   ELECTRIC: EVERSOURCE 1.800.362.7764
   CABLE: COMCAST 603.334.3615
   GAS: UNITIL 866.933.3821
7. SEE ELECTRICAL DRAWINGS AND DETAILS FOR OUTDOOR LIGHTING CONDUIT LOCATIONS.
8. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. SEWAGE LOADING (PER ENV. – Wq 1008.03 TABLE 1008–1)
    OFFICE SPACE/WITHOUT CAFETERIA =
    4,100 S.F. X 5 GALS./DAY/100 S.F = 205 GPD
    PLUS
    STORES/DRY GOODS =
    15,400 S.F. X 5 GALS./DAY/100 S.F. = 770 GPD
    PLUS
    10 GPD/EMPLOYEE (15) = 150 GPD
    TOTAL = 1125 GPD
11. THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109–30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODE.
12. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
13. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
14. ALL ON–SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
15. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
16. APPROVED BACKFLOW PREVENTORS SHALL BE INSTALLED ON BOTH FIRE AND DOMESTIC WATER LINES.
17. ALL UNUSED WATER SERVICES SHALL BE REMOVED BACK TO THE CORPORATION AT THE MAIN.

LEGEND

S.F.	SQUARE FEET	OHW	OVERHEAD WIRES
Ac.	ACRE	E	EXISTING ELECTRIC
±	MORE OR LESS	W	EXISTING WATER LINE
(TYP.)	TYPICAL	S	EXISTING SEWER LINE
S.C.R.D.	STRAFFORD REGISTRY OF DEEDS	D	EXISTING DRAINAGE LINE
NHHD	NEW HAMPSHIRE HIGHWAY DEPT.	G	EXISTING GAS LINE
TBR	TO BE REMOVED		PROPOSED SIGN
ELEV.	ELEVATION	74	PROPOSED FINISH GRADE
INV.	INVERT	x 74.00	PROPOSED SPOT GRADE
R.O.W.	RIGHT–OF–WAY	PD	PROPOSED DRAIN LINE
TBR	TO BE REMOVED		PAVEMENT WITH CURB
	EXISTING UTILITY POLE		SILT BARRIER
	EXISTING SIGN	PG	PROPOSED GAS
	EXISTING WATER SHUT–OFF	PW	PROPOSED WATER
	EXISTING WATER VALVE		PROPOSED FENCE
	EXISTING GAS VALVE	PE	PROPOSED ELECTRIC
	EXISTING HYDRANT	PD	PROPOSED DRAIN LINE
	EXISTING LIGHT/SIGNAL POLE	RD	PROPOSED ROOF DRAIN
S	EXISTING SEWER MANHOLE	PUD	PROPOSED UNDERDRAIN LINE
D	EXISTING DRAINAGE MANHOLE		PROPOSED CATCHBASIN
	EXISTING CATCHBASIN		INLET PROTECTION
5'R	PAVEMENT RADIUS		HANDICAP PARKING SYMBOL
SGC	SLOPE GRANITE CURB		PROPOSED CONCRETE
VGC	VERTICAL GRANITE CURB		PROPOSED SIDEWALK
x 74.00	EXISTING SPOT GRADE		
—94—	EXISTING GRADE		
BSC	BITUMINOUS SLOPED CURB		

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19–57

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

NO.	REVISION	APP'D	DATE
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	SJH	8–8–19
1	REVISION PER TRC COMMENTS	SJH	7–29–19

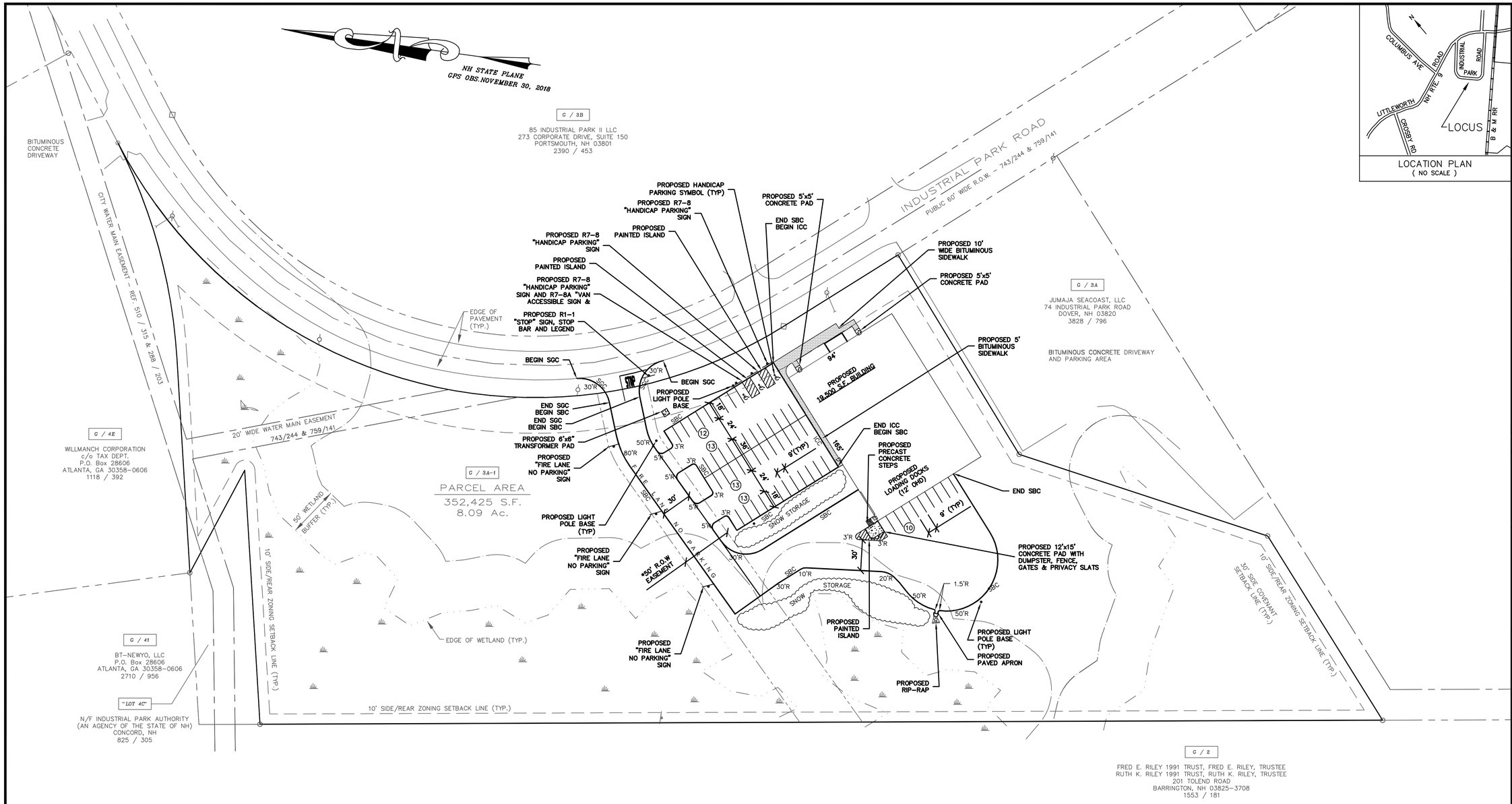
DESIGN BY: SRD
DRAWN BY: SRD
SCALE: AS SHOWN
DATE: 7–1–19
APPROVED BY:SJH
PROJECT NO:19003
FILE: SITE.DWG

NOTE SHEET

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

4



GENERAL NOTES

1. SEE NOTE SHEET #3 FOR ADDITIONAL SITE RELATED NOTES.

GENERAL NOTES

ZONING DISTRICT: RURAL RESTRICTED INDUSTRIAL DISTRICT (I-2)

		REQUIRED	PROPOSED
MINIMUM LOT SIZE	=	20,000 S.F.	352,425 S.F.
MAXIMUM COVERAGE	=	50%	7.3%
MINIMUM FRONTAGE	=	100 FEET	±892 FEET
FRONT SETBACK	=	35 FEET	35.5 FEET
ABUT A STREET SETBACK	=	35 FEET	35.5 FEET
SIDE SETBACK	=	10 FEET	35 FEET
REAR SETBACK	=	10 FEET	58 FEET
MAXIMUM BUILDING HEIGHT	=	40 FEET	<40 FEET

PARKING CALCULATIONS

	MAX ALLOWED	PROPOSED
OFFICE 300 S.F./GFL 4,100 S.F.	13.6	–
RETAIL 275 S.F./GFL 15,400	56	–
TOTAL PARKING	69	61

SPECIAL NOTE:

THE COVENANT SETBACKS HAVE BEEN RELEASED BY THE STATE OF NH BUSINESS FINANCE AUTHORITY THE ENTITY THAT CONTROLS THE DISPOSITION OF THE INDUSTRIAL PARK SETBACK COVENANTS. SAID RELEASE IS ON FILE WITH THE CITY OF DOVER PLANNING DEPARTMENT.

* ACCESS AND UTILITY EASEMENT TO PARCEL G/2.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19-57

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

NO.	REVISION	DATE	APP'D
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	8-8-19	SJH
1	REVISION PER TRC COMMENTS	7-29-19	SJH

DATE: 7-1-19
SCALE: 1"=50'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19003
FILE: SITE.DWG

SITE PLAN

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

5

NH STATE PLANE
GPS OBS: NOVEMBER 30, 2018

CB RIM = 119.9

BITUMINOUS CONCRETE DRIVEWAY

15" RCP CULVERT INV. IN = 112.6 INV. OUT = 112.1

8" PVC ROOF DRAIN INV. OUT = 112.1

CITY WATER MAIN EASEMENT REF. 510 / 315 & 288 / 203

20' WIDE WATER MAIN EASEMENT 743/244 & 759/141

EDGE OF PAVEMENT (TYP.)

PROPOSED CONSTRUCTION ENTRANCE

PROPOSED SILT SOXX

BM NAIL SET ELEV.=114.86

GRADE TO DRAIN

PROPOSED 19,500 S.F. BUILDING F.F.=112.0

TC 111.9 BC 111.4

PROPOSED ROOF DRAIN

PCB1 RIM=109.8 INV.OUT=106.2

PROPOSED SILT SOXX

PROPOSED 73 LF 12" HDPE S=0.005

PROPOSED 64 LF 12" HDPE S=0.005

PROPOSED 182 LF 12" HDPE S=0.005

PCB2 RIM=109.80 INV.OUT=105.4

PCB3 RIM=108.5 INV.IN=105.0 INV.OUT=104.9

FE-1 INV.OUT=104.0

PROPOSED DETENTION POND

PROPOSED RIP-RAP PLUNGE POOL (SEE DETAIL)

PROPOSED OCS-1 (SEE DETAIL)

INV.OUT=101.7

PROPOSED SILT SOXX

BITUMINOUS CONCRETE DRIVEWAY AND PARKING AREA

INDUSTRIAL PARK ROAD
PUBLIC-66' WIDE R.O.W. - 743/244 & 759/141

PARCEL AREA
352,425 S.F.

G / 3A-1

50' WETLAND BUFFER (TYP.)

EDGE OF WETLANDS (TYP.)

10' SIDE/REAR ZONING SETBACK LINE (TYP.)

30' SIDE COVENANT SETBACK LINE (TYP.)

