

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, November 12, 2019**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 22, 2019 Regular Meeting Minutes
- October 16, 2019 Joint Meeting of the City Council and Planning Board

3. OLD BUSINESS

- A. Public hearing and possible vote on the City's proposed Capital Improvements (CIP) FY 2022-2026. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.*

4. NEW BUSINESS

- A. Consideration and acceptance for a Site Review for City of Dover-Community Services, Assessor's Map 18, Lot 1, zoned R-12, and located at 145 Court Street. (Proposal is to construct a 12,000 s.f. building and 36 parking spaces for use by the City of Dover Facility, Grounds and Cemeteries Division.) *(P19-73)
- B. Consideration and acceptance of an extension of a previously approved mixed-use Site Plan on December 12, 2017, for Salty Sea, LLC., Assessor's Map 40, Lot 25, zoned B-3, and located at 52 Old Rochester Road. (Request is to extend vesting process) *(P17-74A)
- C. Consideration and acceptance of a Request to use Transfer of Development Rights for Michael Khavari, (Owner: Karen A. Towle, Trustee of the James B. Towle and Karen A Towle Revocable Trust), Assessor's Map I, Lot 4-A, zoned R-12, and located at Leathers Lane. (Proposal is to request to buy 27 additional units to total 60 units). *(P19-74)

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>.



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, October 22 2019**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Dave Landry, Frank Torr, Dave White, Ellen Brooks (Alternate), Jackson Kaspari, Tom Clark, Lisa McGunnigle (Alternate)

Members Not Present (excused): Dennis Ciotti (Councilor), Erin Allgood (Alternate); Matt Sullivan, Hayley Harmon (Vice Chair)

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:00pm and stated J. Kaspari will sit as Vice Chair for H. Harmon 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

- October 8, 2019 Regular Meeting Minutes
- August 27, 2019 Workshop Meeting Minutes

Motion: F. Torr made a motion to approve the minutes of October 8 and August 27, 2019 as submitted. Seconded by D. White Vote: U/A.

3. OLD BUSINESS

None

4. NEW BUSINESS

- A. Consideration and acceptance of a waiver request for the Roman Catholic Bishop of Manchester, aka Diocese of Manchester, Assessor's Map L, Lot 15, zoned R-20, and located at 197 Dover Point Road. (Proposal is to request a waiver to the lighting regulations). *(P19-65)

C. Parker stated that the applicant is requesting to improve their athletic fields by adding in turf, new bleachers, and other track and field related amenities. The amount of work is below the Planning Board review threshold, however a waiver is necessary to install the proposed lighting which does not meet the regulations. Since the Planning Board is the only entity to be able to grant a waiver, the applicant is requesting a waiver to the lighting regulations. The proposed pole light of a maximum of 110' where 20' in the maximum. The proposed lighting also indicates some spill over onto an abutting property.

The Technical Review Committee reviewed this application at their September 12, 2019 meeting, and conditionally signed off on all non-waiver items per Chapter 149-4.

Brad Mezquita, Tighe and Bond, representing the application, reviewed the waiver request. He explained the fixtures are aimed specifically at the field and are shielded all around, so the light does not spill out. They will be replacing the 10 temporary poles that are currently running on generators with four poles not run by generators. This will be much quieter. The lights will be LED.

He clarified some questions of the board:

This is a typical height for a lighting pole for an athletic field. The height allows the light to be directed more downward, rather than flat across. He described where on the drawing the poles are located and described the



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site. He discussed the brightness in foot candles and how they are planning to have close to zero spill over at the property line.

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

Public hearing opened.

Robert Goss, 10 Royer Ln is in favor of the project since it is a good addition to the school. He expressed concerns about the height of the poles and wondered why they are placed so far from the field. If they were closer, they could be lower. He urged the board to restrict the height to 75'-80'.

Skip Knierim, 45 Ayers Ln agreed with Rob that the height is too high and would like a restriction of 70'-75'. He wondered what the standard height is for high schools and how often the lights will be used.

Public Hearing closed.

Mr. Mezquita addressed the public comments:

The synthetic surface area is larger than the actual playing field and the playing field is not in the center.

That's why the poles are farther away- they are on the outside of the turf.

80' is the standard height for fields. They want to be able to light the entire turf area so other sports can play on it off-season. There would be more spillage of light if they did lower poles. The light would shine at more of a horizontal angle than what this plan proposes.

The lights will be used for practice and games when needed. They will be able to be turned off and on easily- even from a phone app.

Fergus Cullen, Business manager at St Thomas Aquinas High School addressed the time and schedule. It is reasonable to assume they will be off by 9:30 most of the time and only needed those late hours about five games a season in the fall.

D. White wondered if they could stipulate no tree cutting between the construction area and the property line to maintain buffer. C. Parker said it could be a condition if the board chooses.

STAFF RECOMMENDATION:

Chapter 149-19 of the Site Review Regulations of the City Code allows the Planning Board to waive specific provisions of the regulations if the Planning Board finds the two criteria have been met. This proposal is consistent with those standards, and the Department recommends that the Planning Board vote to approve the waiver with the following conditions:

Conditions to Be Met Prior to Granting the Waiver:

1. The applicant shall provide:
 - a. a digital version of plan set
 - b. a schedule for when the lighting will be used and hours they will be used, to satisfaction of Assistant City Manager
2. The applicant must revise final plan set to:
 - a. Add the owner's signatures to the final plat
 - b. Add a note that the Board found the criteria of Chapter 149-19 have been met and therefore grant the lighting waiver



DOVER PLANNING BOARD – MINUTES

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- c. Have lighting plan signed stamped by engineer
- d. Address remaining applicable TRC comments
- e. Provide details of the lighting fixtures, including cut off/shields
- f. Note that no cutting outside of the construction area shall be completed.

J. Kaspari commented that shorter poles lead to safety issues when the game ball is lost in the light and more poles will be more of a nuisance to the abutters. The proposed plan is reasonable.

Motion: F. Torr made a motion that the Planning Board finds the criteria has been met and grants the waiver. Seconded by E. Brooks. Vote U/A.

- B. Consideration and acceptance of a Site Review for Wentworth Home, Assessor's Map 37, Lot 1A, zoned H, and located at 795 Central Avenue. (Proposal is to construct a 10,180 sq. ft. two story memory care addition to the existing Wentworth Home and additional driveway with 30 new parking spaces). *(P19-59)

C. Parker stated that the applicant is proposing to expand the Wentworth Home assisted living facility at its current location adding a 10,180 SF two-story addition. The site will have 30 parking spaces and will be moving the curb cut further north on Central Ave. The site is serviced by public water and sewer.

The Technical Review Committee reviewed this application at their September 5, 2019 meeting. The applicant then brought revised plans for staff to review on October 10, 2019.

Erin Lambert, Wilcox & Barton, representing the application, reviewed the proposal and application materials and explained the request. She explained there is an agreement for shared parking with the hospital.

Discussion ensued regarding current and proposed security.

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

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

STAFF RECOMMENDATION:

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations, and the Department recommends that 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 applicant shall provide:
 - a. a digital version of plan set
 - b. lighting
2. 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. Remove duplicate notes and add common site notes 9, 10, & 34
 - d. Address drainage to the City Engineer's satisfaction
 - e. Address final hydrant location and access, FDC, and handrail to the Building Official's satisfaction.



CITY OF DOVER

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Meeting Time: **7:00 pm**

Conditions to Be Met Prior to any Construction Activity:

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

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

4. The new building expansion 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:

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

Motion: D. White made a motion that the Planning Board grant the Site Plan with staff recommended conditions. Seconded by E. Brooks. Vote U/A

- C. Discussion and public hearing on the City's proposed Capital Improvements (CIP) FY 2022-2026. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.*

C. Parker reviewed the process for the Board and noted that it has a public hearing tonight and on the 12th of November. It can discuss the document at both dates.

Public hearing opened. No one spoke. Public Hearing recessed.

Motion: T. Clark made a motion to table. Seconded by F. Torr. Vote U/A

5. STAFF COMMENTS

- TRC items since October 8 meeting include: Facilities, Grounds and Cemetery building on Court Street.
- There are two surveys as part of the public feedback process for the update of the Recreation Chapter of the Master Plan. There will be a booth for this at Art Walk on Nov 1 as well as at Trick or Treat downtown from 11-2 Oct 26
- Does the Board have any comments to forward to the applicant in advance of the November 12th hearing on the project at 54 Back River Road?
F. Torr suggested connecting Picnic Rock and Red Barn Rd due to safety concerns for fire services. Eliminate the new proposed road entrance.
- TDR Committee: Dave Landry and Erin Allgood have responded to email asking for volunteers. Ellen Brooks expressed interest at the meeting.
- Rec Masterplan sub-committee needs to be adjusted. The Chair was asked to replace Jane Hammor with Maria Ayer per Jane's request. The Chair approved of the switch.

6. MEMBER COMMENTS

The Chair thanked C. Parker for updating on the Rec Masterplan committee and asked members to publicize the surveys – more input is needed.

7. ADJOURNMENT

Motion: F. Torr made a motion to adjourn at 8:23pm. Seconded by T. Clark. Vote U/A



CITY OF DOVER

JOINT MEETING OF THE CITY COUNCIL AND PLANNING BOARD MINUTES

Meeting Type: Workshop Session
Meeting Location: City Hall, 2nd Floor Conference Room
Meeting Date: **Wednesday, October 16, 2019**
Meeting Time: **7:00 pm**

1. CALL TO ORDER

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

Councilor Gasses led the Pledge of Allegiance.

4. ROLL CALL ATTENDANCE

City Council Present: Mayor Weston, Deputy Mayor Carrier, Councilor Ciotti, Councilor Gasses, Councilor Muffett-Lipinski, Councilor Thibodeaux, and Councilor Williams.

Planning Board Present: G.Cruikshank, J. Kaspari, F.Torr, and D.White.

Excused Absences: Councilor Keane, and Councilor Shanahan. Planning Board Members E. Allgood, E. Brooks, H.Harmon, D.Landry M. Sullivan, and T. Clark,

Also Present: Assistant City Manager Parker, City Attorney Wyatt, and City Clerk Mistretta

5. CITIZEN'S FORUM

Citizens are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.

Mayor Weston, seeing no one wishing to speak, closed the Citizen's Forum.

6. DISCUSSIONS

A. FISCAL YEARS 2021-2026 CAPITAL IMPROVEMENTS PROGRAM (CIP) PRESENTATION

Assistant City Manager Parker showed a video and gave an overview of the CIP to the Council and Planning Board.

7. ADJOURNMENT

Councilor Muffett-Lipinski moved to adjourn; seconded by Councilor Thibodeaux.

Vote: Unanimous.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-73

Application Type: Site Plan
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 145 Court Street (Assessor's Map 18, Lot 1)
Meeting Date: November 12, 2019

INTENT: To construct a 12,000 s.f. building and 36 parking spaces for use by the City of Dover Facility, Grounds, and Cemeteries Division of the Community Services Department.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 42 acres including cemetery

ZONING DISTRICT: R-12

EXISTING LAND USE: Cemetery and Dumping Ground

PROPOSED LAND USE: Dover's Facilities and Grounds

SURROUNDING LAND USE: Residential, Cemetery

ZBA ACTION: None

ATTACHMENTS: Application materials, Site Plan, TRC minutes from 10/17/19

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: Waiver for Full Survey of Entire Lot (Chapter 149-13.A (4) & (8))

Summary of Request and Background

The applicant is proposing to construct a new building for Dover's Facilities, Grounds and Cemetery office. The site will have 36 parking spaces, and be serviced by public water and sewer.

The Technical Review Committee reviewed this application at its October 17, 2019 meeting. The applicant then brought revised plans for staff to review on October 31, 2019.

RSA 674:54 provides for the Planning Board review of governmental land uses and nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations. This is a City project on land owned by the City of Dover.

Under RSA 674:54, the applicant is requesting to not meet the build-to-line zoning requirement. This does not require a vote by the Planning Board, though it should be noted that if the building was placed at the edge of the build to line (25 feet from Court Street) it would have an impact the residential neighborhood on Court, Back and Middle Roads.

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION- Waiver:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to grant the waiver to Chapter 149-19.A have been met.

Conditions to Be Met Prior to Granting the Waiver:

1. The applicant shall update the plan to indicate the Board granted the waiver to Chapter 149-13.A (4) & (8) and found that the criteria of Chapter 149-19.A have been met.

STAFF RECOMMENDATION- Site Plan:

The Planning Department recommends the Planning Board approve the Site Plan with the following non-binding conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The applicant shall provide:
 - a. a digital version of plan set
 - b. letter to serve from Eversource
 - c. landscape O&M plan
2. The applicant must revise final plan set to:
 - a. Add the owner's signatures to the final plat.
 - b. Add LLS, PE and Architect signatures and stamps to final plan.
 - c. Add note to the plan describing future reconfiguration of



CITY OF DOVER

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Application Type: Site Plan
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Location: 145 Court Street (Assessor's Map 18, Lot 1)
Meeting Date: November 12, 2019

- intersection of Court Street, Back and Middle Roads.
- d. Add signage or lane markings alerting drivers regarding the sight distance looking east on Middle Road, from Back Road.
 - e. Add note to the plan about sidewalks along the Cemetery to be added as part of the Court Street reconstruction project.
 - f. Add speed limit sign to Court St.
 - g. Add common site notes 25, 26, 30, 31-33
 - h. Address Fire/Building and Engineering TRC comments to the satisfaction of the Building Official.
 - i. Add screening to generator.
 - j. Provide parking regulation calculation.

Conditions to Be Met Prior to any Construction Activity:

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

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

- 4. Applicant shall pay water/sewer investment fees in place at time of request for service.

Conditions to Be Met Prior to Occupancy:

- 5. Issuance of a certificate of occupancy.
- 6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

145 Court Street

**Property Information**

Property ID 18001-000000
Location EAST WATSON ST
Owner CITY OF DOVER
Land Use 903

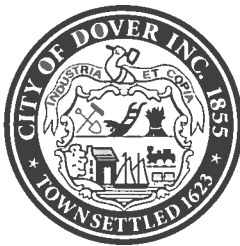


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 10/18/2019
Data updated Daily

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@dover.nh.gov



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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

INSTRUCTIONS TO APPLICANTS TO THE DOVER PLANNING BOARD

**IMPORTANT: PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE
FILLING OUT ATTACHED APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR REVIEW.**

Dear Applicant:

This will serve to briefly inform you regarding the process to have the Dover Planning Board (the Board) review a land use application. Please refer to the NH Statutes on Land Use and Regulation the Dover Code, and our Developer's Handbook for more specific information.

The Board primarily reviews 5 types of applications:

1. **Site Plans** - A site plan is a professionally rendered drawing which delineates the proposed development of a site. This plan is required for non-residential development, creation of multi-family residential structures, and for extensions of parking lots and alteration of an acre or more of land. These plans require meeting with the Technical Review Committee before Planning Board review.
2. **Subdivisions** - A subdivision is the division of the lot, tract, or parcel of land into two (2) or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. Major subdivision plans (4+) require meeting with the Technical Review Committee before Planning Board review.
3. **Lot Line Adjustments** - A lot line adjustment alters the size of two (2) or more lots, but does not create a new buildable lot.
4. **Conditional Use Permits** - A conditional use permit is required for any alteration of wetlands, wetland buffers or work within the City's conservation district. Additionally, a conditional use permit could be issued as to offer relief in the Central Business District, for plans in the Residential Mixed Use Overlay District, or parking relief. Environmental Conditional Use Permits are acted on after Conservation Commission review.
5. **Excavation Permits** - NH RSA Chapter 155-E grants municipalities the authority to regulate earth excavations within their borders. This authority rests with the Planning Board.

The Board cannot and will not review applications that do not meet zoning requirements. **Please review the need to apply to the Zoning Board of Adjustment prior to applying to the Board.**

Professional agents will prepare your application; however, you may represent yourself or authorize, in writing, someone else to represent you before the Planning Board.

In most cases, the first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, and a PDF, need to be provided, along with payment of plan review fees. These meetings occur on Thursday, and materials and payment must be submitted three (3) weeks prior to meeting. Meetings are scheduled, upon receipt of completed applications with the full checklist and payment.

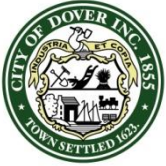
The next step would be to provide, two weeks prior to Planning Board, the final plan sets (three (3) full size and twelve (12) half size (11x 17), folded, copies of the plan), and 15 copies, and a PDF, of all supporting materials, including response to TRC comments. Please print all materials on both sides of paper.

For projects not appearing before the Technical Review Committee, Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and 15 copies, plus a PDF, of plans and materials, 3 weeks prior to the Planning Board meeting. Please print all materials on both sides of paper.

Staff will generate an abutter list, and Abutter/Notice Fees will be invoiced. They are due 28 hours prior to Planning Board. If they are not paid, the application will not be heard.

Once an item is placed upon an agenda the following process is used:

- The Board will hold a public hearing on your application at a regularly scheduled meeting
 - Typically the second or fourth Tuesday of the Month.
- Public notice of the hearing will be posted at the City Clerk's office and the Planning Department office and printed in the newspaper.
- Certified letters will be mailed to you and to all abutters at least ten days before the date of the hearing.
- 28 hours prior to the meeting, abutter/notice fees must be paid
- At the meeting
 - Staff will introduce your project
 - You and all other parties will be invited to appear in person or by agent or counsel to present your application.
 - Your project will be pre-loaded onto a laptop for review by the Board and public
 - The Board may ask clarifying questions
 - The Board will vote to accept jurisdiction on the application
 - If accepted:
 - The Board will hold a public hearing
 - The Board may ask additional questions
 - The Board will deliberate on your application
 - Typically decisions are made the night of the presentation, but an application may be tabled
 - After deliberation, a decision will be made.
 - You will be sent a notice of the decision.



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: City of Dover - Community Services Telephone # 603-516-6450

Address of Applicant: 271 Mast Road Dover NH 03820

E-Mail Address: s.cartabona@doover.nh.gov

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: To Be Determined (Court Street)

Assessor's Map # 18 Lot(s) # 1

Zoning District(s) R12 Overlay District(s) _____

Size of Parcel: _____ sq. ft. 41 +/- ac. Property Deed: Book _____ Page: _____

Existing Use of Property: cemetery

SITE PLAN INFORMATION

Describe Proposed Use: Facilities Ground Cemetery administrative office / warehouse

Area of Parcel to be Developed: 110,000 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: n/a

Number of Parking Spaces: Existing 0 Proposed 30 +/-

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

Number of Employees Total: 12-15 In Maximum Shift: 15-20

Disposition of Parcel:

Building Footprint 12,000 sq. ft.

Total Building Area 12,000 +/- sq. ft.

Paved Area 66,000 +/- sq. ft.

Building Setbacks:

Front Yard 15-125 ft.

Rear Yard 30-250+ ft.

Side Yard: Right 175 ft. Left 250+ ft.

City Water? ☒ Yes ☐ No How far is city water from the property? 100' +/-
City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 100' +/-

BUILDING INFORMATION

Type of Building to be Built: Metal building
Height of Building: see sheet A-3 Finished Floor Elevation: TBD
Number of Seats (where applicable) n/a
Estimated value of construction: \$1,800,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Civil Consultants
Address PO Box 100 South Berwick ME 03908 Telephone #: 207-389-2550
Professional License #: 9920 E-mail address: geoff@civcon.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Geoff Aleva PE Civil Consultants
Address PO Box 100 South Berwick ME 03908 Telephone #: 207-389-2550
Professional License #: E-mail address: geoff@civcon.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) William Davis - Port One Architects Inc.
Address 959 Islington Street Portsmouth, NH Telephone #: 603-436-8891

Professional License #: 01579 E-mail address: emullen@portonearchitects.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Not Applicable

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Highland Soil Services

Address Somersworth, NH Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: Not applicable

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: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

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: _____

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: _____

Signature of Applicant (*if different from owner*): _____ 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= \$ _____
- ☐ 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 # 12000 sq. ft.= \$ 1800.00
 - 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 # 66000 = \$ 4620.00

TOTAL PLAN REVIEW FEE=

\$ 6420.00

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 # 5 of x \$8.00= \$ 40.00
- ☒ Certified letters fee: # of abutters 36 X \$8.00= \$ 288.00
- ☐ 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 1 x \$10.00= \$ 10.00

SUB TOTAL=

\$ _____

C. Foster's newspaper public notice fee

\$ 80.00

TOTAL NOTICE FEE=

\$ 418.00

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



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

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

APPLICANT: City of Dover File Number: _____

PROJECT TITLE: Facilities Grounds Building - City of Dover

PROPERTY LOCATION: Middle Road / Court Street Tax Map: 18 Lot: 1

	Where/How Provided	Reviewed
1. Completed and signed Application form		
2. Plan Review Fees are provided		
3. Electronic copy of the engineered/surveyed plan layout		
4. Electronic copy of supplementary materials and application		
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	not required per DB	
6. Waiver requests to the Site Plan Review Regulations, with written justification	none at this time	
7. Conditional Use Permit applications	none at this time	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	not required per DB	
9. A colored architectural plan showing all sides of buildings		
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:		
Location map at appropriate scale		
Proposed Project name and title and Planning File #		
Date, north arrow and scale		
Names of all abutting property owners	on neighborhood plan	
Name and address of owners and/or applicants		
Signature & stamp of NH licensed land surveyor and/or engineer	on final plans	
Zoning District boundaries, including any special or overlay districts		
Location of Conservation District areas	not applicable	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks		
Location and widths of existing & proposed easements & right of ways		
Location and width of existing and proposed access/egress ways		

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

REVIEWED BY: _____ DATE _____ TRC DATE _____

CITY OF DOVER PLANNING DEPARTMENT
Revised June 4, 2019

APPLICANT: _____ FILE NUMBER: _____

List of Common Site Plan Notes

The following list of commonly required notes is intended to be used as a guide to applicants and should not be construed as a comprehensive note requirement list for all projects. A preapplication conference with the Planning Department is suggested to help determine the actual notes that may be required.

1. The intent of this plan is to *(describe the purpose of the plan)*.
2. Owners of Record are: Name
Street address
Municipality, State, Zip Code

Authorized Signature
3. The parcel(s) is *(are)* shown as Lot No. _____, Map _____ of the City of Dover Tax Assessor's Maps.
4. The subject parcel(s) contains _____ acres or _____ sq. ft. area of land.
5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. _____, Page No. _____.
6. Reference Plans: *(List all reference plans and their SCRD #)*
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note.
8. Zoning dimensional and density requirements are as follows:

Required:

Provided:

- a. Zoning district _____ sub-district _____
- b. Minimum lot size: _____ acres (sq. ft.)
- c. Minimum lot frontage: _____ ft.
- d. Minimum yard setbacks/build-to-lines:
Front _____ ft.
Side _____ ft.
Rear _____ ft.
Abut-a-street _____ ft.
- e. Maximum/minimum lot coverage _____ %
- f. Minimum/maximum bldg. height _____ ft./stories

This property falls within the following zoning overlay districts: *(List districts)*

9. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the proposed use or structure, including the case number and date of decision and any conditions.
10. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from _____ Plan, prepared by (surveyor))*.
11. Subject parcel is *(is not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
12. Wetlands were delineated by _____, Certified Wetlands Scientist, Certification Number _____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on _____, 20____.
13. As-built plans of the subdivision shall be submitted on paper and in digital format AutoCAD DWG, AutoCAD DXF or ESRI format to the City of Dover Engineer's Office upon completion of project if a street is proposed for City acceptance. 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.
14. The installation of electric power, cable television and telephone lines shall be underground throughout the site for which development is proposed.
15. The subject parcel(s) is (are) served by municipal water and sewer *(or is served by on-site well and septic system)*.
16. 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.
17. 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.
18. 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 any earth disturbing activity occurs.
19. All treatment swales to be constructed shall have sod bottoms.
20. A letter of credit for the cost of revegetating all disturbed areas on the site shall be submitted, and the approved construction sign installed prior to any earth disturbing activity occurs.
21. 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.
22. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4 PM. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

23. Building addresses (including apt/unit numbers if applicable) shall be assigned by the Building Official at the time of issuance of a building permit.
24. The proposed use for the site (structure) is _____. (More specific uses are encouraged, such as single family, duplex, multi-family, restaurant, hotel, doctor's office, etc. Should more than one use be proposed, an indication of the percentage of each use is suggested.)
25. The following federal and state permits have been issued for the subject property: (*List permit type, number and date of issuance.*)
26. Commercial vehicle route during construction shall conform to Dover City Code or be coordinated with the Community Services Director.
27. Any retaining wall taller than four feet (4') requires issuance of a building permit from Inspection Services.
28. Any fence taller than six feet (6') requires the issuance of a building permit from Inspection Services.
29. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal.
<https://www.unh.edu/unhsc/ptapp>
30. The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons/entities 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.
31. Fire department access road(s) shall be installed and maintained to support the imposed loads of fire apparatus in all weather conditions at all times.
32. The maximum parking space calculation is _____ (broken down) and _____ spaces are provided.
33. Exterior lighting shall be cut-off type fixtures per Chapter 149-14-E and shall provide lighting directed on-site only.
34. Topographic survey performed by _____ on (*dates*).
35. Elevations are based on U.S.G.S. datum. (**or** Elevations depicted are based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).
36. A security system shall be installed as required by Chapter 58, Article I, section 58-2 of the Code of the City of Dover. (*If a business establishment or multi-family dwelling contained in a new, altered or repaired structure*)
37. Approved backflow preventers shall be provided for both fire and domestic water lines.
38. The (*existing or proposed*) structure shall be served by a sprinkler system as required by Chapter 109- 30 of the Code of the City of Dover and the adopted State of NH Building and Fire Codes.

- 39. 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 and approved by Inspection Services prior to connection of the backflow device.
- 40. Fire department connection(s) shall be located on the street side of the building per NFPA 13. Access to the FDC shall maintain a clear and unobstructed path at all times.
- 41. The site layout is designed in compliance with applicable accessibility regulations. The proposed structure will be also be designed in accordance with applicable accessibility regulations. (i.e. IBC, ANSI-117.1) and NH RSA 155-A:5.

REMARKS:



City of Dover, New Hampshire

SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

APPLICANT: City of Dover File Number: _____

PROJECT TITLE: Facilities Grounds Building - City of Dover

PROPERTY LOCATION: 145 Court Street Tax Map: 18 Lot: 1

	Where/How Provided	Reviewed
1. Completed and signed Application form	hand delivered	
2. Plan Review Fees are provided	not applicable	
3. Electronic copy of the engineered/surveyed plan layout	hand delivered	
4. Electronic copy of supplementary materials and application	hand delivered	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	not required per DB	
6. Waiver requests to the Site Plan Review Regulations, with written justification	none at this time	
7. Conditional Use Permit applications	none at this time	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	not required per DB	
9. A colored architectural plan showing all sides of buildings	A-3	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:		
Location map at appropriate scale		
Proposed Project name and title and Planning File #	CVR	
Date, north arrow and scale	L-1	
Names of all abutting property owners	NH-1	
Name and address of owners and/or applicants	CVR, NH-1	
Signature & stamp of NH licensed land surveyor and/or engineer	on final plans	
Zoning District boundaries, including any special or overlay districts	CVR, NH-1	
Location of Conservation District areas	not applicable	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	CVR, NH-1, L-1	
Location and widths of existing & proposed easements & right of ways	L-1	
Location and width of existing and proposed access/egress ways	L-1	

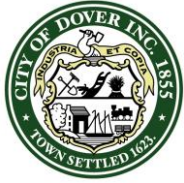
	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	shown on future plans	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	NH-1, L-1	
Existing and proposed topographic information at two foot intervals	L-1	
Existing and proposed buildings and structure locations	L-1	
Minimum building setbacks or build to lines on all lots	L-1	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	L-1, L-2, L-3	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	L-1, L-3	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	L-1, L-3	
Existing and proposed stormwater lines and facilities	to be determined	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	to be determined	
Location of Flood Hazard Zone	n/a	
Location of all bodies of water and watercourses	TBD	
Location of wetlands and buffers	TBD	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	NH-1	
Existing natural features and/or significant vegetation on property	L-1	
Depict existing contours up to 100 ft. beyond project limits	L-1	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	not required, per DB	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	L-1	
Location, material and size of existing and proposed pavement area	L-1, L-2	
Location of proposed fire lanes	TBD	
Specify finished floor elevations of buildings	TBD	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	L-1, L-2	
Depict all service, storage, loading bays and utility areas	L-1	
All applicable Dover Common Site Plan notes	L-1	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	TBD	
Stormwater Management System Operation and Maintenance Plan	TBD	
Letter to Serve from Public and Private Utilities	TBD	
Erosion and Sedimentation Control Plan	L-1, L-4	
Landscape Operation and Maintenance Plan	n/a	
Proposed restrictive covenants or homeowners association documents	n/a	
Dates and permit numbers of all required state and federal permits	to be added to plans at later date	
If wetland buffer, indicate placards locations, as applicable	TBD	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	to be provided under separate cover	
Location of proposed drive-in facilities	n/a	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	TBD	

REVIEWED BY: _____ DATE _____ TRC DATE _____

P19-73

145 Court Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
17095-000000	9 BEECH RD	MOORE ELISSA D	PENASKOVIC ANDREW	9 BEECH RD	DOVER	NH	03820
17095-F00000	23 WOODLAND RD	ADAMS BASIL &	ADAMS TRACY	23 WOODLAND RD	DOVER	NH	03820-4232
17095-F00008	27 WOODLAND RD	SPRAGUE KEVIN &	SPRAGUE JENNIFER	27 WOODLAND RD	DOVER	NH	03820
17095-F00009	28 WOODLAND RD	KELLEY SHAWN M &	KELLEY KERRI A	28 WOODLAND RD	DOVER	NH	03820-4241
17095-F00010	31 WOODLAND RD	GREY STEPHANIE &	GREY CODY	31 WOODLAND RD	DOVER	NH	03820
17095-F00011	32 WOODLAND RD	CARRIER ERIC &	MOORE AMANDA	32 WOODLAND RD	DOVER	NH	03820
17095-F00012	33 WOODLAND RD	PITTS JONATHAN D &	PITTS JENNIFER E	33 WOODLAND RD	DOVER	NH	03820
17149-000000	20 GOVERNOR SAWYER LN	BURNS LEE ANN REVOCABLE TRUST	BURNS LEE ANN TRUSTEE	20 GOVERNOR SAWYER LN	DOVER	NH	03820
17150-000000	22 GOVERNOR SAWYER LN	DOWNS JEFFREY M	DOWNS ELIZABETH B	22 GOVERNOR SAWYER	DOVER	NH	03820
17151-000000	24 GOVERNOR SAWYER LN	PERRON CHRISTINA M		24 GOVERNOR SAWYER	DOVER	NH	03820
18002-000000	40 EAST WATSON ST	COMEAU RONALD B & CYNTHIA A TRUSTEES	COMEAU FAMILY 2017 REVOCABLE TRUST	40 EAST WATSON STREET	DOVER	NH	03820
18002-A00000	44 EAST WATSON ST	PAZDON JOHN R &	STECHYSHYN ALINA	44 EAST WATSON ST	DOVER	NH	03820
19001-000000	117 COURT ST	BUTZEL STEVEN K		117 COURT ST	DOVER	NH	03820
19001-A00000	119 COURT ST	PETERMAN JOHN A & ALISON E TRUSTEES	PETERMAN FAMILY TRUST	119 COURT ST	DOVER	NH	03820
19002-000000	115 COURT ST	BROWN JEFFREY D &	BROWN WENDY K	115 COURT ST	DOVER	NH	03820
19004-000000	1 LOCKE ST	FERNANDEZ MARIA N &	FERNANDEZ JORGE H	1 LOCKE ST	DOVER	NH	03820-4261
19005-000000	3 LOCKE ST	BUCCIARELLI SARA		3 LOCKE ST	DOVER	NH	03820
19006-A00000	5 LOCKE ST	WEEDEN SARAH A TRUSTEE	HARDIMAN FAMILY IRREVOCABLE TRUST	5 LOCKE STREET	DOVER	NH	03820
19052-001000	131 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
21003-000000	124 COURT ST	TOWNE STEPHEN P		124 COURT ST	DOVER	NH	03820
21004-000000	128 COURT ST	SWEET TODD M &	SISKA KATIE M	128 COURT ST	DOVER	NH	03820-4141
21004-A00000	126 COURT ST	BANKER DONALD P		126 COURT STREET	DOVER	NH	03820
21006-000000	130 COURT ST	STEFANI THOMAS J		130 COURT ST	DOVER	NH	03820
21007-000000	134 COURT ST	WHITE KATHLEEN		134 COURT STREET	DOVER	NH	03820
21007-A00000	132 1/2 COURT ST	BEHRMANN MICHAEL &	BEHRMANN ERIKA	132 1/2 COURT ST	DOVER	NH	03820
21007-B00000	132 COURT ST	VLAHOS FLORA G TRUSTEE	VLAHOS FLORA G REVOCABLE TRUST	132 COURT ST	DOVER	NH	03820
21008-000000	136 A COURT ST	DAUBNEY TAMARA A	MCQUATE REGINALD	136 COURT STREET A	DOVER	NH	03820
21008-A00000	136 COURT ST	DAVIS LILLIAN	DAVIS SHERMAN W	136 COURT STREET	DOVER	NH	03820
21009-000000	138 COURT ST	BRIAND EMILY E &	D AMORE CHRISTOPHER	11 EVERETT ST	CAMBRIDGE	MA	02138
21010-000000	142 COURT ST	COBB DAVID W &	WOOD CHERYL R	142 COURT STREET	DOVER	NH	03820
21011-000000	144 COURT ST	THOMAS DIANNA R		144 COURT ST	DOVER	NH	03820
21012-000000	6 SAMUEL HANSON AV	SYKES GERVAIS REBECCA ANN		6 SAMUEL HANSON AV	DOVER	NH	03820
21024-000000	1 SAMUEL HANSON AV	MATTINGLY DAVID M &	MATTINGLY MARYBETH J	1 SAMUEL HANSON AV	DOVER	NH	03820
21042-000000	2 TENNYSON AV	GRIGAS BENJAMIN &	GRIGAS ANNMARIE	2 TENNYSON AVENUE	DOVER	NH	03820
21043-000000	1 TENNYSON AV	REAGAN GEORGE O		1 TENNYSON AVE	DOVER	NH	03820
21044-000000	4 TENNYSON AV	BROWN KEVIN P	BROWN BOBETTE G	4 TENNYSON AVENUE	DOVER	NH	03820
21045-000000	3 TENNYSON AV	ROYER DANIEL R &	ROYER BARBARA PETZACK	54 BEAVER DAM RD	SOUTH BERWICK	ME	03908
K0012-000000	13 BACK RD	FOGARTY MARTIN J III	FOGARTY DANA E	13 BACK RD	DOVER	NH	03820
K0012-A00000	10 MIDDLE RD	STAUFFIS JENNIFER A &	STAUFFIS MICHAEL R	10 MIDDLE RD	DOVER	NH	03820
K0012-B00000	16 MIDDLE RD	MISKIMEN WILLIAM M &	MISKIMEN ANDREA W	16 MIDDLE RD	DOVER	NH	03820
K0012-C00000	7 BACK RD	PFEIFFER WILLIAM A		7 BACK ROAD	DOVER	NH	03820
K0013-000000	3 BACK RD	PARSONS DIANE M		3 BACK RD	DOVER	NH	03820
K0014-010000	15 BRIARWOOD LN	STARR WILLIAM RICHARD		15 BRIARWOOD LN	DOVER	NH	03820
K0014-011000	11 BRIARWOOD LN	KOSHY PRAMODH T &	KOSHY GLORY	11 BRIARWOOD LN	DOVER	NH	03820
K0014-012000	9 BRIARWOOD LN	VORA RAJAN H &	VORA JYOTI R	9 BRIARWOOD LN	DOVER	NH	03820
K0014-023000	26 HUBBARD RD	KENNEDY THOMAS	KENNEDY CYNTHIA P	26 HUBBARD RD	DOVER	NH	03820
K0014-024000	28 HUBBARD RD	NIESUCHOUSKI HILARY E & JAMES FRANK &	PROULX SUSAN	28 HUBBARD RD	DOVER	NH	03820
K0014-025000	30 HUBBARD RD	ALLEN THOMAS	ALLEN-CHIOTA DENISE	30 HUBBARD RD	DOVER	NH	03820
K0014-026000	15 MIDDLE RD	CHAPMAN WALTER L		15 MIDDLE RD	DOVER	NH	03820
K0014-027000	32 HUBBARD RD	CONGO WILLIAM & JUDITH LIFE ESTS &	CONGO FAMILY IRREVOCABLE TRUST	32 HUBBARD RD	DOVER	NH	03820
K0014-028000	34 HUBBARD RD	FENNESSY MATTHEW P &	FENNESSY CANDACE L	34 HUBBARD RD	DOVER	NH	03820-4272
K0014-028001	31 HUBBARD RD	WILLIAMS EVIN J &	WILLIAMS LAURA	31 HUBBARD RD	DOVER	NH	03820
K0014-028002	33 HUBBARD RD	PIZZA GREGORY E &	PIZZA KAREN	33 HUBBARD RD	DOVER	NH	03820-4273
K0014-028003	35 HUBBARD RD	CALLAS JOHN &	CALLAS ALICIA E	35 HUBBARD RD	DOVER	NH	03820
K0014-029000	HUBBARD RD	BRIARWOOD REALTY TRUST		15 BRIARWOOD LN	DOVER	NH	03820
K0015-000000	HUBBARD RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
K0016-000000	23 MIDDLE RD	BLAIS RICHARD J		23 MIDDLE RD	DOVER	NH	03820
K0018-A00007	10 BRIARWOOD LN	VAWTER LEAH F &	LOKIEC EDWARD S III	10 BRIARWOOD LN	DOVER	NH	03820
K0018-A00008	12 BRIARWOOD LN	STELLER LINDSAY MAE &	STELLER DANIEL WILLIAM	12 BRIARWOOD LN	DOVER	NH	03820
K0018-A00009	14 BRIARWOOD LN	SHAHER BETH LACOMBE		14 BRIARWOOD LN	DOVER	NH	03820
		CITY OF DOVER		271 MAST ROAD	DOVER	NH	03820
		CIVIL CONSULTANTS		P.O. BOX 100	SOUTH BERWICK	ME	03908
		PORT ONE ARCHITECTS INC	WILLIAM DAVIS	959 ISLINGTON STREET	PORTSMOUTH	NH	03801
		CARENO CONSTRUCTION COMPANY LLC		270 WEST ROAD, SUITE 4A	PORTSMOUTH	NH	03801



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-73

Application Type: Site Plan Review
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 145 Court St (Assessor's Map 18, Lot 1)
Date: October 17, 2019

INTENT: To construct a 12,000 s.f. building and 366 parking spaces for use by the City of Dover Facility, Grounds, and Cemeteries Division.

