

# Site Plans

Issued for: **Site Plan Approval**

Date Issued: **November 29, 1999**

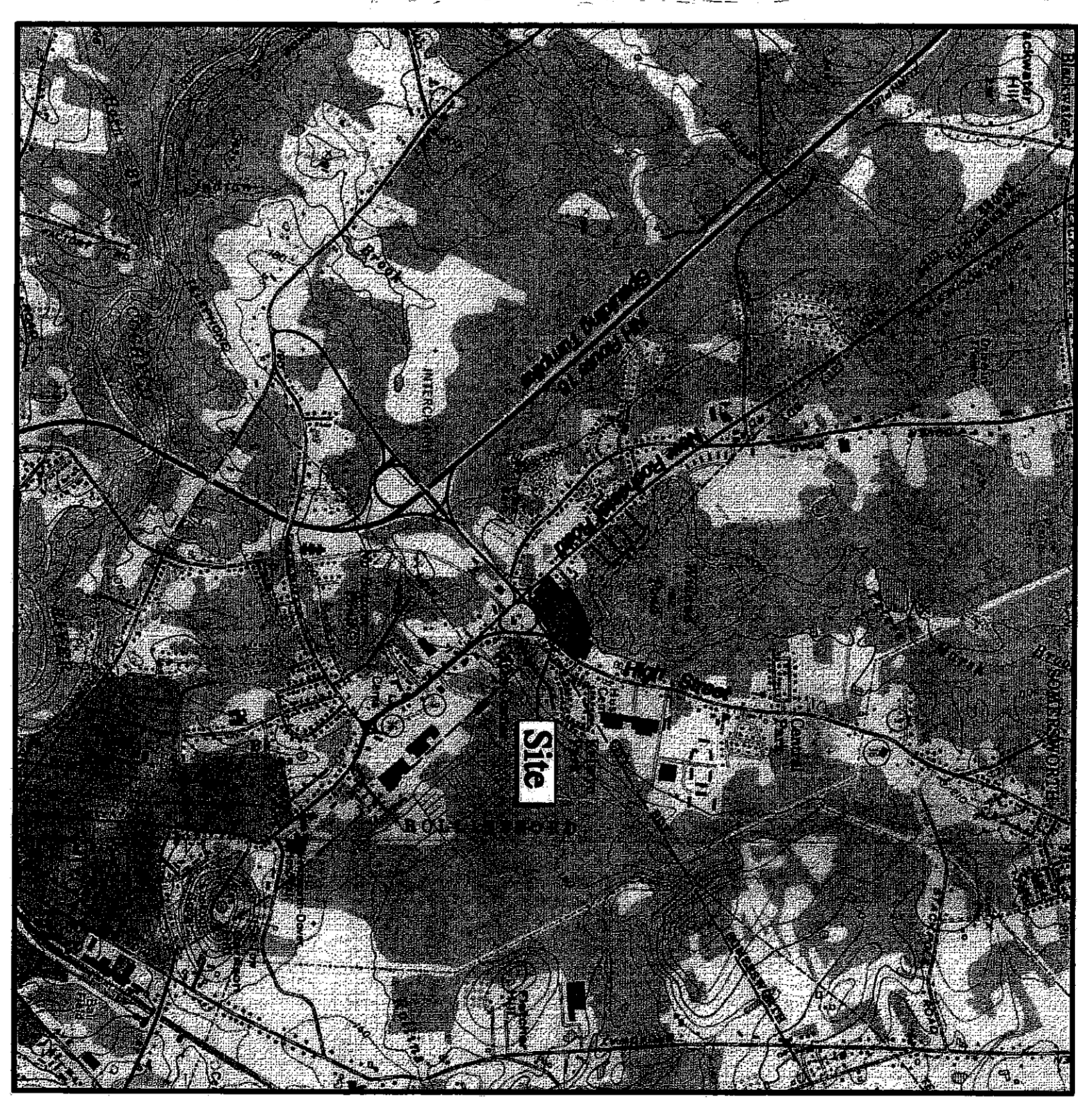
Latest Issue: **July 17, 2000**

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# Indian Brook Commons Proposed Shopping Plaza

Indian Brook Drive/High Street (Route 9)  
Dover/Somersworth, New Hampshire



Locus Map  

### VHB

**Vanasse Hangen Brustlin, Inc.**  
Transportation  
Land Development  
Environmental Services

Six Bedford Farms, Suite 607  
Bedford, New Hampshire 03110-6532  
603 644 0871 • FAX 603 644 2385

Applicant:

**THE RICHMOND COMPANY, INC.**

7 Essex Green Drive, Suite 56  
Peabody, MA 01960  
(978) 532-0545 - Fax (978) 531-9258

Record Owner:

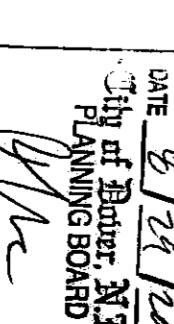
**Richmond Dover, LLC**  
7 Essex Green Drive, Suite 56  
Peabody, MA 01960  
(978) 532-0545 - Fax (978) 531-9258

Zoning Districts:

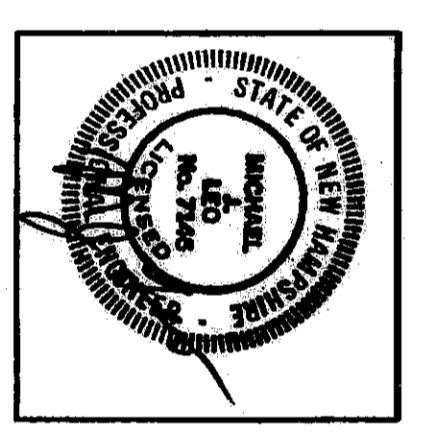
Dover: Rural Commercial (B-5)  
Somersworth: Residential/Commercial (R/C)

