



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 1st Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, February 6, 2020**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Site Review for The Children's Museum of New Hampshire, (Owner: City of Dover, c/o c/s Recreation/Gym & Pool), Assessor's Map 23, Lot 15, zoned CBD-General, and located at 6 Washington Street. (Proposal is to infill a lower building access area for a 1,250 s.f. children's play patio plus 550 s.f. of landscape). *(P20-07)
2. 11:15 AM - 12:00 PM: Change of Use/Site Review for Washington Street Mill, LLC., Assessor's Map 23, Lot 14, zoned CBD-General, and located at 1 Washington Street. (Proposal is to convert 30,000 s.f. of commercial/office space to 36 apartment units and stripe 18 additional parking spaces). *(P17-46A)



FUSS & O'NEILL

January 14, 2019

Donna Benton, AICP
City Planner, City of Dover
288 Central Ave
Dover, NH 03820

RE: Project Narrative
The Children's Museum of New Hampshire – Children's Play Patio
6 Washington Street, Dover, NH 03820
Fuss & O'Neill Reference No. 20191250.A10

Dear Mrs. Benton:

The Children's Museum is proposing to infill a lower building access area, bringing the existing grade up one story to create a children's play patio area. The change in grade will be accomplished by the use of lightweight geofoam blocks. An underdrain system is proposed for the area below the geofoam blocks, current gutters will be directed into a collection pipe and routed to the catch basin in the south east corner of the project area.

Surface drainage for the patio will be collected by 2 area drain linked to the catch basin, the catch basin itself and the drainage network. The catch basin that exists today will be replaced and its frame and grate raised to the new surface elevation. All drainage will be tied into the existing storm drain system. There will be no work performed on or outside of the existing sidewalks surrounding the project area.

The play patio itself will be 1,250-sf +/- and the total project area will be 1,800-sf +/- . Space within the project area not occupied by the patio will be landscaped. The patio will be surrounded by a fence similar to the one currently surrounding the depressed area being filled in.

Thank you for your time reviewing this project.

Sincerely,

Richard R. Lundborn, P.E.
Senior Project Manager

/JVA

C: Children's Museum of NH

5 Fletcher Street, Suite 1
Kennebunk, ME 04043
207.363.0669

www.fando.com

California

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Maine

Massachusetts

New Hampshire

Rhode Island

Vermont



FUSS & O'NEILL

January 14, 2020

Donna Benton, AICP
City Planner, City of Dover
288 Central Ave.
Dover, NH 03820

RE: Request for Waivers of the Site Plan Application
The Children's Museum of New Hampshire – Children's Play Patio
6 Washington Street, Dover, NH 03820
Fuss & O'Neill Reference No. 20191250.A10

Dear Mrs. Benton:

This memo is in support of our request for waivers regarding the following sections of the Site Plan Application. The checklist items are bold and italicized with our justification below each for each item.

5. Traffic Impact Assessment and Analysis (Standard or Advanced)

The proposed work will have no impact on traffic. The Museum will remain the same and utilize the same parking as it does today.

8. A colored rendering of the streetscape that will be created along the existing public right-of-way

The proposed work will not impact the streetscape along the existing public ROW. The work is well within the property a Street Scape rendering would be unchanged.

9. A colored architectural plan showing all sides of buildings

With the exception of raising the grade and addition of a doorway, there will no significant changes to the existing architecture. The area being filled in is hidden currently by arborvitae. Most people do not realize the space is there. The building itself will remain with the same stone façade it has today.

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Donna Benton, AICP

Date

Page 2

10. Plans:

Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system

The proposed work is well within the boundaries of the property and they are not shown on the plans.

Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect

Current landscaping will be transplanted and replaced with similar landscaping upon completion of the project.

Depict all service, storage, loading bays and utility areas

There are no changes to any of these areas for this project. Those areas are on the other side of the building.

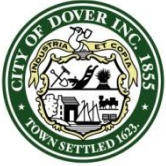
Thank you for your thoughtful consideration and we will be pleased to address any concerns.

Sincerely,

Richard R. Lundborn, P.E.
Branch Manager

/JVA

c: Children's Museum of NH



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: The Children's Museum of New Hampshire Telephone # 603.742.2002

Address of Applicant: 6 Washington Street, Dover, New Hampshire 03820

E-Mail Address: Jane Bard, President | jbard@childrens-museum.org

Name of Property Owner (if different from applicant): City of Dover
C/O C/S Recreation/Gym and Pool Telephone # 603.516.6000

Address of Property Owner: 61 Locust Street #124, Dover, New Hampshire 03820-3753

PROPERTY INFORMATION

Address of Property: 6 Washington Street

Assessor's Map # 23 Lot(s) # 15

Zoning District(s) Central Business District Overlay District(s) None

Size of Parcel: _____ sq. ft. 6.50 ac. Property Deed: Book 3599 Page: 0685-0692

Existing Use of Property: Children's Museum

SITE PLAN INFORMATION

Describe Proposed Use: Addition of 1,250 sf play patio in old access drive

Area of Parcel to be Developed: 1,800 sq. ft.

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

Number of Parking Spaces: Existing 60 Proposed No change

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

Number of Employees Total: 31 In Maximum Shift: 17

Disposition of Parcel:

Building Setbacks:

Building Footprint 13,347 sq. ft.

Front Yard _____ ft.

Total Building Area _____ sq. ft.

Rear Yard _____ ft.

Paved Area 14,000 sq. ft.

Side Yard: Right _____ ft. Left _____ ft.

City Water? ☒ Yes ☐ No How far is city water from the property? _____

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____

BUILDING INFORMATION

Type of Building to be Built: N/A

Height of Building: _____ Finished Floor Elevation: 21.25

Number of Seats (where applicable) 540 maximum occupancy

Estimated value of construction: _____ Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: See attached waiver request letter

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Gregory Brown | Fuss & O'Neill

Address 50 Commercial Street, Manchester, New Hampshire 03101 Telephone #: 207.439.5286

Professional License #: 00849 E-mail address: gbrown@fando.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Richard Lundborn, P.E. | Fuss & O'Neill

Address 5 Fletcher St., Suite 1, Kennebunk, Maine 04043 Telephone #: 207.363.0669

Professional License #: 10943 E-mail address: rlundborn@fando.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) ARQ Architects

Address 1 Government Street, Kittery, ME 03904 Telephone #: 207.439.5286

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

Signature of Applicant (if different from owner): Jane Ball Date: 1/14/20

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): Jane Ball Date: 1/14/20

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): Jane Ball Date: 1/14/20

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) | |
| ○ New construction \$.15 sq. ft. x # _____ sq. ft.= | \$ _____ |
| ○ Additions (new floor space) \$.10 per sq. ft. x # <u>1,275</u> sq. ft.= | \$ <u>127.50</u> |
| ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= | \$ _____ |
| ☐ CHANGE OF USE (not to exceed \$5,000) | |
| ○ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = | \$ _____ |
| ☐ CONDITIONAL USE PERMIT \$150.00 x # _____ per application= | \$ _____ |
| ☐ GRAVEL PIT/ EXCAVATIONS | |
| ○ Application fee \$50.00= | \$ _____ |
| ○ Permit fee \$75.00= | \$ _____ |
| ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN
\$50.00 x # _____ per hour of review (3 hour minimum)= | \$ _____ |
| ☐ REQUEST FOR REZONING Application fee \$150.00= | \$ _____ |
| ☐ DRIVEWAY WAIVER Application fee \$100.00= | \$ _____ |
| SUB TOTAL= | \$ _____ |

AND

- | | |
|---|-----------------|
| 2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # <u>1,275</u> = | \$ <u>89.25</u> |
|---|-----------------|

TOTAL PLAN REVIEW FEE= \$ 216.75

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

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

SUB TOTAL= \$ _____

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

TOTAL NOTICE FEE= \$ _____

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



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: Jane Bard - President of The Children's Museum of New Hampshire File Number: _____

PROJECT TITLE: Children's Museum Play Patio

PROPERTY LOCATION: 6 Washington Street Tax Map: 23 Lot: 15

	Where/How Provided	Reviewed
1. Completed and signed Application form	Included in this submittal	
2. Plan Review Fees are provided	Included in this submittal	
3. Electronic copy of the engineered/surveyed plan layout	Will include in final submittal	
4. Electronic copy of supplementary materials and application	Will include in final submittal	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Waiver	
6. Waiver requests to the Site Plan Review Regulations, with written justification	Will include in this submittal	
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	Waiver	
9. A colored architectural plan showing all sides of buildings	Waiver	
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:	Included in this submittal	
Location map at appropriate scale	Figure 1 - USGS Site Location Map & GI-001	
Proposed Project name and title and Planning File #	GI-001 and all titleblocks	
Date, north arrow and scale	Date & scale in titleblock / north arrows on plans	
Names of all abutting property owners	Sheet CS-101	
Name and address of owners and/or applicants	Sheet GI-001	
Signature & stamp of NH licensed land surveyor and/or engineer	All applicable sheets	
Zoning District boundaries, including any special or overlay districts	No boundaries shown / zoning info on CS-101	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Sheets SV-101 & CS-101	
Location and widths of existing & proposed easements & right of ways	N/A	
Location and width of existing and proposed access/egress ways	Waiver	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	Sheet CS-101	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Waiver	
Existing and proposed topographic information at two foot intervals	Sheets SV-101 & CG-101 (0.5' interval)	
Existing and proposed buildings and structure locations	All sheets	
Minimum building setbacks or build to lines on all lots	Waiver	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Waiver	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	Waiver	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	Waiver	
Existing and proposed stormwater lines and facilities	Sheet CG-101	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Waiver	
Location of Flood Hazard Zone	Figure 3 - FEMA Flood Zones	
Location of all bodies of water and watercourses	Waiver	
Location of wetlands and buffers	N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	Figure 2 - Aerial Map	
Existing natural features and/or significant vegetation on property	Sheet SV-101	
Depict existing contours up to 100 ft. beyond project limits	Waiver	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	Waiver	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	Waiver	
Location, material and size of existing and proposed pavement area	Sheet CS-101	
Location of proposed fire lanes	N/A	
Specify finished floor elevations of buildings	N/A	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	Waiver	
Depict all service, storage, loading bays and utility areas	Waiver	
All applicable Dover Common Site Plan notes	Sheet CS-101	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	Waiver - impervious over impervious	
Stormwater Management System Operation and Maintenance Plan	Waiver or N/A	
Letter to Serve from Public and Private Utilities	N/A - no change	
Erosion and Sedimentation Control Plan	Sheet CG-101	
Landscape Operation and Maintenance Plan	Waiver	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	Waiver	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____

CHILDREN'S MUSEUM PLAY PATIO

6 WASHINGTON STREET · DOVER · NEW HAMPSHIRE

THE CHILDREN'S MUSEUM OF NEW HAMPSHIRE

JANUARY 8, 2020

PREPARED FOR
**THE CHILDREN'S MUSEUM
OF NEW HAMPSHIRE**
6 WASHINGTON STREET
DOVER, NH 03820

SHEET INDEX

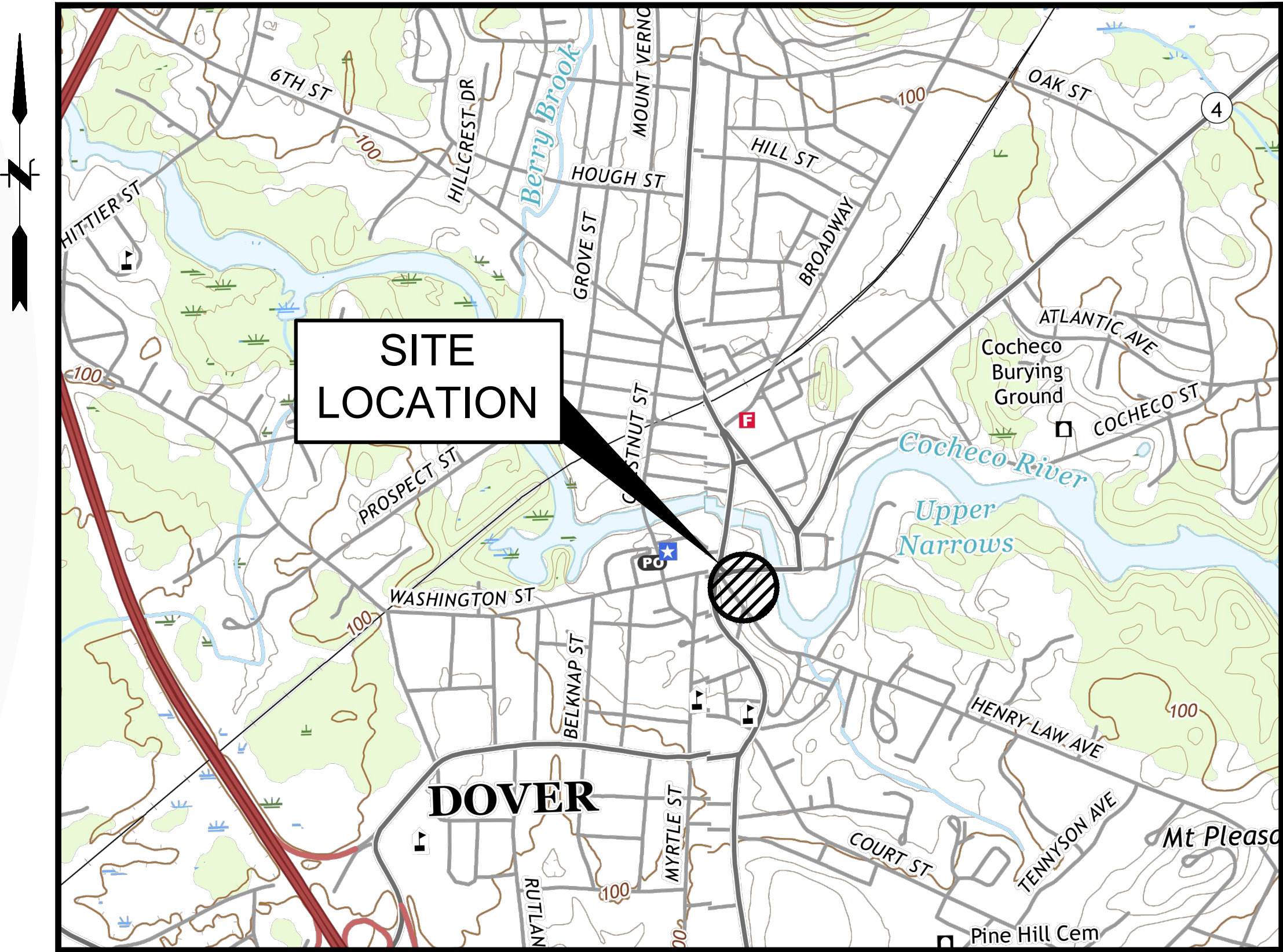
<u>SHEET No.</u>	<u>SHEET TITLE</u>
GI-001	COVER SHEET
SV-101	EXISTING CONDITIONS PLAN
CP-101	SITE PREPARATION PLAN
CS-101	SITE PLAN
CG-101	GRADING, DRAINAGE & EROSION CONTROL PLAN
CX-301	CROSS SECTIONS
CD-501 - CD-503	DETAILS
CD-504	NYLOPLAST DETAILS



