

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, June 9, 2020**
Meeting Time: **7:00 pm**

IN RESPONSE TO THE COVID-19 CORONAVIRUS, AND IN ACCORDANCE WITH RECOMMENDATIONS BY STATE AND FEDERAL HEALTH OFFICIALS LIMITING PUBLIC GATHERINGS, THE PUBLIC IS ENCOURAGED TO TEMPORARILY ACCESS PUBLIC MEETINGS REMOTELY, INCLUDING CABLE TELEVISION AND ONLINE STREAMING, AND SUBMIT COMMENTS FOR PUBLIC HEARINGS AND CITIZEN'S FORUM IN WRITING BY EMAIL: PlanningBoard-All@dover.nh.gov OR POSTAL MAIL ADDRESSED TO: PLANNING DEPARTMENT, CITY OF DOVER, 288 CENTRAL AVENUE, DOVER, NH 03820. THE PUBLIC MAY ALSO SUBMIT COMMENTS BY LEAVING A VOICE MESSAGE AT: 516-MEET (6338). PRECAUTIONS IN PUBLIC MEETING ROOMS WILL INCLUDE LIMITING THE NUMBER OF PEOPLE TO 10, INCLUDING THE BOARD WHICH A QUORUM OF IS EXPECTED TO BE PHYSICALLY PRESENT, THE USE OF OVERFLOW SPACE IF NECESSARY, AND THE REMOTE PARTICIPATION BY SOME BOARD MEMBERS.

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 26, 2020 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of an Amendment to a previously approved Site Review for V.M.D. Companies, LLC., (Owners: VMD Equities DVR LLC, c/o V.M.D. Companies, LLC), Assessor's Map 11, Lot 2, zoned B-3, and located at Sterling Way. (Proposal is for a 14,927 s.f. retail store to replace the previously approved 2,930 s.f. bank as well as decreasing the medical office building from 66,000 s.f. to 60,264 s.f. and 382 parking spaces to 333). *(P15-56B)
- B. Consideration and possible vote of a Minor Lot Line Adjustment for Michael R. Towle & Julie Burell Crabtree, Bryan L. & Aimee M. Towle & Richard P. & Katherine C. Towle Revocable Trust, Assessor's Map I, Lots 54D, 54B, 54 & 54E, zoned R-12, located on Back River Road. *(P20-28)
- C. Consideration and possible vote of a Minor Subdivision for Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust, Assessor's Map 30, Lot 88, zoned CBD-Mixed Use, located on 31 Sixth Street. (1 new lot) *(P20-29)

4. NEW BUSINESS

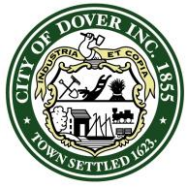
- A. Consideration and acceptance of a Minor Subdivision for Stephen & Rosemary Forcillo, Assessor's Map N, Lot 12A, zoned R-40, located at 206 Gulf Road. (1 new lot) *(P20-30)
- B. Consideration and acceptance of a Request to use Transfer of Development Rights for a Subdivision for Robert Baldwin, Assessor's Map I, Lot 30, zoned R-40, located at 144 Mast Road. (Proposal is to subdivide one lot into four by purchasing three units via TDR)*(P20-35)

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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, May 26, 2020**
Meeting Time: **7:00 pm**

IN RESPONSE TO THE COVID-19 CORONAVIRUS, AND IN ACCORDANCE WITH RECOMMENDATIONS BY STATE AND FEDERAL HEALTH OFFICIALS LIMITING PUBLIC GATHERINGS, THE PUBLIC IS ENCOURAGED TO TEMPORARILY ACCESS PUBLIC MEETINGS REMOTELY, INCLUDING CABLE TELEVISION AND ONLINE STREAMING, AND SUBMIT COMMENTS FOR PUBLIC HEARINGS AND CITIZEN'S FORUM IN WRITING BY EMAIL: PlanningBoard-All@dover.nh.gov OR POSTAL MAIL ADDRESSED TO: PLANNING DEPARTMENT, CITY OF DOVER, 288 CENTRAL AVENUE, DOVER, NH 03820. THE PUBLIC MAY ALSO SUBMIT COMMENTS BY LEAVING A VOICE MESSAGE AT: 516-MEET (6338). PRECAUTIONS IN PUBLIC MEETING ROOMS WILL INCLUDE LIMITING THE NUMBER OF PEOPLE TO 10, THE USE OF OVERFLOW SPACE IF NECESSARY, AND THE REMOTE PARTICIPATION BY SOME BOARD MEMBERS.

Members Present: Gina Cruikshank (Chair)

The following Board members called into the meeting: Dennis Ciotti (Councilor), Hayley Harmon (Vice Chair), Matt Sullivan, Dave White, Dave Landry, F. Torr, Jackson Kaspari, Ellen Brooks (Alternate); Erin Allgood (Alternate), Tom Clark

Members Not Present (excused): Lisa McGunnigle (Alternate)

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager, David Carpenter, Community Development Planner

Chair G. Cruikshank called the meeting to order at 7:04 p.m.

1. CITIZENS' FORUM

Citizens Forum Open. No one spoke and no comments were received to the office. *Citizens Forum Closed.*

2. APPROVAL OF THE PRIOR MINUTES

- May 12, 2020 Regular Meeting Minutes

Motion: F. Torr moved to approve the minutes as presented. Seconded by D. White.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

3. OLD BUSINESS

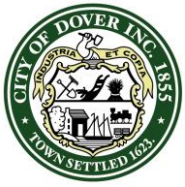
- A. Public Hearing to consider amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include revising terms, syntax and numbering. The full text of the amendments is available through the Planning Department. View the amendments on the City's website at <https://bit.ly/2QBNiZq> or request a copy be emailed. This the fourth of 4 public hearings on these amendments.*

Public hearing opened.

No public spoke.

C. Parker noted no comments were received to the office regarding these amendments since the last meeting.

Public Hearing Closed.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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The Chair read the following into the record:

IN RESPONSE TO THE COVID-19 CORONAVIRUS, AND IN ACCORDANCE WITH RECOMMENDATIONS BY STATE AND FEDERAL HEALTH OFFICIALS LIMITING PUBLIC GATHERINGS, THE PUBLIC IS ENCOURAGED TO TEMPORARILY ACCESS PUBLIC MEETINGS REMOTELY, INCLUDING CABLE TELEVISION AND ONLINE STREAMING, AND SUBMIT COMMENTS FOR PUBLIC HEARINGS AND CITIZEN'S FORUM IN WRITING BY EMAIL: PlanningBoard-All@dover.nh.gov OR POSTAL MAIL ADDRESSED TO: PLANNING DEPARTMENT, CITY OF DOVER, 288 CENTRAL AVENUE, DOVER, NH 03820. THE PUBLIC MAY ALSO SUBMIT COMMENTS BY LEAVING A VOICE MESSAGE AT: 516-MEET (6338). PRECAUTIONS IN PUBLIC MEETING ROOMS WILL INCLUDE LIMITING THE NUMBER OF PEOPLE TO 10, THE USE OF OVERFLOW SPACE IF NECESSARY, AND THE REMOTE PARTICIPATION BY SOME BOARD MEMBERS.

B. Public Hearing to consider amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include revising the Transfer of Development Right's Ordinance, creating an Alternative Energy Ordinance, creating a Gateway Zone from existing areas of the Office, Downtown Gateway, and other zones, eliminating the I-1 and B-1 zones, merging the B-3, B-4 and B-5 zones into a Commercial (C) zone, rezoning the I-2 zone to Commercial Manufacturing, merging the I-4 and ETP zones into an Innovative Technology (IT) zone and updating the Residential Commercial Mixed Use Overlay District. The full text of the amendments is available through the Planning Department. View the amendments on the City's website at <https://bit.ly/2QBNiZq> or request a copy be emailed. This the fourth of 4 public hearings on these amendments.*

C. Parker explained these are substantive amendments.

Public hearing opened.

No public spoke.

C. Parker summarized the comments received. The board has received full copies of the comments.

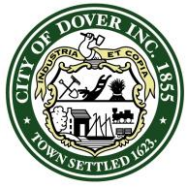
- Michael George, 6 Lake Street, emailed about preserving the residential character of the neighborhood along Willand Pond
- Joe Perelli, 35 New Rochester Rd called and discussed a rezone to have R-12 in that area.

Public Hearing Closed.

C. Parker suggested the board not take any action tonight, but at the next meeting discuss the feedback that has been received and hold another public hearing at a June meeting when public can attend the meeting in person.

- C. Public hearing on Proposed Amendments to the FFY15-20 Consolidated Plan & FFY19 Annual Action Plan. All persons wishing to speak on the Amendments are urged to attend.*
- D. Public hearing on the Proposed CDBG FFY20-24 Consolidated Plan & FFY20 Annual Action Plan. All persons wishing to speak on either Plan are urged to attend.*
- E. Public hearing on Proposed CARES Act Allocations from the first round of CARES Act disbursements to Local Jurisdictions. All persons wishing to speak on the Proposed CARES Act Allocations are urged to attend.*

C. Parker explained that this is the annual adoption of the Community Development Block Grant program as well as an additional change to the FY19 action plan and funds being received from the CARES act which HUD has suggested Dover roll into the FY19 action plan so we can get the funds to the community faster.



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D. Carpenter, Community Development Planner for Dover was present for any questions. No comments or requests for feedback from the applicants have been received to the office.

D. Ciotti wondered if the numbers given are final numbers. Mr. Carpenter said the next allotment of the CARES funds will possibly change.

Motion: F. Torr moved to remove the items from the table. Seconded by D. Ciotti.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

Public hearing opened.

No public spoke.

C. Parker noted no comments were received to the office.

Public Hearing Closed.

Motion: M. Sullivan made a motion that the Board approve Amendments to the FFY15-20 Consolidated Plan & FFY19 Annual Action Plan including proposed CARES Act Allocations from the first round of CARES Act disbursements to Local Jurisdictions. Seconded by D. Ciotti.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

Motion: D. Ciotti made a motion that the Board approve CDBG FFY20-24 Consolidated Plan & FFY20 Annual Action Plan. Seconded by H. Harmon.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

D. Ciotti thanked Mr. Carpenter for his work on this project.

F. Consideration and acceptance of an Amendment to a Previously Approved Site Plan for Washington Street Mill, LLC, Assessor's Map 23, Lot 14, zoned CBD-General, located at 1 Washington St. (Proposal is to convert commercial space into 36 residential units with some site improvements) *(P17-46A)

Motion: F. Torr made a motion that the Board remove the application from the table. Seconded by D. Landry.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

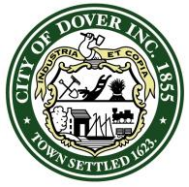
Motion: F. Torr made a motion that the Board to allow the applicant to communicate with their professional agent by telephone during the meeting. Seconded by D. Ciotti.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

Public hearing reopened.

No public spoke and no public comments were received for this case.

Public Hearing Closed.



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C. Parker noted that at the last meeting a question was raised about parking layout and the arrangements between the entities. The applicant has parking available off-site at nearby properties as well as the spaces on site and has provided copies of lease agreements for staff's review. The applicant also provided answers to the parking questions raised May 12.

Steve Haight, Civilworks Engineering was available for questions.

F. Torr noted there is no screening in that area. C. Parker noted a new proposal was presented with screening.

T. Clark wondered if the two parking lots to the north will be paved. No, they will remain gravel. Are the spaces required? And if so, do they need to be paved?

C. Parker said the applicant has worked with the parking manager to add signage and clarify the spots, but if the board would like them paved, it can be a condition.

E. Allgood noted when there's snow, the parking is greatly reduced. She suggested paving the spaces.

C. Parker will be asking the applicant to provide a parking plan and a snow removal plan.

D. White said if the lots are paved, there needs to be storm water treatment.

F. Torr agreed paved would be better because gravel is not as defined. He also agrees with D. White about storm water.

Steve Haight noted the lots are paved with gravel on top which will be cleaned off and the vegetation will be cleared out and the lots will be restriped.

Mr. Haight said the applicant could put down curb stops and signage. He explained the number of parking spaces in three different areas and explained that the gravel extra spaces are not part of the required parking.

D. Ciotti would prefer to have a parking maintenance plan.

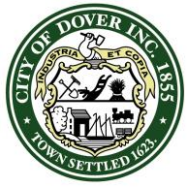
Mr. Haight confirmed they have a storm water maintenance plan.

STAFF RECOMMENDATION

Chapter 153-4 of the Site Plan Regulations of the City Code provides for the Boards review of development and redevelopment of lots in the City. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The applicant shall provide a digital version of plan set
2. The Building Official approves accessible parking on site.
3. The parking management and maintenance plan including a snow removal plan be reviewed and approved by the Assistant City Manager with consultation by the Parking Manager.
4. The applicant must revise final plan set to:
 - a. Add the owner's signature
 - b. Add LLS and PE signatures and stamps to final plan
 - c. Revise note on sheet L-1 parking lot screening will be added to the satisfaction of the Assistant City Manager.



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d. Add a note that screening on the rooftop units on the HLA side will be added.

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

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

Conditions to Be Met Prior to Occupancy:

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

Motion: F. Torr made a motion that the Board approve the Site Plan application with staff recommended conditions. Seconded by D. Ciotti.

D. Landry wondered if the applicant consulted with the town to find a tenant to maintain commercial space on the first floor. C. Parker said yes, and staff agreed with the applicant that this structure works better as residential.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- No, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

The motion passed 8:1

- G. Consideration and acceptance of a Minor Lot Line Adjustment for First Street at Garrison, LLC, (Owners: First Street at Garrison, LLC, First Street at Chestnut LLC & City of Dover), Assessor's Map 6, Lots 3-1 & 9, zoned CBD-General, located on First Street and Chestnut Street. *(P20-27)

Motion: D. Ciotti moved to remove the item from the table. Seconded by F. Torr.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- Yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

Public hearing reopened.

No public spoke and no public comments were received for this case.

Public Hearing Closed.

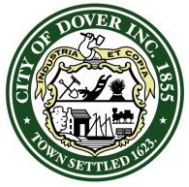
STAFF RECOMMENDATION

Chapter 157-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of lot lines of existing lots. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant shall revise the plat to:
 - a. Add Planning file number P20-27 to the title block
 - b. Add signature and stamp of LLS
 - c. Add owners' signatures for three properties (including City right-of-way)
 - d. Add common note 8 (zoning requirements)

Motion: F. Torr made a motion that the Board approve the Minor Lot Line Adjustment with staff recommended conditions. Seconded by D. Ciotti.



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Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

4. NEW BUSINESS

A. Consideration and acceptance of an Amendment to a previously approved Site Review for V.M.D. Companies, LLC., (Owners: VMD Equities DVR LLC, c/o V.M.D. Companies, LLC), Assessor's Map 11, Lot 2, zoned B-3, and located at Sterling Way. (Proposal is for a 14,927 s.f. retail store to replace the previously approved 2,930 s.f. bank as well as decreasing the medical office building from 66,000 s.f. to 60,264 s.f. and 382 parking spaces to 333). *(P15-56A)

C. Parker explained that in the spring of 2016 the Board approved a site plan for a motel, eating and drinking establishment, and assisted living facility as phase I of a larger project. Initially phase II included a 2,900 sf bank and a 66,000 sf medical office building was contained as well. Phase I was built out and has been occupied for a number of years now.

The applicant now wishes to amend a previously approved site plan replacing the bank with a 14,927 s.f retail store with drive thru, decreasing the medical office building from 66,000 s.f. to 60,264 s.f. and decreasing the amount of parking spaces from 382 to 333 spaces. On the abutter notice and staff memo have a discrepancy, noting the medical office would be reduced to 40,176 sf. This was an initial concept, but was later adjusted.

This application was reviewed by the Technical Review Committee on March 6, 2020 with follow-up reviews via email during the Governor's Executive Order. Items that have been discussed as part of the review include the traffic counts, increasing pedestrian connectivity on the site, reducing vehicular conflict points, cohesive architectural layouts and overall screening and landscaping concerns.

The application will need a waiver from 153-14.E(2)(b) in that they want to ensure that site wide there is adequate lighting. Dover's light regulations are geared towards lot lines and not towards condominium or phase lines, and so there is a need here, that rarely comes up of allowing lighting that fits the sight but over casts the areas of the condo lines.

Ari Pollack represented the applicant and reviewed the plan. The project civil engineer, Bob Clarke was also present. The property is a 5-unit commercial condominium. Currently three units are developed and operating as assisted living, hotel and coffee shop with drive-thru.

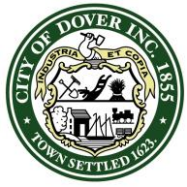
Unit 2 was supposed to hold a bank and unit 3 will have a medical use. In the current economic market, unit 2 would be better served as a pharmacy retail space with drive-thru rather than a bank.

The applicant filed an updated traffic memo which showed the intersection will function without offsite improvements. They included an architectural package with building elevations and street-level renderings. The buildings essentially have four front facings, so the landscaping plan takes that into account.

D. Landry asked about the parking island by the hotel and trees on it. The width is 5-6 feet. They will also have some shrubs there.

T. Clark wondered who the retail occupant will be. That can't yet be disclosed because the agreement has not been finalized.

M. Sullivan wondered what the net change to impervious surfaces will be. It's an increase of 1,000 sq. ft. or less.



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D. Landry wondered about the hours of operation for the drive thru. C. Parker said staff has explained the City restriction of 6a-9p to the applicant.

Motion: F. Torr made a motion that the Board accept the application. Seconded by D. Landry.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

Public hearing opened.

The Chair read the following into the record:

IN RESPONSE TO THE COVID-19 CORONAVIRUS, AND IN ACCORDANCE WITH RECOMMENDATIONS BY STATE AND FEDERAL HEALTH OFFICIALS LIMITING PUBLIC GATHERINGS, THE PUBLIC IS ENCOURAGED TO TEMPORARILY ACCESS PUBLIC MEETINGS REMOTELY, INCLUDING CABLE TELEVISION AND ONLINE STREAMING, AND SUBMIT COMMENTS FOR PUBLIC HEARINGS AND CITIZEN'S FORUM IN WRITING BY EMAIL: PlanningBoard-All@dover.nh.gov OR POSTAL MAIL ADDRESSED TO: PLANNING DEPARTMENT, CITY OF DOVER, 288 CENTRAL AVENUE, DOVER, NH 03820. THE PUBLIC MAY ALSO SUBMIT COMMENTS BY LEAVING A VOICE MESSAGE AT: 516-MEET (6338). PRECAUTIONS IN PUBLIC MEETING ROOMS WILL INCLUDE LIMITING THE NUMBER OF PEOPLE TO 10, THE USE OF OVERFLOW SPACE IF NECESSARY, AND THE REMOTE PARTICIPATION BY SOME BOARD MEMBERS.

No public spoke. C. Parker noted one comment was received to the office inquiring about the square footage of the medical building.

The Chair read the following:

New testimony can be provided on June 9th during the resumed public hearing. Abutters are able to call 603.516.6338 (meet) and leave a voice mail, or email staff at Dover-Planning@dover.nh.gov and their comments will be summarized into the record.

Public Hearing Recessed.

Motion: F. Torr made a motion that the Board recess the public hearing and table the application to June 9th. Seconded by D. Ciotti.

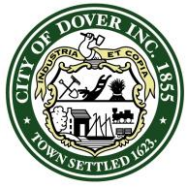
Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

B. Consideration and acceptance of a Minor Lot Line Adjustment for Michael R. Towle & Julie Burell Crabtree, Bryan L. & Aimee M. Towle & Richard P. & Katherine C. Towle Revocable Trust, Assessor's Map I, Lots 54D, 54B, 54 & 54E, zoned R-12, located on Back River Road. *(P20-28)

C. Parker explained the applicant is proposing to adjust the lot line between four existing lots. The lot line adjustments would remove land area from lot 54 and increase the other three lot areas. The driveways are not proposed to be relocated, and easements from previous approvals all remain in place.

Lot 54 will decrease in size from 17.84 ac to 13.11 ac, while lots 54B, D and E will all increase as follows: 54B from 1.12 ac to 1.64 ac, 54D from 1.17 ac to 1.40 ac, 54E from 3.09 ac to 7.06 ac.

Lot 54-E was carved off as part of the approved Minor Subdivision in 2018.



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The remaining area of Lot 54 is primarily composed of wetlands while it does have the required upland along Back River Road. No changes in frontage occurs and no indication has been made that there is any new development possibility created by this change.

Steve Haight, Civilworks, New England represented the applicant and reviewed the plan.

Motion: F. Torr made a motion that the Board accept the application. Seconded by H. Harmon.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

Public hearing opened.

Lindsey Williams of 45 Mast Road expressed concerns regarding wetlands, lot configuration, asked that the 2018 subdivision be noted on the plan, and suggesting deed language to prevent a driveway from being applied for through the wetlands on 54E. She suggested two notes to the plan.

The Chair read the following into the record:

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C. Parker noted the only comments received to the office were from Ms. Williams who spoke tonight in person.

The Chair read the following:

New testimony can be provided on June 9th during the resumed public hearing. Abutters are able to call 603.516.6338 (meet) and leave a voice mail, or email staff at Dover-Planning@dover.nh.gov and their comments will be summarized into the record.

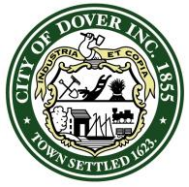
Public Hearing Recessed.

C. Parker noted the applicant will respond to public comments at the next meeting after public comment has closed.

Motion: D. Ciotti made a motion that the Board recess the public hearing and table the application to June 9th. Seconded by D. Landry.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

- C. Consideration and acceptance of a Minor Subdivision for Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust, Assessor's Map 30, Lot 88, zoned CBD-Mixed Use, located on 31 Sixth Street. (1 new lot) *(P20-29)



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, May 26, 2020**
Meeting Time: **7:00 pm**

C. Parker explained the applicant is proposing to subdivide one lot into two. This would carve off one of the existing buildings to place on its own lot and leave three other existing buildings on the remaining lot.

The lots are proposed to be served by public water and sewer.

As a Minor Subdivision, this application did not appear before the Technical Review Committee.

Steve Haight, Civilworks, New England represented the applicant and reviewed the plan.

Motion: D. White made a motion that the Board accept the application. Seconded by H. Harmon.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

Public hearing opened.

The Chair read the following into the record:

IN RESPONSE TO THE COVID-19 CORONAVIRUS, AND IN ACCORDANCE WITH RECOMMENDATIONS BY STATE AND FEDERAL HEALTH OFFICIALS LIMITING PUBLIC GATHERINGS, THE PUBLIC IS ENCOURAGED TO TEMPORARILY ACCESS PUBLIC MEETINGS REMOTELY, INCLUDING CABLE TELEVISION AND ONLINE STREAMING, AND SUBMIT COMMENTS FOR PUBLIC HEARINGS AND CITIZEN'S FORUM IN WRITING BY EMAIL: PlanningBoard-All@dover.nh.gov OR POSTAL MAIL ADDRESSED TO: PLANNING DEPARTMENT, CITY OF DOVER, 288 CENTRAL AVENUE, DOVER, NH 03820. THE PUBLIC MAY ALSO SUBMIT COMMENTS BY LEAVING A VOICE MESSAGE AT: 516-MEET (6338). PRECAUTIONS IN PUBLIC MEETING ROOMS WILL INCLUDE LIMITING THE NUMBER OF PEOPLE TO 10, THE USE OF OVERFLOW SPACE IF NECESSARY, AND THE REMOTE PARTICIPATION BY SOME BOARD MEMBERS.

No public spoke.

No comments were received for this case.

The Chair read the following:

New testimony can be provided on June 9th during the resumed public hearing. Abutters are able to call 603.516.6338 (meet) and leave a voice mail, or email staff at Dover-Planning@dover.nh.gov and their comments will be summarized into the record.

Public Hearing Recessed.

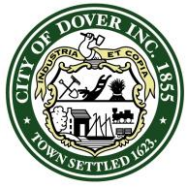
Motion: H. Harmon made a motion that the Board recess the public hearing and table the application to June 9th. Seconded by D. White.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

D. Consideration and acceptance of an Amendment to a Previously Approved Site Plan for Little Bay Marina & Development, LLC, Assessor's Map 8, Lots 9, 10, 11, 12-421 and 12-423, zoned LBW, located at 425 & 427 Dover Point Road. (Request is to pay TDR fees at Building Permit, not prior to signing the plan) *(P18-41B)

C. Parker stated that the applicant is requesting to amend a previous approval, allowing them to change the conditions of approval to pay TDR fees at the Building Permit application rather than signing of the plans.

The Board voted to sell the additional TDR units at their September 11, 2018 meeting. The application was reviewed by the Technical Review Committee on February 28, 2019. The Planning Board and Conservation



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, May 26, 2020**
Meeting Time: **7:00 pm**

Commission held a site walk on April 30th. The Conservation Commission endorsed the applications at its May 13, 2019 meeting. The Planning Board approved plan P19-04 and conditional use permit at their May 28, 2019 meeting. The Planning Board then approved the request to sell two additional units (P18-41A) at their October 9, 2019 meeting.

The applicant was informed by NHDES that they needed to adjust the orientation/location of the buildings. Since the impact went down another review by the Conservation Commission was not needed. The applicant received conditional approval from the Planning Board to amend a previously approved site plan by relocating units per NHDES at the February 25, 2020 meeting. The applicant requested a 90-day Administrative Extension which expires August 24, 2020.

Due to the irregularity currently in place with financing and approving projects, the applicant is requesting that the TDR fees be paid prior to the Building Permit and not before signing the plans.

Finally, this application may be heard and completed tonight, as the amendment is one of process and not altering the site plan itself.

FX Bruton, Bruton & Berube represented the applicant and reviewed the plan. The applicant is still finalizing their amended alteration of terrain application. The lot merger form was submitted to City staff for approval and signature.

Motion: J. Kaspari made a motion that the Board accept the application. Seconded by D. Ciotti.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

Public hearing opened.

The Chair read the following into the record:

IN RESPONSE TO THE COVID-19 CORONAVIRUS, AND IN ACCORDANCE WITH RECOMMENDATIONS BY STATE AND FEDERAL HEALTH OFFICIALS LIMITING PUBLIC GATHERINGS, THE PUBLIC IS ENCOURAGED TO TEMPORARILY ACCESS PUBLIC MEETINGS REMOTELY, INCLUDING CABLE TELEVISION AND ONLINE STREAMING, AND SUBMIT COMMENTS FOR PUBLIC HEARINGS AND CITIZEN'S FORUM IN WRITING BY EMAIL: PlanningBoard-All@dover.nh.gov OR POSTAL MAIL ADDRESSED TO: PLANNING DEPARTMENT, CITY OF DOVER, 288 CENTRAL AVENUE, DOVER, NH 03820. THE PUBLIC MAY ALSO SUBMIT COMMENTS BY LEAVING A VOICE MESSAGE AT: 516-MEET (6338). PRECAUTIONS IN PUBLIC MEETING ROOMS WILL INCLUDE LIMITING THE NUMBER OF PEOPLE TO 10, THE USE OF OVERFLOW SPACE IF NECESSARY, AND THE REMOTE PARTICIPATION BY SOME BOARD MEMBERS.

A 5-minute recess was taken to deal with technical issues.

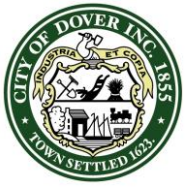
No public spoke.

No comments were received at the office for this case.

Public hearing closed.

STAFF RECOMMENDATION

Chapter 153-4 of the Site Plan Regulations of the City Code provides for the Boards review of development and redevelopment of lots in the City. It also allows the Board to amend conditions of approval. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve with the following conditions:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, May 26, 2020**
Meeting Time: **7:00 pm**

Condition to be Met Prior to Signing of the Plans:

2. All conditions of approval from TDR application (P18-41) shall be addressed ~~including paying the TDR fees.~~

Condition to be Met Prior to Issuance of a Building Permit:

9. The applicant shall pay all TDR fees.

Previous Conditions 9 – 12 be renumbered 10 – 13.

Motion: F. Torr made a motion that the Board approve the amendment to the conditions of the previously approved Site Plan with staff recommended conditions. Seconded by D. Ciotti.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

E. Consideration and acceptance of the Recreation and Cultural Master Plan Chapter of the Master Plan

C. Parker introduced Donna Benton, City Planner who gave an overview of how the chapter was researched and thanked the Steering Committee for their work on the project.

K. Pimental, consultant representing Strafford Regional Planning reviewed the chapter for the Board.

E. Brooks wondered what database they used to track the data they learned. They used ARC GIS.

M. Sullivan wondered what information they learned and added to the chapter.

Folks did not say they needed more parks, they just wanted to maintain the parks they have. Also, folks did not necessarily know the names of particular parks or know where some parks are so some marketing/publicizing and education will help that.

The Chair noted it was a pleasure to work with this group and she thanked Donna and Kyle for their work.

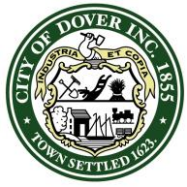
Motion: M. Sullivan made a motion that the Board approve the Culture and Recreation Chapter of the Master Plan. Seconded by H. Harmon.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

5. STAFF COMMENTS

- C. Parker thanked Donna Benton and Jean Glidden for all of their work.
- TRC is occurring in person starting June 4. Plans came in for additional phases at Pointe Place and an industrial building on Crosby Road.
- We are hoping to resume meetings with Board members in City Hall with June 9th. If you are not comfortable attending, we would continue a form of remote meetings. The hope is to have a majority of Board members present.
- Lot merger form

The Chair read the lot merger.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, May 26, 2020**
Meeting Time: **7:00 pm**

Motion: D. Ciotti made a motion to authorize the Chair to sign the document. Seconded by D. Landry.
Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes

- The next chapter of the Master Plan is the CFU which was last done in 2009. Currently looking for residents to be on the committee. A Planning Board member is also needed for that committee.

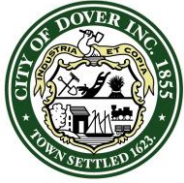
6. MEMBER COMMENTS

- None

7. ADJOURNMENT

Motion: D. White made a motion to adjourn at 9:22 p.m. Seconded by H. Harmon.

Roll Call Vote: T. Clark-yes, D. Ciotti-yes, G. Cruikshank-yes, J. Kaspari-yes, D. Landry- yes, D. White-yes, H. Harmon-yes, M. Sullivan-yes, F. Torr-yes



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-56B

Application Type: Site Plan
Applicant(s): VMD Companies LLC
Owner(s): VMD Equities DVR LLC, c/o VMD Companies LLC
Location: Sterling Way (Tax Map 11, Lot 02)
Meeting Date: June 9, 2020

INTENT: To amend a previously approved site plan replacing a 2,930 sf bank with a 14,927 s.f retail store with drive thru, decreasing the medical office building from 66,000 s.f. to 60,264 s.f. and 382 parking spaces to 333

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ACREAGE: 8.80 acres

ZONING DISTRICT: B-3

EXISTING LAND USE: Hotel, Restaurant, Assisted Living

PROPOSED LAND USE: Same as existing plus retail and medical office building

SURROUNDING LAND USE: Residential, Commercial, and Spaulding Turnpike

ZBA ACTION:

- Variance granted 5/21/15 to permit a building height of 55' and an assisted living facility in the B-3 (Z15-10)
- Variance granted 2/16/84 for relief from definition of lot in order to construct an additional building on the lot (H84-6)
- Sign approved 7/24/79 to allow existing Ramada sign to be raised from 30' to 40' (H79-17)

ATTACHMENTS: Please bring previous materials

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by verified mail to all abutters for the previous meeting

PERMITS: None

WAIVERS: Lighting 153-14.E(2)(b)

Summary of Request and Background

The applicant is proposing to amend their previously approved site plan. The biggest difference is instead of a bank as previously approved, the applicant is proposing a 14,927 s.f. retail store with drive-thru. The amount of parking would also decrease to 333 spaces.

The Technical Review Committee reviewed this amendment. The applicant has revised the plan set addressing the most of the TRC comments with a few remaining as conditions of approval.

The Planning Board accepted the application at their May 26, 2020 meeting.

Consistency with Land Use Regulations

Chapter 153-4 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 remove the item from the table, re-open the public hearing, close the public hearing and vote on the waiver. If the waiver is granted, staff recommends it be granted with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

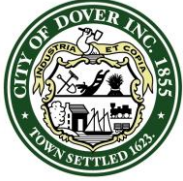
1. A note be added to the plan that the Board granted a waiver to Chapter 153-14.E(2)(b) and found that the criteria of Chapter 153-21.A have been met.

STAFF RECOMMENDATION: Site Plan:

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

Conditions to Be Met Prior to the Signing of Plans:

1. The applicant shall provide a digital version of plan set
2. The applicant must revise final plan set to:
 - a. Narrow drive-thru entrance by extending the curb to the satisfaction of the City Engineer and Assistant City Manager.
 - b. Add the owner's signatures to the final plat
 - c. Add LLS, PE, Architect, and LLA signatures and stamps to final plan
 - d. Revise note 23 on C-101 to remove Sunday hours
 - e. Add common site plan notes 36-40
3. To the satisfaction of the Building Official:
 - a. Extend depth of landscape islands, near loading dock and provide revised T-1 template, if needed
 - b. Provide alternative location of the gas meter/riser
 - c. Confirm FDC location and unobstructed path



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-56B

Application Type: Site Plan
Applicant(s): VMD Companies LLC
Owner(s): VMD Equities DVR LLC, c/o VMD Companies LLC
Location: Sterling Way (Tax Map 11, Lot 02)
Meeting Date: June 9, 2020

- d. Edit the ANSI reference on plan C-103 note #18 from 2003 to 2009 edition.

Conditions to Be Met Prior to any Construction Activity:

4. 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:

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

Conditions to Be Met Prior to Occupancy:

6. Issuance of a certificate of occupancy.
7. Impact fees shall be paid per the invoice included with the Notice of Decision.
8. The center aisle area has been loamed and seeded with pedestrian connection created to the satisfaction of the City Engineer and Assistant City Manager.
9. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

FOR PRICING & CUT SHEETS
NESCO
40 HUDSON RD.
CANTON, MA 02021
TEL: 781-828-9494
EMAIL: needham@nec.com

Luminaire Schedule									
Project: HUBBELL LIGHTING, INC.									
Scene: Dimming									
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens	LMF	Lum. Waits	Art. Waits	Total Waits
	P4	3	SINGLE	VPL-64L-135-4KT-4	17386	0.850	137.6	137.6	412.8
	P4W	5	SINGLE	VPL-64L-135-4KT-4W	17317	0.850	137.6	137.6	688

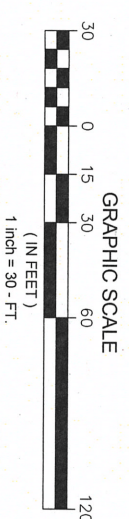
Calculation Summary									
Project: Project									
Scene: Dimming									
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	P1SpdLr	P1SpdTr
All CalcPis Extending Out To Zero Foot-Candles	Illuminance	Fc	1.15	27.4	0.0	N.A.	N.A.	10	10
StatArea - Parking Areas	Illuminance	Fc	2.88	5.0	1.3	2.22	3.85		

Luminaire Schedule								
Project FIXTURES BY OTHERS - HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRES MANUFACTURED BY OTHERS								
Scene: Dimming								
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens	LMF	Lum. Watts	Total Watts
	OD	4	SINGLE	SSG3DRL6408-IC60MHz LLF Pivoted To 4K	3416	0.863	42	168
	OD1	4	SINGLE	SSG3DRL6408-IC60MHz LLF Pivoted To 4K	2095	0.863	28	104
	WP1	7	SINGLE	DSXWV LED 10C 1000 40K TFTM MVOLT	3844	0.850	38.2	271.6
	WP2	2	SINGLE	DSXWV LED 20C 1000 40K TFTM MVOLT	7711	0.850	73.2	146.4
	WS	2	SINGLE	WS-W2510-AL-40K	1689	0.850	32.5	65
	J1	5	SINGLE	CROWN-12-40K-110-S-S	1050	0.850	10	50
	J4	10	SINGLE	CROWN-7-40K-110-S-S	4200	0.850	40	400

NOTE:
CALCULATED WITH LABEL J1 & J4
DIMMED DOWN TO 25% OF FULL OUTPUT

Scene/Channel Summary			
Scene: Dimming			
Label	Switched	Dimming	
J1	On	0.25	
J4	On	0.25	
OD	On	1.00	
OD1	On	1.00	
P4	On	1.00	
PAW	On	1.00	
WP1	On	1.00	
WP2	On	1.00	
WS	On	1.00	

Luminaires Schedule									
Project: Existing Cooper Lighting Gleason Gallien									
Scene: Dimming									
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens	LLF	Lum. Watts	Air. Watts	Total Watts
	S5	4	SINGLE	GLEON-AF-04-LED-E1-SWQ	25871	0.850	225	225	900
	T3	2	SINGLE	GLEON-AF-02-LED-E1-SL3	12460	0.850	113	113	226



NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

PHOTO METRIC PLAN SILVER STREET DOVER, NH		REVISED FROM DRAWING NUMBER(S) 20-25699 20-25699-R1		 HUBBELL HUBBELL LAMPING INC. 701 WILMINGTON BLVD. GREENVILLE, SC 29607		DATE 2-11-20	DRAWN BY CHM/ET
REV BY WYV	DATE 5-21-20	SCALE AS NOTED	20-25699-R2				
REV BY WYV	DATE 5-21-20	SCALE AS NOTED	20-25699-R2				
QUOTE N/A	DATE 2-11-20	SCALE AS NOTED	20-25699-R2				



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: V.M.D. Companies, LLC Telephone # 978.703.4234

Address of Applicant: 733 Turnpike Street, Rte 114, North Andover, MA 01845

E-Mail Address: jvitas@vmdcompanies.com

VMD Equities DVR LLC

Name of Property Owner (if different from applicant): c/o V.M.D. Companies, LLC Telephone # 978.703.4234

Address of Property Owner: 733 Turnpike Street, Rte 114, North Andover, MA 01845

PROPERTY INFORMATION

Address of Property: Sterling Way

Assessor's Map # 11 Lot(s) # 2

Zoning District(s) B-3 Overlay District(s) N/A

Size of Parcel: 847,723 sq. ft. 19.46 ac. Property Deed: Book 4394 Page: 180

Existing Use of Property: Assisted Living, Coffee Shop, Hotel (Phase 1)

SITE PLAN INFORMATION

Describe Proposed Use: Retail (Phase 2 currently propped) Medical Office Building (Phase 3)

Area of Parcel to be Developed: 75,000 +/- (Phase 2 area of disturbance) sq. ft.

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

Number of Parking Spaces: Existing 382 (approved, including the constructed spaces) Proposed 333 total (net reduction of 49)

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

Number of Employees Total: unknown In Maximum Shift: unknown

Disposition of Parcel:

Building Setbacks:

Building Footprint 10,085 additional sq. ft.

Front Yard 135.0 ft.

Total Building Area 6,261 additional sq. ft.

Rear Yard 23.1 ft.

Paved Area 5,602 fewer sq. ft.

Side Yard: Right 144.5 ft. Left N/A ft.
Setback Abutting a Street: 14.1 ft (existing hotel)

City Water? ☒ Yes ☐ No How far is city water from the property? Site already served by city water

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? Site already served by city sewer

BUILDING INFORMATION

Type of Building to be Built: Retail

Height of Building: 30 feet Finished Floor Elevation: EL 100.0

Number of Seats (where applicable) N/A

Estimated value of construction: to be determined Refuse removal: Public (Private) (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) James P. Smith (Allen & Major Associates, Inc.)

Address 400 Harvey Road, Manchester, NH 03103 Telephone #: 603.627.5500

Professional License #: 00908 E-mail address: jsmith@allenmajor.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen Mayer (Allen & Major Associates, Inc.)

Address 400 Harvey Road, Manchester, NH 03103 Telephone #: 603.627.5500

Professional License #: 14945 E-mail address: smayer@allenmajor.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) Nicolas J. Velozo (William Starck Architects, Inc.)

Address 126 Cove Street, Fall River, MA 02720 Telephone #: 508.679.5733

Professional License #: 04511 E-mail address: nvelozo@starckarchitects.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Bethany C. Dermody (Allen & Major Associates, Inc.

Address 400 Harvey Road, Manchester, NH 03103 Telephone #: 603.627.5500

Professional License #: 00006 E-mail address: bdermody@allenmajor.com

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) James P. Gove (Gove Environmental Services)

Address 8 Continental Drive, BLDG 2 Unit H, Exeter, NH 03833 Telephone #: (603) 778-0644

Professional License #: 00004 E-mail address: jgove@gesinc.biz

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone #

Address Easement Holder:

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: OB. [Signature], APPLICANT ATTORNEY Date: 5/7/20

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: OB. [Signature], ATTORNEY Date: 5/7/20

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: OB. [Signature], ATTORNEY Date: 5/7/20

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: OB. [Signature], ATTORNEY Date: 5/7/20

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



City of Dover, New Hampshire

SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-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: V.M.D. Companies, LLC File Number: P15-56A

PROJECT TITLE: Retail Store with Drive-Thru

PROPERTY LOCATION: Sterling Way Tax Map: 11 Lot: 2

	Where/How Provided	Reviewed
1. Completed and signed Application form	herewith	
2. Plan Review Fees are provided	to be determined	
3. Electronic copy of the engineered/surveyed plan layout	provided via OneDrive link	
4. Electronic copy of supplementary materials and application	provided via OneDrive link	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	provided via OneDrive link in 4/1/20 submission	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
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	provided via OneDrive Link	
9. A colored architectural plan showing all sides of buildings	provided via OneDrive Link	
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:	paper copies not provided at request of city	
Location map at appropriate scale	site plans, cover sheet	
Proposed Project name and title and Planning File #	site plans, all sheets	
Date, north arrow and scale	site plans, all relevant sheets	
Names of all abutting property owners	site plans, cover, C-101, N-1	
Name and address of owners and/or applicants	site plans, all sheets	
Signature & stamp of NH licensed land surveyor and/or engineer	site plans, all relevant sheets	
Zoning District boundaries, including any special or overlay districts	site plans, C-101 & N-1	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	site plans, C-101	
Location and widths of existing & proposed easements & right of ways	N/A	
Location and width of existing and proposed access/egress ways	site plans, C-101	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	site plans, all plan sheets	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	site plans, V-101	
Existing and proposed topographic information at two foot intervals	site plans, V-101 & C-104	
Existing and proposed buildings and structure locations	site plans, all plan sheets	
Minimum building setbacks or build to lines on all lots	site plans, C-101	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	site plans, V-101 & C-105	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	site plans, V-101 & C-105	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	site plans, V-101 & C-105	
Existing and proposed stormwater lines and facilities	site plans, V-101 & C-104	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	site plans, E-101	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	site plans, C-101	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	site plans, N-1	
Existing natural features and/or significant vegetation on property	site plans, C-101	
Depict existing contours up to 100 ft. beyond project limits	site plans, V-101	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	site plans, L-101	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	site plans, C-101	
Location, material and size of existing and proposed pavement area	site plans, V-101 & C-101	
Location of proposed fire lanes	N/A	
Specify finished floor elevations of buildings	site plans, C-104	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	site plans, C-103	
Depict all service, storage, loading bays and utility areas	site plans, C-103	
All applicable Dover Common Site Plan notes	site plans, V-101, C-101, C-104, C-105	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	provided via OneDrive link in 2/14/20 submission	
Stormwater Management System Operation and Maintenance Plan	provided via OneDrive link in 4/1/20 submission	
Letter to Serve from Public and Private Utilities	provided via OneDrive link in 5/8/20 submission	
Erosion and Sedimentation Control Plan	provided via OneDrive link in 4/1/20 submission (within O&M Plan)	
Landscape Operation and Maintenance Plan	provided via OneDrive link in 4/1/20 submission (within O&M Plan)	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	site plans, cover sheet	
If wetland buffer, indicate placards locations, as applicable	N/A no work within buffer	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	site plans, all plan sheets	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	to be determined	

REVIEWED BY: _____ DATE _____ TRC DATE _____

May 8, 2020

To: City of Dover Planning Department
Technical Review Committee
288 Central Ave.
Dover, NH 03820

A&M Project #: 2734-01
Re: Site Plan Amendment Review
Sterling Way
(Tax Map 11, Lot 02)
Dover, NH

Copy: VMD Companies LLC, Ari Pollack

Dear Mr. Parker,

Allen & Major Associates, Inc. (A&M), on behalf of our Client, VMD Companies, LLC is providing the following responses to the Technical Review Committee comments dated May 4, 2020. A&M's responses are indicated in bold italic below the Committee's comments:

PLANNING COMMENTS

- 1) Impact fees will be assessed (\$22,808)

A&M Response: Noted

- 2) W/S investment fees

A&M Response: Noted

- 3) Stamp and signature of PE, LLS, LLA, and architect needed on each plan submission

A&M Response: All plans have been submitted with applicable stamps.

- 4) Provide Letter to Serve from Eversource

A&M Response: The Eversource Letter to Serve has been provided in this submission.

- 5) Is the Medical Office building part of Phase II or Phase III?

A&M Response: The medical office building will be part of phase 3 and the Phasing Site Plan has been revised accordingly.

- 6) Revise Plans to:

- a) Install the parking and drive isle between this building and the hotel

A&M Response: The future parking and drive aisle shown between the hotel and retail is off-unit from the retail and will serve as primary travel access to the medical office building (MOB). The area is not critical to or calculated for support of the retail unit. For this reason, development of the parking and aisle was left for Phase III. As part of Phase II, we propose to stabilize this area with gravel, which is to be maintained by the owner of the development/MOB unit owner until the Phase III is developed.

- b) add aerial underlay on N-1

A&M Response: The aerial underlay has been added to the Neighborhood Plan as requested.

- c) Indicate the boundary used for lighting calculations. Lower a few lumens so a waiver is not required

A&M Response: The lighting boundaries have been added to the Lighting plan. It is the lighting consultant's opinion that the plan meets the City's regulations. However, if the Planning Board believes a waiver is required, please consider this a request for a waiver. The following was prepared by the lighting consultant in response to the comment above regarding lumens.

- ***The min. value is not only in-line with the Tenant's standards, it also meets and exceeds the min. value recommended by IESNA.***
- ***The min. IES recommends for a parking lot with an asphalt surface is 0.50 foot-candles and 1.0 for a concrete surface. These are bare minimums. Quite often retailers require higher values simply to enhance safety for their store patrons and employees. The Tenant requires a 1.0-fc min. although most lots are undoubtedly on asphalt. This is actually the norm for most lots these days regardless of surface material.***
- ***In terms of uniformity the recommended max./min. is 15:1. These results produce an 8.38:1 ratio which is quite good.***
- ***Note the cornice lighting, by others, does produce higher values adjacent to the building where they are located. That's just the type of fixture this is as it dumps a lot of light downward onto the store perimeter where located but not much beyond it. That serves a few purposes. Again to enhance safety because most of the activity is closer to the store and or walkway.***

- d) Add pole heights to lighting plan

A&M Response: The pole height is 25 feet and is indicated on the Lighting Plan, please see the Pre-Cast Concrete Base Detail.

- e) Add or indicate location of common site notes: 5, 6, 13(replace note 2 on sheet C-101), 19, 22, 24, 26, 27, 28, 29, 30, 36, 37, 38, 39, 40, 41(needs revising)

A&M Response: The common site notes have been added as requested. Please see sheets V-101, C-101, and C-105.

- f) Provide pedestrian connection from hotel to retail store via the MOB

A&M Response: The pedestrian connection from the retail store to the hotel has been added to the plans, please see detail K on sheet C-502. As discussed with the Assistant City Manager, the connection is temporary and was therefore shown on the detail sheet, rather than the Layout & Materials Plan.

- g) Move notes regarding hours of operation limitations on drive thru and drive-thru user/review from C-103 to sheet C-101

A&M Response: The note has been relocated as requested, see note #21 on sheet C-101.

FIRE/INSPECTION COMMENTS

- 7) Plan C-103 #13, Indicate the available snow storage for this site - these appear to have been relocated

A&M Response: Notes have been relocated to sheet C-101 at the request of the City, please see note #14 on C-101 for the above mentioned snow storage note.

- 8) Plan C-103 #18, plan set shall indicate compliance w/ all applicable accessibility regulations. Edit IBC to 2015 edition and add reference to RSA 155-A:5 compliance. these appear to have been relocated

A&M Response: Notes have been relocated to sheet C-101 at the request of the City, please see note #18 on C-101 for the above mentioned accessibility note.

- 9) Discuss the location of "No Parking Fire Lane" signs

A&M Response: The "No Parking Fire Lane" signs have been removed at the request of the Police Department. If these signs are required we suggest making them part of the Conditions of Approval.

- 10) Clearly identify the location of all accessible parking signage

A&M Response: All accessible parking signs are labeled on sheet C-103. They are called out as R7-8 signs per the Manual on Uniform Traffic Control Devices (MUTCD).

- 11) Clarify the site lighting layout and operation w/ existing lighting

A&M Response: The proposed light poles are shown on the Lighting Plan, E-101. As mentioned above, the limits of the existing lighting have been added to the plan in order to illustrate operation with existing lighting.

- 12) Provide color elevation plans which coincide with this specific site

A&M Response: The color elevations are provided with this submission.

- 13) Plan C-105, provide utility approval of the gas and electric utilities crossing at transformer location.

A&M Response: The utility crossing described above has been eliminated.

- 14) FDC shall be located on street side of structure in accordance w/ NFPA 13.

A&M Response: It is of the opinion of the design team architect that the FDC connection location meets the applicable code (given below). If the FDC connection must be relocated we suggest making this a part of the Conditions of Approval.

NFPA 2019 Section 16.12.5.7- FIRE DEPARTMENT CONNECTION SHALL BE LOCATED AT THE NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY OR AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

- 15) Clarify the traffic pattern throughout the site as it appears the direction arrows have been removed.

A&M Response: At the request of the City, the direction arrows have been removed from the Site Plans. All drive aisles, except for the drive-thru aisle, are conventional two-way travel. Additional signage has been added to the plans to clarify traffic patterns, including "No Right Turn" sign, and drive-thru directional signage.

- 16) Clarify accessible route w/ bollard located in the middle of access aisle.

A&M Response: The necessary clearance is provided on each side of the bollard to allow for ADA accessibility.

- 17) Extend curbing at south end near loading area and add landscaping.

A&M Response: The curbing has been extended in this location and additional landscaping has been provided.

- 18) Provide site specific elevation drawings.

A&M Response: Site specific elevation drawings are provided in this submission.

POLICE DEPARTMENT COMMENTS

- 19) Sheet C-103: Fire Lane signs facing the main road seem unnecessary and are not used throughout the rest of the site

A&M Response: As mentioned above, the "No Parking Fire Lane" signs have been removed as requested. If these signs are required we suggest making them part of the Conditions of Approval.

ENGINEERING COMMENTS

- 20) The drive-thru entrance should be closed up with curb and not just flush concrete.

A&M Response: The intent is to install a textured rumble strip in this location which will deter cars from exiting in this location while still allowing large delivery trucks to enter.

21) Who installs the left turn drive thru by others?

A&M Response: The signs will be installed during construction. The term "by others" has been removed.

22) Add a note to shut off and disconnect the 2inch stub left in the roadway.

A&M Response: A note has been added to the Utilities Plan as requested see note #17.

ALLEN & MAJOR ASSOCIATES, INC.



Robert P. Clarke, PLA, ASLA
Principal

Mr. Ari B. Pollack, Esq.
Gallagher, Callahan & Gartrell, P.C.
214 N. Main Street
Concord, New Hampshire 03301

January 9, 2020
Revised: March 6, 2020

Ref. T0960

Re: Silver Square Development – Sterling Way, Dover, New Hampshire
Trip Generation Summary for Change-in-Use

Dear Mr. Pollack:

TEC, Inc. (TEC) has prepared a trip generation comparison for the change-in-use of permitted floor area at the Silver Square Development (the “Project”) along Sterling Way, a private way, in Dover, New Hampshire. The Project’s permitted traffic impact was outlined in a *Traffic Impact Assessment* (TIA) prepared by TEC on January 22, 2016. The traffic impact for design purposes from the original building program of the Silver Square Development was previously approved by both the New Hampshire Department of Transportation (NHDOT) - Bureau of Traffic and the Dover Planning Board. To-date, the Project’s Proponent has completed construction and opened several buildings onsite. In addition, the Project’s Proponent has completed off-site transportation mitigation measures, such as the Silver Street roundabout, at the Project’s front door.

The original building program¹ as defined in the TIA consisted of a 75-unit assisted living facility, a ±66,000 square foot (SF) medical office building, an 85-room hotel, a ±2,930 SF bank with drive-through window, and a ±2,400 SF coffee shop with drive-through. Minor modifications incorporated into the site plan subsequent to the TIA’s submittal resulted in a permitted site plan with slightly different floor areas that were deemed to not significantly change traffic impact. Prior to the proposed change-in-use, the completed Garrison Hotel was constructed with only 66-rooms, the Residences at Silver Square was constructed with 76-units, and the Dunkin Donuts was constructed with 2,300 SF of floor area. The Proponent has proposed to additionally change the permitted building program to remove the ±2,930 SF bank in exchange for a proposed ±14,000 SF general retail building. A summary of the permitted and proposed development building program is provided in Table 1.

Table 1 – Summary of Permitted and Proposed Building Program

Land Use	From TIA	Proposed Program	Change
Assisted Living Facility ^a	75-units	76-units	+ 1 unit
Medical Office Building	66,000 SF	66,000 SF	No change
Hotel ^b	85-rooms	66-rooms ^b	- 19 Rooms
Bank	2,930 SF	0 SF	- 2,930 SF
Coffee Shop w/ DT ^c	2,400 SF	2,300 SF	- 100 SF
Retail	0 SF	14,000 SF	+ 14,000 SF

^a Residences at Silver Square constructed with 76 units, 1 unit more than TIA

^b Garrison Hotel constructed with 66-rooms, 19 rooms below TIA

^c Dunkin Donuts constructed with 2,300 SF, 100 SF below TIA

¹ Permitted as included in the *Traffic Impact Assessment* prepared by TEC on January 22, 2016.

This letter provides a trip generation comparison for the permitted building program as compared to the proposed change-in-use to assess whether the development will result in further impact to the surrounding transportation network.

Trip Generation Summary

The change-in-use is expected to fill-out the site while allowing traffic impact from the development to remain at or below the projected traffic generation as previously approved by the Town and NHDOT documentation. The updated site generated traffic projected for the change-in-use were based on the standard trip rates published in the Institute of Transportation Engineers' (ITE) publication *Trip Generation, 9th Edition* for Land Use Codes (LUC) 254 – Assisted Living, LUC 310 – Hotel, LUC 720 – Medical-Dental Office Building, LUC 820 – Shopping Center, and LUC 937 – Coffee/Donut Shop with Drive-Through. Although a more recent *10th Edition* of the ITE publication was published in 2017; this letter utilizes the *9th Edition* to provide a direct comparison to the original permitting documents. The use of refined data in the updated publication would generally have no significant impact to the results of the comparison.

Trip Generation Credit Parameters

To remain consistent with original permitting, trip generation parameters for the project were adjusted to reflect credits for both pass-by trips and internal capture of trips. The methodology for these credits is consistent with those presented in the original 2016 TIA.

Pass-by Traffic

Not all trips generated by the project will be new to the study area. Many of the trips are already present in the existing traffic flow passing by the site. For example, some vehicles which are already on the roadways may decide to visit the Dunkin Donuts on their way to another destination. These vehicle trips are known as “pass-by” trips and are subtracted from the total trips to calculate the total primary (or “new”) trips that affect the volume of traffic within the study area away from the site. Based on information contained in the ITE publication *Trip Generation Handbook, 3rd Edition*, for LUC 820, approximately 34 percent of the retail site-generated traffic is expected to be pass-by traffic during the weekday peak hour and 26 percent during all other time periods. Similarly based on information for LUC 937, approximately 50 percent of the coffee/donut shop site-generated traffic is expected to be pass-by traffic.