APPLICANT:  7-30-00  
DATE


OWNER:  7-30-00  
DATE

APPROVED  
Date: 8/24/2000  
City of Dover, NH  
Planning Board  


RECEIVED  
AUG - 2 2000



CITY OF DOVER, NH DATE

 CITY PLANNER DATE





**SIGN SUMMARY**

MULTI-D. NUMBER	SPECIFICATION	TEXT
RI-1	30" x 30"	STOP
RI-2	36" x 36"	YIELD
RI-3	24" x 24"	NO LEFT TURN
RI-4	30" x 30"	LEFT LANE TRUCKS ONLY
RI-5	30" x 30"	RIGHT LANE TRUCKS ONLY
RI-6	18" x 24"	NO PARKING
RI-7	18" x 24"	NO STOPPING
RI-8	12" x 18"	NO PARKING
RI-9	12" x 18"	NO STOPPING
RI-10	12" x 18"	NO PARKING
RI-11	12" x 5"	NO STOPPING
RI-12	24" x 18"	TRUCKS ONLY
RI-13	18" x 18"	TRUCKS ONLY
RI-14	18" x 18"	TRUCKS ONLY
RI-15	18" x 18"	TRUCKS ONLY
RI-16	18" x 18"	TRUCKS ONLY
RI-17	18" x 18"	TRUCKS ONLY
RI-18	18" x 18"	TRUCKS ONLY
RI-19	18" x 18"	TRUCKS ONLY
RI-20	18" x 18"	TRUCKS ONLY

**APPROVED**  
 at Dover, NH  
 Planning Board

**Indian Brook Commons  
 Proposed Shopping Plaza**  
 Dover/Somersworth, New Hampshire  
 Site Plan Approval

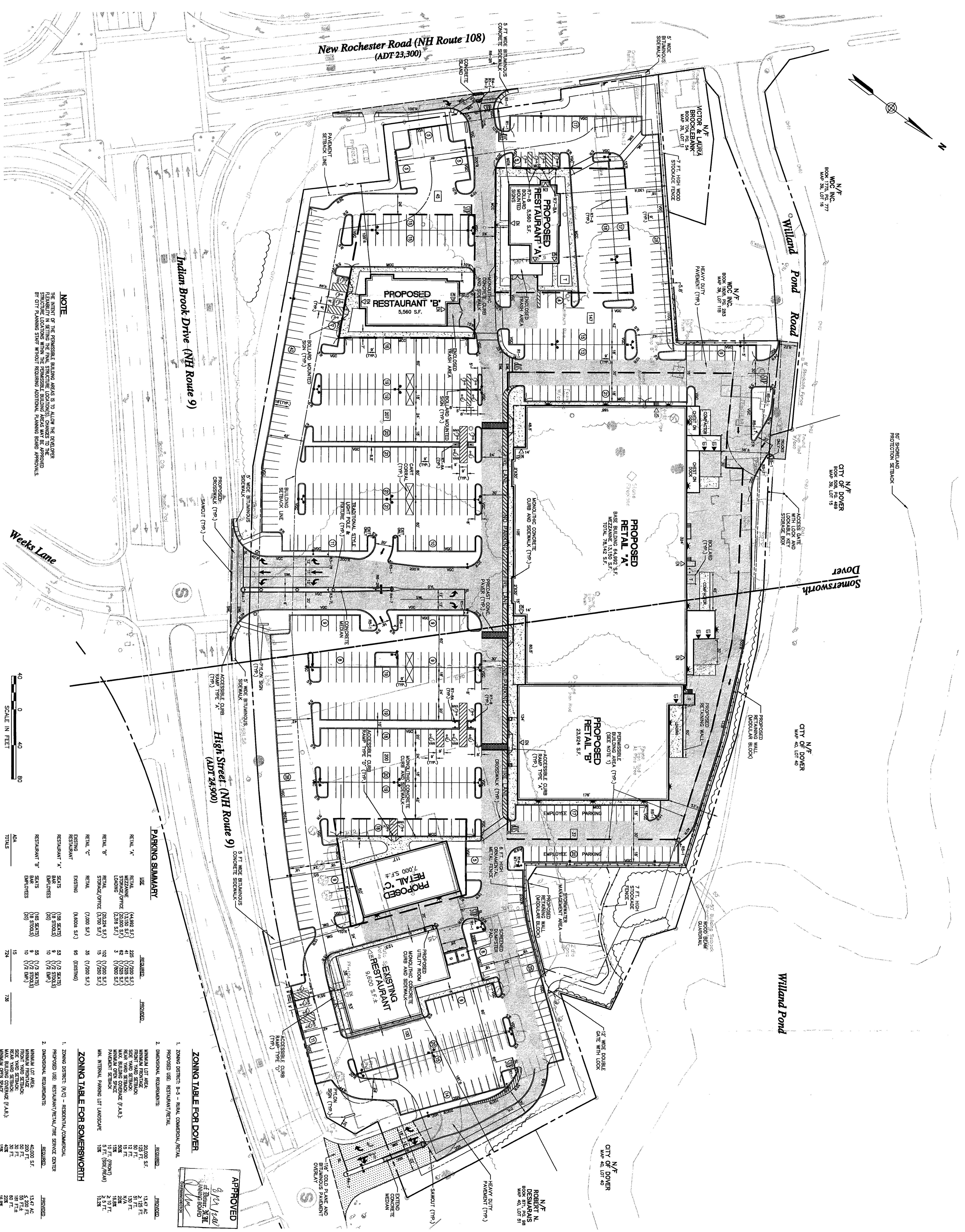
Project No. 1-407 Date November 26, 1999

Scale: 1"=40'

Drawn by: [Signature]  
 Checked by: [Signature]  
 Approved by: [Signature]

**Layout and Materials Plan**

**C-4**  
 4' x 15'  
 51007



**PARKING SUMMARY**

USE	REQUIRED	PROVIDED
RETAIL 'A'	225 (1/200 S.F.)	225 (1/200 S.F.)
RETAIL 'B'	102 (1/200 S.F.)	102 (1/200 S.F.)
RETAIL 'C'	35 (1/200 S.F.)	35 (1/200 S.F.)
RESTAURANT 'A'	53 (1/2 SEATS)	53 (1/2 SEATS)
RESTAURANT 'B'	10 (1/2 SEATS)	10 (1/2 SEATS)
RESTAURANT 'C'	15 (1/2 SEATS)	15 (1/2 SEATS)
TOTALS	429	429