PREPARED BY
FUSS & O'NEILL
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04303
207.363.0669
www.fando.com

PROJECT TEAM

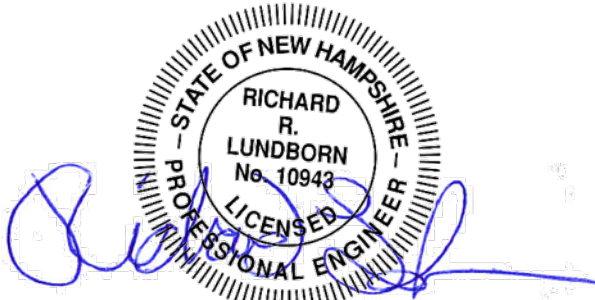
LAND SURVEYOR
FUSS & O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.668.8223



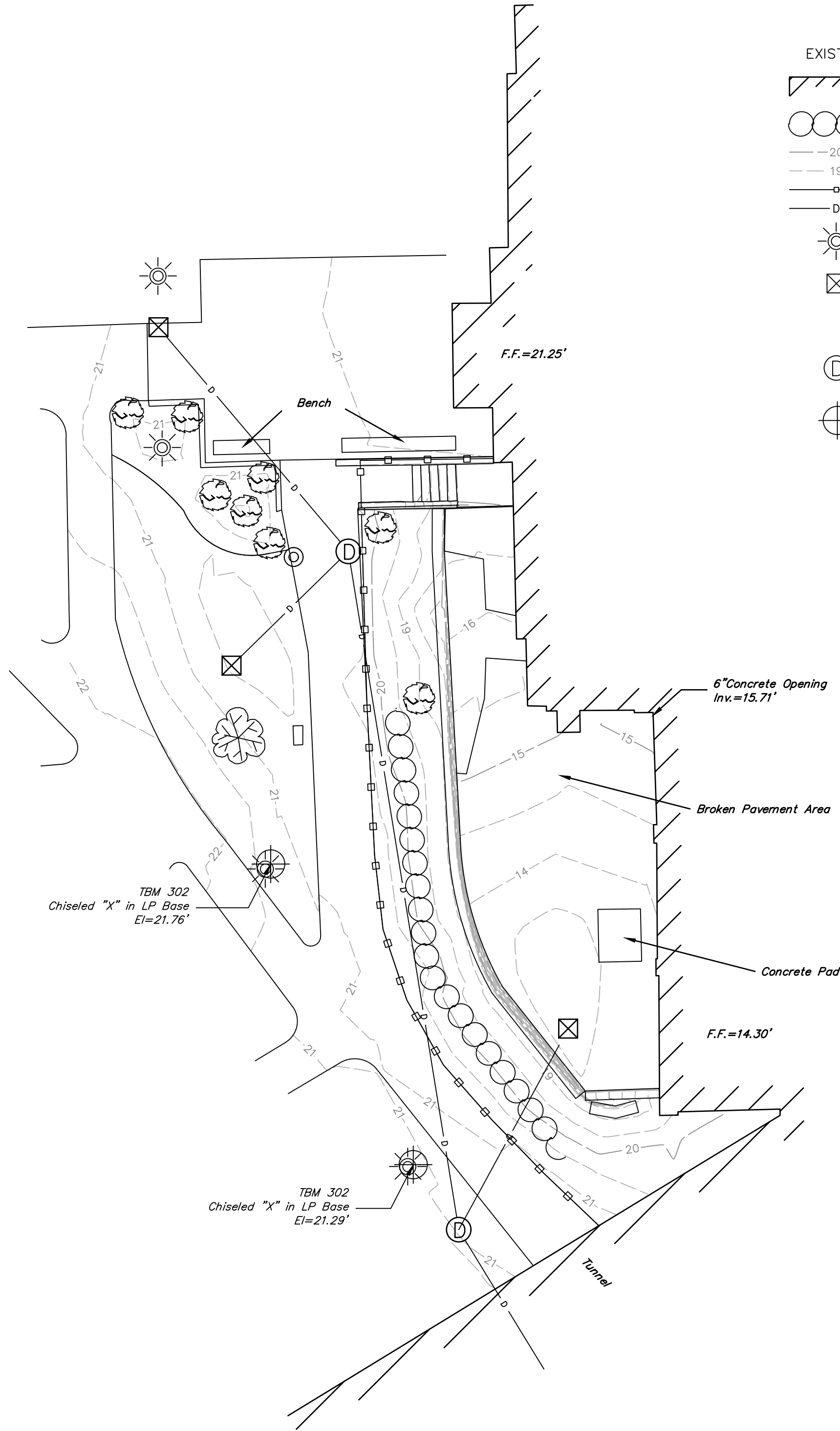
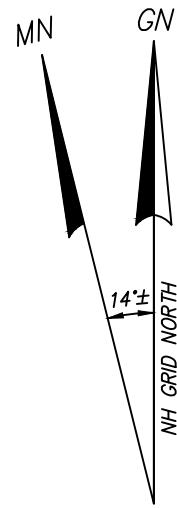
LOCATION MAP
SCALE: 1" = 1000'



CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION
THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON
THIS PLAN IS APPROXIMATE. OLD CONSULTING ENG.
ING. MAKES NO CLAIM TO THE ACCURACY OR
COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR
TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL
CONTACT DIG-SAFE AT 1-888-DIG-SAFE.



PROJ. No.: 20181250.A10
DATE: 01/08/2020
GI-001



LEGEND

- EXISTING
- BUILDING
- TREELINE
- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE
- STREET LIGHTS
- CATCH BASIN
- MANHOLE
- ELEVATION BENCHMARK

NOTES:

- 1) EXISTING CONDITIONS WORKSHEET. FIELD WORK COMPLETED BY JDG.
- 2) THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON NOVEMBER 20, 2019.
- 3) BASIS OF BEARING IS NH GRID NORTH. DATUM NAD83(2011)-NAVD88

THE CHILDREN'S MUSEUM OF NH
EXISTING CONDITIONS PLAN
CHILDREN'S MUSEUM PLAY PATIO
6 WASHINGTON STREET
DOVER
NEW HAMPSHIRE



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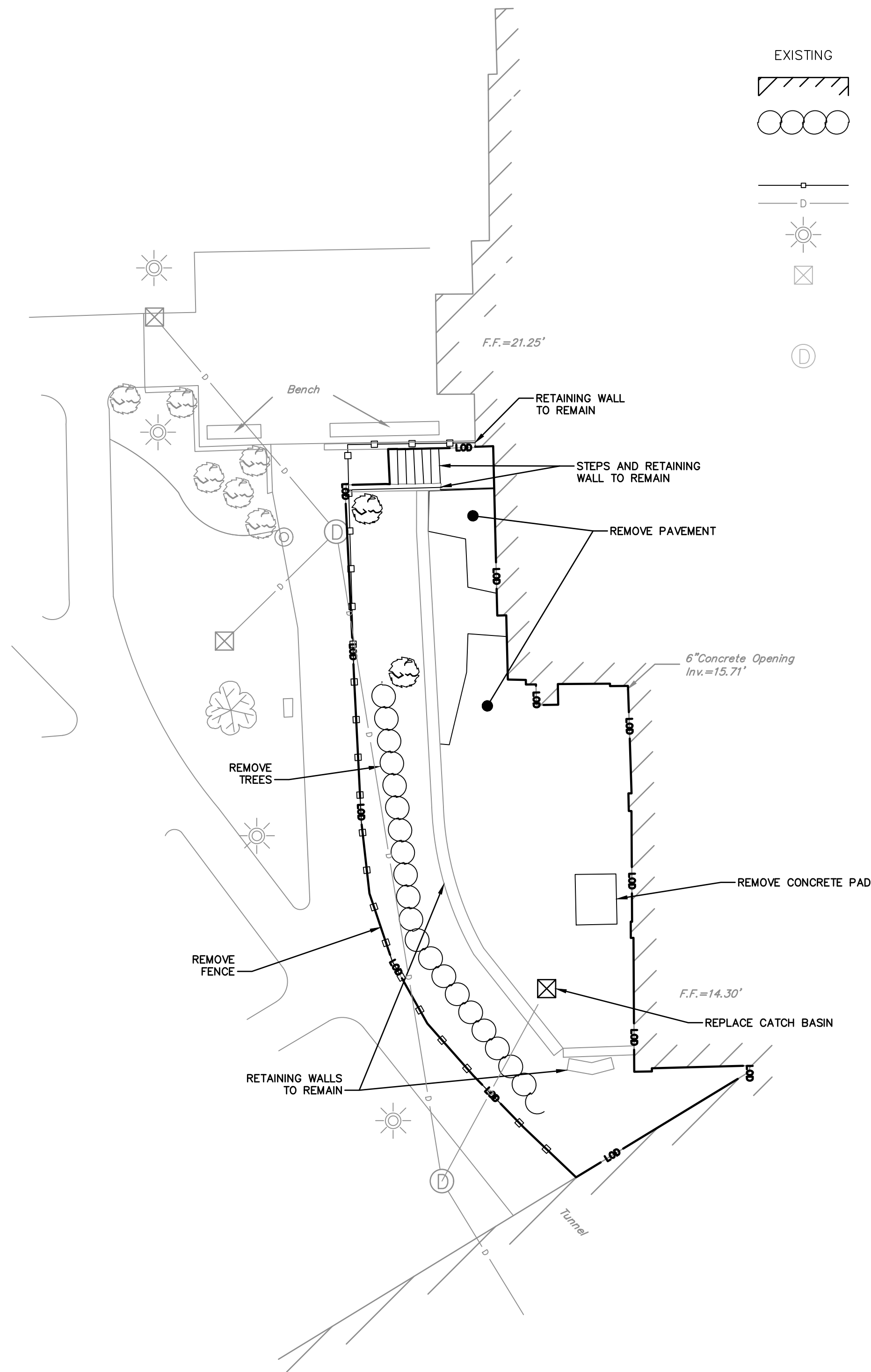
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	VERT.: N/A
DATUM:	HORIZ.: NAD83
	VERT.: NAVD88
	GRAPHIC SCALE



1.	1/8/2020	SITE PLAN REVIEW SUBMITTAL	JVA	RRL
	DATE	DESCRIPTION	DESIGNER	REVIEWER

SV-101

PROJ. No.: 20191250.A10
DATE: 01/08/2020



BUILDING

TREELINE

LIMIT OF DISTURBANCE

FENCE

STREET LIGHTS

CATCH BASIN

MANHOLE

PROPOSED

CP-101

THE CHILDREN'S MUSEUM OF NH
SITE PREPARATION PLAN
CHILDREN'S MUSEUM PLAY PATIO
6 WASHINGTON STREET
DOVER NEW HAMPSHIRE



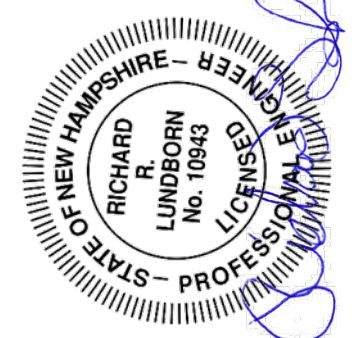
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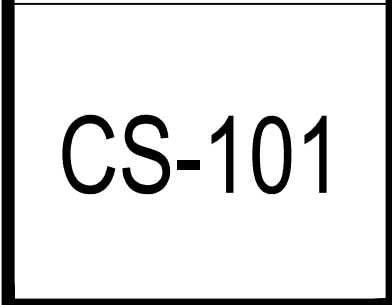
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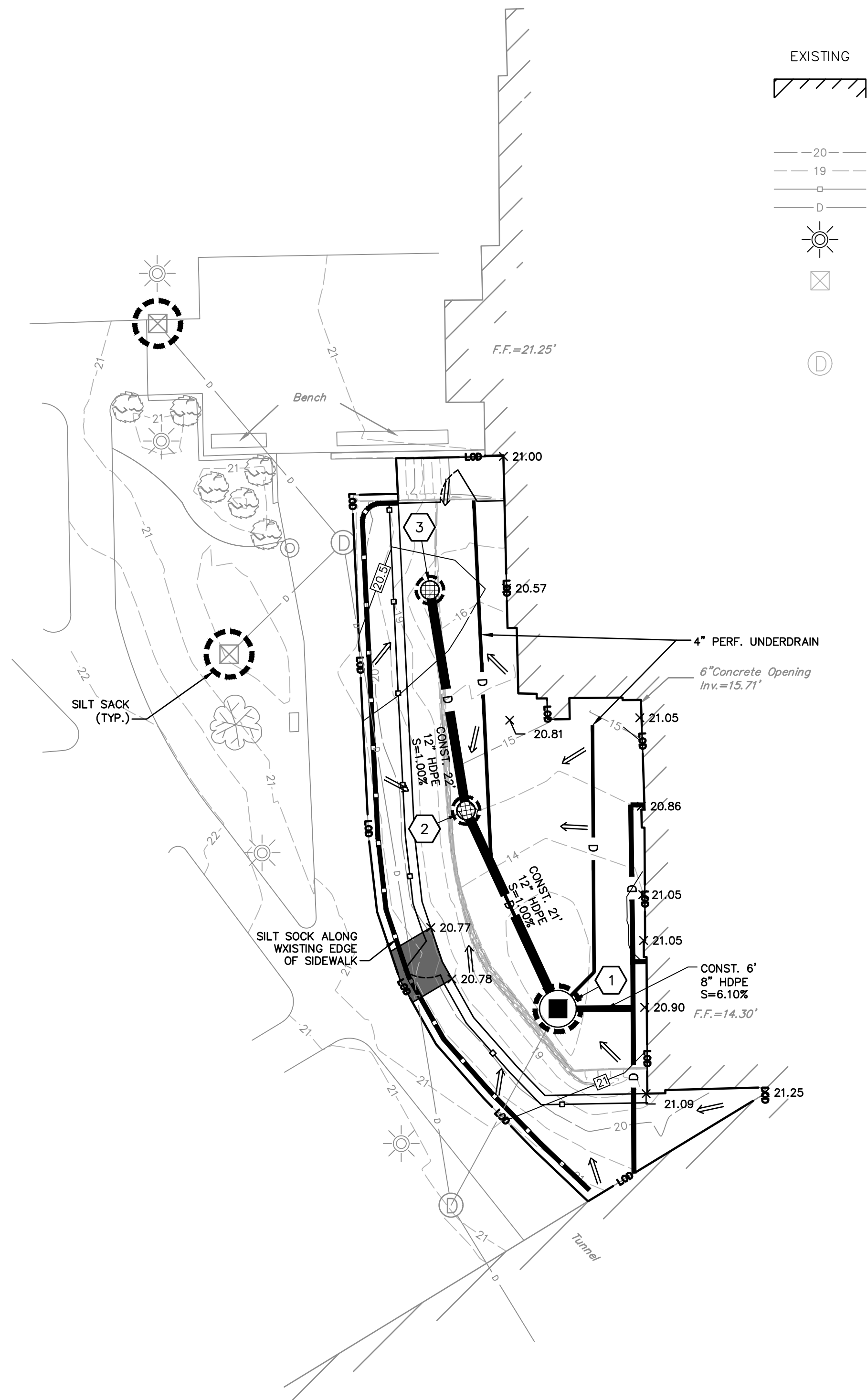
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HORIZ.:	1"=10'
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DATUM:	
HORIZ.:	NAD83
VERT.:	NAVD88



