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, July 28, 2020**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - June 23, 2020 Regular Meeting Minutes
3. **OLD BUSINESS**
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Site Review for Amer Fakhoury & Micheline Elias, Assessor's Map 4, Lot 40, zoned CBD – General, and located at 6-12 Preble Street. (Proposal is to construct a four-story building and driveway with parking. The building will consist of 12 apartment units on the upper three floors, and approx. 1,811 s.f. of commercial space on the first floor). *(P19-11A)
   B. Consideration and acceptance of a Conditional Use Permit for Summit Land Development, Assessor's Map K, Lot 19, zoned IT and RCM, located at Pointe Place. (Proposal is to construct a mixed use/multiple building project (P20-32) which will impact wetland buffers by 3,850 sf) .* (P20-31)
   C. Consideration and acceptance of a Site Review for Summit Land Development, Assessor's Map K, Lot 19, zoned IT and RCM, located at Pointe Place. (Proposal is to construct one (1) mixed-use building, one (1) residential apartment building, and seven (7) townhouse buildings totaling 114 residential units and 15,000 sq. ft. commercial space).* (P20-32)
   D. Consideration and acceptance of a Minor Subdivision for Hawkins Family Revocable Trust, Matthew A. Hawkins, Trustee, Assessor's Map 12, Lot 113, zoned Heritage Residential, located at 119-121 Belknap Street. (1 new lot) *(P20-42)
   E. Consideration and acceptance of a Conditional Use Permit for Hawkins Family Revocable Trust, Matthew A. Hawkins, Assessor's Map 12, Lot 113, zoned Heritage Residential, located at 119-121 Belknap Street. (Proposal is to allow a new building lot with 8,076 s.f. where 10,000 s.f. is required).*(P20-43)
   F. Consideration and acceptance of an amendment to a previously approved Subdivision using Transfer of Development Rights for R.V. Paolini Construction LLC, Assessor's Map M, Lot 6, zoned R-40, located at 56-58 Dover Point Road. (Proposal is to remove 2 units and update the architecture of one of the approved units.) *(P18-45A)
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, June 23, 2020**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Dennis Ciotti (Councilor), Matt Sullivan, Dave White, Jackson Kaspari, Ellen Brooks (Alternate), Dave Landry, Hayley Harmon (Vice Chair), F. Torr, 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

Chair G. Cruikshank called the meeting to order at 7:00 p.m and announced that Frank Torr received the NH Planner of the Year award. C. Parker acknowledged Frank's wisdom, guidance, politeness and quiet assertiveness over the past two decades of community service for the City.

F. Torr was presented his award.

CITIZENS' FORUM

Citizens Forum Open.
John Donais, 16 Durham Rd mentioned an issue with the development at 10 Durham Rd. He wants to have a fence put in around the new property. Bond funds should be used if the owner won't do it. He noted that C. Parker is familiar with his issue, but he wanted to make a public statement.
Citizens Forum Closed.

APPROVAL OF THE PRIOR MINUTES

- June 9, 2020 Regular Meeting Minutes

Motion: D. White moved to approve the minutes as presented. Seconded by J. Kaspari. Vote: U/A

OLD BUSINESS

A. Public Hearing and possible vote on 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 5th public hearings on these amendments.*

C. Parker explained the amendments are for syntax and numbering and explained the process/history.
Public hearing reopened.
Two members of the public spoke at this time, but they addressed item B, so their comments are listed there.
Public Hearing Closed.

C. Parker noted he can go over the individual proposed changes to the amendments if the board wants him to. The board can vote as a package or break them up.

Motion: M. Sullivan made a motion that the Board approve the zoning amendments, renumber the Chapter from 170 to 151, and re-codify the Zoning Chapter, forwarding to the City Council for review and ratification. Seconded by D. White. Vote: U/A

B. Public Hearing and possible vote on 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 5th public hearings on these amendments.*

C. Parker showed the presentation that was presented on March 4th reviewing the various amendments and the process/history of how and when they were created. He also reviewed the proposed amendments to the amendments that staff has provided the Board as a response to the public feedback received to date. He reminded the board that they can vote on these tonight, but it is not required, if more discussion is deemed necessary.

Public hearing reopened.
T. Dunne, 15 Lakeview Dr mentioned an area near the pond after the Somersworth development. He is concerned about the gateway proposal and the increase of density and the impact to the ecological area near the pond. He asked the board to consider the impact that a greater density will have on the pond. This area is unique out of the Gateway Proposal areas.

C. Kageleiry, 100 Dover Neck Rd noted he has watched the City grow over many years- mostly in positive ways. Regarding the Gateway proposal, some of the neighborhoods have very different characters from each other and this proposal tries to blanket zoning over different types of neighborhoods. How the interior square footage of a structure is broken up should not be a factor in the proposal. He asked the board to review further how a development should occur within the context of the individual neighborhoods.

Joseph Perelli, 35 New Rochester Rd addressed the proposal for turning his neighborhood into a gateway zone. A portion of it is deed restricted to residential homes and there's no room for redevelopment without tearing down existing homes. That area is pretty far from the CBD and doesn't function as a gateway zone. He is appreciative of the staff listening to the resident comments. He would like the board to consider capping the commercial activity down to 2,000 sq. ft. and capping the residential units to single family and duplex only or consider CUP criteria similar to the Heritage District or Urban Residential District.

Martha Wilson, 8 Auburn St noted the neighborhood is very serene with wildlife. She is concerned about impacts due to traffic. She asked the board to be careful and study before any development goes into that area. She would like the quality of the neighborhood to be maintained.

Michal Kaleta, 5 Gage St thanked C. Parker for meeting with the residents of the neighborhood to explain the rezoning. He looked into the impacts of rezoning and found some benefits and some concerns. Many of the residents are concerned about the fragile nature of the pond and maintaining the rural character of that stretch of land.

Chad Kageleiry spoke again and noted that just because an area is rezoned, it doesn't mean it will be developed a certain way. The owners who live there would have to sell off their properties for that to happen.

With so much sentiment against the north end being rezoned, perhaps the board should consider taking that portion of town out of the proposal.

Amie Dion, 3 Earl St thanked Mr. Kageleiry for his comments. She shares similar concerns about the New Rochester Rd area as the other residents have shared.

Ellen Gagnon, 3 Gage St. was drawn to this neighborhood because of the character. She would like a limit on density, square lot size and capping the number of buildings per lot. She is concerned about the quality of life for all creatures at the pond.

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

Public Hearing Closed.
C. Parker noted the conversations he's had with the residents about this rezoning has been critical, constructive and polite which he appreciates.

People enter the City from various ways. The Gateway district is trying to do the same thing in multiple locations. He thinks there is a way to consider the pond area and Dover Point area and still maintain the spirit of the ordinances.

C. Parker stated that the Board can table or vote on the amendments. Staff recommends that the following changes be made:

GATEWAY: For the Gateway District (see supplemental table):

- Remove "amended date/info" from header
- Remove extraneous info from the freestanding sign notes
- Side setback (for principal and accessory structures)
  - Adjust from 5' min to 10'
- Rear setback (for principal and accessory structures)
  - Adjust from 0' min to 15'
- Building Height
  - Currently 2 story min and 4 story max except for along Dover Point Rd and the areas along New Rochester Rd which will be 2 story maximum
- Residential
  - Add a note that Rooming Housing and Manufactured Homes are considered Other uses and along New Rochester Rd and Dover Point Rd there would be a density cap of two units per lot.
- Lodging
  - Add a note that no residential use may be within 150'
- Professional Services & Office
  - add a note that the use is limited to 2,000 sf in the New Rochester Rd and Dover Point Rd areas.
- Eating and Drinking Establishment
  - add a note that the use is limited to 2,000 sf in the New Rochester Rd and Dover Point Rd areas.
- Retail/Personal Services

- add a note that the use is limited to 2,000 sf in the New Rochester Rd and Dover Point Rd areas.

COMMERCIAL: Amend the Commercial table to note that Multi Family Dwellings are allowed by right with the following footnote:
[3] The lot must contain five thousand (5,000) square feet per dwelling unit, and units are allowed only in mixed use buildings, where no more than 2/3rd of the overall square footage of the building is residential.

TDR: Amend item 12, on pages 28 and 30 as follows:
"(b) ~~Attached~~ Single Family, Two family, three family and 4 or more method"

Furthermore, once amended, staff recommends approving the amendments and sending them to the City Council for consideration. The Board can separate the question and vote on each item or vote as a package.

D. Ciotti wondered how the district would be defined along New Rochester Rd. It's currently 300' off each direction from the center line- a 600' swath. The dimensions would not change- the Office zone would change to Gateway zone.

D. Landry wondered if someone could seek a CUP to undo some of the restrictions being implemented. Yes, they could seek one, but they would come to staff and the Planning Board who would probably uphold the restrictions.

D. Landry mentioned height vs story height has come up at other times. Could C. Parker clarify the difference? Yes, residential story height is about 9'-11' and commercial is about 12' on the first floor and then lower on upper stories. The reason the language has moved to story height rather than feet is to allow flexibility for creative architecture to fit in with neighborhoods.

D. Landry said some have suggested just to cut this neighborhood out of the zone and not change it. Could C. Parker address what impacts that would have by leaving it an office zone?
If you leave part of it as office zone, you'll have one zone on each side of the street with differing regulations.

Motion: M. Sullivan made a motion that the Board amend the amendments for the three zones as outlined in the staff comments above. Seconded by H. Harmon. Vote: U/A

Motion: F. Torr made a motion that the Board approve the amended amendments and forward to the City Council for ratification. Seconded by D. Ciotti. Vote: U/A

The board took a 5-minute recess to allow the room to clear.

C. Consideration and possible vote 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)

Motion: D. White made a motion that the Board remove the application from the table. Seconded by J. Kaspari. Vote: U/A
No public spoke and no public comments were received for this case.

C. Parker announced the building official reviewed the driveway plan and asked for two items:
The nearest hydrant be noted on the plan and if driveway is less than 20' wide, the fire truck would stay on Mast Rd and the third lot would need to identify how it would meet fire prevention code. If this option is utilized, all hammerhead driveways can go away because the fire truck will not come down the driveway.
If the driveway is widened to 20', one of the three hammerheads would be removed.

Public hearing reopened. No one spoke. *Public hearing closed.*

Christopher Berry representing the applicant informed the board that they plan to move forward with the narrower driveway option to maintain the single-family feel to the property. They will remove the hammerhead and install a sprinkler system in the third home.

STAFF RECOMMENDATION
Chapter 170.27.2 of the Zoning Ordinance of the City Code provides that property owners can purchase density which can be included in subdivisions or site plans 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 Granting the TDR:

1. Payment of the TDR fee ($26,804)

Conditions to be Met Prior to Signing of the Plans:

2. The applicant shall provide a digital version of the plan to the Planning Department.
3. The applicant shall provide homeowners association documents to be reviewed and approved by the Assistant City Manager in consultation with the City's General Legal Counsel. Documentation shall include common space, roadway, perimeter screening, visitor parking, stormwater infrastructure maintenance/operation, private roadway and conversion process, calculation used to determine reserve amount in the treasury, prior to converting ownership and maintenance obligations, including stormwater, open space, and roadway maintenance, and deed/easement requirements per Section 170.27.2.
4. The Applicant shall revise the final plat to
    a. Add the owners' signatures
    b. Add the Licensed Land Surveyor, Professional Engineer, Certified Wetland Scientist stamps and signatures
    c. Note the location of the nearest hydrant
    d. Add a private road name acceptable to the Building Official and update the design of the driveway to either be a 20' private road, and reduce the size of the turnaround, or add a note about how lot 3 will meet the Fire Code, and remove the turnaround
    e. Add Planning file number P20-35 to the plan set.
    f. Add note regarding deed restrictions per TDR Zoning Regulations to the final plan set (ie restricted to 1,400 s.f., of total living area).
    g. Add a note that the 10' side setback is within the 30' no cut no disturb buffer for lots 1 and 3.
    h. Remove either note 12 or 28 on sheet 5
    i. Correct common site plan note 28, and add notes 33 and 34
    j. Revise note 19 on sheet 5 to add that the project sign shall indicate that the road is proposed to be private and is intended to remain private with no City services.

k. Indicate a wetlands buffer placard on lot 3 at the wetlands buffer
l. Include the house layout presented to the Planning Board on 6/9/20

Conditions to be Met Prior to Construction Activity:

5. The wetlands buffer placard shall be placed on lot 3.

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

6. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Conditions to be Met Prior to Occupancy:

8. Issuance of a Certificate of Occupancy.
9. Documentation that the HOA has been created and is in place.
10. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision

Motion: F. Torr made a motion that the Board approve the TDR and Subdivision application with staff recommended conditions. Seconded by D. Ciotti. Vote: U/A

NEW BUSINESS

The Vice Chair Announced that items A, B, C and D would be presented and heard together.

A. Consideration and acceptance of a Minor Subdivision for Thomas & Evelyn Backowies, Assessor's Map 26, Lot 9, zoned Gateway, located at 99-101 Broadway. (1 new lot) *(P20-26)
B. Consideration and acceptance of a Conditional Use Permit for Thomas & Evelyn Backowies, Assessor's Map 26, Lot 9, zoned Gateway, located at 99-101 Broadway. (Proposal is to allow a front build out of 44.5%, where a 60% minimum is required). *(P20-37)
C. Consideration and acceptance of a Conditional Use Permit for Thomas & Evelyn Backowies, Assessor's Map 26, Lot 9, zoned Gateway, located at 99-101 Broadway. (Proposal is to allow a 21.5% lot coverage, where 50% is required).*(P20-38)
D. Consideration and acceptance of a Conditional Use Permit for Thomas & Evelyn Backowies, Assessor's Map 26, Lot 9, zoned Gateway, located at 99-101 Broadway. (Proposal is to allow 2.5% lot coverage, where 50% is required). *(P20-39)

C. Parker explained that the applicant wishes to subdivide one lot into two. The new lot areas would be 0.18 acres or 8,000 s.f. and 0.78 acres or 33,977 s.f. As shown on the plan, the parent lot has a large area of wetlands and wetlands buffers on it, which limits the development potential of the lot. Most of that area will be conveyed to the newly created lot, and as such the lot coverage will not be met for the new lot. Furthermore, the lot coverage of lot one is limited by the existing structure and need for driveway access. Finally, the intent is to use the existing structures, which already do not meet the frontage buildout.

As such, all three Conditional Use Permits (CUPs) are required to subdivide the lot. One CUP is a front build out of 44.5%, where a 60% minimum is required, the second is to allow a 21.5% lot coverage, where 50% is required, and the final is to allow 2.5% lot coverage, where 50% is required.
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. You will take 4 votes, one on the subdivision, and one per Conditional Use Permit.

Kevin McEneany, McEneany Survey, represented the application and discussed the plat. There are two residential units in the existing house and one unit in the barn. The barn is currently connected to the house by a storage area. The proposal is to remove 16' of that storage area which will disconnect the structures. 10' will remain per fire protection regulations.

The larger parcel has small frontage, so they've provided an access easement in case they want to access the upland in the rear of the property.

They need to provide 4,000 sq.ft. of land per unit for the duplex which is why that parcel is 8,000 sq. ft. and why the lot coverage is 21.5%. He further explained the other lot coverage percentages are based on where the structures are on the lots.

Motion: F. Torr made a motion that the Board accept the applications. Seconded by J. Kaspari. Vote: U/A

Public hearing opened.
No one spoke and no comments were received to the office for this case.
Public Hearing closed.

STAFF RECOMMENDATION
Chapter 157-15 of the Subdivision Regulations of the City Code provides for the Boards review of subdivisions 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 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. The three Conditional Use Permits must be approved.
4. The applicant shall revise the plat to:
    a. Add Planning file number P20-26 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 2 wetland buffer placards, one on each side of the structure on lot 2, and one at the end of the driveway, and a final one along the 18' long section (displayed as L2) facing the driveway.
    e. Show existing water services and new water service
    f. Update note 6 to indicate what the provided zoning information is and update the minimum lot size.
    g. Add Common notes 15 (water/sewer) and 33 (topography)
5. The 16' of the attached storage building shall be removed, as per note 4.

Motion: M. Sullivan made a motion that the Board approve the Minor Subdivision application with staff recommended conditions. Seconded by H. Harmon. Vote: U/A

STAFF RECOMMENDATION 20-37:
The Zoning ordinance provides for Conditional Use Permits to allow alteration of the required dimensional regulations in the Gateway Zone. The Planning Department believes this plan is consistent with those

regulations and recommends that the Planning Board vote to approve with the following Conditional Use Permits with the following condition:

Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. P20-26 must be approved.
2. The final plat shall note the granting of the Conditional Use Permit for frontage build out.

Motion: F. Torr made a motion that the Board approve the Conditional Use Permit with staff recommended conditions. Seconded by D. Ciotti. Vote: U/A

STAFF RECOMMENDATION 20-38:
Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. P20-26 must be approved.
2. The final plat shall note the granting of the Conditional Use Permit for lot coverage for lot 1.

Motion: F. Torr made a motion that the Board approve the Conditional Use Permit with staff recommended conditions. Seconded by T. Clark. Vote: U/A

STAFF RECOMMENDATION 20-39:
Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. P20-26 must be approved.
2. The final plat shall note the granting of the Conditional Use Permit for lot coverage for lot 2.

Motion: H. Harmon made a motion that the Board approve the Conditional Use Permit with staff recommended conditions. Seconded by T. Clark. Vote: U/A

STAFF COMMENTS

- Donna Benton had a daughter the week prior and is out on maternity leave and should return in September.
- City Hall has reopened to the public
- An updated approved/underway project list was presented and explained.
- Reminder that we are only having one meeting in July and August, as per routine, unless the Board would like to meet more often.

MEMBER COMMENTS

- J. Kaspari praised C. Parker for taking the public feedback and turning it around into the zoning amendments so quickly.
- D. Ciotti noted he is pleased with how well the zoning amendment process has improved over time.
- D. Landry noted the extra personal touch given to that particular neighborhood was great- being able to meet with that group in person tonight.

ADJOURNMENT

Motion: J. Kaspari made a motion to adjourn at 9:10 p.m. Seconded by H. Harmon. Vote: U/A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-11

Application Type:	Site Review for Review
Applicant(s):	Amer Fakhoury & Micheline Elias
Owner(s):	Amer Fakhoury & Micheline Elias
Location:	6-12 Preble (Assessor's Map 4, Lot 40)
Meeting Date:	July 28, 2020

INTENT: To construct a new four-story building and driveway with 11 parking spaces. The building will consist of 12 apartment units on the upper three floors, as well as 966 sq. ft. of office space and 845 sq. ft. of restaurant space on the first floor. A CUP application for lot coverage was approved by the Planning Board

LOTS/UNITS PROPOSED: 12 residential 966 sq. ft. office and 845 sq.ft. of restaurant

AGENDA ITEM #: 4-A

ACREAGE: 0.257 acres

ZONING DISTRICT: CBD - General

EXISTING LAND USE: Vacant/parking lot

PROPOSED LAND USE: Mixed-use building

SURROUNDING LAND USE: Commercial/Residential

ZBA ACTION: None

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: Conditional Use Permit (minimum lot coverage)

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting to construct a mixed use building just off of Central Ave behind "Quick-to-Go".

This application was approved by the Board on April 23, 2019. The original Notice of Decision is attached for review.

Since that time the plan expired unsigned due to unforeseen issues encountered by the applicant. The Board is being asked to reapprove the application, with a revised list of Conditions as the applicant did address the plan changes.

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

Conditions to Be Met Prior to the Signing of Plans:

1. The applicant shall provide:
   a. A digital version of plan set
   b. Example lease to the satisfaction of the Assistant City Manager
   c. Replacement Letter to Serve from Eversource Engineering or Site Supervisor
2. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add LLS, PE, Landscape Architect, and Architect signatures and stamps to final plan

Conditions to Be Met Prior to any Construction Activity:

3. As per the original Notice of Decision dated April 24, 2019.

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

4. As per the original Notice of Decision dated April 24, 2019.

Conditions to Be Met Prior to Occupancy:

5. As per the original Notice of Decision dated April 24, 2019.

P19-11A Site Plan

Property Information

Property ID	04040-000000
Location	6 PREBLE ST
Owner	FAKHOURYS LLC
Land Use	390

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

TRITECH
ENGINEERING CORPORATION

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Facsimile 603.742.3830

July 14, 2020

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

Subject: *Site Plan Review - Re-approval*
Amer Fakhoury & Micheline Elias
6-12 Preble Street
Tax Map 4, Lot 46
Job No. 17141

Dear Chris:

On April 23, 2019, the Dover Planning Board voted to conditionally approve the Site Plan & Conditional Use Permit for the above referenced project. Unfortunately, due to unforeseen circumstances the applicant was unable to fulfill the conditions set forth by the planning board in the prescribed time frame. At this time, the applicant wishes to move forward with the project and requests that the board "re-approve" the project.

Enclosed please find the following:

- One (1) full size copy of the Plan Set
- Four (4) half size copies of the Plan Set

We look forward to discussing this re-approval with the planning board at their July 28, 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
\\17141_reapproval.docx

P19-11 **6-12 Preble Street**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
04024-000000	12 PIERCE ST	PEOPLE'S UNITED BANK		850 MAIN ST	BRIDGEPORT	CT	06604
04025-000000	19 PREBLE ST	PEOPLE'S UNITED BANK		850 MAIN ST	BRIDGEPORT	CT	06604
04026-000000	15 PREBLE ST	STERGIOU GEORGE T JR		15 PREBLE STREET	DOVER	NH	03820
04029-000000	543 CENTRAL AV	PEOPLE'S UNITED BANK		850 MAIN ST	BRIDGEPORT	CT	06604
04030-000000	537 CENTRAL AV	PEOPLE'S UNITED BANK		850 MAIN ST	BRIDGEPORT	CT	06604
04039-000000	4 PREBLE ST	TDL GAS & FOOD CORP		547 CENTRAL AVE	DOVER	NH	03820
04041-000000	14 PREBLE ST	AK PROPERTIES LLC		38 WATERLOO CIRCLE	DOVER	NH	03820
04042-000000	18 PREBLE ST	MCCARTHY JACK A	MCCARTHY JENNIFER R	18 PREBLE ST	DOVER	NH	03820
04043-000000	20 PREBLE ST	CULLEN RICHARD A	CULLEN PAMELA J	20 PREBLE STREET	DOVER	NH	03820
04044-000000	24 PREBLE ST	SULLIVAN BRENDAN J		24 PREBLE ST	DOVER	NH	03820
04045-000000	2 TWOMBLY ST	ROY JOHN E		2 TWOMBLY ST	DOVER	NH	03820
04046-000000	4 6 TWOMBLY ST	ROY JOHN E		2 TWOMBLY ST	DOVER	NH	03820-3136
04064-000000	31 NEW YORK ST	HOLLOW JEFFREY M &	O CONNOR JILL	39 GLENBROOK RD APT 5F	STAMFORD	CT	06902-2986
04065-000000	23 25 NEW YORK ST	WIRKALA DANA &	WIRKALA SUSAN	31 HITCHING POST	PLYMOUTH	MA	02360-2552
04065-A00000	27 29 NEW YORK ST	DEGNON REBECCA J &	DEGNON JEAN	27 NEW YORK ST	DOVER	NH	03820-3128
04066-000000	21 NEW YORK ST	TURNER EDWIN III	TURNER KAREN	21 NEW YORK STREET	DOVER	NH	03820
04067-000000	19 NEW YORK ST	LEACH RANDEL K &	FREEDA STANLEY J	569 MAIN ST	FARMINGTON	NH	03835-3477
04068-000000	15 NEW YORK ST	O NEIL LOREN		285 OLD MOUNTAIN RD	NORTHWOOD	NH	03261
04069-000000	11 NEW YORK ST	DASS VASANT T		14 OLD DOVER RD	ROCHESTER	NH	03867
04070-000000	9 NEW YORK ST	MASK & MONSTERS LLC	ATTN CHRIS WYSKIEL	561 CENTRAL AVENUE	DOVER	NH	03820
04071-000000	7 NEW YORK ST	MASK 561 CENTRAL LLC		561 CENTRAL AVENUE	DOVER	NH	03820
04072-000000	5 NEW YORK ST	MASK 561 CENTRAL LLC		561 CENTRAL AVENUE	DOVER	NH	03820
04073-000000	561 CENTRAL AV	MASK 561 CENTRAL LLC		561 CENTRAL AVENUE	DOVER	NH	03820
04074-000000	559 CENTRAL AV	MASK 561 CENTRAL LLC		561 CENTRAL AVENUE	DOVER	NH	03820
04075-000000	555 CENTRAL AV	BRATTER MYLES S & ELIZABETH A TRUSTEES	BRATTER FAMILY REVOCABLE TRUST	177 BARTLETT ST	PORTSMOUTH	NH	03801
04076-000000	547 CENTRAL AV	TDL GAS & FOOD CORP		547 CENTRAL AVE	DOVER	NH	03820
05011-000000	538 CENTRAL AV	FIVE POINTS DEVELOPMENT LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
05012-000000	540 542 CENTRAL AV	SMUTTYNOSE PROPERTIES LLC		110 MAINMAST CIRCLE	NEW CASTLE	NH	03854
05012-A00000	4 SIXTH ST	SMUTTYNOSE PROPERTIES LLC		PO BOX 801	NEW CASTLE	NH	03854
05017-000000	550 CENTRAL AV	GREATER DOVER CHAMBER OF COMMERCE		550 CENTRAL AVE	DOVER	NH	03820
27006-000000	565 CENTRAL AV	DIMAMBRO BRIAN &	DIMAMBRO MEREDITH	567 CENTRAL AV	DOVER	NH	03820
27007-000000	563 CENTRAL AV	HOUSING PARTNERSHIP		PO BOX 127	PORTSMOUTH	NH	03802
27008-000000	4 NEW YORK ST	GRIMES-GRUCZKA THADDEUS A		4 NEW YORK ST	DOVER	NH	03820
27009-000000	8 A&B NEW YORK ST	DIMAMBRO BRIAN D &	DIMAMBRO MEREDITH	567 CENTRAL AVE	DOVER	NH	03820
27011-000000	12 NEW YORK ST	JAD INVESTMENTS LLC		87 R SIXTH ST	DOVER	NH	03820
27012-000000	4 6 PARK ST	PALMER WILLIAM R &	PALMER PATRICIA	4 PARK STREET	DOVER	NH	03820
27035-000000	14 16 NEW YORK ST	MERRITT COLE A &	MERRITT BRENT AND MARY JANE	12 RAMS HEAD LANE	YORK	ME	03909
27036-000000	18 NEW YORK ST	SHERPA LAKPA		9 A CHANDLER WAY	DOVER	NH	03820
27037-000000	20 NEW YORK ST	ARSENAULT MARK & MELISSA A TRUSTEES	ARSENAULT FAMILY REVOCABLE TRUST	19 WHITEHORSE DRIVE	RYE	NH	03870
04040-000000	6 PREBLE ST	FAKHOURYS LLC		547 CENTRAL AVE	DOVER	NH	03820
		AMER FAKHOURY & MCIHELINE ELIAS		21 BELLAMY ROAD	DOVER	NH	03820
		TRITECH ENGINEERING CORPORATION	ROBERT J STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820

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

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

April 24, 2019

Amer Fakhoury & Micheline Elias
21 Bellamy Road
Dover, NH 03820

Re: Site Review for Amer Fakhoury & Micheline Elias, Assessor's Map 4, Lot 40, zoned CBD-General, and located at 6-12 Preble Street. (Proposal is to construct a four-story building and driveway with parking. The building will consist of 12 apartment units on the upper three floors, and approx. 1,811 s.f. of commercial space on the first floor). (P19-11)

Dear Amer Fakoury & Micheline Elias:

Please be advised that on Tuesday, April 23, 2019 the Dover Planning Board voted to conditionally approve the above referenced Site Plan. **The specific conditions are included with this letter.**

In addition to the conditions of approval, please provide the following to the Planning Office:

- □ Four (4) full size plans and One (1) 11" x 17" plan
- □ One (1) CAD file format of the plan
- □ One (1) PDF digital version of the plan

The plans must be submitted within ninety (90) days from Planning Board approval. Upon approved receipt, the Planning Board Chair will sign them approved.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

Christopher G. Parker, AICP
Assistant City Manager, Planning & Strategic Initiatives

EC: Building Inspection Office
Engineering Office
Assessing Office
Tritech Engineering Corporation

Condition to be Met Prior to Signing of the Plans: | **Submitted** | **Reviewed**

1. The Conditional use permit (P19-12) shall be approved. ☐ ☐

2. The applicant shall provide:
   a. A digital version of plan set
   b. Example parking lease, with a 5 year term, to the satisfaction of the Assistant City Manager ☐ ☐
   c. Replacement Letter to Serve from Eversource Engineering or Site Supervisor
   d. Copy of the recorded cross access easement and book and page at the Strafford County Registry of Deeds ☐ ☐

3. The applicant must revise final plan set to:
   a. Add LLS & PE signatures and stamps to final plan
   b. Note that the applicant shall overlay Preble Street in the Construction Sequence.
   c. Revise lighting plan so that there is no spill over onto abutting properties.
   d. Provide a plan showing the 6 parking spaces on lot 76 properly marked and striped

Conditions to Be Met Prior to any Construction Activity: | **Submitted** | **Reviewed**

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 ☐ ☐
5. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. http://www.unh.edu/unhsc/ptapp ☐ ☐
6. Install signage noting visibility and noise during any earthwork, to the satisfaction of the City Engineer. ☐ ☐

Conditions to Be Met Prior to Issuance of a Building Permit: | **Submitted** | **Reviewed**

7. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service. ☐ ☐
8. Applicant shall record the proposed easement(s) at the Strafford County Registry of Deeds to the satisfaction of the Assistant City Manager. ☐ ☐

Conditions to Be Met Prior to Occupancy: | **Submitted** | **Reviewed**

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

SITE DEVELOPMENT PLANS

6-12 PREBLE STREET

6-12 PREBLE STREET
DOVER, NEW HAMPSHIRE

LIST OF PLANS

T-1	-	TITLE SHEET
T-2	-	NEIGHBORHOOD PLAN 1" = 50'
EX-1	-	EXISTING CONDITIONS PLAN 1" = 10'
DE-1	-	DEMOLITION PLAN 1" = 10'
SP-1	-	GENERAL SITE PLAN 1" = 10'
SP-2	-	SITE DEVELOPMENT PLAN 1" = 10'
SP-3	-	UTILITY PLAN 1" = 10'
SP-4	-	GRADING & DRAINAGE PLAN 1" = 10'
SP-4A	-	OFF-SITE DRAINAGE IMPROVEMENTS PLAN 1" = 10'
SP-4B	-	EROSION & SEDIMENT CONTROL PLAN 1" = 10'
SP-5	-	CONSTRUCTION DETAILS
SP-6	-	CONSTRUCTION DETAILS
SP-7	-	CONSTRUCTION DETAILS
SP-8	-	DRAINAGE DETAILS
SP-9	-	SEWER DETAILS
SP-10	-	SEWER DETAILS
Li-1	-	LIGHTING PLAN 1" = 10'
LA-1	-	LANDSCAPING PLAN 1" = 10'
LA-2	-	LANDSCAPING DETAILS
LA-3	-	STREETSCAPE PLAN
A-1	-	BUILDING ELEVATIONS 1/8" = 1'-0"
A-2	-	BUILDING FLOOR PLANS 1/8" = 1'-0"

PREPARED FOR:

AMER FAKHOURY & MICHELINE ELIAS
21 BELLAMY ROAD
DOVER, NEW HAMPSHIRE

OWNER:

AMER FAKHOURY & MICHELINE ELIAS
21 BELLAMY ROAD
DOVER, NEW HAMPSHIRE

PREPARED BY

TRITECH
ENGINEERING CORPORATION

TRITECH
ENGINEERING CORPORATION
785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 9107
FAX 603 742 3630

REVISIONS

DATE:	DESCRIPTION:
03/21/19	REVISED PER TRC COMMENTS
04/02/19	REVISED PER TRC COMMENTS
04/24/19	REVISED PER C.O.A.'S

TITLE SHEET
6-12 PREBLE STREET
6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019
JOB No. 17141

SHEET NO.
T-1

(P19-11)

N

TRITECH
ENGINEERING CORPORATION

ABUTTERS LIST

MAP 4, LOT 39	TDL GAS & FOOD CORP. 547 CENTRAL AVE DOVER, NH 03820
MAP 4, LOT 76	TDL GAS & FOOD CORP. 547 CENTRAL AVE DOVER, NH 03820
MAP 4, LOT 75	MYLES & ELIZABETH BRATTER 75 SPUR ROAD DOVER, NH 03820
MAP 4, LOT 70	MASK & MONSTERS, LLC 561 CENTRAL AVE DOVER, NH 03820
MAP 4, LOT 69	VASANT T. DASS 14 OLD ROCHESTER ROAD ROCHESTER, NH 03867
MAP 4, LOT 68	LOREN O'NEIL 285 OLD MOUNTAIN ROAD NORTHWOOD, NH 03261
MAP 4, LOT 67	RANDEL K LEACH & STANLEY J FREEDA 569 MAIN STREET FARMINGTON, NH 03835
MAP 4, LOT 41	JAMES R. HASENFUS 14 PREBLE STREET DOVER, NH 03820
MAP 4, LOT 29	CHITTENDEN CORPORATION 2 BURLINGTON SQUARE BURLINGTON, VT 05401
MAP 4, LOT 30	CHITTENDEN CORPORATION 2 BURLINGTON SQUARE BURLINGTON, VT 05401

50 0 25 50 100 200

1"=50'

TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 749 9107
FAX 603 742 3630

REVISIONS

DATE:	DESCRIPTION:
03/21/19	REVISED PER TRC COMMENTS
04/02/19	REVISED PER TRC COMMENTS

NEIGHBORHOOD PLAN

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

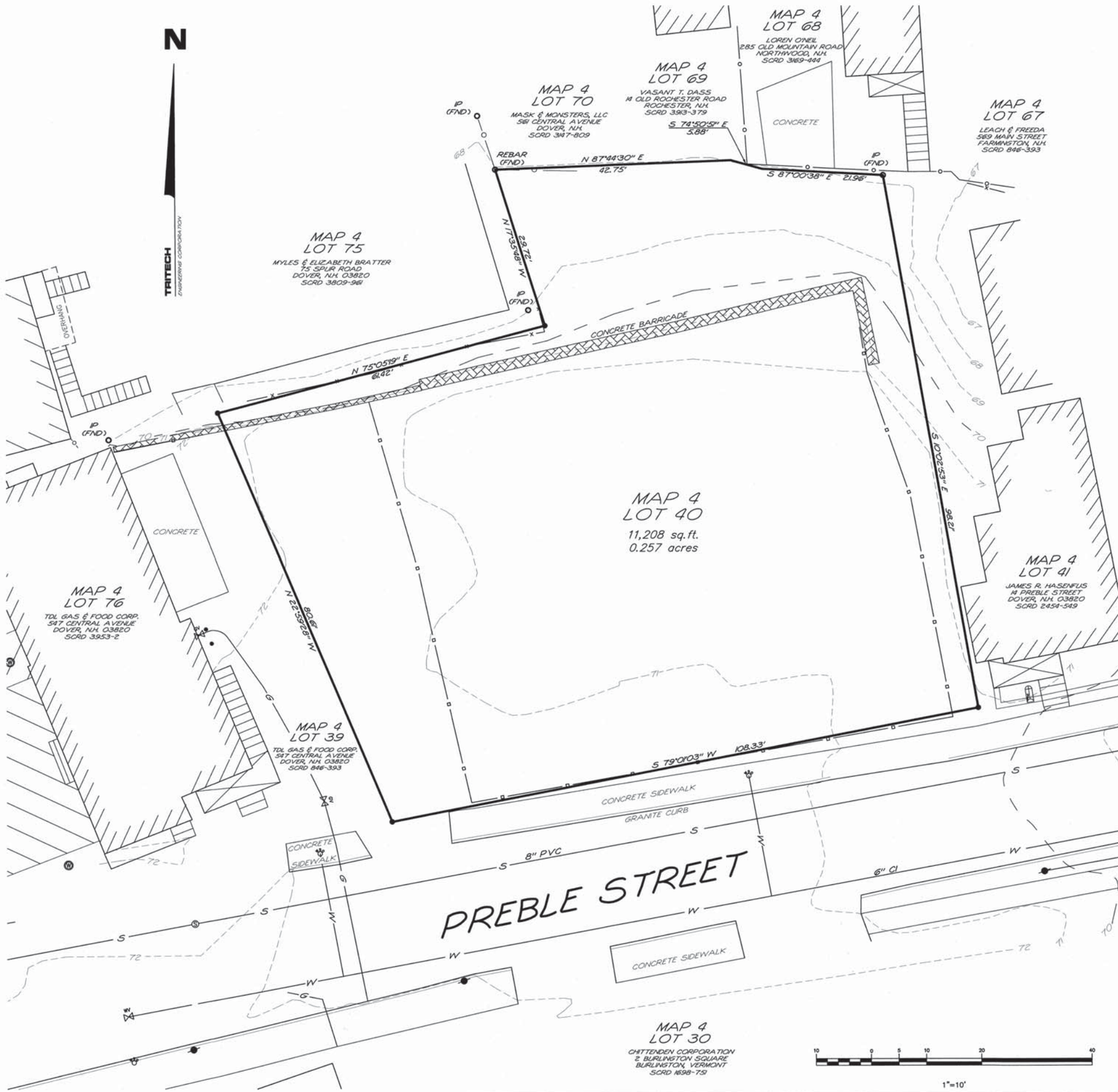
JANUARY 24, 2019 JOB No. 17141

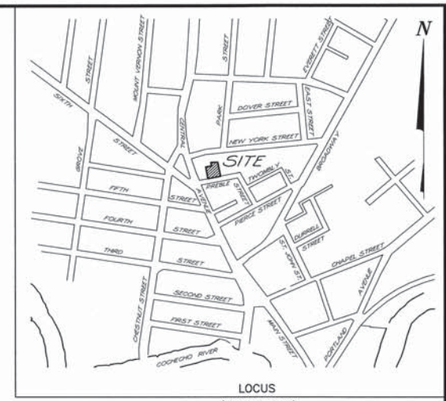
SCALE: 1" = 50'

SHEET NO.

T-2

(P19-11)





LOCUS
(NOT TO SCALE)

NOTES

1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER TAX MAP 4 LOT 40.

2.) CURRENT OWNER: AMER FAKHOURY & MICHELINE ELIAS
21 BELLAMY ROAD
DOVER, N.H. 03820

3.) TOTAL AREA: 11,208 SQ.FT. = 0.257 ACRES

4.) TAX MAP 4 LOT 40

5.) PROJECT DEED REFERENCE: BOOK 3853 PAGE 17

6.) PROJECT PLAN REFERENCE:

BOUNDARY PLAN
MASK AND SPIDER ENTERPRISES
CENTRAL AVENUE AND
NEW YORK STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
NOVEMBER 29, 1995

PLAN OF NEW YORK STREET
AND EAST BRICK STREET CORNER
S.S. JENKINS MAY 1893
SCRD POCKET 2 FOLDER 15 PLAN 1

PLAN OF LAND FOR
DAVID AND DEBORAH JOHNSON
11 & 13 NEW YORK STREET
DOVER, N.H.
ROARING BROOK CONSULTANTS
6/21/90 NOT RECORDED

7.) ZONING: CENTRAL BUSINESS DISTRICT – GENERAL SUB-DISTRICT
MIN. LOT SIZE: N-A
FRONTAGE BUILD OUT: 70% MIN.
MIN. SETBACKS:
FRONT: AVERAGE ± 5 FT.
SIDE: 0' MIN TO 24' MAX
REAR: 10 FT MIN.

8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 26,000 AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF DECEMBER 2017.

9.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (PANEL 0310E, MAP No. 33017C0310E, DATE: 9-30-2015).

10.) LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.

11.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON FEBRUARY 31, 2017 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON MARCH 13, 2017. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

12.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

13.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: NONE

14.) SUBJECT PARCEL SCS SOIL TYPES –SfC– SUFFIELD, SILT LOAM, 8 TO 15% SLOPES

LEGEND

- REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- SEWER MANHOLE
- S — SEWER LINE
- HYDRANT
- WATER GATE VALVE
- WATER SHUT-OFF
- W — WATER LINE
- MONITORING WELL
- GAS GATE
- G — GAS LINE
- BOLLARD
- □ — STOCKADE FENCE
- O — CHAIN LINK FENCE
- X — WIRE FENCE

TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

REVISIONS
DATE: 3-14-19 DESCRIPTION: REVISED PER TRC COMMENTS

EXISTING CONDITIONS PLAN

AMER FAKHOURY & MICHELINE ELIAS
6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

JANUARY 24, 2019 JOB No. 17141
SCALE: 1" = 10'

SHEET No. EX-1

(P19-11)

N

TRITECH
Engineering Corporation

IP (FND)

REBAR (FND)

IP (FND)

IP (FND)

IP (FND)

CONCRETE BARRICADE

DE-3

DE-9

DE-5

DE-4

DE-2

DE-5

CONCRETE

EDGE OF PAVEMENT

DE-6

DE-7

DE-8

DE-1

PREBLE STREET

6" CI

W

DE-1 DEMOLITION NOTES:

1. SAW CUT PAVEMENT.
2. EXISTING ASPHALT TO BE REMOVED AND DISPOSED OF OFF SITE.
3. EXISTING CONCRETE BARRICADE TO BE REMOVED AND DISPOSED OF OFF SITE.
4. CONCRETE PAD TO BE REMOVED AND DISPOSED OF OFF SITE.
5. EXISTING STOCKADE FENCE TO BE REMOVED AND DISPOSED OF OFF SITE.
6. EXISTING GRANITE CURB TO BE REMOVED AND RETURNED TO CITY OF DOVER TO BE RECYCLED.
7. EXISTING SIDEWALK TO BE REMOVED AND DISPOSED OF OFF SITE.
8. EXISTING WATER LINE AND WATER SHUT OFF TO BE REMOVED. THE DOVER ENGINEERING DEPARTMENT INDICATES THERE ARE 3 EXISTING SERVICES FOR THIS PARCEL. LOCATE AND TERMINATE ALL EXISTING SERVICES.
9. EXISTING RETAINING WALL TO REMAIN.

LEGEND

- REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- WV EXISTING WATER GATE VALVE
- EXISTING WATER SHUT OFF
- AREA OF PAVEMENT TO BE REMOVED
- AREA OF SIDEWALK TO BE REMOVED
- W EXISTING WATER LINE

10 0 5 10 20 40

1"=10'

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS

DATE:	DESCRIPTION:
03/21/19	REVISED PER TRC COMMENTS

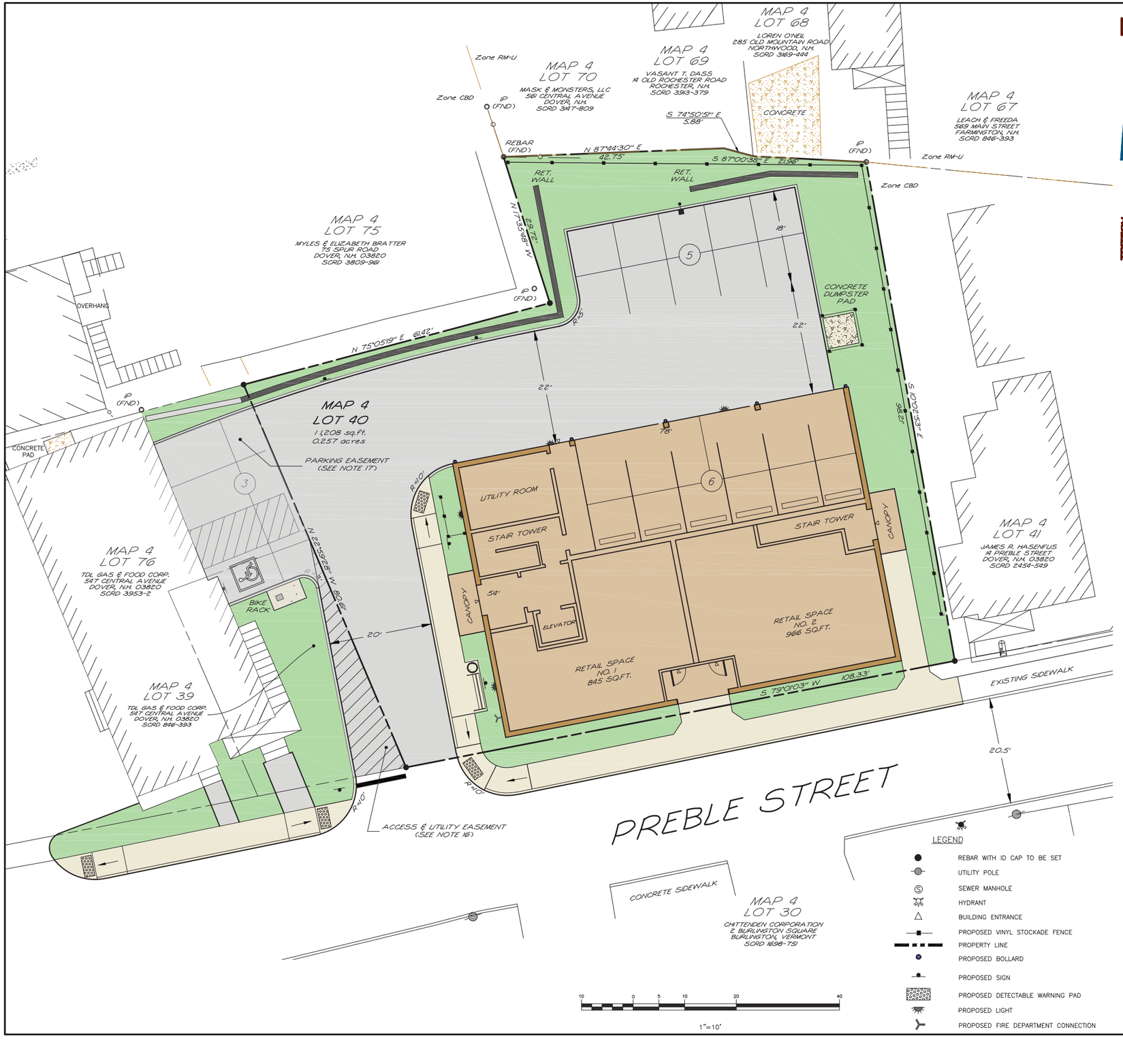
DEMOLITION PLAN

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019 JOB No. 17141
SCALE: 1" = 10'

SHEET No. DE-1

(P19-11)



10 0 5 10 20 40

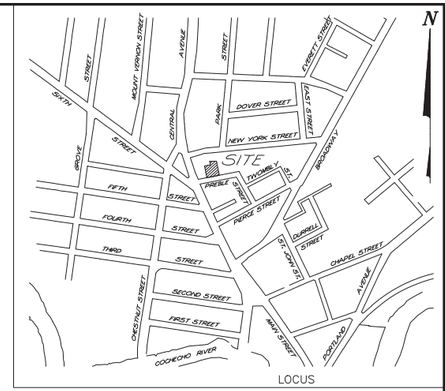
1"=10'

LEGEND

- REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- SEWER MANHOLE
- HYDRANT
- BUILDING ENTRANCE
- PROPOSED VINYL STOCKADE FENCE
- PROPERTY LINE
- PROPOSED BOLLARD
- PROPOSED SIGN
- PROPOSED DETECTABLE WARNING PAD
- PROPOSED LIGHT
- PROPOSED FIRE DEPARTMENT CONNECTION

N

TRITECH ENGINEERING CORPORATION



NOTES

1.) INTENT: TO SHOW THE REDEVELOPMENT OF DOVER TAX MAP 4 LOT 40, SPECIFICALLY: NEW CONSTRUCTION OF A MIXED USE BUILDING WITH 1,811 SQ.FT. OF COMMERCIAL SPACE ON THE FIRST FLOOR, AND TWELVE (12) RESIDENTIAL UNITS ON THE TOP 3 FLOORS

2.) CURRENT OWNER: AMER FAKHOURY & MICHELINE ELIAS
21 BELLAMY ROAD
DOVER, N.H. 03820

APPLICANT: AMER FAKHOURY & MICHELINE ELIAS
21 BELLAMY ROAD
DOVER, N.H. 03820

SIGNATURE

3.) TOTAL AREA: 11,208 SQ.FT. = 0.257 ACRES

4.) TAX MAP 4 LOT 40

5.) PROJECT DEED REFERENCE: BOOK 3853 PAGE 17

6.) PROJECT PLAN REFERENCE: BOUNDARY PLAN
MASK AND SPIDER ENTERPRISES
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NEW YORK STREET
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PLAN OF NEW YORK STREET
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SCRD POCKET 2 FOLDER 15 PLAN 1

PLAN OF LAND FOR
DAVID AND DEBORAH JOHNSON
11 & 13 NEW YORK STREET
DOVER, N.H.
ROARING BROOK CONSULTANTS
6/21/90 NOT RECORDED

7.) ZONING: CENTRAL BUSINESS DISTRICT, SUBDISTRICT–GENERAL

		PROVIDED
MIN. LOT SIZE:	N/A	
MIN. FRONTAGE:	N/A FRONTAGE BUILD OUT 70%	FRONTAGE: (78.13/108.33)*100 = 72%
MIN. SETBACKS:		SETBACKS
FRONT:	+/– 5 FT	FRONT: 2 FT
SIDE:	0 TO 24 FT MAX	SIDE: 10 FT
REAR:	10 FT MIN	REAR: 25 FT

8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 26,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF DECEMBER 2017.

9.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (PANEL 0310E, MAP No. 33017C0310E, DATE: 9–30–2015).

10.) LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.

11.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON FEBRUARY 31, 2017 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON MARCH 13, 2017. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

12.) SUBJECT PARCEL CONTAINS NO WETLANDS.

13.) PARKING CALCULATION

BUILDING "A" – MIXED USE
12 RESIDENTIAL
1.65 x 12 = 19.8 = 20 SPACES — 20 SPACES
1,790 SQ. FT. COMMERCIAL
1,790 SQ.FT. / 275 = 6.5 = 7 SPACES — NOT ALLOWED
20 SPACES

PARKING PROVIDED
5 SPACES, EXTERIOR
6 SPACES, GARAGE
3 SPACES, (VIA EASEMENT FROM LOTS 39 & 76)
6 SPACES, (VIA LEASE FROM LOT 76) — 20 SPACES

14.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS:
CONDITIONAL USE PERMIT FOR LOT COVERAGE: PENDING

15.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE

16.) PROPOSED ACCESS AND UTILITY EASEMENT ACROSS MAP 4 LOT 39, IN FAVOR OF MAP 4 LOT 40.

17.) PROPOSED PARKING EASEMENT ON MAP 4 LOT 76 & LOT 39, IN FAVOR OF MAP 4 LOT 40. THIS EASEMENT WILL ALSO PROVIDE FOR LIGHTING OF THE SPACES AS NECESSARY FOR THE USE BY MAP 4 LOT 40.

TRITECH
ENGINEERING CORPORATION
706 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 749 9107
FAX 603 742 3330

REVISIONS

DATE:	DESCRIPTION:
03/21/19	REVISED PER TRC COMMENTS
04/02/19	REVISED PER TRC COMMENTS

GENERAL SITE PLAN

6-12 PREBLE STREET

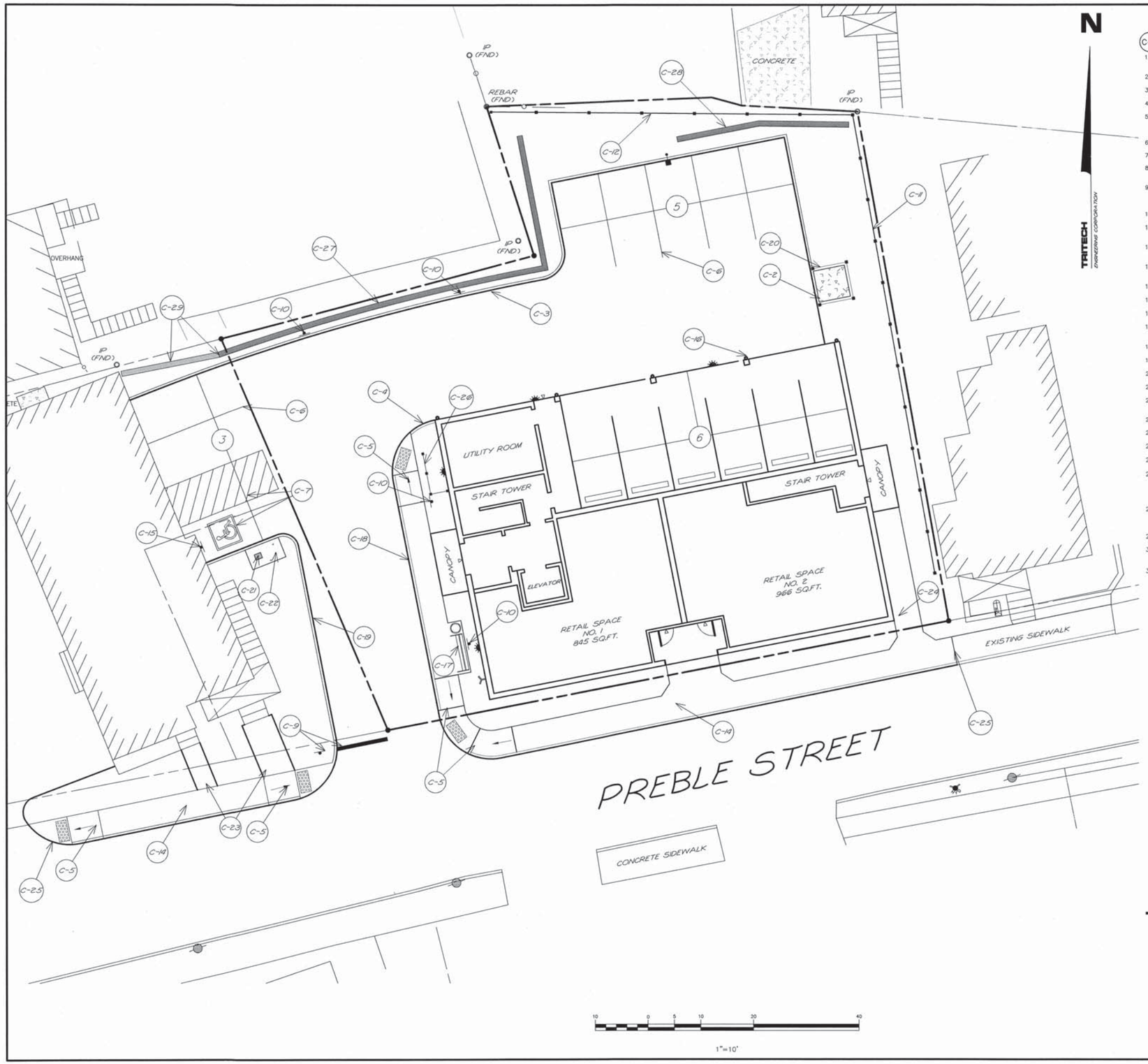
6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

JANUARY 24, 2019 — JOB No. 1714

SCALE: 1" = 10'

SHEET No. SP-1

(P19-11)



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TRITECH ENGINEERING CORPORATION

C-1 CONSTRUCTION NOTES:

1. INSTALL SILT FENCE PER DETAIL 1, SHEET SP-7 OR FILTER SOXX PER DETAIL 6, SHEET SP-7. SEE SHEET SP-4B FOR INSTALLATION LOCATION.
2. INSTALL 6.0' x 6.0' CONCRETE DUMPSTER PAD PER DETAIL 8, SHEET SP-5.
3. INSTALL 170' OF SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-5.
4. INSTALL 7' OF SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-5.
5. INSTALL HANDICAP ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 5, SHEET SP-5.
6. INSTALL WHITE PAVEMENT MARKINGS FOR PARKING SPACES.
7. INSTALL HANDICAP SYMBOL AND HANDICAP STRIPING, PER DETAIL 9, SHEET SP-6 AND DETAIL 1, SHEET SP-6.
8. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3, SHEET SP-7. SEE SHEET SP-4B FOR INSTALLATION LOCATION.
9. INSTALL 10' STOP BAR AND SIGN IN ACCORDANCE WITH THE 2010 STATE OF N. H. DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", PER DETAIL 12, SHEET SP-6.
10. INSTALL SIGN (4) "NO PARKING – FIRE LANE"
11. INSTALL 88' OF 8' HIGH VINYL STOCKADE FENCE PER DETAIL 2, SHEET LA-2. SEPARATE BUILDING PERMIT NEEDED.
12. INSTALL 68' OF 8' HIGH VINYL STOCKADE FENCE PER DETAIL 2, SHEET LA-2. SEPARATE BUILDING PERMIT NEEDED.
13. SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 2, SHEET SP-6. SEE SHEET DE-1, SP-3, & SP-4A FOR SPECIFIC SAWCUT LOCATIONS.
14. INSTALL 5' WIDE CONCRETE SIDEWALK WITH VERTICAL CURB PER DETAIL 2, SHEET SP-5.
15. INSTALL HANDICAP PARKING SIGN (1) PER DETAIL 10, SHEET SP-6.
16. INSTALL (5) BOLLARDS PER DETAIL 8, SHEET SP-6.
17. WIDEN CONCRETE SIDEWALK BY 30". INSTALL BENCH AND TRASH BIN PER DETAIL 7 & 8, PER SHEET LA-2.
18. INSTALL 5' WIDE CONCRETE SIDEWALK WITH INTEGRAL CONCRETE CURB, PER DETAIL 1, SHEET SP-5.
19. INSTALL 43' OF SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-5.
20. INSTALL 18' OF 6' HIGH VINYL STOCKADE FENCE PER DETAIL 1, LA-2.
21. INSTALL 4' x 6.75' CONCRETE PAD FOR BIKE RACK PER DETAIL 7, SHEET SP-5.
22. INSTALL UPLIFT BIKE DOCK, 2 BIKE RACK (MODEL 543-4000), DETAIL 5, SHEET LA-2. BIKES FOR THE RESIDENTIAL UNITS SHALL BE STORED INSIDE THE INDIVIDUAL UNITS.
23. INSTALL AT GRADE PAVEMENT FOR APARTMENT WALKWAY.
24. INSTALL 5' WIDE CONCRETE WALK PER DETAIL 1, SHEET SP-5.
25. LIMITS OF SIDEWALK RECONSTRUCTION.
26. INSTALL 12' OF 4' HIGH VINYL STOCKADE FENCE PER DETAIL 3, SHEET LA-2.
27. INSTALL 90' OF RETAINING WALL USING VERSA-LOK SQUARE FOOT UNIT BLOCKS, PER DETAIL 6, SHEET LA-2. FOLLOW CURVE OF EDGE OF PAVEMENT UNTIL WALL MEETS EXISTING RETAINING WALL. GRADE AT BASE OF WALL = 69.7 +/- TOP OF WALL = 72.20 OR 72.50 AS APPROPRIATE.
28. INSTALL 33' OF RETAINING WALL USING VERSA-LOK SQUARE FOOT UNIT BLOCKS, PER DETAIL6, SHEET LA-2. GRADE AT BASE OF WALL = 68.8 TOP OF WALL = 72.0 THEN DROP TO 71.2, 70.4, & 69.6 AS APPROPRIATE.
29. EXISTING RETAINING WALL TO REMAIN.
30. VENTILATION FOR A COMMERCIAL KITCHEN SHALL BE SCREENED TO THE SATISFACTION OF THE ASSISTANT CITY MANAGER.
31. SHADED AREA (SHOWN ON SHEET SP-3) – GRIND EXISTING PAVEMENT & PROVIDE 1½" OVERLAY PAVEMENT

LEGEND

- REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- SEWER MANHOLE
- HYDRANT
- BUILDING ENTRANCE
- PROPOSED VINYL STOCKADE FENCE
- PROPERTY LINE
- PROPOSED BOLLARD
- PROPOSED SIGN
- PROPOSED DETECTABLE WARNING PAD
- PROPOSED LIGHT
- PROPOSED POLE LIGHT
- PROPOSED FIRE DEPARTMENT CONNECTION

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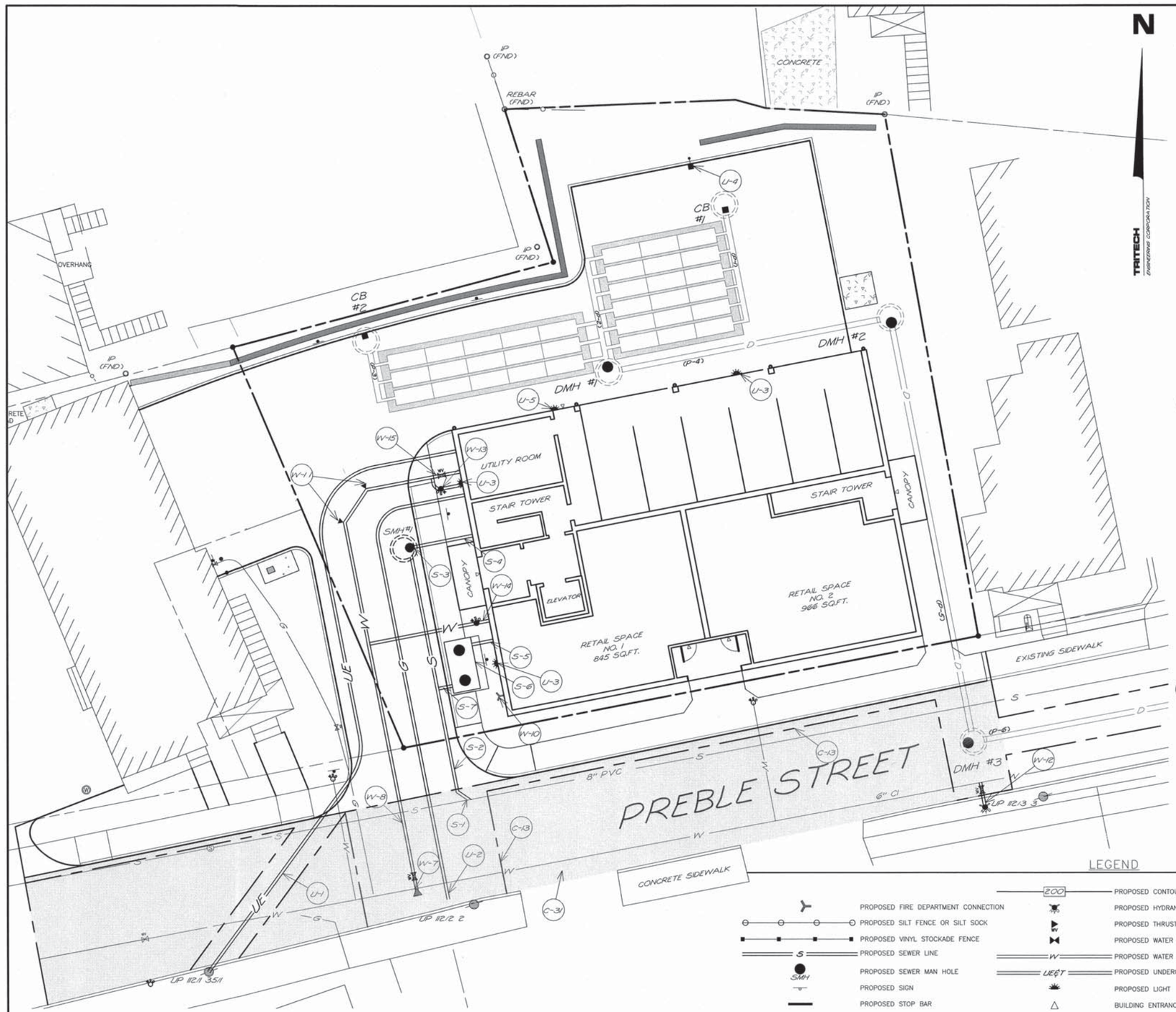
SITE CONSTRUCTION PLAN

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019
JOB No. 17141
SCALE: 1" = 10'

SHEET NO. SP-2

(P19-11)



W-1 WATER NOTES:

1. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA, STATE AND LOCAL REGULATIONS.
3. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.
4. 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.
5. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
6. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
7. CONNECT TO EXISTING WATER MAIN. INSTALL TAPPING SLEEVE AND 6" GATE VALVE AND THRUST BLOCK.
8. INSTALL 95' - 6" CONCRETE LINED DUCTILE IRON CLASS 52 (C.L.D.I.) WATER MAIN WITH POLYWRAP FROM EXISTING LINE TO BUILDING. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
9. DOMESTIC WATER AND LANDSCAPING WATER SHALL BE METERED SEPARATELY.
10. INSTALL FIRE DEPARTMENT CONNECTION.
11. INSTALL THRUST BLOCK
12. INSTALL FIRE HYDRANT ASSEMBLY WITH GATE VALVE, PER DETAIL 5, SHEET SP-6.
13. INSTALL 4 FT OF 2" TYPE K COPPER OR EQUAL FROM 6" MAIN TO BUILDING FOR RESIDENTIAL TENANTS.
14. INSTALL 23 FT OF 2" TYPE K COPPER OR EQUAL FROM 6" MAIN TO BUILDING FOR COMMERCIAL TENANTS.
15. INSTALL 6" WATER GATE VALVE.