Internal Capture

It is reasonable to expect that some trips to the site will be shared between multiple land uses. For example, someone traveling to the medical office building may choose to eat at the coffee/donut shop on-site. Therefore, a reduction in the overall trips experienced at the site driveway and the proposed roundabout can be anticipated as a result of multi-use trips that include stops at more than one use on the site. Based on information contained in the ITE publication *Trip Generation Handbook, 3rd Edition*, multi-use trips will account for approximately 17 to 20 percent of the site-generated trips.

Table 2 provides a summary of the resulting trip generation estimate based on the proposed change-in-use of the building program. The detailed trip generation calculation worksheets are provided in Attachment A.

Table 2 - Trip Generation Summary

Time Period / Direction	Assisted Living (LUC 254)	Hotel (LUC 310)	Medical Office (LUC 720)	Retail (LUC 820)	Coffee/Donut Shop (LUC 937)	Total Trips	Internal Capture	Pass-by Trips ^a	Net New Trips
<i>Weekday Daily</i>	202	218	2,384	598	1,882	5,284	806	908	3,570
<i>Weekday Morning Peak Hour</i>									
Enter	7	21	125	8	118	279	51	48	180
Exit	4	<u>14</u>	<u>33</u>	<u>5</u>	<u>113</u>	<u>169</u>	<u>51</u>	<u>48</u>	<u>70</u>
Total	11	35	158	13	231	448	102	96	250
<i>Weekday Evening Peak Hour</i>									
Enter	7	20	56	25	49	157	33	21	103
Exit	<u>10</u>	<u>20</u>	<u>144</u>	<u>27</u>	<u>49</u>	<u>250</u>	<u>33</u>	<u>21</u>	<u>196</u>
Total	17	40	200	52	98	407	66	42	299
<i>Saturday Daily</i>	168	340	592	700	1,582	3,382	678	812	1,892
<i>Saturday Midday Peak Hour</i>									
Enter	13	28	137	35	92	305	53	42	210
Exit	<u>12</u>	<u>22</u>	<u>103</u>	<u>32</u>	<u>92</u>	<u>261</u>	<u>53</u>	<u>42</u>	<u>166</u>
Total	25	50	240	67	184	566	106	84	376

^a Pass-by trips represent 50 percent of coffee/donut shop trips, and 34 percent weekday PM with 26 percent all other time periods of retail trips.

As shown in Table 2, the site with the proposed change-in-use of the building program is anticipated to generate 3,570 new vehicle trips during the typical weekday; including 250 new vehicle trips (180 entering and 70 exiting) during the weekday morning peak hour and 299 new vehicle trips (103 entering and 196 exiting) during the weekday evening peak hour. During a typical Saturday, the site with the proposed change-in-use of the building program is anticipated to generate 1,892 new vehicle trips with 376 new vehicle trips (210 entering and 166 exiting) during the midday peak hour.

Comparison to Permitted Trip Generation

The site trip generation for the change-in-use of the building program was compared to originally permitted project volumes. The site trip generation calculations for the originally permitted project were assessed from the Project's TIA prepared by TEC on January 22, 2016. Table 3 provides a comparison of the permitted versus proposed trip generation to/from the site.

Table 3 – Trip Generation Comparison (Primary / New Trips)

Time Period	Proposed Change-in-Use Program ^a	Permitted Program (2016) ^b	Change in Trip Generation
<i>Weekday Daily</i>	3,570	3,707	- 137
<i>Weekday Morning</i>			
IN	180	189	- 9
OUT	70	75	- 5
TOTAL	250	264	- 14
<i>Weekday Evening</i>			
IN	103	110	- 7
OUT	196	198	- 2
TOTAL	299	308	- 9
<i>Saturday Daily</i>	1,892	1,942	- 50
<i>Saturday Midday</i>			
IN	210	216	- 6
OUT	166	173	- 7
TOTAL	376	389	- 13

^a From Table 2

^b From Table 1 of the January 22, 2016 *Traffic Impact Assessment*

As shown in Table 3, the new program is expected to generate 137 trips less than originally permitted over the course of a typical weekday; including 14 trips less during the weekday morning peak hour and 9 trips less during the weekday evening peak hour. During a typical Saturday, the site with the proposed change-in-use of the building program is anticipated to generate 50 trips less daily with 13 trips less during the midday peak hour. **The change in use will result in a drop in peak hour traffic and will benefit the motoring public during the times of greatest congestion.** The detailed trip generation calculations from the original building program are provided in Attachment B.

Conclusions

The future site trips projected to be generated by the proposed change-in-use of the building program is expected to be less than those generated by the originally permitted program during all typical weekday and Saturday time periods. This indicates overall that the potential change in use from the permitted building program to the proposed land uses would decrease the potential traffic impact along Silver Street and other the surrounding roadways. In addition, the decreased level of trip generation from the site provides additional reserve capacity into the recently constructed roundabout at the Project's front door. With the significant decrease in traffic proposed based on the change-in-use, no further off-site transportation mitigation is warranted.

Please do not hesitate to contact me directly if you have any questions concerning our summary at 603-601-8154. Thank you for your consideration.

Sincerely,
TEC, Inc.
"The Engineering Corporation"



Samuel W. Gregorio, PE, PTOE, RSP₁
Senior Design Engineer – Transportation Planning & ITS



Attachment A – Trip Generation Calculations
 B – Original TIA Trip Generation

Attachment A

Change-in-Use Trip Generation Calculations

Trip Generation Assessment - Mixed-Use Development, Silver Street, Dover, NH

Project: Mixed-Use Development, Silver Street, Dover, NH
 Date: March 5, 2020
 Analyst: TEC, Inc. / Justin Wadsworth
 Source: Institute of Transportation Engineers - Trip Generation - 9th Ed.

Proposed Development

66,000 SF Medical/Dental Office Building (ITE LUC 720)

Units:		66 ksf														
	Total Trips	% Distribution		# New Trips		Multi-Use Trips		Total New Pass-by Trips		Total New Primary Trips		# Passby Trips		# Primary Trips		
		IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	
Weekday Daily	2384	50%	50%	1192	1192	162	59	0	0	2163	0	0	0	1030	1133	
Weekday AM PH Adj St	158	79%	21%	125	33	23	24	0	0	111	0	0	0	102	9	
Weekday PM PH Adj St	200	28%	72%	56	144	2	3	0	0	195	0	0	0	54	141	
Saturday Daily	582	50%	50%	296	296	58	54	0	0	480	0	0	0	238	242	
Sat Midday PH	240	57%	43%	137	103	20	6	0	0	214	0	0	0	117	97	

2,300 SF Coffee/Donut Shop with Drive-Through (ITE LUC 937)

Units:		2.3 ksf															
		Total Trips		% Distribution		# New Trips		Multi-Use Trips		Total New Pass-by Trips		Total New Primary Trips		# Passby Trips		# Primary Trips	
		IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Weekday Daily	1882	50%	50%	941	941	132	227	762	761	381	381	428	333				
Weekday AM PH Adj St	231	51%	49%	118	113	23	20	94	94	47	47	48	46				
Weekday PM PH Adj St	98	50%	50%	49	49	11	17	36	34	18	18	20	14				
Saturday Daily	1582	50%	50%	791	791	148	149	642	643	321	321	322	321				
Sat Midday PH	184	50%	50%	92	92	16	32	68	68	34	34	42	26				

Assumes 50% pass-by for all conditions based on ITE Trip Generation Handbook, 3rd Edition for LUC 934 (Fast-Food Restaurant with Drive-Thru).

76 Units Assisted Living (ITE LUC 254)

Units:		76 Units																	
		Total Trips		% Distribution		# New Trips		Multi-Use Trips				Total New Pass-by Trips		Total New Primary Trips		# Passby Trips		# Primary Trips	
				IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Weekday Daily			202	50%	50%	101	101	0	0	0	0	0	0	202	0	0	0	101	101
Weekday AM PH Adj St			11	65%	35%	7	4	0	0	0	0	0	0	11	0	0	0	7	4
Weekday PM PH Adj St			17	44%	56%	7	10	0	0	0	0	0	0	17	0	0	0	7	10
Saturday Daily			168	50%	50%	84	84	0	0	0	0	0	0	168	0	0	0	84	84
Sat Midday PH			25	51%	49%	13	12	0	0	0	0	0	0	25	0	0	0	13	12

66 Room Hotel (ITE LUC 310)

Units:		66 Units															
		Total Trips		% Distribution		# New Trips		Multi-Use Trips		Total New Pass-by Trips		Total New Primary Trips		# Passby Trips		# Primary Trips	
		IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Weekday Daily		50%	50%	109	109	16	40			0	162			0	93	69	
Weekday AM PH Adj St		59%	41%	21	14	1	5			0	29			0	20	9	
Weekday PM PH Adj St		51%	49%	20	20	4	3			0	33			0	16	17	
Saturday Daily		50%	50%	170	170	24	44			0	272			0	146	126	
Sat Midday PH		56%	44%	28	22	4	6			0	40			0	24	16	

14,000 SF Retail (ITE LUC 820)

Units:	14 ksf	Total Trips	% Distribution				# New Trips				Multi-Use Trips				Total New Pass-by Trips				Total New Primary Trips				# Passby Trips				# Primary Trips			
			IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT		
Weekday Daily		598	50%	50%	299	299	93	77	146	0	282	0	73	73	133	149	73	73	133	149	73	73	133	149	73	73	133	149		
Weekday AM PH Adj St		13	62%	38%	8	5	4	2	2	0	5	0	1	1	3	2	5	0	1	1	3	2	5	0	1	1	3	2		
Weekday PM PH Adj St		52	48%	52%	25	27	16	10	6	0	20	0	3	3	6	14	6	0	3	3	6	14	20	0	3	3	6	14		
Saturday Daily		700	50%	50%	350	350	109	92	170	0	329	0	85	85	156	173	170	0	85	85	156	173	329	0	85	85	156	173		
Sat Midday PH		67	52%	48%	35	32	13	9	16	0	29	0	8	8	14	15	16	0	8	8	14	15	29	0	8	8	14	15		

Assumes 34% pass-by for weekday evening, 26% for all other time periods based on ITE Trip Generation Handbook, 3rd Edition for LUC 820.

Assumes 34% pass-by for weekday evening, 26% for all other time periods based on ITE Trip Generation Handbook, 3rd Edition for LUC 820.

Net Increase

		Total New Trips		Total Multi-Use Trips		Total New Pass-by Trips		Total New Primary Trips		Total Pass-by Trips		Total Primary Trips	
		In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Weekday Daily	5284	2642	2642	403	403	908	0	3570	0	454	454	1785	1785
Weekday AM PH Adj St	448	279	169	51	51	96	0	250	0	48	48	180	70
Weekday PM PH Adj St	407	157	250	33	33	42	0	299	0	21	21	103	196
Saturday Daily	3382	1691	1691	339	339	812	0	1892	0	406	406	946	946
Sat Midday PH	566	305	261	53	53	84	0	376	0	42	42	210	166

Land Use Description	Land Use	A	B	C	D
	Land Use Name	Retail	Hotel	MOB	Dunkins
	Land Use Type	Retail	Hotel	Office	Restaurant
	ITE LUC	820	310	720	937
	Size	14 kSF	85-Rooms	66 kSF	2.5 kSF
New Trips	<i>Weekday Daily</i>				
	Enter	299	109	1192	941
	Exit	299	109	1192	941
	<i>Weekday AM</i>				
	Enter	8	21	125	118
	Exit	5	14	33	113
	<i>Weekday PM</i>				
	Enter	25	20	56	49
	Exit	27	20	144	49
	<i>Saturday Daily</i>				
	Enter	350	170	296	791
	Exit	350	170	296	791
	<i>Saturday Midday</i>				
	Enter	35	28	137	92
	Exit	32	22	103	92

Project Name: Silver Square

Analyst: Justin Wadsworth

Date: 3/5/2020

KEY: Entry Cells

INSTRUCTIONS:

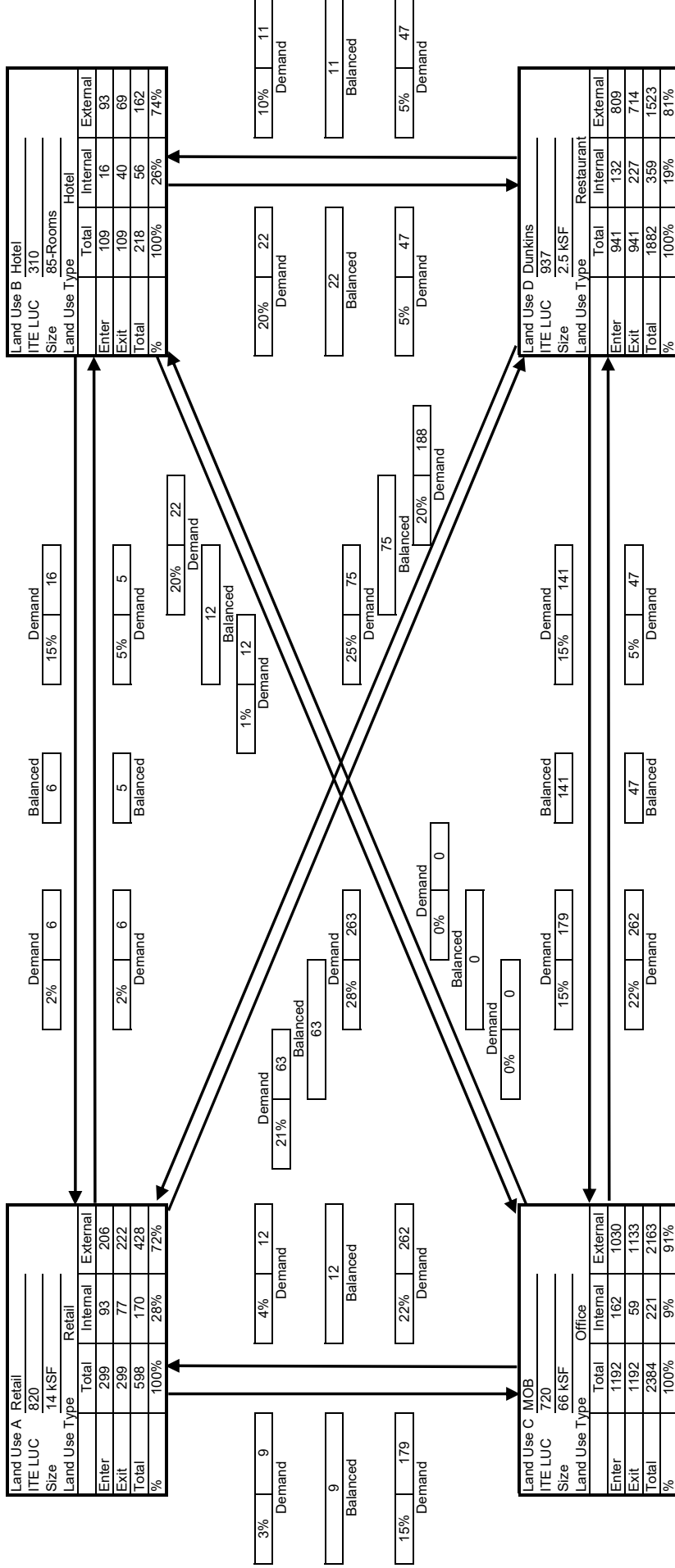
- 1.) Enter the Land Use Name for each land use in table above.
- 2.) Select from the drop down menu in the table above which Land Use Type to use.
- 3.) Enter the ITE LUC for each land use in the table above.
- 4.) Enter the Size of each land use in the table above.
- 5.) Fill in the NEW TRIPS for each land use in the table above (Note: This is the total of primary and pass-by trips).
- 6.) Enter the Project Name above.
- 7.) Enter you initials for the Analyst above.
- 8.) Enter the Date above.
- 9.)

Print the Multi-Use Trip Generation Calculation Sheet for each time period.

Multi-Use Trip Generation Calculation

Analyst: Justin Wadsworth
Date: 3/5/2020

Project Name: Silver Square
Time Period: Weekday Daily

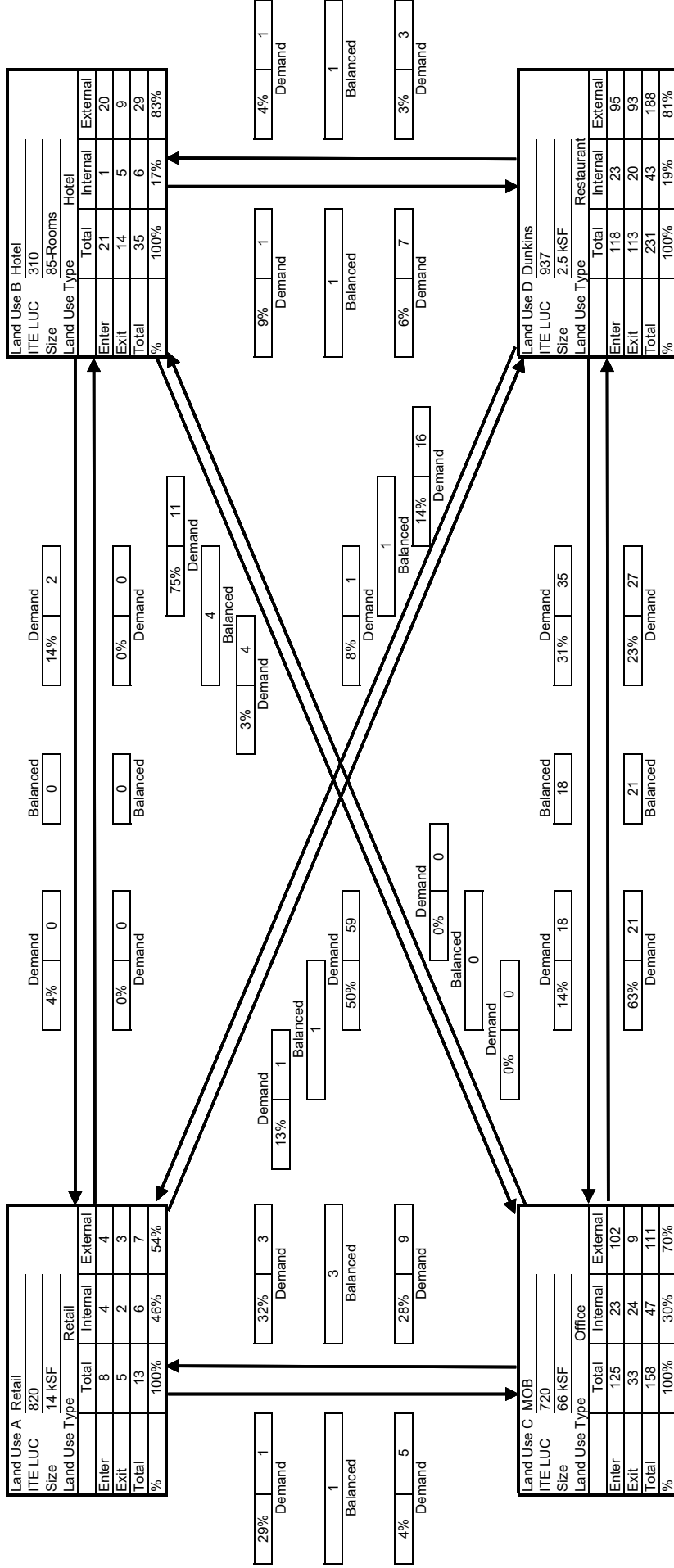


Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	206	93	1030	809	2138
Exit	222	69	1133	714	2138
Total External Trips	428	162	2163	1523	4276
Single-Use Trip Gen. Est.	598	218	2384	1882	5082
Net Internal Trips	170	56	221	359	806
Internal Capture					16%

Multi-Use Trip Generation Calculation

Analyst: Justin Wadsworth
Date: 3/5/2020

Project Name: Silver Square
Time Period: Weekday AM Peak Hour

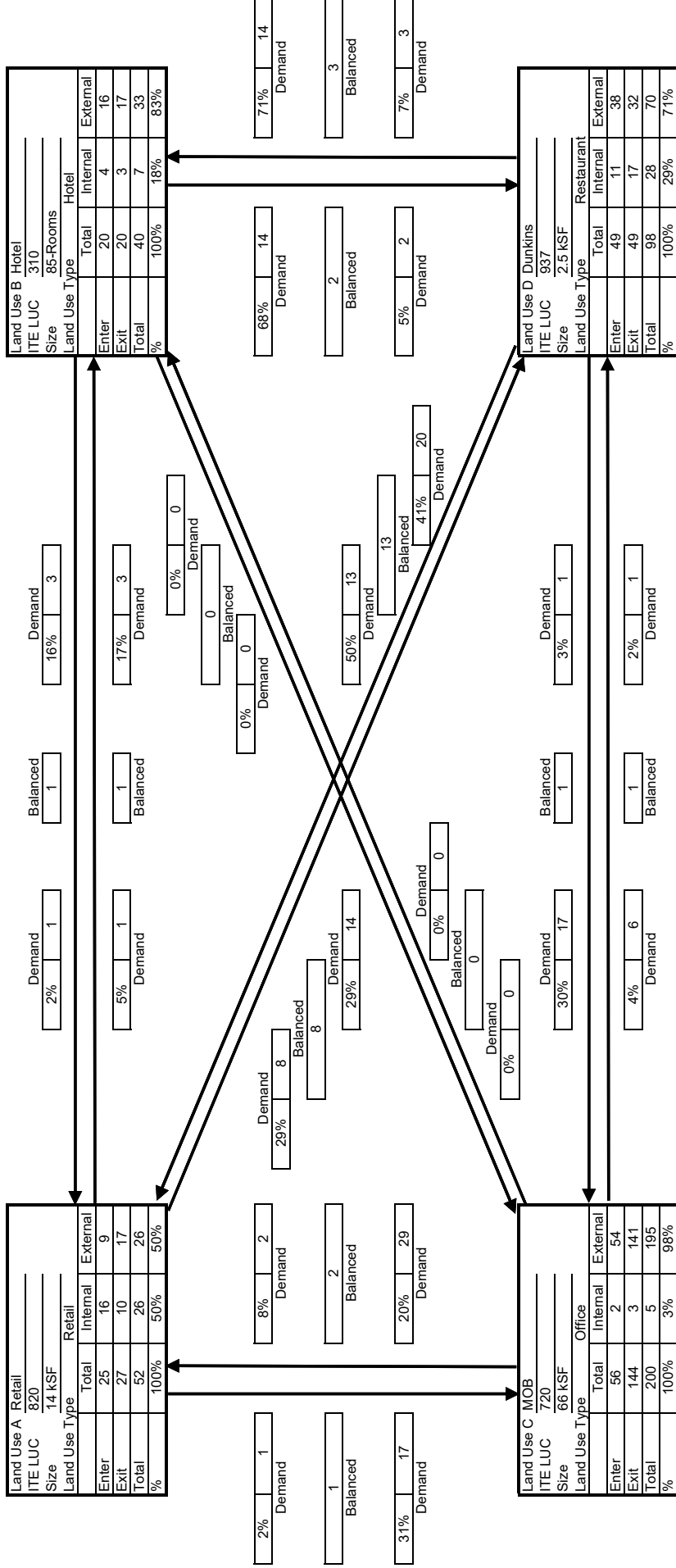


Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	4	20	102	95	221
Exit	3	9	9	93	114
Total External Trips	7	29	111	188	335
Single-Use Trip Gen. Est.	13	35	158	231	437
Net Internal Trips	6	6	47	43	102

Multi-Use Trip Generation Calculation

Analyst: Justin Wadsworth
Date: 3/5/2020

Project Name: Silver Square
Time Period: Weekday PM Peak Hour

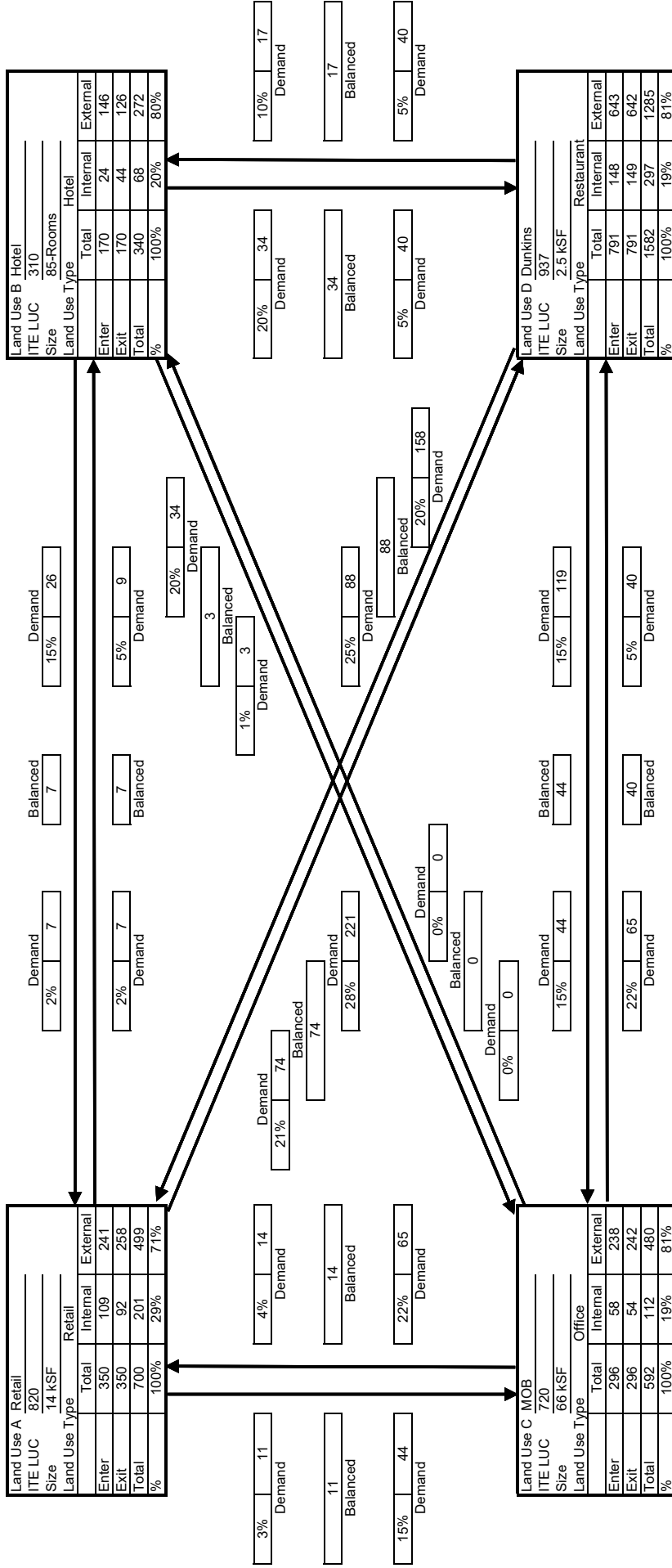


Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	9	16	54	38	117
Exit	17	17	141	32	207
Total External Trips	26	33	195	70	324
Single-Use Trip Gen. Est.	52	40	200	98	390
Net Internal Trips	26	7	5	28	66
Internal Capture					17%

Multi-Use Trip Generation Calculation

Analyst: Justin Wadsworth
Date: 3/5/2020

Project Name: Silver Square
Time Period: Saturday Daily

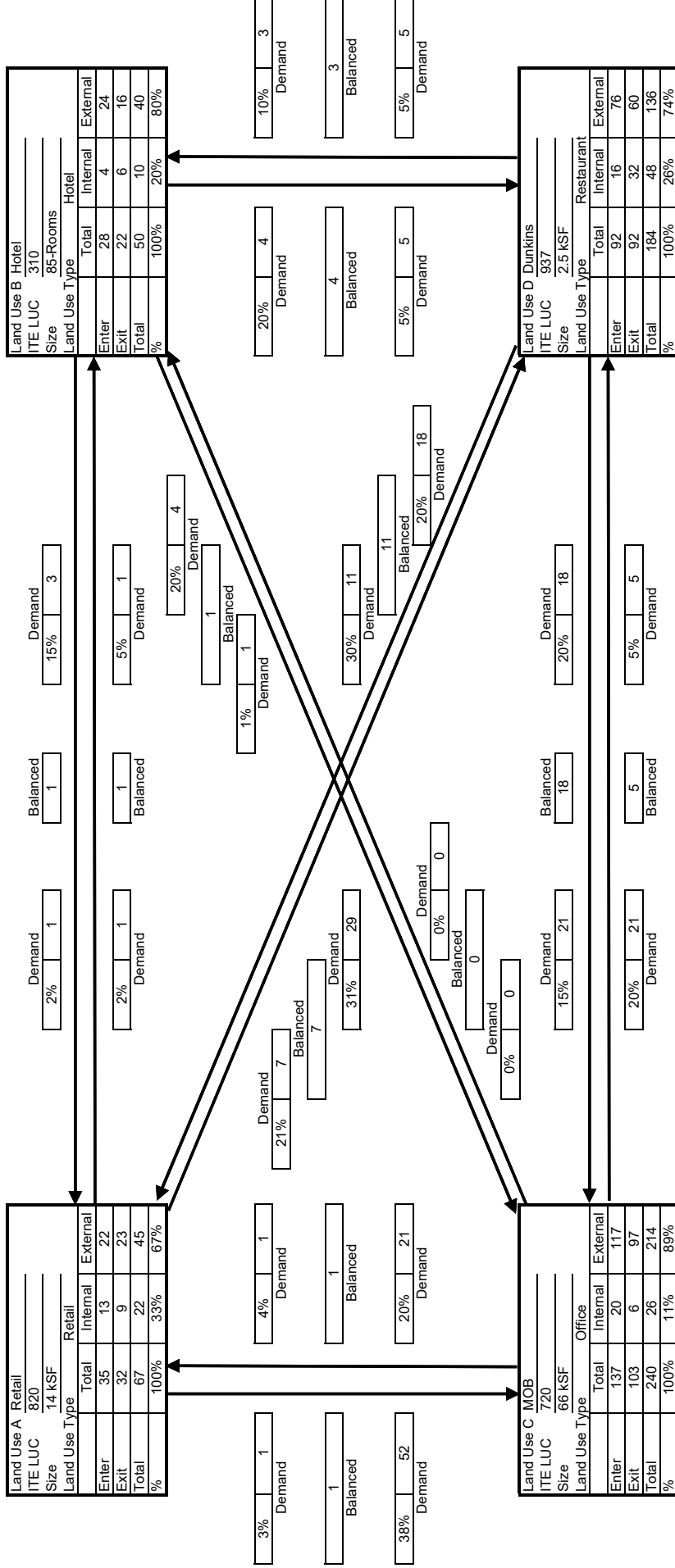


Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	241	146	238	643	1268
Exit	258	126	242	642	1268
Total External Trips	499	272	480	1285	2536
Single-Use Trip Gen. Est.	700	340	592	1582	3214
Net Internal Trips	201	68	112	297	678
Internal Capture					21%

Multi-Use Trip Generation Calculation

Analyst: Justin Wadsworth
Date: 3/5/2020

Project Name: Silver Square
Time Period: Saturday Midday



Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	22	24	117	76	239
Exit	23	16	97	60	196
Total External Trips	45	40	214	136	435
Single-Use Trip Gen. Est.	67	50	240	184	541
Net Internal Trips	22	10	26	48	106

Internal Capture
20%

From	To	Weekday Midday Peak Hour	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday Daily
None	Office	0%	0%	0%	0%
None	None	0%	0%	0%	0%
None	Hotel	0%	0%	0%	0%
None	Restaurant	0%	0%	0%	0%
None	Retail	0%	0%	0%	0%
None	Residential	0%	0%	0%	0%
Office	Office	2%	2%	1%	2%
Office	None	0%	0%	0%	0%
Office	Hotel	0%	0%	0%	0%
Office	Restaurant	20%	63%	4%	22%
Office	Retail	20%	28%	20%	22%
Office	Residential	0%	1%	2%	2%
Hotel	Office	20%	75%	0%	20%
Hotel	None	0%	0%	0%	0%
Hotel	Hotel	0%	0%	0%	0%
Hotel	Restaurant	20%	9%	68%	20%
Hotel	Retail	15%	14%	16%	15%
Hotel	Residential	0%	0%	2%	0%
Restaurant	Office	20%	31%	3%	15%
Restaurant	None	0%	0%	0%	0%
Restaurant	Hotel	5%	3%	7%	5%
Restaurant	Restaurant	0%	0%	0%	0%
Restaurant	Retail	20%	14%	41%	20%
Restaurant	Residential	10%	4%	18%	10%
Retail	Office	3%	29%	2%	3%
Retail	None	0%	0%	0%	0%
Retail	Hotel	2%	0%	5%	2%
Retail	Restaurant	21%	13%	29%	21%
Retail	Retail	29%	20%	20%	30%
Retail	Residential	7%	14%	26%	11%
Residential	Office	2%	2%	4%	2%
Residential	None	0%	0%	0%	0%
Residential	Hotel	0%	0%	3%	0%
Residential	Restaurant	20%	20%	21%	20%
Residential	Retail	34%	1%	42%	38%
Residential	Residential	0%	0%	0%	0%

Note: Weekday Midday and Weekday Daily shared trip percentages were obtained from the Trip Generation Handbook 2nd Edition unless otherwise noted. Green highlighted numbers are interpolated from other data. No data is provided for blue highlighted numbers but some shared use is reasonable. All other data obtained from Trip Generation Handbook 3rd Edition.

To	From	Weekday Midday Peak Hour	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday Daily
Office	Office	6%	6%	6%	2%
Office	None	0%	0%	0%	0%
Office	Hotel	1%	3%	0%	1%
Office	Restaurant	15%	14%	30%	15%
Office	Retail	38%	4%	31%	15%
Office	Residential	10%	3%	57%	10%
Hotel	Office	0%	0%	0%	0%
Hotel	None	0%	0%	0%	0%
Hotel	Hotel	0%	0%	0%	0%
Hotel	Restaurant	10%	4%	71%	10%
Hotel	Retail	5%	0%	17%	5%
Hotel	Residential	5%	0%	12%	5%
Restaurant	Office	5%	23%	2%	5%
Restaurant	None	0%	0%	0%	0%
Restaurant	Hotel	5%	6%	5%	5%
Restaurant	Restaurant	0%	0%	0%	0%
Restaurant	Retail	31%	50%	29%	28%
Restaurant	Residential	10%	20%	14%	10%
Retail	Office	4%	32%	8%	4%
Retail	None	0%	0%	0%	0%
Retail	Hotel	2%	4%	2%	2%
Retail	Restaurant	30%	8%	50%	25%
Retail	Retail	31%	20%	20%	28%
Retail	Residential	5%	17%	10%	9%
Residential	Office	0%	0%	4%	3%
Residential	None	0%	0%	0%	0%
Residential	Hotel	0%	0%	0%	0%
Residential	Restaurant	10%	5%	16%	10%
Residential	Retail	37%	2%	46%	33%
Residential	Residential	0%	0%	0%	0%
None	None	0%	0%	0%	0%
None	Office	0%	0%	0%	0%
None	Hotel	0%	0%	0%	0%
None	Restaurant	0%	0%	0%	0%
None	Retail	0%	0%	0%	0%
None	Residential	0%	0%	0%	0%

Note: Weekday Midday and Weekday Daily shared trip percentages were obtained from the Trip Generation Handbook 2nd Edition unless otherwise noted. Green highlighted numbers are interpolated from other data. No data is provided for blue highlighted numbers but some shared use is reasonable. All other data obtained from Trip Generation Handbook 3rd Edition.

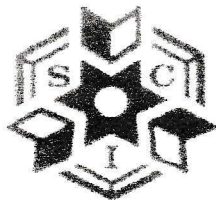
Attachment B

January 2016 Trip Generation Calculations

Table 1 - Trip Generation Summary

LUCASVILLE COMMUNITY CENTER														
Time Period / Direction	Assisted Living (LUC 254)		Hotel (LUC 310)		Medical Office Trips (LUC 720)		Bank Trips (LUC 912)		Coffee/Donut Shop (LUC 937)		Total Trips	Multi-Use Trips	Pass-by Trips ^a	Net New Trips
Weekday Daily	202		388		2,384		434		1,965		3,707	780	886	5,373
Weekday Morning Peak Hour														
Enter	7		27		125		20		123		189	61	52	302
Exit	4		18		33		15		118		75	61	52	188
Total	11		45		158		35		241		264	122	104	490
Weekday Evening Peak Hour														
Enter	7		26		56		36		52		110	45	22	177
Exit	10		25		144		35		51		198	45	22	265
Total	17		51		200		71		103		308	90	44	442
Saturday Daily	167		523		592		253		1,651		1,942	456	788	3,186
Saturday Midday Peak Hour														
Enter	13		35		137		39		95		216	59	44	319
Exit	13		28		103		38		94		173	59	44	276
Total	26		63		240		77		189		389	118	88	595

^a Pass-by trips represent 50 percent of coffee/donut shop trips; and 26 percent of weekday daily, 29 percent of weekday morning, 35 percent of weekday evening, and 38 percent for Saturday daily and midday trips of bank trips.



SCHERBON CONSOLIDATED INC.

40 Haverhill Road Amesbury, MA 01913

Phone: 978-388-3132 Fax: 978-388-4037

WWW.SCHERBON.COM

April 2, 2020

Mr. Michael A. Malynowski, PE
Senior Project Manager
Allen & Major Associates, Inc.
Manchester, NH

Re: Proposed Retail Building Site-Silver Sq., Dover, NH

Dear Mike,

Thank you for forwarding all the information for the new structure proposed for the "Old Bank Site". The following is my input based on that material, there are 3 items of mention;

1) With the new flow into the Pump Station being less than the original design flow, the existing pumps should be ok.

2) With the change in sewer discharge from the original to proposed for the new building, now shows discharging in SMH-1 and from there flow through the grinder, should help keep the Pump Station running well.

3) With the new proposed electrical changes, I suggest the selected project electrician co-ordinate with both Amory Electric and Scherbon Consolidated Inc. prior to the start of construction. The exiting conduits (2-3) need to be located and the panel board and fixtures moved correctly.

As far as I can tell, these are the only points that I need to address with regard to the Pump Station.

Sincerely,
Ron Spakoski

Scherbon Consolidate Inc.

978-992-8063

Ron.Spakoski@scherbon.com



March 31, 2020

David Fenstermacher
VHB
2 Bedford Farms Drive
Bedford, NH 03110

1700 Lafayette Road
Portsmouth, NH 03801

Michael J Busby
603-436-7708 x555-5678
michael.busby@eversource.com

Dear David:

I am responding to your request to confirm the availability of electric service for the proposed "Retail Store with Drive-Thru" project being constructed for/by TM Crowley and Associates.

The proposed project consists of a 1-story building with no residential units approximately 14,927 s/f of retail at the ground level. The proposed development will be constructed at 199 Silver Street.

The developer will be responsible for the installation of all underground facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Utility Plan (C-105). The proposed building service will be fed from the existing electric manhole on-site as depicted on utility plan C-105. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached drawing titled "Utilities Plan" dated 2/14/2020, shows transformer locations to service your proposed project.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (<https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2>).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-436-7708 Ext. 555-5678

Respectfully,

Michael J. Busby, PE
NH Eastern Regional Engineering and Design Manager, Eversource

cc: (via e-mail)
Michael Lee, Eastern Region Operations Manager, Eversource
Mary Jo Hanson, Field Supervisor, Electric Design, Eversource

6.1 OPERATION AND MAINTENANCE PLAN

General Information

Allen & Major Associates, Inc. has prepared the following Operation and Maintenance Plan for Silver Square Development located on Sterling Way (formerly 181 Silver Street), Dover, NH. The plan is broken down into the following major sections. The first section gives general information about ownership and responsibility (General Information). The next section describes the erosion and sediment control measures used during construction (Construction Period). The third section describes the long term pollution prevention measures (Long Term Pollution Prevention Plan). The fourth section describes the proposed pavement (Facilities Description). The last section describes the maintenance requirements for the pavement and Bio-retention area (Maintenance Plan).

Contact Information

Stormwater Management System Owner: V.M.D Companies, LLC.
733 Turnpike St, Route 114
North Andover, MA 01845

Notification Procedures for Change of Responsibility for O&M

The Stormwater Management System (SMS) for this project is owned by VMD Companies, LLC. The owner shall be legally responsible for the long-term operation and maintenance of this SMS as outlined in this Operation and Maintenance (O&M) Plan. Should ownership of the SMS change, the owner will continue to be responsible until the succeeding owner shall notify the City that the succeeding owner has assumed such responsibility. Upon subsequent transfers, the responsibility shall continue to be that of transferring owner until the transferee owner notifies the City of Dover of its assumption of responsibility.

In the event the SMS will serve multiple lots/owners, such as the subdivision of the existing parcel, the owner(s) shall establish an association or other legally enforceable arrangements under which the association or a single party shall have legal responsibility for the operation and maintenance of the entire SMS.

Construction Period

1. Contact the City of Dover Engineering Department at least two (2) weeks prior to start of construction.
2. Install the coir logs, silt fence and construction fencing as shown on the enclosed Erosion and Sediment Control Plan.
3. Site access shall be achieved only from the designated construction entrance.
4. All erosion control measures shall be inspected weekly and after all rainfall events, and shall be maintained, repaired or replaced as required or at the direction of the owner's engineer, or the City's Engineer.
5. Sediment accumulation up-gradient of the coir logs and silt fence greater than 6" in depth shall be removed and disposed of in accordance with all applicable regulations.
6. If it appears that sediment is exiting the site, silt sacks shall be installed in all catch basins adjacent to the site. Sediment accumulation on all adjacent catch basin inlets shall be removed and the silt sack replaced if torn or damaged.
7. The contractor shall comply with the General and Erosion Notes as shown on the Site Development Plans.

Post-Development Activities

1. Upon completion of all terrain alteration activities that direct stormwater to a particular practice, the responsible party (ies) shall initiate the O&M activities.
2. Paved Areas – Paved areas should be swept as part of the routine site maintenance. Pavement sweeping is an excellent source control for sedimentation to the existing drainage system and is typically performed in the spring of each year following the snow melt.
3. Paved Areas – Salt for de-icing on the paved areas during the winter months shall be limited to the minimum amount practicable. Sand containing the minimum amount of calcium chloride (or approved equivalent) needed for handling may be applied as part of the routine winter maintenance activities.
4. All sediments removed from site drainage facilities shall be disposed of properly, and in accordance with applicable local and state regulations.
5. All vegetated areas on the site shall be stabilized and maintained to control erosion. Any disturbed areas shall be re-seeded as soon as practicable.
6. Work within any drainage structures shall performed in accordance with the latest OSHA regulations, and only by individuals with appropriate OSHA certification.
7. Maintenance Responsibilities - All post-construction maintenance activities shall be documented and kept on file and made available to the proper City and State authorities upon request.
8. If ownership of the property is transferred, the new owner(s) shall become the responsible party (ies).

Long Term Pollution Prevention Plan

The City of Dover requires that a Long Term Pollution Prevention Plan (LTPPP) be prepared and incorporated as part of the Operation and Maintenance of the Stormwater Management System. The purpose of the LTPPP is to identify potential sources of pollution that may affect the quality of stormwater discharges, and to describe the implementation of practices to reduce the pollutants in stormwater discharges. The following items describe the source control and proper procedures for the LTPPP.

Housekeeping

The proposed site development has been designed to maintain a high level of water quality treatment for all stormwater discharge and groundwater. An Operation and Maintenance (O&M) plan has been prepared and is included in this section of the report. The Owner (or its designee) is responsible for adherence to the O&M plan in a strict and complete manner.

Storing of Materials and Waste Products

There are no proposed exterior (un-covered) storage areas. The trash and waste program for the site includes a dedicated space within enclosures and the building for waste & recyclables.

Vehicle Washing

Outdoor vehicle washing has the potential to result in high loads of nutrients, metals, and hydrocarbons during dry weather conditions, as the detergent-rich water used to wash the grime off the vehicle enters the stormwater drainage system. The proposed project does not include any designated vehicle washing areas, nor is it expected that any vehicle washing will take place on-site. Resident car washing or charity car wash fundraisers are not anticipated at this site and would not be allowed.

Maintenance of Lawns, Gardens and other Landscaped Areas

It should be recognized that this is a general guideline towards achieving high quality and well groomed landscaped areas. The grounds staff / landscape contractor must recognize the shortcomings of a general maintenance plan such as this, and modify and/or augment it based on weekly, monthly, and yearly observations. In order to assure the highest quality conditions, the staff must also recognize and appreciate the need to be aware of the constantly changing conditions of the landscaping and be able to respond to them on a proactive basis. No trash or landscape debris (including lawn clippings) shall be stored or dumped within the landscaped or naturalized areas.

Fertilizer

Maintenance practices should be aimed at reducing environmental, mechanical and pest stresses to promote healthy and vigorous growth. When necessary, pest outbreaks should be treated with the most sensitive control measures available. Synthetic chemical controls should be used only as a last resort to organic and biological control methods. Fertilizer, synthetic chemical controls and pest management applications (when necessary) shall be performed only by licensed applicators in accordance with the manufacturer's label instructions when environmental conditions are conducive to controlled product application.

Only slow-release organic fertilizers should be used in the landscaped areas to limit the amount of nutrients that could enter downstream resource areas. Fertilization of developed areas on site will be performed within manufacturers labeling instructions and shall not exceed an NPK ratio of 1:1:1 (i.e. Triple 10 fertilizer mix), considered a low nitrogen mixture. Additionally, the fertilizer will include a slow release element.

Suggested Aeration Program

In-season aeration of lawn areas is good cultural practice, and is recommended whenever feasible. It should be accomplished with a solid thin tine aeration method to reduce disruption to the use of the area. The depth of solid tine aeration is similar to core type, but should be performed when the soil is somewhat drier for a greater overall effect.

Depending on the intensity of use, it can be expected that all landscaped lawn areas will need aeration to reduce compaction at least once per year. The first operation should occur in late May following the spring season. Methods of reducing compaction will vary based on the nature of the compaction. Compaction on newly established landscaped areas is generally limited to the top 2-3" and can be alleviated using hollow core or thin tine aeration methods.

Landscape Maintenance Program Practices:

Lawn	▪ Mow a minimum of once a week in spring, to a height of 2" to 2 1/2" high. Mowing should be frequent enough so that no more than 1/3 of grass blade is removed at each mowing. The top growth supports the roots; the shorter the grass is cut, the less the roots will grow. Short cutting also dries out the soil and encourages weeds to germinate. ▪ Mow approximately once every two weeks from July 1st to August 15th depending on lawn growth. ▪ Mow on a ten-day cycle in fall, when growth is stimulated by cooler nights and increased moisture. ▪ Do not remove grass clippings after mowing. ▪ Keep mower blades sharp to prevent ragged cuts on grass leaves, which cause a brownish appearance and increase the chance for disease to enter a leaf.
Shrubs	▪ Mulch not more than 3" depth with shredded pine or fir bark. ▪ Hand prune annually, immediately after blooming, to remove 1/3 of the above-ground biomass (older stems). Stem removals to occur within 6" of the ground to open up shrub and maintain two-year wood (the blooming wood). ▪ Fertilize with ½ lb. slow-release fertilizer (see above section on Fertilizer) every second year. ▪ Hand prune evergreen shrubs only as needed to remove dead and damaged wood and to maintain the naturalistic form of the shrub. Never mechanically shear evergreen shrubs.
Trees	▪ Provide aftercare for new tree plantings for the first three years. ▪ Do not fertilize trees, it artificially stimulates them (unless tree health warrants). ▪ Water once a week for the first year; twice a month the second, once a month the third year. ▪ Prune trees on a four-year cycle.

Management of Deicing Chemicals and Snow

Snow shall only be stockpiled on site within the snow storage areas depicted on the layout plan. If the stockpiles of snow do not fit within the designated areas, then snow will be disposed off-site. It will be the responsibility of the snow removal contractor to properly dispose of transported snow according to the City of Dover and NHDES. It will be the responsibility of the snow removal contractor to follow these guidelines and all applicable laws and regulations.

The owner (or its designee) will be responsible for the clearing of the sidewalk and building entrances. The Owner may be required to use a de-icing agent such as potassium chloride to maintain a safe walking surface; however, these are to be used at the minimum amount practicable. The de-icing agent for the walkways and building entrances will be kept within the storage rooms located within the buildings. De-icing agents will not be stored outside.

FACILITIES DESCRIPTION

MAINTENANCE PLAN

Documentation

Maintenance documents shall include a completed maintenance checklist (attached) that will include any applicable notes or other documents as described in this section. These will be submitted to the Building Department yearly.

Bio-Retention Area (Rain Garden) Maintenance

Remove any trash and debris within the bio-retention area on a quarterly basis. Inspect the rip-rap for signs of erosion or displaced stone. Replace the stone if needed. Annually inspect the side slopes of the bio-retention area for erosion and repair as needed using erosion control fabric and seeding. Note any abnormalities, degradations, sediment removal activities, or corrective actions on the Maintenance Checklist (or on an extra sheet attached to it).

Detention Basins:

Systems should be inspected at least twice annually. If an infiltration system does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration function, including but not limited to removal of accumulated sediments or reconstruction of the infiltration trench.

Operation and Maintenance Schedule Summary

The following is a summary of the maintenance schedule for each of the stormwater BMPs. Note all anomalies, signs of degradation, or corrective actions on the annual Maintenance Checklist.

BMP	MAINTENANCE ITEM	FREQUENCY
Impervious Pavement	Perform sweeping. No Sand. Distribute de-icing agents and inspect according to narrative.	Inspect /sweep twice per year (Early spring & late fall)
Bio-Retention Area	See narrative. Remove trash and debris & inspect rip rap. Inspect side slopes for erosion.	Remove trash quarterly. Other activities are annual
Detention Basin	See narrative. Remove trash and debris & inspect rip rap. Inspect side slopes for erosion.	Inspect twice per year (Early spring & late fall)
Subsurface Detention Basin	See narrative. Inspect internal system for sediment & trash accumulation	Inspect twice per year (Early spring & late fall)

The Owner or its designee shall keep records of the maintenance of the Stormwater BMPs on a yearly basis. Maintenance documents shall include a completed maintenance checklist.

OPERATION & MAINTENANCE PLAN SCHEDULE

Party Responsible for O & M Plan: VMD Companies, LLC

Project: Silver Square

Address: Silver Square – Dover, NH

Date: _____

Address: _____

Main Phone Number: _____

O&M Main Point of Contact: _____

Structure or Task	Maintenance Activity	Schedule	Notes	Inspection Performed		Inspection Results
				Date:	By:	
Street Sweeping	Sweep, power broom or vacuum paved areas.	Sweeping should be conducted a minimum of twice a year. - Early fall - Immediately following spring snowmelt to remove sand and other debris.	Since contaminants accumulate within 12 inches of the curb line, street cleaning operations should concentrate on cleaning curb and gutter lines for maximum pollutant removal efficiency. Other areas can also be swept periodically, probably on a less regular basis.			
Deep Sump Catch Basins(s)	Clam shell or vacuum sumps	Cleaned and inspected annually Early spring	Sediment should be removed when accumulated to a depth of 12”, but not less than twice a year. Sediment and debris shall be removed by a vacuum truck. Disposal of the accumulated sediment and hydrocarbons must be in accordance with applicable local, state, and federal guidelines and regulations			
Stone Lined Outlet Protection Area	Vacuum or hand methods	Cleaned and inspected a minimum of twice a year. - Early spring - Late Fall	The outlet structure shall be inspected for evidence of clogging or outflow release velocities that are greater than design flow. Areas to be inspected shall include: subsidence, erosion, cracking or tree growth, sediment accumulation around the outlet; inadequacy of the inlet/outlet channel erosion control measures; changes in the condition of the pilot channel; and erosion within the basin and banks. Any necessary repairs shall be made immediately.			
Vegetated Infiltration Basin	Trash removal & vegetation management	Inspect & remove trash - Year round Mulch - Spring Remove or replace dead vegetation - Fall & Spring Prune - Spring & Fall	Mulch and vegetation should be refreshed, pruned, or replaced annually. Any undesirable woody vegetation or accumulated sediment must be removed. Inspect soil and repair eroded areas annually. Re-mulch void areas as needed. Remove litter and debris as needed. Treat diseased vegetation as needed. Remove and replace dead vegetation twice per year (spring and fall)			
Detention Basin	Trash removal & vegetation management	Cleaned and inspected a minimum of twice a year. - Early spring - Late Fall	Periodic mowing of embankments Removal of woody vegetation from fill embankments Removal of debris from outlet structures Removal of accumulated sediment Inspection and repair of embankments, inlet and outlet structures, and appurtenances			
Subsurface Detention Basin	Internal spray cleaning and vacuum observation ports	Cleaned and inspected a minimum of twice a year. - Early spring - Late Fall	Sediment and debris shall be removed by a combination of spray cleaning and vacuum truck.			
Treatment Swales	Trash removal & vegetation management	Cleaned and inspected a minimum of twice a year. - Early spring - Late Fall	Inspect annually for erosion, sediment accumulation, vegetation loss, and presence of invasive species. Perform periodic mowing; frequency depends on location and type of grass. Do not cut shorter than Water Quality Flow depth (maximum 4-inches) Remove debris and accumulated sediment, based on inspection. Repair eroded areas, remove invasive species and dead vegetation, and reseed with applicable grass mix as warranted by inspection.			

OPERATION & MAINTENANCE PLAN SCHEDULE

Party Responsible for O & M Plan: VMD Companies, LLC

Project: Silver Square

Address: Silver Square – Dover, NH

Date: _____

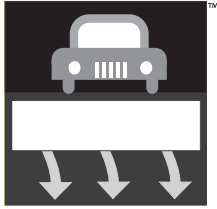
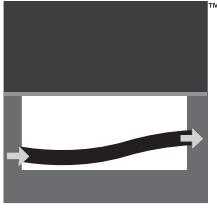
Address: _____

Main Phone Number: _____

O&M Main Point of Contact: _____

Structure or Task	Maintenance Activity	Notes	Inspection Performed		Inspection Results
Mosquito Control	CB management targeted larviciding treatment to CB's and all storm drains to control mosquitoes in their aquatic stages.	Surveillance is a non-chemical inspection method that involves classification of mosquito breeding sites, larval presents, and survey.			
Snow Storage	Debris shall be cleared from the site and properly disposed of at the end of the snow season, but shall be cleared no later than May 15.	Avoid dumping snow removal over catch basins, in detention ponds, sediment forebays, rivers, wetlands, and flood plain. (See Site Plan for appropriate locations)			

Notes: 1. This O&M Plan Schedule must be maintained by the owner and remain in onsite office at all times.
2. Owner must keep the past 7 years of maintenance and inspection records on site.



URBANGREEN™



CMP Detention and Infiltration Inspection and Maintenance Guide



Maintenance

Underground storm water detention and retention systems should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size or configuration of the system.

Inspection

Inspection is the key to effective maintenance and is easily performed. Contech Engineered Solutions recommends ongoing quarterly inspections of the accumulated sediment. Sediment deposition and transport may vary from year to year and quarterly inspections will help insure that systems are cleaned out at the appropriate time. Inspections should be performed more often in the winter months in climates where sanding operations may lead to rapid accumulations, or in equipment washdown areas. It is very useful to keep a record of each inspection. A sample inspection log is included for your use.