LOCATION PLAN
(NO SCALE)

COLUMBUS AVE
NH RTE. 9
LITTLEWORTH
CROSBY RD
INDUSTRIAL PARK ROAD
B & M RR
LOCUS

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)

ATTENTION:

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

GENERAL NOTES

1. SEE NOTE SHEET #3 FOR ADDITIONAL GRADING, DRAINAGE NOTES.
2. WETLAND BUFFER IMPACT
3. SQUARE FEET OF IMPACT = 11,667 S.F.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19-57

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

NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	7-29-19	SJH
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	8-8-19	SJH

DESIGN BY: SRD
DRAWN BY: SRD
SCALE: 1"=50'
DATE: 7-1-19
PROJECT NO: 19003
FILE: SITE.DWG
APPROVED BY: SJH

GRADING, DRAINAGE & EROSION CONTROL PLAN

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

6

NH STATE PLANE
GPS OBS:NOVEMBER 30, 2018

C / 3B
85 INDUSTRIAL PARK II LLC
273 CORPORATE DRIVE, SUITE 150
PORTSMOUTH, NH 03801
2390 / 453

INDUSTRIAL PARK ROAD
PUBLIC 60' WIDE R.O.W. - 743/244 & 759/141

BITUMINOUS CONCRETE DRIVEWAY

UP 10T 305/15A 949/6

SMH A RIM = 115.2

SMH RIM = 115.0

CITY WATER MAIN EASEMENT - REF. 500 / 315 & 288 / 203

UP 305/15

EDGE OF PAVEMENT (TYP.)

GAS MARKING

UP 305/14

SMH D RIM = 115.0

SMH C RIM = 114.6

SMH B RIM = 116.3

20' WIDE WATER MAIN EASEMENT
743/244 & 759/141

G / 4E
WILLMANCH CORPORATION
c/o TAX DEPT.
P.O. Box 28606
ATLANTA, GA 30358-0606
1118 / 392

G / 3A-1
PARCEL AREA
352,425 S.F.
8.09 Ac.

50' WETLAND BUFFER (TYP.)

EDGE OF WETLAND (TYP.)

G / 41
BT-NEWYO, LLC
P.O. Box 28606
ATLANTA, GA 30358-0606
2710 / 956

"LOT 4C"
N/F INDUSTRIAL PARK AUTHORITY
(AN AGENCY OF THE STATE OF NH)
CONCORD, NH
825 / 305

10' SIDE/REAR ZONING SETBACK LINE (TYP.)

W 12"AC

PROPOSED 6" WATER SERVICE
PROPOSED 8"x6" TAP & TEE
PROPOSED TRANSFORMER
PROPOSED SEWER LINE 6" PVC SDR35
SEWER INV.=108.0
PROPOSED 6" FIRE SERVICE
PROPOSED 19,500 S.F. BUILDING F.F.=112.0
PROPOSED FIRE DEPARTMENT CONNECTION
PROPOSED 2" DOMESTIC WATER SERVICE
PROPOSED UNDERGROUND UTILITIES
PROPOSED DETENTION POND

PW, PS, PG, PE, PD, RD

C / 3A
JUMAJA SEACOAST, LLC
74 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3828 / 796

BITUMINOUS CONCRETE DRIVEWAY AND PARKING AREA

SMH RIM = 104.3

30' SIDE COVENANT SETBACK LINE (TYP.)

10' SIDE/REAR ZONING SETBACK LINE (TYP.)

SMH RIM = 102.4

C / 2
FRED E. RILEY 1991 TRUST, FRED E. RILEY, TRUSTEE
RUTH K. RILEY 1991 TRUST, RUTH K. RILEY, TRUSTEE
201 TOLEND ROAD
BARRINGTON, NH 03825-3708
1553 / 181

LOCATION PLAN
(NO SCALE)
COLUMBUS AVE, NH RTE. 9, LITTLEWORTH, CROSBY RD, INDUSTRIAL PARK ROAD, B & M RR, LOCUS

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)

ATTENTION:

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

GENERAL NOTES

1. SEE NOTE SHEET #3 FOR ADDITIONAL UTILITY NOTES.

SANITARY SEWER
STRUCTURE SCHEDULE

SMH A
RIM = 115.2
INV. IN 8" PVC = 110.0 (ROADWAY NORTH)
INV. IN 8" PVC = 110.0 (U.P.S. SMH)
INV. OUT 8" PVC = 110.0 SMH B

SMH B
RIM = 116.3
INV. IN 8" PVC = 108.7 SMH A
INV. OUT 8" PVC = 108.7 SMH C

SMH C
RIM = 114.6
INV. IN 8" PVC = 108.1 SMH B
INV. OUT 8" PVC = 108.0 SMH D

SMH D
RIM = 115.0
INV. IN 8" PVC = 107.5 SMH C
INV. OUT 8" PVC = 107.4 (ROADWAY SOUTH)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19-57

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CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
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DESIGN BY: SRD
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CHECKED BY: SJH
APPROVED BY: SJH
PROJECT NO: 19003
FILE: SITE.DWG
SCALE: 1"=50'
DATE: 7-1-19

UTILITY PLAN

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

7

DESCRIPTION

THE INTENT OF THIS PLAN IS TO SHOW THE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF 19,500 S.F COMMERCIAL BUILDING, SITE ACCESS DRIVE, PARKING AREAS, UTILITY INSTALLATION, AND DRAINAGE IMPROVEMENTS.

PROJECT NAME AND LOCATION

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK ROAD
DOVER, NH 03820

LATITUDE N43°11'10"
LONGITUDE W70°54'24"

DISTURBED AREA

±125,106 square feet

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. CUTTING AND GRUBBING OF SITE.
5. REGRADE SITE TO SUBGRADE.
6. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
8. INSTALL UNDERGROUND UTILITIES AND FOUNDATIONS FOR STRUCTURES.
9. PLACE GRAVELS AND FINE GRADE.
10. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
12. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/4" OF RAINFALL.
13. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 3.5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
14. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE OF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIP–RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
3. TEMPORARY WATER DIVERSION MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
4. CLEARING AND GRUBBING OF SITE
5. REGRADE SITE TO SUBGRADE
6. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
7. INSTALL DRAINAGE STRUCTURES AND CONTROLS
8. INSTALL UNDERGROUND UTILITIES AND FOUNDATIONS FOR STRUCTURES
9. PLACE GRAVELS AND FINE GRADE
10. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
12. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
13. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 3.5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
14. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

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

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

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

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

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

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

C. MULCHING

1. Timing
   In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.
   a. Apply mulch prior to any storm event. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
   b. Required Mulching within a specified time period. The time period can range from 14 to 21 days of inactivity on a area, the length of time varying with site conditions. Professional judgement shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.
2. Application Rate
   Mulch shall be applied at a rate of between 1.5 to 2 tons per acre, or 90 to 100 pounds per 1000 square feet.
3. Guidelines for Winter Mulch Application. When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6,000 pounds of hay or straw per acre. A tackifier may be added to the mulch.
4. Maintenance All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.
5. Excelsior Matting Excelsior Matting shall be used in place of mulch on all slopes steeper than 3:1.

D. TEMPORARY GRASS COVER

1. Seedbed Preparation
   Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.
2. Seeding
   a. Utilize annual rye grass at a rate of 40 lbs/acre.
   b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
   c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.
3. Maintenance
   Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. PERMANENT SEEDING

1. Bedding – stones larger than 1 ½ ", trash, roots, and other debris interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:
   Agricultural Limestone @ 100 lbs. per 1,000 s.f.
   10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.
3. Seed Mixture (recommended)
   Rate:

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

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

   Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.
5. Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

F. STORM DRAIN INLET PROTECTION

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

TIMING OF CONTROLS/MEASURES

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

WASTE DISPOSAL

A. WASTE MATERIALS

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

B. HAZARDOUS WASTE

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

C. SANITARY WASTE

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

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

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

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

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

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:

- Products will be kept in their original containers unless they are not resealable.
- Original labels and material safety data will be retained for important product information.
- Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. PRODUCT SPECIFICATION PRACTICES

The following product specific practices will be followed on site:

Petroleum Products:

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

Fertilizers:

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

Paints:

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

Concrete Trucks:

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

C. SPILL CONTROL PRACTICES

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

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

The project proponent is required to manage construction to meet the requirements and intent of RSA 430:53 and AGR 3800 relative to controlling invasive species and controlling fugitive dust in accordance with ENV–A 1002.
AGR 3800 Prohibited Invasive Plant Species Rules

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

Env–A 1002 FUGITIVE DUST: Precautions to Prevent, Abate, and Control Fugitive Dust
(a) Any person engaged in any activity within the state that emits fugitive dust, other than those listed in Env–A 1002.02(b), shall take precautions throughout the duration of the activity in order to prevent, abate, and control the emission of fugitive dust.

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

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

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

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

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

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

PER 149–10 F: All site improvements which require blasting of land shall meet the following requirements prior to any blasting occurring.

1. The Applicant shall prepare a pre–blast survey of all structures within five (500) feet of the external boundaries of the proposed lot to be developed. This survey, along with a monitoring plan, shall be on file with the Dover Fire and Rescue. Upon recommendations of the Chief , the planning Board may require a pre–blast survey of all structures within one thousand (1000) feet.
2. The Applicant shall hold a neighborhood meeting to review the blasting plan and pre–blast survey, with representatives of the Fire and Rescue and the blasting company in attendance, prior to any on–site blasting. Abutters within on thousand (1000) feet of the external boundary of the project parcel shall be notified by certified mail (paid for by the applicant) of the meeting no less than ten (10) days prior to the meeting.
3. Permit holders shall be in compliance with NFPA 495, The Code for the Manufacture, Transportation, Storage and Use of Explosive Material, in addition to all other ordinances and codes set forth in the City of Dover Fire Prevention Code, which specifically prohibits the overnight storage of explosive or blasting agents. Further all storage magazines shall be locked in the open position at the end of the days' operation, for easy inspection by City Officials.
4. blasting permits may be obtained by calling the Dover Fire and Rescue during normal business hours. The permits are only active for the dates and time specified on the permit.
5. Permit holders shall hold insurance against claims for damages for personal injury and property which may arise from performance of the work.
6. Hours of operation for the blasting shall be no earlier than 8:00 am and no later than 6:00 pm Monday through Friday, excluding federal holidays.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

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

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

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

WINTER CONSTRUCTION NOTES

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

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19–57

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

NO.	REVISION	BY	DATE
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	SJH	8–8–19
1	REVISION PER TRC COMMENTS	SJH	7–29–19
		APP'D	DATE

DATE: 7–1–19
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: S.H
PROJECT NO: 19003
FILE: SITE.DWG

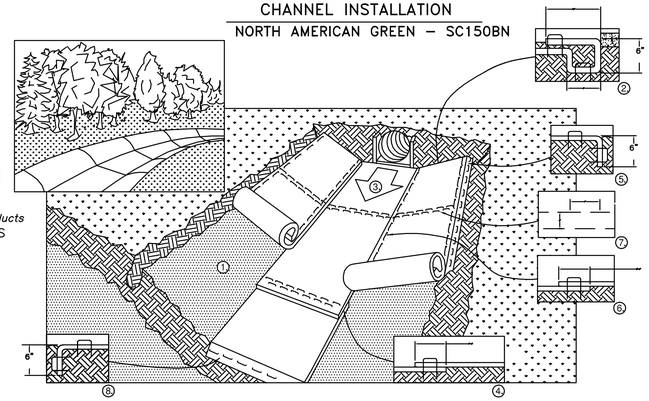
EROSION CONTROL NOTES

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

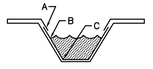
WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

8

CHANNEL INSTALLATION
NORTH AMERICAN GREEN – SC150BN



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

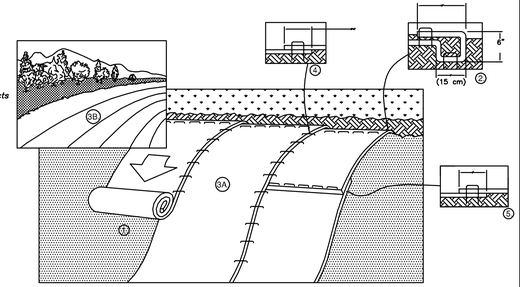


CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

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

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

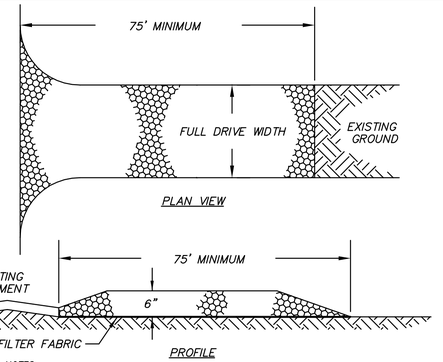
SLOPE INSTALLATION
NORTH AMERICAN GREEN – SC150BN



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

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.