S-1 SEWER NOTES:

1. INSTALL "Y" SHAPED FITTING TO CONNECT INTO EXISTING SERVICE LINE AT ELEVATION = 67.10'.
2. INSTALL 45' OF 6"ø SDR 35 SEWER PIPE AT A SLOPE OF 0.020 FT/FT FROM EXISTING SERVICE LINE @ ELEV = 67.10' TO SMH #1 @ ELEV = 68.00'
3. INSTALL NEW SEWER MANHOLE (SMH #1) INVERT IN ELEV = 68.25' INVERT OUT ELEV = 68.00'
4. INSTALL 13' OF 6"ø SDR 35 SEWER PIPE AT A SLOPE OF 0.020 FT/FT FROM SMH #1 @ ELEV = 68.25' TO BUILDING @ ELEV = 68.50' PIPE SHALL NOT PENETRATE SLAB WITHIN THE STAIR TOWER.
5. INSTALL 4' OF 6"ø SDR 35 SEWER PIPE AT A SLOPE OF 0.060 FT/FT FROM SEWER LINE @ ELEV = 68.25' TO BUILDING @ ELEV = 68.50'
6. INSTALL SHEA CONCRETE 1000 GALLON GREASE TRAP PER DETAIL 10, SHEET SP-5. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING INSPECTORS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION REGARDING PROVIDING AN INTERNAL GREASE TRAP IN LIEU OF THE EXTERIOR ONE SHOWN. INVERT IN ELEV = 68.25' INVERT OUT ELEV = 68.10
7. INSTALL 3' SDR 35 SEWER PIPE INVERT IN ELEV = 68.10' INVERT OUT @ SEWER LINE ELEV = 67.50'

U-1 UTILITY NOTES:

1. INSTALL 125 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-6 FROM EXISTING UTILITY POLE 112/2 2 TO BUILDING.
2. INSTALL GAS SERVICE AS SHOWN. CONNECT PROPOSED GAS SERVICE TO EXISTING GAS MAIN IN PREBLE STREET.
3. INSTALL (3) MCGRAW-EDISON ISS-AF-350-LED-E1-SL4 WALL MOUNTED LIGHT FIXTURE. MOUNTING HEIGHT SHALL BE 12 FEET ABOVE FINISH GRADE.
4. INSTALL CONCRETE POLE BASE AND LIGHTS WHERE SHOWN (1). LIGHTS SHALL BE 52 WATT GALLEON LED - MCGRAW EDISON, GLEON-AF-01-LED-E1-SL4, OR EQUAL, MOUNTED 12' ABOVE FINISHED GRADE, WITH SHIELDING, SEE DETAIL 7, SHEET SP-6.
5. INSTALL (1) MCGRAW-EDISON ISS-AF-450-LED-E1-SL4 WALL MOUNTED LIGHT FIXTURE. MOUNTING HEIGHT SHALL BE 12 FEET ABOVE FINISH GRADE.
6. RECESSED DOWN-LIGHTING WILL BE UTILIZED UNDER ENTRANCE CANOPIES ON EITHER SIDE OF BULDING, AND IS NOT FACTORED INTO PHOTOMETRIC CALCULATIONS.
7. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

LEGEND

- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED SILT FENCE OR SILT SOCK
- PROPOSED VINYL STOCKADE FENCE
- PROPOSED SEWER LINE
- PROPOSED SEWER MAN HOLE
- PROPOSED SIGN
- PROPOSED STOP BAR
- IRON PIPE
- UTILITY POLE
- PROPOSED DRAIN MAN HOLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONTOUR
- PROPOSED HYDRANT
- PROPOSED THRUST BLOCK
- PROPOSED WATER GATE VALVE
- PROPOSED WATER LINE OR SERVICE
- PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- PROPOSED LIGHT
- BUILDING ENTRANCE
- PROPOSED BOLLARD
- PROPOSED STREET LIGHT
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- TEST PIT
- EXISTING STREET LIGHT
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FT CONTOUR
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE OR SERVICE
- EXISTING WATER SHUTOFF
- EXISTING WATER GATE VALVE
- PROPERTY LINE

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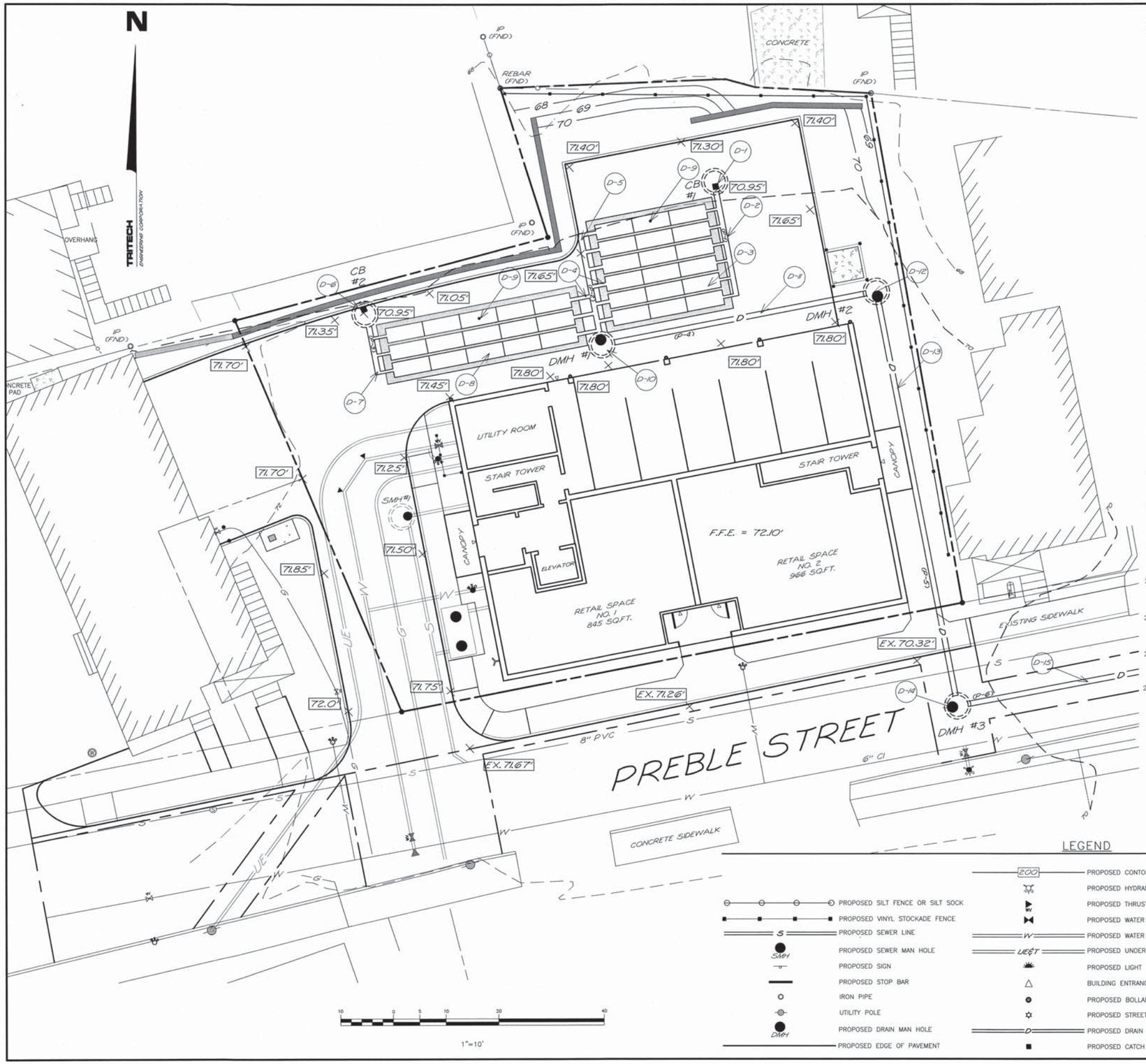
UTILITIES PLAN

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019 JOB No. 17141
SCALE: 1" = 10'

SHEET NO. SP-3

(P19-11)



D-1 DRAINAGE NOTES

1. INSTALL CB #1 PER DETAIL 8, SHEET SP-8.
   RIM ELEV = 70.95'
   INVERT OUT = 67.55' (P-1)
   SUMP ELEV = 63.55'
2. INSTALL 20' OF 12"ø HDPE DRAINAGE PIPE AS INLET MANIFOLD FROM CB #1 @ ELEV = 67.55' TO 6" CHAMBER INLET STUBS, PART# SC310EPE06T AT ELEV = 67.35'.
3. INSTALL 6 ROWS, 3 CHAMBERS PER ROW, OF STORMTECH SC-310 CHAMBERS AND 6" SPACING BETWEEN ROWS, AND END-CAP AT END OF EACH ROW, SEE DETAIL 6, SHEET SP-8
4. INSTALL 8" OUTLET STUBS, PART# SC310EPE08B, AT ELEV = 67.65' TO (P-2).
5. INSTALL 20' of 12" HDPE DRAIN PIPE (P-2) TO DMH-1 AT ELEV = 67.65'.
6. INSTALL CB #2 PER DETAIL 8, SHEET SP-8.
   RIM ELEV = 70.95'
   INVERT OUT = 67.45' (P-3)
   SUMP ELEV = 63.45'
7. INSTALL 10' OF 12"ø HDPE DRAINAGE PIPE AS INLET MANIFOLD FROM CB #2 @ ELEV = 66.15' TO 6" CHAMBER INLET STUBS, PART# SC310EPE08T AT ELEV = 67.45'.
8. INSTALL 3 ROWS, 5 CHAMBERS PER ROW, OF STORMTECH SC-310 CHAMBERS AND 6" SPACING BETWEEN ROWS, AND END-CAP AT END OF EACH ROW, SEE DETAIL 6, SHEET SP-8
9. INSTALL 4" INSPECTION PORT, PER DETAIL 5, SHEET SP-8
10. INSTALL DMH-1 PER DETAIL 7, SHEET SP-7.
    RIM ELEV = 71.60'
    INVERT IN = 67.40'
    INVERT OUT = 62.30' (P-4)
11. INSTALL 50' OF 12"ø HDPE DRAINAGE PIPE (P-4) FROM DMH-1 TO DMH-2.
    INVERT IN = 67.30'
    INVERT OUT = 66.80'
    SLOPE = 0.010 FT/FT
12. INSTALL DMH-2 PER DETAIL 7, SHEET SP-7.
    RIM ELEV = 70.90'
    INVERT IN = 66.80' (P-4)
    INVERT OUT = 66.70' (P-5)
13. INSTALL 75' OF 12"ø HDPE DRAINAGE PIPE (P-5) FROM DMH-2 TO DMH-3.
    INVERT IN = 66.70'
    INVERT OUT = 65.95'
    SLOPE = 0.010 FT/FT
14. INSTALL DMH-3 PER DETAIL 7, SHEET SP-7.
    RIM ELEV = 70.10 +/-'
    INVERT IN = 65.95' (P-5)
    INVERT OUT = 65.85' (P-6)
15. INSTALL 110' OF 12"ø HDPE DRAINAGE PIPE (P-6) FROM DMH-3 TO DMH-4.
    INVERT IN = 65.85'
    INVERT OUT = 61.45'
    SLOPE = 0.040 FT/FT
16. INSTALL DMH-4 PER DETAIL 7, SHEET SP-7.
    RIM ELEV = 65.00 +/-'
    INVERT IN = 61.45' (P-6)
    INVERT OUT = 61.35' (P-9)
17. INSTALL CB #3 PER DETAIL 8, SHEET SP-8. (MATERIALS TO BE PROVIDED BY THE CITY OF DOVER)
    RIM ELEV = 65.00 +/-'
    INVERT OUT = 61.50' (P-7)
    SUMP ELEV = 57.50'
18. INSTALL 7' OF 12"ø HDPE DRAINAGE PIPE (P-7) FROM CB-3 TO DMH-3.
    INVERT IN = 61.50'
    INVERT OUT = 61.40'
    SLOPE = 0.014 FT/FT
19. INSTALL CB #4 PER DETAIL 8, SHEET SP-8. (MATERIALS TO BE PROVIDED BY THE CITY OF DOVER)
    RIM ELEV = 64.70 +/-'
    INVERT OUT = 61.50' (P-8)
    SUMP ELEV = 57.50'
20. INSTALL 10' OF 12"ø HDPE DRAINAGE PIPE (P-8) FROM CB-4 TO DMH-4.
    INVERT IN = 61.50'
    INVERT OUT = 61.40'
    SLOPE = 0.010 FT/FT
21. INSTALL 82' OF 12"ø HDPE DRAINAGE PIPE (P-9) FROM DMH-4 TO DMH-5.
    INVERT IN = 61.35'
    INVERT OUT = 59.60'
    SLOPE = 0.021 FT/FT
22. INSTALL DMH-5 PER DETAIL 8, SHEET SP-8.
    RIM ELEV = 63.00 +/-'
    INVERT IN = 59.60' (P-9)
    INVERT OUT = 59.50' (EXISTING)
23. ROOF DRAINS FOR THE PROPOSED BUILDING AS WELL AS THE EASTERLY PORTION OF THE EXISTING BUILDING WILL CONNECT TO THE PROPOSED STORMWATER INFILTRATION SYSTEM.

LEGEND

- PROPOSED SILT FENCE OR SILT SOCK
- PROPOSED VINYL STOCKADE FENCE
- PROPOSED SEWER LINE
- PROPOSED SEWER MAN HOLE
- PROPOSED SIGN
- PROPOSED STOP BAR
- IRON PIPE
- UTILITY POLE
- PROPOSED DRAIN MAN HOLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONTOUR
- PROPOSED HYDRANT
- PROPOSED THRUST BLOCK
- PROPOSED WATER GATE VALVE
- PROPOSED WATER LINE OR SERVICE
- PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- PROPOSED LIGHT
- BUILDING ENTRANCE
- PROPOSED BOLLARD
- PROPOSED STREET LIGHT
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- TEST PIT
- EXISTING STREET LIGHT
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FT CONTOUR
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE OR SERVICE
- EXISTING WATER SHUTOFF
- EXISTING WATER GATE VALVE
- PROPERTY LINE

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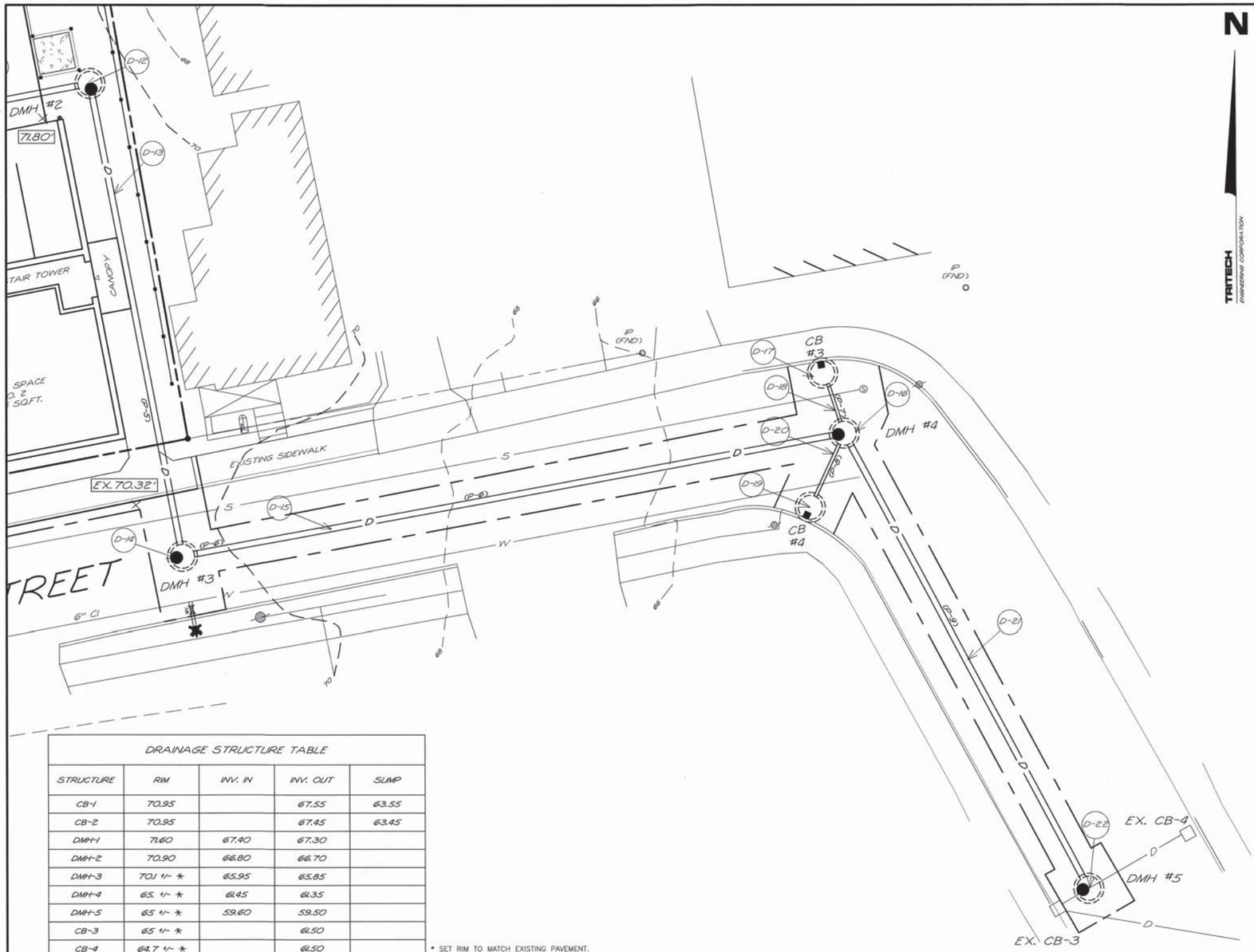
GRADING AND DRAINAGE PLAN

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019 JOB No. 17141
SCALE: 1" = 10'

SHEET NO. SP-4

(P19-11)



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LEGEND

- IRON PIPE
- UTILITY POLE
- TEST PIT
- EXISTING STREET LIGHT
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- 158 — EXISTING 2 FOOT CONTOUR
- 160 — EXISTING 10 FT CONTOUR
- S — EXISTING SEWER LINE
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE OR SERVICE
- EXISTING WATER SHUTOFF
- WV — EXISTING WATER GATE VALVE
- PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- 200 — PROPOSED CONTOUR
- PROPOSED HYDRANT
- PROPOSED THRUST BLOCK
- PROPOSED WATER GATE VALVE
- W — PROPOSED WATER LINE OR SERVICE
- UEET — PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- PROPOSED LIGHT
- PROPOSED BUILDING ENTRANCE
- PROPOSED BOLLARD
- PROPOSED STREET LIGHT
- D — PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- DMH — PROPOSED DRAIN MANHOLE
- PROPOSED SILT FENCE OR SILT SOCK
- PROPOSED VINYL STOCKADE FENCE
- S — PROPOSED SEWER LINE
- SMH — PROPOSED SEWER MANHOLE
- PROPOSED SIGN
- PROPOSED STOP BAR

DRAINAGE STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT	SUMP
CB-1	70.95		67.55	63.55
CB-2	70.95		67.45	63.45
DMH-1	71.60	67.40	67.30	
DMH-2	70.90	66.80	66.70	
DMH-3	70.1 +/- *	65.95	65.85	
DMH-4	65. +/- *	61.45	61.35	
DMH-5	65 +/- *	59.60	59.50	
CB-3	65 +/- *		61.50	
CB-4	64.7 +/- *		61.50	

* SET RIM TO MATCH EXISTING PAVEMENT.

DRAINAGE PIPE TABLE

PIPE	START STRUCTURE	INV.	END STRUCTURE	INV.	SIZE	L.F.	SLOPE
P-1	CB-1	67.55	STORMTECH	67.35	12"	20'	0.010 FT/FT
P-2	STORMTECH	67.65	DMH-1	67.40	12"	20'	0.010 FT/FT
P-3	CB-2	67.45	STORMTECH	67.35	12"	10'	0.010 FT/FT
P-4	DMH-1	67.30	DMH-2	66.80	12"	50'	0.010 FT/FT
P-5	DMH-2	66.70	DMH-3	65.95	12"	75'	0.010 FT/FT
P-6	DMH-3	65.85	DMH-4	61.45	12"	110'	0.040 FT/FT
P-7	DMH-4	61.35	DMH-5	59.60	12"	82'	0.021 FT/FT
P-8	CB-3	61.50	DMH-4	61.40	12"	7'	0.014 FT/FT
P-9	CB-4	61.50	DMH-4	61.40	12"	10'	0.010 FT/FT

10 0 5 10 20 40

1"=10'

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DRAINAGE EXTENSION PLAN

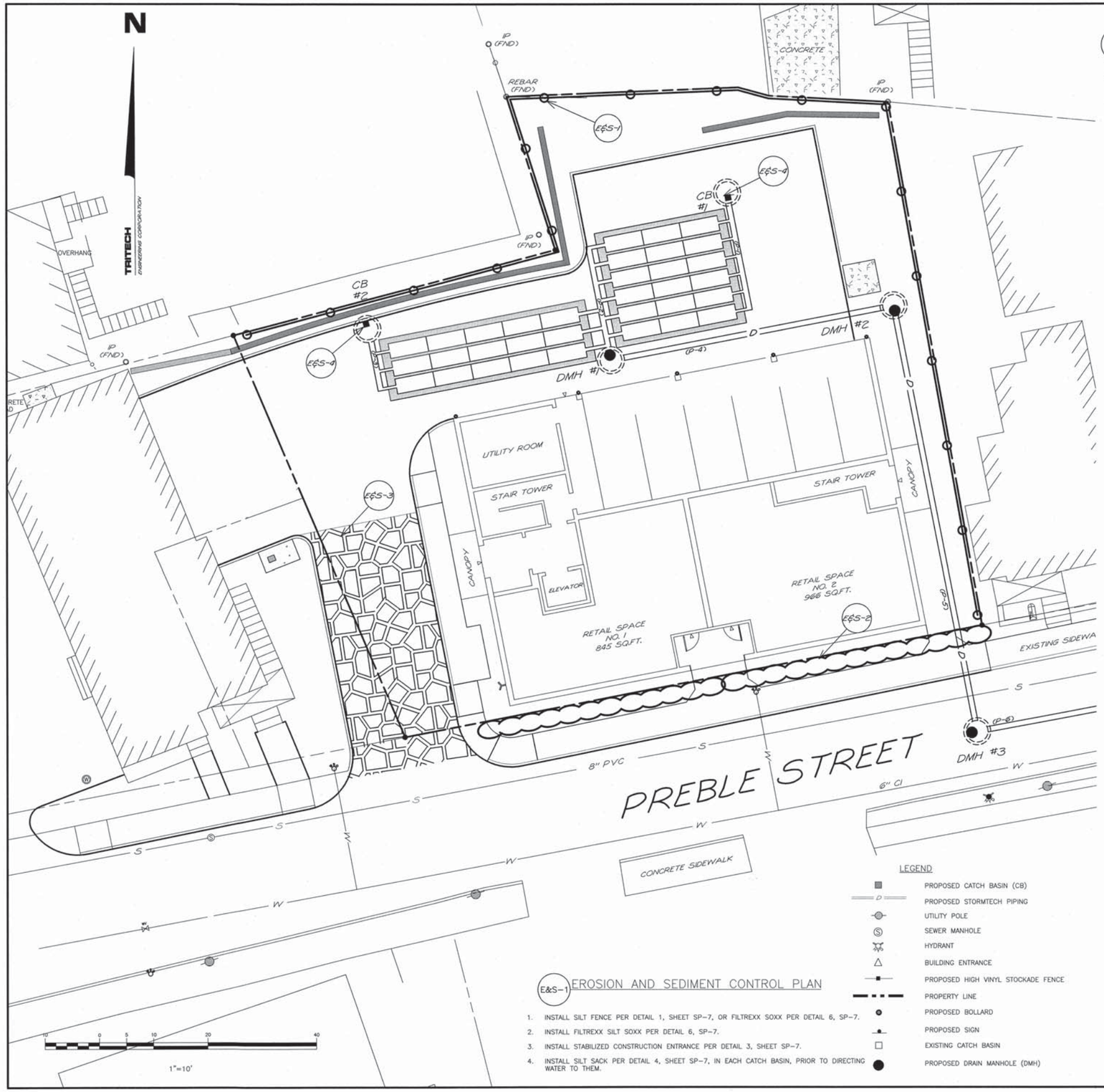
6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019
JOB No. 17141
SCALE: 1" = 10'

SHEET No.

SP-4A

(P19-11)



E&S-1 EROSION AND SEDIMENT CONTROL PLAN

1. INSTALL SILT FENCE PER DETAIL 1, SHEET SP-7, OR FILTREXX SOXX PER DETAIL 6, SP-7.
2. INSTALL FILTREXX SILT SOXX PER DETAIL 6, SP-7.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3, SHEET SP-7.
4. INSTALL SILT SACK PER DETAIL 4, SHEET SP-7, IN EACH CATCH BASIN, PRIOR TO DIRECTING WATER TO THEM.

LEGEND

- PROPOSED CATCH BASIN (CB)
- PROPOSED STORMTECH PIPING
- UTILITY POLE
- SEWER MANHOLE
- HYDRANT
- BUILDING ENTRANCE
- PROPOSED HIGH VINYL STOCKADE FENCE
- PROPERTY LINE
- PROPOSED BOLLARD
- PROPOSED SIGN
- EXISTING CATCH BASIN
- PROPOSED DRAIN MANHOLE (DMH)

E&S EROSION AND SEDIMENT CONTROL NOTES

1. THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.

CRITICAL AREAS

Anywhere on the site that existing vegetation is to be removed will require immediate erosion control treatment. Special care should be taken where runoff enters wetlands. All storm water practices areas shall be stabilized prior to directing storm water to them; specifically all infiltration practices.

EROSION AND SEDIMENT CONTROL PRACTICES

Erosion and sediment control practices will include the use of rip-rap, and silt fence check dams. All erosion and sediment control practices will be constructed and maintained according to the minimum standards and specifications contained in the "New Hampshire Stormwater Manual, Volume 2".

A. Erosion and Sediment Control Measures

1. The erosion control procedures shall conform to Section 645 of the "Standard Specifications for Road and Bridge Construction" of the NH DOT, and the "New Hampshire Stormwater Manual."
2. During Construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of land should be exposed at any one time during development. The amount of exposed areas which are temporarily stabilized without permanent stabilization shall be limited to 5 acres.
3. During grading operations, install stone check dams at 50 foot intervals in drainage swales and at drain inlets where shown. Barriers are to be maintained and cleaned until disturbed areas are stabilized.
4. Any disturbed areas which are to be left temporarily, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass to prevent erosion.
5. Silt fences and other erosion control measures shall be inspected weekly and after every 0.25" rainfall event during the life of the project. All damaged silt fences shall be repaired. Sediment deposits shall periodically be removed.
6. Avoid the use of future open spaces (loam and seed areas) wherever possible during the construction. Construction traffic shall use the roadbeds of future roads and parking areas.
7. Topsoil required for the establishment of vegetation shall be stock piled in amounts necessary to complete finished grading of all exposed areas.
8. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in an approved facility.
9. All fills shall be placed and compacted to reduce erosion, slippage settlement, subsidence or other related problems.
10. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
11. Frozen material or soft, mucky or highly compressible material shall not be incorporated into fills.
12. Fill material shall not be placed on a frozen foundation subgrade.
13. Disturbed areas shall be seeded immediately following finished grading.
14. Limit of exposed area that is temporarily stabilized without permanent stabilization is 5 acres or less.
15. All areas not stabilized by Nov. 1st must be protected by Erosion Control Blankets or equivalent and mulched/seeded with winter rye or oats.
16. All disturbed areas must be seed and mulched within 3 days of final grading, permanently stabilized within 15 days of final grading or temporarily stabilized within 45 days of initial disturbance.
17. All ditches and swales are to be stabilized prior to directing runoff to these features.
18. All cut and fill slopes shall be seeded immediately.
19. An area shall be considered stable if one of the following has occurred:
    a.) Base course gravels are installed in areas to be paved
    b.) A minimum of 85% vegetated growth has been established
    c.) A minimum of 3" of non-erosive material such as stone or riprap has been installed
    d.) Erosion control blankets have been properly installed.

B. Vegetative Practice

All ground areas opened up for construction will be regraded, loamed, seeded and mulched in the shortest practical time. All Temporary and Permanent Seeding must be applied prior to October 1st. Employ temporary erosion and sedimentation control devices as detailed in this plan as necessary until adequate stabilization has been assured.

A. Temporary Seeding & Hay Mulching

1. At no time shall any disturbed area remain unstabilized for longer than 30 days. All areas where construction is not completed within 30 days of the initial disturbance shall receive temporary seeding measures.
2. Fertilizer shall be spread on the top layer of loam and worked into the surface. Fertilizer application rate shall be 300 pounds per acre of 10-10-10 fertilizer.
3. Seed shall be Winter Rye, 112 LBS. per acre.
4. Remove stones and trash that will interfere with seeding the area. Where feasible, till the soil to a depth of about 3 inches to prepare a seedbed and mix fertilizer into the soil. The seedbed should be left in a firm and smooth condition. The last tillage operation should be performed across the slope whenever practical.
5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook.
6. The surface shall be watered and kept moist with a fine spray as required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds are removed.

B. Permanent Seeding & Hay Mulching

1. All disturbed areas shall be loamed (4") and limed. Lime shall be thoroughly incorporated into the loam layer at a rate of 2 tons per acre.
2. Fertilizer shall be spread on the top layer of loam and worked into then surface. Fertilizer application rate shall be 500 pounds per acre of 10-20-20 fertilizer.
3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil = 48 lbs total.) The soil shall be lightly raked immediately before seeding. One half the seed shall be sown in one direction and the other half at right angles to the original direction. It shall be lightly raked in to the soil to a depth not over 1/4 inch and rolled with hand roller weighing not over 100 points per linear foot to width.
4. Hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook. The surface shall be watered and kept moist with a fine spray as required, without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds removed.

CONSTRUCTION SEQUENCE

1. Do not begin construction until all local, state and federal permits have been applied for and received.
2. Install silt fences and/or filtrexx soxx as necessary to control erosion and prevent sediment contamination prior to any earth moving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as specified for construction, and complete demolition as directed on sheet DE-1.
4. Care shall be taken to preserve the infiltration capacity of the infiltrating soil. See the New Hampshire Stormwater Manual for additional information.
5. Construct stormwater Infiltration Practice #1. Do not direct runoff to these practices until the practice and contributing areas are fully stabilized.
6. Building construction may begin.
7. Construct driveways, parking and utilities.
8. Loam and seed disturbed areas in accordance with vegetative practice and general construction notes. Cut and fill slopes shall be seeded immediately after their construction.
9. All areas receiving runoff, including but not limited to the stormwater infiltration shall be stabilized prior to directing runoff to them.
10. All soils that are finish graded must be stabilized within 72 hours of disturbance.
11. Maintain disturbed areas as necessary.
12. Grind existing pavement & provide 1 1/2" overlay pavement for the portion of Preble Street shown on sheet SP-3 as required in note C-31 on sheet SP-2.

MAINTENANCE

During the period of construction and/or until long term vegetation is established:

1. Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.
2. The side slopes will be checked after each significant rainfall.
3. The side slopes will be checked weekly and repaired when necessary until adequate vegetation is established.
4. The silt fence barriers will be checked regularly. Necessary repairs will be made to correct undermining or deterioration of the structures.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The 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 melts.
2. All ditches or swales which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions.
3. After November 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.

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REVISIONS

DATE:	DESCRIPTION:
03/21/19	REVISED PER TRC COMMENTS
04/02/19	REVISED PER TRC COMMENTS
04/24/19	REVISED PER C.O.A.'S

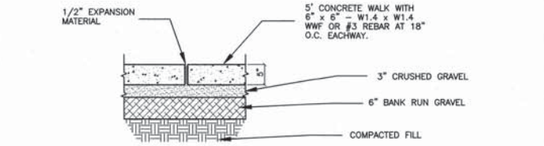
EROSION AND SEDIMENT CONTROL PLAN

6-12 PREBLE STREET

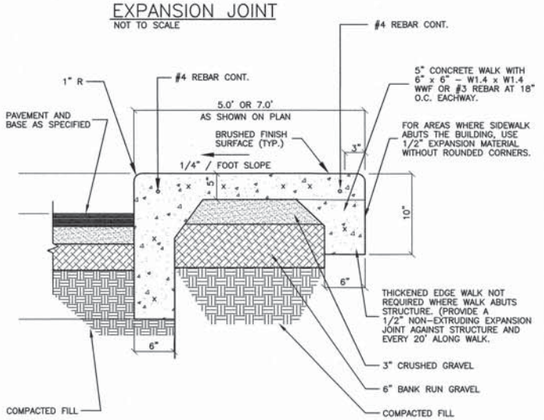
6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019 JOB No. 17141
SCALE: 1" = 10'

SHEET No. SP-4B

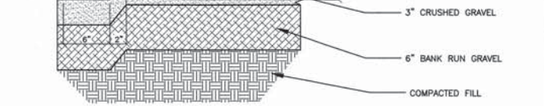
(P19-11)



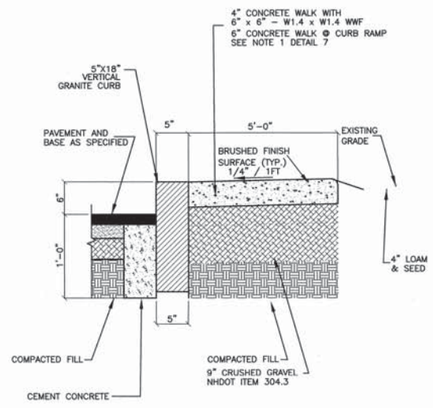
EXPANSION JOINT
NOT TO SCALE



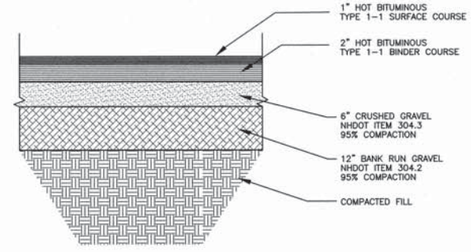
CONCRETE WALK W/CONCRETE CURB
NOT TO SCALE



1 CONCRETE WALK DETAILS
NOT TO SCALE



2 CONCRETE SIDEWALK WITH GRANITE CURB DETAIL
NOT TO SCALE



GENERAL MATERIALS NOTES – APPLIES TO ALL DETAILS UNLESS NOTED.

1.) MATERIALS & CONSTRUCTION METHODS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
2.) COMPACTED FILL UNDER PAVEMENT OR CONCRETE AREAS SHALL BE FREE OF ORGANIC MATERIAL & COMPACTED IN 6" LIFTS TO NOT LESS THAN 95% OPTIMUM DENSITY.
3.) BANK RUN GRAVEL SHALL BE:

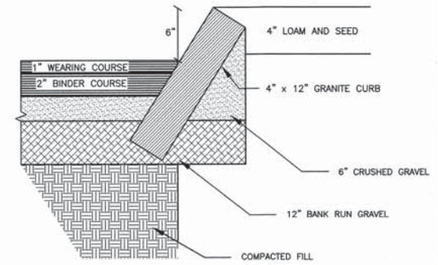
SIEVE	PERCENT PASSING
6"	100%
#4	25 – 70%
#200	≤ 12% OF PASSING #4

4.) CRUSHED GRAVEL SHALL BE:

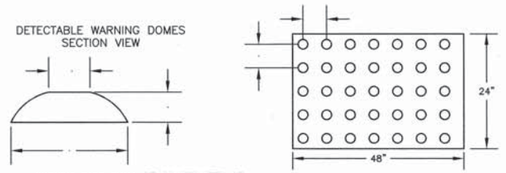
SIEVE	PERCENT PASSING
3"	100%
2"	95 – 100%
1"	55 – 85%
#4	27 –52%
#200	0 – 12%

5.) BASE COURSE OF PAVEMENT SHALL BE 3/4" DIA. TYPE I–1 HOT BITUMINOUS CONCRETE (225 LBS/SQ.YD.)
6.) WEARING COURSE OF PAVEMENT SHALL BE 1/2" DIA. TYPE I–1 HOT BITUMINOUS CONCRETE (115 LBS/SQ.YD.)

3 TYPICAL PAVEMENT SECTION
NOT TO SCALE



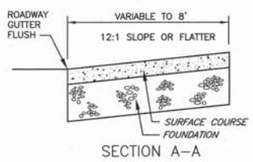
4 SLOPED GRANITE CURB SECTION
NOT TO SCALE



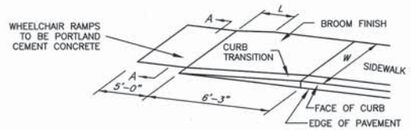
NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK; I.E., DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET THE GRADE OF DRIVEWAY.
5. THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.
6. DETECTABLE WARNINGS TO BE INSTALLED 6" FROM EDGE OF RAMP
7. DETECTABLE WARNINGS PADS SHALL BE CONSTRUCTED OF CAST IRON OR SIMILAR DURABLE MATERIAL APPROVED BY THE CITY OF ROCHESTER.

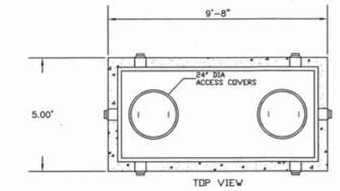
5 WHEEL CHAIR RAMP
NOT TO SCALE

W	L	S.Y.
5'–0"	2'–9"±	6.3
6'–0"	2'–0"±	7.2
7'–0"	1'–3"±	8.0
8'–0"	0'–0"	8.1

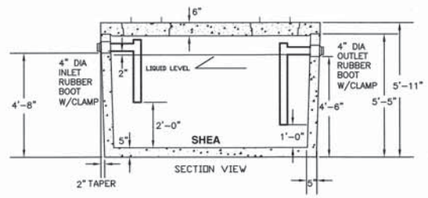


SECTION A–A





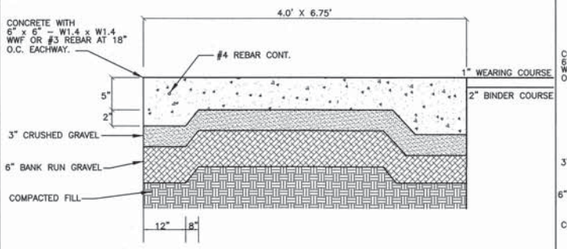
TOP VIEW



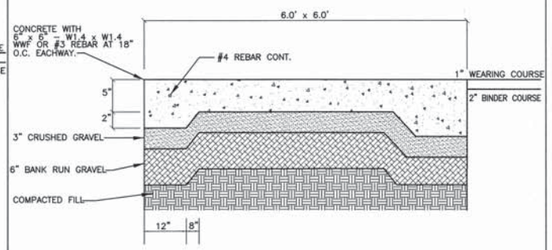
SECTION VIEW

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. CONSTRUCTION OF GREASE TRAPS CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. TEES AND BAFFLES SOLD SEPARATELY.
5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
6. DESIGNED FOR AASHTO HS–20 LOADING, 1 TO 5 FT COVER.

10 1000 GALLON GREASE TRAP
NOT TO SCALE



7 BIKE RACK CONCRETE PAD DETAIL
NOT TO SCALE



8 DUMPSTER CONCRETE PAD DETAIL
NOT TO SCALE

9 NOT USED
NOT TO SCALE

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REVISIONS	
DATE:	DESCRIPTION:
03/21/19	REVISED PER TRC COMMENTS

CONSTRUCTION DETAILS

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

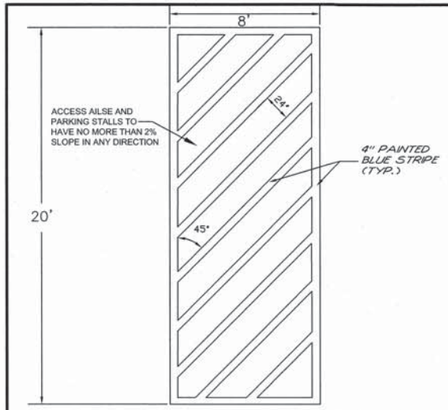
JANUARY 24, 2019

JOB No. 17141

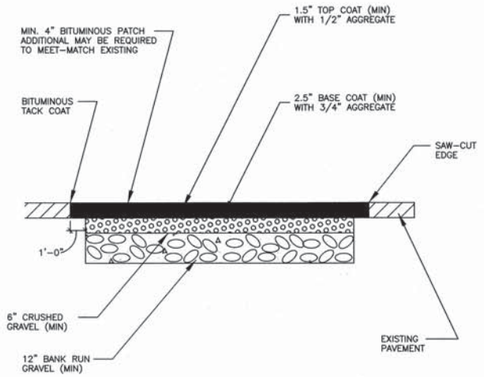
SHEET NO.

SP-5

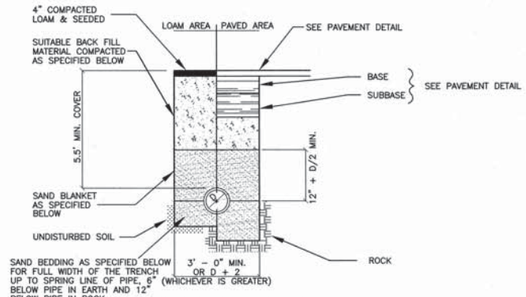
(P19-11)



1 ADA HANDICAP PARKING SPACE STRIPING
NOT TO SCALE



2 TRENCH PATCH DETAIL
NOT TO SCALE

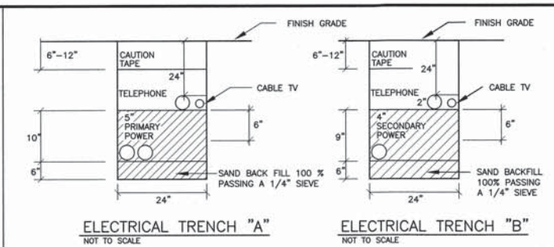


SAND BLANKET & BEDDING

SIEVE SIZE	%FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

BACK FILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACK FILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

3 WATER LINE TRENCH
NOT TO SCALE



ELECTRICAL TRENCH "A"
NOT TO SCALE

ELECTRICAL TRENCH "B"
NOT TO SCALE

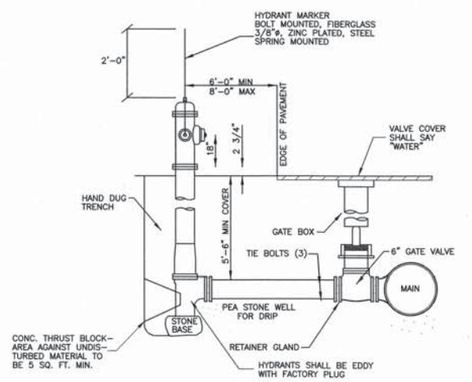
1.) TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.

2.) LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.

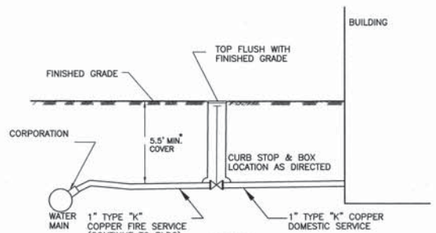
3.) FOR COMPLETE SPECIFICATION SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".

4.) CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

4 ELECTRICAL TRENCH
NOT TO SCALE



5 HYDRANT & VALVE DETAIL
NOT TO SCALE



USE 2" x 2' RIGID BOARD INSULATION OVER PIPE WHEN COVER REQUIREMENT CANNOT BE SATISFIED.

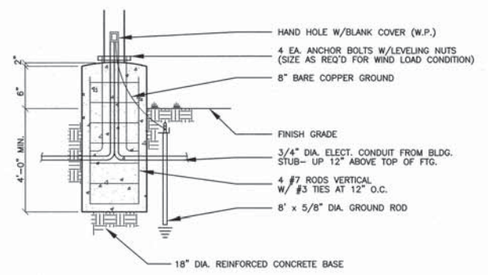
NOTES:

1.) SERVICE TO BE TYPE "K" COPPER OR EQUAL, APPROVED BY LOCAL AND STATE SPECIFICATIONS.

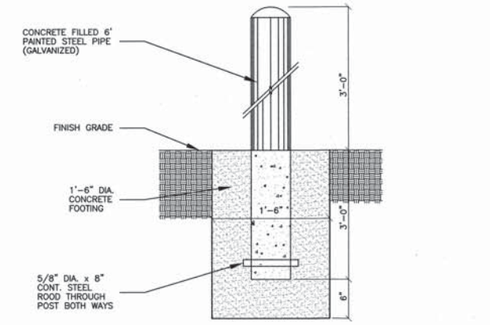
2.) BALL VALVE CURB STOP COMPRESSION (NO DRAIN)

3.) WATER SERVICE SIZE MAY BE MODIFIED AS WARRANTED BY FIRE SUPPRESSION SYSTEM DESIGN.

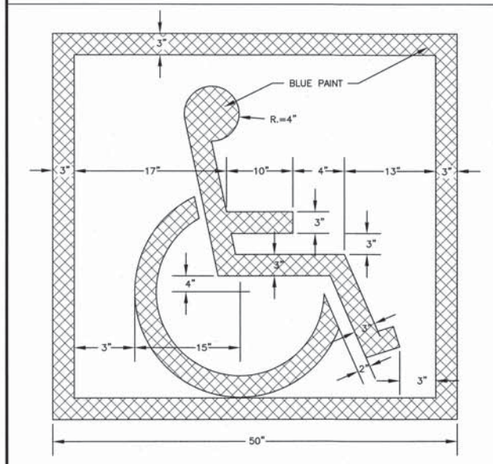
6 BUILDING WATER SERVICE
NOT TO SCALE



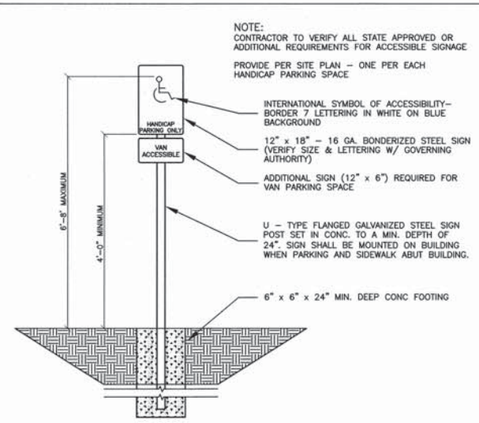
7 SITE LIGHTING BASE
NOT TO SCALE



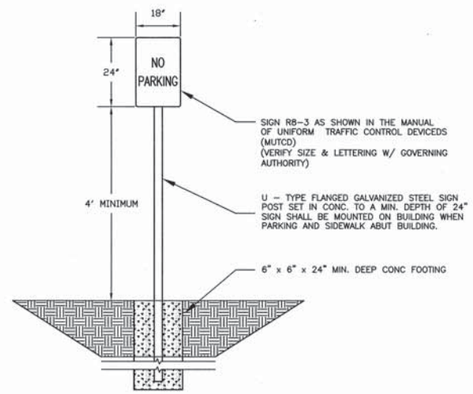
8 BOLLARD DETAIL
NOT TO SCALE



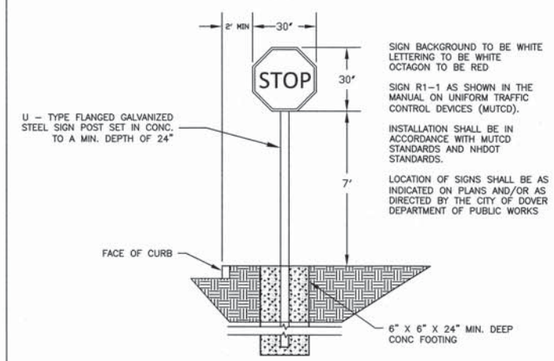
9 HANDICAP SYMBOL DETAIL
NOT TO SCALE



10 HANDICAP PARKING SIGN
NOT TO SCALE



11 NO PARKING SIGN
NOT TO SCALE



12 STOP SIGN
NOT TO SCALE

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REVISIONS

DATE:	DESCRIPTION:
03/21/19	REVISED PER TRC COMMENTS

CONSTRUCTION DETAILS

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

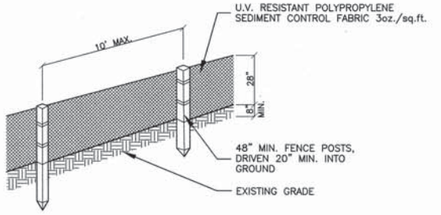
JANUARY 24, 2019

JOB No. 17141

SHEET NO.

SP-6

(P19-11)



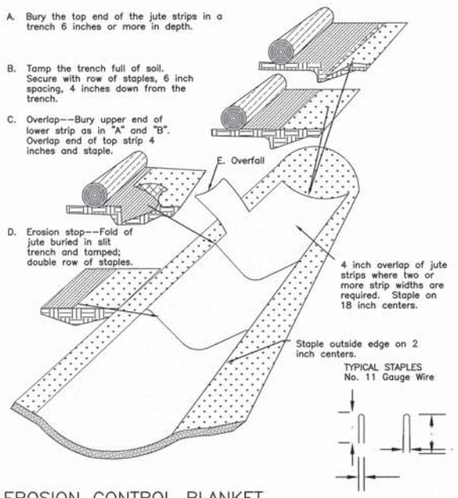
PERSPECTIVE VIEW

NOTES

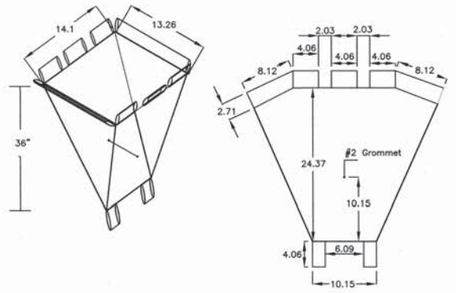
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN..
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.

SECTION

(1) SILT FENCE
NOT TO SCALE



(2) EROSION CONTROL BLANKET
NOT TO SCALE

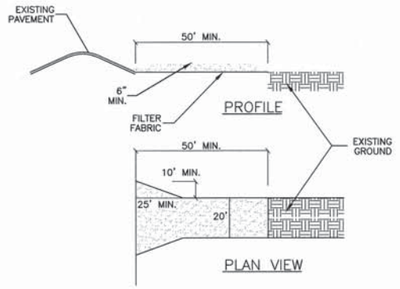


Specifications:

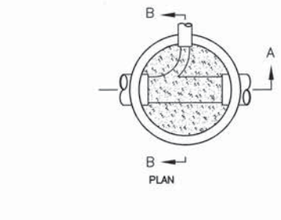
a) Fabric used should not be laminated.
b) Silt sock to have two #2 grommets, one on each of the two sides, 15" from the bottom of the silt sock
c) Tie 1/4" wide yellow rope 19' long through the grommets on two sides of the silt sock.

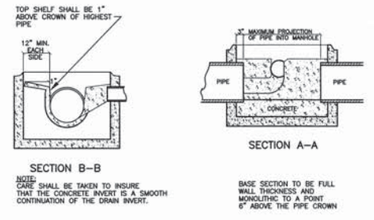
(4) Hi Vis Hi Flow Silt Sack
NOT TO SCALE

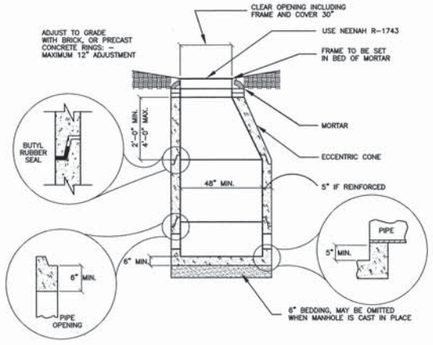
1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 1" – 2" STONE TO MATCH SLOPE OF EXISTING ROAD
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT SIDE TO TRAP ANY SILT WASHED FROM THE STONE.
4. HAYBALES OR SILT FENCE SHALL BE PLACED ON THE DOWN GRADIENT SIDE AS SHOWN ON THE EROSION CONTROL PLAN.



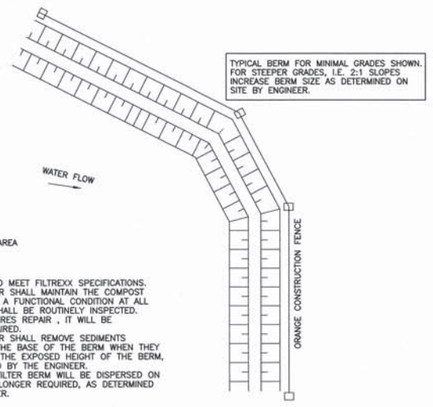
(3) STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE





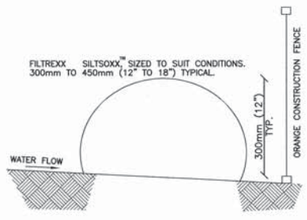


(7) DRAIN MANHOLE DETAILS
NOT TO SCALE



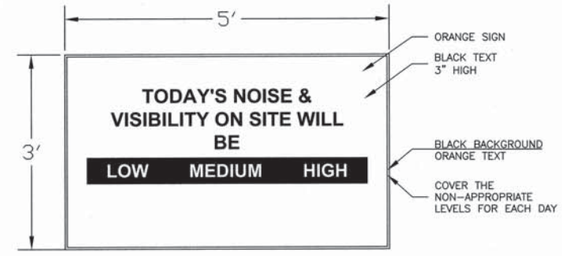
NOTES

1.) ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2.) THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
3.) WHERE IT REQUIRES REPAIR , IT WILL BE ROUTINELY REPAIRED.
4.) THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER.
5.) THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.



FILTER COMPOST MATERIAL AS PER SPECIFICATIONS.

(6) FILTREXX® SILTSOXX™ – SILT FENCE
NOT TO SCALE



(8) NOISE & VISIBILITY SIGN
NOT TO SCALE

(GC–1) GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1–800–225–4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGH OUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
2. EXISTING UTILITIES – ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. AS–BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS–BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.. DIGITAL FILES SHALL BE GEO–REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD 83 AND SHALL BE EXPRESSED IN FEET.
4. ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
5. TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION FEBRUARY, 2017 AND ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
6. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE 1, SECTION 58–2 OF THE CODE OF THE CITY OF DOVER.
7. BUILDING/MAILING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
8. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 149–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
9. TRASH REMOVAL WILL BE PROVIDED ON SITE BY A DUMPSTER.
10. COMMERCIAL VEHICLE ROUTES DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
11. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
12. THE OWNER SHALL RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS: DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO SUCCESSORS IN TITLE THAT THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
13. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FOOT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
14. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
15. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
16. 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.
17. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6 PM. NO CONSTRUCTION SHALL TAKE PLACE SATURDAY OR SUNDAY. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
18. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
19. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109–30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.
20. 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.
21. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
22. THESE PLANS HAVE BEEN DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBLE REGULATIONS (i.e. STATE ADOPTED BUILDING CODE W/AMENDMENTS, ANSI 117, ETC.) AND RSA–155–A:5.
23. ALL UNITS ARE PROPOSED TO BE SERVED BY MUNICIPAL WATER AND SEWER.
24. CALL PROFESSIONAL EXTERMINATOR A MINIMUM OF 45 DAYS AHEAD OF GROUND BREAKING PEST CONTROL DEVICES AREA TO BE SET A MINIMUM OF 30 DAYS BEFORE GROUNDBREAKING.
25. INSTALL AND MAINTAIN NOISE AND VISIBILITY LEVEL SIGN PER DETAIL 8, SHEET SP–7. KEEP SIGN IN PROMINENT, AND VISIBLE LOCATION.

(10) GENERAL CONSTRUCTION NOTES
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS
DATE: DESCRIPTION:
03/21/19 REVISED PER TRC COMMENTS

EROSION & SEDIMENT CONTROL DETAILS

6-12 PREBLE STREET

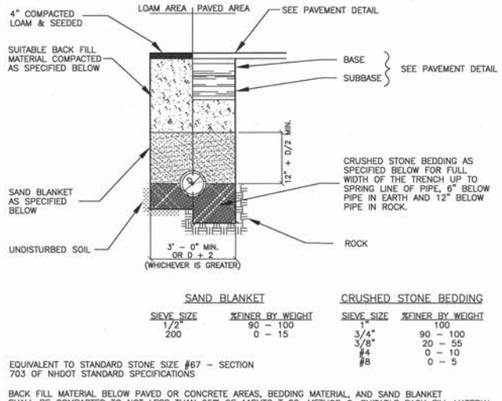
6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

JANUARY 24, 2019

JOB No. 17141

SHEET NO.
SP-7

(P19-11)

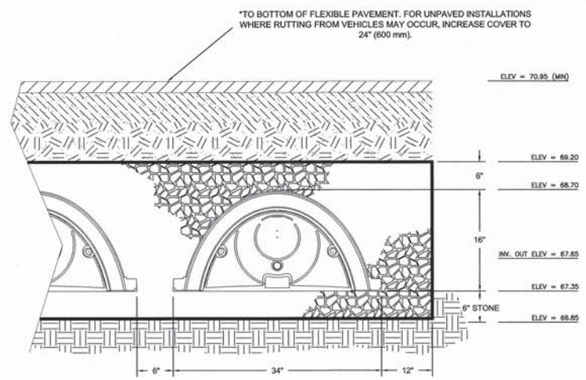


SAND BLANKET		CRUSHED STONE BEDDING	
SIEVE SIZE	%FINER BY WEIGHT	SIEVE SIZE	%FINER BY WEIGHT
1/2"	90 – 100	1"	100
200	0 – 15	3/4"	90 – 100
		3/8"	20 – 55
		#4	0 – 10
		#8	0 – 5

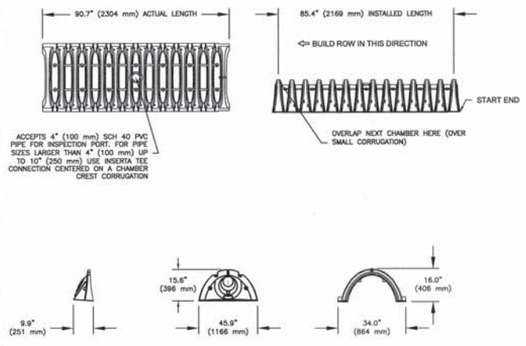
EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

BACK FILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACK FILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

1 STORM DRAINAGE & SEWER PIPE TRENCH
NOT TO SCALE



2 STORMTECH ELEVATION DETAIL
NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) 34.0" X 16.0" X 85.4" (864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE 14.7 CUBIC FEET (0.42 m³)
MINIMUM INSTALLED STORAGE* 31.0 CUBIC FEET (0.88 m³)
WEIGHT 35.0 lbs. (16.8 kg)
*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

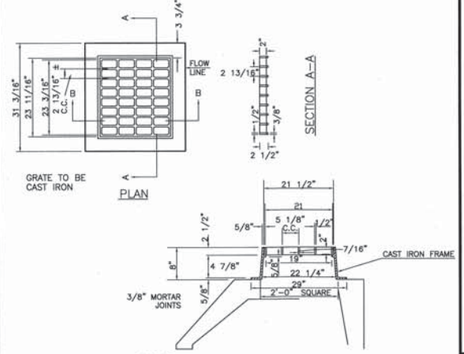
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

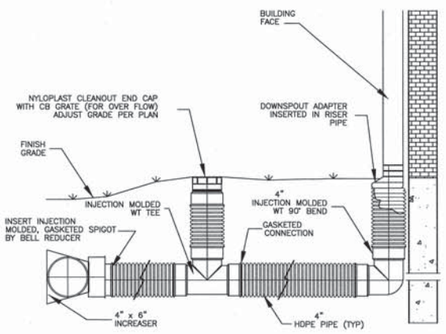
NOTE: ALL DIMENSIONS ARE NOMINAL

6 STORMTECH SC-310
NOT TO SCALE

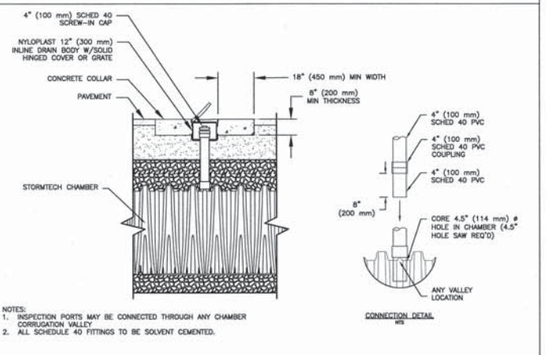


NOTES
1.) USE NEENAH R-3570
2.) FOR SHALLOW INVERTS, USE NEENAH R-3570-A.

3 CATCH BASIN FRAME & GRATE
NOT TO SCALE

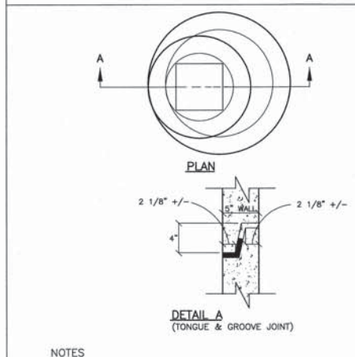


4 ROOF DRAIN W-TEE CLEANOUT
NOT TO SCALE



NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

5 STORMTECH-INSPECTION PORT
NOT TO SCALE

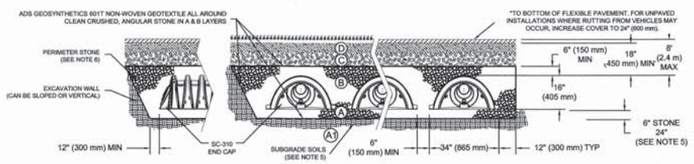


NOTES
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FOOT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING.
6. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS (DETAIL A), MEETING H-20 LOADING MAY BE USED.

8 DEEP SUMP HOODED CATCH BASIN
NOT TO SCALE

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.**

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



7 STORMTECH ACCEPTABLE FILL MATERIALS
NOT TO SCALE

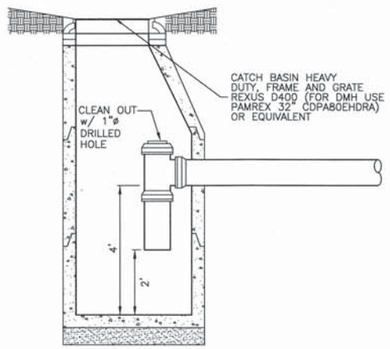
FILL SPECIFICATION A1

COMPONENT MATERIAL	PERCENT BY VOLUME	GRADATION OF MATERIAL	
		SIEVE No.	% PASSING BY WEIGHT
ASTM C-33 CONCRETE SAND	50-55%		
LOAMY SAND TOPSOIL	20-30%	200	15-25%
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30%	200	<5%

PROPOSED FILL UNDER INFILTRATION SYSTEM SHALL BE TESTED FOR INFILTRATION RATE PRIOR TO INSTALLATION BY THE LABORATORY METHOD DESCRIBED IN NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES Env-Wq 1504.14 (g). AFTER FILL IS PLACED BUT BEFORE THE PRACTICE IS INSTALLED, FILL SHALL BE TESTED BY FIELD MEASUREMENT METHOD DESCRIBED IN Env-Wq 1504.14 (b). A MINIMUM INFILTRATION RATE OF 4 INCHES PER HOUR MUST BE ACHIEVED IN BOTH TESTS.

NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. SUBBASE SOIL SHALL BE AS FOLLOWS: A1 FILL SECTION.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.



TRITECH
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755 CENTRAL AVENUE
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REVISIONS
DATE: DESCRIPTION:

DRAINAGE DETAILS

6-12 PREBLE STREET

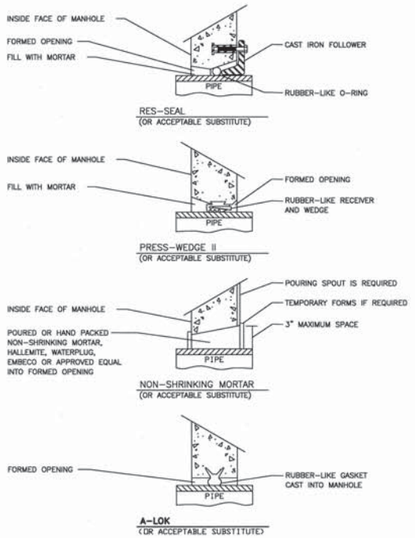
6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

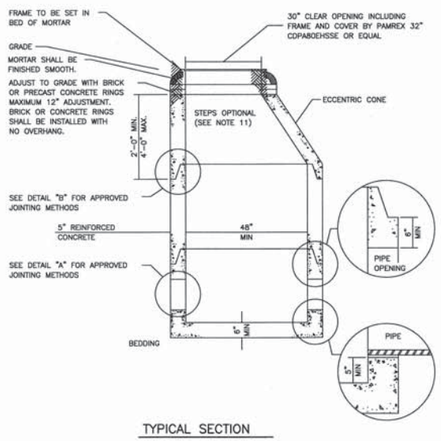
JANUARY 29, 2019

JOB No. 17141

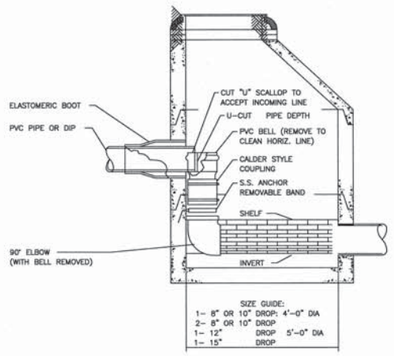
SHEET NO.
SP-8

(P19-11)

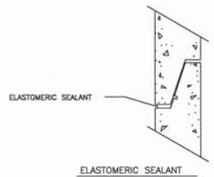




TYPICAL SECTION



DROP INLET
NOT TO SCALE



NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

DETAIL "B" – HORIZONTAL JOINTS

GENERAL NOTES

1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS(H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE.

3) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.

4) LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

5) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY OR PRECAST CONCRETE.

6) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER

7) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, SIZE NUMBER 67.
100% PASSING 1 INCH SCREEN 0-10% PASSING #4 SIEVE
90-100% PASSING INCH SCREEN 0-5% PASSING #8 SIEVE
20-55% PASSING INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE INCH TO 1 INCH SHALL BE USED.

8) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDE WITHIN THE FOLLOWING DISTANCES: RCP & CI PIPE – ALL SIZES – 48"

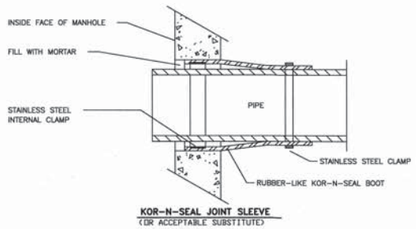
9) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

10) MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:

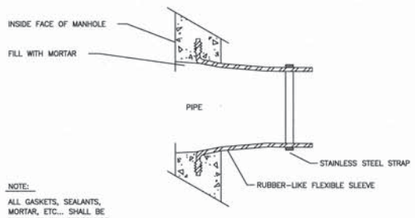
1. THE STEPS SHALL BE MANUFACTURED OF PLASTIC COVERED STEEL. THEY SHALL BE SHAPED SO THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
2. THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
3. THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD. APPROXIMATELY 14"X10" IN DIMENSION.

11) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK
KENT SEAL NO.2
EZ

12) PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

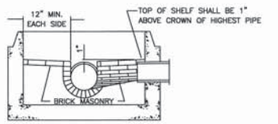


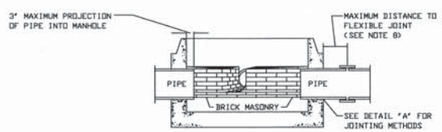
KOR-N-SEAL JOINT SLEEVE
(OR ACCEPTABLE SUBSTITUTE)



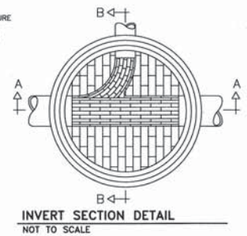
NOTE:
ALL GASKETS, SEALANTS, MORTAR, ETC... SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

DETAIL "A" – PIPE TO MANHOLE JOINTS





NOTES:
A) INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST
B) CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
C) BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN



INVERT SECTION DETAIL
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

REVISIONS
DATE: DESCRIPTION:

STANDARD SEWER DETAILS

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

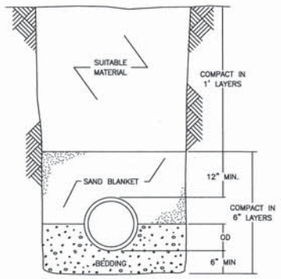
JANUARY 29, 2019

JOB No. 17141

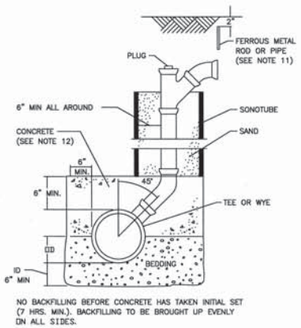
SHEET NO.

SP-9

(P19-11)

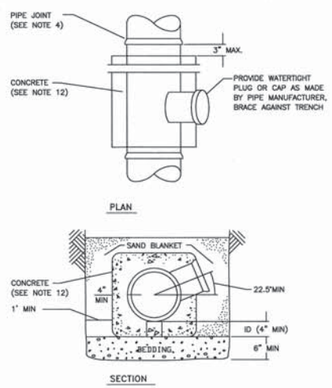


TRENCH CROSS-SECTION
NOT TO SCALE



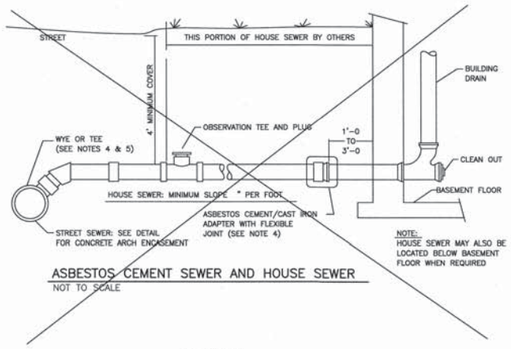
NO BACKFILLING BEFORE CONCRETE HAS TAKEN INITIAL SET (7 HRS. MIN.). BACKFILLING TO BE BROUGHT UP EVENLY ON ALL SIDES.

CHIMNEY (SEE NOTE 13)
NOT TO SCALE

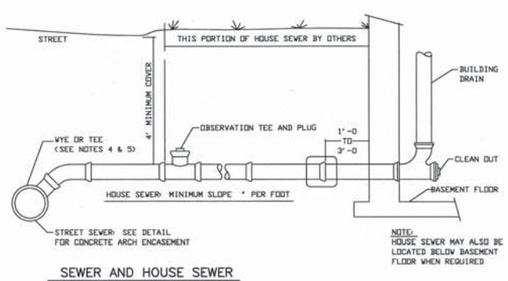


SECTION

CONCRETE FULL ENCASEMENT
NOT TO SCALE



ASBESTOS CEMENT SEWER AND HOUSE SEWER
NOT TO SCALE



SEWER AND HOUSE SEWER
NOT TO SCALE

NOT USED

GENERAL NOTES

1) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.

6) HOUSE SEWER 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 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 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.

7) 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 PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG 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 NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.

C. DRY FLUORESCENE 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 THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE 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.

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

9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

10) 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 INCH 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.

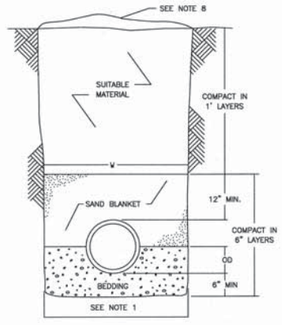
11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12) CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS AS FOLLOWS:

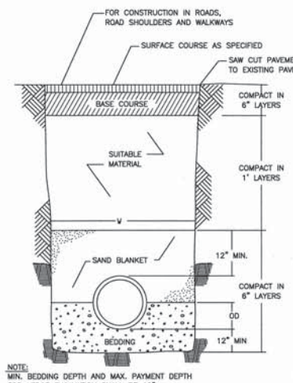
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

14) MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SEWER LINES AND WATER LINES, AND AN 18" VERTICAL SEPARATION AT SEWER AND WATER CROSSINGS, WITH WATER OVER SEWER.

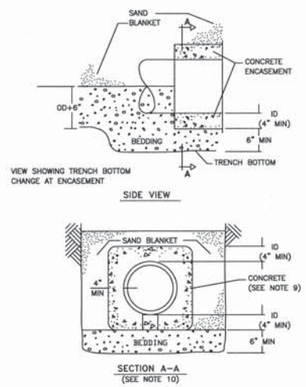


TYPICAL SECTION
NOT TO SCALE



NOTE: MIN. BEDDING DEPTH AND MAX. PAYMENT DEPTH FOR LEDGE EXCAVATION SHALL BE 12"

LEDGE CONSTRUCTION
NOT TO SCALE



VIEW SHOWING TRENCH BOTTOM CHANGE AT ENCASEMENT

SIDE VIEW

SECTION A-A (SEE NOTE 10)

CONCRETE FULL ENCASEMENT
NOT TO SCALE

GENERAL NOTES

1) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE NOTE 7.

2) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

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

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

3) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90%-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAT 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

4) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED.

5) BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

6) WOOD SHEETING, IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

7) W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES, FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

8) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

9) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 LB) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

10) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS
DATE: DESCRIPTION:

STANDARD SEWER DETAILS

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

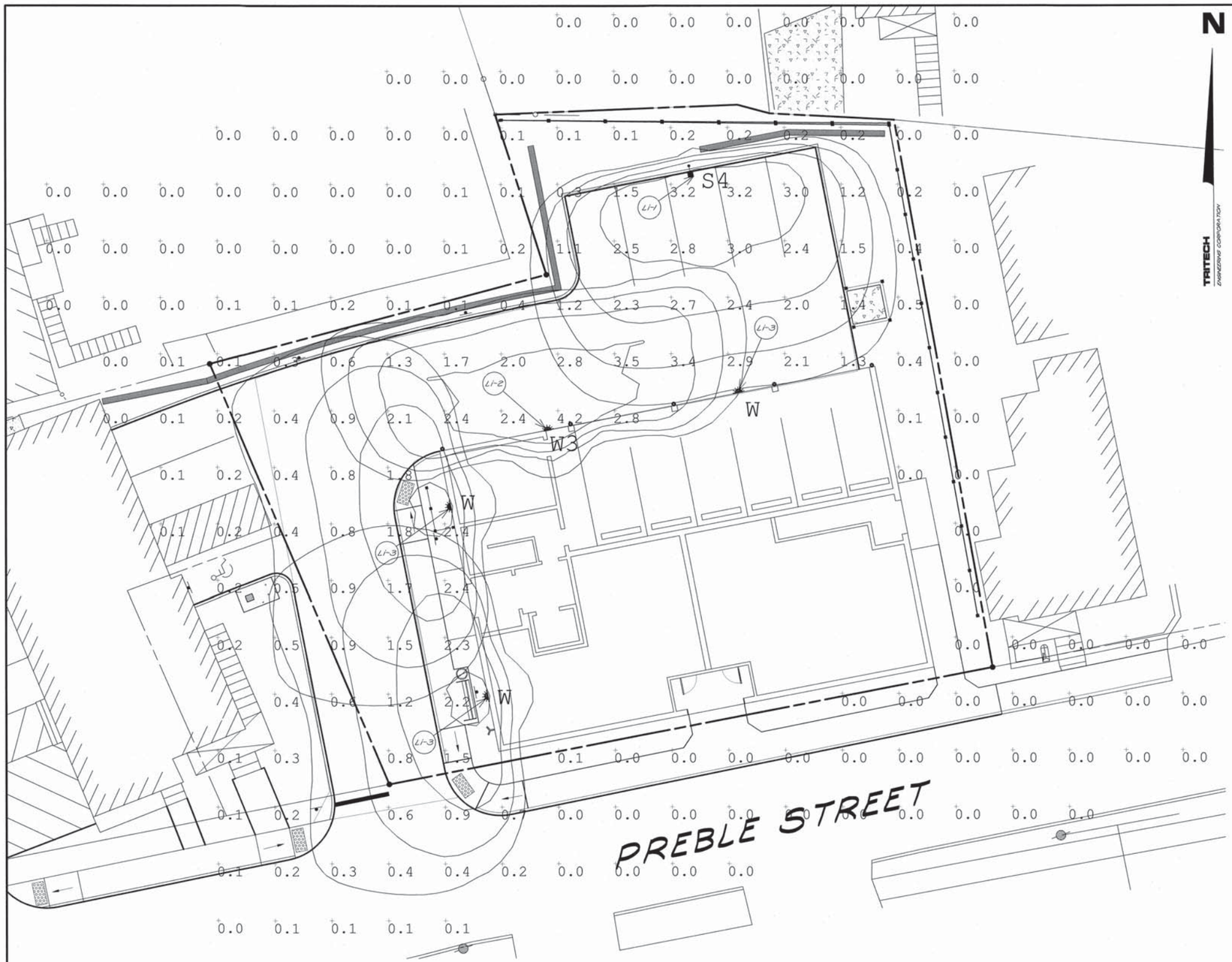
JANUARY 29, 2019

JOB No. 17141

SHEET NO.

SP-10

(P19-11)



LIGHTING NOTES:

1. INSTALL CONCRETE POLE BASE AND LIGHT WHERE SHOWN (1). LIGHT SHALL BE 52 WATT GALLEON LED, MCGRAW-EDISON GLEON-AF-01-LED-E1-SL4, OR EQUAL, MOUNTED 15' ABOVE FINISHED GRADE, WITH SHIELDING, SEE DETAIL 7, SHEET SP-6.
2. INSTALL (1) MCGRAW-EDISON ISS-AF-450-LED-E1-SL3 WALL MOUNTED LIGHT FIXTURE, MOUNTED 12' ABOVE FINISHED GRADE, WITH SHIELDING,
3. INSTALL (3) MCGRAW-EDISON ISS-AF-350-LED-E1-SL4 WALL MOUNTED LIGHT FIXTURES, MOUNTED 12' ABOVE FINISHED GRADE, WITH SHIELDING.
4. RECESSED DOWN-LIGHTING WILL BE UTILIZED UNDER ENTRANCE CANOPIES ON EITHER SIDE OF BULDING, AND IS NOT FACTORED INTO PHOTOMETRIC CALCULATIONS.
5. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
6. PHOTOMETRICS CONTAINED ON THIS PLAN PROVIDED BY CHARRON INC.

LIGHTING STATISTICS:

ILLUMINANCE (Fc)
AVERAGE = 1.94
MAXIMUM = 4.2
MINIMUM = 0.4
AVG/MIN RATIO = 4.85
MAX/MIN RATIO = 10.50

LIGHTING SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
	1	S4	SINGLE	GLEON-AF-01-LED-E1-SL4/ SSS4A15SFN1 (15')
	1	W3	SINGLE	ISS-AF-450-LED-E1-SL3/ WALL MTD 12' AFG
	3	W	SINGLE	ISS-AF-350-LED-E1-SL4/ WALL MTD 12' AFG

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 9117
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REVISIONS

DATE:	DESCRIPTION:
03/21/19	REVISED PER TRC COMMENTS
04/02/19	REVISED PER TRC COMMENTS
04/24/19	REVISED PER C.O.A.'S

SITE LIGHTING PLAN

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019
JOB No. 17191
SCALE: 1" = 10'

SHEET No.

Li-1

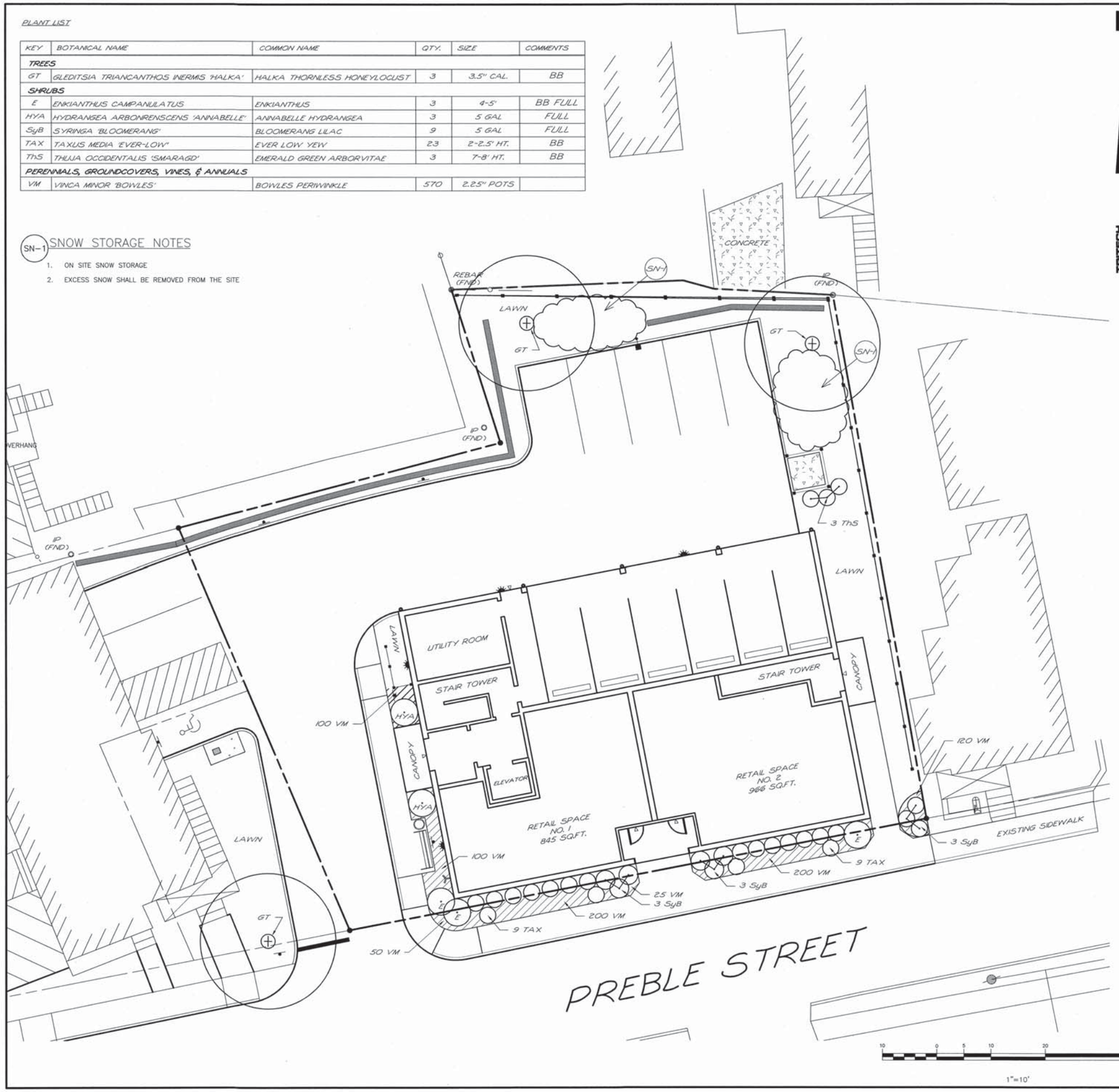
(P19-11)

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
TREES					
GT	GLEDITSIA TRIANCANTHOS INERMIS 'HALKA'	HALKA THORNLESS HONEYLOCUST	3	3.5" CAL.	BB
SHRUBS					
E	ENKIANTHUS CAMPANULATUS	ENKIANTHUS	3	4-5'	BB FULL
HYA	HYDRANGEA ARBONRENSCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	3	5 GAL	FULL
SyB	SYRINGA 'BLOOMERANG'	BLOOMERANG LILAC	9	5 GAL	FULL
TAX	TAXUS MEDIA 'EVER-LOW'	EVER LOW YEW	23	2-2.5' HT.	BB
ThS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	3	7-8' HT.	BB
PERENNIALS, GROUNDCOVERS, VINES, & ANNUALS					
VM	VINCA MINOR 'BOWLES'	BOWLES PERIWINKLE	570	2.25" POTS	

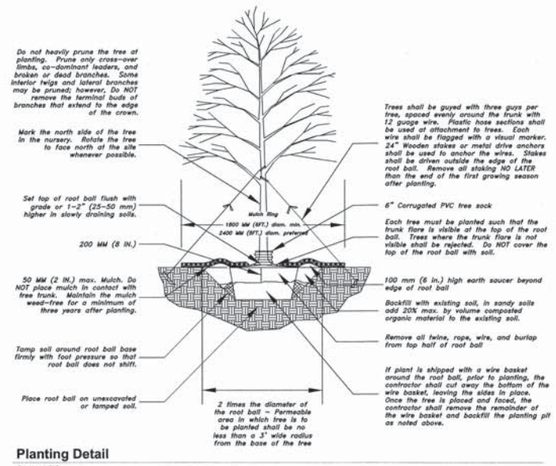
SN-1 SNOW STORAGE NOTES

1. ON SITE SNOW STORAGE
2. EXCESS SNOW SHALL BE REMOVED FROM THE SITE



Landscape Notes

1. Design is based on drawings and information from Tritech Engineering received 09/28/2017 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric and shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. Plantings to remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Do not fill or mulch on the trunk flare. Do not disturb roots. Snow fence shall be located at the drip line or at least 4' from shrubs and 10' from trees in all directions, whichever is greater, and shall include any and all surface roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s).
7. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
8. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
9. The Contractor shall procure any required permits prior to construction.
10. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climactic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
11. All plants shall be legibly tagged with proper botanical name.
12. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
13. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during the progress trees at the place of growth of the work. The Owner reserves the right to inspect and/or select all and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
14. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
15. All landscaping shall be provided with either of the following
    a. An underground sprinkling system
    b. An outside hose attachment within 150 feet
16. If automatic irrigation is installed, all irrigation valve boxes shall be located within planting bed areas.
17. Contractor shall provide an alternate price for irrigating all newly landscaped areas. Contractor shall provide irrigation design for review by Landscape Architect or Owner's Representative when awarded the project.
18. All disturbed areas will be dressed with 6" of loam and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75 % compost and 25 % loam.
19. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of wood chips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer.
20. Owner is solely responsible for maintaining vehicular and pedestrian vision lines pertaining to vegetation growth.



Planting Detail
Scale: NTS

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS

DATE:	DESCRIPTION:
03/21/19	REVISED PER TRC COMMENTS
04/02/19	REVISED PER TRC COMMENTS

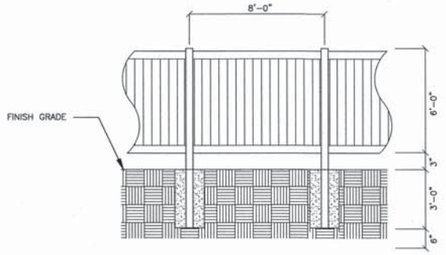
LANDSCAPING PLAN

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019 JOB No. 17141
SCALE: 1" = 10'

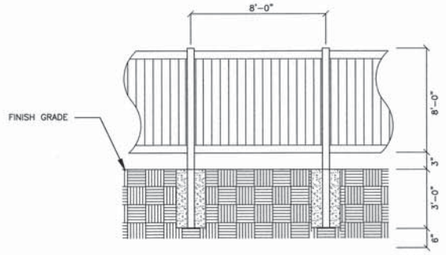
SHEET No. LA-1

(P19-11)



INSTALL 6' TALL VINYL FENCE
POSTS SHALL BE EMBEDDED 36" MINIMUM

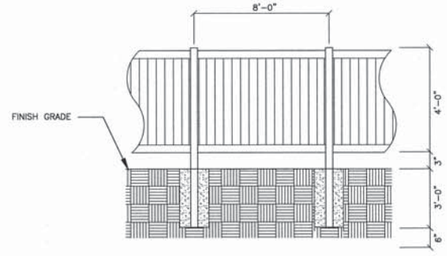
1 6' VINYL STOCKADE FENCE DETAIL (DUMPSTER)
NOT TO SCALE



INSTALL 8' TALL VINYL FENCE

A SEPARATE BUILDING PERMIT IS REQUIRED
FOR THE INSTALLATION OF AN 8' HIGH FENCE.
POST FOUNDATION DESIGN BY OTHERS.

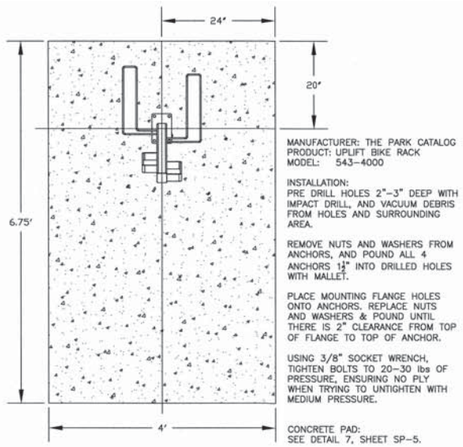
2 8' VINYL STOCKADE FENCE DETAIL (PERIMETER)
NOT TO SCALE



INSTALL 4' TALL VINYL FENCE
POSTS SHALL BE EMBEDDED 36" MINIMUM

3 4' VINYL STOCKADE FENCE DETAIL (UTILITY)
NOT TO SCALE

4 NOT USED
NOT TO SCALE



MANUFACTURER: THE PARK CATALOG
PRODUCT: UPLIFT BIKE RACK
MODEL: 543-4000

INSTALLATION:
PRE DRILL HOLES 2"-3" DEEP WITH IMPACT DRILL, AND VACUUM DEBRIS FROM HOLES AND SURROUNDING AREA.

REMOVE NUTS AND WASHERS FROM ANCHORS, AND POUND ALL 4 ANCHORS 1" INTO DRILLED HOLES WITH MALLET.

PLACE MOUNTING FLANGE HOLES ONTO ANCHORS. REPLACE NUTS AND WASHERS & POUND UNTIL THERE IS 2" CLEARANCE FROM TOP OF FLANGE TO TOP OF ANCHOR.

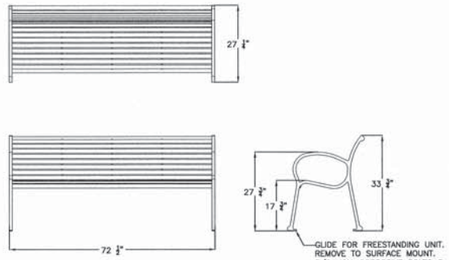
USING 3/8" SOCKET WRENCH, TIGHTEN BOLTS TO 20-30 lbs OF PRESSURE, ENSURING NO PLY WHEN TRYING TO UNTIGHTEN WITH MEDIUM PRESSURE.

CONCRETE PAD:
SEE DETAIL 7, SHEET SP-5.

5 UPLIFT BIKE RACK
NOT TO SCALE

6 NOT USED
NOT TO SCALE

Scarborough™ Bench, 72" Backed, with Horizontal Strap Seat
Product Drawing
Date: 5/19/2010
www.landscapeforms.com Ph: 800.521.2546



GLIDE FOR FREESTANDING UNIT. REMOVE TO SURFACE MOUNT. 3/8 NON-CORROSIVE BOLTS Ø (4) RECOMMENDED FOR ANCHORING, PROVIDED BY OTHERS.

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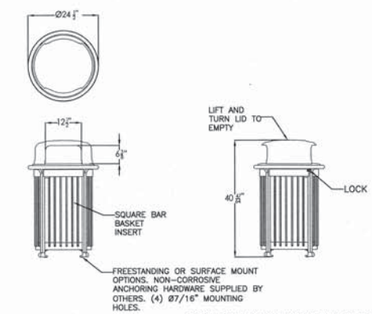
7 NOT TO SCALE

Scarborough™ Litter Receptacle, Side Opening, 30 Gallon, Square Bar, with Lock
Product Drawing
Date: 5/19/2010
www.landscapeforms.com Ph: 800.521.2546



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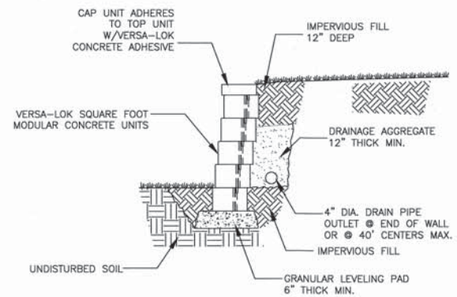
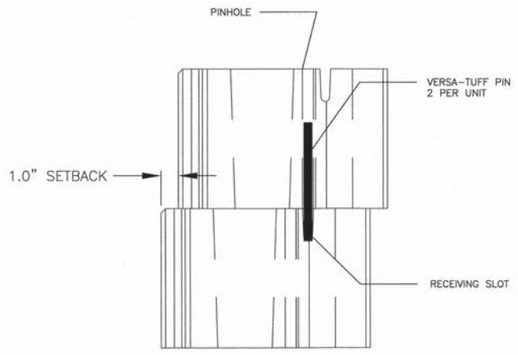
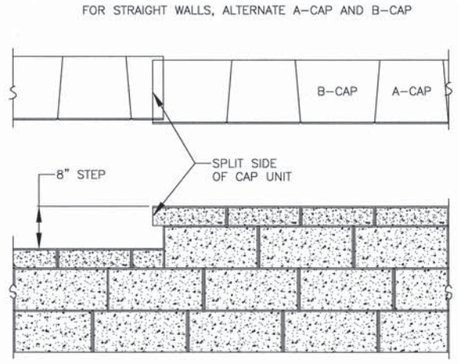
8 TRASH BIN DETAIL
NOT TO SCALE



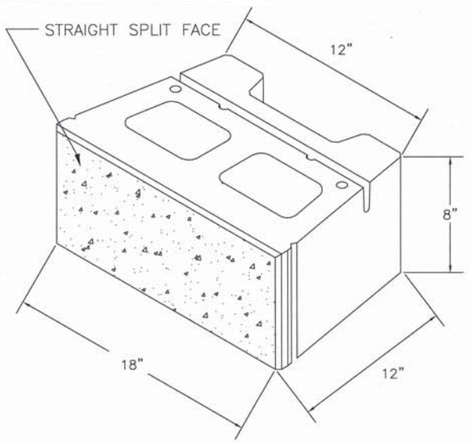
9 TYPICAL SECTION-UNREINFORCED RETAINING WALL
NOT TO SCALE



10 PINNING DETAIL
NOT TO SCALE



11 CAPPING-DETAIL PROFILE
NOT TO SCALE



12 VERSA-LOK SQUARE FOOT UNIT
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS
DATE: DESCRIPTION:
03/21/19 ADDED TO PLAN SET

CONSTRUCTION DETAILS

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE

JANUARY 24, 2019

JOB No. 17141

SHEET NO.
LA-2

(P19-11)

0 2 4 8 16

woodburn &company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 9117
FAX 603 742 3523

REVISIONS

DATE:	DESCRIPTION:
02/07/19	ADDED TO PLAN SET
03/21/19	REVISED SHEET NUMBER

STREETSCAPE PLAN

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
JANUARY 24, 2019 JOB No. 17141

SHEET No.

LA-3

(P19-11)

REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION
PREBLE STREET ELEVATION

LEFT ELEVATION

6-12 PREBLE STREET
DOVER NEW HAMPSHIRE

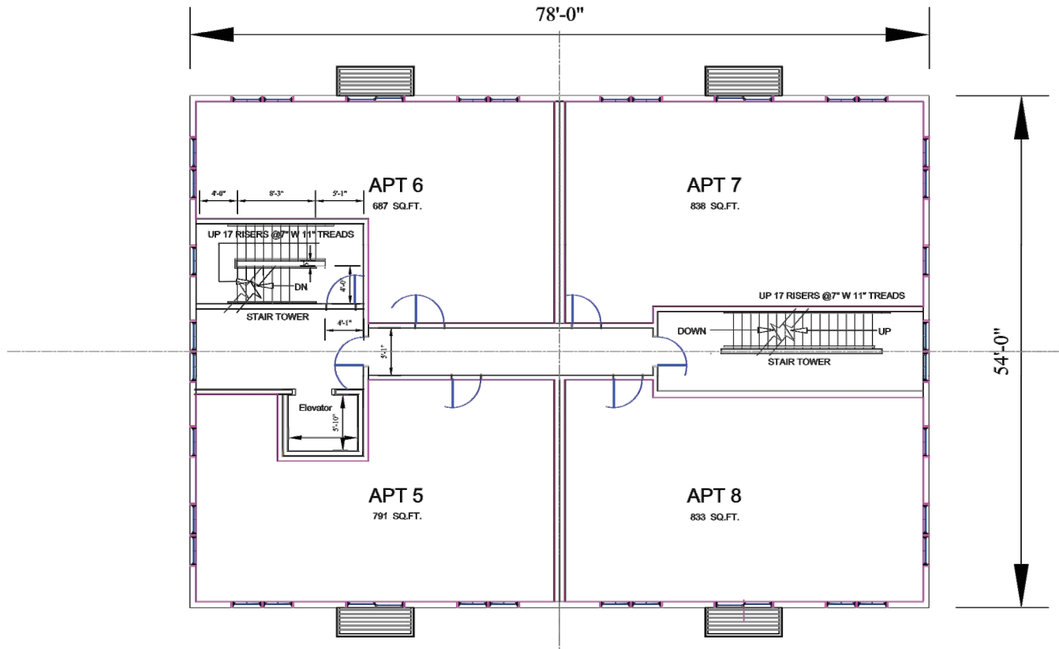
ELEVATIONS
SCALE: 1/8"=1'-0"

CHARLES HOYT DESIGNS
Shingle Style Architecture
893 Ocean Blvd.
Rye, NH. 03870
(603) 431-5310
charleshoytdesigns@hotmail.com

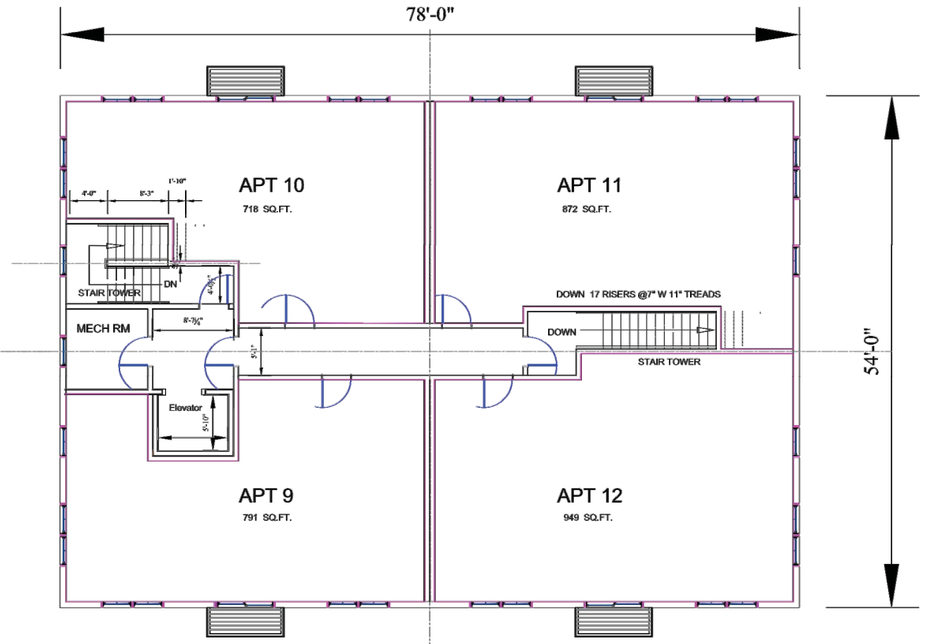
1-21-19

A1

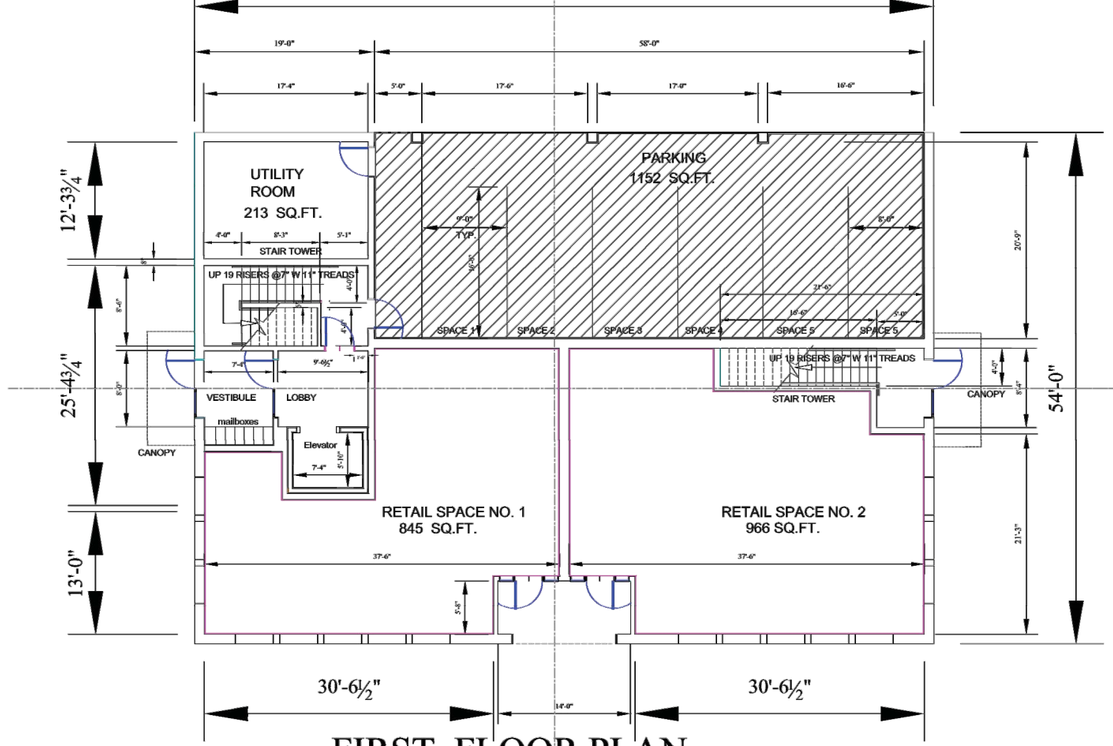
SCHEMATIC DESIGN



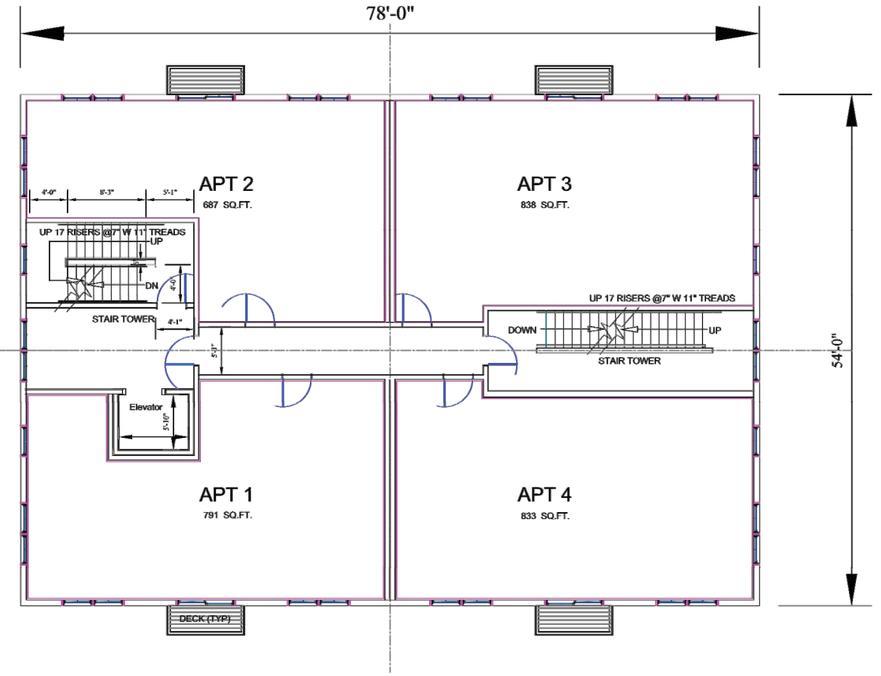
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIRST FLOOR PLAN
(GROUND FLOOR)



SECOND FLOOR PLAN

6-12 PREBLE STREET
DOVER NEW HAMPSHIRE

FLOOR PLANS
SCALE: 1/8"=1'-0"

CHARLES HOYT DESIGNS
Shingle Style Architecture
893 Ocean Blvd.
Rye, NH. 03870
(603) 431-5310
charleshoytdesigns@hotmail.com

1-21-19

A2

SCHEMATIC DESIGN

N

TRITECH
ENGINEERING CORPORATION

CENTRAL AVENUE

APPROXIMATE PROPERTY LINE

EXITING EDGE OF PAVEMENT

CONCRETE PAD

1

2

3

4

5

6

3

MAP 4
LOT 76
TDL GAS & FOOD CORP.
547 CENTRAL AVENUE
DOVER, N.H. 03820
SCRD 3953-2

11,208 sq.ft.
0.257 acres

N 22°59'28" W 80.61'

MAP 4
LOT 39
TDL GAS & FOOD CORP.
547 CENTRAL AVENUE
DOVER, N.H. 03820
SCRD 846-393

PREBLE STREET

10 0 5 10 20 40
1"=10'

TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3330

REVISIONS
DATE: DESCRIPTION:

PARKING EXHIBIT PLAN

6-12 PREBLE STREET

6 - 12 PREBLE STREET
DOVER, NEW HAMPSHIRE
APRIL 24, 2019
JOB No. 17141
SCALE: 1" = 10'

SHEET No. P-1

(P19-11)

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-31

Application Type:	Conditional Use Permit
Applicant(s):	Summit Land Development
Owner(s):	Pointe West, LLC
Location:	Pointe Place (Tax Map K, Lot 19)
Meeting Date:	July 28, 2020

INTENT: Proposal is to construct one (1) mixed-use building, one (1) residential apartment building, and seven (7) townhouse buildings totaling 114 residential units and 15,000 sq. ft. commercial space, it requires 3,850 sf of wetlands buffer impact.

LOTS/UNITS PROPOSED: 114 residential units and 15,000 sq. ft. commercial space

AGENDA ITEM #: 4-B

ACREAGE: 8.5 acres

ZONING DISTRICT: IT/RCM

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Mixed-use building

SURROUNDING LAND USE: Commercial/Residential

ZBA ACTION: None

ATTACHMENTS: Application materials, Cons Com minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: Conditional Use Permit (Wetland Buffer)

WAIVERS REQUESTED: waiver from providing plans for Building 7

Summary of Request and Background

The applicant is requesting site plan approval for the final phase of development at Pointe Place. The site is proposed to be serviced by municipal water and sewer. The development requires wetland buffer impact of 2,125 square feet for a parking lot, a wetland buffer impact of 900 square feet for a drainage outlet, and a wetlands buffer impact of 825 square feet for a public ball field.

Some impacts are under a relocated Eversource easement that allows parking but not structures. One is for the driveway to provide fire access. A detailed storm water maintenance and inspection plan that has been submitted to the City and DES.

This application was reviewed by the Technical Review Committee on June 4, 2020 (minutes attached), had a second TRC on July 9th (minutes attached). The Conservation Commission endorsed the CUP application at its July 13th meeting (minutes attached).

Consistency with Land Use Regulations

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

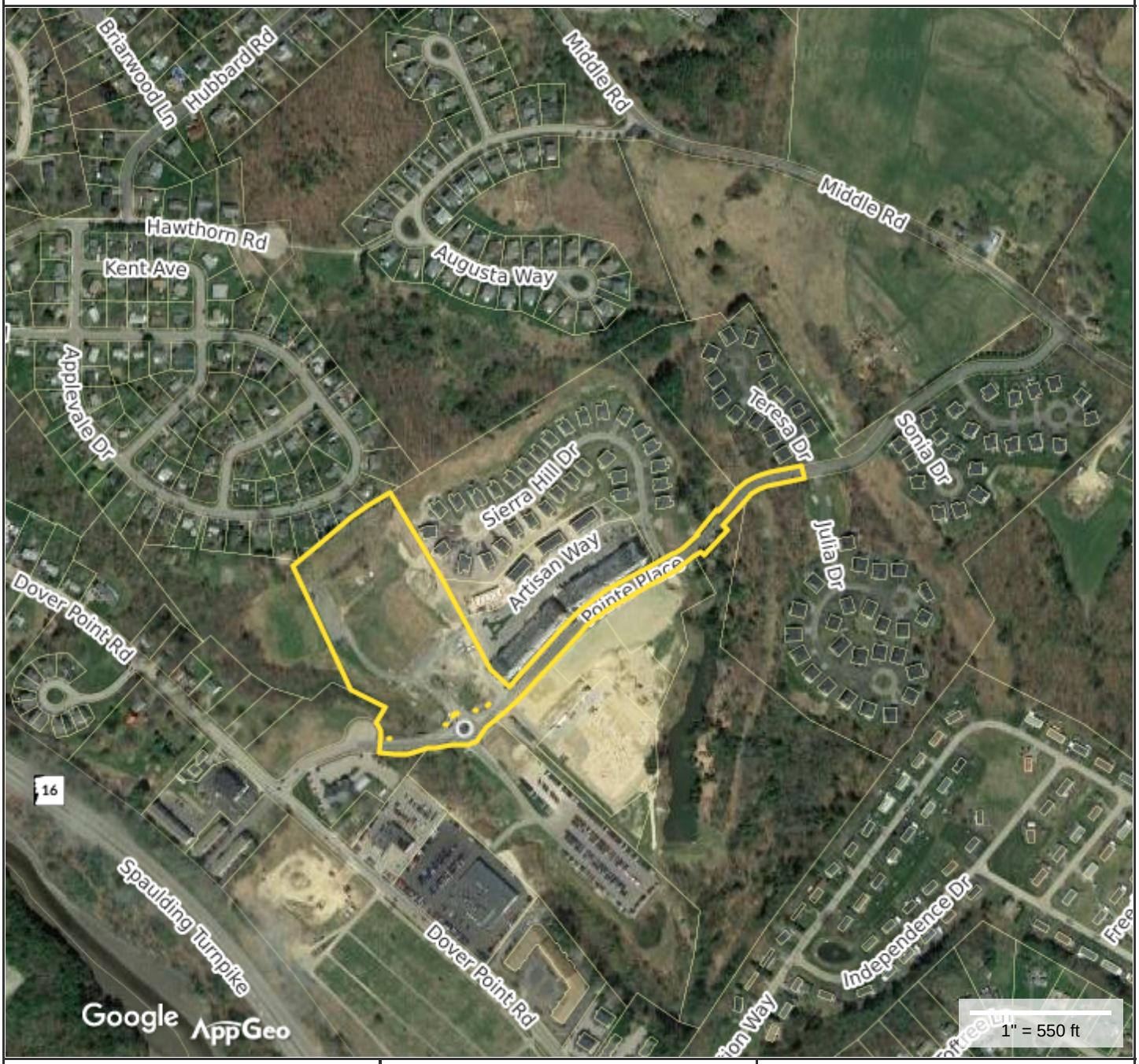
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following condition:

Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The Board approves P20-32

P20-31/32 CUP and Site Plan



Property Information

Property ID	K0019-000000
Location	DOVER POINT RD
Owner	POINTE WEST LLC &
Land Use	316

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

PLANNING BOARD - STAFF MEMO FILE #P20-32

Application Type:	Site Plan Review
Applicant(s):	Summit Land Development
Owner(s):	Pointe West, LLC
Location:	Pointe Place (Tax Map K, Lot 19)
Meeting Date:	July 28, 2020

INTENT: To construct one (1) mixed-use building, one (1) residential apartment building, and seven (7) townhouse buildings totaling 114 residential units and 15,000 sq. ft. commercial space with 256 total parking spaces, 178 are surface spaces.

LOTS/UNITS PROPOSED: 114 residential units and 15,000 sq. ft. commercial space with 256 total parking spaces, 178 are surface spaces.

AGENDA ITEM #: 4-C

ACREAGE: 8.5 acres

ZONING DISTRICT: IT/RCM

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Mixed-use building

SURROUNDING LAND USE: Commercial/Residential

ZBA ACTION: None

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: Conditional Use Permit (Wetland Buffer)

WAIVERS REQUESTED: waiver from providing plans for Building 7

Summary of Request and Background
The applicant is requesting site plan approval for the final phase of development at Pointe Place. The site is proposed to be serviced by municipal water and sewer.

This application was reviewed by the Technical Review Committee on June 4, 2020 (minutes attached), had a second TRC on July 9th. The Conservation Commission reviewed the CUP application at its July 13th meeting.

Similar in design to the last two phases of Pointe Place, this project has multiple buildings with a mixture of townhouses and residential units over commercial uses. The roadway network connects with the existing roundabout and there is an internal walkway system and connected landscape and drainage elements.

Consistency with Land Use Regulations - TDR
Chapter 170-27.2 allows for the purchase of density by a property owner if the Board finds that it is in keeping with the surrounding context and Master Plan. This project has used TDR for two previous phases. Please see the attached TDR memo.

STAFF RECOMMENDATION TDR:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to grant the sale of density with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:
1. The applicant shall add a note to the plan set that the Board found the proposed use of TDR met the criteria laid out in 170-27.2
2. Payment of the TDR fees ($89,832)

Consistency with Land Use Regulations – Site Plan
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 to accept the application, open the public hearing, and vote to approve the waiver with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:
1. A note shall be added to the plan indicating the need for the waiver and that was granted

STAFF RECOMMENDATION Site Plan:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the Site Plan with the following conditions:

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-32

Application Type:	Site Plan Review
Applicant(s):	Summit Land Development
Owner(s):	Pointe West, LLC
Location:	Pointe Place (Tax Map K, Lot 19)
Meeting Date:	July 28, 2020

Conditions to Be Met Prior to the Signing of Plans:

1. The conditional use permit (P20-31) shall be approved.
2. The applicant shall provide:
   a. A digital version of plan set
3. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
   b. Add LLS, PE, Landscape Architect, and Architect signatures and stamps to final plan
   c. Add the post plan signing conditions of approval to sheet GN1
   d. Update the State and Federal Permit information
4. The previously approved agreement on the design and implementation of a traffic control device at Pointe Place and Dover Point Road shall be amended and updated to include this phase, and agreement that if the project is constructed prior to the 4th building on Phase IV or Vehicular Refueling Station, the traffic control shall be installed.

Conditions to Be Met Prior to any Construction Activity:

5. 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.
6. Develop a phase plan for the site work, which identifies responsibility for installation of the site improvements, acceptable to the City Engineer.

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

7. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
8. Prior to the issuance of a building permit for Building 7, the Planning Board will conduct an architectural compliance hearing and approve the design.

Conditions to Be Met Prior to Occupancy:

9. Issuance of a certificate of occupancy.
10. Impact fees shall be paid per the invoice included with the Notice of Decision.
11. If the traffic control device at Pointe Place and Dover Point Road has not been installed, the applicant shall install it.
12. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

To: Altus Engineering
From: Christopher Parker, AICP
Cc: Summit Land, Staff
Date: July 9, 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 elements 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 July 2, 2020 on behalf of your client, Summit Land Development a plan for purchasing 114 units on a lot on Pointe Place was submitted for concept review. The proposed 114 new units may be reviewed as per section 170-27.2 G 4) 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:	Summit/Pointe Place
Where:	Vacant Land
What:	Private roadway with 30 Townhouses, and 2 mixed use buildings
Acres:	8.5
Zone:	IT/RCM
Public Water:	Yes
Public Sewer:	Yes
Units:	114 purchased (Village Theme)
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 built. A traffic study for the entire project was submitted and updated.
- Existing layout/topography
  - The lot is vacant and is adjacent to a single family, townhouse and mixed use development.
  - A natural and fence buffer to surrounding lots should be installed/maintained.
- Environmental
  - There appear to be wetlands and associated buffers, but the impact has been minimized.
  - There appear to be no steep slopes on the lot

The units are similar to the previous phases and adjacent properties.

Staff Recommendation

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

ALTUS ENGINEERING, INC.

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

July 21, 2020

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

Re: Site Review Application for Planning Board
Pointe West - Phase 5
Tax Map K, Lot 19
City File #P20-32/ Altus File P-5057

Dear Mr. Parker:

On behalf of Pointe West LLC and Summit Land Development, Altus Engineering, Inc. (Altus) is pleased to re-submit the Site Review Application and Plans for the "Pointe West" mixed-use development site, located on Tax Map K, Lot 19. This project will construct two mixed-use buildings and seven townhomes in the northwest portion of the Pointe Place Mixed-Use development, which will complete the Pointe Place Master Plan Development. This phase proposes to construct 15,000 square feet of additional commercial space along with 114 residential units.

On June 4 and July 9, 2020 we met with the Technical Review Committee (TRC) to discuss the project. The following TRC comments from the July 9 TRC meeting and Altus' responses are listed below:

Planning Comments:

- **Impact fees will be assessed ($461,288)**
  - *Agreed*
- **TDR Fee Townhouse: $40,260 | Multi-unit $112,576**
  - *Agreed*
- **W/S investment fees are applicable**
  - *Agreed*
- **Project may trigger traffic control at Dover Point (currently triggered by 4th building on Pointe Place or Vehicular Refueling)**
  - *Agreed*
- **Stamp and signature of PE, LLS, and architect needed on each plan submission**
  - *Agreed*

- **Revise plans:**
  - **Complete Conditions of Approval note on GN-1**
    - *Conditions of Approval will be added upon approval by the Planning Board.*
  - **Update the note that Building 7 will need an architectural compliance hearing before BP.**
    - *Note added. See Note 5 on Site Plan, Sheet C-2*
  - **Clarify "TM" is on tax map on note 7, sheet C-2.**
    - *"TM" has been replaced with "Tax Map" for clarification.*
  - **Update name for the private road being created to be "Drive"**
    - *The proposed private road has been revised to "North Pointe Drive".*
  - **Add correct topo of berm on landscape plan and identify landscaping along boundary with Sierra Hill Drive homes**
    - *The landscape plan has been revised to illustrate the proposed grading along of the berm and evergreen planting has been added to the top of the berm for visual screening.*
  - **Remove the 5 homes on Julia Drive that do not exist**
    - *The 5 homes on Julia Drive have been removed from the Neighborhood Plan, Sht N-1*
  - **Revise Residential/Non-Residential Ratio due to removal of homes**
    - *The calculations for the Residential / Non-Residential ratio used the aerial survey for the house numbers, so the ratios were correctly calculated. No Change required.*

Fire/Inspections Comments:

- **Meet with J.Maxfield to confirm locations of FDCs are acceptable.**
  - *Altus contacted Jim Maxfield and he indicated that the location of the transformers shown on the plan are acceptable.*
- **Confirm 3 pad mount transformers supply the 7 townhouse style structures**
  - *Altus contacted Eversource and confirmed that three (3) transformers will be adequate to serve the seven (7) townhomes as shown on the plans.*

Engineering Comments:

- **Verify if there is a need for detectable warning panel on the island at the roundabout .**
  - *Detectable warning panels were added to the median island to be consistent with NHDOT installed roundabouts.*
- **Prior to Construction, will need a phase plan for the site work, to ID responsibility of bonding and installation.**
  - *Agreed*

NOTE: All previous comments from June 4, 2010 TRC meeting have been addressed.

Included in this submittal for consideration at the July 28, 2020 Planning Board meeting are five (5) hard copies and an electronic copy of the following:

- Revised Site Plans, dated July 21, 2020 (One full size 22"x34" and four 11" x 17")
- Waiver Request
- Site Review Application
- Site Review Checklist
- Conditional Use Permit Application
  - CUP Plan
- Drainage Summary
- Stormwater Inspection and Maintenance Manual
- Landscape Operations & Maintenance Plan
- Lighting Cut Sheets

NHDES Alteration of Terrain (AoT) and Sewer Connection permit applications have been submitted and are currently pending approval.

Please call if you have any questions or require additional information.

Sincerely,

ALTUS ENGINEERING, INC.

Cory Belden, P.E.

Electronic Plans
copy: Chad Kageleiry, Summit Land Development

wde/5057_P5 City ltr 7-21-20-cb

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: Summit Land Development Telephone # (603) 749-2800

Address of Applicant: 340 Central Avenue, Ste 202 Dover, NH 03820

E-Mail Address: chad@summitlanddev.com

Name of Property Owner (*if different from applicant*): Pointe West, LLC Telephone # Same as applicant

Address of Property Owner: P.O. BOX 728, Dover, NH 03821

PROPERTY INFORMATION

Address of Property: Pointe Place

Assessor's Map # K Lot(s) # 19

Zoning District(s) ETP Overlay District(s) Residential Commercial Mixed Use (RCM)

Size of Parcel: 370,367 sq. ft. 8.5 ac. Property Deed: Book 3854 Page: 986

Existing Use of Property: Vacant

SITE PLAN INFORMATION

Describe Proposed Use: Mixed Used Residential and Commercial Development

Area of Parcel to be Developed: 298,000 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 9 buildings / 114 units

Number of Parking Spaces: Existing 0 Proposed 178

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

Number of Employees Total: unknown In Maximum Shift: ____

Disposition of Parcel: (INCLUDES ALL BUILDINGS)

Building Footprint 48,100 sq. ft.

Total Building Area 140,000 sq. ft.

Paved Area 80,100 sq. ft.

Building Setbacks:

Front Yard 56.5 ft.

Rear Yard 125.8 ft.

Side Yard: Right 46.5 ft. Left 144.0 ft.

City Water? X Yes ___ No How far is city water from the property? On Property

City Sewer? X Yes ___ No How far is city sewer from the property? Stub on Property

BUILDING INFORMATION

Type of Building to be Built: 9 Buildings (7 townhouses, 1 mixed use, and one residential apartment)

Height of Building: 55 ft max for Mixed Use Finished Floor Elevation: 58.5 ft

Number of Seats (where applicable) n/a

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

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: See attached Waiver Request

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney- McEneaney Survey Associates

Address P.O. Box 681, 24 Chestnut Street, Dover, NH 03820 Telephone #: 603-742-0911

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Cory D. Belden, PE - Altus Engineering Inc.

Address 133 Court St, Portsmouth, NH 03801 Telephone #: 603-233-4335

Professional License #: NH license #14239 E-mail address: cbelden@altus-eng.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) John M. Tuttle - TW Designs

Address 254 Drake Hill Road Strafford, NH 03884 Telephone #: 603.664.2181

Professional License #: _____ E-mail address: John@tw-designs.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Robbi Woodburn - Woodburn & Company

Address 103 Kent Place, Newmarket, NH 03857 Telephone #: 603.659.5949

Professional License #: _____ E-mail address: robbi@woodburnandcompany.com

SOIL SCIENTIST INFORMATION

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

Address 75 Prospect St, Somersworth, NH 03878 Telephone #: 603 692-4457

Professional License #: NH Certified Soil Scientist # 076
NH Cert Wetland Scientist # 183 E-mail address: highlandsoilservices@comcast.net

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: 4/28/20

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: 4/28/20

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: _____ Date: 4/28/20

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: 4/28/20

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: Summit Land Development File Number: _____

PROJECT TITLE: Pointe Place - Phase 5 (Pointe West)

PROPERTY LOCATION: Pointe Place Tax Map: K Lot: 19

	Where/How Provided	Reviewed
1. Completed and signed Application form	Application complete and signed	
2. Plan Review Fees are provided	Confirmed receipt by City	
3. Electronic copy of the engineered/surveyed plan layout	CAD file to be provided upon approval	
4. Electronic copy of supplementary materials and application	Electronic Copy of full application	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	No current updates	
6. Waiver requests to the Site Plan Review Regulations, with written justification	Waiver Request provided	
7. Conditional Use Permit applications	CUP Wetlands Buffer Application	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	Colored renderings of Building #6 and Townhouses provided	
9. A colored architectural plan showing all sides of buildings	Architectural Plans (Partial)	
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:	Due to Covid-19, electronic files are provided with 1 hard copy	
Location map at appropriate scale	Cover sheet	
Proposed Project name and title and Planning File #	Cover sheet	
Date, north arrow and scale	Site Plans	
Names of all abutting property owners	Existing Conditions Plan	
Name and address of owners and/or applicants	Cover Sht / Title Block	
Signature & stamp of NH licensed land surveyor and/or engineer	Existing Conditions Plan	
Zoning District boundaries, including any special or overlay districts	Neighborhood Plan	
Location of Conservation District areas	CUP Plan (CUP Application)	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Site Plan	
Location and widths of existing & proposed easements & right of ways	Existing Conditions Plan	
Location and width of existing and proposed access/egress ways	Existing Conditions Plan/Site Plan	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	Site Plan	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Existing Conditions Plan	
Existing and proposed topographic information at two foot intervals	Existing Conditions Plan/Grading Plan	
Existing and proposed buildings and structure locations	Site Plan	
Minimum building setbacks or build to lines on all lots	General Notes / Site Plan	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Utilities Plan	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	Utilities Plan	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	Utilities Plan	
Existing and proposed stormwater lines and facilities	Grading and Drainage Plan	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Lighting Plan	
Location of Flood Hazard Zone	N/A - FEMA Map in Drainage Study	
Location of all bodies of water and watercourses	Site Plan (Varney Brook)	
Location of wetlands and buffers	Site Plan / CUP Plan	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	Neighborhood Plan	
Existing natural features and/or significant vegetation on property	Existing Conditions Plan	
Depict existing contours up to 100 ft. beyond project limits	Existing Conditions Plan	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	Landscape Plan (L-1)	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	Site Plan / General Notes (GN-1)	
Location, material and size of existing and proposed pavement area	Site Plan	
Location of proposed fire lanes	Site Plan / Fire Truck Turning Plan	
Specify finished floor elevations of buildings	Grading and Drainage Plan	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	Site Plan	
Depict all service, storage, loading bays and utility areas	Utility Plan	
All applicable Dover Common Site Plan notes	General Notes (GN-1)	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	Grading and Drainage Plan	
Stormwater Management System Operation and Maintenance Plan	Stormwater I & M Manual	
Letter to Serve from Public and Private Utilities	Contact W/Unitil & Eversource	
Erosion and Sedimentation Control Plan	Erosion & Sediment Control Plan	
Landscape Operation and Maintenance Plan	Landscape I & M Plan	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	General Notes (GN-1)	
If wetland buffer, indicate placards locations, as applicable	CUP Plan	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	Site Specific Soils Plan & Soils Report	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	See Attachments	

REVIEWED BY: _____ DATE_____ TRC DATE_____

PLANNING BOARD FEE SCHEDULE

(Revised February 10, 2020)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION $150.00 x # _____ new lots created= $_____
- ☐ LOT LINE ADJUSTMENT $100.00 X # of lots involved= $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00= $_____
- ☒ SITE REVIEW – RESIDENTIAL $100.00 x # 114 per dwelling unit= $ 11,400
- ☒ SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
  - o New construction $.15 sq. ft. x # 5,000 sq. ft.= $ 750
  - o Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE (not to exceed $5,000)
  - o Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☒ CONDITIONAL USE PERMIT $150.00 x # 1 per application= $ 150
- ☐ GRAVEL PIT/ EXCAVATIONS
  - o Application fee $50.00= $_____
  - o Permit fee $75.00= $_____
- ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN
  $50.00 x # ____ per hour of review (3 hour minimum)= $_____
- ☐ REQUEST FOR REZONING Application fee $150.00= $_____
- ☐ DRIVEWAY WAIVER Application fee $100.00= $_____

SUB TOTAL= $ 12,300

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed $10,000) $.07 sq. ft. x # 80,100 = $ 5,607

TOTAL PLAN REVIEW FEE= $ 17,907

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - o Certified letters fee # 6 of x $8.00= $ 48
- ☐ Certified letters fee: # of abutters 9 X $8.00= $ 72
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet 2 x $10.00= $ 20

SUB TOTAL= $_____

C. Fo**ster's newspaper public notice** fee $ 100.00

TOTAL NOTICE FEE= $ 240.00

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

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development Telephone # (603) 749-2800

Address of Applicant: 340 Central Avenue, Ste 202 Dover, NH 03820

E-Mail Address: chad@summitlanddev.com

Name of Property Owner (if different from applicant): Pointe West, LLC Telephone # (603) 749-2800

Address of Property Owner: P.O. BOX 728, Dover, NH 03821

PROPERTY INFORMATION

Assessor's Map # K Lot(s) # 19

Address of Property: Pointe Place

Zoning District(s) ETP Overlay District(s) RCM

Existing Use of Property: Vacant

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District	☐ RCM Use Overlay District	☐ I-1 District Uses
☐ Groundwater Protection	☐ Off-Street Parking and Loading	☐ Alternative Treatment Center
☒ Wetland Protection District	☐ Central Business District	☐ Heritage Residential District

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

The proposed project improvement will impact approximately 3,850 square feet within the 50 foot wetlands buffer area.

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

NHDES Alteration of Terrain Permit - Pending Application

Name of Professional That Prepared Plans: Cory D. Belden, PE (Altus Engineering)

Address 133 Court Street, Portsmouth, NH 03801 Telephone #: 603-433-2335

Professional License #: NH license #14239 E-mail address: cbelden@altus-eng.com

SIGNATURES

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

Signature of Property Owner: _____ Date: 5/8/20

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: 5/8/20

WETLAND "A"

LOOKING EAST

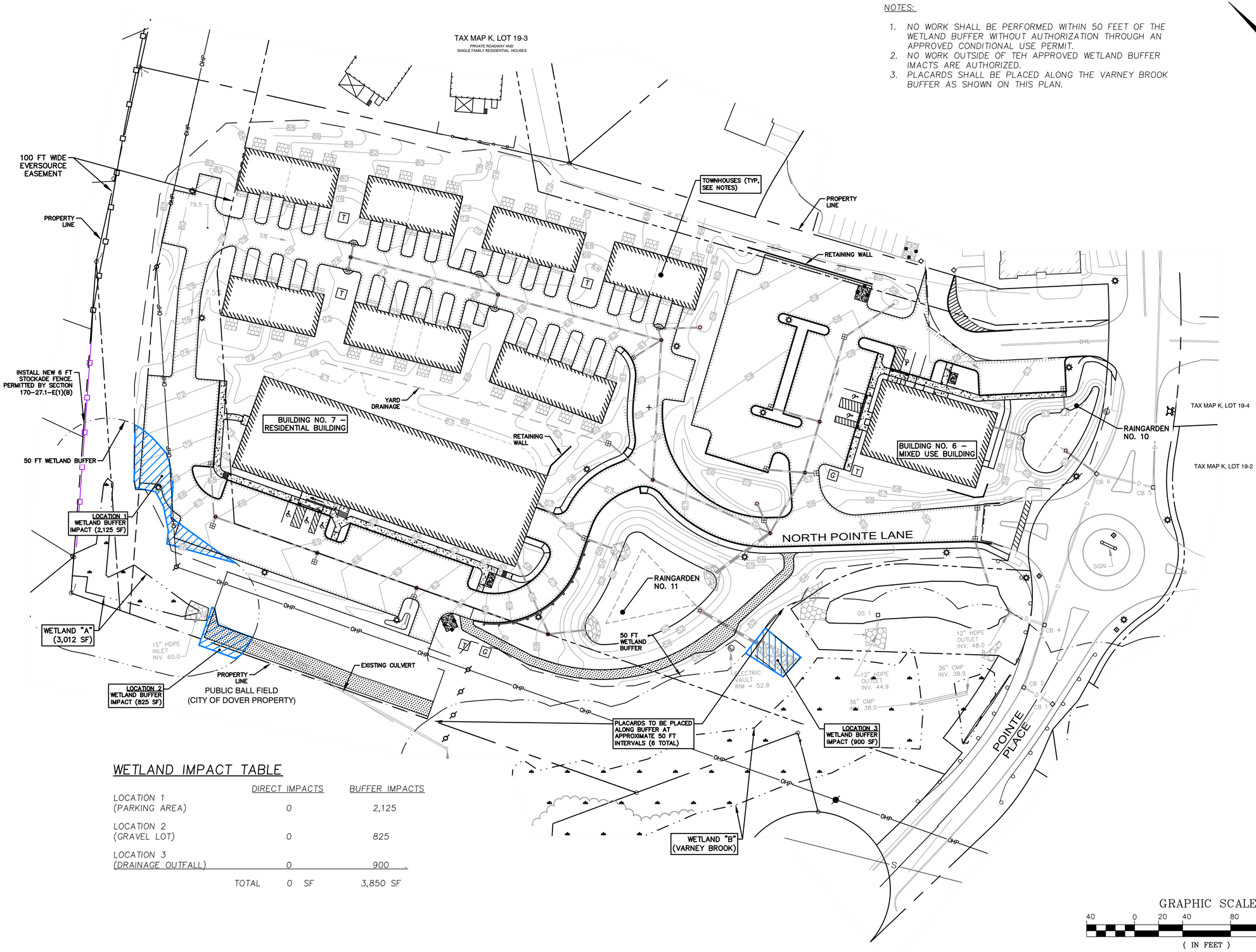
LOOKING SOUTH

WETLAND "B"

VARNEY BROOK
BUFFER IMPACTS
SOUTH OF MANHOLE IN
GRASSED HILLSIDE

NOTES:

1. NO WORK SHALL BE PERFORMED WITHIN 50 FEET OF THE WETLAND BUFFER WITHOUT AUTHORIZATION THROUGH AN APPROVED CONDITIONAL USE PERMIT.
2. NO WORK OUTSIDE OF TEH APPROVED WETLAND BUFFER IMACTS ARE AUTHORIZED.
3. PLACARDS SHALL BE PLACED ALONG THE VARNEY BROOK BUFFER AS SHOWN ON THIS PLAN.



WETLAND IMPACT TABLE

	DIRECT IMPACTS	BUFFER IMPACTS
LOCATION 1 (PARKING AREA)	0	2,125
LOCATION 2 (GRAVEL LOT)	0	825
LOCATION 3 (DRAINAGE OUTFALL)	0	900
TOTAL	0 SF	3,850 SF

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

P5057

ENGINEER:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JUNE 30, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	05/07/20
1	TRC COMMENTS	CDB	06/30/20
1	TRC COMMENTS	CDB	06/30/20

DRAWN BY:
APPROVED BY:
DRAWING FILE:

SCALE:
22"x34" 1" = 40'
11"x17" 1" = 80'

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT

TAX MAP K, LOT 19
DOVER, NH

TITLE:
CONDITIONAL USE PERMIT PLAN (WETLAND BUFFER)

SHEET NUMBER:
CUP-1

PROJECT NARRATIVE

Pointe Place -Residential and Commercial
Mixed-Use Development (Phase 5)
Dover, NH
Tax Map K, Lot 19

Site Overview

The Applicant, Summit Land Development, is proposing to construct the fifth phase of the Pointe Place Master Plan Development located in Dover, NH. The proposed development is for a mixed-use commercial and residential site located on Tax Map K, Lot 19, which is approximately 8.5 acres in size. This project (Phase 5) will construct a mixed-use building (Building No. 6), a residential apartment building (Building No. 7), and 7 townhouses with 30 residential units. This project, also identified as "Pointe West", is located in the northwest corner of the development site on Tax Map K, Lot 19, which is approximately 8.5 acres in size. The project has been designed with two large raingardens (6,000 sf and 2,500 sf) to treat and retain the proposed impervious surfaces so that downstream properties are not negatively impacted by the development.

Drainage Summary

A complete summary of the drainage model is included later in this report. The following table compares pre- and post-development peak rates of runoff for all analyzed storm events at the Points of Analysis, located downstream from the proposed project:

Stormwater Modeling Summary
Peak Q (cfs) for Type III 24-Hour Storm Events

	2-Yr Storm (3.23 inch)	10-Yr Storm (4.90 inch)	25-Yr Storm (6.21 inch)	50-Yr Storm (7.45 inch)
POA #1				
Pre	12.77	28.47	38.87	46.21
Post	11.28	26.73	32.70	37.26
Net Change	**-1.49**	**-1.74**	**-6.17**	**-8.95**

Note: 25-Year results provided for City of Dover. Summary calculations not provided.

As the above table demonstrates, the proposed peak rates of runoff will be decreased from the existing conditions of the site at the analysis points for all analyzed storm events.

Site Overview

The proposed Phase 5 Pointe Place development is for a mixed-use commercial and residential site located on Tax Map K, Lot 19, which is approximately 8.5 acres in size. The first phase of this master plan development site development was permitted in January 2015 (Permit #AOT-0849) and constructed Pointe Place Road and the Sierra Drive residential development. The second phase of the development was permitted in June 2016 (Permit #AOT-1098) for the construction of the first phase of mixed-use commercial/residential buildings and townhouses along the north side of Pointe Place. The third phase permitted a new memory care facility in April of 2017. And the fourth phase was permitted in October of 2018 (Permit #AOT-1513) for the construction of a second mixed-use commercial and residential site along the south side Pointe Place. The four projects are listed below with their status and permit information:.

Phase 1 = Pointe Place and Sierra Drive Roadway and Infrastructure Project
(AoT-0849, Completed)

Phase 2 = Pointe Place Residential and Commercial Mixed Use Development
(AoT-1098, Under Construction)

Phase 3 = Pointe Place Memory Care Residential Development
(AoT-1244, Completed)

Phase 4 = Pointe Place – Phase II - Residential and Commercial Mixed Use Development
(AoT-1513, Under Construction)

Pre-Development (Existing Conditions)

The pre-development site conditions reflect the current conditions of the site, as depicted on the Existing Conditions Plan, prepared by McEneaney Survey Associates (MSA) in March or 2020. The existing grades and elevations shown on the plans are based on the survey completed by MSA. The recent survey by MSA depicts the new roadway (Pointe Place) and roundabout that was constructed for the Pointe Place development and identifies the adjacent site improvements to the east. The current site discharges to the box culvert crossing at Varney Brook by surface runoff. An existing raingarden (Raingarden No. 1) is located on the parcel that was constructed for the first phase of the Pointe Place development and provides treatment to stormwater runoff form the roadway. The Pre-Development analysis models the existing conditions from the previously developed site. The soil data from the Site Specific Soil Survey (by Highland Soil Services) was used to the determine the hydrologic soil conditions for the site. The existing conditions survey and soil conditions were used to develop a model of the existing conditions to compare to the post-development conditions.

The study area for this drainage analysis is primarily the 8.5 acre lot parcel for development. Watershed were extended outside of the lot for the analysis, but the entire Varney Brook Watershed is not included in the analysis. The existing watershed reflects the existing site conditions. All of the surface water discharges to the existing culvert crossing. Therefore a single Points of Analysis (POA) was used for comparison of pre to post development conditions.

Site topography, existing features, proposed site improvements, proposed grading, drainage and erosion control measures are shown on the accompanying plans. Recommended erosion control measures are based upon the December 2008 edition of the "New Hampshire Stormwater Manual Volumes I through 3" prepared by NHDES and Comprehensive Environmental, Inc. as amended.

Site Soils

A Site Specific Soils Survey was performed for the project site and indicated the presence of the following soil types:

Soil Series	Description	Hydrologic Soil Group
7	Fluvaquents	HSG D
26	Windsor	HSG B
38	Eldridge	HSG C
100	Udorthents, Wet Substratum	HSG C
299	Udorthents, Smoothed	HSG C
438	Swanton, poorly drained	HSG D
936	Swanton, somewhat poorly drained	HSG C
953	Boxford, somewhat poorly drained	HSG C

A copy of Site Specific Soils Report is included in the Appendix of this report.

Post-Development (Proposed Site Design)

The proposed project will construct a mixed-use building (Building No. 6), a residential apartment building (Building No. 7), and 7 townhouses with 30 residential units. The total surface area of the new buildings is 48,100 sf. The new paved surfaces (roadways and parking) is approximately be approximately 80,100 sf and approximately 5,500 sf of impervious areas for sidewalks and concrete pads for dumpsters, utilities, and bikes racks. The stormwater management system proposed for the site includes two new raingardens (6,000 and 2,500 sf in size) and deep sump catch basins will be used for pre-treatment. The existing raingarden No. 1 on site was oversized for the original development, so some stormwater flows will be directed to this raingarden as well.

The "Post-Development Watershed Plan" illustrates the proposed stormwater management system. The original subcatchment has been divided into numerous smaller areas to emulate the proposed grading and stormwater management system proposed for construction. The post-development conditions were analyzed at the same primary discharge point examined in the pre-development modeling.

Pollutant Removal

Based on the New Hampshire Stormwater Manual (Volume 2), the following pollutant removal rates would be expected from the implementation of the infiltration practices:

Pollutant	Removal %
Total Suspended Solids (TSS)	90%
Total Nitrogen (TN)	65%
Total Phosphorus (TP)	65%

CONCLUSION

This proposed mixed use development at Pointe Place in Dover, NH will not have an adverse effect on abutting properties and infrastructure as a result of stormwater runoff. The post-construction peak rates of runoff from the site will decrease for all of the modelled storm events (2, 10, 25, and 50 year storms). Appropriate steps will be taken to properly mitigate erosion and sedimentation through the construction of a storm water drainage system consisting of deep-sump catch basins and sediment forebays for pre-treatment, a raingarden and infiltration pond for stormwater treatment, and the use of temporary and permanent Best Management Practices for sediment and erosion control.

CALCULATION METHODS

The drainage study was completed using the USDA SCS TR-20 Method within the HydroCAD Stormwater Modeling System. Reservoir routing was performed with the Dynamic Storage Indication method which automates the calculation of Tailwater conditions. A Type III 24-hour rainfall distribution was utilized in analyzing the data for the 2, 10, 25, and 50 yr 24-hour storm events using rainfall data obtained from the Northeast Regional Climate Center (NRCC) Extreme Precipitation Tables.

Disclaimer

Altus Engineering, Inc. notes that stormwater modeling is limited in its capacity to precisely predict peak rates of runoff and flood elevations. Results should not be considered to represent actual storm events due to the number of variables and assumptions involved in the modeling effort. Surface roughness coefficients (n), entrance loss coefficients (ke), velocity factors (kv) and times of concentration (Tc) are based on subjective field observations and engineering judgment using available data. For design purposes, curve numbers (Cn) describe the average conditions. However, curve numbers will. vary from storm to storm depending on the antecedent runoff conditions (ARC) including saturation and frozen ground. Also, higher water elevations than predicted by modeling could occur if drainage channels, closed drain systems or culverts are not maintained and/or become blocked by debris before and/or during a storm event as this will impact flow capacity of the structures. Structures should be re-evaluated if future changes occur within relevant drainage areas in order to assess any required design modifications.

INSPECTION AND MAINTENANCE MANUAL
FOR
STORMWATER MANAGEMENT / BMP FACILITIES

Pointe Place -Residential and Commercial Mixed-Use Development (Phase 5)

Dover, NH
Tax Map K, Lot 19

Proper inspection, maintenance, and repair are key elements in maintaining a successful stormwater management program on a developed property. Routine inspections ensure permit compliance and reduce the potential for deterioration of infrastructure or reduced water quality. The following responsible parties shall be in charge of managing the stormwater facilities:

RESPONSIBLE PARTIES:

Owner: *Pointe West, LLC (c/o Summit Land Development)* *(603) 749-2800*
Name *Phone*

Inspection and Maintenance: _____
Name *Company*

_____
Phone *email*

NOTE: Inspection and maintenance responsibilities transfer to future property owners.

Included in this Inspection and Maintenance Manual are the following components:

- Drainage Features and Site BMP Functions and Maintenance Descriptions
- Guidelines for Control of Invasive Species
- Regular Inspection and Maintenance Guidance for Bioretention Systems
- Checklists for Inspection of Bioretention Systems
- Inspection and Maintenance Checklist
- Stormwater System Operations and Maintenance Report Form
- Site Drainage Plan

RAINGARDENS, STORMWATER PONDS, AND INFILTRATION BASINS

Function – Raingardens and infiltration ponds provide treatment to runoff prior to directing it to stormwater systems by filtering sediment and suspended solids, trapping them in the bottom of the garden and in the filter media itself. Additional treatment is provided by the native water-tolerant vegetation which removes nutrients and other pollutants through bio-uptake. Stormwater detention and infiltration can also be provided as the filtering process slows runoff, decreases the peak rate of discharge and promotes groundwater recharge.

Detention ponds temporarily store runoff and allow for its controlled release during and after a storm event, decreasing peak rates of runoff and minimizing flooding.

Raingardens, infiltration ponds, and detention ponds shall be managed (Per AGR 3800 and RSA 430:53) to: prevent and control the spread of invasive plant, insect, and fungal species; minimize the adverse environmental and economic effects invasive species cause to agriculture, forests, wetlands, wildlife, and other natural resources of the state; and protect the public from potential health problems attributed to certain invasive species.