Systems should be cleaned when inspection reveals that accumulated sediment or trash is clogging the discharge

orifice. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Cleaning

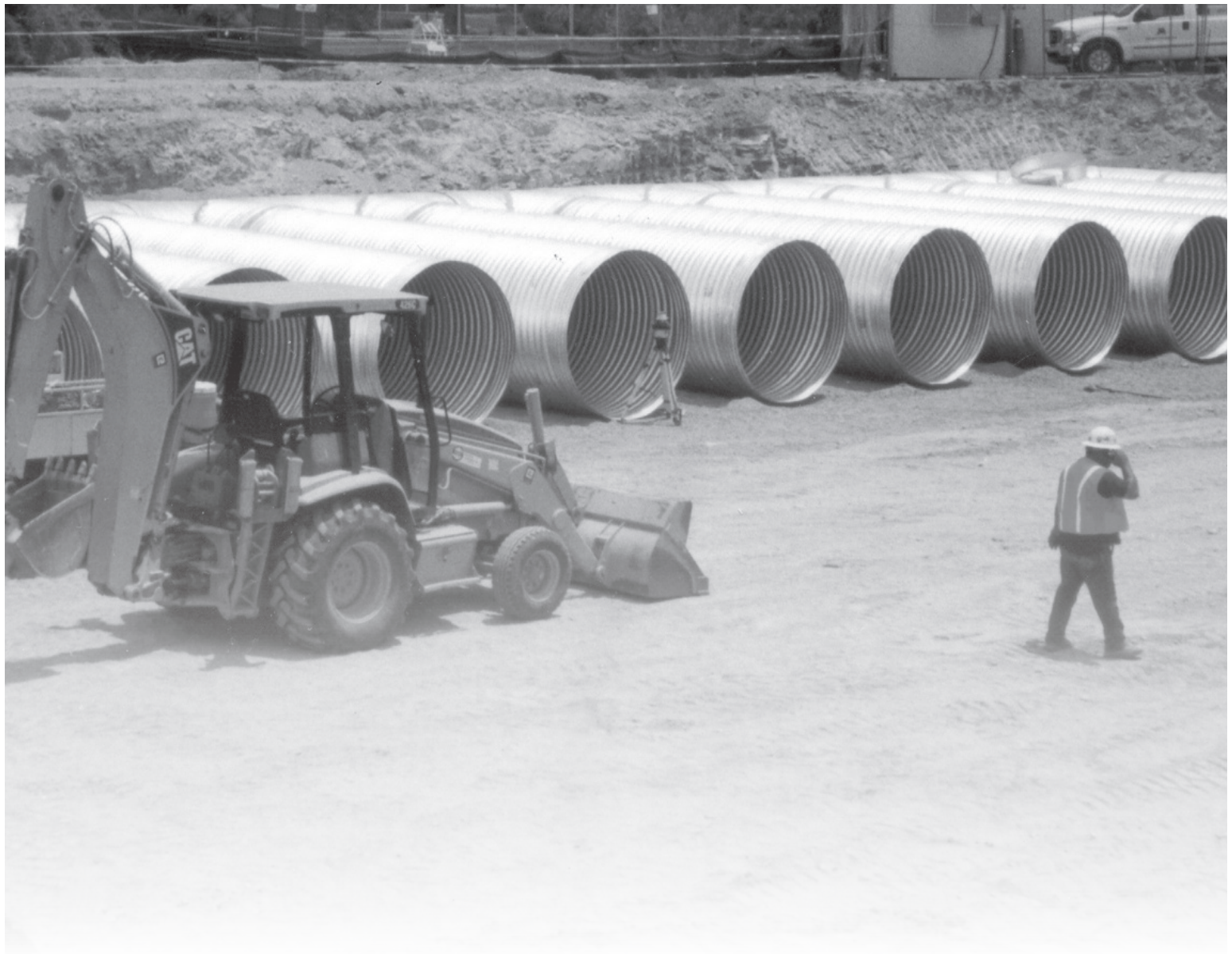
Maintaining an underground detention or retention system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities.



Inspection & Maintenance Log Sample Template

[illegible]



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800-338-1122
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Support

- Drawings and specifications are available at contechstormwater.com.
- Site-specific design support is available from our engineers.

ug_cmp_design guide 06/12

**SILVER SQUARE DEVELOPMENT
STERLING WAY
DOVER, NH**

MAINTENANCE LOG FORM

INSPECTOR: _____

DATE MAINTENANCE PERFORMED: _____

INSPECTOR'S QUALIFICATIONS: _____

MAINTENANCE LOG

TYPE OF MAINTENANCE PERFORMED	DATE SINCE LAST MAINTENANCE	STAFF MEMBER OR CONTRACTOR WHO PERFORMED MAINTENANCE	CONDITION	ISSUE RESOLVED (YES/NO)

FOLLOW-UP REQUIRED:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

NOTES:

1. Attach copies of maintenance work orders.
2. Owner must keep a minimum of the past 7 years of inspections / operations and maintenance records onsite.

Operation and Maintenance Plan Log During Construction

Project: Silver Square Development
Address: Sterling Way
 Dover, NH

Company Responsible for O&M During Construction:

Individual responsible for Inspections & Log:

Erosion Control Inspection Qualifications:

Address:

Phone (24 Hour Contact Number):

Erosion Control Measures	Weekly Inspection	Inspection Performed		Method	Notes/Remarks
	Schedule/or After Rainfall	Date	By:		
Temporary Tree Protection				Review temporary tree protection fencing and trunk protection. Verify no machinery or construction materials are stored within the fenced area. Repair any damaged fencing. Document any damage to tree. Contact client's construction representative with any tree trunk or root damage.	
Coir Logs & Silt Fence				Sediment accumulation up-gradient of the coir logs and silt fence greater than 6" in depth shall be removed and disposed of in accordance with all applicable regulations	
Stone barrier and Silt Sacks at Catch Basins				When the sediment is exiting the site, and as shown on the plan, silt sacks shall be installed in all catch basins adjacent to the site. Sediment accumulation on all catch basin inlets shall be removed and the silt sack replaced if torn or damaged. Remove silt and replace damage silt sacks at each catch basin.	
Construction Entrance				When silt is accumulating in the construction entrance, then the construction entrance shall be cleaned and stone replaced as necessary.	
Deep Sump Catch Basin				- Grates clear of debris - Inlet and outlet clear of debris - Clear of oil or grease - Flow clear of siltation	

Note: Operation and maintenance plan log shall be documented by contractor and kept within onsite construction office. Upon request, log and operation and maintenance files shall be made available to the City, State, and Federal authorities.



F R O N T E L E V A T I O N

SCALE: 1/8"

EXTERIOR FINISH SCHEDULE			
Material Mark	Material Manufacturer	Material Description	Material Comments
X1	ECHOLON (OLD CASTLE)	QUICK BRICK - STRUCTURAL BRICK - RED	STANDARD GRAY MORTAR
X2	ECHOLON (OLD CASTLE)	QUICK BRICK - STRUCTURAL BRICK - WHEAT	MORTAR COLOR TO MATCH BRICK
X3	ECHOLON (OLD CASTLE)	QUICK BRICK - STRUCTURAL BRICK BAND - RED	STANDARD GRAY MORTAR
X4	STO	STO LOTUSAN SYSTEM, 191 STOLIT, LOUTUSAN 1.5	
X5	KAWNEER	STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM	-
X6	ASSA ABLOY	STOREFRONT ENTRANCE - CLEAR ANODIZED ALUMINUM	-
X7	PITTSBURGH CORNING	GLASS BLOCK - CLEAR	-
X8	-	CANOPY - CLEAR ANODIZED ALUMINUM	-
X9	MAPES CANOPY	DRIVE THRU CANOPY - CLEAR ANODIZED ALUMINUM	-



R I G H T E L E V A T I O N

SCALE: 1/8"



R E A R S I D E E L E V A T I O N

SCALE: 1/8"



L E F T E L E V A T I O N

SCALE: 1/8"

STORE NUMBER: 10463

191 SILVER STREET
DOVER, NH 03820

PROJECT TYPE: 00058_RELOCATION
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 134060

WSA

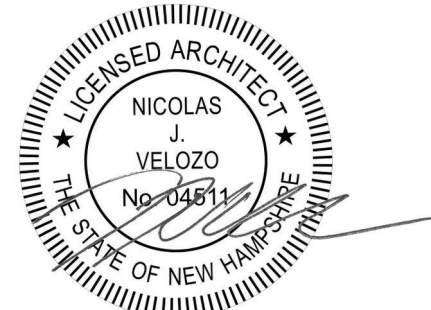
WILLIAM STARCK
ARCHITECTS, INC.

126 COVE STREET
FALL RIVER, MASSACHUSETTS 02720

10 DORRANCE STREET
PROVIDENCE, RHODE ISLAND 02903
TEL: 508.679.5733
FAX: 508.672.8556

WWW.STARCKARCHITECTS.COM

SEAL:



REVISIONS

SPM: KPM

DRAWING BY: NJV

DATE: 04.24.2020

JOB NUMBER: CS134060

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A5

COMMENTS:

ISSUED FOR BID/ PERMIT



STORE NUMBER: 10463
191 SILVER STREET
DOVER, NH 03820
PROJECT TYPE: 00058_RELOCATION
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 134060

WSA
WILLIAM STARCK
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FALL RIVER, MASSACHUSETTS 02720
10 DORRANCE STREET
PROVIDENCE, RHODE ISLAND 02903
TEL: 508.679.5733
FAX: 508.672.8556
WWW.STARCKARCHITECTS.COM

SEAL:

REVISIONS		

SPM: KPM
DRAWING BY: NJV
DATE: 05.19.2020
JOB NUMBER: CS134060
TITLE:

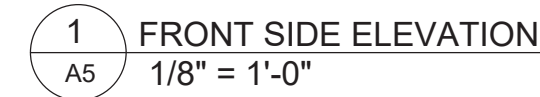
PERSPECTIVE RENDERING

SHEET NUMBER:

COMMENTS:



Aerial Rendering
Dover, NH
May 2020



STORE NUMBER: 10463

191 SILVER STREET
DOVER, NH 03820
PROJECT TYPE: 00058_RELOCATION
DEAL TYPE: FEE FOR SERVICE

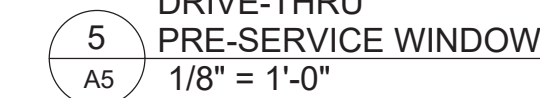
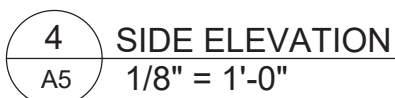
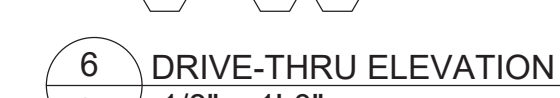
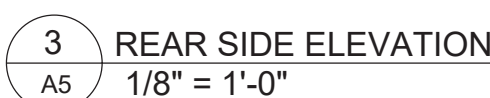
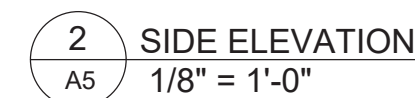
CS PROJECT NUMBER: 134060

WILLIAM STARCK
ARCHITECTS, INC.

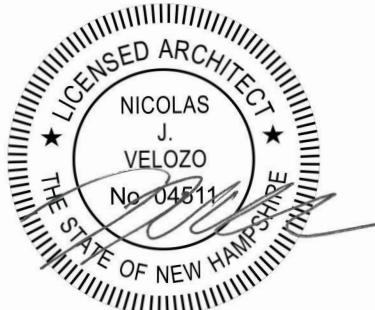
126 COVE STREET
ALL RIVER, MASSACHUSETTS 02720

10 DORRANCE STREET
PROVIDENCE, RHODE ISLAND 02903
TEL: 508.679.5733
FAX: 508.672.8556

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SEAL:



EVISIONS

[illegible]

PM: KPM

DRAWING BY: NJM

DATE: 04.24.2021

OB NUMBER: CS13406

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

COMMENTS:

ISSUED FOR BID/ PERMIT

A5

SITE AMENDMENT PLANS FOR RETAIL STORE WITH DRIVE-THRU

STERLING WAY DOVER, NEW HAMPSHIRE



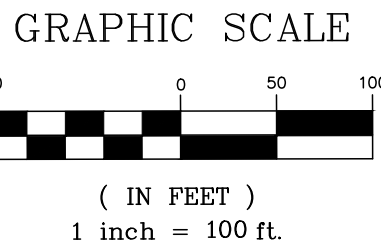
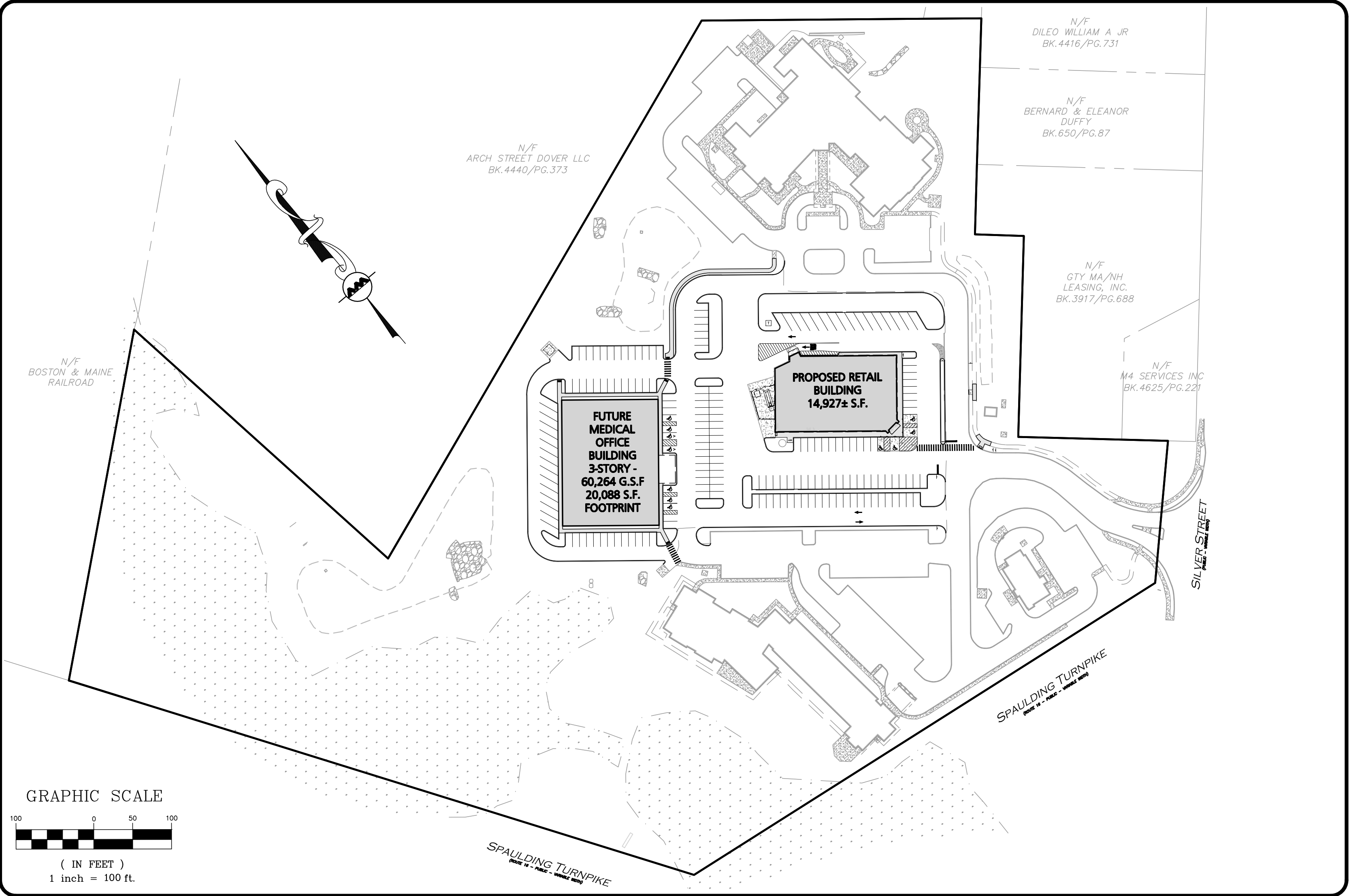
LOCUS MAP
SCALE: 1" = 1,500'

OWNER/APPLICANT:
V.M.D. COMPANIES, LLC.
733 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

**CIVIL ENGINEER / SURVEYOR /
LANDSCAPE ARCHITECT:**
ALLEN & MAJOR ASSOCIATES, INC.
400 HARVEY ROAD
MANCHESTER, NH 03103
PHONE: 603.627.5500

ARCHITECT:
WILLIAM STARCK ARCHITECTS, INC.
126 COVER STREET
FALL RIVER, MA 02720

TRAFFIC ENGINEER
TEC, INC.
169 OCEAN BOULEVARD
PO BOX 249
HAMPTON, NH 03842



PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

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environmental consulting • landscape architecture
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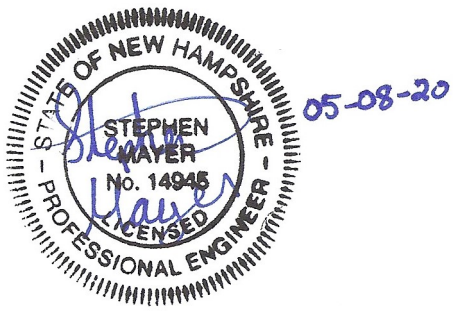
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LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	REVISED
EXISTING CONDITIONS	V-101	02-14-20	05-08-20
OVERALL SITE PLAN	C-101	02-14-20	05-08-20
SITE PREPARATION PLAN	C-102A	02-14-20	05-08-20
SITE PREPARATION NOTES	C-102B	02-14-20	05-08-20
SITE PREPARATION DETAILS	C-102C	02-14-20	05-08-20
LAYOUT & MATERIALS PLAN	C-103	02-14-20	05-08-20
GRADING & DRAINAGE PLAN	C-104	02-14-20	05-08-20
UTILITIES PLAN	C-105	02-14-20	05-08-20
DETAILS	C-501	02-14-20	05-08-20
DETAILS	C-502	02-14-20	05-08-20
DETAILS	C-503	02-14-20	05-08-20
DETAILS	C-504	02-14-20	05-08-20
DETAILS	C-505	02-14-20	05-08-20
LANDSCAPING PLAN	L-101	02-14-20	05-08-20
LANDSCAPING DETAILS	L-501	02-14-20	05-08-20
LIGHTING PLAN	E-101	02-14-20	05-08-20
NEIGHBORHOOD PLAN	N-1	04-01-20	05-08-20
TRUCK TURNING PLAN	TR-1	04-01-20	05-08-20
PHASING PLAN	1 OF 1	04-01-20	05-08-20

PERMITS/APPROVALS

	PERMIT NUMBER	APPROVED DATE	EXPIR. DATE
CITY OF DOVER CONDITIONAL USE PERMIT	P15-55	03-22-2016	N/A
CITY OF DOVER SITE PLAN REVIEW	P15-56	03-22-2016	N/A
CITY OF DOVER ZONING BOARD	CASE Z 15-10	05-21-2015	-
NHDES AOT	AoT-1085	05-16-2016	05-16-21
NHDES DREDGE AND FILL (WETLAND)	2015-03065	04-22-2016	N/A
NHDOT DRIVEWAY PERMIT	06-125-387	05-02-2016	05-02-17



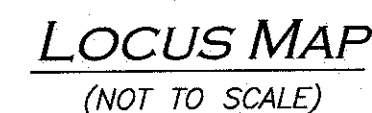
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR AMENDMENT TO APPROVED PLAN: FEBRUARY 14, 2020

REVISION 1 PER TRC COMMENTS: APRIL 1, 2020

REVISION 2 PER TRC COMMENTS: APRIL 24, 2020

REVISION 3 PER TRC COMMENTS: MAY 8, 2020



STONE/CONCRETE BOUND (SB/CB)		FLARED END SECTION		BUILDING		ELECTRIC LINE		E
IRON PIPE (IP)		LIGHT		BUILDING OVERHANG		TELEPHONE LINE		T
IRON ROD (IR)		FLOODLIGHT		WETLAND		OVERHEAD WIRES		OHW
DRAIN MANHOLE (DMH)		TREE		1' CONTOUR		BITUMINOUS		BIT.
SEWER MANHOLE (SMH)		SIGN		5' CONTOUR		CONCRETE		CONC.
ELECTRIC MANHOLE (EMH)		SIGN		PROPERTY LINE		GRANITE		GRAN.
TELEPHONE MANHOLE (TMH)		HAND HOLE		ABUTTERS LINE		BOTTOM CENTER		(BC)
CATCH BASIN (CB)		CABLE BOX		STONE WALL		POLYVINYL CHLORIDE PIPE		PVC
UTILITY POLE		TELEPHONE BOX		TREE LINE		CAST IRON PIPE		CI
UTILITY POLE W/LIGHT		ELECTRIC BOX		EDGE OF PAVEMENT		HIGH DENSITY POLYETHYLENE PIPE		HDPE
GUY WIRE		GAS METER		CURB		STONE BOUND W/DRILL HOLE		SB/DH
FIRE HYDRANT		ELECTRIC METER		CHAIN LINK FENCE		CONC. BOUND W/DRILL HOLE		CB/DH
WATER SERVICE		HANDICAPPED PARKING SPACE		STOCKADE FENCE		NEW HAMPSHIRE HIGHWAY BOUND		NHHB
GAS GATE		IRRIGATION CONTROL VALVE		WATER LINE		FOUND		FND
BOLLARD		PAINTED ARROW		SEWER LINE		NOW OR FORMERLY		N/F
CLEANOUT		PARKING SPACE COUNT		DRAIN LINE		BOOK		BK.
INVERT (INV)		CONCRETE		GAS LINE		PAGE		PG.

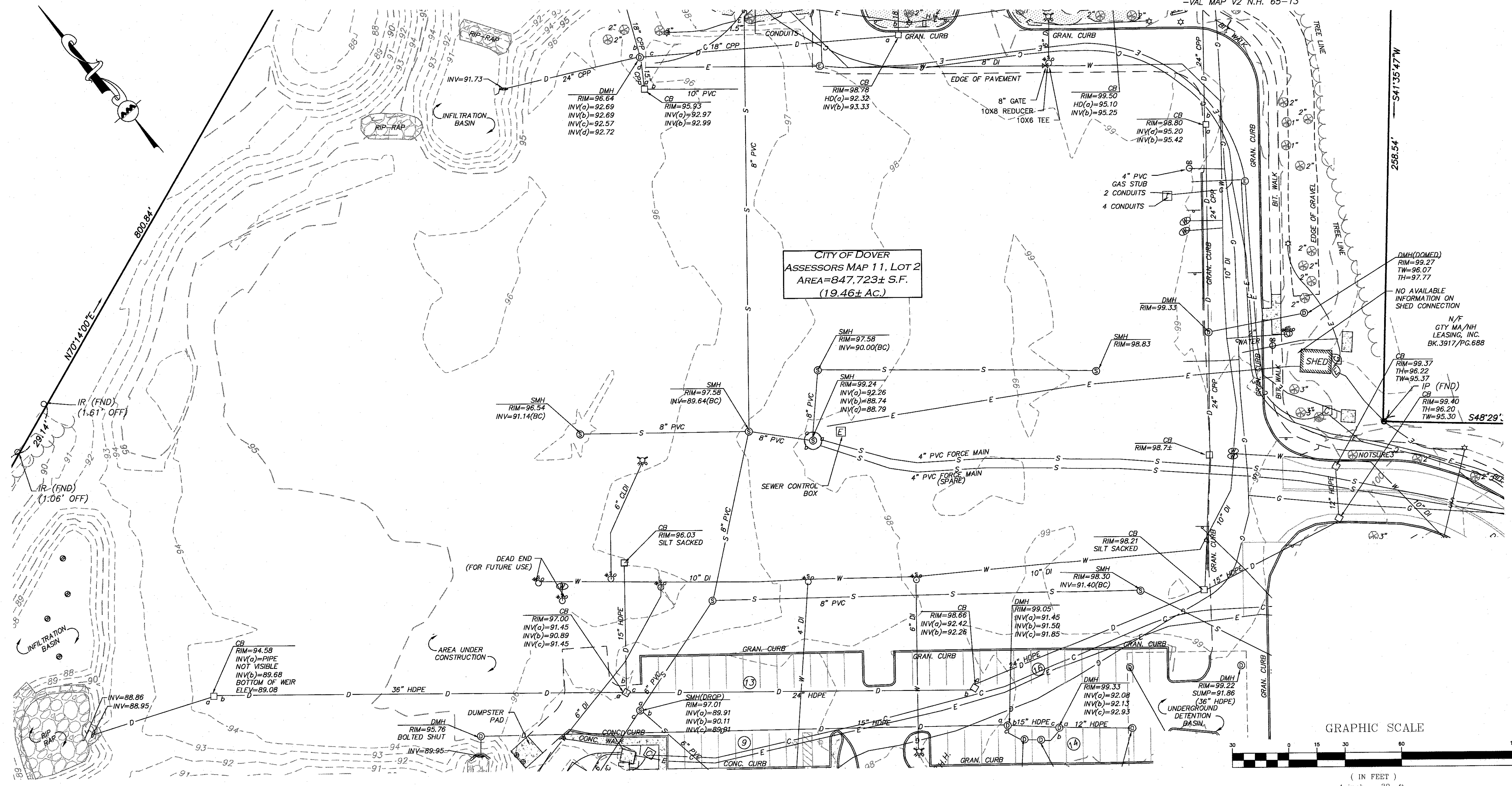
1. NORTH ARROW IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM (NAD 83).
2. VERTICAL DATUM IS NAVD88 ESTABLISHED BY RTK GPS OBSERVATION.
3. CONTOUR INTERVAL IS ONE FOOT (1').
4. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM STRAFFORD COUNTY REGISTRY OF DEEDS.
5. UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS TAKEN FROM AS-BUILT INFORMATION PROVIDED BY THE CONTRACTOR.
6. THIS PLAN IS TO SHOW TOPOGRAPHIC INFORMATION ONLY, NO TITLE RESEARCH WAS PERFORMED.

- CITY OF DOVER ASSESSORS MAP 11, LOT 2
- DEED BOOK 4394, PAGE 180
- PLAN 44-61

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-PLAN 44-61
-PLAN 35-112
-PLAN 81-33
-PLAN 89-62
-PLAN 66-53
-PLAN 17B-191
-POCKET 4, FOLDER 2, PLAN 42
-POCKET 6, FOLDER 2, PLAN 26
-POCKET 10, FOLDER 2, PLAN 9
-POCKET 4, FOLDER 5, PLAN 27
-POCKET 3, FOLDER 1, PLAN 54
-POCKET 10, FOLDER 1, PLAN 3
-POCKET 1, FOLDER 2, PLAN 54
-VAL MAP V2 N.H. 65-A
-VAL MAP V2 N.H. 65-13

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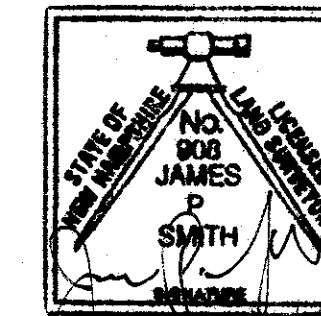


N:\PROJECTS\2734-01\SURVEY\DRAWINGS\CURRENT\S-2734-01-EC.DWG
FB# 1705 PG. 104

THIS PLAN IS THE RESULT OF AN ACTUAL ON
THE GROUND SURVEY PERFORMED ON OR
BETWEEN APRIL 20, 2015 AND JANUARY 16,
2020 AND HAD AN ERROR OF CLOSURE OF
NO GREATER THAN 1/10,000.

ALLEN & MAJOR ASSOCIATES, INC.

DATE 5/8/2020



LICENSED LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:

**RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH**

PROJECT NO	2734-01	DATE:	02-14-202
------------	---------	-------	-----------

SCALE:	1" = 30'	DWG. NAME:	S-2734-01-E
--------	----------	------------	-------------

DRAFTED BY: AJR CHECKED BY: JH

PREPARED BY



**ALLEN & MAJOR
ASSOCIATES, INC.**

civil & structural engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com

100 COMMERCE WAY
P.O. BOX 2118
WOBBURN MA 01888-0118
TEL: (781) 935-6889
FAX: (781) 935-2896

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DRAWING TITLE:	SHEET No.
----------------	-----------

EXISTING CONDITIONS V-101

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PLANNING BOARD FILE NO. P15-56A

		ALLOWED	PROVIDED		
		TOTAL	ADA	STANDARD	TOTAL
COFFEE SHOP (GATHERING PLACE ⁵)	0.5 SPACE PER SEAT + 1 SPACE PER EMP. (0.5 * 26 SEATS) + (1 * 5 EMP.) =	18	1	17	18
RETAIL BUILDING (RETAIL/SERVICE USE ¹⁰)	1 SPACE PER 275 S.F. (14,927)/(275) =	54	4	50	54
MEDICAL OFFICE BUILDING (OFFICE USE) ⁹	1 SPACE PER 300 S.F. 60,264 S.F./300 S.F.=	201	7	133	140
HOTEL (LODGING ⁷)	1/PER UNIT + 1/EMP + 1/500SF COMMON (1*66 UNITS) + (1*8 EMP) + (3000SF/500) =	80	4	70	74
ASSISTED LIVING (MEDICAL)	0.5 SP. PER UNIT + 1 SP. PER EMPLOYEE (0.5 * 76 UNITS) + (1 * 15 EMPLOYEES) =	53	4	43	47
(GRAYSCALE TEXT INDICATES EXISTING FACILITY)					
MINIMUM ADA SPACES	SEE TABLE 1106.1 ACCESSIBLE PARKING SPACES IBC 2009	TOTAL ALLOWED	ADA	STANDARD	TOTAL PROVIDED
TOTALS		406	20	313	333

¹⁰ FACILITY THAT HAS EMPLOYEES AND A HIGH VOLUME OF CUSTOMERS OR CLIENTS.

ARCH STREET DOVER LLC
BK.4440/PG.373

ITEM	B-3	PROPOSED
LOT AREA (MIN) ^[2]	20,000 SF	643,379 SF ±
MAXIMUM COVERAGE	50%	10.5%
FRONTAGE (MIN) (PUBLIC WAY)	125 FEET	183.5 FT
<i>PRINCIPAL / ACCESSORY USE</i>		
FRONT YARD SETBACK (MIN)	30 FT / 50 FT	135.0 FT
ABOUT A STREET SETBACK (MIN)	30 FT / 50 FT	14.1 FT ^[1]
SIDE YARD SETBACK (MIN)	12 FT / 10 FT	144.5 FT
REAR YARD SETBACK (MIN)	15 FT / 10 FT	23.1 FT / 19.1 FT
BUILDING HEIGHT – PRINCIPAL (MAX)	40 FT	<55 FT
BUILDING HEIGHT – OUTBUILDINGS	40 FT	<40 FT

[2] ACTUAL LOT SIZE IS 847,723± SQUARE FEET. ALL LAND CONTAINING WETLANDS SHALL NOT BE COUNTED IN DETERMINING THE GROSS LAND AREA OF A LOT FOR THE PURPOSES OF MINIMUM LOT SIZE OR MINIMUM DENSITY REQUIREMENTS FOR RESIDENTIAL USES.

EXISTING TRUNKLINE SIGN TO BE RAISED FROM 30 FEET TO 40 FEET IN HEIGHT.

N/F
ARCH STREET DOVER LLC
BK.4440/PG.373

SNOW
STORAGE
AREA,
TYP.

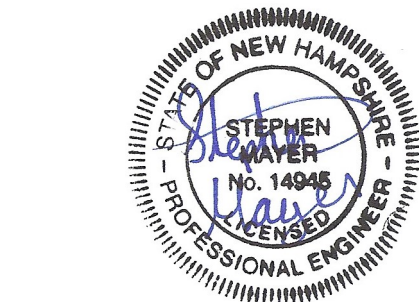
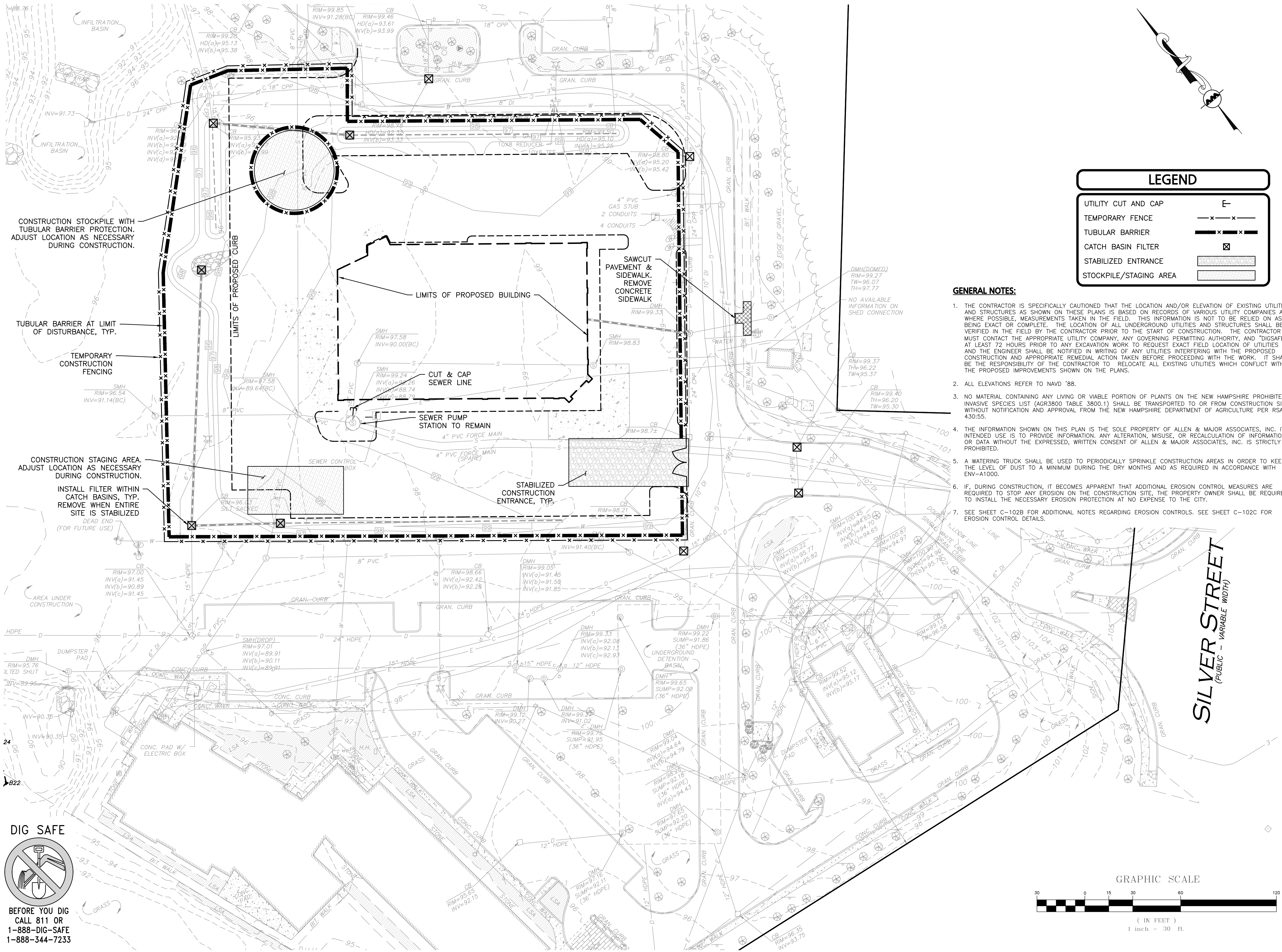
A circular sign with a diagonal slash through it, indicating prohibition. Inside the circle are icons of a shovel, a pickaxe, and a pile of dirt, representing digging or excavation.

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

SPALDING TURNPIKE
(ROUTE 16 - PUBLIC - VARIABLE WIDTH)

PLANNING BOARD FILE NO. P15-56A

R: \PROJECTS\2734-01 CIVIL DRAWINGS\CURRENT\C-2734-01_SITE-PREP.DWG



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	05-08-20	REVISED PER TRC COMMENTS
2	04-24-20	REVISED PER TRC COMMENTS
1	04-01-20	REVISED PER TRC COMMENTS

OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:

RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	1" = 30'	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**
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environmental consulting • landscape architecture
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DRAWING TITLE:	SHEET No.
SITE PREPARATION PLAN	C-102A

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PLANNING BOARD FILE NO. P15-56A

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EROSION CONTROL AND SEDIMENT CONTROL NOTES

1. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA NEW ENGLAND AND NH DES. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION.
2. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. COPIES OF ALL SWPPP REPORTS SHALL BE PROVIDED TO THE CITY OF DOVER WITHIN 3 DAYS OF EACH INSPECTION.
3. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF DOVER, NH DES, NH REGULATIONS AND CODES AND O.S.H.A. STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE CITY OF DOVER, NH PLANNING BOARD, AND THE PUBLIC WORKS DEPARTMENT SPECIFICATIONS, USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES, AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK.
5. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. TEMPORARY SEEDING MIX SHALL BE APPLIED AT RATE OF 5 LBS PER 1,000 S.F. WITH A MIXTURE OF 40% CREEPING RED FESCUE, 20% ANNUAL RYE GRASS, 20% KENTUCKY BLUEGRASS, 10% RED TOP, & 10% PERENIAL RYE GRASS. CONTRACTOR SHALL AVOID PLANTING ANY INVASIVE SPECIES OR PROHIBITED PLANTS (AS LISTED ON THE "NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST") IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800.
6. AREAS WITH OVER 3:1 SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET OR JUTE MESH.
7. SILT CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 1992 "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL. ANY SUCH MODIFICATIONS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER.
8. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED WITHIN 7 DAYS OF EXPOSURE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN 7 DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF HAY OR STRAW MULCH IS USED IT SHALL BE APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 LBS. PER 1,000 S.F. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS AND IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.
9. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15 OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDDED WITH A WINTER COVER CROP AT THE RATE OF 2 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS, ON VEGETATED SLOPES IN EXCESS OF 5%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.
10. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDDED WITH WINTER RYE (FOR FALL SEEDING AT 3LB/1,000 SF) OR DATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.
11. ALL FILTER BARRIERS, SILT SACKS, AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THE STORMWATER POLLUTION PREVENTION PLANS. THESE SHALL BE MAINTAINED DURING CONSTRUCTION TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.
12. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED IN ACCORDANCE WITH ENV-A1000.
13. THE PROJECT MUST MEET THE REQUIREMENTS AND INTENT OF NH RSA 430:53 TITLE XL AGRICULTURE, HORTICULTURE AND ANIMAL HUSBANDRY, CHAPTER 430, INSECT PESTS AND PLANT DISEASES, INVASIVE SPECIES AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
14. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. CATCH BASIN INLETS SHALL ALSO BE PROTECTED DURING CONSTRUCTION BY THE USE OF STONE INLET PROTECTION AROUND EACH INLET. SILT SACKS SHALL ALSO BE INSTALLED IN ALL EXISTING BASINS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.
15. REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON THE COMPLETION OF CONSTRUCTION. FOLLOWING SEED BED PREPARATION ALL AREAS NOTED TO RECEIVE COVER SHALL BE SEEDDED WITHIN MAY 15 TO AUGUST 15TH SHALL BE COVERED WITH HAY OR STRAW MULCH. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHALL BE ACHIEVED PRIOR TO OCTOBER 15TH. HAY AND STRAW MULCHES SHALL BE ANCHORED WITH MULCH NETTING OR TACKIFIER SO THAT THEY ARE NOT BLOWN AWAY BY WIND OR WASHED AWAY BY FLOWING WATER. HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 LBS. PER 1,000 S.F.
13. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS FOR TEMPORARY SEEDDED AREAS MAY BE APPLIED AS FOLLOWS:
 - 10-10-10 FERTILIZER (N-P205-K20 OR EQUAL); APPLICATION RATE= 25 LBS/1,000 S.F.
 - GROUND LIMESTONE (85% OF TOTAL CARBONATES). LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE; APPLICATION RATE= 100 LB/1,000 S.F.
 - WHEN FERTILIZER IS APPLIED WITHIN 100' OF ANY RIVER, STREAM, POND, OR LAKE IT SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER.
14. LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE PER SPECIFICATIONS. LOAM SHALL BE FREE OF SILT & CLAY LUMPS, STONES, WEEDS, ROOTS OR OTHER DELETERIOUS MATERIAL AND MEET THE LOAM SPECIFICATION DETAIL.
15. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDDED AREAS AS SPECIFIED ON THE DESIGN PLANS.
16. AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY NH DES AND THE MUNICIPALITY, AS AUTHORIZED BY THE OWNER.
17. TOTAL LAND AREA IS 20.33± ACRES. TOTAL DISTURBED AREA = 86,000SF± (NPDES NOI CONSTRUCTION GENERAL PERMIT IS REQUIRED)
18. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED IN THE CONTRACTOR'S FIELD OFFICE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL AT A MINIMUM OF (1/4" OR GREATER OF RAINFALL) OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS. THE CONTRACTOR SHALL MAINTAIN A LOG IN ACCORDANCE WIT THE PLANS, NHDES, AND CITY OF DOVER, NH.
19. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED IN THE INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.
20. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA BIMONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVEN OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
21. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
22. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED HAYBALES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.
23. ALL EXISTING & PROPOSED CATCH BASINS SUBJECT TO STORMWATER RUNOFF DURING CONSTRUCTION SHALL HAVE STONE INLET PROTECTION AND SILT SACKS INSTALLED OR AS DIRECTED BY THE OWNER/ENGINEER. NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
24. CONTRACTOR TO CONTROL FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002. CONTRACTOR TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST, INCLUDING BUT NOT LIMITED TO THE FOLLOWING METHODS: WETTING, COVERING, SHIELDING OR VACUUMING.
25. IF DOWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DOWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.

CONSTRUCTION GENERAL PERMIT NOTES

NARRATIVE: THE STORMWATER POLLUTION PREVENTION PLANS TOGETHER WITH AN EXISTING CONDITIONS PLAN, AND GRADING & DRAINAGE PLAN ARE THE TOTAL EROSION CONTROL MEASURES. THE STORMWATER POLLUTION PREVENTION PLANS CONSIST OF:

- SITE PREPARATION PLAN: C-102A (SHOWING THE EROSION CONTROL MEASURES)
- SITE PREPARATION NOTES: C-102B
- SITE PREPARATION DETAILS: C-102C

THE EROSION CONTROL PLAN WILL BE IMPLEMENTED TO:

- A. TREAT EROSION AS SOON AS POSSIBLE AFTER DISTURBANCE.
- B. PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ENTERING THE MUNICIPAL SYSTEM.
- C. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE EROSION.
- D. ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION

MAINTENANCE

ALL MEASURES STATED ON THIS STORMWATER POLLUTION PREVENTION PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A HEALTHY STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED AS NEEDED.
3. FILTER BARRIERS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE FILTER BARRIERS WHEN IT REACHES 6" IN HEIGHT OR AS REQUESTED BY THE OWNER OR ENGINEER.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

GENERAL SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE FILTER BARRIERS ON THE SITE AND AT THE PERIMETER PRIOR TO ALL EARTHMOVING ACTIVITIES.
4. CLEAR AND GRUB THE SITE.
5. CONSTRUCT THE TEMPORARY SEDIMENTATION AND SEDIMENT TRAP BASINS AS NECESSARY.
6. CONSTRUCT STORMWATER MEASURES. PONDS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING AND STABILIZED PRIOR TO RECEIVING RUNOFF.
7. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES. TEMPORARILY SEED DENUDED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDDED / LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. INSTALL BUILDING, UTILITIES, STORM SEWERS, CURBS AND GUTTERS.
11. INSTALL INLET PROTECTION DEVICES AROUND ALL STORM DRAIN STRUCTURES.
12. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
13. FINALIZE GRADING, AND PREPARE SITE FOR PAVING. NOTE, ALL PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
14. PAVE SITE.
15. COMPLETE FINISH GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
16. ONCE SITE IS STABILIZED, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (AFTER APPROVAL BY CIVIL ENGINEER, OWNER, CITY OF DOVER, AND NHDES).

POST CONSTRUCTION PHASE

THE DEVELOPER (OWNER) WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SYSTEMS IN ACCORDANCE WITH THE PROJECT OPERATION AND MAINTENANCE PLAN INCLUDING THE FOLLOWING:

1. INSPECTION OF ALL DRAINAGE FACILITIES AND SYSTEMS THREE MONTHS. DURING THE FIRST YEAR OF OPERATION, ALL DRAINAGE FACILITIES SHOULD BE INSPECTED AFTER EVERY STORM, AND 2-3 DAYS AFTERWARD. THESE INSPECTIONS SHOULD LOOK FOR EVIDENCE STRUCTURAL DAMAGE, SILT ACCUMULATION (NEAR INLET INVERTS ON CATCH BASINS), AND IMPROPER FUNCTION.
2. AFTER INSPECTION, IF ANY OF THE ABOVE CONDITIONS EXIST, THE OWNER SHALL IMMEDIATELY ARRANGE FOR ALL NECESSARY REPAIRS AND SEDIMENT REMOVAL.
3. THE CATCH BASINS ARE TO BE INSPECTED ANNUALLY. REMOVE OIL, DEBRIS, AND SEDIMENT AFTER INSPECTIONS.
4. ALL GRADED SLOPES SHALL BE INSPECTED FOR EROSION. UPON DISCOVERY OF ANY EROSION, LOAM AND SEED SHALL BE PUT IN PLACE AND NURTURED.
5. CONTRACTOR SHALL SPREAD PERMANENT SEED AT A RATE OF 5 LBS PER 1,000 S.F. IN ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW:

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

NH DES ALTERATION OF TERRAIN (ENV-WQ 1500) REQUIREMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NH DES, ALTERATION OF TERRAIN REGULATIONS; INCLUDING BUT NOT LIMITED TO ENV-WQ 1500 AND THE SECTIONS BELOW:

PART ENV-WQ 1505 REQUIREMENTS TO PROTECT WATER QUALITY DURING TERRAIN ALTERATION ACTIVITIES

ENV-WQ 1505.01 WATER QUALITY DEGRADATION PROHIBITED. NO PERSON UNDERTAKING ANY TERRAIN-ALTERATION ACTIVITY SHALL CAUSE OR CONTRIBUTE TO, OR ALLOW THE ACTIVITY TO CAUSE OR CONTRIBUTE TO, ANY VIOLATIONS OF THE SURFACE WATER QUALITY STANDARDS ESTABLISHED IN ENV-WQ 1700.

ENV-WQ 1505.02 MAXIMUM OPEN AREA ALLOWED.

- (a) ALL AREAS OF UNSTABILIZED SOIL SHALL BE:
 - (1) TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 45 DAYS 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; AND
 - (2) PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 3 DAYS OF FINAL GRADING.
- (b) EXCEPT AS FURTHER LIMITED BY (E), BELOW, THE AREA OF UNSTABILIZED SOIL SHALL NOT EXCEED 5 ACRES AT ANY TIME UNLESS THE APPLICANT:
 - (1) SUBMITS DOCUMENTATION THAT THE REQUIRED AREAS OF EARTH CUTS AND FILLS ARE SUCH THAT AN AREA OF DISTURBANCE OF 5 ACRES OR LESS WOULD UNREASONABLY LIMIT THE CONSTRUCTION SCHEDULE;
 - (2) SUBMITS A CONSTRUCTION SEQUENCE PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST; AND
 - (3) EMPLOYS AN ENVIRONMENTAL MONITOR DURING CONSTRUCTION.
- (c) SUBJECT TO (D) BELOW, THE ENVIRONMENTAL MONITOR SHALL:
 - (1) INSPECT THE PROJECT SITE AT LEAST ONCE EACH WEEK FROM THE START OF TERRAIN ALTERATION ACTIVITIES UNTIL ALL TERRAIN ALTERATION ACTIVITIES ARE COMPLETED AND THE SITE IS STABILIZED;
 - (2) IN ADDITION TO REGULAR WEEKLY INSPECTIONS, INSPECT THE PROJECT SITE DURING ANY RAIN EVENT IN WHICH 0.5 INCH OF PRECIPITATION OR MORE FALLS WITHIN A 24 HOUR PERIOD, PROVIDED THAT IF THE ENVIRONMENTAL MONITOR IS UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THE RAIN EVENT;
 - (3) SUBMIT A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, TO THE DEPARTMENT WITHIN 24 HOURS OF EACH INSPECTION THAT:
 - a. DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
 - b. IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
 - c. INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
 - (4) RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (3), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.
- (d) ROUTINE INSPECTION FREQUENCY MAY BE REDUCED FROM ONCE EACH WEEK TO AT LEAST ONCE EACH MONTH IF EITHER OF THE FOLLOWING CONDITIONS IS MET:
 - (1) WORK HAS BEEN SUSPENDED AND THE ENTIRE SITE IS STABILIZED IN ACCORDANCE WITH ENV-WQ 1505.03; OR
 - (2) RUNOFF IS UNLIKELY BECAUSE:
 - a. THE GROUND IS FROZEN OR THE SITE IS COVERED WITH SNOW OR ICE; AND
 - b. THE PROJECT IS IN AN AREA WHERE FROZEN CONDITIONS ARE ANTICIPATED TO CONTINUE FOR MORE THAN ONE MONTH.
- (e) IF THE SITE IS WITHIN 50 FEET OF SURFACE WATER, HAS A GRADE OF 25% OR GREATER, OR CONTAINS SOILS HAVING AN ERODIBILITY FACTOR OF 0.4 OR GREATER, OR ANY COMBINATION OF THESE, THE OWNER SHALL COMPLY WITH (B) THROUGH (D), ABOVE, REGARDLESS OF THE SIZE OF THE OPEN AREA.

ENV-WQ 1505.03 STABILIZATION.

A SITE SHALL BE DEEMED TO BE STABILIZED WHEN IT IS IN A CONDITION IN WHICH THE SOILS ON THE SITE WILL NOT ERODE UNDER THE CONDITIONS OF A 10-YEAR STORM, SUCH AS BUT NOT LIMITED TO:

- (a) IN AREAS THAT WILL NOT BE PAVED, A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED, A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED, OR EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03; OR
- (b) IN AREAS TO BE PAVED, BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2006, ITEM NO. 304.1 OR 304.2 HAVE BEEN INSTALLED.

ENV-WQ 1505.04 STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL.

THE METHODS DESCRIBED IN ENV-WQ 1506.01 THROUGH ENV-WQ 1506.13, USED INDIVIDUALLY OR IN COMBINATION TO MEET THE REQUIREMENT OF ENV-WQ 1505.01, SHALL BE ACCEPTABLE METHODS FOR MINIMIZING POLLUTANT DISCHARGES FROM ANY TERRAIN-ALTERATION PROJECT, INCLUDING PROJECTS THAT ARE SUBJECT TO ENV-WQ 1503.03 RELATIVE TO GENERAL PERMITS BY RULE. FROM THE TIME THAT WORK STARTS ON A PROJECT UNTIL THE SITE IS PERMANENTLY STABILIZED, PROVIDED THAT THE METHODS:

- (a) SHALL BE CONSIDERED AS MINIMUM STANDARDS, WITH THE MORE PROTECTIVE REQUIREMENTS APPLYING, FOR PROJECTS SUBJECT TO ENV-WQ 1503.05; AND
- (b) ARE IMPLEMENTED IN ACCORDANCE WITH THE INDIVIDUAL CRITERIA SPECIFIED FOR EACH METHOD.

ENV-WQ 1505.05 COLD WEATHER SITE STABILIZATION.

- (a) TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE EMPLOYED DURING THE PERIOD FROM NOVEMBER 30 THROUGH MAY 1.
- (b) THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, IS REVIEWED AND APPROVED BY THE DEPARTMENT.
- (c) ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING.
- (d) THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- (e) ALL PROPOSED STABILIZATION IN ACCORDANCE WITH (C) OR (D), ABOVE, SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
- (f) ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE OWNER'S ENGINEERING CONSULTANT.
- (g) AFTER NOVEMBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2006, ITEM NO. 304.1 OR 304.2.

ENV-WQ 1506.01 EROSION CONTROL METHODS: TEMPORARY AND PERMANENT MULCHING.

MULCHING SHALL BE USED ONLY AS FOLLOWS:

- (a) HAY AND STRAW MULCHES SHALL BE ANCHORED WITH MULCH NETTING OR TACKIFIER SO THAT THEY ARE NOT BLOWN AWAY BY WIND OR WASHED AWAY BY FLOWING WATER;
- (b) MULCH MATERIALS SHALL BE SELECTED BASED UPON SOILS, SLOPE, FLOW CONDITIONS, AND TIME OF YEAR;
- (c) HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET;
- (d) WOOD CHIPS OR GROUND BARK SHALL BE APPLIED AT 2 TO 6 INCHES DEEP AT A RATE OF 10 TO 20 TONS PER ACRE OR 460 TO 920 POUNDS PER 1,000 SQUARE FEET;
- (e) JUTE AND FIBROUS MATS AND WOOD EXCELSIOR SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS; AND
- (f) EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H) SHALL BE PLACED AT A MINIMUM THICKNESS OF 2 INCHES.

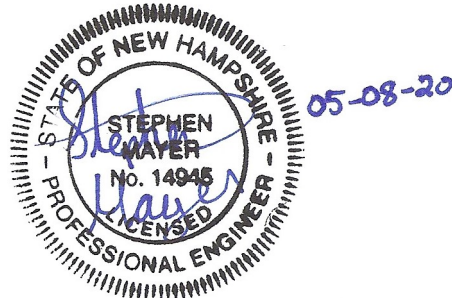
ENV-WQ 1506.02 EROSION CONTROL METHODS: VEGETATION.

VEGETATING DISTURBED AREAS SHALL BE COMPLETED ONLY AS FOLLOWS:

- (a) STONES AND TRASH SHALL BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA;
- (b) ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHALL INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF;
- (c) IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON;
- (d) FERTILIZER SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS WITHIN 100 FEET OF ANY RIVER, STREAM, POND, OR LAKE, AND AREAS THAT ARE SUBJECT TO THE PROVISIONS OF RSA 483-B, THE COMPREHENSIVE SHORELAND PROTECTION ACT (CSPA), SHALL MEET THE MINIMUM STANDARDS OF THE CSPA;
- (e) RUNOFF SHALL BE DIVERTED FROM THE SEEDDED AREA;
- (f) SUBJECT TO (G) BELOW, SEEDING SHALL OCCUR PRIOR TO SEPTEMBER 15TH;
- (g) AREAS SEEDDED BETWEEN MAY 15TH TO AUGUST 15TH SHALL BE COVERED WITH HAY OR STRAW MULCH MEETING THE CRITERIA OF ENV-WQ 1506.01(A) THROUGH (C); AND
- (h) VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHALL BE ACHIEVED PRIOR TO OCTOBER 15TH.

GENERAL NOTES

1. SEE SHEET 1 FOR EXISTING CONDITIONS.
2. SEE SHEET C-104 FOR GRADING AND DRAINAGE
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.