NOTES:

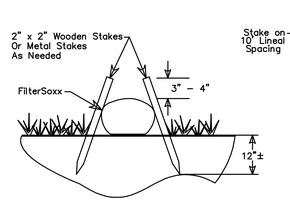
1. SEE EROSION CONTROL NOTES BELOW FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.

2. TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.

STABILIZED CONSTRUCTION ENTRANCE

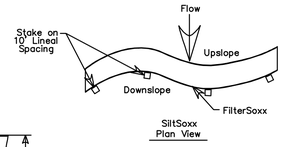
1. SPECIFICATIONS
   A. AGGREGATE SIZE: USE THREE (3) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
   B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
   C. WIDTH TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
   D. LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY–FIVE (75) FEET. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
   E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
   F. CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVIA SPUNBOND 1135, MIRAFI 600X OR EQUAL.
2. MAINTENANCE
   THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



FilterSoxx Section

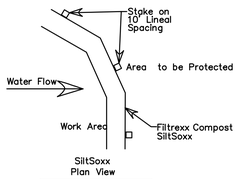
At Ends of Run
Cross Stakes



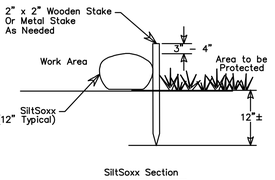
SiltSoxx
Plan View

Notes:
1. All material to meet Filtrexx specifications
2. FilterSoxx compost/soil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.

FilterSoxx Staking Details



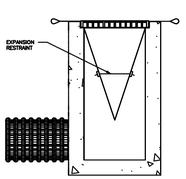
SiltSoxx
Plan View



SiltSoxx Section

Notes:
1. All material to meet Filtrexx specifications
2. SiltSoxx compost/soil/rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

SiltSoxx Details
NOT TO SCALE



INSTALLATION DETAIL

SILTSACK®
SPECIFICATIONS

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

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

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

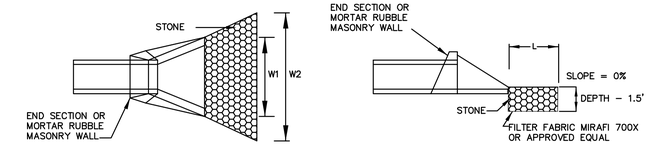
HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

OIL-ABSORBANT SILTSACK®

(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

DETAIL OF INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE



PLAN SECTION

STONE APRON OUTLET PROTECTION DETAIL
OUTLET TO FLAT AREA, NON DEFINED CHANNEL

MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

STONE GRADATION

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.3 TO 0.5 D50

OUTLET	*W1 (FT)*	*W2 (FT)*	*L (FT)*	*D50 (IN)*
DMH3	*5*	*20*	*16*	*6*
PP7	*2*	*6*	*10*	*6*
CURB CUT	*5*	*5*	*10*	*6*

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. STONE APRON SHALL BE CONSTRUCTED ON A 6" THICK (MIN) GRAVEL BASE.

RIP RAP OUTLET PROTECTION
NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19–57

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

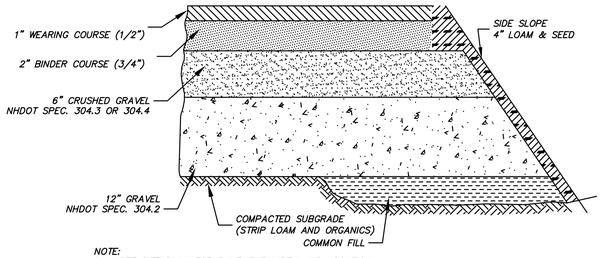
NO.	REVISION	APP'D	DATE
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	SJH	8–8–19
1	REVISION PER TRC COMMENTS	SJH	7–29–19

DESIGN BY: SRD
DRAWN BY: SRD
SCALE: AS SHOWN
DATE: 7–1–19
APPROVED BY:SJH
PROJECT NO:19003
FILE: SITE.DWG

EROSION COMTROL DETAILS

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

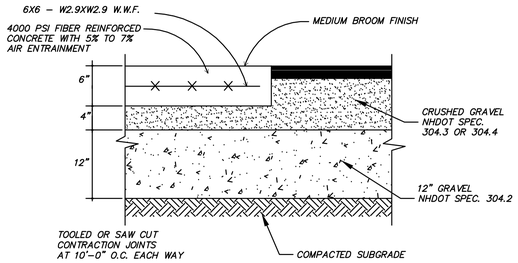
WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH



NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

TYPICAL PAVEMENT SECTION

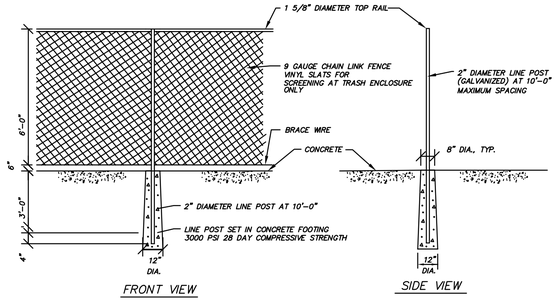
NOT TO SCALE



NOTE: PITCH CONCRETE PAD GRADING TO CENTER

DUMPSTER DETAIL

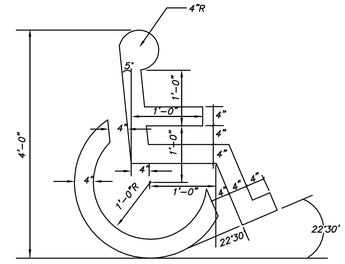
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NOTES:
1. DUMPSTER CHAINLINK FENCE SHALL HAVE GREEN VINYL PRIVACY SLATS.

CHAINLINK FENCE DETAIL & DUMPSTER ENCLOSURE

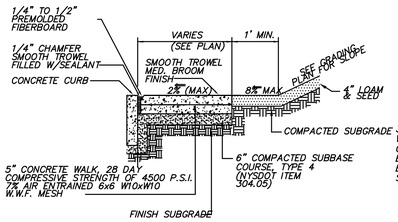
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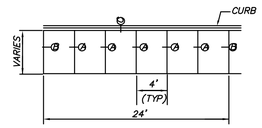
NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES

PAINTED HANDICAP SYMBOL

NOT TO SCALE



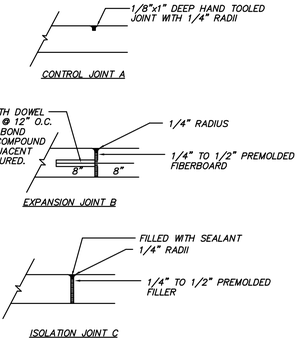
SECTION



PLAN

CONCRETE SIDEWALK

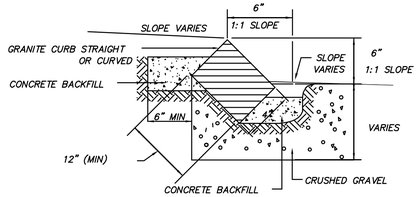
NOT TO SCALE



CONTROL JOINT A

EXPANSION JOINT B

ISOLATION JOINT C

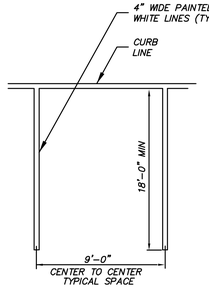


NOTES
1. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
2. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
3. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

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

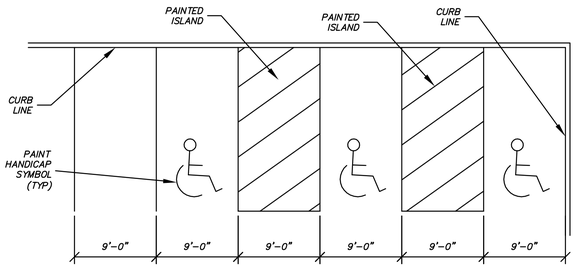
SLOPED GRANITE CURBING

NOT TO SCALE



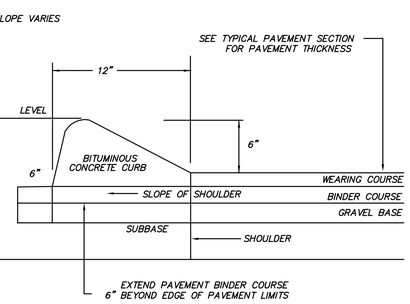
STANDARD PARKING STALL

NOT TO SCALE



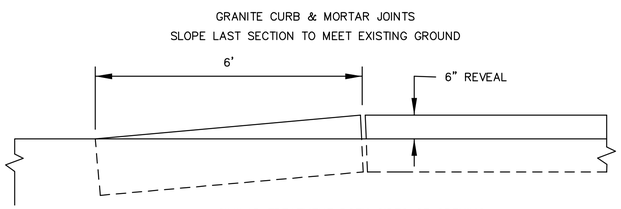
HANDICAP PARKING LAYOUT

NOT TO SCALE



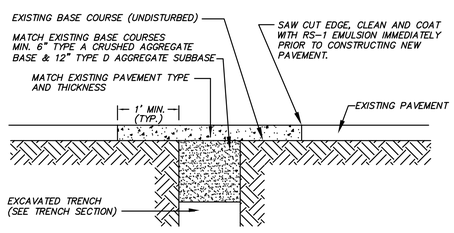
BITUMINOUS SLOPED CURB

NOT TO SCALE

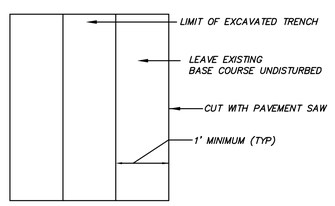


"TIP–DOWN" CURB DETAIL

NOT TO SCALE



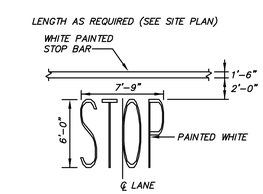
SECTION



PLAN

ROADWAY TRENCH PATCH DETAIL

NOT TO SCALE



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

STOP BAR & LEGEND

PAVEMENT MARKINGS

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19–57

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

NO.	REVISION	DATE	APP'D
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	8–8–19	SJH
1	REVISION PER TRC COMMENTS	7–29–19	SJH

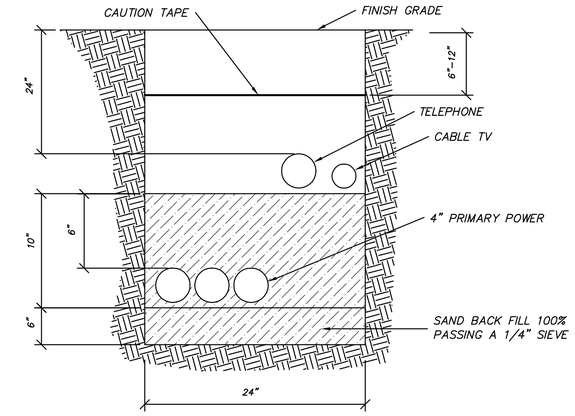
DATE: 7–1–19
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:S.H
PROJECT NO:19003
FILE: SITE.DWG