GRAPHIC SCALE

[illegible]





BUILDING

MAJOR CONTOUR
MINOR CONTOUR
FENCE
DRAIN PIPE

STREET LIGHTS

CATCH BASIN

AREA DRAIN

MANHOLE

SILT SACK

SILT SOCK

PROPOSED

20
19
□
D



DRAINAGE STRUCTURES

STRUCTURE	STRUCTURE DETAILS
1	PROPOSED 4' DIA. CATCH BASIN RIM = 20.71
	(2) 12" HDPE INV IN = 15.74
	(ROOD DRAIN) 8" HDPE INV IN = 16.00
	(UNDERDRAIN) 4" HDPE INV IN = 13.40
	(UNDERDRAIN 2) 4" HDPE INV IN = 13.40 (EXISTING PIPE) 12" HDPE INV OUT = 10.50 EXISTING 23 LF x 12" HDPE S=1.00%
2	PROPOSED AREA DRAIN RIM = 20.47
	(3) 12" HDPE INV IN = 16.08
	(1) 12" HDPE INV OUT = 15.98
	CONSTRUCT 21 LF x 12" HDPE S=1.00%
3	PROPOSED AREA DRAIN RIM = 20.32
	(2) 12" HDPE INV IN = 16.32
	CONSTRUCT 23 LF x 12" HDPE S=1.00%

NOTES:

1. INSTALL SILT SACKS IN ALL NEARBY CATCH BASINS AS SHOWN.
2. INSTALL SILT SOCK ALONG EDGE OF EXISTING SIDEWALK.
3. REMOVE EXISTING PAVEMENT IN WORK AREA.
4. CLOSE OPENINGS IN BUILDING AS DIRECTED BY ARCHITECT.
5. TREAT FACE OF BUILDING TO BE BELOW GRADE WITH WATER PROOFING AS DIRECTED BY ARCHITECT.
6. PREPARE AREA FOR INSTALLATION IN ACCORDANCE WITH TYPICAL GEOFOAM INFILL CROSS SECTION.
7. INSTALL NEW CATCH BASIN & UNDER DRAINS.
8. INSTALL GEOFOAM TO LEVEL SHOWN ON TYPICAL GEOFOAM INFILL CROSS SECTION AND CROSS SECTIONS ON CX-301.
9. INSTALL SAND BLANKET AND CRUSHED GRAVEL IN ACCORDANCE WITH TYPICAL GEOFOAM INFILL CROSS SECTION.
10. INSTALL AREA DRAINS AND ROOF DRAIN LEADERS AS DEPICTED.
11. PROVIDE SURFACE TREATMENT PER ARCHITECT.

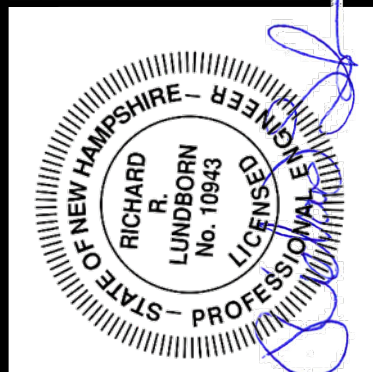
THE CHILDREN'S MUSEUM OF NH
GRADING, DRAINAGE &
EROSION CONTROL PLAN
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6 WASHINGTON STREET
DOVER NEW HAMPSHIRE

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FUSS & O'NEILL

5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04303
207.363.0669
www.fando.com



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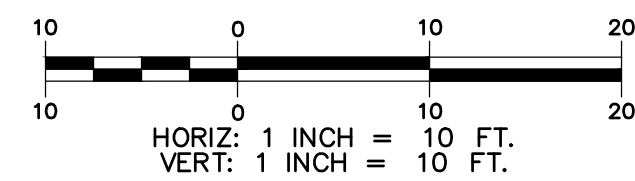
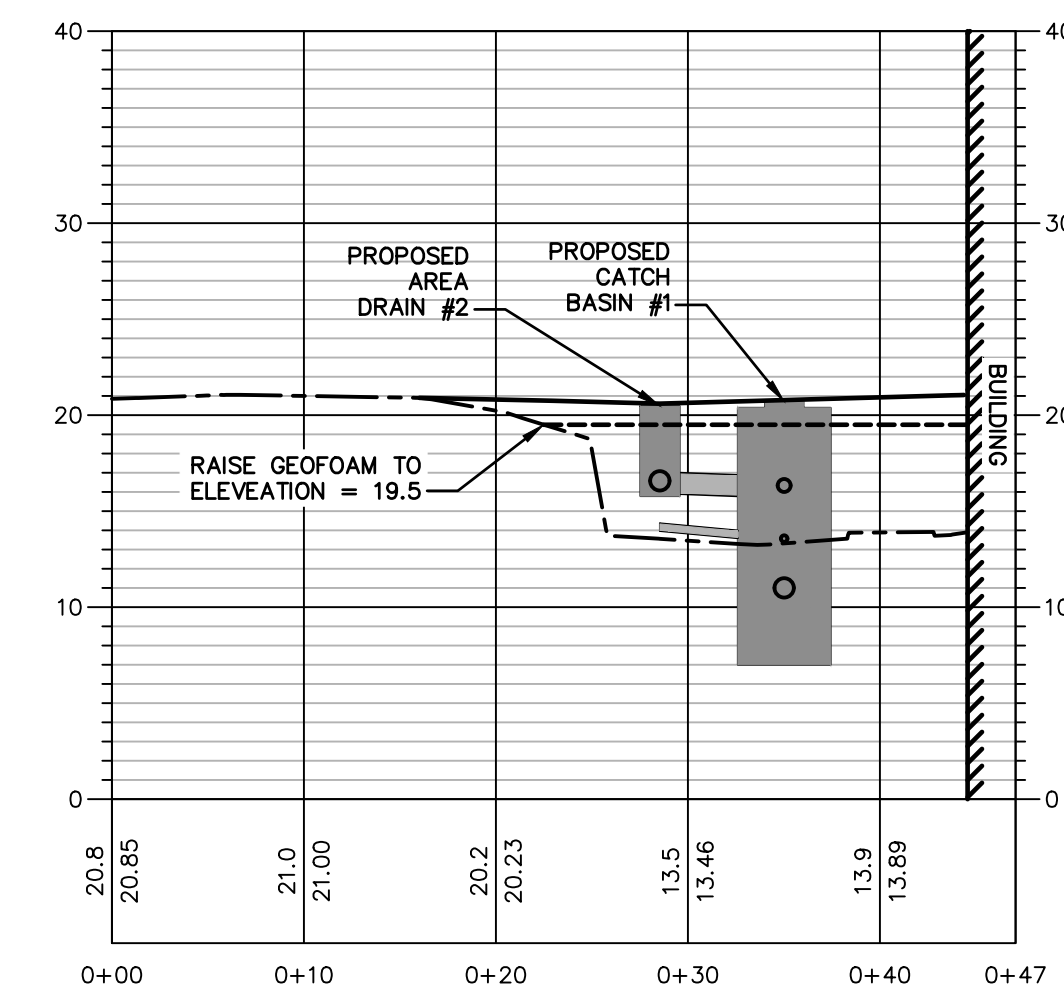
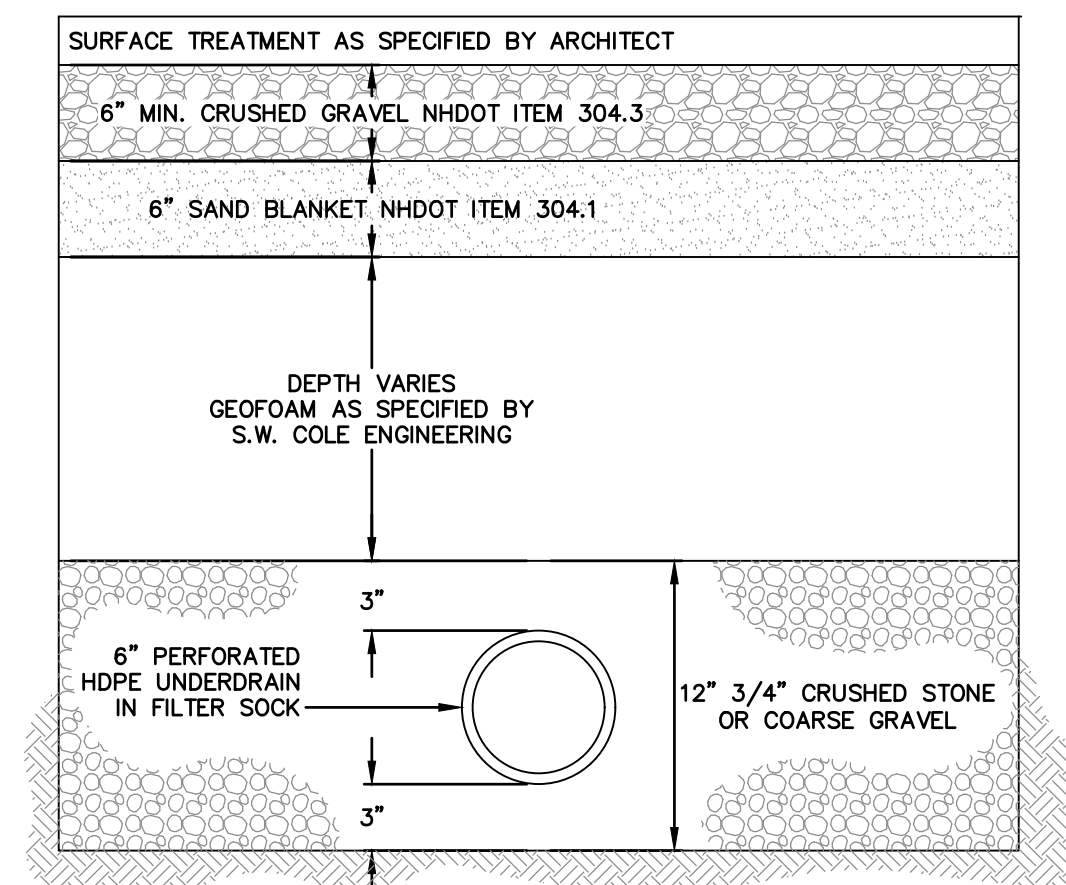
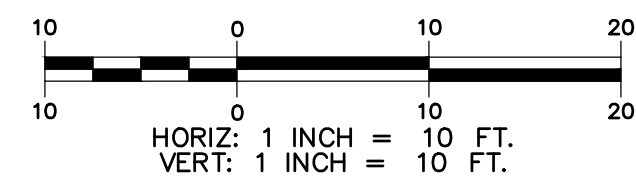
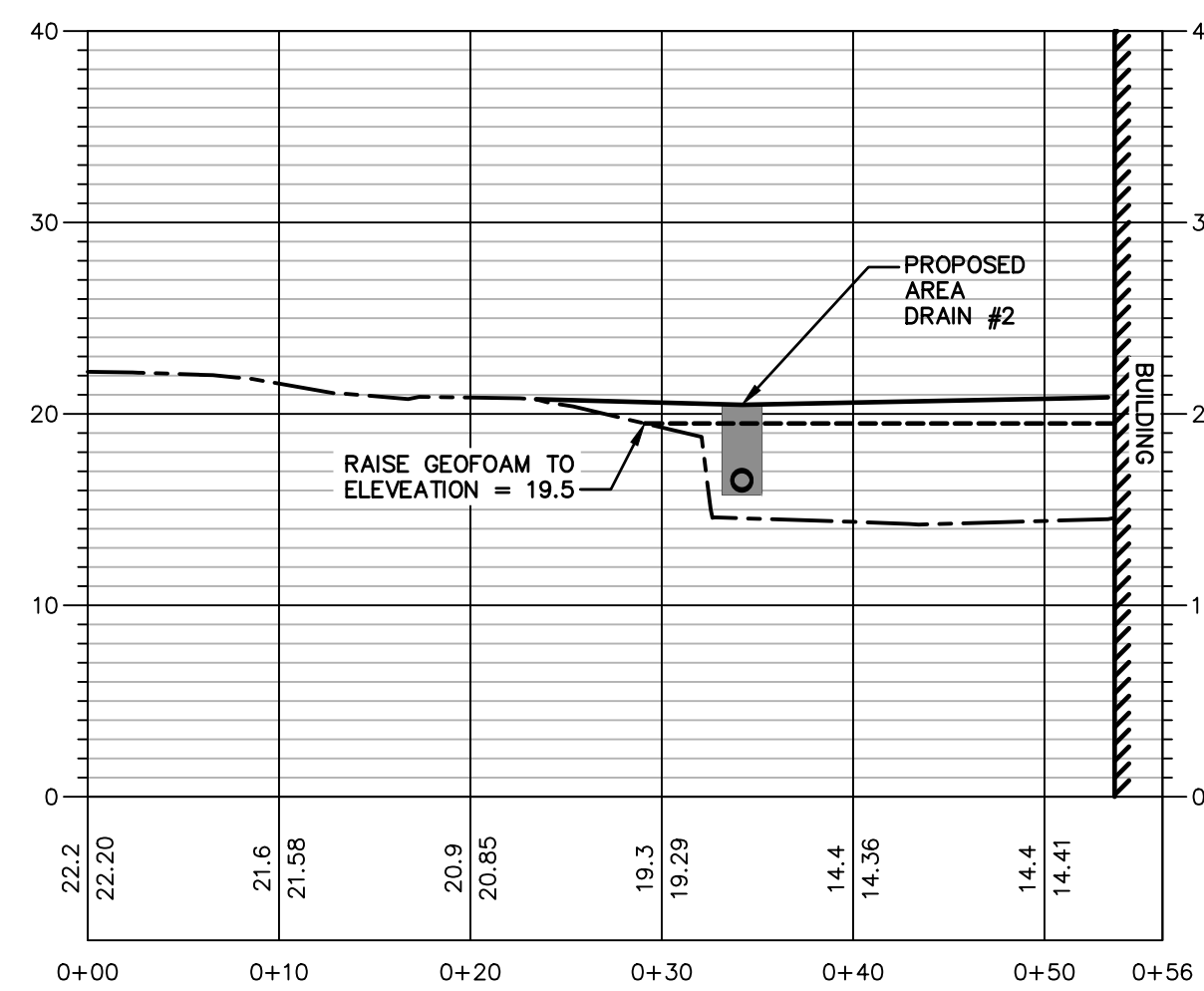
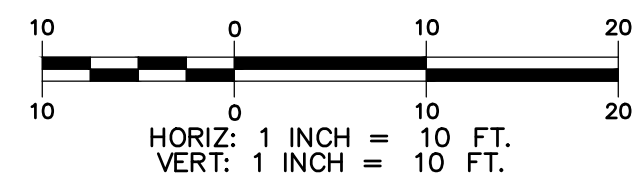
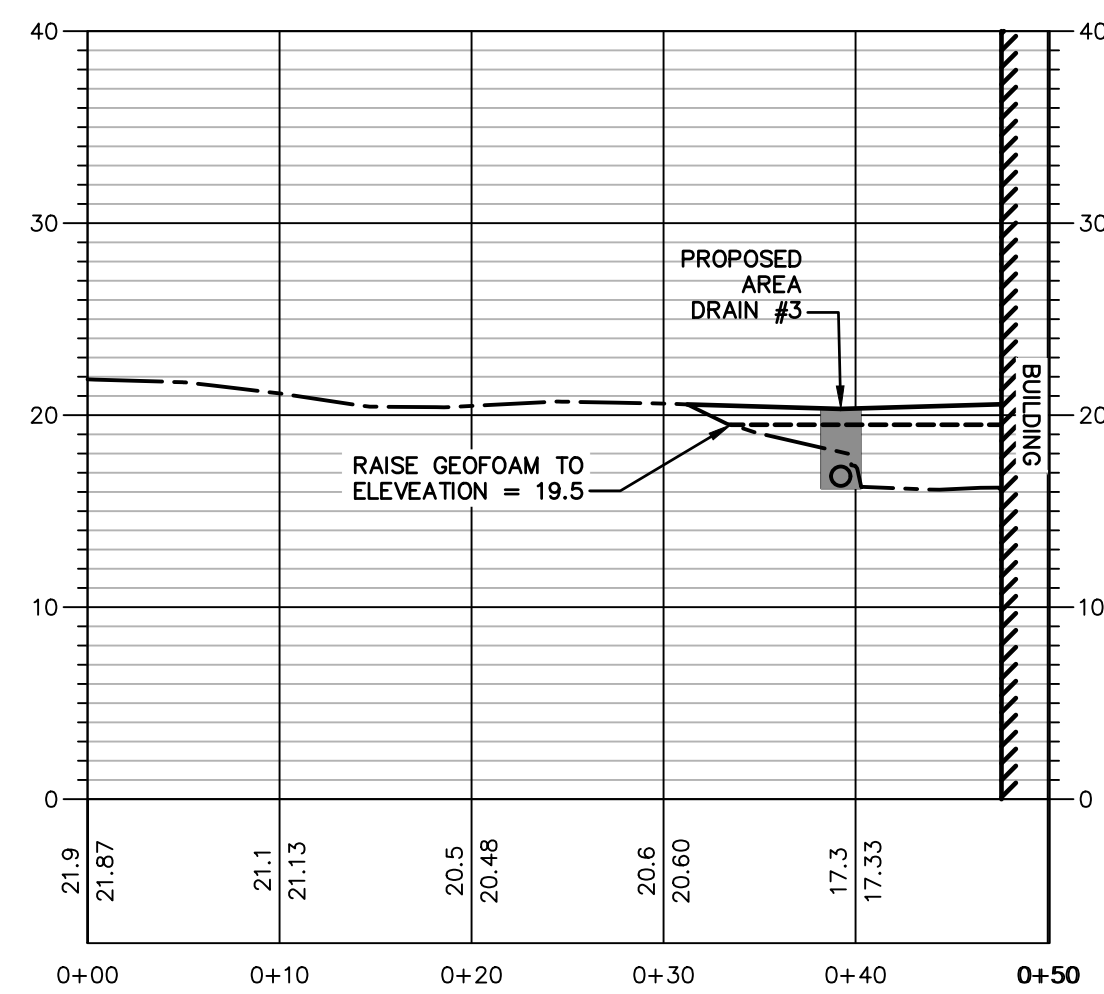
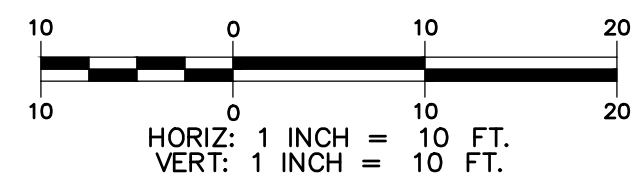
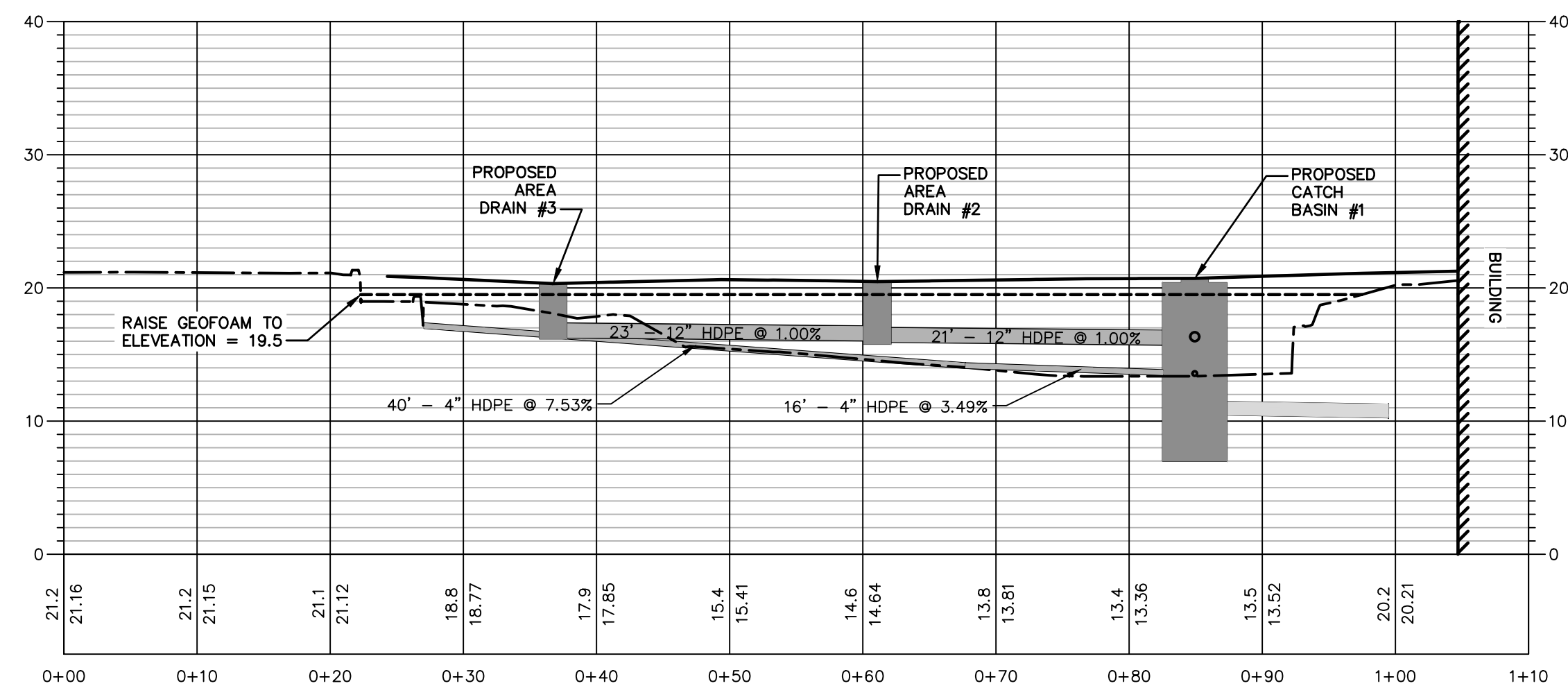
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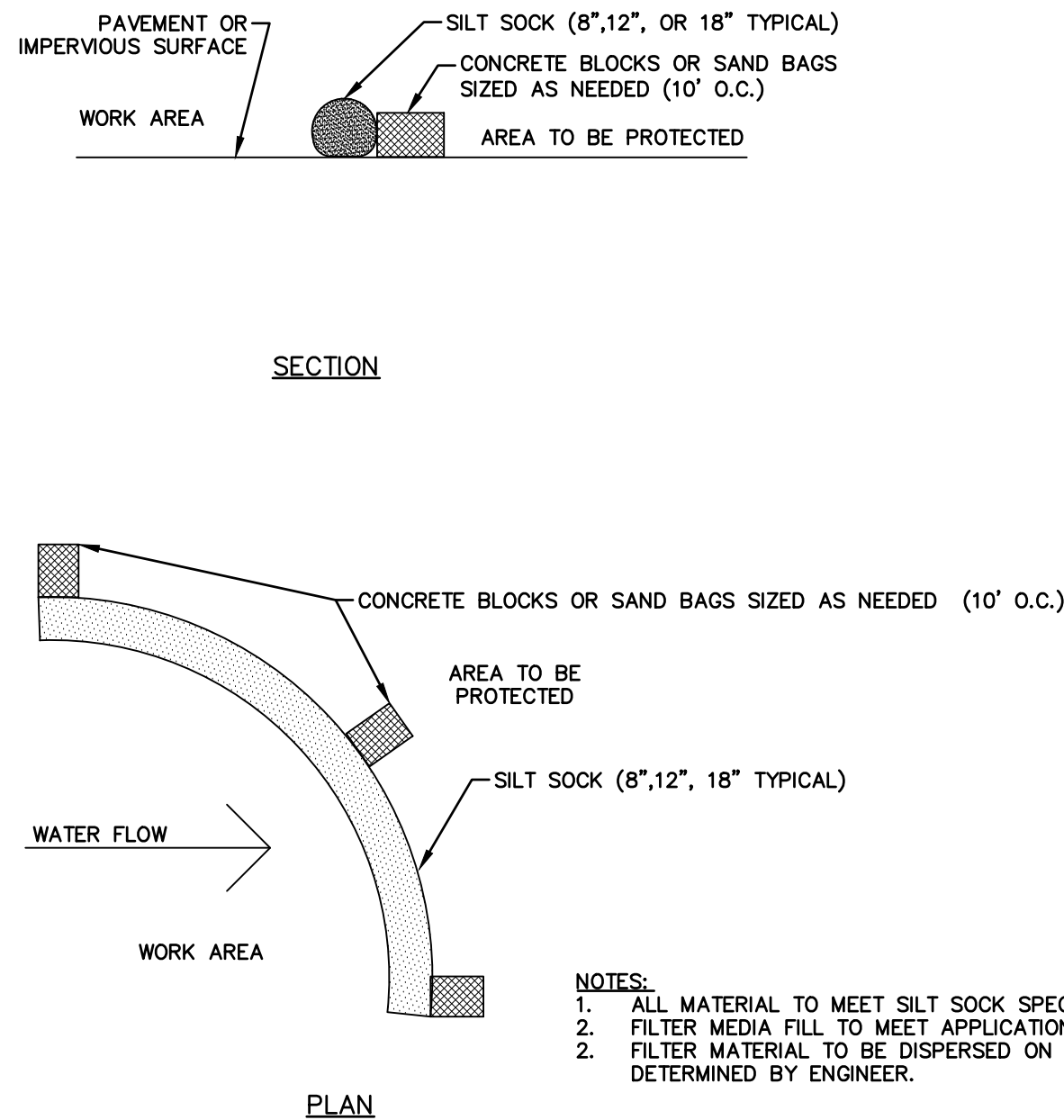
SILT SOCKS

MAINTENANCE REQUIREMENTS:

1. SILT SOCKS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALLS;
2. SEDIMENT DEPOSITION SHOULD BE REMOVED, AT A MINIMUM, WHEN DEPOSITION ACCUMULATES TO ONE-HALF THE HEIGHT OF THE SOCK, AND MOVED TO AN APPROPRIATE LOCATION SO THE SEDIMENT IS NOT READILY TRANSPORTED BACK TOWARD THE SILT SOCK.
3. SILT SOCKS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. THERE ARE ADVANTAGES OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.
4. SHOULD THE FABRIC ON A SILT SOCK DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHOULD BE REPLACED PROMPTLY.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT SOCK IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE PREPARED AND SEED.
6. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
7. SILT SOCKS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT SOCKS SHOULD BE REPAIRED PERIODICALLY AS REQUIRED TO MAINTAIN EFFECTIVENESS.

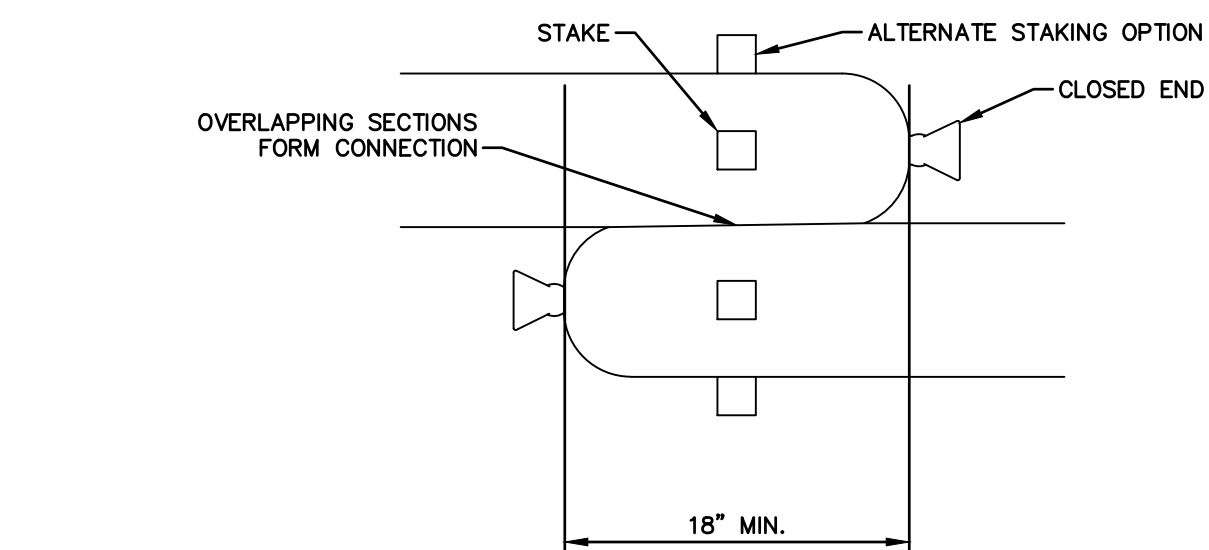
CONSTRUCTION SPECIFICATIONS:

1. SILT SOCKS SHOULD BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE SILT SOCK. SEDIMENT BARRIERS SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA ABOVE THE SILT SOCK SHOULD BE LESS THAN 1 ACRE PER 100 LINEAR FEET OF SILT SOCK;
3. THE MAXIMUM LENGTH OF SLOPE ABOVE THE SILT SOCK SHOULD BE 100 FEET;
4. THE MAXIMUM SLOPE ABOVE THE SILT SOCK SHOULD BE 2:1;
5. SILT SOCKS SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE, AND
 - A. THE ENDS OF THE SILT SOCK SHOULD BE FLARED UPSLOPE;
 - B. STAKE POSTS SHOULD BE SIZED AND ANCHORED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS WITH MAXIMUM POST SPACING OF 10 FEET ON CENTER;
 - C. ADJOINING SECTIONS OF THE SILT SHOULD BE OVERLAPPED BY A MINIMUM OF 18 INCHES.
6. SILT SOCKS PLACED AT THE TOE OF A SLOPE SHOULD BE SET AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND TO ALLOW FOR MAINTENANCE ACCESS WITHOUT DISTURBING THE SLOPE.



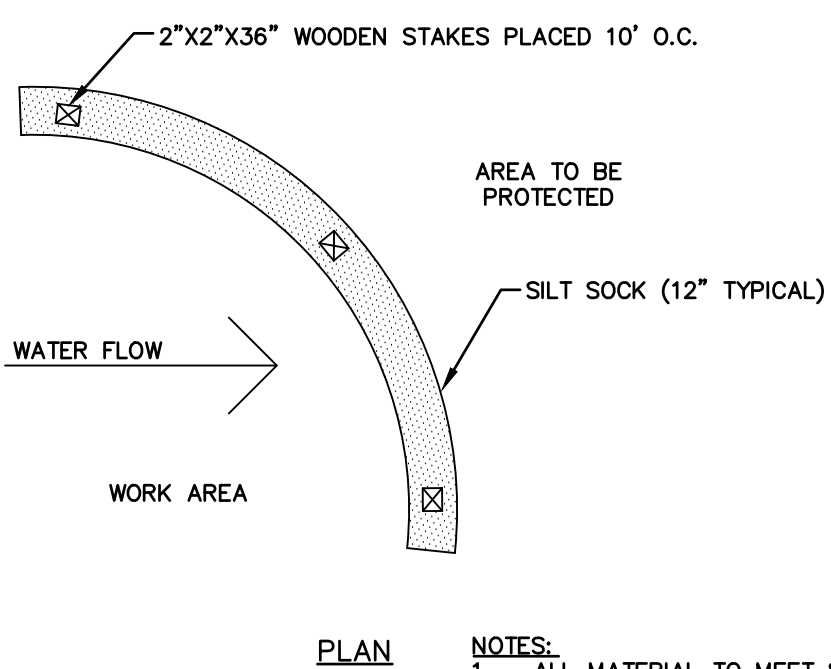
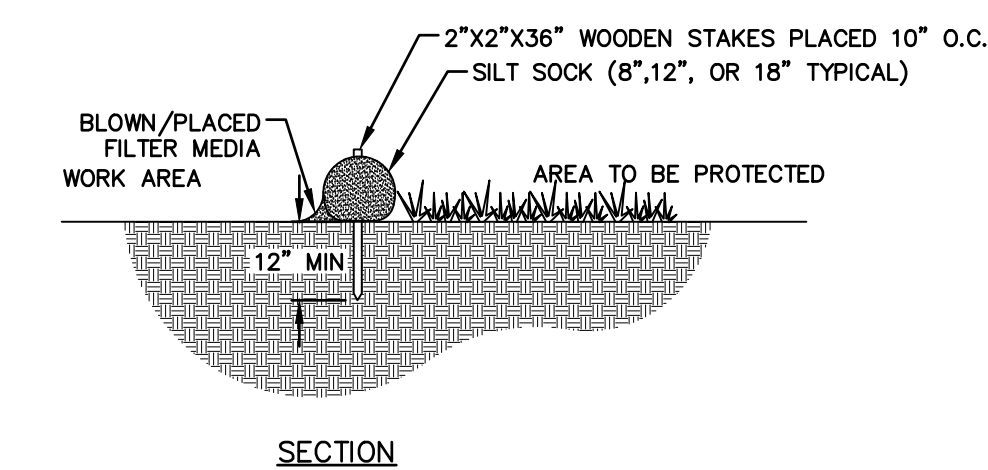
SILT SOCK FOR SEDIMENT CONTROL ON PAVEMENT

SCALE: N.T.S



SILT SOCK CONNECTION/ATTACHMENT DETAIL

SCALE: N.T.S.



SILT SOCK FOR SEDIMENT CONTROL

SCALE: N.T.S.

WINTER STABILIZATION & CONSTRUCTION PRACTICES:

MAINTENANCE REQUIREMENTS:

1. MAINTENANCE MEASURES SHOULD BE PERFORMED THROUGHOUT CONSTRUCTION, INCLUDING OVER THE WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHOULD CONDUCT INSPECTION OF ALL INSTALLED EROSION CONTROL PRACTICES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUED FUNCTION.
2. FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT INSPECTION OF THE SPRING TO ASCERTAIN THE CONDITION OF THE VEGETATION AND REPAIR ANY DAMAGED AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).

SPECIFICATIONS:

THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 15.

- THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO 1-ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DISCUSSED IN NHSM, VOL. 3 AND ELSEWHERE IN THIS PLAN SET. PRIOR TO ANY THAW OR SPRING MELT EVENT, STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:
- ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM 85% VEGETATIVE GROWTH BY OR ARE DISTURBED AFTER OCTOBER 15, SHOULD BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (REFER TO NHSM, VOL. 3 FOR SPECIFICATION).
 - ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OR ARE DISTURBED AFTER OCTOBER 15 SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED EROSION CONTROL BLANKET OR WITH A MINIMUM OF 4 INCHES OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
 - ALL STONE COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
 - INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH.
 - ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (I.E. BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
 - WITHIN 24 HOURS OF STOCKPILE THE MATERIALS SHOULD BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A 4 INCH LAYER OF EROSION CONTROL MIX. SHOULD BE RE-ESTABLISHED PRIOR TO ANY RAIN OR SNOWFALL; NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100-FT OF ANY WETLAND OR OTHER WATER RESOURCE AREA.
 - FROZEN MATERIAL (I.E. FROST LAYER REMOVED DURING WINTER CONSTRUCTION) SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION AWAY FROM ANY AREA NEEDING PROTECTION. FROZEN MATERIAL STOCKPILES CAN MELT IN SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO HIGH SOIL MOISTURE CONTENT.
 - INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH OR ON FROZEN GROUND.
 - ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED BY SEPTEMBER 1. ALL DITCHES AND SWALES WHICH DO NOT EXHIBIT 85% VEGETATIVE GROWTH BY OR ARE DISTURBED AFTER OCTOBER 15, SHOULD BE STABILIZED TEMPORARILY BY EROSION CONTROL MEASURES APPROPRIATE FOR THE DESIGN FLOW CONDITIONS AS DETERMINED BY A PROFESSIONAL ENGINEER. IF STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.
 - ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
 - AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR LONGER THAN 12 MONTHS SHOULD BE STABILIZED BY EROSION CONTROL MEASURES APPROPRIATE FOR A GRADATION THAT IS LESS THAN 12% OF THE SAND PORTION, OR MATERIAL PASSING THE NUMBER 4 SIEVE, BY WEIGHT, PASSES THE NUMBER 200 SIEVE.
 - SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONSIST OF EROSION CONTROL MIX BERMS, OR CONTINUOUS CONTAINED BERMS. SILT FENCES AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.
- TEMPORARY STABILIZATION:**
ALL AREAS OF EXPOSED OR DISTURBED SOIL SHOULD BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 45 DAYS FROM THE TIME OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES. THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT OR AN INDEPENDENT MONITOR.
 - PERMANENT STABILIZATION:**
ALL AREAS OF EXPOSED OR DISTURBED SOIL SHOULD BE PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 3 DAYS FOLLOWING FINAL GRADING.
 - MAXIMUM AREA OF DISTURBANCE:**
THE AREA OF UNSTABILIZED SOIL SHOULD NOT EXCEED 5 ACRES AT ANY TIME.
 - ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.
 - FLAG OR OTHERWISE DELINEATE AREAS NOT TO BE DISTURBED.
 - EXCLUDE VEHICLES AND CONSTRUCTION EQUIPMENT FROM THESE AREAS TO PRESERVE NATURAL VEGETATION.
 - ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHOULD BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN DEPICTED ON GRADING PLANS.
 - ALL EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES SHOULD BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN DEPICTED ON GRADING PLANS.
 - TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHOULD BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE FINISHED GRADING AND BE PROTECTED FROM EROSION.
 - STOCKPILES, BORROW AREAS AND SPOILS SHALL BE STABILIZED AS DESCRIBED UNDER "SOIL STOCKPILE PRACTICES".
 - SLOPES SHOULD NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATE PROTECTION AGAINST SEDIMENTATION, EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGE.
 - AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND/OR OTHER OBJECTIONABLE MATERIALS.
 - AREAS SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 3-INCHES PRIOR TO PLACEMENT OF TOPSOIL. TOPSOIL SHOULD BE PLACED WITHOUT SIGNIFICANT COMPACTION TO PROVIDE A LOOSE BEDDING FOR PLACEMENT OF SEED.
 - ALL FILLS SHOULD BE COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDING STRUCTURES, SITE UTILITIES, CONDUITS AND OTHER FACILITIES, SHOULD BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
 - IN GENERAL, FILLS SHOULD BE COMPACTED IN LAYERS RANGING FROM 6 TO 24 INCHES IN THICKNESS. THE CONTRACTOR SHOULD REVIEW THE PROJECT GEOTECHNICAL REPORT AND/OR THE "PROJECT SPECIFIC PHASING NOTES" FOR SPECIFIC GUIDANCE.

DUST CONTROL PRACTICES:

1. APPLY DUST CONTROL MEASURES AS NECESSARY TO MAINTAIN CONTROL OF DUST ON SITE.
 2. WATER APPLICATION:
 - A) MOISTEN EXPOSED SOIL SURFACES PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.
 - B) AVOID EXCESSIVE APPLICATION OF WATER THAT WOULD RESULT IN MOBILIZING SEDIMENT AND SUBSEQUENT DEPOSITION IN NATURAL WATERBODIES.
 3. STONE APPLICATION:
 - A) COVER SURFACE WITH CRUSHED OR COARSE GRAVEL.
 - B) IN AREAS NEAR WATERWAYS USE ONLY CHEMICALLY STABILIZED OR WASHED AGGREGATE.
 4. REFER TO "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3 CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS, DECEMBER 2008" FOR OTHER ALLOWABLE DUST CONTROL PRACTICES (I.E. COMMERCIAL TACKIFIERS OR CHEMICAL TREATMENTS SUCH AS CALCIUM CHLORIDE, ETC.)

OF THESE MATERIALS SHOULD BE PERFORMED UNDER THE DIRECTION OF A **PROFESSIONAL ENGINEER**.

 22. THE OUTER FACE OF THE FILL SLOPE SHOULD BE ALLOWED TO STAY LOOSE, NOT ROLLED OR COMPACTED, OR BLADE SMOOTHED. A BULLDOZER MAY RUN UP AND DOWN THE FILL SLOPE SO THE DOZER TREADS (CLEAT TRACKS) CREATE GROOVES PERPENDICULAR TO THE SLOPE. IF THE SOIL IS NOT TOO MOIST, EXCESSIVE COMPACTION WILL NOT OCCUR. SEE "SURFACE ROUGHENING" IN THE NHSM, VOL.3.
 23. ROUGHEN THE SURFACE OF ALL SLOPES DURING THE CONSTRUCTION OPERATION TO RETAIN WATER, INCREASE INFILTRATION AND FACILITATE VEGETATION ESTABLISHMENT.
 24. USE SLOPE BREAKS, SUCH AS DIVERSIONS, BENCHES, OR CONTOUR FURROWS AS APPROPRIATE TO REDUCE THE LENGTH OF CUT-FILL SLOPES TO MINIMIZE EROSION AND PREVENT GULLY EROSION. ALL BENCHES SHOULD BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF CONSTRUCTION.
 25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHOULD BE EVALUATED BY A **PROFESSIONAL ENGINEER** (PREFERABLY THE DESIGN ENGINEER) TO DETERMINE IF THE PROPOSED DESIGN SHOULD BE REVISED TO PROPERLY MANAGE THE CONDITION.
 26. STABILIZE ALL GRADED AREAS (AS ABOVE) WITH VEGETATION, CRUSHED STONE, COMPOST BLANKET, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETE OR IF WORK IS INTERRUPTED FOR 21 WORKING DAYS OR MORE. USE MULCH OR OTHER APPROVED METHODS TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
 27. ALL GRADED AREAS SHOULD BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

INVASIVE SPECIES NOTE:

THE CONTRACTOR SHALL TAKE STEPS TO PREVENT THE SPREAD OF INVASIVE PLANT, INSECT, AND FUNGAL SPECIES BY MEETING THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. http://gencourt.state.nh.us/rules/state_agencies/agr3800.html

GENERAL CONSTRUCTION PHASING:

1. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
2. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
3. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
4. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
5. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH OF RAIN.

GENERAL CONSTRUCTION PHASING (CONTINUED):

- STABILIZATION. STABILIZATION WHEN IT IS IN A CONDITION WHICH THE SOIL ON SITE WILL NOT EXPERIENCE ACCELERATED OR UNNATURAL EROSION UNDER THE CONDITIONS OF A 10-YEAR STORM EVENT, SUCH AS BUT NOT LIMITED TO
- A) IN AREAS THAT WILL NOT BE PAVED:
 - i) A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED;
 - ii) A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR A CERTIFIED COMPOST BLANKET HAS BEEN INSTALLED, OR;
 - iii) EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
 - B) IN AREAS TO BE PAVED:
 - i) BASE COURSE GRAVELS HAVE BEEN INSTALLED.
7. TEMPORARY STABILIZATION:
ALL AREAS OF EXPOSED OR DISTURBED SOIL SHOULD BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NOT LATER THAN 45 DAYS FROM THE TIME OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT OR AN INDEPENDENT MONITOR.
8. PERMANENT STABILIZATION:
ALL AREAS OF EXPOSED OR DISTURBED SOIL SHOULD BE PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS FOLLOWING FINAL GRADING.
9. MAXIMUM AREA OF DISTURBANCE:
THE AREA OF UNSTABILIZED SOIL SHOULD NOT EXCEED 5 ACRES AT ANY TIME.
10. ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.
- A) FLAG OR OTHERWISE DELINEATE AREAS NOT TO BE DISTURBED.
 - B) EXCLUDE VEHICLES AND CONSTRUCTION EQUIPMENT FROM THESE AREAS TO PRESERVE NATURAL VEGETATION.
11. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHOULD BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN DEPICTED ON GRADING PLANS.
12. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES SHOULD BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN DEPICTED ON GRADING PLANS.
13. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHOULD BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE FINISHED GRADING AND BE PROTECTED FROM EROSION.
14. STOCKPILES, BORROW AREAS AND SPOILS SHALL BE STABILIZED AS DESCRIBED UNDER "SOIL STOCKPILE PRACTICES".
15. SLOPES SHOULD NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATE PROTECTION AGAINST SEDIMENTATION, EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGE.
16. AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND/OR OTHER OBJECTIONABLE MATERIALS.
17. AREAS SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 3-INCHES PRIOR TO PLACEMENT OF TOPSOIL. TOPSOIL SHOULD BE PLACED WITHOUT SIGNIFICANT COMPACTION TO PROVIDE A LOOSE BEDDING FOR PLACEMENT OF SEED.
18. ALL FILLS SHOULD BE COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILT INTENDED TO SUPPORT BUILDINGS, STRUCTURES, SITE UTILITIES, CONDUITS AND OTHER FACILITIES, SHOULD BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
19. IN GENERAL, FILLS SHOULD BE COMPACTED IN LAYERS RANGING FROM 6 TO 24 INCHES IN THICKNESS. THE CONTRACTOR SHOULD REVIEW THE PROJECT GEOTECHNICAL REPORT AND/OR THE "PROJECT SPECIFIC PHASING NOTES" FOR SPECIFIC GUIDANCE.
20. ANY AND ALL FILL MATERIAL SHOULD BE FREE OF BRUSH, RUBBISH, ROCKS (LARGER THAN 3/4" THE DEPTH OF THE LIFT BEING INSTALLED), LOGS, STUMPS, BUILDING DEBRIS, FROZEN MATERIAL AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.
21. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE (I.E. CLAY, SILT) MATERIALS ARE SUSCEPTIBLE TO ACCELERATED SETTLEMENT AND POTENTIAL ACCELERATED EROSION. WORK IN AREAS OF THESE MATERIALS SHOULD BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER.
22. THE OUTER FACE OF THE FILL SLOPE SHOULD BE ALLOWED TO STAY LOOSE, NOT ROLLED OR COMPACTED, OR BLADE SMOOTHED. A BULLDOZER MAY RUN UP AND DOWN THE FILL SLOPE SO THE DOZER TREADS (CLEAT TRACKS) CREATE GROOVES PERPENDICULAR TO THE SLOPE. IF THE SOIL IS NOT TOO MOIST, EXCESSIVE COMPACTION WILL NOT OCCUR. SEE "SURFACE ROUGHENING" IN THE NHSM, VOL.3.
23. ROUGHEN THE SURFACE OF ALL SLOPES DURING THE CONSTRUCTION OPERATION TO RETAIN WATER, INCREASE INFILTRATION AND FACILITATE VEGETATION ESTABLISHMENT.
24. USE SLOPE BREAKS, SUCH AS DIVERSIONS, BENCHES, OR CONTOUR FURROWS AS APPROPRIATE TO REDUCE THE LENGTH OF CUT-FILL SLOPES TO LIMIT SHEET AND RILL EROSION AND PREVENT GULLY EROSION. ALL BENCHES SHOULD BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF CONSTRUCTION.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHOULD BE EVALUATED BY A PROFESSIONAL ENGINEER (PREFERABLY THE DESIGN ENGINEER) TO DETERMINE IF THE PROPOSED DESIGN SHOULD BE REVISED TO PROPERLY MANAGE THE CONDITION.
26. STABILIZE ALL GRADED AREAS (AS ABOVE) WITH VEGETATION, CRUSHED STONE, COMPOST BLANKET, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETE OR IF WORK IS INTERRUPTED FOR 21 WORKING DAYS OR MORE. USE MULCH OR OTHER APPROVED METHODS TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
27. ALL GRADED AREAS SHOULD BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- ABOVE NOTES EXCERPTED, ADAPTED AND REFERENCED FROM "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3 CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS, DECEMBER 2008". (NHSM, VOL. 3)

SOIL STOCKPILE PRACTICES:

1. LOCATE STOCKPILES A MINIMUM OF 50-FT. AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES OR INLETS.
 2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERMS, SANDBAGS OR OTHER APPROVED PRACTICES.
 3. STOCKPILES SHOULD BE SURROUNDED BY SEDIMENT BARRIERS AS DESCRIBED ON THE PLANS AND IN NDSHM VOL. 3. TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILE.
 4. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
 5. PLACE BAGGED MATERIALS ON PALLETES OR UNDERCOVER.
- PROTECTION OF INACTIVE STOCKPILES:
6. INACTIVE SOIL STOCKPILES SHOULD BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY STABILIZATION PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS (I.E. SILT FENCE, ETC.) AT ALL TIMES.
 7. INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS, AND SIMILAR MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS (I.E. SILT FENCE, ETC.) AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHOULD ALSO BE COVERED.
- PROTECTION OF ACTIVE STOCKPILES:
8. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS (I.E. SILT FENCE, ETC.) PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND REPAIRS AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIAL FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
 9. WHEN A STORM IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.

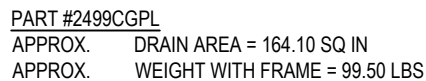
Engineered Surface Drainage Products

PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 1254.

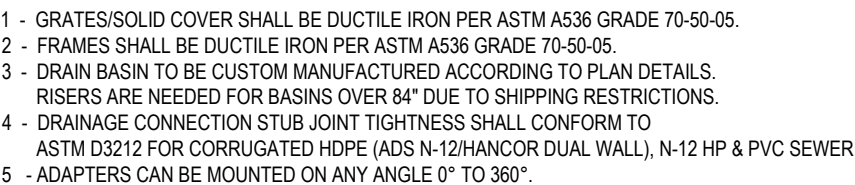
The grates and frames furnished for all surface drainage inlets shall be ductile iron for structure sizes 8", 10", 12", 15", 18", 24", 30" and 36" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

The specified PVC surface drainage inlets shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in [ASTM D3231](#). Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with [ASTM D3231](#). The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to [ASTM D3231](#) guidelines.

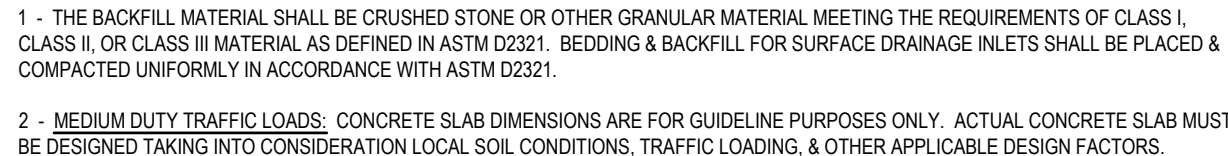


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY & LOCATION OF LOCKING DEVICE MAY VARY
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
NOTE: CASTINGS ARE FINISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36

SCALE: N.T.S.



SCALE: N.T.S.



SCALE: N.T.S.

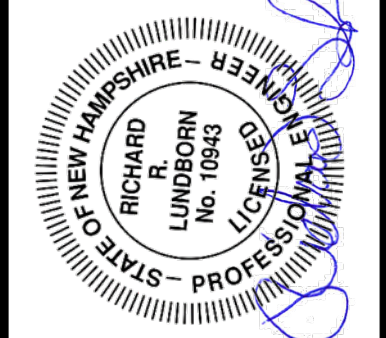


FUSS & O'NEILL
 5 FLETCHER STREET, SUITE 1
 KENNEDY, MAINE 04303
 207.563.0669
www.fmo.com

THE CHILDREN'S MUSEUM OF NH
 NYLOPLAST DETAILS
 CHILDREN'S MUSEUM PLAY PATIO
 6 WASHINGTON STREET
 DOVER NEW HAMPSHIRE

PROJ. No.: 20191250.A10
DATE: 01/08/2020

CD-504

[illegible]

SCALE:	
HORIZ.:	N/A
VERT.:	N/A
DATUM:	
HORIZ.:	NAD83
VERT.:	NAVD88
	
GRAPHIC SCALE	

CIVILWORKS NEW ENGLAND

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

January 20, 2020

City of Dover
Planning and Economic Development
288 Central Avenue
Dover, NH 03820

Attn: Christopher G. Parker, Director

Subject: Change of Use Application
Washington Street Mill, LLC
Tax Map 23, Lot 14
Our Reference No. 1718A

Ref: **City of Dover Planning File: 17-46 A**

Dear Mr. Parker:

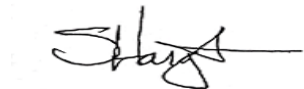
The purpose of this application is to support permitting for the conversion of 30,000 sq. ft. of commercial/office space on the 1st and 2nd floors to 36 apartment units at the Washington Street Mill.

This is the next phase of the project approved on September 19, 2017 where floors 3, 4 and 5 were converted to apartments. Attached please find attached eight (8) copies of the following materials for Technical Review Committee consideration:

- 1) Change of Use amended site plan package
- 2) Project narrative
- 3) Site Review Application with Checklist and Fee Schedule

Best Regards,

CIVILWORKS NEW ENGLAND



Stephen J. Haight , P.E.

Enclosures

cc: Matt Assia, Chinburg Properties

CIVILWORKS NEW ENGLAND

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

PROJECT OVERVIEW

The project applicant is proposing to convert 30,000 s.f. of commercial space on the first and second floors of the Washington Street Mill into 36 apartments (18 per floor). There is no external site construction proposed with this project. The only work on the site will be to stripe 18 additional parking spaces in the pavement area at the rear of the building.

PROJECT LOCATION AND SITE CHARACTERISTICS

The project site is located within the Central Business District. The project area consists of (1) parcel of land containing +/- 3.35 acres, currently developed, shown on Tax Map 23, Lot 14. The project site is accessed from Washington Street.

PARKING

With the conversion of the commercial space to apartments there will be a total of 90 residential units in the building. For the development, the City of Dover parking maximums allow for the following:

- Residential: 1.25 spaces per unit plus 0.4 visitor spaces
90 Units x 1.65 = 149 spaces required
143 Vehicle spaces and 6 motorcycle/scooter spaces = 149 spaces provided.
Note: With this proposal 18 additional parking spaces will be added (striped) within the existing paved area in rear of the building.
Note: The project proponent controls the parking lot on the adjacent parcel and will continue to utilize that lot for any overflow parking required.

WETLAND IMPACT TYPE

None. There is no site disturbance proposed.

CIVILWORKS NEW ENGLAND

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DRAINAGE

Onsite drainage improvements were implemented with the previous approval in 2017. There is no site disturbance required with this proposal therefore no additional drainage improvements are required.

TRAFFIC

A traffic study was completed for the project previously. It is expected that there will be minimal traffic due to the conversion of the commercial space to residential units.

UTILITIES

The Mill is connected to City of Dover water and sewer as well as Unitil natural gas and Eversource electric. All utilities are located on-site. The building is sprinkled and connections made per the City's Community Services Utility Division and Fire Department requirements and standards.

Sewer loading per NHDES:

Existing:

30,000 sf of commercial space at 15 gpd/100 sf = 4,500 gpd

Proposed:

2-(2) bedroom units @399 gpd and 36- (1) bedroom/studio units @225 gpd = 8,700 gpd

With this proposal there is a net increase of 4,200 gpd.

CHANGE OF USE PROPOSAL

FOR 1ST & 2ND FLOOR
WASHINGTON STREET MILL
TAX MAP 23 / LOT 14
DOVER, NEW HAMPSHIRE

JANUARY 20, 2020

Owner / Applicant:

Washington Street Mill, LLC
3 Penstock Way
Newmarket, NH 03857

Authorized Signature

Date

Civil Engineer:

Civilworks New England
c i v i l e n g i n e e r i n g
P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

Surveyor:

McEneaney Survey Associates of New England
P.O. Box 681
Dover, NH 03821
Tel. (603) 742-0911

Sheet Index
Title

Sheet
No.:

Cover Sheet
Neighborhood Plan
Site Plan
Floor Plans

1
2
3
—

NOTES:

- PURSUANT TO ENV-WQ 1410.01(g) AND RSA 483-B:12, THE PROJECT SITE IS WITHIN THE LIMITS OF AN URBANIZED SHORELAND EXEMPTION UNDER THE COMPREHENSIVE SHORELAND PROTECTION ACT AS SOUGHT AND OBTAINED BY THE CITY OF DOVER.
- THE INTENT OF THIS SITE PLAN IS TO PRESENT THE PROPOSED CHANGE OF USE OF 30,000 SQ. FT. OF GENERAL OFFICE SPACE TO 36 RESIDENTIAL UNITS
- CURRENT OWNER:
WASHINGTON STREET MILL, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
- THE PROJECT PARCELS ARE SHOWN ON LOT NO. 14, ON TAX MAP 23 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- THE PROJECT PARCEL CONTAINS 3.35 ACRES MORE OR LESS.
- TITLE REFERENCE FOR THE PROJECT PARCELS IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 2349, PAGE NO. 238; DATED: 7-25-2001.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 - ZONING DISTRICT CBD
 - MINIMUM YARD SETBACKS:
 - FRONT = PRIMARY "BUILD TO LINE"
 - SIDE = 0 FT. (24 FT. MAX.)
 - REAR = 10 FT.
 - MAXIMUM LOT COVERAGE = 75%
 - MINIMUM BUILDING HEIGHT = 2 STORIES

ZBA & PLANNING BOARD ACTIONS:

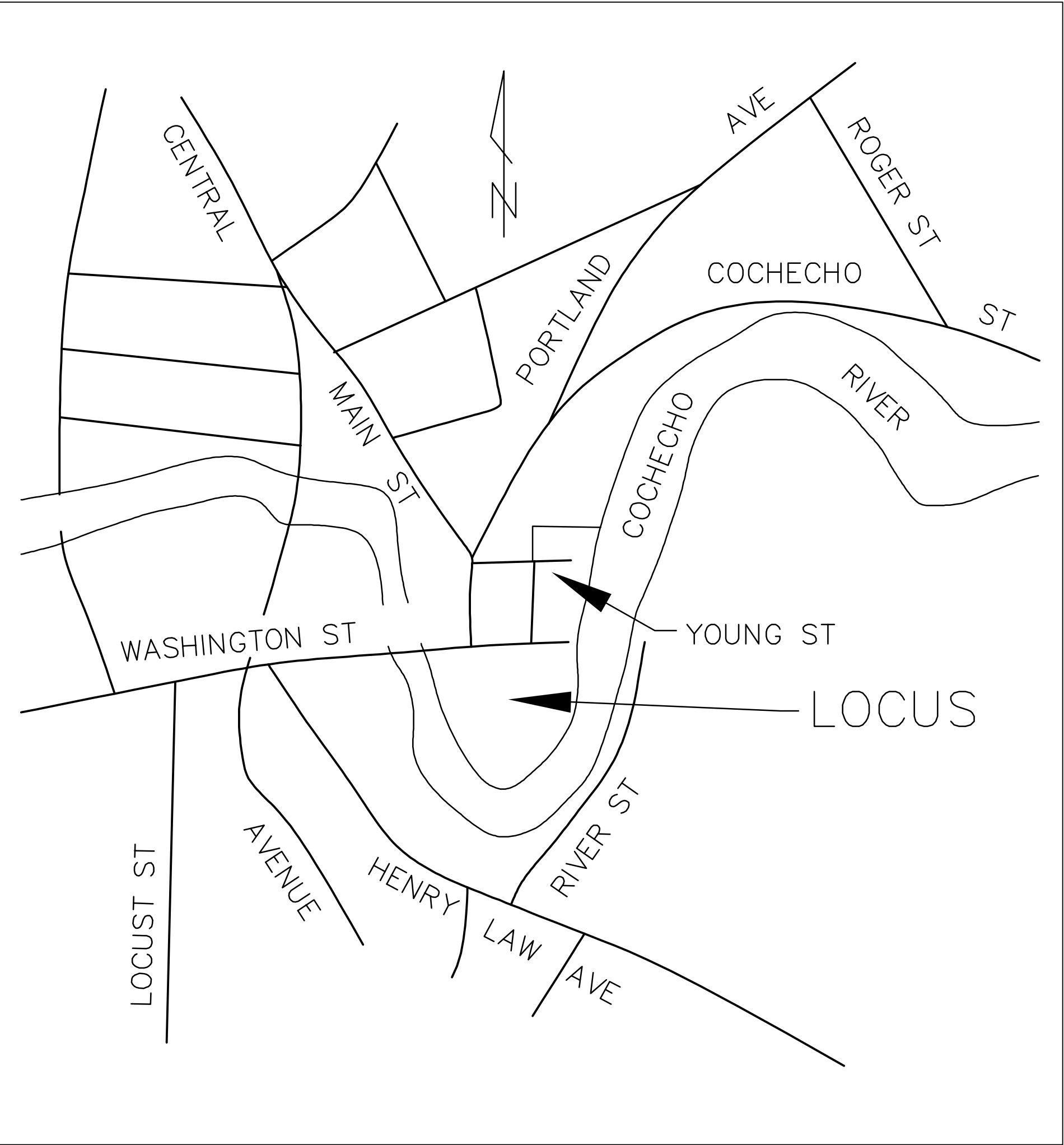
- H87-61 VARIANCE GRANTED TO PERMIT 2 SMALL SIGNS ON 10/29/87.
- Z08-17 VARIANCE GRANTED TO PERMIT AN EDUCATIONAL INSTITUTION.
- PLANNING BOARD P17-46 APPROVED 9-12-17

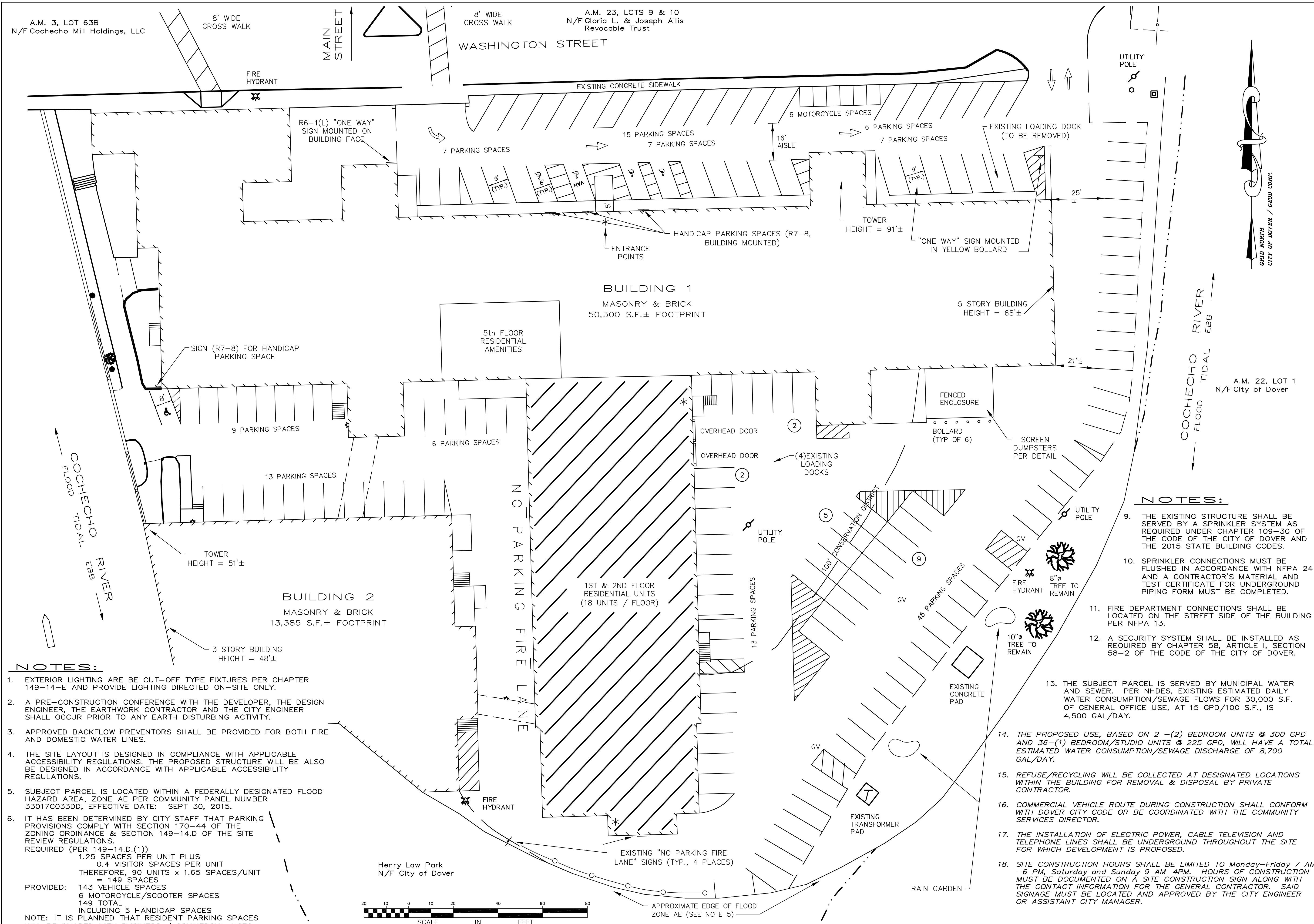
PROJECT PLAN REFERENCES:

- Untitled Plan of Pacific Mills at the Cochecho River, near Washington, Main & Payne Streets.
Being shown as Sheet 7 - 270E; Scale: 1" = 60'.
Being recorded at S.C.R.D. on May 14, 1963 as Pocket 6, Folder 5, Plan 8

Civilworks, New England project Number:

File: W10 cp\2063\Ref Plans\17-2063 combine plans.dwg





NOTES:

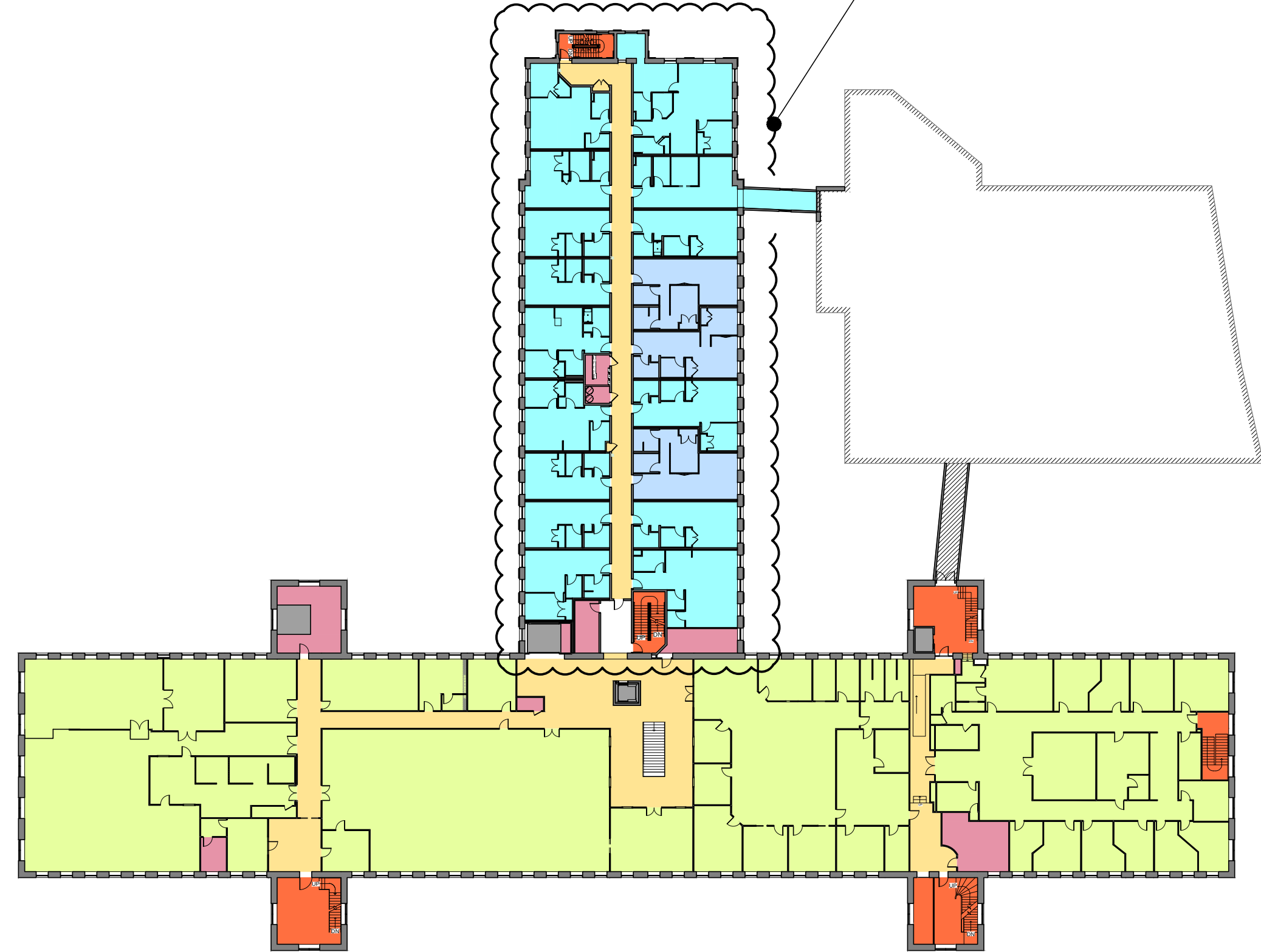
1. EXTERIOR LIGHTING ARE BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
2. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
3. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
4. 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.
5. SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA, ZONE AE PER COMMUNITY PANEL NUMBER 33017C033DD, EFFECTIVE DATE: SEPT 30, 2015.
6. IT HAS BEEN DETERMINED BY CITY STAFF THAT PARKING PROVISIONS COMPLY WITH SECTION 170-44 OF THE ZONING ORDINANCE & SECTION 149-14.D OF THE SITE REVIEW REGULATIONS.
REQUIRED (PER 149-14.D.(1))
1.25 SPACES PER UNIT PLUS
0.4 VISITOR SPACES PER UNIT
THEREFORE, 90 UNITS x 1.65 SPACES/UNIT
= 149 SPACES
PROVIDED: 143 VEHICLE SPACES
6 MOTORCYCLE/SCOOTER SPACES
149 TOTAL
INCLUDING 5 HANDICAP SPACES
NOTE: IT IS PLANNED THAT RESIDENT PARKING SPACES WILL BE SHARED WITH BUSINESS / COMMERCIAL USES.

NOTES:

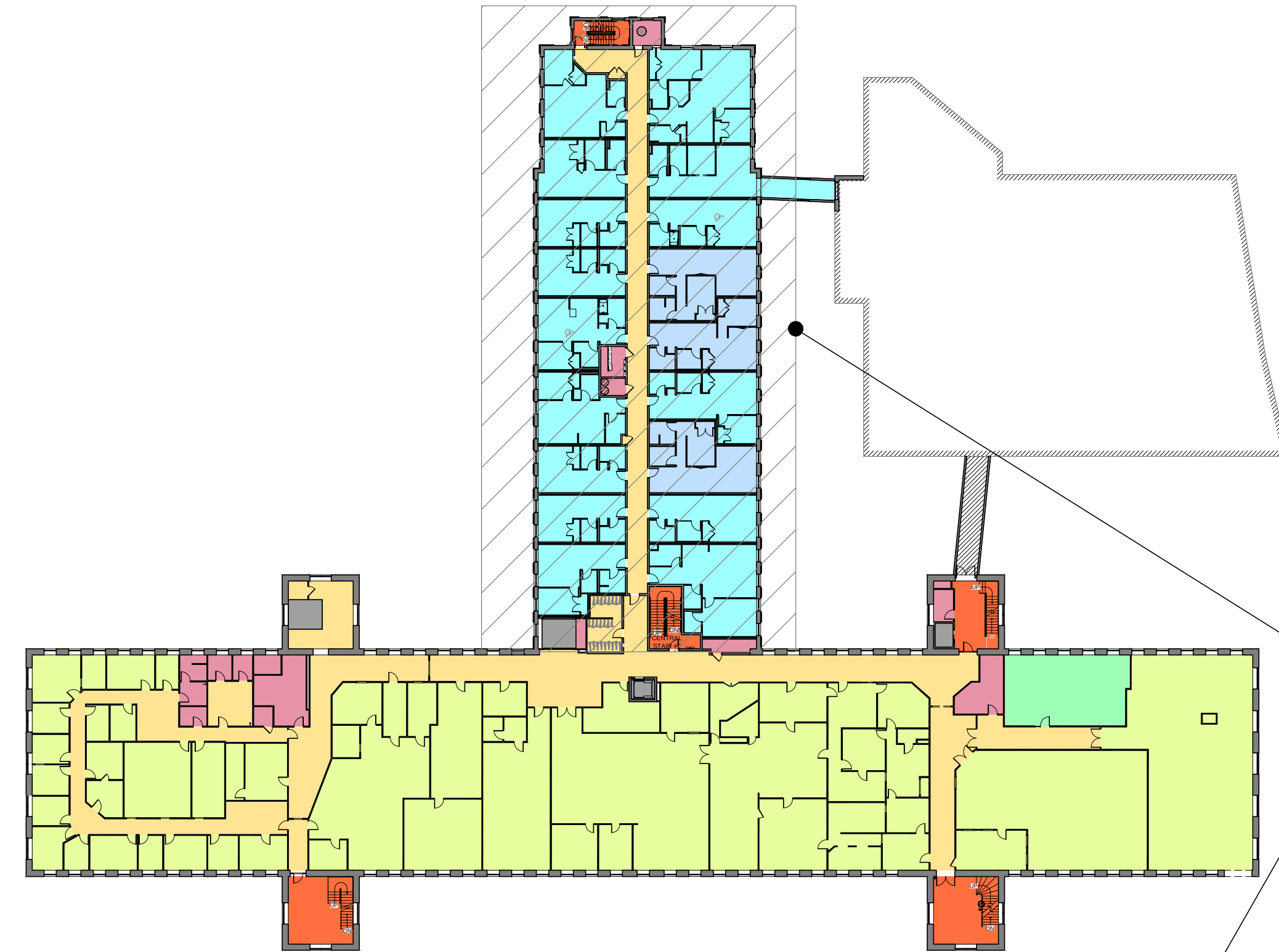
9. THE EXISTING STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.
10. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
11. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
12. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
13. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER. PER NHDES, EXISTING ESTIMATED DAILY WATER CONSUMPTION/SEWAGE FLOWS FOR 30,000 S.F. OF GENERAL OFFICE USE, AT 15 GPD/100 S.F., IS 4,500 GAL/DAY.
14. THE PROPOSED USE, BASED ON 2 -(2) BEDROOM UNITS @ 300 GPD AND 36-(1) BEDROOM/STUDIO UNITS @ 225 GPD, WILL HAVE A TOTAL ESTIMATED WATER CONSUMPTION/SEWAGE DISCHARGE OF 8,700 GAL/DAY.
15. REFUSE/RECYCLING WILL BE COLLECTED AT DESIGNATED LOCATIONS WITHIN THE BUILDING FOR REMOVAL & DISPOSAL BY PRIVATE CONTRACTOR.
16. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
17. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
18. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO Monday-Friday 7 AM -6 PM, Saturday and Sunday 9 AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.

DATE		1-20-20	SCALE	1" = 20'	DRAWN BY	SRD	DESIGN BY	DCL	APPROVED BY	BSJH	PROJECT NO.	1718A	FILE	SITING	NO.	REVISION	APP'D	DATE
CIVILWORKS NEW ENGLAND																		
WASHINGTON STREET MILL, LLC																		
3 PENSTOCK WAY,																		
WASHINGTON STREET MILL																		
DOVER, NEW HAMPSHIRE																		
CHANGE OF USE PROPOSAL																		
TAX MAP 23, LOT 14																		
WASHINGTON STREET MILL																		
DOVER, NEW HAMPSHIRE																		
3																		

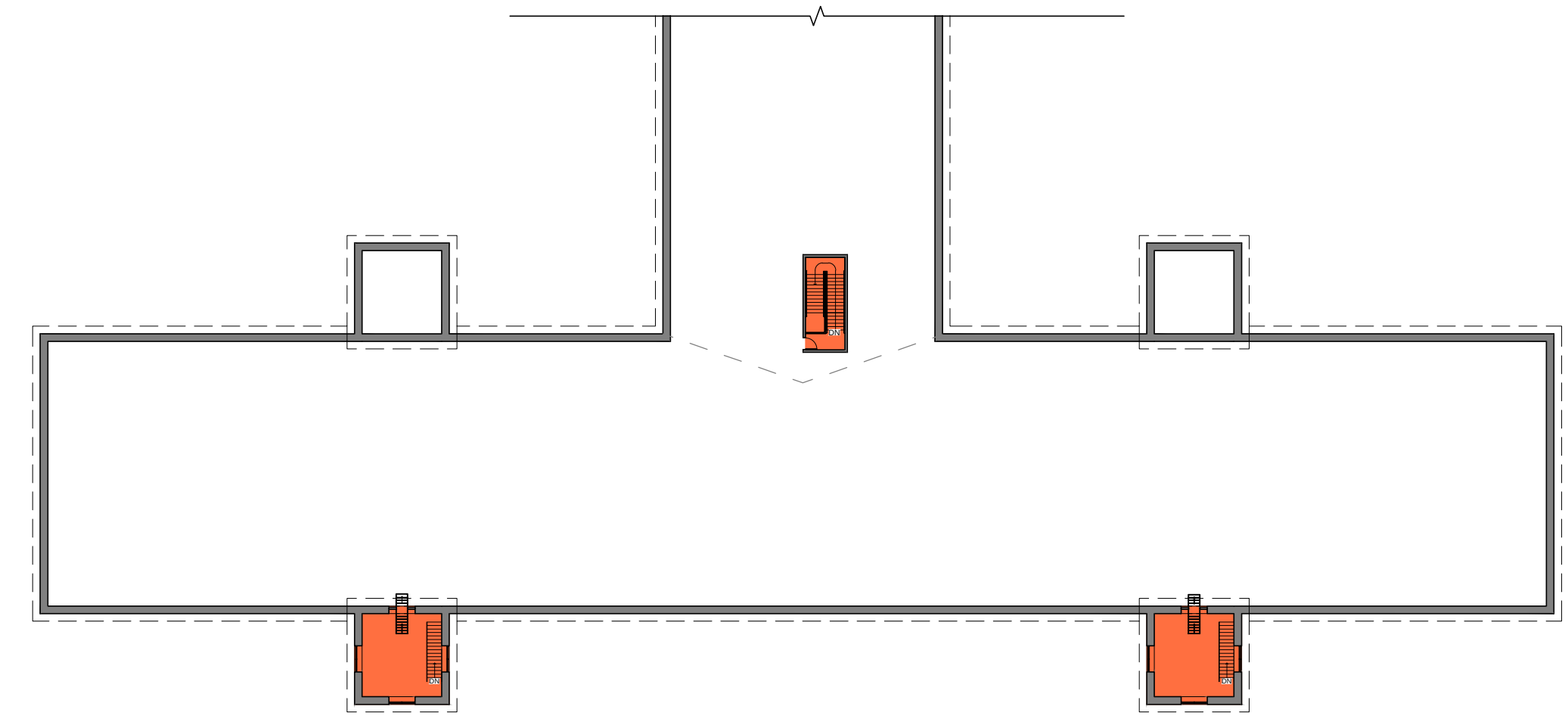
CONVERT EXISTING BUSINESS
TO 18 RESIDENTIAL DWELLINGS



SECOND FLOOR

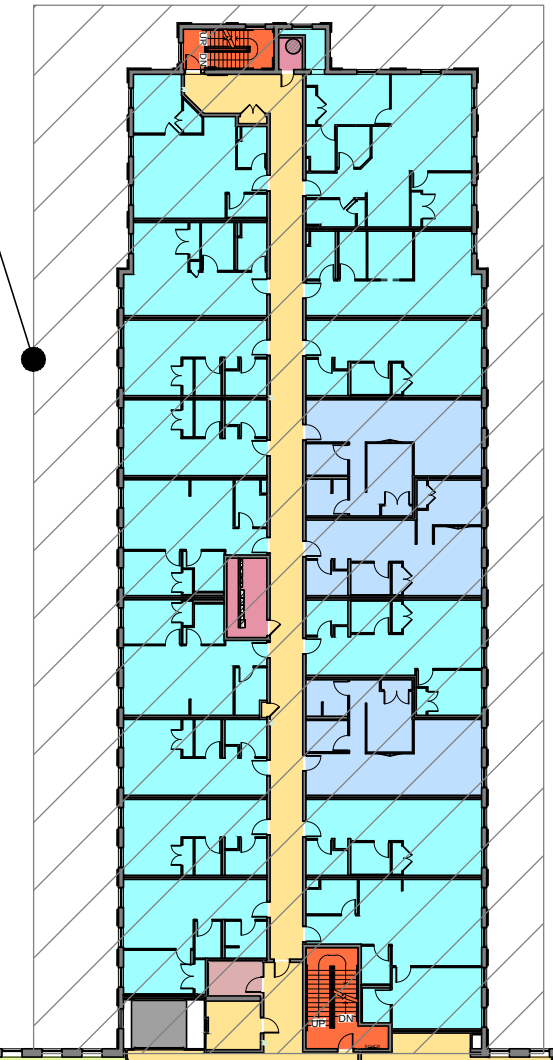


THIRD FLOOR



ROOF TOP

54 EXISTING
RESIDENTIAL
DWELLINGS
AT LEVEL 3,4,5

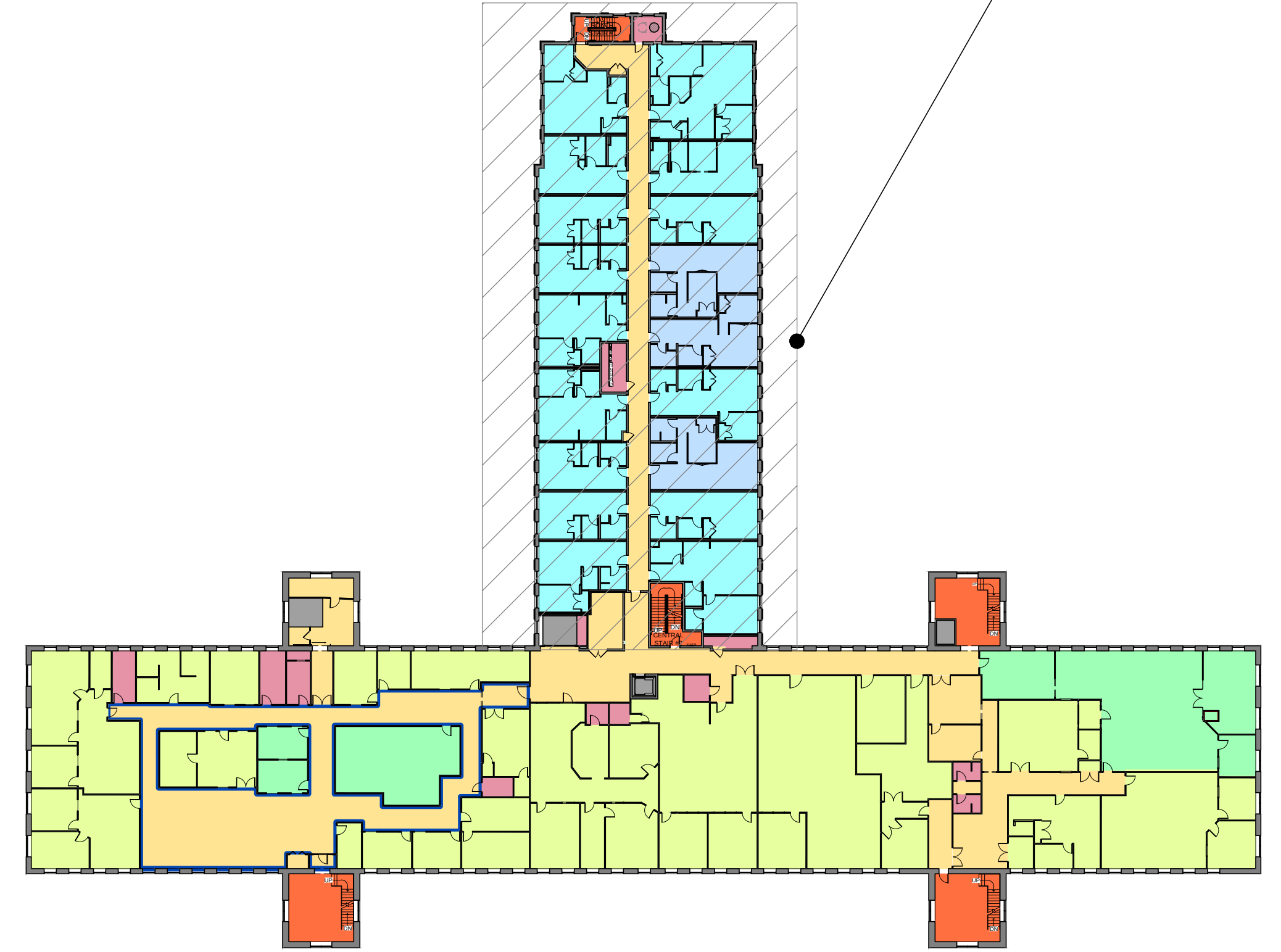


FIFTH FLOOR

CONVERT EXISTING BUSINESS
TO 18 RESIDENTIAL DWELLINGS

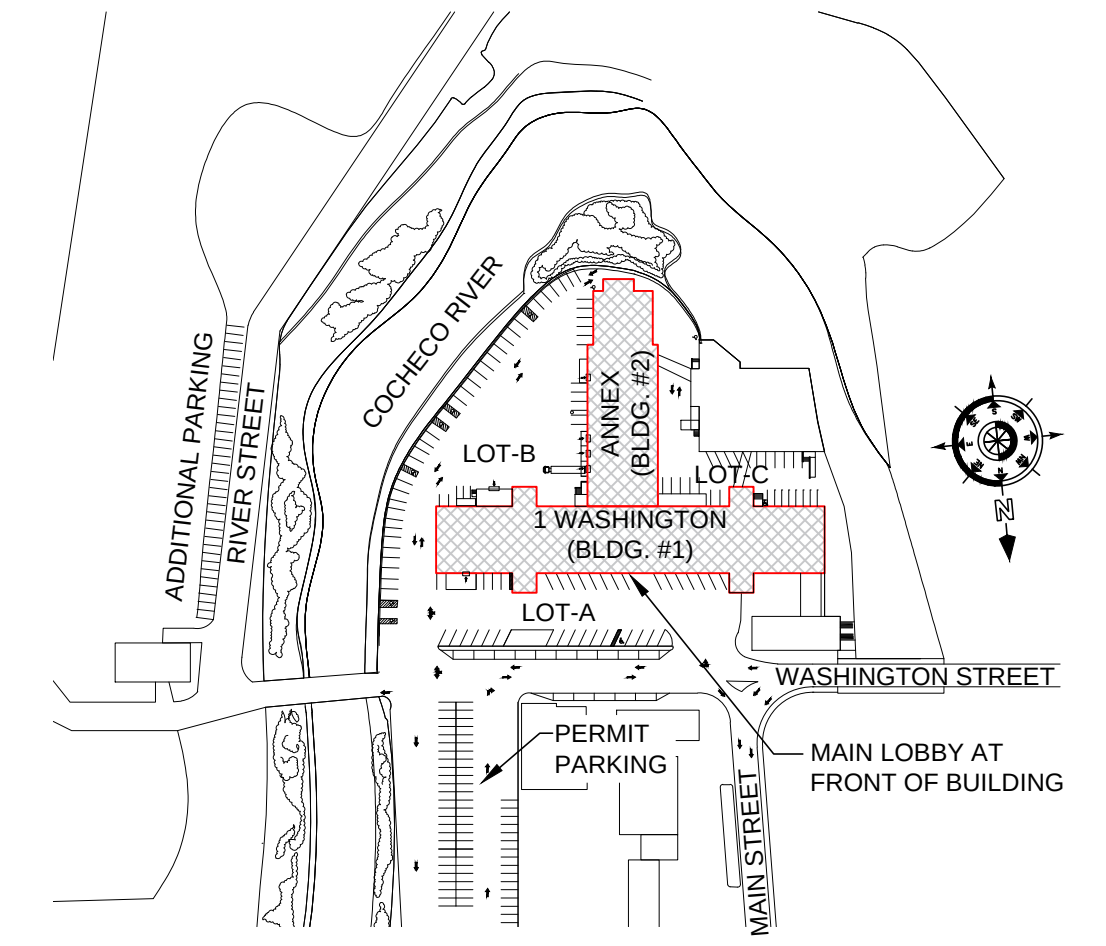


FIRST FLOOR



FOURTH FLOOR

COLOR LEGEND	
COMMERCIAL	VACANT
RESIDENTIAL	COMMON
EGRESS EXIT	MECHANICAL



PROJECT:	1 WASHINGTON ST.
ADDRESS:	DOVER NH, 03820
PHASE II	CORE AND SHELL
DATE:	1/3/2020
DWG:	
SCALE:	N.T.S
DRAWN:	TFA
sheet no.	CS



Chinburg Properties, Inc
3 Penstock Way
Newmarket, NH 03857