PROFESSIONAL ENGINEER FOR
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3	05-08-20	REVISED PER TRC COMMENTS
2	04-24-20	REVISED PER TRC COMMENTS
1	04-01-20	REVISED PER TRC COMMENTS
REV	DATE	DESCRIPTION

OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:
**RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH**

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	NONE	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:



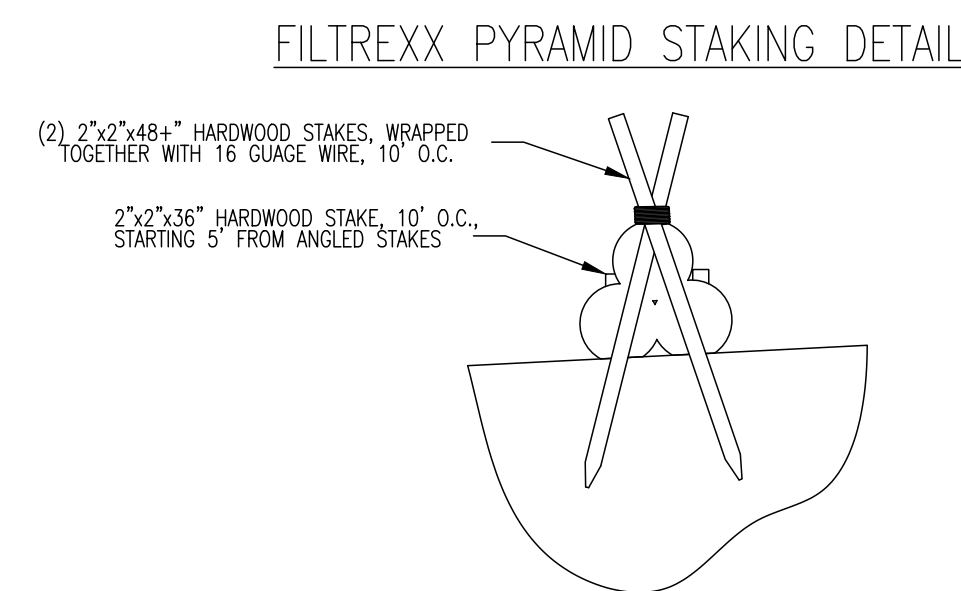
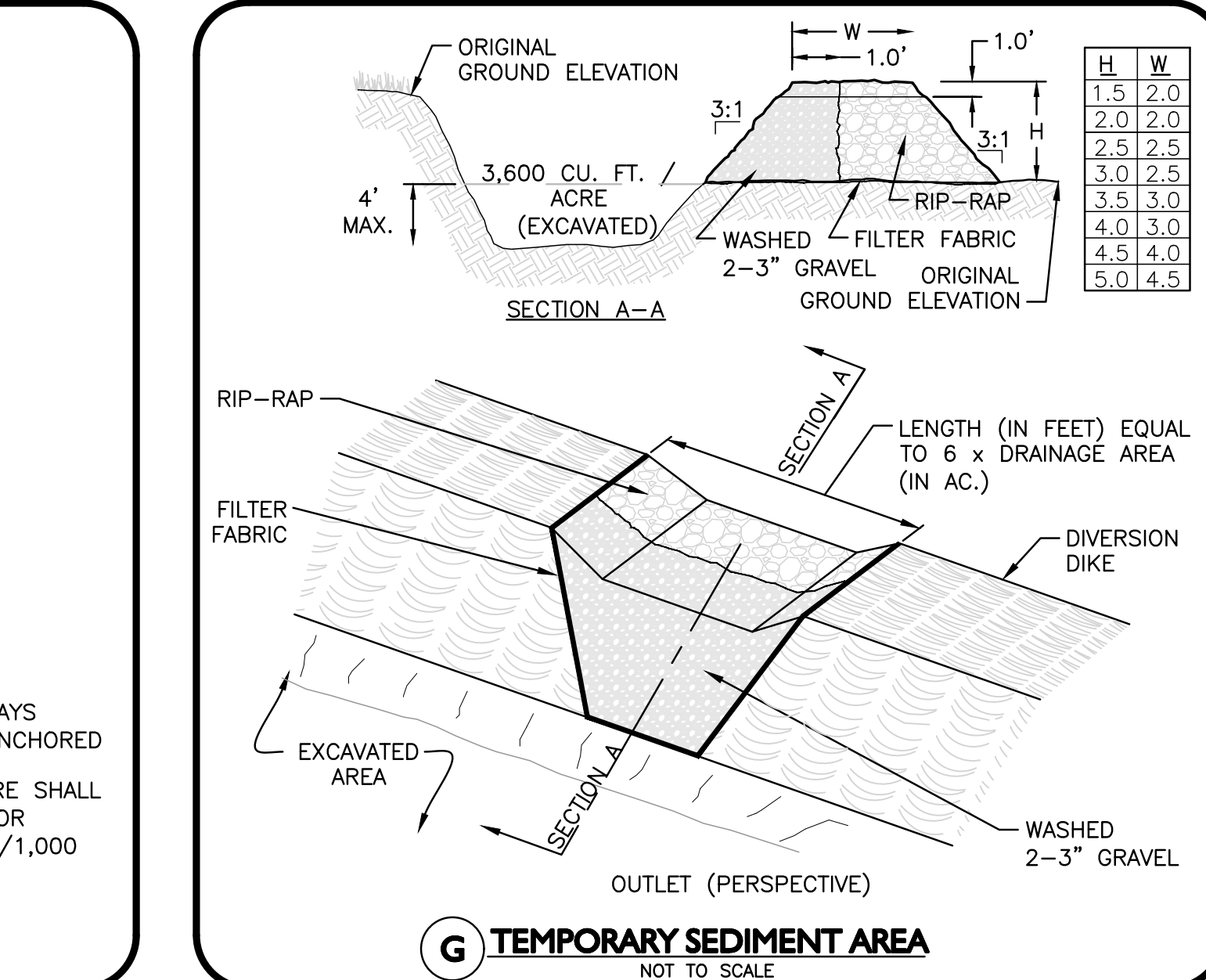
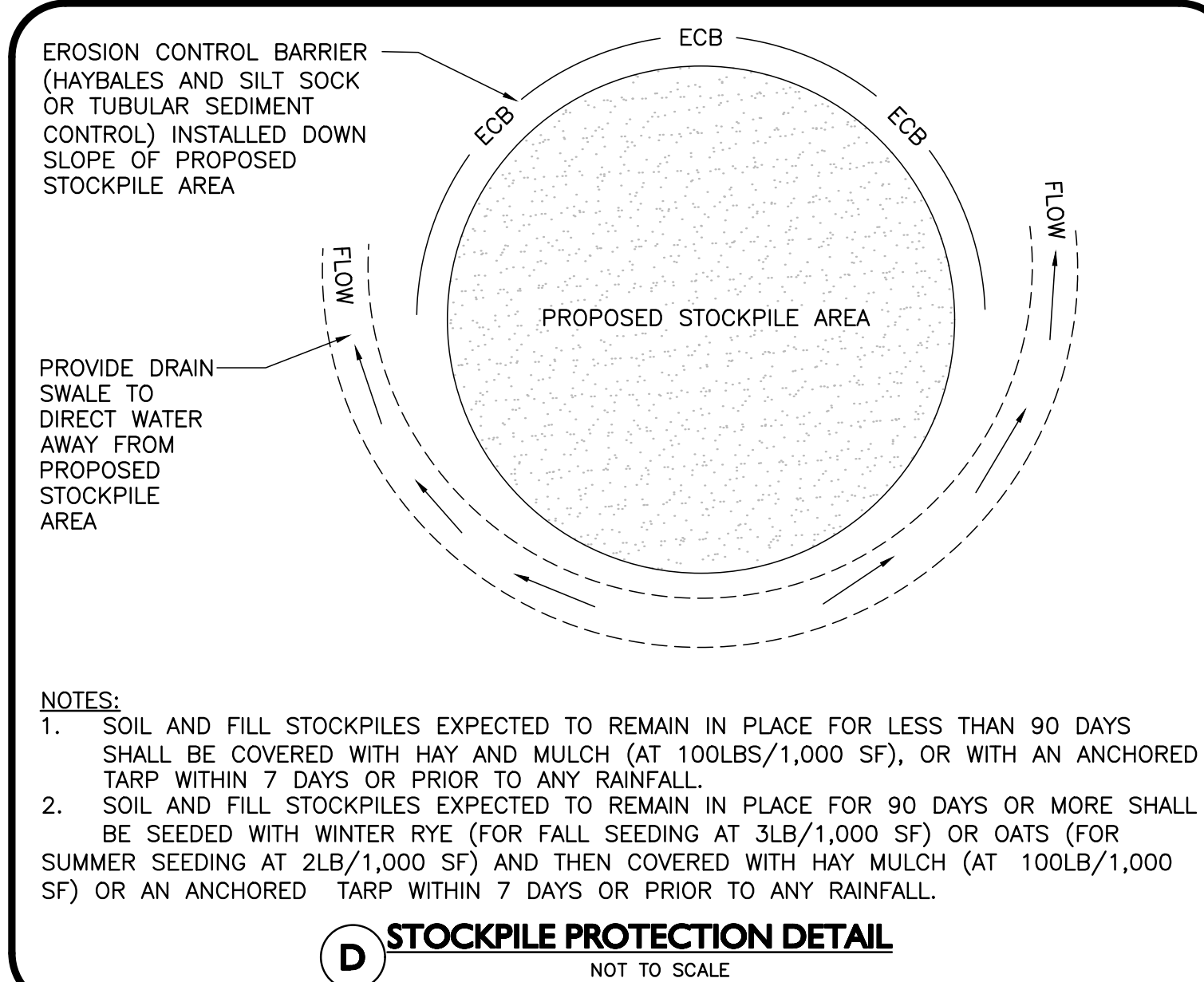
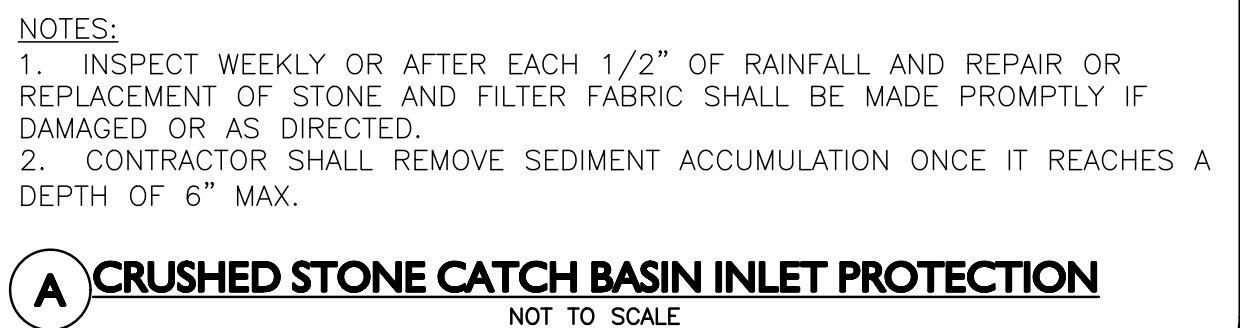
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DRAWING TITLE:	SHEET No.
SITE PREPARATION NOTES	C-102B
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3	05-08-20	REVISED PER TRC COMMENTS
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REV	DATE	DESCRIPTION

OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT: RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	AS SHOWN	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:



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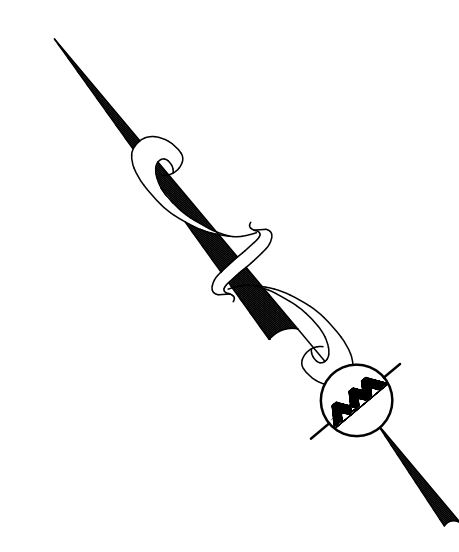
SITE PREPARATION DETAILS

SHEET No.

C-102C

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PLANNING BOARD FILE NO. P15-56A



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ANNING BOARD FILE NO. P15-56A

CITY OF DOVER DRAINAGE NOTES:

- 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.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
- 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.

GRADING & DRAINAGE NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY OF DOVER, NHDOT, NHDES, MUTCD, AND AASHTO.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT

EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE

- ALL ELEVATIONS REFER TO NAVD 88.
- PIPE DIMENSIONS ARE MEASURED FROM THE CENTER OF THE STRUCTURE.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT
- ROOF DRAINS SHALL CONNECT TO NEAREST DRAIN STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "DRAIN".

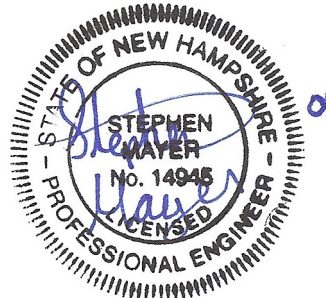
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH HOODS AND 4 FOOT SUMPS AND SHALL CONFORM TO LOCAL DRAINAGE REQUIREMENTS.
- A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF TEN FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- ALL DRAINAGE SHALL CONFORM TO LOCAL AND NHDES REQUIREMENTS.
- PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES, PIPES AND BASINS SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH

THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

LEGEND

- CATCH BASIN
- DRAIN LINE
- RIFRAP OUTFALL
- 5' CONTOUR
- 1' CONTOUR
- SPOT GRADE
- UNDERDRAIN
- FLOW DIRECTION



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	05-08-20	REVISED PER TRC COMMENTS
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OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:

RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	1" = 30'	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:



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DRAWING TITLE:

GRADING & DRAINAGE PLAN

SHEET No.

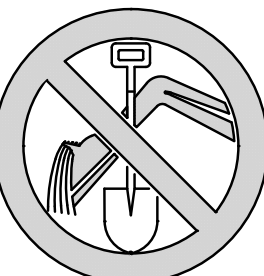
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CITY OF DOVER UTILITY NOTES:

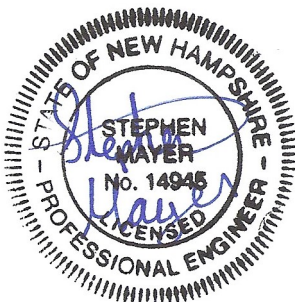
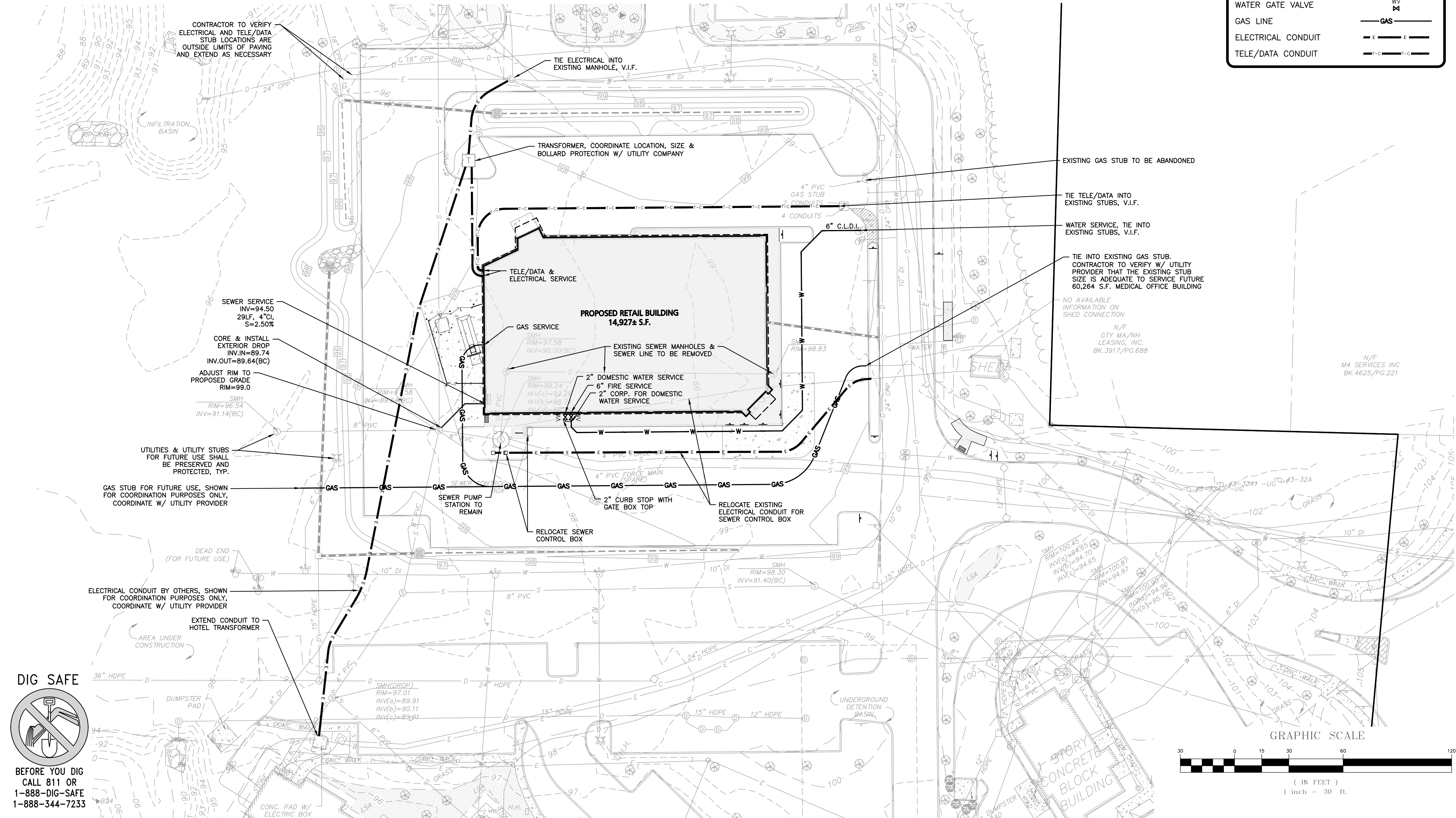
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
- APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

UTILITY NOTES:

- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
- IN THE CASE THAT WATER MAINS CROSS SANITARY SEWER MAINS AND ARE SEPARATED BY LESS THAN 18" OF VERTICAL CLEARANCE, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 8 LINEAR FEET CENTERED ON THE CROSSING.
- THE LATEST STANDARDS OF THE CITY OF DOVER "CHAPTER 147 - SEWERS" SHALL BE FOLLOWED WHEN PERFORMING ANY SANITARY SEWER WORK. SEWER WORK WILL BE INSPECTED BY CITY OF DOVER PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE LATEST STANDARDS OF THE CITY OF DOVER "CHAPTER 148 - WATER SYSTEMS" SHALL BE FOLLOWED WHEN PERFORMING ANY WATER DISTRIBUTION WORK. WATER WORK WILL BE INSPECTED BY CITY OF DOVER PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DUCTILE IRON MAINS SHALL BE PROVIDED WITH POLYETHYLENE ENCASEMENT "POLYWRAP" AS REQUIRED BY THE CITY OF DOVER.
- THE CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL ROOF DRAIN LATERALS AND UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRIC, TELEPHONE, AND GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND COORDINATE WITH THE PROPER AGENCY THE LOCATION AND SCHEDULING OF CONNECTIONS WITH THEIR FACILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE ENGINEER WILL THEN PROVIDE RESOLUTION TO UTILITY CONFLICTS WITHOUT DELAY.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY OF DOVER, NHDOT, NHDES, MUTCD, AND AASHTO.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- ALL ELEVATIONS REFER TO NAVD 88.
- PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
- LOCATION OF PROPOSED ELECTRICAL/COMMUNICATION SERVICE IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE. PROPOSED ELECTRICAL SERVICE TO BE BURIED IN ACCORDANCE WITH THE CITY OF DOVER REGULATIONS AND ELECTRIC COMPANY.
- LOCATION OF PROPOSED GAS MAIN IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
- POWER FEEDS AND INTERCONNECTIONS FOR SITE LIGHTING TO BE COORDINATED WITH THE ELECTRICAL ENGINEER.
- EXISTING UTILITY STUBS WHICH WILL NOT BE USED SHALL BE SHUT OFF AND DISCONNECTED AS APPROPRIATE.

LEGEND

SEWER LINE	
WATER LINE	
WATER GATE VALVE	
GAS LINE	
ELECTRICAL CONDUIT	
TELE/DATA CONDUIT	



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	05-08-20	REVISED PER TRC COMMENTS
2	04-24-20	REVISED PER TRC COMMENTS
1	04-01-20	REVISED PER TRC COMMENTS

OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:

RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH

PROJECT NO.	2734-01	DATE:	02-14-2020
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SCALE:	1" = 30'	DWG. NAME:	C2734-01
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DESIGNED BY:	SM	CHECKED BY:	MAM
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PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
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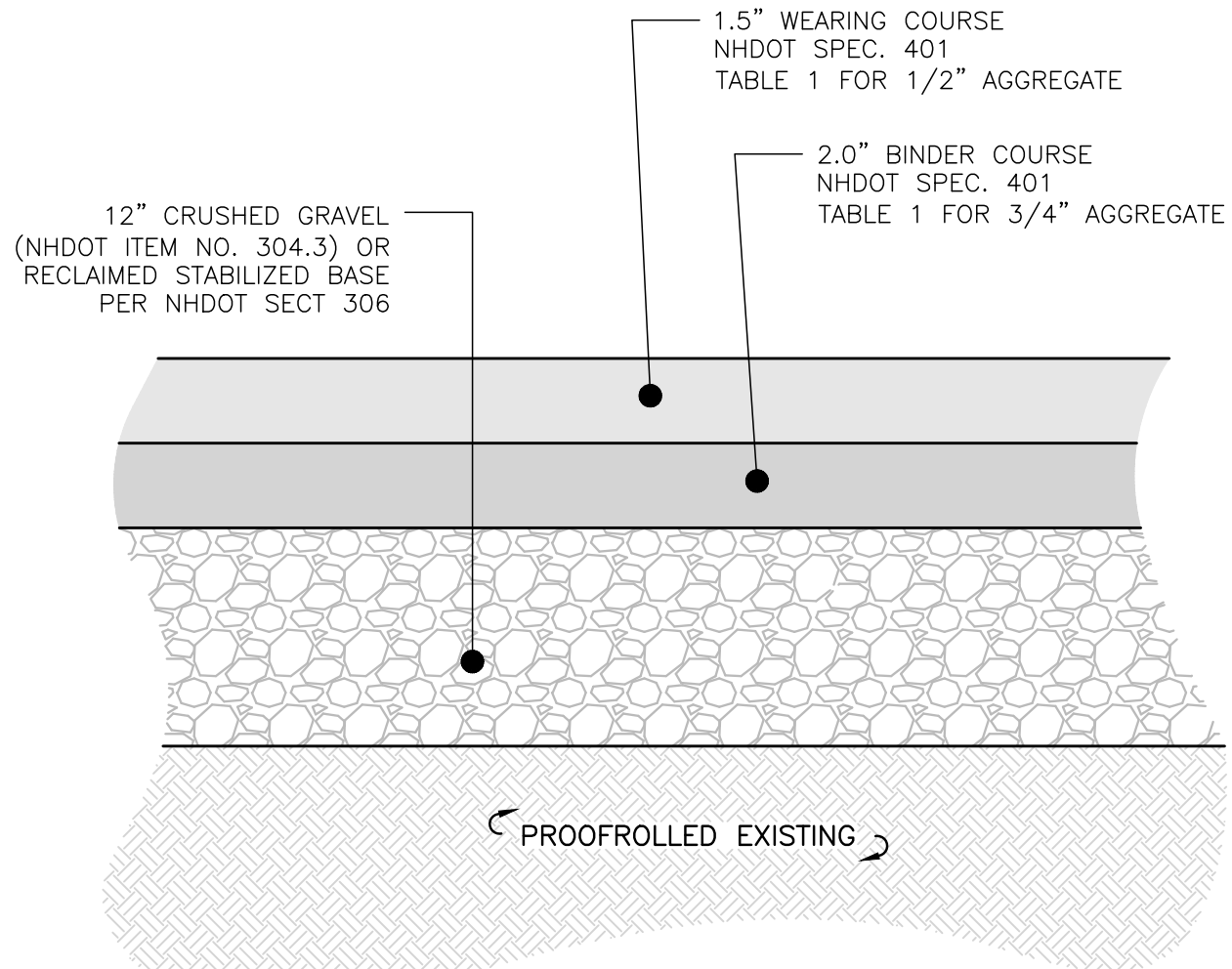
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UTILITIES PLAN

C-105

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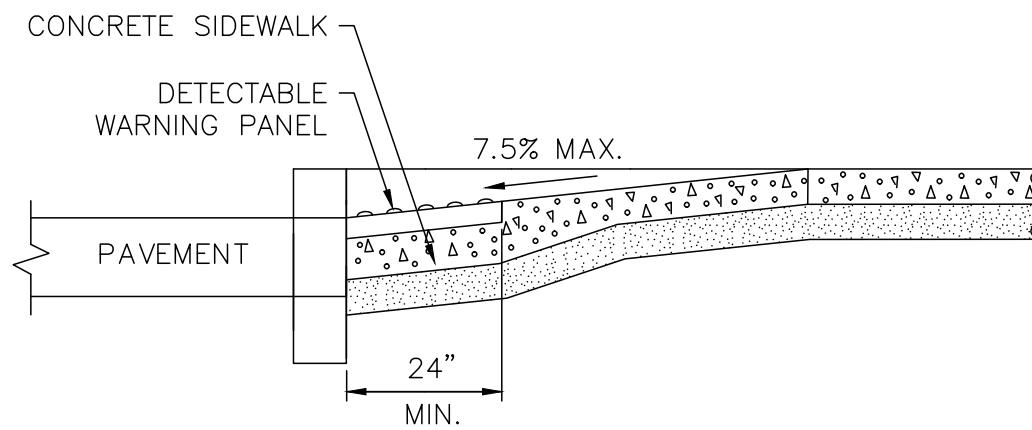
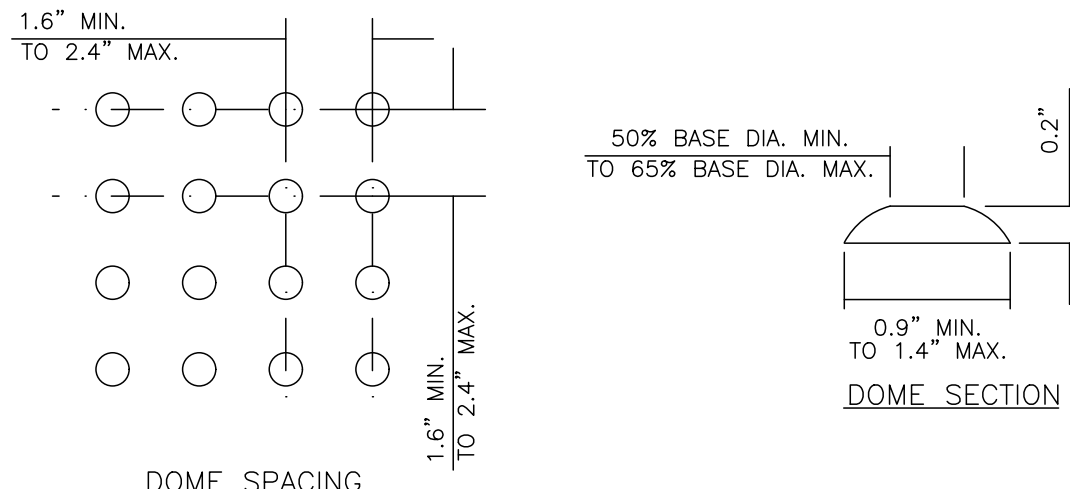
PLANNING BOARD FILE NO. P15-56A



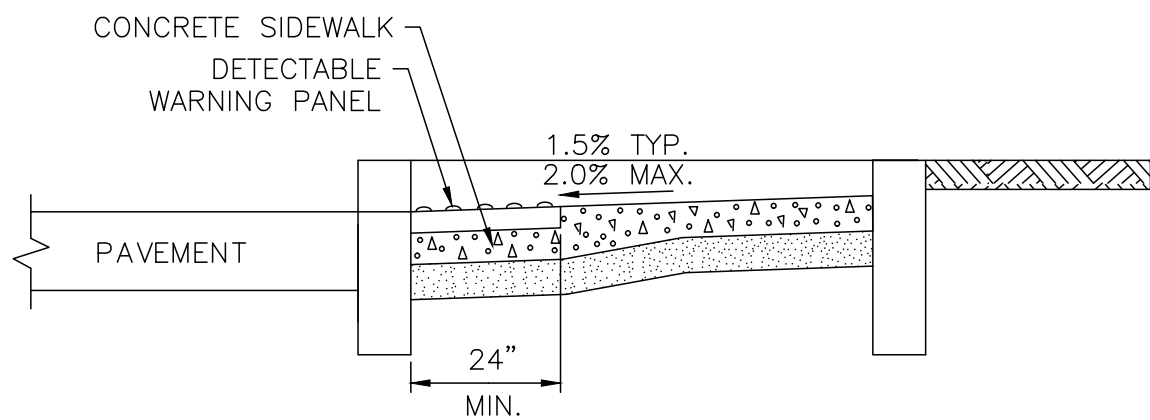
NOTES:

1. ALL MATERIALS SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO ACHIEVE A MINIMUM 95% MAXIMUM DRY DENSITY PER ASTM D 1557.
2. PROOFROLLING OF EXISTING SUBGRADE SHOULD BE PERFORMED WITH A MINIMUM OF FOUR PASSES USING A STEEL DRUM ROLLER WITH A MINIMUM STATIC WEIGHT OF 10 TONS, WITHOUT THE USE OF VIBRATORY ACTION. THE UPPER 12 INCHES OF ALL APPROVED PROOFROLLED SUBGRADE SURFACES SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D 1557.
3. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE STABILIZATION RECOMMENDATIONS.

A TYPICAL PAVEMENT SECTION
NOT TO SCALE



PERPENDICULAR CURB RAMP SECTION



PARALLEL CURB RAMP SECTION

NOTES:

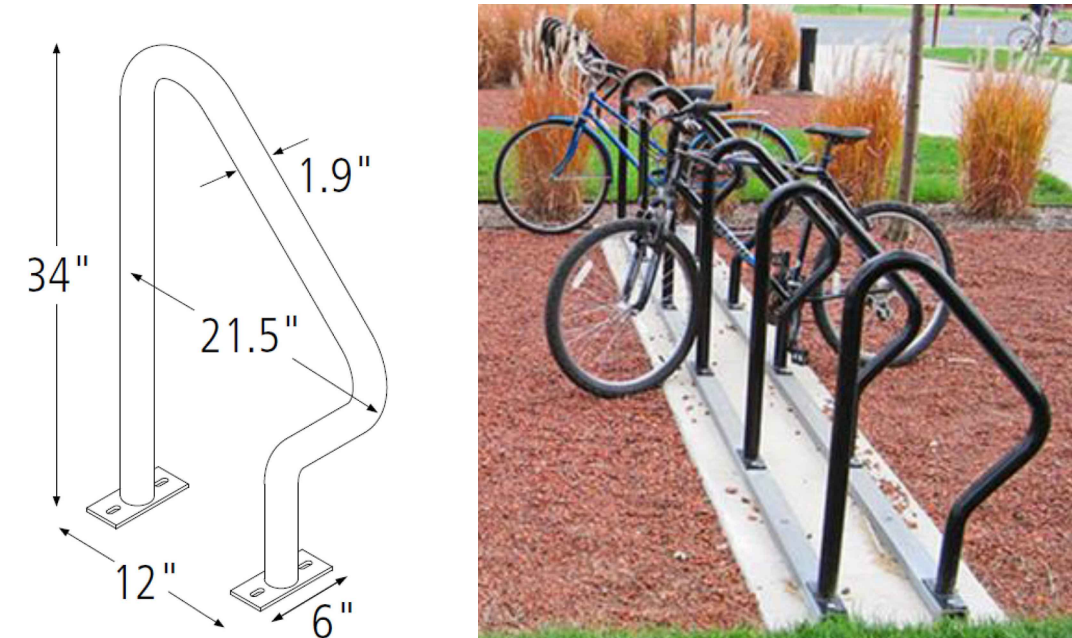
1. DETECTABLE WARNING PANELS SHALL BE THE FULL WIDTH OF THE LANDING, BLENDED TRANSITION, OR CURB RAMP. THEY ARE A PART OF AND SHALL BE A MINIMUM OF 2 FEET IN DEPTH. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP, BLENDED TRANSITION, OR LANDING AND THE STREET.
2. DETECTABLE WARNING PANELS SHALL BE A NATURAL-FINISH CAST IRON PRODUCT.
3. **PERPENDICULAR CURB RAMP:**

WHERE BOTH ENDS OF THE BOTTOM GRADE ARE LESS THAN 5'-0" FROM THE BACK OF THE CURB, LOCATE THE DETECTABLE WARNING PANELS ON THE RAMP SURFACE AT THE BOTTOM OF THE RAMP. WHERE EITHER END OF THE BOTTOM GRADE IS GREATER THAN 5'-0" FROM THE BACK OF THE CURB, LOCATE THE DETECTABLE WARNINGS AT THE BOTTOM OF THE LANDING.

4. **PARALLEL CURB RAMP:**

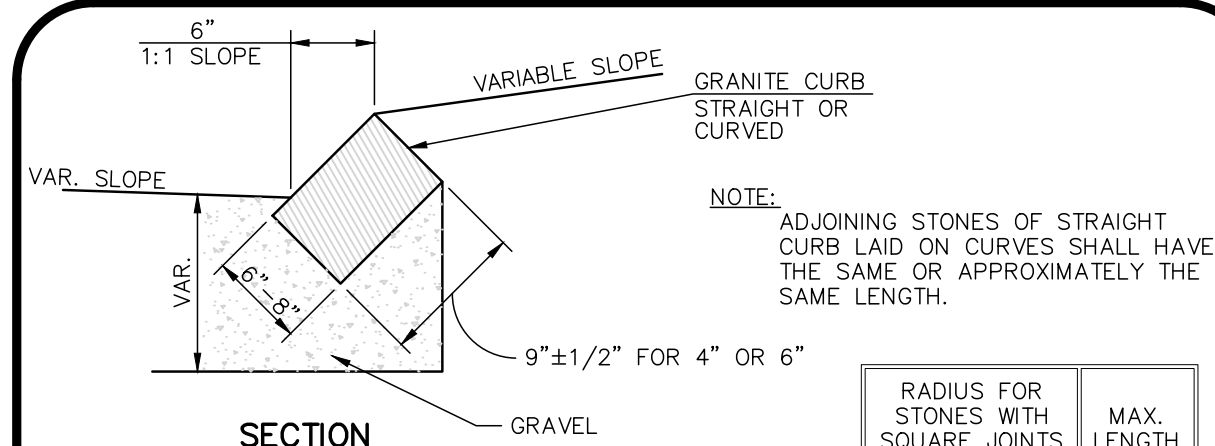
LOCATE THE DETECTABLE WARNING SURFACES AT THE BACK OF THE CURB ALONG THE EDGE OF THE LANDING.

C DETECTABLE WARNING PANELS
NOT TO SCALE



NOTE:
1. SWERVE RACK BY AMERICAN BICYCLE SECURITY COMPANY.
WWW.AMERIBIKE.COM (800)245-3723

E BICYCLE RACK DETAIL
NOT TO SCALE

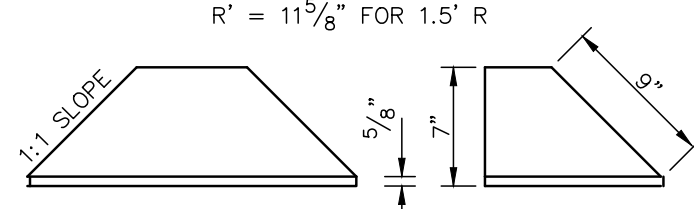
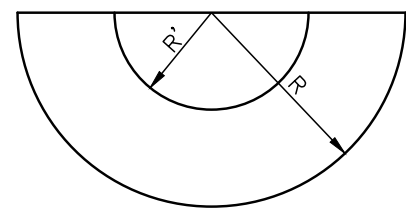


SECTION

MINIMUM LENGTH OF STRAIGHT CURB STONES - 18"
MAXIMUM LENGTH OF STRAIGHT CURB STONES - 8'
MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART

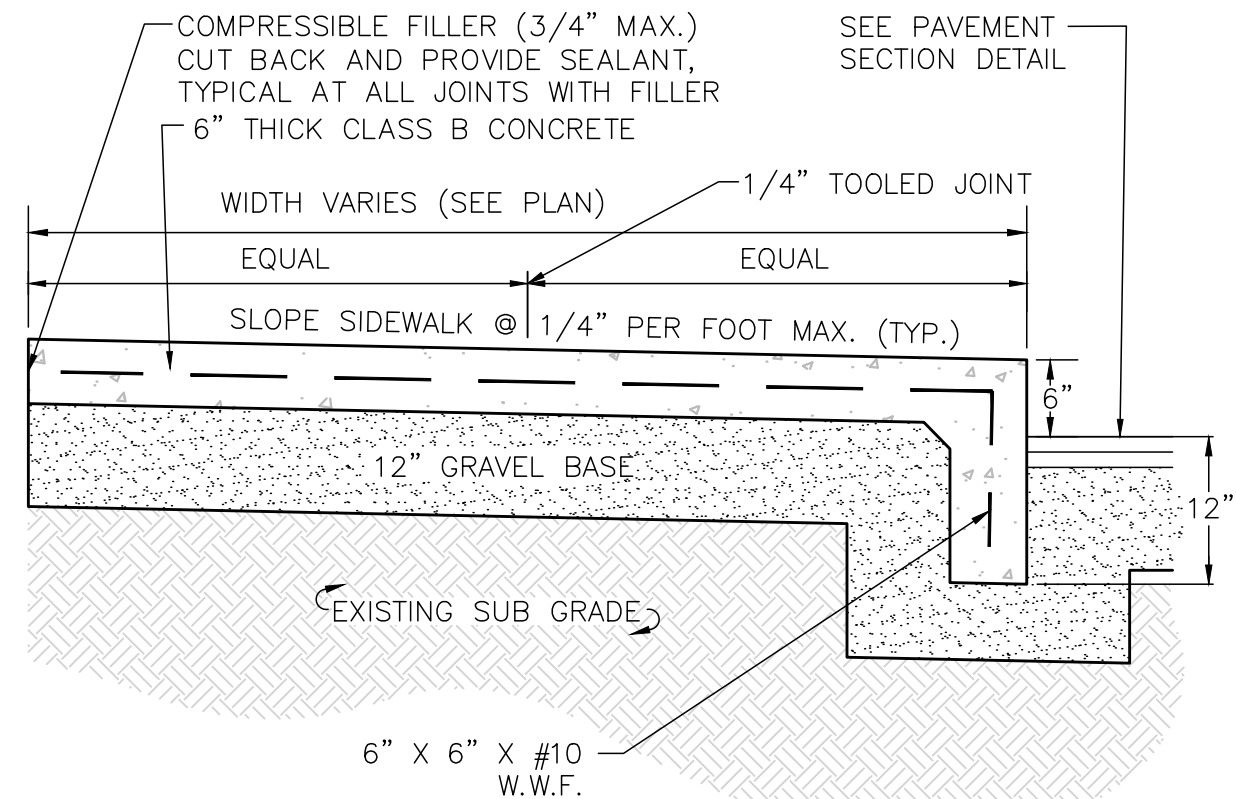
RADIUS FOR STONES WITH SQUARE JOINTS	MAX. LENGTH
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
OVER 110'	8'

FOR 1' OR 1.5' RADIUS = R
R' = 5 5/8" FOR 1' R
R' = 11 5/8" FOR 1.5' R



USE WITH SLOPE CURB

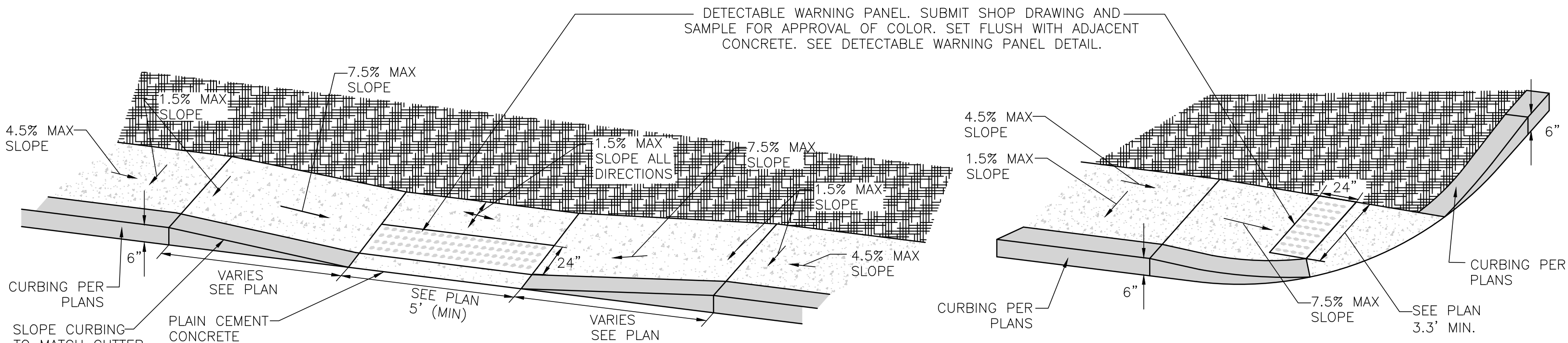
F SLOPED GRANITE CURB
NOT TO SCALE



B CONCRETE SIDEWALK DETAIL
NOT TO SCALE

NOTES:

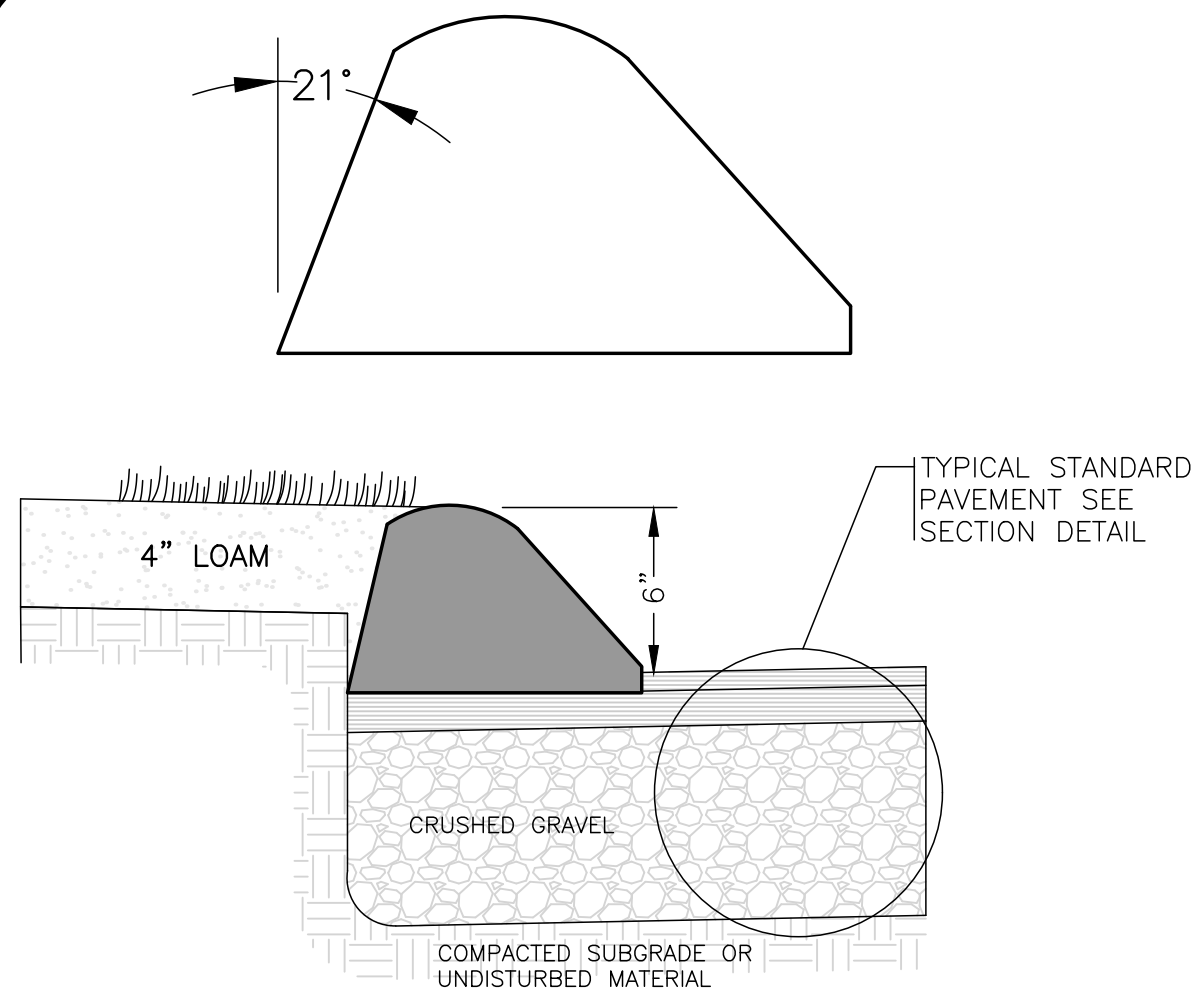
1. SIDEWALK TO SLOPE TO THE ROADWAY WITH A CROSS SLOPE OF 2.0%
2. MAXIMUM SIDEWALK SLOPE IS 5%
3. MAXIMUM SIDEWALK CROSS SLOPE IS 2%
4. SIDEWALK TO HAVE TOOLED JOINTS IN A 5' X 5' (TYP) GRID WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER.
5. TOOLED JOINT 6" FROM FACE OF CURB.
6. SEE PLAN FOR ELEVATIONS AT CURB.
7. LIFT WWF TO CENTER OF SLAB WITH HOOKS AFTER CONCRETE PLACEMENT.
8. DOWEL SIDEWALK INTO FOUNDATION AT DOORS.
9. REFER TOP ARCHITECTURAL PLANS FOR SIDEWALK DETAIL AT DOORS.
10. STRIPPED SUBSOIL MAY BE PLACED AS FILL AT DEPTHS GREATER THAN 4' BELOW THE TOP OF PAVEMENT



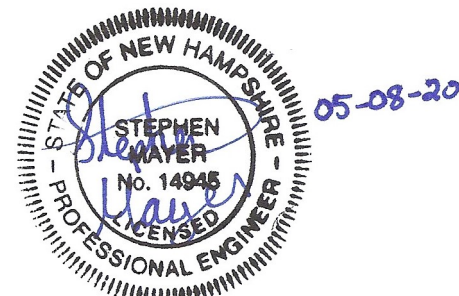
NOTES:

1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
5. THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.

D HANDICAP CURB CUT & CURB TRANSITION
NOT TO SCALE



G TEMPORARY BITUMINOUS CONCRETE CURB
NOT TO SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:
**RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH**

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	AS SHOWN	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:
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environmental consulting ♦ landscape architecture
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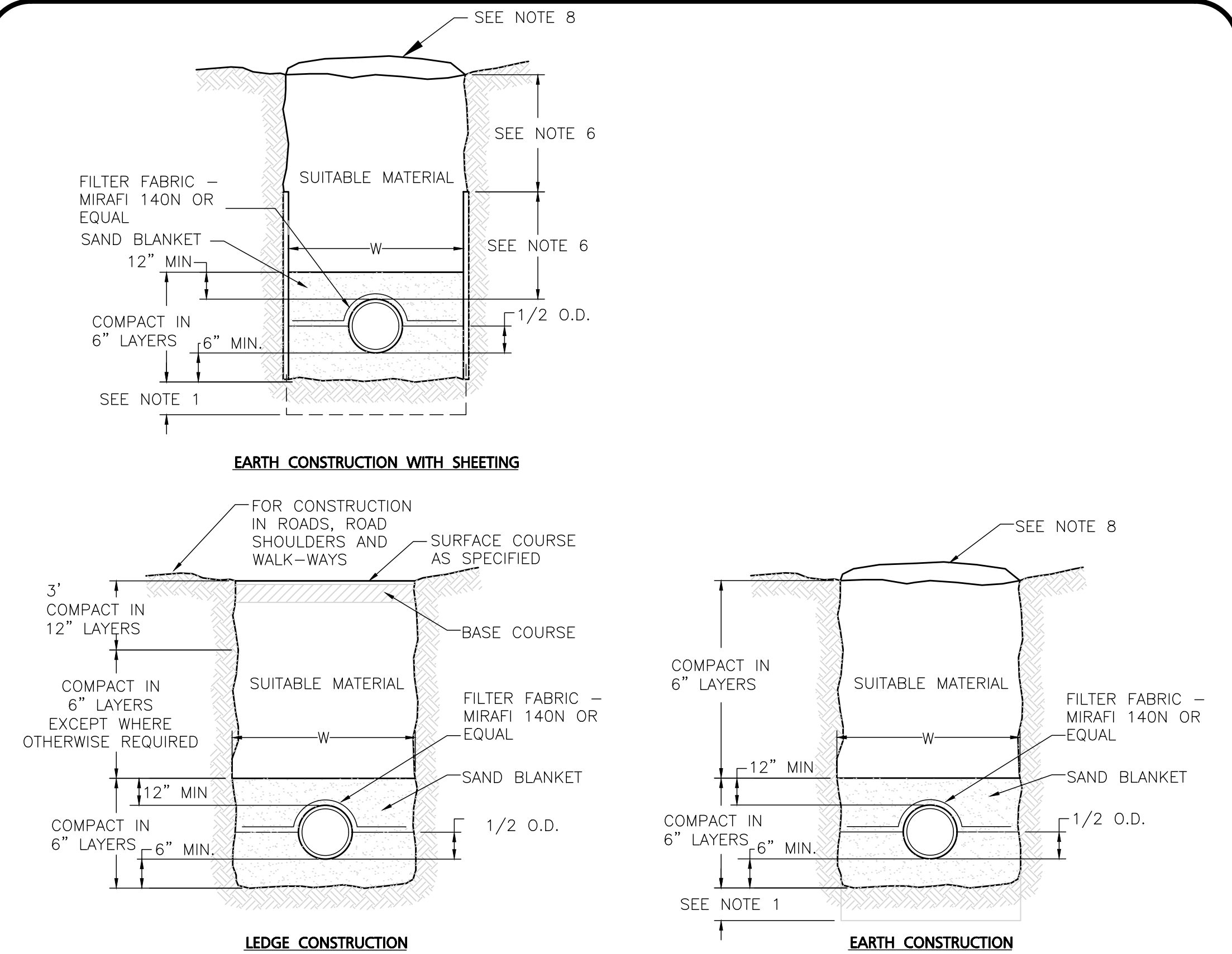
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DRAWING TITLE:	SHEET No.
DETAILS	C-501

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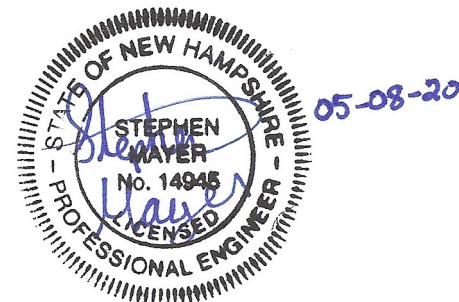
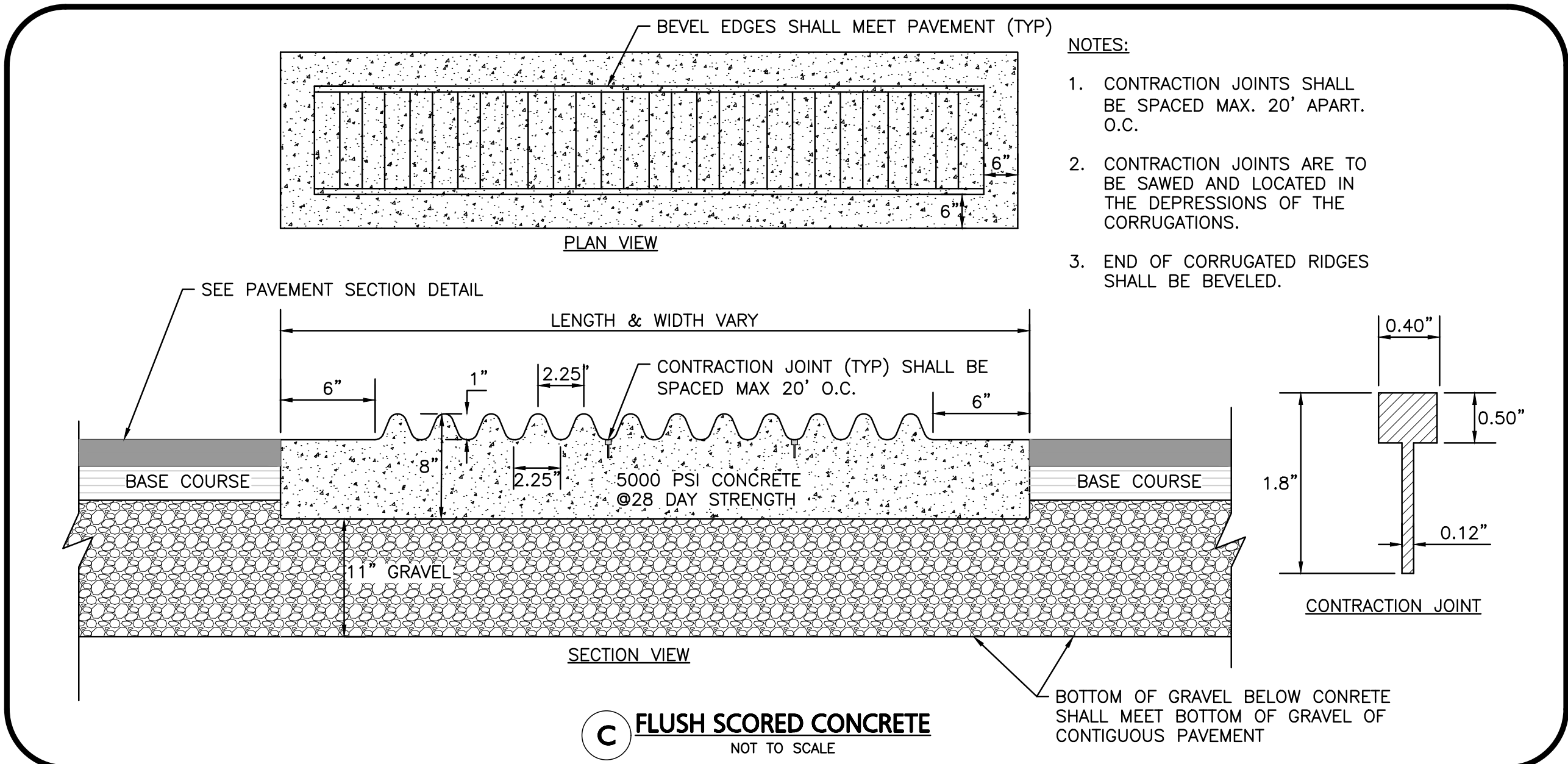
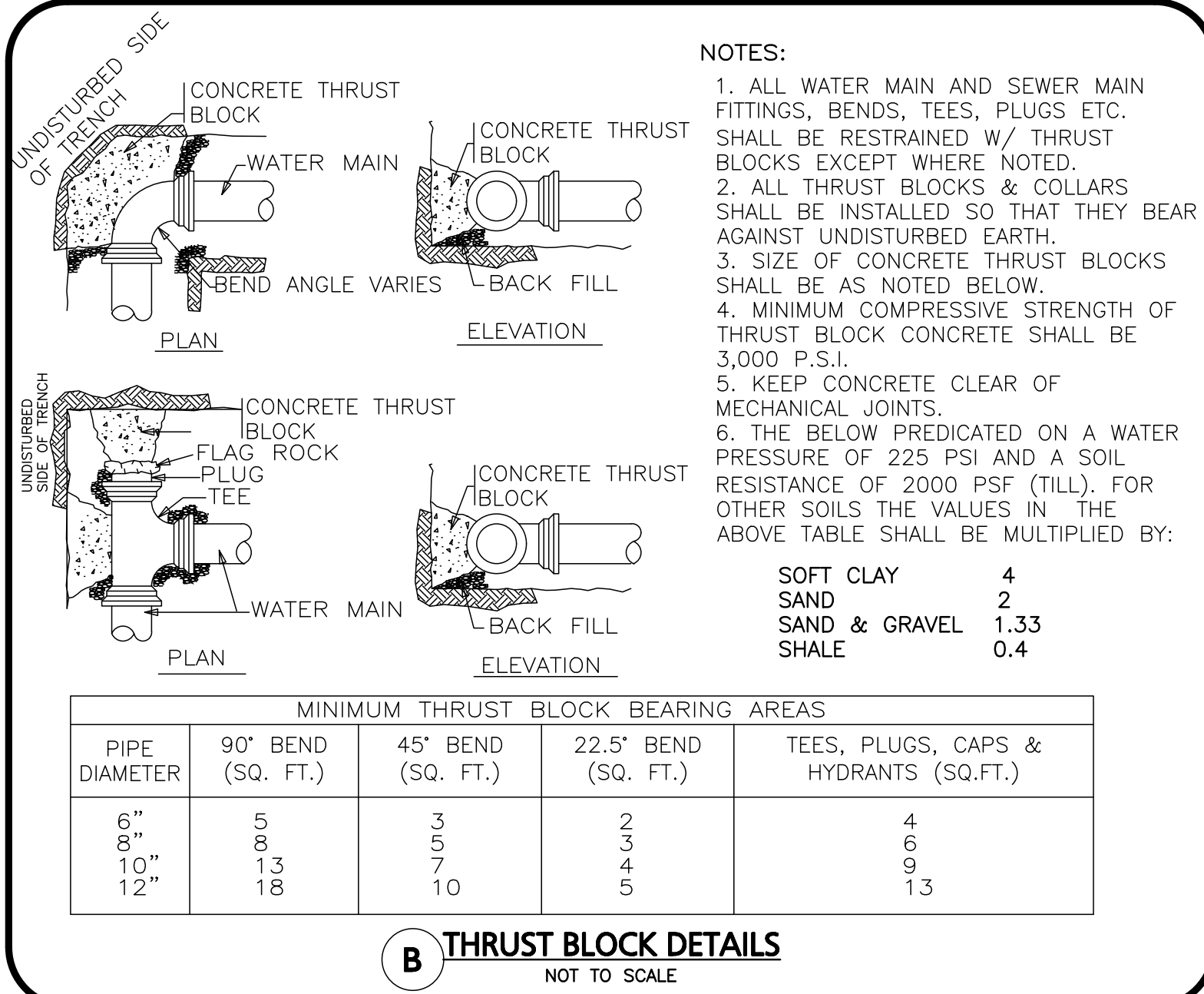


TRENCH NOTES:

- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH SUITABLE MATERIAL. SEE ALSO NOTE 7.
SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL, AND MEETING ASTM C33-67.
100% PASSING 1 INCH SCREEN
90-100% PASSING 3/4 INCH SCREEN
20-55% PASSING 3/8 SCREEN
0-10% PASSING #4 SIEVE
0-5% PASSING #8 SIEVE
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.
- SAND BEDDING & BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 90-100% PASSES A 1/2 SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED, HOWEVER, THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE.
- FILTER FABRIC SHALL BE INSTALLED ABOVE PIPE – MIRAFI 140N OR EQUAL.
- SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER 6" IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF HE IS SATISFIED THAT THE CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED.
- 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.
- 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 AT AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOPE OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW THE FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL PROTECTION SERVICES DESIGN STANDARDS REQUIRE 10 FT SEPARATION. HOWEVER, SHOULD CONSTRUCTION OR OPERATIONS REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FEET HORIZONTALLY FROM THE PROPOSED SEWER INSTALLATION AND WHERE IT IS NOT PRACTICAL TO RELOCATE THE SEWER, THE FOLLOWING METHODS OF PROTECTION MUST BE EMPLOYED.
A. SEWER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE.
B. JOINTS SHALL BE PRESSURE TESTED WITH ZERO LEAKAGE AT 25 POUNDS PER SQUARE INCH FOR GRAVITY SEWERS, AND TIMES WORKING PRESSURE FOR FORCE MAINS.
- WHERE WATER LINES AND SEWER LINES CROSS, THEY SHALL CROSS AS PERPENDICULAR AS POSSIBLE AND THE WATER MAIN SHALL CROSS AT LEAST 18 INCHES ABOVE THE SEWER. FURTHER, THE SEWER JOINTS SHALL BE LOCATED AT LEAST 9 FEET HORIZONTALLY FROM THE WATER MAIN. SEWER JOINTS SHALL BE PRESSURE TESTED WITH ZERO LEAKAGE AT 25 POUNDS PER SQUARE INCH FOR GRAVITY SEWERS, AND 1-1/2 TIMES WORKING PRESSURE FOR FORCE MAINS.
- ALL SEWERS AT 8% OR GREATER SLOPE SHALL HAVE TRENCH DAMS INSTALLED.
- ALL STRUCTURAL FILL, CRUSHED AGGREGATE, PAVEMENT SUBBASE GRAVEL AND PAVEMENT BASE GRAVEL SHOULD BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY PER ASTM D 1557, METHOD C. REFER TO THE GEOTECH REPORT FOR OPTIMUM MOISTURE CONTENT AND LIFT THICKNESS.
- ALL DUCTILE IRON MAINS SHALL BE PROVIDED WITH POLYETHYLENE ENCASUREMENT "POLYWRAP" AS REQUIRED BY THE CITY OF DOVER.