DETAIL SHEET

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

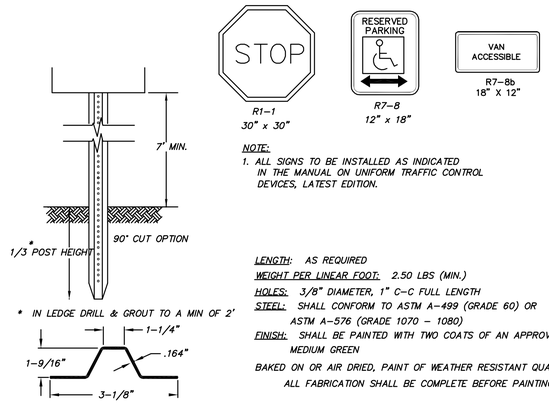
10



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

UTILITY TRENCH

NOT TO SCALE

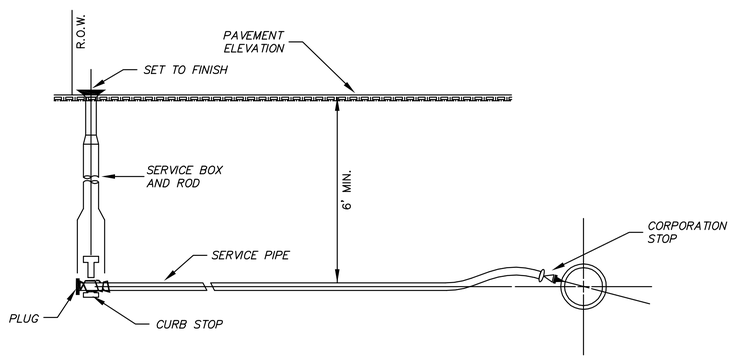


NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

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

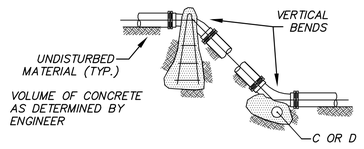
SIGN LEGEND & SIGN POST

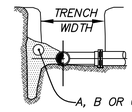
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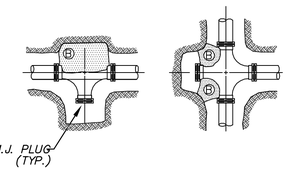


TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

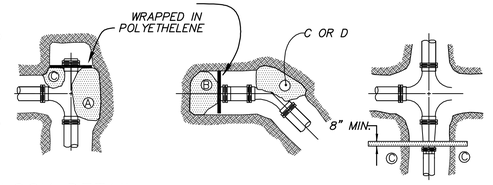






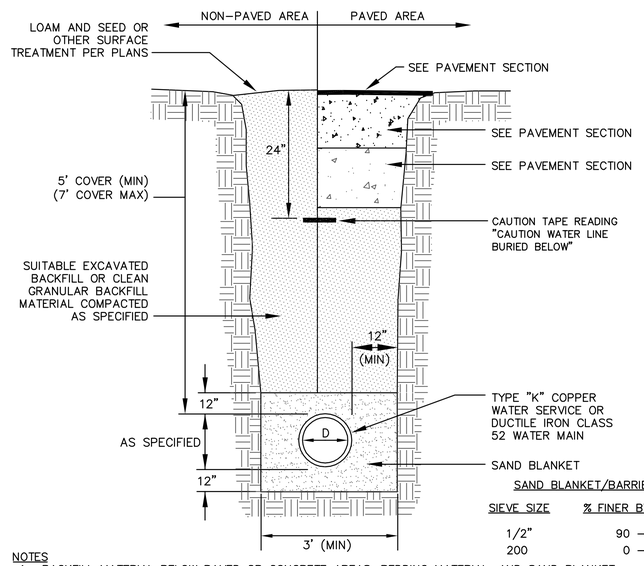
TEST PRESSURE = 200psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE		PIPE SIZE			
			4"	6"	8"	10"	12"
	A	90°	0.89	2.19	3.82	11.14	17.24
	B	180°	0.65	1.55	2.78	8.38	12.00
	C	45°	0.48	1.19	2.12	6.02	9.32
	D	22-1/2°	0.25	0.60	1.06	3.08	4.74
	E	11-1/4°	0.13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

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



TRUST BLOCK DETAIL

NOT TO SCALE



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

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

WATER MAIN TRENCH

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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

NO.	REVISION	APP'D	DATE
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	SJH	8-8-19
1	REVISION PER TRC COMMENTS	SJH	7-29-19

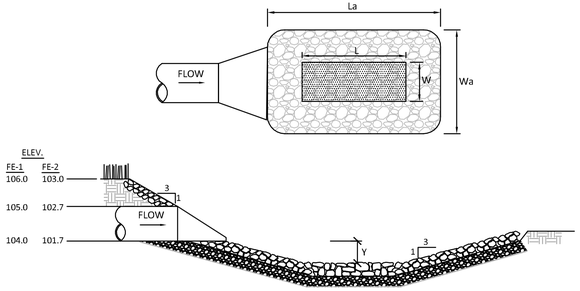
DATE: 7-1-19
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19003
FILE: SITE.DWG

DETAIL SHEET

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

11



DIMENSIONS TO BE USED AT BOTH FLARED ENDS

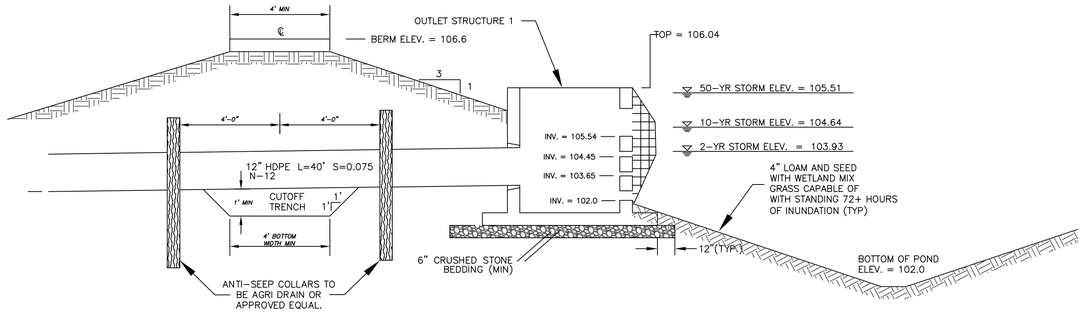
L	La	W	Wa	Y	D50	MAX STONE SIZE
3'	6'	2'	5'	0.5'	8"	12"

RIPRAP PLUNGE POOL AT CULVERT END

(NOT TO SCALE)

NOTES:

1. CONSTRUCT GRASSED OVERFLOW SPREADER EARLY DURING INITIAL CONSTRUCTION TO ESTABLISH TURF PRIOR TO CONSTRUCTION OF BIORETENTION SYSTEM.
2. DO NOT BEGIN CONSTRUCTION OF THE BIORETENTION AREA UNTIL LAWN AREA ON THE ENTIRE SITE AREA ESTABLISHED WITH AT LEAST 80 PERCENT TURF. FILTER ALL DRAIN INLETS IN THE SEDIMENT FOREBAYS TO PREVENT SILTATION INTO THE BIORETENTION AREA.
3. THE RAIN GARDEN SUBGRADE SHALL BE EXCAVATED TO THE DESIGN DEPTH PLUS TWO (2) INCHES. AT THAT DEPTH FOUR (4) INCHES OF COMPOST SHALL BE TILLED INTO THE EXISTING SOILS SUCH THAT THE SOILS ARE WELL MIXED.
4. DO NOT DRIVE CONSTRUCTION EQUIPMENT ON FILTER SUBGRADE NOR ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
5. MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25 % FINES PASSING THE #200 SIEVE. MULCH SHALL BE SHREDDED HARDWOOD, AGES IN A STOCKPILE OR STORED FOR AT LEAST 12 MONTH. NON-WOVEN GEOTEXTILE BE 4 TO 6 OZ. PER SQUARE YARD WITH A.O.S. OF #70 SIEVE OR LOWER, AND A MINIMUM FLOW RATE OF 125 GAL PER SQUARE FEET. UNDERDRAIN SHALL BE PERFORATED 6" PVC OR TRIPLE WALL PE PIPE; SLOPE 1/4"/FT. MINIMUM.
6. REFER TO LANDSCAPING DRAWINGS FOR GRASS SEED MIXES AND PLANTINGS. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
7. INITIAL ESTABLISHMENT: DURING THE FIRST 2-3 MONTHS OF ESTABLISHMENT WATER THE GARDEN ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
8. ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE GARDEN) SHALL ALSO BE REMOVED. DURING THE GROWING SEASON THE RAIN GARDEN SHALL BE WEEDED TWO (2) TIMES AND ADDITIONAL HARDWOOD MULCH SHALL BE ADDED AS NEEDED TO ASSIST IN WEED SUPPRESSION. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWING SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.
9. PLANTINGS SHALL BE NATIVE NON-INVASIVE SPECIES, SEE LANDSCAPE ARCHITECT DRAWINGS.



DETENTION POND 1 (DP1)

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	7-29-19

DATE: 7-1-19
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DRAWN BY: SRD
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APPROVED BY:SJH
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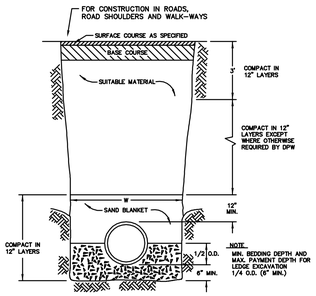
DETAIL SHEET

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

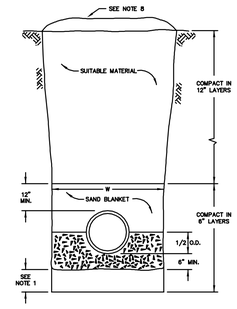
WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

12

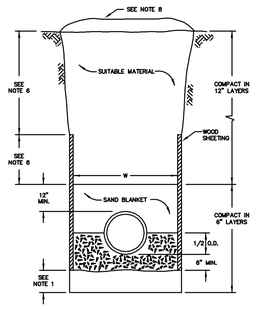
STANDARD TRENCH SECTION



LEDGE CONSTRUCTION



EARTH CONSTRUCTION



EARTH CONSTRUCTION WITH SHEETING

NOTES:

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

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

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

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

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

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

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

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

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

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

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

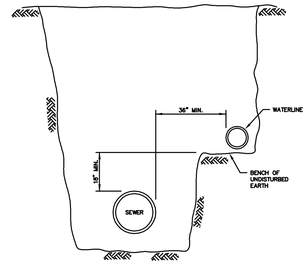
9.) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000#) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:

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

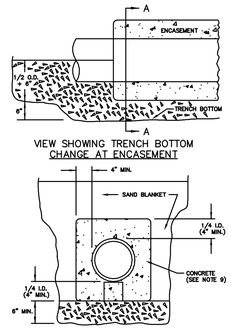
10.) NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL COMMISSION (NH DES) DESIGN STANDARDS REQUIRE 10 FT. SEPARATION. HOWEVER, SHOULD CONSTRUCTION OPERATIONS REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FT. HORIZONTAL FROM THE PROPOSED SEWER INSTALLATION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

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

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



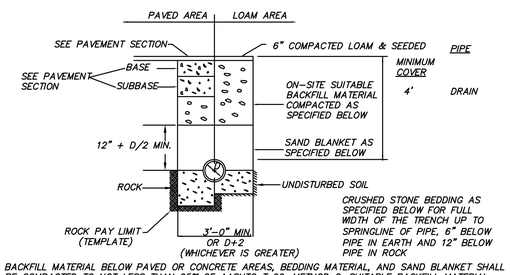
WATER AND SEWER IN SAME TRENCH



VIEW SHOWING TRENCH BOTTOM CHANGE AT ENCASEMENT

SECTION A–A

CONCRETE FULL ENCASEMENT
(SEE NOTE 11)



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

SAND BLANKET & BEDDING

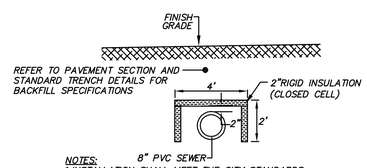
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15
(FOR WATER MAIN BEDDING)	

3/4" CRUSHED STONE BEDDING

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

DRAINAGE TRENCH

NOT TO SCALE



NOTES:
1.INSTALLATION SHALL MEET THE CITY STANDARDS.