LOTS/UNITS PROPOSED: City of Dover F&G Division

AGENDA ITEM #: 1

ACREAGE: 42 acres including cemetery

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant/Dumping Ground

SURROUNDING LAND USE: Residential, Cemetery

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: TBD at TRC

ATTENDANCE:

Members:

C.Parker, Planning
S.Bird, Planning
J.Maxfield, Fire and Rescue
D.White, Community Service
D.Barufaldi, Economic Development

Others:

J.Storer, Community Services (owner)
S. Cartabona, Community Services
G.Aliva, Civil Consultants
T.Harrington, Careno Construction
E.Mullin, PortOne Architect
B.Careno, Careno Construction

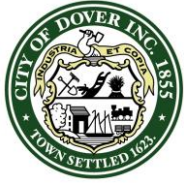
Approval of September 26, 2019 Minutes:

D.Barufaldi moved to approve the minutes of September 26, 2019. J.Maxfield. seconded. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Water/sewer investment fees
- Provide:
 - Letters to serve
 - Narrative of traffic counts coming and going
 - Waiver for full survey, topography
 - Existing Conditions plan
 - Landscape plan
 - Lighting plan
 - Utility plan
 - Color Renderings
 - Streetscape
 - Narrative about Government Exemption for build-to-line in this neighborhood
 - Updated floor plan
 - Stormwater Management Plan and O&M plan
 - Landscape O&M
- Please revise plan set to:
 - Include stamps of PE, Architect, CWS, LLA (waiver for LLS)
 - Wetlands and buffers placards
 - Add test pit information
 - Add location, material, and size of pavement area
 - Depict all service, storage, loading bays and utility areas
 - Indicate underground electric
 - Add Planning File number P19-73
 - Revise to Middle "Road", and determine if the address is Middle Road or Court Street
 - Indicate topo 100' off site (LIDAR fine)
 - On sheet L-1:
 - Add deed information
 - Revise setback to Build to line
 - Remove duplicated notes (on cover and on L1)
 - Fix notes 8, 14, 15, 17, 23, 24, 25, 28, 37, 49, and 47 on sheet L-1
 - Add or fix common site notes 6, 7, 24, 26, 31, 32, 38, & 39
 - Remove Saturday and Sunday site construction hours
 - Indicate fire lane/no parking signage
 - Increase pavement to accommodate turning radius in rear
 - Add gate to area with 15 spaces to secure



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-73

Application Type: Site Plan Review
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 145 Court St (Assessor's Map 18, Lot 1)
Date: October 17, 2019

- Add walkway from Middle Road to building, note it will be constructed when Middle Road/Court Street are reconstructed
- Add bike rack
- Indicate generator, transformer and screening
- Remove aerial on site plan
- Revise dumpster
- Break down parking calculation
- Indicate dumpster enclosure to be 8'
- Tree detail should be 3.5" min caliper
- Indicate masonry face
- Is lift needed for mezzanine?
- Locate serving utilities
- Locate snow storage
- Locate No Parking/Fire Lane signage along entry
- Show separate gates for domestic and fire suppression water line
- Add "Stop" sign at entrance
- Add automatic door opener at front door
- Insert standards for ADA compliance (See standards notes)
- Indicate tip down and crosswalk for pedestrian access
- Meet with Building Official to discuss internal flow and how proximity of activities

Police Department Comments:

- Indicate security lighting

Engineering Comments:

- The utilities need better detail on the design of each from the main to the building.
- Revise Plan to:
 - Show turning radius out of the facility
 - Show integrated sidewalk curbing at front parking lot.
 - Add inverts to manholes
 - Use City standards on pavement detail on L2
 - Add brick inverts on SMH on L3
 - Add 4' sump to CB detail
 - Indicate how the floor drains operate (inline CB or trench)
 - Add oil/grit separator

Planning Board Comments:

- Show snow storage
- Indicate existing trees to remain

Next Steps:

Bring final plans in for unofficial review, prior to November 12 PB meeting.

Adjournment:

A motion to adjourn TRC was made at 11:05 by S.Bird and seconded by D.White. Vote: U/A

Economic Development Comments:

- Update rendering of building to add stucco or other finish to concrete base

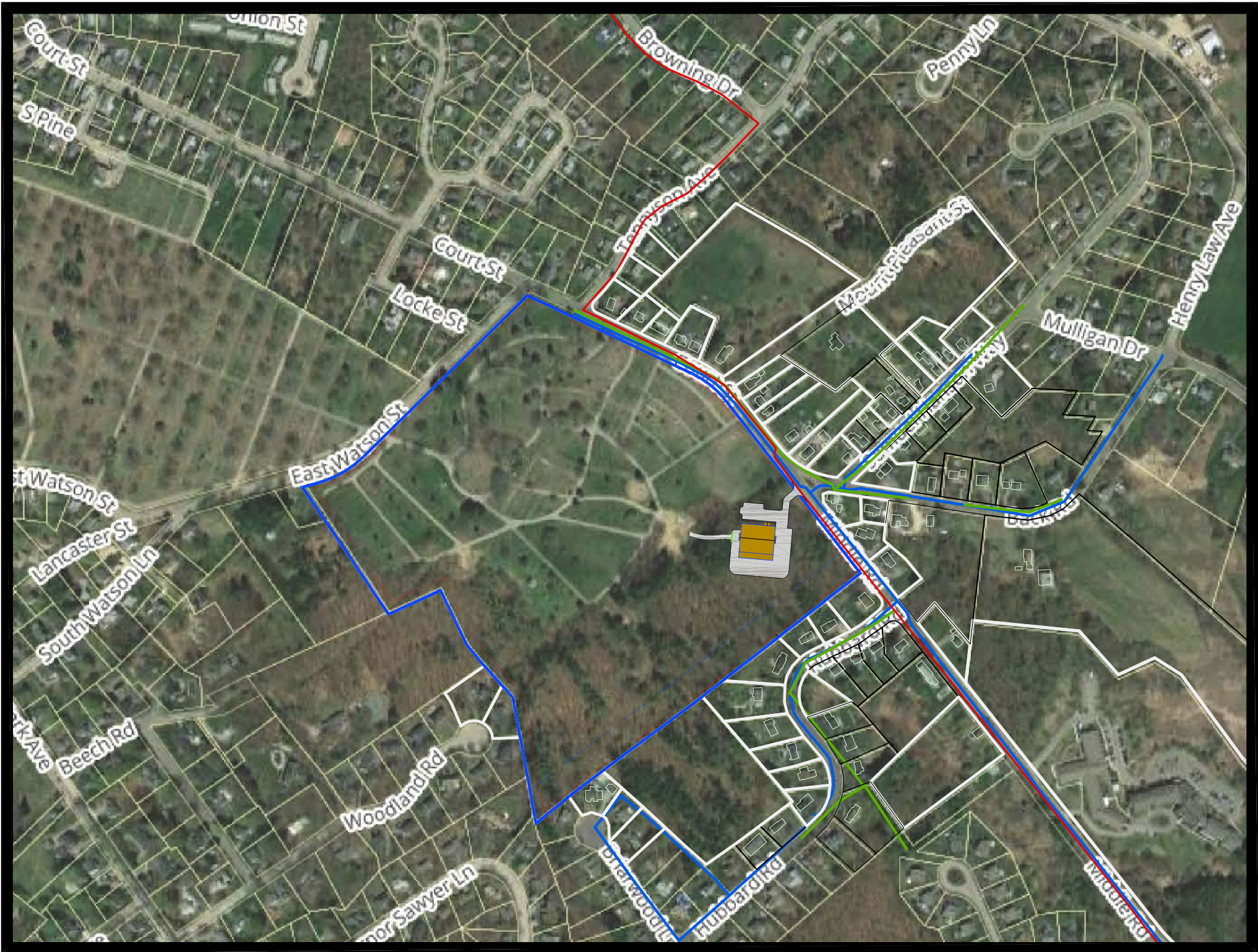
Fire/Inspections Comments:

- Provide:
 - Utility plan
 - Turning template for fire apparatus
- Revise Plan to:
 - Locate nearest hydrant
 - Locate FDC on front of building
 - Locate potential location for generator
 - Locate transformer location

SITE PLAN
CITY OF DOVER
MAINTENANCE AND CEMETERY BUILDING

145 COURT STREET (MAP 18, LOT 1)
DOVER, NEW HAMPSHIRE
P19-73

PREPARED FOR:
CITY OF DOVER
FACILITIES, GROUNDS, AND CEMETERY DIVISION
288 CENTRAL AVENUE
DOVER, NH 03820



LOCUS AERIAL IMAGE
NTS



STREET VIEW
NTS

PLAN INDEX:

- EX-1 EXISTING CONDITIONS AND SOILS PLAN
- L-1 PROPOSED SITE PLAN
- L-2 UTILITY PLAN
- L-3 VEHICLE MOVEMENT PLAN
- L-4 LANDSCAPING PLAN
- L-5 CONSTRUCTION DETAILS
- L-6 CONSTRUCTION DETAILS
- L-7 CONSTRUCTION DETAILS
- NH-1 NEIGHBORHOOD PLAN
- LS1.0 CODE & LIFE SAFETY PLAN
- A1.1 GROUND FLOOR PLAN
- A1.2 MEZZANINE FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A9.1 STREETScape PLAN
- LL-1 EXTERIOR LIGHTING PLAN
- LL-2 EXTERIOR LIGHT DETAILS

GENERAL NOTES:

- THE INTENT OF THIS PLANSET IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A NEW MAINTENANCE BUILDING AND ASSOCIATED SITE IMPROVEMENTS.
- THE PROJECT IS LOCATED IN THE R-12 MEDIUM DENSITY RESIDENTIAL DISTRICT.
- UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN AND THE REPORTING REQUIREMENTS CONTAINED THEREIN.

SUBMISSION TIMELINE:

- 10/3/19 TRC SUBMISSION
- 10/31/19 TRC SUBMISSION

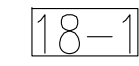
OWNER: CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820

SITE CIVIL ENGINEER: CIVIL CONSULTANTS
P.O. BOX 100
293 MAIN STREET
SOUTH BERWICK, ME 03908

DESIGN BUILDER: CARENO CONSTRUCTION COMPANY, LLC
270 WEST ROAD- SUITE 4A
PORTSMOUTH, NH 03801

ARCHITECT: PORT ONE ARCHITECTS
959 ISLINGTON STREET
PORTSMOUTH, NH 03801

WETLANDS/SOIL SCIENTIST: HIGHLAND SOIL SERVICES
75 PROSPECT STREET
SOMERSWORTH, NH 03878

OWNER:  CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820

OWNER SIGNATURE

DESIGN DEVELOPMENT

OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
288 Central Ave.
Dover, NH

DESIGN BUILDER:

**Carenno Construction Company, LLC**
Design Build / Construction Managers / General Contractors
270 West Road - Suite 4A
Portsmouth, NH 03801
p. 603.436.1006 f. 603.436.6020
e. build@carennoconstruction.com

ARCHITECT:

**PORT ONE** ARCHITECTS
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info@portonearchitects.com

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REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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PROJECT NAME:

Facilities, Grounds & Cemetery Building

DRAWING TITLE:

COVER SHEET

PROJECT No.: **CC1927800 DOVER P19-73**

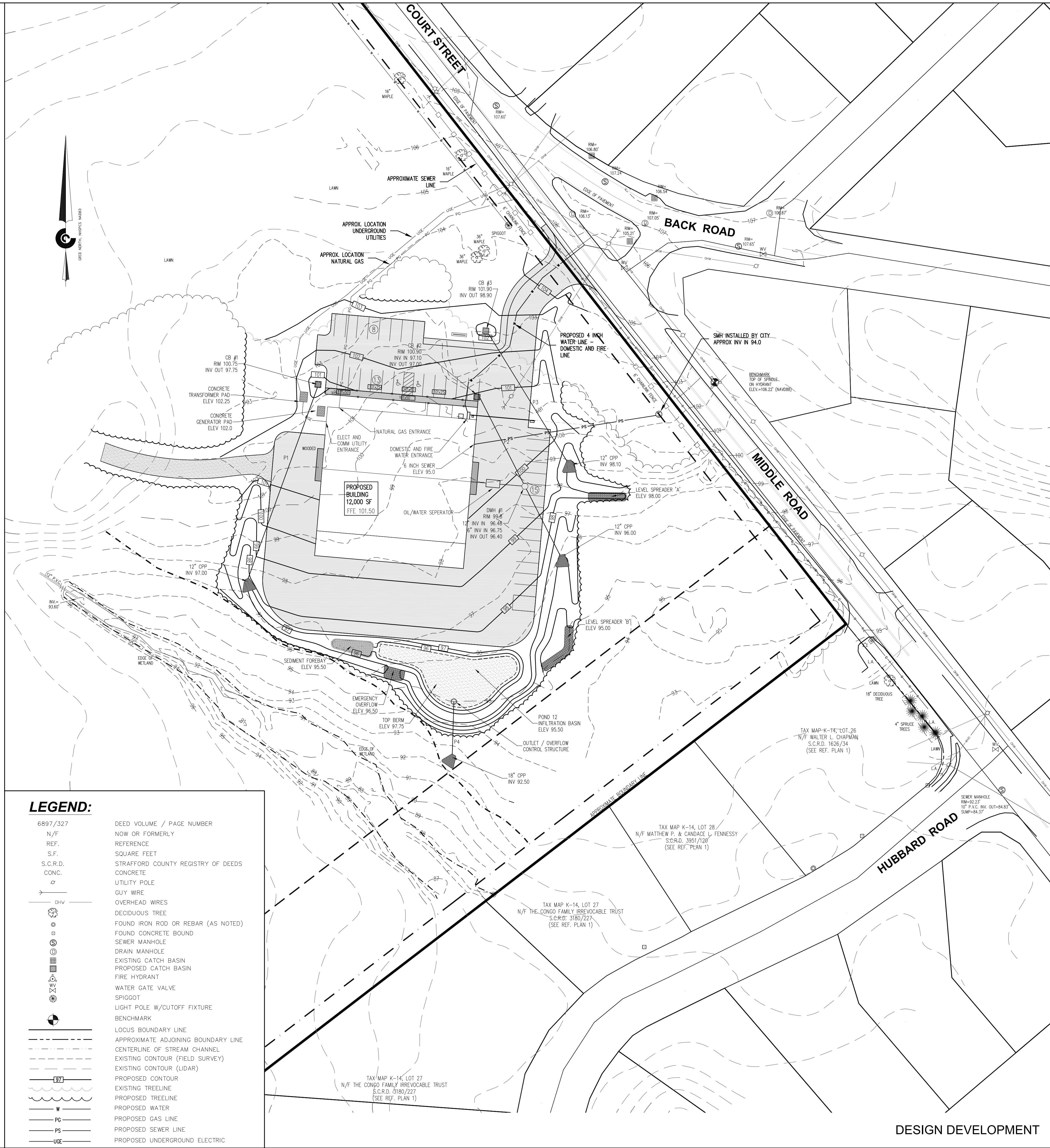
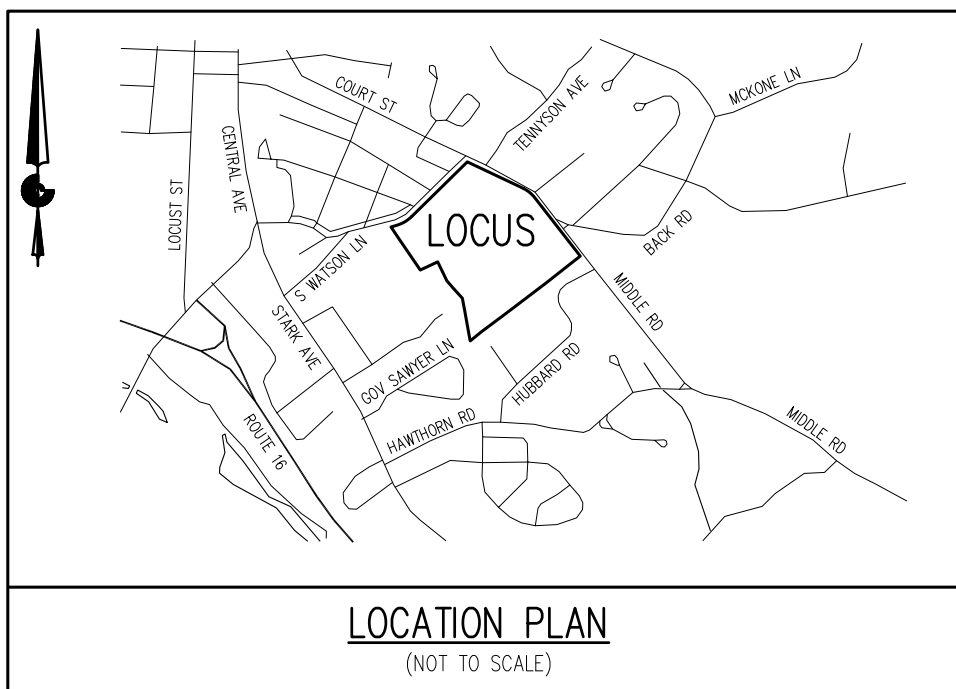
DATE: **10/30/2019**

DRAWING SCALE:

SHEET NUMBER:

CVR

J:\A&A\2019\1927800\CARLSON\1927800-NEIGHBORHOOD-PLAN.DWG
PLOT DATE: 10/30/2019



OWNER: CITY OF DOVER, NH Facilities, Grounds and Cemetery Div. City of Dover 288 Central Ave. Dover, NH	
DESIGN BUILDER:  Careno Construction Company, LLC Design Build / Construction Managers / General Contractors 270 West Road - Suite 4A Portsmouth, NH 03801 p. 603.436.1006 f. 603.436.6020 e. build@carenococonstruction.com	
ARCHITECT:  PORT ONE ARCHITECTS 959 Islington Street Portsmouth, NH 03801 603.436.8891 info@portonearchitects.com	
 CIVIL CONSTRUCTANTS Engineers Planners Surveyors P.O. Box 100 South Berwick Maine 03908 207-384-2550 www.civcon.com	

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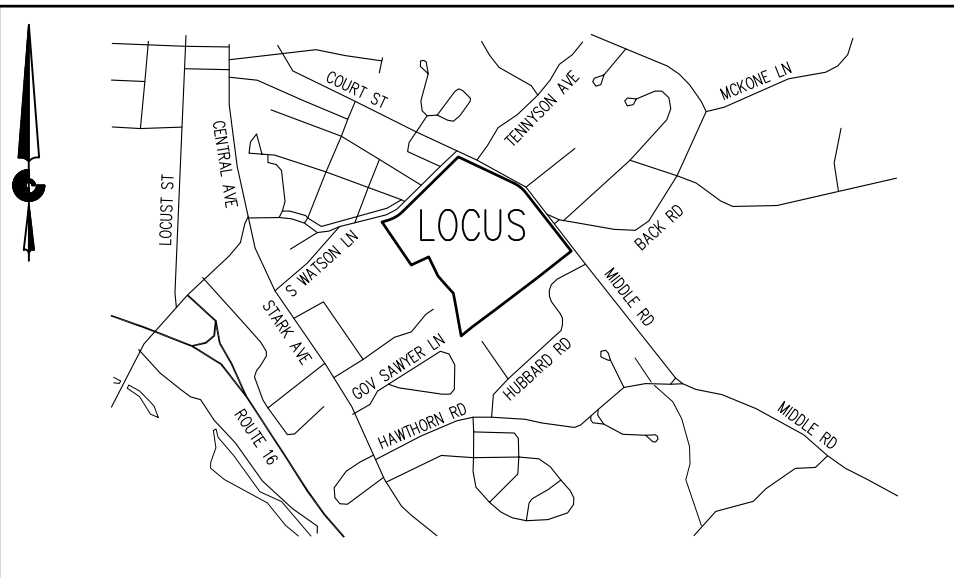
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09/30/2019

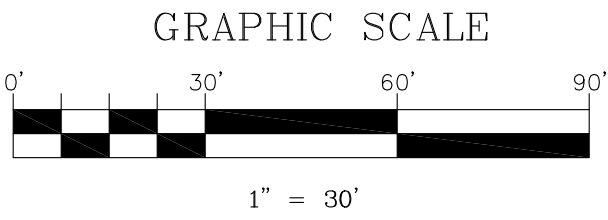
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PROJECT NAME: Facilities, Grounds & Cemetery Building	
DRAWING TITLE: UTILITY PLAN	
PROJECT NO.: CC1927800 DOVER P19-73	
DATE:	10/30/2019
DRAWING SCALE:	
SHEET NUMBER:	

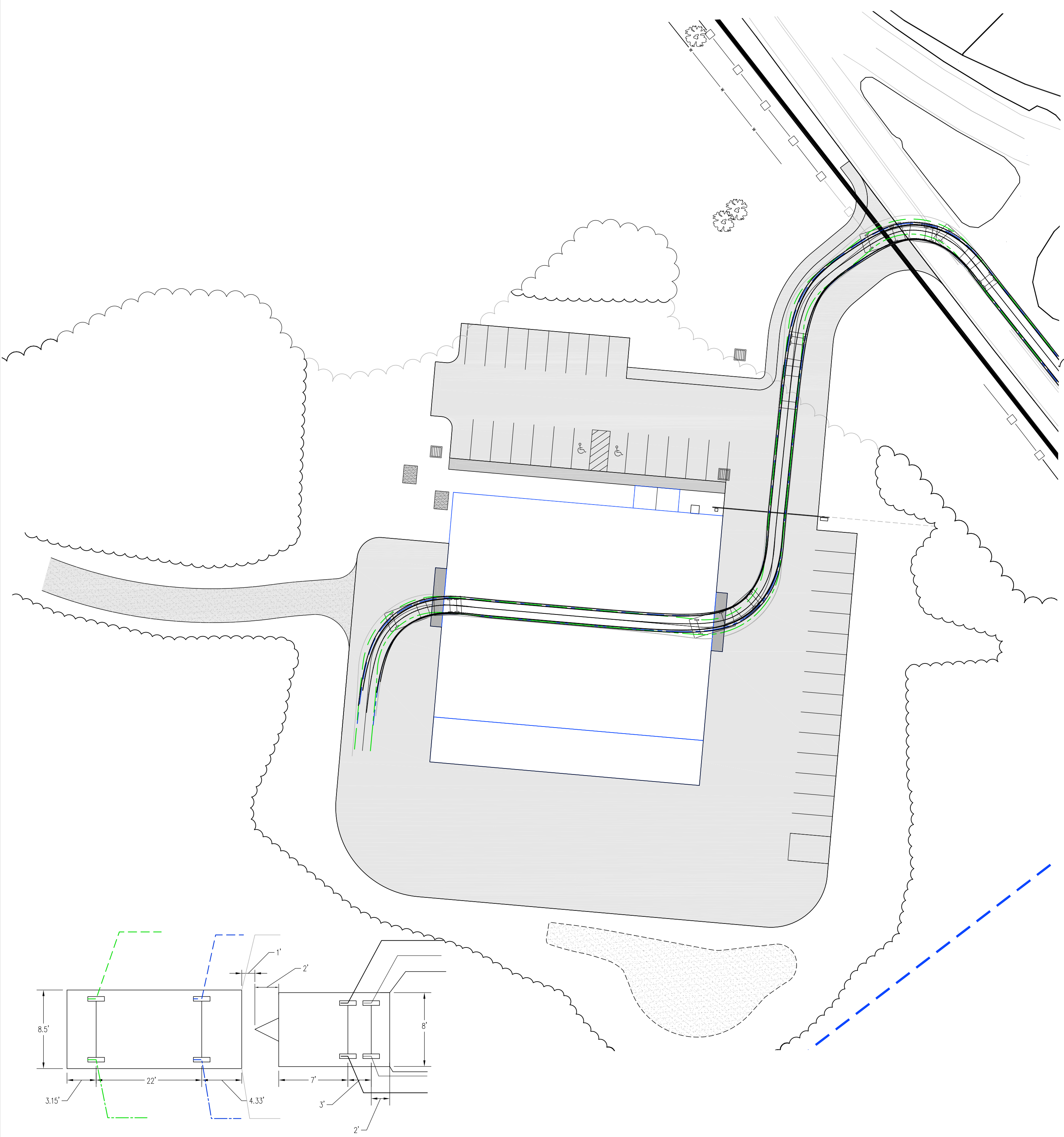


LOCATION PLAN
(NOT TO SCALE)

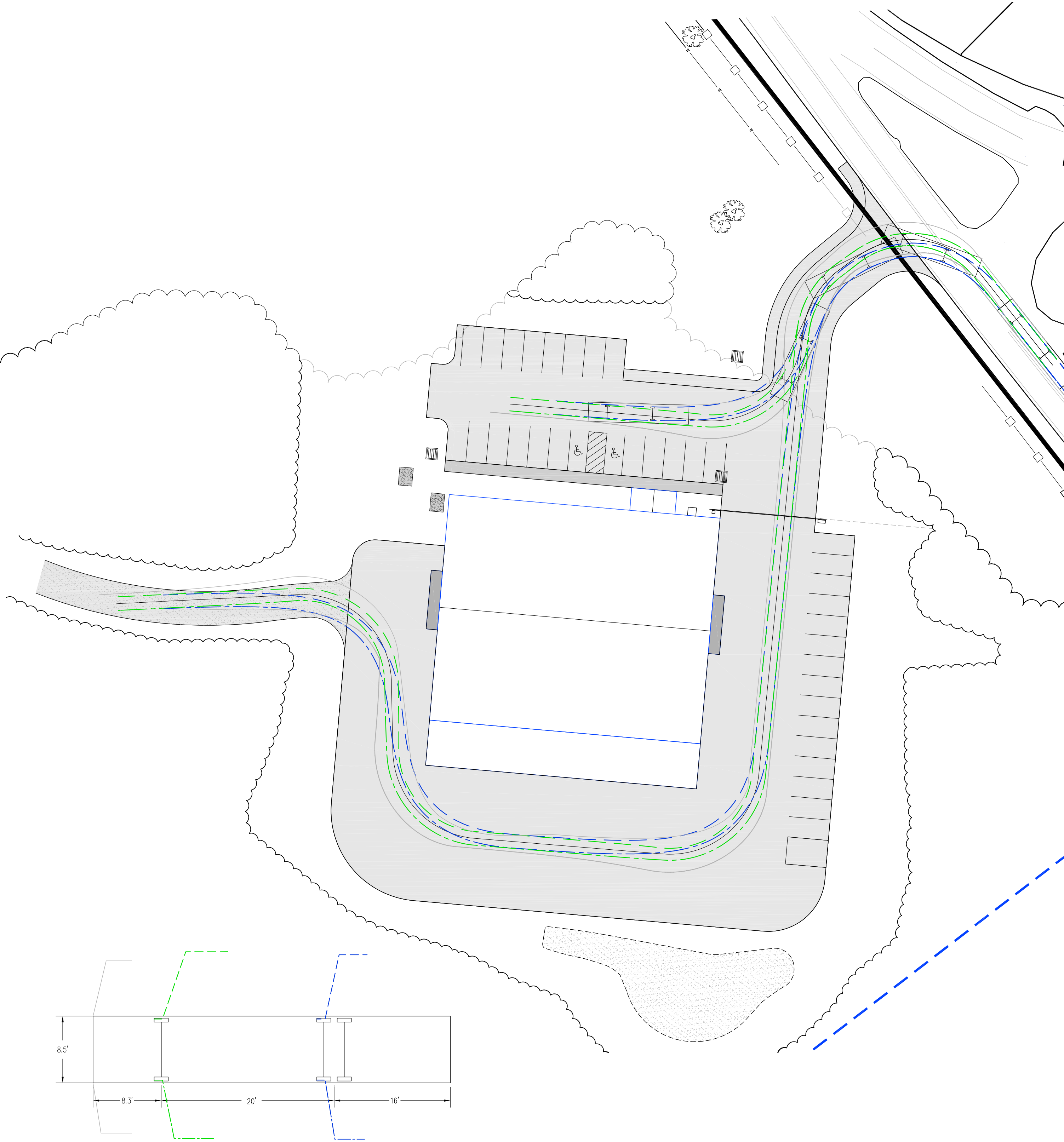


VEHICLE TURNING NOTES:

1. THIS PLAN REPRESENTS THE EXPECTED DELIVERY VEHICLE CIRCULATION WITH REGARD TO THE PROPOSED ENTRANCE AND PARKING LAYOUT.
2. THE VEHICLES USED TO DETERMINE THE ROAD DESIGN AND PARKING LAYOUT WITH REGARD TO TRAVEL CLEARANCES ARE A LADDER TRUCK AND A PICKUP TRUCK WITH UTILITY TRAILER.
3. THE CIRCULATION ROUTES SHOWN ON THIS PLAN DO NOT INDICATE THE EXPECTED PATH FOR EACH TRIP, RATHER A POSSIBLE PATH THROUGH THE AREA OF PROPOSED DEVELOPMENT.



TRUCK & UTILITY TRAILER DIMENSIONS
NOT TO SCALE



LADDER TRUCK DIMENSIONS
NOT TO SCALE

DESIGN DEVELOPMENT

OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
280 Central Ave.
Dover, NH

DESIGN BUILDER:

Careno Construction Company, LLC
Design Build / Construction Managers / General Contractors
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Portsmouth, NH 03801
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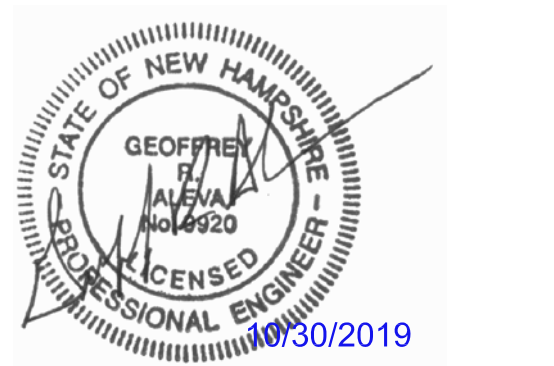
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PROJECT NAME:

**Facilities, Grounds &
Cemetery Building**

DRAWING TITLE:

**VEHICLE MOVEMENT
PLAN**

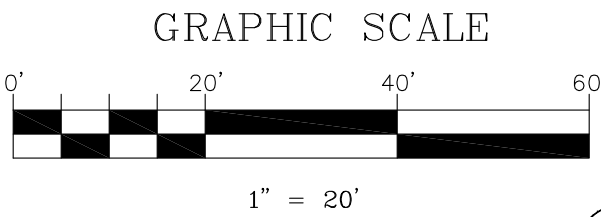
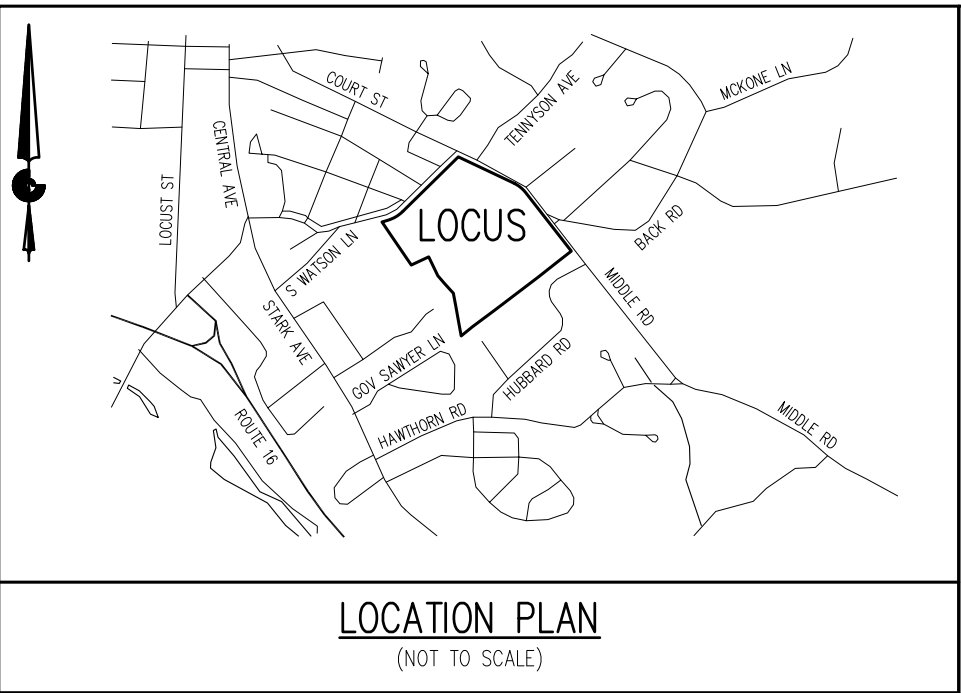
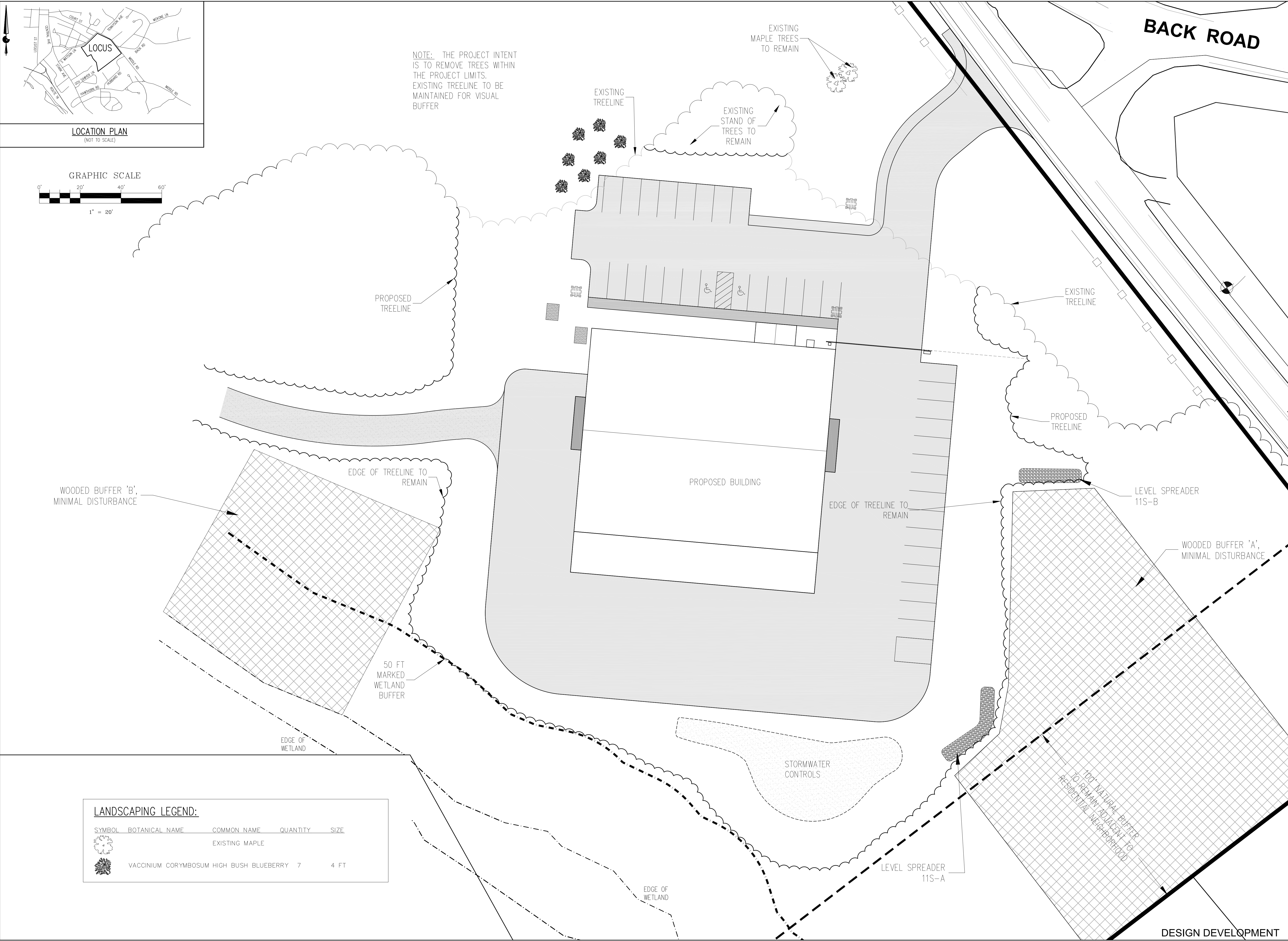
PROJECT No.: CC1927800 DOVER P19-73