A WATER TRENCH SECTIONS

NOT TO SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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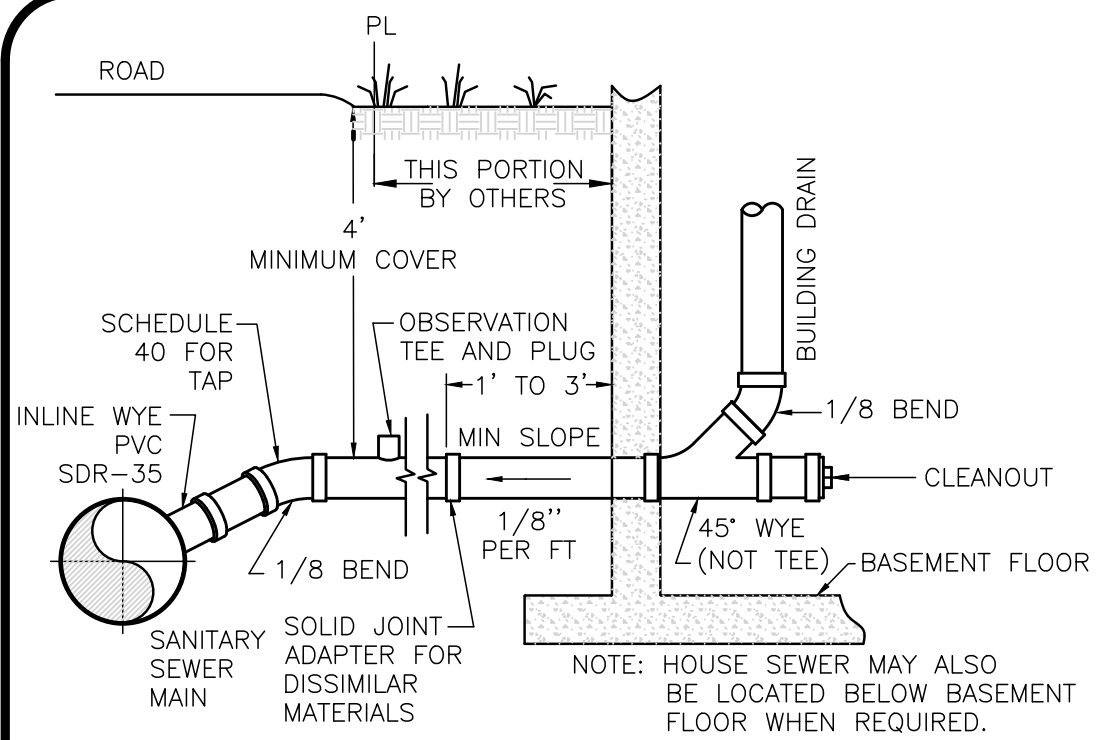
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DETAILS	C-503

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PLANNING BOARD FILE NO. P15-56A



TYPICAL SERVICE DETAIL

NOTES:

1. JOINTS SHALL BE DEPENDENT ON A NEOPRENE OR ELASTOMETRIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHOULD BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERENT MATERIALS ARE TO BE CONNECTED AT THE STREET SEWER OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

2. WYES: WHERE A WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING THE MANUFACTURER'S INSTRUCTIONS. USING A BOLTED, CLAMPED, EPOXY, CEMENTED SADDLE TOPPED INTO A SMOOTHLY DRILLED OR SAWED OPENING IN THE SEWER. THE PRACTICE OF BREAKING IN AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR EXPECTING MORTAR TO HOLD THE CONNECTION, AND OTHER SUCH CRUDE PRACTICES OR INEPT HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL.

3. PIPE INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED, AND JOINTED, IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 7. BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH THE APPROPRIATE MECHANICAL DEVICES. THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE OF NO LESS THAN 1/8 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

4. TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS:
(PRIOR TO BACKFILLING)

A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND, WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS CLOSELY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTION FOR LEAKS SHALL BE MADE THROUGHOUT THE CLEAN OUT WITH A FLASHLIGHT.

C. DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER OR, IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN TRENCH OVER THE PIPE. OBSERVATIONS FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE.

LEAKAGE OBSERVED IN ANY OF THE ABOVE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG UP, IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

5. ILLEGAL CONNECTION: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS, OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE, OR GROUND WATER SHALL NOT BE PERMITTED.

6. HOUSE WATER SERVICE SHOULD NOT BE LAID IN THE SAME TRENCH AS SEWER SERVICE BUT, WHEN NECESSARY, SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE HOUSE SEWER AS SHOWN.

7. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL, AND MEETING ASTM C33-67.

100% PASSING	1 INCH SCREEN
90-100% PASSING	3/4 INCH SCREEN
20-55% PASSING	3/8 SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE

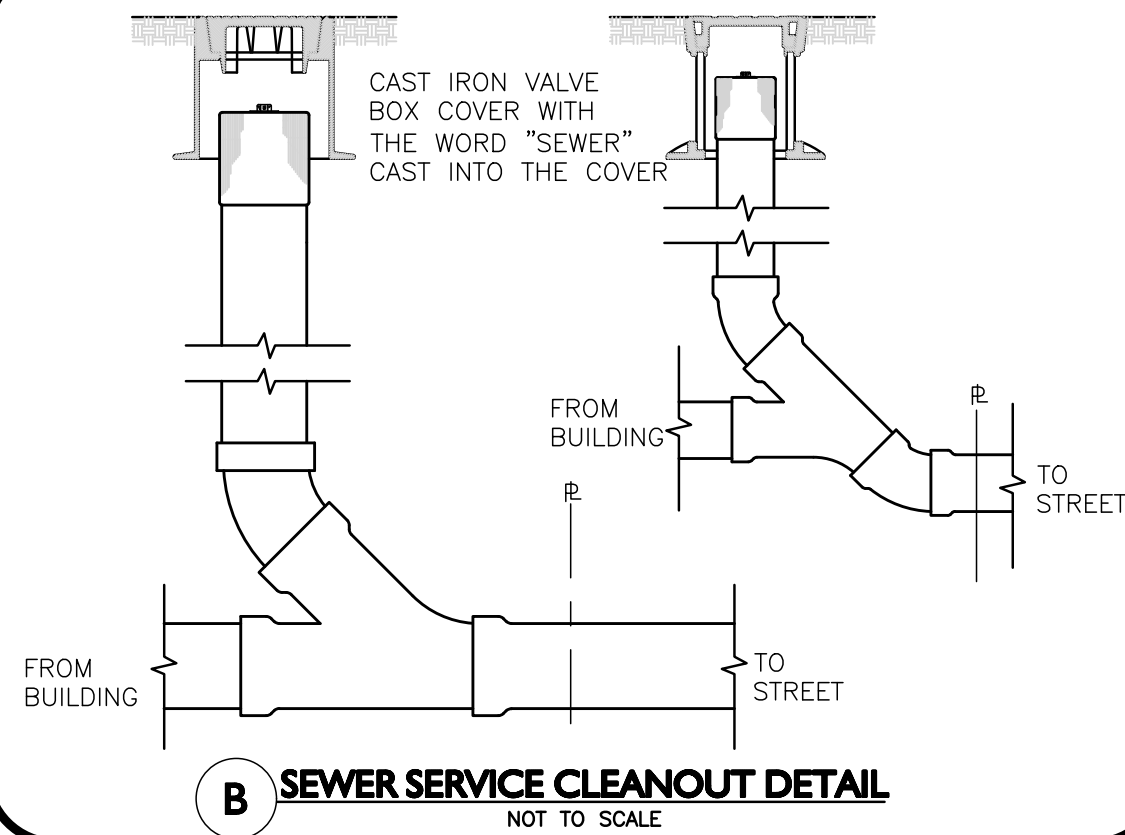
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.

8. LOCATION: THE LOCATION OF THE WYE SHALL BE RECORDED AND FILED WITH THE SEWER DEPARTMENT. IN ADDITION, A METALLIC TAPE SHALL BE PLACED OVER THE PIPE TO THE WYE TO AID IN LOCATING THE BURIED PIPE.

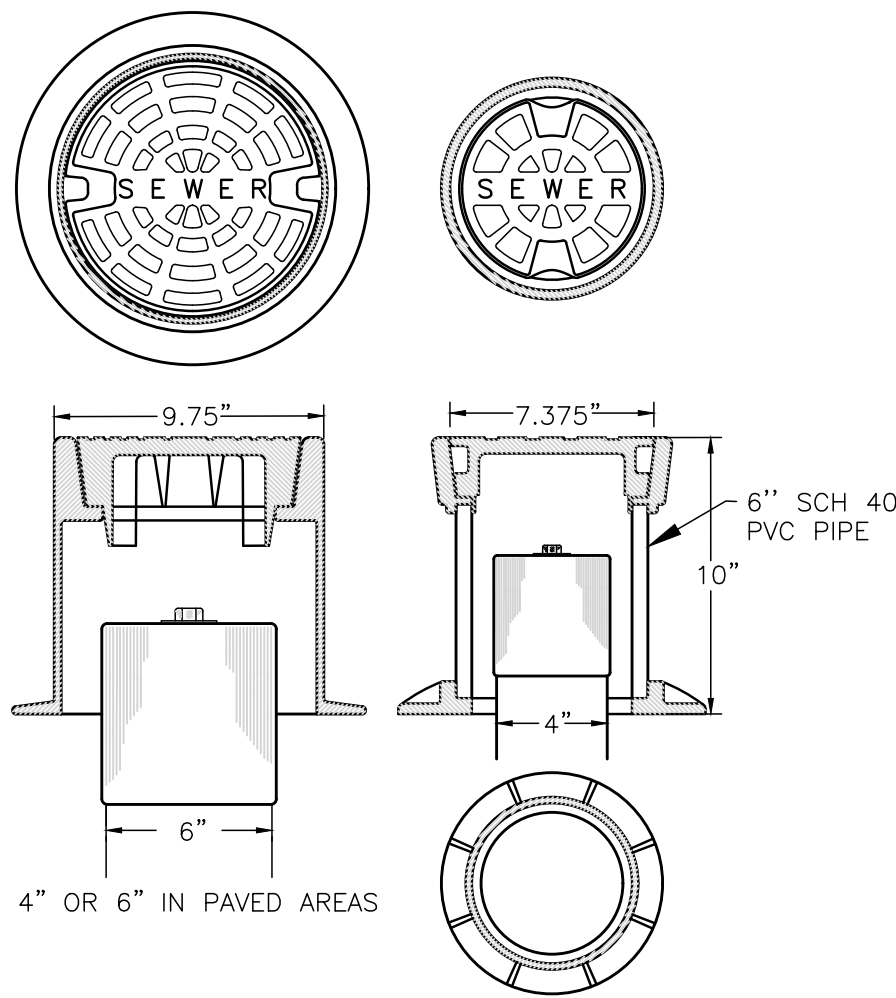
9. CHIMNEYS: NOT PERMITTED.

10. SEWER SERVICE AND CLEAN OUT TO BE CONSTRUCTED AT TIME OF SEWER MAIN CONSTRUCTION TO EACH PROPOSED AND EXISTING LOT SERVICE TO BE BROUGHT TO RIGHT OF WAY LINE.

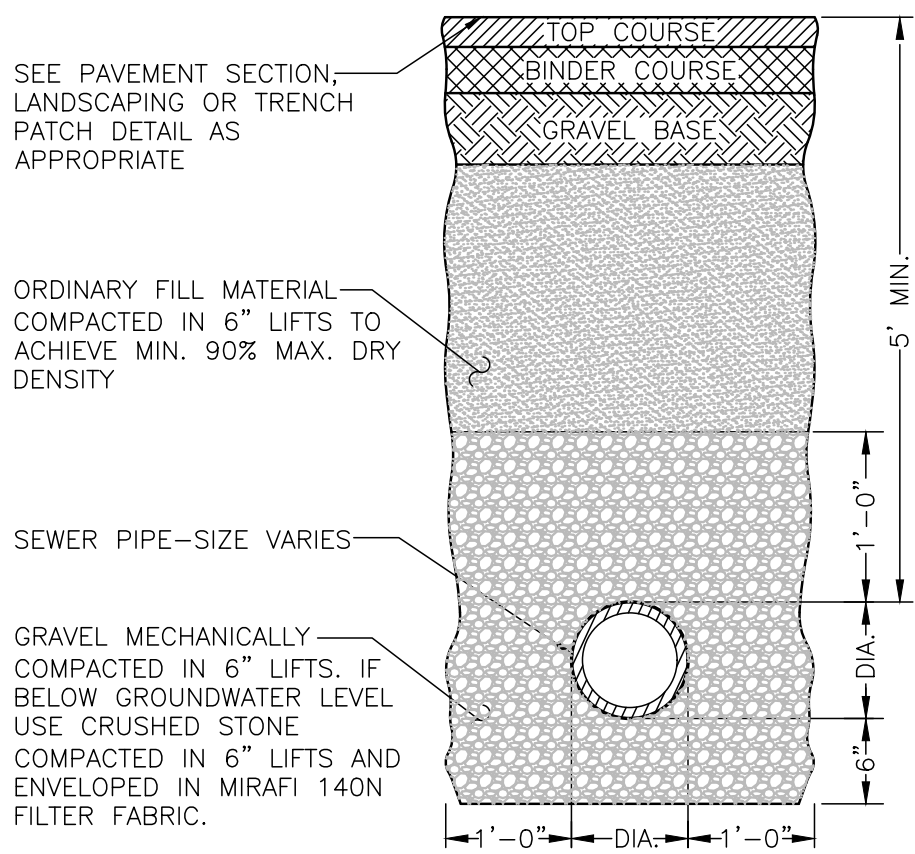
A SEWER SERVICE DETAIL
NOT TO SCALE



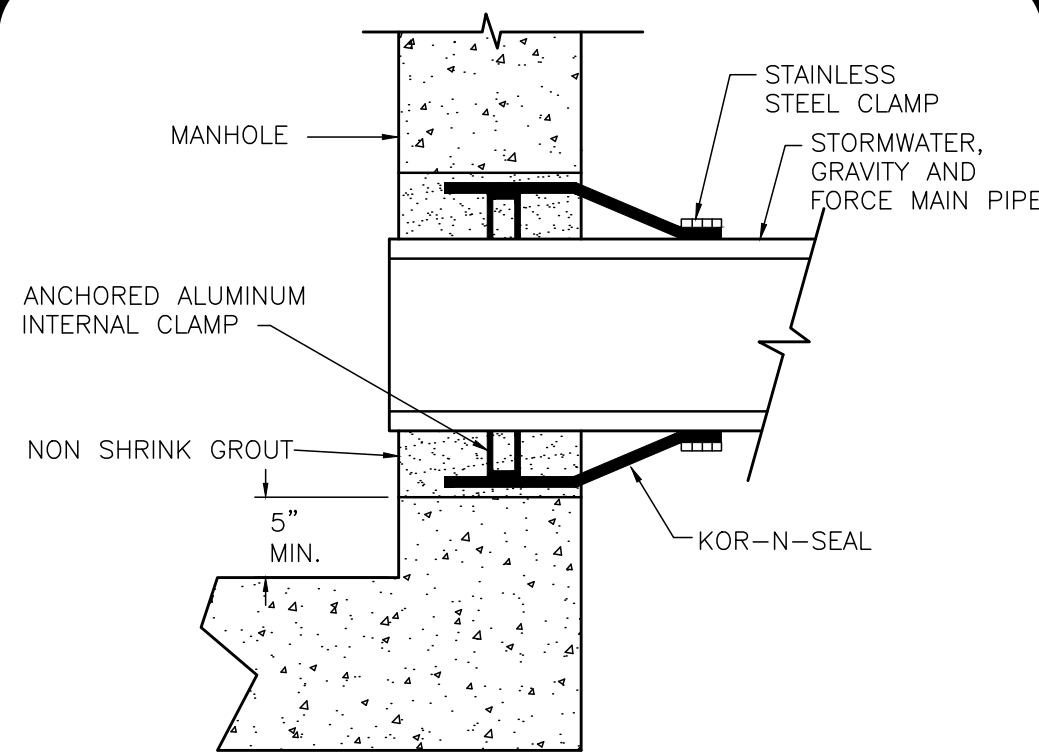
B SEWER SERVICE CLEANOUT DETAIL
NOT TO SCALE



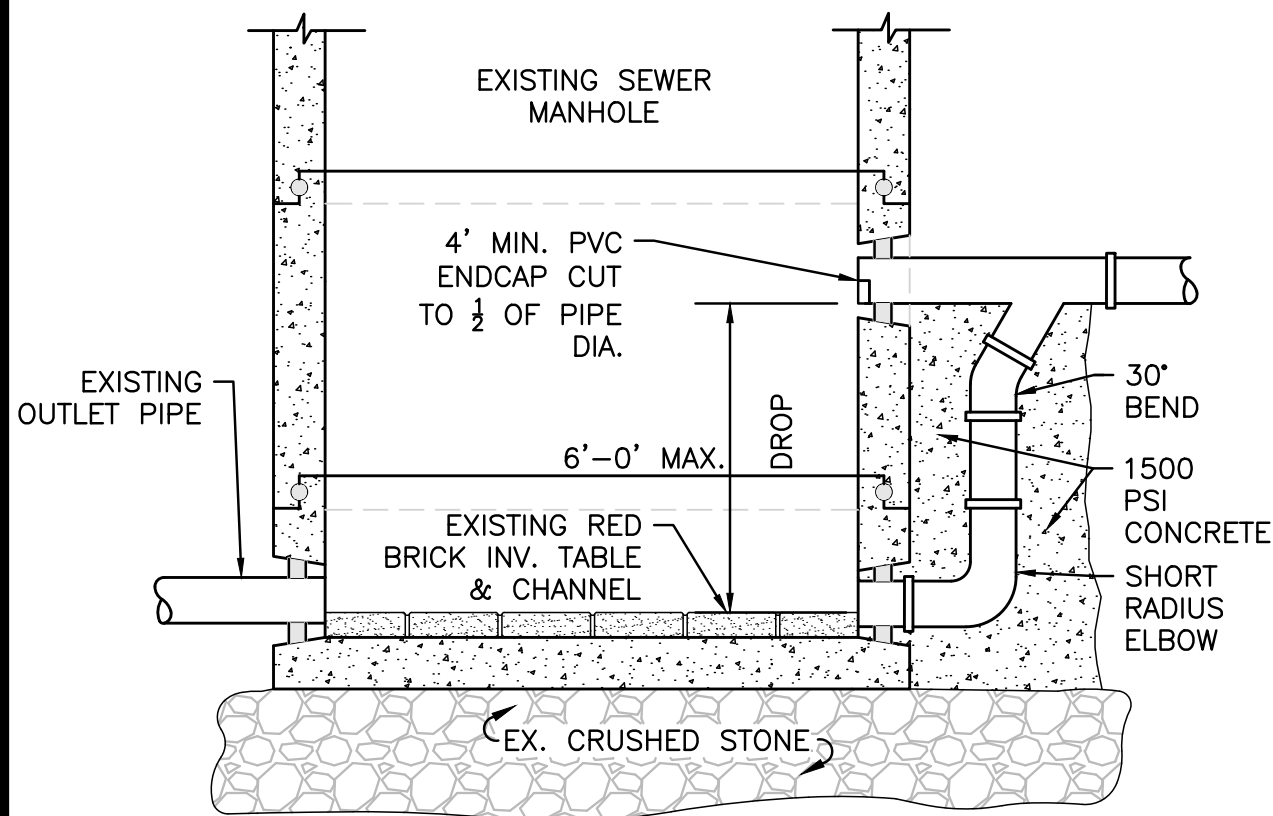
C SEWER CLEANOUT COVERS
NOT TO SCALE



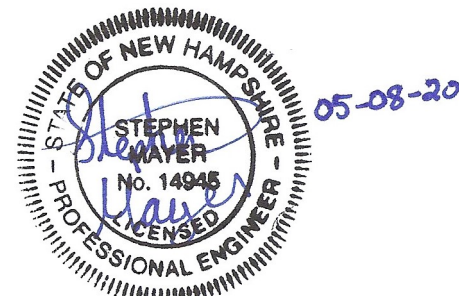
D TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE



E SEWER MANHOLE JOINT DETAIL
NOT TO SCALE



F EXTERIOR DROP SEWER CONNECTION
NOT TO SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	05-08-20	REVISED PER TRC COMMENTS
2	04-24-20	REVISED PER TRC COMMENTS
1	04-01-20	REVISED PER TRC COMMENTS

OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:
**RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH**

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	AS SHOWN	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

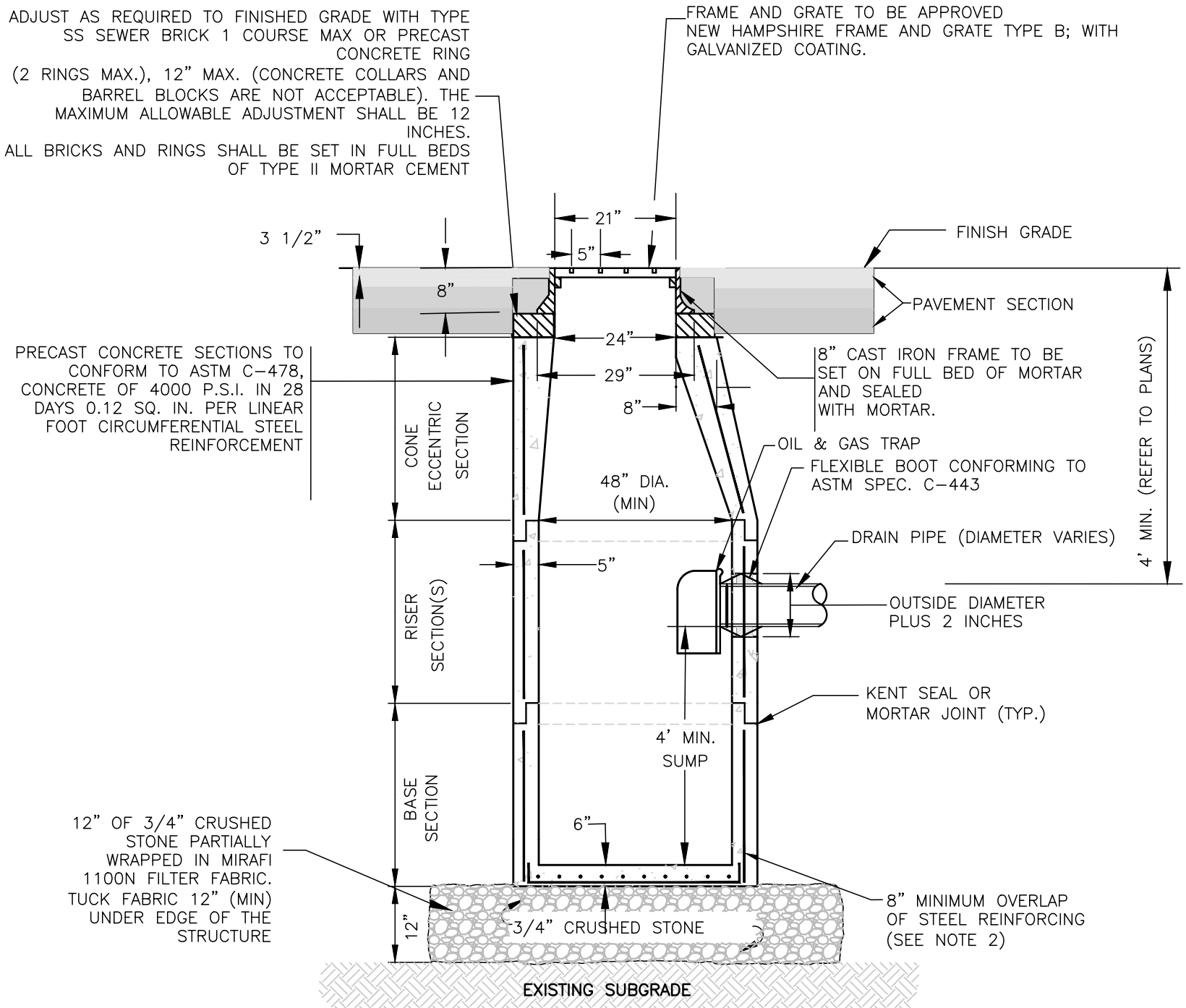
PREPARED BY:

**ALLEN & MAJOR
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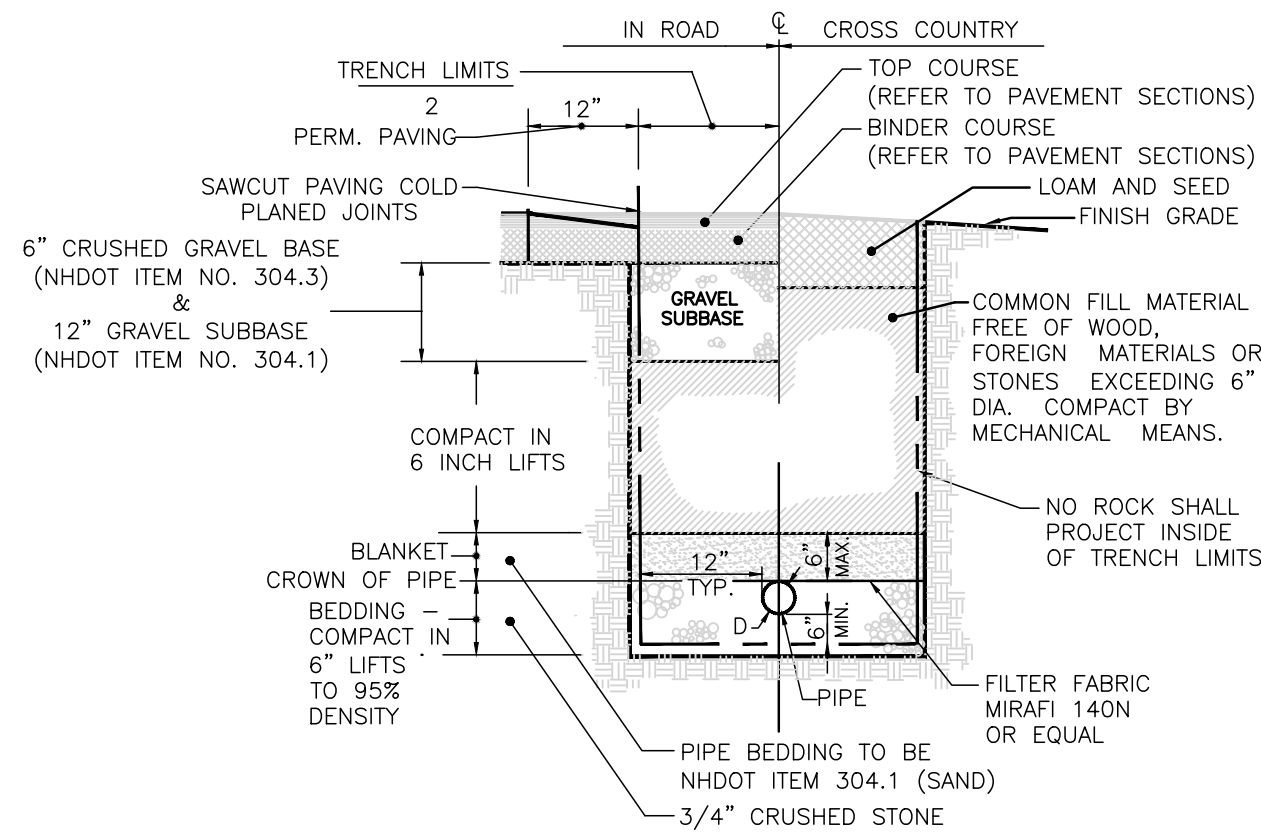
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DRAWING TITLE:	SHEET No.
DETAILS	C-504

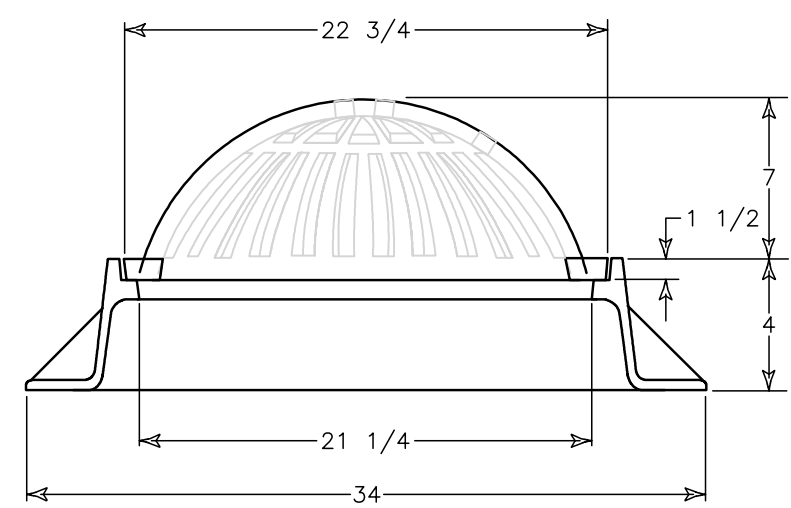


- NOTES:
- CATCH BASIN STRUCTURE TO BE CAPABLE OF AASHTO H-20 LOADING WITHOUT FAILURE..
 - STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 - BASE SECTION SHALL BE MONOLITHIC
 - ANY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW CUTTING AND/OR CORING. THE USE OF JACKHAMMERS, HAMMERS, AND CHISELS WILL NOT BE ALLOWED.
 - ALL CATCH BASINS SHALL BE EQUIPPED WITH OIL ABSORPTIVE PILLOWS DURING CONSTRUCTION.

A CATCH BASIN WITH HOOD DETAIL
NOT TO SCALE



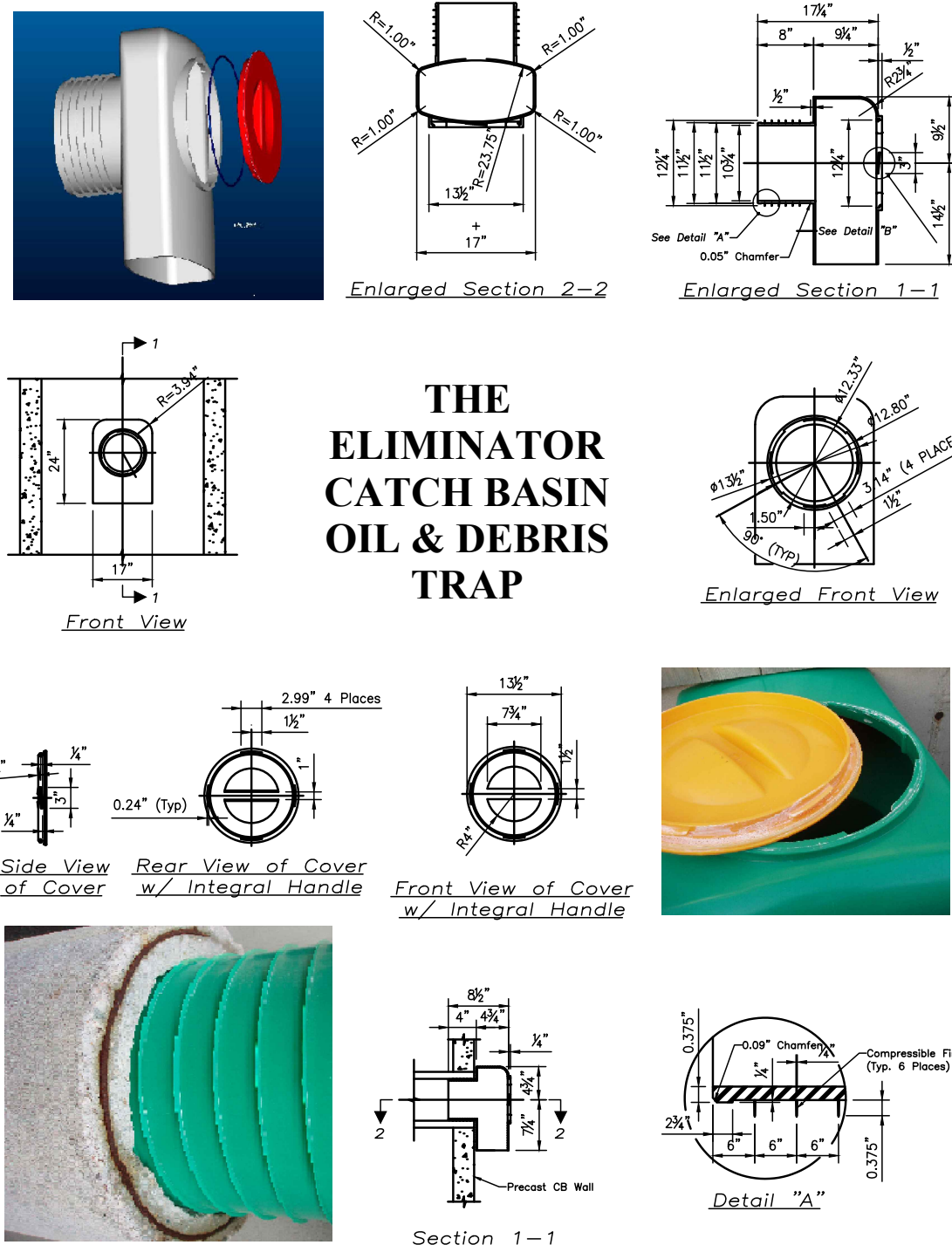
B TRENCH DETAIL-FOR DRAINAGE PIPES
NOT TO SCALE



C BEEHIVE GRATE & FRAME AT PRECAST AREA DRAINS
NOT TO SCALE

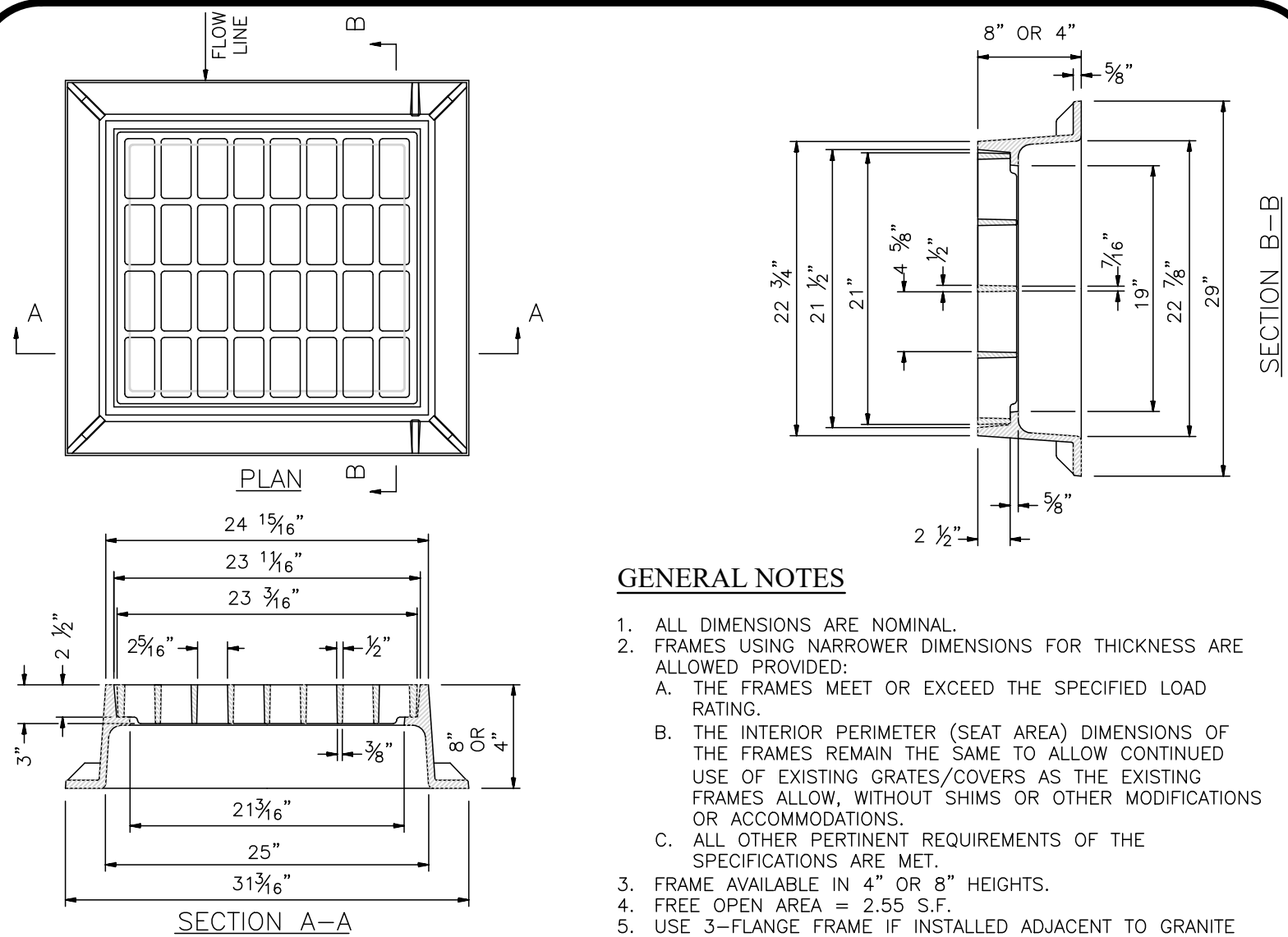
GENERAL NOTES

- ALL DIMENSIONS ARE NOMINAL.
- GRATE TO BY BY NEENAH FOUNDRY MODEL R-2560-D7 OR APPROVED EQUAL.
- FRAME TO BE BY NEENAH FOUNDRY, MODEL R-1647-A OR APPROVED EQUAL



THE ELIMINATOR CATCH BASIN OIL & DEBRIS TRAP

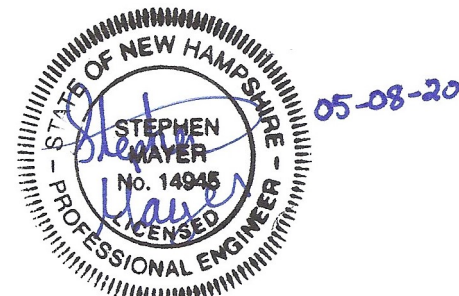
D OIL & GAS TRAP MOUNTING DETAIL
NOT TO SCALE



GENERAL NOTES

- ALL DIMENSIONS ARE NOMINAL.
- FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
 - THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
 - THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
 - ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
- FRAME AVAILABLE IN 4" OR 8" HEIGHTS.
- FREE OPEN AREA = 2.55 S.F.
- USE 3-FLANGE FRAME IF INSTALLED ADJACENT TO GRANITE CURB.

E TYPE 'B' GRATE & FRAME DETAIL
NOT TO SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:
RETAIL STORE WITH DRIVE-THRU
STERLING WAY
DOVER, NH

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	AS SHOWN	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

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DRAWING TITLE:	SHEET No.
DETAILS	C-505

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PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
AR	8	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	3.5" CAL.	AS SHOWN	B&B
BN	13	BETULA N. 'HERITAGE'	HERITAGE RIVER BIRCH	3.5" CAL.	AS SHOWN	B&B
EVERGREEN/FLOWERING TREES						
AF	3	ABIES FRASERI	FRASER FIR	7-8' HT.	AS SHOWN	B&B
CC	3	CRATAEGUS CRUSGALLI INERMIS	THORNLESS COCKSPUR HAWTHORNE	3.5" CAL	AS SHOWN	B&B
SHRUBS						
HA	12	HYDRANGEA A. 'INCREDIBALL'	INCREDIBALL HYDRANGEA	#5	AS SHOWN	POT
IG	43	ILEX GLABRA 'SHAMROCK'	INKBERRY	#3	AS SHOWN	POT
JS	97	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	#3	AS SHOWN	POT
MP	69	MYRICA PENNSYLVATICA	BAYBERRY	#3	AS SHOWN	POT
PJM	32	RHODODENDRON 'PJM ELITE'	ELITE PJM RHODODENDRON	#5	AS SHOWN	POT
PERENNIALS/GRASSES						
AN	29	ASTER 'OCTOBER SKIES'	OCTOBER SKIES ASTER	#2	24" O.C.	POT
BA	51	BAPTISIA 'PURPLE SMOKE'	PURPLE SMOKE BAPTISIA	#2	36" O.C.	POT
HB	78	HELENIUM 'BUTTER PAT'	BUTTER PAT SNEEZEWEEED	#2	24" O.C.	STAGGERED
HH	127	HEMEROCALLIS 'GENTLE SHEPHERD'	GENTLE SHEPHERD WHITE DAYLILY	#2	24" O.C.	STAGGERED
IV	11	IRIS SIBERICA 'CEASAR'S BROTHER'	BLUE CEASAR'S BROTHER IRIS	#2	24" O.C.	STAGGERED
NW	90	NEPETA 'WALKER'S LOW'	WALKERS LOW NEPETA	#2	24" O.C.	STAGGERED
PV	95	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#2	24" O.C.	STAGGERED
RB	160	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#2	24" O.C.	STAGGERED

DIG SAFE



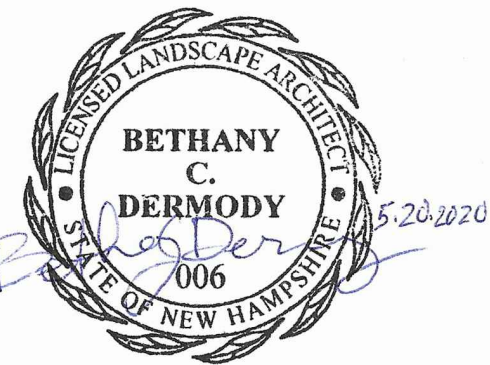
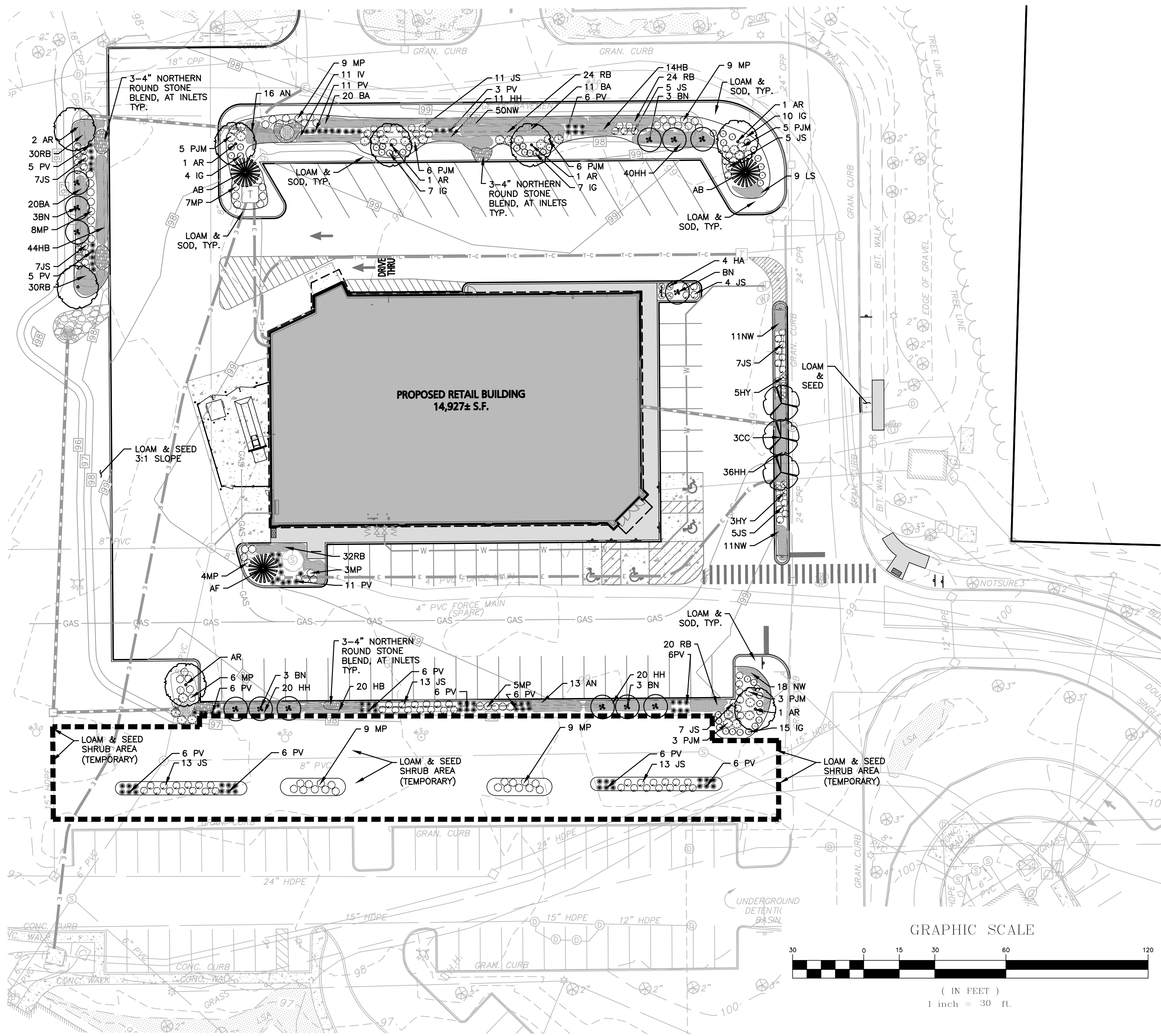
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2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 18" MINIMUM DEPTH OF TOPSOIL. EIGHTEEN INCHES OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED OR LOAM & SOD TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 18" MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
3. SEE SHEET L-501 FOR ADDITIONAL LANDSCAPE INFORMATION.

LEGEND

DECIDUOUS TREE	
EVERGREEN TREE	
FLOWERING TREE	
SHRUBS	
MULCH BED	
PERENNIALS/GROUNDCOVER	
WILDFLOWER SEED MIX	
EROSION CONTROL SEED MIX	



REGISTERED LANDSCAPE ARCHITECT FOR
ALLEN & MAJOR ASSOCIATES, INC.

3	05-08-20	REVISED PER TRC COMMENTS
2	04-24-20	REVISED PER TRC COMMENTS
1	04-01-20	REVISED PER TRC COMMENTS

OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:

RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	1" = 30'	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:



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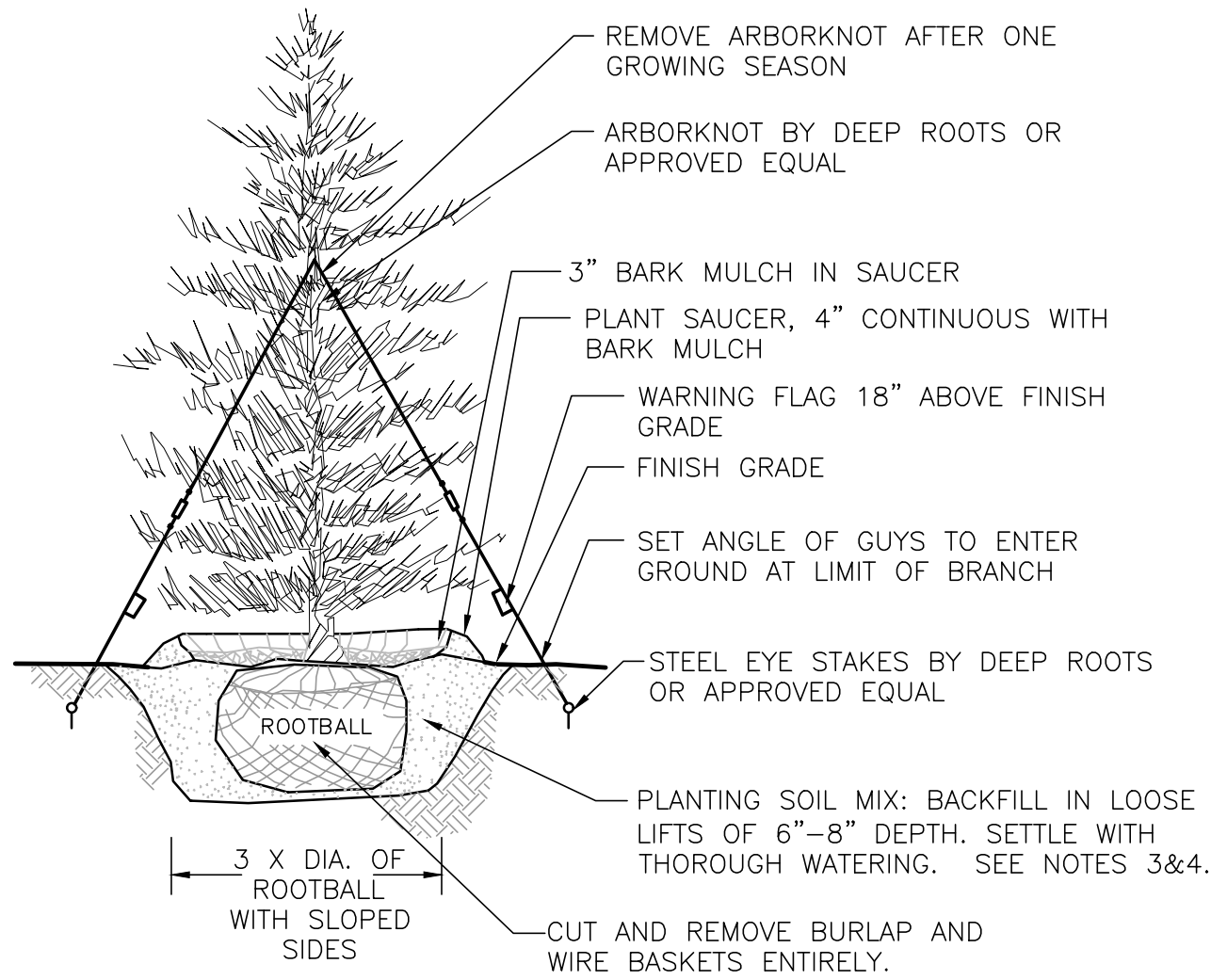
LANDSCAPING PLAN

SHEET No.