SEWER INSULATION DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19–57

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

NO.	REVISION	DATE	APP'D
2	REV PER TRC COMMENTS & REDUCED BLD SIZE	8–8–19	SJH
1	REVISION PER TRC COMMENTS	7–29–19	SJH

DATE: 7–1–19
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19003
FILE: SITE.DWG

DETAIL SHEET

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

13

NH STATE PLANE
GPS OBS: NOVEMBER 30, 2018

BITUMINOUS CONCRETE DRIVEWAY

SMH A RIM = 115.2

SMH RIM = 115.0

EDGE OF PAVEMENT (TYP.)

INDUSTRIAL PARK ROAD

BITUMINOUS CONCRETE DRIVEWAY AND PARKING AREA

PROPOSED 19,500 S.F. BUILDING

PARCEL AREA
352,425 S.F.

50' WETLAND BUFFER (TYP.)

EDGE OF WETLAND (TYP.)

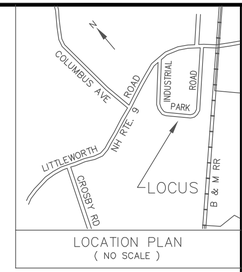
10' SIDE/REAR ZONING SETBACK LINE (TYP.)

30' SIDE COVENANT SETBACK LINE (TYP.)

10' SIDE/REAR ZONING SETBACK LINE (TYP.)

10' SIDE/REAR ZONING SETBACK LINE (TYP.)

SMH RIM = 102.4



LOCATION PLAN
(NO SCALE)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)

StatArea_1

Illuminance (Fc)
Average = 1.50
Maximum = 4.1
Minimum = 0.4
Avg/Min Ratio = 3.75
Max/Min Ratio = 10.25

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	S4	SINGLE	GLEON-AF-02-LED-E1-T4FT/ SSS4A20SFN1 (20' AFG)
	1	S5-1	SINGLE	GLEON-AF-02-LED-E1-5WQ/ SSS4A20SFN1 (20' AFG)
	1	S5-2	BACK-BACK	GLEON-AF-02-LED-E1-5WQ/ SSS4A20SFN2 (20' AFG)
	4	W3	SINGLE	GWC-AF-01-LED-E1-SL3-600/ WALL MTD 16' AFG
	4	W4	SINGLE	GWC-AF-01-LED-E1-SL4/ WALL MTD 16' AFG

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE
NO.: P19-57

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

NO.	REVISION	DATE	APP'D
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1	REVISION PER TRC COMMENTS	7-29-19	SJH

DATE: 7-1-19
SCALE: 1"=50'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19003
FILE: SITE.DWG

LIGHTING PLAN

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

14

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

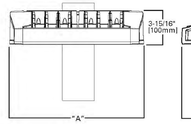
Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

DIMENSIONS



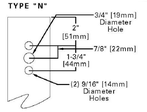
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2](Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"





GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LumenSafe Technology
CLICK HERE

DLC PREMIUM

CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

IP66

EATON
Powering Business Worldwide

*www.designlights.org

McGraw-Edison

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount uplight housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

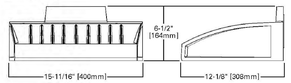
Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws wh ch are concealed but accessible from bottom of fixture.

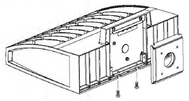
Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

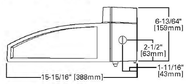
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX





GWC GALLEON WALL

1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

DLC PREMIUM

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)

IP66

EATON
Powering Business Worldwide

*www.designlights.org

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5° and 6° pole; and 2" x 4" on 4° pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. Learn more.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

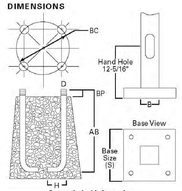
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

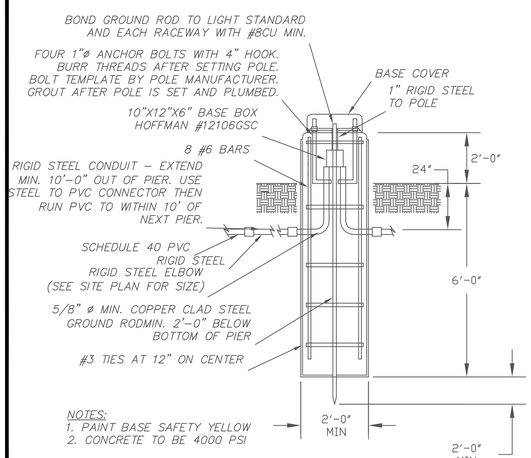
Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" **M**=0.188" **X**=0.250"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30' **35**=35' **39**=39'	**S**=Square Steel Base	**F**=Dark Bronze **G**=Galvanized Steel **J**=Summit White **K**=Carbon Bronze **L**=Dark Platinum **R**=Hartford Green **S**=Silver **T**=Graphite Metallic **V**=Grey **W**=White **X**=Custom Color **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **5**=3" O.D. Tenon (4" Long) **6**=2-3/8" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **R**=Type R Drilling **S**=Standard Upsweep Arm **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=Triple[3] **4**=4 at 90° **5**=2 at 90° **X**=None	**X**=None **2**=2' **3**=2.5' **4**=4' **6**=6' **8**=8'	**A**=1/2" Tapped Hub[2] **B**=3/4" Tapped Hub[2] **C**=Convenience Outlet[4] **E**=GFCI Convenience Outlet[4] **G**=Ground Lug **H**=Additional Hand Hole[5] **V**=Vibration Dampener

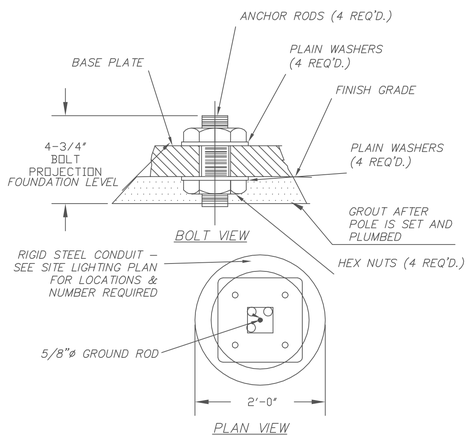
NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 9" below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



See technical information.





LIGHT POLE BASE
NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19–57

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

NO.	REVISION	PER	TRC COMMENTS	SJH	7–29–19	DATE
1	REVISION			APP'D		

DATE: 7–1–19
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:19003
FILE: SITE.DWG

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

LIGHTING DETAILS

15

NH STATE PLANE
GPS OBS:NOVEMBER 30, 2018

C / 3B
85 INDUSTRIAL PARK II LLC
273 CORPORATE DRIVE, SUITE 150
PORTSMOUTH, NH 03801
2390 / 453

INDUSTRIAL PARK ROAD
PUBLIC 60' WIDE R.O.W. - 743/244 & 759/141

BITUMINOUS CONCRETE DRIVEWAY

SMH A
RIM = 115.2

SMH
RIM = 115.0

CITY WATER MAIN EASEMENT - REF. 510 / 315 & 288 / 203

EDGE OF PAVEMENT (TYP.)

Dover Ldder Front

Dover Ldder Rear

C / 3A
JUMAJA SEACOAST, LLC
74 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3828 / 796

BITUMINOUS CONCRETE DRIVEWAY AND PARKING AREA

94'

PROPOSED
19,500 S.F. BUILDING
F.F.=112.0

185'

PROPOSED
DETENTION
POND

C / 4E
WILLMANCH CORPORATION
c/o TAX DEPT.
P.O. Box 28606
ATLANTA, GA 30358-0606
1118 / 392

20' WIDE WATER MAIN EASEMENT
743/244 & 759/141

C / 3A-1
PARCEL AREA
352,425 S.F.
8.09 Ac.

50' WETLAND BUFFER (TYP.)

10' SIDE/REAR ZONING SETBACK LINE (TYP.)

EDGE OF WETLAND (TYP.)

30' SIDE COVENANT SETBACK LINE (TYP.)

10' SIDE/REAR ZONING SETBACK LINE (TYP.)

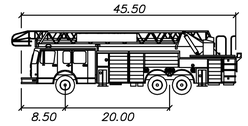
C / 4I
BT-NEWYO, LLC
P.O. Box 28606
ATLANTA, GA 30358-0606
2710 / 956

"LOT 4C"
N/F INDUSTRIAL PARK AUTHORITY
(AN AGENCY OF THE STATE OF NH)
CONCORD, NH
825 / 305

10' SIDE/REAR ZONING SETBACK LINE (TYP.)

SMH
RIM = 102.4

C / 2
FRED E. RILEY 1991 TRUST, FRED E. RILEY, TRUSTEE
RUTH K. RILEY 1991 TRUST, RUTH K. RILEY, TRUSTEE
201 TOLEND ROAD
BARRINGTON, NH 03825-3708
1553 / 181



Dover ldder	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

PLANNING FILE NO.: P19-57

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

NO.	REVISION	DATE	APP'D
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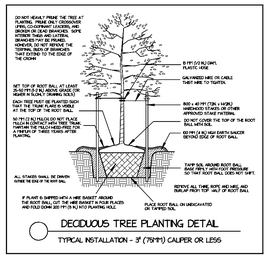
DOVER LADDER TRUCK MOVEMENT PLAN

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

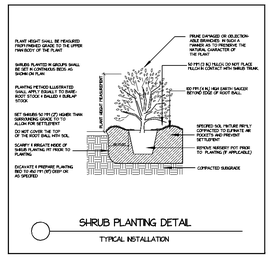
16

Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees					
Ace	8	Acer x freemanii 'Autumn Blaze'	FREEMAN MAPLE	3.5 - 4" B&B	
Tc	8	Tilia cordata 'Greenspire'	LITTLELEAF LINDEN	3.5 - 4" B&B	
Shrubs					
CaH	9	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMMER SWEET	#3	
DNp	10	Deutzia x 'Yuki Cherry Blossom'	YUKI CHERRY BLOSSOM DEUTZIA	#3	
HpB	2	Hydrangea paniculata 'Quick Fire'	QUICKFIRE PANICLE HYDRANGEA	2.5 -3' B&B	
JcS	4	Juniperus chinensis 'Spartan'	SPARTAN CHINESE JUNIPER	6 - 7' B&B	
Jcv	12	Juniperus communis var. depressa 'Blueberry Delight'	BLUEBERRY DELIGHT JUNIPER	#2	
Rds	16	Rhododendron degronianum 'Yaku Princess'	YAKU PRINCESS RHODODENDRON	18 - 24" B&B	
SjG	22	Spiraea japonica 'Goldflame'	GOLDFLAME JAPANESE SPIREA	#3	
VnB	6	Viburnum nudum 'Brandywine'	BRANDYWINE WITHEROD VIBURNUM	#7	
Perennials and Annuals					
EpM	35	Echinacea purpurea 'Magnus'	MAGNUS PURPLE CONEFLOWER	#1	
HCA	25	Hemerocallis 'Chicago Apache'	CHICAGO APACHE DAYLILY	#1	
Pt	37	Pachysandra terminalis	JAPANESE PACHYSANDRA	#1	Plant 18" O.C.



DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS



SHRUB PLANTING DETAIL

TYPICAL INSTALLATION

ATTENTION:

HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF INDUSTRIAL PARK ROAD: PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION

INDUSTRIAL PARK ROAD
PUBLIC 60' WIDE R.O.W.
743 / 244 & 759 / 141

EDGE OF PAVEMENT (TYP.)