DATE: 10/30/2019

DRAWING SCALE:

SHEET NUMBER:

L-3



LANDSCAPING LEGEND:				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
		EXISTING MAPLE		
	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	7	4 FT

OWNER:
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City of Dover
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Dover, NH

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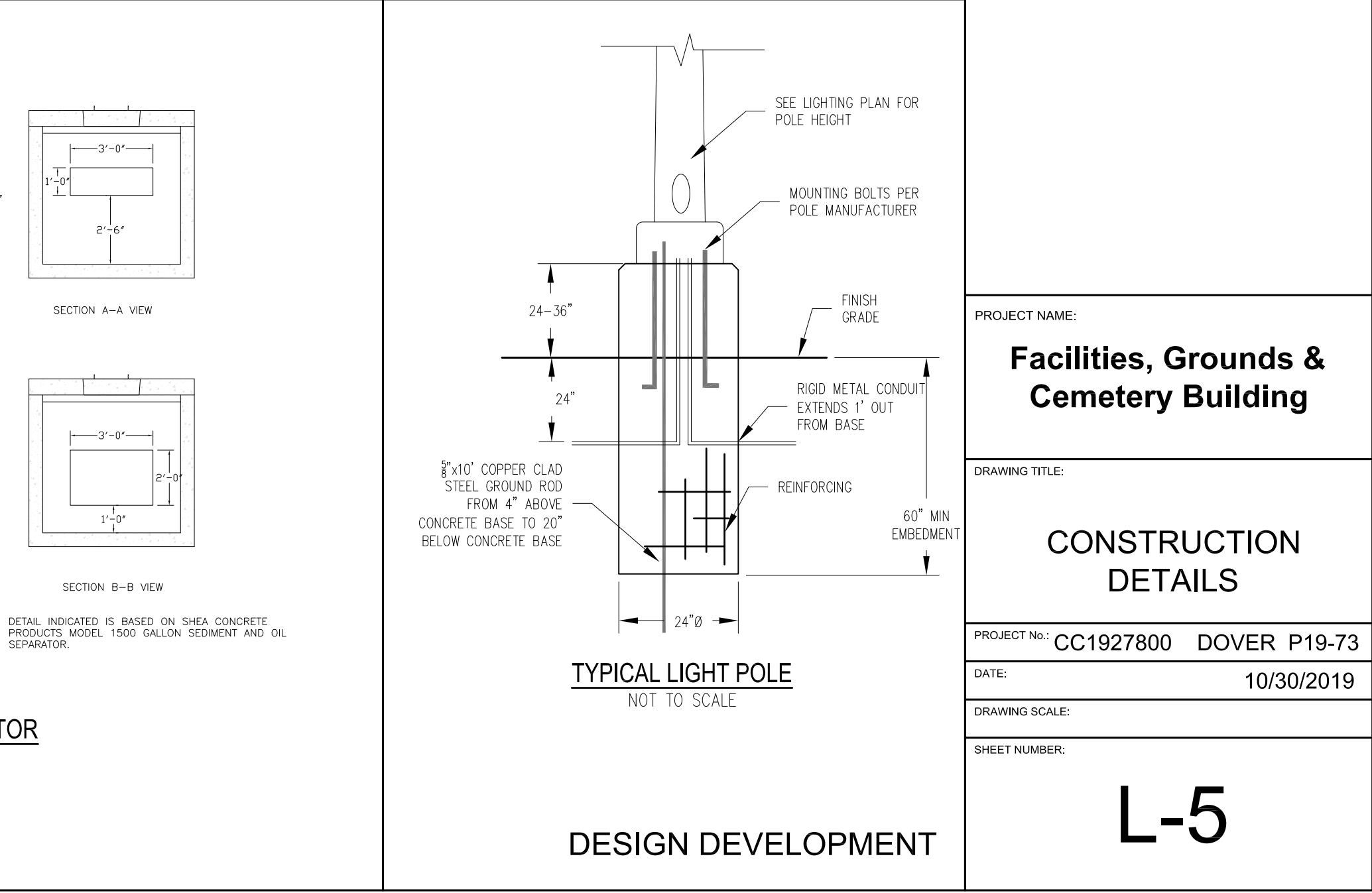
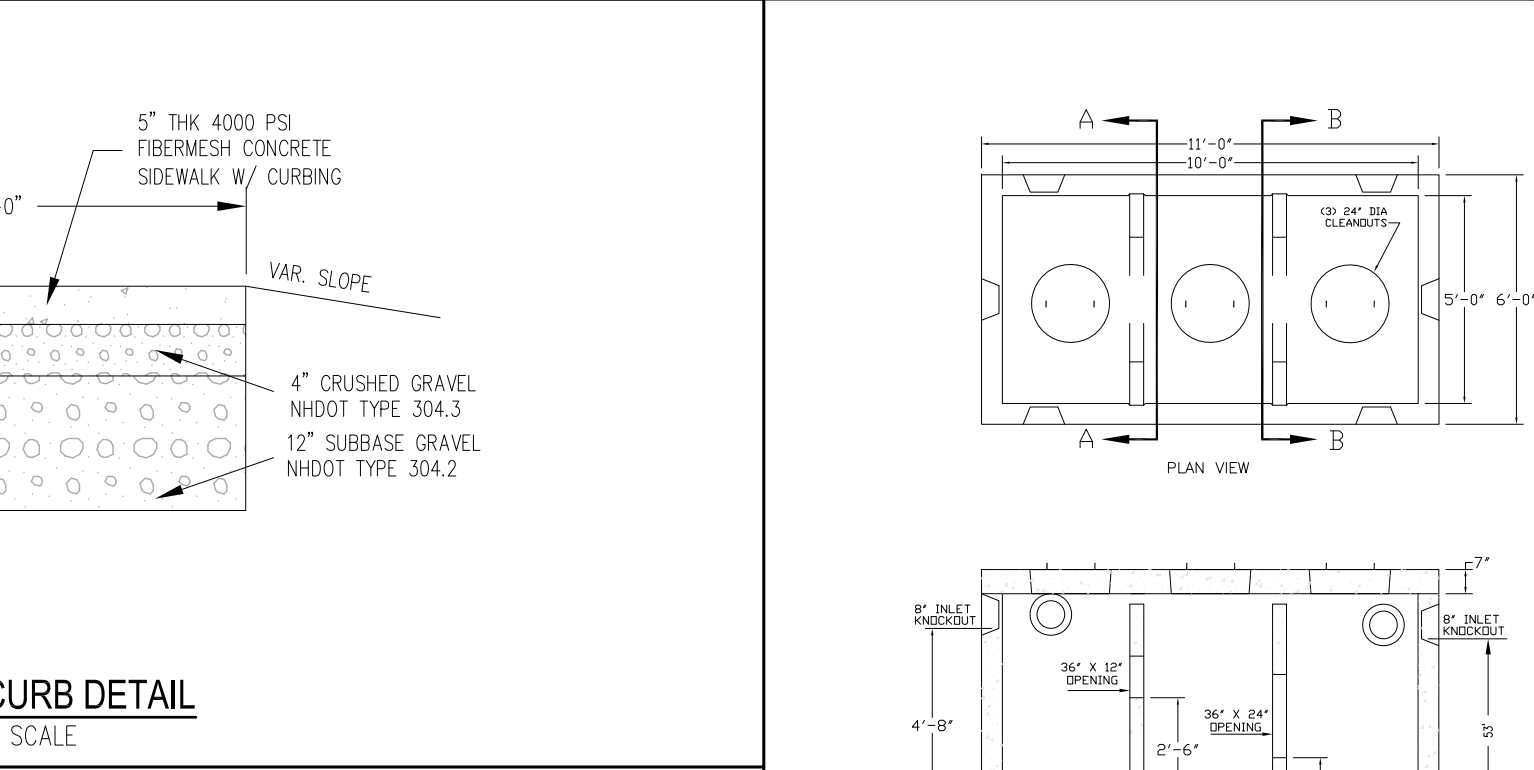
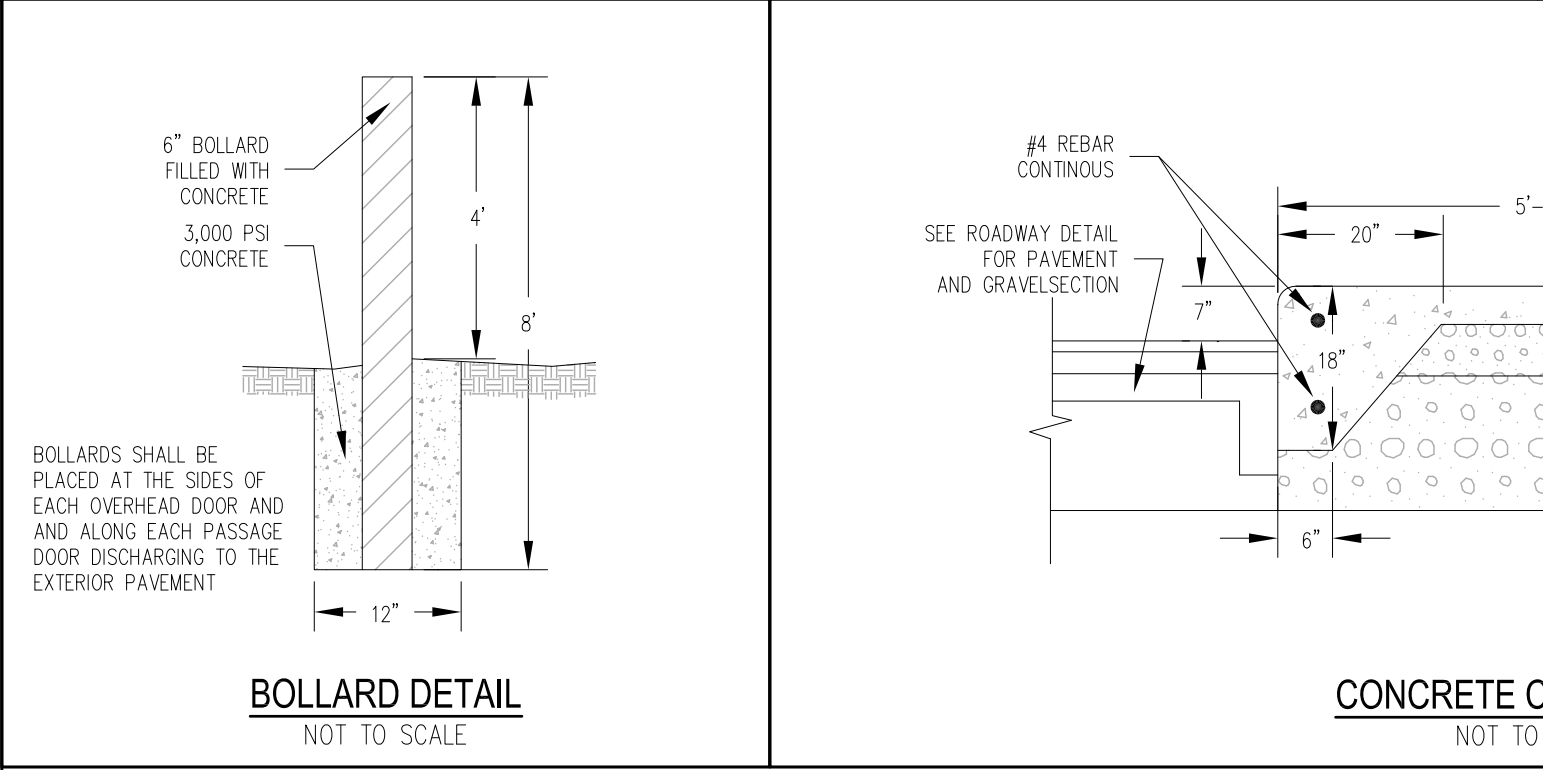
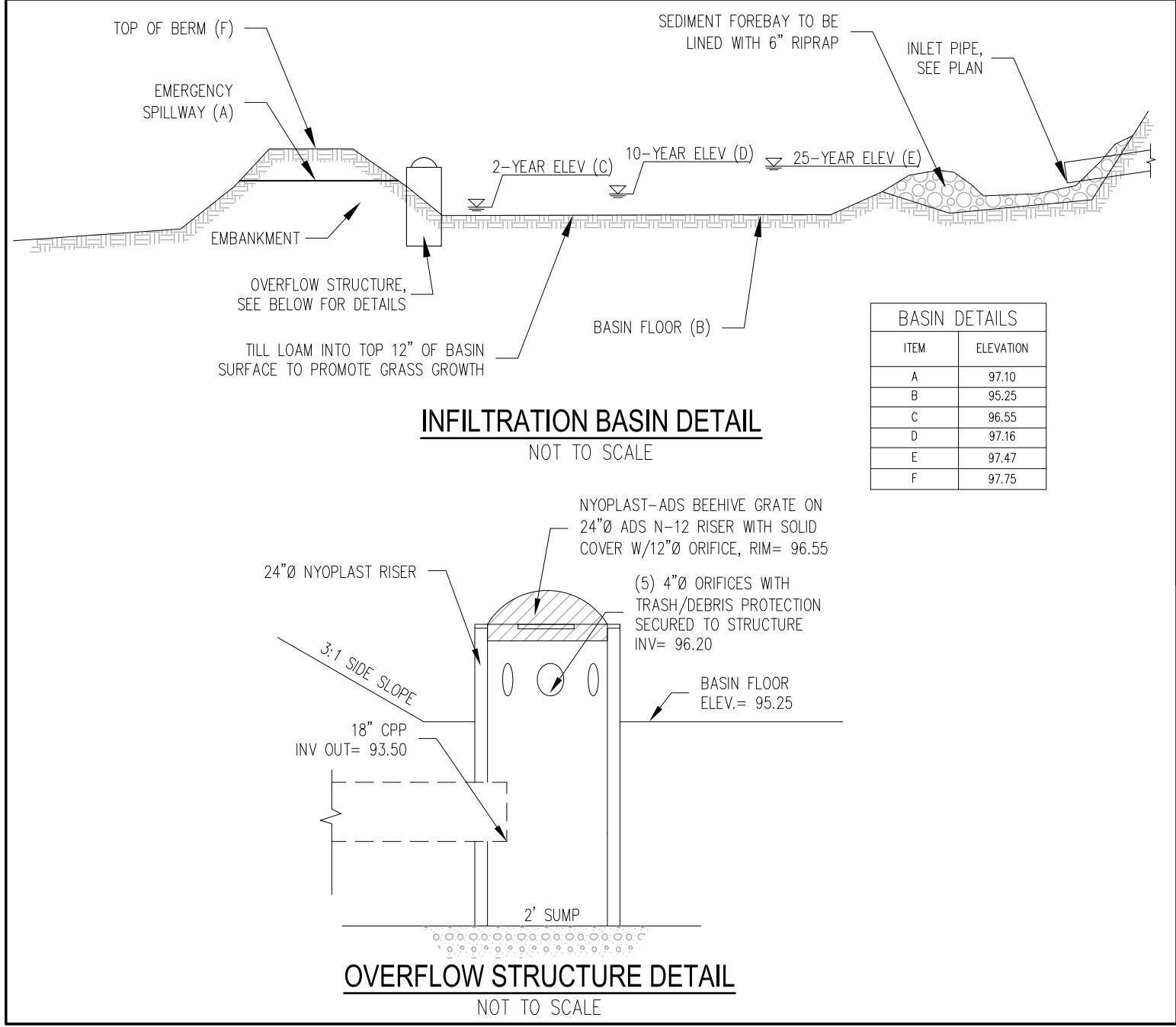
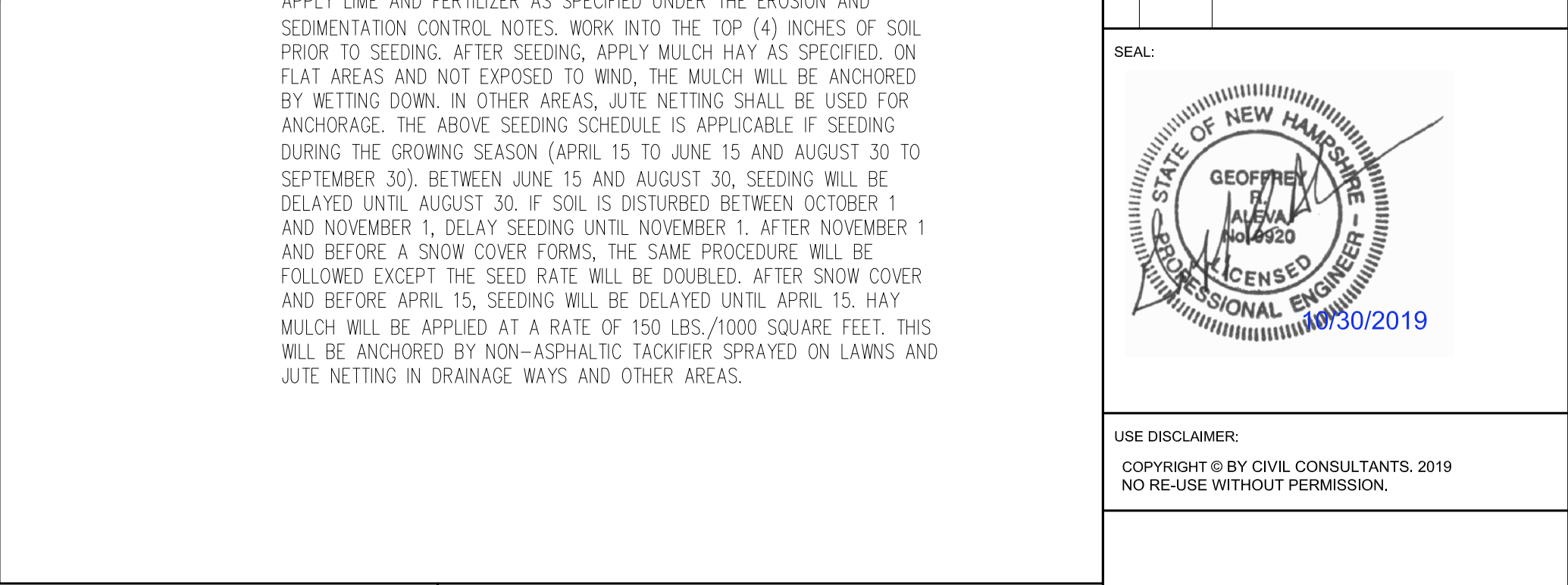
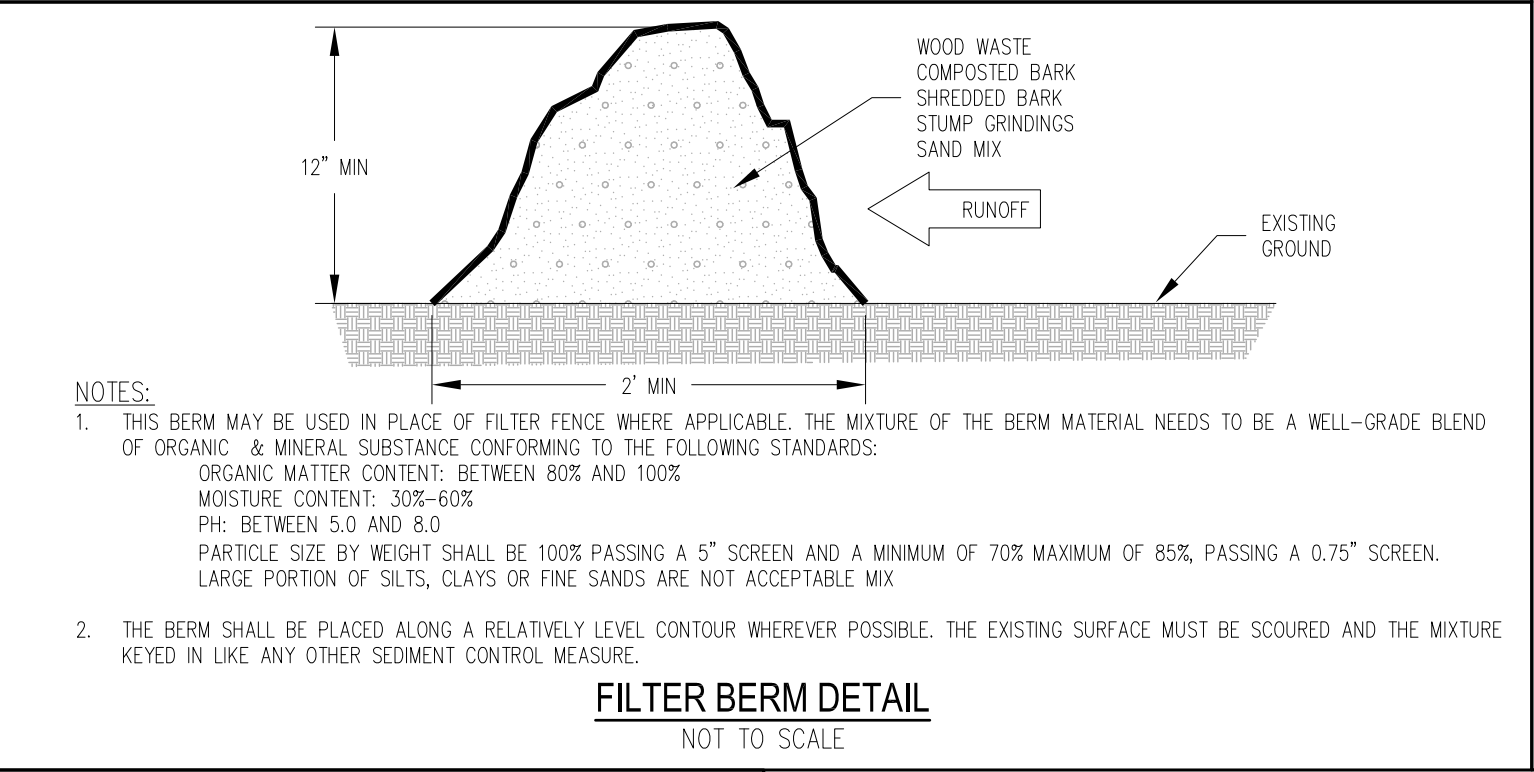
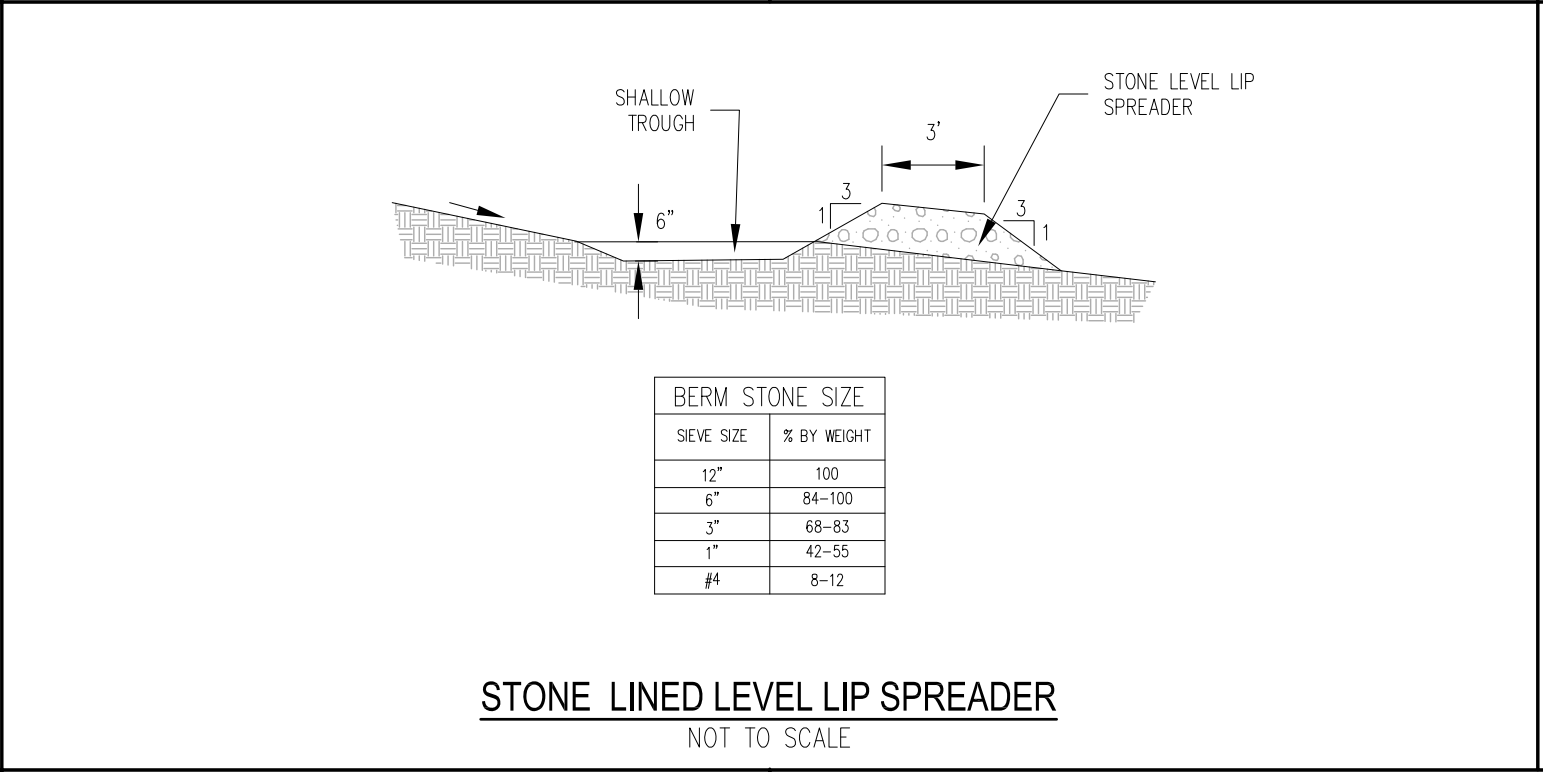
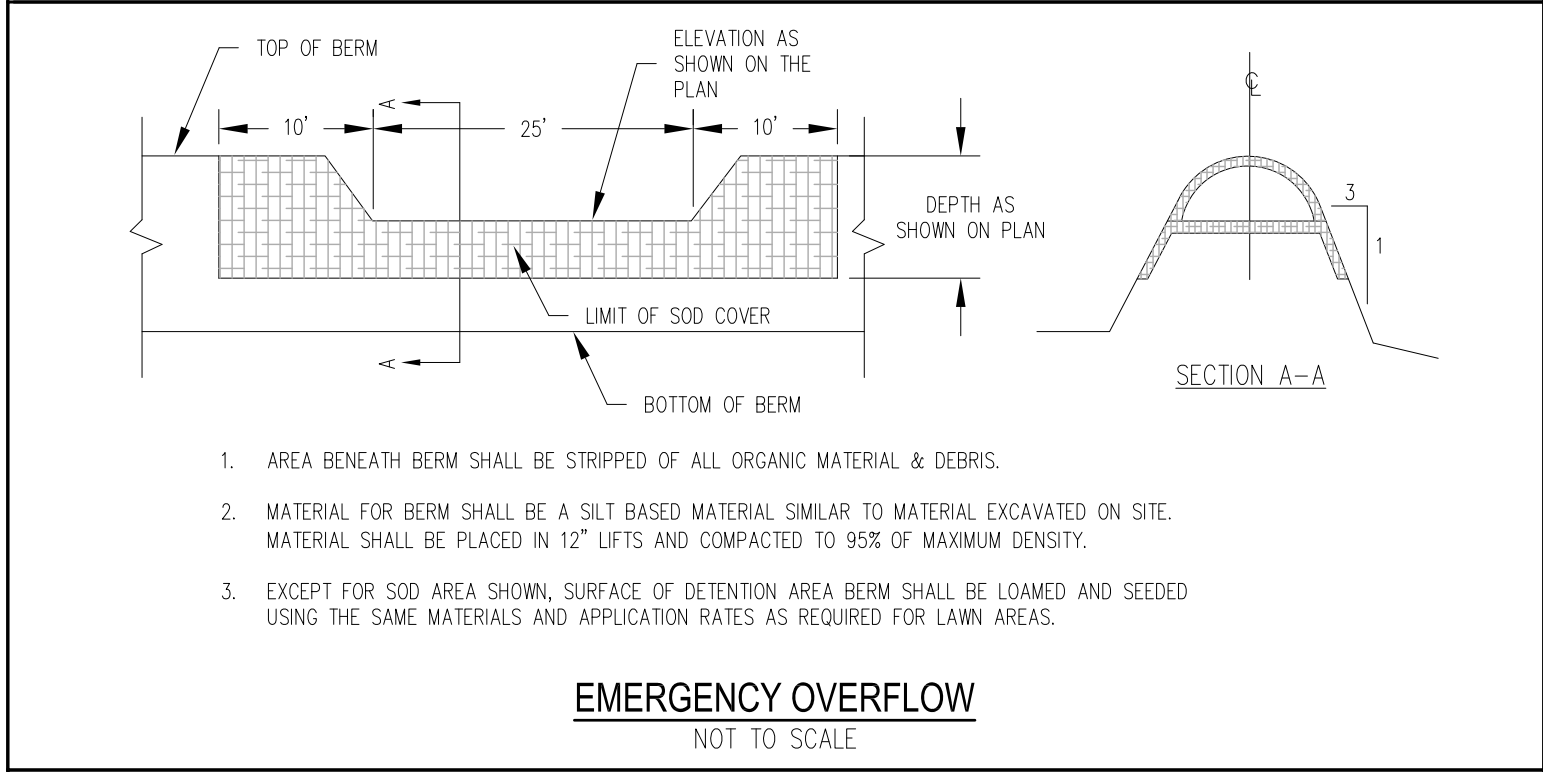
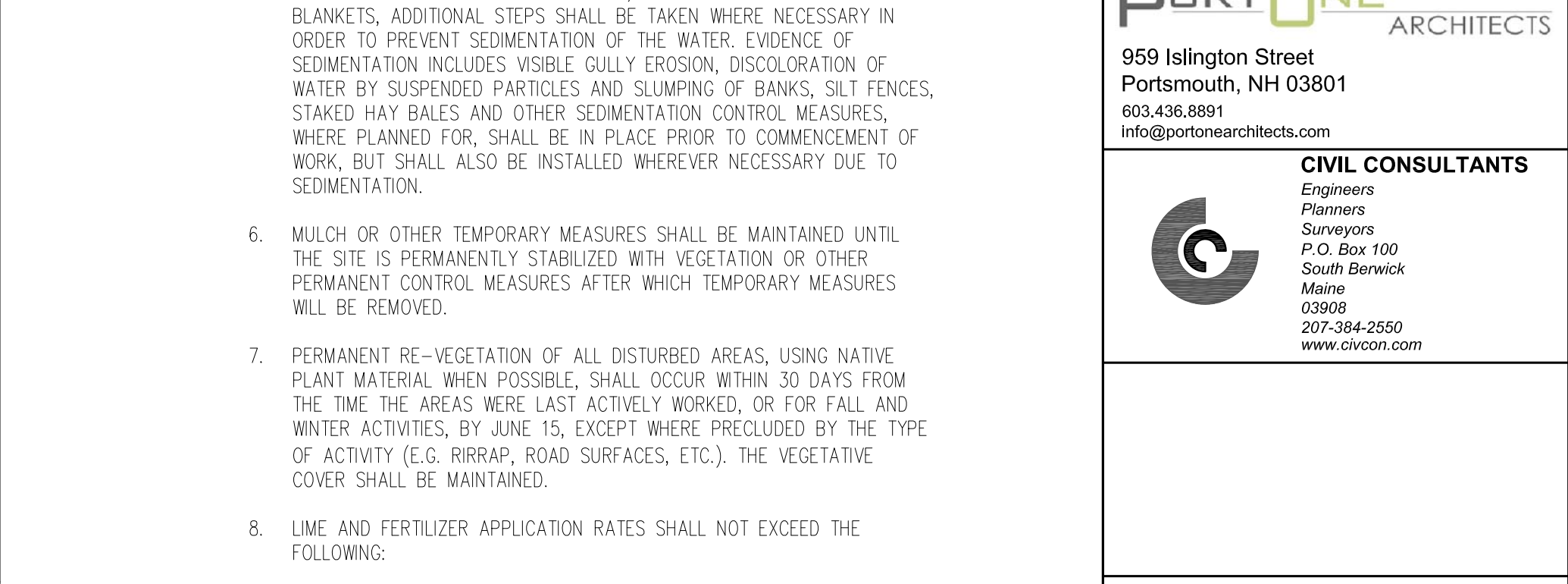
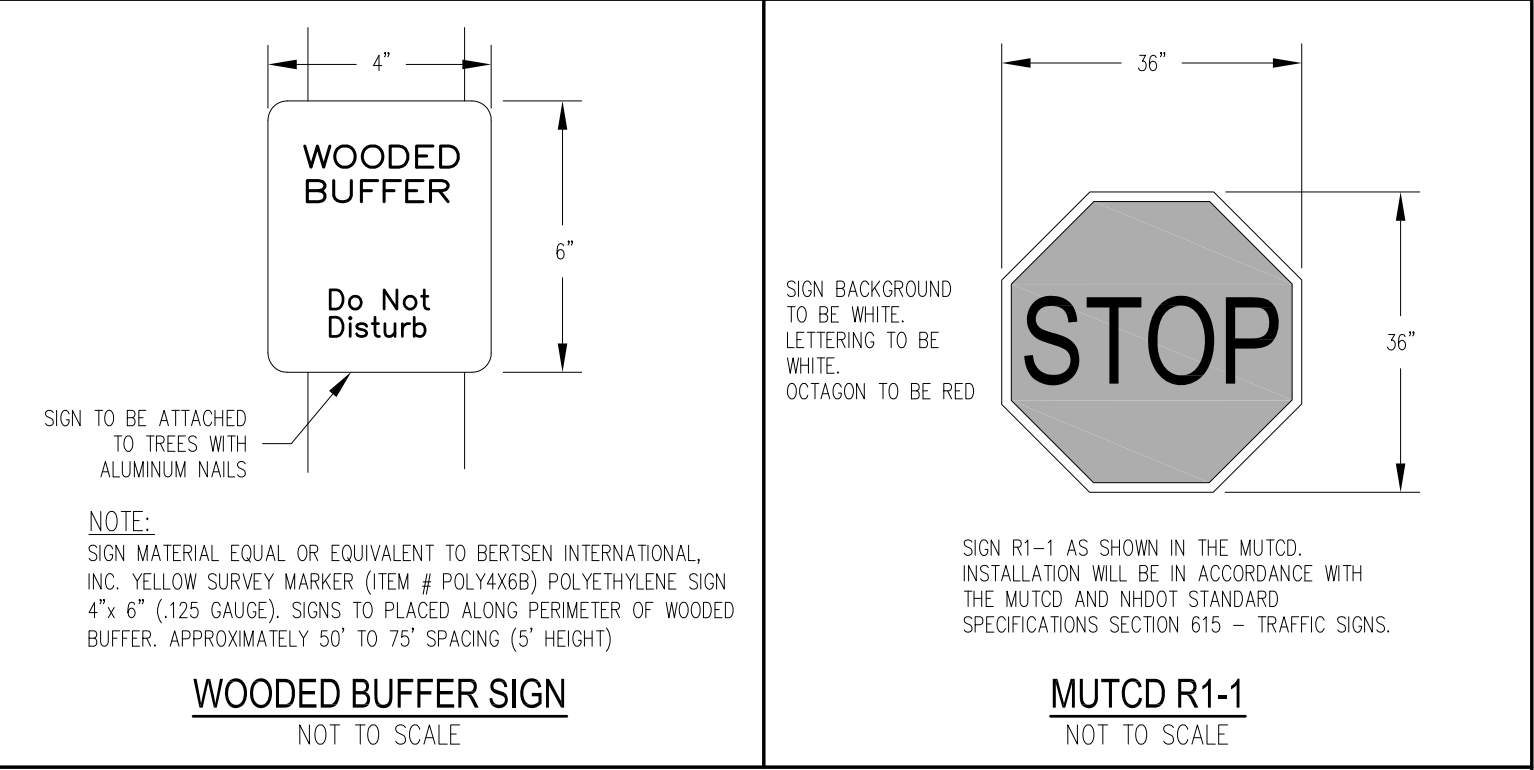
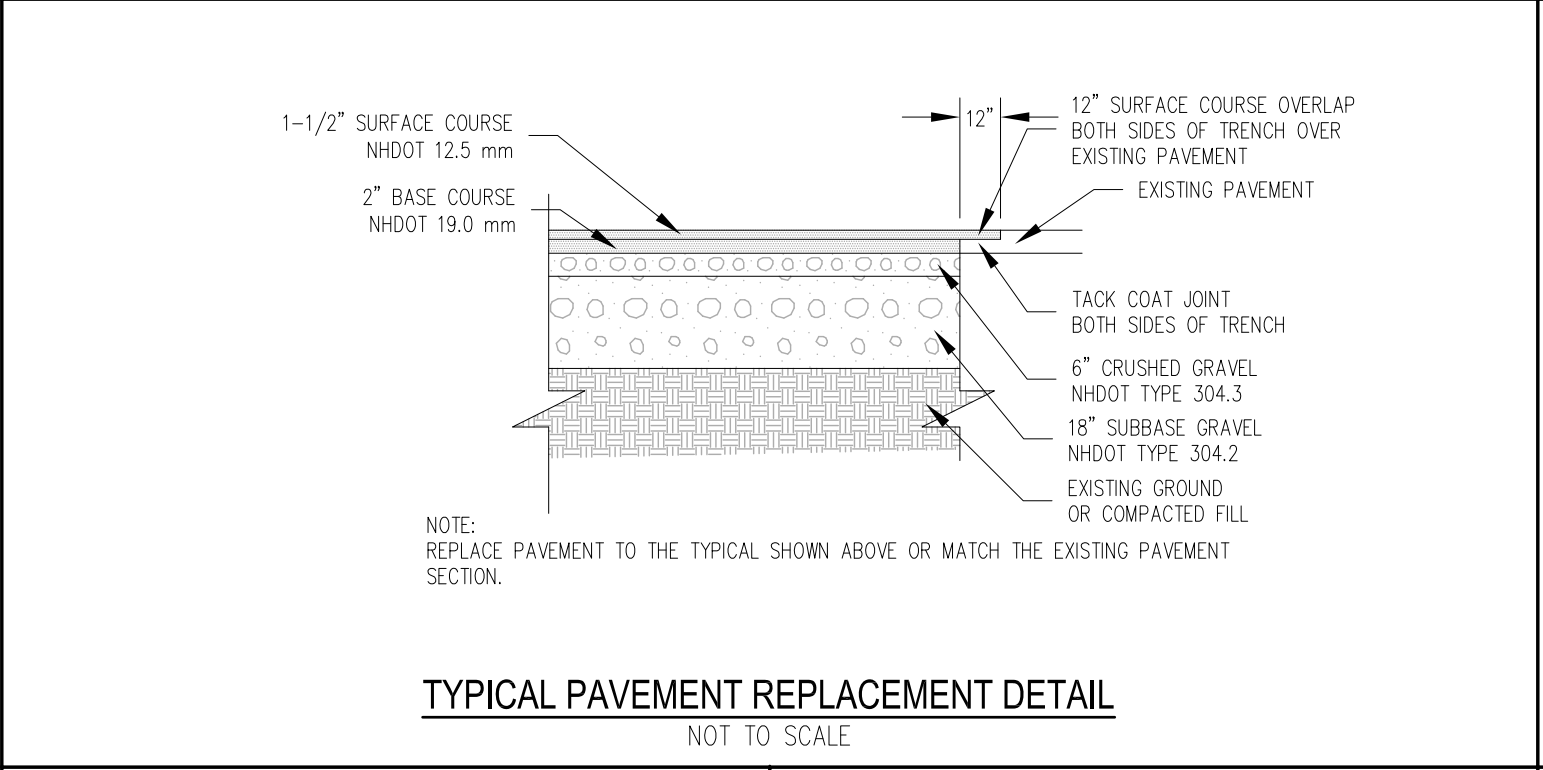
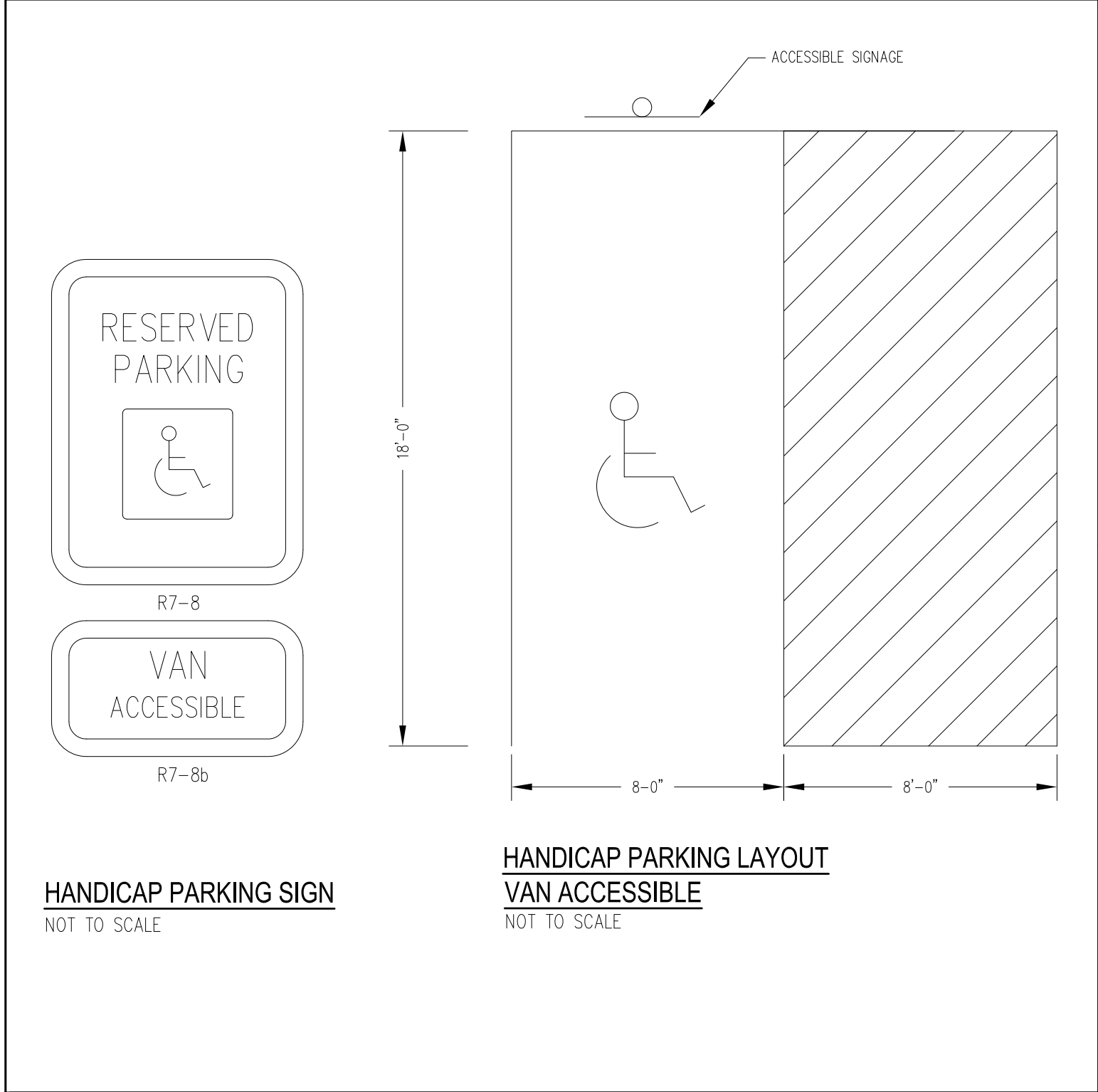
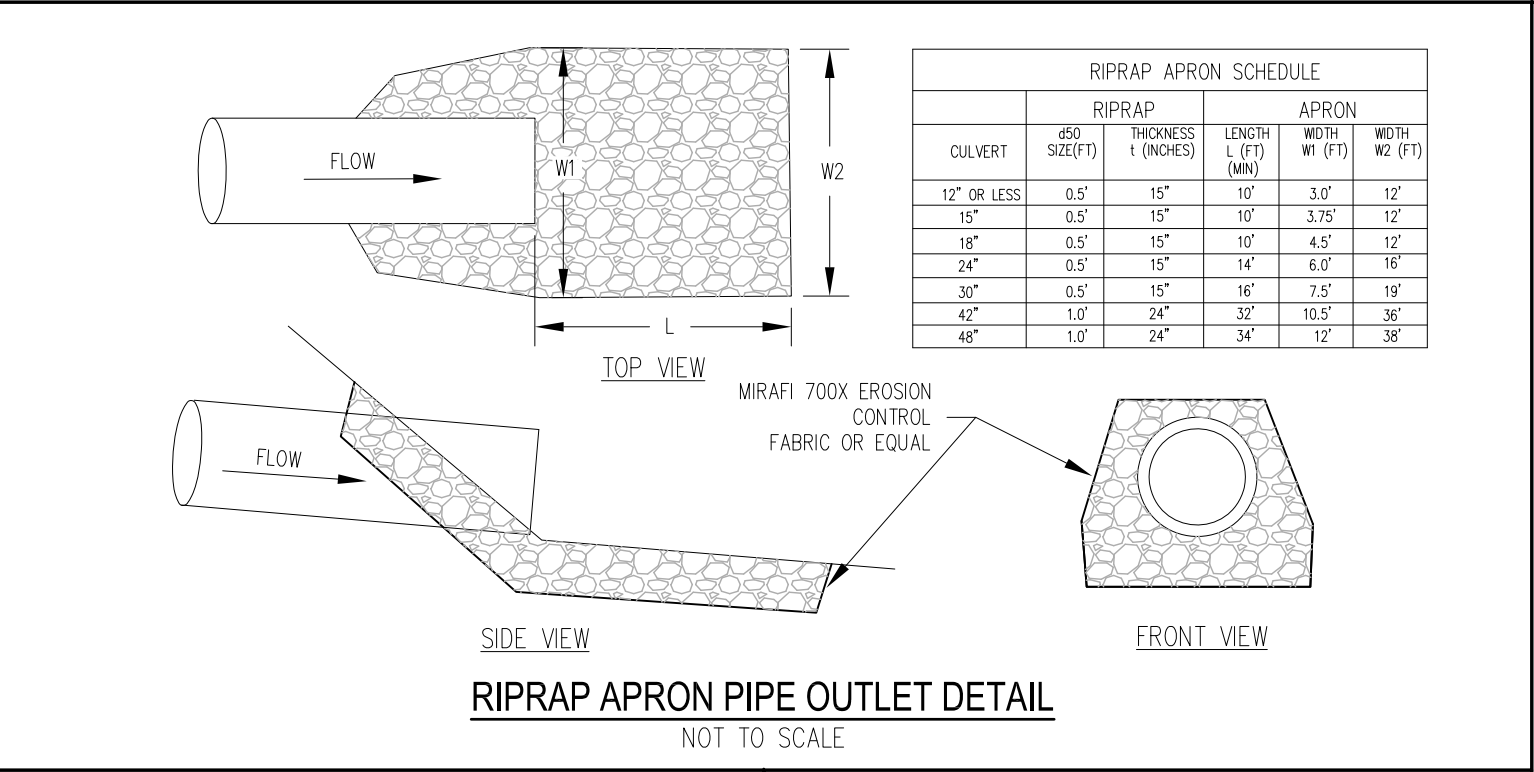
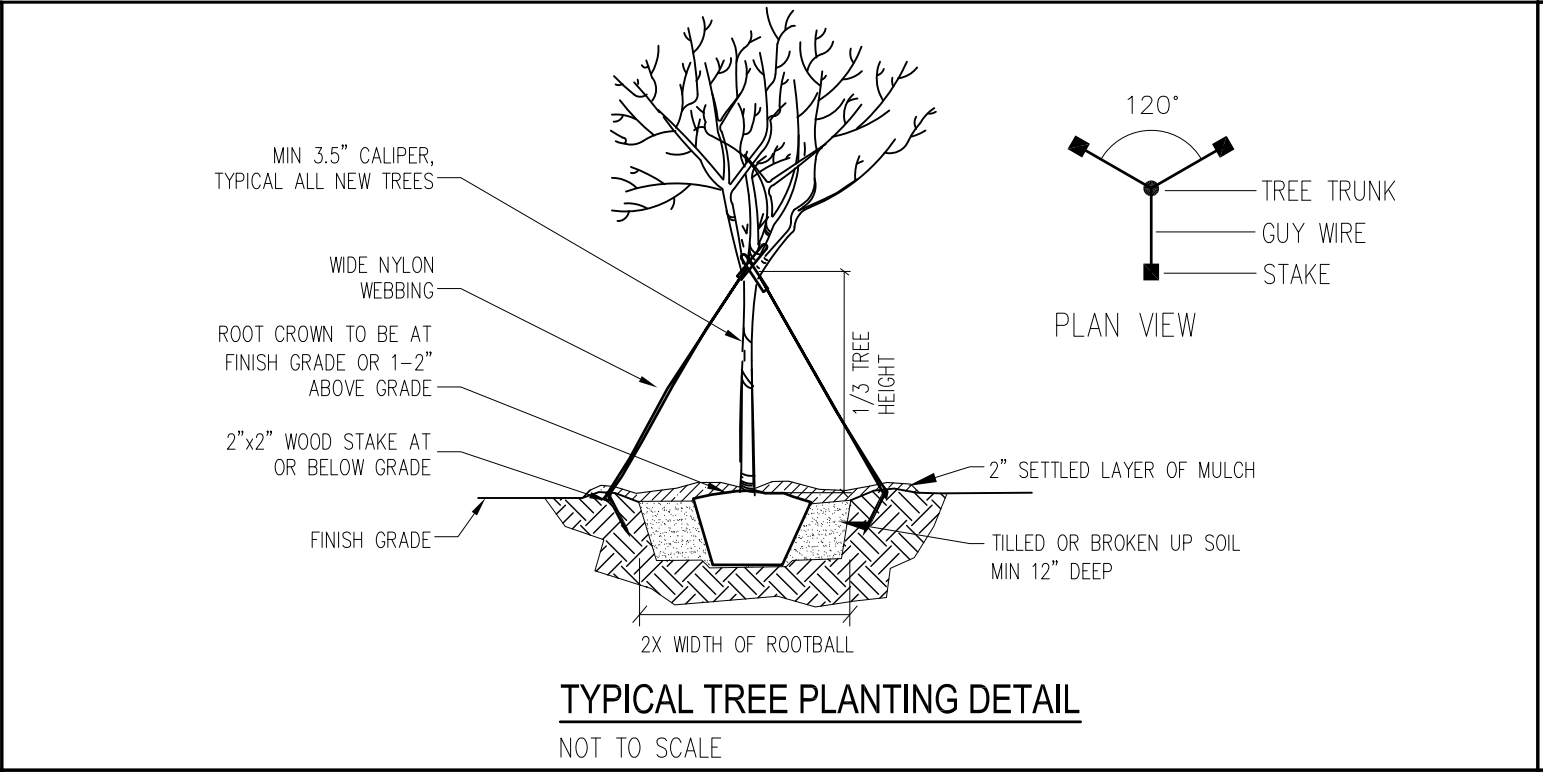
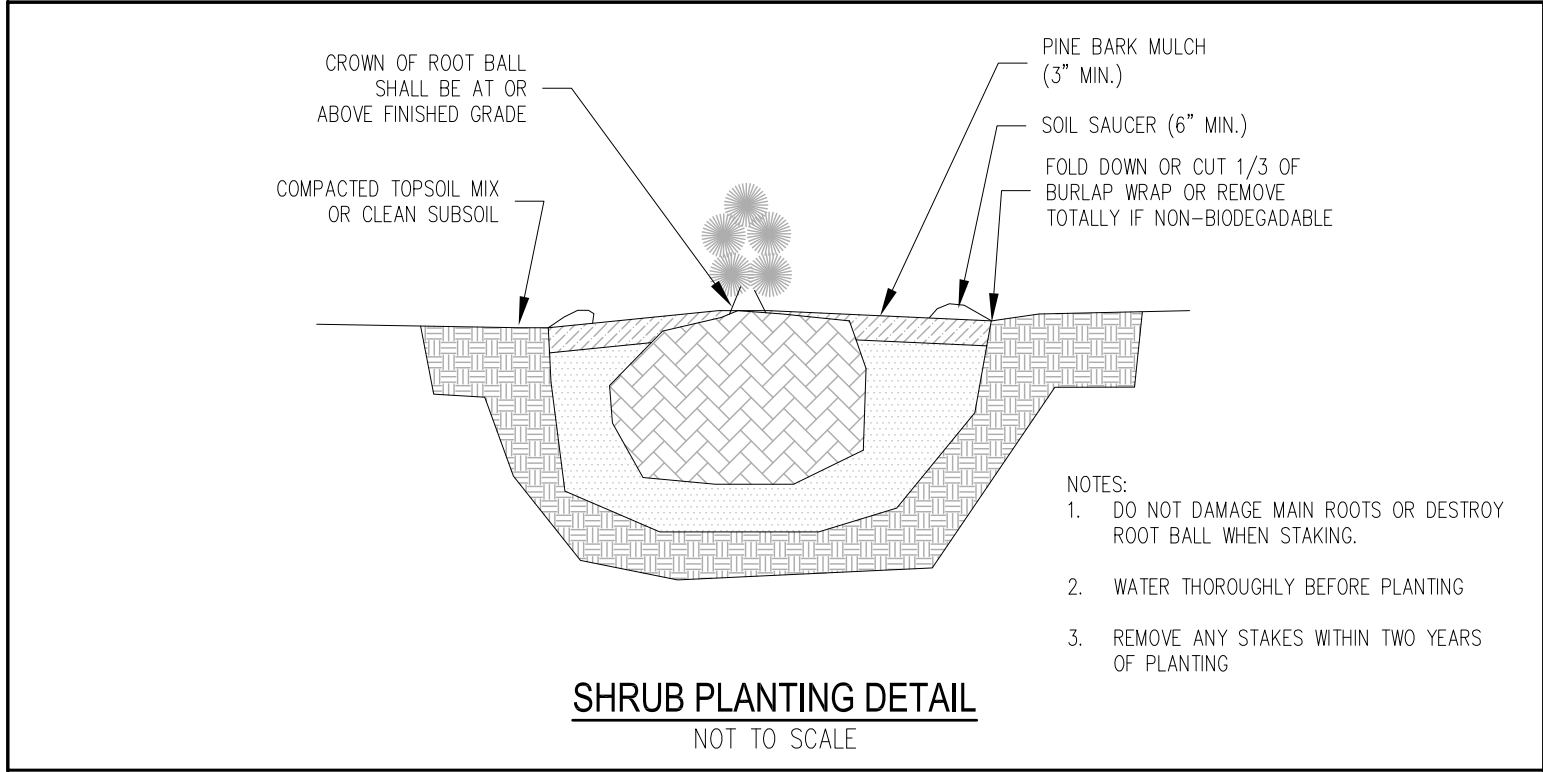
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PROJECT NAME:
Facilities, Grounds & Cemetery Building