L-101

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PLANNING BOARD FILE NO. P15-56A

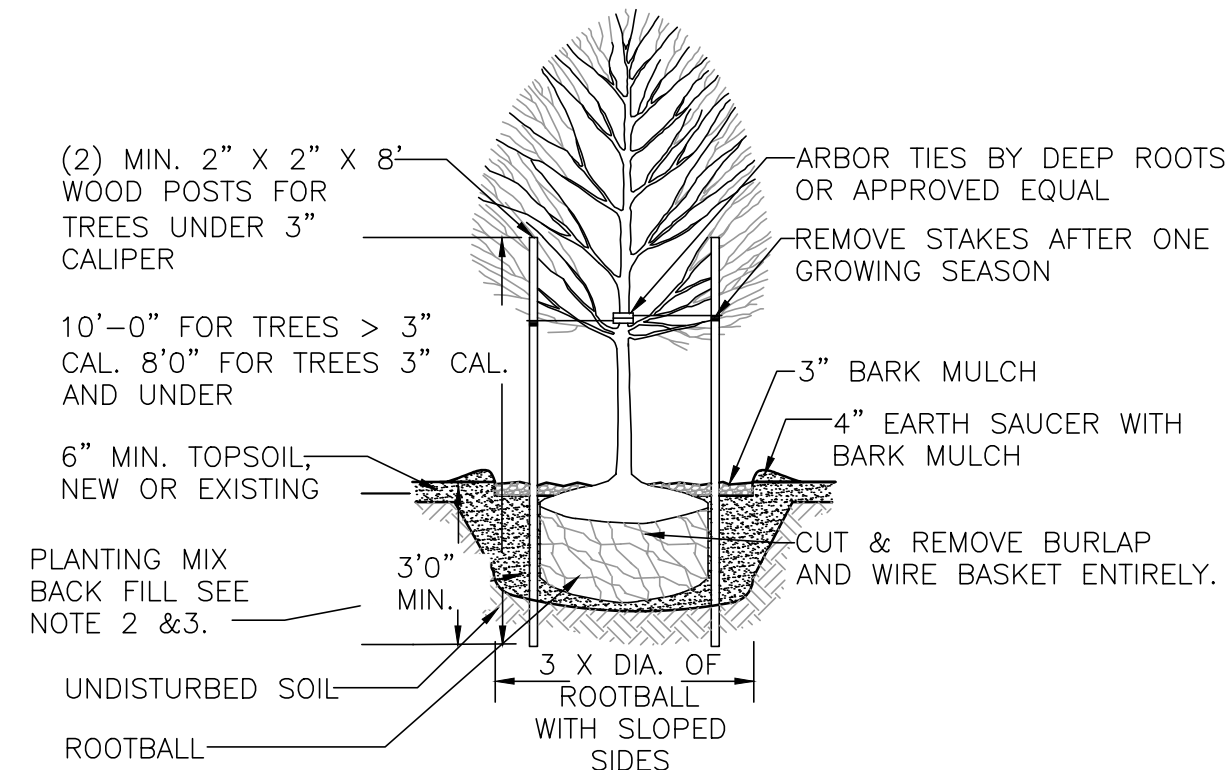


NOTES:

1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

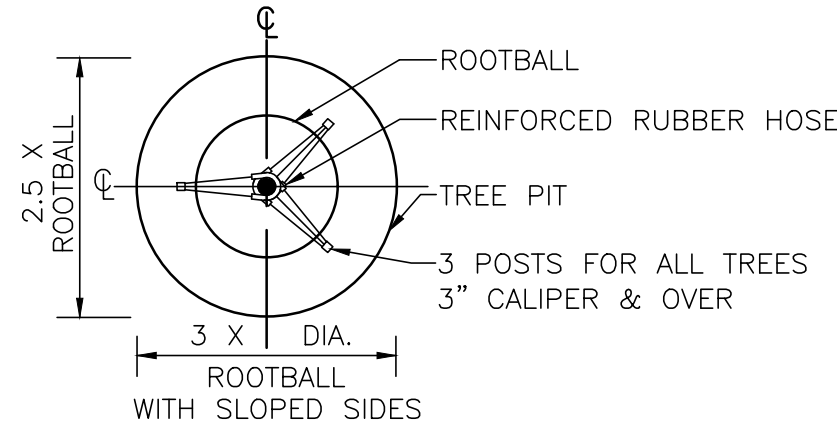
EVERGREEN TREE DETAIL
NOT TO SCALE

1



NOTES:

1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

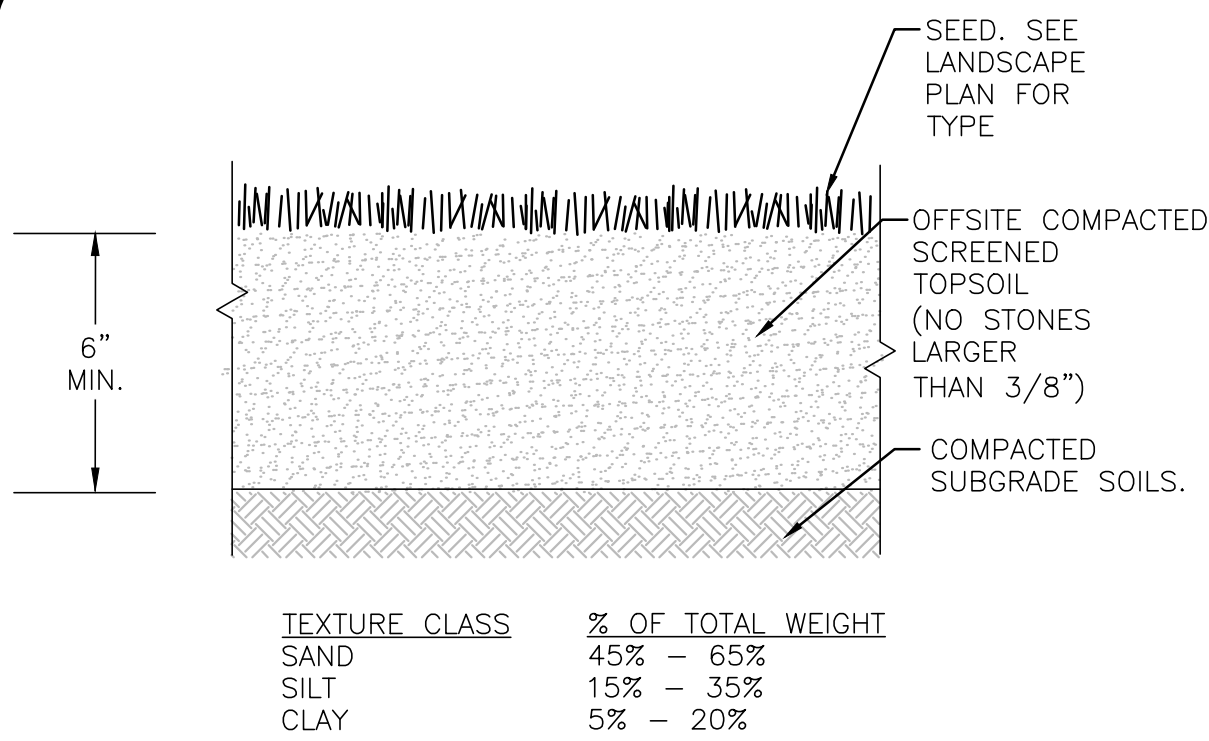
2

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
FESTUCA RUBRA "RUBRA"	CREeping RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
4. LAWN AREAS TO BE SEEDDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.



NOTES:

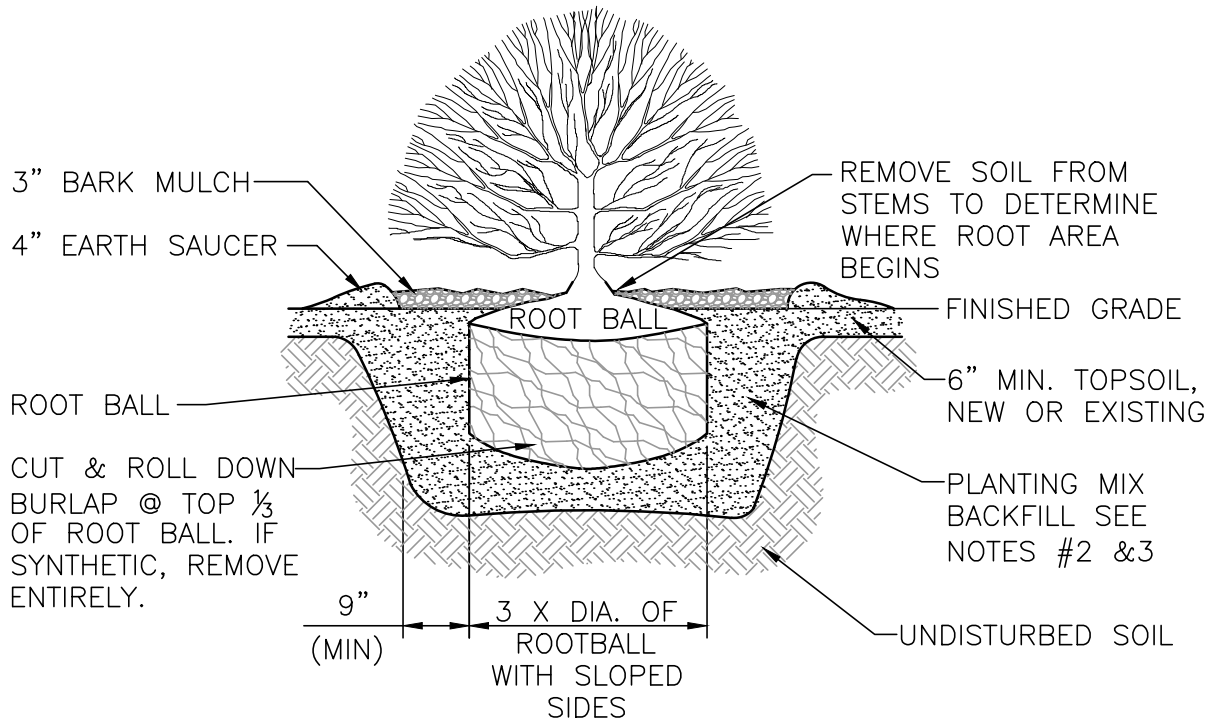
1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLOUDS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEIOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOPSOIL FOR LAWN, TREES, SHRUBS, & PERENNIALS
NOT TO SCALE

3

NOTES:

1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUB 1"-2" ABOVE FINISH GRADE.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.



SHRUB PLANTING DETAIL
NOT TO SCALE

4

LANDSCAPE NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DOVER, NH, SPECIFICATIONS.
2. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE"(1-B88-DIG-SAFE)AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 4" OF LOAM AND SEED. LAWNS WITH OVER 3:1 SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
11. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER OF AS NOTED ON THE PLANTING PLAN ONE FOOT ABOVE THE ROOT CROWN.
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH, AND GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
15. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
16. ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
17. SOIL SAMPLES AND TESTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER.
18. AS THERE IS NO PROPOSED IRRIGATION SYSTEM, AFTER PLANTINGS & LAWNS & SEEDED AREAS HAVE BEEN INSTALLED, LANDSCAPE CONTRACTOR RESPONSIBLE TO TEMPORARILY WATER ALL INSTALLED PLANTINGS, SEEDED AREAS, & LAWN AREAS MIN. 4 TIMES A WEEK DURING INITIAL ESTABLISHMENT PERIOD OF 6 MONTHS AFTER ALL LANDSCAPING IS INSTALLED.

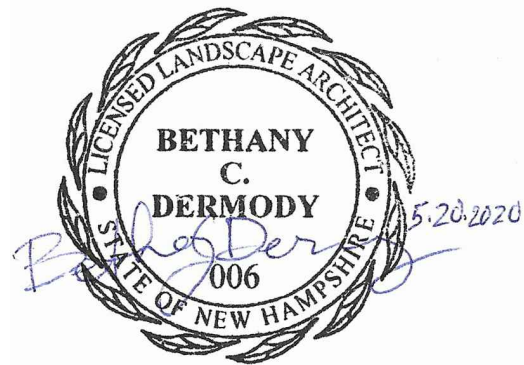
LOAM AND SODDING NOTES

CONTRACTOR SHALL SOD AREAS NOTED ON THE PLANS.

SOD IS TO BE A BLEND OF FOUR TO FIVE CURRENT AND IMPROVED HYBRID BLUEGRASS AND FESCUE MIXES APPROPRIATE FOR BOTH SEMI-SHADED AND AREAS OF SUN.

HYBRIDS MAY INCLUDE: BLACKSTONE KENTUCKY BLUEGRASS, AWARD KENTUCKY BLUEGRASS, CHALLENGER KENTUCKY BLUEGRASS, BLACKBURG II KENTUCKY BLUEGRASS OR COMPARABLE AND EQUAL BLUEGRASS HYBRIDS.

1. SOD SHALL BE HIGH QUALITY, NURSERY GROWN ON CULTIVATED MINERAL AGRICULTURAL SOILS. SOD SHALL BE MOIST, AND MACHINE CUT AT A UNIFORM SOIL THICKNESS OF AT LEAST 3/8" AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL INCLUDE TOP GROWTH AND THATCH. SOD SHALL BE FREE OF DISEASES, WEEDS, BARE SPOTS, OR INSECTS.
2. SODDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1 EXCEPT FOR RE-SODDING OF BARE SPOTS. IF UNABLE TO SOD WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SODDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
4. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RE-SODDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.



REGISTERED LANDSCAPE ARCHITECT FOR
ALLEN & MAJOR ASSOCIATES, INC.

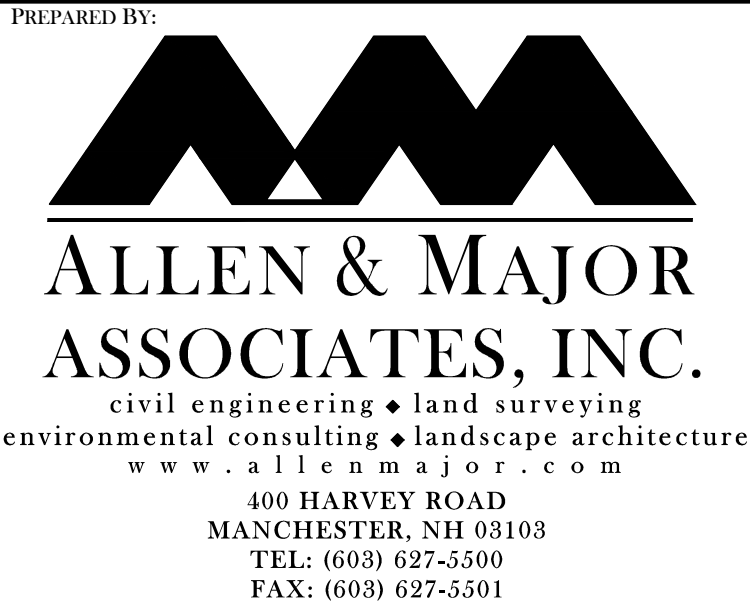
REV	DATE	DESCRIPTION
3	05-08-20	REVISED PER TRC COMMENTS
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1	04-01-20	REVISED PER TRC COMMENTS

OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:
**RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH**

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	AS SHOWN	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM



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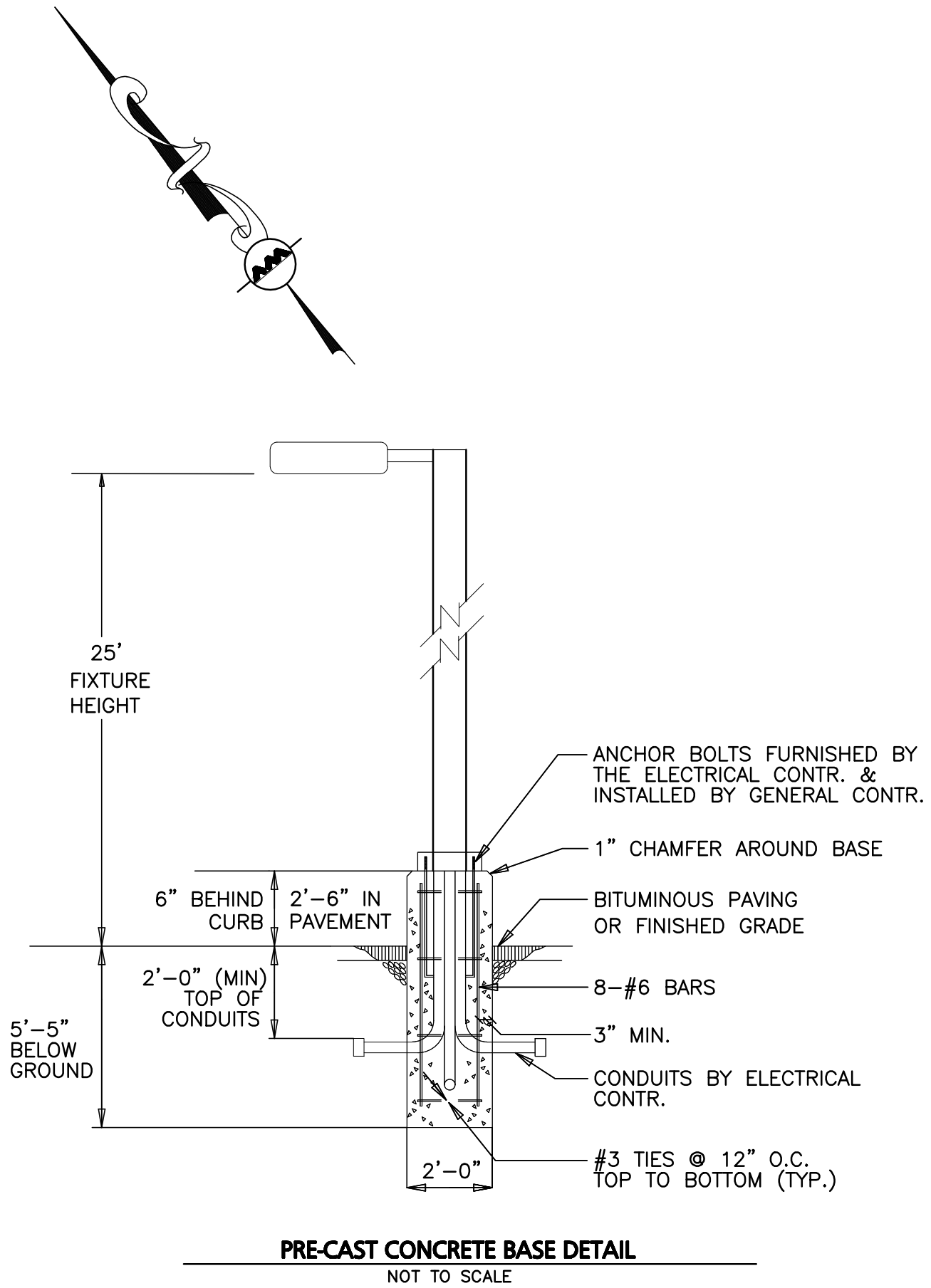
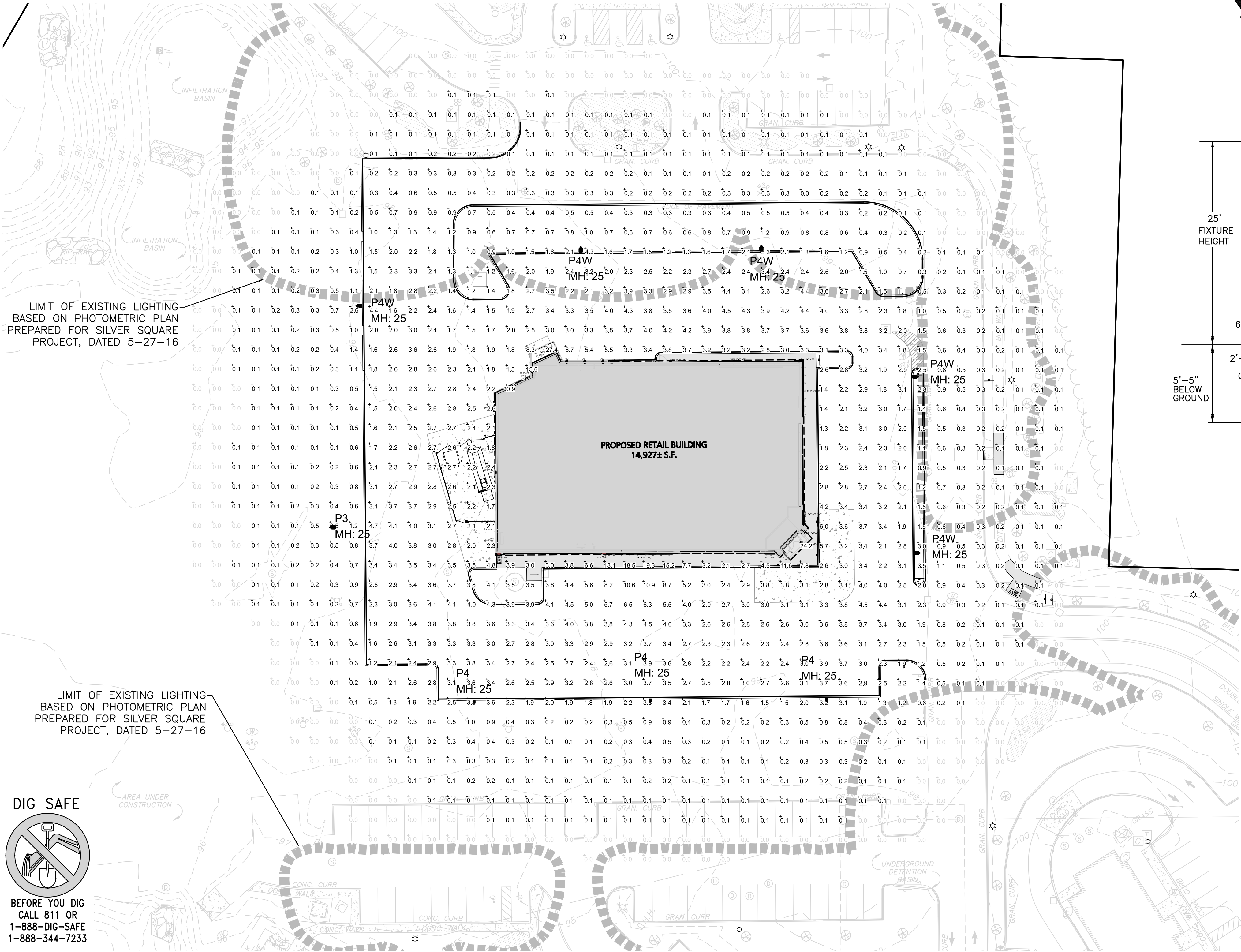
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DRAWING TITLE:	SHEET No.
LANDSCAPING DETAILS	L-501

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PLANNING BOARD FILE NO. P15-56A

Luminaire Schedule								
Project: FIXTURES BY OTHERS - HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRES MANUFACTURED BY OTHERS								
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens	LMF	Lum. Watts	Total Watts
	OD	4	SINGLE	SS6G3DRL6408-IC630HZ LLF Prorated To 4K	3416	0.863	42	168
	OD1	4	SINGLE	SS4G3DRL4408-IC430HZ LLF Prorated To 4K	2095	0.863	26	104
	WP1	7	SINGLE	DSXW1 LED 10C 1000 40K TFTM MVOLT	3944	0.850	38.8	271.6
	WP2	2	SINGLE	DSXW1 LED 20C 1000 40K TFTM MVOLT	7711	0.850	73.2	146.4
	WS	2	SINGLE	WS-W2510-AL-40K	1689	0.850	32.5	65
	J1	5	SINGLE	CROWN-12-40K-110-S-S	1050	0.850	10	50
	J4	10	SINGLE	CROWN-47-40K-110-S-S	4200	0.850	40	400

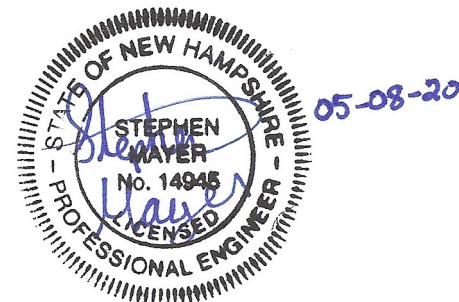
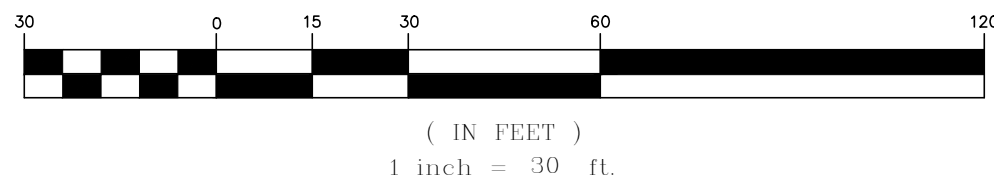
Calculation Summary									
Project: Project									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
All CalcPts Extending Out To Zero Foot-Candles	Illuminance	Fc	1.24	27.4	0.0	N.A.	N.A.	10	10
StatArea - Parking Areas	Illuminance	Fc	3.14	10.9	1.3	2.42	8.38		



NOTES:

- VENDOR INFORMATION
NESCO
40 HUDSON RD.
CANTON, MA 02021
TEL: 781-828-9494
- ALL LIGHTING FIXTURES SERVING PARKING LOTS SHALL BE CUT-OFF FIXTURES AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
- CONTROLS FOR ALL EXTERIOR LIGHTING BY BUILDING CONTRACTOR.
- WIRING OF BUILDING MOUNTED FIXTURES BY BUILDING CONTRACTOR.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

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PROFESSIONAL ENGINEER FOR
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REV	DATE	DESCRIPTION
3	05-08-20	REVISED PER TRC COMMENTS
2	04-24-20	REVISED PER TRC COMMENTS
1	04-01-20	REVISED PER TRC COMMENTS

OWNER/APPLICANT:

V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:

RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	1" = 30'	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:



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MANCHESTER, NH 03103
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DRAWING TITLE: SHEET NO.

LIGHTING PLAN

E-101

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PLANNING BOARD FILE NO. P15-56A



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DIG SAFE

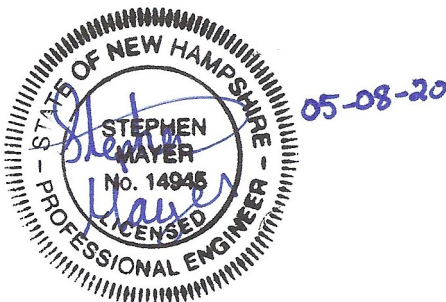


BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

PROPERTY OWNER:

VMD EQUITIES DVR LLC, C/O VMD COMPANIES LLC
733 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

SIGNATURE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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NORTH ANDOVER, MA 01845

PROJECT:

RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	1" = 200'	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

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DRAWING TITLE:

NEIGHBORHOOD PLAN

SHEET No.

N-1

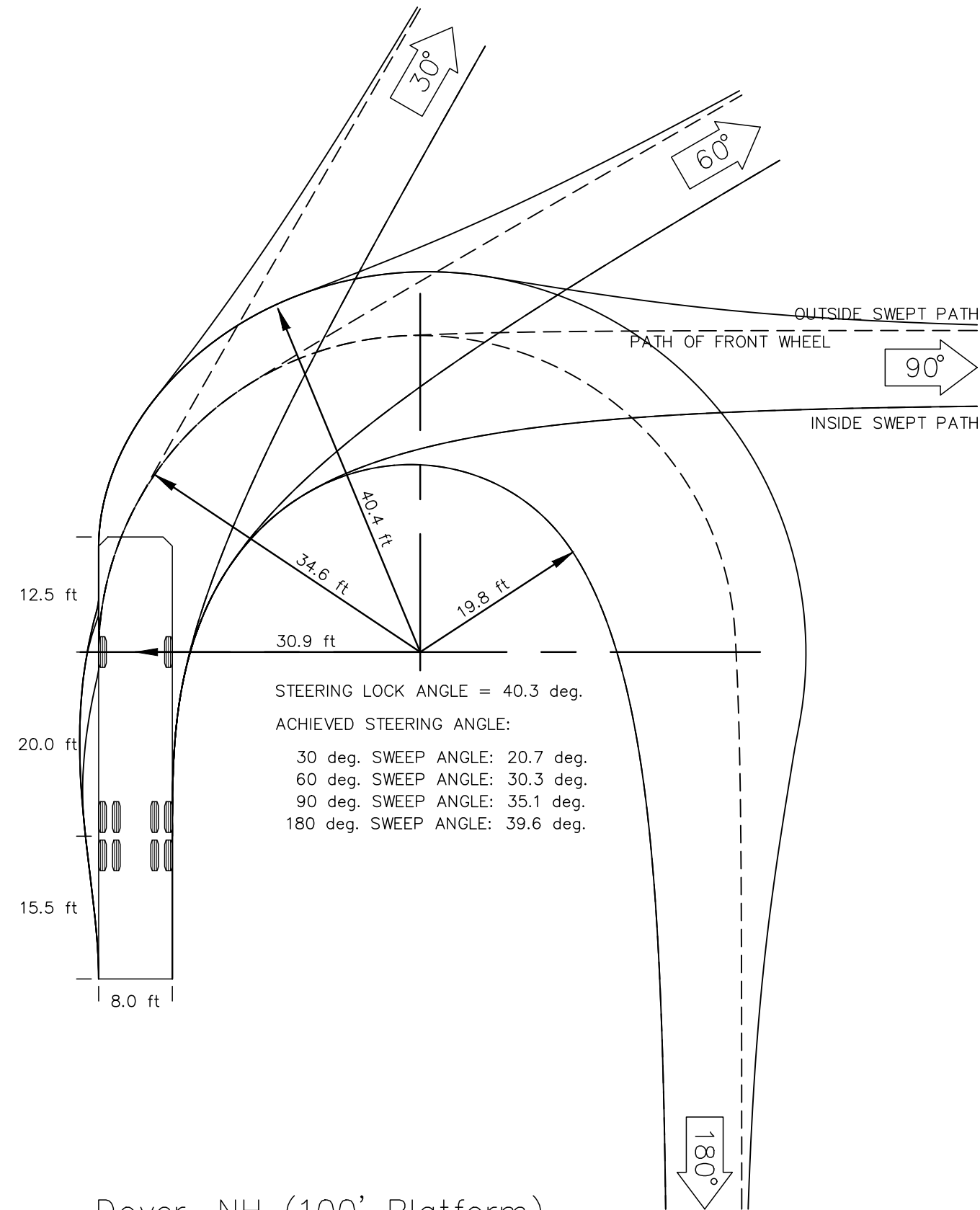
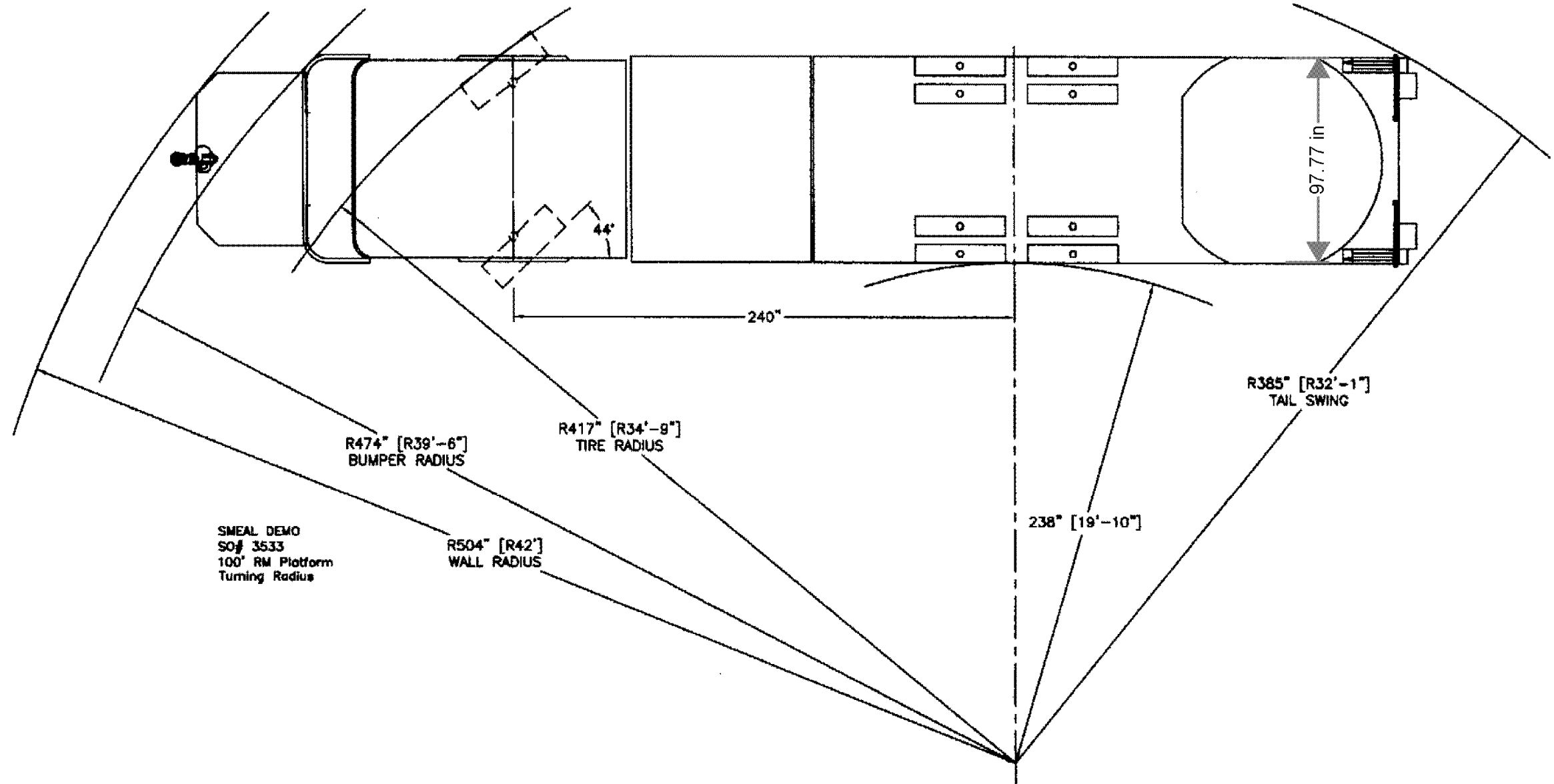
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PLANNING BOARD FILE NO. P15-56A

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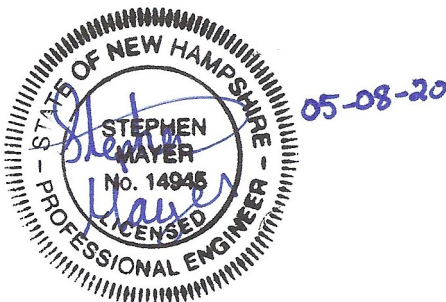
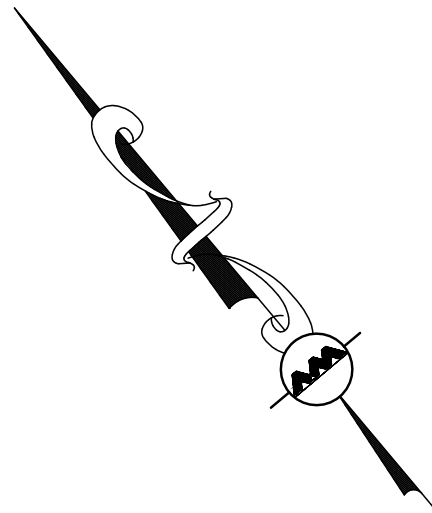


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1-888-344-7233



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REV	DATE	DESCRIPTION
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V.M.D. COMPANIES, LLC.
33 TURNPIKE STREET, RTE 114
NORTH ANDOVER, MA 01845

PROJECT:
**RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH**

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	1" = 30'	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

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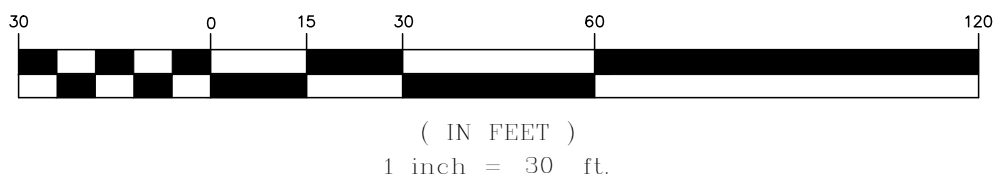
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FIRE TRUCK TURN PLAN	TR-1

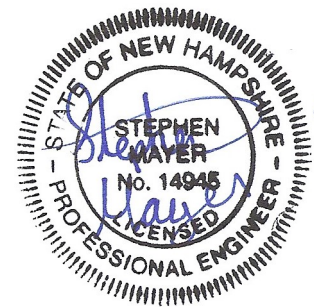
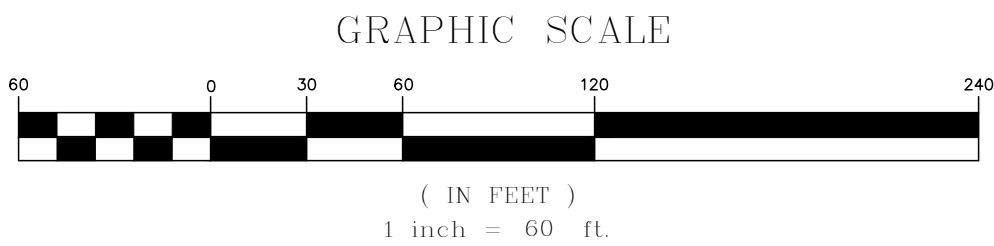
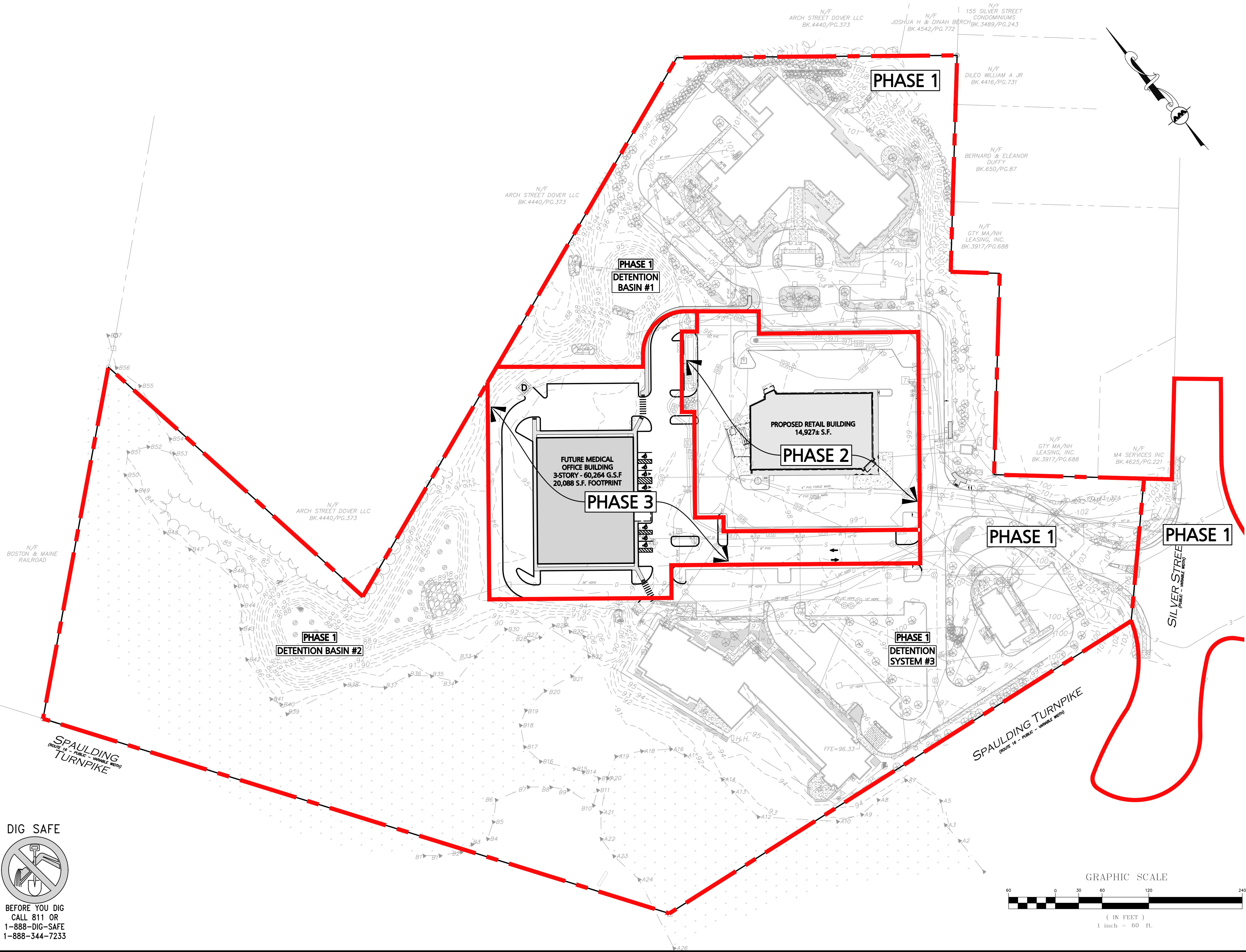
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GRAPHIC SCALE



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PROFESSIONAL ENGINEER FOR
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NORTH ANDOVER, MA 01845

PROJECT: RETAIL STORE WITH
DRIVE-THRU
STERLING WAY
DOVER, NH

PROJECT NO.	2734-01	DATE:	02-14-2020
SCALE:	1" = 60'	DWG. NAME:	C2734-01
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

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DRAWING TITLE:	SHEET No.
PHASING SITE PLAN	1 OF 1

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PLANNING BOARD FILE NO. P15-56A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-28

Application Type: Minor Lot Line Adjustment
Owner(s): Michael R. Towle & Julie Burell Crabtree, Bryan L. & Aimee M. Towle & Richard P. & Katherine C. Towle Revocable Trust
Location: Back River Road (Tax Map I, Lots 54D, 54B, 54 & 54E)
Meeting Date: June 9, 2020

INTENT: To adjust the lot lines between four lots. Lot 54 will decrease from 776,942 s.f. to 571,228 s.f., and lot 54B will increase from 48,620 s.f. to 71,377 s.f., lot 54D will increase from 50,865 s.f. to 60,945 s.f. and lot 54E will increase from 134,776 s.f. to 307,653 s.f.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 3-B

AREA: Existing: Proposed

54:	17.84 ac	13.11 ac
54B:	1.12 ac	1.64 ac
54D:	1.17 ac	1.40 ac
54E:	3.09 ac	7.06 ac

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential and vacant

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:
Residential, Retirement Home

ZBA ACTION: Lot 54 was granted a Special Exception (Z87-34) on 7/16/87

ATTACHMENTS: Please bring previous materials

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified or first class mail to all abutters for the previous meeting

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is proposing to adjust the lot lines between four existing lots. The lot line adjustments would remove land area from lot 54 and increase the other three lot areas. The driveways are not proposed to be relocated.

Lot 54-E was carved off as part of the approved Minor Subdivision in 2018.

The Planning Board accepted this application for review at their May 26, 2020 meeting and the item was tabled to give more opportunity for public input.

Consistency with Land Use Regulations

Chapter 157-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

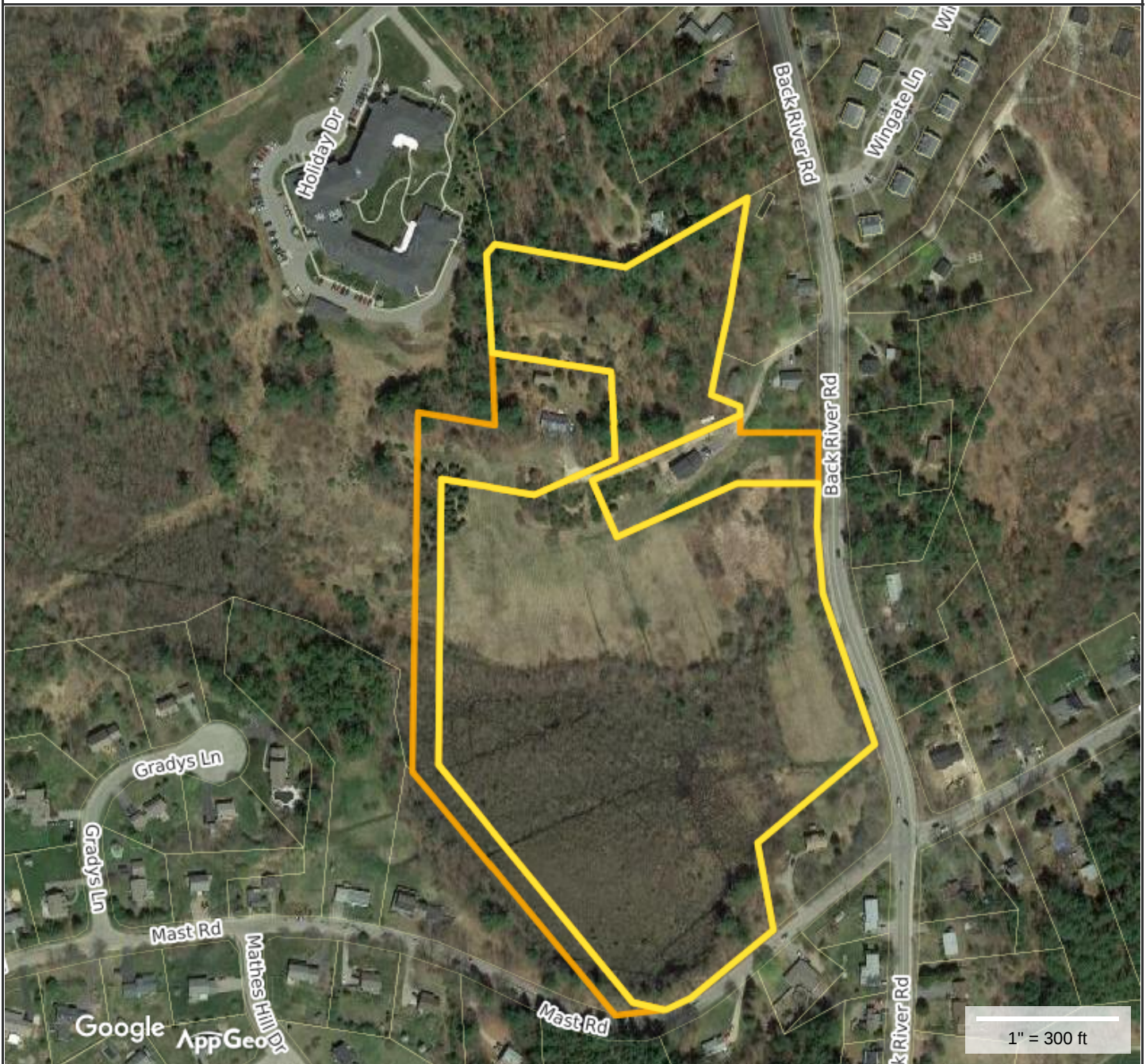
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board remove the item from the table, re-open the public hearing, and vote to approve the minor lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant will provide copies of any deeds noting access easement updates that are needed as a result of the plat.
3. The applicant shall revise the plat to:
 - a. Add Planning file number P20-28 to the title block
 - b. Add signature and stamp of LLS
 - c. Add owners' signatures for recording at Strafford County Registry of Deeds.
 - d. Add a note that the driveway locations are not being changed by this application.
 - e. Add 2018 Minor Subdivision to the reference plan list.

P20-28 Lot Line Adjustment - Towle/Crabtree Et Al

**Property Information**

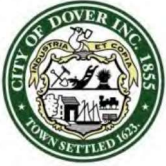
Property ID I0054-000000
Location 67 BACK RIVER RD
Owner TOWLE K & R TRUSTEES
Land Use 130



**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 5/20/2020
Data updated Daily



City of Dover, New Hampshire

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT INFORMATION

Name of Applicant: See Property Owners Telephone # _____

Address of Applicant: _____

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner Michael R. Towle & Julie Burrell Crabtree
(if different from applicant): _____ Telephone # 603-978-0088

Address of 1st Property Owner: 71 Back River Road Dover, NH 03820

Address of Property: Back River Road

Assessor's Map # I Lot(s) # 54D

Property Deed: Book 4220 Page: 476

Zoning District(s) R-12 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 50,865 Size of Proposed Parcel (sq. ft.): 60,945

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner Bryan L. & Aimee M. Towle
(if different from applicant): _____ Telephone # —

Address of 2nd Property Owner: 65 Back River Road Dover, NH 03820

Address of Property: Back River Road

Assessor's Map # I Lot(s) # 54B

Property Deed: Book 4310 Page: 855

Zoning District(s) R-12 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 48,620 Size of Proposed Parcel (sq. ft.): 71,377

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd & 4th Property Owner Richard P. & Katherine C. Towle Revocable Trust
(if different from applicant): _____ Telephone # —

Address of 3rd & 4th Property Owner: 67 Back River Road Dover, NH 03820

Address of Property: Back River Road

Assessor's Map # I Lot(s) # 54 & 54EProperty Deed: Book 1934 Page: 404Zoning District(s) R-12 Overlay District(s) N/AI/54 Size of Existing Parcel (sq. ft.): 776,942 Size of Proposed Parcel (sq. ft.): 571,228I/54E Size of Existing Parcel (sq.ft.): 134,776 Size of Proposed Parcel (sq.ft.): 307,653**[Use additional application form if more than two lots are being adjusted]****SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kevin M. McEneaney, LLS
McEneaney Survey Associates of New EnglandAddress 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911Professional License #: Kevin M. McEneaney,
LLS NH 661 E-mail address: kevin@surveynh.com**CONSERVATION EASEMENT HOLDER (s)** N/A

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone # _____Address 2nd Easement Holder: _____**SIGNATURES**

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

Lot#
I/54D Signature of First Property Owner: [Signature] Date: 5/4/20I/54B Signature of Second Property Owner: [Signature] Date: 5/4/20I/54, I/54E Signature of ~~Applicant (if different from owner)~~ Third & Fourth Property Owner: Katherine J. Deane Date: 5-4-20Signature of Agent: Katherine J. Deane Date: 5-4-20**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: Katherine J. Deane Date: 5-4-20
S:\Department\Planning\Planning_Share\forms

P20-28 TOWLE BACK RIVER ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0005-000001	1 WINGATE LN	CLOUGH CHRIS &	CLOUGH LEAH	1 WINGATE LN	DOVER	NH	03820
I0004-000000	10 LEATHERS LN	WELSH HANNAH K &	WELSH THOMAS H	10 LEATHERS LN	DOVER	NH	03820
I0048-G00000	99 BACK RIVER RD	PERRY JAKE F &	FRANK MEGAN E	12 A GLEN ST	ROCHESTER	NH	03867-2930
I0048-E00000	12 MAST RD	CHALUE MICHAEL W		12 MAST ROAD	DOVER	NH	03820
I0059-000000	53 BACK RIVER RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
I0056-001000	30 HOLIDAY DR	SNR 24 DOVER OWNER LLC		1345 AVE OF THE AMERIC	NEW YORK	NY	10105
I0004-002000	14 LEATHERS LN	STRAWBRIDGE VICTOR W II & AJEMIAN MERIN	VWS AND MCA REVOCABLE TRUST	14 LEATHERS LN	DOVER	NH	03820
I0052-000000	19 GRADYS LN	SAKTHIVEL KARTIK &	SAKTHIVEL YUKIKO	19 GRADYS LN	DOVER	NH	03820-4487
I0005-000027	2 WINGATE LN	MCNALLY RYAN S		2 WINGATE LN	DOVER	NH	03820
I0048-K00000	20 MAST RD	CORMIER TODD A		20 MAST RD	DOVER	NH	03820
I0048-000000	MAST RD	CORMIER MICHAEL A		24 TALL TIMBERS DR	BERWICK	ME	03901-2356
I0005-000002	3 WINGATE LN	COTTA BARBARA D		3 WINGATE LN	DOVER	NH	03820
I0048-L00000	38 MAST RD	ROSENGARD MARC N &	BOWDOIN LEATHA J	38 MAST ROAD	DOVER	NH	03820
I0004-001000	4 LEATHERS LN	SWORSKI BRIAN JOSEPH &	SWORSKI STEPHANIE ANN	4 LEATHERS LN	DOVER	NH	03820
I0005-000026	4 WINGATE LN	REISZ MELVIN Z &	REISZ ELIZABETH C	4 WINGATE LN	DOVER	NH	03820
I0049-007000	44 MAST RD	LAPIERRE ERIC	LAPIERRE DIANA	44 MAST RD	DOVER	NH	03820
I0053-001000	45 MAST RD	ACKERSON ERIC F & WILLIAMS LINDSEY C TRU	WILLIAMS-ACKERSON 2018 REVOCABLE TRUST	45 MAST RD	DOVER	NH	03820-4427
I0053-000000	47 MAST RD	JANELLE RAYMOND	JANELLE ELLEN	47 MAST ROAD	DOVER	NH	03820
I0054-A00000	5 MAST RD	TOWLE MARY ANN	TOWLE BRADFORD	5 MAST ROAD	DOVER	NH	03820
I0005-000003	5 WINGATE LN	MCGARTY RAYMOND F	MCGARTY NANCY	5 WINGATE LN	DOVER	NH	03820
I0053-A00001	53 MAST RD	VOREL TRACY A		53 MAST RD	DOVER	NH	03820
I0061-000000	57 BACK RIVER RD	SMITH MATTHEW J & FLEISCHMANN AMANDA A T	FLEISCHSMITH FAMILY REVOCABLE TRUST OF 2	57 BACK RIVER ROAD	DOVER	NH	03820
I0062-000000	58 BACK RIVER RD	DAVIS TIMOTHY A &	DAVIS ERIN M	58 BACK RIVER RD	DOVER	NH	03820
I0054-000001	61 BACK RIVER RD	TOWLE KATHERINE HEIRS OF	TOWLE RICHARD P HEIRS OF	61 BACK RIVER RD	DOVER	NH	03820
I0067-B00000	62 BACK RIVER RD	TOWLE JONATHAN P TRUSTEE	TOWLE JONATHAN P 2008 TRUST	62 BACK RIVER RD	DOVER	NH	03820
I0005-000000	BACK RIVER RD	CAMPBELL WAYNE P TRUSTEE	CAMPBELL REALTY TRUST	64C HORNETOWN RD	FARMINGTON	NH	03835
I0064-000000	68 BACK RIVER RD	BIRCHENOUGH STEVEN		68 BACK RIVER RD	DOVER	NH	03820
I0005-000004	7 WINGATE LN	CUMMINGS JESSICA		7 WINGATE LN	DOVER	NH	03820
I0066-000000	72 BACK RIVER RD	HANSON PETER D		72 BACK RIVER RD	DOVER	NH	03820
I0068-000000	78 BACK RIVER RD	ARLEN WILLIAM O	DOBECKI LINDSAY R	78 BACK RIVER RD	DOVER	NH	03820
I0048-J00000	95 BACK RIVER RD	LAMOTHE GRETCHEN ENGLE &	LAMOTHE ANDRE JULES	95 BACK RIVER RD	DOVER	NH	03820
I0048-I00000	97 BACK RIVER RD	HILBURN JAMES A &	HILBURN SHERRY L	97 BACK RIVER RD	DOVER	NH	03820
I0067-A00000	74 BACK RIVER RD	TOWLE LYDIA M		PO BOX 1392	DOVER	NH	03821-1392
OWNERS							
I0054-B00000	65 BACK RIVER RD	TOWLE AIMEE M &	TOWLE BRYAN L	65 BACK RIVER ROAD	DOVER	NH	03820
I0054-E00000	BACK RIVER RD	TOWLE K & R TRUSTEES	TOWLE RICHARD AND KATHERINE REVOCABLE TR	67 BACK RIVER ROAD	DOVER	NH	03820
I0054-000000	67 BACK RIVER RD	TOWLE K & R TRUSTEES	TOWLE RICHARD AND KATHERINE REVOCABLE TR	69 BACK RIVER ROAD	DOVER	NH	03820-4401
I0054-D00000	71 BACK RIVER RD	TOWLE MICHAEL R &	CRABTREE JULIE BURRELL	71 BACK RIVER ROAD	DOVER	NH	03820
PROFESSIONAL LICENSES							
SURVEYOR		MCENEANEY SURVEY ASSOCIATES		24 CHESTNUT STREET	DOVER	NH	03820
WETLAND SCIENTIST		DAMON BURT, CWS		28 GARLAND ROAD	STRAFFORD	NH	03884



City of Dover, New Hampshire LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

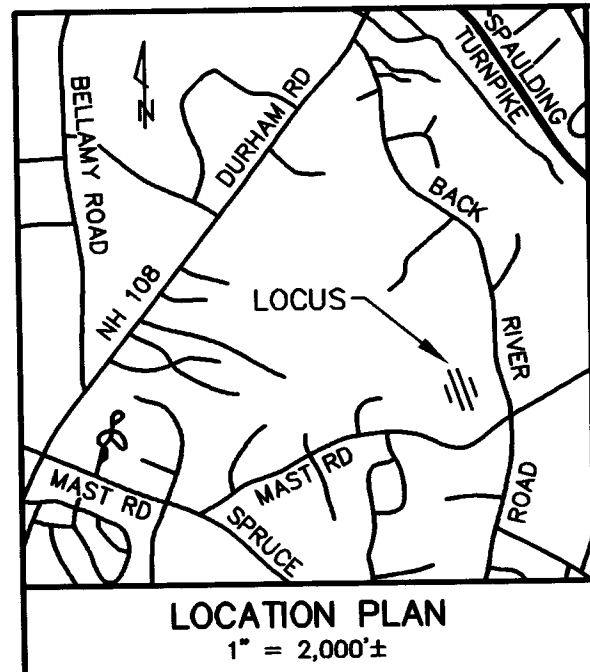
The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Michael R. Towle & Julie Burrell Crabtree
Bryan L. & Aimee M. Towle File Number: P20-
Richard P. & Katherine C. Towle Revocable Trust

PROPERTY LOCATION: Back River Road Tax Map: 1 Lot: 54B and Lot: 54D, 54, 54E

	Where/How Provided	Reviewed
1. Completed and signed Application form	X	
2. Plan Review Fees are provided	Owner's to Provide	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	1 - 24x36, 4 - 11x17	
Location map at appropriate scale	X	
Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners	X	
Signature & stamp of NH licensed land surveyor	X	
Zoning District boundaries, including any special or overlay districts	N/A	
Location of Conservation District areas	N/A	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location, material and size of existing and proposed permanent monuments	X	
All applicable Dover Common Subdivision notes	X	

REVIEWED BY: _____ DATE _____



LEGEND

- I.P.(fnd) - IRON PIPE (FOUND)
I.R.(fnd) - IRON ROD (FOUND)
D.H.(fnd) - DRILL HOLE (FOUND)
I.R.(tbs) - IRON ROD W/ I.D. CAP (TO BE SET)
--- - EDGE OF WETLAND
--- - WETLAND
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
--- - UP 410/5 - UTILITY POLE W/ I.D. NOS.
- HOLGATE LIMITED PARTNERSHIP
103 CENTRAL AVENUE
DOVER, NH 03820
4336 / 544

REFERENCE PLANS:

- SUBDIVISION OF LAND OF KATHERINE TOWLE, DOVER, N.H. SCALE: 1" = 100'; DATED: MAY 1987, REVISED THROUGH JUNE 1987; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 31A-81.
- PROPOSED SUBDIVISION OF LAND OF KATHERINE TOWLE, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 20'; DATED: JULY 1984; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 24A-115.
- REVISED PLAN SUBDIVISION OF LAND OF KATHERINE TOWLE, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 50'; DATED: SEPT. 1984; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 24A-100.
- PLAN OF LOT LINE ADJUSTMENT BETWEEN LANDS OF DENNIS & DEBORAH TOWLE AND DOUGLAS & KATHERINE DEAME, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 50'; DATED: NOV. 25, 1996; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 41A-90.
- BOUNDARY LINE ADJUSTMENT - RAYMOND J. MARTINEAU JR. AND RAYMOND J. MARTINEAU REV. TRUST, GRADY'S LANE AND BACK RIVER ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: SEPTEMBER 9, 2003, REVISED THROUGH 9/30/03; BY: TRITECH ENGINEERING CORP.; RECORDED S.C.R.D. PLAN 73-11.
- MINOR SUBDIVISION OF LAND PREPARED FOR THE K. & R. TOWLE REVOCABLE TRUST TAX MAP I LOT 54, 67 BACK RIVER ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 60'; DATED: FEBRUARY 6, 2014 AND REVISED THROUGH 5/7/2014; BY THIS OFFICE; RECORDED S.C.R.D. PLAN 107-37.