PROPERTY LINE (TYP.)

20' WIDE WATER MAIN EASEMENT
REF. 743 / 244 & 759 / 141

35' FRONT ZONING SETBACK LINE (TYP.)

50' FRONT COVENANT SETBACK LINE (TYP.)

50' WETLAND BUFFER (TYP.)

EDGE OF WETLAND (TYP.)

LOAM & SEED

EDGE OF BED

36" LANDSCAPE BOULDER

STOP

PROPOSED 12,100 S.F. BUILDING

30' REAR COVENANT SETBACK LINE (TYP.)

10' REAR ZONING SETBACK LINE (TYP.)

PARCEL AREA
352,425 S.F.

10 0 5 10 20 30 50
20 SCALE : 1" = 20'

LANDSCAPE NOTES

-Contractor responsible for all final measurements.
-Design is for planning purposes only.
-All work to conform to the standards set by the City of Dover, NH
-The design is based on a plan provided by Civilworks NE and may require adjustment due to actual field conditions.
-The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
-The contractor shall locate and verify the existence of all utilities prior to starting work. Contractor shall obtain a Dig-Safe Ticket prior to the start of work.
-Owner/Contractor responsible for verifying location of all property lines, easements, right of ways, restrictive covenants, zoning matters, or engineering issues such as land support, geology, and hydrology.
-The contractor shall verify layout and grades and inform the client of any discrepancies or changes in layout and/or grade relationships prior to construction.
-The client shall procure any required permits prior to construction.
-Contractor shall notify owner immediately is 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 site and the plan.
If a contractor is aware of a potential site issue and does not bring it to the attention of the owner immediately, they are responsible for the labor and material associated with correcting the problem.
-Substitutions and changes are not to be made without prior approval by the Owner or Designer.
-All material shall conform to the guidelines established by the current American Standard for Nursery Stock, published by the American Assoc. of Nurserymen.
-Landscaping beds shall have a minimum of 3" of shredded bark mulch applied, unless otherwise noted.
-All plants shall be installed as per details and the contract specified.
-All plants must be nursery grown.
-Plant material shall bear the same relationship to finished grade as to the original planting grade prior to digging.
-If a discrepancy exists between the number of plants on the supplied list and the number shown on the drawings, the greater number shall apply.
-All plants shall be watered thoroughly twice during the first 24 hour period after planting. All plants shall be watered weekly, or more often, if necessary during the first growing season.
-All daylilies and ornamental grasses shall be deadheaded and cut back every season.
-All disturbed areas will be dressed with a minimum of 4" of topsoil and planted as noted on the plans or seeded except plant beds.
-In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
-Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
-Landscape Architect not responsible for the means and methods of the contractor.

RYE BEACH LANDSCAPING
PO Box 200
RYE BEACH, NH
03871
603.964.6888
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design by: SH / BSG
drawn by: BSG
checked by: JM
issue for review 7/2/19

WHITE BIRCH ARMORY
74 INDUSTRIAL PARK
DOVER, NH

WHITE BIRCH ARMORY
50 CROSBY ROAD
UNIT 2
DOVER, NH 03820

PLANTING PLAN

SCALE: NTS
DATE: 7/01/2019
DRAWING #: L - 1



TW DESIGNS

WHITE BIRCH ARMORY
DOVER, NH

White Birch ARMORY



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WHITE BIRCH ARMORY
DOVER, NH

White Birch ARMORY

White Birch Armory

Industrial Park Rd. Dover, NH

Planning Board Set
N.F.C.

T | W DESIGNS LLC
254 Drake Hill Rd. Strafford, NH 03884 - P:603.664.2181 F:603.664.9508

PROPOSED EXTERIOR ELEVATION:



ABBREVIATION:

#	POUNDS / NUMBER	ELEV.	ELEVATOR	O.A.	OVERALL
&	AND	EMER.	EMERGENCY	OPNG.	OPENING
@	AT	EQP.	EQUIPMENT	O.H.	OVER HEAD
Ø	DIAMETER	EST.	ESTIMATED	O.O.	OUTSIDE TO OUTSIDE
°	DEGREE	EA.	EACH	O/	ON CENTER
±	PLUS OR MINUS	E.P.	ELECTRICAL PANEL	OPP.	OPPOSITE
℄	CENTER LINE	EQ.	EQUAL	O.D.	OUTSIDE DIAMETER
℗	WALL PLATE	E.W.C.	ELECTRIC WATER COOLER		
		E.J.	EXPANSION JOINT	PR.	PAIR
A.B.	ANCHOR BOLT			PVMT.	PAVEMENT
A/C	AIR CONDITIONING	FIN.	FINISH	PREF.	PREFORATED
ADJ.	ADJUST	F.E.C.	FIRE EXTINGUISHER CABINET	P.LAM.	PLASTIC LAMINATE
AGG.	AGGREGATE	F/F	FACE TO FACE	PLYWD.	PLYWOOD
ALT.	ALTERNATE	FL.	FLOOR	PTD.	PAINTED
A.P.	ACCESS PANEL	FLUOR.	FLUORESCENT	PERIM.	PERIMETER
ARCH.	DESIGN / BUILD CONTRACTOR (URAL)	F.T.	FIRE TREATED	PART.	PARTITION
A.F.F.	ABOVE FINISH FLOOR	FUT.	FUTURE	P.T.	PRESSURE TREATED
ALUM.	ALUMINUM	F.E.	FIRE EXTINGUISHER	PL.	PLATE
ANOD.	ANODIZED	F.F.	FINISH FLOOR	PLUMB.	PLUMBING
APPD.	APPROVED	F.G.	FIBERGLASS	PREFIN.	PREFINISHED
AUTO.	AUTOMATIC	F.D.	FLOOR DRAIN	PRELIM.	PRELIMINARY
A.S.H.	ACOUSTICAL CEILING TILE	FND.	FOUNDATION		
ASPH.	ASPHALT	FTG.	FOOTING	Q.T.	QUARRY TILE
AVG.	AVERAGE	F/O	FACE OF	QTY.	QUANTITY
		F.P.	FIRE PROOFING	QUAL	QUALITY
BD.	BOARD				
B.E.J.	BUILDING EXPANSION JOINT	GA.	GAUGE	REQ'D	REQUIRED
BLD.	BUILDING	G.C.	GENERAL CONTRACTOR	REF.	REFERENCE
B.M.	BENCH MARK	G.W.B.	GYPSUM WALL BOARD	REINF.	REINFORCE
BOT.	BOTTOM	GALV.	GALVANIZED	R.H.	RIGHT HAND
BRG.	BEARING	GL.	GLASS	RM.	ROOM
BSMT.	BASEMENT	GND.	GROUND	R	RADIUS
B.W.	BOTH WAYS	GR.	GRADE	REF.	REFRIGERATOR
BIT.	BITUMINOUS	GYP.	GYPSUM	REV.	REVISION
B.O.	BY OWNER / BY OTHER			R.D.	ROOF DRAIN
B.P.	BEARING PLATE	HDW.	HARDWARE	R.O.	ROUGH OPENING
B.S.	BOTH SIDES	H.D.	HEAVY DUTY	RND.	ROUND
		H.M.	HOLLOW METAL		
CAB.	CABINET	HDWD.	HARDWOOD	SHT.	SHEET
CPT.	CARPET	HVAC	HEATING VENTILATION A/C	SIM.	SIMILAR
C.B.	CATCH BASIN	HGT.	HEIGHT	SF.	SQUARE FEET
CEM.	CEMENT	H.C.	HOLLOW CORE	STL.	STEEL
C.L.	CENTER LINE	HORIZ.	HORIZONTAL	SUSP.	SUSPENDED
C.T.	CERAMIC TILE			STR.	STRUCTURAL
C.B.	CHALKBOARD	INCL.	INCLUDE	S.C.	SOLID CORE
C.M.U.	CEMENT MASONRY UNIT	INSUL.	INSULATION	SQ.	SQUARE
C.J.	CONTROL JOINT	INT.	INTERIOR	SPEC.	SPECIFICATION
C.F.	CUBIC FEET	I.D.	INSIDE DIAMETER	STD.	STANDARD
C.L.G.	CEILING	INV.	INVERT	STO.	STORAGE
C.H.	CEILING HEIGHT				
CIRC.	CIRCULAR	JAN.	JANITOR	T.B.	TACKBOARD
CLR.	CLEAR	JT.	JOINT	TELE.	TELEPHONE
COL.	COLUMN			THK.	THICKNESS
CONC.	CONCRETE	KIT.	KITCHEN	T.P.	TOILET PAPER
CONT.	CONTINUOUS	K.D.	KILN DRY / KNOCK DOWN	T.O.	TOP OF
CORR.	CORRUGATED / CORRIDOR	K.O.	KNOCK OUT	T&B	TOP & BOTTOM
CATV	CABLE AUDIO TELEVISION			T.S.	TRANSITION STRIP
C/C	CENTER TO CENTER	L.H.	LEFT HAND	T.V.	TELEVISION
C.P.	COAT PEGS	L.F.	LINER FOOT	T&G.	TONGUE AND GROOVE
C.U.H.	CABINET UNIT HEATER	LAV.	LAVATORY	TEMP.	TEMPERED / TEMPERATURE
		LxWxD	LENGTH, WIDTH, DEPTH	TYP.	TYPICAL
D.S.	DOWN SPOUT	LT.	LIGHT	T.U.	TOUCH UP
DEMO	DEMOLISH / DEMOLITION	LTG.	LIGHTING	THRU.	THROUGH
DIA.	DIAMETER			T.O.M.	TOP OF MASONRY
DIV.	DIVIDE / DIVISION	MAS.	MASONRY	T.O.W.	TOP OF WALL
DR.	DOOR	MAX.	MAXIMUM	T.O.S.	TOP OF STEEL / TOP OF SLAB
D.F.	DRINKING FOUNTAIN	MIN.	MINIMUM		
DW	DISH WASHER	M.C.	MEDICINE CABINET	U.C.	UNDERCUT
DTL.	DETAIL	M.B.	MARKER BOARD	U.N.O.	UNLESS NOTED OTHERWISE
DIAG.	DIAGONAL	MFR.	MANUFACTURER	UTIL.	UTILITY
DIM.	DIMENSION	M.O.	MASONRY OPENING		
DBL.	DOUBLE	MECH.	MECHANICAL	VERT.	VERTICAL
DN.	DOWN	MED.	MEDIUM	VRY.	VERIFY
DWG.	DRAWING	MISC.	MISCELLANEOUS	V.I.F.	VERIFY IN FIELD
		MLD.	MOLDING	V.B.	VAPOR BARRIER
EXP.	EXPOSED / EXPANSION	MTL.	METAL	V.C.T.	VINYL COMPOSITE TILE
E.I.F.S.	EXTERIOR INSUL. FINISH SYSTEM	M.R.	MOISTURE RESISTANT	VEST.	VESTIBULE
EXT.	EXTERIOR	MACH.	MACHINE		
EXH.	EXHAUST	MAINT.	MAINTENANCE	W/	WITH
EX.	EXISTING	MOD.	MODIFY	W/O	WITHOUT
E.F.	EACH FACE	MTD.	MOUNTED	W.P.	WATER PROOF
E.W.	EACH WAY	MTG.	MOUNTING	W.C.	WATER CLOSET
ELEC.	ELECTRICAL			W.W.F.	WELDED WIRE FABRIC
EL.	ELEVATION	NAT.	NATIONAL	W.G.	WIRE GLASS
		N.T.S.	NOT TO SCALE	WD.	WOOD
		N.I.C.	NOT IN CONTRACT	WT.	WEIGHT
		NO.	NUMBER	WIN.	WINDOW

ANNOTATION LEGEND KEY:

ROOM NAME
101
= ROOM NAME & NUMBER TAG

EXTERIOR ELEVATION
= KEY TO EXTERIOR ELEVATION

= KEY TO WALL / BUILDING SECTION

= INDICATES GRID LINE

= DOOR NUMBER TAG

= WINDOW TYPE TAG

= WALL TYPE TAG

= TOILET LEGEND KEY

ELEVATION
= INTERIOR ELEVATION

G.W.B.
9'-0"
= CEILING MATERIAL & HEIGHT

LOCUS MAP: (N.T.S.)