Inspection and Maintenance:

- Refer to attached ***Regular Inspection and Maintenance Guidance for Bioretention Systems / Tree Filters***

- A record should be kept of the time to drain for the system completely after a storm event. The system should drain completely within 72 hours. Check to insure the filter surface remains well draining after storm events.
  Remedy: If filter bed is clogged, draining poorly, or standing water covers more than 50% of the surface 48 hours after a precipitation event, then remove top few inches of discolored material. Till, or rake remaining material as needed.

- Check inlets and outlets for leaves and debris.
  Remedy: Rake in and around the system to clear it of debris. Also, clear the inlet and overflow if obstructed.

- Check for animal burrows and short-circuiting in the system.
  Remedy: Soil erosion from short circuiting or animal boroughs should be repaired when they occur. The holes should be filled and lightly compacted.

- Inspect inlets and outlets to ensure good condition and no evidence of deterioration. Check to see if high-flow bypass is functioning.
  Remedy: Repair or replace any damaged structural parts, inlets, outlets, sidewalls.

- Check for robust vegetation coverage throughout the system and dead or dying plants.
  Remedy: Vegetation should cover > 75% of the system and should be cared for as needed.

CULVERTS AND DRAINAGE PIPES

Function – Culverts and drainage pipes convey stormwater away from buildings, walkways, and parking areas and to surface waters or closed drainage systems.

Maintenance

- Culverts and drainage pipes shall be inspected semi-annually, or more often as needed, for accumulation of debris and structural integrity. Leaves and other debris shall be removed from the inlet and outlet to insure the functionality of drainage structures. Debris shall be disposed of on site where it will not concentrate back at the drainage structures or at a solid waste disposal facility.

- Riprap Areas - Culvert outlets and inlets shall be inspected during annual maintenance and operations for erosion and scour. If scour or creek erosion is identified, the outlet owner shall take appropriate means to prevent further erosion. Increased lengths of riprap may require a NHDES Wetlands Permit modification.

CATCH BASINS

Function – Catch basins collect stormwater, primarily from paved surfaces and roofs. Stormwater from paved areas often contains sediment and contaminants. Catch basin sumps serve to trap sediment, trace metals, nutrients and debris. Hooded catch basins trap hydrocarbons and floating debris.

Maintenance

- Remove leaves and debris from structure grates on an as-needed basis.

- Sumps shall be inspected and cleaned (as needed) on an annual basis to protect water quality and infiltration capacity. Catch basin debris shall be disposed of at a solid waste disposal facility.

LEVEL SPREADERS AND VEGETATED BUFFERS

Function – Level spreaders covert concentrated stormwater flows into less-erosive sheet flow, minimizing erosion and maximizing the treatment capabilities of associated buffers. Vegetated buffers, either forested or meadow, slow runoff which promotes and reduced peak rates of runoff. The reduced velocities and the presence of vegetation encourage the filtration of sediment and the limited bio-uptake of nutrients.

Maintenance

- Inspect level spreaders and buffers at least annually for signs of erosion, sediment buildup, or vegetation loss.
- If a meadow buffer, provide periodic mowing as needed to maintain a healthy stand of herbaceous vegetation.
- If a forested buffer, then the buffer should be maintained in an undisturbed condition, unless erosion occurs.
- If erosion of the buffer (forested or meadow) occurs, eroded areas should be repaired and replanted with vegetation similar to the remaining buffer. Corrective action should include eliminating the source of the erosion problem and may require retrofit or reconstruction of the level spreader.
- Remove debris and accumulated sediment and dispose of properly.

VEGETATIVE SWALES

Function – Vegetative swales filter sediment from stormwater, promote infiltration, and the uptake of contaminates. They are designed to treat runoff and dispose of it safely into the natural drainage system.

Maintenance

- Timely maintenance is important to keep a swale in good working condition. Mowing of grassed swales shall be monthly to keep the vegetation in vigorous condition. The cut vegetation shall be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale.
- Fertilizing shall be bi-annual or as recommended from soil testing.
- Inspect swales following significant rainfall events.
- Woody vegetation shall not be allowed to become established in the swales or rock riprap outlet protection and if present shall be removed.
- Accumulated debris disrupts flow and leads to clogging and erosion. Remove debris and litter as necessary.
- Inspect for eroded areas. Determine cause of erosion and correct deficiency as required. Monitor repaired areas.

LANDSCAPED AREAS - FERTILIZER MANAGEMENT

Function – Fertilizer management involves controlling the rate, timing and method of fertilizer application so that the nutrients are taken up by the plants thereby reducing the chance of polluting the surface and ground waters. Fertilizer management can be effective in reducing the amounts of phosphorus and nitrogen in runoff from landscaped areas, particularly lawns.

Maintenance

- Have the soil tested by your landscaper or local Soil Conservation Service for nutrient requirements and follow the recommendations.
- Do not apply fertilizer to frozen ground.
- Clean up any fertilizer spills.
- Do not allow fertilizer to be broadcast into water bodies.
- When fertilizing a lawn, water thoroughly, but do not create a situation where water runs off the surface of the lawn.
- as part of the grounds maintenance program.

CONTROL OF INVASIVE PLANTS

During maintenance activities, check for the presence of invasive plants and remove in a safe manner as described on the following pages. They should be controlled as described as noted below and as described in the UNH Guidelines for Control of Invasive Species in these appendix.

Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control, or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials, or fresh produce. Some exotic plants become invasive and cause harm by:

- becoming weedy and overgrown;
- killing established shade trees;
- obstructing pipes and drainage systems;
- forming dense beds in water;
- lowering water levels in lakes, streams, and wetlands;
- destroying natural communities;
- promoting erosion on stream banks and hillsides; and
- resisting control except by hazardous chemical.

LANDSCAPED AREAS - LITTER CONTROL

Function – Landscaped areas tend to filter debris and contaminates that may block drainage systems and pollute the surface and ground waters.

Maintenance

- Litter Control and lawn maintenance involves removing litter such as trash, leaves, lawn clippings, pet wastes, oil and chemicals from streets, parking lots, and lawns before materials are transported into surface waters.

Litter control shall be implemented

GENERAL CLEAN UP

Upon completion of the project, the contractor shall remove all temporary stormwater structures (i.e., temporary stone check dams, silt fence, temporary diversion swales, catch basin inlet basket, etc.). Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared, and seeded. Remove any sediment in catch basins and clean drain pipes that may have accumulated during construction.

Once in operation, all paved areas of the site should be swept at least once annually, preferably at the end of winter prior to significant spring rains.

CONTROL OF INVASIVE PLANTS

During maintenance activities, check for the presence of invasive plants and remove in a safe manner as described on the following pages. They should be controlled as described on the following pages.

Background:

Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control, or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials, or fresh produce. Some exotic plants become invasive and cause harm by:

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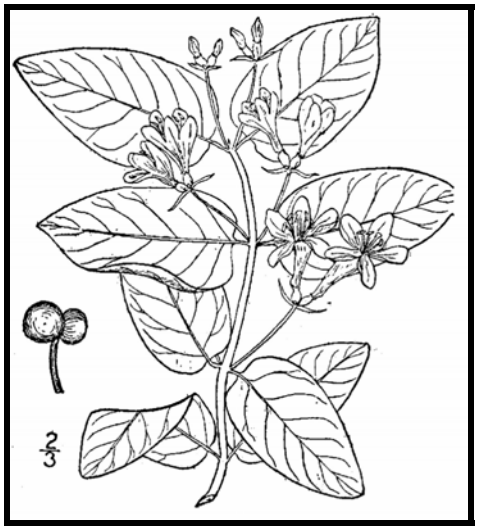
UNIVERSITY of NEW HAMPSHIRE COOPERATIVE EXTENSION

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

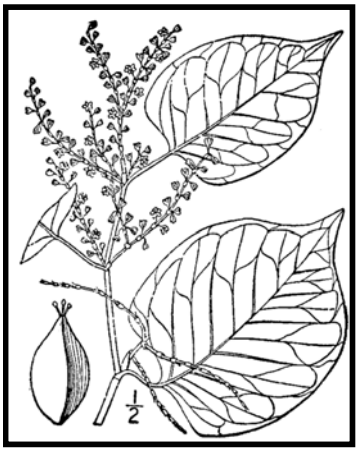
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
 </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
 </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds** 	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

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Regular Inspection and Maintenance Guidance for Bioretention Systems / Tree Filters

Maintenance of bioretention systems and tree filters can typically be performed as part of standard landscaping. Regular inspection and maintenance is critical to the effective operation of bioretention systems and tree filters to insure they remain clear of leaves and debris and free draining. This page provides guidance on maintenance activities that are typically required for these systems, along with the suggested frequency for each activity. Individual systems may have more, or less frequent maintenance needs depending on a variety of factors including but not limited to: the occurrence of large storm events, overly wet or dry periods, regional hydrologic conditions, and the upstream land use.

ACTIVITIES

The most common maintenance activity is the removal of sediment and organic debris from the system and bypass structures. Visual inspections are routine for system maintenance. This includes looking for standing water, accumulated leaves, holes in the soil media, signs of plant distress, and debris and sediment accumulation in the system. Vegetation coverage is integral to the performance of the system, including infiltration rate and nutrient uptake. Vegetation care is important to system productivity and health.

ACTIVITY	FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE	
A record should be kept of the time to drain for the system completely after a storm event. The system should drain completely within 72 hours.	After every major storm in the first few months, then annually at minimum.
Check to insure the filter surface remains well draining after storm events. **Remedy**: If filter bed is clogged, draining poorly, or standing water covers more than 50% of the surface 48 hours after a precipitation event, then remove top few inches of discolored material. Till, or rake remaining material as needed.	
Check inlets and outlets for leaves and debris. **Remedy**: Rake in and around the system to clear it of debris. Also, clear the inlet and overflow if obstructed.	Quarterly initially, annually as a minimum thereafter.
Check for animal burrows and short-circuiting in the system. **Remedy:** Soil erosion from short circuiting or animal boroughs should be repaired when they occur. The holes should be filled and lightly compacted	
Inspect inlets and outlets to ensure good condition and no evidence of deterioration. Check to see if high-flow bypass is functioning. **Remedy:** Repair or replace any damaged structural parts, inlets, outlets, sidewalls.	
VEGETATION	
Check for robust vegetation coverage throughout the system and dead or dying plants. **Remedy:** Vegetation should cover > 75% of the system and should be cared for as needed.	Annually or as needed

CHECKLIST FOR INSPECTION OF BIORETENTION SYSTEM / TREE FILTERS

Location:
Inspector:
Date:
Time:
Site Conditions:
Days Since Last Rain Event:

Inspection Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action
1. Initial Inspection After Planting and Mulching		
Plants are stable, roots not exposed	**S** **U**	
Surface is at design level, no evidence of preferential flow/shoving	**S** **U**	
Inlet and outlet/bypass are functional	**S** **U**	
2. Debris Cleanup (1 time/year minimum, Spring/Fall)		
Litter, leaves, and dead vegetation removed from the system	**S** **U**	
Prune/mow vegetation	**S** **U**	
3. Standing Water (1 time/year and/or after large storm events)		
No evidence of standing water after 24-48 hours since rainfall	**S** **U**	
4. Vegetation Condition and Coverage		
Vegetation condition good with good coverage (typically > 75%)	**S** **U**	
5. Other Issues		
Note any additional issues not previously covered.	**S** **U**	

Corrective Action Needed	Due Date
1.	
2.	
3.	
Inspector Signature	**Date**

Inspection & Maintenance Checklist

BMP / System	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/ Cleanout Threshold
Paved surfaces:			
Pavement Sweeping	Routinely	N/A	N/A
Litter & Trash Removal	Routinely	N/A	Parcel will be free of litter/trash.
Deicing Agents	N/A	Keep De-Icing Log	**Low Salt**
Closed Drainage System:			
Drainage Pipes	1 time per 2 years	Check for sediment accumulation & clogging.	Less than 2" sediment depth
Catch Basins	Annually	Check for sediment accumulation (Less than 24" sediment), blocked hood, and floating debris.	Clean Sumps. Remove all floating debris.
Drain Manhole	Annually	Check for sediment, debris, and obstructions.	Remove all Obstructions.

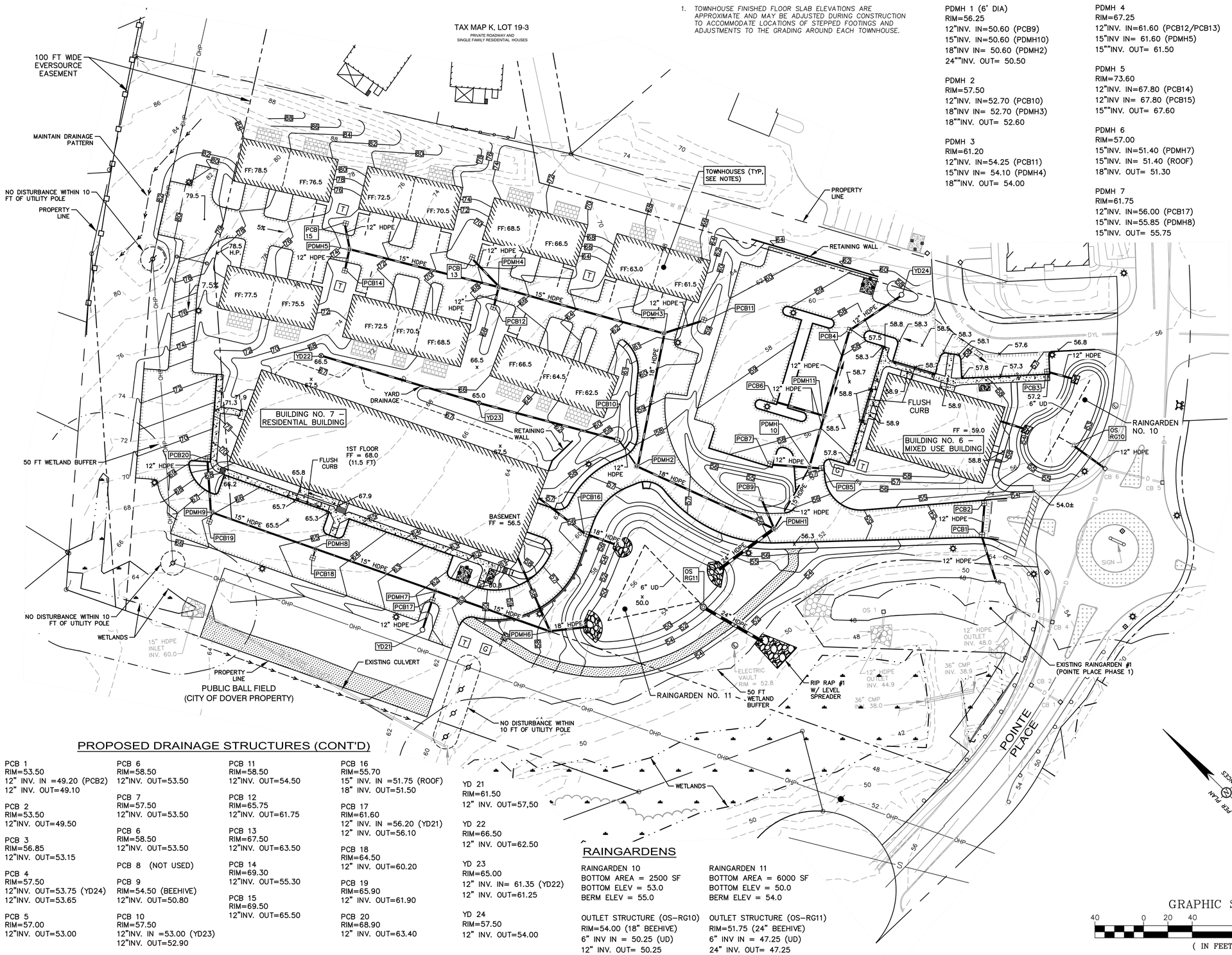
BMP / System	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
BMPs:			
Raingardens or Infiltration Pond	Annually	• Check infiltration rates and filter media. • Check for trash & debris. • Check for sediment buildup. • Check for vegetation stability. • Check for excess woody vegetation growth. • Check for invasive species.	Remove trash & debris, sediment, woody vegetation, and invasive species. Side slopes and berm are to be mowed. Replant vegetation if required.
Vegetated Swale	Annually	Check for sediment buildup, vegetation loss and invasive species, debris, and damage.	Remove sediment, debris and invasive species, repair damage, and mow grass monthly to a depth of 4 inches.
Riprap Outlet Protection	Annually	Check for sediment buildup and structure damage.	Remove excess sediment and repair damage.
Stone Berm Level Spreader	Annually	Check for sediment buildup, debris and signs of erosion.	Remove sediment and debris. Immediately repair.

STORM WATER SYSTEM OPERATION AND MAINTENANCE REPORT

General Information		
Project Name		
Owner		
Inspector's Name(s)		
Inspector's Contact Information		
Date of Inspection	**Start Time:**	**End Time:**
Type of Inspection: ☐ Annual Report ☐ Post-storm event ☐ Due to a discharge of significant amounts of sediment		
Notes:		

General Site Questions and Discharges of Significant Amounts of Sediment			
Subject		**Status**	**Notes**
A discharge of significant amounts of sediment may be indicated by (but is not limited to) observations of the following. Note whether any are observed during this inspection:			*Notes/ Action taken:*
1	Do the current site conditions reflect the attached site plan?	❑Yes ❑No	
2	Is the site permanently stabilized, temporary erosion and sediment controls are removed, and stormwater discharges from construction activity are eliminated?	❑Yes ❑No	
3	Is there evidence of the discharge of significant amounts of sediment to surface waters, or conveyance systems leading to surface waters?	❑Yes ❑No	
4	Is there evidence of concentrated flows of stormwater such as rills or channels that cause erosion when such flows are not filtered, settled or otherwise treated to remove sediment?	❑Yes ❑No	
5	Is there evidence of deposits of sediment from the site on any adjacent property or stormwater system.	❑Yes ❑No	
6	Is there evidence of discharges from the site to streams running through or along the site where visual observations indicate significant amounts of sediment present in them.	❑Yes ❑No	
7	Is there evidence of invasive species within the stormwater treatment areas?	❑Yes ❑No	

Permit Coverage and Plans				
#	BMP/Facility	Inspected	Corrective Action Needed and Notes	Date Corrected
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		☐Yes ☐No		
		☐Yes ☐No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		
		❑Yes ❑No		



NOTES:

1. TOWNHOUSE FINISHED FLOOR SLAB ELEVATIONS ARE APPROXIMATE AND MAY BE ADJUSTED DURING CONSTRUCTION TO ACCOMMODATE LOCATIONS OF STEPPED FOOTINGS AND ADJUSTMENTS TO THE GRADING AROUND EACH TOWNHOUSE.

PROPOSED DRAINAGE STRUCTURES

PDMH 1 (6' DIA)
RIM=56.25
12"INV. IN=50.60 (PCB9)
15"INV. IN=50.60 (PDMH10)
18"INV IN= 50.60 (PDMH2)
24""INV. OUT= 50.50

PDMH 2
RIM=57.50
12"INV. IN=52.70 (PCB10)
18"INV IN= 52.70 (PDMH3)
18""INV. OUT= 52.60

PDMH 3
RIM=61.20
12"INV. IN=54.25 (PCB11)
15"INV IN= 54.10 (PDMH4)
18""INV. OUT= 54.00

PDMH 4
RIM=67.25
12"INV. IN=61.60 (PCB12/PCB13)
15"INV IN= 61.60 (PDMH5)
15""INV. OUT= 61.50

PDMH 5
RIM=73.60
12"INV. IN=67.80 (PCB14)
12"INV IN= 67.80 (PCB15)
15""INV. OUT= 67.60

PDMH 6
RIM=57.00
15"INV. IN=51.40 (PDMH7)
15"INV. IN= 51.40 (ROOF)
18"INV. OUT= 51.30

PDMH 7
RIM=61.75
12"INV. IN=56.00 (PCB17)
15"INV. IN=55.85 (PDMH8)
15"INV. OUT= 55.75

PDMH 8
RIM=64.60
15"INV. IN=60.00 (PDMH9)
15"INV. OUT= 59.75

PDMH 9
RIM=66.10
12"INV. IN=61.70 (PCB19)
12"INV. IN=61.70 (PCB20)
15"INV. OUT= 61.60

PDMH 10
RIM=66.10
12"INV. IN=52.8 (PDMH11)
12"INV. IN=52.8 (PCB5)
12"INV. IN=52.8 (PCB7)
15"INV. OUT= 52.70

PDMH 11
RIM=58.20
12"INV. IN=53.30 (PCB6)
12"INV. IN=53.30 (PCB4)
12"INV. OUT= 53.20

RIP RAP

RIP RAP #1
AVE STONE SIZE = 9" DIA
DEPTH = 20 INCHES
LENTGH = 24 FT
BEG W = 8 FT
END W = 16'

PROPOSED DRAINAGE STRUCTURES (CONT'D)

PCB 1
RIM=53.50
12" INV. IN =49.20 (PCB2)
12" INV. OUT=49.10

PCB 2
RIM=53.50
12"INV. OUT=49.50

PCB 3
RIM=56.85
12"INV. OUT=53.15

PCB 4
RIM=57.50
12"INV. OUT=53.75 (YD24)
12"INV. OUT=53.65

PCB 5
RIM=57.00
12"INV. OUT=53.00

PCB 6
RIM=58.50
12"INV. OUT=53.50

PCB 7
RIM=57.50
12"INV. OUT=53.50

PCB 6
RIM=58.50
12"INV. OUT=53.50

PCB 8 (NOT USED)

PCB 9
RIM=54.50 (BEEHIVE)
12"INV. OUT=50.80

PCB 10
RIM=57.50
12"INV. IN =53.00 (YD23)
12"INV. OUT=52.90

PCB 11
RIM=58.50
12"INV. OUT=54.50

PCB 12
RIM=65.75
12"INV. OUT=61.75

PCB 13
RIM=67.50
12"INV. OUT=63.50

PCB 14
RIM=69.30
12"INV. OUT=55.30

PCB 15
RIM=69.50
12"INV. OUT=65.50

PCB 16
RIM=55.70
15" INV. IN =51.75 (ROOF)
18" INV. OUT=51.50

PCB 17
RIM=61.60
12" INV. IN =56.20 (YD21)
12" INV. OUT=56.10

PCB 18
RIM=64.50
12" INV. OUT=60.20

PCB 19
RIM=65.90
12" INV. OUT=61.90

PCB 20
RIM=68.90
12" INV. OUT=63.40

YD 21
RIM=61.50
12" INV. OUT=57,50

YD 22
RIM=66.50
12" INV. OUT=62.50

YD 23
RIM=65.00
12" INV. IN= 61.35 (YD22)
12" INV. OUT=61.25

YD 24
RIM=57.50
12" INV. OUT=54.00

RAINGARDENS

RAINGARDEN 10
BOTTOM AREA = 2500 SF
BOTTOM ELEV = 53.0
BERM ELEV = 55.0

OUTLET STRUCTURE (OS–RG10)
RIM=54.00 (18" BEEHIVE)
6" INV IN = 50.25 (UD)
12" INV. OUT= 50.25

RAINGARDEN 11
BOTTOM AREA = 6000 SF
BOTTOM ELEV = 50.0
BERM ELEV = 54.0

OUTLET STRUCTURE (OS–RG11)
RIM=51.75 (24" BEEHIVE)
6" INV IN = 47.25 (UD)
24" INV. OUT= 47.25

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

P5057

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: TRC

ISSUE DATE: MAY 7, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	02/20/20
1	TRC SUBMITTAL	CDB	05/07/20

DRAWN BY:
APPROVED BY:
DRAWING FILE:

SCALE:
22"x34" 1" = 40'
11"x17" 1" = 80'

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT
TAX MAP K, LOT 19
DOVER, NH

TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-3

Landscape Operation & Maintenance Plan For
Pointe Place West Dover, New Hampshire

Weekly Tasks

1. Mow and edge lawns if needed. Lawns to be cut to 3.5" height.
2. Prune back any shrubs overhanging curbs or sidewalks.
3. Prune back any groundcover overhanging curbs or sidewalks.
4. Remove litter and leaves from plants, planters, and parking lots.
5. Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
6. Remove any weeds larger than 2 inches (5 cm) high or wide from planters. Weeds 2 inches (5 cm) and larger must be removed, not just killed.
7. Replace bark mulch which has been knocked or washed out of planters. Smooth mulch layer if it has been disturbed.
8. Replace decorative rock which has been knocked or washed out of drip strips. Smooth decorative rock surface if it has been disturbed.
9. Check plants for signs of stress, pests or disease. Request authorization to replace other dead or missing plants. Note: Maintenance contractor must request authorization to make replacements within one week of the damage becoming evident.
10. Sweep or blow clean all walkways, curbs, and gutters.
11. Treat for any signs of disease or pest infestation.
12. Complete any items required on the Monthly Checklist.
13. Hand water any plants that are dry and stressed.
14. Check the irrigation system (if there is a system). Make emergency repairs as needed or request authorization to make major repairs. Note: Maintenance contractor must request authorization for repairs within one week of the damage becoming evident.
15. Adjust the irrigation controllers for current water needs of plants.
16. **Gently prune shrubs at appropriate time of year based on species, for shape and form. DO NOT shear.**

Yearly Tasks

Early Spring

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.
2. Apply granular fertilizer to shrubs beds and lawns. Be sure to make application prior to a moderate rainfall in drip-irrigated planters so the rain will wash the fertilizer in.
3. Submit receipts to owner's authorized representative as proof of fertilizer purchase.
4. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.
5. Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch depth shall not exceed 2". Additional mulch not required where shrubs or groundcover completely hide the soil surface from view.

6. Where there is irrigation and after threat of frost is gone, flush out irrigation systems as needed and check for proper operation of each valve zone.
7. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
8. Replace irrigation controller program back-up batteries.

June:

No additional items

July:

No additional items

August:

No additional items

September:

1. Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees, itemized by planter. Replace any dead or missing plants.

October:

1. Prepare irrigation system for winter. Make sure backflow preventer is well insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage.
2. Mow field areas.

November:

1. "WILT-PRUF" broadleaf evergreens when temperature permits.

December:

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.

ALTUS ENGINEERING, INC.

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

WAIVER REQUEST

Pointe Place -Residential and Commercial
Mixed-Use Development (Phase 5)
Dover, NH
Tax Map K, Lot 19

May 7, 2020

1. Section 149-14(L) - Architectural Design Standards

Building No. 7 – The applicant requests a waiver to provide the architectural design for building No. 7. The proposed mixed use development site is comprised of three primary components; 1) Residential Townhomes, located in the northeast potion of the lot, 2) Building No. 6, a mixed-use building located in the northeast quadrant of the roundabout, and 3) Building No. 7, the residential apartment building located in the northwest portion of the site. This site will be developed beginning with the townhouses, then the mixed-use building, and Building No. 7 will be the final stage of the development. It is anticipated that Building No. 7 will not be ready to begin construction until 2024. The applicant requests to submit the architectural designs for this building prior to submittal of the building permit application for this phase of the work, but requests that the full project be approved at this point without the architectural drawings for this building. Architectural plans are provided for the townhouses and Building No. 6 in the application.

D-Series Size 0
LED Area Luminaire

Catalog Number

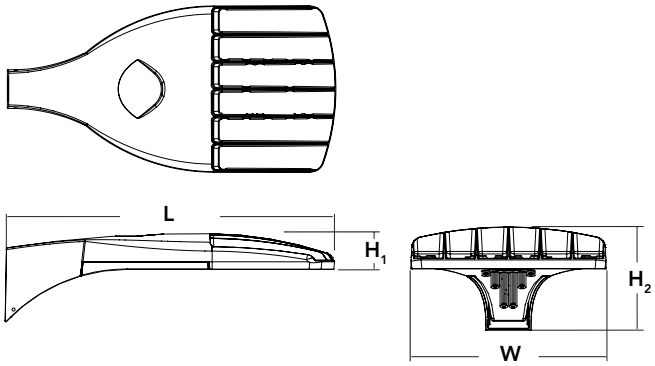
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

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

A+ Capable options indicated by this color background.

Ordering Information

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

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics

P1 P4 P7
P2 P5
P3 P6

Rotated optics

P10[1] P12[1]
P11[1] P13[1]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[2]
T5S	Type V short[2]
T5M	Type V medium[2]
T5W	Type V wide[2]
BLC	Backlight control[3]
LCCO	Left corner cutoff[3]
RCCO	Right corner cutoff[3]

Voltage

MVOLT[4,5]
120[5]
208[5]
240[5]
277[5]
347[5,6]
480[5,6]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting
WBA	Wall bracket[2]
SPUMBA	Square pole universal mounting adaptor[7]
RPUMBA	Round pole universal mounting adaptor[7]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[8]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[9,10]
PIRHN	Network, high/low motion/ambient sensor[11]
PER	NEMA twist-lock receptacle only (control ordered separate)[12]
PER5	Five-pin receptacle only (control ordered separate)[12,13]
PER7	Seven-pin receptacle only (leads exit fixture) (control ordered separate)[12,13]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[14]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[15,16]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[15,16]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[15,16]
PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[15,16]
FAO	Field adjustable output[17]

Other options

Shipped installed

HS	House-side shield[18]
SF	Single fuse (120, 277, 347V)[5]
DF	Double fuse (208, 240, 480V)[5]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
DDL	Diffused drop lens[18]

Shipped separately

BS	Bird spikes[19]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

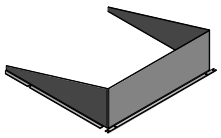
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [20]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [20]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [20]
DSHORT SBK U	Shorting cap [20]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [18]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [18]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [18]
DSX0DDL U	Diffused drop lens (polycarbonate) [18]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [21]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [7]
DSX0EGS (FINISH) U	External glare shield

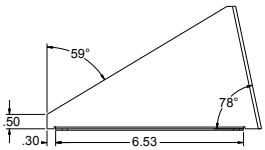
For more control options, visit DTL and ROAM online. Link to nLight Air 2

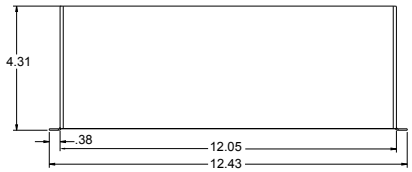
NOTES

1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 Any Type 5 distribution with photocell, is not available with WBA.
3 Not available with HS or DDL.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Not available with BL30, BL50 or PNMT options.
7 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
8 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
9 Must be ordered with PIRHN.
10 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
11 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
12 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
13 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
14 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
15 Reference Motion Sensor table on page 3.
16 Reference PER Table on page 3 to see functionality.
17 Not available with other dimming controls options.
18 Not available with BLC, LCCO and RCCO distribution.
19 Must be ordered with fixture for factory pre-drilling.
20 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
21 For retrofit use only.

EGS – External Glare Shield

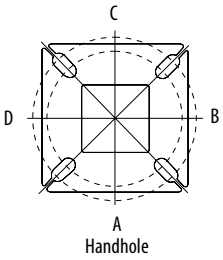


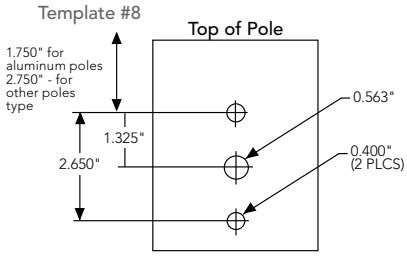




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Mounting Option	**Drilling Template**	**Single**	**2 @ 180**	**2 @ 90**	**3 @ 90**	**3 @ 120**	**4 @ 90**
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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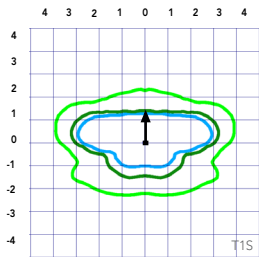
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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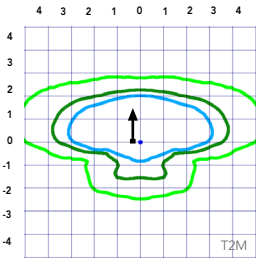

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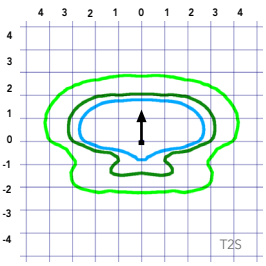

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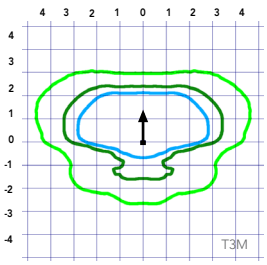

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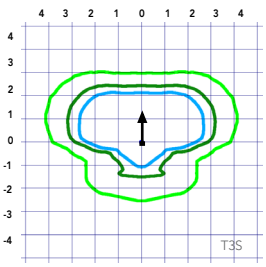

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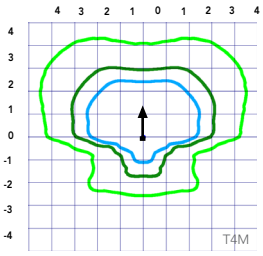

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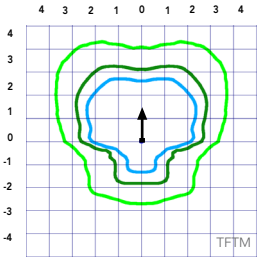

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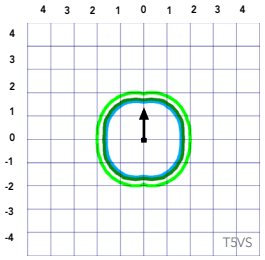

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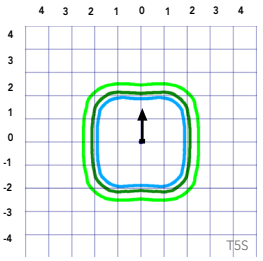

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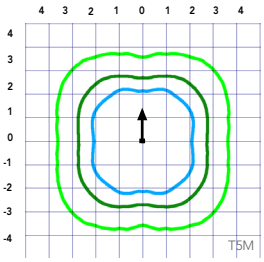

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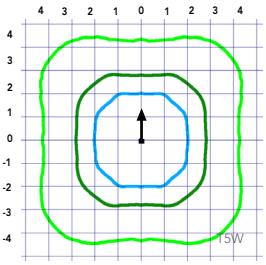
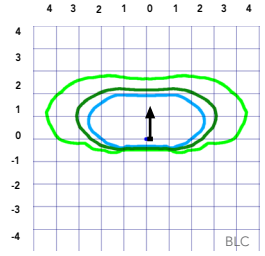


Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



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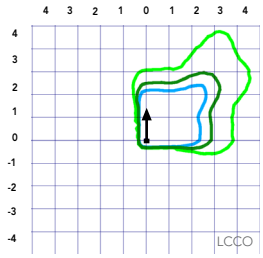

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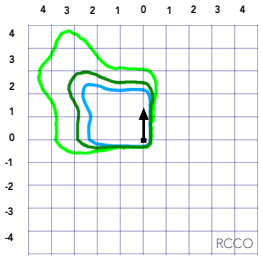

Test No.

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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with separate Dusk to Dawn or timer.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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Performance Data

Lumen Output

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Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

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A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d-series

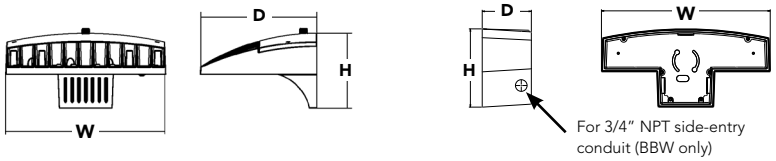
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

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

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

Ordering Information

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

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
			ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

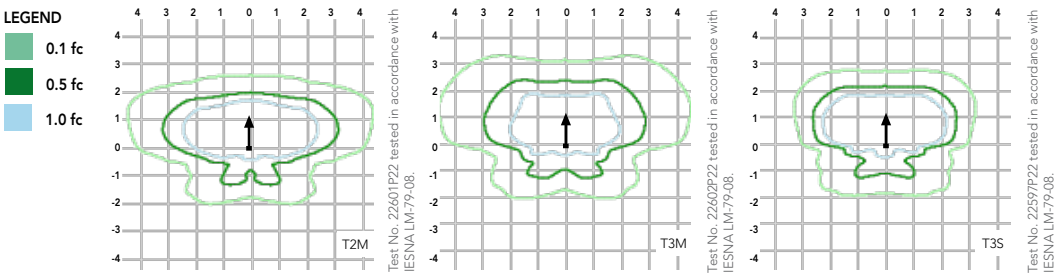
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with site wide Dusk to Dawn control

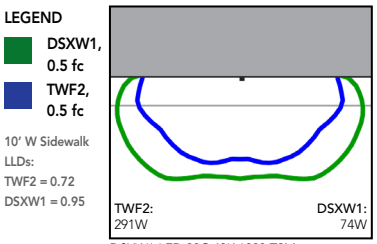
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left), ASYDF (right) lenses

HS - House-side shields

BSW - Bird-deterrent spikes

WG - Wire guard

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

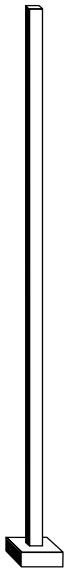
HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

See footnotes next page.

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM19 DDB

SSS						
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**		**Options**	**Finish[10]**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90°	AERIS™ Suspend drill mounting[3,4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,4] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,7] MAEX Match existing[8] USPOM United States point of manufacture[9] IC Interior coating[10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes[11] Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST**2**.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

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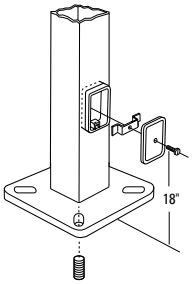
SSS Square Straight Steel Poles

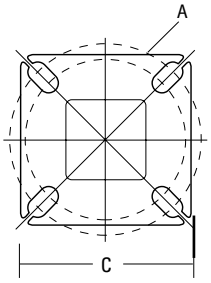
TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust													
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

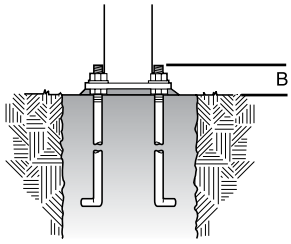
* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL

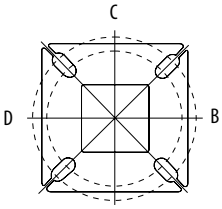


POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"





HANDHOLE ORIENTATION



Handhole

Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

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CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES – P20-32

Application Type:	Site Plan Review
Applicant(s):	Summit Land Development
Owner(s):	Pointe West, LLC
Location:	Pointe Place (Tax Map K, Lot 19)
Date:	July 9, 2020

INTENT: To construct one (1) mixed-use building, one (1) residential apartment building, and seven (7) townhouse buildings totaling 114 residential units and 15,000 sq. ft. commercial space with 256 total parking spaces, 178 are surface spaces.

LOTS/UNITS PROPOSED: 114

AGENDA ITEM #: 1

ACREAGE: 8.5 acres

ZONING DISTRICT: Innovative Technology (IT)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None

PERMITS REQUIRED:
Conditional Use Permit

WAIVERS REQUESTED: waiver from providing plans for Building 7

ATTENDANCE:
Members:
Christopher Parker, Planning
Tom Abbott, Inspection Services
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Dave White, Engineering
Elena Piekut, Zoning

Others:
Corey Belden
Chad Kageleiry

Planning Comments:
- Impact fees will be assessed ($326,148)
- TDR Fees will be assessed (89,832)
- W/S investment fees are applicable
- Project may trigger traffic control at Dover Point (currently triggered by 4th building on Pointe Place or Vehicular Refueling)
- Stamp and signature of PE, LLS, and architect needed on each plan submission
- Revise plans:
  - Complete Conditions of Approval note on GN-1
  - Update the note that Building 7 will need an architectural compliance hearing before BP.
  - Clarify "TM" is tax map on note 7 on C-2
  - Update name for the private road being created to be "Drive"
  - Add correct topo of berm on landscape plan and identify landscaping along boundary with Sierra Hill Drive homes
  - Remove the 5 homes on Julia that do not exist
  - Revise Residential/Non-Residential Ratio due to removal of homes

Fire/Inspections Comments:
- Meet with J.Maxfield to confirm locations of FDCs are acceptable.
- Confirm 3 pad mount transformers supply the 7 townhouse style structures

Police Department Comments:
- Previous concern addressed

Engineering Comments:
- Verify if there needs to be a Detectable Warning Panel on the island at the roundabout?
- Prior to Construction, will need a phase plan for the site work, to ID responsibility of bonding and installation.

Economic Development Comments:
- Previous concern addressed

Planning Board Comments:
- Previous concern addressed

DRAFT

Parker, Christopher G.

From: Ben Mancuso <bmancuso@cgibenefitsgroup.com>
Sent: Monday, July 20, 2020 1:12 PM
To: City of Dover - Planning
Subject: FW: Abutters Notice
Attachments: abutters_notice.pdf

Security Notice: External sender. Use caution with hyperlinks or attachments.

Good afternoon. I am writing to you about the attached notice concerning the proposed building at Pointe Place in Dover. My wife and I moved to 20 Julia Drive in Thornwoods in the fall of 2013. We moved here because it was an over 55 community and the layout of the community fit our long term planning. Since the addition of Pointe Place in the last year or so, the traffic has increased dramatically in our neighborhood. There are many people that run the stop sign in our neighborhood now with all the thru traffic and mark my words, there will be someone hurt there. There are many additional people who walk here..... and some who bring their dogs in our neighborhood now and many of those are certainly not 55 and older. This is not why we moved here. We moved here for the peace and quiet of a 55 and older community. Building that new project would double the traffic, which is now a danger and will make that even dangerous and double the new "walkers" in our neighborhood. For those reasons, my wife and I **are totally against the new project** and wish to have our vote registered with the Dover planning board.

Thank you for your attention to our email.

Ben and Vicki Mancuso

Ben Mancuso
Senior Benefits Advisor

CGI Business Solutions

CGI Business Solutions
383 US Route 1
Box 11, Suite 2A
Scarborough ME 04074
Direct: (207) 805-8015
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www.cgibusinesssolutions.com

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DOVER CONSERVATION COMMISSION – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	**Second Floor Conference Room** - 288 Central Ave., Dover, NH
Meeting Date:	Monday, July 13, 2020
Meeting Time:	5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Jason Aube, Robert Atwood (Secretary), Amy Kramer-Perry, Abigail Lyon (via telephone)

Absent (Excused): Piper Bartlett-Browne (Alternate)

Absent (Un-excused): Richard Erickson

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Lindsey Williams (City Council Liaison), Steve Riker, Cory Belden, Chad Kageleiry

1. **The meeting was convened at 5:30 PM and a roll call was done. Lyon participated by telephone so Hunt indicated that all votes would be done by roll call.**
2. **CITIZEN'S FORUM:** None
3. **APPROVAL OF THE PRIOR MEETING MINUTES** – June 11, 2020

Aube requested a change to section 5-2, revise his quote to say that the right trees are important so they don't have an impact on street infrastructure.

Fellows moved to approve the June 11, 2020 minutes as amended, Atwood seconded. Roll call vote: Hunt – Yes; Fellows – Yes; Atwood – Yes; Lyon – abstained; Aube – Yes; Kramer-Perry – Yes; motion passes 5-0, with Lyon abstaining

OLD BUSINESS: NONE

4. **NEW BUSINESS:**

A. NHDES Standard Wetlands Permit for Paul Maloney, Maloney Family Revocable Trust of 2012 (Agent: Steve Riker, Ambit Engineering, Inc.), Assessor's Map N, Lot 20-5, zoned R-40, located at 37 Mallard Lane.

Steve Riker was present to explain the proposal to modify an existing dock adjacent to the tidal Cochecho River. Modified dock would shorten permanent pier by 17.5 feet, adding a 3' x 55' seasonal gangway, and reinstalling a 6' x 20' landing float and a 10' x 20' main float, with a permanent tidal wetlands impact of 537.5 square feet. The dock and the batter piles were damaged by ice. Overall the dock will be pulled back by 2.5 feet.

Fellows: How is the amount of impact measured?

Riker: The 537 square feet is the area being reconfigured but it really is less footprint.

Hunt: What design changes are being made to reduce ice impacts?

Riker: Really just making it shorter.

Fellows: It looks like one set of pilings is being removed, so that is less impact. How is that done?

Riker: They will use a barge and vibratory hammer to remove and replace the piles.

Kramer-Perry: How long are the piles?

Riker: They are about 25 feet long and they will stick out by 9 or 10 feet.

Fellows moved to endorse the NHDES Permit, Aube seconded. Roll call vote: Hunt – Yes; Fellows – Yes; Atwood – Yes; Lyon – Yes; Aube – Yes; Kramer-Perry – Yes; motion passes 6-0

DRAFT

B. NHDES Permit by Notification for Robert Baldwin of Knox Marsh Development, LLC (Agent: Steve Riker, Ambit Engineering, Inc.), Assessor's Map 7, Lot 19-B, zoned R-20, located at 55 Boston Harbor Road.

Steve Riker was present to explain the proposal for the in-kind replacement of an existing dock (4' x 20' fixed pier supported by 4 piles, a 3' x 12' gangway and a 6' x 12' float) adjacent to the tidal Boston Harbor. The work will result in 168 square feet of permanent impacts to tidal wetlands. There is no change in size or location. This is PBN application so I will be looking for a signature. A barge and crane will install piles and pier.

Fellows: How many piles are being replaced?

Riker: All of the piles are, a total of 4.

Fellows moved to endorse the NHDES Permit by Notification, Kramer-Perry seconded. Roll call vote: Hunt – Yes; Fellows – Yes; Atwood – Yes; Lyon – Yes; Aube – Yes; Kramer-Perry – Yes; motion passes 6-0

The Chair signed the original of the application and returned it to the applicant.

C. City of Dover Conditional Use Permit for Summit Land Development (Owner: Pointe West LLC), (Agent: Cory Belden, Altus Engineering, Inc.), Assessor's Map K, Lot 19, zoned ETP, located on Pointe Place.

Cory Belden of Altus Engineering and Chad Kageleiry of Summit were present to explain the proposal to construct a mixed use development with a wetland buffer impact of 2,125 square feet for a parking lot, a wetland buffer impact of 900 square feet for a drainage outlet, and a wetlands buffer impact of 825 square feet for a public ball field. This is the fifth and final phase of the site. Some impacts are under a relocated Eversource easement that allows parking but not structures. We tried to minimize buffer impacts. One is for the driveway to provide fire access.

Kageleiry: I built and deeded to the City a ball field and the gravel parking lot.

Belden: One impact are is for the drainage infrastructure.

Aube: How will the management of the storm water system be handled?

Belden: We have prepared a detailed storm water maintenance and inspection plan that has been submitted to the City and DES.

Fellows: What is going in each of the buildings?

Belden: The two larger buildings will be mixed use and there are townhouses.

Hunt: Will the water flow go into Varney Brook?

Belden: Yes it will after it is treated first.

Kageleiry: The DES pays particular attention to these larger projects in terms of storm water.

Fellows: The project meets the criteria in terms of impacts to permit a productive use of property.

Fellows moved to endorse the Conditional Use Permit, Atwood seconded.

Roll call vote: Hunt – Yes; Fellows – Yes; Atwood – Yes; Lyon – Yes; Aube – Yes; Kramer-Perry – Yes; motion passes 6-0

DRAFT

P20-31 & P20-32 **Pointe Place**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0006-000000	105 MIDDLE RD	CANNEY BROOK ENGINEERING AND CONSULTING	WILLIAMS R CRAIG AND ANN T AND PRESTON H	154 MIDDLE RD	DOVER	NH	03820
K0015-Y00000	23 APPLEVALE DR	HALLETT HOWARD B JR &	HALLETT PAMELA D	23 APPLEVALE DR	DOVER	NH	03820-4233
K0015-Z00000	25 APPLEVALE DR	CANGELLO DEREK J		25 APPLEVALE DR	DOVER	NH	03820
K0017-A00000	27 APPLEVALE DR	GIBBONS IDA M	GIBBONS WILLIAM S	27 APPLEVALE DRIVE	DOVER	NH	03820
K0017-B00000	35 APPLEVALE DR	TROTTER WILLIAM J		35 APPLEVALE DR	DOVER	NH	03820
K0017-H00000	29 APPLEVALE DR	OUTHIT HA &	OUTHIT MAY	29 APPLEVALE DR	DOVER	NH	03820
K0017-H00001	31 APPLEVALE DR	ADAMS JOHN W III	ADAMS LORI BETH	31 APPLEVALE DRIVE	DOVER	NH	03820
K0017-I00000	33 APPLEVALE DR	MCKENZIE ROSE M		33A APPLEVALE DR	DOVER	NH	03820
K0017-J00000	37 APPLEVALE DR	NEVINS PATRICK &	NEVINS KELLY J	37 APPLEVALE	DOVER	NH	03820
K0017-L00000	22 APPLEVALE DR	WALLIN DANIEL MICHAEL ANTHONY &	DAVIDSON HEATHER LEA	22 APPLEVALE DR	DOVER	NH	03820-4257
K0017-M00000	18 APPLEVALE DR	BUELL AARON E		18 APPLEVALE DR	DOVER	NH	03820
K0017-N00000	39 APPLEVALE DR	MERMET GUY ALLYN &	MERMET TRACY M	29 MOOSE HOLLOW RD	DANVILLE	NH	03819-3243
K0017-Q00000	24 APPLEVALE DR	BEEDY MARSHA M &	DUPRE KIRK R	24 APPLEVALE DRIVE	DOVER	NH	03820
K0017-S00000	20 APPLEVALE DR	NORRIS MARY C		20 APPLEVALE DRIVE	DOVER	NH	03820
K0018-A00010	APPLEVALE DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
K0019-001000	TERESA DR	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820
K0019-001001	3 TERESA DR	KIMBALL ROBERT &	KIMBALL KAREN	3 TERESA DR	DOVER	NH	03820
K0019-001002	5 TERESA DR	GLENNON DORIS H TRUSTEE	GLENNON FAMILY REVOCABLE TRUST	5 TERESA DR	DOVER	NH	03820
K0019-001012	8 TERESA DR	KIRK RICHARD &	KIRK JANET	8 TERESA DR	DOVER	NH	03820
K0019-001013	4 TERESA DR	COATE MICHAEL W TRUSTEE	COATE MICHAEL W REVOCABLE TRUST	45 LAFAYETTE RD #UPS393	NORTH HAMPTON	NH	03862-2451
K0019-001014	2 TERESA DR	DUGAN ALAN H &	DUGAN LYNNE H	2 TERESA DR	DOVER	NH	03820
K0019-002000	DOVER POINT RD	DOVER POINT RD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
K0019-003000	SIERRA HILL DR	STABILE HOMES AT POINTE PLACE LLC		20 COTTON RD	NASHUA	NH	03063
K0019-003001	3 SIERRA HILL DR	PARKER KENDREE R &	CARTER RAY P	3 SIERRA HILL DR	DOVER	NH	03820
K0019-003002	5 SIERRA HILL DR	DORIS STEVEN C &	DORIS NOREEN A	5 SIERRA HILL DR	DOVER	NH	03820
K0019-003016	35 SIERRA HILL DR	SWEENEY LUKE M &	SWEENEY COLLEEN M	35 SIERRA HILL DR	DOVER	NH	03820
K0019-003017	37 SIERRA HILL DR	ASSELIN MICHAEL & LUCIE TRUSTEES	ASSELIN LUCIE REVOCABLE TRUST OF 2010	37 SIERRA HILL DR	DOVER	NH	03820
K0019-003018	39 SIERRA HILL DR	HINTON WILLIAM V &	HINTON KATHLEEN E	39 SIERRA HILL DR	DOVER	NH	03820
K0019-003019	40 SIERRA HILL DR	GERRITY JOSEPH P &	GERRITY MARY E	40 SIERRA HILL DR	DOVER	NH	03820-4298
K0019-003020	38 SIERRA HILL DR	OSLOWSKI RICHARD D &	OSLOWSKI LINDA L	38 SIERRA HILL DR	DOVER	NH	03820
K0019-003021	36 SIERRA HILL DR	DEMARCO DANIEL R & PATRICIA B TRUSTEES	36 SIERRA HILL DRIVE REALTY TRUST	36 SIERRA HILL DR	DOVER	NH	03820
K0019-004000	POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-005000	50 60 POINTE PL	POINTE PLACE DEVELOPMENT LLC	C/O SUMMIT LAND DEVELOPMENT	340 CENTRAL AVE #202	DOVER	NH	03820
K0019-006000	35 POINTE PL	BFG DOVER PROPCO LLC		228 PARK AVE STE A	WINTER PARK	FL	32789
K0019-007000	ARTISAN WY	LOFT'S AT POINTE PLACE CONDOMINIUM ASSOC	C/O IN DEMAND REALTY LLC	PO BOX 9	SOMERSWORTH	NH	03878-0009
K0019-007045	45 ARTISAN WY	NELSON WAYNE F & BARBARA J TRUSTEES	NELSON WAYNE F AND BARBARA J REVOCABLE T	45 ARTISAN WY	DOVER	NH	03820
K0019-007047	47 ARTISAN WY	MORRISSEY KATHLEEN TRUSTEE	MORRISSEY KATHLEEN 2019 REVOCABLE TRUST	47 ARTISAN WY	DOVER	NH	03820
K0019-007049	49 ARTISAN WY	MILLER DANIEL C &	MILLER MAUREEN	49 ARTISAN WY	DOVER	NH	03820-4748
K0019-007051	51 ARTISAN WY	WOJCHOWSKI DON M &	MILLER KAREN J	51 ARTISAN WY	DOVER	NH	03820
K0019-007053	53 ARTISAN WY	IAMPIETRO DEBORAH L TRUSTEE	IAMPIETRO DEBORAH L REVOCABLE TRUST	53 ARTISAN WY	DOVER	NH	03820
K0019-008000	POINTE PL	45 POINTE PLACE LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-009000	POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-010000	45 POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-A00000	28 DOVER POINT RD	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-B00000	34 DOVER POINT RD	JBACK REALTY LLC		34 DOVER POINT RD	DOVER	NH	03820
K0019-C00000	DOVER POINT RD	MACS CONVENIENCE STORES LLC		935 EAST TALLMADGE AVE	AKRON	OH	44310
K0025-000000	38 DOVER POINT RD	DOVER POINT ROAD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
K0025-A00000	DOVER POINT RD	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
K0049-A00000	MIDDLE RD	MEADOWOOD AT DOVER HOMEOWNERS' ASSOCIATI	C/O ROBERT DINABURG PRESIDENT	54 AUGUSTA WAY	DOVER	NH	03820
M0004-000000	MIDDLE RD	THORNWOOD COMMONS UNIT OWNERS' ASSOCIATI	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
M0004-000OPN	MIDDLE RD	THORNWOOD COMMONS LLC	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
			POINTE WEST, LLC	P.O. BOX 728	DOVER	NH	03821
		ATLUS ENGINEERING	CORY D BELDEN P.E.	133 COURT STREET	PORTSMOUTH	NH	03801
		MCENEANENEY SURVEY ASSOCIATES	KEVIN MCENEANEY	P.O. BOX 681	DOVER	NH	03820
		TW DESIGNS	JOHN M TUTTLE	254 DRAKE HILL ROAD	STRAFFORD	NH	03884
		WOODBURN & COMPANY	ROBBI WOODBURN	103 KENT PLACE	NEWMARKET	NH	03857
		HIGHLAND SOIL SERVICES	MICHAEL MARINO	75 PROSPECT STREET	SOMERSWORTH	NH	03878

SITE PLAN REVIEW
CITY OF DOVER DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
FILE NO. P20-32

POINTE PLACE - PHASE 5

RESIDENTIAL & COMMERCIAL MIXED USE DEVELOPMENT PLANS

Tax Map K, Lot 19

DOVER, NEW HAMPSHIRE

ISSUED FOR PLANNING BOARD APPROVAL

Owner:

Pointe West, LLC
P.O. Box 728
Dover, NH 03821

Owner's signature: _____

Date: _____

Applicant:

Summit Land Development
340 Central Avenue #202
Dover, NH 03820

Civil Engineer:

ALTUS ENGINEERING, INC.
133 COURT STREET
PORTSMOUTH, NH 03801
(603) 433-2335

Architect:

TW DESIGNS LLC
P.O. BOX 69 STRAFFORD, NH 03884
P: 603.664.2181 | F: 603.664.9508

Surveyor:

McEneaney Survey Associates
24 Chestnut Street
Dover, NH 03820
PHONE: (603) 742-0911

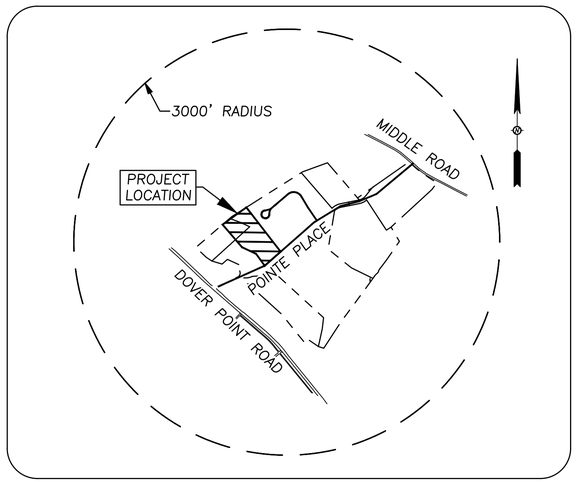
Landscape Architect:

WOODBURN & COMPANY
Landscape Architecture, LLC
103 Kent Place
Newmarket, NH 03857
Tel 603.659.5949
Fax: 603.659.5939

Wetland Scientist:

Highland Soil Services
75 Prospect Street
Somersworth, NH 03878
(603) 692-4457

Plan Issue Date:
JULY 21, 2020



LOCUS MAP
Scale: 1" = 1000'±

Permit Summary

Conditional Use Permit (Wetlands Overlay District)
NHDES Alteration of Terrain Permit (Pending)
NHDES Sewer Connection Permit (Pending)
Building Permits – Building Permits to be obtained from the City of Dover
US-EPA Storm Water Pollution Prevention Plan (SWPPP) – Filed by Contractor

Sheet Index Title	*Sheet No.:*	*Rev.*	*Date*
Existing Conditions Plan (by McEneaney Survey)	1 of 1	0	03/30/20
Site Specific Soils Plan	S-1	0	04/30/20
General Notes	GN-1	2	05/07/20
Neighborhood Site Plan	N-1	2	07/21/20
Overall Site Plan	C-1	4	07/21/20
Site Plan	C-2	3	07/21/20
Grading and Drainage Plan	C-3	4	07/21/20
Utility Plan	C-4	4	07/21/20
Erosion and Sediment Control Plan	C-5	2	07/21/20
Fire Truck Turning Movement (Autoturn)	C-6	2	06/30/20
Sewer Profiles	C-7	1	06/30/20
Conceptual Lot Layout	C-8	1	07/21/20
Sitework Details	D-1	2	06/30/20
Sitework Details	D-2	1	06/30/20
Sitework Details	D-3	1	06/30/20
Sitework Details	D-4	2	06/30/20
Sitework Details	D-5	1	06/30/20
Sitework Details	D-6	1	06/30/20
Sitework Details	D-7	1	06/30/20
Sitework Details	D-8	1	06/30/20
Sewer Details	D-9	2	06/30/20
Site Lighting Plan (by Visible Light, Inc.)	1 of 1	0	04/15/20
Landscape Plan (by Woodburn & Company)	L-1	1	07/20/20
Architectural Plans			
Townhouse Plans (by JAD Design Group)	7 SHTS	0	
Building #6 (by TW Designs) Architectural Rendering, Floor Plans, & Exterior Elevations	3 SHTS	0	
Building #7 –Residential Apartment Building (Waiver Request Submitted)			

P4390

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR VARNEY BROOK LANDS, LLC AND THE CITY OF DOVER, NH, TAX MAP K, LOT Nos. 18A–10 & 19, APPLEVALE DRIVE & POINTE PLACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 80'; DATED: OCT. 17, 2016; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 113–001.

STRUCTURE SCHEDULE

CB 1
RIM = 53.12
INV. OUT 12" HDPE = 49.1 CB 2
SUMP = 45.4

CB 2
RIM = 53.07
INV. IN 12" HDPE = 49.0 CB 1
INV. OUT 12" HDPE = 49.0 CB 4
SUMP = 45.0

CB 4
RIM = 53.59
INV. IN 12" HDPE = 48.4 CB 2
INV. IN 12" HDPE = 48.4 CB 6
INV. OUT 12" HDPE = 48.4 SWM 1
SUMP = 45.8

CB 5
RIM = 54.06
INV. IN 12" HDPE = 49.9 CB 8
INV. OUT 18" HDPE = 49.9 CB 6
SUMP = 46.4

CB 6
RIM = 54.24
INV. IN 12" HDPE = 49.7 CB 5
INV. IN 8" HDPE = 49.7 RD
INV. OUT 12" HDPE = 49.7 CB 4
SUMP = 46.5

OS 1
RIM = 48.30
INV. IN 6" HDPE = 45.0 UD
INV. OUT 12" HDPE = 44.9 OUTLET
SUMP = 44.5

SMH 11
RIM = 57.45
INV. IN 8" PVC = 49.70 STUB
INV. OUT 8" PVC = 49.65 SMH 10

No.	Bearing	Distance
L1	S42°18'37"W	2.92'
L2	N15°13'48"W	15.92'
L3	S07°03'06"E	20.00'
L4	N88°32'37"W	16.06'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	51°04'15"	65.00	57.94	56.04	N15°13'45"W
C2	09°20'16"	570.00	92.90	92.79	S46°58'45"W
C3	41°53'38"	125.00	91.40	89.38	S72°35'42"W
C4	59°22'21"	65.00	67.36	64.38	S63°51'21"W
C5	38°31'50"	125.00	84.06	82.49	S53°26'05"W
C6	08°10'42"	580.00	82.79	82.72	S78°51'33"W
C7	08°30'28"	600.00	89.09	89.01	S87°12'09"W

LEGEND

DYL – DOUBLE YELLOW LINE
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
ø – DIAMETER
UP – UTILITY POLE
– GUY WIRE
SGC – SLOPED GRANITE CURB
VGC – VERTICAL GRANITE CURB
CMP – CORRUGATED METAL PIPE
EMH – ELECTRIC MANHOLE
CB – CATCH BASIN
DMH – DRAIN MANHOLE
SMH – SEWER MANHOLE
48 – CONTOUR LINE (2 FOOT INTERVAL)
– WATER GATE VALVE
– FIRE HYDRANT
– GAS VALVE
– EDGE OF WETLAND
– WETLAND
– CONIFEROUS TREE (1–3"ø, UNLESS NOTED)
– DECIDUOUS TREE (1–3"ø, UNLESS NOTED)
– POLE MOUNTED LIGHT
W – WATER LINE
S – SEWER LINE
D – DRAIN LINE
G – GAS LINE
UGE – UNDERGROUND ELECTRIC LINE
– PULLBOX

NOTES:

1.) OWNER OF RECORD:
POINTE WEST, LLC
340 CENTRAL AVENUE SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4639, PAGE 310

2.) K / 19 – DENOTES TAX MAP AND PARCEL NUMBER

3.) THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCEL AS OF THE DATE OF THE SURVEY.

5.) ZONING DISTRICT: ETP (EXECUTIVE TECHNOLOGY PARK)

6.) THE SUBJECT PARCELS ARE LOCATED OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145, PANEL 0340, SUFFIX D; MAP NUMBERS 33017C0340D, EFFECTIVE DATE: MAY 17, 2005.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 11, 2013. VERTICAL DATUM IS NGVD29 BASED ON BENCHMARK FOUND ON THORNWOOD COMMONS PROJECT. CONTOUR INTERVAL IS 2 FEET.

K / 19-3
STABILE HOMES AT POINTE PLACE, LLC
c/o STABILE PROPERTY MANAGEMENT
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063
4352 / 422

K/17B
WILLIAM J. TROTTER
35 APPLEVALE DRIVE
DOVER, NH 03820
4325 / 502

K/17I
ROSE M. MCKENZIE
33A APPLEVALE DRIVE
DOVER, NH 03820
813 / 094

K/17H-1

K/17H

K/17A

K / 17H-1
JOHN W. ADAMS, III
LORI BETH ADAMS
31 APPLEVALE DRIVE
DOVER, NH 03820
1243 / 465

K / 17H
HA OUTHIT
MAY OUTHIT
29 APPLEVALE DRIVE
DOVER, NH 03820
4142 / 546

K / 17A
IDA M. GIBBONS
WILLIAM S. GIBBONS
27 APPLEVALE DRIVE
DOVER, NH 03820
826 / 327

K/18A-10
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820

K / 19-7
LOFT'S AT POINTE PLACE CONDOMINIUM ASSOC.
C/O IN DEMAND REALTY, LLC
P.O. BOX 9
SOMERSWORTH, NH 03878–0009
4479 / 56

K / 19-6
POINTE PLACE DEVELOPMENT, LLC
340 CENTRAL AVENUE SUITE 202
DOVER, NH 03820
4458 / 750

K / 19C
MACS CONVENIENCE STORES LLC
935 EAST TALLMADGE AVENUE
AKRON, OH 44310
4114 / 608

K / 19
PARCEL AREA
370,367 S.F.
8.50 Ac.

30' WIDE UTILITY EASEMENT
14,801 S.F. / 0.34 Ac.
S.C.R.D. 4407 / 571

25' WIDE ACCESS EASEMENT
4,602 S.F. / 0.11 Ac.
S.C.R.D. PLAN 117–59

100' WIDE EVERSOURCE ENERGY (PSNH) EASEMENT
SCRD 630/303 & 4336 / 359

SWM 1 DRAINAGE EASEMENT
12,879 S.F.
REF. PLAN 1

S32°21'20"E 366.91'
N57°38'40"E 166.23'
N49°20'20"E 236.47'
S25°33'27"E 499.42'
S28°42'13"E 373.65'
S47°41'18"E 90.00'
N65°20'04"W 143.40'
N30°34'16"E 67.89'

EXISTING BUILDING UNIT 18
EXISTING BUILDING UNIT 19
EXISTING BUILDING
PICKET FENCE
EARTHEN BERM
4"ø PVC DRAIN FROM ABUTTER
W 8"D.I.
ASPHALT PARKING AND DRIVE
EXISTING 5 STORY BUILDING
BLOCK PATIO
SEWER STUB INV. = 50.4
ASPHALT ROAD
ELECTRICAL PULL BOX
ELECTRICAL MANHOLE / RIM = 55.3
IRRIGATION PULL BOX
LANDSCAPED AREA
GRAVEL PARKING AREA
GRAVEL DRIVE
CONCRETE PAVERS (TYP)
SIGN
SMH 11
8"ø PINE
CONSTRUCTION DEBRIS PILE
TREELINE
50.0' WETLAND BUFFER
30"ø BLACK OAK TREE
15" HDPE INLET INV. 60.0
15"ø HDPE CULVERT
15" HDPE OUTLET INV. 56.6
ELECTRIC VAULT RIM = 52.8
RIPRAP (TYP)
OS 1
12" HDPE OUTLET INV. 48.0
12" HDPE OUTLET INV. 44.9
36" CMP INV. 38.9
36" CMP INV. 38.0
CB 1
CB 2
CB 4
CB 5
CB 6
SGC
POINTE PLACE
GRID NORTH GPS OBS. 11/11/2013

WETLANDS DELINEATED BY MICHAEL MARIANO, NH C.W.S. #183; NH C.S.S. #76 OF HIGHLAND SOIL SERVICES.

"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."

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

20–2041	EXIST. COND.	19–11	7–8
PROJECT NO	TYPE	FIELDBOOK & PAGES	

EXISTING CONDITIONS PLAN
PREPARED FOR
POINTE WEST, LLC
TAX MAP K, LOT No. 19
POINTE PLACE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

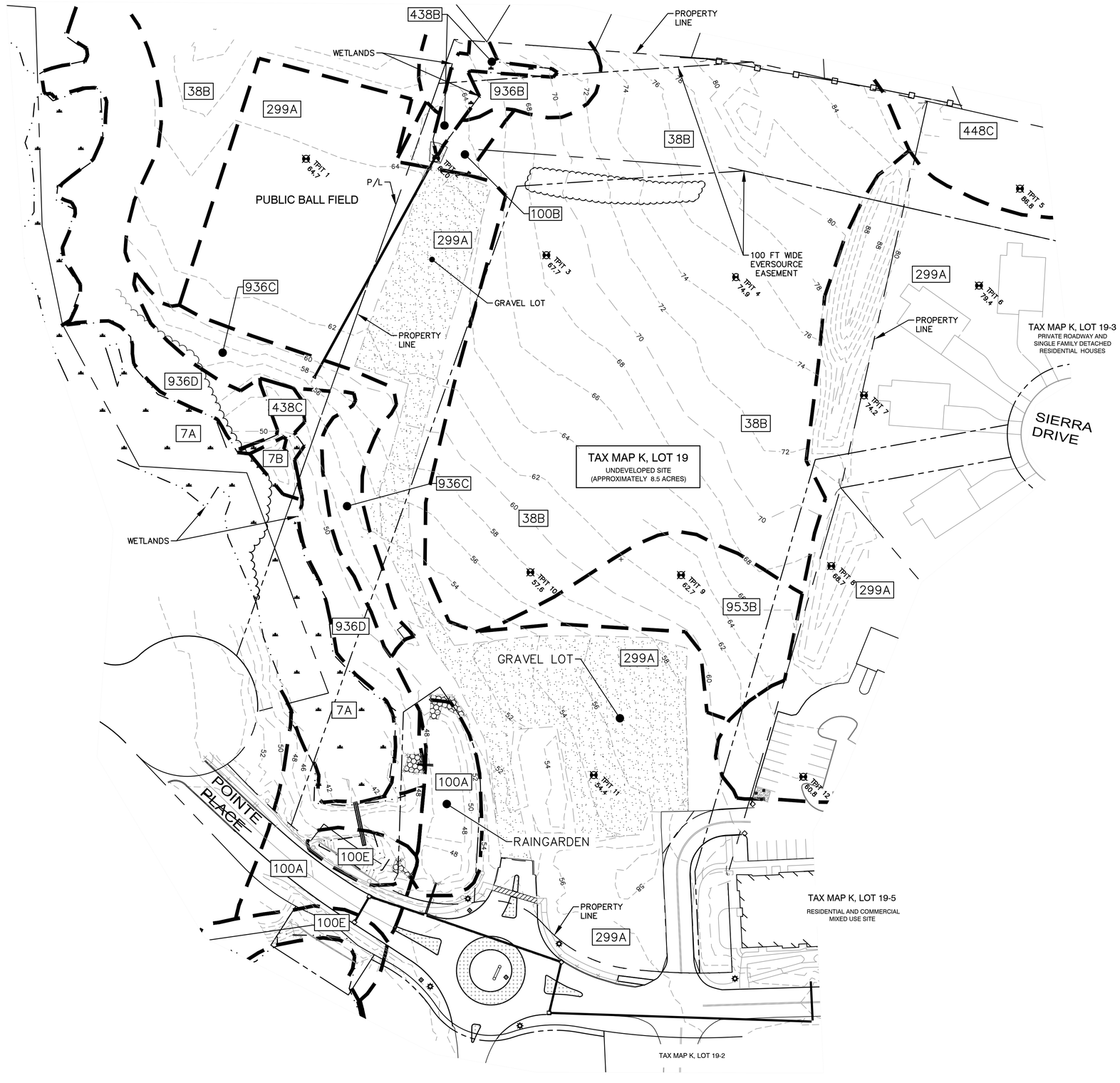
DRAWN BY: KJF	FILE: MSA\2041\2020TOPO REV1
SCALE: 1" = 40'	DATE: MARCH 30, 2020

40 20 0 20 40 80 120 160

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 661 KEVIN M. McENEANEY SEAL SIGNATURE

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

SURVEYING – PLANNING – CONSULTING



NOTES:

WETLANDS WERE DELINEATED IN 2013 AND REVIEWED/AMENDED IN MARCH 2020 BY MICHAEL MARIANO, NH CERTIFIED WETLAND SCIENTIST #183 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0.