DRAWING TITLE:
LANDSCAPING AND BUFFER

PROJECT No.: **CC1927800 DOVER P19-73**
DATE: **10/30/2019**
DRAWING SCALE: **1" = 20 FT**
SHEET NUMBER:
L-4



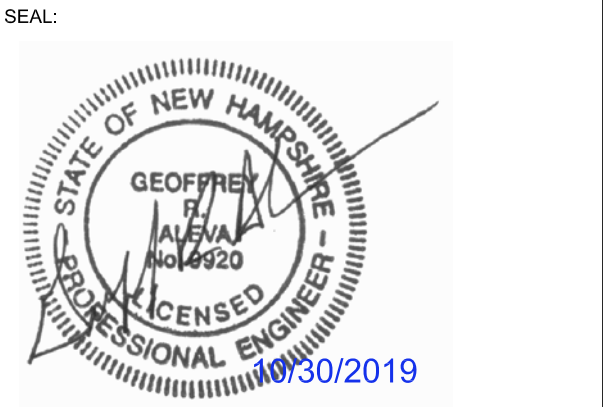
CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
280 Central Ave.
Dover, NH

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REVISION HISTORY:		
#	DATE	ISSUANCE



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PROJECT NAME:
Facilities, Grounds & Cemetery Building

DRAWING TITLE:
CONSTRUCTION DETAILS

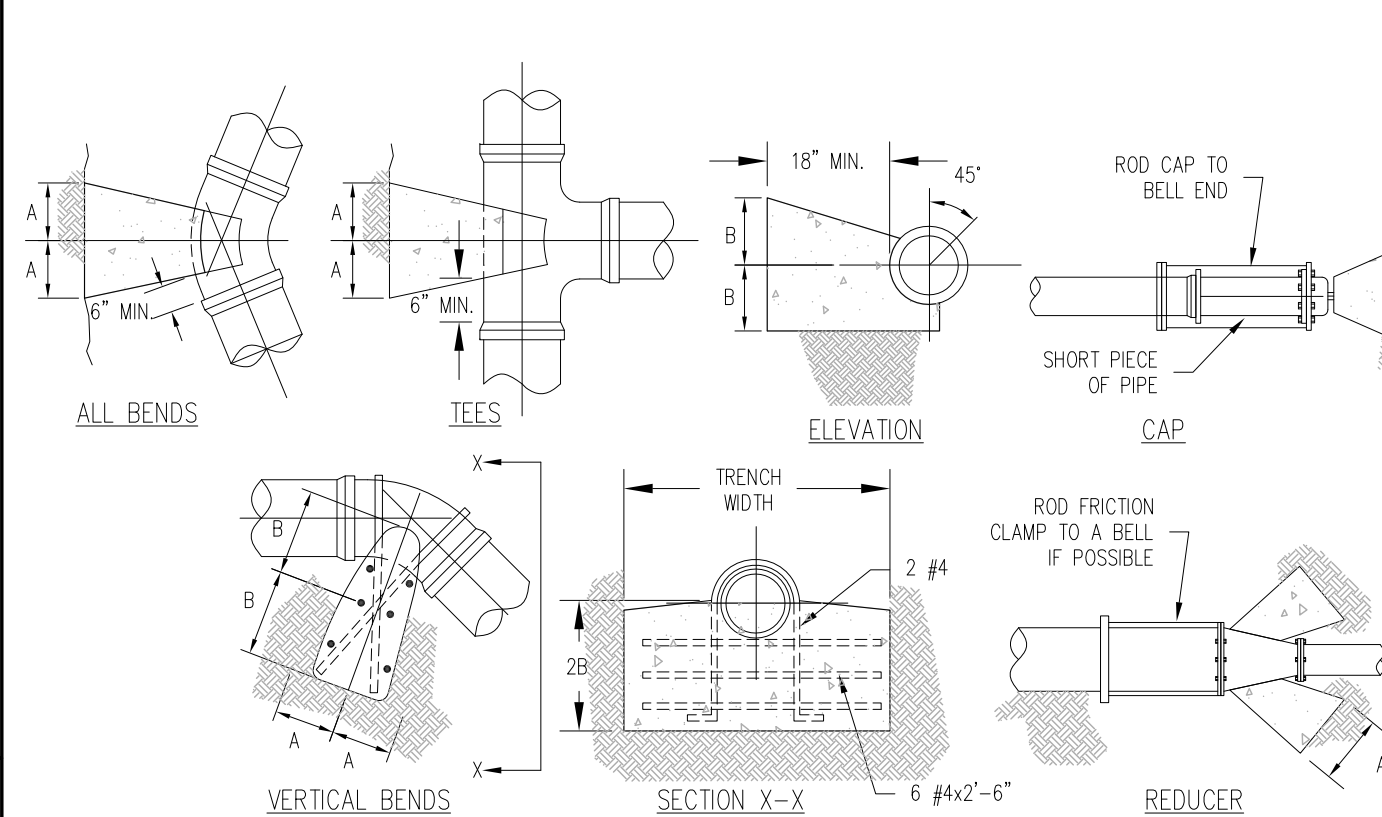
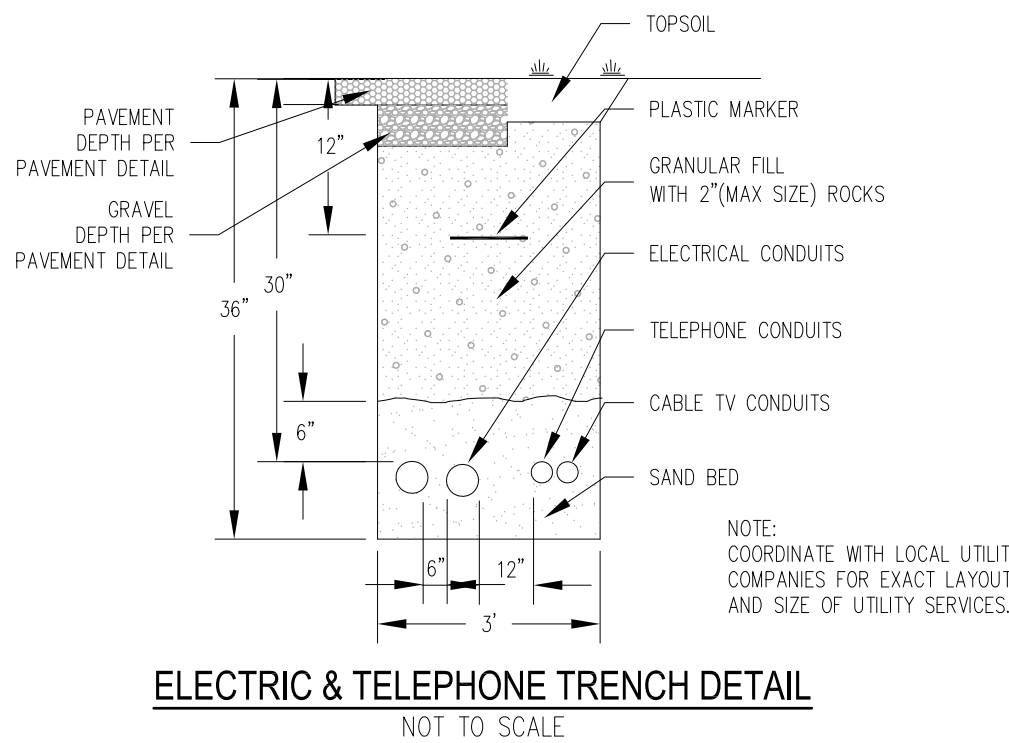
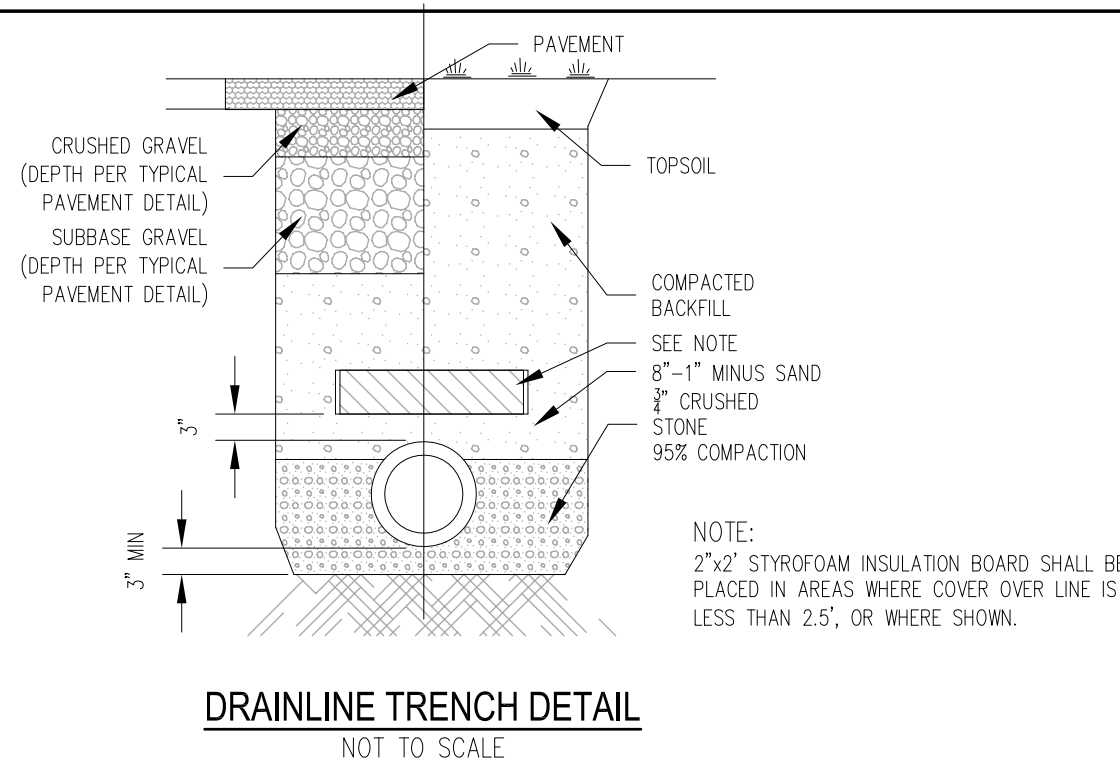
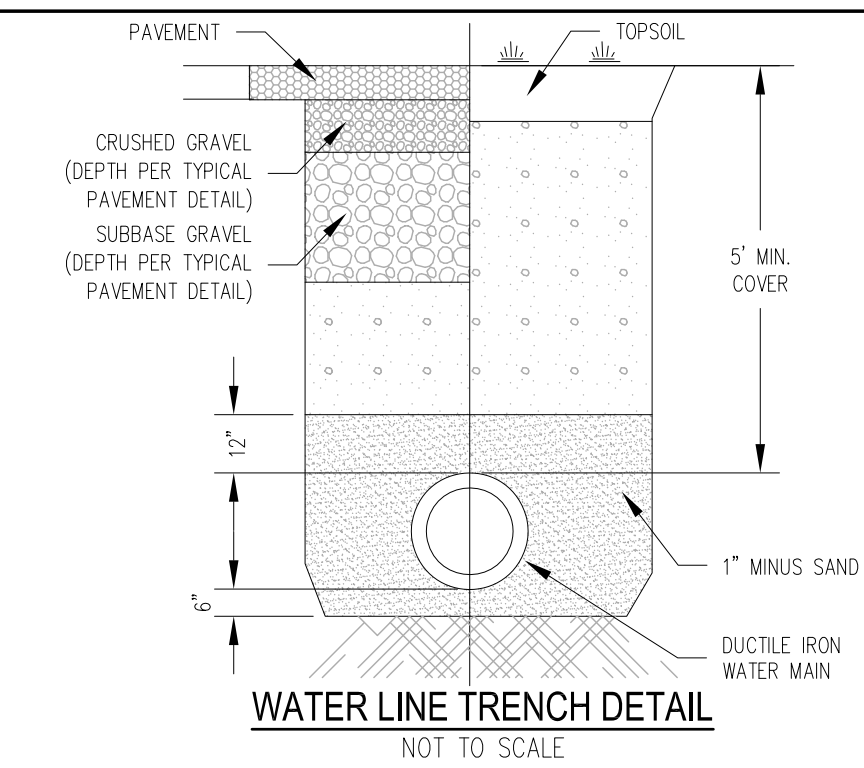
PROJECT No.: **CC1927800 DOVER P19-73**

DATE: **10/30/2019**

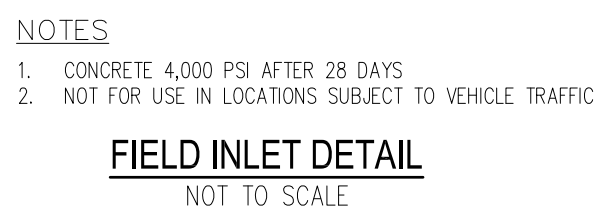
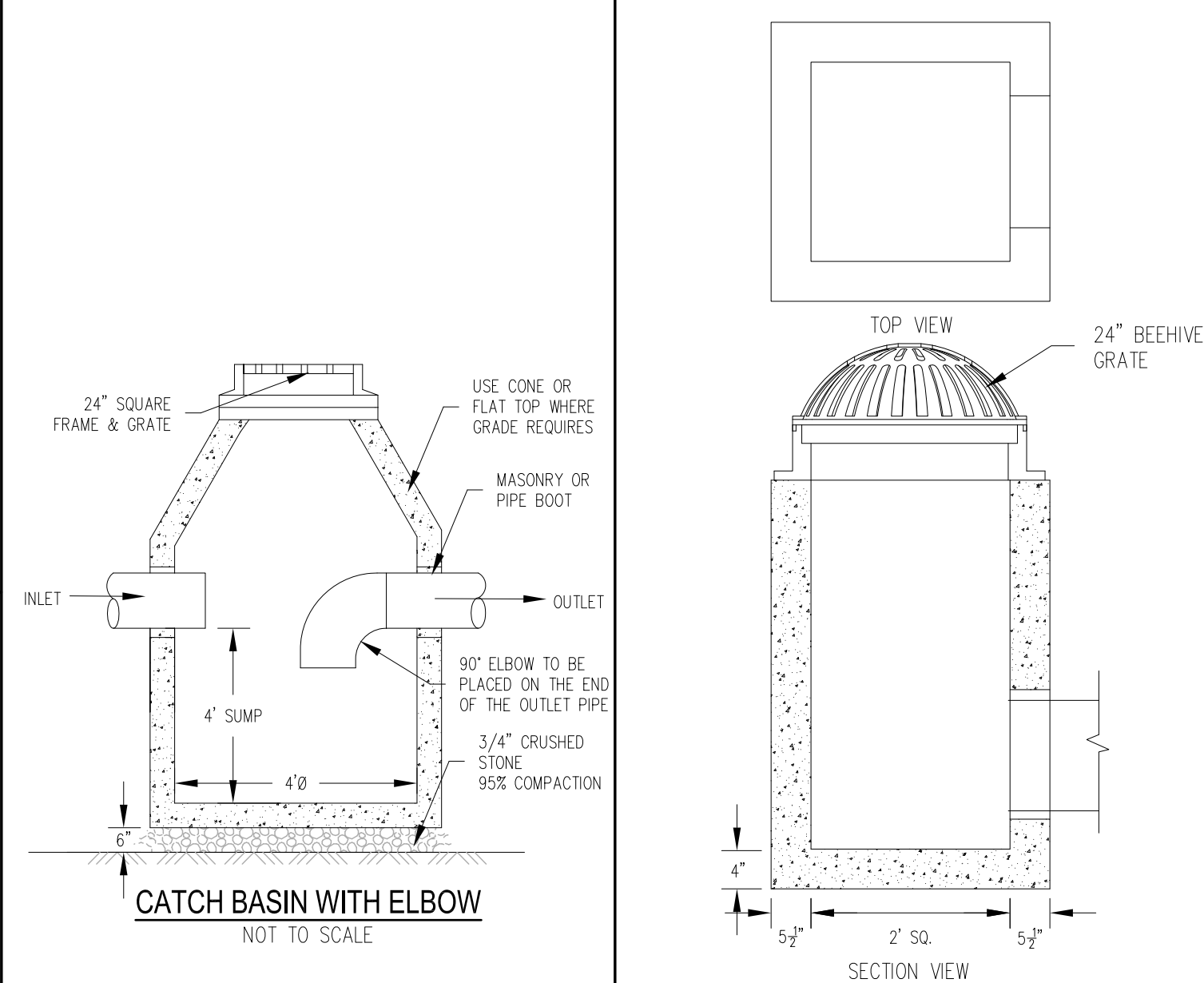
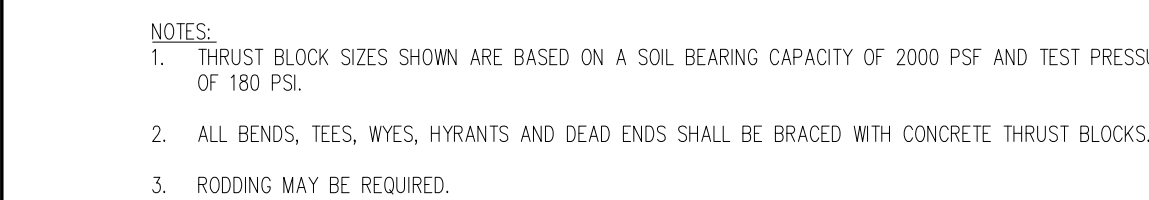
DRAWING SCALE:

SHEET NUMBER:

L-5



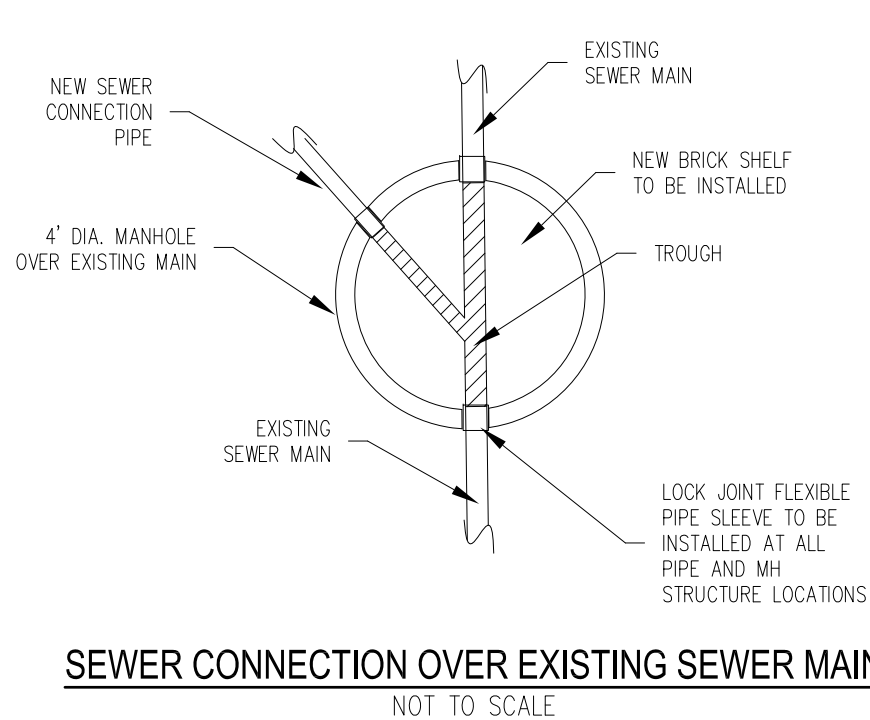
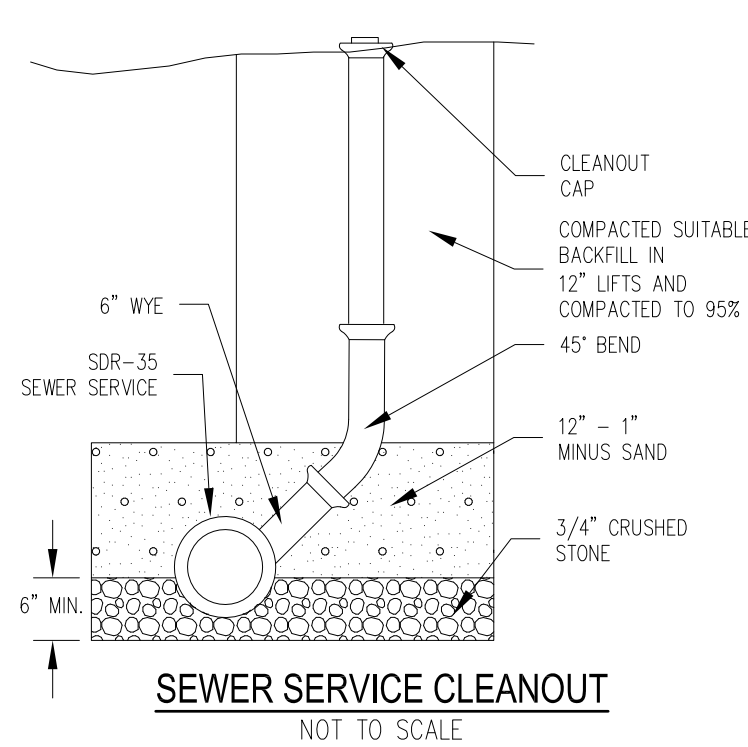
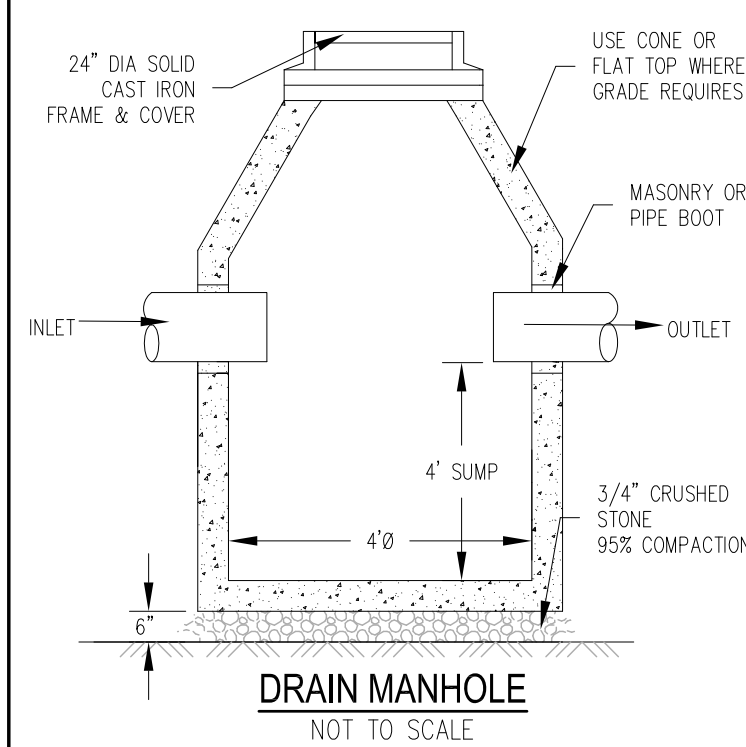
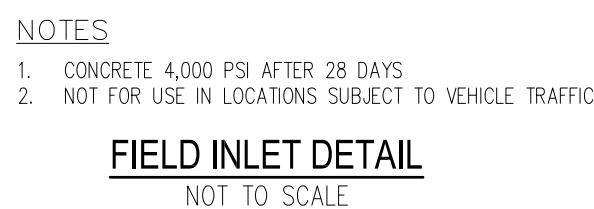
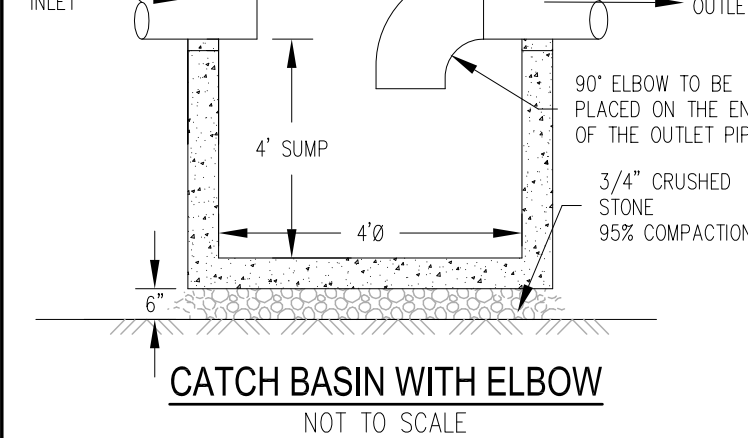
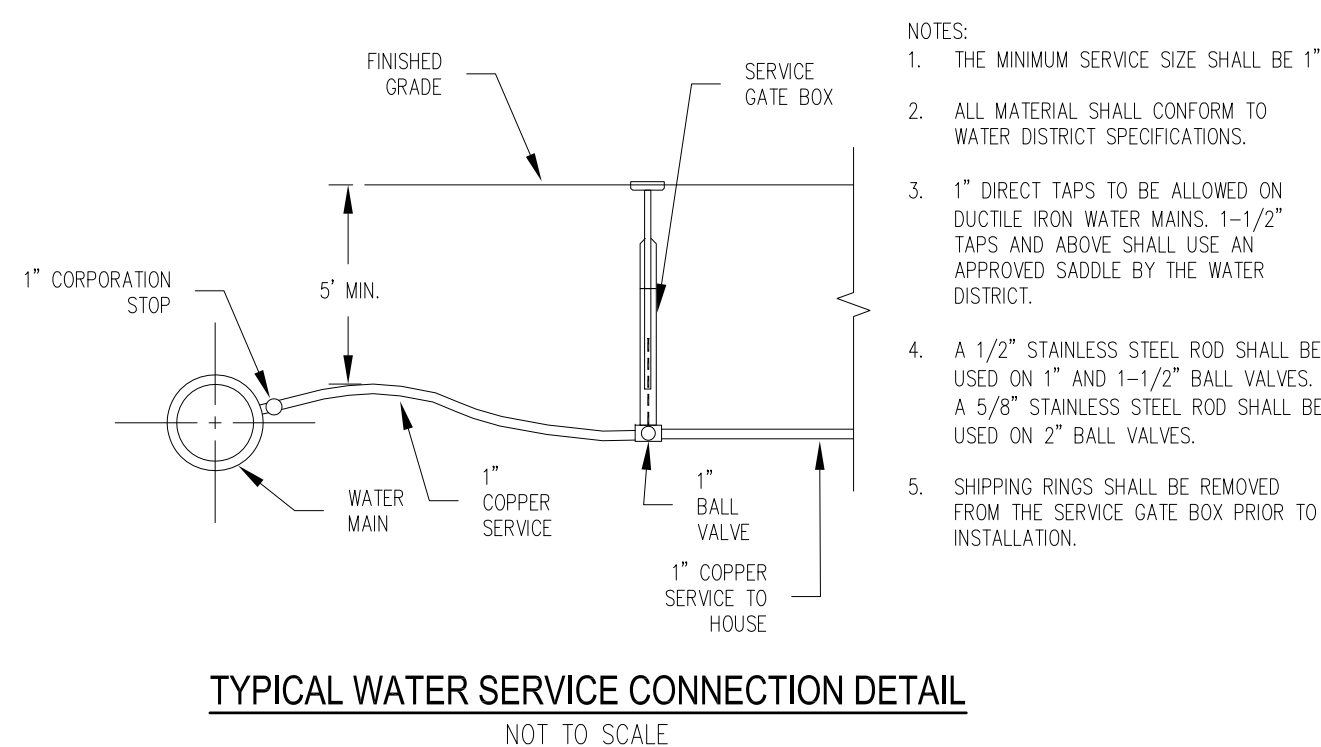
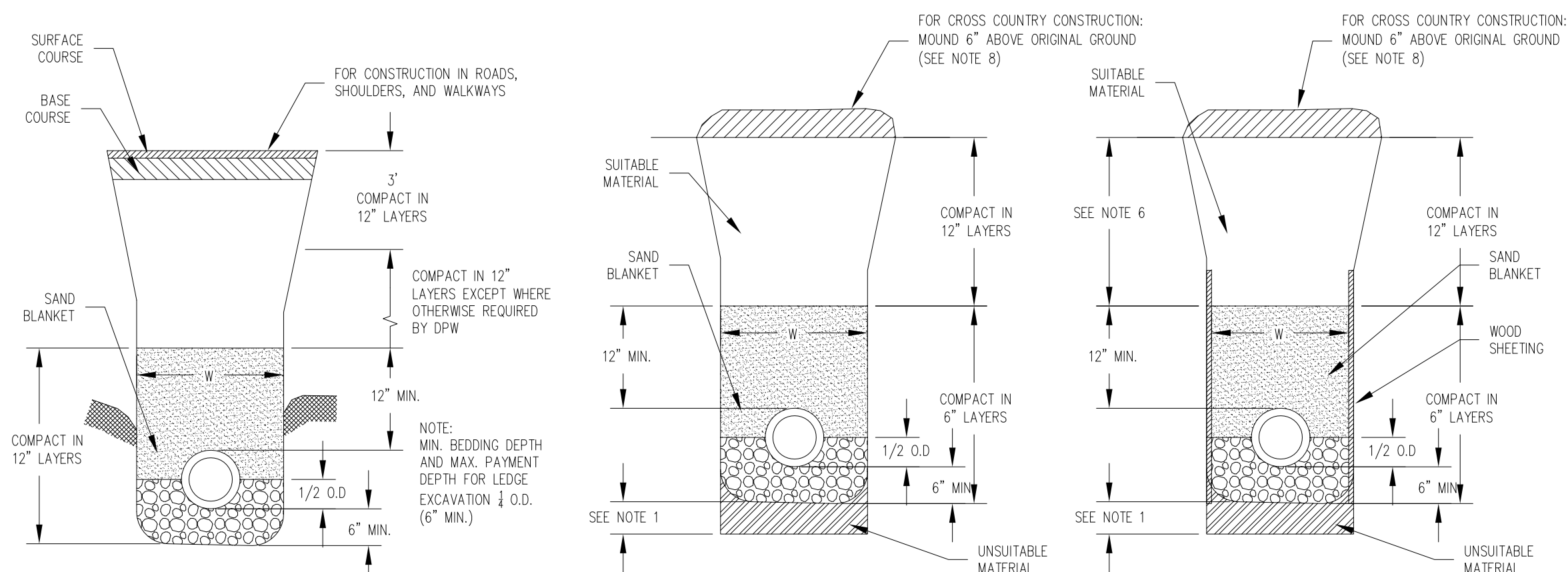
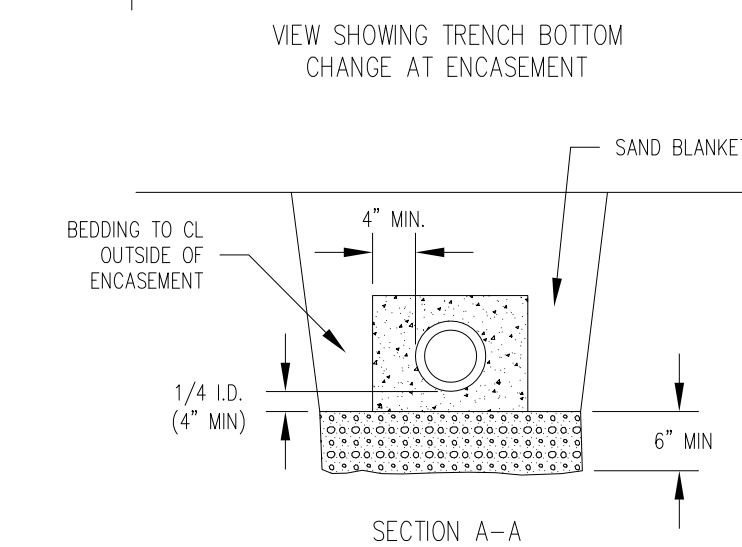
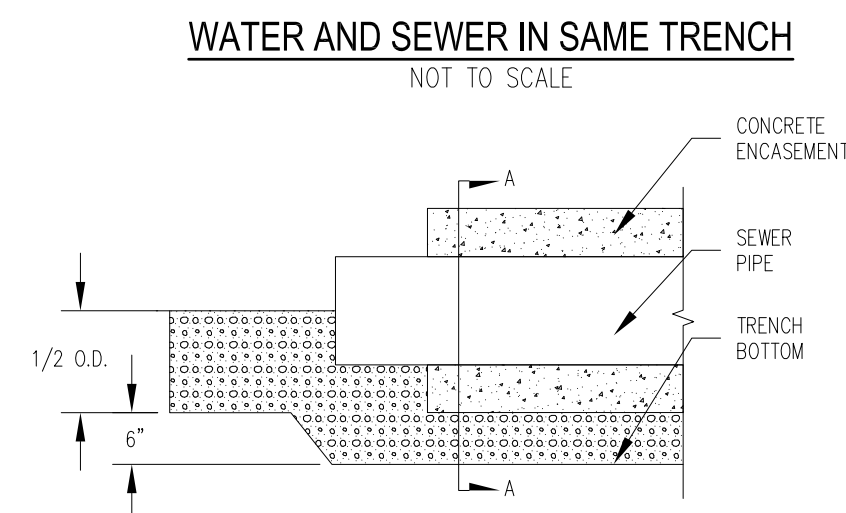
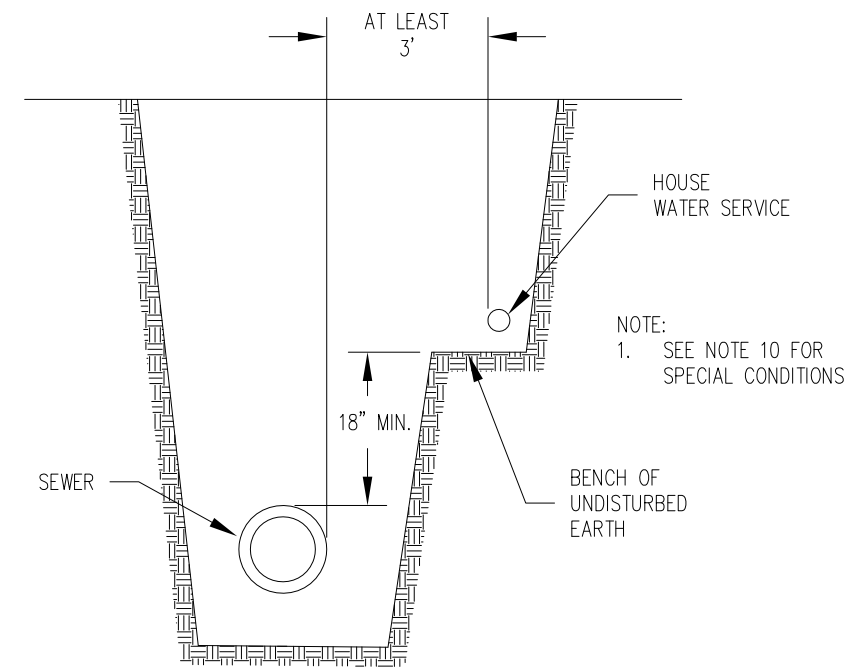
PIPE SIZE	90° BEND		45° BEND		22-1/2° BEND		11-1/4° BEND		TEE	VERTICAL BEND (DOWN)		FLUG		REDUCER	
	A	B	A	B	A	B	A	B		A	B	A	B	A	B
4"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	12"	12"	12"	12"	12"
6"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	12"	12"	12"	12"	12"
8"	20"	15"	14"	12"	9"	9"	9"	6"	18"	12"	12"	12"	14"	18"	12"
10"	21"	21"	18"	15"	15"	9"	9"	9"	20"	18"	20"	18"	16"	20"	18"
12"	27"	24"	23"	15"	15"	12"	12"	9"	25"	18"	25"	18"	18"	18"	25"
16"	33"	30"	30"	21"	21"	15"	15"	15"	32"	24"	32"	24"	22"	32"	24"



- EXCAVATION NOTES:

- REFRILL EXCAVATION OF UNSUITABLE MATERIAL: BELOW GRADE
FILLED WITH BEDDING MATERIAL. SEE ALSO NOTE 7.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND
MATERIAL 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 PASSING MATERIAL SO GRADED THAT 90-100% PASSES A 1/2
INCH SIEVE AND NO 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 NATURAL MATERIAL EXCAVATED DURING THE COURSE OF
CONSTRUCTION, BUT SHALL EXCLUDE ROCKS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL
NET OF SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDEGE MATERIAL, AND ALL ROCKS OVER SIX
INCHES IN LARGEST DIMENSION, OR ANY MATERIAL 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
AT 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 POSSIBLE 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
AND NOT 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 AND LESS, W SHALL BE NO MORE THAN 18 INCHES. FOR PIPES GREATER
THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE
PAYMENT WIDTH FOR LEDGE EXCAVATION AND ORDERED EXCAVATION BELOW GRADE.
8. FOR CROSS-COUNTRY CONSTRUCTION: BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6
INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. CONCRETE FOR ENCASEMENT SHALL BE CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI)
CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD
SPECIFICATIONS AS FOLLOWS:
CEMENT - 6.0 BAGS/CY
AGGREGATE - 1" MAX.
WATER - 5.75 GALS. / BAG CEMENT
10. NEW HAMPSHIRE WATER SUPPLY AND POLLUTION COMMISSION (NHSD) DESIGN STANDARDS REQUIRE 10
FOOT SEPARATION, HOWEVER, SUCH CONSTRUCTION OPERATIONS REVEAL OR EXPOSE A WATER LINE,
(MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FEET 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 WATER LINE CAN BE KEPT 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 CEMENTATION IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK
SUPPORT SHALL BE SOLID CONCRETE BLOCKS.



OWNER

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PROJECT NAME

Facilities, Grounds & Cemetery Building

DRAWING TITLE:

CONSTRUCTION DETAILS

PROJECT No.: CC1927800 DOVER P19-73

DATE: 10/30/2019

DRAWING SCALE

SHEET NUMBER:

L-6

DESIGN DEVELOPMENT

MAINTENANCE PROCEDURES

THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR INITIAL AND LONG TERM MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AT THIS SITE. NOTE: FOR THE PURPOSES OF THESE PROCEDURES, A MAJOR STORM EVENT IS CLASSIFIED AS A RAINFALL EXCEEDING 3.0 INCHES. A SIGNIFICANT RAINFALL IS 1/2" IN A 24 HOUR PERIOD.

MAINTENANCE LOG

THE RESPONSIBLE PARTY SHALL ESTABLISH A MAINTENANCE LOG/PLAN FOR USE IN RECORDING MAINTENANCE ACTIVITIES. AS A MINIMUM, THE LOG SHALL INCLUDE THE DATE(S) OF ACTIVITIES, WHO PERFORMED THE DUTIES, WHAT WAS DONE (I.E. LOOKED AT DETENTION BERMS, CLEANED DROP INLETS, ETC.), THE RESULTS OF THE ACTIVITY (I.E. ALL STRUCTURES WERE IN GOOD SHAPE, OR POND #44 NEEDS TO BE REPAIRED), IF ANY ITEM NEEDS TO BE REPAIRED, A FOLLOW-UP ENTRY SHALL SHOW THE DATE THAT REPAIRS WERE COMPLETED.

DETENTION BASINS (INITIAL AND LONG TERM)

MAINTENANCE IS NECESSARY IF DETENTION BASINS ARE TO CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. THE RESPONSIBLE PARTY SHALL DESIGNATE AN INDIVIDUAL (OR COMPANY) TO MAINTAIN THE STRUCTURES AND THE BASIN AREA.

- THE FOLLOWING MAINTENANCE SCHEDULE ARE ITEMS WHICH SHOULD BE CONSIDERED IN FORMULATING A MAINTENANCE PLAN:
1. EMBANKMENT – EMBANKMENTS SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
 2. VEGETATION – THE VEGETATED AREAS OF STRUCTURE DEVICES SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
 3. INLETS – PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
 4. OUTLETS – PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
 5. SEDIMENT – SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED.
 6. SAFETY INSPECTIONS – ALL BERMS OVER 2' IN HEIGHT SHALL BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER EVERY 5 YEARS. THE DESIGNATED INDIVIDUAL SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.

LAND GRADING AND SLOPE STABILIZATION

ALL SLOPES SHOULD BE CHECKED PERIODICALLY TO SEE THAT VEGETATION IS IN GOOD CONDITION. ANY RILLS OR DAMAGE FROM EROSION AND ANIMAL BURROWING SHOULD BE REPAIRED IMMEDIATELY TO AVOID FURTHER DAMAGE. IF SEEPS DEVELOP ON THE SLOPES, THE AREA SHOULD BE EVALUATED TO DETERMINE IF THE SEEP WILL CAUSE AN UNSTABLE CONDITION. SUBSURFACE DRAINS OR GRAVEL MULCHING MAY BE REQUIRED TO SOLVE SEEP PROBLEMS. DIVERSIONS, BERMS, AND WATERWAYS IN THE LAND GRADING AREA SHOULD BE CHECKED TO SEE THAT THEY ARE FUNCTIONING PROPERLY. PROBLEMS FOUND DURING THE INSPECTIONS SHOULD BE REPAIRED. SLOPES AND ASSOCIATED PRACTICES UTILIZING VEGETATION SHOULD BE LIMED AND FERTILIZED AS NECESSARY TO KEEP THE VEGETATION HEALTHY. ENCROACHMENT OF UNDESIRABLE VEGETATION SUCH AS WEEDS AND WOODY GROWTH THAT IS NOT PLANNED SHOULD BE CONTROLLED TO AVOID PROBLEMS OF BANK STABILITY IN THE FUTURE.

LEVEL SPREADER

LEVEL SPREADERS SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THAT THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY SEDIMENT ACCUMULATION SHOULD BE REMOVED. DAMAGE SHOULD BE REPAIRED AND RE-VEGETATED. THE VEGETATION SHOULD BE MOWED OCCASIONALLY TO CONTROL WEEDS AND THE ENCROACHMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE THE SPREADER AND AWAY FROM THE OUTLET AREA. FERTILIZATION SHOULD BE DONE AS NECESSARY TO KEEP THE VEGETATION HEALTHY AND DENSE.

OUTLET PROTECTION

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. 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 TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

ROCK RIPRAP (INITIAL & LONG TERM)

ROCK RIPRAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY. IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS. IF DAMAGE HAS OCCURED, REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE RIPRAP.

STORM DRAIN INLET PROTECTION

ALL STRUCTURES SHALL BE INSPECTED AFTER SIGNIFICANT RAIN EVENTS AND REPAIRED AS NEEDED.

SEDIMENT SHALL BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

ALL CATCH BASINS AND STORM DRAIN INLETS SHALL BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED.

STRAW OR HAY BALE BARRIER, SILT FENCE AND FILTER BERM

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED 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. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OF THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED.

SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE BARRIER. FILTER BERMS SHOULD BE RESHAPED AS NEEDED.

SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

TEMPORARY CHECK DAMS

REGULAR INSPECTIONS MUST BE MADE TO ENSURE THAT THE CENTER OF THE CHECK DAM IS LOWER THAN THE EDGES. EROSION CAUSED BY HIGH FLOWS AROUND THE EDGES OF THE CHECK DAM MUST BE CORRECTED. IF EVIDENCE OF SILTATION IN THE WATER IS APPARENT DOWNSTREAM OF THE CHECK DAM, THE CHECK DAM MUST BE INSPECTED AND ADJUSTED.

CHECK DAMS MUST BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT MUST BE REMOVED WHEN IT REACHES ONE HALF THE ORIGINAL HEIGHT OF BEFORE.

IF IT POSSIBLE, LEAVE THE CHECK DAM IN PLACE PERMANENTLY. IN TEMPORARY DITCHES AND SWALES, CHECK DAMS MUST BE REMOVED WHEN A PERMANENT LINING HAS BEEN ESTABLISHED. IF A CHECK DAM MUST BE REMOVED FROM A GRASS LINED DITCH, WAIT UNTIL THE GRASS HAS MATURED TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED REMOVAL.

STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)

EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER AND THE ENTRANCE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD-TRACKING ONTO THE PAVEMENT OR TRAVELED 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.

CULVERTS

CULVERTS MUST BE MAINTAINED BY KEEPING INLETS, TRASH GUARDS, AND COLLECTION BOXES AND STRUCTURES CLEAN AND FREE OF MATERIALS THAT CAN REDUCE THE FLOW. ALL LEAKS SHALL BE REPAIRED TO ENSURE PROPER FUNCTIONING OF THE CULVERT. ANIMAL GUARDS MUST BE INSPECTED AND MAINTAINED IN PROPER WORKING ORDER.

ROAD DITCH TURN OUT

AFTER CONSTRUCTION, DITCH TURNOUTS SHALL BE CAREFULLY INSPECTED AND REPAIRED IF SIGNS OF CHANNELIZATION APPEAR. IT WILL BE NECESSARY TO REMOVE SEDIMENT FROM THE DITCH TURNOUT TRENCH WHEN THE SWALE IS FULL AND THE STRUCTURE IS NO LONGER FUNCTIONING PROPERLY.

VEGETATED SWALE

TIMELY MAINTENANCE IS IMPORTANT TO KEEP THE VEGETATION IN THE SWALE IN GOOD CONDITION. MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN VIGOROUS CONDITION AND TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION, HOWEVER, IT SHOULD NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE FILTERING EFFECT. FERTILIZE ON AN "AS NEEDED" BASIS TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION CAN RESULT IN THE SWALE BECOMING A SOURCE OF POLLUTION.

THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

OVERWINTER CONSTRUCTION

MAINE EROSION AND SEDIMENT CONTROL BMP (3/2003)

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX PERFORMS THE BEST.

ANY ADDED MEASURES, WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION, MUST BE BE INSTALLED. THESE MAY BE DEPENDENT UPON SITE AND WEATHER CONDITIONS AND THE ACTUAL SITE SIZE. TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION, CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED.

1. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCE, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER.

DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

3. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS.

MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS NOVEMBER 1ST AND THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

OVERWINTER STABILIZATION

MAINE EROSION AND SEDIMENT CONTROL BMP (3/2003)

1. STABILIZATION OF DITCHES AND CHANNELS

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER MUST BE TAKEN. SOD LINING: A DITCH OR CHANNEL MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.

STONE LINING: A DITCH OR CHANNEL MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STABILIZATION OF DISTURBED SLOPES

ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET FOLLOWED BY INSTALLATION OF EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.

SOD: THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

EROSION CONTROL MIX: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAT 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STONE RIPRAP: PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER TO BE INSTALLED BENEATH THE RIPRAP.

3. STABILIZATION OF DISTURBED SOILS

TEMPORARY VEGETATION: BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET. LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75-LBS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVERWINTER PROTECTION AS FOLLOWS.

MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150-LBS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.

FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER

SEPTEMBER 15 ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED. SEEDED AND MULCHED. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.

OCTOBER 1 IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET AND MULCHED.

NOVEMBER 15 ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THIS DATE.

DECEMBER 1 ALL DISTURBED AREAS WHERE GROWTH OF VEGETATION FAILS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 75% OF THE DISTURBED SOIL IS COVERED VEGETATION, MUST BE PROTECTED FOR OVER-WINTER. NOTE: THE DATES GIVEN ARE FOR PROJECTS IN SOUTH-CENTRAL MAINE.

PROJECT MAINTENANCE ITEMS:

THE DEVICES THAT WILL REQUIRE MAINTENANCE FOR THIS PROJECT ARE:

DESCRIPTION

THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CITY OF DOVER FACILITIES, GROUNDS AND CEMETERY BUILDING.

PROJECT NAME AND LOCATION

CITY OF DOVER
FACILITIES, GROUNDS AND CEMETERY BUILDING
MIDDLE ROAD
DOVER, NH 03820

CONSTRUCTION SEQUENCE:

THE GENERAL SEQUENCE OF EVENTS FOR THE DEVELOPMENT OF THE SITE WILL BE AS FOLLOWS:

1. PRIOR TO COMMENCING ANY OPERATION ON THE SITE:
 - a.) A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED.
 - b.) INSTALL TEMPORARY EROSION CONTROL DEVICES (SILT FENCE AND/OR HAY BALE BARRIER) AS INDICATED.
2. CLEAR AND GRUB SITE AS REQUIRED. UPON GRUBBING OF THE FIRST 100' OF ROADWAY, THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED.
3. CONSTRUCT STORMWATER CONTROL STRUCTURES. ADEQUATE SEDIMENTATION CONTROL SHALL BE EMPLOYED TO PROTECT THE STORMWATER CONTROL STRUCTURES UNTIL STABILIZATION.
4. STRAW BALE CATCH BASIN STRUCTURES TO BE MAINTAINED AT ALL CATCH BASINS UNTIL VEGETATION IS ESTABLISHED.
5. UTILITY AND BUILDING CONSTRUCTION SHALL PROCEED IN CONJUNCTION WITH LOT DEVELOPMENT.
6. SHAPE, LOAM AND SEED SIDE SLOPES, DRAINAGE SWALES AND ANY DISTURBED AREAS.
7. AFTER GRASS HAS BEEN ESTABLISHED ON DISTURBED AREAS, CLEAN, REPAIR AND RESEED AS REQUIRED.
8. INSTALL SURFACE PAVEMENT.
9. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE TOWN STANDARDS. INSPECTION SHALL BE REQUIRED DURING CONSTRUCTION.

OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.

City of Dover
280 Central Ave.
Dover, NH

DESIGN BUILDER:

 Careno Construction Company, LLC
Design Build / Construction Managers / General Contractors

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REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:



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PROJECT NAME:

Facilities, Grounds &
Cemetery Building

DRAWING TITLE:

MAINTENANCE
NOTES

PROJECT No.: CC1927800 DOVER P19-73

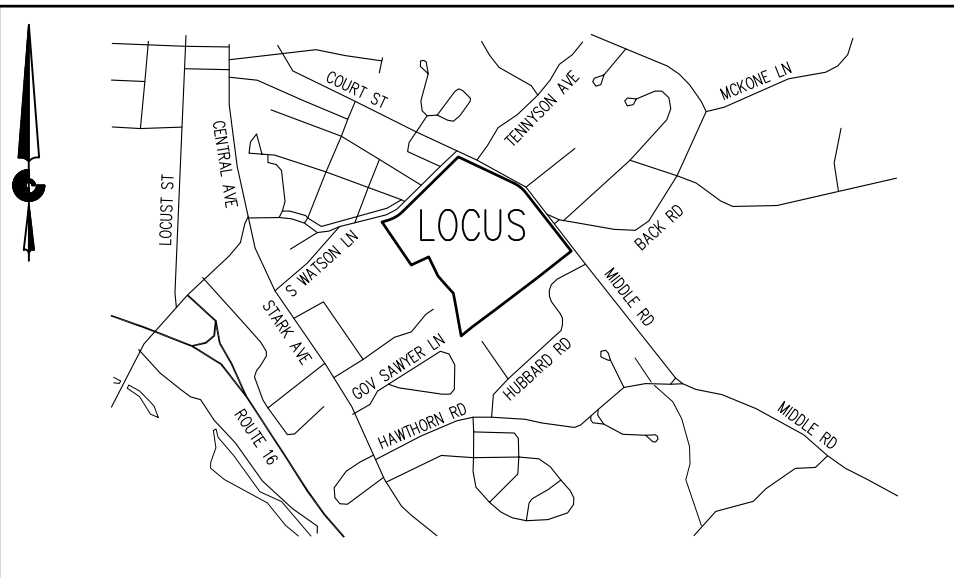
DATE: 10/30/2019

DRAWING SCALE:

SHEET NUMBER:

DESIGN DEVELOPMENT

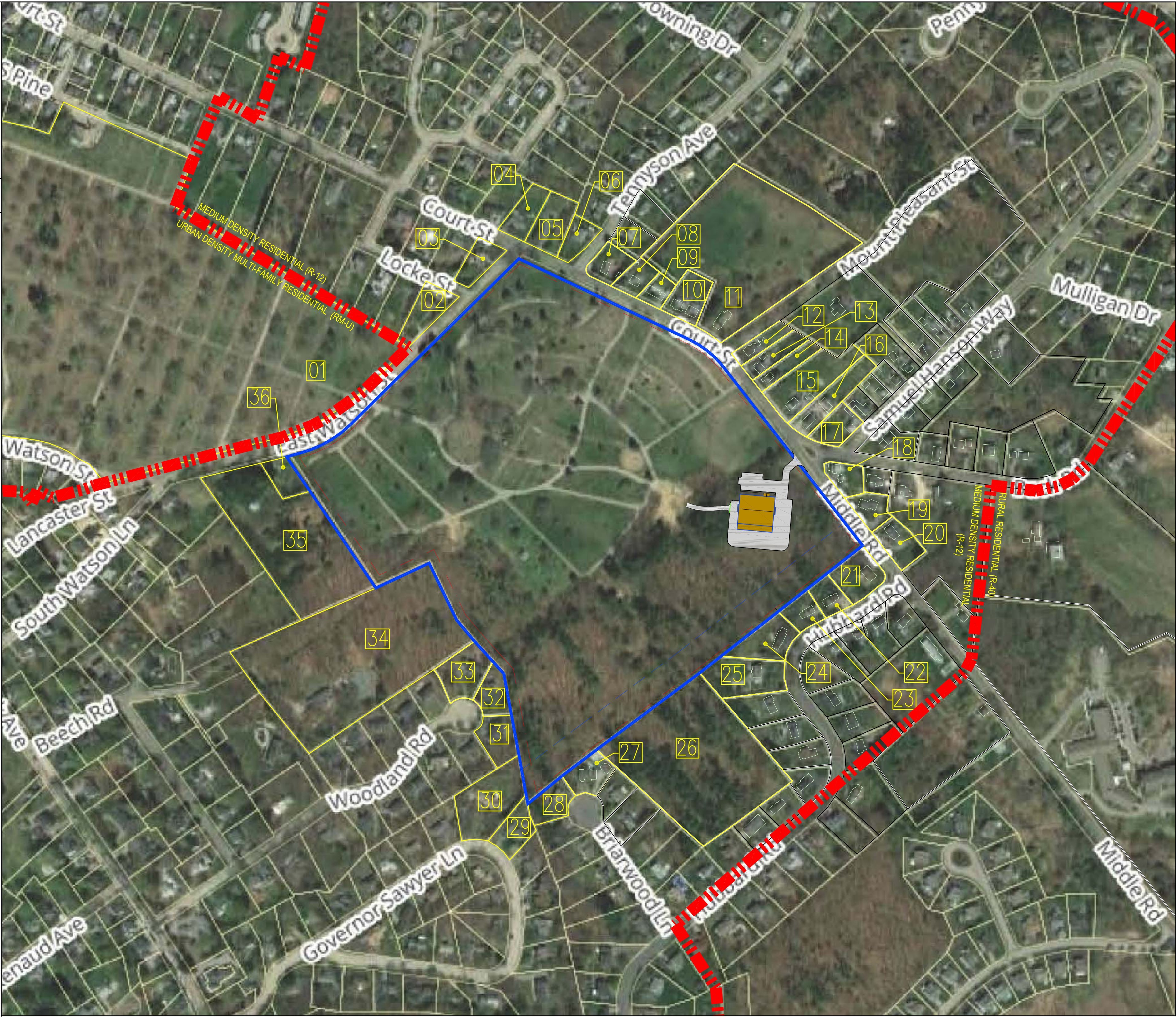
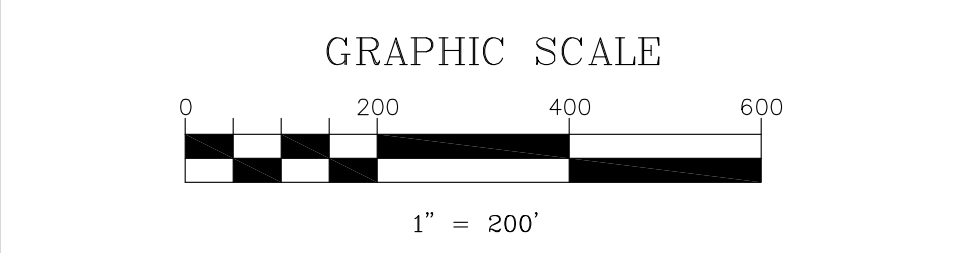
L-7



LOCATION PLAN
(NOT TO SCALE)

- NOTES:
- INFORMATION DEPICTED HEREON IS BASED ON DATA OBTAINED FROM THE DOVER OFFICE OF GIS.
 - ASSESSOR'S INFORMATION:
CITY OF DOVER ASSESSOR'S MAP 18 LOT 1
 - RECORD OWNER:
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
 - DEED REFERENCE:
S.C.R.D. NONE REFERENCED
 - ZONING INFORMATION:
RESIDENTIAL DISTRICT R-12 (MEDIUM DENSITY)

MINIMUM LOT SIZE: 12,000 SF
MINIMUM STREET FRONTAGE: 100'
FRONT BUILT TO LINE: 15' MIN
REAR SETBACK: 30'
SIDE SETBACK: 15'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM LOT COVERAGE: 30%
 - PROPERTY LINES ARE APPROXIMATE BASED ON GIS AND TAX MAP INFORMATION.
 - LOCUS PARCEL CONTAINS 41.24 ACRES MORE OR LESS.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.