DRAWING SHEET INDEX:

Sheet	Sheet Name	Issued
PCS	*Project Cover Sheet*	*N.F.C.*
A1.1	*First Floor Plan*	*N.F.C.*
A1.2	*Second Floor & Roof Plan*	*N.F.C.*
A3.1	*Exterior Elevations*	*N.F.C.*
A3.2	*Exterior Elevations*	*N.F.C.*
A4.1	*Building Sections*	*N.F.C.*
A2.1	*Reflected Ceiling Plans*	*N.F.C.*
A6.1	*Room Finish Schedule*	*N.F.C.*
A6.2	*Door & Window Schedule*	*N.F.C.*
A6.3	*Unnamed*	*N.F.C.*
R1.1	*Exterior Views*	*N.F.C.*

Revision Schedule

No.	Description	Date

Architect of Record:
T | W Designs, LLC
254 Drake Hill Rd.
Strafford, NH 03884
603-664-2181

Civil Engineer:
Civilworks New England
181 Watson Rd,
Dover, NH 03820
603-750-4266

Structural Engineer:
JSN Associates, Inc.
1 Autumn Street
Portsmouth, NH 03801
603-433-8639

Electrical Engineer:
Seacoast Consulting Engineers, LLC
261 Jennie Lane
Eliot, ME 03903
207-370-7230

Mechanical Engineer:
Design Day Mechanicals, Inc.
PO Box 447
New Ipswich, NH 03071
603-463-1086

Fire Protection:
Superior Fire Protection, Inc.
230 Londonderry Turnpike
Hooksett, NH 03106
603-644-4700

General Contractor:
t.b.d.

Client Contact:
Client Name.
Client address
Client Number

White Birch Armory

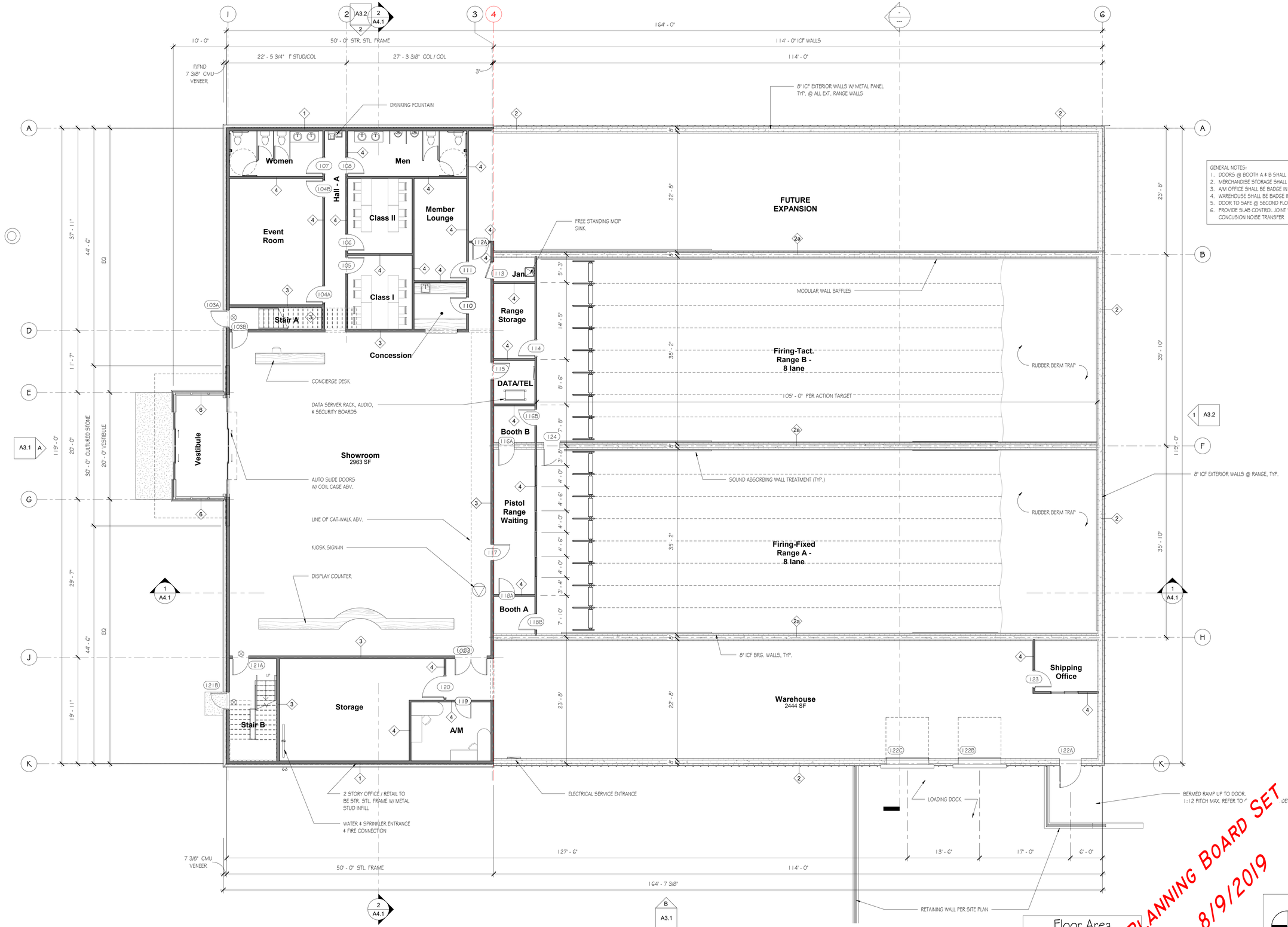
19013
Project Cover Sheet

SHEET NUMBER
PCS

GENERAL NOTES:

1. DO NOT SCALE DRAWING OR DIMENSIONS. FOR MISSING DIMENSIONS OR DIMENSIONS IN CONFLICT, CONTACT THE DESIGN / BUILD CONTRACTOR IMMEDIATELY BEFORE CONTINUING WITH WORK.
2. ANY DISCREPANCIES IN THESE PLANS WILL BE BROUGHT TO THE DESIGN / BUILD CONTRACTOR'S ATTENTION IN WRITING IMMEDIATELY
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DESIGN-BUILD PLANS AND SPECIFICATION FOR LOCATIONS OF ALL BLOCK OUTS, INSERTS, OPENINGS, CURBS, BASES, & PADS THAT ARE NOT DIMENSIONED OR SHOWN ON DESIGN / BUILD CONTRACTOR OR STRUCTURAL.
4. STRUCTURAL STEEL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DESIGN-BUILD PLANS AND SPECIFICATION SHALL BE PROVIDED AND ARE THE RESPONSIBILITY OF THERE RESPECTIVE SUBCONTRACTORS AND THEIR DESIGN BUILD ENGINEER
5. ALL CONSTRUCTION SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE REGULATOR REQUIREMENTS MANDATED BY ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK. THIS INCLUDES BUT IS NOT LIMITED TO THE NEW HAMPSHIRE STATE BUILDING CODE, NEW HAMPSHIRE LIFE SAFETY & FIRE CODE.
6. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE DESIGN / BUILD CONTRACTOR FOR CLARIFICATION
7. DIMENSIONS ARE FROM EXTERIOR FACE OF FOUNDATION, VENEER, OR WALL STUD AND TO CENTER OF ALL INTERIOR STUD WALLS OR FACE OF INTERIOR MASONRY. UNLESS NOTED OTHERWISE.
8. CLEAR DIMENSIONS ARE FROM FACE TO FACE OF WALL FINISH. UNLESS NOTED OTHERWISE
9. REFER TO MECHANICAL DRAWINGS / SPEC. FOR ALL SIZES AND LOCATIONS OF MECHANICAL DUCT WORK.
10. UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT DESIGNATED BY WRITTEN DIMENSION SHALL BE CENTERED IN THE WALL OR SHALL BE LOCATED SIX (6) INCHES FROM FINISH WALL TO EDGE OF DOOR JAMB. PER PLAN.
11. PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALL SURFACES, UNLESS NOTED OTHERWISE
12. PENETRATIONS OF ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY LIKE RATED CONSTRUCTION DAMPERS, SEALANTS, COLLARS, ETC., TYPICAL.
13. CONTRACTOR SHALL FURNISH, LOCATE AND INSTALL ALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK, FIRE RATED AS REQUIRED.
14. FURNISH AND INSTALL SOLID BLOCKING BEHIND ALL WALL HUNG MILLWORK ITEMS, RAILS, FIXTURES,GRAB BARS, ETC. . WHERE INDICATED OR REQUIRED.
15. CONTRACTOR SHALL LAYOUT OR MARK, ALL EQUIPMENT, SYSTEMS AND MILLWORK ON THE FLOOR FOR DESIGN / BUILD CONTRACTOR'S APPROVAL PRIOR TO BEGINNING CEILING / OVER HEAD WORK.
16. ALL SPRINKLER HEAD LOCATIONS, MAINS, BRANCHES AND RISER PIPE LOCATIONS MUST BE COORDINATED WITH THE DESIGN / BUILD CONTRACTOR PRIOR TO WORK.
17. FURNISH AND INSTALL FIRE EXTINGUISHERS IN TYPE, QUANTITY, AND LOCATION PER LOCAL FIRE DEPARTMENT. TYPICAL
18. CONTRACTOR SHALL VERIFY, COORDINATE WITH THE DESIGN / BUILD CONTRACTOR ANY SMOKE, CARBON MONOXIDE DETECTOR OR FIRE ALARM DEVICE AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
19. FURNISH & INSTALL FIRE DAMPERS WITH FUSIBLE LOUVER WHEREVER DUCT WORK PENETRATES ONE OR TWO HOUR CEILINGS OR WALLS. TYPICAL UNLESS NOTED OTHERWISE.
20. PROVIDE PLASTER AND GYPSUM WALL BOARD CONTROL JOINTS AT 30'-0" ON CENTER FROM FLOOR TO CEILING, OR AS NOTED ON THE CONSTRUCTION DOCUMENTS.. VERIFY IN FEILD WITH ARCHITECT PRIOR TO WORK.

TW DESIGNS LLC
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GENERAL NOTES:
1. DOORS @ BOOTH A & B SHALL BE LOCK OUT DOORS
2. MERCHANDISE STORAGE SHALL BE BADGE IN ACCESS
3. AM OFFICE SHALL BE BADGE IN ACCESS
4. WAREHOUSE SHALL BE BADGE IN ACCESS
5. DOOR TO SAFE @ SECOND FLOOR SHALL HAVE ENVELOPE DROP SLOT
6. PROVIDE SLAB CONTROL JOINT WITH 1/2" EXPANDABLE FILLER @ GRID LINE 4 FOR BRASS & CONCUSION NOISE TRANSFER

1 FIRST FLOOR PLAN
1/8" = 1'-0"

Floor Area	
Level	Area
1st - Floor	19370 SF
2nd - Floor,	2997 SF
Grand total	22367 SF

PLANNING BOARD SET
8/9/2019

PROJECT NORTH

No.	Description	Date

Revision Schedule

Project Info:
White Birch Armory

Industrial Park
Rd. Dover, NH

Sheet Status:
Latest Release:
Issued For: Planning Board Set
Org. Issue Date: N.F.C.