HYDRIC SOILS WERE IDENTIFIED BY FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017.

STATE OF NEW HAMPSHIRE
MICHAEL MARIANO
No. 183
CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE
MICHAEL MARIANO
No. 76
CERTIFIED SOIL SCIENTIST

LEGEND

- PROPERTY LINE
- WETLAND/SOILS BOUNDARY
- 60 EXISTING CONTOUR
- GRAVEL
- EXISTING PAVEMENT/CURB
- EXISTING TREELINE
- 26 SOIL SYMBOL
- SOIL BOUNDARY

SOLS CLASSIFICATION

SYMBOL	DESCRIPTION
7	FLUVALENTS
26	WINDSOR
33	SCITICO
100	UDORTHENTS, WET SUBSTRATUM
299	UDORTHENTS, SMOOTHED
438	SWANTON
936	SWANTON
953	BOXFORD

SLOPE PHASES

SYMBOL	PHASE
A	0–3%
B	3–8%
C	8–15%
D	15–25%
E	25–50%
F	50%+

PER PLAN REFERENCES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

P5057

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR: DESIGN DEVELOPMENT

ISSUE DATE: APRIL 30, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	04/30/20

DRAWN BY:
APPROVED BY:
DRAWING FILE:

SCALE:
22"x34" 1" = 50'
11"x17" 1" = 100'

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT
TAX MAP K, LOT 19
DOVER, NH

TITLE:
SITE SPECIFIC SOILS PLAN

SHEET NUMBER:
S-1

ZONING SUMMARY

TAX MAP K, LOT 19

A. ZONING DISTRICT: RESIDENTIAL COMMERCIAL MIXED USE (RCM) OVERLAY
BY APPROVED CONDITIONAL USE PERMIT
INNOVATIVE TECHNOLOGY (IT) DISTRICT

OVERLAY DISTRICTS
RESIDENTIAL COMMERCIAL MIXED USE OVERLAY DISTRICT
WETLANDS OVERLAY DISTRICT

DIMENSIONAL REQUIREMENTS: (RCM) (DOVER CODE 153-14.2 AND 170.28.2 RCM OVERLAY DISTRICT)	REQUIRED:	PROVIDED
B. MINIMUM LOT SIZE	N/A	8.50 ACRES
C. MINIMUM LOT FRONTAGE	40 FT	559.6 FT
D. MINIMUM SETBACKS		
MIXED-USE BUILDINGS		
STRUCTURE TO EXTERNAL LOT LINE OR ROW	50 FT	101.5 FT
RESIDENTIAL/ MULTI-FAMILY BUILDING		
STRUCTURE AND PARKING TO EXTERNAL LOT LINE	50 FT	50 FT
STRUCTURE AND PARKING TO EXTERNAL ROW	100 FT	130+ FT
FRONT YARD	20 FT	22 FT
DISTANCE BETWEEN BUILDINGS	24 FT	25 FT
E. OPEN SPACE (BASED ON ORIGINAL LOT)	20%	57%
F. STRUCTURE HEIGHT:		
MIXED-USE BUILDING	55 FT	< 55 FT * SEE WAIVER REQUEST 1

WAIVERS

1. A WAIVER REQUEST FROM SECTION 153-14(L) – ARCHITECTURAL DESIGN STANDARDS HAS BEEN SUBMITTED TO PROVIDE THE ARCHITECTURAL DETAILS FOR BUILDING NO. 7 PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THAT BUILDING.

PROPOSED BUILDINGS

BUILDING NO. 1- MIXED USE
FIRST FLOOR AREA = 6,500 SF
COMMERCIAL = 5,000 SF (GLA)
RESIDENTIAL = APARTMENT UNITS
1 BEDROOM APARTMENTS 6 UNITS
2 BEDROOM APARTMENTS 18 UNITS
TOTAL = 24 UNITS

BUILDING NO. 2 – RESIDENTIAL
FIRST FLOOR AREA = 17,500 SF
FIRST FLOOR PARKING GARAGE (50 PARKING STALLS)
RESIDENTIAL = APARTMENT UNITS
1 BEDROOM APARTMENTS 15 UNITS
2 BEDROOM APARTMENTS 45 UNITS
TOTAL = 60 UNITS

TOWNHOUSES
A. 4 UNIT BUILDING FIRST FLOOR AREA = 2,880 SF
5 BUILDINGS X 4 UNITS = 20 UNITS

B. 5 UNIT BUILDING FIRST FLOOR AREA = 3,600 SF
2 BUILDINGS X 5 UNITS = 10 UNITS
TOTAL = 30 UNITS

SUMMARY
PROPOSED RESIDENTIAL = 114 TOTAL UNITS
COMMERCIAL SPACE = 5,000 S.F. (GLA)

PARKING REQUIREMENTS

PER DOVER CODE SECTION 170.28.F(3) RCM OVERLAY DISTRICT

2 SPACES PER UNIT X 114 UNITS = 228 SPACES
5% INCREASE FOR VISITOR PARKING = 12 SPACES

1 SPACE PER 300 SF COMMERCIAL (5,000 SF) = 16 SPACES

MAXIMUM ALLOWABLE PARKING SPACES ON SITE = 256 SPACES

TOTAL PROVIDED = 256 SPACES

BICYCLE PARKING	REQUIRED	PROVIDED
5% OF TOTAL PARKING STALLS PROVIDED	13	14

CONDITIONS OF APPROVAL:

THE CONDITIONS OF APPROVAL FROM THE PLANNING BOARD DECISION LETTER WILL BE NOTED BELOW ON THE FINAL APPROVAL PLANS:

GENERAL SITE NOTES:

1. THE INTENT OF THIS PLAN SUBMITTAL IS TO PROVIDE THE NECESSARY INFORMATION FOR THE DESIGN AND REVIEW OF A MIXED-USE (COMMERCIAL AND RESIDENTIAL) DEVELOPMENT SITE ON ASSESSOR'S PARCEL K/19 FOR CITY AND STATE PERMIT APPLICATIONS. THIS PLAN SET PROVIDES DETAILED INFORMATION FOR THE GENERAL LAYOUT, GRADING, AND UTILITY LOCATIONS. ADDITIONAL DETAILED ENGINEERING DESIGN WILL BE REQUIRED TO IMPLEMENT CONSTRUCTION.
2. OWNER OF RECORD: POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

AUTHORIZED SIGNATURE

3. THE PROJECT PARCEL IS SHOWN AS LOT NO. 19, MAP K OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE PROJECT PARCEL CONTAINS 8.50 ACRES OR 370,367 SQUARE FEET AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 3854, PAGE NO. 986.
6. PROJECT PLAN REFERENCES:

LOT LINE ADJUSTMENT PLAN PREPARED FOR VARNEY BROOK LANDS, LLC AND THE CITY OF DOVER, NH, TAX MAP K, LOT Nos. 18A-10 & 19, APPLEVALE DRIVE & POINTE PLACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 80'; DATED: OCT. 17, 2016; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R. D. PLAN 113-001.

7. THE SUBJECT PROPERTY IS ENCUMBERED BY THE FOLLOWING EASEMENTS: WATER, DRAINAGE, ACCESS AND UTILITY.
8. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE SHOWN IN TABLE LOCATED IN THE LEFT ON THIS SHEET:
9. VARIANCE OR SPECIAL EXCEPTIONS - NO VARIANCES OR SPECIAL EXEMPTIONS HAVE BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT FOR THE PROPOSED DEVELOPMENT

CONDITIONAL USE PERMIT - A WETLANDS CONDITIONAL USE PERMIT HAS BEEN REQUESTED FOR WORK WITHIN THE FIFTY (50) FOOT BUFFER TO THE WETALNDS.

10. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES , INC.

AS REFERENCED IN THE ATTACHED "EXISTING CONDITIONS PLAN", DATED MARCH 30, 2020.

11. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
12. WETLANDS WERE DELINEATED BY HIGHLAND SOIL SERVICES (MICHEAL A. MARIANO), CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 076, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE AND SURVEYED BY MCENEANEY SURVEY INC. ADDITIONALLY, A SITE SPECIFIC SOILS REPORT WAS PREPARED IN ACCORDANCE WITH THE SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, VERSION 4.0 BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND AND STANDARDS ESTABLISHED BY THE NATIONAL COOPERATIVE SOIL SURVEY. THE SOIL SURVEY IS ALSO MEETS THE STANDARDS FOR AN ORDER 1 SOIL SURVEY AS DEFINED IN THE NH STATE-WIDE NUMERICAL SOIL LEGEND. THE SOIL SURVEY WAS ORIGINALLY PREPARED BY MICHAEL MARIANO, NH CERTIFIED SOIL SCIENTIST #076, AND DATED JANUARY 12, 2014 AND WAS UPDATED FOR THIS PROJECT IN APRIL 2020.
13. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
14. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
15. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
16. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
17. SHEET D-1 PROVIDES EROSION CONTROL NOTES AND REQUIREMENTS.

ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

18. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
19. NO TREATMENT SWALES ARE PROPOSED FOR THIS PROJECT.
20. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
21. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
22. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO:

MONDAY-FRIDAY 7 AM-6 PM,
SATURDAY 9 AM-4 PM.
SUNDAY - NO WORK ALLOWED WITHOUT APPROVAL FROM CITY

23. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
24. THE PROPOSED USE FOR THE SITE IS MIXED-USE COMMERCIAL AND RESIDENTIAL. APPROXIMAETLY 8,800 GLA OF COMMERCIAL SPACE AND 119 RESIDENTIAL UNITS WILL BE PROVIDED IN THREE BUILDINGS.
25. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

NHDES ALTERATION OF TERRAIN PERMIT	*(APPLICATION PENDING)*
NHDES SEWER CONNECTION PERMIT	*(APPLICATION PENDING)*
EPA NPDES CONSTRUCTION GENERAL PERMIT	*(TO BE PROVIDED 2 WEEKS PRIOR TO CONSTRUCTION)*

26. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
27. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES AND SHALL BE STAMPED BY A STRUCTURAL ENGINEER.
28. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
29. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. https://www.unh.edu/unhsc/ptapp
30. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
31. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
32. PARKING CALCULATIONS ARE PROVIDED TO THE LEFT ON THIS SHEET.
33. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
34. TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. IN MARCH/APRIL OF 2020.
35. VERTICAL DATUM IS NGVD29 BASED ON BENCHMARKS FOUND ON THORNWOOD COMMONS PROJECT.

BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 11, 2013.

36. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
37. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
38. THE *PROPOSED* STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109- 30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.
39. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
40. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
41. 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.
42. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON BOTH THE STREET SIDE AND PARKING LOT SIDES OF THE BUILDING PER REQUEST BY DOVER FIRE DEPARTMENT.
43. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.

GRADING AND EARTHWORK NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, MULCH, AND APPROPRIATE SOIL STABILIZATION TECHNIQUES.
2. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES AND VEGETATION AND/OR MULCHING STOCKPILES.
3. DISPOSE OF STUMPS AND UNSUITABLE MATERIALS OFF-SITE IN ACCORDANCE WITH NHDES REQUIREMENTS.
4. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING ON-SITE STRUCTURES, BITUMINOUS CONCRETE, DEBRIS, STUMPS, AND CONSTRUCTION WASTE PRODUCTS WHICH ARE NOT AUTHORIZED TO BE USED AS PART OF CONSTRUCTION.
5. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
6. USE ON-SITE ROCK ONLY WHERE SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. DISPOSE OF EXCESS BOULDERS BY BLASTING, CRUSHING, BURYING, IN APPROVED LOCATIONS ONLY, OR OFF-SITE DISPOSAL.
7. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ACCEPTED. ABRUPT RIDGES AT TOPS AND BOTTOM WILL NOT BE ACCEPTED.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS
9. MAXIMUM SLOPE IN DISTURBED AREAS SHALL BE NO STEEPER THAN 3:1 (H: V), UNLESS OTHERWISE NOTED. WHERE SLOPES IN DISTURBED AREAS ARE STEEPER THAN 3:1, CONTRACTOR SHALL PROVIDE CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-7645 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL ADJUST UTILITY ELEMENTS (CLEANOUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) MEANT TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. WITHIN PAVED AREA FLUSH WITH GRADE SHALL MEAN 1/8" TO 1/4" BELOW ADJACENT PAVEMENT.
11. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
12. ALL UNSUITABLE MATERIALS AND SURPLUS MATERIALS WHICH CAN NOT BE APPROPRIATELY WASTED ON SITE SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
13. THE GRADING ON THIS PLAN SHOWS THE GENERAL INTENT AND DIRECTION OF THE STORMWATER FLOW. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD CONDITIONS THAT WILL IMPACT THE GRADING DESIGN SHOWN ON THIS PLAN FOR RESOLUTION.
14. SAWCUT AND REMOVE EXISTING PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR CURB LINE IN ALL AREAS WHERE NEW PAVEMENT OR CURBING ABUTS EXISTING PAVEMENT.
15. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL.
16. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST
17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DOVER REGULATIONS AND NHDOT STANDARDS, AS APPLICABLE.
18. FINAL LOCATIONS, WIDTH & DETAILS FOR STAIRS, RETAINING WALL SHALL BE DETERMINED IN FIELD. MODIFICATIONS SHALL NOT OCCUR WITHOUT CITY INSPECTION DEPARTMENT'S APPROVAL. ALL DESIGNS FOR RETAINING WALLS AND STAIRS GREATER THAN 4' IN HEIGHT SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER. FINAL PLANT SELECTIONS IN PLANTERS MAY BE MODIFIED IN FIELD WITH PRIOR APPROVAL FROM INSPECTION DEPARTMENT.

GENERAL CONSTRUCTION NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS. SEE PROJECT MANUAL APPENDICES FOR COPY OF PERMITS.
2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY CITY OF DOVER AND OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING SEWER, ELECTRICAL LINES, COMMUNICATION LINES, AND WATER MAIN PRIOR TO COMMENCING CONSTRUCTION. PRESERVE AND PROTECT UTILITY LINES TO BE RETAINED. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER.
4. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN DOVER, NEW HAMPSHIRE AND N.H.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST ADDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
5. ALL STORM DRAIN PIPING SHALL BE CORRUGATED POLYETHYLENE PIPE (CPE), SMOOTH INTERIOR WALL (N-12), UNLESS OTHERWISE NOTED.
6. UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO ADA REQUIREMENTS AND "MANUAL ON UNIFORM TRAFFIC DEVICES" AND "STANDARD ALPHABETS OF HIGHWAY SIGNS AND PAVEMENT MARKINGS" LATEST EDITIONS.
9. CONTRACTOR SHALL MAINTAIN RECORD INFORMATION AND PROVIDE RECORD DRAWINGS OR AS-BUILTS TO DOVER'S DEPARTMENT OF PUBLIC WORKS. COORDINATE SUBMITTAL REQUIREMENTS WITH DPW.
10. SEE ARCHITECTURAL DRAWINGS BY OTHERS FOR ALL WORK INCLUDING GRADING WITHIN 5' OF BUILDING FOUNDATION. FINAL LOCATIONS OF WALKS TO MATCH LOCATIONS OF DOORWAYS.

P5057

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

STATE OF NEW HAMPSHIRE – CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JUNE 30, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	02/20/20
1	TRC SUBMITTAL	CDB	05/07/20
2	TRC COMMENTS	CDB	06/30/20

DRAWN BY: _____
APPROVED BY: _____
DRAWING FILE: _____

SCALE:
NO SCALE

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT
CITY FILE NO. P20-32
TAX MAP K, LOT 19
DOVER, NH

TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-1

PROPOSED DEVELOPMENT SITE

TAX MAP K, LOT 19
POINTE WEST, LLC
340 CENTRAL AVE, STE 202
DOVER, NH 03820
(MIXED USE DEVELOPMENT)

TAX MAP K, LOT 19-3
STABILE HOMES AT POINTE PLACE LLC
20 COTTON RD
NASHUA, NH 03063
(31 SINGLE FAMILY HOMES)

TAX MAP K, LOT 19-7
LOFT'S AT POINTE PLACE
CONDOMINIUM ASSN.
C/O IN DEMAND REALTY, LLC
P.O. BOX 9
SOMERSWORTH, NH 03878
(RESIDENTIAL TOWNHOMES)

TAX MAP K, LOT 18-A10
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
(PUBLIC BALL FIELD)

TAX MAP K, LOT 19-5
VARNEY BROOK LANDS, LLC
PO BOX 728
DOVER, NH 03821
(MIXED USE DEVELOPMENT)

TAX MAP K, LOT 19-1
CHANGING PLACES, LLC
42 J DOVER POINT RD
DOVER, NH 03820
(SINGLE FAMILY HOMES)

REFERENCES PER PLAN

R-12 / IT
R-12 / B-3
R-12
B-3
B-3
IT
R-12
B-3
R-40 / IT
R-40 / IT
R-40 / IT
R-40
IT
R-40
IT
R-40
B-3
R-40

SIERRA HILL DRIVE
POINTE PLACE
POINTE PLACE
DOVER POINT RD
TERESA DRIVE
THORNWOOD LANE
JULIA DRIVE
MIDDLE ROAD
ZONE LINE

TAX MAP K, LOT 19-2
DOVER POINT RD 252 LLC
40 DOVER POINT RD
DOVER, NH 03820
(BILL DUBE FORD)

TAX MAP K, LOT 19-6
BFG DOVER PROPCO LLC
228 PARK AVE, STE A
WINTER PARK, FL 32789
(CONGREGATE CARE FACILITY)

TAX MAP K, LOT 19-4
VARNEY BROOK LANDS, LLC
PO BOX 728
DOVER, NH 03821
(MIXED USE DEVELOPMENT)

TAX MAP M, LOT 04
THORNWOOD COMMONS
UNIT OWNER'S ASSOCIATION
C/O GREAT NORTH PROPERTY MNGMT
3 HOLLAND WAY
EXETER, NH 03833
(SINGLE FAMILY HOMES)

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)

P5057

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

STATE OF NEW HAMPSHIRE
CORY D. BELDEN
No. 14239
LICENSED PROFESSIONAL ENGINEER

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JULY 21, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	05/07/20
1	TRC COMMENTS	CDB	06/30/20
2	TRC COMMENTS	CDB	07/21/20

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 5057-NEIGHBORHOOD-PLAN

SCALE: 22"x34" 1" = 200'
11"x17" 1" = 400'

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

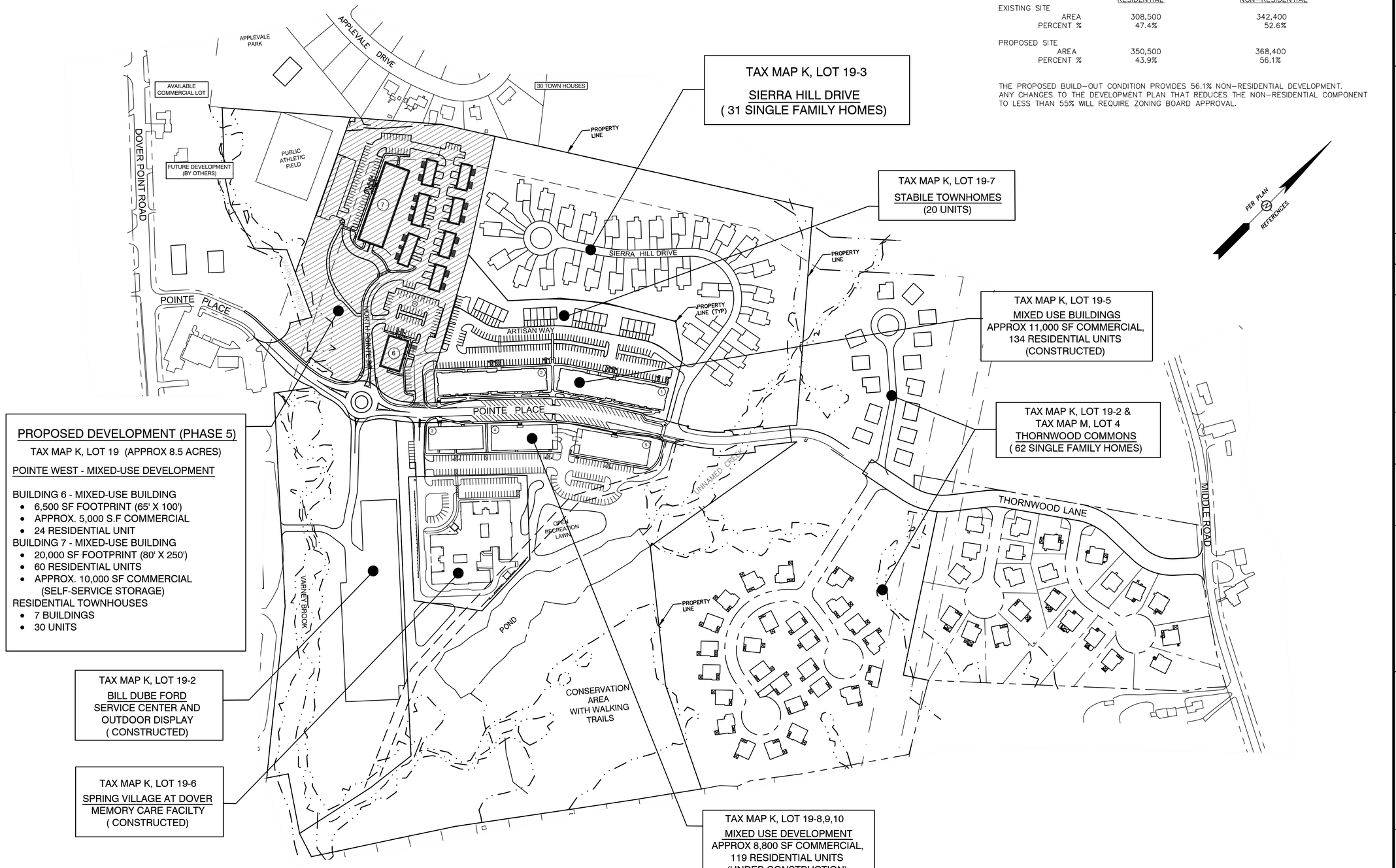
APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE WEST
RESIDENTIAL AND
COMMERCIAL
MIXED USE DEVELOPMENT

TAX MAP K, LOT 19
DOVER, NH

TITLE:
NEIGHBORHOOD SITE PLAN

SHEET NUMBER:
N-1



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

P5057

SITE DEVELOPMENT RATIO:

THE AREAS AND PERCENTAGES BELOW ILLUSTRATE THE MASTER PLAN DEVELOPMENT SITE FOR RESIDENTIAL AND NON-RESIDENTIAL RATIOS BASED ON APPROXIMATE SQUARE FOOTAGE.

	RESIDENTIAL	NON-RESIDENTIAL
EXISTING SITE		
AREA	308,500	342,400
PERCENT %	47.4%	52.6%
PROPOSED SITE		
AREA	350,500	368,400
PERCENT %	43.9%	56.1%

THE PROPOSED BUILD-OUT CONDITION PROVIDES 56.1% NON-RESIDENTIAL DEVELOPMENT. ANY CHANGES TO THE DEVELOPMENT PLAN THAT REDUCES THE NON-RESIDENTIAL COMPONENT TO LESS THAN 55% WILL REQUIRE ZONING BOARD APPROVAL.

ENGINEER:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

STATE OF NEW HAMPSHIRE - CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER

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ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JULY 21, 2020

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PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT

CITY FILE NO. P20-32

TAX MAP K, LOT 19
DOVER, NH

TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1

WAIVERS

1. A WAIVER REQUEST FROM SECTION 149-14(L) – ARCHITECTURAL DESIGN STANDARDS HAS BEEN SUBMITTED TO PROVIDE THE ARCHITECTURAL DETAILS FOR BUILDING NO. 7 PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THAT BUILDING.

ZONING SUMMARY

TAX MAP K, LOT 19

A. ZONING DISTRICT: RESIDENTIAL COMMERCIAL MIXED USE (RCM) OVERLAY BY APPROVED CONDITIONAL USE PERMIT INNOVATIVE TECHNOLOGY (IT) DISTRICT

OVERLAY DISTRICTS
RESIDENTIAL COMMERCIAL MIXED USE OVERLAY DISTRICT
WETLANDS OVERLAY DISTRICT

DIMENSIONAL REQUIREMENTS: (RCM) (DOVER CODE 153-14.2 AND 170.28.2 RCM OVERLAY DISTRICT)	REQUIRED	PROVIDED
B. MINIMUM LOT SIZE	N/A	8.50 ACRES
C. MINIMUM LOT FRONTAGE	40 FT	559.6 FT
D. MINIMUM SETBACKS		
MIXED-USE BUILDINGS STRUCTURE TO EXTERNAL LOT LINE OR ROW	50 FT	101.5 FT
RESIDENTIAL/ MULTI-FAMILY BUILDING		
STRUCTURE AND PARKING TO EXTERNAL LOT LINE	50 FT	50 FT
STRUCTURE AND PARKING TO EXTERNAL ROW	100 FT	130+ FT
FRONT YARD	20 FT	22 FT
DISTANCE BETWEEN BUILDINGS	24 FT	25 FT
E. OPEN SPACE (BASED ON ORIGINAL LOT)	20%	57%
F. STRUCTURE HEIGHT:		
MIXED-USE BUILDING	55 FT	54.9 FT
RESIDENTIAL TOWNHOMES	35 FT	<35 FT

* SEE WAIVER REQUEST FOR BLDG NO.7

TAX MAP K, LOT 19-3
PRIVATE ROADWAY AND SINGLE FAMILY RESIDENTIAL HOUSES

TAX MAP K, LOT 19-3

TAX MAP K, LOT 19-7

TAX MAP K, LOT 19-5

TAX MAP K, LOT 19-4

TAX MAP K, LOT 19-2

TAX MAP K, LOT 10
PROPOSED RESIDENTIAL AND COMMERCIAL MIXED USE SITE

100 FT WIDE EVERSOURCE EASEMENT

PROPERTY LINE

EXTERIOR DECK OR PATIO (120 SF/UNIT)

TOWNHOUSE 2 – (F–G) 5 UNITS (100' X 36')

TOWNHOUSE 1 – (A–E) 4 UNITS (80' X 36')

30 FT WATER EASEMENT

LAWN

SNOW STORAGE

LIGHT POLE (TYP, SEE LIGHTING PLAN)

SIGN (NO PARKING–FIRE LANE)

50 FT SETBACK (TYP)

9' X 18' PARKING STALL (TYP)

CONSTRUCT 6 FT STOCKADE FENCE (APPROX 170 LF)

VISITOR PARKING

END 5 FT BIT SW

TIPDOWN

25' MIN

ARCHITECTURAL COMPLIANCE REVIEW REQUIRED PRIOR TO BUILDING PERMIT. SEE NOTE 5 THIS SHEET

TIPDOWNS

DRIVE ENTRANCE

TRASH STORAGE AND ENCLOSURE

BIKE RACK (8 STALLS)

FLUSH CURB

6 FT CONC SW (ADJACENT TO PARKING, TYP)

50 FT WETLAND BUFFER

WETLANDS

PROPERTY LINE

END PAVEMENT

RETAINING WALL

STOP SIGN

DRIVEWAY (SEE NOTE 6)

STORMWATER MANAGEMENT AREA

PROPOSED GUARDRAIL

NORTH POINTE DRIVE

RETAINING WALL

TRASH STORAGE AND ENCLOSURE

DYL AND STOP BAR

SAWCUT PAVEMENT

REMOVE PAVEMENT AND RECONSTRUCT CURB

PROPOSED ACCESS EASEMENT

TIPDOWN

5 FT BIT SW MEET AND MATCH EXIST WALK

8' WIDE "ZEBRA" STYLE CROSSWALK W/ 12" WHITE BARS @ 3' O.C. (EPOXY) (TYP)

5 FT CONC SW

BIKE RACK (6 STALLS)

6 FT CONC SW AROUND BLDG

END CURB (MEET & MATCH)

STORMWATER MANAGEMENT AREA

SIGNS W11-2 W16-7P

SAWCUT PAVEMENT

DETECTABLE WARNINGS (2) AT ISLAND

MEET AND MATCH EXIST WALK

EXISTING BIT SW

BUILDING NO. 6 – MIXED–USE BLDG 5,000 SF COMMERCIAL / 24 RESIDENTIAL UNITS (100' X 65')

SIGNS W11-2, W16-7P R1-2, R6-5P (SEE NOTE 8)

EXISTING RAINGARDEN #1 (POINTE PLACE PHASE 1)

POINTE PLACE

EXISTING BOX CULVERTS AND HEADWALL

WIDEN GRAVEL LOT FOR PUBLIC BALL FIELD APPROXIMATELY 40 PARKING SPACES (NOT STRIPED) TO BE USED FOR CITY OF DOVER BALLFIELD AND OVERFLOW PARKING FOR TAX MAP K, LOT 19. (REFERENCE SCRD DEED BOOK 4456/0510 FOR CITY OF DOVER ACCESS EASEMENT). ACCESS TO BE PROVIDED THROUGHOUT CONSTRUCTION.

PUBLIC BALL FIELD
(CITY OF DOVER PROPERTY)

8 FT GRAVEL PATH

WIDEN GRAVEL PATH TO 14 FT (20 FT MIN) FOR EVERSOURCE ACCESS TO ELEC MH (COORDINATE WITH EVERSOURCE)

BUILDING NO. 7 – MIXED–USE BLDG
60 RESIDENTIAL UNITS /
APPROX 10,000 SF COMMERCIAL
(250' X 80') SEE NOTE 5

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

P5057

NOTES:

1. PROJECT SHALL COMPLY WITH THE CITY OF DOVER PLANNING BOARD CONDITIONS OF APPROVAL.
2. FOR POINTE PLACE ROADWAY AND UTILITIES INFORMATION, REFERENCE "POINTE PLACE AND SIERRA DRIVE ROADWAY AND UTILITY INFRASTRUCTURE PLANS", PREPARED BY ALTUS ENGINEERING, INC., APPROVED DECEMBER 16, 2015, CITY OF DOVER FILE NO. P14–56.
3. PROJECT WILL IMPACT APPROXIMATELY 3,850 SF OF THE 50 FOOT WETLANDS BUFFER. A CONDITIONAL USE PERMIT IS REQUIRED. CONTRACTOR SHALL COMPLY WITH ALL TERMS OF THE PERMIT AND SHALL NOT IMPACT ANY ADDITIONAL AREAS WITHIN THE BUFFER.
4. IF THERE IS NOT ADEQUATE ROOM FOR SNOW STORAGE IN AN EXTREME STORM EVENT, THEN SNOW SHALL BE REMOVED FROM THE SITE.
5. A WAIVER REQUEST HAS BEEN SUBMITTED TO PROVIDE THE ARCHITECTURAL PLANS FOR BUILDING NO. 7 PRIOR TO BUILDING PERMIT APPLICATION. THE ARCHITECTURAL PLANS WILL REQUIRE AN ARCHITECTURAL COMPLIANCE HEARING AND ANY CHANGES TO THE PROPOSED SITE PLAN WILL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT AND PLANNING BOARD PRIOR TO ISSUANCE OF A BUILDING PERMIT. A CONDITIONAL USE PERMIT WILL BE REQUIRED FOR A SELF–SERVICE STORAGE FACILITY.
6. ACCESS TO THE GRAVEL PARKING LOT FOR THE CITY BALL FIELD SHALL BE PROVIDED THROUGHOUT CONSTRUCTION AND SHALL BE A MINIMUM OF 18 FT WIDE GRAVEL DRIVE.
7. ALL PARKING STALLS ARE AVAILABLE FOR ALL COMPONENTS OF THE SITE (TAX MAP K, LOT 19). IF THE LOT IS SUBDIVIDED IN THE FUTURE, PARKING WILL BE RE–ASSESSED FOR EACH LOT AND RESTRICTIONS MAY BE IMPLEMENTED FOR INDIVIDUAL LOTS IF THE SITE MEETS CITY PARKING REQUIREMENTS.
8. SIGNING AND STRIPING FOR ROUNDABOUT SHALL BE COMPLETED AS SHOWN ON THE APPROVED ROUNDABOUT PLANS SHEETS R–2 AND R–4 DATED, MAY 24, 2016 BY ALTUS ENGINEERING, INC.

ENGINEER:
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133 COURT STREET PORTSMOUTH, NH 03801
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CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

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22"x34" 1" = 40'
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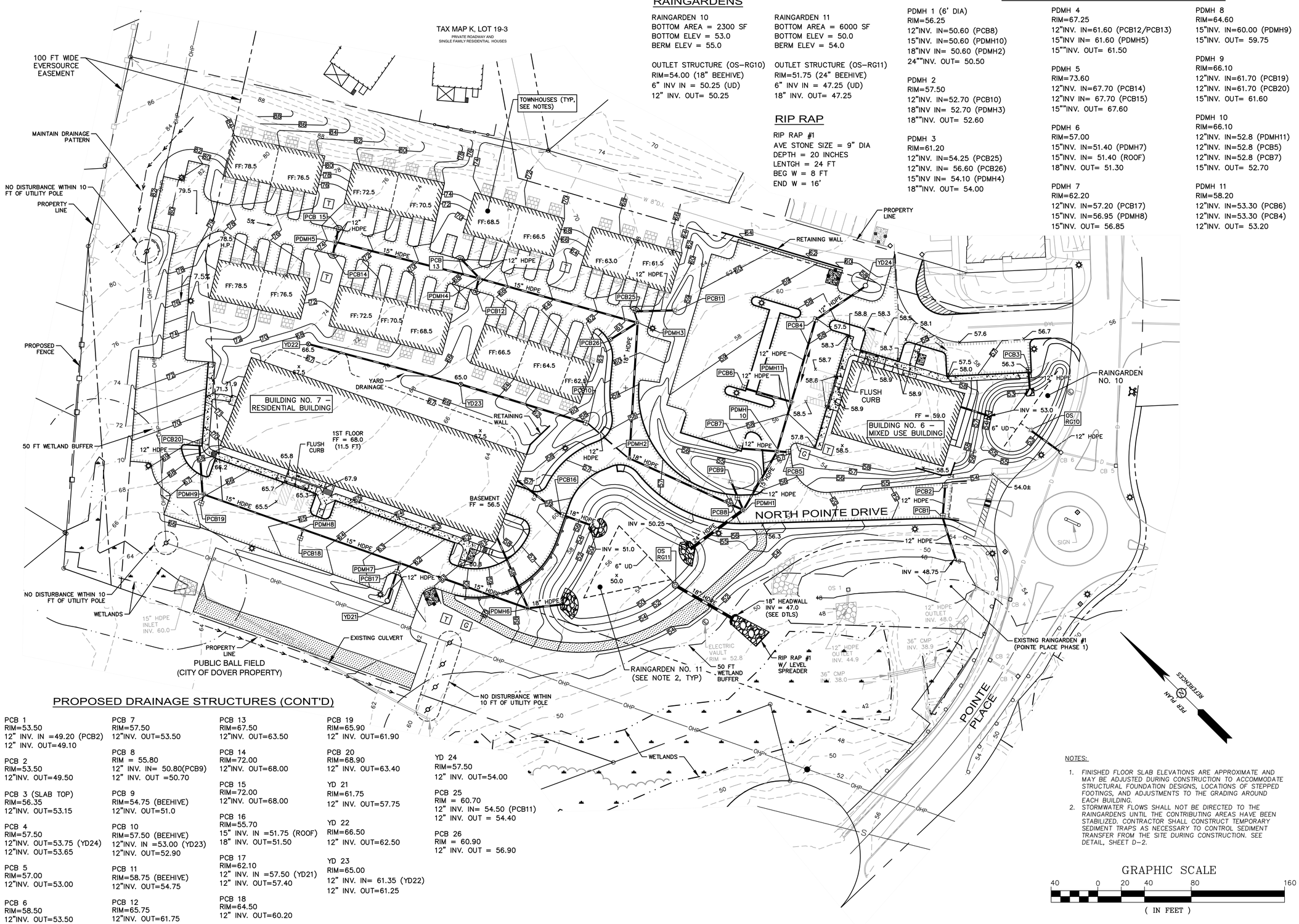
PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT

CITY FILE NO. P20-32

TAX MAP K, LOT 19
DOVER, NH

TITLE:
SITE PLAN

SHEET NUMBER:
C-2



RAINGARDENS

RAINGARDEN 10
BOTTOM AREA = 2300 SF
BOTTOM ELEV = 53.0
BERM ELEV = 55.0

OUTLET STRUCTURE (OS–RG10)
RIM=54.00 (18" BEEHIVE)
6" INV IN = 50.25 (UD)
12" INV. OUT= 50.25

RAINGARDEN 11
BOTTOM AREA = 6000 SF
BOTTOM ELEV = 50.0
BERM ELEV = 54.0

OUTLET STRUCTURE (OS–RG11)
RIM=51.75 (24" BEEHIVE)
6" INV IN = 47.25 (UD)
18" INV. OUT= 47.25

RIP RAP

RIP RAP #1
AVE STONE SIZE = 9" DIA
DEPTH = 20 INCHES
LENTGH = 24 FT
BEG W = 8 FT
END W = 16'

PROPOSED DRAINAGE STRUCTURES

PDMH 1 (6' DIA)
RIM=56.25
12"INV. IN=50.60 (PCB8)
15"INV. IN=50.60 (PDMH10)
18"INV IN= 50.60 (PDMH2)
24""INV. OUT= 50.50

PDMH 2
RIM=57.50
12"INV. IN=52.70 (PCB10)
18"INV IN= 52.70 (PDMH3)
18""INV. OUT= 52.60

PDMH 3
RIM=61.20
12"INV. IN=54.25 (PCB25)
12"INV. IN= 56.60 (PCB26)
15"INV IN= 54.10 (PDMH4)
18""INV. OUT= 54.00

PDMH 4
RIM=67.25
12"INV. IN=61.60 (PCB12/PCB13)
15"INV IN= 61.60 (PDMH5)
15""INV. OUT= 61.50

PDMH 5
RIM=73.60
12"INV. IN=67.70 (PCB14)
12"INV IN= 67.70 (PCB15)
15""INV. OUT= 67.60

PDMH 6
RIM=57.00
15"INV. IN=51.40 (PDMH7)
15"INV. IN= 51.40 (ROOF)
18"INV. OUT= 51.30

PDMH 7
RIM=62.20
12"INV. IN=57.20 (PCB17)
15"INV. IN=56.95 (PDMH8)
15"INV. OUT= 56.85

PDMH 8
RIM=64.60
15"INV. IN=60.00 (PDMH9)
15"INV. OUT= 59.75

PDMH 9
RIM=66.10
12"INV. IN=61.70 (PCB19)
12"INV. IN=61.70 (PCB20)
15"INV. OUT= 61.60

PDMH 10
RIM=66.10
12"INV. IN=52.8 (PDMH11)
12"INV. IN=52.8 (PCB5)
12"INV. IN=52.8 (PCB7)
15"INV. OUT= 52.70

PDMH 11
RIM=58.20
12"INV. IN=53.30 (PCB6)
12"INV. IN=53.30 (PCB4)
12"INV. OUT= 53.20

PROPOSED DRAINAGE STRUCTURES (CONT'D)

PCB 1
RIM=53.50
12" INV. IN =49.20 (PCB2)
12" INV. OUT=49.10

PCB 2
RIM=53.50
12"INV. OUT=49.50

PCB 3 (SLAB TOP)
RIM=56.35
12"INV. OUT=53.15

PCB 4
RIM=57.50
12"INV. OUT=53.75 (YD24)
12"INV. OUT=53.65

PCB 5
RIM=57.00
12"INV. OUT=53.00

PCB 6
RIM=58.50
12"INV. OUT=53.50

PCB 7
RIM=57.50
12"INV. OUT=53.50

PCB 8
RIM = 55.80
12" INV. IN= 50.80(PCB9)
12" INV. OUT =50.70

PCB 9
RIM=54.75 (BEEHIVE)
12"INV. OUT=51.0

PCB 10
RIM=57.50 (BEEHIVE)
12"INV. IN =53.00 (YD23)
12"INV. OUT=52.90

PCB 11
RIM=58.75 (BEEHIVE)
12"INV. OUT=54.75

PCB 12
RIM=65.75
12"INV. OUT=61.75

PCB 13
RIM=67.50
12"INV. OUT=63.50

PCB 14
RIM=72.00
12"INV. OUT=68.00

PCB 15
RIM=72.00
12"INV. OUT=68.00

PCB 16
RIM=55.70
15" INV. IN =51.75 (ROOF)
18" INV. OUT=51.50

PCB 17
RIM=62.10
12" INV. IN =57.50 (YD21)
12" INV. OUT=57.40

PCB 18
RIM=64.50
12" INV. OUT=60.20

PCB 19
RIM=65.90
12" INV. OUT=61.90

PCB 20
RIM=68.90
12" INV. OUT=63.40

YD 21
RIM=61.75
12" INV. OUT=57.75

YD 22
RIM=66.50
12" INV. OUT=62.50

YD 23
RIM=65.00
12" INV. IN= 61.35 (YD22)
12" INV. OUT=61.25

YD 24
RIM=57.50
12" INV. OUT=54.00

PCB 25
RIM = 60.70
12" INV. IN= 54.50 (PCB11)
12" INV. OUT = 54.40

PCB 26
RIM = 60.90
12" INV. OUT = 56.90

NOTES:

1. FINISHED FLOOR SLAB ELEVATIONS ARE APPROXIMATE AND MAY BE ADJUSTED DURING CONSTRUCTION TO ACCOMMODATE STRUCTURAL FOUNDATION DESIGNS, LOCATIONS OF STEPPED FOOTINGS, AND ADJUSTMENTS TO THE GRADING AROUND EACH BUILDING.
2. STORMWATER FLOWS SHALL NOT BE DIRECTED TO THE RAINGARDENS UNTIL THE CONTRIBUTING AREAS HAVE BEEN STABILIZED. CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT TRAPS AS NECESSARY TO CONTROL SEDIMENT TRANSFER FROM THE SITE DURING CONSTRUCTION. SEE DETAIL, SHEET D–2.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

P5057

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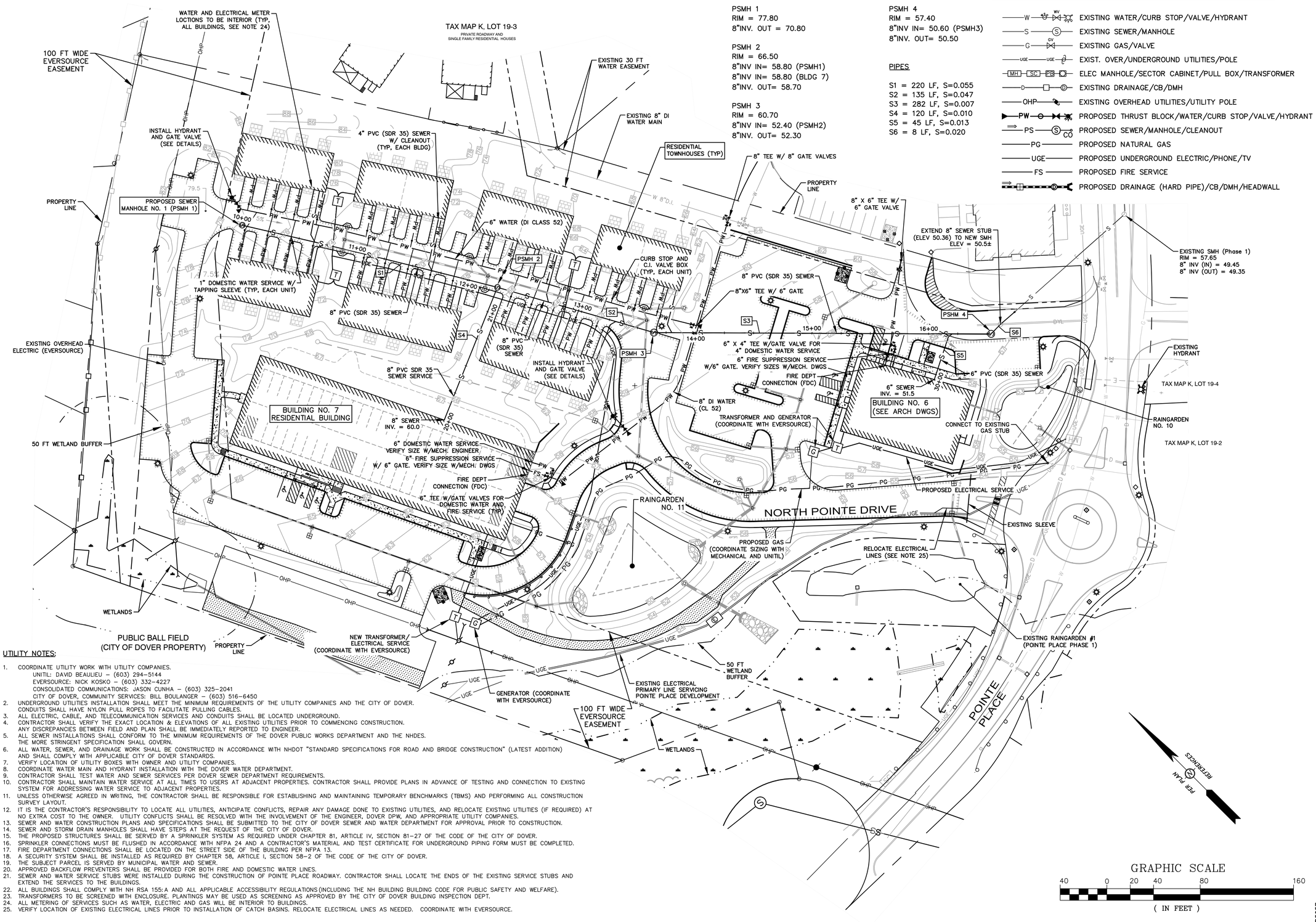
CITY FILE NO. P20–32

TAX MAP K, LOT 19
DOVER, NH

TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-3



PROPOSED SEWER STRUCTURES

PSMH 1
RIM = 77.80
8"INV. OUT = 70.80

PSMH 2
RIM = 66.50
8"INV IN= 58.80 (PSMH1)
8"INV IN= 58.80 (BLDG 7)
8"INV. OUT= 58.70

PSMH 3
RIM = 60.70
8"INV IN= 52.40 (PSMH2)
8"INV. OUT= 52.30

PSMH 4
RIM = 57.40
8"INV IN= 50.60 (PSMH3)
8"INV. OUT= 50.50

PIPES

S1 = 220 LF, S=0.055
S2 = 135 LF, S=0.047
S3 = 282 LF, S=0.007
S4 = 120 LF, S=0.010
S5 = 45 LF, S=0.013
S6 = 8 LF, S=0.020

LEGEND

- EXISTING WATER/CURB STOP/VALVE/HYDRANT
- EXISTING SEWER/MANHOLE
- EXISTING GAS/VALVE
- EXIST. OVER/UNDERGROUND UTILITIES/POLE
- ELEC MANHOLE/SECTOR CABINET/PULL BOX/TRANSFORMER
- EXISTING DRAINAGE/CB/DMH
- EXISTING OVERHEAD UTILITIES/UTILITY POLE
- PROPOSED THRUST BLOCK/WATER/CURB STOP/VALVE/HYDRANT
- PROPOSED SEWER/MANHOLE/CLEANOUT
- PROPOSED NATURAL GAS
- PROPOSED UNDERGROUND ELECTRIC/PHONE/TV
- PROPOSED FIRE SERVICE
- PROPOSED DRAINAGE (HARD PIPE)/CB/DMH/HEADWALL

UTILITY NOTES:

1. COORDINATE UTILITY WORK WITH UTILITY COMPANIES.
   UNITIL: DAVID BEAULIEU – (603) 294–5144
   EVERSOURCE: NICK KOSKO – (603) 332–4227
   CONSOLIDATED COMMUNICATIONS: JASON CUNHA – (603) 325–2041
   CITY OF DOVER, COMMUNITY SERVICES: BILL BOULANGER – (603) 516–6450
2. UNDERGROUND UTILITIES INSTALLATION SHALL MEET THE MINIMUM REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF DOVER. CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
3. ALL ELECTRIC, CABLE, AND TELECOMMUNICATION SERVICES AND CONDUITS SHALL BE LOCATED UNDERGROUND.
4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO ENGINEER.
5. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE DOVER PUBLIC WORKS DEPARTMENT AND THE NHDES. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
6. ALL WATER, SEWER, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST ADDITION) AND SHALL COMPLY WITH APPLICABLE CITY OF DOVER STANDARDS.
7. VERIFY LOCATION OF UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
8. COORDINATE WATER MAIN AND HYDRANT INSTALLATION WITH THE DOVER WATER DEPARTMENT.
9. CONTRACTOR SHALL TEST WATER AND SEWER SERVICES PER DOVER SEWER DEPARTMENT REQUIREMENTS.
10. CONTRACTOR SHALL MAINTAIN WATER SERVICE AT ALL TIMES TO USERS AT ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE PLANS IN ADVANCE OF TESTING AND CONNECTION TO EXISTING SYSTEM FOR ADDRESSING WATER SERVICE TO ADJACENT PROPERTIES.
11. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES (IF REQUIRED) AT NO EXTRA COST TO THE OWNER. UTILITY CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DOVER DPW, AND APPROPRIATE UTILITY COMPANIES.
13. SEWER AND WATER CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF DOVER SEWER AND WATER DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
14. SEWER AND STORM DRAIN MANHOLES SHALL HAVE STEPS AT THE REQUEST OF THE CITY OF DOVER.
15. THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 81, ARTICLE IV, SECTION 81–27 OF THE CODE OF THE CITY OF DOVER.
16. 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.
17. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
18. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58–2 OF THE CODE OF THE CITY OF DOVER.
19. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
20. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
21. SEWER AND WATER SERVICE STUBS WERE INSTALLED DURING THE CONSTRUCTION OF POINTE PLACE ROADWAY. CONTRACTOR SHALL LOCATE THE ENDS OF THE EXISTING SERVICE STUBS AND EXTEND THE SERVICES TO THE BUILDINGS.
22. ALL BUILDINGS SHALL COMPLY WITH NH RSA 155:A AND ALL APPLICABLE ACCESSIBILITY REGULATIONS (INCLUDING THE NH BUILDING BUILDING CODE FOR PUBLIC SAFETY AND WELFARE).
23. TRANSFORMERS TO BE SCREENED WITH ENCLOSURE. PLANTINGS MAY BE USED AS SCREENING AS APPROVED BY THE CITY OF DOVER BUILDING INSPECTION DEPT.
24. ALL METERING OF SERVICES SUCH AS WATER, ELECTRIC AND GAS WILL BE INTERIOR TO BUILDINGS.
25. VERIFY LOCATION OF EXISTING ELECTRICAL LINES PRIOR TO INSTALLATION OF CATCH BASINS. RELOCATE ELECTRICAL LINES AS NEEDED. COORDINATE WITH EVERSOURCE.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

P5057

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

STATE OF NEW HAMPSHIRE – CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JULY 21, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	02/20/20
1	TRC SUBMITTAL	CDB	05/07/20
2	NHDES SEWER SUBMITTAL	CDB	05/27/20
3	TRC COMMENTS	CDB	06/30/20
4	TRC COMMENTS	CDB	07/21/20

DRAWN BY:
APPROVED BY:
DRAWING FILE:

SCALE:
22"x34" 1" = 40'
11"x17" 1" = 80'

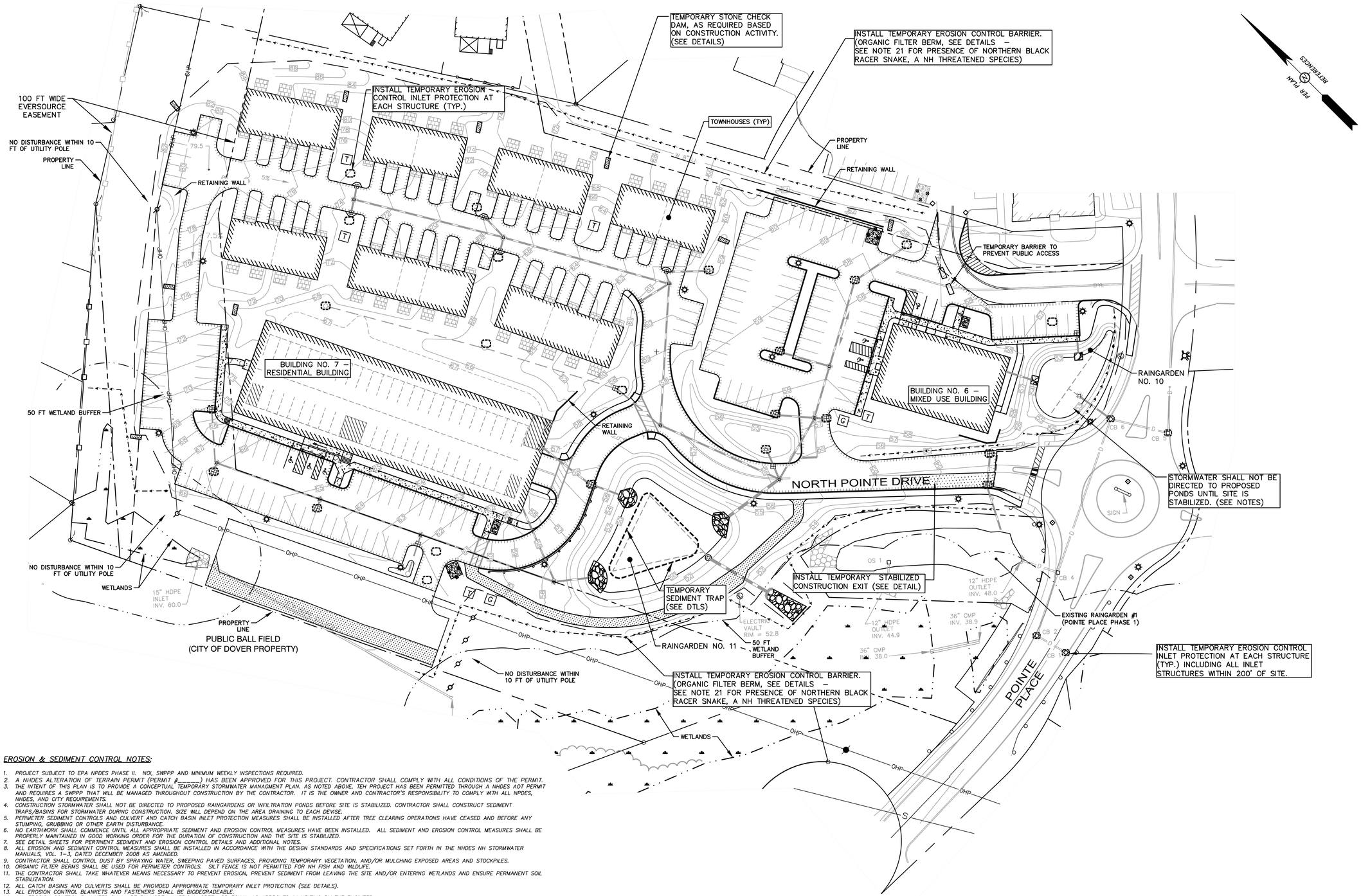
OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT
CITY FILE NO. P20–32
TAX MAP K, LOT 19
DOVER, NH

TITLE:
UTILITIES PLAN

SHEET NUMBER:
C-4



EROSION & SEDIMENT CONTROL NOTES:

1. *PROJECT SUBJECT TO EPA NPDES PHASE II. NOI, SWPPP AND MINIMUM WEEKLY INSPECTIONS REQUIRED.*
2. *A NHDES ALTERATION OF TERRAIN PERMIT (PERMIT #_____) HAS BEEN APPROVED FOR THIS PROJECT. CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.*
3. *THE INTENT OF THIS PLAN IS TO PROVIDE A CONCEPTUAL TEMPORARY STORMWATER MANAGMENT PLAN. AS NOTED ABOVE, TEH PROJECT HAS BEEN PERMITTED THROUGH A NHDES AOT PERMIT AND REQUIRES A SWPPP THAT WILL BE MANAGED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR. IT IS THE OWNER AND CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL NPDES, NHDES, AND CITY REQUIREMENTS.*
4. *CONSTRUCTION STORMWATER SHALL NOT BE DIRECTED TO PROPOSED RAINGARDENS OR INFILTRATION PONDS BEFORE SITE IS STABILIZED. CONTRACTOR SHALL CONSTRUCT SEDIMENT TRAPS/BASINS FOR STORMWATER DURING CONSTRUCTION. SIZE WILL DEPEND ON THE AREA DRAINING TO EACH DEVISE.*
5. *PERIMETER SEDIMENT CONTROLS AND CULVERT AND CATCH BASIN INLET PROTECTION MEASURES SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.*
6. *NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.*
7. *SEE DETAIL SHEETS FOR PERTINENT SEDIMENT AND EROSION CONTROL DETAILS AND ADDITIONAL NOTES.*
8. *ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE NHDES NH STORMWATER MANUALS, VOL. 1–3, DATED DECEMBER 2008 AS AMENDED.*
9. *CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.*
10. *ORGANIC FILTER BERMS SHALL BE USED FOR PERIMETER CONTROLS. SILT FENCE IS NOT PERMITTED FOR NH FISH AND WILDLIFE.*
11. *THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.*
12. *ALL CATCH BASINS AND CULVERTS SHALL BE PROVIDED APPROPRIATE TEMPORARY INLET PROTECTION (SEE DETAILS).*
13. *ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADEABLE.*
14. *ALL EROSION CONTROL BLANKETS SHALL BE BY NORTH AMERICAN GREEN OR EQUAL AS APPROVED IN WRITING BY THE ENGINEER.*
15. *ALL SWALES, STROMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.*
16. *ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.*
17. *UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.*
18. *UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.*
19. *CONSTRUCTION ACTIVITIES SHALL BE MANAGED IN STRICT ACCORDANCE WITH NH RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. NO INVASIVE SPECIES SHALL BE INSTALLED ON THE PROJECT SITE FOR ANY REASON.*
20. *FUGITIVE DUST SHALL BE CONTROLLED DURING CONSTRUCTION IN ACCORDANCE WITH ENV–A 1000. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DUST FROM LEAVING THE SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE PROACTIVE MANAGEMENT OF STOCKPILES, MATERIALS PROCESSING ACTIVITIES, VEHICULAR TRAFFIC AND THE EXCAVATION AND PLACEMENT OF EARTH MATERIALS.*

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

P5057

ENGINEER:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
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STATE OF NEW HAMPSHIRE – CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER

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APPROVED BY: _____
DRAWING FILE: _____

SCALE:
22"x34" 1" = 40'
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P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

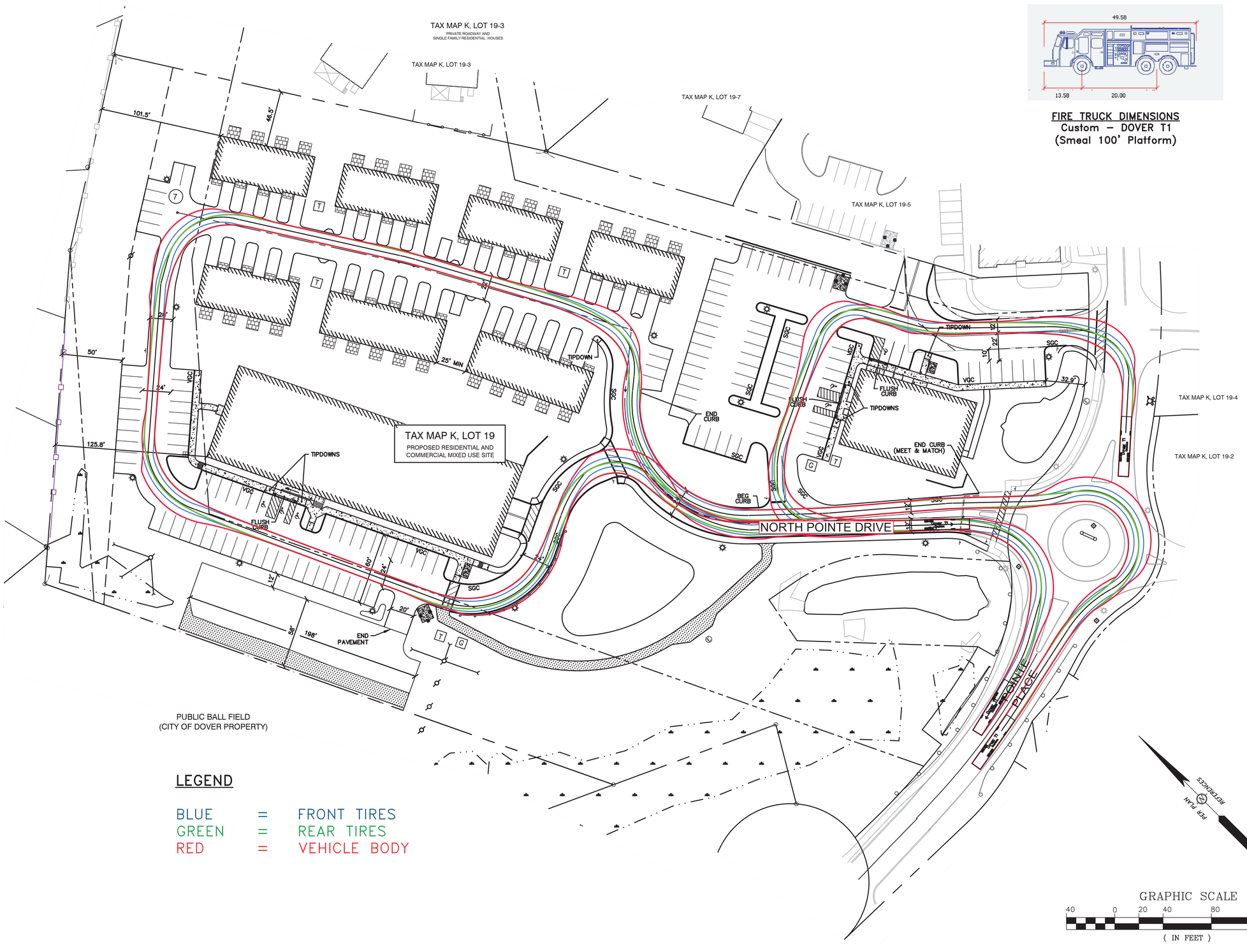
PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT

CITY FILE NO. P20–32

TAX MAP K, LOT 19
DOVER, NH

TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-5



FIRE TRUCK DIMENSIONS
Custom – DOVER T1
(Smeal 100' Platform)

LEGEND

BLUE = FRONT TIRES
GREEN = REAR TIRES
RED = VEHICLE BODY

P5057

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340 CENTRAL AVE., #202
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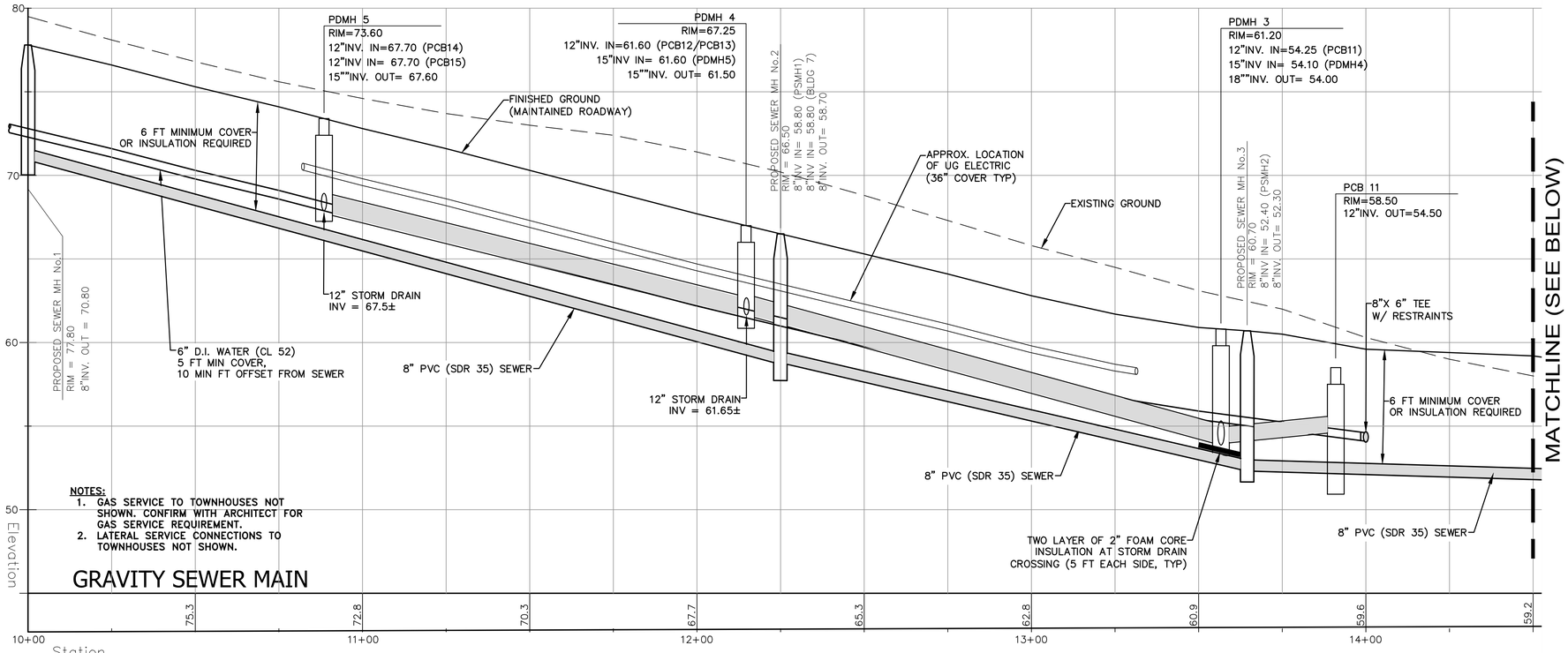
PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND
COMMERCIAL
MIXED USE DEVELOPMENT

CITY FILE NO. P20-32

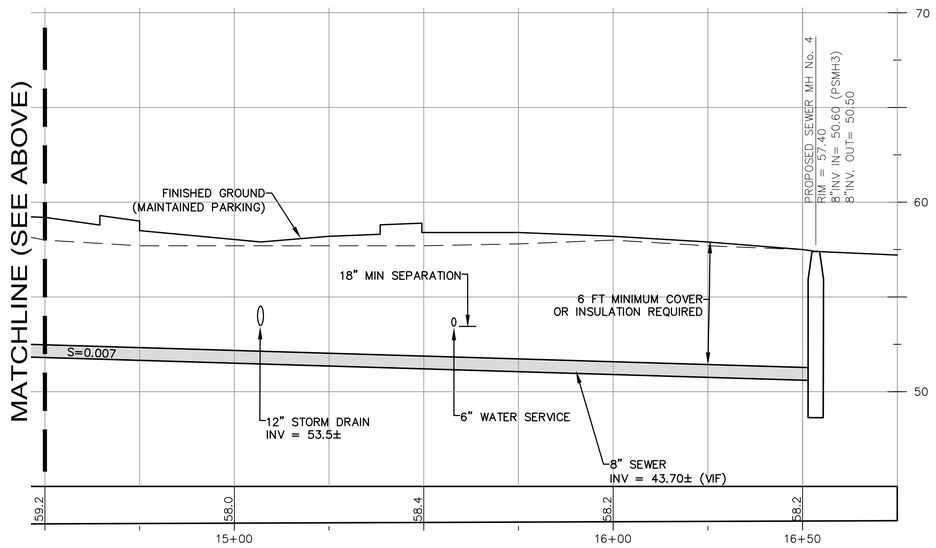
TAX MAP K, LOT 19
DOVER, NH

TITLE:
FIRE TRUCK TURNING MOVEMENT (AUROTURN)

SHEET NUMBER:
C-6



PROFILE SCALE:
1" = 20' HORIZONTAL
1" = 4' VERTICAL (5X)



PROFILE SCALE:
1" = 20' HORIZONTAL
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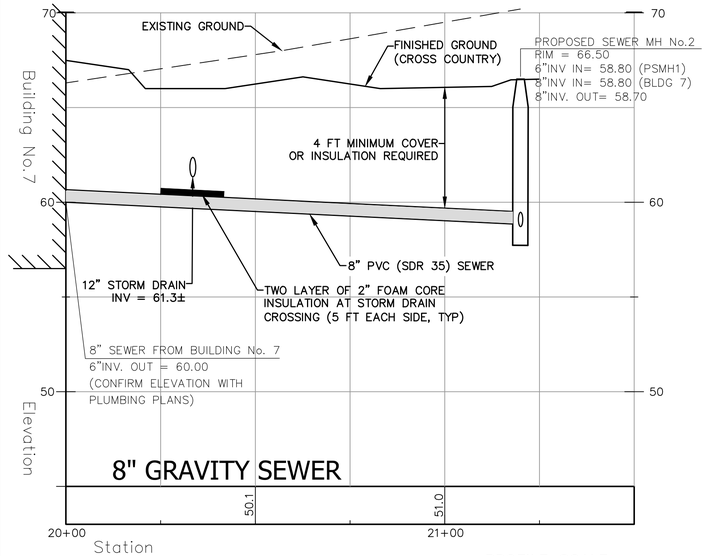

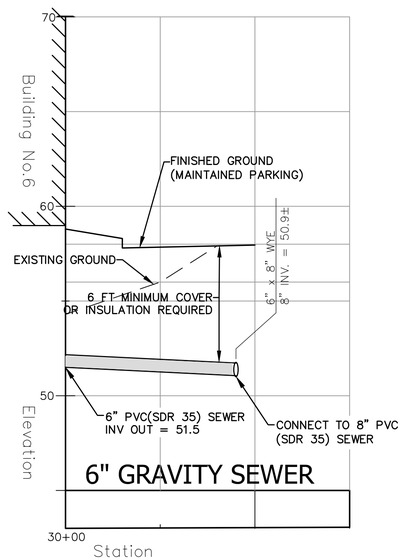

PROFILE SCALE:
1" = 20' HORIZONTAL
1" = 4' VERTICAL (5X)

ENGINEER:
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CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE -

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APPROVED BY:
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DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT

CITY FILE NO. P20-32

TAX MAP K, LOT 19
DOVER, NH

TITLE:
SEWER PROFILES

SHEET NUMBER:
C-7

P5057

ZONING SUMMARY

TAX MAP K, LOT 19

A. ZONING DISTRICT: RESIDENTIAL COMMERCIAL MIXED USE (RCM) OVERLAY BY APPROVED CONDITIONAL USE PERMIT INNOVATIVE TECHNOLOGY (IT) DISTRICT

OVERLAY DISTRICTS: RESIDENTIAL COMMERCIAL MIXED USE OVERLAY DISTRICT
WETLANDS OVERLAY DISTRICT

LOT SUMMARY

TAX MAP K, LOT 19 (8.5 ACRES)

LOT	AREA (SF)	AREA (ACRES)
A	120,260 SF	2.76 AC
B	99,790 SF	2.29 AC
C	150,300 SF	3.45 AC

TAX MAP K, LOT 19-3
PRIVATE ROADWAY AND SINGLE FAMILY RESIDENTIAL HOUSES

100 FT WIDE EVERSOURCE EASEMENT

30 FT WIDE WATER LINE EASEMENT

EXTERIOR DECK OR PATIO (120 SF/UNIT)

TOWNHOUSE 2 – (F–G) 5 UNITS (100' X 36')

SEWER EASEMENT TO LOT C (20 FT WIDE')

30 FT WATER EASEMENT

TOWNHOUSE 1 – (A–E) 4 UNITS (80' X 36')

PROPERTY LINE

SEWER EASEMENT TO LOTS B AND C (20 FT WIDE')

RETAINING WALL

TRASH STORAGE AND ENCLOSURE

WATER EASEMENT TO LOTS B AND C (20 FT WIDE')

SAWCUT PAVEMENT

PROPOSED ACCESS EASEMENT

SNOW STORAGE

VISITOR PARKING (TYP)

LOT B (2.29 ACRES)

LIGHT POLE (TYP. SEE LIGHTING PLAN)

SIGN (NO PARKING– FIRE LANE)

50 FT SETBACK (TYP)

9' X 18' PARKING STALL (TYP)

END 5-FT BIT SW

DYL AND STOP BAR

LOT A (2.76 ACRES)

BIKE RACK (6 STALLS)

5 FT CONC SW

5 FT BIT SW MEET AND MATCH EXIST WALK

TAX MAP K, LOT 19-4

STORMWATER MANAGEMENT AREA

LOT C (3.45 ACRES)

RETAINING WALL

STOP SIGN

WATER EASEMENT TO LOT C (20 FT WIDE')

PROPERTY LINE

TAX MAP K, LOT 19-2

EXISTING BIT SW

TRASH STORAGE AND ENCLOSURE

BIKE RACK (6 STALLS)

PARKING GARAGE ENTRANCE

NORTH POINTE DRIVE

BUILDING NO. 6 – MIXED USE 5,000 SF COMMERCIAL / 24 RESIDENTIAL UNITS (100' X 65')

50 FT WETLAND BUFFER

5 FT CONC SW

STOP SIGN

SAWCUT PAVEMENT

MEET AND MATCH EXIST WALK

5 FT BIT SW

STORMWATER MANAGEMENT AREA

5 FT BIT SW

SEE ROUNDABOUT PLANS R–2 AND R–4 FOR REQUIRED SIGNAGE

BUILDING NO. 7 – RESIDENTIAL–COMMERCIAL MIXED–USE BUILDING 60 UNITS (250' X 80')

WETLANDS

PROPERTY LINE

PROPOSED GUARDRAIL

EXISTING RAINGARDEN #1 (POINTE PLACE PHASE 1)

WIDEN GRAVEL LOT FOR PUBLIC BALL FIELD APPROXIMATELY 42 PARKING SPACES (NOT STRIPED) TO BE USED FOR CITY OF DOVER BALLFIELD PER EASEMENT DEED _____ AND OVERFLOW PARKING FOR TAX MAP K, LOT 19)

50 FT WETLAND BUFFER

8 FT GRAVEL PATH

WETLANDS

POINTE PLACE

EXISTING BOX CULVERTS AND HEADWALL

PUBLIC BALL FIELD
(CITY OF DOVER PROPERTY)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

NOTES:

1. THE PRELIMINARY LOT LAYOUT IS INTENDED TO SHOW THE THAT THE PARCEL CAN BE SUBDIVIDED IN THE FUTURE AND COMPLY WITH ZONING REGULATIONS FOR THREE LOTS OF TWO ACRES MINIMUM IN SIZE. A SEPARATE SUBDIVISION APPLICATION SHALL BE SUBMITTED FOR APPROVAL BY THE PLANNING.

P5057

ENGINEER:
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133 COURT STREET PORTSMOUTH, NH 03801
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CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

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ISSUED FOR: PLANNING BOARD APPROVAL

ISSUE DATE: JULY 21, 2020

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APPROVED BY: _____
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SCALE:
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OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT

CITY FILE NO. P20–32

TAX MAP K, LOT 19
DOVER, NH

TITLE:
PRELIMINARY LOT LAYOUT PLAN

SHEET NUMBER:
C-8

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

POINTE PLACE (PHASE 5) RESIDENTIAL AND COMMERCIAL MIXED USE DEVELOPMENT
DOVER POINT ROAD/MIDDLE ROAD/POINTE PLACE
DOVER, NEW HAMPSHIRE

LONGITUDE: 070° 51' 20" W
LATITUDE: 043° 10' 40" N
TAX MAP K-1 LOT 19

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

DESCRIPTION

The project consists of two new mixed-use commercial/residential buildings and seven new townhouses, consisting of 114 residential units and approximately 15,000 square feet of commercial space. The site will provide associated site improvements including parking, walkways, lighting, utilities, stormwater management and landscaping improvements. The project is located on an 8.5 acre lot identified as Assessor's parcel Tax Map K, Lot 19 in the City of Dover, NH.

DISTURBED AREA

The total area to be disturbed for the site development improvements is approximately ±270,000 SF (±6.2 acres).

NAME OF RECEIVING WATER

The majority of the site will drain to a stormwater collection system and through raingardens. The treated stormwater will outfall to Varney Brook.

NPDES CONSTRUCTION GENERAL PERMIT

Contractor shall prepare a Stormwater Pollution Prevention Plan (SWPPP) is accordance with federal storm water permit requirements (see "Developing Your Stormwater Pollution Prevention Plan", EPA 833-R-060-4). The SWPPP must be prepared in a format acceptable to the Owner and three (3) copies provided to the Municipality at least fourteen (14) days prior to initiating construction. Contractor is responsible for all cost associated with preparation and implementation of SWPPP including any temporary erosion control measures (whether indicated or not on these drawings) as required for the contractor's sequence of activities.

The Contractor and Owner shall each file a Notice of Intent (NOI) with the U.S.E.P.A. under the NPDES Construction General Permit. (U.S.E.P.A., 1200 Pennsylvania Avenue NW, Washington, DC 20460) All work shall be in accordance with NPDES General Permit: NHG07000, including NOI requirements, effluent limitations, standards and management for construction. The Contractor shall be responsible for obtaining a USEPA Construction Dewatering Permit, if required.

SEQUENCE OF MAJOR ACTIVITIES

1. Prepare SWPPP and file NPDES Notice of Intent (NOI), 14 days prior to any construction activities (Required).
2. Hold a pre-construction meeting with City & stake holders, as required.
3. Install temporary erosion control measures including organic filter berms, stabilized construction exits, inlet sediment filters, and temporary sediment traps as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
4. DO NOT construct or direct construction flows to proposed raingardens until proposed grades are established and site is stabilized.
5. Prepare building areas per geotechnical engineering recommendations,
6. Rough grade site including placement of borrow materials.
7. Construct utility services.
8. Construct drainage structures, culverts, and swales.
9. Construct building foundations, driveways and parking area base course paving & curbing.
10. Construct final grading, loam (6" min) and seed all disturbed areas not paved or otherwise stabilized.
11. Complete building construction.
12. When site is fully stabilized, complete construction of raingardens.
13. Install top course paving, pavement markings and signs,
14. When all construction activity is complete and as each phase is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.
15. File a Notice of Termination (N.O.T.) with U.S.E.P.A. (Required)

CONSTRUCTION SEQUENCE / EROSION CONTROL

- THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
- PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 55,000 SQUARE FEET AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - ** BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
  - ** A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
  - ** A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED.
  - ** OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bale, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
   a. Base coarse gravels have been installed in areas to be paved;
   b. A minimum of 85% vegetated growth as been established;
   c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; – or –
   d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
   a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
   b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Blanket	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

1. Seedbed Preparation –
   Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

10. Seeding –
    a. Utilize annual rye grass at a rate of 40 lbs/acre.
    b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
    c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance –
   Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Silt Fence
   a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM-51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM-52	Extra Strength 50 lb/lin in (min) Standard Strength 30 lb/lin in (min)
Flow Rate	VTM-51	0.3 gal/sf/min (min)

   * Requirements reduced by 50 percent after six (6) months of installation.

   Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizer to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

   b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).
   c. A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.
   d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
   e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
   f.
   g. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.
   h. The trench shall be backfilled and the soil compacted over the filter fabric.
   i. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation –
   Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

3. Maintenance –
   a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.
   b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
   c. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.
   d. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.
   e. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

E. PERMANENT SEEDING –

1. Bedding – stones larger than 1", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

   Agricultural Limestone @ 100 lbs. per 1,000 s.f.
   10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended):

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

Seed Mixture (For slope embankments):
Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

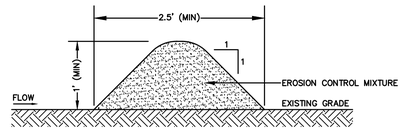
Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs/Acre)
Creeping Red Fescue (b)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90	5 (5)
		Total	90 (80)

   a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
   b. Fescue varieties shall include – Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

WINTER CONSTRUCTION NOTES

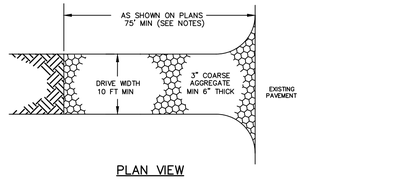
1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. 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;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After October 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.



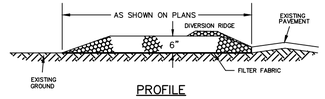
NOTES

1. ORGANIC FILTER BERMS TO BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
   a) THE ORGANIC CONTENT SHALL BE 80–100% OF DRY WEIGHT.
   b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70–85% PASSING A 0.75" SCREEN.
   c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
   d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
   e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
   f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5%, OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.

ORGANIC FILTER BERM NOT TO SCALE



PLAN VIEW



PROFILE

CONSTRUCTION SPECIFICATIONS

1. REFERENCE NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3 (LATEST EDITION), SECTION 4.2 "TEMPORARY CONSTRUCTION EXIT" REQUIREMENTS AND BMP DETAIL.
2. STONE SIZE – 3" COARSE AGGREGATE
3. THICKNESS – SIX (6) INCHES (MINIMUM).
4. LENGTH – 75 FOOT MINIMUM, OR 50 FOOT ALLOWED WHEN DIVERSION RIDGE IS PROVIDED.
5. WIDTH – 1/2 OF DRIVEWAY (10 FOOT MINIMUM).
6. FILTER FABRIC – MIRAFI 600X OR APPROVED EQUAL.
7. SURFACE WATER CONTROL – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
8. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
9. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION EXIT NOT TO SCALE

NOTE:
ALL FACILITIES SHOULD BE INSPECTED ON AN ANNUAL BASIS AT A MINIMUM. IN ADDITION, ALL FACILITIES SHOULD BE INSPECTED AFTER A SIGNIFICANT PRECIPITATION EVENT TO ENSURE THE FACILITY IS DRAINING APPROPRIATELY AND TO IDENTIFY ANY DAMAGE THAT OCCURRED AS A RESULT OF THE INCREASED RUNOFF. FOR THE PURPOSE OF THIS STORMWATER MANAGEMENT PROGRAM, A SIGNIFICANT RAINFALL EVENT IS CONSIDERED AN EVENT OF THREE (3) INCHES IN A 24-HOUR PERIOD OR 0.5 INCHES IN A ONE-HOUR PERIOD. IT IS ANTICIPATED THAT A SHORT, INTENSE EVENT IS LIKELY TO HAVE A HIGHER POTENTIAL OF EROSION FOR THIS SITE THAN A LONGER, HIGH VOLUME EVENT.

P5057

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JUNE 30, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	05/07/20
1	NHDES SUBMISSION	CDB	05/27/20
2	TRC COMMENTS	CDB	06/30/20

DRAWN BY: _____
APPROVED BY: _____
DRAWING FILE: _____

SCALE:
NO SCALE

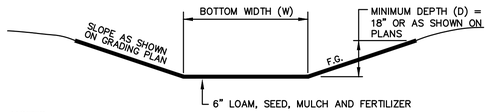
OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT
CITY FILE NO. P20-32
TAX MAP K, LOT 19
DOVER, NH

TITLE:
EROSION CONTROL DETAILS

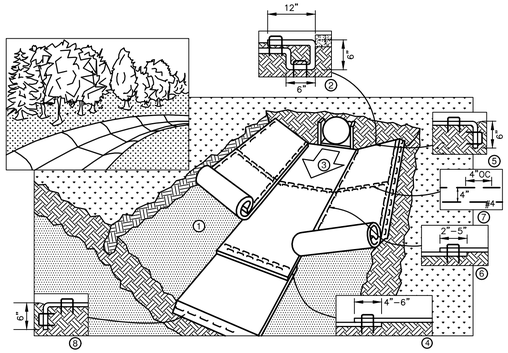
SHEET NUMBER:
D-1



NOTES

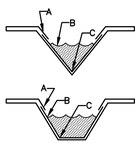
1. THE FOUNDATION AREA OF THE SWALE SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL.
2. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE DESIGN CRITERIA AND BE FREE OF IRREGULARITIES.
3. EARTH FILLS REQUIRED TO MEET SUBGRADE REQUIREMENTS BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED SWALE.
4. VEGETATION SHALL BE ESTABLISHED IN THE SWALE OR AN EROSION CONTROL MATTING INSTALLED PRIOR TO DIRECTING STORMWATER TO IT.
5. MAINTENANCE OF THE VEGETATION IS EXTREMELY IMPORTANT IN ORDER TO PREVENT RILLING, EROSION, AND FAILURE OF THE SWALE. MOWING SHALL BE DONE FREQUENTLY ENOUGH TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION AND TO KEEP GRASSES IN A VIGOROUS CONDITION. THE VEGETATION SHALL NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE EROSION RESISTANCE IN THE SWALE.
6. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER ANY STORM GREATER THAN 0.5" OF RAINFALL IN 24 HOURS TO DETERMINE ITS CONDITION. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

VEGETATED SWALE NOT TO SCALE



NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (DEPENDING ON BLANKET TYPE) AND STAPLED. TO INSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



CRITICAL POINTS:

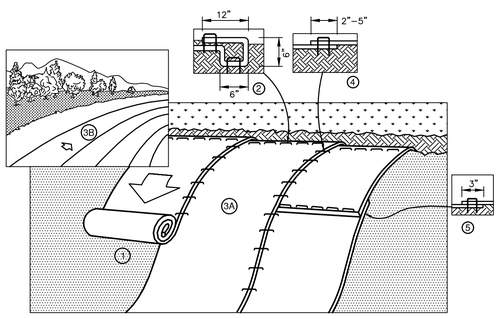
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTES:

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL BLANKET - SWALE NOT TO SCALE

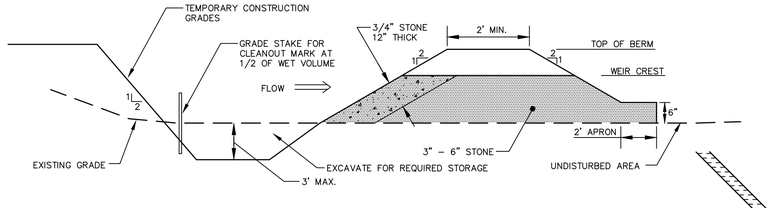


NOTES

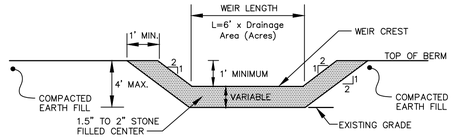
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

NOTE: EROSION CONTROL BLANKET SHALL BE MADE OF STRAW, JUTE, OR COCONUT FIBER AND SHALL NOT CONTAIN WELDED PLASTIC OR BIO-DEGRADABLE PLASTIC NETTING.

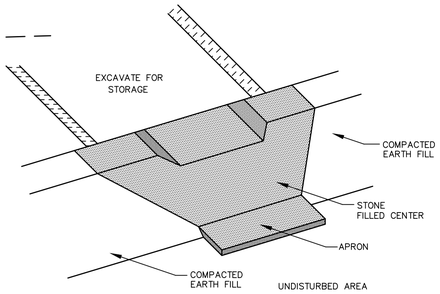
EROSION CONTROL BLANKET - SLOPE NOT TO SCALE



CROSS SECTION

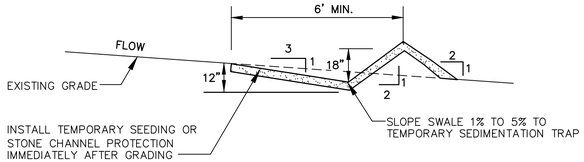


PROFILE



ISOMETRIC VIEW

SWALE SHALL BE FREE OF IRREGULARITIES WHICH MAY CAUSE PONDING. COMPACT FILLS AS NECESSARY TO STABILIZE MATERIAL.

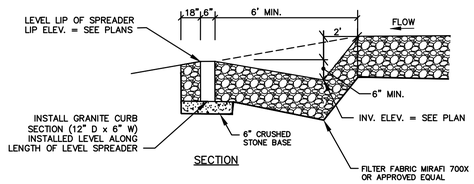


TEMPORARY DIVERSION SWALE NOT TO SCALE

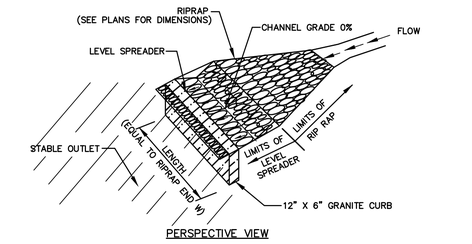
MAINTENANCE

1. SEDIMENT SHALL BE REMOVED AND THE TRAP SHALL BE RESTORED TO ITS ORIGINAL CAPACITY WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN STORAGE VOLUME. SEDIMENT REMOVED SHALL BE DISPOSED OF SO THAT IT DOES NOT CAUSE A SEDIMENT PROBLEM AT ANOTHER LOCATION.
2. THE STRUCTURE SHALL BE CHECKED BI-WEEKLY AND AFTER EVERY MAJOR STORM TO INSURE THAT IT IS WORKING PROPERLY AND IS NOT DAMAGED. DAMAGE TO THE STRUCTURE SHALL BE REPAIRED IMMEDIATELY.
3. 3/4" STONE SHALL BE CHECKED DURING INSPECTION AND REPLACED WHEN THE OPENINGS IN THE STONE HAVE BECOME CLOGGED.
4. WHEN THE DRAINAGE AREA FLOWING INTO THE BASIN HAS BEEN FULLY STABILIZED, THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA VEGETATED USING LOAM AND SEED WITH MULCH (OR SOD IF NECESSARY) WITHIN 72 HOURS OF THE REMOVAL OF THE BASIN.

TEMPORARY SEDIMENT TRAP (TST) OUTLET NOT TO SCALE



SECTION

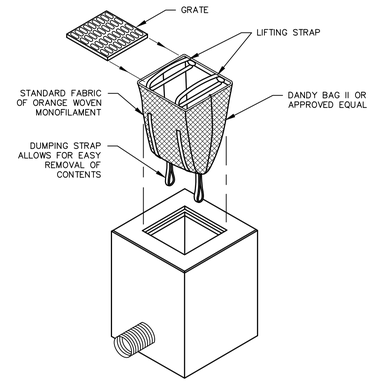


PERSPECTIVE VIEW

NOTES

1. LEVEL SPREADERS SHALL BE CONSTRUCTED PER CITY OF DOVER STANDARD DETAILS AND SPECIFICATIONS.
2. FOR STAPLE REQUIREMENTS SEE MANUFACTURER'S STANDARDS & SPECIFICATIONS FOR PROTECTIVE MATERIALS.
3. AREAS BELOW LEVEL SPREADERS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

LEVEL SPREADER NOT TO SCALE



INSTALLATION AND MAINTENANCE:

INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

STORM DRAIN INLET PROTECTION NOT TO SCALE

ENGINEER:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

STATE OF NEW HAMPSHIRE – CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JUNE 30, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	05/07/20
1	TRC COMMENTS	CDB	06/30/20

DRAWN BY:
APPROVED BY:
DRAWING FILE:

SCALE:
NO SCALE

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

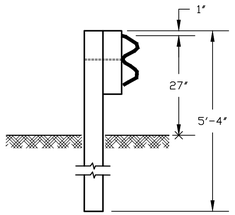
APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT
CITY FILE NO. P20-32
TAX MAP K, LOT 19
DOVER, NH

TITLE:
DETAILS

SHEET NUMBER:
D-2

P5057

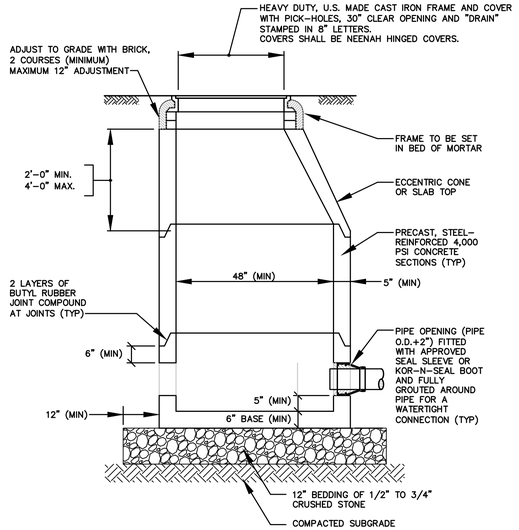


AASHTO DESIGNATION	G4(2W)
MAINE STANDARD DETAIL	HD-6
POST SPACING	6'-3"
DEFLECTION DISTANCE *	3'
POST TYPE	6" x 8" TREATED WOOD POST
BEAM TYPE	"W" SECTION, 12 GA., "CORTEN" STEEL
OFFSET BRACKETS	6" x 6" x 14" TREATED BLOCK

* CLEAR DISTANCE FROM THE BACK OF THE POST TO THE ROADSIDE OBJECTS. DECREASING THE POST SPACING TO 3.5 FEET WILL DECREASE THE DEFLECTION DISTANCE BY ONE FOOT.

"W" BEAM GUARDRAIL DETAIL (WOOD POSTS)

NOT TO SCALE

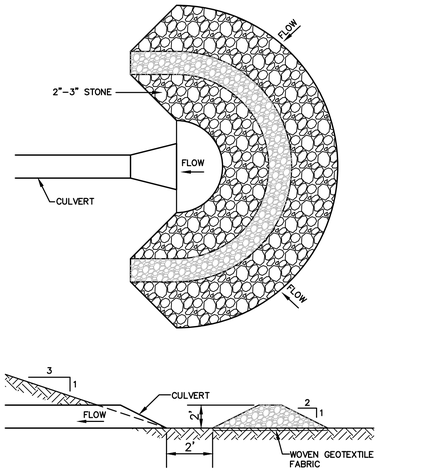


NOTES

1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. ALL MANHOLE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. USE H-20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4 FT OF GRADE.
7. CITY OF DOVER INSTALLS STEPS IN DRAIN MANHOLES.

DRAIN MANHOLE DETAIL

NOT TO SCALE

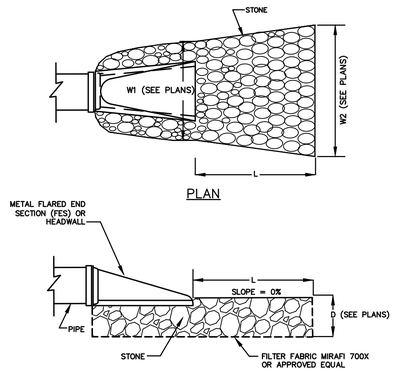


NOTES:

1. TEMPORARY CULVERT INLET PROTECTION CHECK DAMS SHALL BE CONSTRUCTED OF 2-3" CLEAN WASHED STONE OVER WOVEN GEOTEXTILE FABRIC.
2. INLET PROTECTION MEASURES SHALL BE INSTALLED AT THE OPENINGS OF ALL EXISTING AND PROPOSED CULVERTS WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER..
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND DISPOSED OF PROPERLY.
4. STRUCTURES SHALL BE REMOVED WHEN DIRECTED BY THE ENGINEER AND THE SITE IS STABILIZED WITH VEGETATION AND THE CHANNEL SHALL BE SMOOTHED AND REVEGETATED.

TEMPORARY CULVERT INLET PROTECTION CHECK DAM

NOT TO SCALE



SECTION

MAINTENANCE

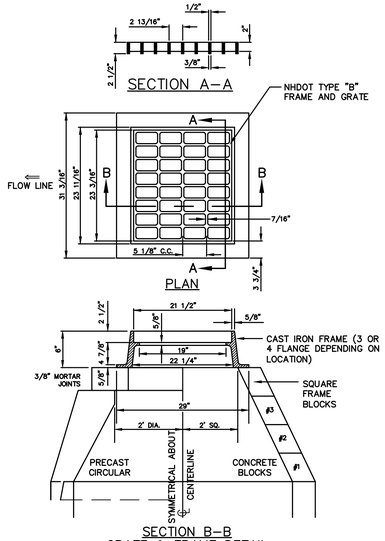
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

RIPRAP OUTLET PROTECTION

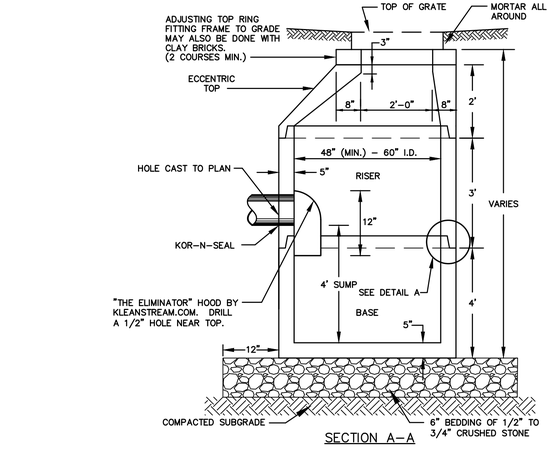
NOT TO SCALE

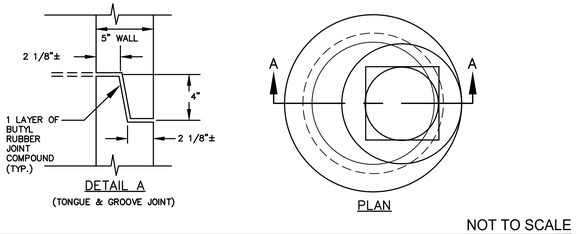


NOTES

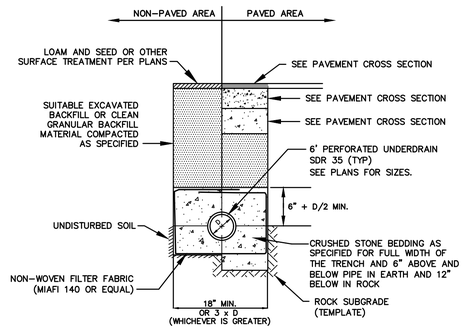
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. USE H20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4' OF FINISH GRADE.
7. FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER.

DEEP SUMP CATCH BASIN





NOT TO SCALE



BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

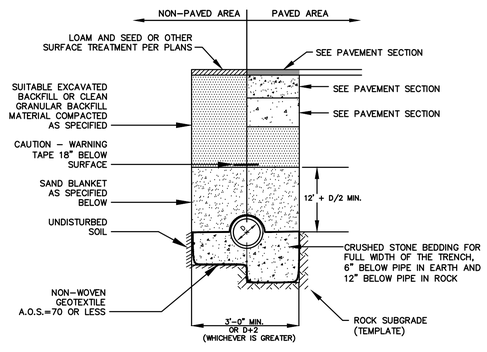
SAND BLANKET/BARRIER	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

UNDERDRAIN TRENCH SECTION

NOT TO SCALE



BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER	
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

STORM DRAIN UTILITY TRENCH SECTION

NOT TO SCALE

P5057

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

STATE OF NEW HAMPSHIRE - CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER -

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ISSUED FOR: PLANNING BOARD APPROVAL

ISSUE DATE: JUNE 30, 2020

REVISIONS

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0	INITIAL SUBMISSION	CDB	05/07/20
1	TRC COMMENTS	CDB	06/30/20

DRAWN BY: _____
APPROVED BY: _____
DRAWING FILE: _____

SCALE: NO SCALE

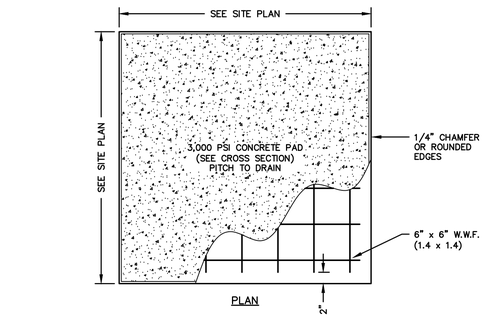
OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

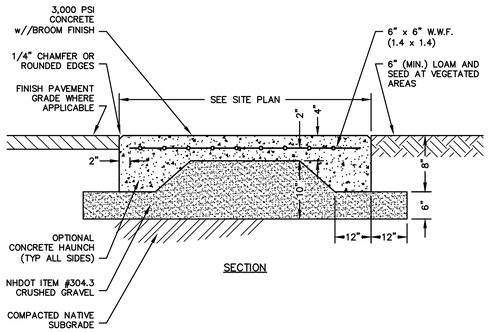
APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE - PHASE 5
RESIDENTIAL AND COMMERCIAL MIXED USE DEVELOPMENT
CITY FILE NO. P20-32
TAX MAP K, LOT 19
DOVER, NH

TITLE: *DETAILS*

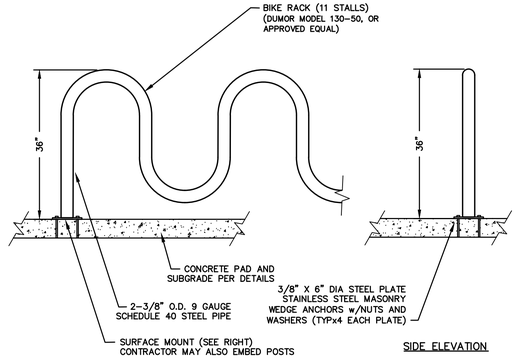
SHEET NUMBER: D-3





BIKE RACK / BENCH PAD

NOT TO SCALE

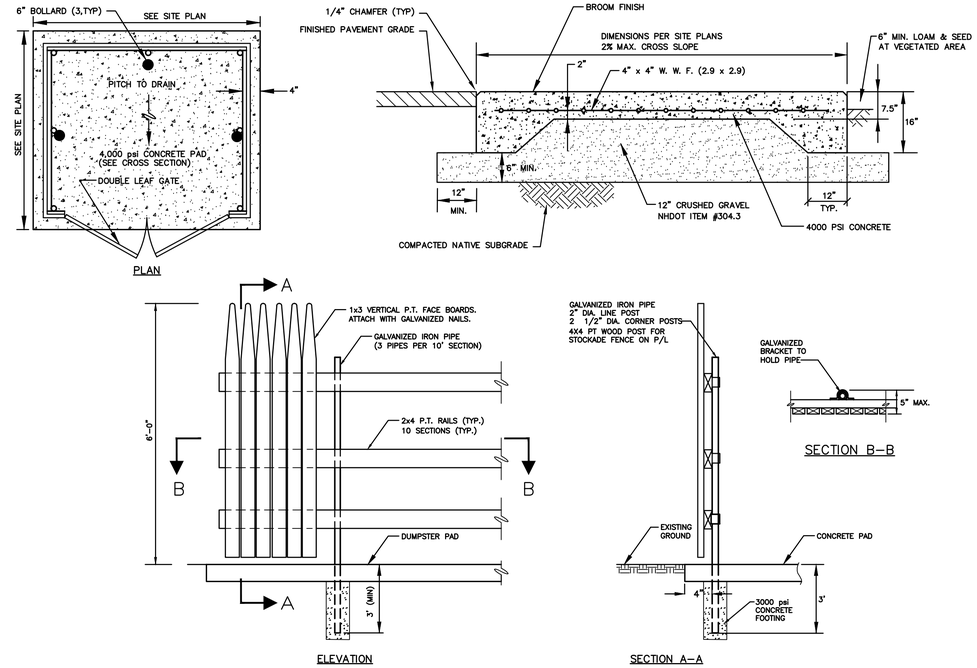


NOTES

1. ALL STEEL PIPE SHALL MEET ASTM A53.
2. ALL STEEL PLATES SHALL MEET ASTM A36.
3. RACK(S) SHALL BE INSTALLED IN THE QUANTITY AND ORIENTATION SHOWN ON THE PLANS.
4. RACK(S) TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
5. RACK FINISH TO BE AT THE OWNER'S DISCRETION. OPTIONS INCLUDE BUT MAY NOT BE LIMITED TO GALVANIZED, POWDER COATED OR STAINLESS STEEL.
6. BOLTS MAY BE EMBEDDED IN CONCRETE DURING POUR OR DRILLED INTO PAD AT CONTRACTOR'S DISCRETION.
7. SEE CONCRETE BIKE RACK PAD DETAIL.
8. CONTRACTOR MAY SUBSTITUTE AN IN-GROUND MOUNTED RACK AFTER REVIEW AND APPROVAL BY THE ENGINEER.

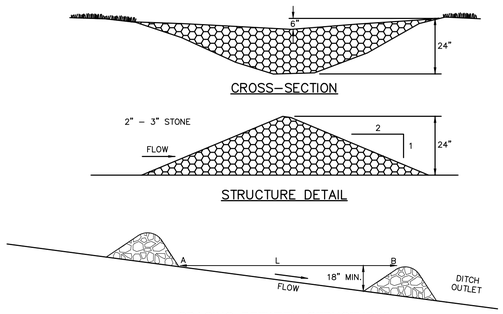
BIKE RACK

NOT TO SCALE



STOCKADE FENCE AND ENCLOSURE DETAIL (TRANSFORMER AND DUMPSTERS)

NOT TO SCALE



1. L = DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION
2. CHECK DAM SHALL BE CONSTRUCTED OF 2" TO 3" STONE WITH COMPLETE COVERAGE OF DITCH OR SWALE TO INSURE THAT THE CENTER OF THE STRUCTURE IS LOWER THAN THE EDGES.

MAINTENANCE

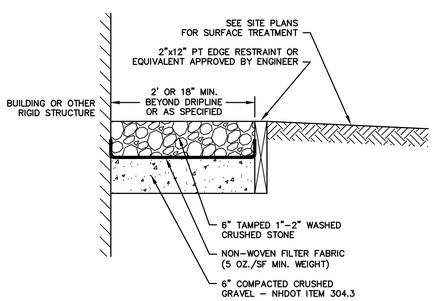
TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED STORMS. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED, AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

CONSTRUCTION SPECIFICATIONS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
4. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

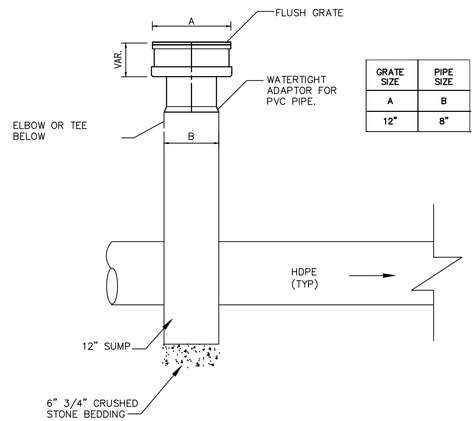
STONE CHECK DAM

NOT TO SCALE



STONE DRIP EDGE

NOT TO SCALE



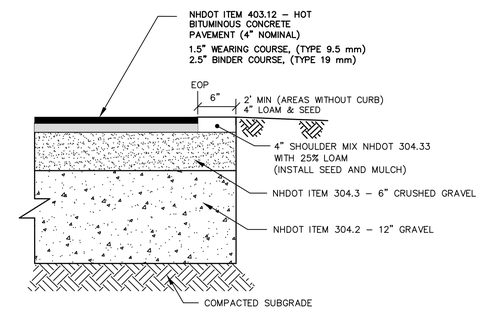
GRATE SIZE	PIPE SIZE
A	B
12"	8"

YARD DRAIN NOTES:

1. INLINE DRAIN TO BE PVC DIAMETER AS SPECIFIED AND AS MANUFACTURED BY ADS 1-800-821-6710 OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL INSTALL THE INLINE DRAIN AS PER THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.

YARD DRAIN AND GRATE

NOT TO SCALE



NOTES:

1. INSTALL TACK COAT TO BINDER COURSE PAVEMENT PRIOR TO INSTALLING WEARING COURSE.
2. REMOVE LEDGE WITHIN 30" OF SURFACE.
3. ALL LOAM, CLAY, MUCK, ORGANIC AND/OR YIELDING MATERIAL SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 22" BELOW FINISH GRADE. INSTALL COMPACTED SAND OR GRAVEL BORROW TO SUBGRADE, AS NECESSARY.
4. SUBGRADE SHALL BE FREE OF VOIDS THAT ALLOW MOVEMENT/SETTLEMENT OF MATERIALS.
5. SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED DUMP TRUCK PRIOR TO PLACEMENT OF GRAVEL. PROOF ROLLING TO BE VIEWED AND APPROVED BY ENGINEER.

STANDARD PAVEMENT CROSS SECTION

NOT TO SCALE

(VERIFY WITH GEOTECHNICAL RECOMMENDATIONS)

P5057

ENGINEER:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

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DRAWN BY:
APPROVED BY:
DRAWING FILE:

SCALE:
NO SCALE

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

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SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
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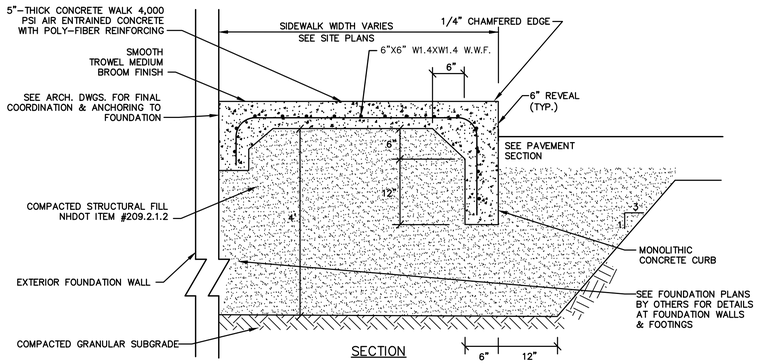
POINTE PLACE - PHASE 5
RESIDENTIAL AND
COMMERCIAL
MIXED USE DEVELOPMENT

CITY FILE NO. P20-32

TAX MAP K, LOT 19
DOVER, NH

TITLE:
DETAILS

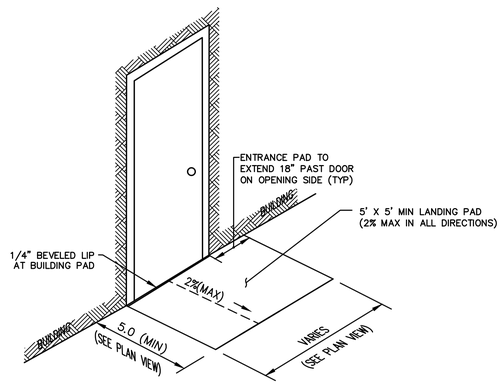
SHEET NUMBER:
D-4



SECTION

CONCRETE SLAB (SIDEWALKS) DETAILS @ BLDG. ENTRANCE

NOT TO SCALE



ADA ACCESSIBLE ENTRANCE PAD

NOT TO SCALE

NOTES APPLICABLE TO ALL CURB RAMPS:

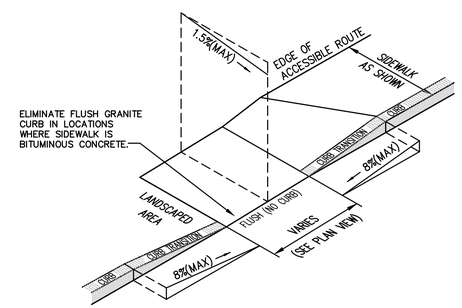
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8.3% FOR A MAXIMUM ELEVATION CHANGE OF 6".
4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
5. BASE OF RAMP SHALL BE GRADED TO PREVENT THE PONDING OF WATER.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL APPLICABLE CODES.
8. FLUSH CURB SECTIONS SHALL HAVE A MAXIMUM LIP REVEAL OF 1/4" WITH A BEVEL AT THE EDGE OF PAVEMENT.
9. EDGES OF SIDEWALK FOOTINGS ALONG FLUSH CURBS SHALL BE HAUNCHED SO AS TO EXTEND TO A MINIMUM DEPTH OF 1' BELOW FINISH GRADE.
10. NO RAMP SHALL BE LESS THAN 4' IN WIDTH.
11. CURB RAMPS SHALL HAVE A FLAT 2% MAX LANDING AT THE TOP AND BOTTOM OF TEH RAMPS WHEN THERE IS A CHANGE IN DIRECTION.

CURB RAMP NOTES

NOT TO SCALE

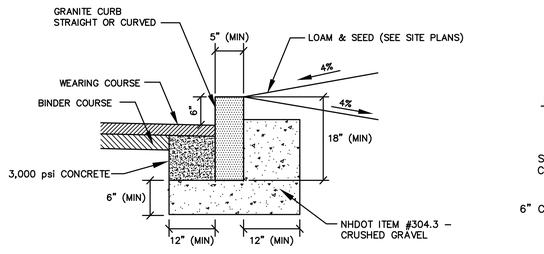
CURB RAMP (TYPE 'A')

NOT TO SCALE



CURB RAMP (TYPE 'I')

NOT TO SCALE



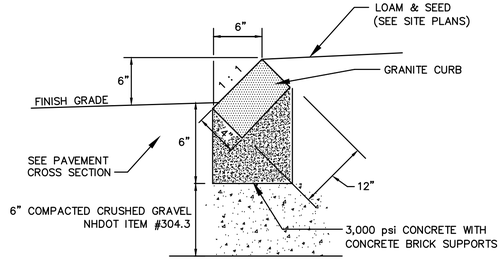
VERTICAL GRANITE CURB

NOT TO SCALE

NOTES

1. SEE PLANS FOR CURB LOCATION.
2. SEE PLANS FOR PAVEMENT CROSS SECTION.
3. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
4. MINIMUM LENGTH OF CURB STONES = 4'.
5. MAXIMUM LENGTH OF CURB STONES = 10'.
6. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART.
7. CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALLED FOR ON THE PLANS.
8. CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
9. JOINTS BETWEEN CURB STONES SHALL BE MORTARED.

RADIUS	MAX. LENGTH
21'	3'
22'–28'	4'
29'–35'	5'
36'–42'	6'
43'–49'	7'
50'–56'	8'
57'–60'	9'
OVER 60'	10'



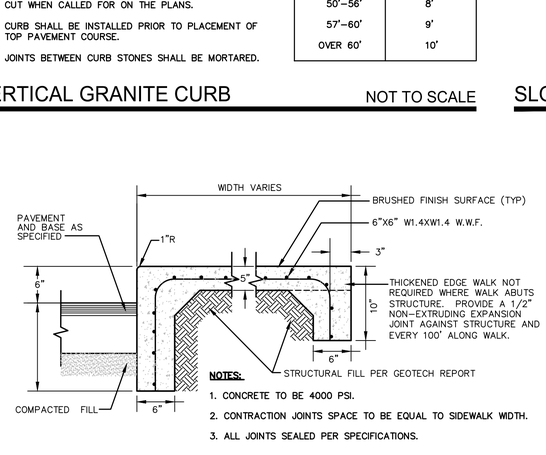
SLOPED GRANITE CURB

NOTES

1. SEE SITE PLAN FOR LIMITS OF CURBING
2. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

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

NOT TO SCALE

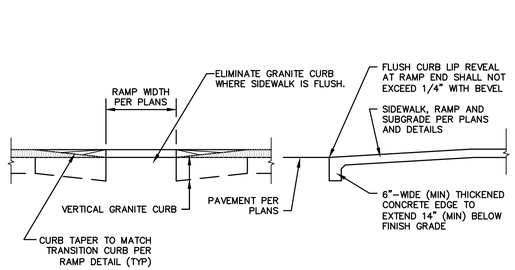


NOTES:

1. CONCRETE TO BE 4000 PSI.
2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
3. ALL JOINTS SEALED PER SPECIFICATIONS.

MONOLITHIC CONCRETE CURB

NOT TO SCALE



FLUSH CURB AT RAMP DETAIL

NOT TO SCALE

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

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ISSUED FOR:
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APPROVED BY: _____
DRAWING FILE: _____

SCALE:
NO SCALE

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

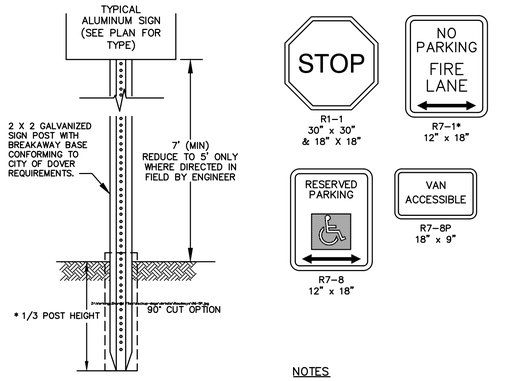
APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT
CITY FILE NO. P20-32
TAX MAP K, LOT 19
DOVER, NH

TITLE:
DETAILS

SHEET NUMBER:
D-5

P5057



NOTES

1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. ALL SIGN POSTS SHALL BE 2 X 2 GALVANIZED WITH BREAKAWAY BASE.

LENGTH: AS REQUIRED

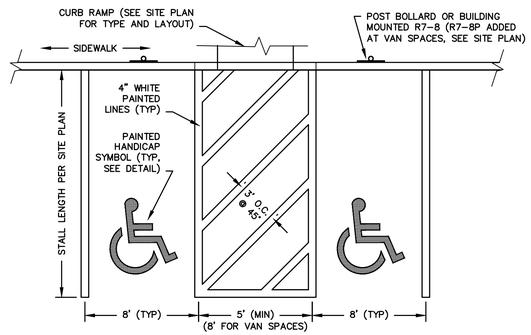
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)

HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)

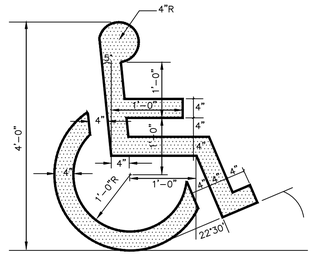
SIGN DETAILS

NOT TO SCALE



HANDICAP PARKING STALL LAYOUT

NOT TO SCALE

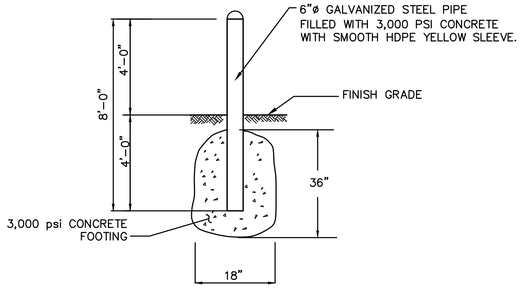


NOTES

1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND OPTIONAL).

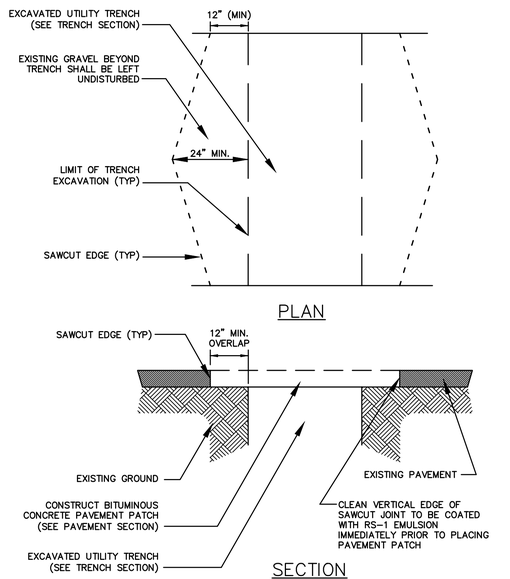
PAINTED HANDICAP SYMBOL

NOT TO SCALE



BOLLARD

NOT TO SCALE

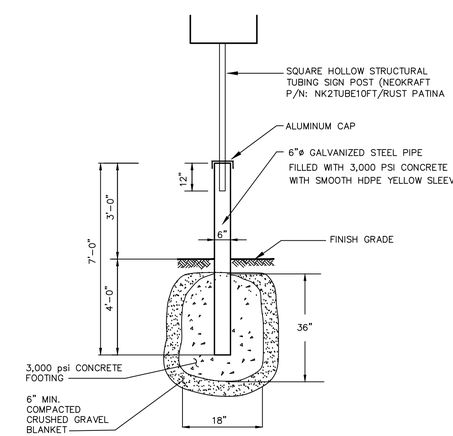


NOTES

1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

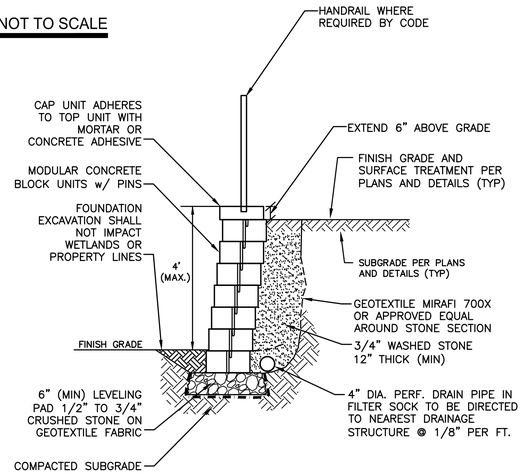
TYPICAL TRENCH PATCH

NOT TO SCALE



SIGN BOLLARD DETAIL

NOT TO SCALE

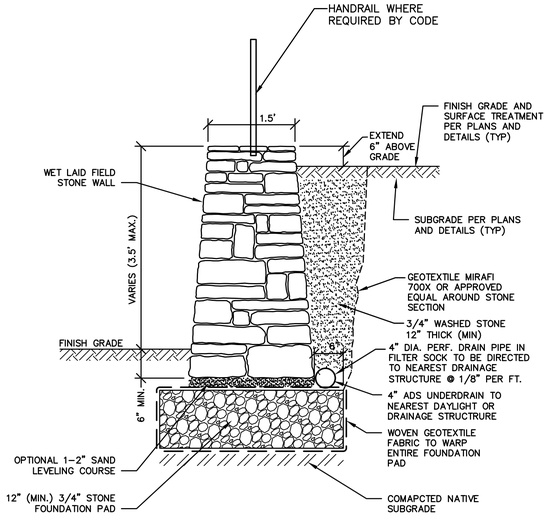


NOTES:

1. TYPICAL MODULAR BLOCK SHALL BE PRECAST CONCRETE MEASURING APPROXIMATELY 16"x12"x6". OTHER BLOCK SIZES MAY BE APPROVED BY THE ENGINEER UPON REQUEST. CAP UNITS SHALL BE PER THE STANDARDS OF THE SELECTED MANUFACTURER.
2. BLOCK MANUFACTURER SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
3. WALL SHALL BE INSTALLED PER THE REQUIREMENTS OF THE MANUFACTURER.
4. WALL HEIGHT SHALL NOT EXCEED 4' WITHOUT DESIGN DRAWINGS STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.
5. LOCKING PINS MAY OR MAY NOT BE REQUIRED BASED ON THE WALL MANUFACTURER APPROVED BY THE ENGINEER.
6. WALL SHALL BE EMBEDDED BELOW EXISTING GRADE THE DEPTH OF AT LEAST ONE BLOCK UNLESS OTHERWISE SPECIFIED BY THE WALL MANUFACTURER.
7. WALL BATTER SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS.
8. BLOCK FINISH SHALL BE AT THE DISCRETION OF THE OWNER.
9. MODULAR BLOCK RETAINING WALL SHALL BE VERSA-LOK RETAINING WALL SYSTEMS (OR APPROVED EQUAL).

MODULAR BLOCK RETAINING WALL

NOT TO SCALE



NOTES:

1. FIELD STONE FINISH PER OWNER.
2. FIELD STONE WALL TO BE WET LAID, MORTAR SPECIFICATIONS AT CONTRACTOR'S DISCRETION. MORTAR SHALL NOT BE VISIBLE FROM EXTERIOR OF WALL EXCEPT AT WALL CAP.
3. WALL HEIGHT SHALL NOT EXCEED 4' WITHOUT DESIGN DRAWINGS STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.
4. WALL SHALL BE EMBEDDED BELOW EXISTING GRADE THE DEPTH OF AT LEAST SIX INCHES.
5. 1"-2" SAND LEVELING COURSE MAY BE USED BETWEEN FOUNDATION PAD AND AND BOTTOM OF WALL AT CONTRACTOR'S DISCRETION.
6. WALL BATTER SHALL BE 1:12 (MIN).
7. WOVEN GEOTEXTILE FABRIC SHALL WRAP AROUND ENTIRE 3/4" STONE FOUNDATION PAD.

STONE RETAINING WALL

NOT TO SCALE

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
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MIXED USE DEVELOPMENT

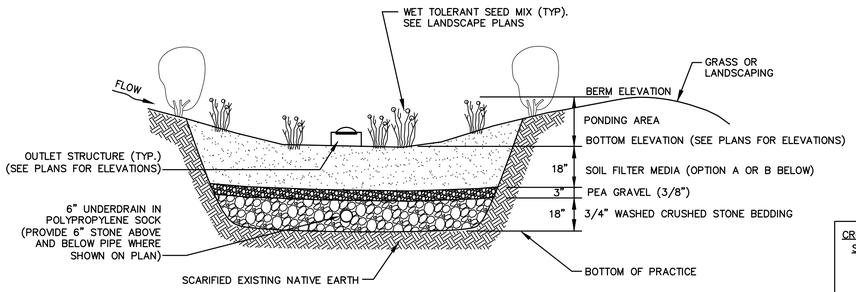
CITY FILE NO. P20-32

TAX MAP K, LOT 19
DOVER, NH

TITLE:
DETAILS

SHEET NUMBER:
D-6

P5057



CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 –10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT NHDOT STANDARD SPECIFICATIONS

NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL BE EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.
3. DO NOT PLACE THE RAIN GARDEN INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
4. DO NOT DISCHARGE SEDIMENT–LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE RAIN GARDEN AREA DURING ANY STAGE OF CONSTRUCTION.
5. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24–HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION 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 FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

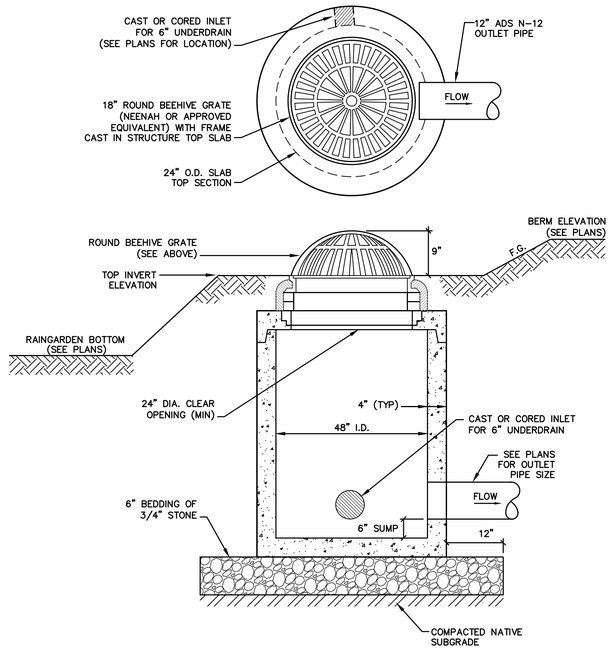
- UNH STORMWATER CENTER
- EPA (1999A)
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

FILTER MEDIA MIXTURES

Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C–33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Loamy coarse sand	70 to 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15

TYPICAL RAINGARDEN

NOT TO SCALE

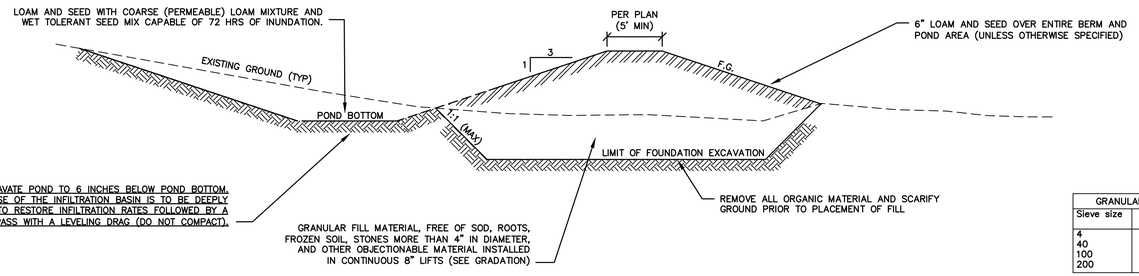


CONSTRUCTION SPECIFICATIONS

1. OUTLET STRUCTURE SHALL BE CONSTRUCTED ONSITE OR PRECAST TO EQUAL DIMENSIONS.
2. ALL JOINTS AND PIPE OPENINGS SHALL BE SEALED WATERTIGHT WITH MORTAR.
3. STRUCTURE IS TO BE BUILT TO WITHSTAND H20 LOADING.
4. SOIL UNDERLYING THE STRUCTURE'S GRAVEL BASE PAD AND THE PAD ITSELF ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR.
5. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM.

OUTLET STRUCTURE DETAIL

NOT TO SCALE



GRANULAR FILL GRADATION

Sieve size	Embankment Material % Passing sieve
4	90–100%
40	50–80%
100	29–43%
200	15–30%

Berm Construction Criteria

1. Foundation Preparation –– The foundation shall be cleared of trees, logs, stumps, roots, brush, boulders, sod, and rubbish. If suitable for reuse, the topsoil and sod shall be stockpiled and spread on the completed embankment and spillways. Foundation surfaces shall be sloped no steeper than 1:1. The foundation area shall be deeply tilled and scarified before placement of fill material. The surface shall have moisture added and/or it shall be compacted if necessary so that the first layer of fill can be bonded to the foundation.

   The cutoff trench and any other required excavations shall be dug to the lines and grades shown on the plans or as staked in the field. If they are suitable, excavated materials shall be used in the permanent fill.

   Existing stream channels in the foundation area shall be sloped no steeper than 1:1 and deepened and widened as necessary to remove all stones, gravel, sand, stumps, roots, and other objectionable material and to accommodate compaction equipment.

   Foundation areas shall be kept free of standing water when fill is being placed on them.

2. Granular Fill Placement –– The material placed in the fill shall be free of sod, roots, frozen soil, stones more than 4 inches in diameter and other objectionable material.

   Selected backfill material shall be placed around structures, pipe conduits, and drainage diaphragm at about the same rate on all sides to prevent damage from unequal loading.

   The placing and spreading of fill material shall be started at the lowest point of the foundation and the fill brought up in horizontal layers of such thickness that the required compaction can be obtained. The fill shall be constructed in 8" continuous horizontal layers except where openings or sectionalized fills are required. In those cases, the slope of the bonding surfaces between the embankment in place and the embankment to be placed shall not be steeper than 3 horizontal to 1 vertical. The bonding surface shall be treated the same as that specified for the foundation so as to insure a good bond with the new fill.

3. Moisture Control –– The moisture content of the fill material shall be adequate for obtaining the required compaction. Material that is too wet shall be dried to meet this requirement, and material that is too dry shall have water added and mixed until the requirement is met.

4. Compaction of berms –– Construction equipment shall be operated over the areas of each layer of fill to insure that the required compaction is obtained. Special equipment shall be used if needed to obtain the required compaction.

   Fill material shall be compacted to not less than 95% of AASHTO T99 Method C compaction method.

   Fill adjacent to structures, pipe conduits, and drainage diaphragm shall be compacted to a density equivalent to that of the surrounding fill by means of hand tamping or manually directed power tamper or plate vibrators. Fill adjacent to concrete structures shall not be compacted until the concrete is strong enough to support the load.

5. Protection –– A protective cover of vegetation shall be established on all exposed surfaces of the embankment, spillway, and borrow area in accordance with the plans. If soil or climatic conditions preclude the use of vegetation and protection is needed, non–vegetative means, such as mulches or gravel, may be used. In some places, temporary vegetation may be used until conditions permit establishment of permanent vegetation.

The distribution and gradation of materials shall be such that no lenses, pockets, streaks, or layers of material differ substantially in texture of gradation from the surrounding material. If it is necessary to use materials of varying texture and gradation, the more impervious material shall be placed in the center and upstream parts of the fill. If zoned fills of substantially differing materials are specified, the zones shall be placed according to the lines and grades shown on the drawings. The complete work shall conform to the lines, grades, and elevations shown on the drawings or as staked in the field.

Maintenance

Maintenance is necessary if detention/retention basins are to continue to function as originally designed. A local government, a designated group such as a homeowners' association, or an individual must be assigned responsibility for maintaining the structures and the basin area. A maintenance plan should be developed that outlines the maintenance operations and a schedule for carrying out the procedures.

The following should be considered in formulating a maintenance plan:

1. Embankment –– The embankment should be inspected annually to determine if rodent burrows, wet areas, or erosion of the fill is taking place.
2. Vegetation –– The vegetated areas of the structure should be protected from damage by fire, grazing, traffic, and dense weed growth. Lime and fertilizer should be applied as necessary as determined by soil tests. Trees and shrubs should be kept off the embankment and emergency spillway areas.
3. Sediment –– Sediment should be continually checked in the basin. When sediment accumulations reach the predetermined design elevation, then the sediment should be removed and properly disposed of.
4. Safety Inspections –– All permanent impoundments should be inspected by a qualified professional engineer on a periodic basis. If there is potential for significant damage or loss of life downstream, then the inspection should be carried out annually.

BERM DETAIL

NOT TO SCALE

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com

STATE OF NEW HAMPSHIRE – CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER

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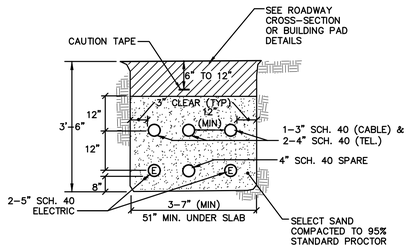


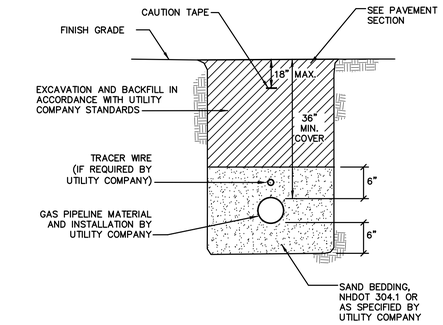
SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

NOTES

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10–FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP–PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6–INCH LAYERS AND THOROUGHLY COMPACTED.
4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY–FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. TYPICAL CONDUIT SIZES ARE 3–INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4–INCH FOR THREE PHASE SECONDARY, AND 5–INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE



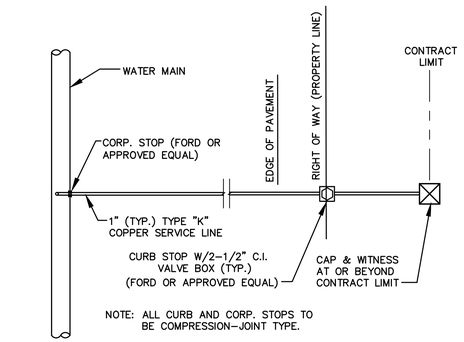
SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

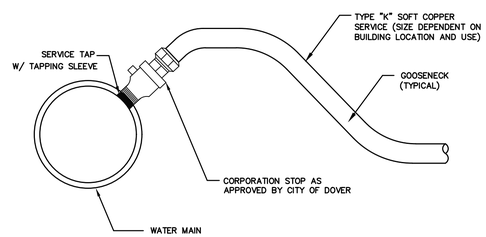
NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL FOR PIPE INSTALLATION WITHIN THE PROJECT SITE.
2. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

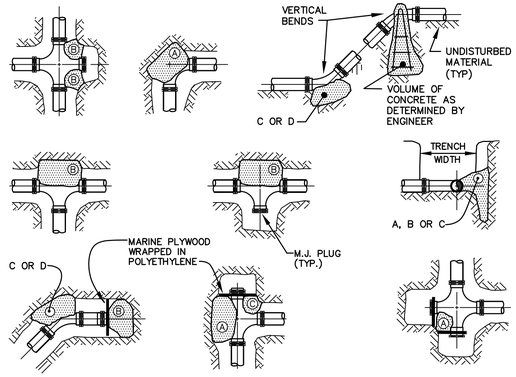
GAS TRENCH NOT TO SCALE



NOTE: ALL MATERIALS AND SPECIFICATIONS SHALL CONFORM TO CITY OF DOVER WATER DEPARTMENT STANDARDS AND REQUIREMENTS. VERIFY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



WATER SERVICE CONNECTION NOT TO SCALE

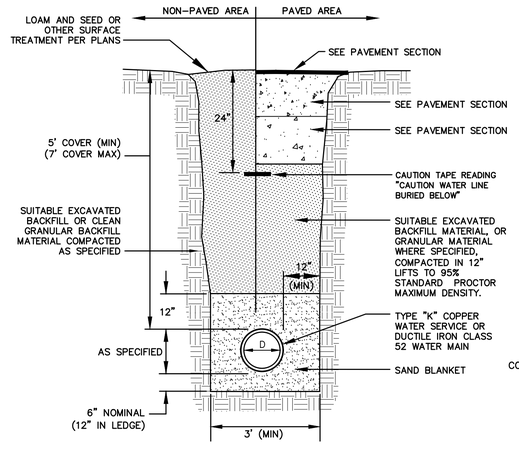


TEST PRESSURE = 150 psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		4"	6"	8"	10"	12"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.65	1.55	2.78	8.38	12.00
	C 45°	0.48	1.19	2.12	6.02	9.32
	D 22–1/2°	0.25	0.60	1.06	3.08	4.74
	E 11–1/4°	0.13	0.30	0.54	1.54	2.38

NOTES

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
2. NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
3. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
4. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

THRUST BLOCKING NOT TO SCALE



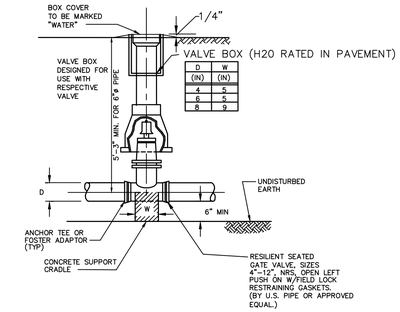
SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

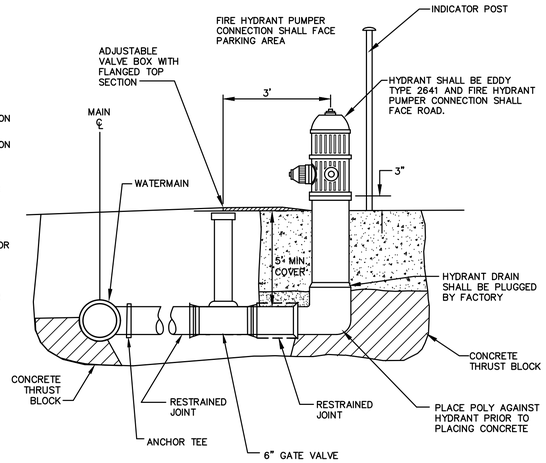
NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. WATER MAINS SHALL BE POLY WRAPPED.

WATER MAIN TRENCH NOT TO SCALE



WATER VALVE DETAIL NOT TO SCALE



NOTES

1. HYDRANT INSTALLATION AND OPERATION TO CONFORM TO REGULATIONS OF THE CITY OF DOVER WATER & FIRE DEPARTMENTS.
2. FIRE HYDRANT TO BE EDDY 2641.
3. HYDRANT TO BE PAINTED RED WITH WHITE "REFLECTOR" PAINT ON BONNET.
4. FIRE HYDRANT CONNECTION SHALL USE MEGALUG (RODS NOT ALLOWED) PER CITY OF DOVER REQUIREMENTS.

FIRE HYDRANT NOT TO SCALE

P5057

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433–2335 www.ALTUS–ENG.com

STATE OF NEW HAMPSHIRE – CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: PLANNING BOARD APPROVAL

ISSUE DATE: JUNE 30, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	05/07/20
1	TRC COMMENTS	CDB	06/30/20

DRAWN BY: _____
APPROVED BY: _____
DRAWING FILE: _____

SCALE: NO SCALE

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT
CITY FILE NO. P20–32
TAX MAP K, LOT 19
DOVER, NH

TITLE: *DETAILS*

SHEET NUMBER: D-8

MANHOLE NOTES:

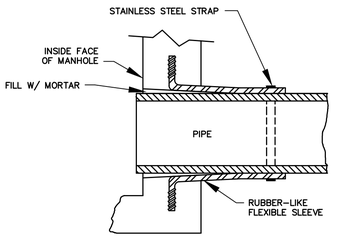
1. IT IS THE INTENTION OF THE NHDES WASTEWATER BUREAU THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE BUREAU FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT IN ANY APPROVED MANHOLE. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE, A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
2. BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED.
3. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C4706.
4. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE NHDES REQUIREMENTS. SEE SEWER SPECIFICATIONS – 02500 SEWERS AND 02550 SEWER MANHOLES.
5. INVERTS AND SHELVES MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES, OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
6. FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. THE MANHOLE COVER SHALL HAVE THE WORD "SEWER" IN 3-INCH LETTERS CAST INTO THE TOP SURFACE.
7. BEDDING SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33.

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

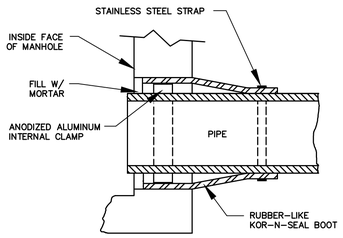
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2" TO 1/2" SHALL BE USED.
8. CONCRETE FOR DROP SUPPORT SHALL CONFORM TO THE REQUIREMENT FOR CLASS A (3000 LBS.) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:

   CEMENT 6.0 BAGS PER CUBIC YARD
   WATER 5.75 GALLONS PER BAG CEMENT
   MAXIMUM SIZE OF AGGREGATE 1 INCH
9. FLEXIBLE JOINT A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:

   PVC PIPE – 60"
   RCP & CI PIPE – ALL SIZES – 48"
   AC & VC PIPE – UP THROUGH 12" DIAMETER – 18"
   AC & VC PIPE – LARGER THAN 12" DIAMETER – 36"
10. SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.



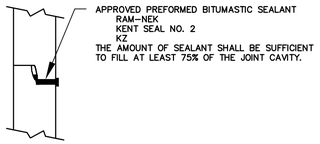
LOCK-JOINT FLEXIBLE MANHOLE SLEEVE
(OR EQUAL)



KOR-N-SEAL JOINT SLEEVE
(OR EQUAL)

NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

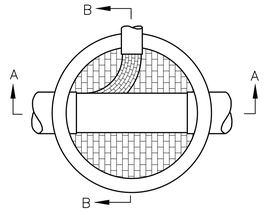
DETAIL-A



BITUMASTIC

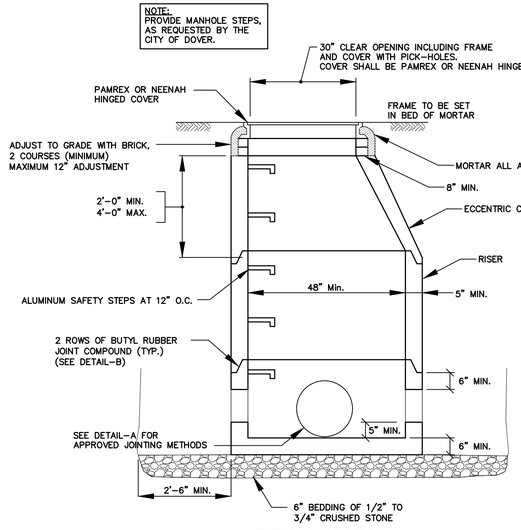
NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

DETAIL-B
(APPROVED MANHOLE SECTION JOINTING METHODS)

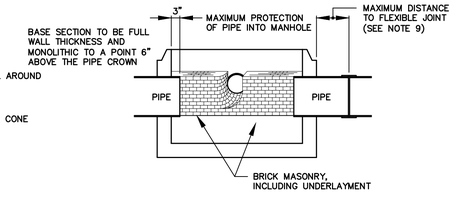


PLAN

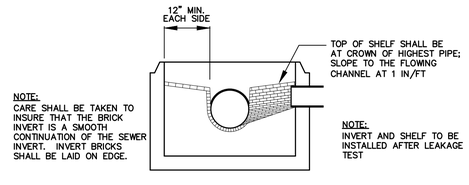
NOTE:
PROVIDE MANHOLE STEPS, AS REQUESTED BY THE CITY OF DOVER.



TYPICAL SECTION

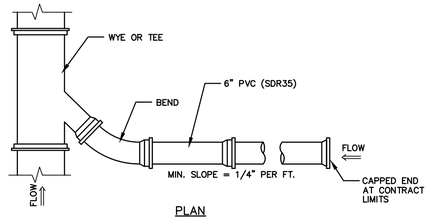


SECTION A-A

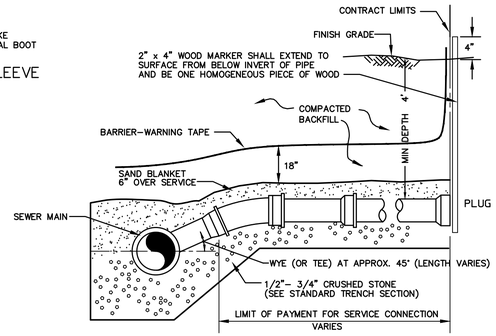


SECTION B-B

SEWER MANHOLE DETAILS NOT TO SCALE



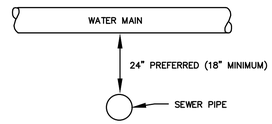
PLAN



NOTE: SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

ELEVATION

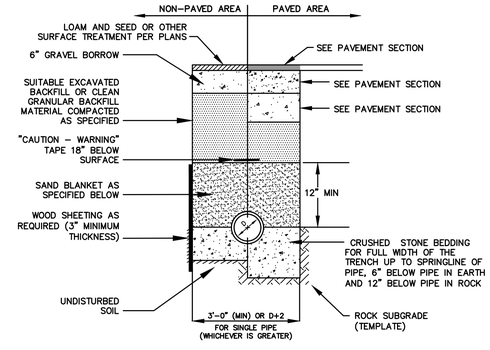
TYPICAL SERVICE CONNECTION NOT TO SCALE



NOTES

1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
2. SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
3. IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

WATER MAIN / SEWER CROSSING NOT TO SCALE



NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

STANDARD TRENCH NOTES

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL BE USED.
3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
4. 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, ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, AND 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 SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
5. BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES – DIVISIONS 300 AND 400 RESPECTIVELY.
6. SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAT 1 FOOT ABOVE THE TOP OF THE PIPE.
7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
8. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#)
   CONCRETE AS FOLLOWS:
   CEMENT: 6.0 BAGS PER CUBIC YARD
   WATER: 5.75 GALLONS PER BAG
   CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH
   CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
10. CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
11. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO DOVER'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.

SEWER TRENCH NOT TO SCALE

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

STATE OF NEW HAMPSHIRE – CORY D. BELDEN No. 14239 LICENSED PROFESSIONAL ENGINEER

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
JUNE 30, 2020

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	05/07/20
1	NHDES SEWER SUBMITTAL	CDB	05/07/20
2	TRC COMMENTS	CDB	06/30/20

DRAWN BY: _____
APPROVED BY: _____
DRAWING FILE: _____

SCALE:
NO SCALE

OWNER:
POINTE WEST, LLC
P.O. BOX 728
DOVER, NH 03821

APPLICANT:
SUMMIT LAND DEVELOPMENT
340 CENTRAL AVE., #202
DOVER, NH 03820

PROJECT:
POINTE PLACE – PHASE 5
RESIDENTIAL AND COMMERCIAL
MIXED USE DEVELOPMENT
CITY FILE NO. P20-32
TAX MAP K, LOT 19
DOVER, NH

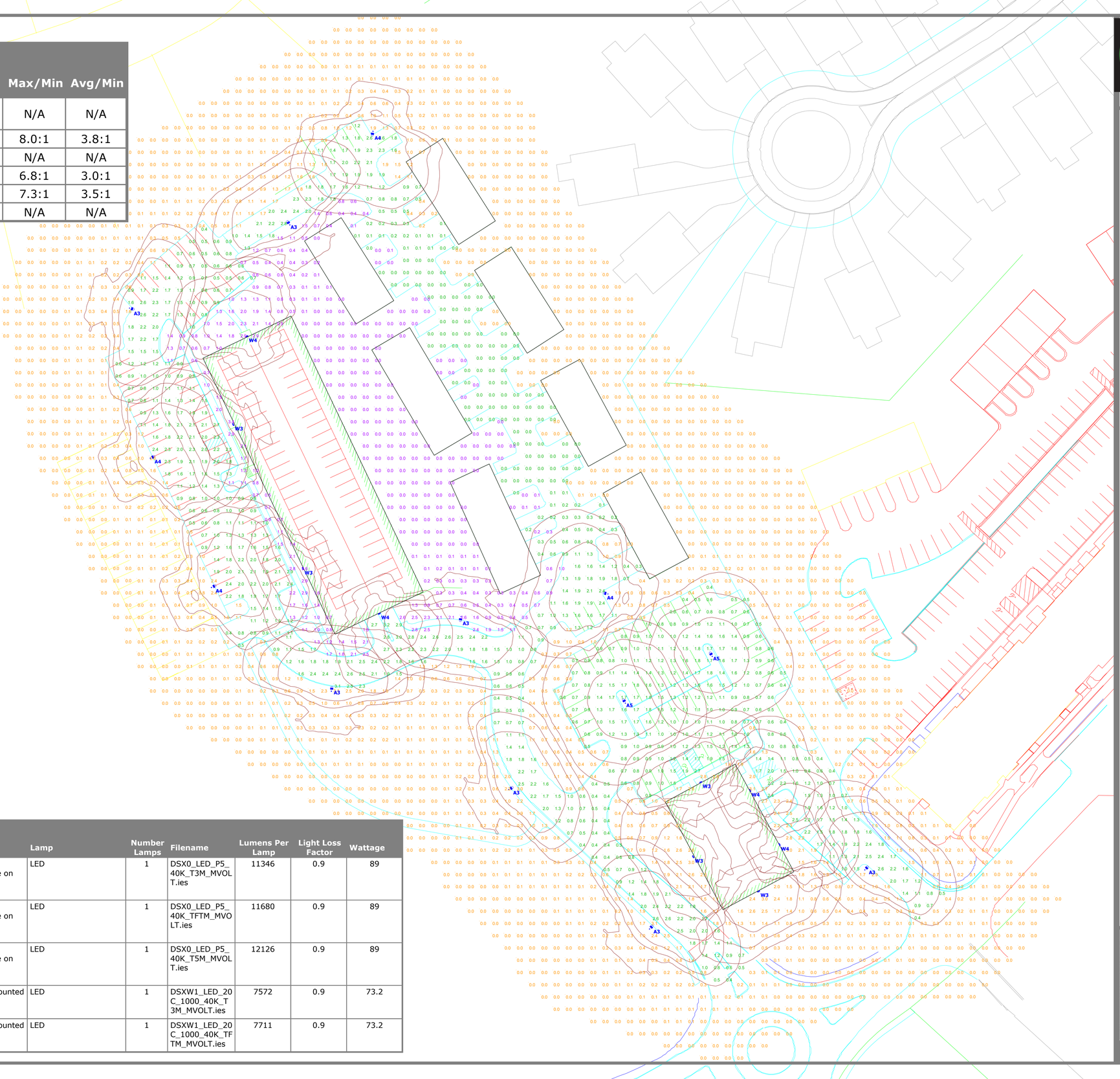
TITLE:
SEWER DETAILS

SHEET NUMBER:
D-9

P5057

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Between Townhouses & Residential Building	+	0.5 fc	3.6 fc	0.0 fc	N/A	N/A
Driveway	+	1.5 fc	3.2 fc	0.4 fc	8.0:1	3.8:1
Outside of Parking Lots	+	0.2 fc	3.1 fc	0.0 fc	N/A	N/A
Parking Lot (near mixed use building)	+	1.2 fc	2.7 fc	0.4 fc	6.8:1	3.0:1
Residential Parking Lot	+	1.4 fc	2.9 fc	0.4 fc	7.3:1	3.5:1
Townhouse Parking Lot	+	0.6 fc	2.8 fc	0.0 fc	N/A	N/A



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A3	7	Lithonia Lighting	DSX0 LED P5 40K T3M MVOLT SPA DDBXD with SSS 20 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 22ft (20ft pole on 2ft base)	LED	1	DSX0_LED_P5_40K_T3M_MVOLT.ies	11346	0.9	89
	A4	4	Lithonia Lighting	DSX0 LED P5 40K TFTM MVOLT SPA DDBXD with SSS 20 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 22ft (20ft pole on 2ft base)	LED	1	DSX0_LED_P5_40K_TFTM_MVOLT.ies	11680	0.9	89
	A5	2	Lithonia Lighting	DSX0 LED P5 40K T5M MVOLT SPA DDBXD with SSS 20 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 22ft (20ft pole on 2ft base)	LED	1	DSX0_LED_P5_40K_T5M_MVOLT.ies	12126	0.9	89
	W3	5	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT DDBXD	DSXW1 LED Wall Pack; mounted at 16ft	LED	1	DSXW1_LED_20C_1000_40K_T3M_MVOLT.ies	7572	0.9	73.2
	W4	4	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT DDBXD	DSXW1 LED Wall Pack; mounted at 16ft	LED	1	DSXW1_LED_20C_1000_40K_TFTM_MVOLT.ies	7711	0.9	73.2

VISUAL

POINTE WEST
Dover, NH
Site Lighting Layout

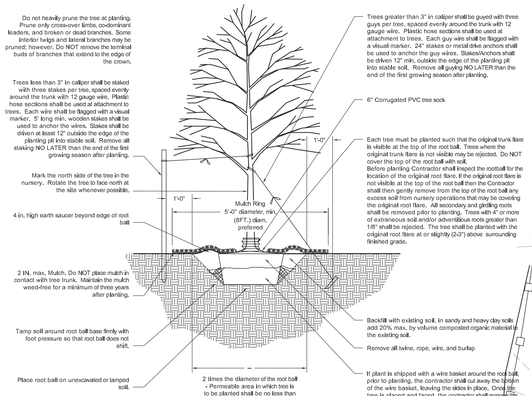
Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842

Date
4/15/2020

Scale
1"=40'

Drawing No.

Summary



TREE PLANTING DETAIL

LANDSCAPE NOTES:

1. Design is based on drawings by Altus Engineering, Inc. dated June 19, 2020 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fit or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
9. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
10. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
11. The Contractor shall procure any required permits prior to construction.
12. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
13. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
14. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
15. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
16. All plants shall be legibly tagged with proper botanical name.
17. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
18. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
19. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
20. All landscaping shall be provided with the following:
    a. Outside hose attachments spaced a maximum of 150 feet apart, and
    b. An underground irrigation system, or
    c. A temporary irrigation system designed for a two-year period of plant establishment.
21. **If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.**
22. The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
23. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
24. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
25. Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
26. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
27. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
28. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
29. Landscape Architect is not responsible for the means and methods of the contractor.

Plant List

TREES

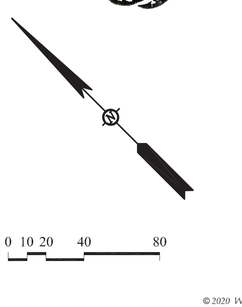
Symbol	Botanical Name	Common Name	Quantity	Size Height/cal	Comments
Ar	*Acer rubrum 'Red Sunset'*	Red Sunset Red Maple	4	3.5-4" cal.	BB
Bn	*Betula nigra 'Heritage'*	Heritage River Birch	5	8-10'ht.	BB
Ck	*Cornus kousa*	Kousa Dogwood	2	2-2.5" al.	BB
Gb	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Ginkgo	3	3.5-4" cal.	BB
Ls	*Liquidambar styraciflua*	American Sweetgum	4	3.5-4" cal.	BB
Mag	*Magnolia loebneri Leonard Messel'*	Leonard Messel Magnolia	3	8-10'ht.	BB
Mal	*Malus 'Donald Wyman'*	Donald Wyman Crabapple	3	2-2.5" al.	BB
MalP	*Malus 'Prairiefire'*	Prairiefire Crabapple	6	2-2.5" al.	BB
PoG	*Picea orientalis 'Gowdy'*	Gowdy Oriental Spruce	1	7-8' ht	BB
Pg	*Picea glauca*	White Spruce	10	8-10' ht.	BB
PsK	*Prunus serrulata 'Kwanzan'*	Kwanzan Cherry	4	3.5-4" cal.	BB
Qp	*Quercus palustris*	Pin Oak	5	3.5-4" cal.	BB
Sr	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	4	3.5-4" cal.	BB
UaP	*Ulmus americana 'Princeton'*	Princeton American Elm	7	3.5-4" cal.	BB
Z	*Zelkova serrata 'Green Vase'*	Green Vase Zelkova	3	3.5-4" cal.	BB

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Min width	Min height	Comments
ClH	*Cornus alba 'Ivory Halo'*	Ivory Halo Dogwood	37	5 gal	24"	24"	
Cle	*Clethra alnifolia 'Hummingbird'*	Hummingbird Compact Summersweet	70	3 gal	18"	24"	
Hs	*Hibiscus syriacus 'Blue Satin'*	Blue Satin Rose-of-Sharon (Single Royal	4	5-6' ht.			BB
HyI	*Hydrangea arborescens 'Incredibal'*	Incredibal Hydrangea	46	5 gal	24"	24"	
Ig	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	122	3 gal	18"	24"	full to the ground
Iv	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	9	5 gal	24"	24"	
IvM	*Ilex verticillata 'Southern Gentleman'*	Male Winterberry	2	5 gal	24"	24"	
JcSG	*Juniperus chinensis 'Seagreen'*	Seagreen Juniper	42	3 gal	24"	18"	
JW	*Juniperus scopulorum 'Witchita'*	Witchita Juniper	10	7-8' ht.			BB
RhA	*Rhododendron 'Algo'*	Aglo Rhododendron	4	2.5-3'ht.			
Pm	*Pinus mugo 'Pumilo'*	Dwarf Mugo Pine	56	5 gal	24"	24"	
Ros	*Rosa 'knockout'*	Double Pink Knockout Rose	7	2 gal.	18"	18"	
Sp	*Spirea bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	37	3 gal.	24"	24"	
SyB	*Syringa 'Bloomerang'*	Bloomerang Lilac	11	2.5-3'ht.			
SyP	*Syringa meyeri 'Palabin'*	Dwarf Korean Lilac	48	2.5-3'ht.			
TaxE	*Taxus media 'Ever-Low'*	Ever-Low Yew	10	2-2.5' w			BB
ThS	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae	3	5-6' ht.			BB

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	92	1 gal	
Day	*Hemerocallis 'Siloam Double Classic' Daylily*	Siloam Double Classic Daylily	89	1 gal	
	Hemerocallis 'Big Time Happy'	Big Time Happy Daylily	88	1 gal	
	Hemerocallis 'Chicago Apache'	Chicago Apache Daylily	88	1 gal	
Dp	*Dennstaedtia punctilobula*	Hay-scented Fern	214	1 gal	
VmB	*Vinca minor 'Bowles'*	Bowles Periwinkle	2195	2.5" pots	plant 9" o.c
SEED MIX A	50% New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites, 50% New England Conservation/Wildlife Mix by New England Wetlan Plants, Inc			LBS	SF calculated vs approx. seed rate=50 lbs/ac) 871 SF/LB



woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

Pointe West

LANDSCAPE CONCEPT

Tax Map K, Lot 19 Dover, New Hampshire City File No. P20-32

Drawn By:	LF
Checked By:	RW
Scale:	1" = 40' - 0"
Date:	2020-06-24
Revisions:	2020-07-20

L-1

Sheet 1 of 1

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JAD DESIGN GROUP INC.	The Stabile Companies	Pointe Place	A 1.0
	Amherst, NH	Dover, NH	

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	Amherst, NH	Dover, NH	

Font Elevation

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS PRIOR TO STARTING CONSTRUCTION. ALL BUILDING IS TO MEET OR EXCEED ALL STATE AND LOCAL BUILDING CODES.

JAD DESIGN GROUP INC.
P.O. BOX 728 AMHERST, NH 03031
PHONE: (603) 554-1199
www.jadhomes.com

Job : 2650
Ref :
Date: 9/20/17
Rev :

The Stabile Companies
Pointe Place

Pointe Place Townhouse
Dover, NH

Elevations
Scale : 1/8" = 1'-0"

SHEET
A-2.1

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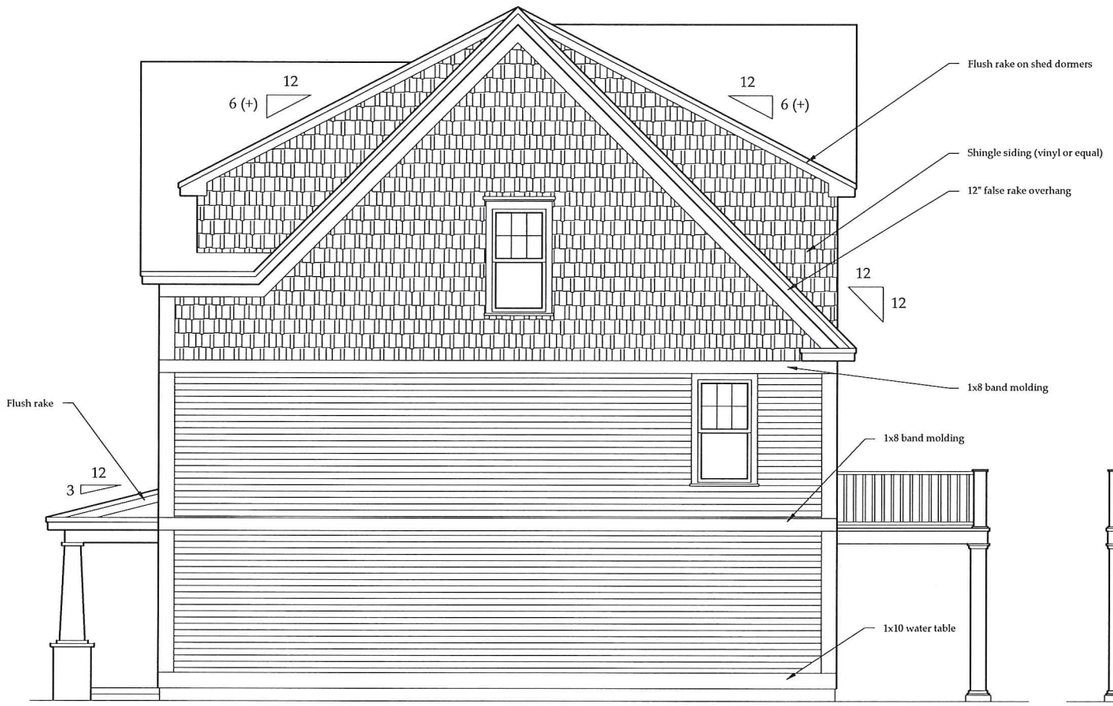
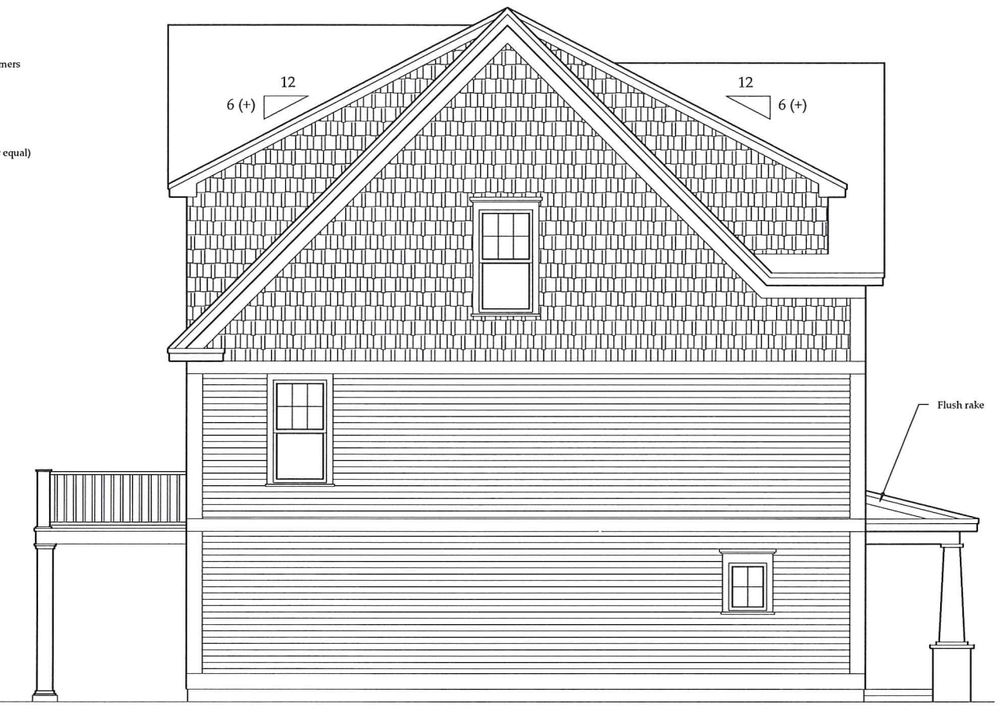


Right Side Elevation



Left Side Elevation

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Job : 2650
Ref :
Date: 9/20/17
Rev :

The Stabile Companies
Pointe Place

Pointe Place Townhouse
Dover, NH

Exterior Elevations
Scale : 1/8" = 1'-0"

SHEET
A-2.2

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Rear Elevation

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Job : 2650
Ref :
Date: 9/20/17
Rev :

The Stabile Companies
Pointe Place

Pointe Place Townhouse
Dover, NH

Exterior Elevations
Scale : 1/8" = 1'-0"

SHEET
A-2.3

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Unit - 1
410 sf

Unit - 2
372 sf

Unit - 3
410 sf

Unit - 4
372 sf

Unit - 5
410 sf

Lower Level Plan
8'0" pour

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Job : 2650
Ref :
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The Stabile Companies
Pointe Place

Pointe Place Townhouse

Lower Level Plan
Scale : 1/8" = 1'-0"

SHEET
A-3.1

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Unit - 1
720 sf

Unit - 2
680 sf

Unit - 3
680 sf

Unit - 4
640 sf

Unit - 5
680 sf

Main Floor Plan
9'0" ceiling height

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Job : 2650
Ref :
Rev :
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The Stabile Companies
Pointe Place

Pointe Place Townhouse

Main Level Floor Plan
Scale : 1/8" = 1'-0"

SHEET
A-4.1

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P: 603.664.2181 | F: 603.664.9508

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WHITCHER BUILDERS

PROPOSED EXTERIOR 3-D RENDERING

No.	Description	Date

Revision Schedule

Project Info:

Pointe Place Bld.# 6

Pointe Place
Dover, NH

Sheet Status:

Latest Release:
Issued For: Progress Print
Org. Issue Date: N.F.C.

JOB NO: 20008
DRAFTED: MLN
CHECKED: JMT

SCALE:

Sheet Title:

Exterior 3-D Rendering

Sheet Number:

3-D

Printed on: 5/15/2020 9:43:19 AM

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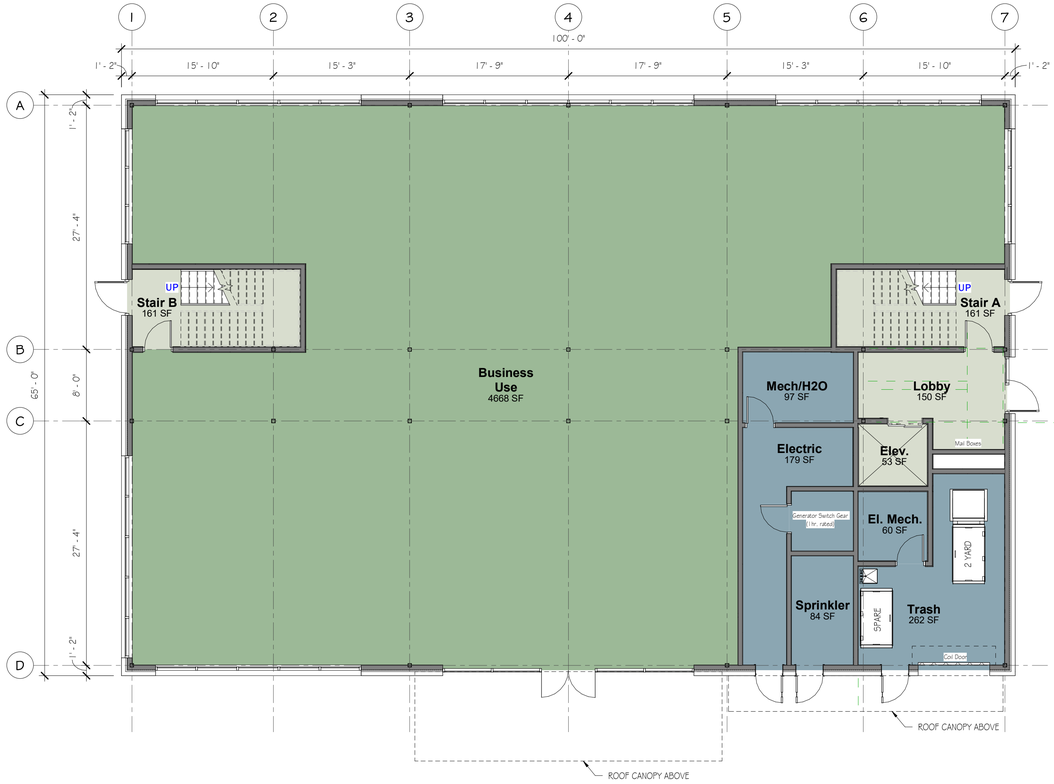
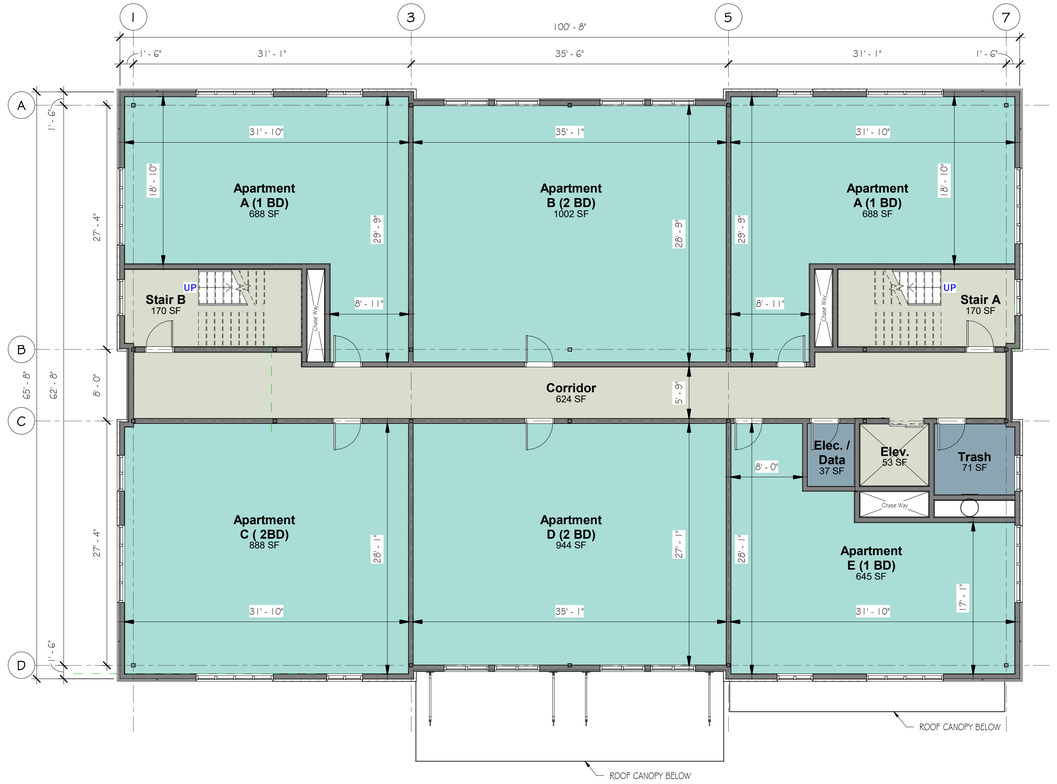


1 First Floor Plan
1/8" = 1'-0"

Occ. Legend

- Bussiness
- Egress
- Mech



2 Typical Residence Floor Plan
1/8" = 1'-0"

Occ. Legend

- Dwelling Unit
- Egress
- Mech

0' 5' 10' 20' 40'

True

PROJECT NORTH

No. Description Date

Revision Schedule

Project Info:

Pointe Place Bld.# 6

Pointe Place
Dover, NH

Sheet Status:

Latest Release:
Issued For: Progress Print
Org. Issue Date: N.F.C.

JOB NO: 20008
DRAFTED: JMT
CHECKED: JMT
SCALE: 1/8" = 1'-0"

Sheet Title:

Plan & Elevation

Sheet Number:

A1.1

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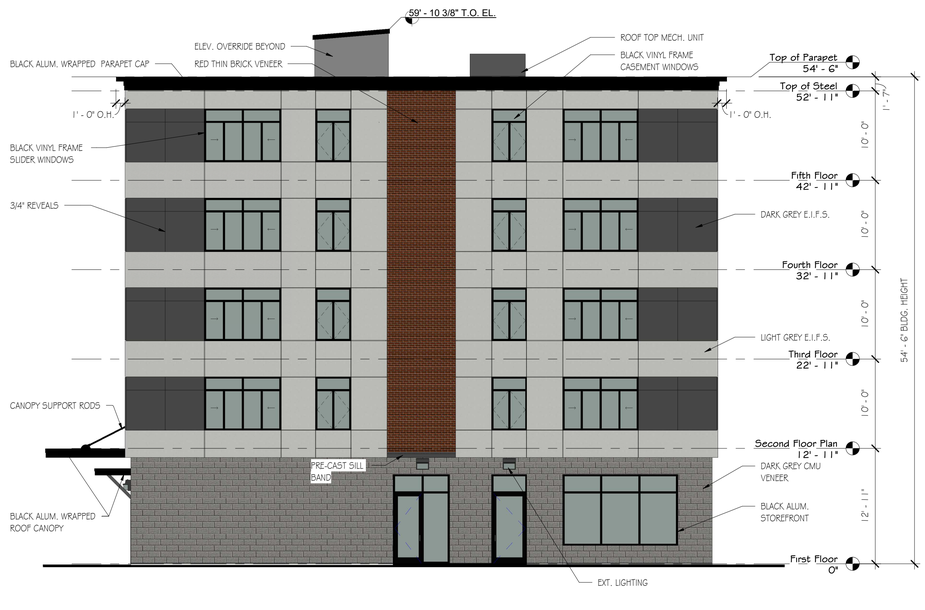
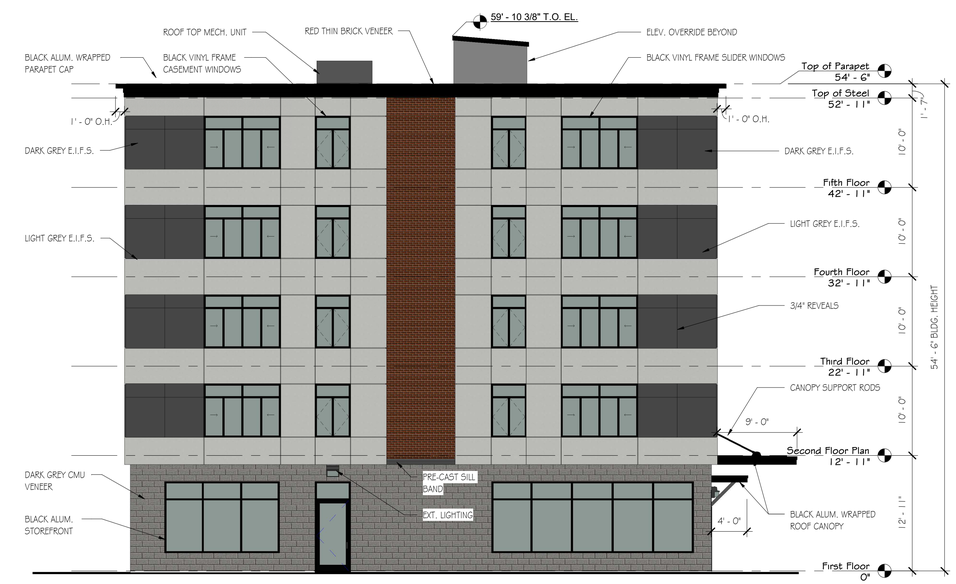
1 FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"

3 REAR SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



4 LEFT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"

0' 5' 10' 20' 40'

TW DESIGNS LLC
P.O. BOX 69 STRAFFORD, NH 03884
P: 603.664.2181 | F: 603.664.9508

DESIGN | BUILD Architectural Document Set -
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WHITCHER BUILDERS

No. Description Date

Revision Schedule

Project Info:

Pointe Place Bld.# 6

Pointe Place
Dover, NH

Sheet Status:

Latest Release:
Issued For: Progress Print
Org. Issue Date: N.F.C.

JOB NO: 20008
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SCALE: 1/8" = 1'-0"

Sheet Title:

Exterior Elevations

Sheet Number:

A3.1

Printed on: 5/19/2020

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-42

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:	119/121 Belknap Street (Tax Map 12, Lot 113)
Meeting Date:	July 28, 2020

INTENT: To subdivide one lot into two. The new lot areas would be 0.27 acres or 11,558 s.f. and 0.19 acres or 8,076 s.f.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-D

AREA: Parent lot is 0.45 ac

ZONING DISTRICT: HR

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential,

ZBA ACTION: None

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: Conditional Use Permit

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 TRC.

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 approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The Conditional Use Permit (P20-43) shall be approved.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. Provide a CAD file to the satisfaction of the Asset Management Administrator's satisfaction.
4. The shed encroaching the abutting City lot shall be relocated
5. The applicant shall revise the plat to:
    a. Add Planning file number P20-42 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 Common notes 12, 14, 15, 27, 28 and 33
    e. Reduce the curb cuts to one per lot, and identify how the parking required for the exiting two family unit will be satisfied.

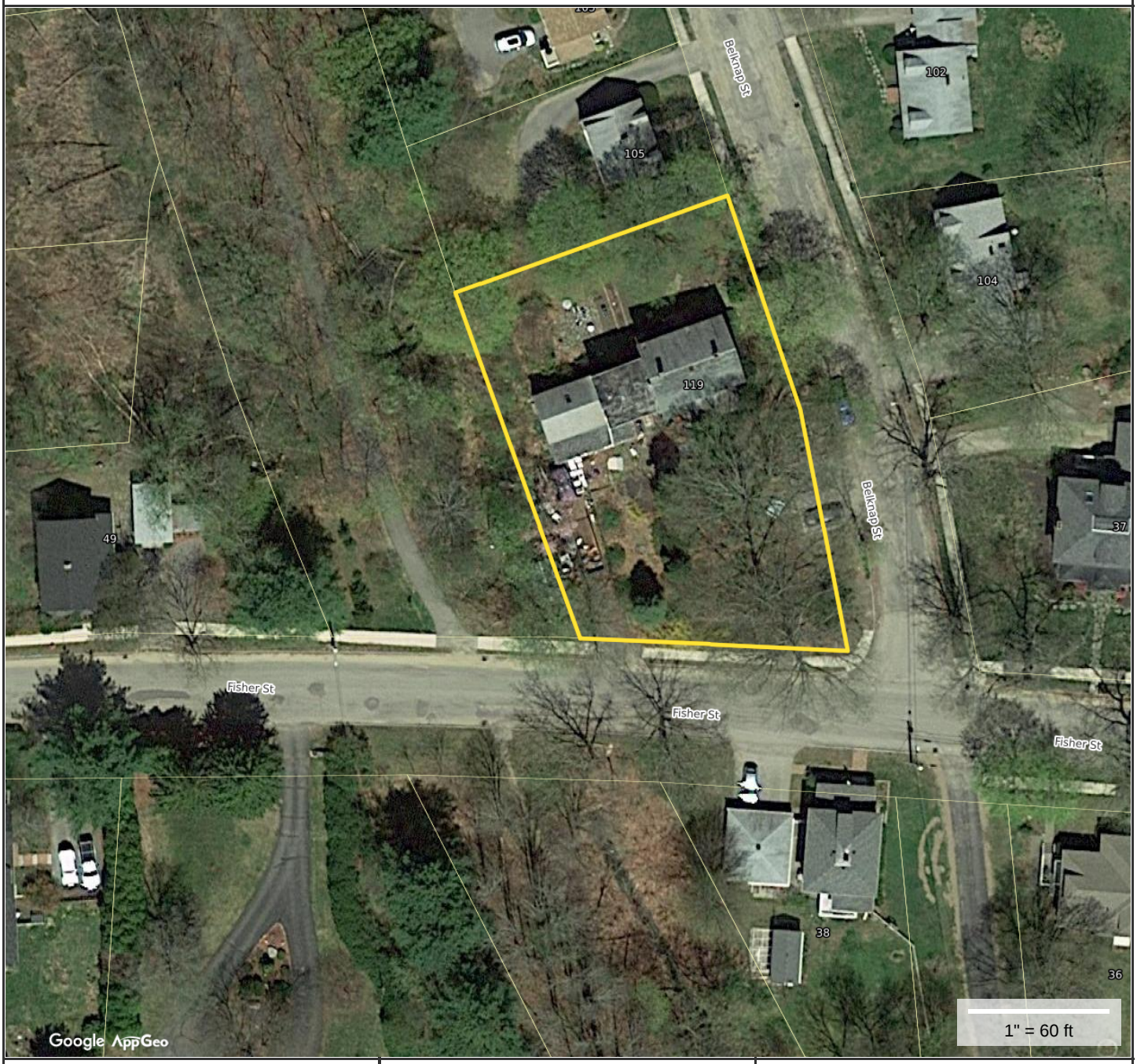
Conditions to be Met Prior to the Issuance of a Building Permit:

1. Indicate on the Building permit application where the proposed water service is
6. The new dwelling unit(s) 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:

1. Issuance of a Certificate(s) of Occupancy.
2. The new dwelling unit(s) shall be assessed and pay the appropriate impact fee, depending on the number/style of unit(s) created.

P20-42/43 CUP and Subdivision



Property Information

Property ID	12113-000000
Location	119 121 BELKNAP ST
Owner	HAWKINS MATTHEW & ASHLEY TRUSTEES
Land Use	104

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

PLANNING BOARD - STAFF MEMO FILE #P20-43

Application Type:	Conditional Use Permit
Owner(s):	Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust
Applicant(s):	Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust
Location:	119/121 Belknap Street (Tax Map 12, Lot 113)
Meeting Date:	July 28, 2020

INTENT: To subdivide one lot into two. The new lot of one lot would be 8,076 s.f. where 10,000 s.f. is required

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-E

AREA: Parent lot is 0.45 ac

ZONING DISTRICT: HR

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential,

ZBA ACTION: None

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: Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is proposing to subdivide one lot into two. One of the lots would be below the 10,000 square foot minimum lot size. In this case, in order to bring the lot into compliance, the existing structure would have to be altered to meet the requirements. The average lot size of the surrounding 16 parcels is 10,595 sf. Two of the 16 parcels are more than double the size of the average. Removing those 2 outsized parcels, the average of the remaining parcels is 8,917 sf.

Eleven of the 16 parcels are less than the minimum required lot size of 10,000 sf and 4 of the 16 are smaller than the new proposed lot.

Consistency with Land Use Regulations

Chapter 170 of the City Code provides that the Board may issue a Conditional Use Permit for relief of dimensional regulations in the HR district. The criteria in the code is:

(a) That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.

(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

(c) That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.

(d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.

(e) That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

(f) That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.

(g) That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.

(h) That the preservation and renewal of historic BUILDINGs shall be facilitated.

(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use.

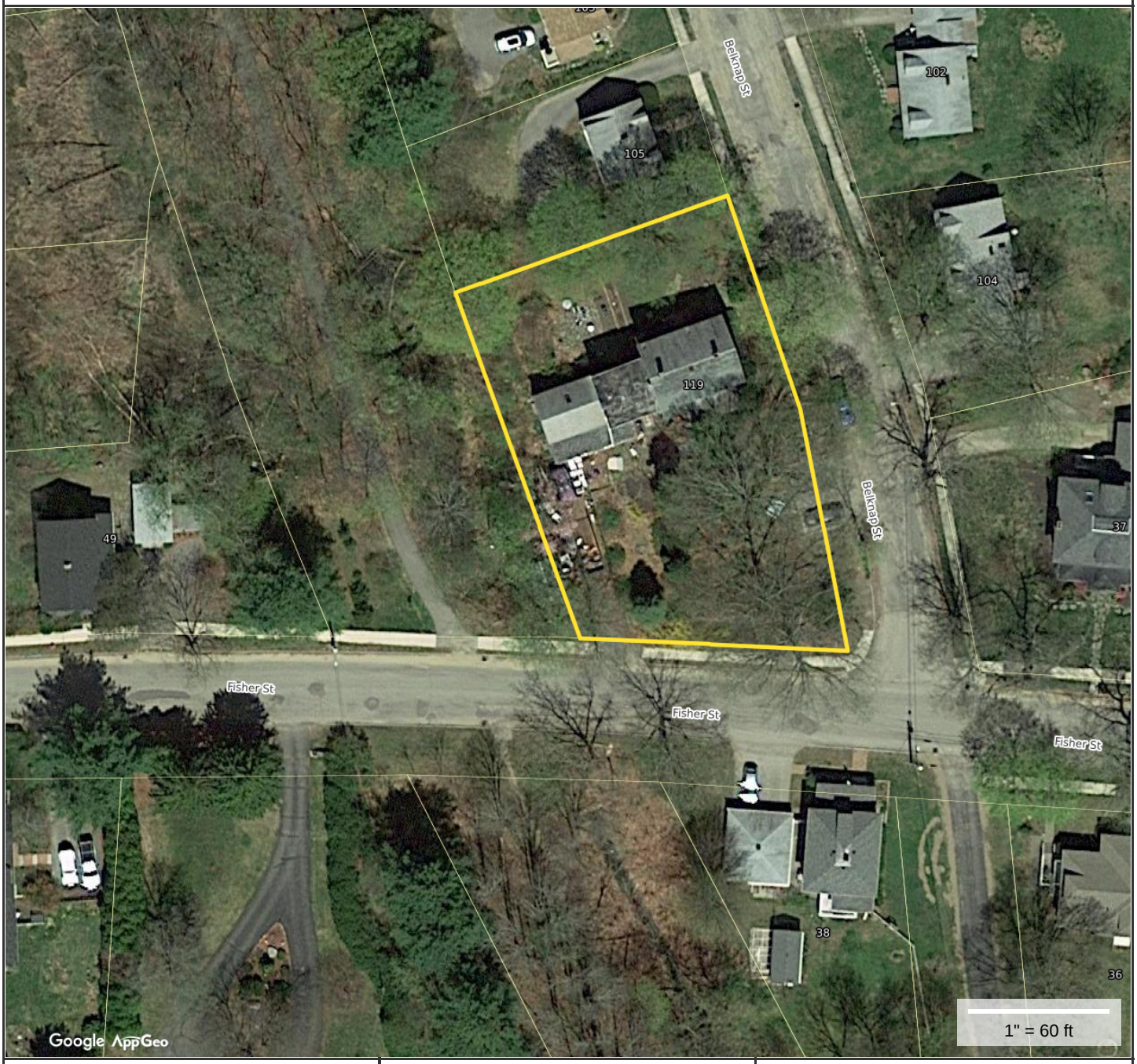
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and if the Board finds the criteria have been met, approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The subdivision plan (P20-43) shall be approved.
2. A note shall be added to P20-43 indicating that the Board approved the CUP and found that the request was in keeping with the neighborhood.

P20-42/43 CUP and Subdivision



Property Information

Property ID	12113-000000
Location	119 121 BELKNAP ST
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Land Use	104

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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 # N/A
Matthew A. Hawkins, Trustee

Address of Applicant: 121 Belknap Street 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: 119-121 Belknap Street

Assessor's Map # 12 Lot(s) # 113

Zoning District(s) HR (Heritage Residential Overlay District(s) NONE

Size of Parcel: 0.45 Acres (19,634 s.f.) Property Deed: Book 4307 Page: 762

Existing Use of Property: Residential - Duplex

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? N/A

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE REQUESTED

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin M. McEneaney, LLS
McEneaney Survey Associates

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911

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

ENGINEER INFORMATION N/A

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION N/A

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION N/A

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER N/A

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: 7-2-2020

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: 7-2-2020

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: 7-2-2020

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

CERTIFICATION OF FEES

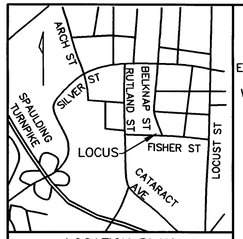
I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule 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: 7-2-2020

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

P20-42 & P20-43 119-121 Belknap Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
12101-000000	37 FISHER ST	WALTERS SCOTT B		37 FISHER ST	DOVER	NH	03820
12102-000000	33 FISHER ST	COX MATTHEW B &	COX FINOLA H	33 FISHER ST	DOVER	NH	03820
12111-000000	14 HAMILTON ST	DHABOLT KRISTIN PARKER &	DHABOLT ANDREW S	14 HAMILTON ST	DOVER	NH	03820
12112-000000	16 HAMILTON ST	KRANS HAMILTON R JR &	KRANS PAMELA L	16 HAMILTON STREET	DOVER	NH	03820
12112-A00000	104 BELKNAP ST	HORAN PATRICK J	HORAN LAURA A S	104 BELKNAP STREET	DOVER	NH	03820
12112-B00000	102 BELKNAP ST	DEWHIRST EDNA A		PO BOX 589	WEARE	NH	03281
12114-000000	103 BELKNAP ST	MCWILLIAMS RICHARD J	MCWILLIAMS IMOGENE M	PO BOX 1458	DOVER	NH	03821-1458
12114-A00000	105 BELKNAP ST	DIDIO MARISA A TRUSTEE	DIDIO MARISA A REVOCABLE LIVING TRUST	105 BELKNAP STREET	DOVER	NH	03820
12115-000000	101 BELKNAP ST	LUCEY JASON R &	COX KATHERINE F	101 BELKNAP ST	DOVER	NH	03820
12116-000000	99 BELKNAP ST	PARKER MARY F		99 BELKNAP ST	DOVER	NH	03820
12126-000000	FISHER ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
12136-000000	42 RUTLAND ST	CARTER KIRK RICHARD & TERRY ELLEN TRUSTE	CARTER KIRK RICHARD AND TERRY ELLEN REVO	42 RUTLAND ST	DOVER	NH	03820
12137-000000	44 RUTLAND ST	BARNETT ELLEN H & GOLDMAN ELIZABETH CO-T	BARNETT GOLDMAN FAMILY REVOCABLE TRUST	44 RUTLAND ST	DOVER	NH	03820
12138-000000	46 RUTLAND ST	STRATON CAROL F & ROBERT &	GLOVER JULIE E	46 RUTLAND STREET	DOVER	NH	03820
12139-000000	49 FISHER ST	STEVENS RACHEL E		81 ORCHARD RD	ACTON	ME	04001-5023
15040-A00000	LOCUST ST	DOUBLE DIAMOND HOLDINGS NORTH LLC		340 CENTRAL AVE #202	DOVER	NH	03820
15049-000000	34 FISHER ST	COHEN-HOLMES JACOB		4918 ARGUS DR	LOS ANGELES	CA	90041
15050-000000	36 FISHER ST	SMITH LAURIE A	SMITH T GREGORY	36 FISHER STREET	DOVER	NH	03820
15051-000000	36 A FISHER ST	CASEY CARMEL A		36A FISHER ST	DOVER	NH	03820-2526
15052-000000	38 FISHER ST	SMART DONALD W &	ACKLER SAUNDRA R	38 FISHER ST	DOVER	NH	03820
15054-000000	40 FISHER ST	MUNIZ LOUIS A & JOSEPHINE A CO-TRUSTEES	MUNIZ REVOCABLE TRUST OF 2017	40 FISHER ST	DOVER	NH	03820
15055-000000	50 52 FISHER ST	YORKE HELEN MARILYN TRUSTEE	YORKE HELEN MARILYN REVOCABLE TRUST OF 2	52 FISHER ST	DOVER	NH	03820
12113-000000	119 121 BELKNAP ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	121 BELKNAP ST	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN M MCENEANEY LLS	24 CHESTNUT STREET	DOVER	NH	03820



LOCATION PLAN
(NO SCALE)

REFERENCE PLANS:

1.) ROUTE SURVEY PLAN FOR WRIGHT-PIERCE OF THE BELKNAP & ELM NEIGHBORHOOD, BELKNAP STREET, SUMMER STREET, HAMILTON STREET & ELM STREET, DOVER, NEW HAMPSHIRE, SHEET B4; SCALE: 1" = 20'; DATED: AUGUST 30, 2018; BY: DOUCET SURVEY, INC.; AVAILABLE AT CITY OF DOVER PLANNING DEPARTMENT.

2.) RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATEION 475+20 TO STATION 528+00, V23N.H./65-18; SCALE: 1" = 100'; DATED: JUNE 30, 1914, REVISED THROUGH APRIL 1997; BY: OFFICE OF VALUATION ENGINEER.

3.) PLAN OF LAND FOR ROSABEL & JANE B. WALKER, BELKNAP STREET, DOVER, NEW HAMPSHIRE; SCALE: 1" = 20'; DATED: APRIL 1981; BY: K.E. MOORE & B.G. STAPLES, LAND SURVEYORS; RECORDED S.C.R.D. PLAN 17B-156.

4.) COMMUNITY TRAIL PHASE III, EASEMENT PLAN FOR THE CITY OF DOVER NEW HAMPSHIRE; RECORDED S.C.R.D. PLAN 119-77.

5.) LOT LINE ADJUSTMENT FOR ROBERT & CAROL STRATON ON RUTLAND & FISHER STREET IN DOVER N.H.; SCALE: 1" = 30'; DATED: NOV. 4, 1997; BY: BRUCE L. POHOPEK; RECORDED S.C.R.D. PLAN 52-2

12 / 112B
EDNA A. DEWHIRST
P.O. BOX 589
WEARE, NH 03281
694 / 341

12 / 112A
PATRICK J. HORAN
LAURA A. S. HORAN
104 BELKNAP STREET
DOVER, NH 03820
1606 / 500

12 / 101
SCOTT B. WALTERS
37 FISHER STREET
DOVER, NH 03820
4757/340

LEGEND

I.R.(tbs) O - IRON ROD W/ I.D. CAP (TO BE SET)
I.P.(fnd) O - IRON PIPE (FOUND)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

NH STATE PLANE NAD 83 - GPS OBS.

BELKNAP STREET
{50' WIDE PUBLIC R.O.W.}

CONCRETE SIDEWALK
VERTICAL GRANITE CURBING (typ)
EXISTING ASPHALT PARKING
STONE BLOCK WALK
I.P.(fnd) IN TREE
N = 251643.88
E = 1194237.87
I.R.(tbs)
I.R.(tbs)
N = 251464.07
E = 1194289.74
S19°49'28"E 94.60'
L1
S11°56'30"E 88.77'
N70°10'32"E 120.14'
N70°40'11"E 122.00'
N87°29'57"W 113.50'
FRONT "BUILD-TO" LINES
BUILDING SETBACK LINE (TYP)
2 STORY WOOD FRAME BUILDING
119-121 BELKNAP STREET
STONE RETAINING WALL
STONE BLOCK PATIO
STONE BLOCK PATIO
GRANITE STEPS
RR TIE RETAINING WALL
EXISTING GRAVEL DRIVE
ASPHALT DRIVE APRON
CONCRETE SIDEWALK
FISHER STREET
(150' WIDE PUBLIC R.O.W.)
(CITY OF DOVER ROAD BOOK 2 PAGE 145 & 147)
SHED
A PORTION OF THE SHED ENCROACHES ON TO THE ABUTTING PROPERTY
I.P.(fnd)
(0.82' FROM CORNER)
I.R.(tbs)
I.R.(tbs)
I.R.(tbs)
C1
C2

12 / 114A
MARISA A. DIDIO, TRUSTEE
MARISA A. DIDIO REVOCABLE LIVING TRUST
105 BELKNAP STREET
DOVER, NH 03820
2224 / 217

12 / 113-1
PARCEL AREA
8,076 S.F.
0.19 Ac.

12 / 113
PARCEL AREA
11,558 S.F.
0.27 Ac.

12 / 139
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
3311 / 694
REF. PLANS #2, 4

15 / 52
DONALD W. SMART
SAUNDRA R. ACKLER
38 FISHER STREET
DOVER, NH 03820
1659 / 556

15 / 40A
DOUBLE DIAMOND HOLDINGS NORTH LLC
340 CENTRAL AVENUE
DOVER, NH 03820
3166 / 780

No.	Bearing	Distance
L1	S19°49'56"E	4.21'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	1°35'45"	1763.57'	49.12'	49.12'	N23°17'28"W
C2	3°06'31"	1763.57'	95.68'	95.67'	N20°56'20"W

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

20-2278	SUBDIVISION	19-01	66-76
PROJECT NO	TYPE	FIELDBOOK & PAGES	

NOTES:

OWNER SIGNATURE

1.) OWNER OF RECORD:
MATTHEW HAWKINS, TRUSTEE
ASHLEY HAWKINS, TRUSTEE
HAWKINS FAMILY REVOCABLE TRUST
121 BELKNAP STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4307, PAGE 762

2.) 12 / 113 - DENOTES TAX MAP AND PARCEL NUMBER.

3.) TOTAL PARCEL AREA = 19,634 S.F. / 0.45 Ac.

4.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT INTO TWO BUILDING LOTS. LOT 12/113-1 WILL BE A NEW BUILDING LOT CONTAINING 8,076 S.F., 0.19 Ac. OF LAND; LOT 12/113 WILL CONSIST OF THE EXISTING 2 UNIT BUILDING AND 11,558 S.F., 0.27 Ac. OF LAND.

5.) ZONING DISTRICT:

DISTRICT HR (HERITAGE RESIDENTIAL)
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 10,000 S.F.
MAXIMUM LOT COVERAGE	= 40 PERCENT
MINIMUM FRONTAGE	= 80 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= AVERAGE ±5 FEET = 18-28 FEET
SIDE SETBACK	= 15 FEET
REAR SETBACK	= 30 FEET
BUILDING HEIGHT	= 24 - 40 FEET

6.) THE SUBJECT PARCEL IS NOT LOCATED WITH A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS 33017C0310E & 3301C0320E, EFFECTIVE DATE 9/30/2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JUNE 9, 2020. VERTICAL DATUM IS NGVD 28 BASED ON GPS OBSERVATION. CONTOUR INTERVAL IS 2 FEET.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON JUNE 9-15, 2020 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.

9.) NO WETLANDS WERE OBSERVED ON THE PROPERTY.

10.) STREET ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

11.) A CONDITIONAL USE PERMIT (CUP) IS REQUESTED FOR PARCEL 12/113-1 FOR A LOT SIZE OF 8,076 S.F. WHERE 10,000 S.F. IS REQUIRED.

"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."

SUBDIVISION PLAN
PREPARED FOR
HAWKINS FAMILY REVOCABLE TRUST
TAX MAP 12, LOT No. 113
119-121 BELKNAP STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 20-

DRAWN BY: KJF	FILE: MSA\2278\DWG\20-2278
SCALE: 1" = 10'	DATE: JUNE 30, 2020

10 5 0 5 10 20 30 40

STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR
SIGNATURE

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, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Hawkins Family Revocable Trust
Matthew A. Hawkins, Trustee
Telephone # N/A

Address of Applicant: 121 Belknap Street Dover, NH 03820

E-Mail Address: matthewahawkins@gmail.com

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # 12 Lot(s) # 113

Address of Property: 119-121 Belknap Street

Zoning District(s) HR (Heritage Residential) Overlay District(s) NONE

Existing Use of Property: Residential - Duplex

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District	☐ RCM Use Overlay District	☐ I-1 District Uses
☐ Groundwater Protection	☐ Off-Street Parking and Loading	☐ Alternative Treatment Center
☐ Wetland Protection District	☐ Central Business District	☒ Heritage Residential District

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

To allow a minor subdivision of an existing lot creating a new lot containing 8,076 s.f. where 10,000 s.f. is required. We reviewed 16 of the neighborhood parcels on both sides of Belknap Street and the opposite side of Fisher Street.

The average lot size of those 16 parcels is 10,595 s.f. Two of the 16 parcels are more than double the size of the average. If we remove those 2 outsized parcels, the average of the remaining 14 parcels is 8,917 s.f.
Eleven of the 16 parcels are less than the minimum required lot size of 10,000 s.f.
Four of the 16 parcels are smaller than the new proposed lot.

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

Name of Professional That Prepared Plans: Kevin M. McEneaney, LLS
McEneaney Survey Associates

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911

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

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: 7-2-2020

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: 7-2-2020

City of Dover, NH

July 2, 2020

Property Information

Property ID	12113-000000
Location	119 121 BELKNAP ST
Owner	HAWKINS MATTHEW & ASHLEY TRUSTEES
Land Use	104

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NOT A LEGAL DOCUMENT

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Geometry updated 5/20/2020
Data updated Daily

34	9,151
36	10,040
38	8,425
37	22,073
104	9,228
102	10,681
16	22,597
17	9,810
94	7,163
93	11,769
95	9,285
97	9,211
99	7,064
101	8,275
103	7,737
105	7,008

AVERAGE 10,595

LOCUS PARCEL 119-121 18,814

119-121 BELKNAP STREET AREA CALCS

Parker, Christopher G.

From: Marisa Didio <marisaadidio@gmail.com>
Sent: Monday, July 20, 2020 2:31 PM
To: City of Dover - Planning

Security Notice: External sender. Use caution with hyperlinks or attachments.

Expressing concern over Agenda Item #4-D/E. As an abutter to 119-121 Belknap I am opposed to the consideraton and acceptance of proposed Minor Subdivision in our neighborhood. This neighborhood has been deemed and zoned Heritage Residential for a reason, to protect the integrity of our neighborhood community. The current property is managed by an absentee landlord with little if any oversight. I have personally been positioned to speak to current and past renter a number of times with issues of parking and noise. Why are neighbors being contacted by the planning board? What variances are being sought? To reiterate as the owner of a single family home next store to the involved property I am viamently opposed.
Marisa Didio
105 Belknap St.
Dover NH

RECEIVED
Planning Office
JUL 23 2020
Dover, New Hampshire

July 22, 2020

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

Re: July 28, 2020 meeting, Agenda item #4-D/E, File: P20-42/43; Opposition to a Minor Subdivision for Hawkins Family Revocable Trust, Matthew A. Hawkins, Trustee, Assessor's Map 12, Lot 113, zoned Heritage Residential, located at 119-121 Belknap Street. *(P20-42) AND Opposition to a Conditional Use Permit for Hawkins Family Revocable Trust, Matthew A. Hawkins, Trustee, Assessor's Map 12, Lot 113, zoned Heritage Residential, located at 119-121 Belknap Street. *(P20-43)

Dear Planning Board Members:

As concerned neighbors to 119-121 Belknap Street, we are opposed to the proposed Minor Subdivision and Conditional Use Permit. We participated in the meetings which led to the designation of the Heritage Residential District, as we believe our neighborhood has a delightful character which we wish to preserve. Dimensional Regulations are clearly stated in documents related to the HR District, with a minimum lot size of 10,000 square feet. While the application makes note of several lots in the neighborhood which do not meet that minimum requirement, one should recognize that the homes on "smaller" lots were constructed in the post-World War II era, to provide single-family homes to meet the needs of that time.

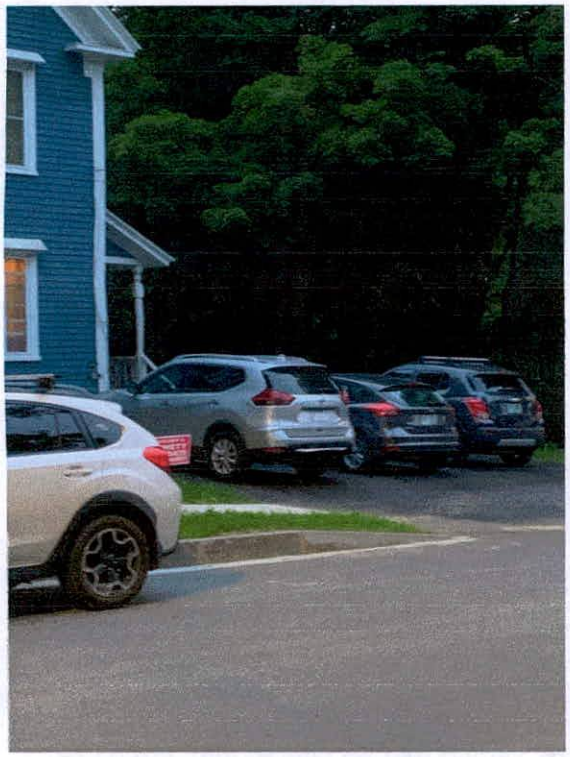
When we relocated to Dover and purchased our home in 1992, we were concerned about buying a home across from a two-family dwelling. As the owner occupied one side and a family *rented* the other side, our concerns were mitigated. Driveway space was limited, but was adequate for the number of residents. When Matthew and Ashley Hawkins purchased the building, they were also in residence for a time. Matt explained that he was renting the other side of the building to "graduate students and young professionals". When Matthew and Ashley moved to another home, there were 5 individual tenants on one side of the duplex, and 4 individual tenants on the other side. Often, 11 cars juggled for parking, impeding use of the sidewalk for its intended purpose. Noise complaints occur from time to time. There is considerable vehicular activity in a small space, a special concern with children biking in the neighborhood or walking to school. While there appear to be fewer tenants as of this writing, parking remains a concern, as does density. The creation of a new building lot, with a building on said lot, would exacerbate the situation.

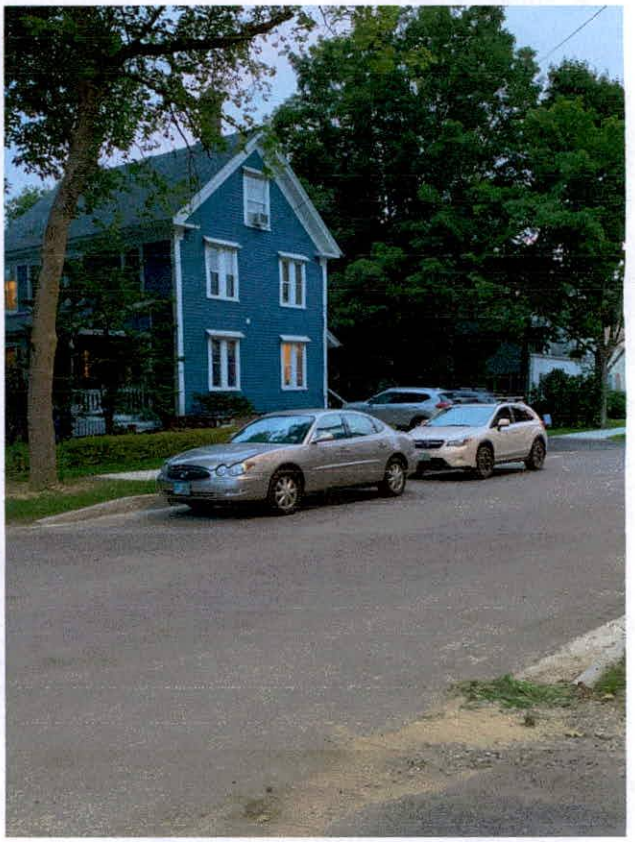
Additionally, the Conditional Use Permit, as outlined in the Heritage Residential District guidelines, appears to allow a broad range of possibilities. Is it proper to request a conditional use permit without guidance or description of the structure intended for construction on the property? Granting acceptance of a CUP without specific knowledge of what might be built, on a parcel which is 20% smaller than required, seems ill advised.

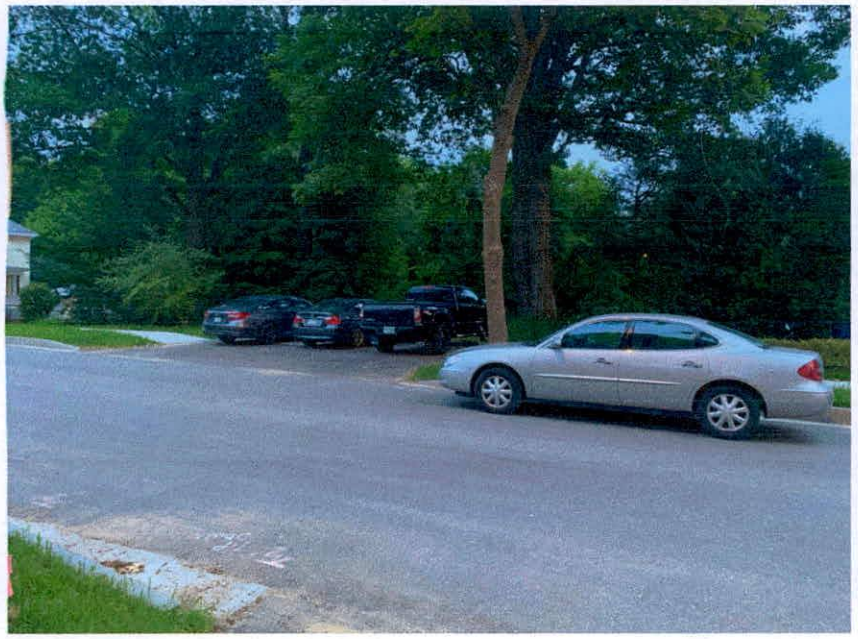
The Heritage Residential District was created to preserve a quality of life and the character of a neighborhood. We urge you to **reject the proposal** to subdivide the lot and allow a Conditional Use Permit at 119-121 Belknap Street, because it does not meet the minimal dimensional regulations as designated for this Heritage Residential District.

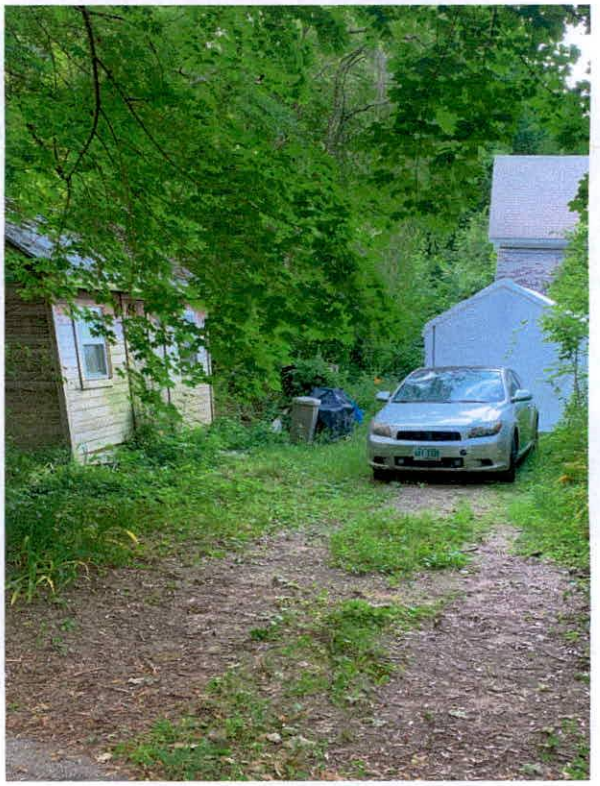
Laura and Patrick Horan
104 Belknap Street
Dover, NH 03820

Photos of parking, July 22, 2020









Parker, Christopher G.

From: Mary Parker <parker8804@comcast.net>

Sent: Wednesday, July 22, 2020 9:10 PM
To: Parker, Christopher G.
Cc: katy cox; Laurie Smith
Subject: Abutter concerns about July 28, 2020 Agenda Item #4-D/E

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hello Mr. Parker,

I oppose the minor subdivision at 119 - 121 Belknap for many reasons. I am a single family home owner located four houses away from this proposed subdivision.

LOT SIZE

I oppose the applicant asking that a subdivision be allowed when they do not meet requirements of 10,000 sf. I noticed the applicant surveyed many of the smallest lots in my neighborhood and argued that 8917 SF is "average" in this area. The Heritage District is unique in that it does contain large and small lots. That is the Nature of this whole district. However, the larger lots with grand homes and the majestic 100+ year old trees help make this neighborhood historic. I urge the planning board to consider MORE of the larger lots in this area before deciding that an 8075 sf lot (which is still well below the average of existing homes) is acceptable in the historic district when 10,000sf is the current requirement. Just because a very SMALL area of lots near this applicant, less than 10,000 sf, were allowed to "go through" in years past (1940ish) does not mean it should set a precedence in keeping "In the Spirit" of the Historical District. It does not. The Historical District goes beyond the area that was surveyed.

When every imaginable lot is being subdivided in Dover I urge you to be weary of allowing this subdivision to go through in the Historical District. Please try to keep some open space in this mostly residential neighborhood. My immediate neighbors are all single family homes.

CONGESTION

Currently the home at 119-121 Belknap rents out "by the room" to UNH students. This has led to excessive on street parking that causes congestion at the of Belknap near Fischer St. Now, Belknap St has been made narrower with the recent road redesign construction. As a result, exiting Belknap onto Fischer can be tricky especially in the winter with snowbanks and excessive on Street parking at 119-121 Belknap. If another (possible) multifamily is build on this new subdivided lot the neighborhood will definitely lose it's residential feel more than it has already. It will become more like lower Belknap with excessive street parking. Also, cars often park on Fischer to access the Community Trail. Those cars are adjacent to the proposed subdivision as well. It is a tricky area to navigate by car as it is.

Please consider only allowing subdivisions when they meet current sf guidelines. I see open space diminishing at a very fast fast pace in the city. The Historic District is unique in that it has some open space because of the grand old homes with larger lots. We need to protect them to keep the historic district…well, historic.

Thank You for your consideration.

Mary Parker
99 Belknap Street
Dover, NH

Parker, Christopher G.

From: Katy Cox <katy.cox@comcast.net>
Sent: Wednesday, July 22, 2020 9:50 PM
To: Parker, Christopher G.; Planning Board - All
Subject: objection to application to subdivide 119-121 Belknap St

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July 22, 2020

To the City of Dover Planning Board:
I am writing regarding the application submitted by the Hawkins Family Revocable trust to subdivide their lot at 119-121 Belknap Street. They are also seeking a Conditional Use Permit to build a structure on this lot. I am strongly opposed to these requests and feel it will negatively affect the neighborhood in several ways. I would like to speak in person at this meeting but due to my plans and concerns about the ongoing pandemic, I will only be able to share some of my concerns now via email. Other neighborhood representatives plan to give an overview of our multitude of collective concerns during the public forum.
This property is currently a two-family (although it is listed on the abutters' notice as a one family) that I understand is rented out to approximately 6-8 unrelated occupants at a time. It is not owner-occupied. The property has created problems for neighborhood residents due to the number of tenants, the resulting number of cars, and the lack of adequate parking.
Last year at meetings regarding Belknap Street road and sidewalk reconstruction, residents were told that the city was trying to work with the owner to improve the parking problems, but was having difficulty contacting the owner despite phone calls and certified letters. This speaks to the owner's disengagement with this neighborhood and community. This property is solely a business.
Ultimately the parking spaces for 119 Belknap were "fixed" to allow 3 cars to park without blocking the sidewalk or street. However, this still may not accommodate the number of tenants in that unit at any given time and the cars are sometimes parked two-deep which leaves the sidewalk blocked and unusable by the residents of the neighborhood.
The second parking area on Belknap St (for 121 Belknap) is undersized and therefore the sidewalk is continually blocked. Interestingly, this area is shown as part of the new sub-divided lot. This parking area needs to be enlarged in order to actually fit any cars, and the new larger area should not be counted toward the square footage of the requested new lot as it is existing parking for 121 Belknap and is in use daily by a minimum of three tenants. I don't know if this paved parking area was included in the square-footage of the proposed lot, but if it is, the true square-footage of the new lot would be well below 8000sf.
This property is at the intersection of Belknap St, Fisher St and the community trail which are all heavily populated with pedestrians. Additionally, residents of both streets are "walkers" for all 13 years of public school. At this property, students are forced to walk in the street because of the parking situation. This obviously creates a situation where kids do not have a safe route to school despite the city providing continuous sidewalks. Access is bad any time of year, but in the winter, it becomes particularly impossible once snow falls and the danger increases as kids are often walking to school in the dark on a busy street.
In order to obtain a conditional use permit, the applicant must comply with Section 170-20.B(1). This section states that the project must comply with several standards, including "(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas". This existing property cannot comply with this standard, so I don't see any way that adding another building and more parking could comply. I respectfully ask that you deny these applications for 119-121 Belknap Street as they would negatively impact the safety and enjoyment of the neighborhood residents.
Sincerely,
Katherine Cox
101 Belknap Street

Parker, Christopher G.

From: Marisa Didio <marisaadidio@gmail.com>
Sent: Thursday, July 23, 2020 6:59 AM
To: Parker, Christopher G.
Subject: Re: Agenda item #4-D/E

Security Notice: External sender. Use caution with hyperlinks or attachments.

Good morning. Still with concerns and questions I would like to be addressed by the planning board and the applicant I would like to address Conditional Use Standards. How is the intended use of this lot " important or attractive to public convenience or interests?" As concerns of abutting neighbors grows with a very short notification time frame I would contest that the subdivision lot request and existing use and management of the 119-121 property is "well suited to the neighborhood." The current property as it has been managed by the applicant has devalued my home and surrounding homes. Thank you again Chris for reading and listening to my concerns and my concern for the neighborhood.

On Wed, Jul 22, 2020, 1:25 PM Parker, Christopher G. <C.Parker@dover.nh.gov> wrote:

Good afternoon,

You are correct, the Conditional Use Permit does have criteria. I appreciate that you are looking for in-depth review, which is not typically what we see.

The CUP criteria include:

(a) That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.

(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

(c) That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.

(d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.

(e) That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

(f) That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.

To: Chris Parker and the Dover Planning Board

Re: Objection to Request for Minor Subdivision and Conditional Use Permit for 119-121 Belknap Street, Matthew and Ashley Hawkins

As neighbors to the subject property, we strongly object to the subdivision and conditional use applications for 119-121 Belknap Street. Approval of either request undermines the spirit of the Heritage Residential District and will intensify an already difficult situation with the subject property related to parking and safety concerns.

Minor Subdivision:

- The **minimum lot size** in the Heritage Residential District is 10,000 square feet. The homeowner is requesting a reduction to 8,000 square feet which is 20% smaller than the minimum lot size.
  Many residents in our neighborhood invested time in community meetings to participate in the formation of the Heritage Residential District guidelines. Why was so much thought and energy put into establishing standards that may be put aside for the financial benefit of one property owner over the good of the neighborhood?

- The average **lot size calculation** of the surrounding properties is flawed. It is stated to be 10,595 SF but this calculation does not include the subject property, which, when factored in, increases the average lot size. There are a variety of lot sizes in the neighborhood, with a few smaller lots containing 1940's era modest single family homes. These homes are sized appropriately for slightly smaller lot sizes and were built to the requirements of that time. Times have changed.

- The **topography of the lot** includes a significant slope from Belknap Street toward the rear of the property abutting the community trail. Removal of the mature trees and vegetation required for building will increase runoff, impacting the ecologically sensitive wet areas at the bottom of the slope. Wetlands may not have been observed during the survey which was performed in hot dry weather, but in the spring and at other times of the year it is a wet swampy area and home to frogs, polliwogs an occasional visiting duck and other wildlife.

- The abutter notice **incorrectly lists the existing use of the property** as a single family home. It is a duplex. It is not a "two family" home because it is not rented to families, but to individual unrelated tenants sharing the common spaces

- **Parking** at the subject property is an ongoing issue and a serious safety concern for pedestrians and vehicles. As Mr. Hawkins is an absentee landlord with a business model of renting to individual tenants (UNH Students and young professionals), the neighborhood has suffered from his lack of oversight. The number of occupants varies, but it's not unusual to have at least 8 individuals in residence. At the time of this letter there are 9 cars in the two parking areas and on the street. When Belknap Street reconstruction commenced last year, the parking area required a redesign to allow pedestrians access to sidewalks that had been habitually blocked by tenant vehicles. The problem remains, as tenants stack cars one behind the other in the new parking space and continue to block the sidewalk. On street guest vehicles add to the problem. Fisher and Belknap Streets are a primary walking route for K-12 students, but children and other pedestrians often need to walk in the road to get around the blocked sidewalks and cars along

the curb. The community trail is behind the property, and folks using the trail park their cars on the Fisher Street side of this property. Additional cars resulting from another building will be untenable.

Conditional Use Permit:

- How can a conditional use permit be issued when specifics of the **intended use of the property has not been disclosed?** Dover Code 170-20 (B) allows that a conditional use approval for relief from the standards may be granted after proper public notice and public hearing provided that the proposed project complies with nine standards. How can the planning board evaluate the nine criteria without plans? The property already fails to meet criteria 170-20.*1(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the special form of public areas*, and it will be difficult to include sufficient parking for two buildings when there are already issues with parking for one. One of the two parking areas for the existing building is located on the proposed new lot, so that parking will need to be relocated. The new lot will need to host additional parking as well as a new building complying with the maximum 40% lot coverage requirement (and setbacks) without compromising the aesthetics of the neighborhood. This is contrary to 170-20.*2(a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.*
  I recognize that the application indicates a conditional use request for a building lot, but it's concerning that we don't know the intent of the proposed building. This appears to be an effort to take the proverbial inch in getting a minor subdivision, to try for the mile once the subdivision is approved.

- If the driveway on Fisher Street is being considered for parking, this creates another unsafe situation. It is at the bottom of a hill and in a blind spot for cars coming around the corner from Belknap onto Fisher. Vehicles coming down Fisher street at a faster than recommended speed (which often happens as it is a smooth road) will not see the entering or exiting cars until they begin down the hill, which will not allow sufficient time to safely stop to prevent a collision.

We believe that allowing this lot to be carved out to squeeze a building on a smaller than acceptable lot that does not conform to the surrounding properties is contrary to the spirit of the Heritage Residential District. This request does not meet the criteria for approval, so we respectfully request that these applications be **denied to preserve the safety and character of our neighborhood**.

Sincerely,

Laurie and Gregory Smith
36 Fisher St
Dover

Jack Mettee
56 Rutland Street
Dover, New Hampshire 03820
603-749-4321

July 23, 2020

Dover Planning Board
Dover City Hall
288 Central Avenue
Dover, NH 03820

RE: Minor Subdivision Application, Hawkins Family Revocable Trust. (P20-42)
Conditional Use Permit Application, Hawkins Family Revocable Trust. (P20-43)
119-121 Belknap Avenue

Dear Planning Board Members:

I have lived in Dover since 1976 all in the same residence on Rutland Street, a short distance from the subject property. As you may know, I am also a retired professional planner that has worked for many years as a consultant to numerous Seacoast communities including the City of Dover. I am submitting this letter in opposition to the application for a Minor Subdivision and a Conditional Use Permit for the property at 119-121 Belknap Street as both a professional and as a neighbor.

In general, it would appear that the submission that was provided on line is very lacking in detail particularly with reference to meeting the criteria for a Conditional Use Permit as set forth in Section 170 of the City's Zoning Ordinance. For example, provision (a) refers to buildings and landscaping contributing to the definition of the civic space. There is no evidence of this. No renderings or landscape designs have been provided. Similarly, provision (d) refers to architecture and landscape design that grow from local ….history and building practice. Again there is no evidence of how the application addresses this criterion. Indeed the very intent of the Heritage Residential is to "continue the tradition of compatibility with what had gone on before in the neighborhood", i.e., residences and buildings that are historically significant. It is clear the standards require that any project enhance the landscaping and spatial aesthetics of the existing neighborhood. The applicant has failed to demonstrate this.

I believe others have addressed the issue of the current parking problem at this property. I will only add that in addition to the large number of cars that sometimes seem haphazardly parked on the property and in the street, the tenants park on the city sidewalk in front of the house making pedestrian passage very difficult. I do not see how this situation will get any better if there are more tenants in a new building on the property.

I would just add that the City has a Heritage Commission that can provide an opinion to the Planning Board as to the compatibility of the proposed use in the HR District. I suggest that the Planning Board or Planning Staff request such an opinion on this project

Finally, for the applicant to construct a building on an undersized lot in the Heritage Residential District, the Zoning Ordinance requires the project to enhance and advance the existing community. The current application fails to meet this critical standard. Both the Minor Subdivision and the Conditional Use Permit should be denied. The Woodman Park neighborhood deserves better.

Thank you for your consideration.

Sincerely,

Jack Mettee, AICP

23 July 2020

James Henerberry
26 Fisher Street
Dover, NH 03820

Dear Dover Planning Board,

I recently learned of a request to subdivide a lot at 119-121 Belknap Street which is within 100 meters of my own property at 26 Fisher Street.

I have two deep concerns about this request.

First, I understand that this request will be discussed at a Dover Planning Board meeting on Tuesday, July 28 at 7:00 pm. Further, is it true that the only way community members can participate in this meeting is by attending in person? With so many of my neighbors in the "HIGH RISK" category for the most dangerous, and even life-threatening effects from the Covid 19 virus and cases both nationally and locally on the rise, it seems callous and even underhanded to be asking them to risk their lives to have a voice in what happens within their community.

Having lived in Dover for the past five years, I am startled at the appearance that this choice gives that the city is more interested in the development of properties than giving is citizens a fair and equal opportunity to be safely involved in local government. I know that Dover has the capability to make these kinds of meetings accessible through video conference and strongly recommend that you offer that option for a matter of so much importance to many vulnerable members of this community.

Second, in reviewing the "Planning Board—Abutter Notice" and the guidelines for the "Conditional Use Permit" listed within the "Heritage Residential (HR) District" guidelines document, I have concerns not only about the subdivision and addition of a multifamily dwelling, but also about the current use of the dwelling at 119-121 Belknap Street.

The "Heritage Residential (HR) District" guidelines document includes several statements about requirements for vehicle parking including:

> "Off-street parking, in accordance with Chapter 149, Site Review, shall be provided as to avoid vehicles backing into the street."
>
> "Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line."
>
> "Parking areas shall be screened from the street and from abutting lots."

Even before the addition of a new two family dwelling proposed in the application for a Conditional Use Permit, the current parking arrangements for the more than ten vehicles regularly parked at 119-121 Belknap Street do not meet the Heritage District requirements. Cars are regularly parked on the sidewalk causing safety issues for pedestrians and particularly children who use these sidewalks going to and from local schools.

As an interested citizen of Dover who is invested in this community, I feel compelled to ask you to deny the acceptance of this Conditional Use Permit for the subdivision of the lot at 119-121 Belknap Street as it clearly violates the spirit of the Heritage District Guidelines and for no better reason than for an absentee property owner to maximize the profits from his property with no consideration for the spirit and character of the Heritage District, nor for the community at large.

As a Planning Board, you must ask yourself what kind of Dover do you want to foster. One where the profit motives of absentee landlords rule, or one where citizens have a voice and whose commitment and investment to the spirit of the community helps make Dover a better place for families and the future.

Sincerely,

James Henerberry

To: Chris Parker, Assistant City Manager: Director of Planning and Strategic Initiatives
Steve Bird, City Planner
Dover Planning Board
Date: July 24, 2020
Comments re: 119-121 Belknap St conditional use permit application

Dear Planning Board,

My wife and I have been residents of Hamilton Street since early 1997 and we have spent a considerable amount of time building and sustaining the community of our neighborhood. We only just learned (on July 22) about the proposed subdivision of the property at the corner of Fisher and Belknap Streets and have not had time to thoroughly review the project. We apologize up front if the proposal being considered addresses the concerns we are bringing up. Nonetheless we have a number of concerns we would like to make sure the Planning Board understands. Please know that as a neighbor we strongly object to this proposal as it is not at all in keeping with the character of the neighborhood.

In addition, it is clear this project is premature and should not be approved at the very least until some questions are answered. Most important of these is about parking (see comments below).

Here are our concerns:

Lot size

First and foremost is that the property does not have adequate area to be sub-divided consistent with the 10,000 square foot requirement in our location. The property owner claims that numerous lots are less than the minimum lot size, but from what we can tell most or all of those were sub-divided in the 1930s which is, we suspect, well before the current zoning requiring the 10,000 square foot lot size. Again we apologize we did not have time to confirm this.

When the 10,000 square foot lot size was adopted DESPITE the existence of smaller lots, it seems clear that saving the remaining lot sizes was important. Note that the lot size was not set at 8,000 square feet (accommodating the existing lots), it was set at 10,000. Nonetheless, since those smaller lots were almost certainly pre-existing, the argument that there are properties in the neighborhood that are smaller than the minimum is moot. The lot size was not an issue at the time, but it is now, and the was by design.

We have to ask, though, why does the city bother with lot sizes at all if all one must to do to get around them is to propose a conditional use? We find it unlikely that RSA 674.21, which allows conditional use permits for "innovative land use" was intended as a simple end-run around zoning lot sizes. RSA 674:21 talks about timing incentives and phased development, transfer of density and cluster development, inclusionary zoning and the like. Yes, it does reference "intensity and use incentive" but the statute clearly refers to sub-divisions of multiple lots where there is a compelling reason to circumvent zoning requirements with other innovative land use, rather than a simple one-off split of a property for the purpose of taking advantage of Dover's steep climb of rents. Where is the "innovative land use" in this

project? We also doubt the city of Dover intended this kind of application when it created its conditional use permit.

Bear in mind, every time lot sizes are waived to allow a single lot to be subdivided, the likelihood that more such actions will happen increases because of precedent. There is nothing unique in this property to warrant circumventing the lot size requirements in our neighborhood. In fact, the owners are not occupiers so their only possible goal in this subdivision can be profit. We don't think profit alone is a valid reason to waive the lot size. We are deeply concerned that this kind of action will result over time in the attrition of our heritage.

In fact, the lot size limit is a key part of the character of our neighborhood. There are plenty of places elsewhere in town where homes are sited close together on small lots. Our neighborhood is a bit unusual in both the historic nature of the homes and the space around them. Remove that by allowing this project and you diminish what makes this neighborhood unique and special.

Parking

Parking on this lot has been an issue since the property was purchased from foreclosure. The existing home is a two family apartment building which neighbors have said has housed up to at least 8 adults. We have witnessed 6 or more vehicles parked long-term at the address with just the one duplex. We fail to see how yet another single or multi-family dwelling can be accommodated at this address given that the parking is currently inadequate.

The sheer number of cars has resulted in tenant cars frequently blocking the sidewalk. It has been more often than not that pedestrians using that side of Belknap Street have to walk on the road to get around parked cars. This may be due to the number of people living in the house or may just be the limited parking space available to the property. In either case it is a serious problem and seems in violation of the city's parking ordinances.

In addition, though, the apartment tenants on the south side of the house park in a space that takes up a substantial portion of the road frontage along Belknap and appears to be part of the new lot. Given that, and given the ongoing parking problems WITHOUT the new lot and dwelling unit, what will be done to accommodate the existing tenants for parking, and where will the new housing occupants park? We see no indication in the plans thus far to deal with this issue. If the intent is to maintain that parking area while also including it in the new undersized lot, that would surely seem to be circumventing the lot size limits even further.

On this matter alone the project is premature. We fail to see how the Planning Board could possibly approve a project not knowing how this issue (and others) will be handled. And given the details about the lot, it is hard to imagine a workable solution. If the project were to be approved and then built, and we only then find out that parking is worsened, what recourse will we have? The purpose of the Planning Board is to ensure these issues are resolved BEFORE it is approved.

Finally, given that there appears to be no meaningful control on the number of cars parked on this property, how will the city ensure that the sidewalks are passable at all times for all 3 or 4 units? Neither the property owner nor the city has succeeded in controlling this problem thus far. Bear in mind that our children mostly walk to school (as they should) and they need

sidewalks that don't require them to walk into the streets to get around parked cars. Imagine a child walking (or as they often do, running) past those cars as a snowplow approaches...

Neighborhood Character

This neighborhood has a long-standing history of being a tight-knit community. We hold annual events like block parties and progressive dinners year round. We maintain a neighborhood email listserv to help keep us informed about issues and concerns as well as activities. We have two lending libraries and many young children, most of whom, as noted, walk to school at Woodman Park. We have a quiet and peaceful neighborhood.

We are also a neighborhood of mostly owner-occupied properties. As such we take pride in ownership and look out for each other. There are, to be sure, some apartments in our neighborhood, but those have, for the most part, been quiet and considerate. In many cases tenants have attended our neighborhood events and become invested in our community. Many have tried to purchase properties in the neighborhood. By contrast, the existing tenants of the home have been uninvolved in the neighborhood, have been much noisier, and based on their parking habits, have been inconsiderate of our need for passable sidewalks.

This project will result in yet another apartment building with disconnected residents. We don't see how such a project is compatible with our heritage.

We have other concerns about this proposed subdivision, but we'll outline just a few key ones below:

1. The property backs onto the community trail which is bordered by wetlands. We'd like to know how much of the proposed lot is composed of wetlands and how the wetland setback regulations affect the siting of a house considering all other setbacks from lot lines and streets. Furthermore, does the wetland also constrain parking on the site? There is a curb cut and driveway along Fisher Street that is very close to, if not within, the wetland area.

2. We would like to know if this is even a proper application of a conditional use permit. As noted above, RSA 674:21 contains language suggesting it's intent is for multi-lot subdivisions. We'd like a written explanation of how RSA 674:21 and the local implementation of that stature applies to this proposal.

Furthermore, in section 157-7 of the Dover zoning regs, it states that subdivision regs apply to multifamily dwellings of more than two units per structure. This project proposes 2 lots with either single or duplex units. If that is the case, and if conditional use permits apply to subdivisions, and this is not a subdivision, then we'd like to know where the authority exists to issue a conditional use permit in this case. And if it doesn't, where does the authority exist to allow any such subdivision below the lot size?

3. Our neighborhood, including the lot under consideration, is part of the Heritage District. We have not had time to review that district extensively for both legal and intented controls, but we have concerns about whether or not this proposal is in keeping with both the letter and spirit of the Heritage District. As one example, the proposed Heritage Residential zoning regs (which are hard to find online) initially referred to "the common theme through all of these designs is both the massing and the placement of these structures in a manner that is

compatible with what had gone before." By massing, we assume the intention is density, that is, to not circumvent the intended 10,000 square foot lot size. We further think there may be other zoning regulations applicable here (which, again, we unfortunately have not yet been able to look into).

We are also concerned about the effect of this kind of development on property values. We are aware of at least one study that shows in suburban areas (which is likely similar to Dover) there is a measurable impact of increased density on property value (from a study by Song & Knaap, 2004). Add to that impacts from increased noise (a known factor in real estate pricing though hard to measure), dense and problematic parking, apartment vs owner-occupied dwellings and other impacts and it is hard not to believe there will be impacts to home values. More importantly, if the city is willing to allow this proposal, what's to stop it from allowing more and further degrading property values? Again, I'm concerned about this specific case, but even more concerned about the incremental losses we will see if this goes through.

Finally, we are deeply concerned that in the midst of efforts to fight back the explosion of COVID-19 and the need to social distance, this meeting is proceeding. Bear in mind the MINIMUM recommended distance for safety is 6 feet, and gatherings of 10 or more is discouraged. Yet the meeting is only providing for 6 feet spacing, the minimum! Does the city open itself to liability if there were to be an outbreak traced to a public meeting like this? COVID-19 and the limited spacing is the reason we won't attend the meeting in person, much as we would like to.

Thank you for considering our concerns. Please deny this project.

Carl Paulsen and Meg Kerr
8 Hamilton Street

Parker, Christopher G.

From: Saundra <sands238@gmail.com>
Sent: Wednesday, July 22, 2020 11:00 PM
To: Parker, Christopher G.
Subject: 119-121 Belknap Street Property

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Chris Parker,

It is my concern the present dwelling has an insufficient amount of parking for the large number of tenants.

I live with Donald Smart, my spouse, at 38 Fisher Street.

Thank you.

Saundra Ackler

Sent from my iPad

Matthew & Finola Cox

33 Fisher Street
Dover, NH 03820
coxhouse@comcast.net

July 23, 2020

Dover Planning Board
Dover City Hall
288 Central Avenue
Dover, NH 03820

Re: 119-121 Belknap Street
Opposition to Minor Subdivision
Opposition to Conditional Use Permit

Dear Members of the Planning Board:

I am a lifelong resident of Dover, and I reside at 33 Fisher Street, two houses away from the property in question. I am writing to respectfully express my opposition to the application for a Minor Subdivision and a Conditional Use Permit relative to the property at 119-121 Belknap Street. My wife, Finola Cox, joins me in opposing this proposal.

First and foremost, the submission is so lacking in detail that it should not even be considered at this time. Because the proposed lot does not meet the Dimensional Requirements for a lot in the Heritage Residential district, the applicant appears to acknowledge that its only legal option is a Conditional Use Permit. However, by law, a Conditional Use Permit may only be granted if the Planning Board makes the requisite findings set forth in Section 170-20.B(1) of the City's Zoning Ordinance. Under the relevant section, the Planning Board must find that the proposed project complies with each of the community enhancement standards set forth at (a) – (i). These standards speak to specific issues regarding architecture, landscaping, parking, historical standards, pedestrian traffic, etc. But as I read the papers submitted by the

applicant, they contain no information whatsoever about any of these specific considerations. In fact, I see nothing about the type of structure that might be built, the purpose of that structure, the architecture, the landscaping, etc. In short, this application does not provide even the basic project information necessary for consideration and discussion, and as such it should be denied on that basis alone.

It bears mentioning that any belated attempts by the applicant to address these fundamental requirements would do little to restore confidence at this point in time. If the applicant were serious about proper adherence to the community enhancement standards, those materials would have been fully developed prior to the subdivision being requested, and they would already have been distributed to interested abutters and community members.

In any event, it is inconceivable that a project on this lot could ever comply with the mandates of (a) – (i). It is critical to note the perspective from which this section of the Zoning Ordinance is written – it seeks to identify those projects which would affirmatively enhance the historic neighborhood in question. So at least in this context, the focus for the Planning Board is not whether the developer can meet some minimum standards that the neighborhood should have to tolerate. Rather, the Zoning Ordinance approaches the issue from the opposite perspective, essentially placing the burden on the developer to demonstrate that the historic neighborhood would be enhanced by the project in question. Put simply, there is no possibility that a new structure on an undersized lot would do anything to enhance the existing neighborhood.

The existing structure, a duplex which effectively serves as UNH housing, is run by an absentee landlord. The available parking is not nearly sufficient for the needs of tenants, and is strangely configured – it consists of two grossly oversized curb cuts on Belknap Street that result in side-by-side parking in front of the house rather than traditional driveways. In addition to being aesthetically undesirable, this configuration also results in parking spaces which are too short to accommodate the vehicles. Thus, the parked vehicles routinely block the sidewalk. I am submitting several photos of the sidewalk area in question, all of which were taken in the days and weeks leading up to this meeting. I want to stress that this is not a single or isolated occurrence – on the contrary, these vehicles are blocking the sidewalk as a matter of standard operating procedure. Given the gravity of the existing parking problems, this lot could not possibly accommodate a subdivision.

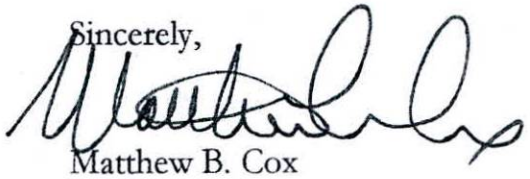
Another theme running throughout the requirements of (a) – (i) is that of spatial balance. In this regard, it bears mentioning that several of the corner lots in this historic neighborhood, including the Walters property immediately across the street, are relatively larger lots that serve to bookend some of the smaller lots in between. It would certainly offend that sense of space and context to allow an undersized lot to be carved out right at the corner as the applicant is requesting. Again, the applicant's submission offers no explanation as to how this would somehow enhance or advance the neighborhood environment as required by the Zoning Ordinance.

A final consideration I will mention is that the standards clearly require that any project enhance the landscaping and spatial aesthetics of the existing neighborhood. Once again, the applicant has not offered any information whatsoever on this point. Nevertheless, it bears mentioning that the area in question – essentially the side yard of the existing residence – currently boasts at least four giant shade trees. These are depicted in an additional photo I have included. It goes without saying that if a subdivision is permitted here, those beautiful trees are going to be lost forever, further aggravating a situation in which the neighborhood's once-prolific tree population has already been decimated. Such a result would be entirely repugnant to item (d), which specifically requires the applicant to show that the project would enhance the existing landscape.

To conclude, in order to build on an undersized lot in the Heritage District, the Zoning Ordinance requires the developer to demonstrate that the project is going to enhance and advance the existing community. The current proposal fails to meet that lofty standard, and as such, both the Minor Subdivision and the Conditional Use Permit should be denied.

Thank you for considering my thoughts.

Sincerely,



Matthew B. Cox

RE: Hawkins Family Trust Conditional Use Permit

Dear Board Members,

My name is Pamela Krans. My husband and I have lived at 16 Hamilton Street for 46 years. We oppose the Hawkins Trust petition for a variety of reasons. We, among a large group of homeowners, participated in the creation of the Heritage District in 2015. A great deal of time and effort was spent by the City staff and many homeowners in the neighborhoods to create the Heritage District.

It is disappointing that the Hawkins petition is attempting to circumnavigate the spirit and restrictions of the Heritage District. The existing duplex does not esthetically fit into the existing neighborhood and squeezing another building onto an under-sized lot would not improve the situation.

There has been a parking problem with this property for several years as there are a large number of tenants living there and they all have their own cars.(sometimes up to 10 cars) This has resulted in cars being parked across the sidewalk so pedestrians have to walk in the street in order to pass. Placing another dwelling on this property will only make the parking situation worse.

As far as a lot size variance is concerned, there does not appear to be any hardship cited the duplex owner.

I respectively request that the conditional use request be denied.

Thank you for your consideration.

Pamela Krans
16 Hamilton Street

RECEIVED
Planning Office
JUL 23 2020
Dover, New Hampshire

To: Dover Planning Board 7.21.2020

From: Marcia A. Divic
105 Belknap St.
Dover NH.

I am writing to the board expressing my concerns over Agenda Item # H-D/E.

As an abutter to 119-121 property on Belknap St. I am opposed to the consideration and acceptance of a proposed Minor Subdivision in the neighborhood. The neighborhood has been deemed and Zoned as a Heritage Residential neighborhood for good reason. The protection and preservation of the area being paramount. I have personally been positioned a number of times to approach renters with issues of parking, noise, disrespecting the neighbors.

Currently there are 8 renters in the "Single Residential, Single Family home" Dwelling.

What are the variance issues?

What adjustments to building codes in the area are being sought?

To reiterate, as owner of my single family home for the past 36 yrs, living next store to what I consider to be a "multi-dwelling", I am vehemently opposed ~~to~~ Agenda Item # 4-D/E.

Janice A. Dedier

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-45A

Application Type:	Amend a Previously Approved Plan
Applicant(s):	R.V. Paolini Construction, LLC
Owner(s):	R.V. Paolini Construction, LLC
Location:	56-58 Dover Point Road (Tax Map M, Lot 6)
Meeting Date:	July 28, 2020

INTENT: To reduce a previously approved 7 unit subdivision to 5, and update the architectural designs.

LOTS/UNITS PROPOSED: reduce 2

AGENDA ITEM #: 4-F

FILE: P18-45A

ACREAGE: 1.93 acres (84,234 sq. ft.)

ZONING DISTRICT: R-40

EXISTING LAND USE: Two-single family homes

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and cemetery

ZBA ACTION: None

ATTACHMENTS: Application materials

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent to all abutter for this meeting

PERMITS REQUIRED:
No new

WAIVERS REQUESTED:
No new

Summary of Request and Background
On December 11, 2018 the applicant received approval subdivide a lot into eight (8) new lots. The parent lot would have an existing two homes remain on it and six new limited common area lots would be created.

The applicant seeks to amend the project to reduce the new unit count by 2, merging limited common areas to abutting common areas. This would result in 5 new units.

A condition of approval was that the renderings provided were used. The applicant seeks to use adjusted renderings.

Consistency with Land Use Regulations
Chapter 157-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. Section 157-52 allows the Board to grant waivers.

STAFF RECOMMENDATION: Subdivision
The Planning Department recommends that the Planning Board approve the subdivision plan with transfer of development rights with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide an updated digital version of the plan to the Planning Department.
2. The applicant shall provide updated homeowners association documents to be reviewed and approved by the Assistant City Manager in consultation with the City's General Legal Counsel. Documentation shall include common space, roadway, perimeter screening, stormwater infrastructure maintenance/operation, and deed/easement requirements per Section 170.27.2.
3. The applicant shall revise the updated plat to:
    a. Add the owners' signatures
    b. Add the Licensed Land Surveyor, Professional Engineer, stamps and signatures
    c. Note the revised, or a similar, renderings will utilized for the homes.

Conditions to Be Met Prior to Any Construction Activity:

4. As per the original Notice of Decision dated December 13, 2018.

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

5. As per the original Notice of Decision dated December 13, 2018.

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

6. As per the original Notice of Decision dated December 13, 2018.

P18-45A Site Plan Amendment

Property Information

Property ID	M0006-000000
Location	56 58 DOVER POINT RD
Owner	RV PAOLINI CONSTRUCTION LLC
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
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED PLAN

[Revised March 20, 2020]

Office Use Only	Amount Paid: _____	Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: R.V. Paolini Construction LLC Telephone # 603-781-1636

Address of Applicant: 54 Dover Point Road, Dover, NH 03820 E-Mail _____

Project Name: Cottage Park Drive Project Location: 56-58 Dover Point Road

Planning File Number: P18-045 Date of Original Approval 6/18/19

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

EXTENSION INFORMATION (*Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 155-24.B only)*

Extension type requested *(check one)*: ___Sec. 153-8.A ___Sec. 153-9.B ___Sec. 157-13.A ___Sec. 157-23.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*): N/A

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: Remove two units and change architectural style

Reason(s) for amendment/comments (*attach additional sheets as needed*): Owner has reqested LCA #4 be added to LCA #3, LCA #6 be removed and added to LCA #5 & #7. Total of 5 LCA's to remain on site with revised architectural styles from original approval.

WAIVER INFORMATION

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

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

SIGNATURES

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

Signature of Property Owner: _____ Date: 7-9-2020

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

Signature of Agent: _____ Date: 7-9-2020

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

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
M	6	RV Paolini Construction, LLC	53 Dover Point Road, STE 103 DOver, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kenneth A. Berry, PE, LLS	Berry Surveying & Engineering	335 Second Crown Point Rd, Barrington, NH 03825
Christoper R. Berry	Berry Surveying & Engineering	335 Second Crown Point Rd, Barrington, NH 03825

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE

(Revised July 1, 2020)

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

A. Plan Review Fees

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

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

SUB TOTAL= **$ 200.00**

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed $10,000) Application fee $200.00 + $.07 sq. ft. x # _____ = $_____

TOTAL PLAN REVIEW FEE= **$ 200.00**

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

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

SUB TOTAL= **$_____**

C. Foster's newspaper public notice fee $100.00 x # 1 applications = $_____

TOTAL NOTICE FEE= **$ 300.00**

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

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

July 10, 2020

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

Re: RV Paolini Construction LLC
Application for Amendment of an Approved Plan (TDR)
56 Dover Point Road
Dover, NH
Tax Map M, Lot 6
Dover Project #P18-045

Dear Mrs. Benton,

On behalf of our client RV Paolini Construction, LLC, Berry Surveying & Engineering (BS&E) is submitting for Planning Board Review a Plan Amendment at Cottage Park, off Dover Point Road. The original approval provided a total of nine units. The applicant is looking to reduce the number of units by two for a new total of even, and amend the architectural style proposed in the neighborhood.

Background and General Narrative:

After review and market analysis the applicant is looking to construct a more modern style home on the project site. He has an increase in market demand for the modern design style opposed to the smaller cottage style homes originally proposed to be built. Ordinarily, architectural style is not a concern for a single family subdivision, but in this case, the TDR approval process and representation demonstrated the massing of the structures was in line with the proposed density of nine units.

Though the units are still proposed to be size restricted per the ordinance, the applicant felt that the architectural style change would be more appealing for the general market on land masses that are more commodious then originally proposed. Reducing the unit count by two and adjusting some of the Limited Common Area Lines achieves that goal.

BERRY SURVEYING & ENGINEERING
Christopher R. Berry
Principal, President

P18-45A **56-58 Dover Point Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0020-000000	54 DOVER POINT RD	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820
K0020-001000	7 19 CENTENNIAL DR	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820
K0021-000000	CONSTITUTION WY	DOVERBROOK LLC		56 BRIANT DR	SUDBURY	MA	01776-1380
K0039-000000	DOVER POINT RD	ROMAN CATHOLIC BISHOP		153 ASH ST	MANCHESTER	NH	03104
M0006-A00000	60 DOVER POINT RD	GRUND ROBERT W		60 DOVER POINT RD	DOVER	NH	03820
M0007-000000	62 DOVER POINT RD	COMISKY MARJORIE E & GARY T CO-TRUSTEES	COMISKY MARJORIE E REVOCABLE LIVING TRUS	7 NORTHLAND DR	BERWICK	ME	03901
M0024-A00000	75 DOVER POINT RD	MILLER DEBRA L	MILLER JAMES L	509 PINEWOOD SHORES	EAST WAKEFIELD	NH	03830
M0084-A00000	72 DOVER POINT RD	HABIB RICHARD R JR &	RIISKA ELLEN M	72 DOVER POINT RD	DOVER	NH	03820
M0084-C00000	64 DOVER POINT RD	LEONARD LINDA P	LEONARD TICE N	64 DOVER POINT ROAD	DOVER	NH	03820
M0131-000000	51 TOFTREE LN	BROWN JAMES R JR & NICOLE M TRUSTEES	BROWN REALTY TRUST	51 TOFTREE LN	DOVER	NH	03820
M0132-000000	53 TOFTREE LN	FORGET JEFFREY D	FORGET ELLEN L	53 TOFTREE LN	DOVER	NH	03820
M0133-000000	55 TOFTREE LN	HOFFMAN WANDA LOU & WITHAM LORI L TRUSTE	HOFFMANN-WITHAM FAMILY TRUST	55 TOFTREE LANE	DOVER	NH	03820
M0134-000000	57 TOFTREE LN	HAMILTON PAMELA	HAMILTON DAVID	57 TOFTREE LANE	DOVER	NH	03820
M0006-000000	56 58 DOVER POINT RD	RV PAOLINI CONSTRUCTION LLC		54 DOVER POINT RD	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	CHRISTOPHER BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825

PLAN REFERENCES:

1. "SUBDIVISION, PLAN OF LAND IN DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD, OWNED BY SAMUEL TAMPOSI & EDWARD LEHOULLIER: BY: TOWN PLANNING & ENGINEERING ASSOC. INC. DATED: AUGUST 28, 1978 S.C.R.D. PLAN #19–65
2. "PLAN OF LOT LILLIAN M. GAFFNEY, DOVER N.H." BY: G.L.L. DAVIS & ASSOCIATES DATED: JULY 1984 NOT RECORDED
3. "FEDERAL AID N.R.M. 262" PAGES 18–19 DATED: 1933
4. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF KEVIN R. COOPER JR., DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 6" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 14, 2008 S.C.R.D. PLAN #97–92 FILE NO.: DB 2006–057

PLAN REFERENCES CONT.:

5. "PROPOSED SITE PLAN REVISION FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 31, 2011 FILE NO.: DB 2006–057 DOVER PLANNING NO F08–15B
6. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF JEFFERY D. & ELLEEN L. FORGET, DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 132" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 14, 2008 S.C.R.D. PLAN #97–93 FILE NO.: DB 2006–057

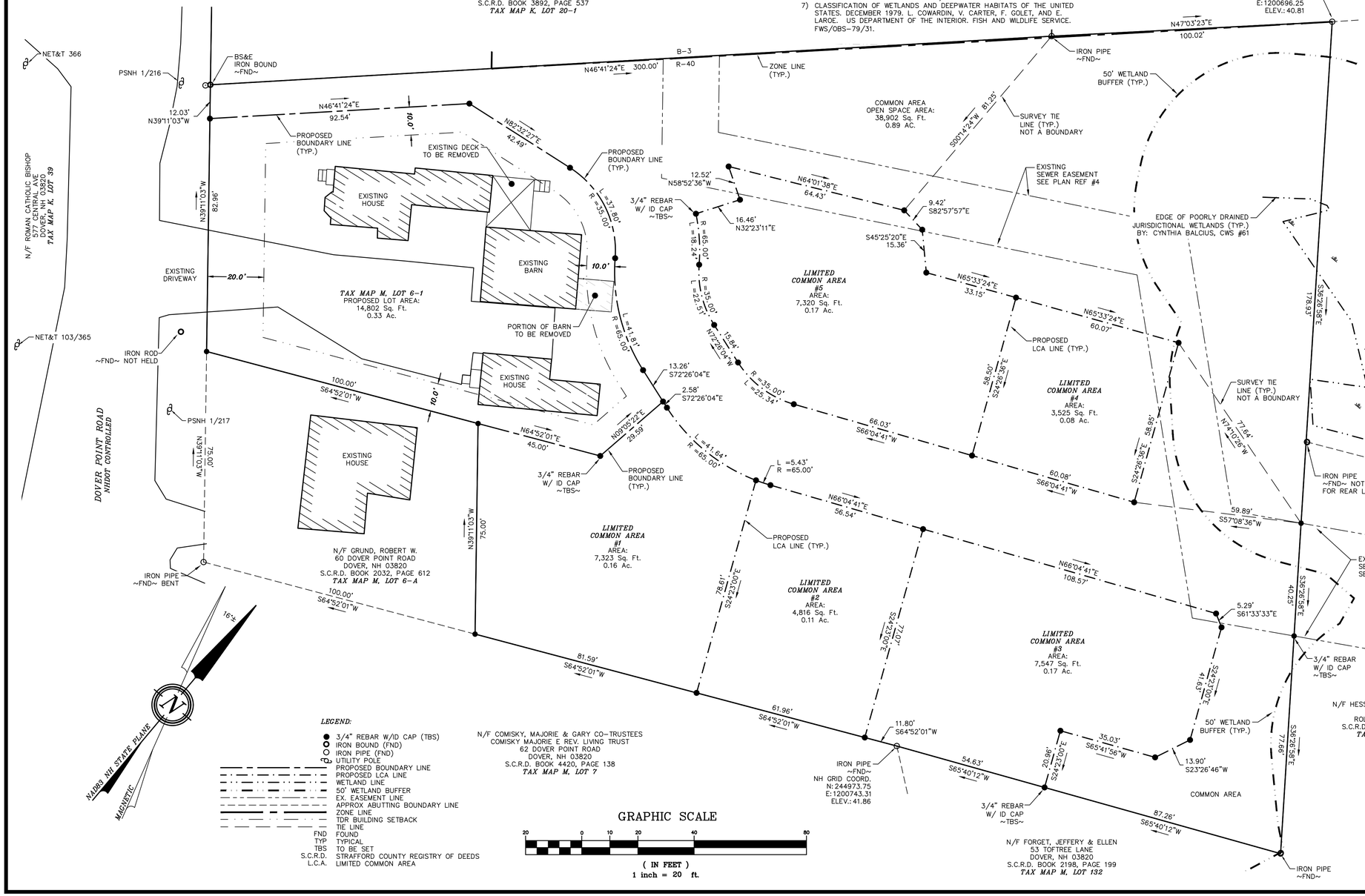
PLAN REFERENCES CONT:

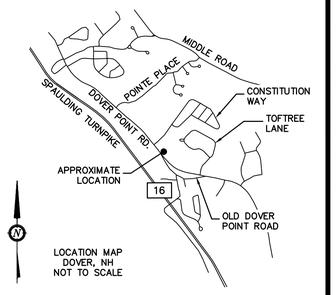
7. "CONDOMINIUM SITE PLAN FOR PAOLINI BROTHERS DEVELOPMENT, LLC., 54 DOVER POINT ROAD, DOVER, N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 2, 2009 S.C.R.D. PLAN #97–96 FILE NO. DB 2009–103
8. "PROPOSED SUBDIVISION PLAN FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 31, 2011 S.C.R.D. PLAN #102–2 FILE NO. DB 2006–057 SUB

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER OF 2018 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. NEIWPCC 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.

WAIVERS:
ROADWAY WIDTH (155–48): APPROVED
FOR THE REASONS STATED BY THE APPLICANT THE DOVER PLANNING BOARD FOUND THAT THE CRITERIA OF 155–52 HAVE BEEN MET AND APPROVED THE REQUEST FOR WAIVER.





NOTES:

1. OWNER: RV PAOLINI CONSTRUCTION, LLC 54 DOVER POINT ROAD, STE 103 DOVER, NH 03820
1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC 54 DOVER POINT ROAD, STE 103 DOVER, NH 03820
2. TAX MAP M, LOT 6
3. LOT AREA: 84,234 Sq. Ft., 1.93 Ac.
4. S.C.R.D. BOOK 4526, PAGE 1.
5. RURAL RESIDENTIAL (R–40) DISTRICT:
   FRONTAGE ~ 150.0 Ft.
   MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
   FRONT SETBACK ~ 40 Ft.
   ABUT A STREET SETBACK ~ 40 Ft.
   REAR SETBACK ~ 30 Ft.
   SIDE SETBACK ~ 25 Ft.
   WETLAND BUFFER ~ 50 Ft.
   MAX. BUILDING HEIGHT: 35 Ft.
   MAX. LOT COVERAGE: 10%
   TRANSFER OF DEVELOPMENT RIGHTS (TDR):
   MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS:
   STREET SIDES OF UNITS ~ 20 Ft.
   BETWEEN UNITS ~ 20 Ft.
   BOUNDARY LINE ~ 10 Ft.
6. THE INTENT OF THIS PLAN IS TO SHOW 5 LIMITED COMMON AREAS OF A CONDOMINIUM SUBDIVISION AND 1 LOT SUBDIVIDED OFF AS A TRADITIONAL SUBDIVISION.
7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2006 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
8. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THE PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015. THE MAJORITY OF THE SUBJECT PARCEL DOES NOT FALL WITHIN THE FLOOD ZONE. THE PORTION OF THE SUBJECT PARCEL THAT DOES FALL WITHIN THE FLOOD PLAIN HAS A 0.2% CHANCE (500 YEAR STORM) OF A FLOOD DEPTH OF LESS THAN ONE FOOT. (ZONE X)
9. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
10.) SEE CORRESPONDING SITE PLAN, SHEET #4 OF 25.
11.) THIS IS A TDR SUBDIVISION. THE PLANNING BOARD APPROVED THE USE OF THE TDR WITH THE REDUCED FRONTAGES AND LOT AREAS AS SHOWN. UNITS #1 THROUGH #7 ARE REQUIRED TO ADHERE TO THE REQUIREMENTS OF CHAPTER 170–27–2. THESE UNITS ARE RESTRICTED TO 1,400 SQUARE FEET OF LIVING SPACE AND MUST BE SOLD, AND ARE NOT FOR RENTAL PURPOSES.

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

KENNETH A. BERRY LLS 805 DATE

APPROVED DOVER

DOVER FILE #P18–045

REVISION	DATE	DESCRIPTION
#6	07–9–20	REVISED PER CLIENT REQUEST
#5	05–22–19	REVISED PER NHDES WWEB REVIEW, & NOD
#4	01–1–19	REVISED PER TRC COMMENTS OF 11–29–18
#3	12–3–18	FULL SITE PLAN REVISIONS
#2	11–5–18	REVISED PER TRC COMMENTS OF 10–18–18
#1	10–30–18	

SUBDIVISION/CONDOMINIUM SUBDIVISION PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H.
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

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

PARKING TABLE:

- UNITS 1–4 & 6–7 PROVIDE 2 SPACES BY DRIVEWAY OR GARAGE
- UNITS 5 DRIVEWAY ASSUMED AS 4 SPACES AND OVERFLOW PARKING
- 4 GUEST SPACES PROVIDED

20 SPACES PROVIDED
13 SPACES MAXIMUM

THIS SINGLE FAMILY DETACHED DEVELOPMENT USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170–27.2. UNITS 1–5 ARE TO REQUIRED TO REMAIN 1,400 SF OR LESS IN LIVING SPACE SEE CHAPTER 170.27.2 FOR OTHER USES AND RESTRICTIONS.

TDR UNIT CALCULATIONS

1.) 84,234 SF – CONSERVATION = 70,661.83

2.) 70,661.83 * .85 = 60,062.56

3.) 60,062.56 * .85 = 51,053.18

4.) 51,053.18 SF /40,000 SF = 1.28 UNITS TWO UNITS ALREADY EXIST ON SITE

5.) REMAINING 5 UNITS TO BE PURCHASED, THUS ALLOWING FOR 7 UNITS

THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES REDUCED LOT AREAS AND FRONTAGES PER CHAPTER 170.27.2

GENERAL PLAN SET NOTES:

1. OWNER: RV PAOLINI CONSTRUCTION, LLC
   54 DOVER POINT ROAD, SUITE 103
   DOVER, NH 03820

1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC
   54 DOVER POINT ROAD, SUITE 103
   DOVER, NH 03820

2. TAX MAP M, LOT 6

3. LOT AREA: 84,234 Sq. Ft., 1.93 Ac.

4. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4526, PAGE NO. 1.

5. RURAL RESIDENTIAL (R–40) DISTRICT:
   FRONTAGE ~ 150.0 Ft.
   MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
   FRONT SETBACK ~ 40 Ft.
   ABUT A STREET SETBACK ~ 40 Ft.
   REAR SETBACK ~ 30 Ft.
   SIDE SETBACK ~ 25 Ft.
   WETLAND BUFFER ~ 50 Ft.
   MAX. BUILDING HEIGHT: 35 Ft.
   MAX. LOT COVERAGE: 10%

   TRANSFER OF DEVELOPMENT RIGHTS (TDR):
   MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS:
   STREET SIDES OF UNITS ~ 20 Ft.
   BETWEEN UNITS ~ 20 Ft.

6. THE INTENT OF THIS PLAN IS TO SHOW ENGINEERING SITE PLAN DETAIL OF CENTENNIAL DRIVE AND COTTAGE PARK DRIVE.

7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PREFORMED BY BERRY SURVEYING AND ENGINEERING IN 2006 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.

8. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THE PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0340E, DATED: SEPTEMBER 30, 2015. THE MAJORITY OF THE SUBJECT PARCEL DOES NOT FALL WITHIN THE FLOOD ZONE. THE PORTION OF THE SUBJECT PARCEL THAT DOES FALL WITHIN THE FLOOD PLAIN HAS A 0.2% CHANCE (500 YEAR STORM) OF A FLOOD DEPTH OF LESS THAN ONE FOOT. (ZONE X)

9. AS BUILT PLANS OF SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN A PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ERSI FORMAT TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS–BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO–REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

10. TOPOGRAPHIC SURVEY WAS PERFORMED BY BERRY SURVEYING AND ENGINEERING IN SEPTEMBER OF 2018.

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

12. ACCESS TO THE SITE IS BEING TAKEN FROM CENTENNIAL DRIVE OVER TAX MAP K, LOT 20–1 OWNED BY JNM REALTY TRUST, ROBERT V PAOLINI TRUSTEE.

13. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 149–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.

14. ALL ON–SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

15. THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.

16. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

17. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

18. 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.

19. THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

20. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

21. THE UNIT NUMBERS ON THIS SITE PLAN CORRESPOND WITH THE UNIT NUMBERS ON THE PROVIDED ARCHITECTURAL VIEWS.

22.) THE UNDERGROUND UTILITY LAYOUT FOUND ON THE UTILITY PLAN IS CONCEPT ONLY. THE APPLICANT IS TO WORK WITH EVERSOURCE AND THE CITY ENGINEER ON FINAL PLACEMENT OF UNDER GROUND UTILITIES.

NOTES CONT.:

21. A LETTER OF CREDIT FOR THE COST OF RE–VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH CITY OF DOVER, COMMUNITY SERVICES AND ENGINEERING DEPARTMENT.

22. 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.

23. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

24. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
   EPA NOTICE OF INTENT (NOI): (PENDING FOR CONSTRUCTION ONLY)
   SEWER DISCHARGE PERMIT: D2019–0104

25. THIS PLAN PROPOSES 53,000 SQ. FT. OF DISTURBANCE.

26. CALL DIG SAFE PRIOR TO BEGINNING WORK (1–888–344–7233)

27. 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.

28. 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.

29. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.

30. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY DETACHED HOUSING.

31. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE
   CONDITIONAL USE PERMITS REQUIRED BY THE PLANNING BOARD: NONE

32. THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6PM, SATURDAY 9 AM–4PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.

33. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

34. 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.

35. FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.

36. THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 155–A :5.

37. WINTER MAINTENANCE SHOULD INCLUDE LOW OR NO SALT USE.

NOTES CONT.:

38. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE AND 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 SHALL 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.

39. PROPOSED BUILDINGS SHOWN ARE APPROXIMATE LOCATIONS AND ARE NOT EXCLUSIVE.

40. IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION.
   PAVEMENT COVERAGE: 12,664 Sq. Ft.
   SNOW STORAGE: 2,110 Sq. Ft.
   6:1 RATIO PROVIDED

41. EXISTING BUILDING IMPERVIOUS AREA MAP M, LOT 6: 2,704 Sq. Ft. (3.2%)
   EXISTING PAVED IMPERVIOUS AREA MAP M, LOT 6: 3,584 Sq. Ft. (4.3%)
   PROPOSED BUILDING IMPERVIOUS AREA MAP M, LOT 6: 5,850 Sq. Ft. (6.9%)
   PROPOSED NEW PAVED IMPERVIOUS AREA MAP M, LOT 6: 12,664 Sq. Ft. (15.0%)
   PROPOSED NEW PAVED IMPERVIOUS AREA MAP K, LOT 20–1: 1,736 Sq. Ft.
   TOTAL PROPOSED IMPERVIOUS COVER OF MAP M, LOT 6: 24,663 Sq. Ft. (29.3%)

42. WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL, CERTIFIED WETLAND SCIENTIST, CERTIFICATION NUMBER 61, IN ACCORDANCE WITH CHAPTER 170–27.1 OF THE ZONING ORDINANCE IN 2006.

43. BASED ON SUBDIVISION REGULATION 170–27.2.GII "FOR CONSTRUCTION OF UNITS NO LARGER THAN 1,400 SQUARE FEET, OF TOTAL LIVING AREA, ONE AND A HALF (1.5) UNITS PER DEVELOPMENT RIGHT PURCHASED SHALL BE ALLOWED. THEREFORE THE APPLICANT WILL BE PURCHASING FIVE DEVELOPMENT RIGHTS 1 UNDER 1,400 SF, ALLOWING FOR THE 7 ADDITIONAL UNITS.

WAIVERS:
ROADWAY WIDTH (155–48): APPROVED
FOR THE REASONS STATED BY THE APPLICANT THE DOVER PLANNING BOARD FOUND THAT THE CRITERIA OF 155–52 HAVE BEEN MET AND APPROVED THE REQUEST FOR WAIVER.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DOVER FILE #P18–045

REVISION	DATE	DESCRIPTION
#6	07–9–20	REVISED PER CLIENT REQUEST
#5	05–23–19	REVISED PER NHDES WWER REVIEW, & NOD
#4	12–3–18	REVISED PER TRC COMMENTS OF 11–29–18
#3	11–5–18	FULL SITE PLAN REVISIONS
#2	10–30–18	REVISED PER TRC COMMENTS OF 10–18–18
#1		

SITE PLAN
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H.
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

PLAN REFERENCES:

1. "SUBDIVISION, PLAN OF LAND IN DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD, OWNED BY SAMUEL TAMPOSI & EDWARD LEHOULLIER:
BY: TOWN PLANNING & ENGINEERING ASSOC. INC.
DATED: AUGUST 28, 1978
S.C.R.D. PLAN #19–65

2. "PLAN OF LOT LILLIAN M. GAFFNEY, DOVER N.H."
BY: G.L.L. DAVIS & ASSOCIATES
DATED: JULY 1984
NOT RECORDED

3. "FEDERAL AID N.R.M. 262" PAGES 18–19
DATED: 1933

4. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF KEVIN R. COOPER JR., DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 6"
BY: BERRY SURVEYING & ENGINEERING
DATED: MARCH 14, 2008
S.C.R.D. PLAN #97–92
FILE NO.: DB 2006–057

PLAN REFERENCES CONT.:

5. "PROPOSED SITE PLAN REVISION FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20"
BY: BERRY SURVEYING & ENGINEERING
DATED: JANUARY 31, 2011
FILE NO.: DB 2006–057
DOVER PLANNING NO F08–15B

6. "EASEMENT PLAN BENEFITING PAOLNI BROTHERS DEVELOPMENT, LLC. ON LAND OF JEFFERY D. & ELLEEN L. FORGET, DOVER POINT ROAD, DOVER, N.H. TAX MAP M, LOT 132"
BY: BERRY SURVEYING & ENGINEERING
DATED: MARCH 14, 2008
S.C.R.D. PLAN #97–93
FILE NO.: DB 2006–057

PLAN REFERENCES CONT:

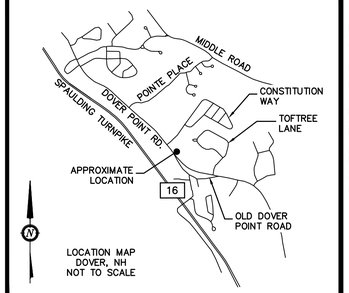
7. "CONDOMINIUM SITE PLAN FOR PAOLINI BROTHERS DEVELOPMENT, LLC., 54 DOVER POINT ROAD, DOVER, N.H., TAX MAP K, LOT 20"
BY: BERRY SURVEYING & ENGINEERING
DATED: OCTOBER 2, 2009
S.C.R.D. PLAN #97–96
FILE NO. DB 2009–103

8. "PROPOSED SUBDIVISION PLAN FOR JNM REALTY TRUST, DOVER POINT ROAD, DOVER N.H., TAX MAP K, LOT 20"
BY: BERRY SURVEYING & ENGINEERING
DATED: JANUARY 31, 2011
S.C.R.D. PLAN #102–2
FILE NO. DB 2006–057 SUB

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER OF 2018 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. NEIWPCC 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.

WAIVERS:
ROADWAY WIDTH (155–48): APPROVED
FOR THE REASONS STATED BY THE APPLICANT THE DOVER PLANNING BOARD FOUND THAT THE CRITERIA OF 155–52 HAVE BEEN MET AND APPROVED THE REQUEST FOR WAIVER.



LOCATION MAP
DOVER, NH
NOT TO SCALE

N/F PAOLINI, ROBERT V TRUSTEE
JNM REALTY TRUST
54 DOVER POINT ROAD STE 103
DOVER, NH 03820
S.C.R.D. BOOK 3892, PAGE 537
TAX MAP K, LOT 20–1

N/F DOVERBROOK, LLC
40 NEWBRIDGE ROAD
SUDBURY, MA 01776
S.C.R.D. BOOK 1986, PAGE 539
TAX MAP K, LOT 21

IRON PIPE ~FND~
NH GRID COORD.
N:245270.99
E:1200696.25
ELEV.: 40.81

N/F ROMAN CATHOLIC BISHOP
577 CENTRAL AVE
DOVER, NH 03820
TAX MAP K, LOT 39

NET&T 366

PSNH 1/216

BS&E IRON BOUND ~FND~

B–3
R–40

ZONE LINE (TYP.)

BOUNDARY LINE (TYP.)

IRON PIPE ~FND~

50' WETLAND BUFFER (TYP.)

COMMON AREA OPEN SPACE AREA: 38,902 Sq. Ft. 0.89 AC.

SURVEY TIE LINE (TYP.) NOT A BOUNDARY

EXISTING SEWER EASEMENT SEE PLAN REF #4

EXISTING DECK TO BE REMOVED

EXISTING HOUSE

3/4" REBAR W/ ID CAP ~TBS~

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: CYNTHIA BALCIUS, CWS #61

REVISED LCA LINE (TYP.)

ORIGINAL LCA LINE TO REMAIN (TYP.)

EXISTING DRIVEWAY

20.0'

10.0'

EXISTING BARN

TAX MAP M, LOT 6–1
LOT AREA:
14,802 Sq. Ft.
0.33 Ac.

LIMITED COMMON AREA #5
AREA:
7,320 Sq. Ft.
0.17 Ac.

PORTION OF BARN TO BE REMOVED

NET&T 103/365

IRON ROD ~FND~ NOT HELD

EXISTING HOUSE

LIMITED COMMON AREA #4
AREA:
3,525 Sq. Ft.
0.08 Ac.

SURVEY TIE LINE (TYP.) NOT A BOUNDARY

ORIGINAL LCA LINE TO BE ABANDONED (TYP.)

DOVER POINT ROAD
NHDOT CONTROLLED

PSNH 1/217

BOUNDARY LINE (TYP.)

3/4" REBAR W/ ID CAP ~TBS~

IRON PIPE ~FND~ NOT HELD FOR REAR LINE

ORIGINAL LCA LINE TO BE ABANDONED (TYP.)

LIMITED COMMON AREA #1
AREA:
7,323 Sq. Ft.
0.16 Ac.

ORIGINAL LCA LINE TO REMAIN (TYP.)

EXISTING SEWER EASEMENT SEE PLAN REF #6

LIMITED COMMON AREA #2
AREA:
4,816 Sq. Ft.
0.11 Ac.

ORIGINAL LCA LINE TO BE ABANDONED (TYP.)

LIMITED COMMON AREA #3
AREA:
7,547 Sq. Ft.
0.17 Ac.

3/4" REBAR W/ ID CAP ~TBS~

IRON PIPE ~FND~ BENT

N/F GRUND, ROBERT W.
60 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2032, PAGE 612
TAX MAP M, LOT 6–A

50' WETLAND BUFFER (TYP.)

N/F HESSEFORT, ERVIN & KATHLEEN
1 HERATIGE DRIVE
ROLLINSFORD, NH 03869
S.C.R.D. BOOK 2914, PAGE 324
TAX MAP M, LOT 131

16°±

LEGEND:

- ● 3/4" REBAR W/ID CAP (TBS)
- ○ IRON BOUND (FND)
- ○ IRON PIPE (FND)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- PROPOSED LCA LINE
- WETLAND LINE
- 50' WETLAND BUFFER
- EX. EASEMENT LINE
- APPROX ABUTTING BOUNDARY LINE
- ZONE LINE
- TDR BUILDING SETBACK
- TIE LINE
- LCA LINE TO BE ABANDONED

FND FOUND
TYP TYPICAL
TBS TO BE SET
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
L.C.A. LIMITED COMMON AREA

ORIGINAL LOT
REVISED LOT
COMMON AREA

NAD83 NH STATE PLANE
MAGNETIC

N/F COMISKY, MAJORIE & GARY CO–TRUSTEES
COMISKY MAJORIE E REV. LIVING TRUST
62 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 4420, PAGE 138
TAX MAP M, LOT 7

IRON PIPE ~FND~
NH GRID COORD.
N:244973.75
E:1200743.31
ELEV.: 41.86

COMMON AREA

3/4" REBAR W/ ID CAP ~TBS~

N/F FORGET, JEFFERY & ELLEN
53 TOFTREE LANE
DOVER, NH 03820
S.C.R.D. BOOK 2198, PAGE 199
TAX MAP M, LOT 132

IRON PIPE ~FND~

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTES:

1. OWNER: RV PAOLINI CONSTRUCTION, LLC
54 DOVER POINT ROAD, STE 103
DOVER, NH 03820

1A. APPLICANT: RV PAOLINI CONSTRUCTION, LLC
54 DOVER POINT ROAD, STE 103
DOVER, NH 03820

2. TAX MAP M, LOT 6

3. LOT AREA: 84,234 Sq. Ft., 1.93 Ac.

4. S.C.R.D. BOOK 4526, PAGE 1.

5. RURAL RESIDENTIAL (R–40) DISTRICT:
FRONTAGE ~ 150.0 Ft.
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
FRONT SETBACK ~ 40 Ft.
ABUT A STREET SETBACK ~ 40 Ft.
REAR SETBACK ~ 30 Ft.
SIDE SETBACK ~ 25 Ft.
WETLAND BUFFER ~ 50 Ft.
MAX. BUILDING HEIGHT: 35 Ft.
MAX. LOT COVERAGE: 10%

TRANSFER OF DEVELOPMENT RIGHTS (TDR):
MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS:
STREET SIDES OF UNITS ~ 20 Ft.
BETWEEN UNITS ~ 20 Ft.
BOUNDARY LINE ~ 10 Ft.

6. THE INTENT OF THIS PLAN IS TO SHOW A REVISED COLOR RENDERING FOR 5 LIMITED COMMON AREAS OF A CONDOMINIUM SUBDIVISION AND 1 LOT SUBDIVIDED OFF AS A TRADITIONAL SUBDIVISION.

APPROVED DOVER

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

KENNETH A. BERRY LLS 805 DATE

DOVER FILE #P18–045

REVISION	DATE	DESCRIPTION
#6	07–9–20	REVISED PER CLIENT REQUEST
#5	05–23–19	REVISED PER NHDES WWEB REVIEW, & NOD
#4	01–1–19	REVISED PER TRC COMMENTS OF 11–29–18
#3	12–3–18	FULL SITE PLAN REVISIONS
#2	11–5–18	REVISED PER TRC COMMENTS OF 10–18–18
#1	10–30–18	

SUBDIVISION/CONDOMINIUM SUBDIVISION PLAN COLOR RENDERING
LAND OF
RV PAOLINI CONSTRUCTION, LLC
DOVER POINT ROAD
DOVER, N.H.
TAX MAP M, LOT 6

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 20, 2018
FILE NO. : DB 2018 – 051

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