NOTES:

- OWNER OF RECORD:
RICHARD P. TOWLE REVOCABLE TRUST OF 1997
KATHERINE C. TOWLE REVOCABLE TRUST OF 1997
67 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1934, PAGE 404

BRYAN L. TOWLE
AIMEE M. TOWLE
65 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4310, PAGE 855

MICHAEL R. TOWLE
JULIE BURRELL CRABTREE
71 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4220, PAGE 476
- 1 / 54 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MINIMUM FRONTAGE = 100 FEET
MAXIMUM LOT COVERAGE = 30 PERCENT
MINIMUM BUILDING SETBACKS, PRINCIPAL:
FRONT / ABUT A STREET = 15 FT. MIN.,
= 25 FT. MAX.
SIDE = 15 FEET
REAR = 30 FEET

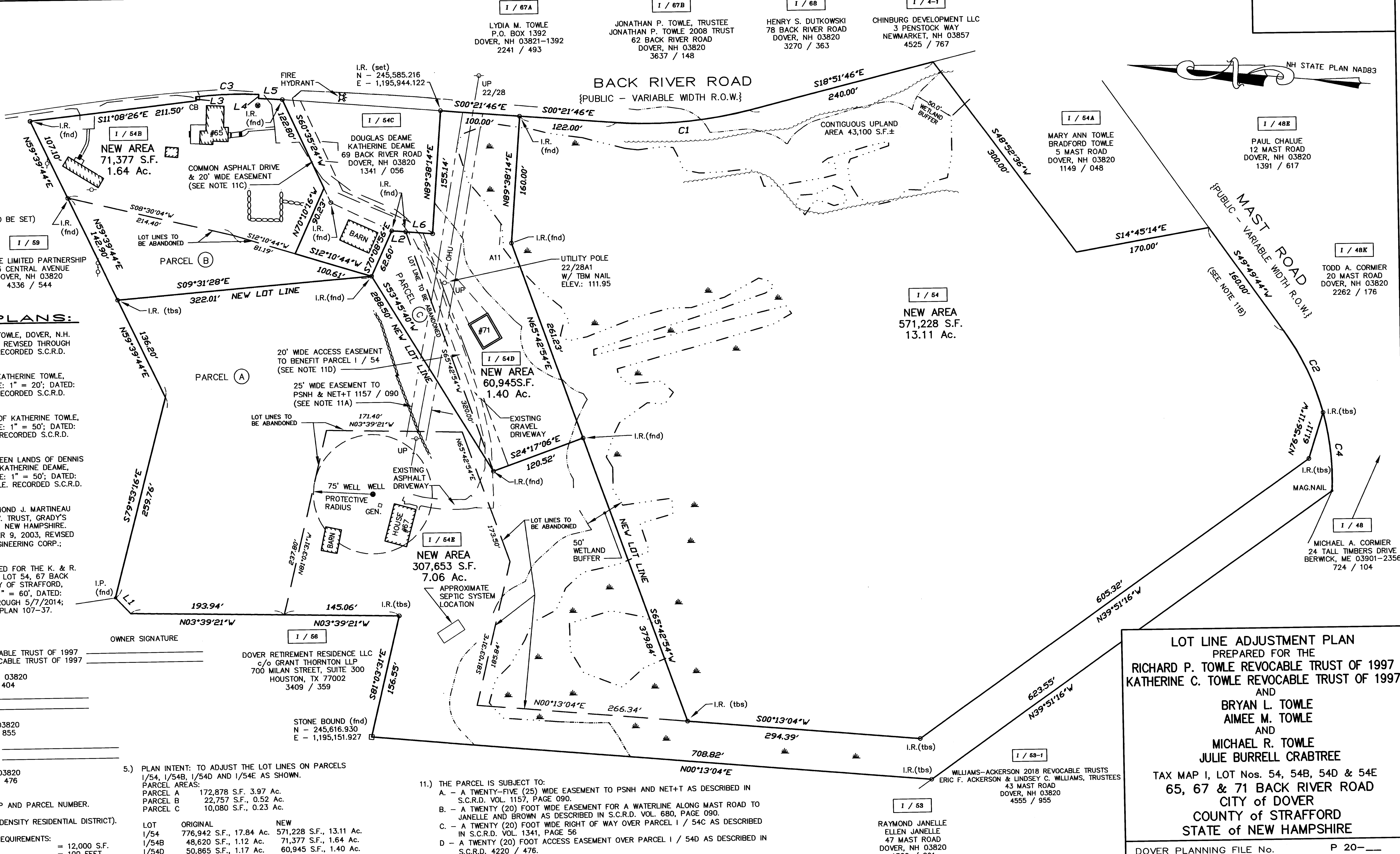
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
18-2050	LLADJ	13-07	67-68	
PROJECT NO	TYPE	FIELD BOOK & PAGES		

- PLAN INTENT: TO ADJUST THE LOT LINES ON PARCELS 1/54, 1/54B, 1/54D AND 1/54E AS SHOWN.
PARCEL AREAS:
PARCEL A 172,878 S.F., 3.97 Ac.
PARCEL B 22,757 S.F., 0.52 Ac.
PARCEL C 10,080 S.F., 0.23 Ac.
- PER FLOOD INSURANCE RATE MAP 33017C0320F AND 33017C0340E, EFFECTIVE DATE: SEPTEMBER 30, 2015; ZONE "X": AREAS DETERMINED TO BE MINIMAL FLOOD HAZARD.
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON DECEMBER 13, 2013. VERTICAL DATUM IS NAVD88.
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- WETLANDS SHOWN WERE DELINEATED BY MICHAEL MARIANO, C.W.S. No. 183 DURING DECEMBER 2013 AND MAY 2018, AND DAMON BURT C.W.S. No. 163 APRIL 2020 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE. WETLANDS BOUNDARIES ARE JURISDICTIONAL POORLY DRAINED SOILS.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. EXISTING HOUSE ADDRESS IS 67 BACK RIVER ROAD.

No.	Bearing	Distance
L1	N41°28'18"E	27.56'
L2	S00°22'16"E	17.68'
L3	N78°59'44"E	5.00'
L4	S88°29'44"W	5.00'
L5	S01°29'54"E	30.00'
L6	S00°22'16"E	34.00'

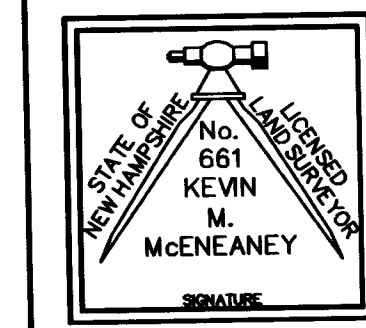
No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	18°30'00"	525.00'	169.52'	168.78'	S09°36'46"E
C2	20°40'19"	320.00'	115.45'	114.83'	S60°09'53"W
C3	9°31'03"	480.00'	79.73'	79.64'	S06°30'59"E
C4	17°54'18"	320.00'	100.00'	99.59'	S79°27'12"W

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."



LOT LINE ADJUSTMENT PLAN
PREPARED FOR THE
RICHARD P. TOWLE REVOCABLE TRUST OF 1997
KATHERINE C. TOWLE REVOCABLE TRUST OF 1997
AND
BRYAN L. TOWLE
AIMEE M. TOWLE
AND
MICHAEL R. TOWLE
JULIE BURRELL CRABTREE
TAX MAP I, LOT Nos. 54, 54B, 54D & 54E
65, 67 & 71 BACK RIVER ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 20-____
DRAWN BY: KJF FILE: VR CP\2050\20-2050
SCALE: 1" = 60' DATE: MAY 1, 2020



McEaney
Survey
Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-29

Application Type: Minor Subdivision
Owner(s): Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust
Applicant(s): Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust
Location: 31 Sixth St (Tax Map 30, Lot 80)
Meeting Date: June 9, 2020

INTENT: To subdivide one lot into two. The new lot areas would be 0.56 acres or 24,207 s.f. and 0.12 acres or 5,003 s.f.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 3-C

AREA: Parent lot is 0.67 ac

ZONING DISTRICT: CBD-Mixed Use

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Commercial, Industrial

ZBA ACTION: None

ATTACHMENTS: Please bring previous materials

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified or first class mail to all abutters for the previous meeting

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is proposing to subdivide one lot into two. This would carve off one of the existing buildings to place on its own lot and leave three other existing buildings on the remaining lot.

The lots are proposed to be served by public water and sewer.

As a Minor Subdivision, this application did not appear before the Planning Board.

The Planning Board accepted this application for review at their May 26, 2020 meeting and the item was tabled to give more opportunity for public input.

Consistency with Land Use Regulations

Chapter 157-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with the regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board remove the item from the table, re-open the public hearing, and vote to approve the minor subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. Provide a CAD file to the satisfaction of the Asset Management Administrator's satisfaction.
3. If the newly created lot will use the driveway off Grove Street, the applicant shall grant an easement, to be reviewed and approved by the Assistant City Manager, for the new lot.
4. The applicant shall revise the plat to:
 - a. Add Planning file number P20-29 to the title block
 - b. Add signature and stamp of LLS
 - c. Add owners' signatures for recording at Strafford County Registry of Deeds.
 - d. Add topography
 - e. Show existing water service
 - f. Add Common notes 12 (wetlands) and 33 (topography)
 - g. Add a note relative to whether the new lot will continue to use the driveway off Grove Street

P20-29 Minor Subdivision - Hawkins

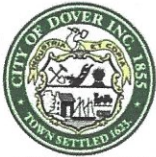
**Property Information**

Property ID 30088-000000
Location 31 SIXTH ST
Owner HAWKINS MATTHEW & ASHLEY TRUSTEES
Land Use 111

**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 5/20/2020
Data updated Daily



City of Dover, New Hampshire MINOR SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Hawkins Family Revocable Trust Telephone # 603-661-5175
Matthew & Ashley Hawkins, Trustees
Address of Applicant: 2 Whittier Falls Way Dover, NH 03820
Name of Property Owner (if different from applicant): SAME Telephone # _____
Address of Property Owner: SAME
E-Mail Address: matthewahawkins@gmail.com

PROPERTY INFORMATION

Address of Property: 31 Sixth Street
Assessor's Map # 30 Lot(s) # 88
Zoning District(s) CBD - Mixed Use Overlay District(s) _____
Size of Parcel: 29,210 s.f. (.67ac) Property Deed: Book 4702 Page: 548
Existing Use of Property: Residential

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 2
City Water? ☒ Yes ☐ No How far is city water from the property? AT STREET
City Sewer? ☒ Yes ☐ No How far is city sewer from the property? AT STREET
Highway Access (check where applicable): ☒ City Street ☐ State Highway
Estimated Length of Proposed Roads: N/A feet Public or Private Road? _____

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE
Justification for waiver request(s) (attach additional sheets as needed): N/A

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin M. McEneaney, LLS
McEneaney Survey Associates of New England
Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911
Professional License #: Kevin M. McEneaney, LLS NH 661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) N/A
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) N/A
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

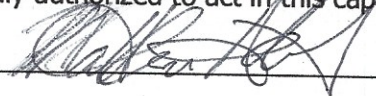
Name of Soil Scientist and Company (Licensed in N.H.) N/A
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone # _____
Address Easement Holder: _____

SIGNATURES

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

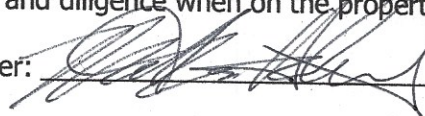
Signature of Property Owner:  Date: 5.3.2020

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

Signature of Agent: _____ Date: _____

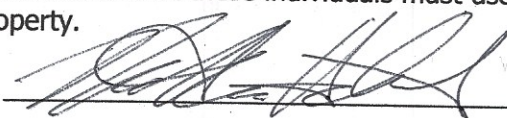
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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: 5.3.2020

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

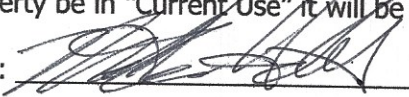
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Signature of Property Owner:  Date: 5.3.2020

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: 5.3.2020

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



City of Dover, New Hampshire MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

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

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

APPLICANT: Hawkins Family Revocable Trust File Number: P20-
Matthew & Ashley Hawkins, Trustees

PROJECT TITLE: Minor Subdivision

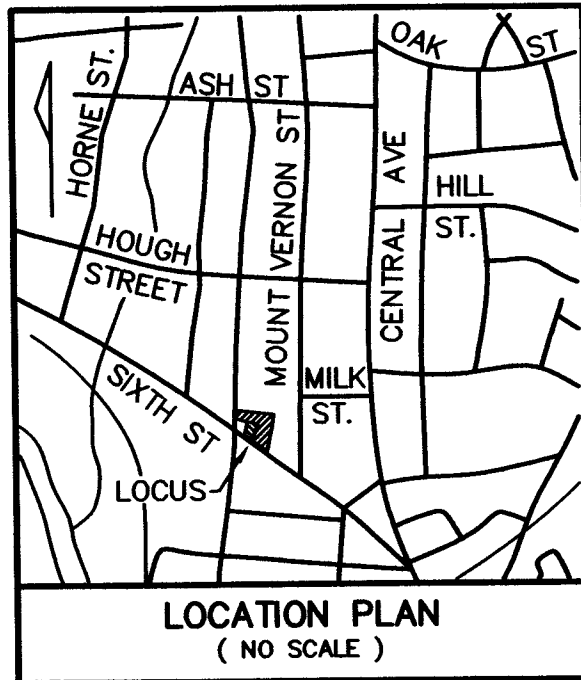
PROPERTY LOCATION: 31 Sixth Street Tax Map: 30 Lot: 88

	Where/How Provided	Reviewed
1. Completed and signed Application form	X	
2. Plan Review Fees are provided	X	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Waiver requests to the Subdivision Regulations, with written justification	N/A	
6. Conditional Use Permit applications	N/A	
7. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	1 - 24x36, 4 - 11x17	
Location map at appropriate scale	X	
Proposed subdivision name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	N/A	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	N/A	
Location and widths of existing and proposed sidewalks	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed topographic information at two foot intervals	N/A	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	

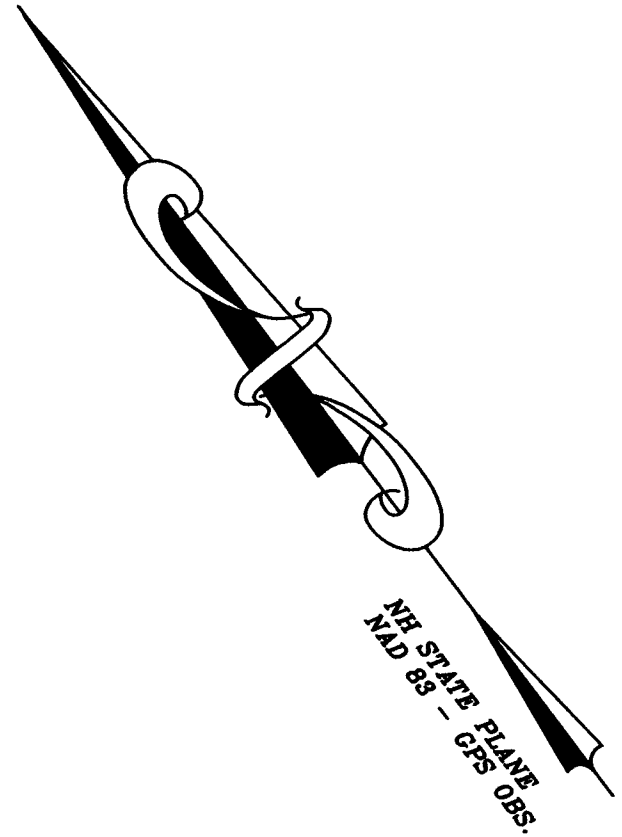
	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	N/A	
Existing and proposed stormwater lines and facilities	X	
Location of Flood Hazard Zone	X	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	N/A	
Existing natural features and/or significant vegetation on property	N/A	
Soil types	N/A	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	N/A	
Location, material and size of existing and proposed permanent monuments	X	
Existing railroad lines	N/A	
Note regarding solid waste disposal	N/A	
All applicable Dover Common Subdivision notes	X	
8. Construction Detail Sheets shall contain the following information (if appropriate):	N/A	
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets		
Profiles showing the locations & a typical cross-section detail of streets		
Location of street trees, street lighting poles and street signs		
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants		
Location and size of all water, gas and other underground utilities		
9. Additional Information if appropriate	N/A	
Stormwater Management Plan depicting the existing and 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		
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		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____

P20-29	HAWKINS	31 SIXTH STREET					
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
30068-000000	3 MAPLE ST	PAGE SHAUN M		3 MAPLE ST APT A	DOVER	NH	03820
30070-000000	41 SIXTH ST	PERREAULT RICHARD J III &	PERREAULT HEATHER L	17 PINE GROVE TER	SOMERSWORTH	NH	03878
30071-000000	39 SIXTH ST	JOHNSON PAULA		39 SIXTH ST	DOVER	NH	03820
30072-000000	37 SIXTH ST	PROPERTY BROTHERS LLC		PO BOX 801	NEWCASTLE	NH	03854
30073-000000	56 GROVE ST	WOOD GEOFFREY J &	WOOD CHRISTINA A	123 PORTSMOUTH AVE	STRATHAM	NH	03885-2420
30074-000000	58 GROVE ST	SMITH KATHERINE L &	SMITH JAMES D	58 GROVE ST	DOVER	NH	03820
30085-000000	53 59 GROVE ST	O BRIEN LOUISE J		PO BOX 2801	SEABROOK	NH	03874
30086-000000	51 GROVE ST	SULLIVAN MICHAEL B &	SULLIVAN SARA C	51 GROVE ST	DOVER	NH	03820
30087-000000	49 GROVE ST	DRAKE JAMES T TRUSTEE	DRAKE JAMES T 2019 REVOCABLE TRUST	49 GROVE STREET	DOVER	NH	03820
30089-000000	33 SIXTH ST	WENTWORTH MERLE P		33 SIXTH STREET	DOVER	NH	03820
30090-000000	25 27 SIXTH ST	D & P PROPERTIES LLC		23 LAREDO LN	EAST ROCHESTER	NH	03868
30091-000000	21 23 SIXTH ST	SMITH MARTIN F III		PO BOX 1144	DOVER	NH	03820
30092-000000	4 MOUNT VERNON ST	KAROUTAS PAUL TRUSTEE	KAROUTAS PAUL LIVING REVOCABLE TRUST	3 KENNEDY CIRCLE	DOVER	NH	03820
30093-000000	8 MOUNT VERNON ST	WILSON PERRY K		PO BOX 1105	DOVER	NH	03821
30094-000000	12 14 MOUNT VERNON ST	12 MT VERNON ST LLC		72 FOYES LANE	KITTERY	ME	03905
30095-000000	18 MOUNT VERNON ST	SMITH JAMES N		18 MOUNT VERNON ST	DOVER	NH	03820
30096-000000	20 22 MOUNT VERNON ST	MOUNT VERNON HOLDINGS LLC		27 GROVE ST	GREENLAND	NH	03840
30108-000000	6 MILK ST	ML LITTLETON & COMPANY LLC		PO BOX 1068	EXETER	NH	03833
30109-000000	7 MOUNT VERNON ST	CHAMPAGNE SUE		23 HEMLOCK CT	NEWFIELDS	NH	03856-8306
31080-000000	26 28 SIXTH ST	SHEN RONG HUA &	PU AI HUA	32 JOCO DR	TYNGSBORO	MA	01879
31083-000000	32 38 SIXTH ST	BULLOCK BERNARD A	C/O BM BULLOCK PROPERTY MANAGEMENT LLC	PO BOX 588	EXETER	NH	03833
31084-000000	42 SIXTH ST	LEDDY ALEXIA		110 CLARK RD	RYE	NH	03870-2031
31085-000000	46 48 SIXTH ST	VITKO THOMAS J &	VITKO SUSANNE M	186 BACK RD	DOVER	NH	03820
31086-000000	41 43 GROVE ST	CC 41 GROVE LLC		47 PARK AVE	GREENLAND	NH	03840
31087-000000	39 GROVE ST	PILLSBURY RAYMOND D		39 GROVE ST	DOVER	NH	03820
31088-000000	37 GROVE ST	KULBERG JOHN M &	KULBERG KAREN L	27 JOSEPHINE DR	HAMPTON	NH	03842
31099-000000	56 SIXTH ST	WAMCO ASSOCIATES INC		PO BOX 426	DOVER	NH	03820
31099-A00000	40 GROVE ST	PROFILE PROPERTIES LLC	ATTN MICHAEL P AMICANGIOLI	24 UPPER NEW HAMPTON RD	MEREDITH	NH	03253
		MCENEANEY SURVEY ASSOCIATES		24 CHESTNUT STREET	DOVER	NH	03820



No.	Bearing	Distance
L1	S54°40'07"E	22.29'
L2	S35°43'49"W	27.00'



REFERENCE PLANS:

- 1.) PLAN OF LAND PREPARED FOR CRAIG FAHEY, TAX MAP 30, LOT No. 92, 4 MOUNT VERNON STREET, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: OCTOBER 20, 2000. BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 52-63.

NOTES:

- 1.) OWNER OF RECORD: OWNERS SIGNATURES
- MATTHEW HAWKINS, TRUSTEE
ASHLEY HAWKINS, TRUSTEE
HAWKINS FAMILY REVOCABLE TRUST
2 WHITTIER FALLS WAY
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4702, PAGE 548
- 2.) 30 / 88 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA: 29,210 S.F. / 0.67 Ac.
- 4.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL AS SHOWN, PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER. THE EXISTING USE ON PROPOSED LOT 1 IS A SINGLE FAMILY RESIDENCE.
- 5.) ZONING DISTRICT: CBD, MIXED USE SUB-DISTRICT
MINIMUM LOT SIZE = N/A
MINIMUM LOT COVERAGE = 50 PERCENT
FRONTAGE BUILD-OUT = 60 PERCENT MINIMUM
FRONT BUILD TO LINE = 5 FEET MIN. / 20 FEET MAX.
SIDE SETBACK = 5 FEET MIN. / 20 FEET MAX.
REAR SETBACK = 10 FEET MIN. / 20 FEET MAX.
MAXIMUM BUILDING HEIGHT = 3 STORY MAX / 2 STORY MIN.
- 6.) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION.
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY THIS OFFICE DURING FEBRUARY 2020 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.

30 / 72

PROPERTY BROTHERS, LLC
P.O. Box 801
NEWCASTLE, NH 03854
4567 / 824

LEGEND

- I.R.(TBS) - IRON ROD TO BE SET
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
Ø - DIAMETER
N - NORTH
E - EAST
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
- UP - UTILITY POLE
- OHU - GUY WIRE
ELEC. - OVERHEAD UTILITIES
BIT. - ELECTRIC
VGC - BITUMINOUS
DYL - VERTICAL GRANITE CURB
SWL - DOUBLE YELLOW LINE
SMH - SINGLE WHITE LINE
CB - SEWER MANHOLE
G - CATCH BASIN
- GAS LINE
- GAS VALVE
- FIRE HYDRANT
- WATER SHUT-OFF

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
20-2263	SUBDIVISION	20-02	54-63	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

12 MT VERNON ST, LLC
72 FOYES LANE
KITTEERY, ME 03905
4640 / 864

30 / 87

JAMES T. DRAKE, TRUSTEE
JAMES T. DRAKE 2019 REVOCABLE TRUST
49 GROVE STREET
DOVER, NH 03820
4653 / 34

30 / 93

PERRY K. WILSON
P.O. Box 1105
DOVER, NH 03821
3934 / 879

30 / 92

PAUL KAROUTAS, TRUSTEE
PAUL KAROUTAS LIVING REVOCABLE TRUST OF 2004
3 KENNEDY CIRCLE
DOVER, NH 03820
4157 / 108

30 / 90

D & P PROPERTIES, LLC
23 LAREDO LANE
EAST ROCHESTER, NH 03868
4454 / 220

MERLE P. WENTWORTH
33 SIXTH STREET
DOVER, NH 03820
1894 / 554

30 / 88-1

LOT 1 AREA
5,003 S.F.
0.12 Ac.

31 / 85

THOMAS J. VITKO
SUSANNE M. VITKO
186 BACK ROAD
DOVER, NH 03820
1882 / 679

31 / 84

ALEXIA LEDDY
110 CLARK ROAD
RYE, NH 03870
4640 / 423

31 / 83

BERNARD A. BULLOCK
C/O BM BULLOCK PROPERTY MANAGEMENT LLC
P.O. Box 588
EXETER, NH 03833
2851 / 121

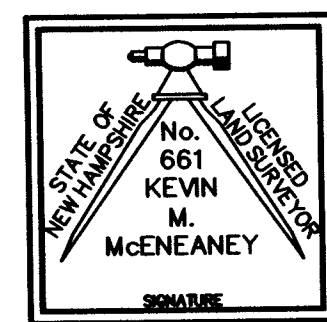
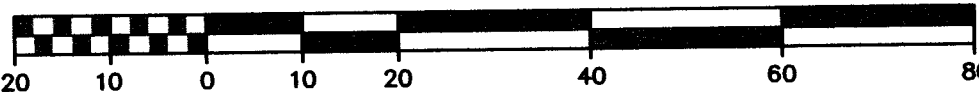
"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

MINOR SUBDIVISION OF LAND
PREPARED FOR THE
HAWKINS FAMILY REVOCABLE TRUST
TAX MAP 30, LOT No. 88
31 SIXTH STREET & GROVE STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 20-__

DRAWN BY: RJM FILE: MSA\2263\20-2263 NAD83

SCALE: 1" = 20' DATE: MARCH 18, 2020



McEneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-30

Application Type: Minor Subdivision
Owner(s): Stephen and Rosemary Forcillo
Applicant(s): Stephen and Rosemary Forcillo
Location: 206 Gulf Road (Tax Map N, Lot 12A)
Meeting Date: June 9, 2020

INTENT: To subdivide one lot into two. The new lot containing the existing house will be 1.235 acres and the second lot would be 2.695 acres.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-A

AREA: Parent lot is 3.91 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and Coheco Country Club

ZBA ACTION: Z20-01: Variance granted on 1/16/2020 to permit two lots that do not meet the minimum area of contiguous upland of 40,000 sq. ft.

ATTACHMENTS: Application materials including Minor Subdivision Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is proposing to subdivide one lot into two. The new lot areas would be 53,782 s.f. and 117,407 s.f. As shown on the plan, the lots contain large wetland areas so the surveyor has calculated lot area including non-conservation district areas and wetland buffer areas to confirm it complies with the zoning regulations.

The lots are proposed to be served by private well and septic.

As a Minor Subdivision, this application did not appear before the Planning Board.

Consistency with Land Use Regulations

Chapter 157-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with the regulations.

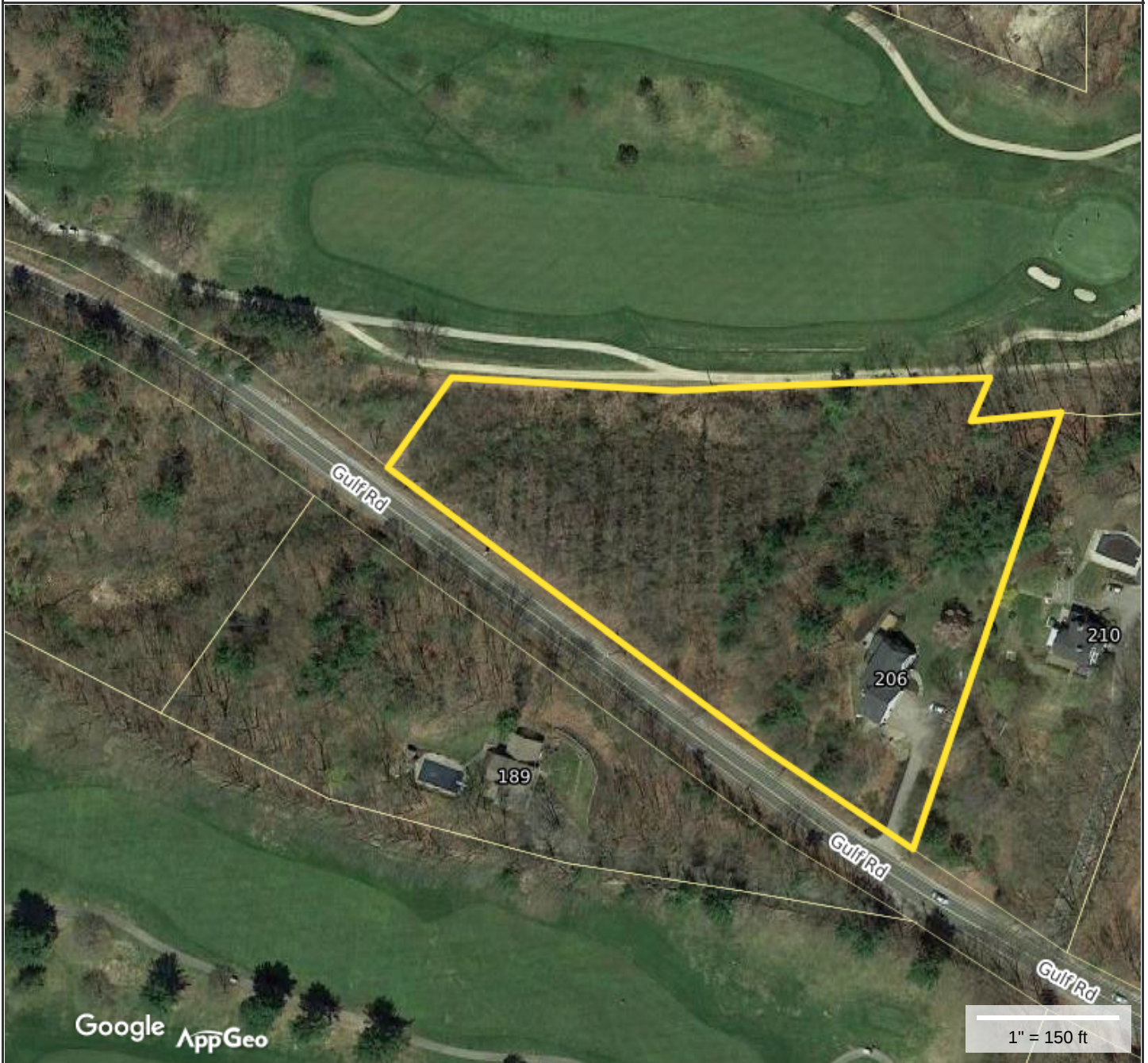
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to approve the minor subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to add signature and stamp of LLS

P20-30 Minor Subdivision - Forcillo

**Property Information**

Property ID N0012-A00000
Location 206 GULF RD
Owner FORCILLO ROSEMARY L &
Land Use 101

**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 5/20/2020
Data updated Daily



City of Dover, New Hampshire
MINOR SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Stephen & Rosemary Forcillo Telephone # 603-781-0589

Address of Applicant: 206 Gulf Road, Dover, NH 03820

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

Address of Property Owner: _____

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: 206 Gulf Road, Dover, NH 03820

Assessor's Map # N Lot(s) # 12A

Zoning District(s) R-40 Overlay District(s) Wetlands and Conservation

Size of Parcel: 170,276 sf Property Deed: Book 4181 Page: 167

Existing Use of Property: Single family residence

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 2

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

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

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

Estimated Length of Proposed Roads: N/A feet Public or Private Road? N/A

WAIVER REQUESTS

Subdivision 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.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: 603-742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

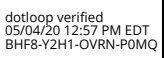
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SIGNATURES

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: _____

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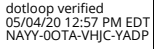
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I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during 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 authorize the City of Dover and 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: _____

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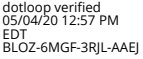
Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner:   Date: _____

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner:   Date: _____

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

CITY OF DOVER SUBDIVISION**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
N	12A	Stephen & Rosemary Forcillo	206 Gulf Road, Dover, NH, 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover, NH 03820
Michael Mariano	Highland Soil Services	75 Prospect St, Somersworth, NH 03878

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire

MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: August 2, 2017]

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

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

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

APPLICANT: Stephen & Rosemary Forcillo File Number: _____

PROJECT TITLE: Stephen & Rosemary Forcillo Subdivision

PROPERTY LOCATION: 206 Gulf Road Tax Map: N Lot: 12A

	Explain How Provided	Reviewed
1. Completed and signed Application form	Enclosed	
2. Electronic copy of the surveyed plat layout	Emailed	
3. Electronic copy of supplementary materials and application	Emailed	
4. Waiver requests to the Subdivision Regulations, with written justification	N/A	
5. Conditional Use Permit applications	N/A	
6. List of all professional agents to be notified for Planning Board	N/A	
7. Fifteen copies of subdivision plan w/ scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	Enclosed	
Location map at appropriate scale	Sheet S-1	
Proposed subdivision name and title and Planning File #	Sheet S-1	
Date, north arrow and scale	Sheet S-1	
Names of all abutting property owners	Sheet S-1	
Name and address of owners and/or applicants	Sheet S-1	
Signature & stamp of NH licensed land surveyor and/or engineer	Sheet S-1	
Zoning District boundaries, including any special or overlay districts	Sheet S-1	
Location of Conservation District areas	Sheet S-1	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Sheet S-1	
Location and widths of existing & proposed easements & right of ways	Sheet S-1	
Location and widths of existing and proposed sidewalks	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Sheet S-1	
Existing and proposed lot areas in square feet	Sheet S-1	
Existing and proposed topographic information at two foot intervals	Sheet NHDES-1	
Existing and proposed buildings and structure locations	Sheet S-1	
Minimum building setbacks or build to lines on all lots	Sheet S-1	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Sheet S-1	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	N/A	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	Sheet NHDES-1	
Existing and proposed stormwater lines and facilities	Sheet S-1	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	Sheet S-1	
Existing natural features and/or significant vegetation on property	Sheet S-1	
Soil types	Sheet S-1	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	Sheet S-1	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	N/A	
Location, material and size of existing and proposed permanent monuments	Sheet S-1	
Existing railroad lines	N/A	
Note regarding solid waste disposal	Sheet S-1	
All applicable Dover Common Subdivision notes	Sheet S-1	
8. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Erosion and Sedimentation Control Plan	N/A	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	Sheet S-1	
If wetland buffer, indicate placards locations, as applicable	Sheet S-1	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	N/A	
8a. Construction Detail Sheets shall contain the following information (if appropriate):		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	N/A	
Profiles showing the locations & a typical cross-section detail of streets	N/A	
Location of street trees, street lighting poles and street signs	N/A	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	N/A	
Location and size of all water, gas and other underground utilities	N/A	

REVIEWED BY: _____ DATE _____

P20-30**FORCILLO - 206 GULF ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
N0008-A00001	220 GULF RD	KURTZ MICHELLE E &	KURTZ JAMES I	220 GULF RD	DOVER	NH	03820
N0011-000000	210 GULF RD	CARTER ROBERT L &	CARTER MARGARET A	210 GULF RD	DOVER	NH	03820-5109
N0012-B00000	GULF RD	DEMERS PATRICIA F & ROBERT TRUSTEES	DEMERS PATRICIA REVOCABLE TRUST	358 GULF ROAD	DOVER	NH	03820
N0012-B00001	189 GULF RD	DEMERS ROBERT J &	DEMERS MONIQUE	189 GULF ROAD	DOVER	NH	03820
N0015-000000	145 GULF RD	COCHECO COUNTRY CLUB		145 GULF RD	DOVER	NH	03820
		FORCILLO ROSEMARY	FORCILLO STEPHEN	206 GULF ROAD	DOVER	NH	03820
		TRITECH ENGINEERING CORP	ROBERT J STOWELL	755 CENTRAL AVE	DOVER	NH	03820
		HIGHLAND SOIL SERVICES		75 PROSPECT ST	SOMERSV	NH	03878

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

May 5, 2020

Christopher G. Parker, AICP
Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: Stephen & Rosemary Subdivision
206 Gulf Road
Dover, New Hampshire
Tax Map: N Lot: 12A
Job No. 19137

Dear Christopher:

Stephen & Rosemary Forcillo are proposing to subdivide their property at 206 Gulf Road into two lots. One lot will contain the existing house and will be 1.235 acres in size, while the other lot will be the remaining land containing 2.695 acres. Both lots will have access via a shared driveway to frontage on Gulf Road. The existing house is currently serviced by underground utilities, on-site well & septic system as will be the new house on Lot 12A-1.

Enclosed please find our Subdivision Application Package, specifically:

- PDF Copies of the Subdivision Plans (Sheets T-2, S-1 & NHDES-1).
- PDF Copies of the Minor Subdivision Application & Checklist.

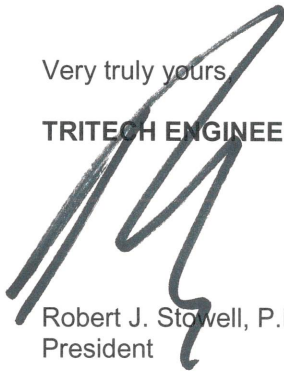
We can provide the application fee as well hard copies of this submittal upon your direction.

We are hopeful that this can be heard at the Planning Board Meeting on May 26, 2020.

Please advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

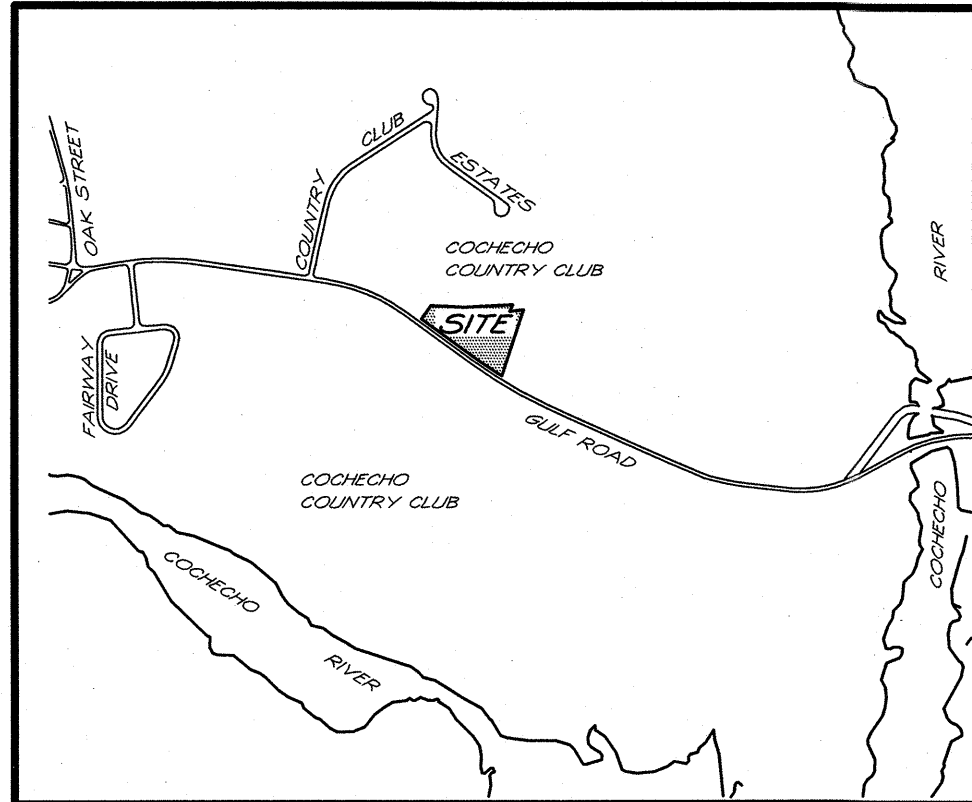


Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures

\\19137_PB_SubmLtr.doc

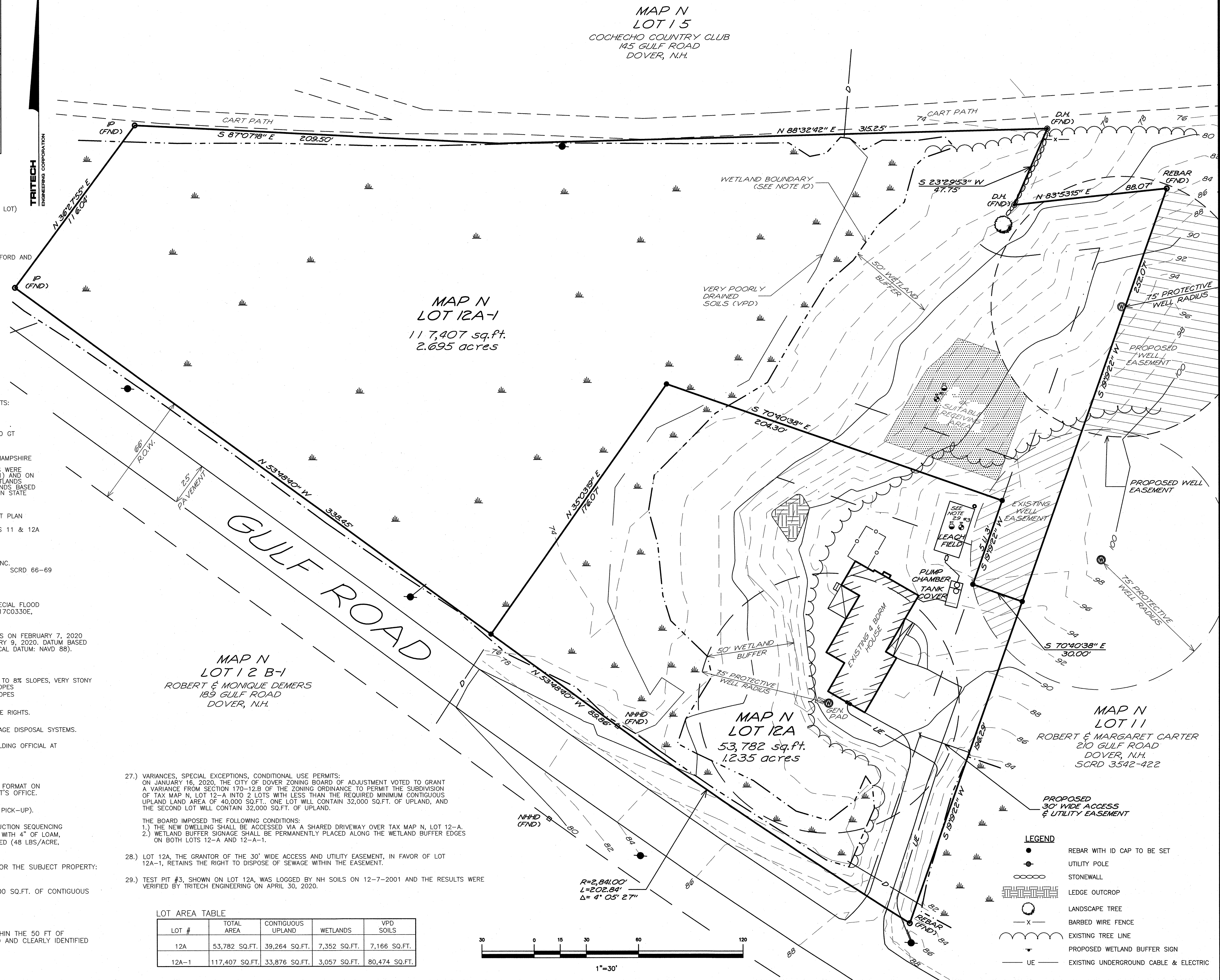


NOTES

- 1.) INTENT: TO SUBDIVIDE DOVER TAX MAP N LOT 12A INTO 2 LOTS. (1 NEW LOT)
- 2.) CURRENT OWNER OF RECORD: STEPHEN & ROSEMARY FORCILLO
206 GULF ROAD
DOVER, N.H.
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 171,189 SQ.FT. - 3.930 ACRES
- 5.) TAX MAP N LOTS 12A
- 6.) PROJECT DEED REFERENCE: BOOK 4181 PAGE 167
- 7.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ. FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 30 FT
MAX BUILDING HEIGHT: 35 FT
LOT COVERAGE: 10 %
- 8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS AND CONSERVATION.
- 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 36,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF FEBRUARY, 2020.
- 10.) IN THE MONTH OF NOVEMBER, 2020, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARP THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
- 11.) PROJECT PLAN REFERENCE:
PLAN OF LAND
MARIE V. BAXTER
DOVER, NEW HAMPSHIRE
G.L. DAVIS
DEC. 1967 SCRD P9 - F2 - PL 10
LOT LINE ADJUSTMENT PLAN
FOR MARIE BAXTER
TAX MAP N, LOT NOS 11 & 12A
210 GULF ROAD
DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE
KEM LAND SURVEY, INC.
FEBRUARY 19, 2002 SCRD 66-69
- 12.) PLANS T-2, S-1 & NHDES-1 ARE PART OF THIS APPROVAL.
- 13.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE, (FLOOD HAZARD ZONE A - PANEL 0330E, MAP No. 3301700330E, DATE: 9-30-2015).
- 14.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON FEBRUARY 7, 2020 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON FEBRUARY 9, 2020. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88). (DOVER GIS)
- 15.) SUBJECT PARCEL NRCS SOIL TYPES -Be- BIDDEFORD, SILTY CLAY LOAM
-CsB- CHARLTON, FINE SANDY LOAM, 3 TO 8% SLOPES, VERY STONY
-ScA- SCANTIC SILT LOAM 0 TO 3% SLOPES
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- 16.) MAP N LOT 12A MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
- 17.) THE LOTS ARE SERVED BY ON-SITE WELLS AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- 18.) STREET ADDRESSES FOR THE NEW LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 19.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 20.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
- 21.) TRASH REMOVAL WILL BE PROVIDED BY THE CITY OF DOVER, (CURBSIDE PICK-UP).
- 22.) BEST MANAGEMENT PRACTICES (BMPs) SHALL BE UTILIZED FOR CONSTRUCTION SEQUENCING & TEMPORARY EROSION CONTROL. ALL DISTURBED SHALL BE RESTORED WITH 4" OF LOAM, LIMED (2 TONS/ACRE), FERTILIZED (500 LBS/ACRE, 10-20-20) & SEEDED (48 LBS/ACRE, SCS MIXTURE "C").
- 23.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION APPROVAL:
- 24.) MAP N LOT 12A & LOT 12A-1 BOTH CONTAIN A MINIMUM OF 32,000 SQ.FT. OF CONTIGUOUS UPLAND.
- 25.) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.
- 26.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE 50 FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

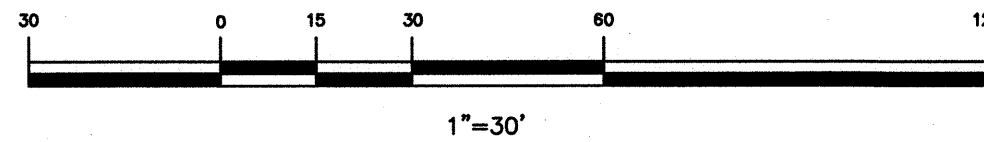
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TRITECH
ENGINEERING CORPORATION



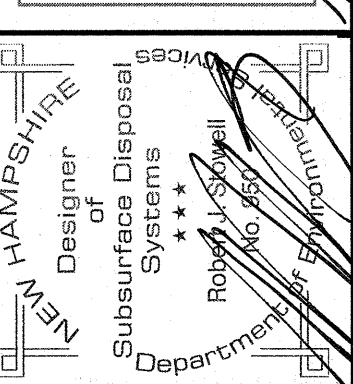
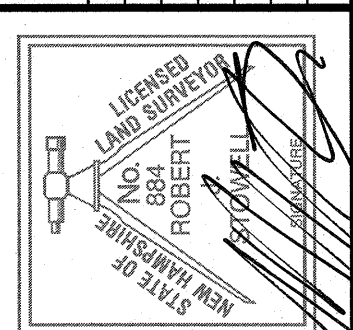
LOT AREA TABLE

LOT #	TOTAL AREA	CONTIGUOUS UPLAND	WETLANDS	VPD SOILS
12A	53,782 SQ.FT.	39,264 SQ.FT.	7,352 SQ.FT.	7,166 SQ.FT.
12A-1	117,407 SQ.FT.	33,876 SQ.FT.	3,057 SQ.FT.	80,474 SQ.FT.



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REVISIONS	DATE	DESCRIPTION
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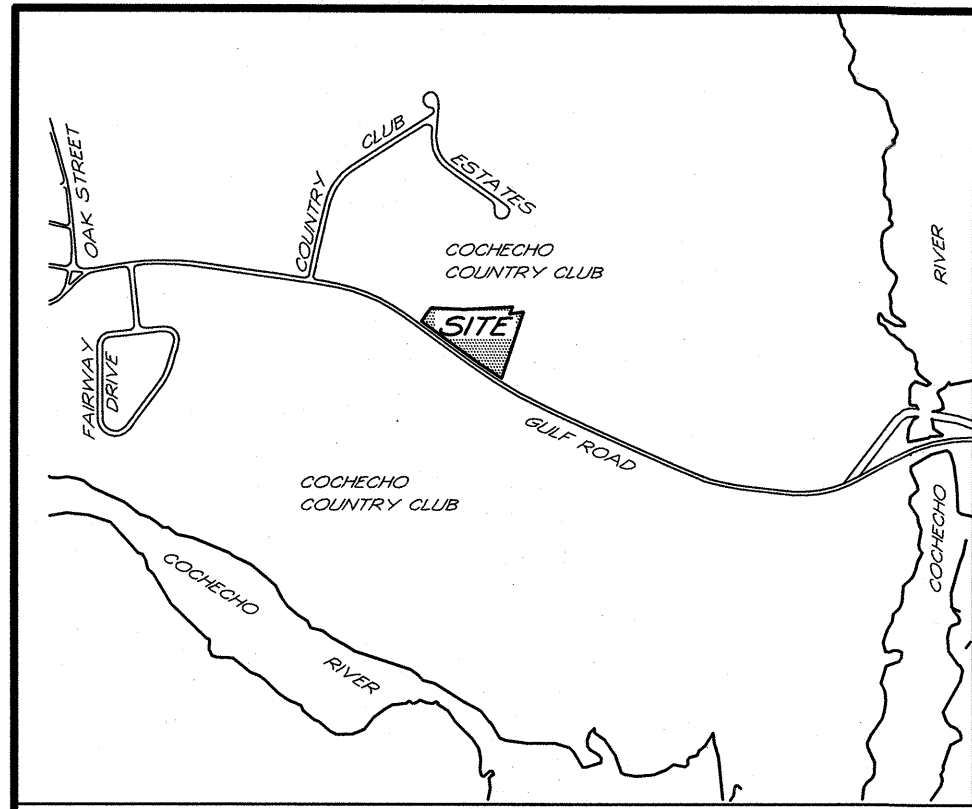


NHDES SUBDIVISION PLAN
STEPHEN & ROSEMARY FORCILLO
206 GULF ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
MAY 5, 2020 JOB No. 19137
SCALE: 1" = 30'

SHEET No. **NHDES-1**

785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03801
TELEPHONE 603 742 8107
FAX 603 742 8830

(P20-00)



NOTES

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TAX MAP N, LOT NOS 11 & 12A
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N

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ENGINEERING CORPORATION

AUTHORIZED SIGNATURE

MAP N
LOT 12A-1
117,407 sq.ft.
2.695 acres

MAP N
LOT 12 B-1
ROBERT & MONIQUE DEMERS
189 GULF ROAD
DOVER, N.H.

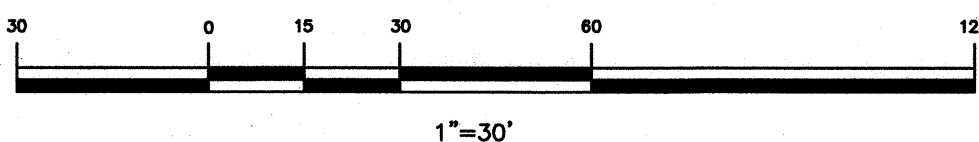
MAP N
LOT 15
COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, N.H.

MAP N
LOT 12A
53,782 sq.ft.
1.235 acres

MAP N
LOT 11
ROBERT & MARGARET CARTER
210 GULF ROAD
DOVER, N.H.
SCRD 3542-422

- 27.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS:
ON JANUARY 16, 2020, THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE FROM SECTION 170-12.B OF THE ZONING ORDINANCE TO PERMIT THE SUBDIVISION OF TAX MAP N, LOT 12-A INTO 2 LOTS WITH LESS THAN THE REQUIRED MINIMUM CONTIGUOUS UPLAND LAND AREA OF 40,000 SQ.FT. ONE LOT WILL CONTAIN 32,000 SQ.FT. OF UPLAND, AND THE SECOND LOT WILL CONTAIN 32,000 SQ.FT. OF UPLAND.