JOB NO: 19013
DRAFTED: MLN
CHECKED: JMT
SCALE: 1/8" = 1'-0"

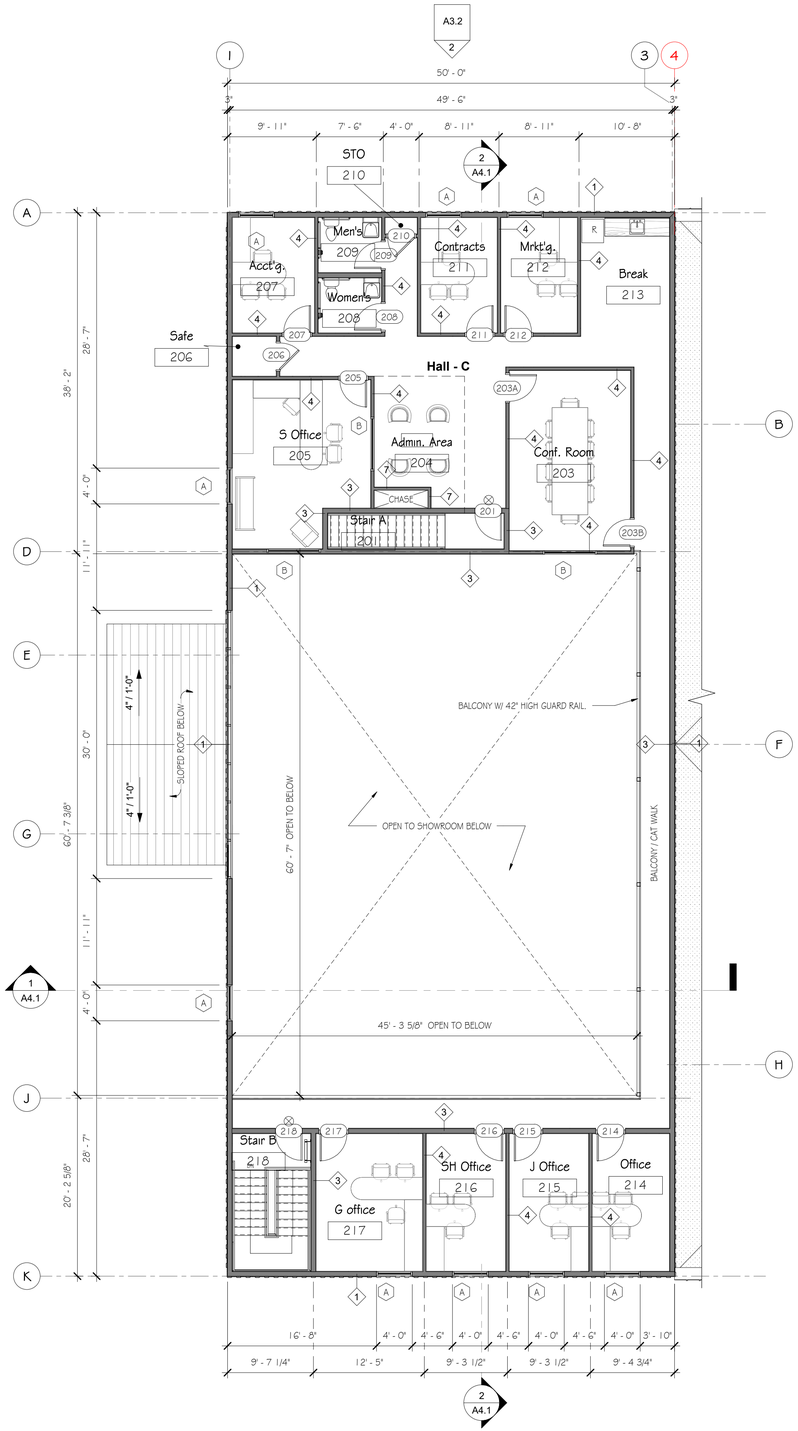
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First Floor Plan

Sheet Number:
A1.1

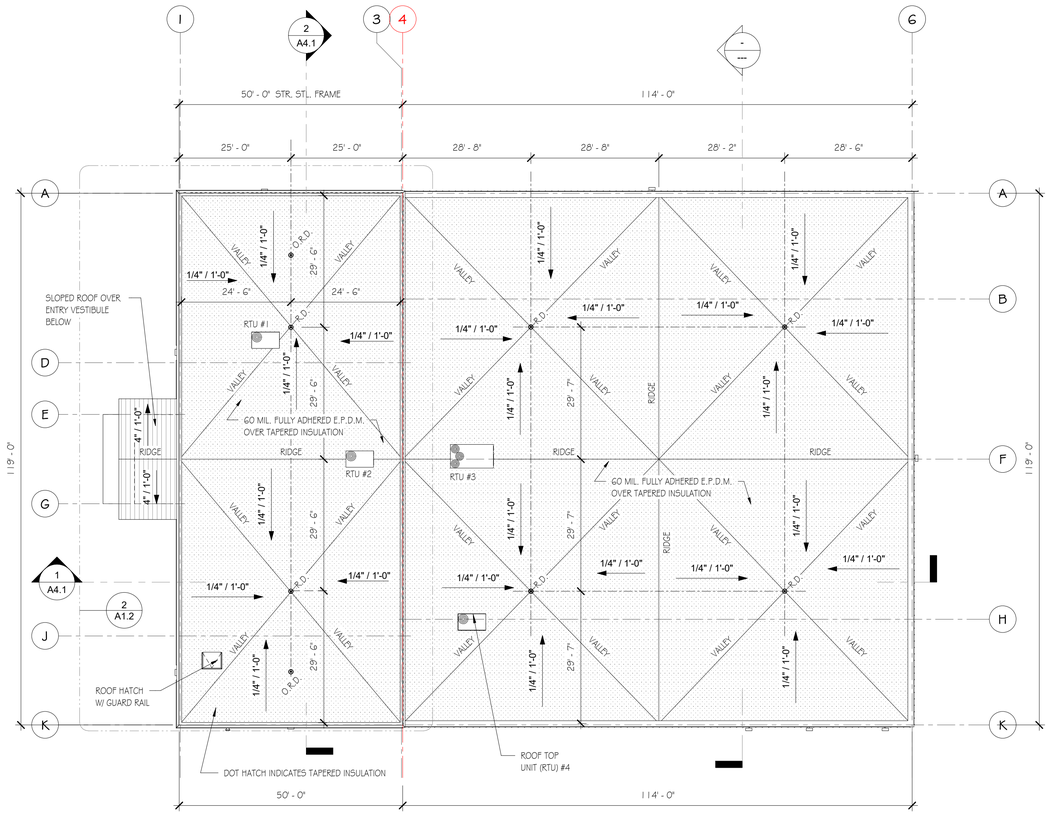
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② ENLARGED SECOND FLOOR PLAN
1/8" = 1'-0"



① ROOF PLAN
1/16" = 1'-0"

GENERAL ROOF NOTES:
1. TAPERED INSULATION TO ROOF DRAIN, T
2. ROOF MEMBRANE SHALL BE FULLY AT E.P.D.M. ROOFING

PLANNING BOARD SET
8/9/2019

PROJECT NORTH

No.	Description	Date

Revision Schedule

Project Info:

White Birch Armory

Industrial Park
Rd. Dover, NH

Sheet Status:

Latest Release:
Issued For: Planning Board Set
Org. Issue Date: N.F.C.

JOB NO: 19013
DRAFTED: MLN
CHECKED: JMT

SCALE: As indicated

Sheet Title:

Second Floor & Roof Plan

Sheet Number:

A1.2

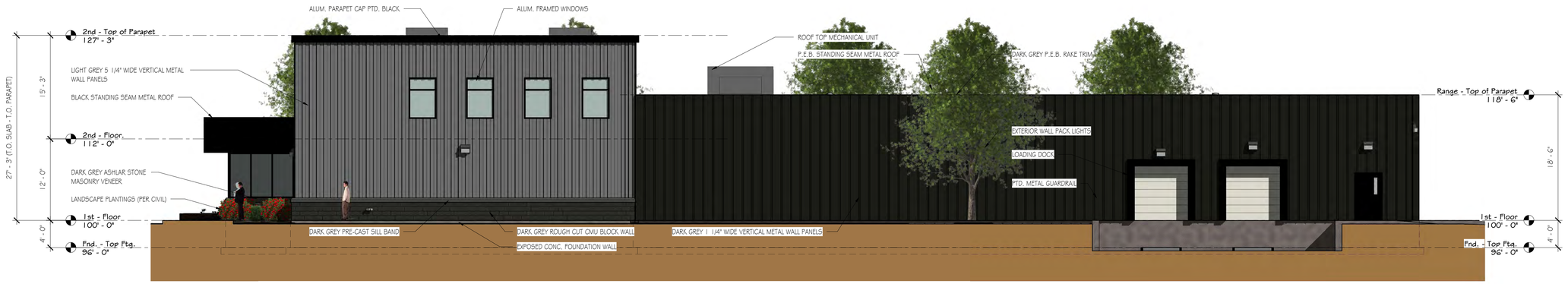
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Ⓐ North Exterior Elevation
1/8" = 1'-0"



Ⓑ West Exterior Elevation
1/8" = 1'-0"

PLANNING BOARD SET
8/9/2019

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No.	Description	Date

Revision Schedule

Project Info:

White Birch Armory

Industrial Park
Rd. Dover, NH

Sheet Status:

Latest Release:
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JOB NO: 19013
DRAFTED: MLN
CHECKED: JMT

SCALE: 1/8" = 1'-0"

Sheet Title:

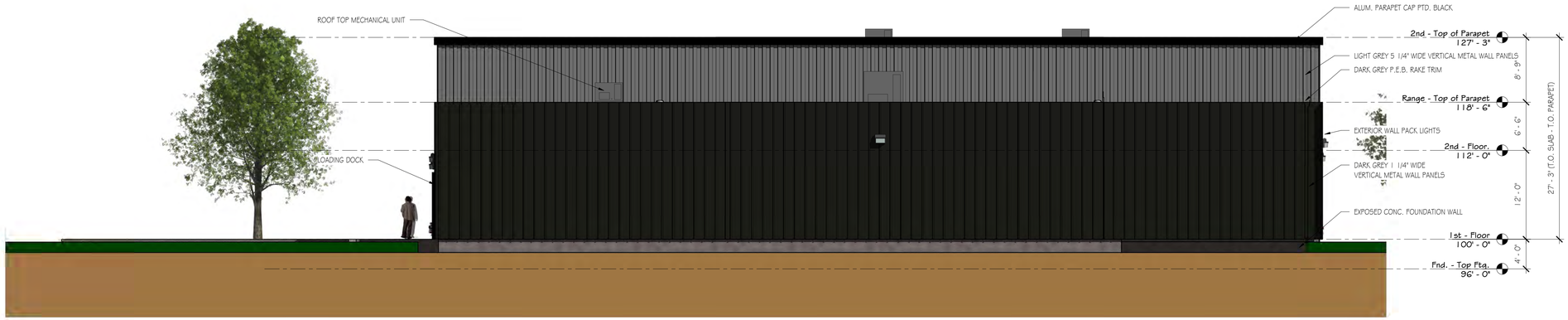
Exterior Elevations

Sheet Number:

A3.1

Printed on: 8/9/2019

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1 South Exterior Elevation
1/8" = 1'-0"



2 East Exterir Elevation
1/8" = 1'-0"

PLANNING BOARD SET
8/9/2019

T:\3 Projects\19013-White Birch\19013-C.rvt

No. Description Date

Revision Schedule

Project Info:

White Birch Armory

Industrial Park
Rd. Dover, NH

Sheet Status:

Latest Release:
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Org. Issue Date: N.F.C.

JOB NO: 19013
DRAFTED: MLN
CHECKED: JMT

SCALE: 1/8" = 1'-0"

Sheet Title:

Exterior Elevations

Sheet Number:

A3.2

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