NEIGHBORHOOD LIST:

- MAP 19/LOT 52-1
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
- MAP 19/LOT 4
JORGE H. & MARIA N. FERNANDEZ
1 LOCKE STREET
DOVER, NH 03820
- MAP 19/LOT 1-A
JOHN A. & ALLISON E. PETERMAN TRUSTEES
PETERMAN FAMILY TRUST
119 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 4-A
DONALD P. BAKER
126 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 4
TODD M. SWEET & KATIE M. SISKI
128 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 42
BENJAMIN & ANNMARIE GRIGAS
2 TENNYSON AVENUE
DOVER, NH 03820
- MAP 21/LOT 43
GEORGE O. REAGAN
1 TENNYSON STREET
DOVER, NH 03820
- MAP 21/LOT 6
THOMAS J. STEFANI
130 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 7-B
FLORA G. VLAHOS TRUSTEE
FLORA G. VLAHOS REVOCABLE TRUST
132 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 7-A
MICHAEL & ERIKA BEHMANN
132 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 7
KATHLEEN WHITE
134 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 8-A
LILLIAN & SHERMAN W. DAVIS
136 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 8
TAMARA A. DAUBNEY
REGINALD MCQUATE
136 A COURT STREET
DOVER, NH 03820
- MAP 21/LOT 9
SEAN R. LABRIE
76 NOTTINGHAM ROAD
DEERFIELD, NH 03820
- MAP 21/LOT 10
DAVID W. COBB
CHERYL R. WOOD
142 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 11
CHARLES J. MONE, JR. REVOCABLE TRUST
CHARLES J. MONE, JR. TRUSTEE
144 COURT STREET
DOVER, NH 03820
- MAP 21/LOT 12
DANIEL S. & MARY METIVIER
75 GROVE STREET
RYE, NH 03870-2507
- MAP K/LOT 13
DIANE M. PARSONS
3 BACK ROAD
DOVER, NH 03820
- MAP K/LOT 12-A
JENNIFER A. & MICHAEL R. STAUFFIS
10 MIDDLE ROAD
DOVER, NH 03820
- MAP K/LOT 12-B
WILLIAM M. & ANDREA MISKIMEN
16 MIDDLE ROAD
DOVER, NH 03820
- MAP K/LOT 14-26
WALTER L. CHAPMAN
15 MIDDLE ROAD
DOVER, NH 03820
- MAP K/LOT 14-28
MATTHEW P. & CANDACE L. FENNESSY
34 HUBBARD ROAD
DOVER, NH 03820
- MAP K/LOT 14-27
WILLIAM & JUDITH CONGO LIFE ESTS
CONGO FAMILY IRREVOCABLE TRUST
32 HUBBARD ROAD
DOVER, NH 03820
- MAP K/LOT 14-25
THOMAS ALLEN
DENISE ALLEN-CHIOTA
30 HUBBARD ROAD
DOVER, NH 03820
- MAP K/LOT 14-24
JAMES FRANK
HILLARY E. NIESUCHOUSKI
SUSAN PROLUX
28 HUBBARD ROAD
DOVER, NH 03820
- MAP K/LOT 15
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
- MAP K/LOT 14-10
WILLIAM RICHARD STARR
15 BRIARWOOD LANE
DOVER, NH 03820
- MAP K/LOT 18-A9
BETH LACOMBE SHAFER
14 BRIARWOOD LANE
DOVER, NH 03820
- MAP 17/LOT 150
JEFFERY M. & ELIZABETH B. DOWNS
22 GOVERNOR SAWYER LANE
DOVER, NH 03820
- MAP 17/LOT 149
LEE ANN BURNS REVOCABLE TRUST
LEE ANN BURNS TRUSTEE
20 GOVERNOR SAWYER LANE
DOVER, NH 03820
- MAP 17/LOT F12
JONATHAN D. & JENNIFER PITTS
33 WOODLAND ROAD
DOVER, NH 03820
- MAP 17/LOT F10
STEPHANIE & CODY GREY
31 WOODLAND ROAD
DOVER, NH 03820
- MAP 17/LOT F11
ERIC CARRIER
AMANDA MOORE
32 WOODLAND ROAD
DOVER, NH 03820
- MAP 17/LOT 95
ELISSA D. MOORE
ANDREW PENASKOWIC
9 BEECH ROAD
DOVER, NH 03820
- MAP 18/LOT 2
RONALD B. & CYNTHIA A. CORNEAU TRUSTEE
CORNEAU FAMILY 2017 REVOCABLE TRUST
40 EAST WATSON STREET
DOVER, NH 03820
- MAP 18/LOT 2-A
CLAUDETTE B. BOUTIN
44 EAST WATSON STREET
DOVER, NH 03820

OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
288 Central Ave.
Dover, NH

DESIGN BUILDER:

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REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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PROJECT NAME:

Facilities, Grounds & Cemetery Building

DRAWING TITLE:

NEIGHBORHOOD PLAN

PROJECT No.: **CC1927800 DOVER P19-73**

DATE: **10/30/2019**

DRAWING SCALE:

SHEET NUMBER:

NH-1

BUILDING CODE AND FIRE RATED INFORMATION

- Code References:
- 2015 INTERNATIONAL BUILDING CODE
 - 2015 INTERNATIONAL BUILDING ENERGY CODE
 - 2015 NFPA 101 LIFE SAFETY CODE
 - 2015 NFPA 88A
 - 2015 NFPA 30A
 - NH RSA 155-A: 5 / 2009 ANSI A117.1 / 2010 ADAAG

Per New Hampshire law NFPA 101 and IBC are compared for Means of Egress and the most restrictive determines compliance requirements

Project Description

This project will consist of the construction of a pre-engineered steel structure housing business and storage operations for the City of Dover Facilities, Grounds and Cemeteries Division.

Building Data :

Occupancies:	Business Group B, Storage Group S-2 (Mixed use, multiple occupancy, nonseparated)
Building height in feet:	Industrial - Special Purpose (accessory to S-2)
Number stories above grade :	Approximately 23'-6" average grade to mid slope of highest roof
Footprint area:	One
Construction type:	14,400 SF
Excess street frontage:	Type II-B Noncombustible except as permitted
Sprinkler system:	Not required for area limitation compliance
	NFPA-13 system throughout

Height and Area Limitations:

Height limitation:		
Basic limitation:	3 story, 60'	IBC table 503
Increase for sprinkler:	1 story, 20'	IBC section 504.2
Adjusted height limitation:	4 stories, 80'	

Area limitation:		
Basic area limitation:	23,000 SF based on most restrictive B occupancy	IBC table 503
Street frontage increase:	Not required for area limitation compliance	IBC section 506.2
Sprinkler increase:	Not required for area limitation compliance	IBC section 506.3
Adjusted area limitation:	Not required for area limitation compliance	

Means of Egress

Occupant load - Ground Level:		
Business areas:	3,227 SF / 1 person per 100 SF gross = 32 persons	NFPA 101 table 7.3.1.2
Business areas calculated as Assembly	590 SF / 1 person per 15 SF net = 39 persons	NFPA 101 table 7.3.1.2
Warehouse areas:	7,110 SF / 1 person per 500 SF gross = 14 persons	IBC table 1004.1.2
Storage area in Storage occupancy (Mezzanine)	3,860 SF = 4 persons (maximum probable)	NFPA 101 table 7.3.1.2
Industrial - Special Purpose areas:	642 SF = 2 persons (maximum probable)	NFPA 101 table 7.3.1.2
Total occupant load:	91 persons	
Egress Capacity:		
Min. capacity at stairs for occupant load served:	4 persons x 0.3" per person = 0.12"	NFPA 101 table 7.3.3.1
Min. required at stairs:	36" at stairs	NFPA 101 section 7.2.2.1.2
Min. capacity at exits and corridors	46 persons x 0.2" per person = 9.2"	NFPA 101 table 7.3.3.1
Min. required width at exits and corridors:	36" min. at corridors, 32" min. clear width at doors	NFPA 101 section 7.3.4
Minimum number of required exits:	(2)	NFPA 101 section 7.4.1
Minimum exit access remoteness:	1/3 diagonal with sprinkler system	NFPA 101 section 7.5.1.3.3
Maximum common path of travel limit:	B=100', S=100', I=100	NFPA 101 Table A7.6
Maximum dead end limit:	B=50', S=100', I=50'	NFPA 101 Table A7.6
Maximum exit access travel distance:	B=300', S=400', I=400'	NFPA 101 Table A7.6

Accessibility:

1. Sixty percent of public building entrances must be accessible per IBC section 1105.1.
2. All interior spaces must be accessible except utility areas and mezzanines serving five or fewer persons that does not contain public use space (2015 IBC 1104.4 Exception 4)
3. Accessible route must be provided from accessible parking space to accessible entrance.

Fire Ratings (also see fire ratings plan)

Basic building elements based on V-B construction type:		
Note: may be superceded by interior fire separations		
Structural Frame:	Fire rating:	Code reference:
Exterior bearing walls:	0 hours	2015 IBC table 601
Interior bearing walls (not acting as fire separations):	0 hours	2015 IBC table 601
Interior non-bearing walls (not acting as fire separations):	0 hours	2015 IBC table 601
Floor / Ceiling construction (mezzanine)	2 hours	2015 NFPA 88A: 5.2.1
Floor / Ceiling construction (flammable storage)	2 hours	2015 NFPA 88A: 5.2.1
Roof construction :	0 hours	2015 IBC table 601
Interior fire separations:		
Flammable Storage	2 hour fire barrier	2015 NFPA 88A: 5.2.1
Separating B and S-2 (vehicle storage)	2 hour fire barrier	2015 NFPA 88A: 5.2.1

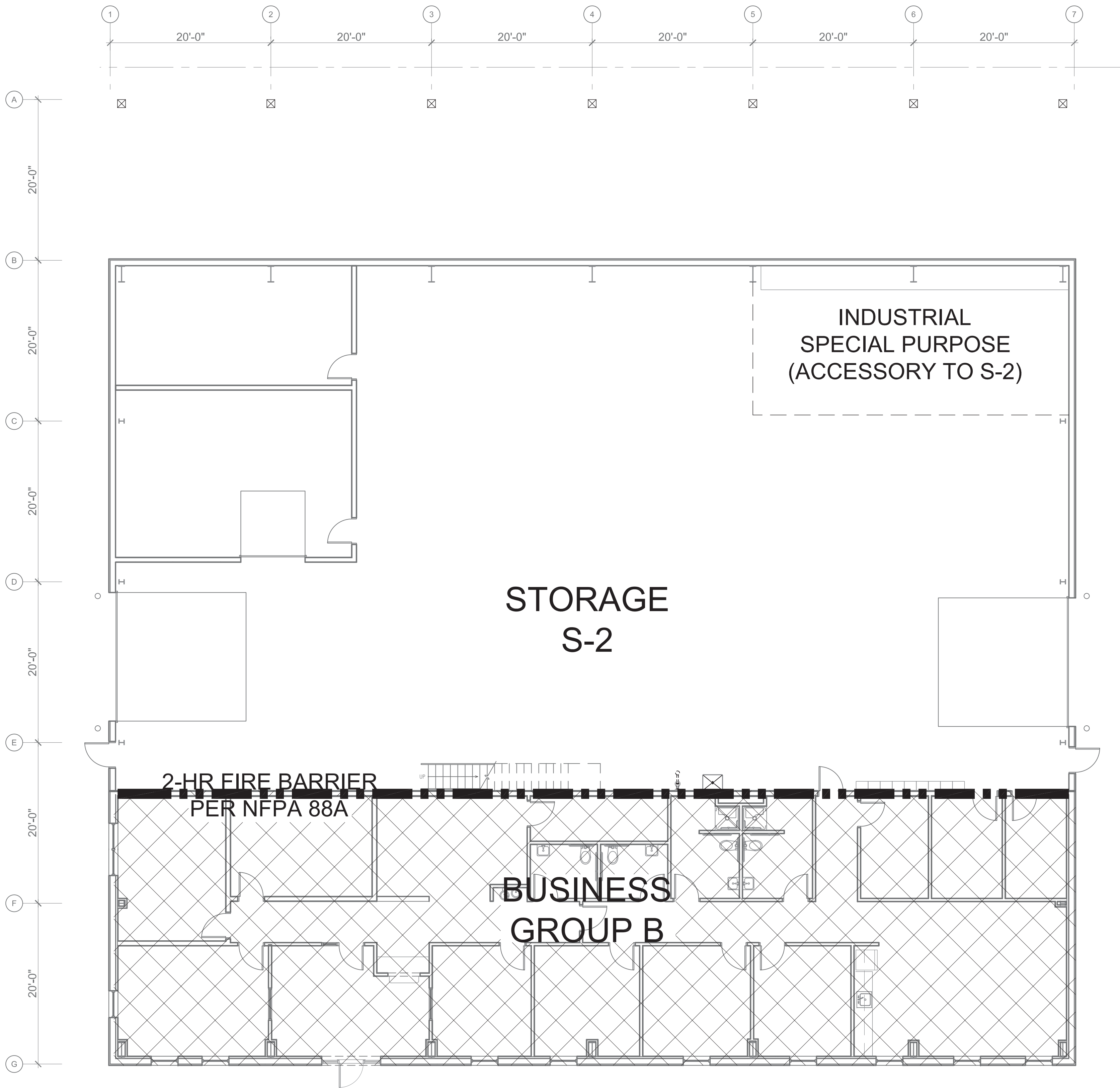
Opening protectives:
N/A



2-HOUR FIRE RESISTANCE RATED FLOOR-CEILING ASSEMBLY
ABOVE: UL XX OR EQUIVALENT



2-HOUR FIRE BARRIER



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT

OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
280 Central Ave.
Dover, NH

DESIGN BUILDER:

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CIVIL CONSULTANTS
Engineers - Planners - Surveyors

293 Main Street
South Berwick, ME

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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LOCUS MAP:



PROJECT NAME:

Facilities, Grounds &
Cemetery Building

DRAWING TITLE:

CODE & LIFE
SAFETY
INFORMATION

PROJECT No.:

-

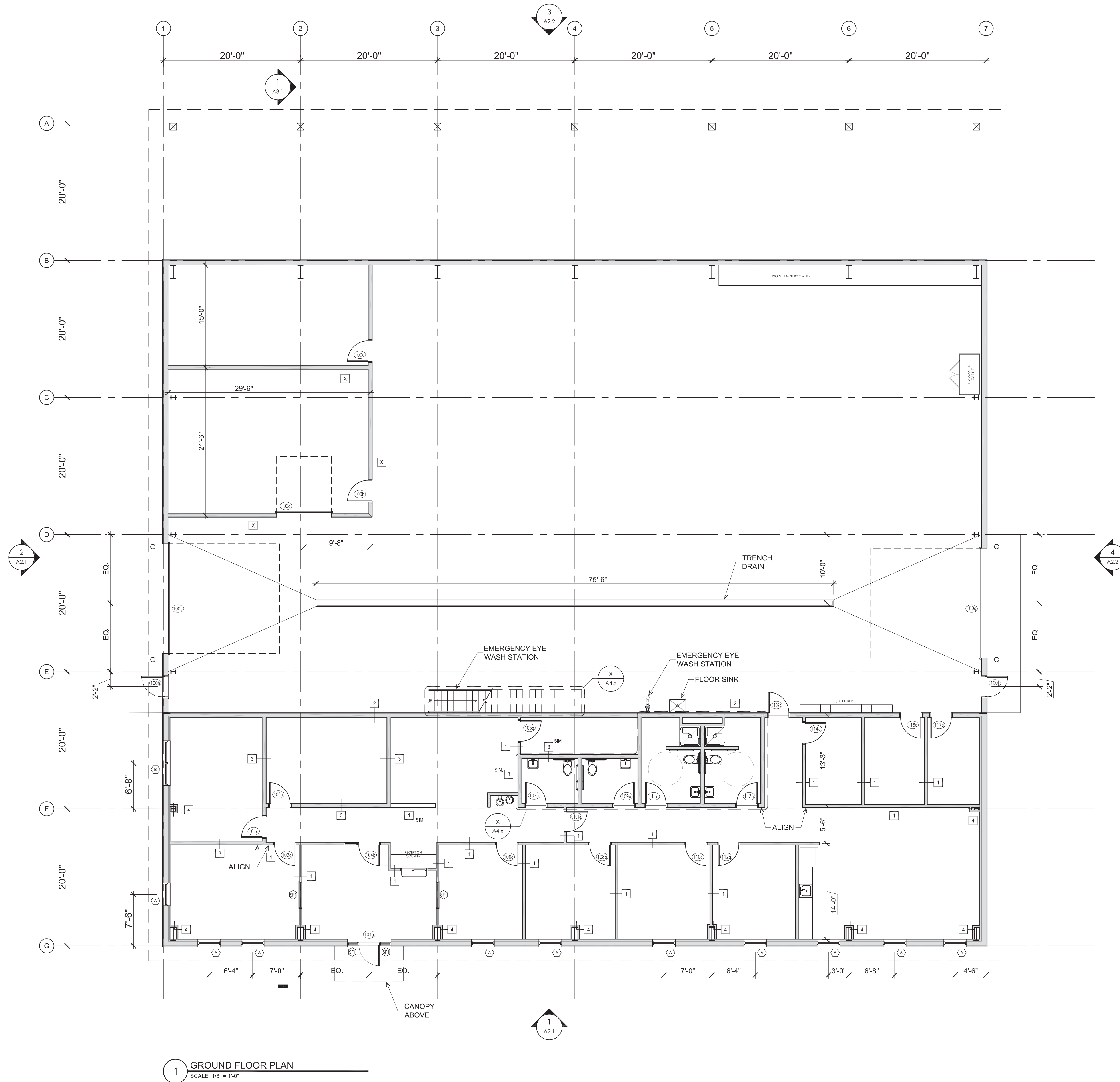
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OCT. 31, 2019

DRAWING SCALE:

SHEET NUMBER:

LS1.1



OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
288 Central Ave.
Dover, NH

DESIGN BUILDER:

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Design Build / Construction Managers / General Contractors
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CIVIL / STRUCTURAL ENGINEER:

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Engineers - Planners - Surveyors
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South Berwick, ME

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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LOCUS MAP:

PROJECT NAME:

Facilities, Grounds & Cemetery Building

DRAWING TITLE:

GROUND FLOOR PLAN

PROJECT No.:

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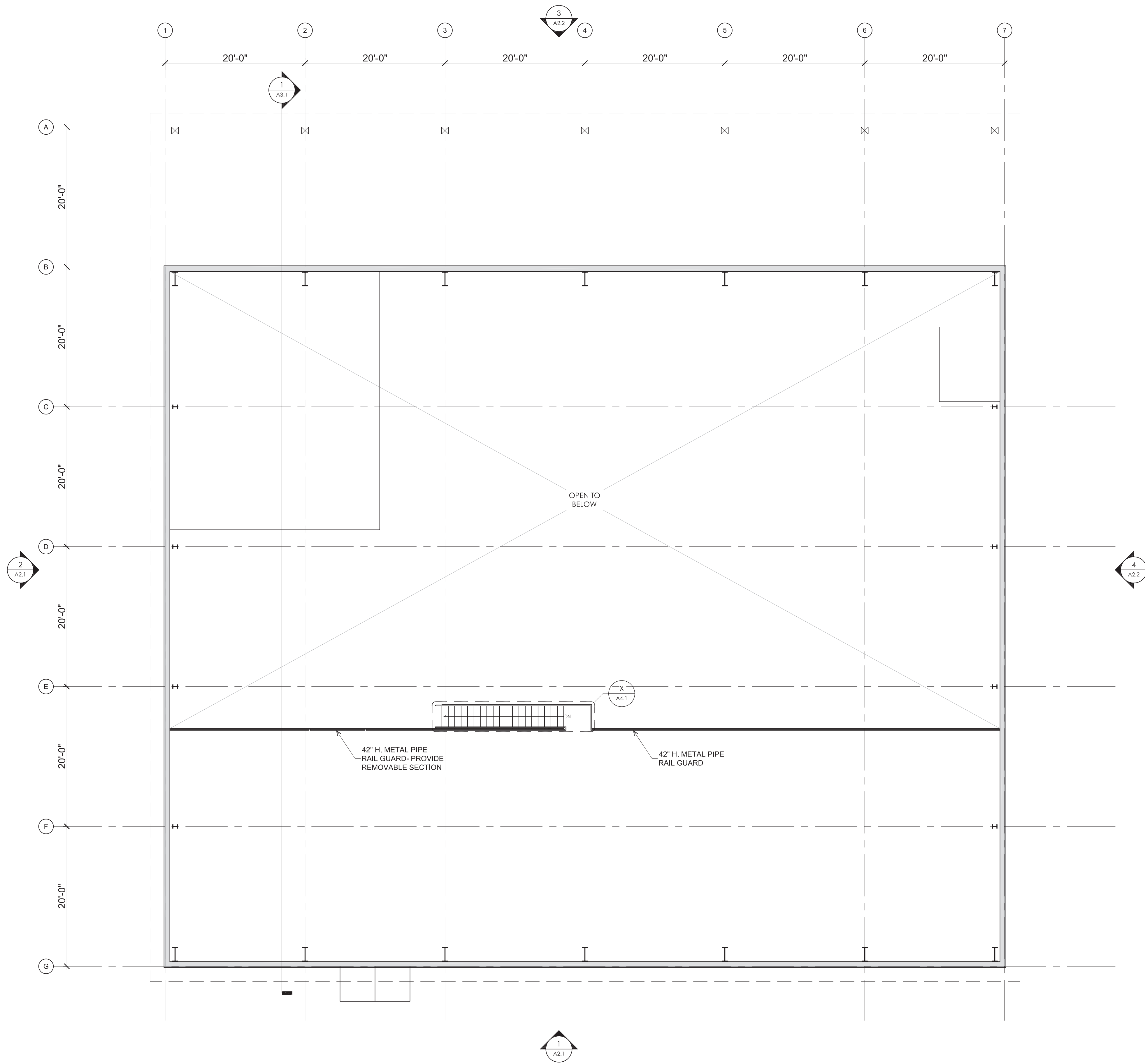
DATE:

OCT. 31, 2019

DRAWING SCALE:

SHEET NUMBER:

A1.1



1 MEZZANINE LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT

OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
289 Central Ave.
Dover, NH

DESIGN BUILDER:

Careno Construction Company, LLC
Design Build / Construction Managers / General Contractors
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South Berwick, ME

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LOCUS MAP:

PROJECT NAME:

Facilities, Grounds & Cemetery Building

DRAWING TITLE:

MEZZANINE LEVEL
FLOOR PLAN

PROJECT No.:

-

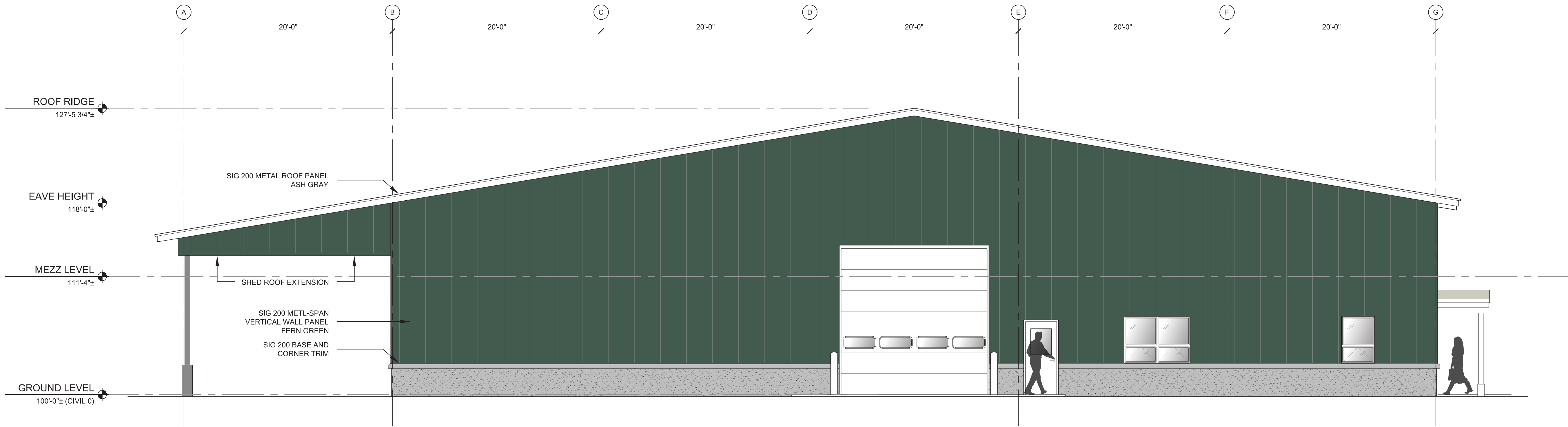
DATE:

OCT. 31, 2019

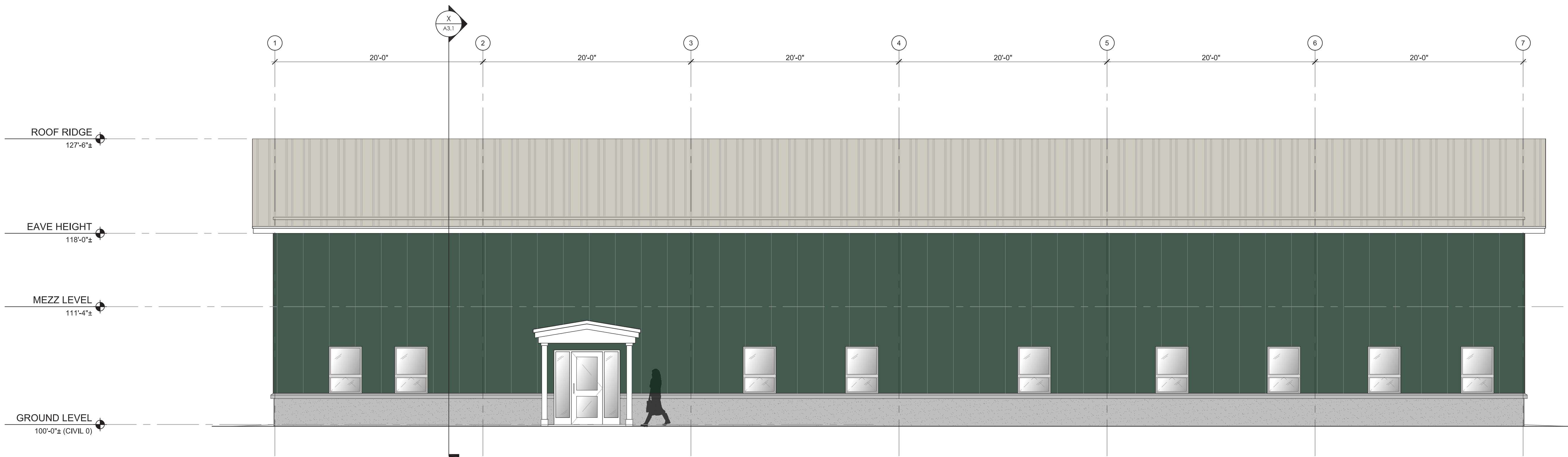
DRAWING SCALE:

SHEET NUMBER:

A1.2



2 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
288 Central Ave.
Dover, NH

DESIGN BUILDER:

Careno Construction Company, LLC

Design Build / Construction Managers / General Contractors
270 West Road - Suite 4A
Portsmouth, NH 03801
p. 603.436.1006 f. 603.436.6020
c. build@carenoconstruction.com

ARCHITECT:

PORTONE ARCHITECTS

959 Islington Street
Portsmouth, NH 03801
603.436.8891
info@portonearchitects.com

CIVIL / STRUCTURAL ENGINEER:

CIVIL CONSULTANTS

Engineers - Planners - Surveyors
293 Main Street
South Berwick, ME

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

USE DISCLAIMER:

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LOCUS MAP:

PROJECT NAME:

Facilities, Grounds & Cemetery Building

DRAWING TITLE:

EXTERIOR ELEVATIONS

PROJECT No.:

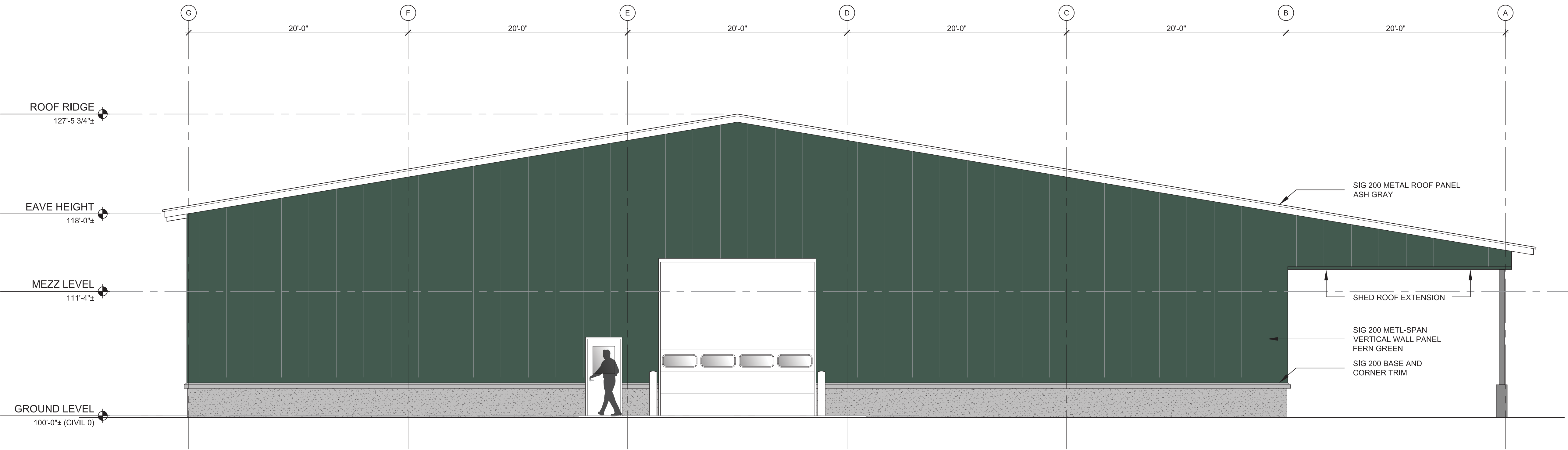
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OCT. 31, 2019

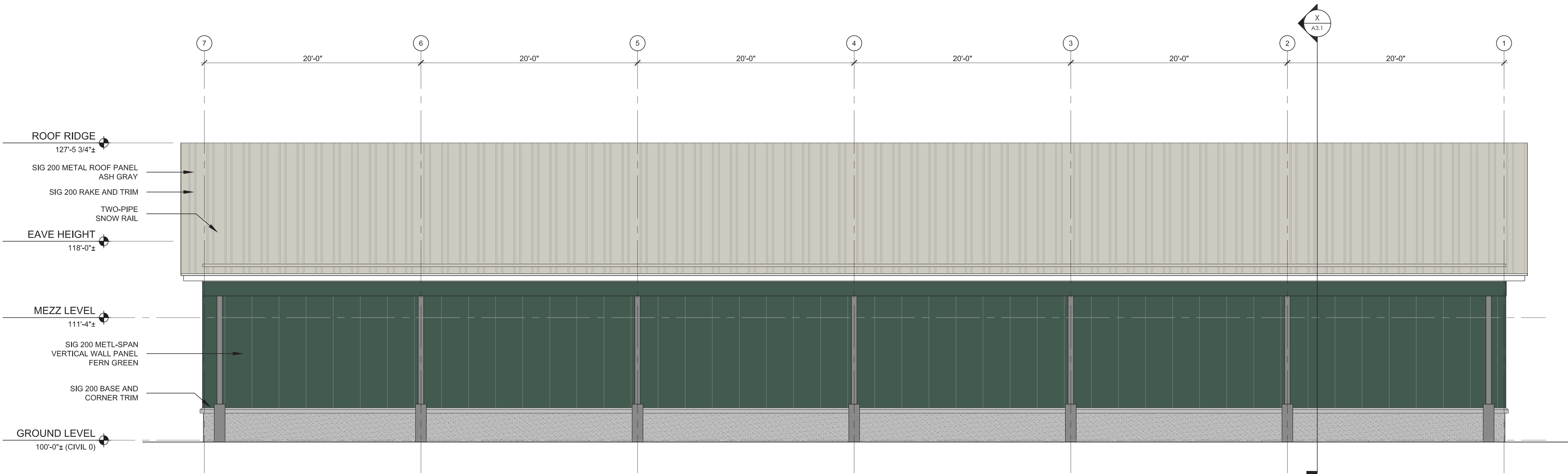
DRAWING SCALE:

SHEET NUMBER:

A2.1



4 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
288 Central Ave.
Dover, NH

DESIGN BUILDER:

Careno Construction Company, LLC
Design Build / Construction Managers / General Contractors
270 West Road - Suite 4A
Portsmouth, NH 03801
p. 603.436.1006 f. 603.436.6020
c. build@carenoconstruction.com

ARCHITECT:

PORTONE ARCHITECTS
959 Islington Street
Portsmouth, NH 03801
603.436.8891
info@portonearchitects.com

CIVIL / STRUCTURAL ENGINEER:

CIVIL CONSULTANTS
Engineers - Planners - Surveyors
293 Main Street
South Berwick, ME

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

USE DISCLAIMER:

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LOCUS MAP:

PROJECT NAME:

Facilities, Grounds & Cemetery Building

DRAWING TITLE:

EXTERIOR ELEVATIONS

PROJECT No.:

DATE:

OCT. 31, 2019

DRAWING SCALE:

SHEET NUMBER:

A2.2



OWNER:

CITY OF DOVER, NH
Facilities, Grounds & Cemetery Div.
City of Dover
288 Central Ave.
Dover, NH

DESIGN BUILDER:

Carena Construction Company, LLC

Design Build / Construction Managers / General Contractors
270 West Road - Suite 4A
Portsmouth, NH 03801
p. 603.436.1006 f. 603.436.6020
e. build@carenoconstruction.com

ARCHITECT:

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959 Islington Street
Portsmouth, NH 03801
603.436.8891
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CIVIL / STRUCTURAL ENGINEER:

CIVIL CONSULTANTS

Engineers - Planners - Surveyors
293 Main Street
South Berwick, ME

REVISION HISTORY:

#	DATE	ISSUANCE

SEAL:

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LOCUS MAP:



PROJECT NAME:

Facilities, Grounds & Cemetery Building

DRAWING TITLE:

STREETSCAPE RENDER

PROJECT NO.:

-

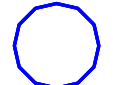
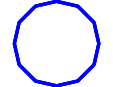
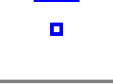
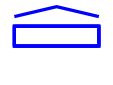
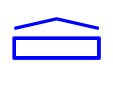
DATE:

OCT. 31, 2019

DRAWING SCALE:

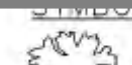
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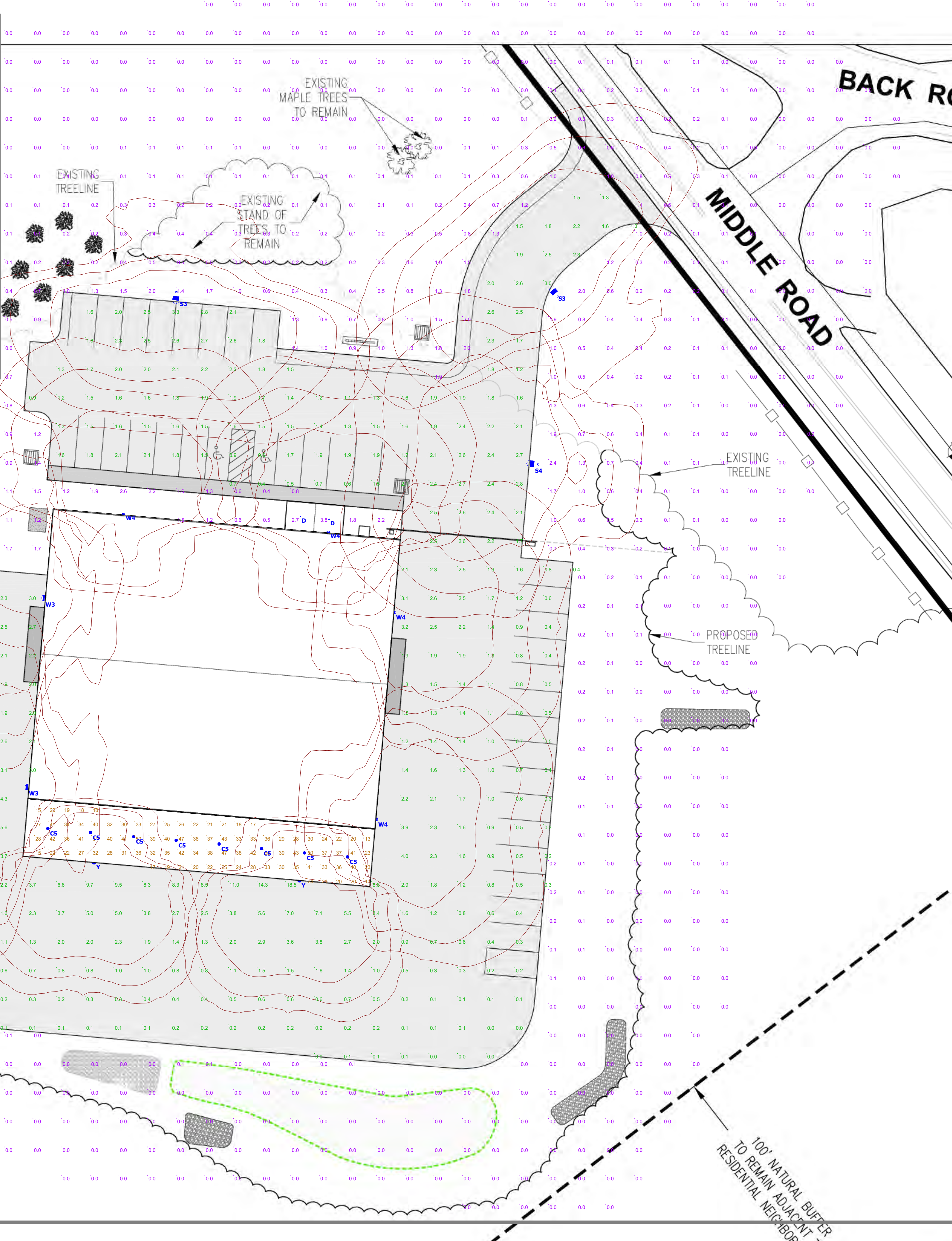
A9.1

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	C5	8	JEBL 12L 40K 80CRI WH	12000 lumen UFO Highbay; mounted at 10.5ft	LED	1	13286	0.9	92.4
	D	2	WF4 LED 35K MVOLT	4" Ultra-Thin LED Wafer Downlight, 3500K CCT, 120 - 277V; mounted at 10ft	LED	1	830	0.9	10.1
	S3	2	DSX0 LED P4 40K T3M MVOLT SPA DDBXD with SSS 18 4C DM19AS DDBXD	DSX0 LED P4 40K T3M MVOLT; mounted at 20ft (18ft pole on 2ft base)	LED	1	10256	0.9	92
	S4	1	DSX0 LED P4 40K TFTM MVOLT SPA DDBXD with SSS 18 4C DM19AS DDBXD	DSX0 LED P4 40K TFTM MVOLT; mounted at 20ft (18ft pole on 2ft base)	LED	1	10558	0.9	92
	W3	2	DSXW1 LED 20C 1000 40K T3M MVOLT DDBXD	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA; mounted at 16ft	LED	1	7572	0.9	73.2
	W4	4	DSXW1 LED 20C 1000 40K TFTM MVOLT DDBXD	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA; mounted at 16ft	LED	1	7711	0.9	73.2
	Y	2	DSXW1 LED 20C 1000 40K TFTM MVOLT DDBXD	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA; mounted at 11ft	LED	1	7711	0.9	73.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.2 fc	3.8 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.8 fc	18.5 fc	0.0 fc	N/A	N/A
Under Canopy	+	31 fc	51 fc	13 fc	3.9:1	2.4:1

LANDSCAPING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	EXISTING MAPLE			





VISIBLE LIGHT

DOVER FGCBSITE
Lighting Layout

Designer
Heldt G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842

Date
10/28/2019

Scale
1"=20'

Drawing No.
Summary

1 of 1



The JEBL is built to last with 6kV surge protection standard, 55°C ambient temperature rating, and IP65 rated for elimination of dust, moisture and airborne contaminants. The unique, quick-connect driver-to-optical assembly interface allows for quick and easy maintenance for applications including warehousing, gymnasiums, manufacturing and outdoor canopies.

- Robust 6KV surge protection standard, meeting the ANSI standard for Industrial environments
- Mounting heights up to 30 feet. It is listed for wet locations and IP65 rated to help protect against dust, and airborne contaminants from indoor and outdoor environments
- The removable quick-disconnect driver housing that allows for easy field replacement of the LED driver, eliminating the need to replace the entire fixture



Catalog Number	UPC	Description	Replaces to	Lumens	Input Watts	CCT	Voltage	Distribution	Palet Qty.
JERL 12L 40C 80CR WH	0091848153840	JERL LED High Bay	4-lamp T5HO, 4-lamp T8	13,196	92W	4000K	120-277	General	54
JERL 12L 50C 80CR WH	0091848190310	JERL LED High Bay	4-lamp T5HO, 4-lamp T8	13,900	92W	5000K	120-277	General	54
JERL 18L 40C 80CR WH	0091848138535	JERL LED High Bay	6-lamp T5HO, 8-lamp T4, 4000K WH	19,680	1360W	4000K	120-277	General	54
JERL 18L 50C 80CR WH	0091848138888	JERL LED High Bay	6-lamp T5HO, 8-lamp T4, 5000K WH	19,700	1360W	5000K	120-277	General	54
JERL 24L 40C 80CR WH	0091848139138	JERL LED High Bay	6-lamp T5HO, 8-lamp T4, 4000K WH	26,359	181W	4000K	120-277	General	42
JERL 24L 50C 80CR WH	0091848139565	JERL LED High Bay	6-lamp T5HO, 8-lamp T4, 5000K WH	26,389	181W	5000K	120-277	General	42
JERL 30L 40C 80CR WH	0091848139292	JERL LED High Bay	10-lamp T5HO, T57WH WH	31,423	2180W	4000K	120-277	General	42
JERL 30L 50C 80CR WH	0091848139392	JERL LED High Bay	10-lamp T5HO, T57WH WH	32,824	2180W	5000K	120-277	General	42
JERL 12L HVOLT 40C 80CR WH	0091904073646	JERL LED High Bay	4-lamp T5HO, 4-lamp T8	13,196	92W	4000K	347-480V	General	54
JERL 12L HVOLT 50C 80CR WH	0091904073691	JERL LED High Bay	4-lamp T5HO, 4-lamp T8	13,900	92W	5000K	347-480V	General	54
JERL 18L HVOLT 40C 80CR WH	0091904073645	JERL LED High Bay	6-lamp T5HO, 8-lamp T4, 4000K WH	19,680	1360W	4000K	347-480V	General	54
JERL 18L HVOLT 50C 80CR WH	0091904073721	JERL LED High Bay	6-lamp T5HO, 8-lamp T4, 5000K WH	19,700	1360W	5000K	347-480V	General	54
JERL 24L HVOLT 40C 80CR WH	0091904073690	JERL LED High Bay	6-lamp T5HO, 8-lamp T4, 4000K WH	26,359	181W	4000K	347-480V	General	42
JERL 24L HVOLT 50C 80CR WH	0091904073783	JERL LED High Bay	6-lamp T5HO, 8-lamp T4, 5000K WH	26,389	181W	5000K	347-480V	General	42
JERL 30L HVOLT 40C 80CR WH	0091904073686	JERL LED High Bay	10-lamp T5HO, T57WH WH	31,423	2180W	4000K	347-480V	General	42
JERL 30L HVOLT 50C 80CR WH	0091904073807	JERL LED High Bay	10-lamp T5HO, T57WH WH	32,824	2180W	5000K	347-480V	General	42

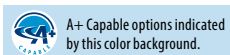
Page 1 of 2



The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.95 ft ² (0.09 m ²)	
Length:	26" (66.0 cm)	
Width:	13" (33.0 cm)	
Height:	3" (7.62 cm)	
Height:	7" (17.8 cm)	
Weight (max):	16 lbs (7.25 kg)	



EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSO LED				Distribution				
Series	LEDs	Color temperature	Distribution		Voltage	Mounting		
DSO10	Forward optics		T1S	Type I short	T5S	Type V short	Shipped included	
	P1	P7	T2S	Type II short	T5S	Type V medium	120° SPA Square plate mounting	
	P2	P6	T3S	Type III medium	T5W	Type V wide	200° RPA Round plate mounting	
	P3	P6	T4S	Type III short	8BC Backlight control	200° WBA Wall bracket		
	Retained optics		T3M	Type II medium	LC0 Left corner cutoff	277° SPUBA Square plate universal mounting adapter ¹		
	P1P	P1Z	T4M	Type III medium	KC0 Right corner cutoff	277° SPUBA Square plate universal mounting adapter ¹		
	P1P	P1Z	T3S	Type III short	T5W	Type V wide	Shipped separately	
	P1P	P1Z	T4S	Type III short	T5W	Type V wide	Shipped separately	
			T4S	Type IV very short			KMAR DODMO Mount arm mounting bracket adapter (specify finish)	
Control options				Other options		Finish (warranty)		
Shipped installed				Shipped installed				
NTPR2	24-bit light generation 2 enabled ²		P1R	High flow, metastable ambient 30-15° mounting height, ambient sensor enabled at 30° ^{3,4}		HS	House-side shield	DDOD Dark bronze
PNRN	Normal, high-flow metastable ambient sensor ²		PNR1H	High flow, metastable ambient 30-15° mounting height, ambient sensor enabled at 30° ^{3,4}		SF	Single line (208, 247, 347V) ¹	DBLD Black
PNR	NEMA mesh optics (optional) (not control oriented separate) ^{1,2}		PNR1CEV	High flow, metastable ambient 30-15° mounting height, ambient sensor enabled at 30° ^{3,4}		DF	Double feed (208, 240, 480V) ¹	DNWD Natural
PER5	Five-pin receptacle only (control oriented separate) ^{1,2}		PNR1CEV	High flow, metastable ambient 30-15° mounting height, ambient sensor enabled at 30° ^{3,4}		LF	Left oriented optics	DNWD Natural
PER7	Seven-pin receptacle only (lead-out feature) (control oriented separate) ^{1,2}		PNR1CEV	High flow, metastable ambient 30-15° mounting height, ambient sensor enabled at 30° ^{3,4}		RO	Right oriented optics	DBLKD Disturbed black
DMG	On 100° dimming enabled out back of housing for external control (control oriented separate) ¹					DDL	Double duty loss ¹	DNLND Disturbed natural
						Shipped separately		DNWGD Disturbed white
						BS	Best light ¹	
			FAO	Field adjustable sensor ⁵		EGS	External glaze shield ¹	



INTENDED USE — The 4" Wafer® LED recessed downlight with remote driver box combines high quality light output and efficiency while eliminating the pot light housing for competitive affordability. This innovative wafer-style type IC design allows easy installation for new construction or remodel from above the ceiling without the requirement of a pot light housing. The LED module maintains at least 70% light output for 35,000 hours. These Wafer® LED downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, apartments, entry ways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, soffits, and any other small areas.



Specifications	
Aperture:	3.2 (8.1)
Ceiling opening:	4.2 (10.7)
Overlap trim:	4.7 (12.0)
Height:	1.1 (2.8)

Technical drawings of the 4200 Series LED Linear Light showing dimensions in feet (inches) and meters (centimeters).

Top View Dimensions:

- Length: 4' (10.2m)
- Height: 1.1' (2.8m)
- Ceiling Opening: 4.2' (10.7m)
- Width: 3.0' (7.6m)

Side View Dimensions:

- Height: 1.1' (2.8m)
- Length: 5.5' (14.0m)
- Width: 1.3' (3.3m)

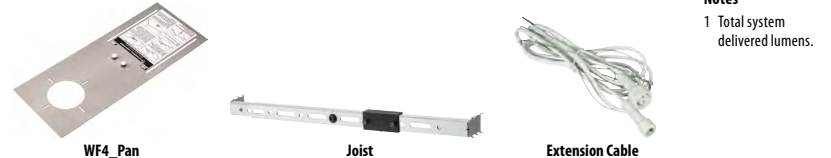
All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shorter lead times, configure product using standard options (shown in bold) .						Example: W4F 4" 30K MVOLT MW	
W4F	Lamp		CCT/CRU/W/Lumens'	Voltage	Finish		
Series	LED	LED					
W4F 4" Wafer™ LED downlight	LED	LED	27K 2700K/80CRI/10.6W/660L 30K 3000K/80CRI/6.6W/375L 35K 3500K/80CRI/10.2W/640L 40K 4000K/80CRI/10.0W/765L 48K 5000K/80CRI/10.4W/780L	MVOLT Multi-Volt (120-277V)	MW	Matte white	

Accessories: Order as separate catalog number.	
WF4 PAN R12	4" new construction pan, retail pack of 12
WFJB U	Remodel joist bar
WFEXC6 U	6' FT4 cable
WFEXC10 U	10' FT4 cable
WFEXC20 U	20' FT4 cable

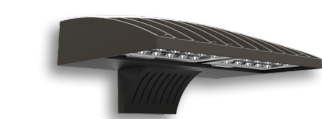
Notes

1 Total system delivered lumens



DOWNLIGHTING

WF4 MVOLT



Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:
Depth:	4" (10.2 cm)	ELCW Weight:
Height:	6-3/8" (16.2 cm)	



For 3/4" NPT side-entrance conduit (B8W only)

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSX1 LED											
Series	LEDs	Drive Current	Color temperature		Distribution	Voltage	Mounting	Control Options			
DSX1LED	10C 10 LEDs (one crystal) 20C 20 LEDs (two crystals)	350 350 mA 500 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K	AMBC Amber phosphor converted	T25 Type I Short T25 Type I Medium T25 Type I Short T37M Type I Medium T37M Forward Thin Medium	MV02 ¹ 120 ² 208 ³ 208 ³ 277 ⁴ 347 ⁴ 480 ^{1A}	Shipped included (bar) Surface-mounting bracket B0W Surface-mounting back box (for conduit entry)	Shipped installed PE Photocell coil, button type ¹ DMG 0-10 dimming wires pulled outside fixture (or set with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15° mag/1 m ² PIR1 180° motion/ambient light sensor, 15-30° mag/1 m ² PIR1FCV Motion/ambient sensor, 0-15° mounting height, ambient sensor enabled at 16° PIR1FCV Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 16° ELCW Emergency battery backup (includes internal, permanent sensor enclosure), CA Title 20 compliant ^{1A}			
					Finish [download]						
Other Options											
Shipped installed			Shipped separately			DSX0 Dark bronze	DSX0 Sandstone	DSXWD Iced white			
SD Single hole (200, 227 or 347V) ^{1A}		B0W Back-deremnt eyes			DSX0 Dark bronze	DSX0 Textured dark bronze		DSXWD Textured sandstone			
DF Double hole (200, 240 or 480V) ^{1A}		W0W Wire guard			DNX0 Natural aluminum	DNX0 Textured					
HS Hoze-side shield ¹		V0V Vandal guard			DNW0 White	DNW0 Textured natural aluminum					
SP Separate square protection ¹		D0L Diffused drop lens									

Accessories

	Ordered and shipped separately
DOWNSW	None at all (see part per page)
DOWNSW18	None at all (see part per page)
DOWNSW19	Red power supply
DOWNSW20	Holdup capacitor
	1. MWDI drive operations on 100 VAC from 120/277V(60) Hz.
	2. Single Line SFS requires 100 V or 277 or 347 voltage option. Double Line SFS requires 208, 240 or 480 voltage option.
	3. Only available with 25C, 7020A or 7020AA - Not available with PIR or PIR-A.
	4. Back box holes installed on fixture. Cannot be ordered as such. Cannot be ordered in an enclosure with mountantless light sensor (PIR or PIR-A).
	5. Photocoupler (PFR) requires 120V, 208, 240, or 277 or 347 voltage option. Not available with mountantless light sensor (PIR or PIR-A).
	6. Reference Manual Sensor tabs at back of housing.
	7. Cold weather (-20° Red). Not compatible with conduit entry applications. Not available with BWM mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES lines located on product page at available.com .
	8. Not available with SPD.
	9. Not available with ELCK.
	10. Not available with ELCK.
	11. Not available as a separate accessory; see Accessories information.
	12. Not available with ELCK.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 • www.lithonia.com

DSXW1-LED
Rev. 8/15/19

DOVER FGCB SITE

Lighting Details

Designer
Heidi G. Connors Visible Light, Inc. 24 Stickney Terrace Suite 6 Hampton, NH 03842
Date
10/28/2019
Scale
1"=20'
Drawing No.
Summary

1 of 1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-74A

Application Type: Site Plan Vesting Extension
Applicant(s): Salty Sea, LLC
Owner(s): Salty Sea, LLC.
Location: 52 Old Rochester Road (Tax Map 40, Lot 25)
Meeting Date: November 12, 2019

INTENT: Request an extension to the timelines allowed for completion of active and substantial development, thus vesting a project from regulation changes.

LOTS/UNITS PROPOSED: 15 residential, 2+ commercial

AGENDA ITEM: # 4-B

ACREAGE: 1.723 acres

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Commercial and one residential unit

PROPOSED LAND USE: Residential and Commercial

SURROUNDING LAND USE: Office/warehouse, Long Hill Dog Park, single- and two-family dwellings

ZBA ACTION:

- H85-68: Approved variance to permit an apartment to be added to the existing retail building
- Z17-11: Approved variance from sp. ex. criteria requiring residential to be on second floor or higher (permitting garages for building C)
- Z17-10: Approved Special Exception to permit multi-family dwellings

ATTACHMENTS:

Extension application and materials, original notice of decision, RSA 674:39

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

N/A

WAIVERS REQUESTED:

N/A

Summary of Request and Background

On December 12, 2017, the applicant received conditional Site Plan approval to renovate an existing 1,672 sq. ft. residential unit to total 2,664 sq. ft. of commercial space in Building A, the removal of the existing garage to construct two buildings. Building B is comprised of 2,436 sq. ft. of commercial space on the first floor with 8 residential townhouses in the balance of the building and Building C will have 7 residential townhouses.

The Planning Board chair signed the plans as meeting all conditions precedent on January 9, 2018.

New Hampshire RSA 674:39 I (a) states in part that "Active and substantial development or building has begun on the site by the owner or the owner's successor in interest in accordance with the approved subdivision plat within 24 months after the date of approval."

Dover Code section 149-9 C states that active and substantial development shall be "the construction of basic infrastructure to support the development, including foundation walls and footings, driveway and parking lot construction to a minimum of gravel base, utilities placed in underground conduits, construction of all drainage improvements, and installation of all EROSION and SEDIMENT control measures."

These measures have not been completed on the project, and the 24 month period expires December 12, 2019.

Consistency with Land Use Regulations

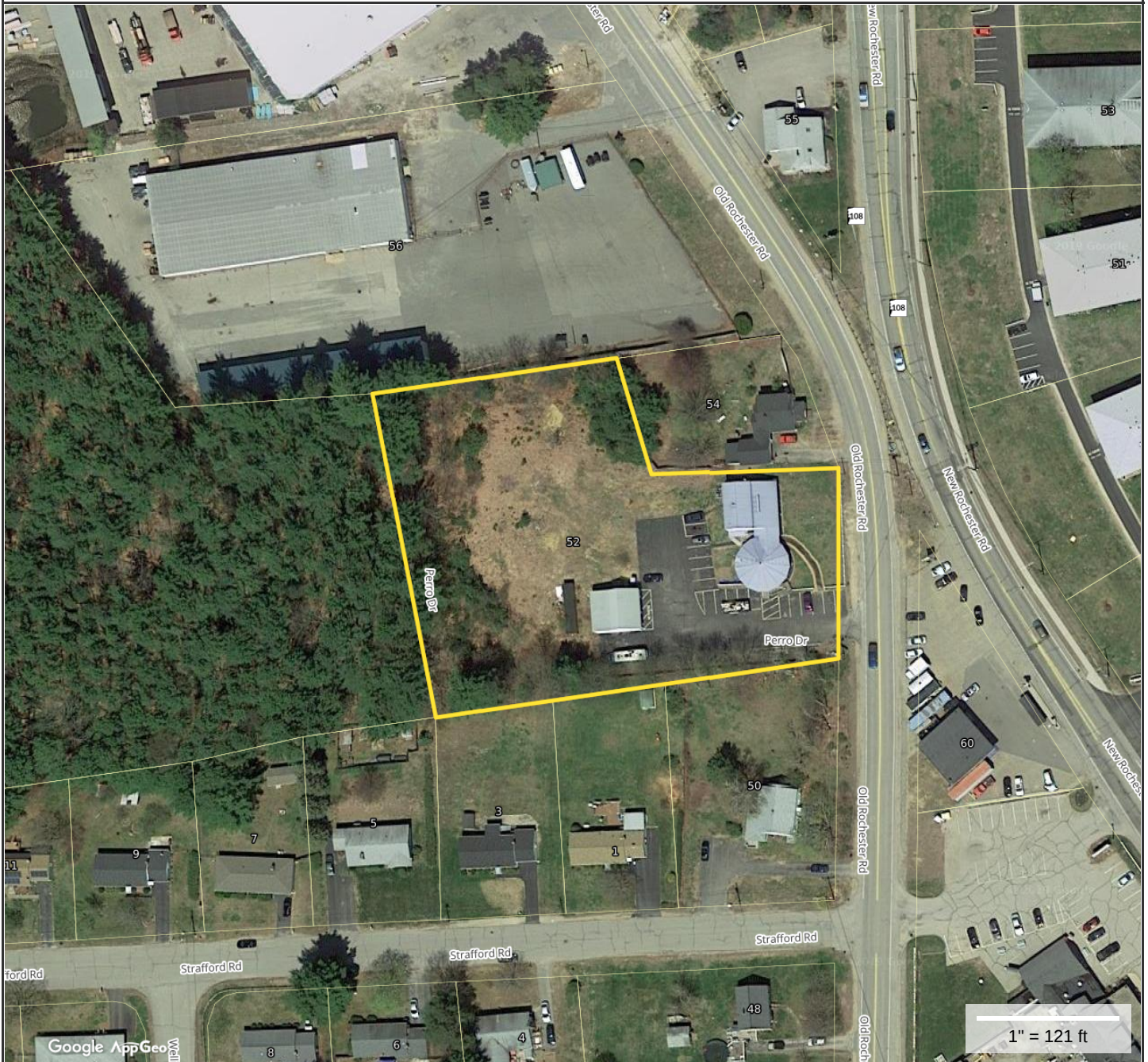
New Hampshire RSA 674:39 VI states that the Planning Board "may, for good cause, extend the 24-month period set forth."

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and determine if the applicant has demonstrated good cause exists.

If the Board finds good cause exists, a motion to grant a 12 month extension, with a new date for active and substantial development of December 12, 2020 should be made.

52 Old Rochester Road

**Property Information**

Property ID 40025-000000
Location 52 OLD ROCHESTER RD
Owner SALTY SEA REALTY LLC
Land Use 303

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 10/18/2019
Data updated Daily



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

[Revised June 30, 2014]

RECEIVED
Planning Office

OCT 22 2019

Office Use Only

Amount Paid: P17-74A

Date/Time Received:

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: Salty Sea, LLC Telephone # 603-765-6305

Address of Applicant: 52 Old Rochester Road, Dover, NH 03820 E-Mail _____

Project Name: Salty Sea, LLC Project Location: 52 Old Rochester Road

Planning File Number: P17-74 Date of Original Approval December 12, 2017

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

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

Extension type requested (check one): _____ Sec. 149-8.A X Sec. 149-9.B _____ Sec. 155-14.A _____ Sec. 155-24.B

Current deadline date: 12/13/2022 Number of Extensions Previously granted by Board 0

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

See attached.

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: Not applicable.

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

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: Not applicable.

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

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 10/22/19

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

Signature of Agent: [Signature] Date: 10/22/19

**EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED
PLAN
LIST OF ABUTTERS**

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
40	25	Salty Sea, LLC	52 Old Rochester Rd, Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Same		

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell, P.E., L.L.S	Tritech Engineering Corp.	755 Central Ave, Dover, NH 03820
Francis X. Bruton, III, Esq.	Bruton & Berube, PLLC	601 Central Ave, Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD ESTIMATED FEE SCHEDULE

This is only provided to give you an estimate of the application fees. After you submit an application, staff will invoice you a total. All fees must be paid two weeks before the Planning Board meeting. **If the Fee has not been paid, the item will not be placed upon the agenda.**

A. TOTAL FEE paid by cash or check made payable to "City of Dover"

1. Application fee for the following:

- SUBDIVISION \$150.00 x # _____ new lots created = \$ _____
- LOT LINE ADJUSTMENT \$200.00 (if more than two lots involved, add \$100.00 per lot) = \$ _____
- SITE REVIEW – 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. = \$ _____
- IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____
- MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- CHANGE OF USE (not to exceed \$5,000)
Existing floor space \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- CONDITIONAL USE PERMIT \$150.00 x # _____ per application = \$ _____
- GRAVEL PIT/ EXCAVATIONS - Application fee \$50.00 & Permit fee \$75.00 = \$ _____
- EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN (\$150.00 minimum) \$50.00 x # _____ per hour of review \$ **150.00**
- REQUEST FOR REZONING \$150.00 = \$ _____
- DRIVEWAY WAIVER – \$100.00 application fee = \$ _____
Letter of rejection from Engineering Department, diagram & letter from owner \$ _____

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # _____ of x \$8.00 = \$ _____
2. Certified letters fee: # of abutters _____ X \$8.00 = \$ **TBD**
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____

C. Foster's newspaper public notice fee

\$ **80.00**

(Revised October 2, 2018)

TOTAL FEE \$ 230.00

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE
JOSHUA P. LANZETTA

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC

ATTORNEYS AT LAW

601 Central Avenue
Dover, NH 03820

TEL (603) 749-4529
(603) 743-6300
FAX (603) 343-2986

www.brutonlaw.com

October 22, 2019

VIA HAND DELIVERED

Gina Cruikshank, Chair
Dover Planning Board
City of Dover
288 Central Avenue
Dover, New Hampshire 03820

**RE: 52 Old Rochester Road, Dover, New Hampshire
Site Plan Approval (Case No. P17-74)
Conditional Use Permit (Case No. 17-79)
Date of Approval: December 12, 2017**

REQUEST FOR EXTENSION OF APPROVALS

Dear Chair Cruikshank:

Please be advised that this office represents Salty Sea, LLC. Salty Sea, LLC was the applicant with respect to a Site Plan and Conditional Use Permit approval (the "Approvals"), which was approved by the Dover Planning Board on December 12, 2017 related to a mixed-use site plan approval for property located at 52 Old Rochester Road, Dover, New Hampshire pursuant to the cases as referenced above.

Given the Planning Board's approved the Applicant's Site Plan & Conditional Use Permit on December 12, 2017, pursuant to Section 149-9 of the Dover Site Plan Regulations those approvals are valid through December 13, 2022. In addition, pursuant to NH RSA 674:39, which was adopted within the Site Plan Regulations, the Approvals would be vested for a period of five (5) years to the extent that "active and substantial development or building" occurs within twenty-four (24) months of the date of approval. The Dover Site Plan Regulations provide a definition of active and substantial development or building, which is set forth in Section 149-9 which provides as follows:

"The construction of basic infrastructure to support the development, including foundation walls and footings, driveway and parking lot construction to a minimum

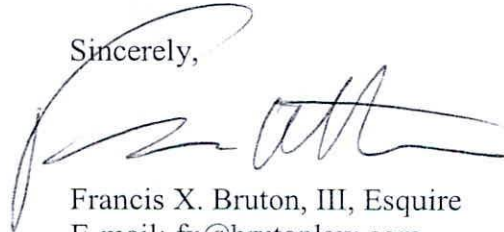
of gravel base, utilities placed in underground conduits, construction of all drainage improvements, and installation of all EROSION and SEDIMENT control measures.”

At this time, we understand that the Applicant has resided the commercial building and made improvements therein, totaling approximately \$76,000, along with adding landscaping in accordance with the Approval. In addition, the Applicant has had portions of the driveway repaved.

As you may be aware, the above referenced vesting protects the Approvals from subsequent changes in Site Plan Regulations or changes to the Zoning Ordinance. To the best of our knowledge and understanding, the city of Dover is not contemplating any change to the Site Plan Regulations or the Zoning Ordinances that would affect the Approvals. Nonetheless, the Applicant is attempting to secure financing to construct the project, and, as part of this application, the financial institution is requesting that the twenty-four (24) month time frame for vesting be extended to thirty-six (36) months, or an additional twelve (12) months from the twenty-four (24) months provided by the Site Plan Regulations and NH RSA 674:39.

With the above in mind, and given the authority that the Planning Board has to extend the twenty-four (24) month timeframe, pursuant to NH RSA 674:39, for good cause, the Applicant respectfully requests that the timeframe to begin “active and substantial development” associated with the Approvals be extended from twenty-four (24) to thirty-six (36) months, and that the Planning Board consider this request at its next meeting on November 12, 2019.

Sincerely,



Francis X. Bruton, III, Esquire
E-mail: fx@brutonlaw.com

FXB/mas

cc: Salty Sea, LLC
Christopher G. Parker, AICP

P17-74A 52 Old Rochester Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
40018-C00000	51 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40018-D00000	49 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40018-E00000	47 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40019-000000	55 OLD ROCHESTER RD	STEWART JUDY N		55 OLD ROCHESTER RD	DOVER	NH	03820
40023-000000	56 OLD ROCHESTER RD	TRIMCO INC		250 ROLLINS ROAD	ROLLINSFORD	NH	03869
40024-000000	54 OLD ROCHESTER RD	MOCLOCK MARK W		54 OLD ROCHESTER RD	DOVER	NH	03820
40043-000000	58 NEW ROCHESTER RD	STRAFFORD FARMS RESTAURANT INC		58 NEW ROCHESTER ROAD	DOVER	NH	03820
40044-000000	60 NEW ROCHESTER RD	MIDON PROPERTY MANAGEMENT SERVICES		60 NEW ROCHESTER RD	DOVER	NH	03820
D0009-000000	50 OLD ROCHESTER RD	BRILLARD RICKY A & MARY S REV LIV TRUST	BRILLARD RICKY A AND MARY S TRUSTEES	167 VARNEY RD	DOVER	NH	03820
D0009-D00000	7 STRAFFORD RD	MARSHALL CRAIG	MARSHALL BARBARA J	7 STRAFFORD RD	DOVER	NH	03820
D0009-E00000	9 STRAFFORD RD	TRASK TOD A		10 IONA AVE	DOVER	NH	03820
D0009-G00000	5 STRAFFORD RD	WATKINS HANNELORE E	WATKINS CHARLES A	5 STRAFFORD ROAD	DOVER	NH	03820
D0010-A00000	32 LONG HILL RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
D0010-P00000	3 STRAFFORD RD	KELLEHER DANIEL T TRUSTEE	KELLEHER D AND L REV TRUST	3 STRAFFORD RD	DOVER	NH	03820
D0010-T00000	1 STRAFFORD RD	GAGNON MADELEINE	GAGNON CONRAD	1 STRAFFORD ROAD	DOVER	NH	03820
		SALTY SEA LLC		52 OLD ROCHESTER ROAD	DOVER	NH	03820
		TRITECH ENGINEERING CORP.	ROBERT J STOWELL P.E. L.L.S.	755 CENTRAL AVENUE	DOVER	NH	03820
		BRUTON & BERUBE PLLC	FRANCIS X. BRUSTON III ESQ	601 CENTRAL AVENUE	DOVER	NH	03820



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, December 12 2017**
Meeting Time: **7:00 pm**

Conditions to Be Met Prior to Any Construction Activity:

4. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 8 AM-5 PM. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.
5. The parking memorandum of agreement shall be approved by the City Council.
6. An agreement for the maintenance of the park shall be approved by the City Council

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

7. The new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for service.
8. Once it is determined how the brown space along Chestnut Street will look (whether mural or another feature), revised architectural renderings shall be submitted and approved by the Assistant City Manager.

Conditions to Be Met Prior to Occupancy:

9. Issuance of a certificate of occupancy.
10. Any new dwelling units and commercial space shall be assessed the current school impact fees in place at the time of building permit application.
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Board Questions:

- F. Torr inquired regarding the overhead wires, and whether there's any lines going into the facilities. C. Parker responded that that is correct, and that it's one of the offsite improvements, wherein the Applicant, Staff, and Eversource have been working on plans to put lines on the Chestnut Street poles, the St. Thomas Street poles, and some Locust Street poles underground, which would be consistent with the Master Plan, calling for underground utilities.
- L. Skinner inquired regarding illustration that looks like a stairwell. C. Parker indicated it was a stair tower within the building for emergency egress.
- L. Skinner requested a prospective timeline for the project. J. Johnston indicated that, pending approval, they plan to begin demo over the winter, and start construction in April/May with an anticipated delivery of summer 2019.

Motion: F. Torr made a motion to approve the Site Plan, subject to staff recommended conditions. Seconded by

D. Ciotti. Vote UA

- D. Consideration and acceptance of Site Review for Salty Sea, LLC, (Owner: Thomas Cauley, Sr.), Assessor's Map 40, Lot 25, zoned B-3, located at 52 Old Rochester Road. (Proposal is to renovate an existing 1,672 sq. ft. residential unit to total 3,664 sq. ft. of commercial space in Bldg A, the removal of the existing garage to construct two buildings. Bldg B is comprised of 2,436 sq. ft. of commercial space on the first floor with 8 residential townhouses in the balance of the building. Bldg C will have 7 residential townhouses). *(P17-74)
- E. Consideration and acceptance of a Conditional Use Permit for Salty Sea, LLC, (Owner: Thomas Cauley, Sr.), Assessor's Map 40, Lot 25, zoned B-3, located at 52 Old Rochester Road. (Proposal is for 52 parking spaces where 44 are allowed) *(P17-79)

The Vice Chair announced items 4-D and E would be heard together.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, December 12 2017**
Meeting Time: **7:00 pm**

C. Parker stated that applicant is requesting to renovate an existing mixed use building, and create two additional buildings. Building B is comprised of 2,436 sq. ft. of commercial space on the first floor with 8 residential townhouses in the balance of the building and Building C will have 7 residential townhouses. A total of 6,100 square feet of commercial space will be available post construction.

The parking will be the side and rear of all three buildings, with the residential parking being mainly within garages. The applicant is seeking a conditional use permit for 8 additional parking spaces, above the allowed number. These will be on permeable pavement as shown on the parking plan.

Francis Bruton, Robert Stowell, TriTech Engineering, Mr. Collie (?), and the Applicant were present, represented the application. F. Bruton described the site plan and development program. R. Stowell went through further technical details, and explained their reasons for requesting the waivers.

Board Questions:

- The Chair verified that the necessity of the immense field of asphalt between Building C and Building D was due to fire safety, to which R. Stowell concurred. The Chair went further to inquire if it's feasible to utilize grass pavers. C. Parker indicated he would follow up on that suggestion. T. Donovan inquired whether there was a way to incorporate landscape strips between the individual parking spaces. R. Stowell noted that the pavement area next to the garage is what counts as parking space, rather than in front of the garage.
- D. Ciotti inquired regarding the gate to the dog park, and whether the dog park is accessible via the back of the property. C. Parker responded that, due to the fact that the site doesn't have that much green space on there, this would encourage the residents to utilize the park, even though it's not directly abutting it. The idea being that there would be a gate parallel to the project, creating closer access to the dog park, itself. H. Harmon inquired regarding any barriers on the gate, coming into the dog park. C. Parker responded that he has spoken to the Rec. Director, who indicated that he would work with the Applicant to best design it.
- T. Donovan inquired as to why more parking is being proposed than is allowed. C. Parker responded that, due to the change in the Regulations in 2014, while there is a maximum threshold for parking, there is a possibility of going above the maximum by meeting certain criteria, as outlined in the Conditional Use Permit. R. Stowell responded that, due to their design with emphasis on safety and not mixing traffic between residential and commercial, this will avoid typical overspill that would lead to mixed use.
- A Board Member inquired regarding the size of the units, in terms of bedroom counts. R. Stowell responded that there will be eight, 3-bedroom units in Building B. The other building will have seven, mostly 2-bedroom units.
- A Board Member inquired whether there is a relationship between the number of parking spaces and the Traffic Study. C. Parker stated that there is no real relationship, because the Traffic Analysis is based on unit count, although there could foreseeably be an indirect relationship, wherein unit count creates parking demand. Further discussion was had regarding whether or not there should be a direct relationship between them, rather than an indirect one.

Motion: F. Torr made a motion to accept the application for item 4-D and 4-E. Seconded by H. Harmon. Vote UA.

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION – Waiver:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, December 12 2017**
Meeting Time: **7:00 pm**

The Planning Department recommends that the Board approve the waiver from Section 149-14 (E)(2)(b) with the following condition:

Condition to Be Met Prior to Signing of Plans:

1. A note shall be added to the site plan that the waiver was granted for the reasons stated by the applicant and that the Board found the criteria of 149-19 have been met.

Motion: F. Torr made a motion to approve the Waiver subject to staff recommended conditions. Seconded by L. Skinner Vote UA

STAFF RECOMMENDATION – Site Plan:

C. Parker stated that the application meets the requirements of a Site Plan Review within chapter 149. The Planning Department recommends that the Board vote to approve the application with the following Conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The Conditional Use Permit (P17-79) shall be approved.
2. The applicant shall provide the Planning Department with:
 - a. digital version of plan set
 - b. Letters from utilities regarding ability to provide service to the development
3. The applicant must revise plan set to:
 - a. Add the owner's signatures.
 - b. Include the Professional Engineer, Licensed Land Surveyor, and Licensed Landscape Architect stamp and signatures.
 - c. Revise architectural sheet to indicate color and materials.
 - d. Revise Sewer note S-3 which points to the underground gas piping on plan sheet SP-3.
 - e. Add note that the Building Official shall assign mailing addresses.
 - f. Add note that the street sign (indicating Private) shall be placed on site at the time the curb cut for new road is created.
 - g. Indicate location where waste toters will be collected on collection day.
 - h. Add note about bike racks provided inside residential buildings and label commercial bike rack.
 - i. Indicate how the applicant plans to mitigate the issues brought up in the traffic study regarding sight distance concerns (e.g. signage, education of residents, etc.).

Conditions to Be Met Prior to Any Construction Activity:

4. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM-4 PM with no Sunday 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.

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

5. The new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for service.
6. Applicant shall provide a financial contribution in lieu of providing the active and passive open space per 170-15.A to the satisfaction of the Assistant City Manager.
7. The applicant shall provide a gate to the dog park to the satisfaction of the Recreation Director.

Conditions to Be Met Prior to Occupancy:

8. Certificate of Occupancy be issued.
9. Any new dwelling units and commercial space shall be assessed the current impact fees in place at the time of building permit application.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, December 12 2017**
Meeting Time: **7:00 pm**

10. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
11. Implement traffic study recommendations to the satisfaction of the Assistant City Manager.

Board Questions:

- F. Torr inquired if 3(i) was necessary, as result of the explanation by R. Stowell. C. Parker responded that he would like that explanation put on the plan, should someone question the Site Plan in the future.
- L. Skinner inquired regarding 3(h). C. Parker responded that the Parking Requirements state that the parking required a certain percentage of additional bike parking has to be provided, and he would just like them identified on the premises as to whether they are residential or commercial.
- D. Landry requested further clarification of 3(i), and whether or not the Applicant considers it to be a significant issue. C. Parker indicated that it's not a major issue, and explained the rationale behind it.
- D. Ciotti touched on 3(i) and inquired whether the last parking space would enter the sightline of the driver to the north of Old Rochester View. C. Parker indicated that's the stabilization for the construction entrance during construction, which would then be a paved asphalt surface. D. Ciotti went further to ask if that gives enough room for a car to cue in to turn left or right. He noted that if sight distance is a concern, possible removal of that last spot may alleviate any concerns. R. Stowell responded that the spot is not in the location that it's going to hit the sight distance, as there's a solid 20 feet from the fogline to the first space.

Motion: F. Torr made a motion to approve the Site Plan subject to staff recommended conditions. Seconded by D. Ciotti. Vote UA

STAFF RECOMMENDATION – Conditional Use:

C. Parker stated that the application meets the requirements for issuing a CUP for excess parking within chapter 149. The Planning Department recommends that the Board vote to approve the Conditional Use Permit as it meets the criteria of a CUP.

Motion: D. Ciotti made a motion to approve the Conditional Use Permit. Seconded by G. Cruikshank. Vote UA

- F. Consideration and acceptance of a Minor Lot Line Adjustment for Timothy & Cheryl Lindsay Rev. Trust & Robert & Lucilee E. Richard Rev. Trust, Assessor's Map J, Lots 17 & 18A, zoned R-40, located at 4 & 10 Bayview Road. *(P17-77)

C. Parker stated that this is a minor lot line adjustment between 2 lots. Lot 17 will go from 27,985 s.f (0.642 acres) to 28,987 s.f (0.665 acres). Lot 18-A will go from 54,629 s.f. (1.254 acres) to 53,627 s.f. (1.231 acres).

Lot 17 is already non-conforming as the zone requires 40,000 square feet minimum lot size and the lot is currently 27,985 square feet and will be 28,987 square feet. So this does not create a new non-conformity.

The lot line is moving 5.04' easterly which will make lot 17 slightly more conforming in lot area although not enough to make it conform to the 40,000 s.f. minimum lot area. Since lot 17 is a corner lot, it meets the frontage requirement of 150'. Lot 18-A remains conforming to the minimum frontage and the minimum lot area.

Steve Haight, Civilworks New England, represented the application and described the layout.

Motion: F. Torr made a motion to accept the application for item 4.F. Seconded by T. Clark. Vote UA



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-74

Application Type: Transfer of Development Rights
Applicant(s): Michael Khavari
Owner(s): Karen A Towle, Trustee of James B Towle & Karen A Towle Rev. Trust
Location: Leather's Lane (Assessor's Map 1, Lot 4-A)
Meeting Date: November 12, 2019

INTENT: To purchase 27 units through Transfer of Development Rights in order to build 30 duplexes or 60 residential units. Should the Board vote to sell the 27 units through TDR, the applicant would need to resubmit for full site plan review.

LOTS/UNITS PROPOSED: 60
(purchasing 27)

AGENDA ITEM #: 4-C

ACREAGE: 16 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 30 duplexes or 60 units residential units

SURROUNDING LAND USE:
Residential and Bellamy River

ZBA ACTION: None

ATTACHMENTS: Proposed TDR plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background

Per Chapter 170-27.2.G(3)(b), the applicant is requesting that the Board vote on the plan indicating the additional 27 units can be built where they are not allowed by right.

The site plan shows 30 duplexes to total 60 units and associated site improvements.

This request is to ask for the maximum amount of units allowed on site. If the Board grants the request to sell the TDR units, the applicant would need to come back for a more detailed TRC review and Planning Board review.

Consistency with Land Use Regulations

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a plan indicating the location of the duplexes and related improvements such as parking, drainage, etc.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, open the public hearing, close the public hearing, and vote to approve the application of TDR to the Site Plan with the following conditions:

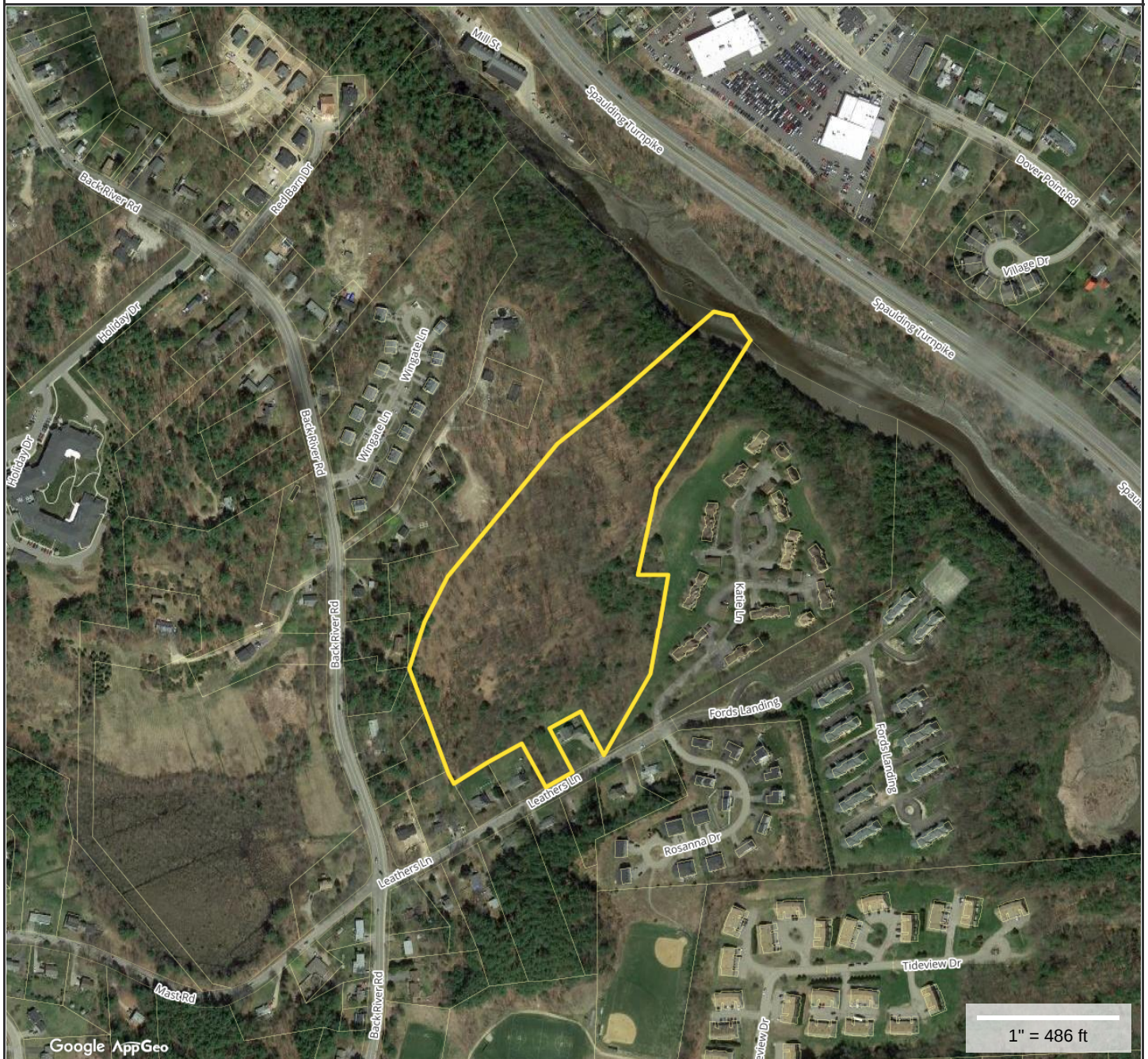
Conditions to be Met Prior to Granting the TDR:

1. Payment of the TDR fee (\$361,854)
2. Add Planning file number P19-74 to plan.
3. Add TDR yield calculation to plan.

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

4. Full site plan approval by the Planning Board.

Leathers Lane

**Property Information**

Property ID I0004-A00000
Location LEATHERS LN
Owner TOWLE KAREN A TRUSTEE
Land Use 131



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 10/18/2019
Data updated Daily



City of Dover, New Hampshire

TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: August 16, 2018]

Office Use Only	Project #:	<u>P19-74</u>	Date Received:	<u>RECEIVED Planning Office</u>
	Amount Paid:	_____	Time Received:	<u>OCT 23 2019</u>

APPLICANT AND OWNER INFORMATION

Dover, New Hampshire

Name of Applicant: Michael Khavari Telephone # (603) 531-9106

Address of Applicant: 40 Harrison Avenue, Portsmouth, NH 03801

E-Mail Address: c/o fx@brutonlaw.com (603) 749-4529

Name of Property Owner (if different from applicant): Karen A. Towle, Trustee of the James B. Towle and Karen A. Towle Revocable Trust Telephone # (603) 332-3145

Address of Property Owner: 26 Anita Street, Rochester, NH 03867

PROPERTY INFORMATION

Assessor's Map # 1-A Lot(s) # A-D 4-A

Address of Property: Leathers Lane, Dover, NH

Zoning District(s) R-12 Medium Density Overlay District(s) _____

Existing Use of Property: The property consists of 16+/- acres, which was previously approved for a 70 multi-unit as part of the Davis Farm development.

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☐ Residential ☐ Residential (reduced size) ☐ Industrial | ☒ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☒ Increase by 27 * units
(Total=60 units)

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

See attached.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: The Applicant will apply for the Alteration of Terrain Permit from the NH Department of Environmental Services.

a. Stephen J. Haight, P.E. / Civilworks New England/Haight Engineering, PLLC

Name of Professional That Prepared TDR Plans: b. Kevin McEaney, NH LLS

Address 181 Watson Road, Dover, NH 03821

Telephone #: (603)750-4266

a. NHPE #7978

a. shaight@civilworksne.com

Professional License #: b. NHLLS #661

E-mail address: b. kev425@aol.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.

James B. Towle and Karen A. Towle Revocable Trust

Signature of Property Owner: Karen A. Towle Date: 10/22/2019
By: Karen A. Towle, Trustee

Signature of Applicant (if different from owner): [Signature] Date: 10/21/2019

Signature of Agent: [Signature] Date: 10/22/19

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Karen A. Towle Date: 10/22/2019

CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
1-4	A-0	James B. Towle & Karen A. Towle Rev Tr.	26 Amita St. Rochester, NH 03867

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Michael Khavari		40 Harrison Ave., Portsmouth, NH 03801

Surveyor and/or Engineer/Professional Agent:

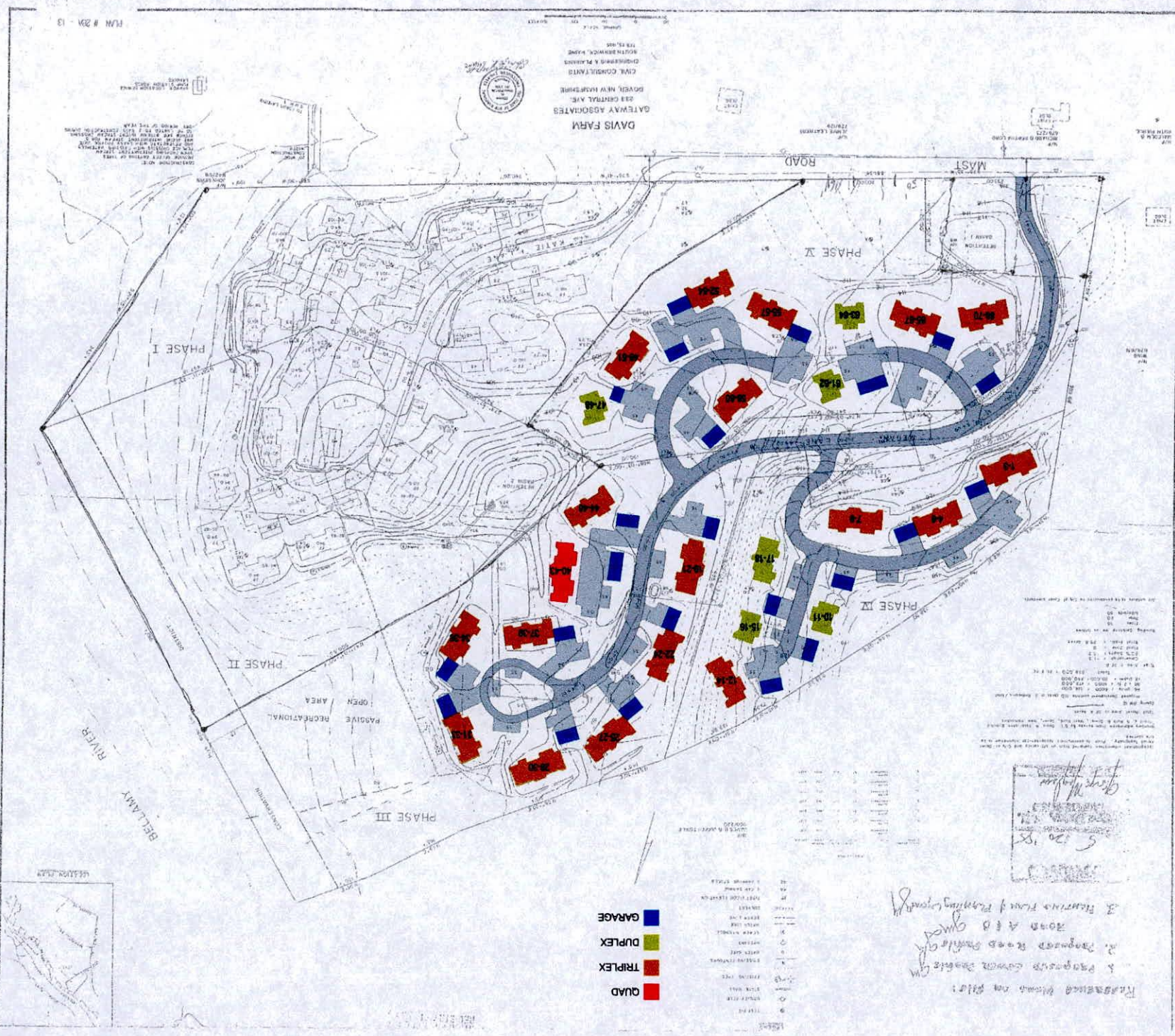
NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, P.E	Civilworks New England/ Haight Engineering, PLLC	181 Watson Road, Dover, NH 03821
Kevin McEneaney, NH LLS	SAME	

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

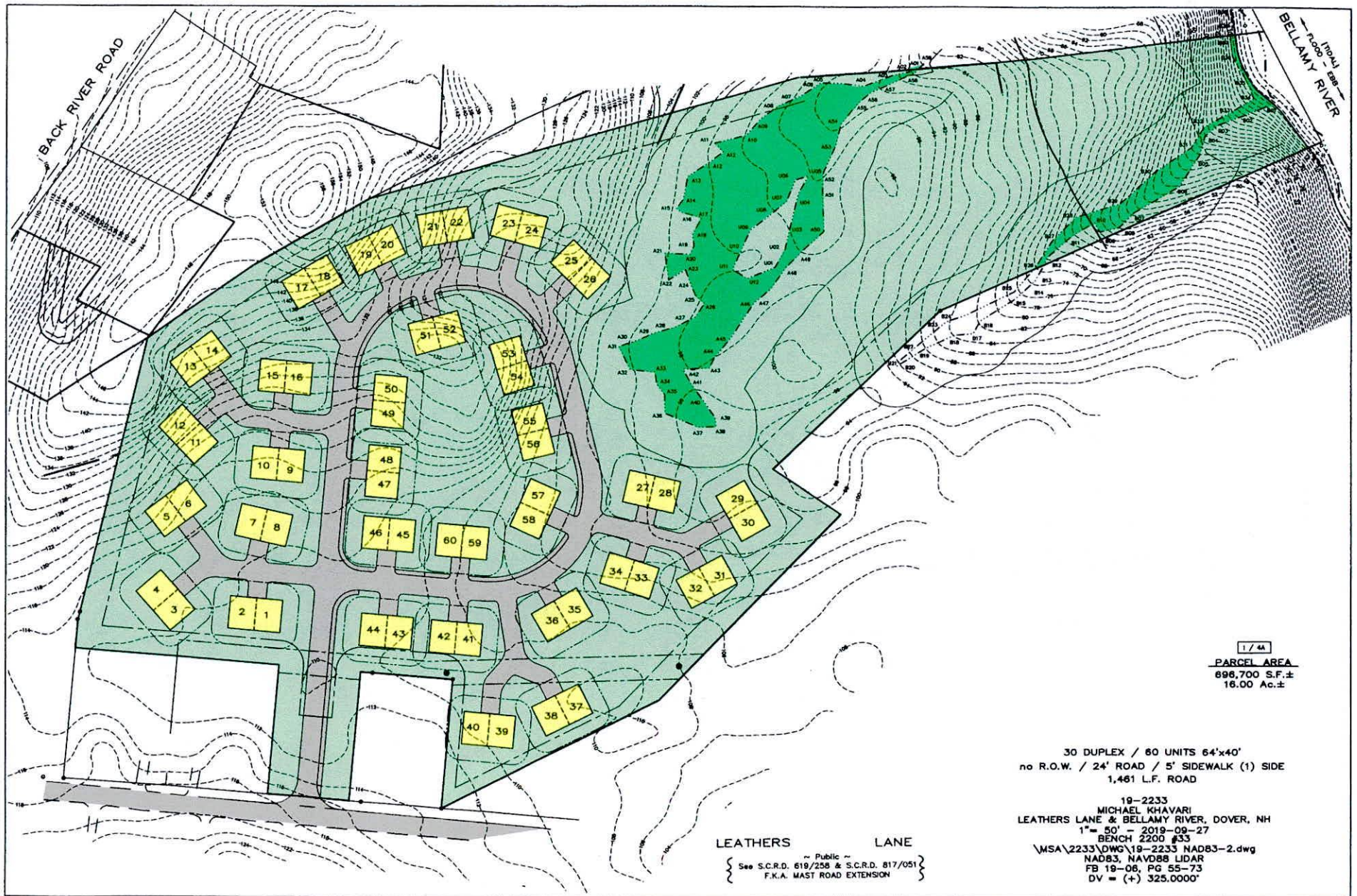
**Michael Khavari
Leathers Lane
Dover, NH 03820
Map 1-4, Lot A-0**

The Applicant Michael Khavari, is under contract to purchase the property located at Leathers Lane, Dover City Tax Map I-4-A. The property consists of 16 +/- acres. In 1985 the parcel was approved as Phase III, IV & V for 70 multi-units as part of the Davis Farm development (see copy of attached plan). The parcel is located in the R-12 Medium Density Residential District. The surrounding neighborhood consists of Phase I & II of the Davis Farm multi-unit development and the Ford's Landing multi-unit development (see attached Mapgeo image). Pursuant to the Transfer of Development Rights provisions, the parcel has a baseline yield of 33 units. The Applicant seeks to maintain significant open space, and requests a total of 60 duplex units, which results in a TDR unit request of 27 units (see copy of proposed plan and proposed aerial view plan). The construction of the 60 units leaves significant open space within the parcel. The Applicant believes the parcel is uniquely suited for multi-units as it was part of the original Davis Farm development and given its direct and close proximity to multi-unit residential housing. The request is made in consideration of the existing slope and wetland restrictions, which did not exist in their entirety when the parcel was originally approved for the 70 multi-units. Given the existing approvals, and the surrounding neighborhood, it is respectfully submitted that the proposed number of units is consistent with the neighborhood and the intent of the general and TDR zoning requirements.



5/20/88
 [Signature]

Handwritten notes in the bottom right corner, including "A. Planning Board Planning Board" and "B. Planning Board Planning Board".

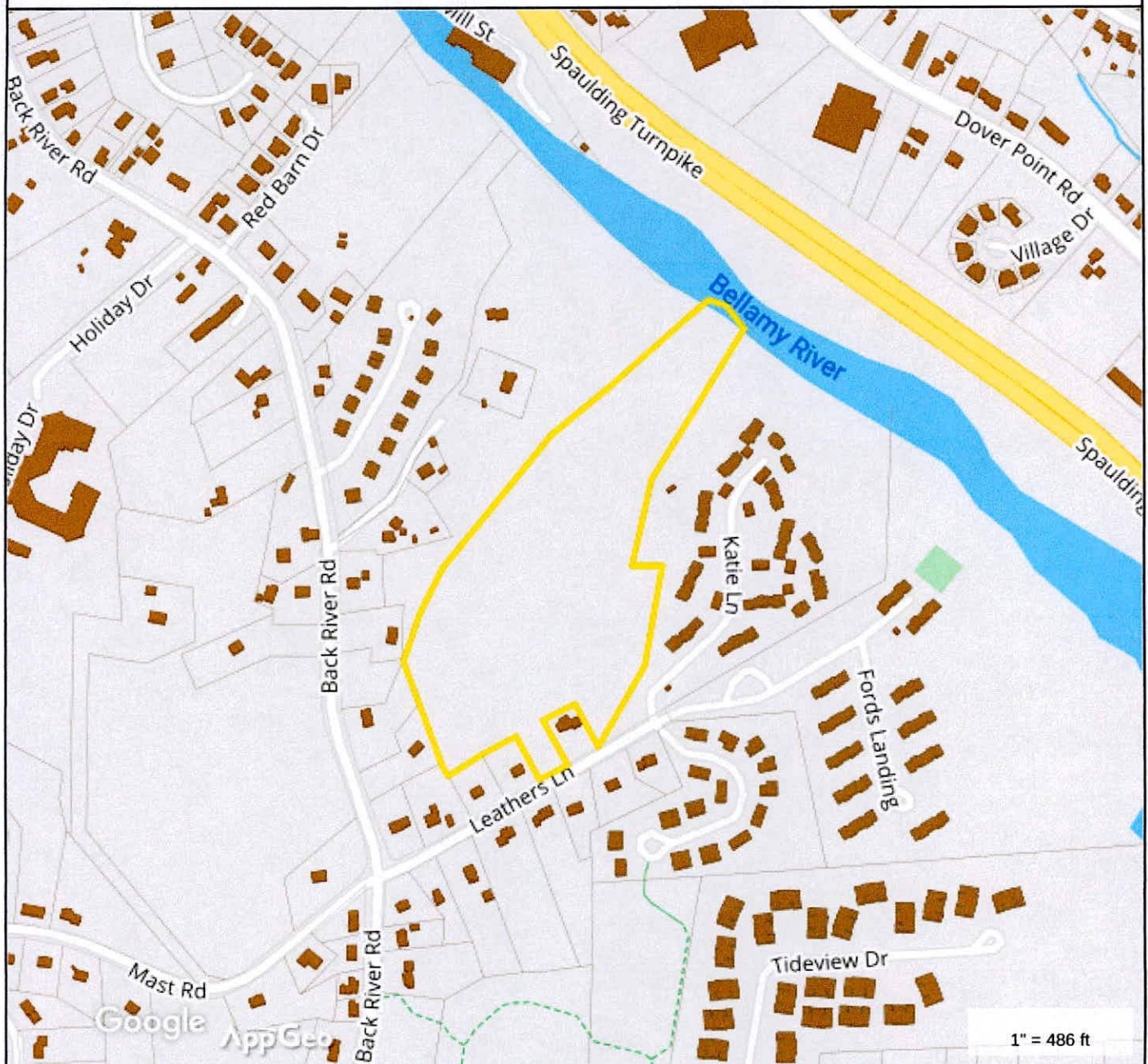


1 / 4A
PARCEL AREA
696,700 S.F. ±
16.00 Ac. ±

30 DUPLEX / 60 UNITS 64'x40'
no R.O.W. / 24' ROAD / 5' SIDEWALK (1) SIDE
1,461 L.F. ROAD

19-2233
MICHAEL KHAVARI
LEATHERS LANE & BELLAMY RIVER, DOVER, NH
1" = 50' - 2019-09-27
BENCH 2200 #33
\\MSA\2233\DWG\19-2233 NADB3-2.dwg
NADB3, NAVD88 LIDAR
FB 19-06, PG 55-73
DV = (+) 325.0000'

LEATHERS LANE
~ Public ~
{ See S.C.R.D. 619/258 & S.C.R.D. 817/051 }
F.K.A. MAST ROAD EXTENSION

**Property Information**

Property ID I0004-A00000
Location LEATHERS LN
Owner TOWLE KAREN A TRUSTEE
Land Use 131



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 10/18/2019
Data updated Daily



MSA 2223
MICHAEL KHAVARI, DOWRY, NH
LEATHERS LANE 8, BELLAND, NH 03301-1111
TEL: 603-220-1111 FAX: 603-220-1111
VMSA 2223 DOWRY 8-2223 NADBS 2 dwg
NADBS 2223 DOWRY 8-2223 NADBS 2 dwg
TEL: 603-220-1111 FAX: 603-220-1111

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE
JOSHUA P. LANZETTA

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC
ATTORNEYS AT LAW

601 Central Avenue
Dover, NH 03820

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(603) 743-6300
FAX (603) 343-2986

www.brutonlaw.com

RECEIVED
Planning Office

OCT 23 2019

Dover, New Hampshire

October 22, 2019

VIA HAND DELIVERED

Christopher G. Parker
Assistant City Manager
Director of Planning and Strategic Initiatives
City of Dover
288 Central Avenue
Dover, New Hampshire 03820

RE: Owner: James B. Towle and Karen A. Towle Revocable Trust
Applicant: Michael Khavari
Leathers Lane, Dover, NH
Map 8, Lots 9, 10, 11 & 12

Dear Mr. Parker:

Enclosed please find fifteen (15) copies of a Transfer of Development Rights Application for the above referenced matter with 8½" x 11" plan copies, along with the associated filing fee of \$230.00. Please note that we have also enclosed eleven (11) copies of the plans in size 11 x 17, as well as three (3) full size sets of the plans.

By making this submission today, we understand that this application will be placed on the Board's Agenda for the meeting on November 12, 2019.

Should there be any questions regarding the enclosed application, please do not hesitate to contact me.

Sincerely,



Francis X. Bruton, III
E-mail: fx@brutonlaw.com

FXB/mas
Enclosures

cc: Michael Khavari
James B. Towle and Karen A. Towle Revocable Trust

P19-74 Leathers Lane

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0003-000000	ROSANNA DR	PRPC DEVELOPMENT GROUP LLC		60 FARMINGTON RD SUITE 400	ROCHESTER	NH	03867
I0003-A00000	31 LEATHERS LN	ANDERSON JORDAN E &	O ROURKE HANNAH E	31 LEATHERS LN	DOVER	NH	03820
I0003-B00000	FORDS LANDING D	GAVIN JOHN T		P.O. BOX 145	RYE BEACH	NH	03871
I0003-C00000	29 LEATHERS LN	LAPORTE SETH E &	TICKNER BRONWYN	29 LEATHERS LN	DOVER	NH	03820
I0004-000000	10 LEATHERS LN	WELSH HANNAH K &	WELSH THOMAS H	10 LEATHERS LN	DOVER	NH	03820
I0004-001000	4 LEATHERS LN	SWORSKI BRIAN JOSEPH &	SWORSKI STEPHANIE ANN	4 LEATHERS LN	DOVER	NH	03820
I0004-002000	14 LEATHERS LN	STRAWBRIDGE VICTOR W II & AJEMIAN MERIN	VWS AND MCA REVOCABLE TRUST	14 LEATHERS LN	DOVER	NH	03820
I0004-A00001	18 LEATHERS LN	GIGUERE GUY J &	GIGUERE MARGARET A	327 CRANBERRY MEADOW RD	BERWICK	ME	03901
I0004-A00002	22 LEATHERS LN	CARREL DANIEL T &	CARREL CAROL A	22 LEATHERS LN	DOVER	NH	03820
I0004-A00003	28 LEATHERS LN	SPEIDEL MARK E & DIANA TRUSTEES	SPEIDEL FAMILY REVOCABLE TRUST	PO BOX 181	DOVER	NH	03821-0181
I0004-B00000	KATIE LN	DAVIS FARM CONDOS		KATIE LN	DOVER	NH	03820
I0004-B00011	11 KATIE LN	SPEIDEL PEGGY		11 KATIE LN	DOVER	NH	03820
I0004-B00012	12 KATIE LN	HOLTON LINDA M TRUSTEE	HOLTON LINDA M REVOCABLE TRUST	12 KATIE LN	DOVER	NH	03820
I0004-B00013	13 KATIE LN	STRAUS DOROTHY E		33 MILL POND RD	DURHAM	NH	03824
I0004-B00031	31 KATIE LN	HUDSON KATHLEEN A		31 KATIE LN	DOVER	NH	03820
I0004-B00032	32 KATIE LN	FROST AARON MARC		32 KATIE LN	DOVER	NH	03820
I0004-B00033	33 KATIE LN	MERRITT KAYLEIGH MARIA &	MERRITT RONALD C	33 KATIE LN	DOVER	NH	03820
I0004-B00034	34 KATIE LN	COLAN MARK	COLAN LINDA	34 KATIE LANE	DOVER	NH	03820
I0004-B00101	101 KATIE LN	WEEKS SILVIA		101 KATIE LN	DOVER	NH	03820
I0004-B00102	102 KATIE LN	TEGAN JANET R REV TRUST	TEGAN JANET R TRUSTEE	102 KATIE LN	DOVER	NH	03820
I0004-B00103	103 KATIE LN	VINCENT DAVID W		103 KATIE LN	DOVER	NH	03820-3078
I0004-B00104	104 KATIE LN	MACE RANDA V LIVING REVOCABLE TRUST	MACE RANDA V TRUSTEE	104 KATIE LANE	DOVER	NH	03820
I0004-B00111	111 KATIE LN	LAUSBERG RACHEL C		111 KATIE LN	DOVER	NH	03820
I0004-B00112	112 KATIE LN	TRASK HAROLD P	TRASK LINDA P	112 KATIE LN	DOVER	NH	03820
I0004-B00113	113 KATIE LN	SHANNON KEVIN	SHANNON CHRISTINE	113 KATIE LANE	DOVER	NH	03820
I0004-B00121	121 KATIE LN	JOHNSON NANCY A TRUSTEE	JOHNSON NANCY A REVOCABLE TRUST	121 KATIE LANE	DOVER	NH	03820
I0004-B00122	122 KATIE LN	DAMIANO PAUL J &	DAMIANO GINA	122 KATIE LN	DOVER	NH	03820
I0064-000000	68 BACK RIVER RD	BIRCHENOUGH STEVEN		68 BACK RIVER RD	DOVER	NH	03820
I0065-000000	66 BACK RIVER RD	MJC DOVER POINT PROPERTIES LLC		335 DOVER POINT RD	DOVER	NH	03820
I0066-000000	72 BACK RIVER RD	HANSON PETER D		72 BACK RIVER RD	DOVER	NH	03820
I0067-000000	60 BACK RIVER RD	ROBERTS JUDITH & TOWLE SPEIDEL DIANA TRU	ROBERTS SANFORD AND JUDITH REVOCABLE LIV	60 BACK RIVER RD	DOVER	NH	03820
I0067-A00000	74 BACK RIVER RD	TOWLE LYDIA M		PO BOX 1392	DOVER	NH	03821-1392
I0067-B00000	62 BACK RIVER RD	TOWLE JONATHAN P TRUSTEE	TOWLE JONATHAN P 2008 TRUST	62 BACK RIVER RD	DOVER	NH	03820
I0068-000000	78 BACK RIVER RD	DUTKOWSKI HENRY S		78 BACK RIVER RD	DOVER	NH	03820
I0069-A00000	17 LEATHERS LN	ALMY ROBERT E &	ALMY PATRICIA	17 LEATHERS LN	DOVER	NH	03820
I0069-B00000	21 LEATHERS LN	DEMERS CAROLYN R	DEMERS ALFRED R	21 LEATHERS LN	DOVER	NH	03820
I0069-C00000	25 LEATHERS LN	DEKORNE JOSEPH H JR		25 LEATHERS LN	DOVER	NH	03820
		MICHAEL KHAVARI		40 HARRISON AVENUE	PORTSMOUTH	NH	03820
		KAREN A TOWLE	JAMES B TOWLE AND KAREN A TOWLE REVOCABLE TRUST	26 ANITA STREET	ROCHESTER	NH	03867
		CIVILWORKS NEW ENGLAND/HAIGHT ENGINEERING PLLC	STEPHEN J HAIGHT & KEVIN MCENEANEY, NH LLS	181 WATSON ROAD	DOVER	NH	03821