**ZONING TABLE FOR DOVER**

1. ZONING DISTRICT: B-5 - RURAL COMMERCIAL/RETAIL  
 PROPOSED USE: RESTAURANT/RETAIL

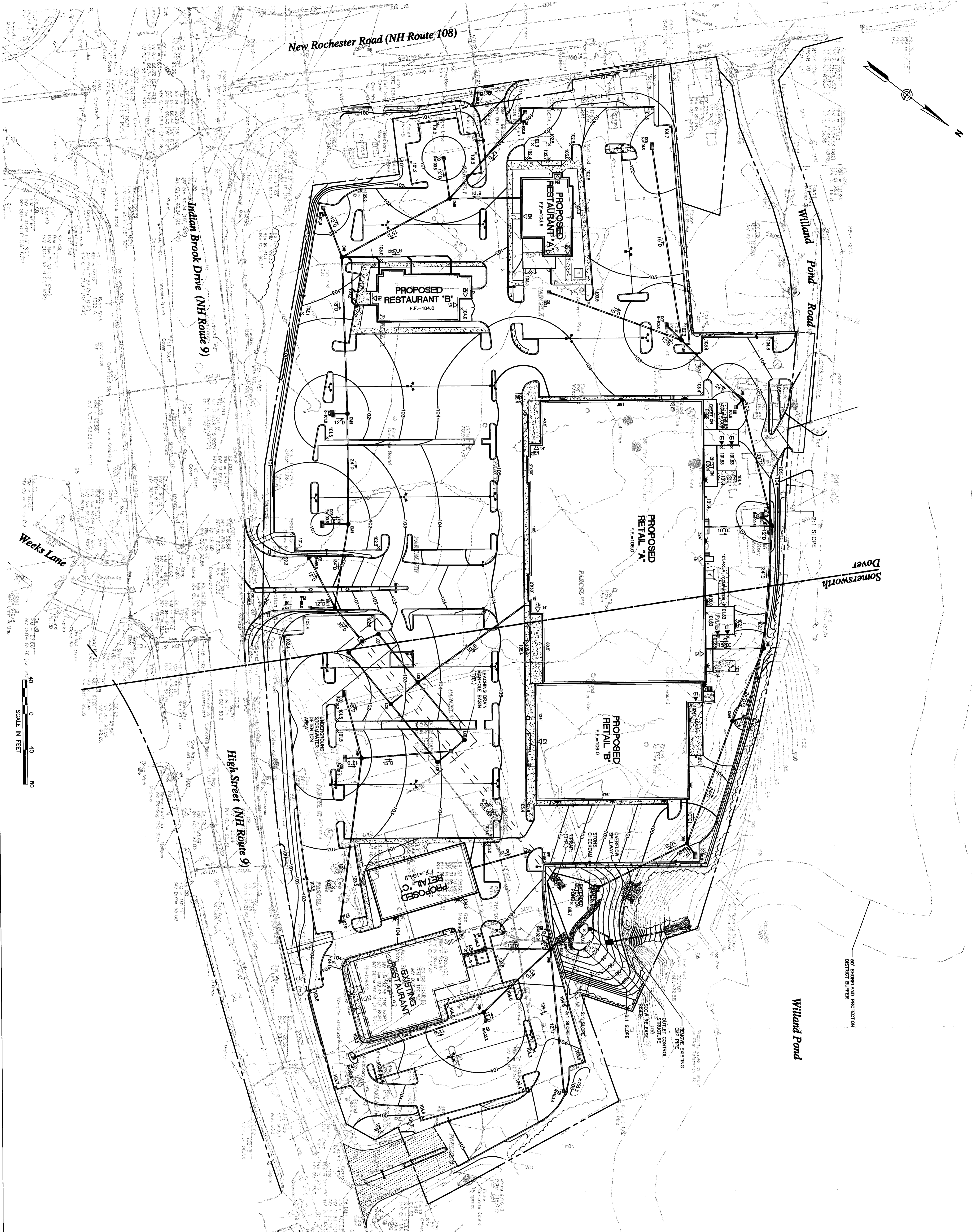
2. DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	REQUIRED
MINIMUM FRONT YARD SETBACK	1.40 AC
MINIMUM REAR YARD SETBACK	2.105 FT.
MINIMUM SIDE YARD SETBACK	90 FT.
MINIMUM FRONT/REAR YARD SETBACK	15 FT.
MINIMUM BUILDING COVERAGE (F.A.R.)	10%
MINIMUM OPEN SPACE	2.0 FT.
MIN. INTERNAL PARKING LOT LANDSCAPE	10%

**NOTE**

THE INTENT OF THE PROPOSED PLANNING BOARD APPROVAL IS TO ALLOW THE PROPOSER FLEXIBILITY IN SETTING THE FINAL STRUCTURE LOCATION(S) CHANGES TO THE STRUCTURE LOCATIONS WITHIN THE PERMISSIBLE BUILDING AREAS MAY BE APPROVED BY CITY PLANNING STAFF WHICH REQUIRES ADDITIONAL PLANNING BOARD APPROVALS.

SCALE IN FEET  
 0 40 80



**VHB**  
 Vanasse Hangen Brustlin, Inc.  
 Transportation  
 Land Development  
 Environmental Services  
 615 Bedford Pkwy., Elton Road  
 Bedford, New Hampshire 03110  
 603 644 0888 • FAX 603 644 2385

Prepared for:  
**THE RICHMOND COMPANY, INC.**

Project No: 1-14-07 Date: November 29, 1999

**Indian Brook Commons Proposed Shopping Plaza**  
 Indian Brook Drive/High Street (Route 9)  
 Dover/Somersworth, New Hampshire

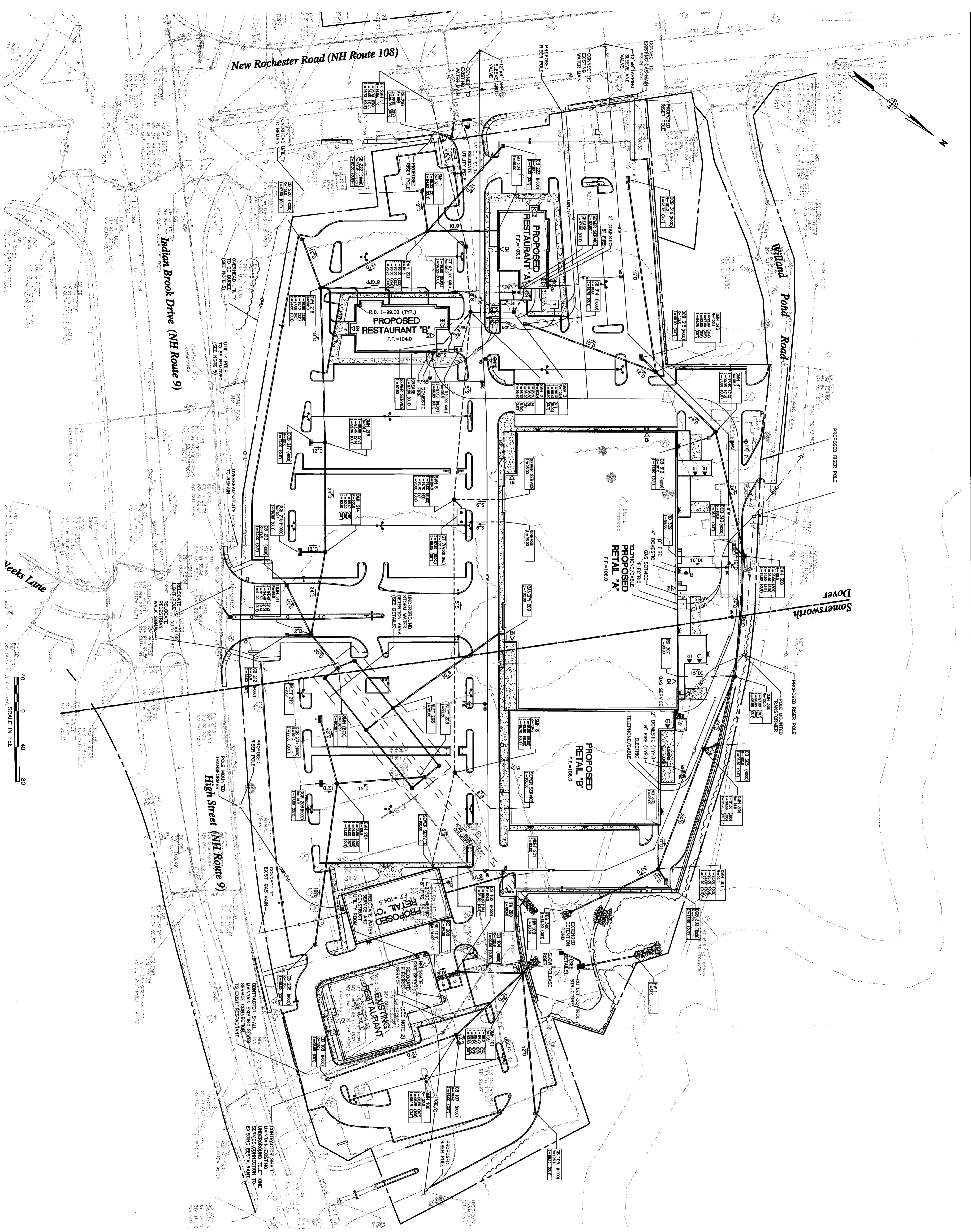
Site Plan Approval

Item	By	Date
ADDRESS CITY COMMENTS		7/17/05
ADDRESS CITY COMMENTS		8/29/05
CLIENT REVISIONS		9/17/05
ADDRESS CITY COMMENTS		9/17/05
ADDRESS CITY COMMENTS		3/24/06
ADDRESS CITY COMMENTS		1/8/06
REVISION		Scale
Prepared by	Checked by	
Designed by	Drawn by	
Scale	Scale	

Grading and  
 Drainage Plan

Drawing Number: **C-5**  
 Sheet: 5 of 15  
 Project Number: 51007  
 5/10/06

- NOTES**
1. CONTRACTOR SHALL MAINTAIN OR RELOCATE EXISTING UTILITIES TO REMAIN.
  2. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, GAS, WATER, AND TELEPHONE, AS NECESSARY TO AVOID DAMAGE TO EXISTING UTILITIES.
  3. CONTRACTOR SHALL PROVIDE THE PROPOSED BUILDINGS WITH THE NECESSARY TELEPHONE SERVICE CONNECTIONS PROVIDED BY THE TELEPHONE COMPANY.
  4. FIRE PIPES MAY BE REQUIRED FOR THE PROPOSED BUILDINGS IN ORDER TO PROVIDE ADEQUATE WATER PRESSURE TO THE BUILDINGS.
  5. PROPOSED UTILITIES TO BE BURRED ARE CONTINGENT UPON HDOT AND UTILITY COMPANY APPROVAL.



Item	Date	By	Checked by
ADDRESS CITY COMMENTS	7/17/02		
ADDRESS CITY COMMENTS	6/29/02		
CLIENT REVISIONS	6/19/02		
ADDRESS CITY COMMENTS	4/17/02		
ADDRESS CITY COMMENTS	3/29/02		
ADDRESS CITY COMMENTS	1/6/00		

Date: November 20, 1999  
 Project Title: \_\_\_\_\_  
 Scale: 1"=40'

**Indian Brook Commons  
Proposed Shopping Plaza**  
 Indian Brook Drive/High Street (Route 9)  
 Dover/Somersworth, New Hampshire

Site Plan Approval

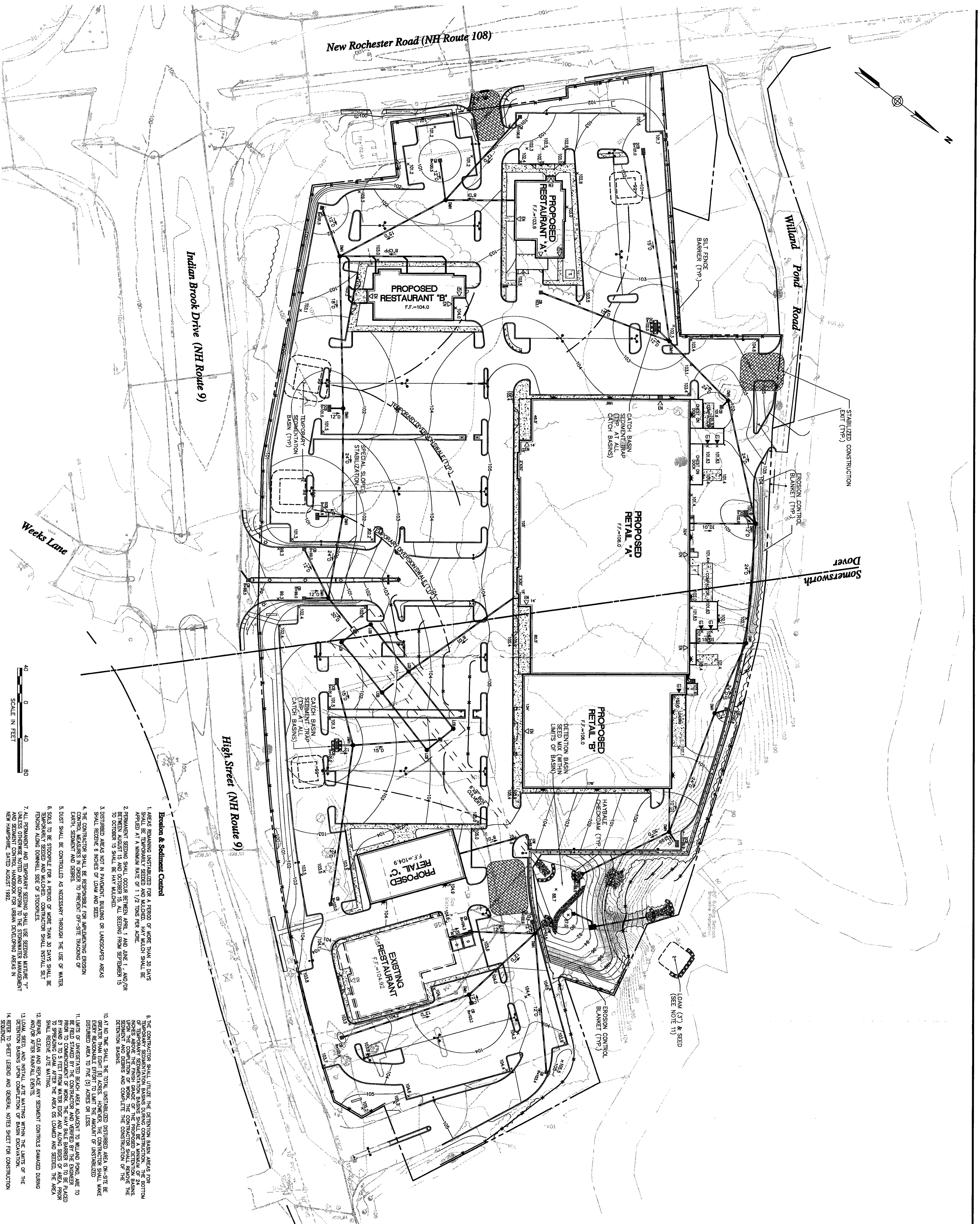
**Utility Plan**

**C-6**  
 Sheet 6 of 15  
 Project Number: 51007  
 Scale: 1"=40'



**Legend**

- HAY BALE BARBER
- SILT FENCE BARBER
- ☐ CATCH BASIN SEDIMENT TRAP
- ▨ STABILIZED CONSTRUCTION EXIT



**Erosion & Sediment Control**

1. AREAS REMAINING UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. THE MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1 1/2 TONS PER ACRE.
2. PERMANENT SEEDING SHALL OCCUR BETWEEN APRIL 1 AND JUNE 1, AND/OR BETWEEN AUGUST 15 AND OCTOBER 15. ALL SEEDING FROM SEPTEMBER 15 TO OCTOBER 15 SHALL BE HAY MULCHES.
3. DISTURBED AREAS NOT IN PAVEMENT, BUILDING OR LANDSCAPED AREAS SHALL RECEIVE 6 INCHES OF LOAM AND SEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES IN ORDER TO PREVENT OFF-SITE TRACKING OF EARTH, SEDIMENT AND DEBRIS.
5. DUST SHALL BE CONTROLLED AS NECESSARY THROUGH THE USE OF WATER.
6. SOILS TO BE STORED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. MULCHING SHALL BE APPLIED AT A MINIMUM RATE OF 1 1/2 TONS PER ACRE.
7. ALL PERMANENT AND TEMPORARY SEEDING SHALL USE SEEDING MIXTURE™ (LIME AND SEDIMENT CONTROL HANDBOOK FOR URBAN DEVELOPING AREAS IN NEW HAMPSHIRE, DATED AUGUST 1992).
8. THE CONTRACTOR SHALL UTILIZE THE DETENTION BASIN AREAS FOR STORAGE OF EXCESS WATER. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30 INCHES ABOVE THE FINISH GRADE OF THE PROPOSED DETENTION BASINS. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE DETENTION BASINS.
9. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA ON-SITE BE GREATER THAN EIGHT (8) ACRES. HOWEVER, THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO LIMIT THE AMOUNT OF UNSTABILIZED DISTURBED AREA TO FIVE (5) ACRES OR LESS.
10. LIMITS OF UNVEGETATED BEACH AREA ADJACENT TO WILAND POND, ARE TO BE READ STAGED BY THE CONTRACTOR AND VERIFIED BY THE ENGINEER BY HAND 3 TO 5 FEET FROM WATER EDGE AND ALONG SIDES OF BEACH PRIOR TO SPREADING LOAM, AFTER THE AREA IS LOAMED AND SEEDED, THE AREA SHALL RECEIVE SILT MATTING.
11. REPAIR, CLEAN AND REPLACE ANY SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS.
12. LOAM, SEED, AND INSTALL SILT MATTING WITHIN THE LIMITS OF THE DETENTION BASINS UPON COMPLETION OF BASIN EXCAVATION.
13. REFER TO SHEET LEGEND AND GENERAL NOTES SHEET FOR CONSTRUCTION EVIDENCE.

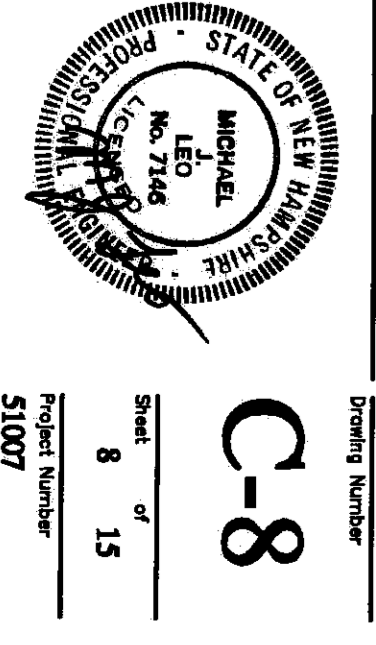
**Sedimentation and Erosion Control Plan**

Design Title	Design Number	Scale	Date
Sedimentation and Erosion Control Plan	C-8	8" = 15'	11/15/07
Project Number	51007		

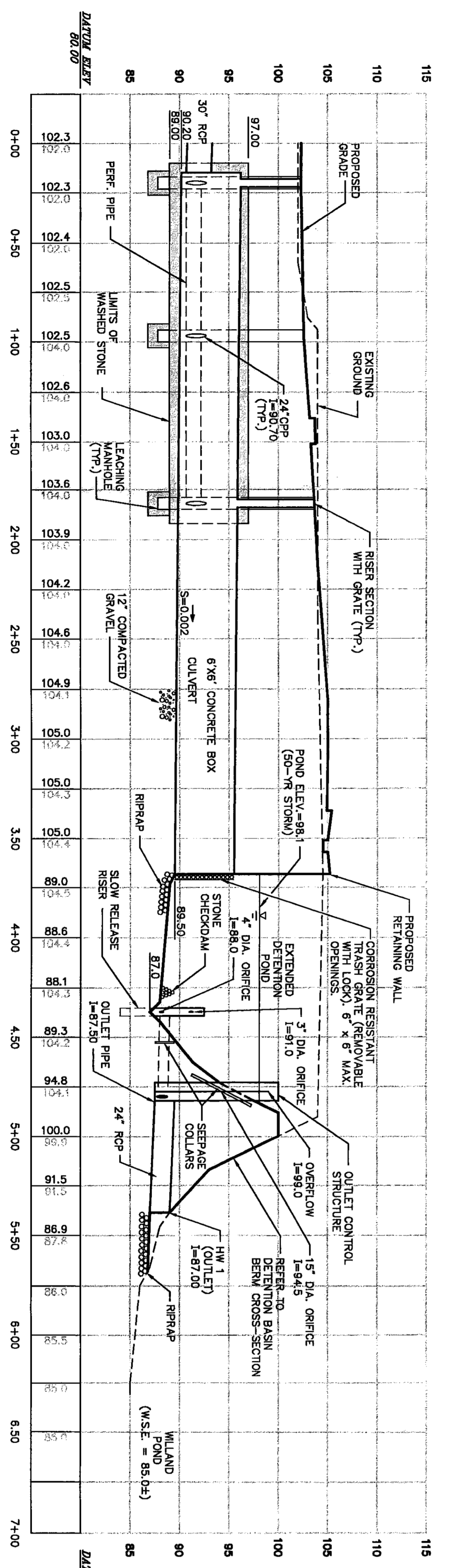
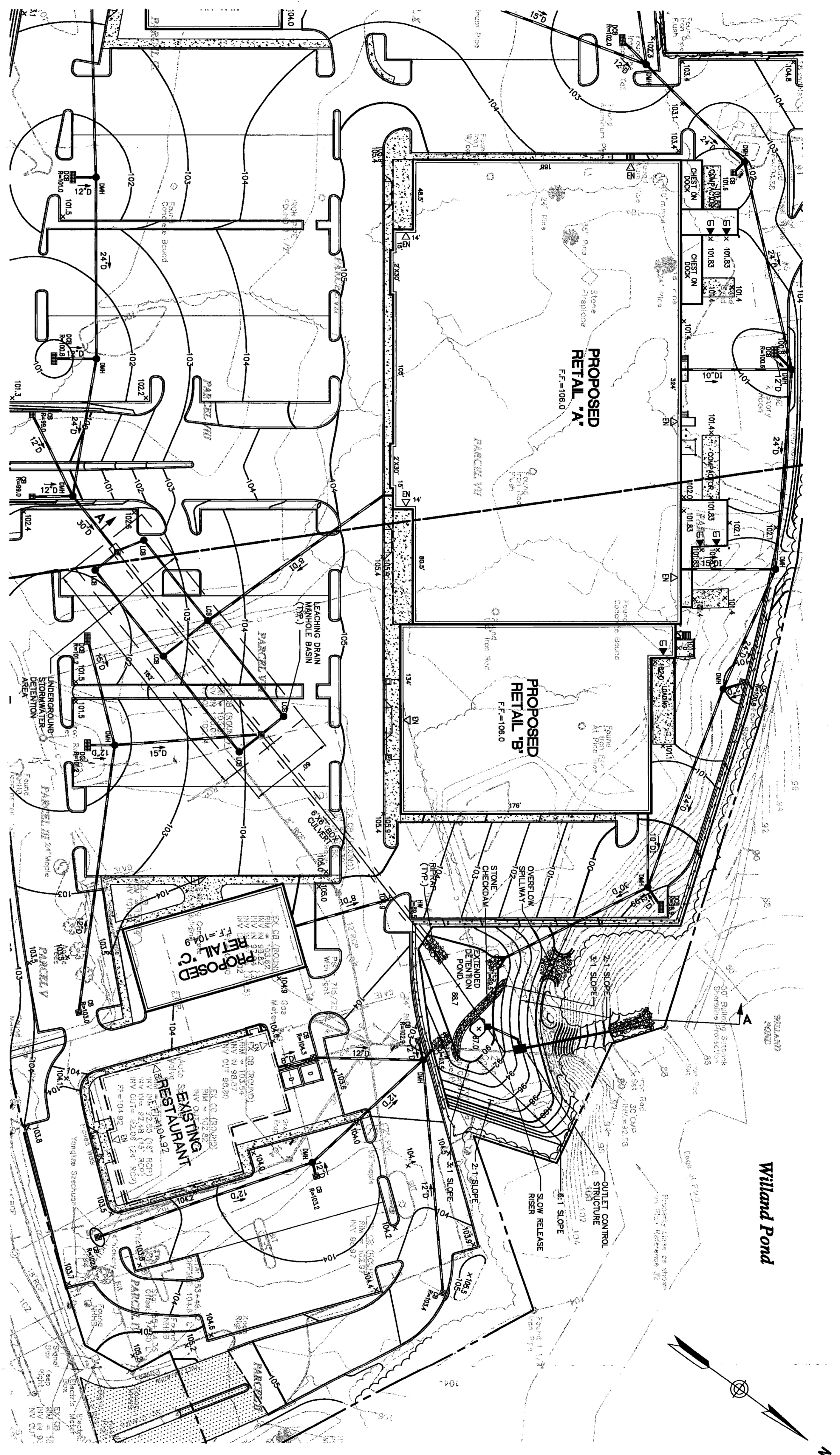
**Indian Brook Commons Proposed Shopping Plaza**  
Indian Brook Drive/High Street (Route 9)  
Dover/Somersworth, New Hampshire

Site Plan Approval

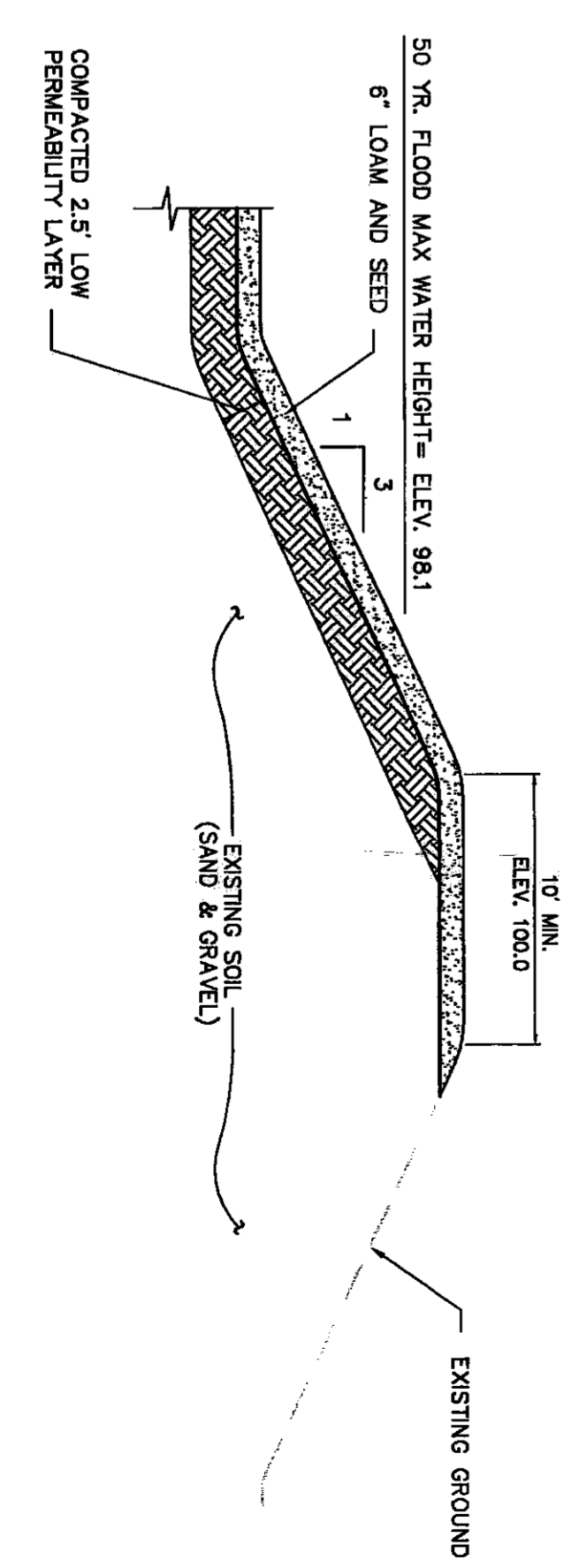
Design Title	Design Number	Scale	Date
Indian Brook Commons Proposed Shopping Plaza	C-8	8" = 15'	11/15/07
Project Number	51007		







**DRAINAGE PROFILE A-A**  
SCALE: HORIZONTAL: 1"=40'  
VERTICAL: 1"=8'



**TYPICAL DETENTION BASIN BERM CROSS-SECTION**

Date	Revised By	Checked By	Approved By
1/8/20			
3/24/20			
4/17/20			
9/29/20			
7/17/20			

Project No: **1-1447**  
Date: **November 28, 1999**  
**Indian Brook Commons**  
**Proposed Shopping Plaza**  
Indian Brook Drive/Fifth Street (Route 9)  
Dover/Somersworth, New Hampshire

Detention Basin  
Profile & Berm Detail



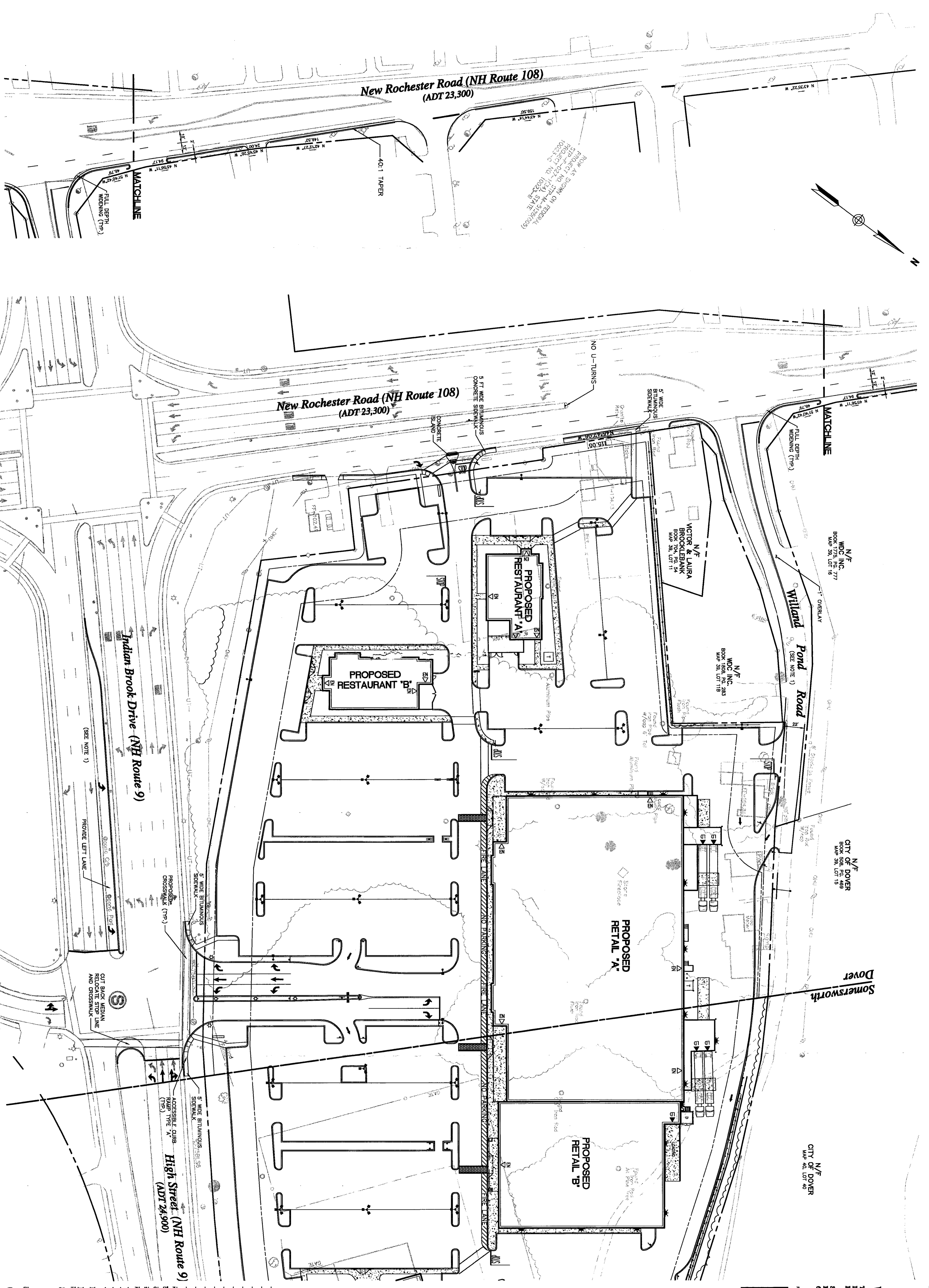
Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

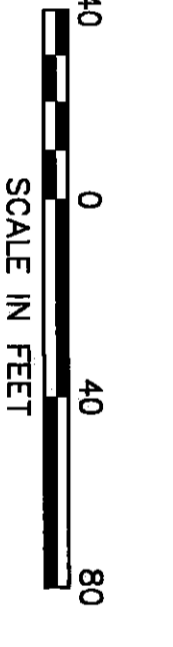
855 Bedford Street, Suite 200  
Bedford, New Hampshire 03110  
603 644 0888 • FAX 603 644 2385

THE  
RICHMOND  
COMPANY, INC.

- NOTES**
1. CONCEPTUAL OFF-SITE IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED FINAL. THE CLIENT SHALL REQUIRE THE REVIEW AND APPROVAL OF THE CITY ENGINEER.
  2. THE CONCEPTUAL IMPROVEMENTS SHOWN ON THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.
  3. NH ROUTE 108 ROADWAY IMPROVEMENTS (NORTH OF HIGH STREET) SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER. THE RIGHT-OF-WAY SHOWN FOR THE IMPROVEMENTS IS PREPARED BY WILLETTE, SHAW & CORWELL, INC.



NH Route 108 Continued



ACCESSIBLE CURB  
RAISED TYPE 'A'  
HIGH STREET (NH ROUTE 9)  
(ADT 24,900)

NO.	DATE	BY	FOR
1	7/17/00		ADDRESS CITY COMMENTS
2	9/28/00		ADDRESS CITY COMMENTS
3	4/11/00		ADD 100 SIGNET INDICATION
4	4/5/00		ADDRESS CITY COMMENTS
5	3/24/00		DATE

Project No. 1-1007  
Date: November 29, 1999  
Indian Brook Commons  
Proposed Shopping Plaza  
Indian Brook Drive/High Street (Route 9)  
Dover/Somersworth, New Hampshire  
Site Plan Approval

Conceptual Off-Site  
Improvements Plan