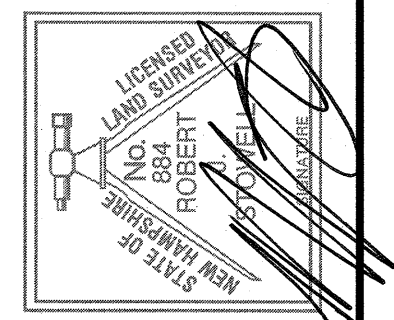
THE BOARD IMPOSED THE FOLLOWING CONDITIONS:
1.) THE NEW DWELLING SHALL BE ACCESSED VIA A SHARED DRIVEWAY OVER TAX MAP N, LOT 12-A.
2.) WETLAND BUFFER SIGNAGE SHALL BE PERMANENTLY PLACED ALONG THE WETLAND BUFFER EDGES ON BOTH LOTS 12-A AND 12-A-1.



- LEGEND
- REBAR WITH ID CAP TO BE SET
 - UTILITY POLE
 - STONEWALL
 - LEDGE OUTCROP
 - LANDSCAPE TREE
 - BARBED WIRE FENCE
 - EXISTING TREE LINE
 - PROPOSED WETLAND BUFFER SIGN
 - EXISTING UNDERGROUND CABLE & ELECTRIC

TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:



SUBDIVISION PLAN

STEPHEN & ROSEMARY FORCILLO

206 GULF ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

MAY 5, 2020 JOB No. 19137
SCALE: 1" = 30'

SHEET NO.

S-1

(P20-00)



REVISIONS	
DATE	DESCRIPTION

NEIGHBORHOOD PLAN
STEPHEN & ROSEMARY FORCILLO
206 GULF ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
MAY 6, 2020 JOB No. 19137
SCALE: 1" = 100'

SHEET No.

T-2



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-35

Application Type: Transfer of Development Rights
Applicant(s): Robert Baldwin
Owner(s): Robert Baldwin
Location: 144 Mast Rd. (Tax Map I, Lot 30)
Meeting Date: June 9, 2020

INTENT: To subdivide one lot into four. One lot would contain the existing house and would be 0.95 acres. The other three lots would contain 0.35 acres, 0.24 acres, and 0.61 acres. The Board would first need to vote to grant the selling of 3 units via TDR.

LOTS/UNITS PROPOSED: TDR to buy 3 additional units

AGENDA ITEM #: 4-B

ACREAGE: Parent lot is 2.50 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Additional residential

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

ATTACHMENTS: Application materials and TDR Plan, staff memo regarding TDR review

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)(a), the applicant is requesting that the Board vote on the plan indicating the additional 3 lots can be created and one unit on each lot can be built.

The site plan shows the existing residential building on the parent lot with 3 new lots being subdivided for three new residential dwellings.

This is the first application under the posted TDR amendment language. Attached to this memo is a memo regarding the TDR project and noting it does not need a concept review. This project does not need a conditional use permit, as the wetlands area is not impacted by the subdivision.

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 TDR subdivision which is treated as Site Plan for the TDR Regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, open the public hearing, recess the public hearing, and vote to table the application until June 24th.

P20-35 TDR Minor Subdivision - Baldwin

**Property Information**

Property ID I0030-000000
Location 144 MAST RD
Owner BALDWIN ROBERT S
Land Use 101

**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 5/20/2020
Data updated Daily

To: Berry Surveying and Engineering
From: Christopher Parker, AICP
Cc: Robert Baldwin, Staff
Date: May 19, 2020
Re: TDR Mast Road

ISSUE:

In May of 2018 the Board approved amendments to the Transfer of Development Rights (TDR) Ordinance. In February 2020, and again in April 2020, the Planning Board posted amendments to the ordinance. One element is the requirement for staff to draft a review statement on determine the need for a sketch plan.

INTENT:

This memo will serve as the staff report

GOALS:

Provide background of the current housing shortage, and describe the TDR applications in Dover.

Background

On April 20, 2020 on behalf of your client, Robert Baldwin a plan for purchasing three units on a lot on Mast Road, at the intersection with Spruce Lane was submitted for concept review. The proposed 3 new units may be reviewed as per section 170-27.2 G 3) of the city Code.

Staff performed this review based upon the information below, and is now providing the required staff report {170-27.2 E) 4) a}.

Project Information

Project:	Baldwin/Mast Road
Where:	144 Mast Road
What:	Private roadway with 3 new single family dwellings
Acres:	2.16
Zone:	R-40
Public Water:	Yes
Public Sewer:	Yes
Units:	1 by right (existing), 3 purchased (1,400 sf)
CUP?	No

Staff Comment

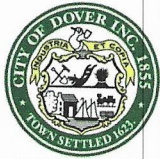
When reviewing projects, staff visit the site, review the context, discuss options with the applicant and advises if it makes sense to request the purchase before or after designing a fully laid out plan. Furthermore, staff discuss the cost/benefit analyses on the proposal with the applicant.

In reviewing this project we note:

- Traffic
 - This area of Dover has sidewalks and the roadway was recently rebuilt.
- Existing layout/topography
 - The house faces perpendicular to Mast Road, and is a mix of flat lawn area and trees.
 - A natural buffer to surrounding lots exists, and should be maintained.
- Environmental
 - There appear to be wetlands and associated buffers, but those are contained to the area away from the proposed development.
 - There appear to be no steep slopes on the lot

The units are similar to the adjacent properties and while the new driveway will not serve the existing house, the applicant provided information that the option was reviewed and did not function with the layout of the existing house.

Staff recommends that this does not need a sketch plan submitted for review. As this falls within the parameters of a minor subdivision, with 3 new lots created, the applicant may proceed to the Planning Board with submission of a minor subdivision plan with an additional TDR application.



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Robert Baldwin Telephone # 603-742-2121
Address of Applicant: 242 Central Ave, Dover, NH 03820
Name of Property Owner (if different from applicant): Same Telephone # _____
Address of Property Owner: _____
E-Mail Address: robert@centralfallsrealty.com

PROPERTY INFORMATION

Address of Property: 144 Mast Road
Assessor's Map # I Lot(s) # 30
Zoning District(s) R-40 Rural Residential Overlay District(s) Wetland
Size of Parcel: 2.18 Acres Property Deed: Book 4759 Page: 382
Existing Use of Property: Single family lot

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): _____ Open Space: _____ TDR: x
Existing Number of Lots: 1 Proposed Number of Lots: 4
City Water? x Yes _____ No How far is city water from the property? Mast Road
City Sewer? x Yes _____ No How far is city sewer from the property? Mast Road
Highway Access (check where applicable): x City Street _____ State Highway
Estimated Length of Proposed Roads: 230 Driveway feet Public or Private Road? Private
Estimated value of construction: +/- 75K Refuse removal: Public/Private (circle one)
Site Construction

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: N/A
Justification for waiver request(s) (attach additional sheets as needed): N/A

SURVEYOR INFORMATION

Kenneth A Berry, PE, LLS
Christopher R. Berry
Name of Surveyor and Company (Licensed in N.H.) Berry Surveying & Engineering
Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863
Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

ENGINEER INFORMATION

Kenneth A Berry, PE, LLS
Christopher R. Berry
Name of Engineer and Company (Licensed in N.H.) Berry Surveying & Engineering
Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863
Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

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.) Stoney Ridge Environmental
Address 229 Prospect Mountain Road Telephone #: 603-776-5825
Professional License #: CSS 84 E-mail address: cbalcius@stoneyridgeenv.com

CONSERVATION EASEMENT HOLDER

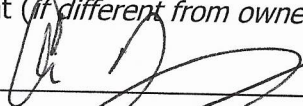
Name of Easement Holder: _____ Telephone # _____
Address Easement Holder: _____

SIGNATURES

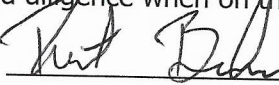
I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/We submit that the existing conditions 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: 5/18/20

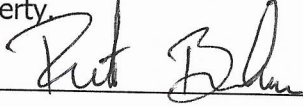
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent:  Date: 5/18/20**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: 5/18/20**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

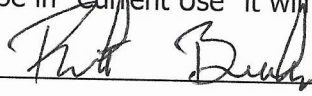
I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner:  Date: 5/18/20

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: 5/18/20

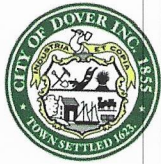
Signature of Applicant (if different from owner): _____ Date: _____

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner:  Date: 5/18/20

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



City of Dover, New Hampshire SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

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 subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Robert Baldwin File Number: _____

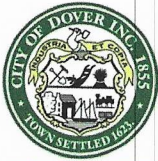
PROJECT TITLE: Mast Road

PROPERTY LOCATION: 144 Mast Road Tax Map: I Lot: 30

	Where/How Provided	Reviewed
1. Completed and signed Application form	Included in the submittal	
2. Plan Review Fees are provided	Included in the submittal	
3. Electronic copy of the surveyed plat layout	Included in the submittal	
4. Electronic copy of supplementary materials and application	Included in the submittal	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Will be provided	
6. Waiver requests to the Subdivision Regulations, with written justification	N/A	
7. Conditional Use Permit applications	N/A	
8. Narrative describing yield plan and cost analysis	N/A	
9. Folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:		
Location map at appropriate scale	X	
Proposed subdivision name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	X	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and widths of existing and proposed sidewalks	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed topographic information at two foot intervals	X	
Minimum building setbacks or build to lines on all lots	X	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	X	
Existing and proposed stormwater lines and facilities	N/A	
Existing and proposed streetlights	X	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	X	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	X	
Existing natural features and/or significant vegetation on property	X	
Depict existing contours up to 100 ft. beyond project limits	X	
Soil types	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	X	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	X	
Location, material and size of existing and proposed permanent monuments	X	
Existing railroad lines	N/A	
Note regarding solid waste disposal	X	
All applicable Dover Common Subdivision notes	X	
10. Construction Detail Sheets shall contain the following:	X	
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	X	
Profiles showing the locations & a typical cross-section detail of streets	N/A	
Location of street trees, street lighting poles and street signs	N/A	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	Will be provided	For staff review
Location and size of all water, gas and other underground utilities	X	
11. Additional Information if appropriate	X	
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Letter to Serve from Public and Private Utilities	N/A	
Erosion and Sedimentation Control Plan	Will be provided	For staff
Perimeter Landscaping Plan	Will be provided	For staff
Proposed restrictive covenants or homeowners association documents	Will be provided	For staff
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	N/A	
Hydrogeologic study if located in Groundwater Protection Zone	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	X	

REVIEWED BY: _____ DATE _____ TRC DATE _____



City of Dover, New Hampshire

TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: August 16, 2018]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Robert Baldwin Telephone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820

E-Mail Address: robert@centralfallsrealty.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # I Lot(s) # 30

Address of Property: 144 Mast Road

Zoning District(s) R-40 Rural Residential Overlay District(s) Wetlands

Existing Use of Property: Single family home

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 3 units

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

See attached project narrative

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: N/A

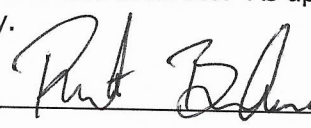
Kenneth A Berry, PE, LLS
Christopher R. Berry
Name of Professional That Prepared TDR Plans: Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

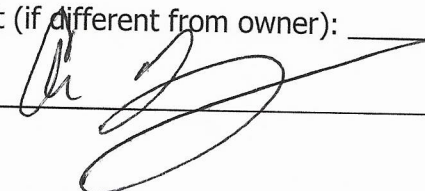
Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com
crberry@metrocast.net

SIGNATURES

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

Signature of Property Owner:  Date: 5/18/2020

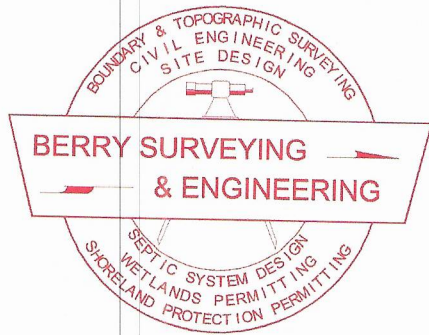
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent:  Date: 5/18/2020

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: 5/18/2020



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

May 19, 2020

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

Re: Proposed TDR development
Robert Baldwin
144 Mast Road
Tax Map I, Lot 30

Dear Mrs. Benton,

On behalf of our client Robert Baldwin Berry Surveying & Engineering (BS&E) is submitting for TRC to discuss a proposed TDR development at 144 Mast Road.

Background and General Narrative:

Robert Baldwin, owns the parcel known as 144 Mast Road in Dover, NH (Tax Map I, Lot 30). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Stoney Ridge Environmental was on site and delineated the wetlands. The lot has an existing house and driveway on the eastern side of the lot. The site is mostly open with trees along the east and west boundary lines.

The Proposal:

The applicant is requesting to utilizing the TDR regulations within the City of Dover zoning regulations to obtain 3 new single family homes. The existing home will remain. The proposal is to construct a 15' wide driveway to provide access to the three new single family homes. The driveway will be 230 feet long and have a turnaround at the end, for emergency vehicles.

The existing house will retain the existing utility connections to City water and sewer in Mast Road. The three new homes will be serviced by municipal water and sewer. We anticipate working with the City Engineer and staff on utility and stormwater design.

All proposed erosion and sediment control measures will be utilized to ensure that no sediment runs off onto existing parcels or onto Mast Road.

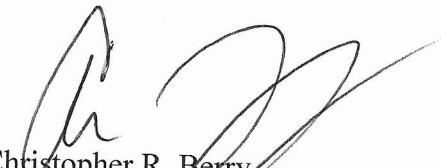
Subdivision:

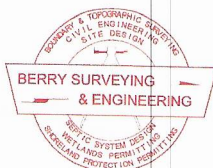
By right, the applicant could subdivide the parcel into two lots, which would yield only 2 additional units through TDR. However, because of how the TDR calculation works, the applicant is only allowed one unit.

The subject parcel sits on the south side of Mast Road and abuts two developments to the south. Both the Sunnybrook Drive neighborhood and the Farmwood Village are within a few hundred feet of the parcel. The average unit density on Sunnybrook drive and Morgan Way that abuts the subject parcel is 0.39 acres/unit. The density for Lot 30 is 0.54 acres/unit. In addition to having similar densities to the surrounding neighborhoods, the proposed TDR development will also provide a density transition from the more dense neighborhoods in the south to the more rural areas on the northern side of Mast Road.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

P20-35

BALDWIN - 144 MAST ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0020-K00003	2 CORBIN DR	LU SHIWEI &	MO WEIWEI	2 CORBIN DR	DOVER	NH	03820-4488
I0020-K00004	4 CAILEYANNA LN	PAIVA TIMOTHY R	CRICENTI-PAVIA DOREEN A	4 CAILEY ANNA LN	DOVER	NH	03820
I0020-K00017	3 CORBIN DR	BENNETT MARK J &	BENNETT LORI J	3 CORBIN DR	DOVER	NH	03820
I0030-A00000	7 SPRUCE LN	WOODWARD EVELYN HEIRS OF		7 SPRUCE LANE	DOVER	NH	03820
I0030-B00000	SUNNYBROOKE DR	WHITE ENTERPRISES INC		ROUTE 108	DURHAM	NH	03824
I0030-B00001	3 SUNNYBROOKE DR	CHAMBERLAIN CRAIG		3 SUNNYBROOKE DRIVE	DOVER	NH	03820
I0030-B00002	5 SUNNYBROOKE DR	IOVANNE LINDSAY C	IOVANNE LINDA J	5 SUNNYBROOKE DRIVE	DOVER	NH	03820
I0030-B00003	7 SUNNYBROOKE DR	PERKINS DEBORAH A		7 SUNNYBROOKE DR	DOVER	NH	03820
I0030-B00004	9 SUNNYBROOKE DR	GRAY STACY R		PO BOX 247	RYE BEACH	NH	03871
I0030-B00021	10 MORGAN WY	ALLEN TIMOTHY P &	ALLEN VICKI	10 MORGAN WY	DOVER	NH	03820
I0030-B00022	8 MORGAN WY	RICHARDSON SUSAN J		8 MORGAN WY	DOVER	NH	03820
I0030-B00023	6 MORGAN WY	O SHAUGHNESSY HILERY JOSEPH &	PAGE NANCY D	6 MORGAN WY	DOVER	NH	03820
I0030-B00024	4 MORGAN WY	POLYCHRONIS THOMAS		PO BOX 576	NEWMARKET	NH	03857
I0030-B00025	2 MORGAN WY	TODARO CHARLES R &	TODARO GLORIA J	2 MORGAN WAY	DOVER	NH	03820
I0030-B00026	2 SUNNYBROOKE DR	MITCHELL DANA & TINA TRUSTEES	MITCHELL DANA AND TINA REVOC	1 PATRIDGE LN	DOVER	NH	03820
I0030-B00028	1 MORGAN WY	WEBBER DANIEL JR & POLLY REVOC	WEBBER DANNIELLE C	3 PEARL ST	DOVER	NH	03820-3147
I0030-B00029	3 MORGAN WY	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVE	DOVER	NH	03820
I0030-B00030	5 MORGAN WY	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVE	DOVER	NH	03820
I0030-B00031	7 MORGAN WY	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVE	DOVER	NH	03820
I0030-B00038	1 SUNNYBROOKE DR	MAHAN ROBERT J &	MAHAN SANDRA L	1 SUNNYBROOKE DRIVE	DOVER	NH	03820
I0031-000000	2 SPRUCE LN	NASON PETER A &	NASON LORI A	2 SPRUCE LANE	DOVER	NH	03820
I0032-A00000	135 MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
I0033-000000	6 SPRUCE LN	MARSHALL JENNIE A &	LOUCKS FREDERICK S	140 SILVER ST	DOVER	NH	03820-3953
I0051-A00001	131 MAST RD	RELINSKI LAURIE J &	TURNER DONNA	131 MAST RD	DOVER	NH	03820
		ROBERT BALDWIN		242 CENTRAL AVE	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING		335 SECOND CROWN PO BARRING	NH		03825
		STONE RIDGE ENVIRONMENTAL		229 PROSPECT MOUNTA	ALTON	NH	03809

TABLE OF CONTENTS:

SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ EXISTING CONDITIONS PLAN
SHEET 3 ~ TDR SUBDIVISION PLAN*
SHEET 4 ~ TDR TOPO PLAN
SHEET 5 ~ SITE PLAN

ASTERISK INDICATES PLAN TO BE RECORDED

TRANSFER OF DEVELOPMENT RIGHTS
SUBDIVISION PLAN
FOR
ROBERT S. BALDWIN
144 MAST ROAD
DOVER, N.H.
TAX MAP I, LOT 30

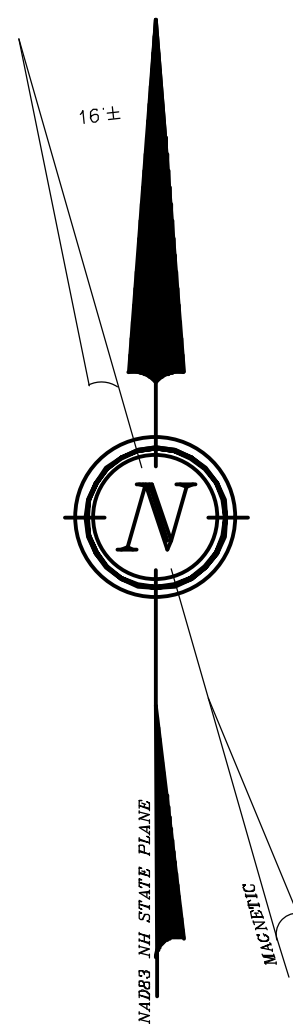
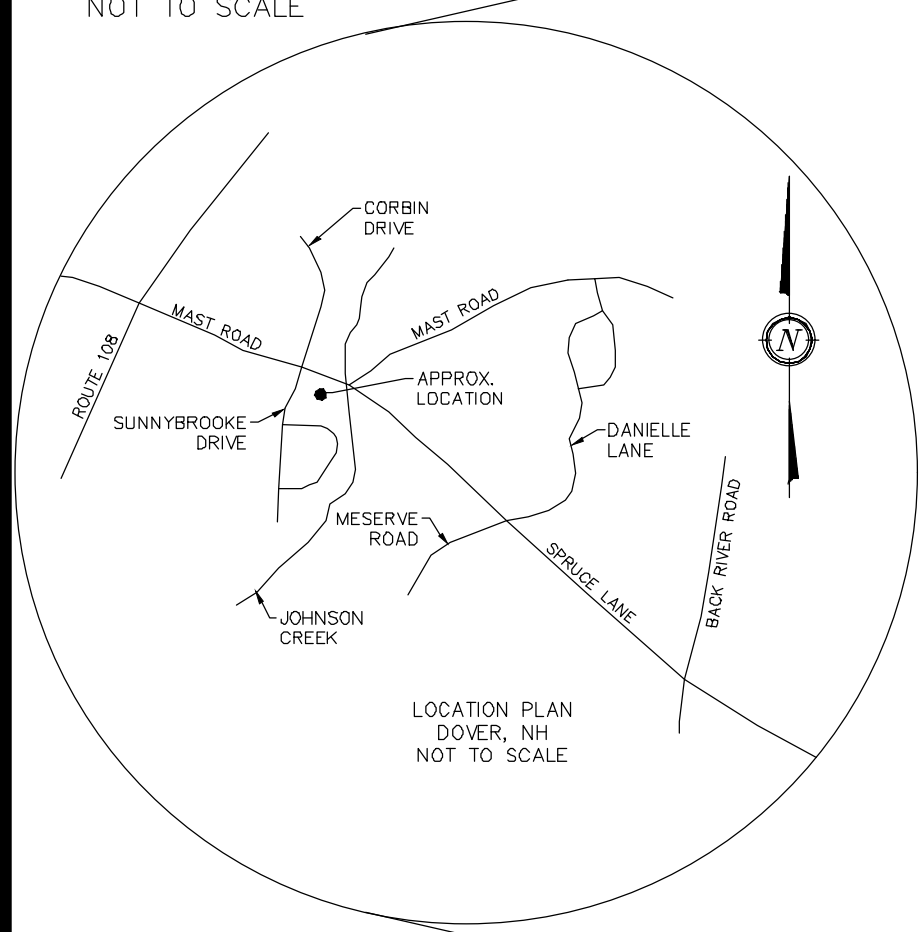
OWNER: ROBERT S. BALDWIN
242 CENTRAL AVE.
DOVER, NH 03820

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PROSPECT MOUNTAIN ROAD
ALTON, NH 03809
(603) 776-5825

LOCATION PLAN
DOVER, NH
NOT TO SCALE



VICINITY SKETCH
DOVER, NH
SCALE: 1" = 200' ±



WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

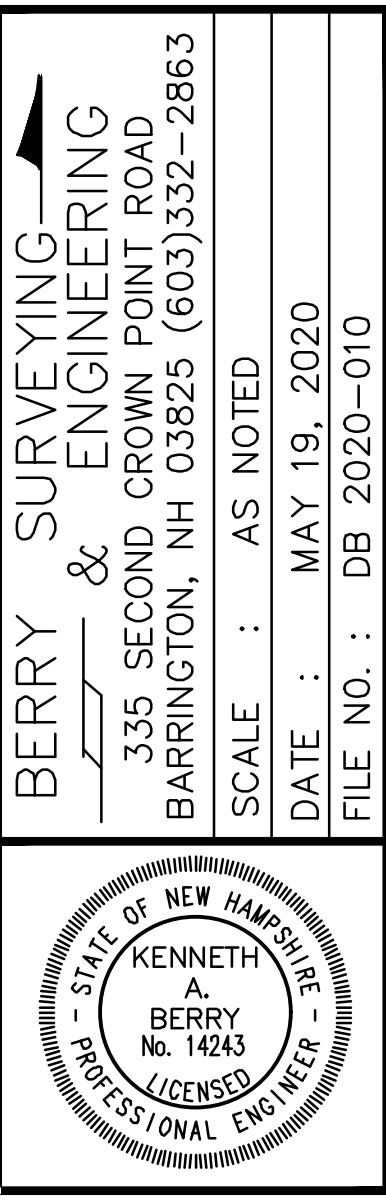
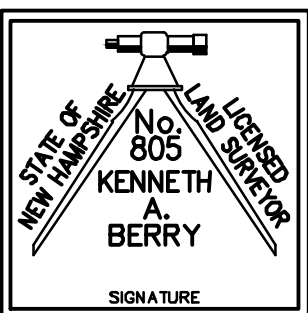
GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

OWNER'S SIGNATURE

DATE

APPROVED DOVER



TDR SUBDIVISION
LAND OF
ROBERT S. BALDWIN
144 MAST ROAD
DOVER, N.H.
TAX MAP I, LOT 30

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS NOTED
DATE : MAY 19, 2020
FILE NO. : DB 2020-010

REVISION	DATE	DESCRIPTION

V.G.C.	VERTICAL GRANITE CURB
E.O.P.	EDGE OF PAVEMENT
BITUM.	BITUMINOUS
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
HDPE	HIGH DENSITY POLYETHYLENE
ACP	ASBESTOS CLAY PIPE
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
L.F.	LINEAR FOOT
F.D.	FINISHED FLOOR
FND	FOUND
T.B.R.	TO BE REMOVED
P.L.	PROPERTY LINE
E.L.	EASEMENT LINE
T.B.M.	TEMPORARY BENCHMARK
'/.	FOOT / FOOT

```

} SSL ( ) ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
} DSL ( ) ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
} SSB ( ) ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
} SBL ( ) ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
} DBL ( ) ~ {SIZE} DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

```

- IRON BOUND (FND)
- REBAR (FND)
- RAILROAD SPIKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- TREE

Diagram illustrating the existing spot elevation profile. The profile shows various utility lines and spot elevations:

- EXISTING SPOT ELEVATION** (indicated by a vertical arrow pointing to the profile line)
- BUILDING SETBACK LINE**
- EXISTING GAS LINE** (multiple segments labeled GAS)
- EXISTING WATER LINE** (labeled EWL)
- EXISTING SEWER LINE** (labeled S)
- EXISTING DRAIN LINE** (labeled D)
- OVERHEAD UTILITIES** (labeled OHU)
- EXISTING CONTOUR MINOR** (labeled 116)
- EXISTING CONTOUR MAJOR** (labeled 115)

IRON BOUND ~TBS~
 TEMPORARY BENCHMARK
 PROPOSED SPOT ELEVATION
 EASEMENT LINE
 PROPOSED GAS LINE
 PROPOSED WATER LINE
 PROPOSED SEWER LINE
 PROPOSED DRAIN LINE
 PROPOSED UNDERDRAIN
 PROPOSED CONTOUR MINOR
 PROPOSED CONTOUR MAJOR
 SAW CUT LINE
 PROPOSED UNDERGROUND UTILITY
 SILT FENCE / EROSION MIX BERM
 FILTREXX SILT SOXX (8" or 12" AS NOTED)
 ORANGE CONSTRUCTION PERIMETER FENCE

N/F WOODWARD, EVELYN HEIRS OF
7 SPRUCE LANE
DOVER, NH 03820
TAX MAP 1, LOT 30-A
S.C.R.D. BOOK 1010, PAGE 952

N/F WHITE ENTERPRISES INC
ROUTE 108
DURHAM, NH 03824
TAX MAP I, LOT 30-B
S.C.R.D BOOK 1025, PAGE 235

N/F ALLEN, TIMOTHY P. & VICKI
10 MORGAN WAY
DOVER, NH 03820
TAX MAP I, LOT 30-B21
S.C.R.D. BOOK 4688, PAGE 520

N/F RICHARDSON, SUSAN J
8 MORGAN WAY
DOVER, NH 03820
TAX MAP I, LOT 30-B22
S.C.R.D. BOOK 4071, PAGE 283

N/F O'SHAUGHNESSY, HILERY JOSEPH
& PAGE, NANCY D.
6 MORGAN WAY
DOVER, NH 03820
TAX MAP I, LOT 30-B23

N/F POLYCHRONIS, THOMAS
P.O. BOX 576
NEWMARKET, NH 03857
TAX MAP I, LOT 30-B24
S.C.R.D. BOOK 2103, PAGE 670

N/F TODARO, CHARLES R. & GLORIA J.
2 MORGAN WAY
DOVER, NH 03820
TAX MAP I, LOT 30-B25
S.C.R.D. BOOK 2595, PAGE 397

N/F MITCHELL, DANA & TINA TRUSTEES,
MITCHELL, DANA AND TINA REVOCABLE TRUST
1 PARTRIDGE LANE
DOVER, NH 03820
TAX MAP I, LOT 30-B26
S.C.R.D. BOOK 3703, PAGE 628

N/F TOLWOOD REALTY GROUP LLC
242 CENTRAL AVENUE
DOVER, NH 03820
TAX MAP 1, LOT 30-B31
S.C.R.D. BOOK 4173, PAGE 699

N/F TOLWOOD REALTY GROUP LLC
242 CENTRAL AVENUE
DOVER, NH 03820
TAX MAP I, LOT 30-B30
S.C.R.D. BOOK 4244, PAGE 551

N/F TOLWOOD REALTY GROUP LLC
242 CENTRAL AVENUE
DOVER, NH 03820
TAX MAP I, LOT 30-B29
S.C.R.D. BOOK 4492, PAGE 918

N/F WEBBER, DANIEL JR. & POLLY
REVOCABLE TRUST,
WEBBER, DANIELLE C.
3 PEARL STREET
DOVER, NH 03820-3147
TAX MAP 1, LOT 30-B28
S.C.R.D. BOOK 4566, PAGE 821

N/F SAI REAL ESTATE LLC
12 LEE ROAD
MADBURY, NH 03823
TAX MAP 1, LOT 30-B27
S.C.R.D. BOOK 4366, PAGE 943

N/F DEBOIS, FRANCIS R. SR & LAURE
TRUSTEE
DEBOIS FAMILY REVOCABLE TRUST
902 CELLULA COURT
LADY LAKE, FL 32159
TAX MAP 1, LOT 30-B5
S.C.R.D. BOOK 4621, PAGE 34

N/F GRAY, STACY R.
P.O. BOX 247
MYE BEACH, NH 03871
TAX MAP 1, LOT 30-B4
S.C.R.D. BOOK C391R1919, PAGE ET205

N/F PERKINS, DEBORAH A.
7 SUNNYBROOKE DRIVE
DOVER, NH 03820
TAX MAP 1, LOT 30-B3
S.C.R.D. BOOK 4466, PAGE 753

N/F IOVANNE, LINDSAY C. & LIND
5 SUNNYBROOKE DRIVE
DOVER, NH 03820
TAX MAP 1, LOT 30-B2
S.C.R.D. BOOK 1571, PAGE 612

N/F CHAMBERLAIN, CRAIG
3 SUNNYBROOKE DRIVE
DOVER, NH 03820
TAX MAP 1, LOT 30-B1
S.C.R.D. BOOK 1998, PAGE 64

N/F MAHANN, ROBERT J. & SANDRA L.
1 SUNNYBROOKE DRIVE
DOVER, NH 03820
TAX MAP 1, LOT 30-B38
S.C.R.D. BOOK 1772, PAGE 736

N/F LU, SHWEI & MO, WEIWEI
2 CORBIN DRIVE
DOVER, NH 03820-4488
TAX MAP 1, LOT 20-K3
S.C.R.D. BOOK 4332, PAGE 7

N/F PAIVA, TIMOTHY R. &
ORICENTI-PAIVA, DOREEN A.
4 CAILEYANNA LANE
DOVER, NH 03820
TAX MAP 1, LOT 20-K4
S.C.R.D. BOOK 2209, PAGE 209

N/F FOREST, JOHN A. JR & JULIE A.
7 CORBIN DRIVE
DOVER, NH 03820
TAX MAP 1, LOT 20-K26
S.C.R.D. BOOK 4039, PAGE 702

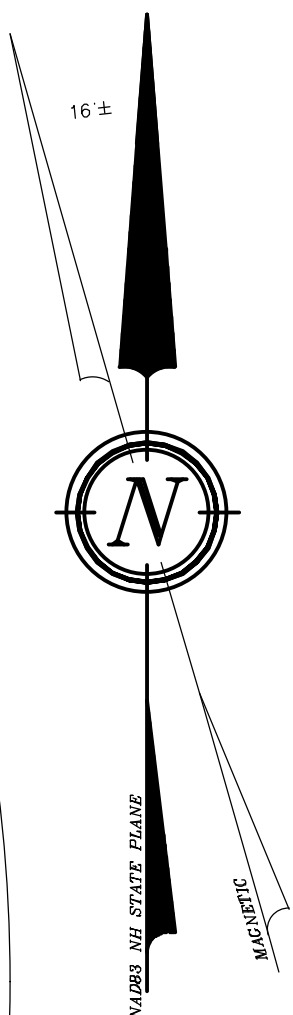
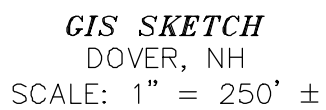
N/F BENNETT, MARK J. & LORI J.
3 CORBIN DRIVE
DOVER, NH 03820
TAX MAP I, LOT 20-K17
S.C.R.D. BOOK 1858, PAGE 155

N/F CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
TAX MAP 1, LOT 32-A
S.C.R.D. BOOK 1406, PAGE 293

N/F RELINSKI, LAURIE J. &
TURNER, DONNA
131 MAST ROAD
DOVER, NH 03820
TAX MAP 1, LOT 51-A1

N/F NASON, PETER A. & LORI A.
2 SPRUCE LANE
DOVER, NH 03820
TAX MAP 1, LOT 31
S.C.R.D. BOOK 2017, PAGE 202

N/F MARSHALL, JENNIE A. &
LOUCKS, FREDERICK S.
140 SILVER STREET
DOVER, NH 03820-3953
TAX MAP 1, LOT 33
S.C.R.D. BOOK 1810, PAGE 486



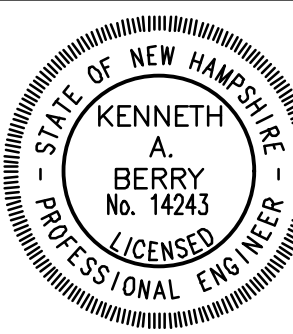
REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
LAND OF
ROBERT S. BALDWIN
144 MAST ROAD
DOVER, N.H.
TAX MAP 1, LOT 30

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

SCALE : AS SHOWN

DATE : MAY 19, 2020



N/F LU, SHIWEI & MO, WEIWEI
2 CORBIN DRIVE
DOVER, NH 03820
TAX MAP I, LOT 20-K-3
S.C.R.D. BOOK 4332, PAGE 7

SOIL DATA:

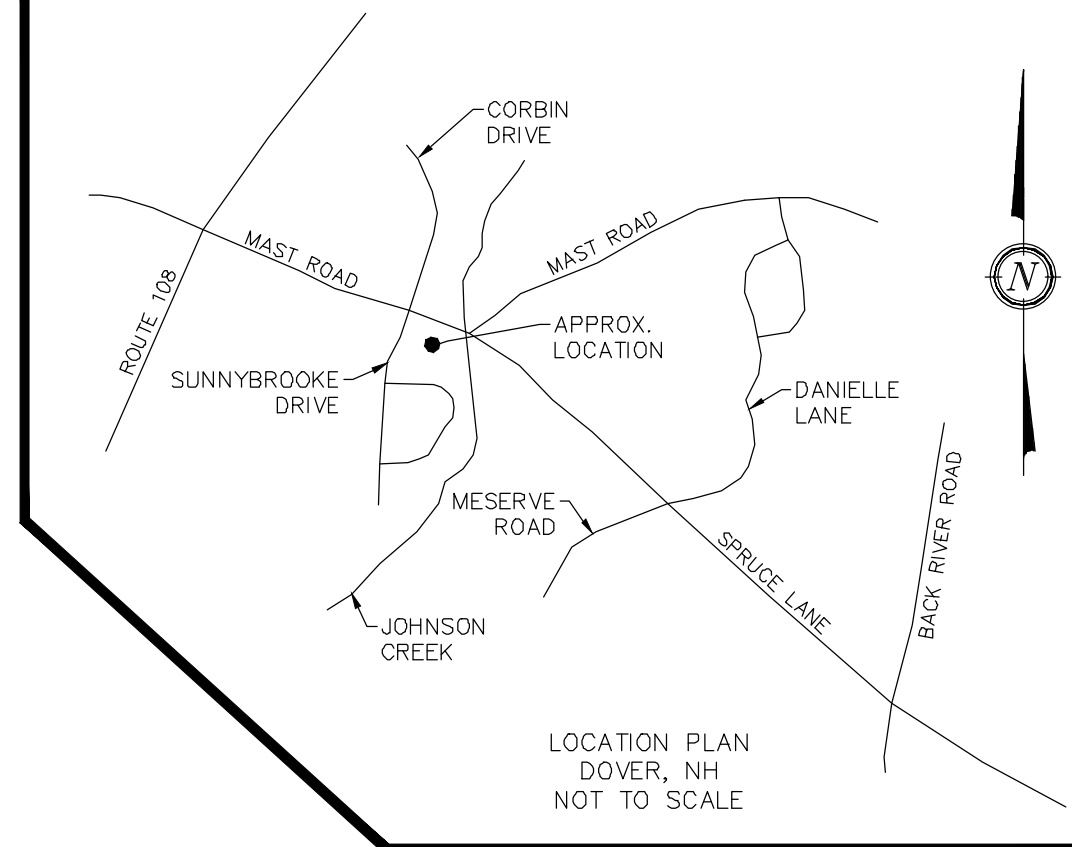
Wb ~ WINDSOR LOAMY FINE SANDM CLAY SUBSOIL VARIANT,
0 TO 8% SLOPES
WdA ~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES
SwB ~ SWANTON FINE SANDY LOAM, 3 TO 8% SLOPES
EoA ~ ELMWOOD FINE SANDY LOAM, 0 TO 3% SLOPES
SEE NRCS WEBSOIL

LEGEND:

IRON BOUND/REBAR ~FND~
STEEL STAKE ~FND~
GRANITE BOUND ~FND~
UTILITY POLE/GUY WIRE
SEWER MAN HOLE
DRAIN MAN HOLE
CATCH BASIN
PERIMETER BOUNDARY LINE
BUILDING SETBACK LINE
POORLY DRAINED WETLAND LINE
50' WETLAND BUFFER
NRCS SOIL LINE/LABEL
TREELINE
EXISTING DRAIN LINE
OVERHEAD UTILITIES
WATER LINE
SEWER LINE
FOUND
TYP
S.C.R.D.
STRAFFORD COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

- "PLAN OF LAND, MARY SHAW, DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS ASSOCIATES
DATED: SEPTEMBER 1961
S.C.R.D. BOOK #4, FOLDER #2, PLAN #29
- "PLAN OF LOTS A & B FOR CHARLES L. WHITE, SPRUCE LANE, DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS ASSOCIATES
DATED: NOVEMBER 1977
S.C.R.D. PLAN #170-48
- "SITE PLAN SUNNYBROOKE CONDOMINIUMS, MAST ROAD, DOVER, STRAFFORD COUNTY, N.H. FOR WHITE ENTERPRISES, INC."
BY: THOMAS F. MORAN, INC.
DATED: APRIL 22, 1987
S.C.R.D. PLAN #34A-131 & 132



NOTES:

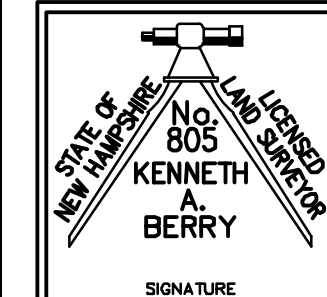
- OWNER: ROBERT S. BALDWIN
242 CENTRAL AVE.
DOVER, NH 03820
- TAX MAP I, LOT 30
- S.C.R.D. BOOK 4759, PAGE 382
- LOT AREA: 93,968 Sq. Ft., 2.16 Ac.
- ZONING: R-40 (RURAL RESIDENTIAL)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
WETLAND BUFFER ~ 50'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP I, LOT 30, LOCATED IN DOVER, N.H., AS OF FEBRUARY 21, 2020.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0320E, DATED: MAY 17, 2005.
- VERTICAL DATUM: BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2020 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED FEBRUARY 2020.
- THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN FEBRUARY OF 2020 UTILIZING THE FOLLOWING STANDARDS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KROHNER, 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

EXISTING CONDITIONS PLAN
LAND OF
ROBERT S. BALDWIN
144 MAST ROAD
DOVER, N.H.
TAX MAP I, LOT 30

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : MAY 19, 2020
FILE NO. : DB 2020-010



NAD83 NH STATE PLANE

N/F THE DANA C. MITCHELL AND
TINA M. MITCHELL REV. LIVING
TRUST
MITCHELL, DANA & TINA, TRUSTEES
1 PATRIDGE LANE
DOVER, NH 03820
TAX MAP I, LOT 20-B-26
S.C.R.D. BOOK 3703, PAGE 628

DAVIS
STEEL STAKE
~FND~ (0.5' HIGH)
NH GRID COORD.
N: 243589.54
E: 1192520.56
ELEV.: 86.07

N/F TODARO, CHARLES R. & GLORIA J.
2 MORGAN WAY
DOVER, NH 03820
TAX MAP I, LOT 30-B-25
S.C.R.D. BOOK 2595, PAGE 397

N/F POLYCHRONIS, THOMAS
P.O. BOX 576
NEW MARKET, NH 03857
TAX MAP I, LOT 30-B-24
S.C.R.D. BOOK 2103, PAGE 670

N/F O'SHAUGHNESSY, JOSEPH &
PAGE, NANCY
6 MORGAN WAY
DOVER, NH 03820
TAX MAP I, LOT 30-B-23
S.C.R.D. BOOK 4413, PAGE 880

N/F RICHARDSON, SUSAN J.
8 MORGAN WAY
DOVER, NH 03820
TAX MAP I, LOT 30-B-22
S.C.R.D. BOOK 4071, PAGE 283

N/F ALLEN, TIMOTHY P. & VICKI
10 MORGAN WAY
DOVER, NH 03820
TAX MAP I, LOT 30-B-21
S.C.R.D. BOOK 4688, PAGE 520

N/F WHITE ENTERPRISES, INC.
ROUTE 108
DURHAM, NH 03824
TAX MAP I, LOT 30-B
S.C.R.D. BOOK 1025, PAGE 235

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

- LEGEND:
- REBAR W/ ID CAP ~TBS~
 - IRON BOUND/REBAR ~FND~
 - STEEL STAKE ~FND~
 - GRANITE BOUND ~FND~
 - UTILITY POLE/GUY WIRE
 - PERIMETER BOUNDARY LINE
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - POORLY DRAINED WETLAND LINE
 - 50' WETLAND BUFFER
 - PROPOSED EASEMENT LINE
 - TO BE SET
 - TBS FOUND
 - TYP TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

N/F LU, SHIWEI & MO, WEIWEI
2 CORBIN DRIVE
DOVER, NH 03820
TAX MAP I, LOT 20-K-3
S.C.R.D. BOOK 4332, PAGE 7

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

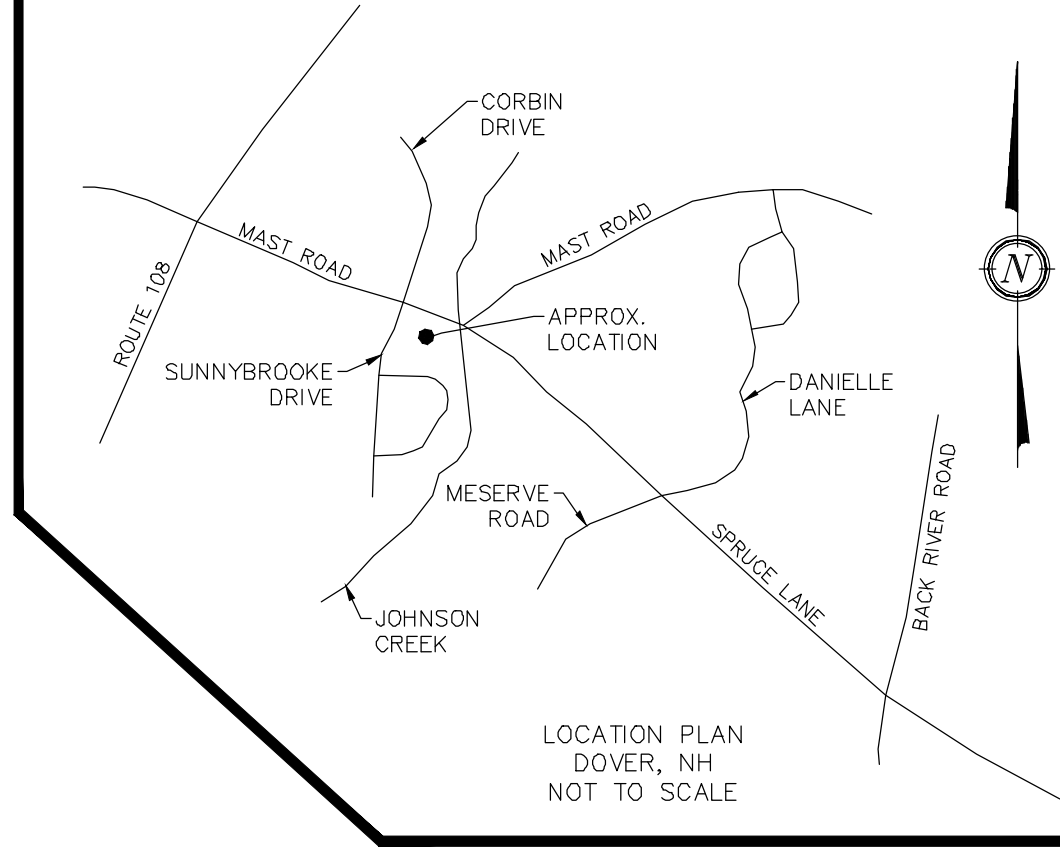
N/F BENNETT, MARK J. & LORI J.
3 CORBIN DRIVE
DOVER, NH 03820
TAX MAP I, LOT 20-K-17
S.C.R.D. BOOK 1858, PAGE 155

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN FEBRUARY OF 2020 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON. 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

PLAN REFERENCES:

- 1.) "PLAN OF LAND, MARY SHAW, DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS ASSOCIATES
DATED: SEPTEMBER 1961
S.C.R.D. POCKET #4, FOLDER #2, PLAN #29
- 2.) "PLAN OF LOTS A & B FOR CHARLES I. WHITE, SPRUCE LANE, DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS ASSOCIATES
DATED: NOVEMBER 1977
S.C.R.D. PLAN #17C-48
- 3.) "SITE PLAN SUNNYBROOKE CONDOMINIUMS, MAST ROAD, DOVER, STRAFFORD COUNTY, N.H. FOR WHITE ENTERPRISES, INC."
BY: THOMAS F. MORAN, INC.
DATED: APRIL 22, 1987
S.C.R.D. PLAN #34A-131 & 132



NOTES:

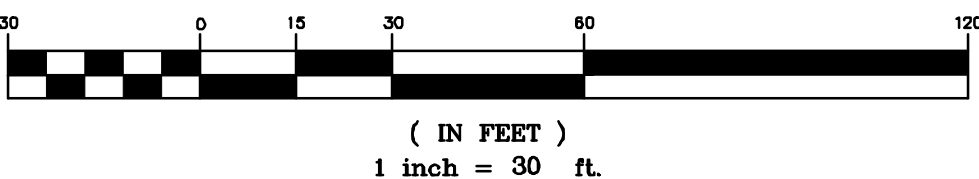
- 1.) OWNER: ROBERT S. BALDWIN
242 CENTRAL AVE.
DOVER, NH 03820
- 2.) TAX MAP I, LOT 30
- 3.) S.C.R.D. BOOK 4759, PAGE 382
- 4.) LOT AREA: 93,968 Sq. Ft., 2.16 Ac.
- 5.) ZONING: R-40 (RURAL RESIDENTIAL)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
WETLAND BUFFER ~ 50'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'
TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS
ABUTTING A ROAD SETBACK ~ 20'
ABUTTING A LOT LINE SETBACK ~ 10'
STREET SIDES OF UNITS ~ 20.0'
ABUTTING STRUCTURES ~ 20.0'
NO CUT BUFFER FROM EXTERIOR PROPERTY LINE ~ 30.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0320E, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2020 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOTS ON A TDR SUBDIVISION.
- 10.) EASEMENT AREA #1 IS AN ACCESS & UTILITY EASEMENT BENEFITING TAX MAP I, LOT 30-2 & 30-3. EASEMENT AREA #2 IS AN ACCESS & UTILITY EASEMENT BENEFITING TAX MAP I, LOT 30-1 & 30-3.
- 11.) SEE SHEET 5 FOR ALL OTHER STANDARD DOVER SUBDIVISION NOTES.

TDR UNIT CALCULATIONS

- 1.) 93,698 SF - CONSERVATION = 60,111
- 2.) 63,390 * .85 = 51,094
- 3.) 53,881 * .85 = 43,430
- 4.) 43,430 SF /40,000 SF = 1.1 UNITS
- 5.) REMAINING 3 UNITS TO BE PURCHASED, THUS ALLOWING FOR 4 UNITS

APPROVED DOVER

GRAPHIC SCALE



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

KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

TDR SUBDIVISION PLAN
LAND OF
ROBERT S. BALDWIN
144 MAST ROAD
DOVER, N.H.
TAX MAP I, LOT 30

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : MAY 19, 2020
FILE NO. : DB 2020-010

NEW STATE OF NH LICENSE No. 805 KENNETH A. BERRY
SIGNATURE

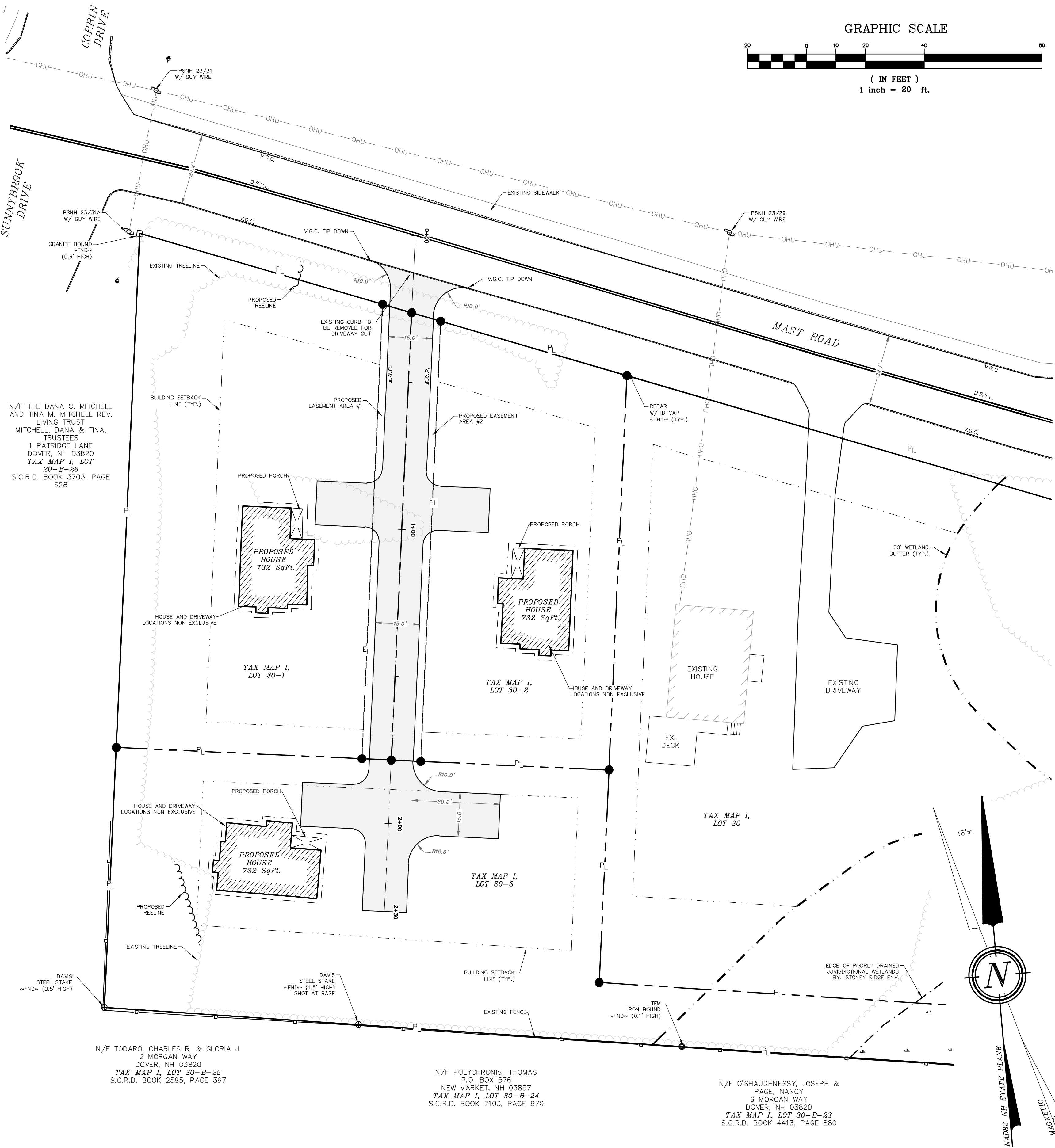
NOTES:

- OWNER: ROBERT S. BALDWIN
242 CENTRAL AVE.
DOVER, NH 03820
- TAX MAP 1, LOT 30
- S.C.R.D. BOOK 4759, PAGE 382
- LOT AREA: 93,968 Sq. Ft., 2.16 Ac.
- ZONING: R-40 (RURAL RESIDENTIAL)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
WETLAND BUFFER ~ 50'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'

TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS
ABUTTING A ROAD SETBACK ~ 20'
ABUTTING A LOT LINE SETBACK ~ 10'
STREET SIDES OF UNITS ~ 20.0'
ABUTTING STRUCTURES ~ 20.0'
NO CUT BUFFER FROM EXTERIOR PROPERTY LINE ~ 30.0'
- THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN ELEMENTS FOR THE PROPOSED TDR SUBDIVISION.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 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.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE REQUIRED
- PROPOSED DISTURBANCE: 12,000 Sq. Ft.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE
- THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, WITH NO SATURDAY & SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
- FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
- 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.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SUBDIVISION PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
- 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. PLEASE NOTE THAT NO WORK IS PROPOSED ADJACENT TO OR WITHIN THE 50' WETLAND BUFFER.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS. NOT APPLICABLE.
- 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. NOT APPLICABLE.
- 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.

NOTES CONTINUED:

- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE IS THREE NEW SINGLE FAMILY HOMES AND ONE EXISTING FOR A TOTAL OF 4 UNITS.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- ANY FENCE TALLER THAN SIX FEET (6') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
- 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.
- 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.
- NO ROADWAY WITH PRIVATE UTILITY EASEMENTS SHALL BE ACCEPTED AS A PUBLIC ROAD BY THE CITY UNLESS THE EASEMENTS ARE EXPIRGED PRIOR TO THE TRANSFER OF LAND TO THE CITY. LICENSE AGREEMENTS FOR ANY AND ALL PRIVATE UTILITIES WITHIN THE RIGHT OF WAY MAY BE GRANTED BY THE CITY UPON ACCEPTANCE OF THE UNENCUMBERED ROADWAY CONSISTENT WITH APPLICABLE STATE LAW.



REVISION	DATE	DESCRIPTION

SITE PLAN
LAND OF
ROBERT S. BALDWIN
144 MAST ROAD
DOVER, N.H.
TAX MAP 1, LOT 30

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : MAY 19, 2020
FILE NO. : DB 2020-010

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER