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, April 26, 2022**
Meeting Time:	**7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 12, 2022 Regular Meeting Minutes

3. OLD BUSINESS

A. Public hearing and possible vote of amendments to Chapter 153, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include amount of copies needed for TRC, abutter notices, and clarifying authority of the TRC. *

B. Public hearing and possible vote of amendments to Chapter 157, entitled "Land Subdivision Regulations" of the code of the City of Dover. Amendments include abutter notices and associated fees.*

4. NEW BUSINESS

A. Consideration and acceptance of a Minor Subdivision for Canney Brook Engineering and Consulting, CBF2 LLC., (Owners: Canney Brook Engineering and Consulting, CBF2 LLC. and Helen F. Preston Revocable Trust of 2009), Assessor's Map K, Lot 6, zoned R-40, located at 105 Middle Road and Back Road. (2 new lots) *(P22-09)

B. Consideration and acceptance of a Conditional Use Permit for Colin Robinson, NB+C agent of Crown Castle for Dish Wireless, (Owner: Andrew James, A/K/A Vertical Realty Properties Co), Assessor's Map 28, Lot 32, zoned H, located at 10/15 Abbey Sawyer Memorial Drive. (Proposal is to install antennas, ancillary tower and ground equipment at wireless facility with no change to structure height or ground space.)*(P22-26)

C. Consideration and acceptance of a Conditional Use Permit for Michael C. & Sandra J. McDonough, Assessor's Map 7, Lot 13A, zoned R-20, located at 29 Boston Harbor Road. (Proposal is to replace the existing residential structure, reconfigure use of pervious driveway, grading and associated landscape improvements, creating 2,267 s.f. of permanent impact and 1,064 s.f. of temporary impact to the conservation district). *(P22-22)

D. Consideration and acceptance of a proposed yield plan requiring a road length waiver for Chinburg Properties, (Owners: Dahn H. & Norma M. Tibbett and Jahn H. & Susan G. Janetos), Assessor's Map N, Lot 13-1, zoned R-40, located at Oak Street. (12 new lots) *(P22-21)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, April 12, 2022**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Hayley Harmon (Vice Chair), Mark Speidel, Ken Mavrogeorge, Fergus Cullen (Councilor), Tom Clark, Kyle Pimental, Frank Torr, Erinn Kaspari (Alternate)
Members Not Present (excused): Stephanie George (Alternate)
Members Not Present (un-excused): None
Staff Present: Donna Benton, Director of Planning and Community Development and Mike Asciola, City Planner

G. Cruikshank called the meeting to order at 7:00 p.m. and noted Erinn Kaspari would sit in for the vacant regular member seat tonight and noted that Item 4A will be continued tonight.

1. CITIZENS' FORUM

Citizens Forum Open
No one spoke.
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

March 22, 2022 Regular Meeting Minutes
Motion: F. Torr moved to approve the minutes as submitted. Seconded by T. Clark. Vote: U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Consideration and acceptance of a Minor Subdivision for Canney Brook Engineering and Consulting, CBF2 LLC., (Owners: Canney Brook Engineering and Consulting, CBF2 LLC. and Helen F. Preston Revocable Trust of 2009), Assessor's Map K, Lot 6, zoned R-40, located at 105 Middle Road and Back Road. (2 new lots) *(P22-09)

D. Benton explained that the applicant is not here tonight as staff is requesting the Board vote to continue this item to April 26, 2022 agenda to allow time to verify some right of way discrepancies.

Motion M. Speidel moved to continue the item to April 26, 2022. Seconded by H. Harmon. Vote: U/A

B. Consideration and acceptance of a Conditional Use Permit for Quantum Real Estate Group, LLC., Assessor's Map H, Lots 29 A-3 & 29 A-4, zoned CM, located on Littleworth Road. (Proposal is to install a municipal water main creating 785 square feet of temporary wetlands impact and 2,665 square feet of buffer impact). *(P22-20)

D. Benton explained that the applicant is before the Board to grant a Conditional Use Permit to allow wetlands and wetland buffer impact for the addition of a water line on Littleworth Road. This is to serve the recently approved site plans on Littleworth Road such as Acupetvet. The Conservation Commission endorsed the application at their March 14th, 2022 meeting.

Robert Stowell, Tritech Engineering represented the application noting the impacts are temporary and will be restored after the water line is complete. (approx. 1 week of construction and replanting) The Conservation Commission is in favor.

Motion: F. Torr moved to accept and declared no regional impact. Seconded by T. Clark. Vote: U/A.

DRAFT

Public hearing opened.
No one spoke
Public Hearing closed.

STAFF RECOMMENDATION:
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Staff feels that the applicant reviewed options, spoke with state departments, and tried to find alternative options, avoided as much impact as possible, and said at the Conservation Commission meeting that the site will be restored to the original state once the water line is in. Staff believes this proposal is consistent with the cited standards.

The Planning Department recommends the Planning Board vote to approve the Conditional Use Permit with the following conditions, as the plans meet the standards outlined:

1. Copy of the NHDES Wetlands permit be submitted to the Planning and Community Development Department.
2. Use natural erosion control matting if matting is deemed necessary.

Motion M. Speidel moved to approve Conditional Use Permit with the recommended conditions. Seconded by F. Torr. Vote: U/A

The Vice Chair noted Items 4 B & C would be heard together.

B. Public hearing to consider amendments to Chapter 153, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include amount of copies needed for TRC, abutter notices, and clarifying authority of the TRC. *

C. Public hearing to consider amendments to Chapter 157, entitled "Land Subdivision Regulations" of the code of the City of Dover. Amendments include abutter notices and associated fees.*

D. Benton reminded the Board of the Site Review Regulations and Land Subdivision Regulation amendments which are mostly housekeeping. The Board previously received the amendments when they were posted but she also had hard copies available.

Public hearing opened.
No one spoke
Public Hearing tabled.

Motion F. Torr moved to table Items 4 B & C. Seconded by T. Clark. Vote: U/A

5. STAFF COMMENTS

- Two new planners started in April on the 6th and the 11th. Welcome Mike Asciola and Erin Bassagio
- Wetlands Ordinance and Zoning Amendments Update
- TRC's held: Bluebird Storage on Littleworth Road this week, 48 Whittier, Oak Street proposed waiver request that would then come to Planning Board, and Westfield LLC on Littleworth Road subdivision

DRAFT

- TRC's coming up: Skateboard park, 71- 73 Rutland St, potential outdoor dining locations, townhomes on Cielo Drive
- Site walk today for downtown pedestrian vehicular study

6. MEMBER COMMENTS

- The Chair signed plans for the 55 Applevale LLA and a Development Agreement with McIntosh Commons, LLC
- Appointed Dave Landry as a member of the Wetlands Protection District Ordinance Subcommittee and sought a volunteer to take the Planning Board spot on the committee
- H. Harmon complimented the Climate Resources Forum

7. ADJOURNMENT

Motion: F. Torr moved to adjourn at 7:14pm. Seconded by K. Mavrogeorge. Vote: U/A

DRAFT

CITY OF DOVER	CITY OF DOVER - ORDINANCE
	Posted: March 8, 2022
	Ordinance Title: Site Review Regulations Amendments Chapter: 153

1. Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising Section 6, "Application requirements: Technical Review Committee."

"153-6. Application requirements; Technical Review Committee.
[Amended 8-26-2008; 3-23-2010; 1-24-2012]

A. "Prior to the formal submission of an application for site review, the applicant shall meet with the Technical Review Committee. Said meeting(s) shall serve to assist the applicant in preparing a development proposal that is technically conforming to the regulations contained herein. The Technical Review Committee shall be comprised of the Planning Board Chair, the Conservation Commission Chair, City Engineer, Fire and Rescue Chief, Police Chief, Zoning Administrator, Economic Development Director and Director of Planning and Community Development, who shall serve as Chair. All Committee members shall have a designated alternate available in their absence.

B. A completed application sufficient to invoke jurisdiction of the Planning Board shall include the following elements:
   (1) A completed application form, available at the Department of Planning and Community Development office.
   (2) A completed site review checkoff list.
   (3) A written narrative description of the proposed project, addressing its purpose, scope of operation, and impact on the immediate area of influence and the City in general (traffic, schools, utilities, land use compatibility, aesthetics, land and water resources, etc.).
   (4) Ground/aerial photographs of the site and immediate area.
   (5) Fifteen copies of the site development plan as more fully described in Article IV of this chapter. Transmit a pdf of the site development plan via e-mail to dover-planning@dover.nh.gov. (Note: Only ~~six~~ eight copies of the preliminary plan need to be submitted initially for review by the Technical Review Committee. However, ~~15~~ the applicant shall check with the Planning Department about number of copies ~~will be~~ required for submission of the complete application to the Planning Board.)
   [Amended 5-24-2016]
   (6) A list of owners, applicants, and professionals involved in the application. Additionally a fee for the City to create a list of abutting property owners that lie within 200 feet of the subject parcel. ~~Information shall include name, mailing address, and Dover Tax Map and lot numbers for the applicant to review.~~ The City will prepare verified mailings.
   [Amended 1-14-2020; 7-27-2021]
   (7) A fee of an amount to be determined in accordance with the fee schedule contained in § 153-18 of this chapter.

C. The applicant shall file the application with the Planning Board office at least 21 days prior to the Planning Board meeting, at which time the application will be accepted and a public hearing held.
[Amended 1-14-2020]
(1) The applicant and abutters shall be notified of said public hearing by verified mail, with return receipt requested, stating the time, date and place of such hearing. Notice will be mailed at least 10 days prior to the date of the meeting by the City.
(2) Such public hearing shall be advertised in a newspaper of general distribution not less than 10 days prior to the said meeting."

2. Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising Section 13, "Parking", Subsection D, Subsection (c) as follows:

In the Parking Regulation Table, the first row be changed to read "Residential[3] (non-CBD-G or TOD)" and a new row shall be added to become the third row to state "Residential[3] (CBD-TOD)" for 1 space per unit.

3. Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising Section 6 entitled "Application Requirements, Technical Review Committee" subsection A subsection 6, to read as follows:

A. "Prior to the formal submission of an application for site review, the applicant shall meet with the Technical Review Committee. Said meeting(s) shall serve to assist the applicant in preparing a development proposal that is technically conforming to the regulations contained herein. The Technical Review Committee shall be comprised of the Planning Board Chair, the Conservation Commission Chair, City Engineer, Fire and Rescue Chief, Police Chief, Zoning Administrator, Economic Development Director and Director of Planning and Community Development, who shall serve as Chair. All Committee members shall have a designated alternate available in their absence. For projects under the threshold described in Section 153-4.A but meeting the threshold of 153-4.B (1) through (5) may be approved by the majority vote of Technical Review Committee per RSA 676:43 provided no waivers or Conditional Use Permits are necessary to meet regulations."

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AND

Chapter 153 of the Code of the City of Dover, entitled Site Plan Review, is hereby amended by revising Section 4 entitled "Applicability" subsection E to read as follows:

"E. Notwithstanding the above criteria, the Technical Review Committee, per RSA 676:43, by majority vote may approve minor site plans. It also may require any project that the

Committee has determined has a significant projected impact on traffic, health, welfare, environmental quality, and safety issues to appear before the Planning Board for site review. Any project requiring waivers or a Conditional Use Permit to meet regulations, shall be forwarded to the Planning Board for review."

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CITY OF DOVER - ORDINANCE

Posted: March 8 2022

CITY OF DOVER

Ordinance Title: Land Subdivision Regulations Amendments
Chapter: 157

1. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Section 10, "Application submittal and review", Subsection B to read as follows.

   [Amended 1-14-2020]

   B. "Included with the application shall be the names and mailing addresses of all ~~abutters~~ owners, applicants, and professionals. ~~as indicated in City records.~~ The Planning Department, for a fee outlined in the Fee Schedule, will create a list of names and addresses of all abutters obtained from City records or the Strafford County Registry of Deeds not more than five calendar days before the date of filing for the applicants review and verification."~~The names of all abutters shall be obtained from City records not more than five calendar days before the date of filing. In addition to the abutters list, three duplicate sets of adhesive mailing labels for all abutters shall be submitted for use by staff in preparing verified mailings."~~

2. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Section 16, "Application submittal and review", Subsection B to read as follows.

   [Amended 1-14-2020]

   B. "Included with the application shall be the names and mailing addresses of all owners, applicants, and professionals assisting with the application. The Planning Department, for a fee, outlined in the Fee Schedule, will create a list of the names and addresses of all abutters obtained from City records or the Strafford County Registry of Deeds not more than five calendar days before the date of filing for the applicants to review."

   [Amended 1-14-2020; 7-27-2021]

3. Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, is hereby amended by revising Section 17, "Application submittal and review for minor lot line adjustments and boundary agreements", Subsection B to read as follows.

   B. "Included with the application shall be the names and mailing addresses of all owners, applicants, and professionals assisting with the application. The Planning Department, for a fee, outlined in the Fee Schedule will create a list of the names and addresses of all abutters obtained from City records or the Strafford County Registry of Deeds not more than five calendar days before the date of filing for the applicants to review and verify.~~abutters as indicated in City records. The names of all abutters shall be obtained~~

~~from City records or the Strafford County Registry of Deeds not more than five calendar days before the date of filing. In addition to the abutters list, three duplicate sets of adhesive mailing labels for all abutters shall be submitted for use by staff in preparing verified mailings~~."

[Amended 1-14-2020]

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-09

Application Type:	Minor Subdivision
Applicant(s):	Canney Brook Engineering and Consulting, CBF2, LLC and Helen F. Preston Rev. Trust of 2009
Owner(s):	Canney Brook Engineering and Consulting, CBF2, LLC
Location:	105 Middle Road and Back Road (Tax Map K, Lot 6)
Meeting Date:	April 26, 2022

INTENT: To subdivide the subject parcel into three via a minor subdivision. The new lots would be 39.9± acres, 18.2± acres, and 10.7± acres.

LOTS/UNITS PROPOSED:
2 new lots

AGENDA ITEM #: 4-A

ACREAGE: 68.93± acres

ZONING DISTRICT: R-40

EXISTING USE: Residential

PROPOSED USE:
Residential

SURROUNDING USE:
Residential

ZBA ACTION:
Z19-18: Variance granted on 5/21/2020 to allow for a two-family dwelling.

ATTACHMENTS:
Continuation Request

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the April 12th meeting

PERMITS REQUIRED:
None

WAIVERS REQUESTED:
§157-28(G) - Wetlands delineation
§157-28(H) – Field topography

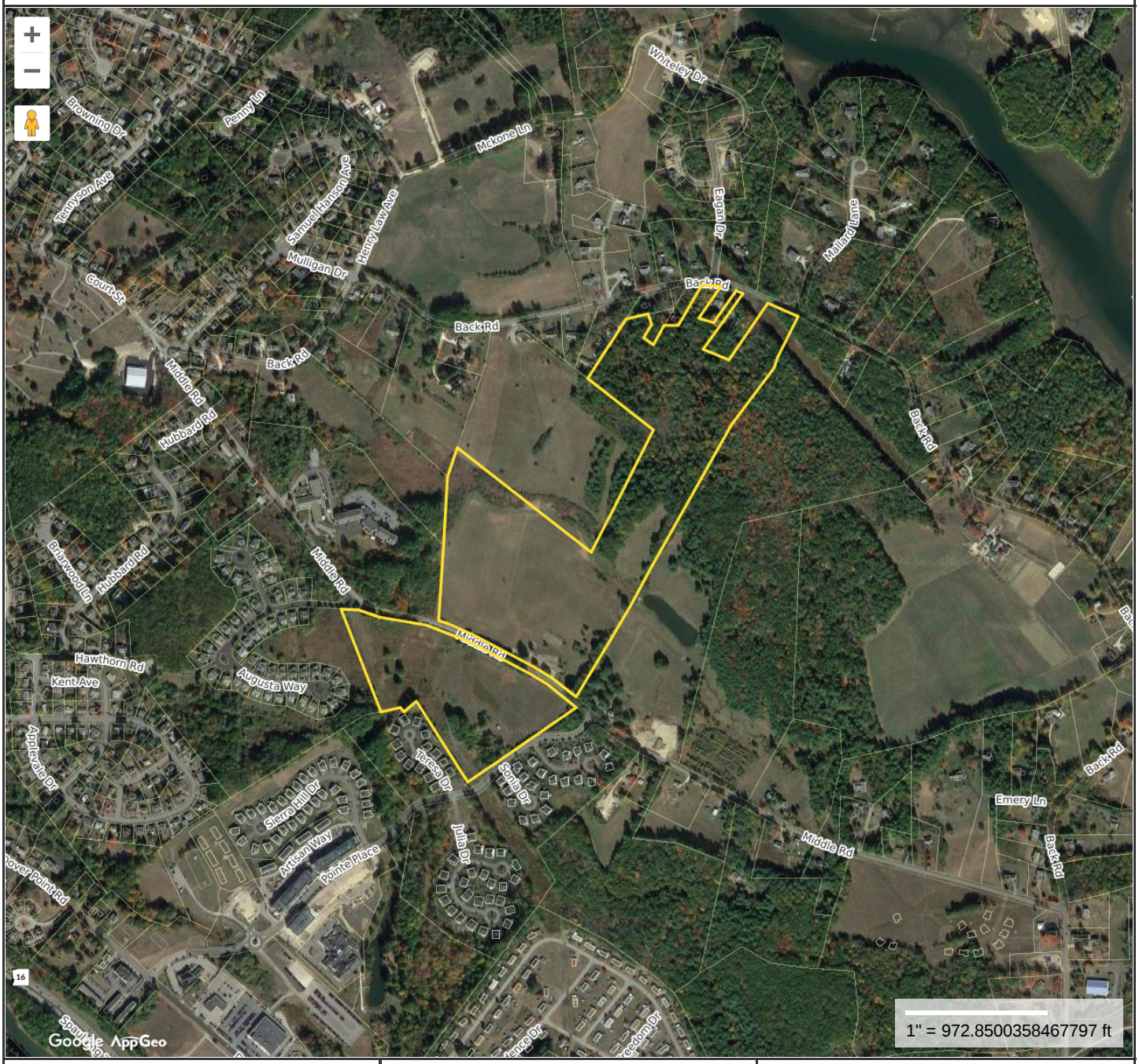
Summary of Request and Background:
The applicant is proposing to subdivide lot K/6 into three lots, resulting in the creation of two new lots. All lots would be accessed from Middle Road; each new lot would consist of 39.9± acres, 18.2± acres, and 10.7± acres. The lots are proposed to be serviced by municipal water and on-site septic systems. As a minor subdivision, this application did not appear before the TRC.

Per §157-60 of the Land Subdivision Regulations, should one additional lot be subdivided from the original lot within the next four-year timeframe, the subdivision would need to be considered a major subdivision. Should any further subdivision occur of these lots, review by Planning Staff and possibly the Planning Board would be needed as well as full survey and wetland delineation. This application is to subdivide only.

One of the co-applicants is requesting continuance to May 24, 2022 (please see attached letter).

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board continue this item to a May 24, 2022 (per the co-applicant's request) to allow time for the clarification of how the road widths for Middle Road and Back Road were derived and determined.

105 Middle Road



Property Information

Property ID	K0006-000000
Location	105 MIDDLE RD
Owner	CANNEY BROOK ENGINEERING AND CONSULTING
Land Use	130

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LAW OFFICES OF
FLYNN & MCGEE, P.A.
office@flynnandmcgee.com
5 GREENLEAF WOODS, SUITE 102
PORTSMOUTH, N.H. 03801
Phone: 603-436-5360
FAX 603-436-7833

JOHN P. MCGEE, JR.

THOMAS E. FLYNN
(1922-1989)

April 21, 2022

Donna Benton, AICP
Director of Planning and Community Development
City of Dover
288 Central Ave.
Dover, NH 03820

VIA EMAIL ONLY

RE: Subdivision 105 Middle Rd., Dover

Dear Ms. Benton:

I represent Thomas Torr Esq., Trustee who is co-applicant relative to the above entitled matter. I understand that you have serious problems with the Subdivision Plan presented by co-applicant R. Craig Williams which was drawn by Joseph Wichert LS.

Essentially, based on a 2012 Court decision in a case involving Mr. Williams in the City of Dover, you believe that Mr. Wichert has improperly shown the layout of Middle Road. Given this issue as to the layout, I would respectfully request on behalf of Thomas Torr, Trustee co-applicant that the application otherwise scheduled to be presented to the Dover Planning Board on April 26 be tabled until May 24, 2022.

I'm hopeful that by that time any issue involving this matter can be resolved so an acceptable Plan can be presented for acceptance by the Planning Board. In fact, I would hope that if the issue can be resolved that the Plan would not only be accepted on May 24, 2022 but also given final approval.

I thank you for your attention and should anything further be required in order to table this matter until May 24, 2022, please advise. I am copying our co-applicant Mr. Williams on this request for tabling.

Sincerely,

John P. McGee Jr, Esq.

JPM/kc
cc: Thomas Torr, Esq.
Daniel Hartley Esq.
Kyle Griffin Esq.
R. Craig Williams

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-26

Application Type:	Conditional Use Permit
Applicant(s):	Colin Robinson, NB+C agent of Crown Castle for Dish Wireless
Owner(s):	Andrews James, A/K/A Vertical Realty Properties Co. and City of Dover
Location:	10/15 Abbey Sawyer Memorial Drive (Tax Map 28, Lot 32)
Meeting Date:	April 26, 2022

INTENT: To co-locate antenna on existing monopole, with no change to the existing height of the structure and install ancillary ground equipment, with no expansion of the existing footprint to the wireless facility

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 11.4 ± acres

ZONING DISTRICTS: H & RM-SU

EXISTING USE: Utilities

PROPOSED USE: Utilities

SURROUNDING USE: Residential and Hospital

ZBA ACTION: None

ATTACHMENTS: Application materials including plan set and narrative

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED: CUP

WAIVERS REQUESTED: none

Summary of Request and Background

The applicant is proposing to install three (3) antennas, one (1) platform mount, proposed jumpers, six (6) RRUs, one (1) OVP and one (1) hybrid cable to the existing monopole tower; and one (1) platform and one (1) PPC cabinet ground equipment at an existing wireless facility with no change to structure height or ground footprint. The proposed development is located at 10/15 Abbey Sawyer Memorial Drive on Garrison Hill. Per § 170-22.G., placement of new antennae on an existing structure on Garrison Hill requires CUP approval from the Planning Board. As a CUP application only, this proposed development does not require TRC review.

Consistency with Land Use Regulations – §170-22. Telecommunications Facilities:

Section §170-22.C.(2) requires all new telecommunications facility development to be co-located on existing towers or structures on any parcel not listed in section §170-22.C.(1).

- ✓ *Proposed development is outside of areas listed in section §170-22.C.(1) and co-locates equipment on an existing tower.*

Section §170-22.H. requires bonding for removal and disposal of abandoned equipment and proof of liability insurance.

- *No bond estimate or proof of insurance provided therefore, staff is recommending a condition of approval that both be provided prior to the issuance of a Conditional Use Permit.*

Consistency with Land Use Regulations – Conditional Use Permit:

Section §170-22.G. …Placement of new ANTENNAE media on the existing TOWERs on Garrison Hill shall be allowed only after obtaining a Conditional Use Permit from the PLANNING BOARD … Performance standards to ensure that vistas, view sheds and view corridors are protected shall include the following elements:

(1) The APPLICANT has demonstrated that the appearance, form or shape, color, and size of any ANTENNA media to be attached to preexisting TOWERs or monopole STRUCTUREs is concealed or camouflaged or otherwise is harmonious with the immediately surrounding environment at Garrison Hill; DOVER CODE P 170-73

- ✓ *Applicant shows visual illustration showing existing vs proposed views. Imagery appears consistent to existing structure.*

(2) Any equipment shelters supporting such additional ANTENNA shall be designed consistent with one of the following design standards:

(a) Equipment shelter shall be located in underground vaults; or

(b) Equipment shelter shall be designed consistent with Northern New England architectural styles and materials, with a roof pitch of at least ten and a half (10 1/2) and wood clapboard, red brick or shingle siding; or

(c) Equipment shelters shall be camouflaged behind an effective year round landscaped buffer, equal to the HEIGHT of the proposed BUILDING and/or wooden FENCE. PLANNING BOARD shall determine the style of fencing and/or landscaped buffer that is compatible with the NEIGHBORHOOD.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-26

Application Type:	Conditional Use Permit
Applicant(s):	Colin Robinson, NB+C agent of Crown Castle for Dish Wireless
Owner(s):	Andrews James, A/K/A Vertical Realty Properties Co. and City of Dover
Location:	10/15 Abbey Sawyer Memorial Drive (Tax Map 28, Lot 32)
Meeting Date:	April 26, 2022

- ✓ *All work would be completed within the existing enclosure. No further equipment shelter is proposed.*

(3) Any ANTENNA located on an existing STRUCTURE shall be concealed, to the extent technologically and commercially practicable, behind existing architectural features to limit the visibility of the ANTENNA from public ways.

- ✓ New equipment appears to blend into existing equipment and is no more visible

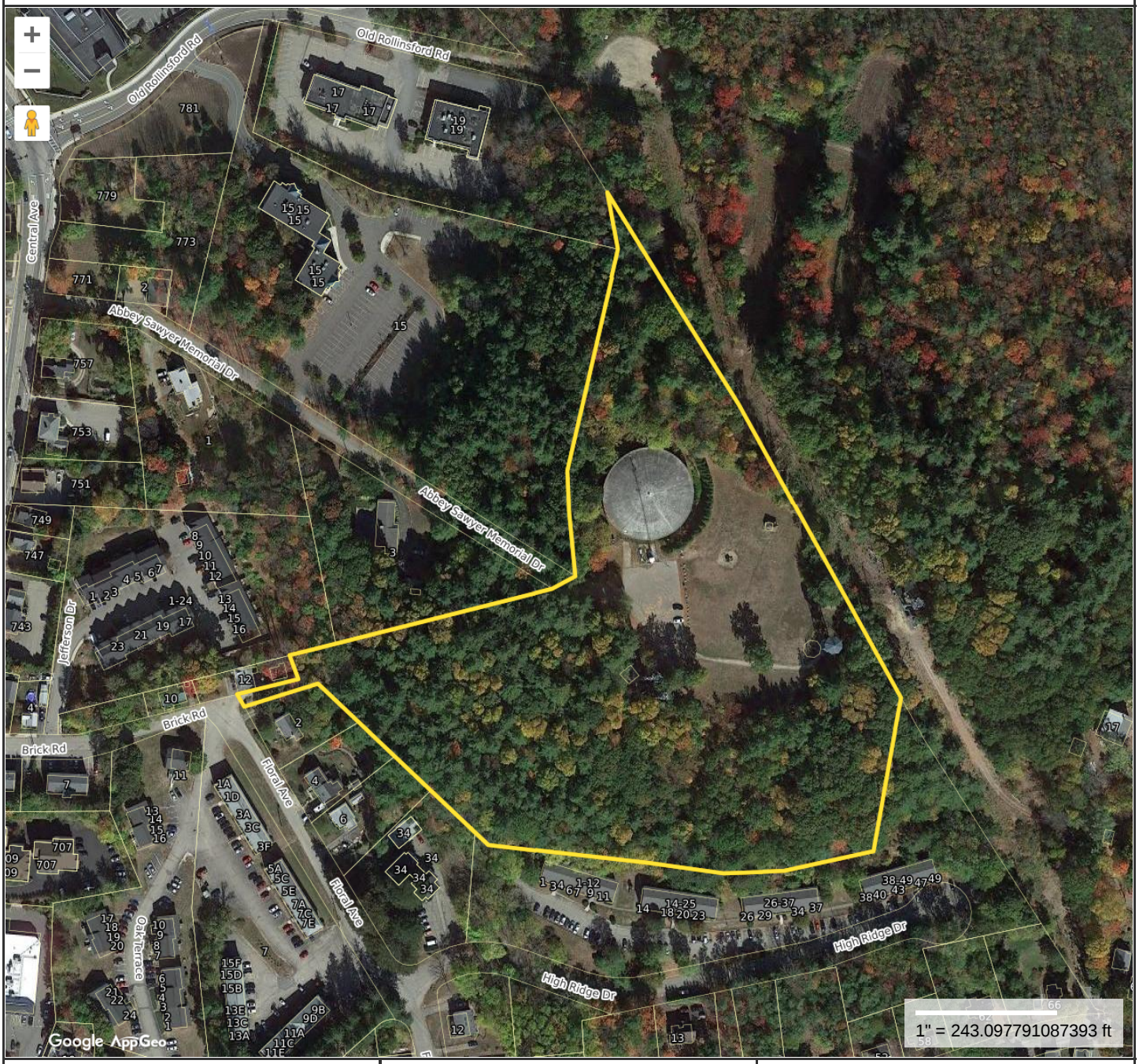
STAFF RECOMMENDATION – Conditional Use Permit:

The Planning Department recommends the Planning Board continue the application until all owners' signatures provided on the application.

Should that occur prior to the meeting on Tuesday, then the Planning Department recommends the Planning Board accept the application as complete, open the public hearing, and vote to grant the Conditional Use Permit with the following conditions:

1. The Applicant provide proof of insurance, bond estimate and guarantee acceptable to the City Engineer and Director of Planning and Community Development.
2. To have all owners sign the application and plan.

10/15 Abbey Sawyer Memorial Drive



Property Information

Property ID	28032-000000
Location	10 ABBEY SAWYER MEMORIAL DR
Owner	CITY OF DOVER
Land Use	903

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CROWN CASTLE

1 Cityplace Dr, Suite 490
Creve Coeur, MO 63141

Phone: (314) 513-0147
www.crowncastle.com

April 4, 2022

Donna Benton
Planning Department
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169
Via: FEDEX
603.516.6008

************NOTICE OF ELIGIBLE FACILITIES REQUEST************

RE: Request for Minor Modification to Existing Wireless Facility – Section 6409
Site Address: 10 /15 Abbey Sawyer Memorial Dr. Dover NH 03820
Crown Site Number: 878765 / Crown Site Name: DOVER
Customer Site Number: BOBOS00460B / Application Number: 559179

Dear Ms. Benton:

On behalf of Dish Wireless LLC, Crown Castle USA Inc. ("Crown Castle") is pleased to submit this request to modify the existing wireless facility noted above through the collocation, replacement and/or removal of the Applicant's equipment as an eligible facilities request for a minor modification under Section 6409[1] and the rules of the Federal Communications Commission ("FCC").[2]

Section 6409 mandates that state and local governments must approve any eligible facilities request for the modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. If a state or local government, fails to issue any approvals required for this request within 60 days, these approvals are deemed granted. The FCC has clarified that the 60 day deadline begins when an applicant: (1) takes the first step required under state or local law; and (2) submits information sufficient to inform the jurisdiction that this modification qualifies under the federal law. Please note that with the submission of this letter and enclosed items, the sixty day review period has started. Based on this filing, the deadline for issuance of approval is (November 24th, 2021).

[1] Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, § 6409 (2012) (codified at 47 U.S.C. § 1455).
[2] *Acceleration of Broadband Deployment by Improving Wireless Facility Siting Policies*, 29 FCC Rcd. 12865 (2014) (codified at 47 CFR § 1.6100); and *Implementation of State & Local Governments' Obligation to Approve Certain Wireless Facility Modification Requests Under Section 6409(a) of the Spectrum Act of 2012*, WT Docket No. 19-250 (June 10, 2020).

CROWN CASTLE

1 Cityplace Dr, Suite 490
Creve Coeur, MO 63141

Phone: (314) 513-0147
www.crowncastle.com

The proposed scope of work for this project includes:

Install antennas, ancillary tower and ground equipment etc. at an unmanned wireless facility with no change to structure height or ground space.

At the end of this letter is a checklist of the applicable substantial change criteria under Section 6409. Additionally, please find enclosed the following information in support of this request:

(1) Conditional Use Application;
(2) Construction Drawings;
(3) Structural Analysis;
(4) Section 6409 Substantial Change Checklist;
(5) Photo Simulations;
(6) 170-22.G Narrative.

As these documents indicate, (i) the modification involves the collocation, removal or replacement of transmission equipment; and (ii) such modification will not substantially change the physical dimensions of such tower or base station. As such, it is an "eligible facilities request" as defined in the FCC's rules to which the 60 day deadline for approval applies. Accordingly, Applicant requests all authorization necessary for this proposed minor modification under Section 6409.

Our goal is to work with you to obtain approvals earlier than the deadline. We will respond promptly to any request for related information you may have in connection with this request. Please let us know how we can work with you to expedite the approval process. We look forward to working with you on this important project, which will improve wireless telecommunication services in your community using collocation on existing infrastructure. If you have any questions, please do not hesitate to contact me.

Regards,

Colin Robinson

Colin Robinson – Agent of Dish Wireless LLC
NETWORK BUILDING + CONSULTING
100 Apollo Drive Suite 303 Chelmsford, MA 01824
crobinson@nbcllc.com 360-561-3311

-, ,

CROWN CASTLE

1 Cityplace Dr, Suite 490
Creve Coeur, MO 63141

Phone: (314) 513-0147
www.crowncastle.com

Section 6409 Substantial Change Checklist
Towers Outside of the Public Right of Way

The Federal Communications Commission has determined that a modification substantially changes the physical dimension of a wireless tower or base station under 47 U.S.C. § 1455(a) if it meets one of six enumerated criteria under 47 C.F.R. § 1.6100.

Criteria for Towers Outside the Public Rights of Way

NO	Does the modification increase the height of the tower by more than the greater of: (a) 10%; or (b) the height of an additional antenna array plus separation of up to 20 feet from the top of the nearest existing antenna?
NO	Does the modification add an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet or more than the width of the tower structure at the level of the appurtenance, whichever is greater?
NO	Does the modification involve the installation of more than the standard number of new equipment cabinets for the technology involved or add more than four new equipment cabinets?
NO	Does the modification entail any excavation or deployment outside the current site by more than 30 feet in any direction, not including any access or utility easements?
NO	Does the modification defeat the concealment elements of the eligible support structure?
NO	Does the modification violate conditions associated with the siting approval with the prior approval the tower or base station other than as specified in 47 C.F.R. § 1.6100(c)(7)(i) – (iv)?

If all questions in the above are area answered "NO," then the modification does not constitute a substantial change to the existing tower under 47 C.F.R. § 1.6100.

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Colin Robinson, NB+C agent of Crown Castle for Dish Wireless Telephone # 360-561-3311

Address of Applicant: 100 Apollo Drive Suite 303 Chelmsford, MA 01824

E-Mail Address: crobinson@nbcllc.com

Name of Property Owner (if different from applicant): ANDREWS JAMES, A/K/A VERTICAL REALITY PROPERTIES CO Telephone #_____

Address of Property Owner: 21 ECHO BROOK RD ROCHESTER, NH 03839

PROPERTY INFORMATION

Assessor's Map # 28-32-0-LSE Lot(s) # _____

Address of Property: 10/15 ABBEY SAWYER MEMORIAL DR

Zoning District(s) H Overlay District(s) Garrison Hill

Existing Use of Property: Wireless Communications Facility

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District	☐ RCM Use Overlay District	☐ Gateway District
☐ 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:

Install wireless equipment on existing tower. Tower: Install: (3) antennas, (1) platform mount, proposed jumpers, (6) RRUs, (1) OVP and (1) hybrid cable. Ground: Install: (1) platform, (1) PPC Cabinet, (1) equipment cabinet, (1) power conduit, (1) telco conduit, (1) telco box, (1) GPS unit and (1) fiber NID

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

_____

Name of Professional That Prepared Plans: Andrew Schall

Address 421 Fayetteville St Suite 600 Raleigh, NC 27601 Telephone #: _____

Professional License #: 15914 E-mail address: _____

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: _____

Signature of Applicant (if different from owner): Colin Robinson Date: 3/22/22

Signature of Agent: Colin Robinson Date: 3/22/22

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: _____

CITY OF DOVER CONDITIONAL USE
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

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE (A) = $_____

AND

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 review the list for accuracy and provide to us 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= $_____

C. Foster's newspaper public notice fee $100.00 x # _____ applications = $_____

SUBTOTAL NOTICE FEE (B & C) = $_____

TOTAL INVOICE AMOUNT (A, B & C) = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

The balance due must be paid 28 hours prior to the Planning Board Meeting, to be heard.

CROWN CASTLE

1 Cityplace Dr, Suite 490
Creve Coeur, MO 63141

Phone: (314) 513-0147
www.crowncastle.com

April 4, 2022

Donna Benton
Planning Department
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169
Via: FEDEX
603.516.6008

************NOTICE OF ELIGIBLE FACILITIES REQUEST************

RE: Request for Minor Modification to Existing Wireless Facility – Section 6409
Site Address: 10 /15 Abbey Sawyer Memorial Dr. Dover NH 03820
Crown Site Number: 878765 / Crown Site Name: DOVER
Customer Site Number: BOBOS00460B / Application Number: 559179

Dear Ms. Benton:

On behalf of Dish Wireless LLC, Crown Castle USA Inc. ("Crown Castle") is pleased to submit Conditional Use Permit Application for the above referenced site. The proposed colocation of equipment on the existing tower complies with Dover Code §170-22.G criteria.

G. Restrictions for Siting on Garrison Hill
Notwithstanding the provisions outlined in Subsection C, the siting of additional TOWERs, monopoles, or use of Alternative STRUCTUREs shall be prohibited on Garrison Hill in the City of Dover. Placement of new ANTENNAE media on the existing TOWERs on Garrison Hill shall be allowed only after obtaining a Conditional Use Permit from the PLANNING BOARD. However, the replacement and/or repair of existing ANTENNAE media on TOWERs on Garrison Hill is allowed by the Building Inspector, provided that there is no increase in the size or visual impact of the ANTENNAE. Performance standards to ensure that vistas, view sheds and view corridors are protected shall include the following elements:

Applicant Response: Antennae are proposed on an existing tower.

(1) The APPLICANT has demonstrated that the appearance, form or shape, color, and size of any ANTENNA media to be attached to preexisting TOWERs or monopole STRUCTUREs is concealed or camouflaged or otherwise is harmonious with the immediately surrounding environment at Garrison Hill;

-, ,

CROWN CASTLE

1 Cityplace Dr, Suite 490
Creve Coeur, MO 63141

Phone: (314) 513-0147
www.crowncastle.com

Applicant Response: The proposed antennae are of similar design and color to the existing antennae and are therefore harmonious with the existing antennae on the towers in the area. Please see attached photo simulations.

(2) Any equipment shelters supporting such additional ANTENNA shall be designed consistent with one of the following design standards:
(a) Equipment shelter shall be located in underground vaults; or (b) Equipment shelter shall be designed consistent with Northern New England architectural styles and materials, with a roof pitch of at least ten and a half (10 1/2) and wood clapboard, red brick or shingle siding; or

Applicant Response: An equipment shelter is not proposed. The proposed equipment is to be located behind the existing equipment and shelter. The proposed equipment is within the existing compound / equipment area.

(c) Equipment shelters shall be camouflaged behind an effective year round landscaped buffer, equal to the HEIGHT of the proposed BUILDING and/or wooden FENCE. PLANNING BOARD shall determine the style of fencing and/or landscaped buffer that is compatible with the NEIGHBORHOOD.

Applicant Response: An equipment shelter is not proposed. The proposed equipment is to be located behind the existing equipment and shelter. The proposed equipment is within the existing compound / equipment area.

(3) Any ANTENNA located on an existing STRUCTURE shall be concealed, to the extent technologically and commercially practicable, behind existing architectural features to limit the visibility of the ANTENNA from public ways.

Applicant Response: The proposed antennae are consistent with the existing antennae on the tower. The proposed antennae are lower than the existing antenna arrays and will therefore be less visible from public ways than the existing antenna.

Regards,
Colin Robinson
Colin Robinson – Agent of Dish Wireless LLC
NETWORK BUILDING + CONSULTING
100 Apollo Drive Suite 303 Chelmsford, MA 01824
crobinson@nbcllc.com 360-561-3311

-, ,

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Creve Coeur, MO 63141

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April 4, 2022

Donna Benton
Planning Department
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169
Via: FEDEX
603.516.6008

************NOTICE OF ELIGIBLE FACILITIES REQUEST************

RE: Request for Minor Modification to Existing Wireless Facility – Section 6409
Site Address: 10 /15 Abbey Sawyer Memorial Dr. Dover NH 03820
Crown Site Number: 878765 / Crown Site Name: DOVER
Customer Site Number: BOBOS00460B / Application Number: 559179

Dear Ms. Benton:

On behalf of Dish Wireless LLC, Crown Castle USA Inc. ("Crown Castle") is pleased to submit this request to modify the existing wireless facility noted above through the collocation, replacement and/or removal of the Applicant's equipment as an eligible facilities request for a minor modification under Section 6409[1] and the rules of the Federal Communications Commission ("FCC").[2]

Section 6409 mandates that state and local governments must approve any eligible facilities request for the modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. If a state or local government, fails to issue any approvals required for this request within 60 days, these approvals are deemed granted. The FCC has clarified that the 60 day deadline begins when an applicant: (1) takes the first step required under state or local law; and (2) submits information sufficient to inform the jurisdiction that this modification qualifies under the federal law. Please note that with the submission of this letter and enclosed items, the sixty day review period has started. Based on this filing, the deadline for issuance of approval is (November 24th, 2021).

[1] Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, § 6409 (2012) (codified at 47 U.S.C. § 1455).
[2] *Acceleration of Broadband Deployment by Improving Wireless Facility Siting Policies*, 29 FCC Rcd. 12865 (2014) (codified at 47 CFR § 1.6100); and *Implementation of State & Local Governments' Obligation to Approve Certain Wireless Facility Modification Requests Under Section 6409(a) of the Spectrum Act of 2012*, WT Docket No. 19-250 (June 10, 2020).

CROWN CASTLE

1 Cityplace Dr, Suite 490
Creve Coeur, MO 63141

Phone: (314) 513-0147
www.crowncastle.com

The proposed scope of work for this project includes:

Install antennas, ancillary tower and ground equipment etc. at an unmanned wireless facility with no change to structure height or ground space.

At the end of this letter is a checklist of the applicable substantial change criteria under Section 6409. Additionally, please find enclosed the following information in support of this request:

(1) Conditional Use Application;
(2) Construction Drawings;
(3) Structural Analysis;
(4) Section 6409 Substantial Change Checklist;
(5) Photo Simulations;
(6) 170-22.G Narrative.

As these documents indicate, (i) the modification involves the collocation, removal or replacement of transmission equipment; and (ii) such modification will not substantially change the physical dimensions of such tower or base station. As such, it is an "eligible facilities request" as defined in the FCC's rules to which the 60 day deadline for approval applies. Accordingly, Applicant requests all authorization necessary for this proposed minor modification under Section 6409.

Our goal is to work with you to obtain approvals earlier than the deadline. We will respond promptly to any request for related information you may have in connection with this request. Please let us know how we can work with you to expedite the approval process. We look forward to working with you on this important project, which will improve wireless telecommunication services in your community using collocation on existing infrastructure. If you have any questions, please do not hesitate to contact me.

Regards,

Colin Robinson

Colin Robinson – Agent of Dish Wireless LLC
NETWORK BUILDING + CONSULTING
100 Apollo Drive Suite 303 Chelmsford, MA 01824
crobinson@nbcllc.com 360-561-3311

-, ,

CROWN CASTLE

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Section 6409 Substantial Change Checklist
Towers Outside of the Public Right of Way

The Federal Communications Commission has determined that a modification substantially changes the physical dimension of a wireless tower or base station under 47 U.S.C. § 1455(a) if it meets one of six enumerated criteria under 47 C.F.R. § 1.6100.

Criteria for Towers Outside the Public Rights of Way

NO	Does the modification increase the height of the tower by more than the greater of: (a) 10%; or (b) the height of an additional antenna array plus separation of up to 20 feet from the top of the nearest existing antenna?
NO	Does the modification add an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet or more than the width of the tower structure at the level of the appurtenance, whichever is greater?
NO	Does the modification involve the installation of more than the standard number of new equipment cabinets for the technology involved or add more than four new equipment cabinets?
NO	Does the modification entail any excavation or deployment outside the current site by more than 30 feet in any direction, not including any access or utility easements?
NO	Does the modification defeat the concealment elements of the eligible support structure?
NO	Does the modification violate conditions associated with the siting approval with the prior approval the tower or base station other than as specified in 47 C.F.R. § 1.6100(c)(7)(i) – (iv)?

If all questions in the above are area answered "NO," then the modification does not constitute a substantial change to the existing tower under 47 C.F.R. § 1.6100.



EXISTING VIEW

dish wireless

PHOTO SIMULATION

EQUIPMENT COLOCATION

VIEW FROM NORTH OF SITE

BOBOS00460B

19 HIGHLAND AVE

ROLLINSFORD, NH 03869



EXISTING VIEW

dish wireless

PHOTO SIMULATION

EQUIPMENT COLOCATION

VIEW FROM EAST OF SITE

BOBOS00460B

19 HIGHLAND AVE

ROLLINSFORD, NH 03869

P22-26 **10-15 Abbey Sawyer Memorial Drive**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
28001-000000	17 19 OLD ROLLINSFORD RD	DOVER DOCTORS' PARK CONDOMINIUM		17 OLD ROLLINSFORD RD	DOVER	NH	03820
28009-B00000	3 ABBEY SAWYER MEMORIAL DR	SLIWINSKI FREDERICK J	SLIWINSKI BARBARA A	3 ABBEY SAWYER MEMORIAL DR	DOVER	NH	03820
28009-C00000	1 24 JEFFERSON DR	6 BRICK ROAD LLC		42 J DOVER POINT RD	DOVER	NH	03820
28015-000000	10 BRICK RD	DOVER COAST LLC		10 BRICK RD	DOVER	NH	03820
28015-A00000	BRICK RD	DOVER COAST LLC		10 BRICK RD	DOVER	NH	03820
28016-000000	12 BRICK RD	WINTLE ERIN		12 BRICK ROAD	DOVER	NH	03820
28019-A00000	OAK ST	MCQUADE REALTY INC		PO BOX 1409	DOVER	NH	03820
28025-000000	7 FLORAL AV	MCQUADE REALTY INC		PO BOX 1409	DOVER	NH	03820
28025-D00000	HIGH RIDGE DR	HIGH RIDGE ASSOCIATES	C/O CP MANAGEMENT INC	80 NASHUA RD	LONDONDERRY	NH	03053
28026-A00000	13 HIGH RIDGE DR	LYNCH BRYON E &	GAY RACHEL L	13 HIGH RIDGE DR	DOVER	NH	03820
28027-000000	46 OAK ST	LIANG QIONG YU		46 OAK ST	DOVER	NH	03820
28028-000000	48 OAK ST	DEMARSICO LISA &	XANTHOS ARTHUR E	48 OAK ST	DOVER	NH	03820
28029-000000	50 OAK ST	SPOLEY JOHN R		50 OAK ST	DOVER	NH	03820
28030-000000	62 OAK ST	FITT CHRISTOPHER P		62 OAK ST	DOVER	NH	03820
28032-000000	10 ABBEY SAWYER MEMORIAL DR	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
28033-000000	2 FLORAL AV	DUCLOS VALERIE BETH TRUSTEE	LESTER VALERIE REVOCABLE LIVING TRUST	2 FLORAL AVENUE	DOVER	NH	03820
28034-000000	34 FLORAL AV	34 FLORAL AVE CONDOMINIUMS		278 WASHINGTON ST	DOVER	NH	03820-8633
28034-000001	34 1 FLORAL AV	STESIENKO ANDREW J &	STESIENKO JAIME C	34 1 FLORAL AV	DOVER	NH	03820
28034-000002	34 2 FLORAL AV	MUNROE JULIA		34 2 FLORAL AV	DOVER	NH	03820
28034-000003	34 3 FLORAL AV	LEMOINE MATTHEW B		34 3 FLORAL AV	DOVER	NH	03820
28034-000004	34 4 FLORAL AV	SCHILD KELSEY ANN &	CONROY BRETT TYLER	34 FLORAL AVE UNIT 4	DOVER	NH	03820
28034-000005	34 5 FLORAL AV	SAUL LUKAS		18 QUAKER LN	DOVER	NH	03820
28034-000006	34 6 FLORAL AV	KUSCH JAMES D &	KUSCH ANN M	7 MARBLEHEAD RD	WINDHAM	NH	03087
28035-000000	4 FLORAL AV	HEDE GREGORY R & BONNIE T TRUSTEES	HEDE GREGORY AND BONNIE REVOCABLE LIVING	4 FLORAL AVENUE	DOVER	NH	03820
28036-000000	6 FLORAL AV	MACADAM DANIEL &	MACADAM ANNE FRANCES	6 FLORAL AV	DOVER	NH	03820
28037-000000	15 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
28032-000LSE	15 ABBEY SAWYER MEMORIAL DR	ANDREWS JAMES	A/K/A VERTICAL REALITY PROPERTIES CO	21 ECHO BROOK RD	ROCHESTER	NH	03839
		CROWN CASTLE FOR DISH WIRELESS	COLIN ROBINSON	100 APOLLO DRIVE, SUITE 303	CHELMSFORD	MA	01824
			ANDREW SCHALL	421 FAYETTEVILLE STREET, SUITE 600	RALEIGH	NC	15914

P22-26 First Class Mail

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
28001-000001	17 OLD ROLLINSFORD RD	WENTWORTH-DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
28001-000002	17 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
28001-000004	17 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
28001-000005	17 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
28001-000006	17 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
28001-000007	19 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
28037-000101	15 101 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
28037-000102	15 102 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
28037-000201	15 201 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	NH	02145
28037-000202	15 202 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	NH	02145
28037-000301	15 301 OLD ROLLINSFORD RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR STE 1345	SOMERVILLE	NH	02145
28034-000000	34 FLORAL AV	34 FLORAL AVE CONDOMINIUMS		278 WASHINGTON ST	DOVER	NH	03820-8633
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28034-000006	34 6 FLORAL AV	KUSCH JAMES D &	KUSCH ANN M	7 MARBLEHEAD RD	WINDHAM	NH	03087

DISH Wireless L.L.C. SITE ID:

BOBOS00460B

DISH Wireless L.L.C. SITE ADDRESS:

10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

NEW HAMPSHIRE CODE OF COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

CODE TYPE	CODE
BUILDING	NH STATE BUILDING CODE/2015 IBC W/ BCR 300 AMENDMENTS
MECHANICAL	NH STATE BUILDING CODE/2015 IMC W/ BCR 300 AMENDMENTS
ELECTRICAL	2017 NEC W/ BCR 300 AMENDMENTS

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL AND ENLARGED SITE PLAN
A-2	ELEVATION, ANTENNA LAYOUT AND SCHEDULE
A-3	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND AND ABBREVIATIONS
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

TOWER SCOPE OF WORK:
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (1) PROPOSED ANTENNA PLATFORM MOUNT
- INSTALL PROPOSED JUMPERS
- INSTALL (6) PROPOSED RRUs (2 PER SECTOR)
- INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
- INSTALL (1) PROPOSED HYBRID CABLE

GROUND SCOPE OF WORK:
- INSTALL (1) PROPOSED METAL PLATFORM
- INSTALL (1) PROPOSED PPC CABINET
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED TELCO-FIBER BOX
- INSTALL (1) PROPOSED GPS UNIT
- INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)
- DISH Wireless L.L.C. TO UTILIZE EXISTING EMPTY METER AND DISCONNECT
- DISH Wireless L.L.C. TO UTILIZE EXISTING ICE BRIDGE

SITE PHOTO



UNDERGROUND SERVICE ALERT - DIG SAFE
UTILITY NOTIFICATION CENTER OF NEW HAMPSHIRE
(888) 344-7233
WWW.DIGSAFE.COM

CALL 3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER:	ANDREWS JAMES, A/K/A
ADDRESS:	VERTICAL REALITY PROPERTIES CO 21 ECHO BROOK RD ROCHESTER, NH 03839
TOWER TYPE:	MONOPOLE
CROWN CASTLE SITE ID:	878765
CROWN CASTLE APP NUMBER:	559179
COUNTY:	STRAFFORD
LATITUDE (NAD 83):	43° 12' 34.31" N 43.209531°
LONGITUDE (NAD 83):	70° 52' 8.57" W -70.869047°
ZONING JURISDICTION:	CITY OF DOVER
ZONING DISTRICT:	H*
PARCEL NUMBER:	09058-28032-000000
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	EVERSOURCE
TELEPHONE COMPANY:	CONSOLIDATED COMMUNICATION

PROJECT DIRECTORY

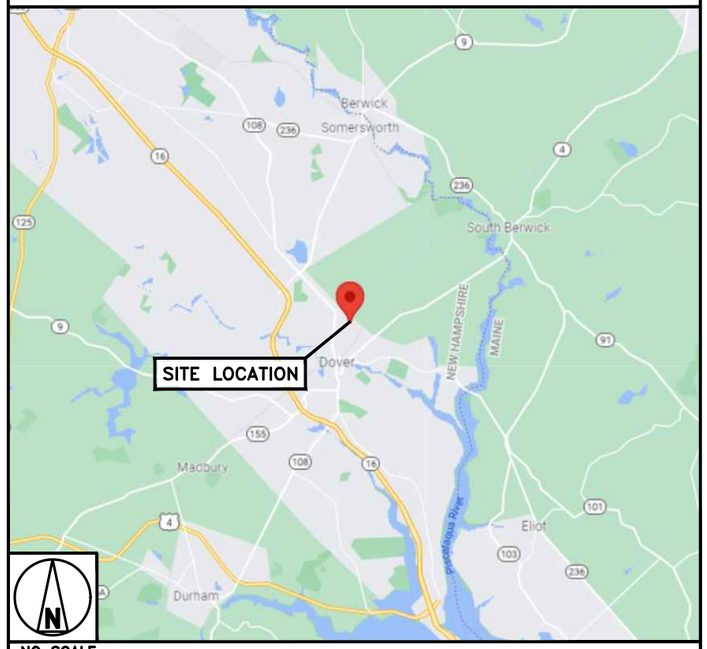
APPLICANT:	DISH WIRELESS, LLC. 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120
TOWER OWNER:	CROWN CASTLE 2000 CORPORATE DRIVE CANONSBURG, PA 15317 (877) 486-9377
SITE DESIGNER:	KIMLEY-HORN & ASSOCIATES 3875 EMBASSY PKWY, SUITE 280 AKRON, OH 44333 (216) 505-7771
SITE ACQUISITION:	COURTNEY PRESTON COURTNEY.PRESTON.CONTRACTOR@CROWNCASTLE.COM
CONSTRUCTION MANAGER:	AARON CHANDLER AARON.CHANDLER@DISH.COM
RF ENGINEER:	VICTORIEN NDOUNOU VICTORIEN.NDOUNOU@DISH.COM

DIRECTIONS

DIRECTIONS FROM PORTSMOUTH INTERNATIONAL AIRPORT AT PEASE:

x GET ON US-4 W AND IN NEWINGTON FROM ARBORETUM DR (2.5 MI)
x FOLLOW US-4 W AND NH-16 N TO NH-108 N/CENTRAL AVE IN DOVER. TAKE EXIT 7 FROM NH-16 (6.1 MI)
x CONTINUE ON CENTRAL AVE. TAKE BROADWAY TO HIGHLAND IN ROLLINSFORD (2.3 MI)

VICINITY MAP



NO SCALE

dish wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601

STATE OF NEW HAMPSHIRE
ANDREW JAMES SCHALL
No. 15914
LICENSED PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
STR	MCK	---

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	11/02/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER

KHCLE-17794

DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE

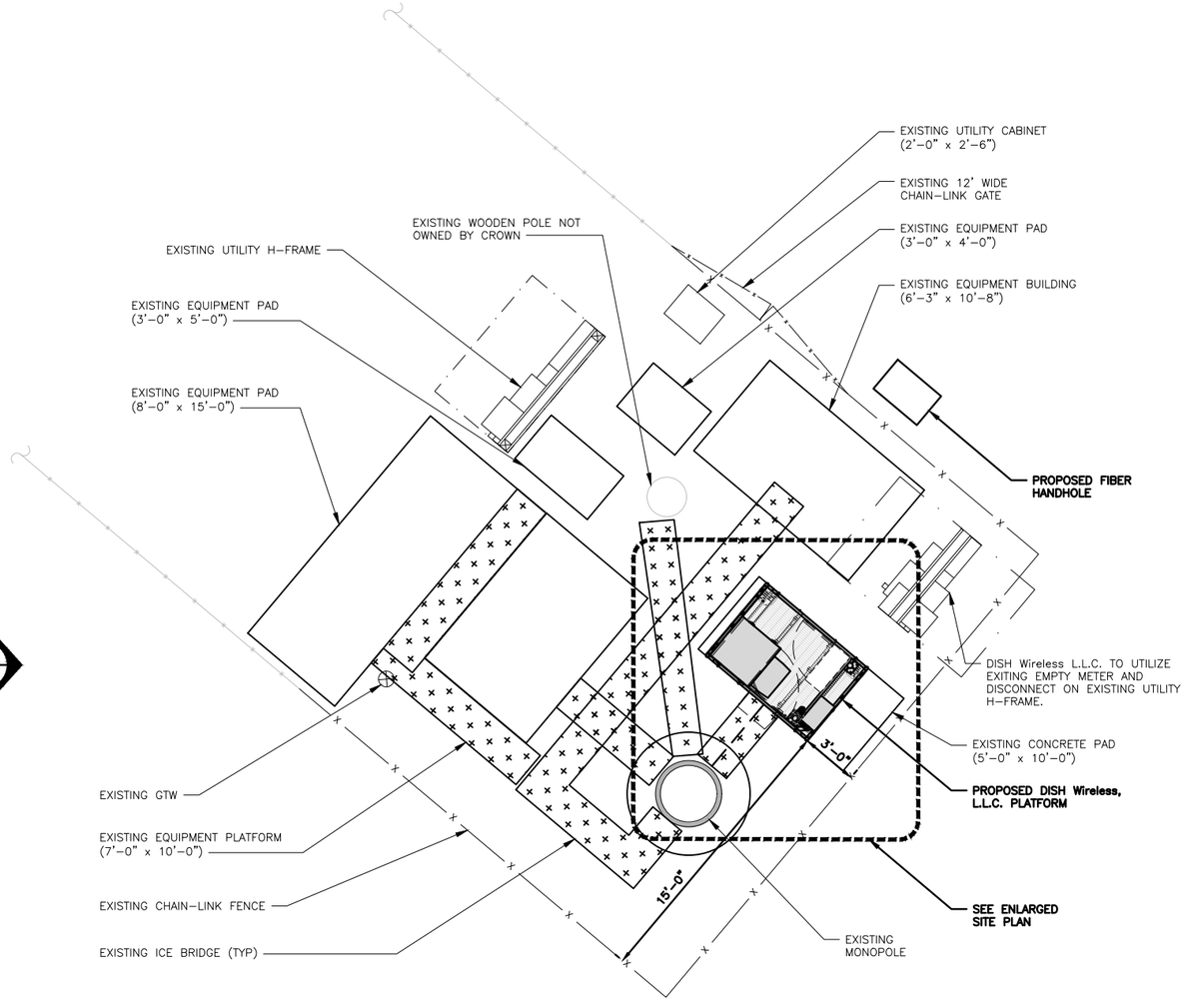
TITLE SHEET

SHEET NUMBER

T-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



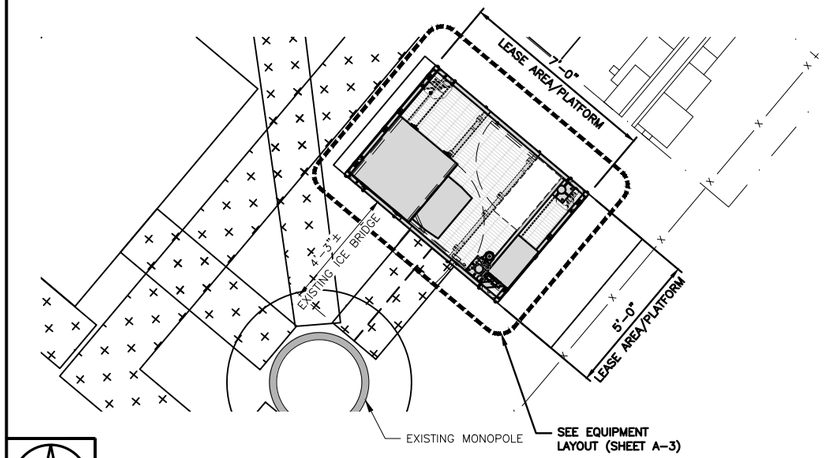
OVERALL SITE PLAN

4' 2' 0 4' 8'
1/4"=1'-0"

1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



ENLARGED SITE PLAN

12" 6" 0 1' 2' 3' 4' 5' 6' 7'
3/8"=1'-0"

2



OVERALL UTILITY ROUTE PLAN

NO SCALE

3

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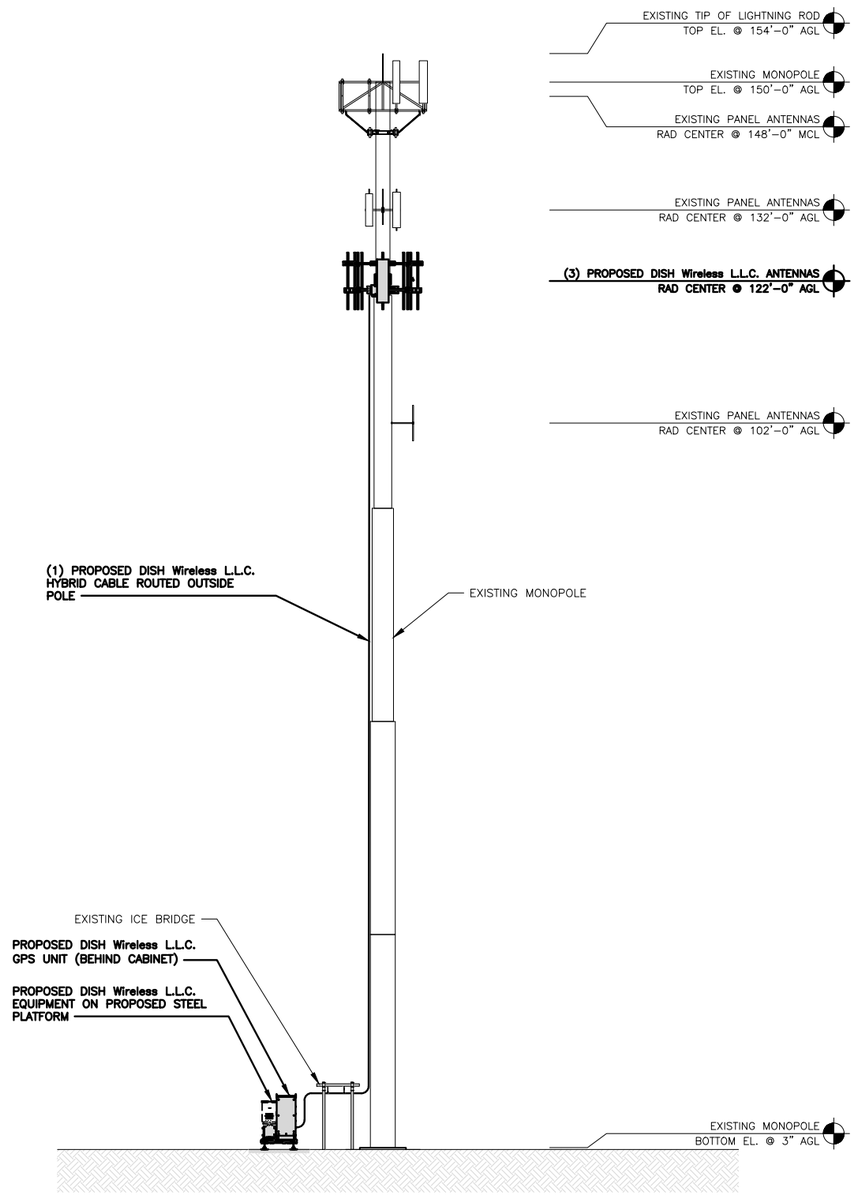
OVERALL AND ENLARGED SITE PLAN

SHEET NUMBER

A-1

NOTES

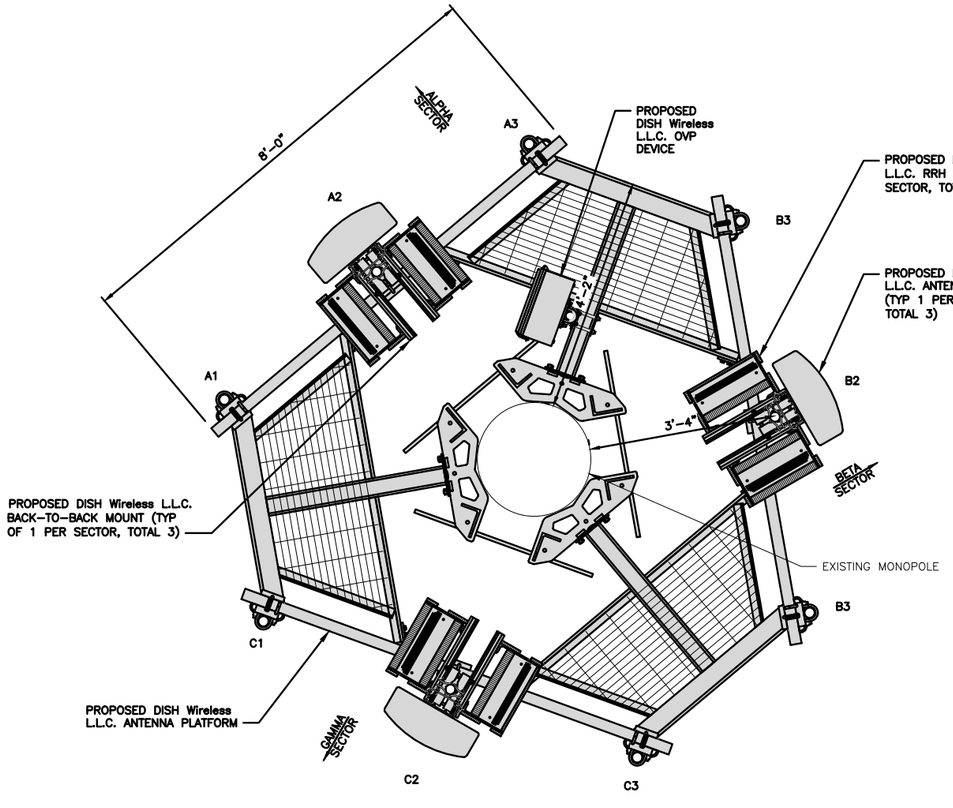
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.



PROPOSED WEST ELEVATION

12' 8' 4' 0 10' 20'
3/32"=1'-0"

1



ANTENNA LAYOUT

12" 6" 0 1' 2' 3'
3/4"=1'-0"

2

SECTOR POS.	ANTENNA					TRANSMISSION CABLE	RRH			OVP
	EXISTING OR PROPOSED	MANUFACTURER – MODEL NUMBER	TECH	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH	MANUFACTURER – MODEL NUMBER	TECH	POS.	MANUFACTURER MODEL
A1	--	--	--	--	--	(1) HIGH-CAPACITY HYBRID CABLE (150'-0" LONG)	FUJITSU – TA08025-B604	5G	A2	RAYCAP RDIDC-9181-PF-48
A2	PROPOSED	JMA – MX08FRO665-21	5G	320°	122'-0"		FUJITSU – TA08025-B605	5G	A2	
A3	--	--	--	--	--		--	--	--	
B1	--	--	--	--	--	SHARED W/ALPHA	FUJITSU – TA08025-B604	5G	B2	SHARED W/ALPHA
B2	PROPOSED	JMA – MX08FRO665-21	5G	60°	122'-0"		FUJITSU – TA08025-B605	5G	B2	
B3	--	--	--	--	--		--	--	--	
C1	--	--	--	--	--	SHARED W/ALPHA	FUJITSU – TA08025-B604	5G	C2	SHARED W/ALPHA
C2	PROPOSED	JMA – MX08FRO665-21	5G	210°	122'-0"		FUJITSU – TA08025-B605	5G	C2	
C3	--	--	--	--	--		--	--	--	

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

NO SCALE

3

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DISH Wireless L.L.C.
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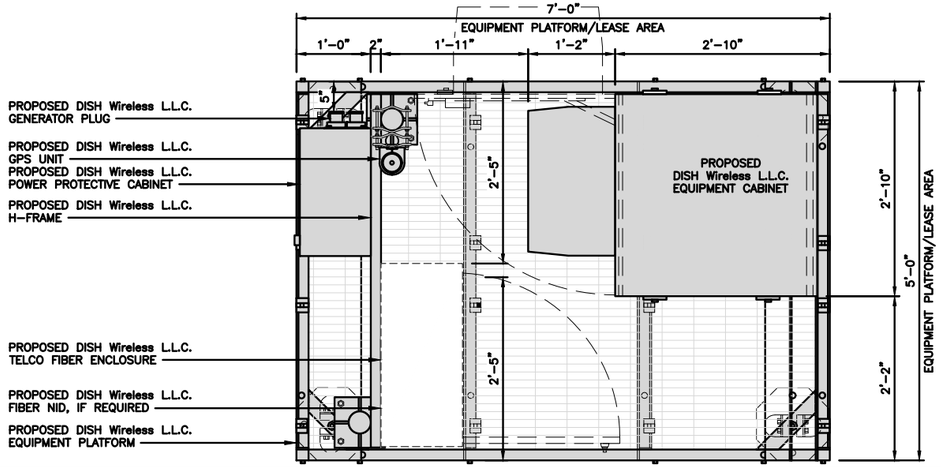
BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE

ELEVATION, ANTENNA LAYOUT AND SCHEDULE

SHEET NUMBER

A-2



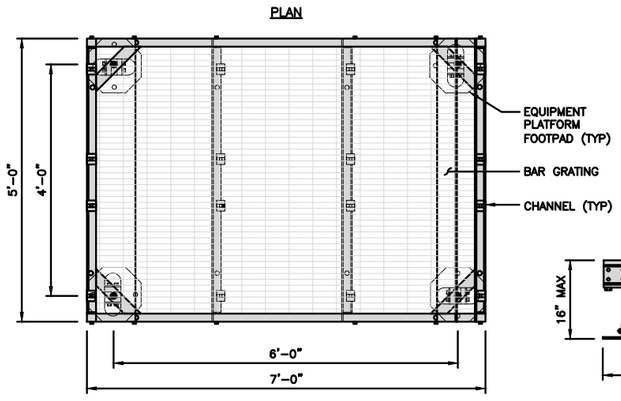
PLATFORM EQUIPMENT PLAN

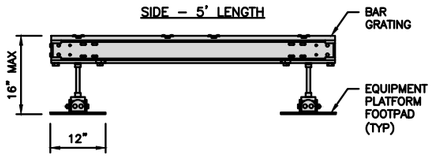
12" 9" 6" 3" 0 1' 2'
1"=1'-0"

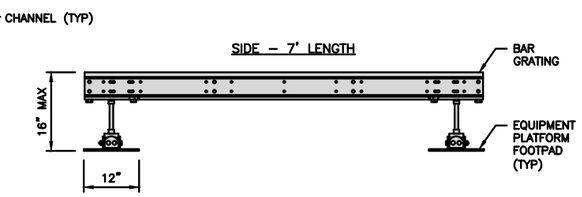
1

COMMSCOPE MTC4045LP 5X7 PLATFORM	
DIMENSIONS (HxWxD)	16"x84"x60"
TOTAL WEIGHT	423 LBS

NOTE:
1. GC TO PROVIDE EXTENDED THREAD FOR PLATFORM IF REQUIRED HEIGHT EXCEEDS 16"
2. PLATFORM TO BE LEVEL WITHIN 1"

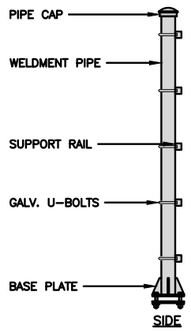


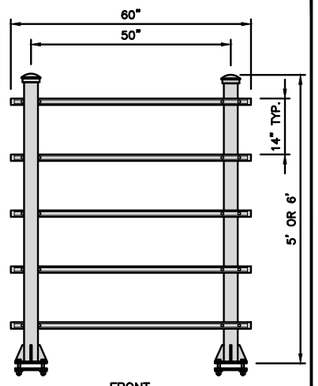




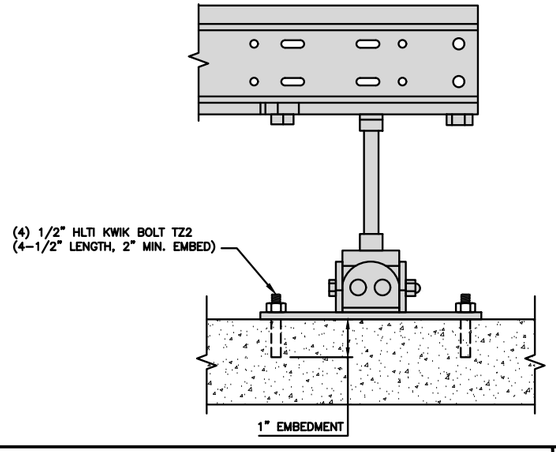
PLATFORM DETAIL | NO SCALE | 2

COMMSCOPE MTC4045HFLD H-FRAME	
UNISTRUT/SUPPORT RAILS QTY	5
WEIGHT	59.74 lbs





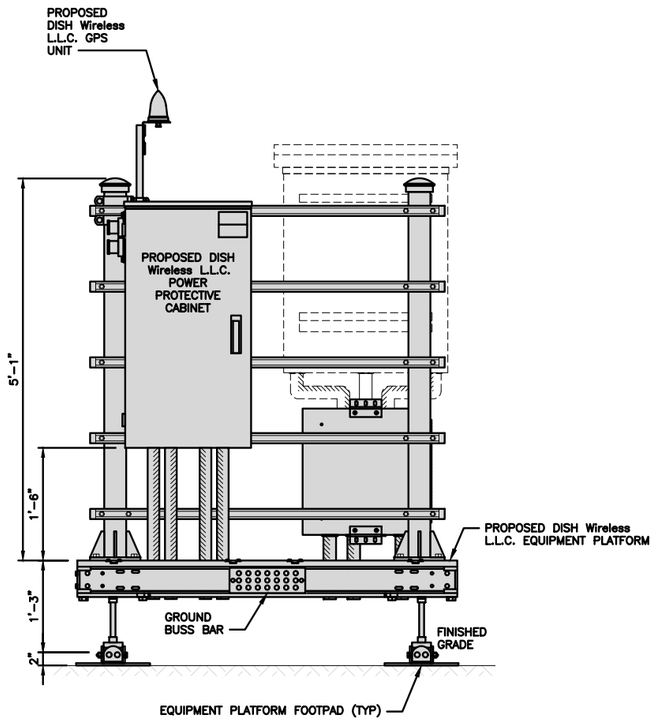
H-FRAME DETAIL | NO SCALE | 3



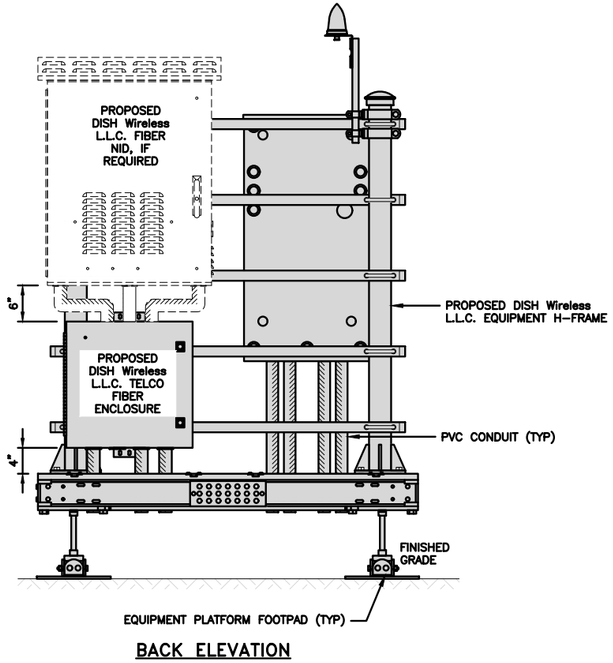
PLATFORM FOOTPAD ANCHOR DETAIL | NO SCALE | 4

NOTES

1. EQUIPMENT CABINET OMITTED FOR CLARITY



FRONT ELEVATION

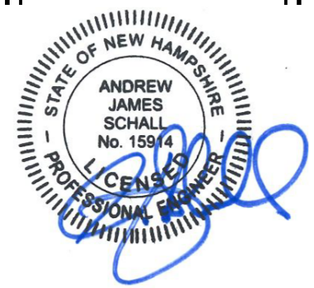


BACK ELEVATION

H-FRAME EQUIPMENT ELEVATION | 12" 9" 6" 3" 0 1' 2' 1"=1'-0" | 5

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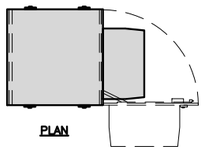
A&E PROJECT NUMBER
KHCLE-17794

DISH Wireless L.L.C.
PROJECT INFORMATION
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10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

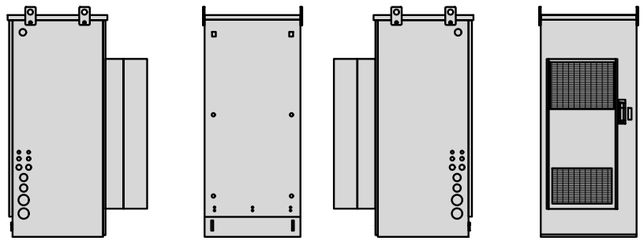
SHEET TITLE
EQUIPMENT PLATFORM AND H-FRAME DETAILS

SHEET NUMBER
A-3

CHARLES INDUSTRY HEX CUBE–PM639155N4	
DIMENSIONS (HxWxD):	74"x32"x32"
POWER PLANT:	–48VDC ABB/600W
TOTAL WEIGHT (EMPTY)	408 LBS



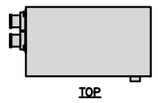
PLAN



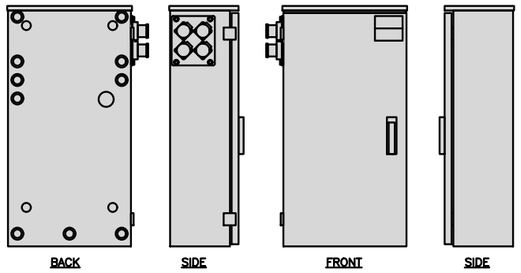
SIDE BACK SIDE FRONT

CABINET DETAIL | NO SCALE | 1

RAYCAP PPC RDIAC–2465–P–240–MTS	
ENCLOSURE DIMENSIONS (HxWxD):	39"x22.855"x12.593
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G



TOP

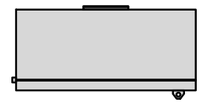


BACK SIDE FRONT SIDE

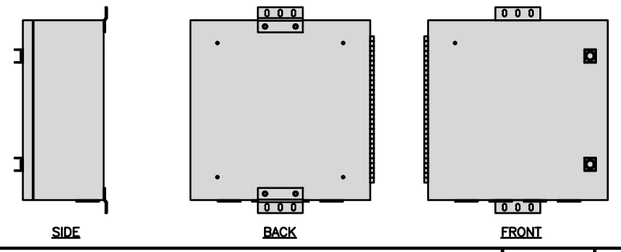
POWER PROTECTION CABINET (PPC) DETAIL | NO SCALE | 2

NOT USED | NO SCALE | 3

CHARLES CFIT–PF2020DSH1 FIBER TELCO ENCLOSURE	
ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4



FRONT



SIDE BACK FRONT

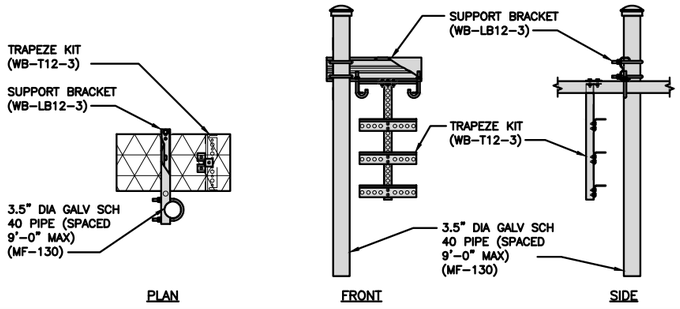
FIBER TELCO ENCLOSURE DETAIL | NO SCALE | 6

NOT USED | NO SCALE | 4

NOT USED | NO SCALE | 5

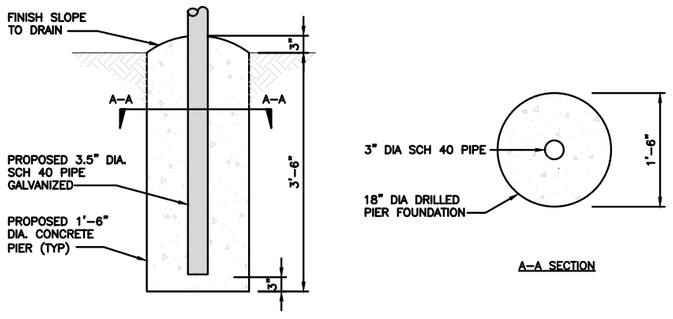
COMMSCOPE WB–K110–B WAVEGUIDE BRIDGE KIT	
DIMENSIONS (HxL)	160"x10'
WEIGHT/ VOLUME	325.0 LBS
CABLE RUN (QTY)	12

INCLUDED PRODUCTS:	WB–T12–3 TRAPEZE KIT, 3 RUNGS
	WB–LB12–3 SUPPORT BRACKET
	MF–130 DIRECT BURIAL PIPE COLUMN, 13'–4"



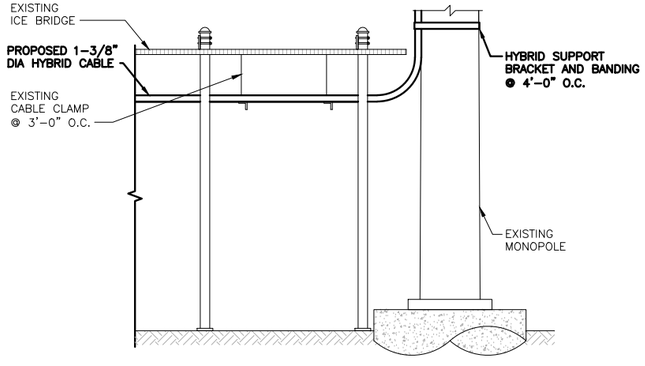
PLAN FRONT SIDE

ICE BRIDGE DETAIL | NO SCALE | 7



CONCRETE PIER A–A SECTION

TYPICAL ICE BRIDGE CONCRETE PIER DETAIL | NO SCALE | 8



HYBRID CABLE RUN | NO SCALE | 9

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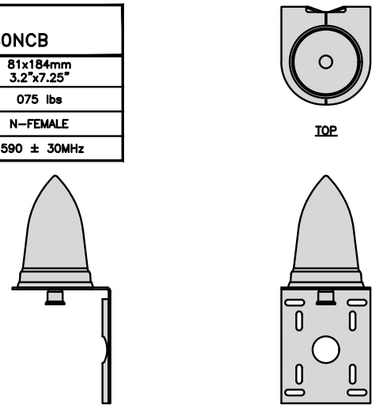
SHEET TITLE

EQUIPMENT DETAILS

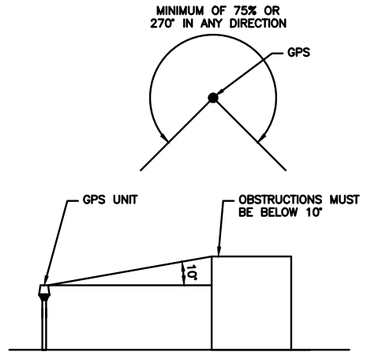
SHEET NUMBER

A-4

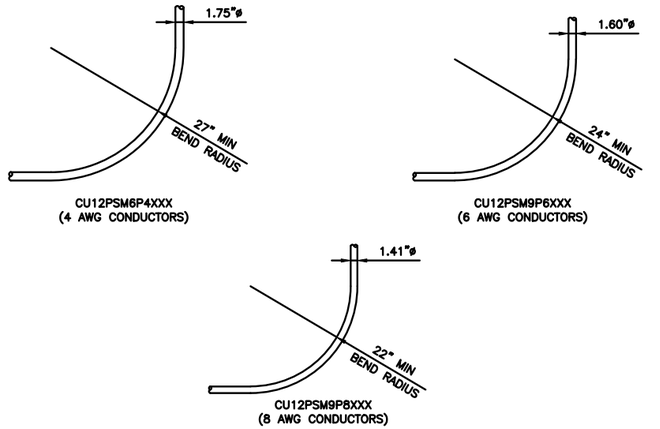
PCTEL GPSGL-TMG-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz



GPS DETAIL — NO SCALE — 1



GPS MINIMUM SKY VIEW REQUIREMENTS — NO SCALE — 2



CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUSES — NO SCALE — 3

NOT USED — NO SCALE — 4

NOT USED — NO SCALE — 5

NOT USED — NO SCALE — 6

NOT USED — NO SCALE — 7

NOT USED — NO SCALE — 8

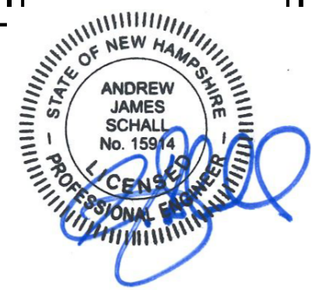
NOT USED — NO SCALE — 9

dish wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601



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STR	MCK	---

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

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A&E PROJECT NUMBER

KHCLE-17794

DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

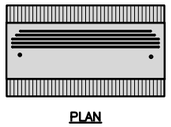
SHEET TITLE

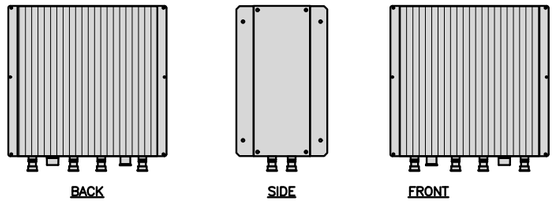
EQUIPMENT DETAILS

SHEET NUMBER

A-5

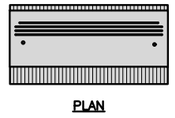
FUJITSU TRIPLE BAND TA08025-B605	
DIMENSIONS (HxWxD)	14.9"x15.7"x9"
WEIGHT	74.95 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V

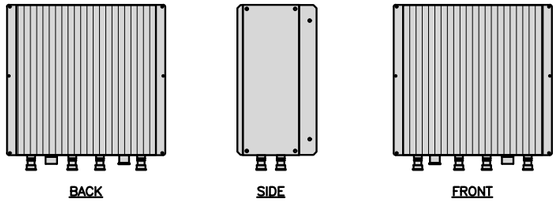

PLAN


BACK SIDE FRONT

RRH DETAIL | NO SCALE | 1

FUJITSU DUAL BAND TA08025-B604	
DIMENSIONS (HxWxD)	14.9"x15.7"x7.8"
WEIGHT	63.9 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V

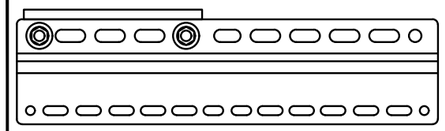

PLAN

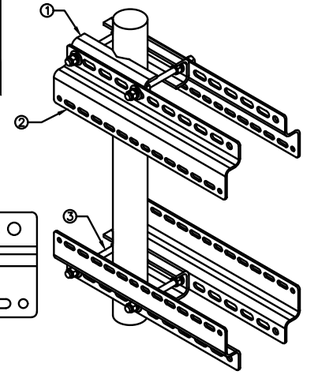

BACK SIDE FRONT

RRH DETAIL | NO SCALE | 2

SABRE DOUBLE Z-BRACKET C10123155	
DIMENSIONS (HxWxD) (1 BRACKET)	5"x20"x1-13/16"
WEIGHT (FULL ASSEMBLY)	35.79 lbs
PACKAGE QUANTITY	4

#	DESCRIPTION
1	PLATE, CHANNEL BRACKET
2	RRH Z BRACKET, 3/16"
3	THREADED ROD ASSEMBLY 1/2"x12"



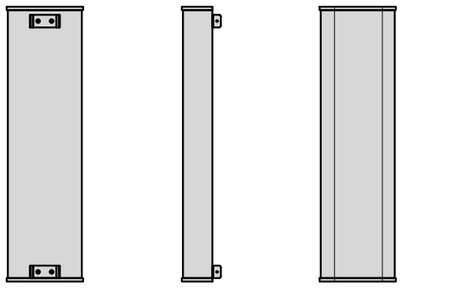


NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

RRH MOUNT DETAIL | NO SCALE | 3

JMA WIRELESS MX08FRO665-21 ANTENNA	
DIMENSIONS (HxWxD)	72.0"x20.0"x8.0"
TOTAL WEIGHT	82.5 LB
RF PORTS, CONNECTOR TYPE	8 x 4.3-10 FEMALE


PLAN


BACK SIDE FRONT

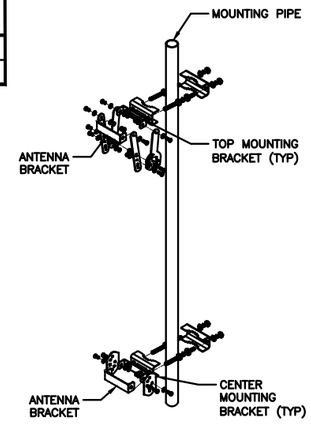
ANTENNA DETAIL | NO SCALE | 4

NOT USED | NO SCALE | 5

JMA ANTENNA MOUNTING BRACKET #91900318	
TOTAL WEIGHT (WITH BRACKETS)	18 lbs (8.18 Kg)
POLE DIAMETER RANGE	2.5 TO 4.5 INCHES

NOTE:
KIT #91900318: TOP AND BOTTOM BRACKETS FOR 4-,6-, AND 8-FOOT ANTENNAS

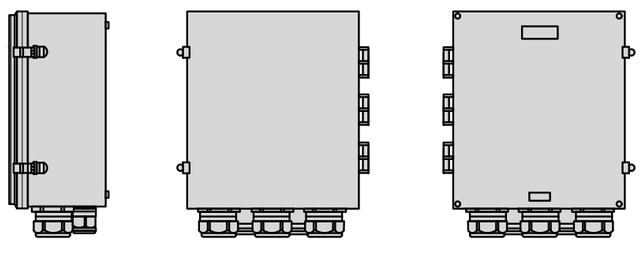
ANTENNA BRACKET NOT PART OF KIT



ANTENNA BRACKET DETAIL | NO SCALE | 6

RAYCAP RDIDC-9181-PF-48 DC SURGE PROTECTION (OVP)	
DIMENSIONS (HxWxD)	18.98"x14.39"x8.15"
WEIGHT	21.82 LBS

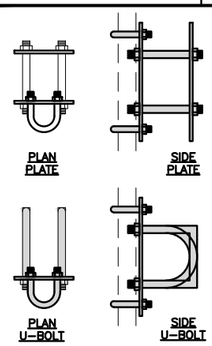

PLAN

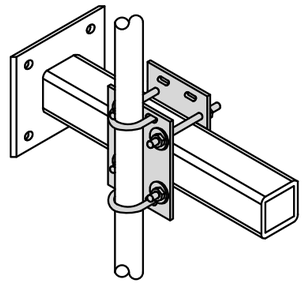

SIDE BACK FRONT

SURGE SUPPRESSION DETAIL (OVP) | NO SCALE | 7

COMMSCOPE XP-2040 CROSSOVER PLATE	
DIMENSIONS (HxW)	10"x12"
WEIGHT	11 lbs

NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

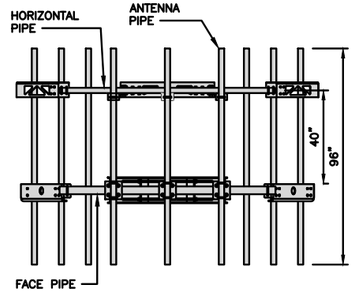

PLAN PLATE SIDE PLATE PLAN U-BOLT SIDE U-BOLT

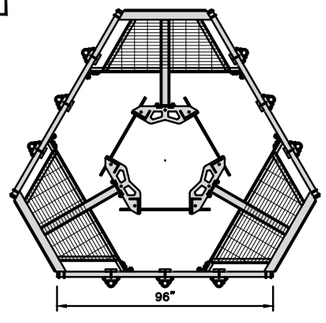


RRH/OVP MOUNT DETAIL | NO SCALE | 8

COMMSCOPE MC-PK8-DSH	
FACE WIDTH	96"
WEIGHT	1373.08 lbs
NOTE: 15" TO 38" O.D.	

NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT





ANTENNA PLATFORM DETAIL | NO SCALE | 9

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LITTLETON, CO 80120

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STATE OF NEW HAMPSHIRE
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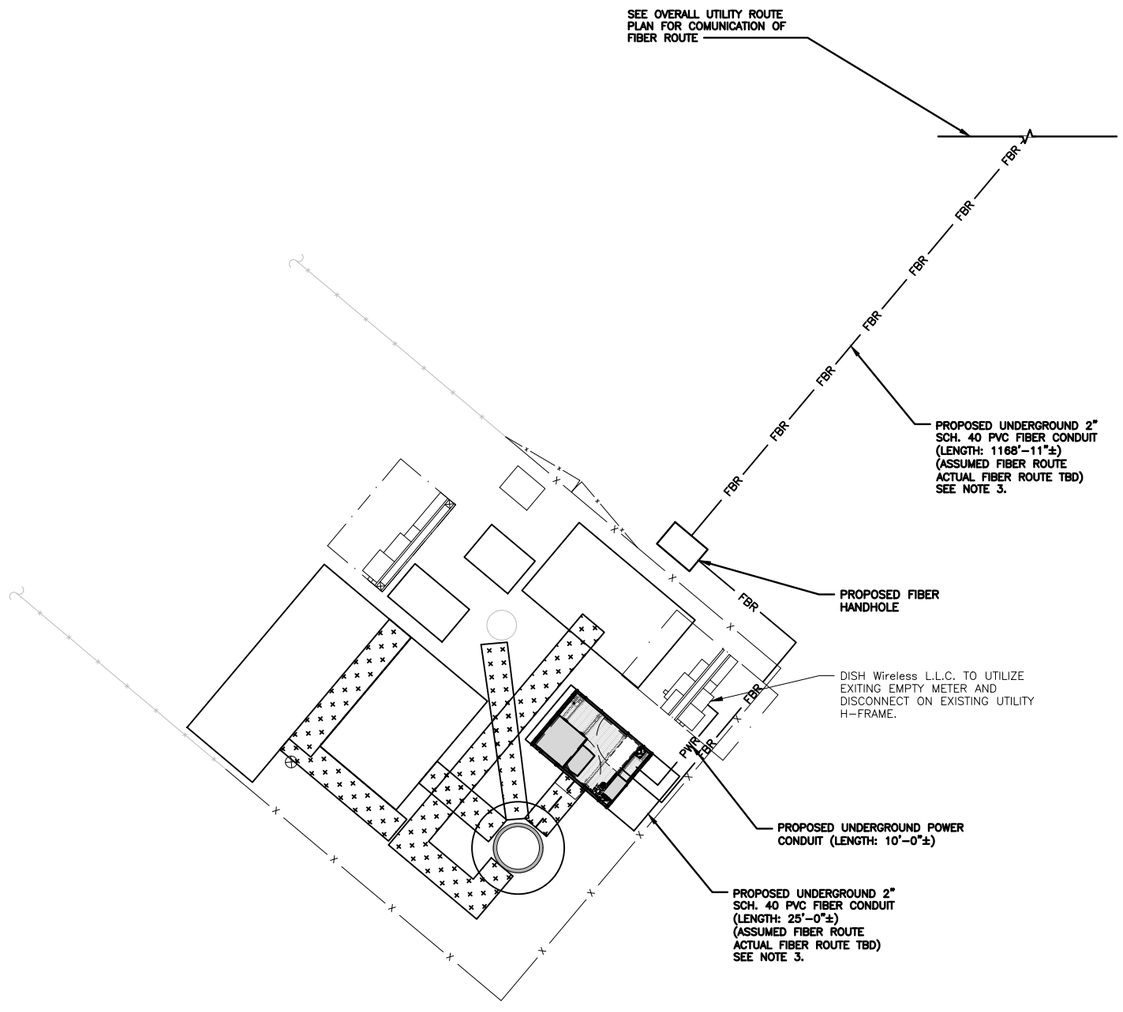
DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-6

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED UNDERGROUND UTILITY CONDUIT ROUTE.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
3. THE GROUND LEASE DOES NOT SPECIFY OUR UTILITY RIGHTS. "PWR" AND "FBR" PATH DEPICTED ON A-1 AND E-1 ARE BASED ON BEST AVAILABLE INFORMATION INCLUDING BUT NOT LIMITED TO FIELD VERIFICATION, PRIOR PROJECT DOCUMENTATION AND OTHER REAL PROPERTY RIGHTS DOCUMENTS. WHEN INSTALLING THE UTILITIES PLAEASE LOCATE AND FOLLOW EXSITING PATH. IF EXISTING PATH IS NOT AN OPTION PLEASE NOTIFY TOWER OWNER AS FURTHER COORINATION MAY BE NEEDED.



UTILITY ROUTE PLAN

6' 4' 2' 0 5' 10'
3/16"=1'-0"

1

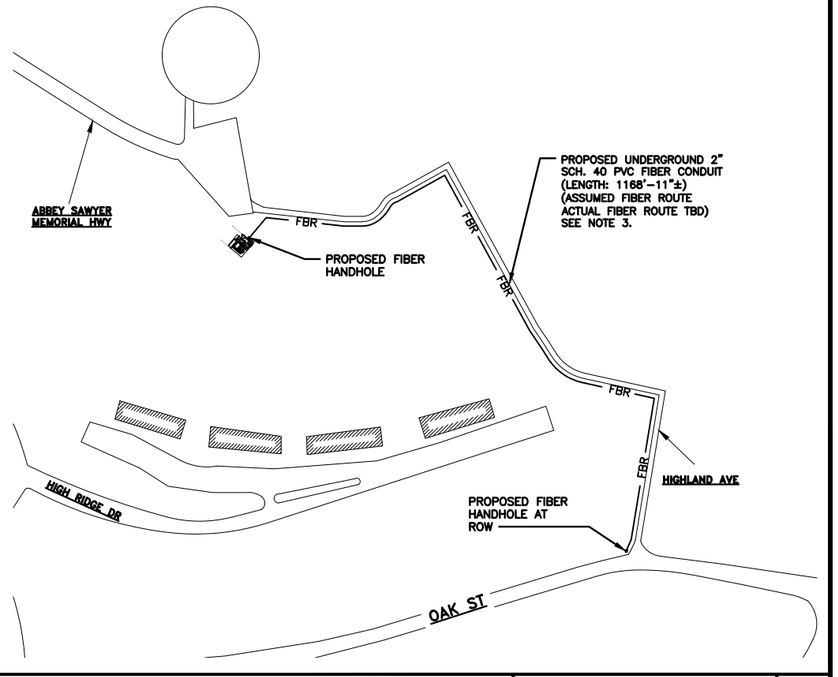
DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.

1. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
3. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
4. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
5. CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
6. CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
7. CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
9. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
10. ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
11. PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.
13. ALL TRENCHES IN COMPOUND TO BE HAND DUG

ELECTRICAL NOTES

NO SCALE

2



OVERALL UTILITY ROUTE PLAN

128' 64' 0 128' 256'
1/128"=1'-0"

3

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LITTLETON, CO 80120

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STATE OF NEW HAMPSHIRE
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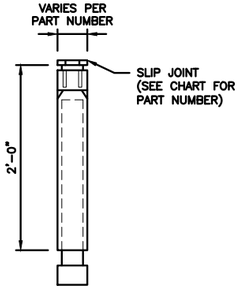
DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE
ELECTRICAL/FIBER ROUTE PLAN AND NOTES

SHEET NUMBER
E-1

CARLON EXPANSION FITTINGS

COUPLING END PART#	MALE TERMINAL ADAPTER END PART#	SIZE	STD CTN QTY.	TRAVEL LENGTH
E945D	E945DX	1/2"	20	4"
E945E	E945EX	3/4"	15	4"
E945F	E945FX	1"	10	4"
E945G	E945GX	1 1/4"	5	4"
E945H	E945HX	1 1/2"	5	4"
E945J	E945JX	2"	15	8"
E945K	E945KX	2 1/2"	10	8"
E945L	E945LX	3"	10	8"
E945M	E945MX	3 1/2"	5	8"
E945N	E945NX	4"	5	8"
E945P	E945PX	5"	1	8"
E945R	E945RX	6"	1	8"

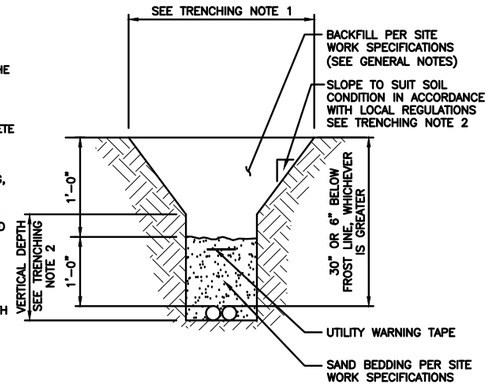


NOTE:
CONTRACTOR TO INSTALL EXPANSION FITTING SLIP JOINT AT METER CENTER CONDUIT TERMINATION, AS PER LOCAL UTILITY POLICY, ORDINANCE AND/OR SPECIFIED REQUIREMENT.

EXPANSION JOINT DETAIL | NO SCALE | 1

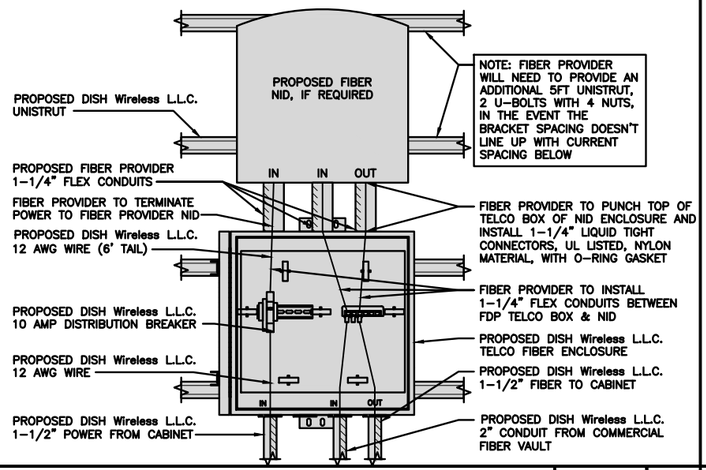
TRENCHING NOTES

1. CONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.
2. TRENCHING SAFETY; INCLUDING, BUT NOT LIMITED TO SOIL CLASSIFICATION, SLOPING, AND SHORING, SHALL BE GOVERNED BY THE CURRENT OSHA TRENCHING AND EXCAVATION SAFETY STANDARDS.
3. ALL CONDUITS SHALL BE INSTALLED IN COMPLIANCE WITH THE CURRENT NATIONAL ELECTRIC CODE (NEC) OR AS REQUIRED BY THE LOCAL JURISDICTION, WHICHEVER IS THE MOST STRINGENT.



TYPICAL UNDERGROUND TRENCH DETAIL | NO SCALE | 2

NOT USED | NO SCALE | 3



LIT TELCO BOX – INTERIOR WIRING LAYOUT (OPTIONAL) | NO SCALE | 4

NOT USED | NO SCALE | 5

NOT USED | NO SCALE | 6

NOT USED | NO SCALE | 7

NOT USED | NO SCALE | 8

NOT USED | NO SCALE | 9

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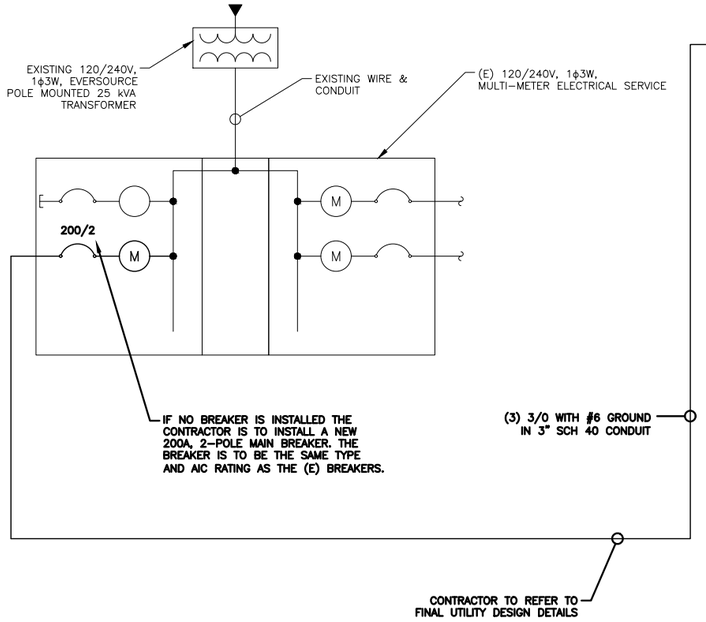
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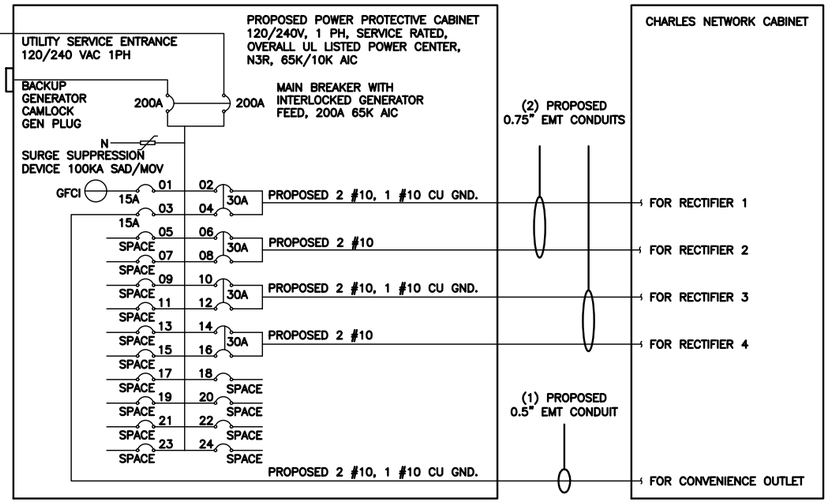
A&E PROJECT NUMBER
KHCLE-17794

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-2





NOTE:
BRANCH CIRCUIT WIRING SUPPLYING RECTIFIERS ARE TO BE RATED UL1015, 105°C, 600V, AND PVC INSULATED, IN THE SIZES SHOWN IN THE ONE-LINE DIAGRAM. CONTRACTOR MAY SUBSTITUTE UL1015 WIRE FOR THWN-2 FOR CONVENIENCE OUTLET BRANCH CIRCUIT.

BREAKERS REQUIRED:
(4) 30A, 2P BREAKER - SQUARE D P/N:QO230
(1) 15A, 1P BREAKER - SQUARE D P/N:QO115

NOTES

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AIC RATINGS FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND THE ELECTRICAL SYSTEM.

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED VOLTAGE DROP CALCULATIONS AND ALL BRANCH CIRCUIT AND FEEDERS COMPLY WITH THE NEC (LISTED ON T-1) ARTICLE 210.19(A)(1) FPN NO. 4.

THE (2) CONDUITS WITH (4) CURRENT CARRYING CONDUCTORS EACH, SHALL APPLY THE ADJUSTMENT FACTOR OF 80% PER 2014/17 NEC TABLE 310.15(B)(3)(a) OR 2020 NEC TABLE 310.15(C)(1) FOR UL1015 WIRE.

#12 FOR 15A-20A/1P BREAKER: 0.8 x 30A = 24.0A
#10 FOR 25A-30A/2P BREAKER: 0.8 x 40A = 32.0A
#8 FOR 35A-40A/2P BREAKER: 0.8 x 55A = 44.0A
#6 FOR 45A-60A/2P BREAKER: 0.8 x 75A = 60.0A

CONDUIT SIZING: AT 40% FILL PER NEC CHAPTER 9, TABLE 4, ARTICLE 358.
0.5" CONDUIT - 0.122 SQ. IN AREA
0.75" CONDUIT - 0.213 SQ. IN AREA
2.0" CONDUIT - 1.316 SQ. IN AREA
3.0" CONDUIT - 2.907 SQ. IN AREA

CABINET CONVENIENCE OUTLET CONDUCTORS (1 CONDUIT): USING THWN-2, CU.

#10 - 0.0211 SQ. IN X 2 = 0.0422 SQ. IN
#10 - 0.0211 SQ. IN X 1 = 0.0211 SQ. IN <GROUND
TOTAL = 0.0633 SQ. IN

0.5" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (3) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

RECTIFIER CONDUCTORS (2 CONDUITS): USING UL1015, CU.

#10 - 0.0266 SQ. IN X 4 = 0.1064 SQ. IN
#10 - 0.0082 SQ. IN X 1 = 0.0082 SQ. IN <BARE GROUND
TOTAL = 0.1146 SQ. IN

0.75" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (5) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

PPC FEED CONDUCTORS (1 CONDUIT): USING THWN, CU.

3/0 - 0.2679 SQ. IN X 3 = 0.8037 SQ. IN
#6 - 0.0507 SQ. IN X 1 = 0.0507 SQ. IN <GROUND
TOTAL = 0.8544 SQ. IN

3.0" SCH 40 PVC CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (4) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

PPC ONE-LINE DIAGRAM

NO SCALE | 1

PROPOSED CHARLES PANEL SCHEDULE

LOAD SERVED	VOLT AMPS (WATTS) L1	VOLT AMPS (WATTS) L2	TRIP	CKT #	PHASE	CKT #	TRIP	VOLT AMPS (WATTS) L1	VOLT AMPS (WATTS) L2	LOAD SERVED
PPC GFCI OUTLET	180		15A	1	A	2	30A	2880		ABB/GE INFINITY RECTIFIER 1
CHARLES GFCI OUTLET		180	15A	3	B	4			2880	
-SPACE-				5	A	6	30A	2880		ABB/GE INFINITY RECTIFIER 2
-SPACE-				7	B	8			2880	
-SPACE-				9	A	10	30A	2880		ABB/GE INFINITY RECTIFIER 3
-SPACE-				11	B	12			2880	
-SPACE-				13	A	14	30A	2880		ABB/GE INFINITY RECTIFIER 4
-SPACE-				15	B	16			2880	
-SPACE-				17	A	18				-SPACE-
-SPACE-				19	B	20				-SPACE-
-SPACE-				21	A	22				-SPACE-
-SPACE-				23	B	24				-SPACE-
VOLTAGE AMPS	180	180						11520	11520	
200A MCB, 1ϕ, 24 SPACE, 120/240V			L1		L2					
MB RATING: 65,000 AIC			11700		11700		VOLTAGE AMPS			
			98		98		AMPS			
			98				MAX AMPS			
			123				MAX 125%			

PANEL SCHEDULE | NO SCALE | 2

NOT USED | NO SCALE | 3

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STATE OF NEW HAMPSHIRE - ANDREW JAMES SCHALL No. 15914 - LICENSED PROFESSIONAL ENGINEER

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DRAWN BY:	CHECKED BY:	APPROVED BY:
STR	MCK	---

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS

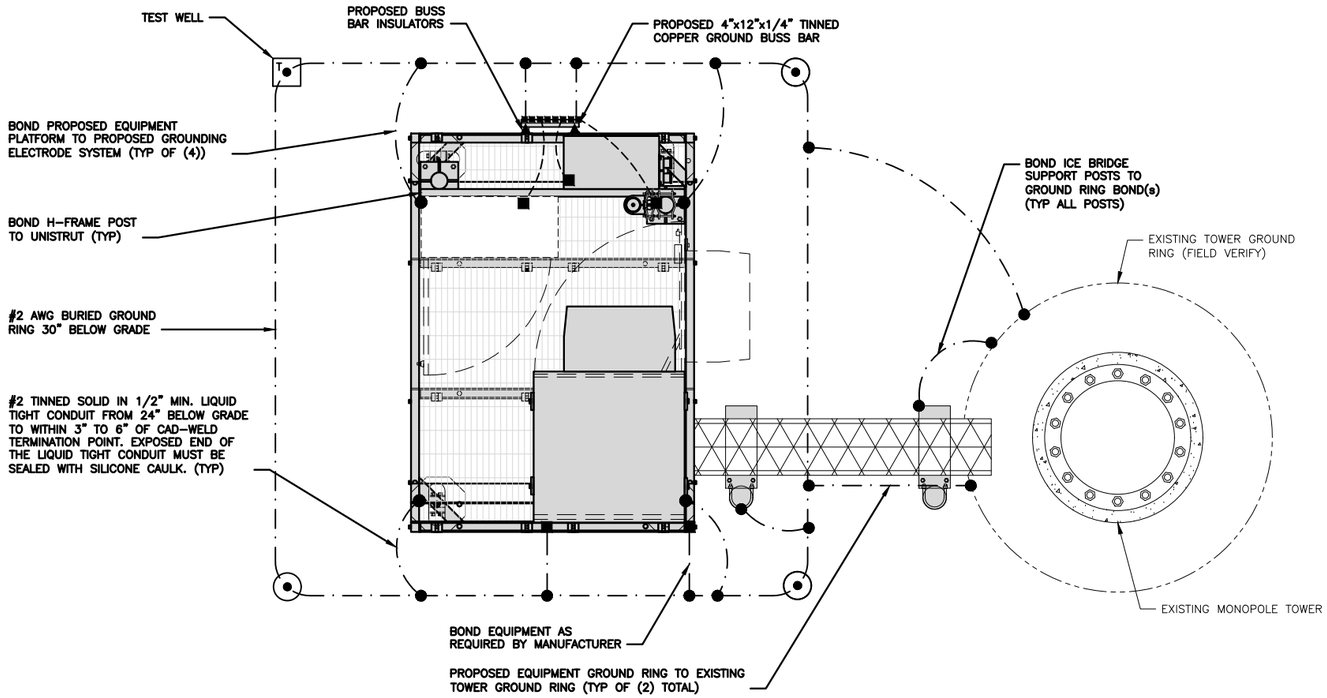
REV	DATE	DESCRIPTION
0	11/02/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
KHCLE-17794

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE
ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE

SHEET NUMBER
E-3

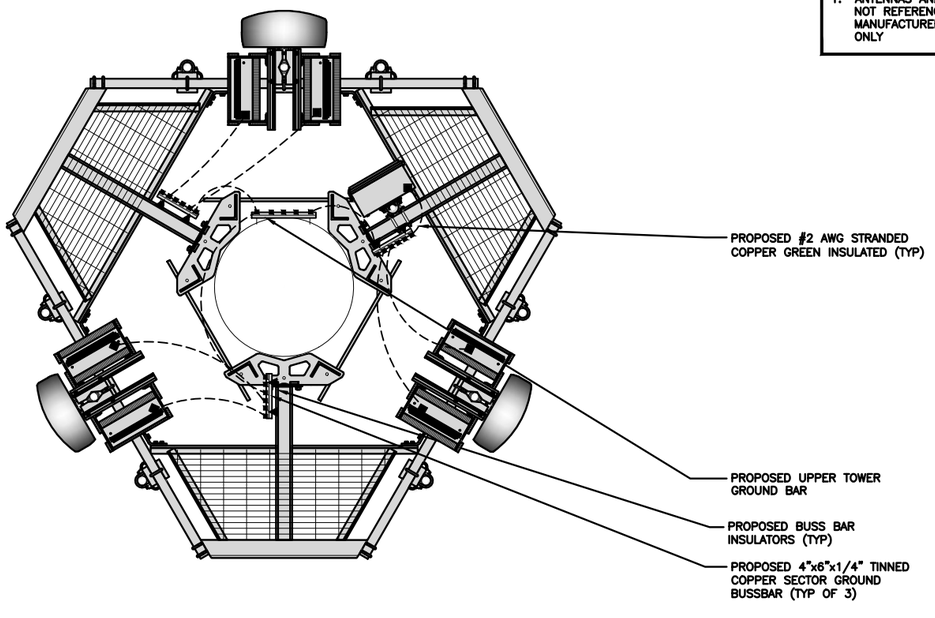


TYPICAL EQUIPMENT GROUNDING PLAN

NO SCALE | 1

NOTES

1. ANTENNAS AND OVP SHOWN ARE GENERIC AND NOT REFERENCING TO A SPECIFIC MANUFACTURER. THIS LAYOUT IS FOR REFERENCE ONLY



TYPICAL ANTENNA GROUNDING PLAN

NO SCALE | 2

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND BUS BAR
- GROUND ROD
- TEST GROUND ROD WITH INSPECTION SLEEVE
- #6 AWG STRANDED & INSULATED
- #2 AWG SOLID COPPER TINNED
- BUSS BAR INSULATOR

GROUNDING LEGEND

1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
2. CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH Wireless L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
3. ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.

GROUNDING KEY NOTES

(A) EXTERIOR GROUND RING: #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.

(B) TOWER GROUND RING: THE GROUND RING SYSTEM SHALL BE INSTALLED AROUND AN ANTENNA TOWER'S LEGS, AND/OR GUY ANCHORS. WHERE SEPARATE SYSTEMS HAVE BEEN PROVIDED FOR THE TOWER AND THE BUILDING, AT LEAST TWO BONDS SHALL BE MADE BETWEEN THE TOWER RING GROUND SYSTEM AND THE BUILDING RING GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.

(C) INTERIOR GROUND RING: #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUNDED TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.

(D) BOND TO INTERIOR GROUND RING: #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING.

(E) GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.

(F) CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO GROUND RING WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.

(G) HATCH PLATE GROUND BAR: BOND TO THE INTERIOR GROUND RING WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.

(H) EXTERIOR CABLE ENTRY PORT GROUND BARS: LOCATED AT THE ENTRANCE TO THE CELL SITE BUILDING. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH AN EXOTHERMIC WELD AND INSPECTION SLEEVE.

(I) TELCO GROUND BAR: BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.

(J) FRAME BONDING: THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.

(K) INTERIOR UNIT BONDS: METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.

(L) FENCE AND GATE GROUNDING: METAL FENCES WITHIN 7 FEET OF THE EXTERIOR GROUND RING OR OBJECTS BONDED TO THE EXTERIOR GROUND RING SHALL BE BONDED TO THE GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.

(M) EXTERIOR UNIT BONDS: METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE EXTERIOR GROUND RING. USING #2 TINNED SOLID COPPER WIRE

(N) ICE BRIDGE SUPPORTS: EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.

(O) DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR

(P) TOWER TOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO PROPOSED ANTENNA MOUNT COLLAR.

REFER TO DISH Wireless L.L.C. GROUNDING NOTES.

GROUNDING KEY NOTES

NO SCALE | 3

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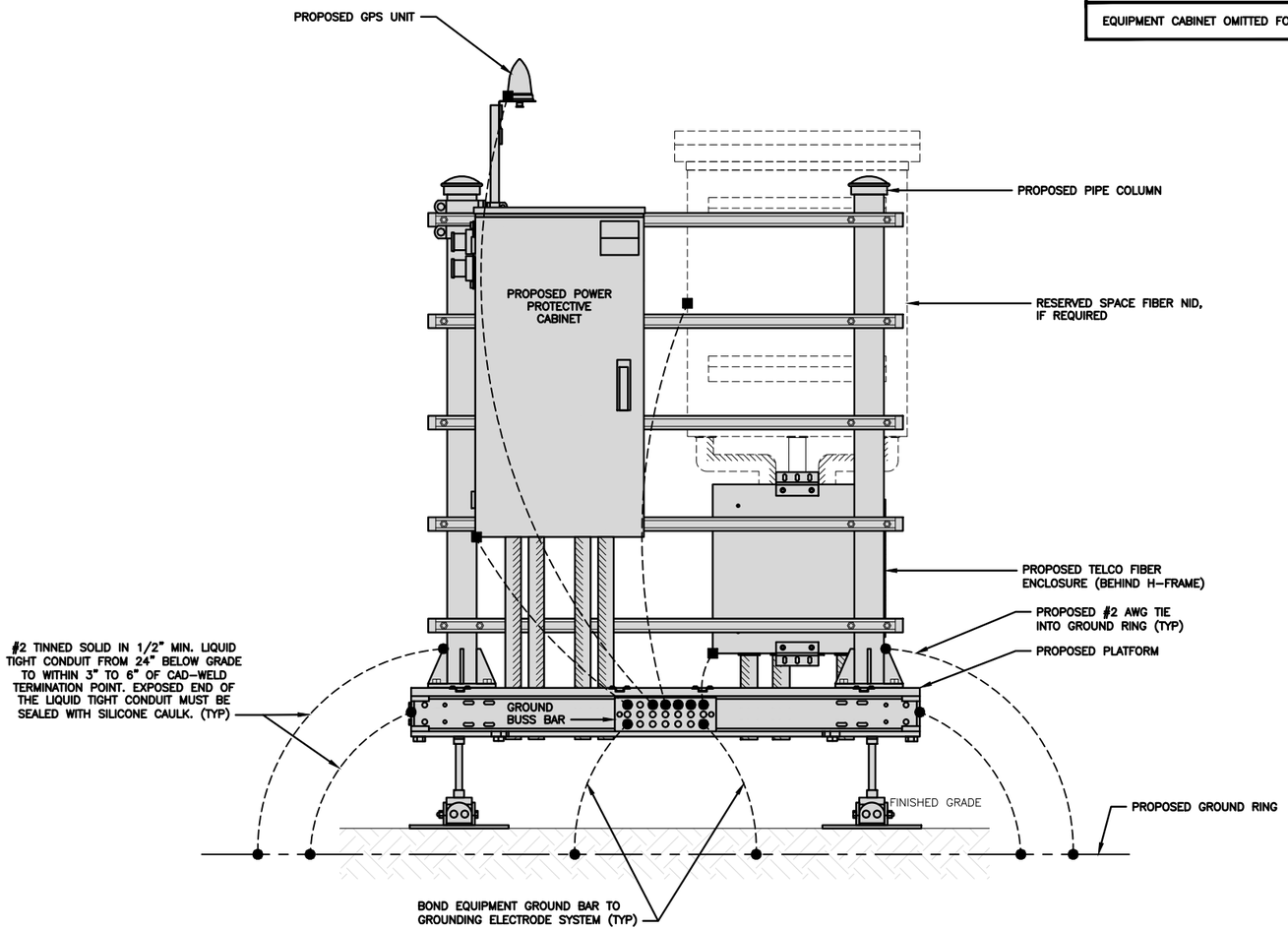
DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE
GROUNDING PLANS AND NOTES

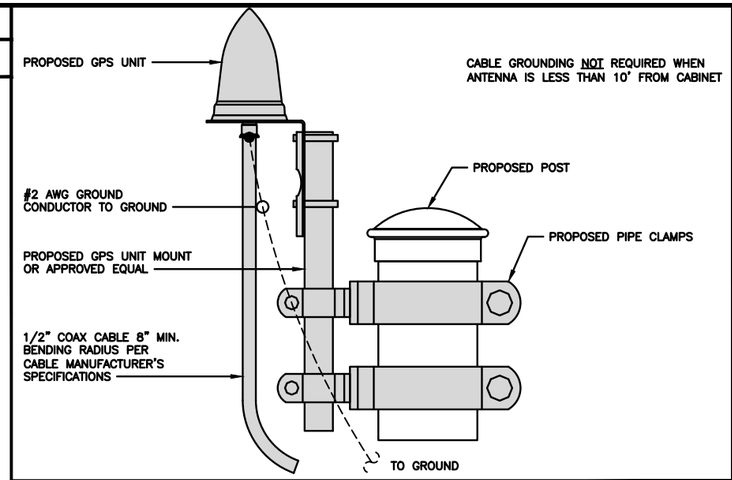
SHEET NUMBER
G-1

NOTES

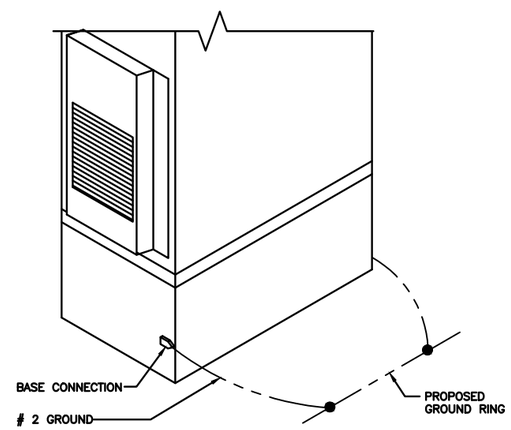
EQUIPMENT CABINET OMITTED FOR CLARITY



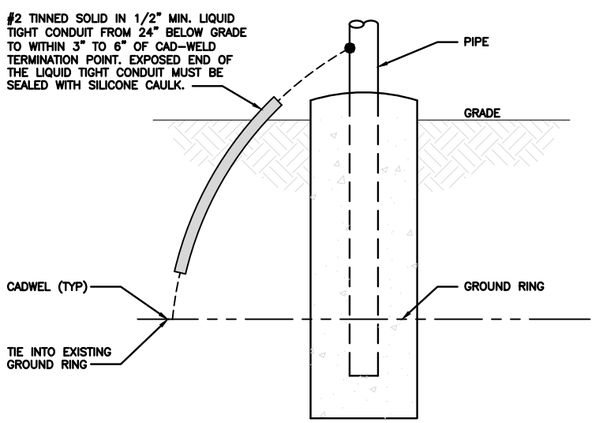
H-FRAME GROUNDING DETAIL | NO SCALE | 1



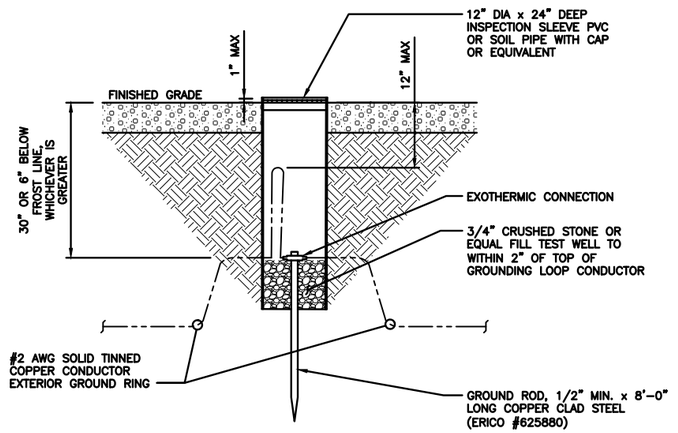
TYPICAL GPS UNIT GROUNDING | NO SCALE | 2



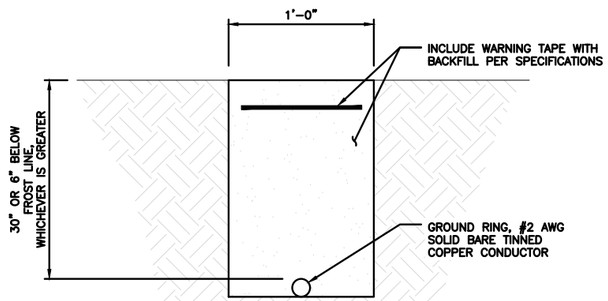
OUTDOOR CABINET GROUNDING | NO SCALE | 3



TRANSITIONING GROUND DETAIL | NO SCALE | 4



TYPICAL TEST GROUND ROD WITH INSPECTION SLEEVE | NO SCALE | 5



TYPICAL GROUND RING TRENCH | NO SCALE | 6

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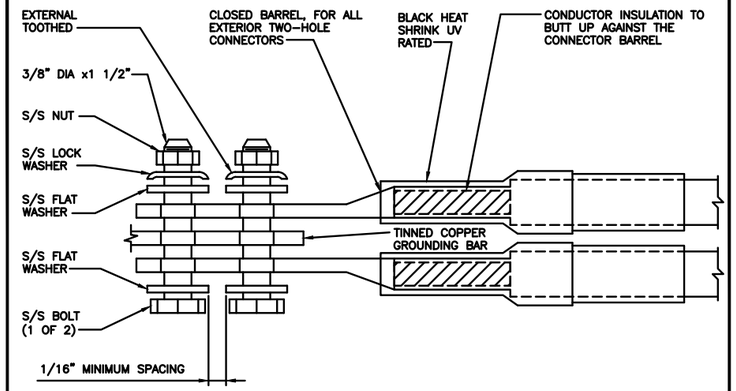
GROUNDING DETAILS

SHEET NUMBER

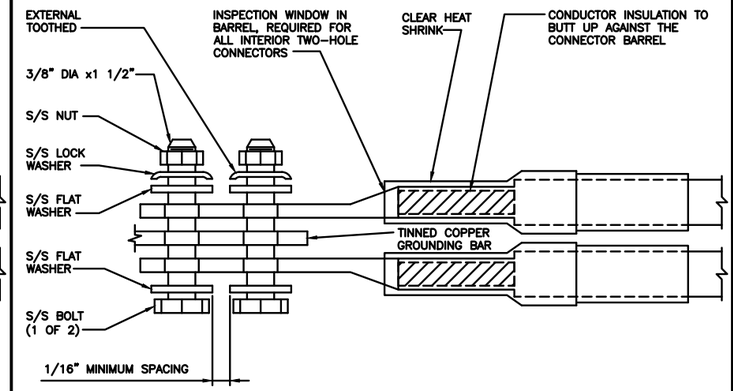
G-2

1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR, ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).

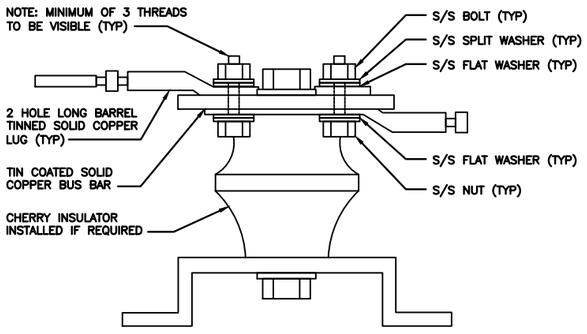
TYPICAL GROUNDING NOTES | NO SCALE | 1



TYPICAL EXTERIOR TWO HOLE LUG | NO SCALE | 2



TYPICAL INTERIOR TWO HOLE LUG | NO SCALE | 3



LUG DETAIL | NO SCALE | 4

NOT USED | NO SCALE | 5

NOT USED | NO SCALE | 6

NOT USED | NO SCALE | 7

NOT USED | NO SCALE | 8

NOT USED | NO SCALE | 9

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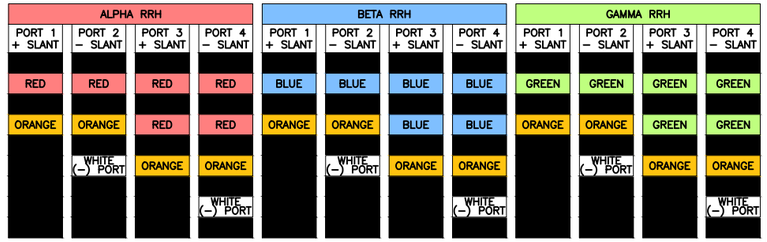
SHEET NUMBER

G-3

HYBRID/DISCREET CABLES — 3/4" TAPE WIDTHS WITH 3/4" SPACING

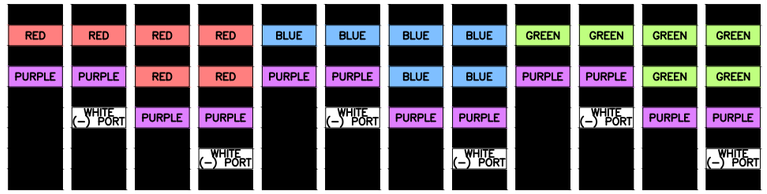
LOW–BAND RRH
(600 MHz N71 BASEBAND) +
(850 MHz N26 BAND) +
(700 MHz N29 BAND) – OPTIONAL PER MARKET

ADD FREQUENCY COLOR TO SECTOR BAND
(CBRS WILL USE YELLOW BAND)



MID–BAND RRH
(AWS BANDS N66+N70)

ADD FREQUENCY COLOR TO SECTOR BAND
(CBRS WILL USE YELLOW BANDS)



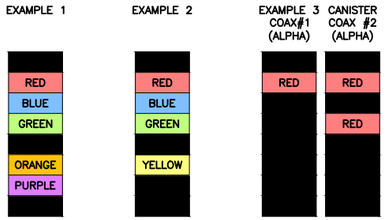
HYBRID/DISCREET CABLES

INCLUDE SECTOR BANDS BEING SUPPORTED ALONG WITH FREQUENCY BANDS.

EXAMPLE 1 – HYBRID, OR DISCREET, SUPPORTS ALL SECTORS, BOTH LOW–BANDS AND MID–BANDS.

EXAMPLE 2 – HYBRID, OR DISCREET, SUPPORTS CBRS ONLY, ALL SECTORS.

EXAMPLE 3 – MAIN COAX WITH GROUND MOUNTED RRHs.



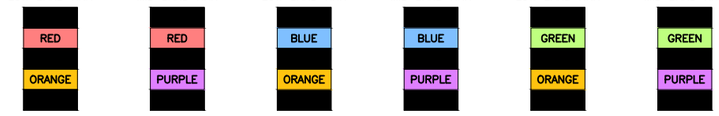
FIBER JUMPERS TO RRHs

LOW–BAND HHR FIBER CABLES HAVE SECTOR STRIPE ONLY.



POWER CABLES TO RRHs

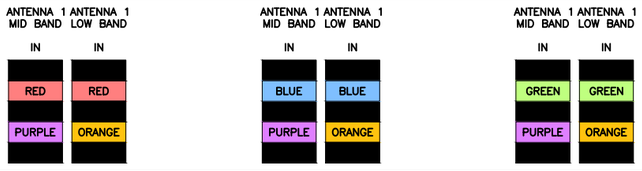
LOW–BAND RRH POWER CABLES HAVE SECTOR STRIPE ONLY



RET MOTORS AT ANTENNAS

RET CONTROL IS HANDLED BY THE MID–BAND RRH WHEN ONE SET OF RET PORTS EXIST ON ANTENNA.

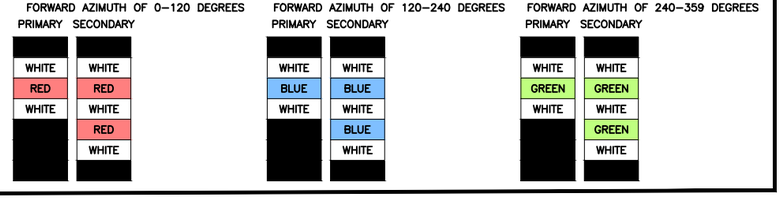
SEPARATE RET CABLES ARE USED WHEN ANTENNA PORTS PROVIDE INPUTS FOR BOTH LOW AND MID BANDS.



MICROWAVE RADIO LINKS

LINKS WILL HAVE A 1.5–2 INCH WHITE WRAP WITH THE AZIMUTH COLOR OVERLAPPING IN THE MIDDLE.
ADD ADDITIONAL SECTOR COLOR BANDS FOR EACH ADDITIONAL MW RADIO.

MICROWAVE CABLES WILL REQUIRE P–TOUCH LABELS INSIDE THE CABINET TO IDENTIFY THE LOCAL AND REMOTE SITE ID's.



LOW BANDS (N71+N26) OPTIONAL – (N29): ORANGE

AWS (N66+N70+H–BLOCK): PURPLE

CBRS TECH (3 GHz): YELLOW

NEGATIVE SLANT PORT ON ANT/RRH: WHITE

ALPHA SECTOR: RED

BETA SECTOR: BLUE

GAMMA SECTOR: GREEN

COLOR IDENTIFIER		2
NOT USED		3
RF CABLE COLOR CODES		1
NOT USED		4

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SHEET TITLE
RF
CABLE COLOR CODES

SHEET NUMBER
RF-1

EXOTHERMIC CONNECTION

MECHANICAL CONNECTION

BUSS BAR INSULATOR

CHEMICAL ELECTROLYTIC GROUNDING SYSTEM

TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM

EXOTHERMIC WITH INSPECTION SLEEVE

GROUNDING BAR

GROUND ROD

TEST GROUND ROD WITH INSPECTION SLEEVE

SINGLE POLE SWITCH

DUPLEX RECEPTACLE

DUPLEX GFCI RECEPTACLE

FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 48–T8

SMOKE DETECTION (DC)

EMERGENCY LIGHTING (DC)

SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW LED–1–25A400/51K–SR4–120–PE–DDBTXD

CHAIN LINK FENCE — X — X — X — X —

WOOD/WROUGHT IRON FENCE

WALL STRUCTURE

LEASE AREA

PROPERTY LINE (PL)

SETBACKS

ICE BRIDGE

CABLE TRAY

WATER LINE — W — W — W — W — W —

UNDERGROUND POWER — UGP — UGP — UGP — UGP — UGP —

UNDERGROUND TELCO — UGT — UGT — UGT — UGT — UGT —

OVERHEAD POWER — OHP — OHP — OHP — OHP —

OVERHEAD TELCO — OHT — OHT — OHT — OHT —

UNDERGROUND TELCO/POWER — UGT/P — UGT/P — UGT/P — UGT/P —

ABOVE GROUND POWER — AGP — AGP — AGP — AGP — AGP —

ABOVE GROUND TELCO — AGT — AGT — AGT — AGT — AGT —

ABOVE GROUND TELCO/POWER — AGT/P — AGT/P — AGT/P — AGT/P —

WORKPOINT W.P.

SECTION REFERENCE XX / X–X

DETAIL REFERENCE XX / X–X

LEGEND

AB	ANCHOR BOLT
ABV	ABOVE
AC	ALTERNATING CURRENT
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGL	ABOVE GROUND LEVEL
AIC	AMPERAGE INTERRUPTION CAPACITY
ALUM	ALUMINUM
ALT	ALTERNATE
ANT	ANTENNA
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BTC	BARE TINNED COPPER CONDUCTOR
BOF	BOTTOM OF FOOTING
CAB	CABINET
CANT	CANTILEVERED
CHG	CHARGING
CLG	CEILING
CLR	CLEAR
COL	COLUMN
COMM	COMMON
CONC	CONCRETE
CONSTR	CONSTRUCTION
DBL	DOUBLE
DC	DIRECT CURRENT
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DWG	DRAWING
DWL	DOWEL
EA	EACH
EC	ELECTRICAL CONDUCTOR
EL.	ELEVATION
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENG	ENGINEER
EQ	EQUAL
EXP	EXPANSION
EXT	EXTERIOR
EW	EACH WAY
FAB	FABRICATION
FF	FINISH FLOOR
FG	FINISH GRADE
FIF	FACILITY INTERFACE FRAME
FIN	FINISH(ED)
FLR	FLOOR
FDN	FOUNDATION
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FS	FINISH SURFACE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GLB	GLUE LAMINATED BEAM
GLV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
GSM	GLOBAL SYSTEM FOR MOBILE
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HGR	HANGER
HVAC	HEAT/VENTILATION/AIR CONDITIONING
HT	HEIGHT
IGR	INTERIOR GROUND RING
IN	INCH
INT	INTERIOR
LB(S)	POUND(S)
LF	LINEAR FEET
LTE	LONG TERM EVOLUTION
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MTS	MANUAL TRANSFER SWITCH
MW	MICROWAVE
NEC	NATIONAL ELECTRIC CODE
NM	NEWTON METERS
NO.	NUMBER
#	NUMBER
NTS	NOT TO SCALE
OC	ON–CENTER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OPNG	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PCU	PRIMARY CONTROL UNIT
PRC	PRIMARY RADIO CABINET
PP	POLARIZING PRESERVING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PWR	POWER CABINET
QTY	QUANTITY
RAD	RADIUS
RECT	RECTIFIER
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RET	REMOTE ELECTRIC TILT
RF	RADIO FREQUENCY
RMC	RIGID METALLIC CONDUIT
RRH	REMOTE RADIO HEAD
RRU	REMOTE RADIO UNIT
RWY	RACEWAY
SCH	SCHEDULE
SHT	SHEET
SIAD	SMART INTEGRATED ACCESS DEVICE
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
TEMP	TEMPORARY
THK	THICKNESS
TMA	TOWER MOUNTED AMPLIFIER
TN	TOE NAIL
TOA	TOP OF ANTENNA
TOC	TOP OF CURB
TOF	TOP OF FOUNDATION
TOP	TOP OF PLATE (PARAPET)
TOS	TOP OF STEEL
TOW	TOP OF WALL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
UPS	UNITERRUPTIBLE POWER SYSTEM (DC POWER PLANT)
VIF	VERIFIED IN FIELD
W	WIDE
W/	WITH
WD	WOOD
WP	WEATHERPROOF
WT	WEIGHT

ABBREVIATIONS

dish wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601

STATE OF NEW HAMPSHIRE – ANDREW JAMES SCHALL No. 15914 – LICENSED PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
STR	MCK	---

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	11/02/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER

KHCLE–17794

DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE

LEGEND AND ABBREVIATIONS

SHEET NUMBER

GN-1

SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH Wireless L.L.C. AND TOWER OWNER NOC & THE DISH Wireless L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.

2. "LOOK UP" – DISH Wireless L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH Wireless L.L.C. AND DISH Wireless L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.

4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH Wireless L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA–322 (LATEST EDITION).

5. ALL SITE WORK TO COMPLY WITH DISH Wireless L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH Wireless L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA–1019–A–2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."

6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH Wireless L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.

10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.

11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.

12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH Wireless L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.

14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.

15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.

16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.

18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GENERAL NOTES:

1.FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR:GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION

CARRIER:DISH Wireless L.L.C.

TOWER OWNER:TOWER OWNER

2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.

4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.

5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.

6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.

12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF DISH Wireless L.L.C. AND TOWER OWNER

13. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

dish wireless.

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STATE OF NEW HAMPSHIRE
ANDREW JAMES SCHALL
No. 15914
LICENSED PROFESSIONAL ENGINEER

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DRAWN BY:	CHECKED BY:	APPROVED BY:
STR	MCK	---

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	11/02/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER

KHCLE–17794

DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-2

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.

2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.

3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°f AT TIME OF PLACEMENT.

4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.

5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:

#4 BARS AND SMALLER 40 ksi

#5 BARS AND LARGER 60 ksi

6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER:
- #6 BARS AND LARGER 2"
- #5 BARS AND SMALLER 1-1/2"
- CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
- SLAB AND WALLS 3/4"
- BEAMS AND COLUMNS 1-1/2"

7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.

2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.

3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.

4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.

4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.

5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.

6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).

7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.

8. TIE WRAPS ARE NOT ALLOWED.

9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.

10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.

11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.

12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.

13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).

14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.

18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.

20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.

21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).

22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).

23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.

24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.

25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.

26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.

27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH Wireless L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.

28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.

29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH Wireless L.L.C.".

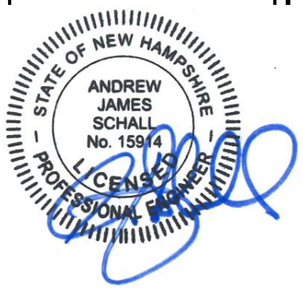
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

dish wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
STR	MCK	---

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	11/02/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER

KHCLE-17794

DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-3

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.

2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.

3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.

4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.

7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.

8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.

9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.

10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.

11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.

12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.

13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.

14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.

15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.

17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.

19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).

21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.

dish wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601

STATE OF NEW HAMPSHIRE
ANDREW JAMES SCHALL
No. 15914
LICENSED PROFESSIONAL ENGINEER

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DRAWN BY:	CHECKED BY:	APPROVED BY:
STR	MCK	---

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	11/02/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER

KHCLE-17794

DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS00460B
10 ABBEY SAWYER MEM HWY
DOVER, NH 03820

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-4

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-22

Application Type:	Conditional Use Permit
Applicant(s):	Michael C. & Sandra J. McDonough
Owner(s):	Michael C. & Sandra J. McDonough
Location:	29 Boston Harbor Rd (Map 7, Lot 13A)
Meeting Date:	April 26, 2022

INTENT: To request a Conditional Use Permit to allow replacing a residence, reconfiguring use of pervious driveway, grading and associated landscape improvements, creating 2,267 s.f. of permanent impact and 1,064 s.f. of temporary impact to the conservation district.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: 0.17 acres

ZONING DISTRICT: R-20, Wetland Protection District, & Conservation District

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and Piscataqua River

ZBA ACTION: None

ATTACHMENTS: Application Materials and NHDES permit application

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

PERMITS REQUIRED:
CUP, NHDES Wetland, NHDES Shoreland

WAIVERS REQUESTED:
N/A

SUMMARY OF REQUEST AND BACKGROUND:
The applicant lives at 29 Boston Harbor Rd. which fronts on the tidal Bellamy River. The applicant is looking to reconstruct an existing non-conforming 681 s.f. single family residence (within 100' of tidal waters) with a 1,354 s.f. single family residence. The structure is located within 100' of the reference line. 2,267 s.f. of permanent disturbance and 1,064 s.f. of temporary disturbance of the Conservation District is proposed.

The "Build to line" definition allows for a 100' setback from river instead unless shortened through a CUP.

The Conservation Commission endorsed this application on April 11, 2022.

AREAS TO BE ADDRESSED:
The replacement structure is larger than the existing structure and will divert additional stormwater. *Does the applicant propose a system for managing the stormwater?*

There is a 120 gallon propane tank within the sewer easement. *Could this be relocated at this time to avoid a potential future issue?*

CONSISTENCY WITH LAND USE REGULATIONS:
The Conservation District ordinances provide for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Staff feels that the applicant considered the criteria and located the replacement structure as upland as possible as close to the City's sewer easement as allowed. Porous pavers and pavement is proposed reducing the amount of impervious surface on the site currently. A soil and erosion control plan has been submitted, state and federal approvals have been applied for. Applicant proposes to retain all existing trees

within the Conservation District.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following conditions, as the plans meet the standards outlined:

1. Copies of the NHDES Wetlands Permit and NHDES Shoreland Permit be submitted to the Planning Department and added to the plan set coversheet;
2. The applicant relocate the existing 120 gallon propane tank outside of the City's sewer easement;
3. Any rooftop drainage system to meet the City's stormwater management regulations; and
4. Revise plans to add:
    - **a.** note for zoning requirements (common note 8); and
    - **b.** Planning file number P22-22.

29 Boston Harbor Road



Property Information

Property ID	07013-A00000
Location	29 BOSTON HARBOR RD
Owner	MCDONOUGH MICHAEL C &
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 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

AMBIT ENGINEERING,INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

24 March 2022

Gina Cruikshank, Chair
Dover Planning Board
288 Central Avenue
Dover, NH 03820

RE: Conditional Use Permit Application
Residential Site Re-Development
Tax Map 7, Lot 13A
29 Boston Harbor Road
Dover, NH

Dear Gina,

This letter transmits a City of Dover Conditional Use Application for construction under the City of Dover Zoning Ordinance *Article VIII, Section 170-27* for work within the Conservation District. It is our understanding that the applicant will need a Conditional Use Permit from the City of Dover for the proposed project.

The project proposes re-development of the site including replacement of the existing residential structure, re-configuration use of pervious technology for the proposed driveway, grading and associated landscape improvements on the residential lot (see NH DES Permit Plan-Sheet C2).

The proposal includes the installation of a pervious driveway which will greatly aid in stormwater treatment and infiltration on the site, improving water quality that leaves the site and enters Little Bay.

The subject parcel is located directly adjacent to Little Bay. A majority of lot area is located within the City of Dover Conservation District.

Attached to this transmittal letter please find a Conditional Use Application, a plan set depicting existing and proposed conditions, a signed client authorization form, a photo log, and an abutters list. Please note that a NH DES Wetland Permit and Shoreland Applications have been submitted for the proposed project and are currently under review.

According to the City of Dover Zoning Ordinance, *Article VIII, Section 170-27, C.2.A.,* Conditional Use approval may be granted by the Planning Board provided that the proposed construction complies with the following standards:

> **The proposed construction is essential to the productive use of land not in the Conservation District;**

Due to the location of the of the Conservation District on the lot, zoning setbacks applicable to the lot, and the location of an existing sewer easement on the lot, it is not feasible to construct a new home with an associated

driveway entirely outside of the Conservation District. A majority of the lot is located within the 100' Conservation District.

Is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas;

This proposal replaces an existing single family home and gravel driveway with a new single family home with a deck and an associated pervious driveway. The pervioius driveway will capture and infiltrate stormwater providing a function that does not exist under existing conditions, thus improving water quality that leaves the site and enters Little Bay.

The existing home is located approximately 24 feet from the wetland resource, while the proposed home is located 28 feet away. The proposal reduces the impervious surface coverage on the lot from 33.9% to 24.8%. Lastly, the proposed design maintains all the existing trees located within the 50' DES Waterfront Buffer, a requirement of NH DES and the City of Dover Zoning Ordinance.

Where it is physically impossible to locate such use on land not in the district;

Due to the configuration of the lot, location of the tidal wetland resource, location of an existing sewer easement and zoning setbacks applicable to the lot, relocating the use entirely outside the district is not feasible.

Economic advantage alone shall not be deemed a sufficient reason for such a proposed use.

The proposal is to re-develop the lot including replacement of the existing single family residential structure, re-configuration of the existing driveway, and associated landscape improvements on the residential lot. The need for the proposed use does not improve the applicant's financial position.

According to the City of Dover Zoning Ordinance, *Article VIII, Section 170-27.1,* Conditional Use approval may be granted by the Planning Board provided that the proposed construction complies with the following standards:

a. ***Demonstration of Need:*** **The proposed construction is essential to the productive use of land or water outside the Wetlands Protection District.**

Due to the location of the of the Wetlands Protection District on the lot, and zoning setbacks applicable to the lot, the location of an existing sewer easement on the lot, it is not feasible to construct a new home and an associated driveway entirely outside of the Wetland Protection District.

b. ***Avoidance*****: The potential impacts have been avoided to the maximum extent practicable.**

The existing home is located approximately 24 feet from the wetland resource, while the proposed home is located 28 feet away. The proposal reduces the impervious surface coverage on the lot from 33.9% to 24.8%. Lastly, the proposed design maintains all the existing trees located within the 50' DES Waterfront Buffer, a requirement of NH DES and the City of Dover Zoning Ordinance.

c. ***Minimization:*** **Any unavoidable impacts have been minimized. No reasonable alternative to the proposed construction exists which does not impact a wetland, or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.**

The proposed pervious driveway will capture, infiltrate and treat stormwater on the property, improving water quality that leaves the site and enters Little Bay. Lastly, the proposed design maintains tree scores of all grids within the 50' wetland buffer, a requirement of NH DES and the City of Dover Zoning Ordinance.

Given the nature of the project, it is my opinion that there will be no detrimental impacts to adjacent wetlands. Site plans prepared by Ambit Engineering, Inc. have been designed and stamped by a Licensed Professional Engineer.

d. *Mitigation:* Mitigation for this project is not required by NH DES.

The owner/applicant is proposing a significant reduction of 732 square feet of impervious surface on the lot (33.9% to 24.8%). It is our opinion that the reduction of impervious surface on the site and use of pervious technology will greatly aid in stormwater treatment and infiltration on the site, improving water quality that leaves the site and enters Little Bay. This method of stormwater treatment and infiltration is a function that does not exist under existing conditions.

e. Approval for the wetlands impact has been received from NH DES Wetlands Bureau.

NH DES Wetland & Shoreland Permit Approvals will be required for this project for impacts to the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland. These applications will submitted to NH DES.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Steven D. Riker
NH Certified Wetland Scientist/Environmental Permitting Specialist
Ambit Engineering, Inc.

Cc: Michael C & Sandra J. McDonough-Owners/Applicants

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Michael C. & Sandra J. McDonough Telephone # 603-682-2485

Address of Applicant: 29 Boston Harbor Road, Dover, NH 03820

E-Mail Address: msmsmcdonough@hotmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 7 Lot(s) # 13A

Address of Property: 29 Boston Harbor Road, Dover, NH 03820

Zoning District(s) Low Density Residential (R-20) Overlay District(s) Conservation/Wetland Conservation

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

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

☒ Conservation District	☐ RCM Use Overlay District	☐ Gateway District
☐ 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 project proposes re-development of the residential lot (see NHDES Permit Plan-Sheet C2) including demolition of the existing home, construction of a new home, new deck, re-configuration of the driveway, grading and associated landscaping.

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

NH DES Wetland & Shoreland Applications

Name of Professional That Prepared Plans: John R. Chagnon, PE, LLS Ambit Engineering, Inc.

Address 200 Griffin Road, Unit 3, Portsmouth, NH 03801 Telephone #: 603-430-9282

Professional License #: PE 7651, LLS 738 E-mail address: jrc@ambitengineering.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: _____

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

Signature of Agent: Steven Riker Agent-See Authorization Date: 3/24/22

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: Steven Riker Agent-See Authorization Date: 3/24/22

CITY OF DOVER CONDITIONAL USE
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
7	13A	Michael C. & Sandra J. McDonough	29 Boston Harbor Road, Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Steven D. Riker	Ambit Engineering, Inc.	200 Griffin Road, Unit 3, Portsmouth, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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 # 1 per Application = $ 200.00
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE (A) = $ 200.00

AND

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 review the list for accuracy and provide to us 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 # 2 of x $8.00= $ 16.00
- ☒ Certified letters fee: # of abutters 2 X $8.00= $ 16.00
- ☐ 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= $_____

C. Foster's newspaper public notice fee $100.00 x # 1 applications = $ 100.00

SUBTOTAL NOTICE FEE (B & C) = $ 132.00

TOTAL INVOICE AMOUNT (A, B & C) = $ 332.00

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ 332.00

The balance due must be paid 28 hours prior to the Planning Board Meeting, to be heard.

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

24 March 2022

Wetland Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive / P.O. Box 95
Concord, New Hampshire 03302

Re: NHDES Minor Impact Wetland Permit Application
Tax Map 7 Lot 13A
29 Boston Harbor Road
Dover, New Hampshire

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application request to permit 2,267 sq. ft. of permanent impact and 1,064 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development including construction of a new home, re-configuration of the existing driveway, a deck, utility connections, grading and associated landscaping.

Attached to this application you will find a "NH DES Dock Permit Plan-C2" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, temporary and permanent impact areas.

Per Env-Wt 306.05, Certified Wetland Scientist Steve Riker from Ambit Engineering, Inc. classified all jurisdictional areas and identified the predominant functions off all relevant resources. The Highest Observable Tide Line marks the reference line for the 100' TBZ, as well as the beginning of Tidal Wetland on the attached plan set. Attached to this application is a Coastal Functional Assessment as this project is subject to the requirements of Env-Wt 603.05.

The construction sequence for the proposed project is as follows:

- Mobilization of equipment and materials to the site via Boston Harbor Road.
- Installation of erosion and sediment control devices.
- Demolish existing home and remove existing gravel driveway.
- Excavate for and pour new concrete foundation.
- Construct superstructure of proposed home and new driveway.
- Install and connect any utilities.

- Backfill, finish grade and landscape disturbed area surrounding foundation.

- Remove sediment and erosion controls once disturbed area is stabilized.

The project does not propose the removal of any vegetation within the 50' Waterfront Buffer to achieve construction goals. Under existing conditions the property contains 725 sq. ft. of unaltered area between the 50' Waterfront Buffer and the 150' Natural Woodland and that area will remain in the post-construction condition.

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property.

Per Env-Wt 603.02(b), attached to this application you will find a plan set which depicts the existing lot, jurisdictional areas, all natural resources in the area, abutting parcels, existing structures, proposed structures, and temporary impact areas. Also included in this application are maps created in accordance with Env-Wt 603.03 and Env-Wt 603.05.

In order to complete the application package for this project, the DES Wetlands Bureau rules in Chapter Env-Wt 306.05 (a)(2) has been evaluated and addressed below.

(2) a. Contains any documented occurrences of protected species or habitat for such species, using the NHB DataCheck tool;

Attached to this application are the results of the NHB review and it was determined that even though there was an NHB record in the project vicinity, it is not anticipated that it would be impacted by the proposed project.

(2) b. Is a bog;

Utilizing the NH DES WPPT, the subject property is not a bog, nor does it contain any portion of a bog.

(2) c. Is a floodplain wetland contiguous to a tier 3 or higher watercourse;

Utilizing the NH DES WPPT, the subject property does contain a floodplain wetland contiguous to a tier 3 or higher watercourse.

(2) d. Does the property contain a designated prime wetlands or a duly established 100-foot buffer; or

The property does not contain a prime wetland or duly established 100 foot buffer.

(2) e. Does the property contain a sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone;

The property does not contain a sand dune or undeveloped tidal buffer zone. The property does contain a tidal wetland and tidal waters.

The DES Wetlands Bureau rules in Chapter Env-Wt 306.05 (a)(4) and (a)(7) has been evaluated and addressed below.

(4) a. Is the subject property within LAC jurisdiction;

The property does not fall within an area of LAC jurisdiction.

(4) b. Does the subject property fall within or contain any areas that are subject to time of year restrictions under Env-Wt 307;

The property does not fall within or contain any areas that are subject to time of year restrictions.

(7) Does the project have potential to impact impaired waters, class A waters, or outstanding resource waters;

I do not believe the nature of the proposed project has the potential to impact an impaired water. The project reduces the amount of impervious surface on the lot that will serve to improve stormwater quality that leaves the site.

The DES Wetlands Bureau rules in Chapter Env-Wt 603.02 (e) & (f) have been evaluated and addressed below.

(e)(1) The project meets the standard conditions in Env-Wt 307;

The project meets the standard conditions in Env-Wt 307 as the proposed project meets the standards of Env-Wq 1000, RSA 483-B and Env-Wq 1400. Sediment and erosion controls will also be used and maintained during the proposed construction ensuring protection of water quality on the site. Under Env-Wt 306.05 (a)(2)a. a NHB review has been performed to ensure there are no impacts to protected species or habitats of such species. The protection of Prime Wetlands or Duly-Established 100 foot buffers does not apply as none exist on or adjacent to the subject lot.

(e)(2) The project meets the approval criteria in Env-Wt 313.01;

The project meets the approval criteria in Env-Wt 313.01 as the project requires a functional assessment (attached), meets the avoidance and minimization requirements specified in Env-Wt 313.03, does not require compensatory mitigation, meets applicable conditions specified in Env-Wt 307 (above), meets project specific criteria listed in Env-Wt 600 (above), and the project is located entirely within the boundary of the applicants property.

(f)(1) The project design narrative as described in Env-Wt 603.06;

The project design narrative is provided above.

(f)(2) Design plans that meet the requirements of Env-Wt 603.07;

The design plans meet the above standard.

(f)(3) The water depth supporting information required by Env-Wt 603.08;

The design plans do not provide water depth information as it is non-applicable to the proposed project.

(f)(4) A statement regarding impact on navigation and passage required by Env-Wt 603.09.

Navigation and passage is not applicable to the proposed project.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker, CWS
NH Certified Wetland Scientist/Permitting Specialist
Ambit Engineering, Inc.

7 February, 2022

To Whom It May Concern

RE: New Hampshire Department of Environmental Services Application and City of Dover Conditional Use Permit Application for residential site re-development for Michael McDonough, 29 Boston Harbor Road, Dover, NH.

This letter is to inform the New Hampshire Department of Environmental Services and the City of Dover, in accordance with State Law that Ambit Engineering is authorized to obtain approvals in regards to the above referenced property.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,



Michael McDonough
29 Boston Harbor Road
Dover, NH 03820
603-682-2485

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: Michael C. & Sandra J. McDonough **TOWN NAME:** Dover

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the Waiver Request Form.

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☒ Yes ☐ No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ Yes ☒ No
• Protected species or habitat? o If yes, species or habitat name(s): Unknown o NHB Project ID #: 22-0233	☒ Yes ☐ No
• Bog?	☐ Yes ☒ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	☒ Yes ☐ No
• Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☒ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☒ Yes ☐ No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	☐ Yes ☒ No

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	☐ Yes ☒ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☐ Yes ☒ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

The project proposes 2,267 sq. ft. of permanent impact and 1,064 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development including construction of a new home, re-configuration of the existing driveway, a deck, utility connections, grading and associated landscaping

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 29 Boston Harbor Road

TOWN/CITY: Dover

TAX MAP/BLOCK/LOT/UNIT: Map 7, Lot 13A

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Little Bay
☐ N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): X:1,204,753.7545° North
Y:229,600.0301° West

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: Michael C. & Sandra J. McDonough		
MAILING ADDRESS: 29 Boston Harbor Road		
TOWN/CITY: Dover	STATE: NH	ZIP CODE: 03820
EMAIL ADDRESS: msmsmcdonough@hotmail.com		
FAX:	PHONE: 603-682-2485	

ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))

☐ N/A

LAST NAME, FIRST NAME, M.I.: Riker, Steven, D.		
COMPANY NAME: Ambit Engineering, Inc.		
MAILING ADDRESS: 200 Griffin Road, Unit 3		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: sdr@ambitengineering.com		
FAX:	PHONE: 603-430-9282	

ELECTRONIC COMMUNICATION: By initialing here SR, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information.

☐ Same as applicant

NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	

ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):
Please see attached narrative.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

(☒ N/A - Mitigation is not required)

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☐ I confirm submittal.

(☒ N/A – Compensatory mitigation is not required)

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	2,267		☐	1,064		☐
	Docking - Tidal Water			☐			☐
TOTAL		2,267			**1,064**		

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

☐ **MINIMUM IMPACT FEE**: Flat fee of $400.

☐ **NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of $400 (refer to RSA 482-A:3, 1(c) for restrictions).

☒ **MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking):	3,331 SF	× $0.40 =	$	1332.4
Seasonal docking structure:	SF	× $2.00 =	$	
Permanent docking structure:	SF	× $4.00 =	$	
Projects proposing shoreline structures (including docks) add $400 =			$	
		Total =	$	1,332.4

The application fee for minor or major impact is the above calculated total or $400, whichever is greater =	$

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☐ Minimum Impact Project	☒ Minor Project	☐ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: SR	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: SR	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: SR	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: SR	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): Steven Riker	PRINT NAME LEGIBLY: Steven D. Riker	DATE: 3/24/2022

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:

TOWN/CITY:	DATE:

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:
Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to “Treasurer – State of NH”.

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION ATTACHMENT A: MINOR AND MAJOR PROJECTS

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT'S NAME: **Michael McDonough** **TOWN NAME:** Dover

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the Avoidance and Minimization Narrative or Checklist that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization.

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

THE PROJECT PROPOSES RESIDENTIAL RE-DEVELOPMENT OF AN EXISTING RESIDENTIAL LOT. THE OWNER/APPLICANT DOES NOT HAVE ACCESS TO OTHER PROPERTIES THAT WOULD SERVE AS AN ALTERNATIVE AND ACHIEVE THE SAME PURPOSE. THE PROPOSED RESIDENTIAL DEVELOPMENT HAS BEEN DESIGNED AND LOCATED ON THE LOT TO AVOID IMPACTS TO THE PREVIOUSLY DEVEOPED 100' TIDAL BUFFER ZONE TO THE GREATEST EXTENT PRACTICABLE. DUE TO THE CONFIGURATION OF THE LOT, THE LOCATION OF TIDAL WETLANDS ASSOCIATED WITH THE SITE, AND LOCAL ZONING AND DIMENSIONAL REQUIREMENTS, THE BUILDING ENVELOPE IN WHICH A STRUCTURE COULD BE BUILT IS LIMITED. THE PROPOSED STRUCTURE HAS BEEN MOVED BACK 4 FEET FROM THE REFERENCE LINE.

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

The project does not propose any impacts to tidal marshes or non-tidal marshes.

SECTION I.III - HYDROLOGIC CONNECTION (Env-Wt 313.03(b)(3))

Describe how the project maintains hydrologic connections between adjacent wetland or stream systems.

Since the proposed project proposes impacts to the previously developed 100' Tidal Buffer Zone and proposes no impacts to adjacent wetland and/or streams, this is not applicable.

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

The project does not propose any impacts to wetlands (tidal or freshwater), exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of special concern.

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

The proposed project is located on private property and proposes no impacts or interference to public commerce, navigation or recreation.

SECTION I.VI - FLOODPLAIN WETLANDS (Env-Wt 313.03(b)(6))

Describe how the project avoids and minimizes impacts to floodplain wetlands that provide flood storage.

The proposed project is not located in a flood zone and therfore does not have the potential to impact any floodplains, or floodplain wetlands that provide flood storage.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

The project does not propose impacts to riverine forested wetland systems and scrub shrub marsh complexes.

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

The wetland resources associated with the project site are not hydrologically connected to a groundwater aquifer or drinking water supply.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

The project does not propose any impacts to stream channels.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

N/A

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

N/A

SECTION I.XII - SHORELINE STRUCTURES – ABUTTING PROPERTIES (Env-Wt 313.03(c)(3))

Describe how the structures have been designed to avoid and minimize impacts on ability of abutting owners to use and enjoy their properties.

N/A

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

N/A

SECTION I.XIV - SHORELINE STRUCTURES – WATER QUALITY, AQUATIC VEGETATION, WILDLIFE AND FINFISH HABITAT (Env-Wt 313.03(c)(5))

Describe how the structures have been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.

N/A

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

N/A

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: Wetland functions and values were assessed using the Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach. U.S. Army Corps of Engineers. 1999. The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach. U.S. Army Corps of Engineers. New England Division. 32pp. NAEEP-360-1-30a.
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: STEVEN D. RIKER, NH CWS 219
DATE OF ASSESSMENT: MARCH 22, 2022
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☒ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

AVOIDANCE AND MINIMIZATION WRITTEN NARRATIVE

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

APPLICANT'S NAME: Michael McDonough **TOWN NAME:** Dover

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed Avoidance and Minimization Checklist (NHDES-W-06-050) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))

Is the primary purpose of the proposed project to construct a water access structure?

No

SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))

Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?

No.

SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))*

For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs?

**Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*

The project proposes residential re-development of an existing lot of record. The owner/applicant does not have access to other properties that would serve as an alternative and achieve the same purpose.

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization?

The proposed residential development has been designed and located on the lot to avoid impacts to the previously deveoped 100' Tidal Buffer Zone to the greatest extent practicable. Due to the configuration of the lot, the location of tidal wetlands associated with the site, the location of a sewer easement on the site and local zoning and dimensional requirements, the building envelope in which a structure could be built is limited. The proposed structure has been placed within this building envelope and moves the main structure back 4 feet from the reference line. The proposed project also reduces the amount of impervious suface on the lot from 33.9% to 24.8% (732 sq. ft.).

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

The project proposes a total of 3,331 sq. ft. of impact to the previously developed 100' TBZ and qualifies as a minor impact project under Env-Wt 605.03(b)(5) and therefore a Coastal Functional Assessment is required and a Coastal Vulnerability Assessment is required and attached to this application.

COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.: McDonough, Michael

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

The project proposes residential re-development including construction of a new home, re-configuration of the existing driveway, a deck, utility connections, grading and associated landscaping.

For standard permit projects, provide:

☒ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).

☒ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04.

The proposed residential development has been designed and located on the lot to avoid impacts to the previously deveoped 100' Tidal Buffer Zone to the greatest extent practicable. Due to the configuration of the lot, the location of tidal wetlands associated with the site, the location of an existing sewer easment on the property, and local zoning and dimensional requirements, the building envelope in which a structure could be built is limited. The proposed structure has been placed within this building envelope and has the main structure has been moved back 4 feet from the reference line. See attached Coastal Vulnerability Assessment for project avoidance related to projected sea level rise.

Provide a narrative showing how the project meets the standard conditions in Env-Wt 307 and the approval criteria in Env-Wt 313.01.

The attached narrative and the project plan set, specifically the Details Sheet includes all notes demonstrating compliance with Env-Wt 307 and Env-Wt 313.01.

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

- Uses best management practices and standard conditions in Env-Wt 307;
- Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- Meets approval criteria in Env-Wt 313.01;
- Meets evaluation criteria in Env-Wt 313.01(c);
- Meets CFA requirements in Env-Wt 603.04; and
- Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;

☒ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and

☒ A discussion of how the completed project will be maintained and managed.

☒ Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);

☐ Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and

☐ For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

☒ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☒ NOAA Essential Fish Habitat Mapper.

☒ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☒ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

☒ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☒ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☒ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and

☒ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

☒ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;

☒ Minimize disturbances to groundwater and surface water flow;

☒ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

See attached CVA

Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas.

See attached CVA

Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.

See attached CVA

Identify areas of the proposed project site subject to flooding from SLR.

See attached CVA

Identify areas currently located within the 100-year floodplain and subject to coastal flood risk.

See attached CVA

Describe how the project design will consider and address the selected SLR scenario within the project design life, including in the design plans.

See attached CVA

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held: **N/A**

SECTION 5 - DESIGN PLANS (Env-Wt 603.07, in addition to Env-Wt 311)

Submit design plans for the project in both plan and elevation views that clearly depict and identify all required elements.

The plan view shall depict the following:

☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☒ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☒ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☒ The location of all special aquatic sites at or within 100 feet of the subject property;

☒ Existing bank contours;

☒ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☒ The location and dimensions of all existing and proposed structures and landscape features on the property;

☐ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☒ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

☐ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

☐ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

See specific design and plan requirements for certain types of coastal projects:

- Overwater structures (Env-Wt 606).
- Dredging activities (Env-Wt 607).
- Tidal beach maintenance (Env-Wt 608).
- Tidal shoreline stabilization (Env-Wt 609).
- Protected tidal zone (Env-Wt 610).
- Sand Dunes (Env-Wt 611).

SECTION 6 - WATER DEPTH SUPPORTING INFORMATION REQUIRED (Env-Wt 603.08)

Using current predicted NOAA tidal datum for the location, and tying field measurements to NAVD 88, field observations of at least three tide events, including at least one minus tide event, shall be located to document the range of the tide in the proposed location showing the following levels:

- ☐ Mean lower low water;
- ☐ Mean low water;
- ☐ Mean high water;
- ☐ Mean tide level;
- ☐ Mean higher high water;
- ☐ Highest observable tide line; and
- ☐ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

The following data shall be presented in the application project narrative to support how water depths were determined:

- ☐ The date, time of day, and weather conditions when water depths were recorded; and
- ☐ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

- ☐ Water depth information to show how the tier 4 stream crossing is designed to meet Env-Wt 904.07(c) and (d).

For repair, rehabilitation or replacement of tier 4 stream crossings:

- ☐ Demonstrate how the requirements of Env-Wt 904.09 are met.

SECTION 7 - GENERAL CRITERIA FOR TIDAL BEACHES, TIDAL SHORELINE, AND SAND DUNES (Env-Wt 604.01)

Any person proposing a project in or on a tidal beach, tidal shoreline, or sand dune, or any combination thereof, shall evaluate the proposed project based on:

- ☐ The standard conditions in Env-Wt 307;
- ☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☐ The approval criteria in Env-Wt 313.01;
- ☐ The evaluation criteria in Env-Wt 313.05;
- ☐ The project specific criteria in Env-Wt 600;
- ☐ The CFA required by Env-Wt 603.04; and
- ☐ The vulnerability assessment required by Env-Wt 603.05.

New permanent impacts to sand dunes that provide coastal storm surge protection for protected species or habitat shall not be allowed except:

- ☐ To protect public safety; and
- ☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

Projects in or on a tidal beach, tidal shoreline, or sand dune shall support integrated shoreline management that:

- ☐ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and
- ☐ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

SECTION 8 - GENERAL CRITERIA FOR TIDAL BUFFER ZONES (Env-Wt 604.02)

The 100-foot statutory limit on the extent of the tidal buffer zone shall be measured horizontally. Any person proposing a project in or on an undeveloped tidal buffer zone shall evaluate the proposed project based on:

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in or on a tidal buffer zone shall preserve the self-sustaining ability of the buffer area to:

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

SECTION 9 - GENERAL CRITERIA FOR TIDAL WATERS/WETLANDS (Env-Wt 604.03)

Except as allowed under Env-Wt 606, permanent new impacts to tidal wetlands shall be allowed only to protect public safety or homeland security. Evaluation of impacts to tidal wetlands and tidal waters shall be based on:

☐ The standard conditions in Env-Wt 307;

☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☐ The approval criteria in Env-Wt 313.01;

☐ The evaluation criteria in Env-Wt 313.05;

☐ The project specific criteria in Env-Wt 600;

☐ The CFA required by Env-Wt 603.04; and

☐ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

☐ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;

☐ Be designed with a preference for living shorelines over hardened stabilization practices; and

☐ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

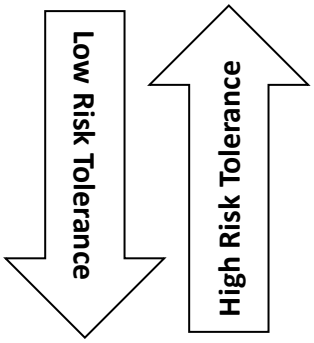
SECTION 10 – GUIDANCE

Your application must follow the New Hampshire Coastal Risk and Hazards Commission's Guiding Principles or other best available science. Below are some of these guidance principles:

- Incorporate science-based coastal flood risk projections into planning;
- Apply risk tolerance* to assessment, planning, design, and construction;
- Protect natural resources and public access;
- Create a bold vision, start immediately, and respond incrementally and opportunistically as projected coastal flood risks increase over time; and
- Consider the full suite of actions including effectiveness and consequences of actions.

*Risk tolerance is a project's willingness to accept a higher or lower probability of flooding impacts. The diagram below gives examples of project with lower and higher risk tolerance:

Critical infrastructures, historic sites, essential ecosystems, and high value assets typically have lower risk tolerance, and thus should be planned, designed, and constructed using higher coastal flood risk projections.



Sheds, pathways, and small docks typically have higher risk tolerance and thus may be planned, designed, and constructed using less protective coastal flood risk projections.

Site Photograph #1 December 2021



Site Photograph #2 December 2021



Site Photograph #3 December 2021



Site Photograph #4 December 2021



Site Photograph #5 December 2021



Site Photograph #6 December 2021



Site Photograph #7 December 2021



Site Photograph #8 December 2021



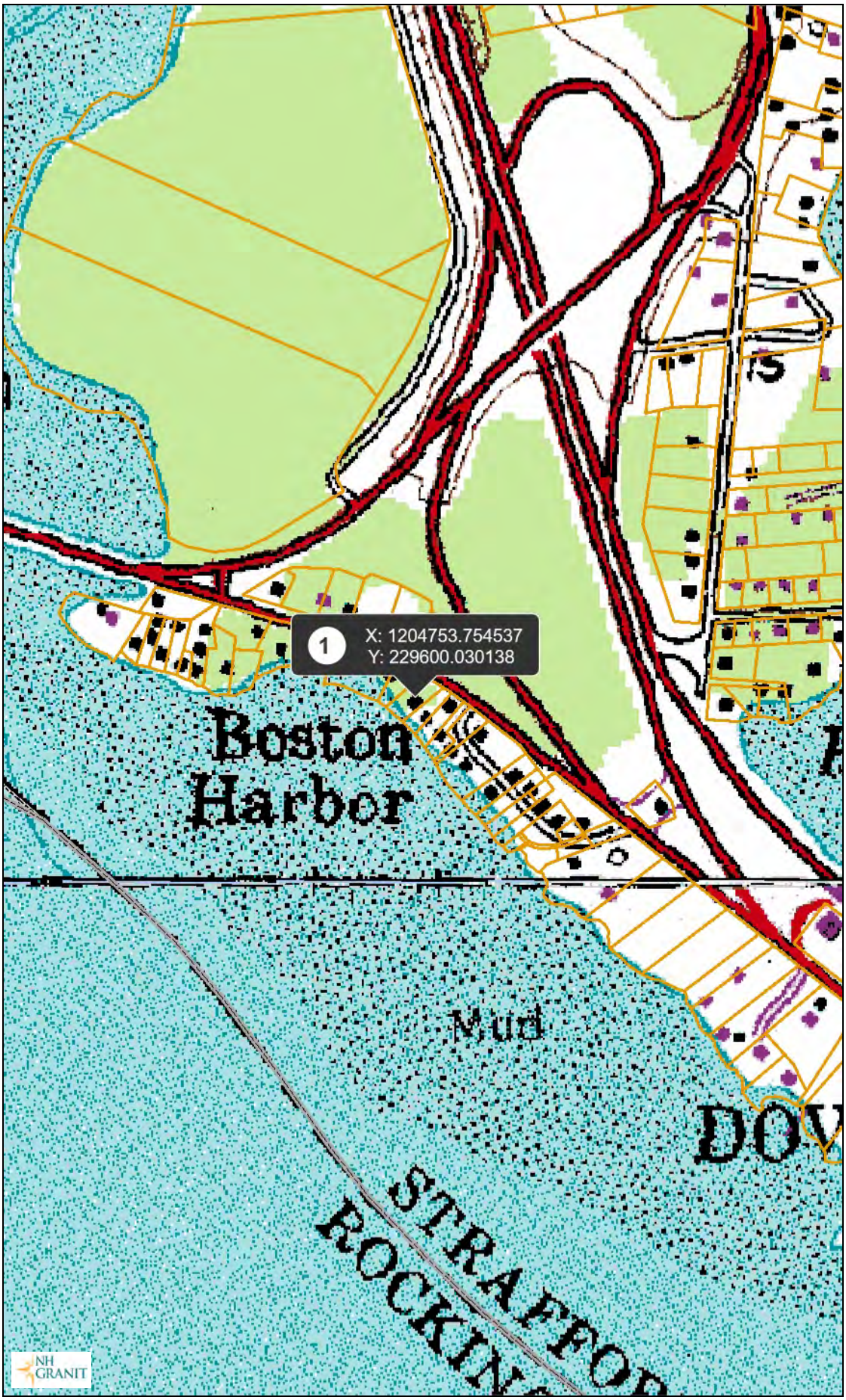
Site Photograph #9 December 2021



Site Photograph #10 December 2021



Map by NH GRANIT



Legend

- Parcels
  - Parcel Polygons
  - Attributes for Additional Lines
- State
- County
- City/Town

Map Scale

1: 6,494

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Map Generated: 1/26/2022

Notes



Ambit Engineering Abutter List

MIKE MCDONOUGH
29 BOSTON HARBOR ROAD
DOVER, NH

Job # 2844

Applicant/Owner(s)

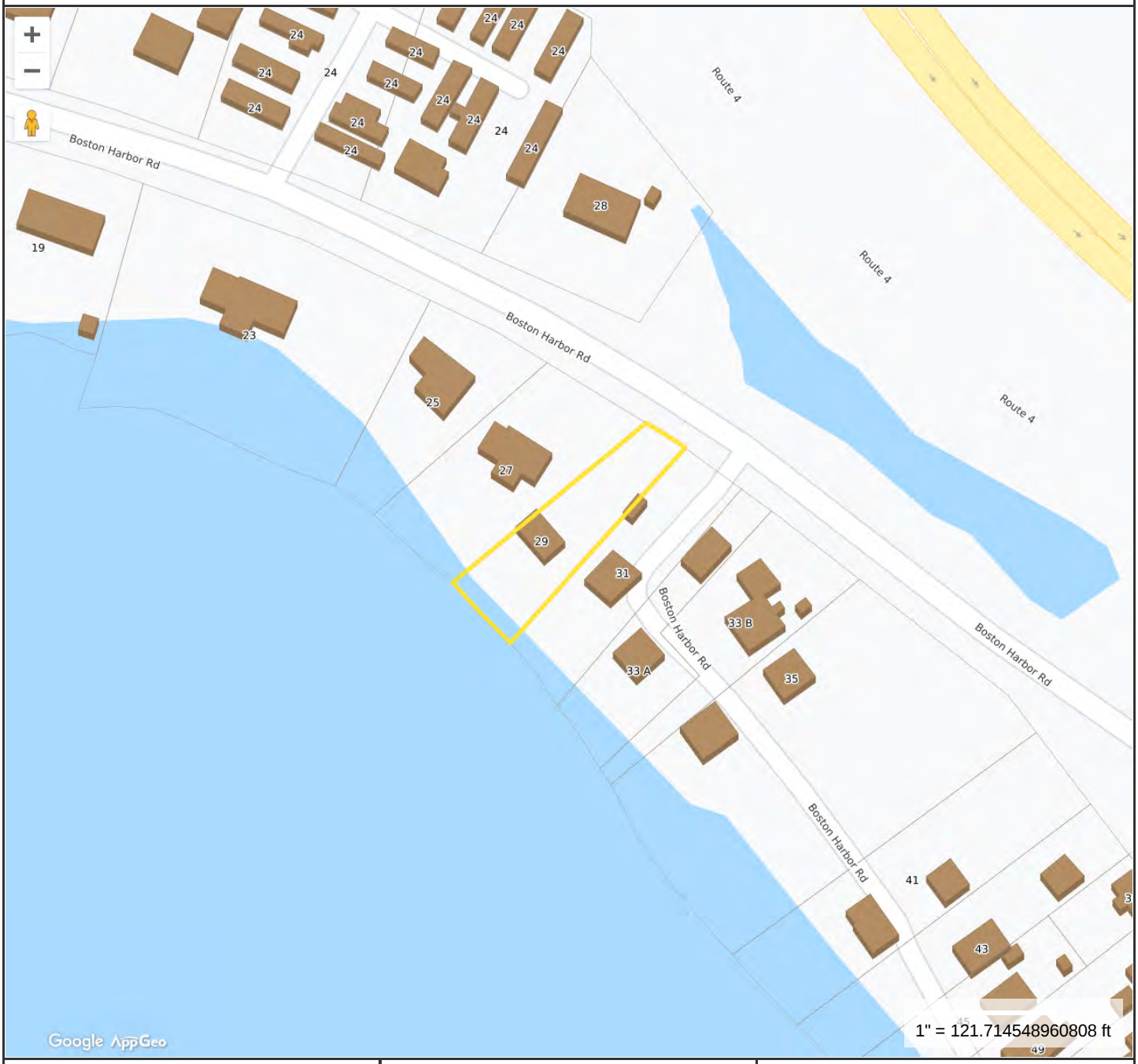
Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip
7	13-A	3896/677	MIKE	MCDONOUGH	391 PACKERS FALL ROAD	LEE	NH	03681

Engineer	**Ambit Engineering Civil Engineers & Land Surveyors**		**200 Griffin Road, Unit #3**	**Portsmouth**	**NH**	**03801**

Job # 2844

Abutters

Map	Lot	Deed	Owner(s) First/Trust	Owner(s) Last /Trustee	Mailing Address	City	State	Zip
7	12	1323/38	WILLIAM J. MILLER	CASSANDRA MILLER	27 BOSTON HARBOR ROAD	DOVER	NH	03820
7	13	3251/887	SUSAN	MACLEARY-KENNETT	BULLSHEAD ROAD	STANFORDVILLE	NY	12581



Property Information

Property ID	07013-A00000
Location	29 BOSTON HARBOR RD
Owner	MCDONOUGH MICHAEL C &
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 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

24 March 2022

Susan Macleary-Kennett
Bullshead Road
Stanfordville, NY 125681

RE: New Hampshire Wetland & Shoreland Applications for proposed site re-development for Michael C. & Sandra J. McDonough, 29 Boston Harbor Road, Dover, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B this letter is to inform you in accordance with State Law that a NH DES Wetlands Permit and a NH DES Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the 100' Tidal Buffer Zone and the 250' Protected Shoreland,** on behalf of your abutter, **Michael C. & Sandra J. McDonough.**

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Michael C. & Sandra J. McDonough** proposes a project that requires construction in the 100' Tidal Buffer Zone and 250' Protected Shoreland, both jurisdictional areas.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing at the office of the **Dover Clerk** clerk, **Dover city offices** during their normal business hours, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,

Steven D. Riker
NH Certified Wetland Scientist-Permitting Specialist

CERTIFIED MAIL/Return Receipt Requested

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

24 March 2022

William J. & Cassandra Miller
27 Boston Harbor Road
Dover, NH 03820

RE: New Hampshire Wetland & Shoreland Applications for proposed site re-development for Michael C. & Sandra J. McDonough, 29 Boston Harbor Road, Dover, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B this letter is to inform you in accordance with State Law that a NH DES Wetlands Permit and a NH DES Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the 100' Tidal Buffer Zone and the 250' Protected Shoreland,** on behalf of your abutter, **Michael C. & Sandra J. McDonough.**

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Michael C. & Sandra J. McDonough** proposes a project that requires construction in the 100' Tidal Buffer Zone and 250' Protected Shoreland, both jurisdictional areas.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing at the office of the **Dover Clerk** clerk, **Dover city offices** during their normal business hours, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,

Steven D. Riker
NH Certified Wetland Scientist-Permitting Specialist

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees
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MAR 25 2022
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City, State, ZIP+4®
STANFORDVILLE, NY 12581

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Map by NH GRANIT



Legend

Parcels - polygons

- Parcel Polygons
- Attributes for Additional Lines

Highest Ranked Wildlife Hat

- Not Top Ranked
- Highest Ranked Habitat in NH
- Highest Ranked Habitat in Region
- Supporting Landscape

Coastal 2019 1-foot RGB

Map Scale

1: 1,624

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Map Generated: 3/22/2022

Notes



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: John Chagnon, Ambit Engineering, Inc.
200 Griffin Road
Unit 3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau
Date: 2/2/2022 (valid until 2/2/2023)
Re: Review by NH Natural Heritage Bureau of request submitted 1/21/2022
Permits: NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Minor

NHB ID: **NHB22-0233** **Applicant:** Steven D. Riker

Location: Dover
29 Boston Harbor Road

Project Description: The project proposes re-development of the lot including the construction of a new residential structure, re-configuration of the driveway, re-location of an existing storage shed, utility connections, associated landscaping and grading.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 1/21/2022 3:07:43 PM, and cannot be used for any other project.

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB22-0233**



Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

Wetland Functions and Values Assessment

Prepared for:

Michael C. & Sandra J. McDonough
29 Boston Harbor Road
Dover, New Hampshire 03820

Prepared By:
Ambit Engineering, Inc
200 Griffin Road, Unit 3
Portsmouth, New Hampshire 03801

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

Date: March 22, 2022

TABLE OF CONTENTS

Introduction……Page 1

Methods……Page 1

Functions and Values Assessment……Page 2

Proposed Impacts……Page 3

Summary and Conclusions……Page 3

APPENDICES

Appendix A Wetland Function-Value Evaluation Form
Appendix B Photo Log
Appendix C NH Natural Heritage Bureau Letter

INTRODUCTION

The applicant is proposing the re-development of an existing residential lot at 29 Boston Harbor Road, Dover, New Hampshire. The project site is identified on Dover Tax Map 7 as Lot 13A, and is approximately +/- 8,058 sq. ft. in size. As currently designed, the proposed project would require impacts to the 100' previously developed Tidal Buffer Zone (TBZ).

The purpose of this report is to present the existing functions and values of the tidal wetlands and to assess any impacts the proposed project may have on their ability to continue to perform these functions and values. The tidal wetlands being impacted were assessed with consideration to their association with Little Bay and the larger marine ecosystem, and was not limited to the tidal wetlands immediately on-site.

METHODS

DATA COLLECTION

The tidal wetlands associated with this project area were identified and characterized through field surveys and review of existing information. Ambit Engineering, Inc. (Ambit) conducted site visits in January of 2022 to characterize the tidal wetlands and collect the necessary information to complete a functions and values assessment. In addition, Ambit contacted the New Hampshire Natural Heritage Bureau (NHB) regarding existing information of documented rare species or natural communities within the vicinity of the project site.

WETLAND FUNCTIONS AND VALUES ASSESSMENT

Ambit assessed the ability of the tidal wetlands to provide certain functions and values and analyzed the potential affects the proposed project may have on their ability to continue to provide those functions and values. Wetland functions and values were assessed using the *Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach*.[1] This method bases function and value determinations on the presence or absence of specific criteria for each of the 13 wetland functions and values (see definitions below). These criteria are assessed through direct field observations and a review of existing resource maps and databases. As part of the evaluation, the most important functions and values associated with the on-site wetlands are identified. In addition, the ecological integrity of the wetlands is evaluated based on the existing levels of disturbance and the overall significance of the wetlands within the local watershed.

° **Groundwater Interchange (Recharge/Discharge)**
This function considers the potential for the project area wetlands to serve as groundwater recharge and/or discharge areas. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

° **Floodwater Alteration (Storage and Desynchronization)**
This function considers the effectiveness of the wetlands in reducing flood damage by attenuating floodwaters for prolonged periods following precipitation and snow melt events.

° **Fish and Shellfish Habitat**
This function considers the effectiveness of seasonally or permanently flooded areas within the subject wetlands for their ability to provide fish and shellfish habitat.

° **Sediment/Toxicant Retention**
This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland to function as a trap for sediments, toxicants, or pathogens, and is generally related to factors such as the type of soils, the density of vegetation, and the position in the landscape.

° **Nutrient Removal/Retention/Transformation**
This wetland function relates to the effectiveness of the wetland to prevent or reduce the adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.
° **Production Export (Nutrient)**

[1] U.S. Army Corps of Engineers. 1999. *The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach.* U.S. Army Corps of Engineers. New England Division. 32pp. NAEEP-360-1-30a.

This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

° **Sediment/Shoreline Stabilization**
This function considers the effectiveness of a wetland to stabilize stream banks and shorelines against erosion, primarily through the presence of persistent, well-rooted vegetation.

° **Wildlife Habitat**
This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered.

° **Recreation (Consumptive and Non-Consumptive)**
This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities.

° **Educational/Scientific Value**
This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.

° **Uniqueness/Heritage**
This value relates to the effectiveness of the wetland or its associated water bodies to provide certain special values such as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

° **Visual Quality/Aesthetics**
This value relates to the visual and aesthetic qualities of the wetland.

° **Endangered Species Habitat**
This value considers the suitability of the wetland to support threatened or endangered species.

FUNCTIONS AND VALUES ASSESSMENT

Results of the wetland functions and values assessment are presented below. This assessment includes a discussion of potential changes to existing wetland functions and values that may occur as a result of the proposed project:

Groundwater Interchange (Recharge/Discharge)
Because there is no identified sand and gravel aquifer underlying the project area, and the wetlands are not underlain by sands or gravel, it is unlikely that significant groundwater recharge is occurring within the tidal wetlands.

Floodwater Alteration (Storage and Desynchronization)
The tidal wetland receives floodwaters from the surrounding watershed and connected waterways; therefore, is considered a principal function considering the large size of the combined waterways.

Fish and Shellfish Habitat
The tidal wetland does provide fish and shellfish habitat, is associated with Little Bay, the Piscataqua River and the Atlantic Ocean; therefore, is considered a principal function.

Sediment/Toxicant Retention
The greater tidal wetland contains dense vegetation and a significant source of sediments or toxicants; therefore, is considered a principal function.

Nutrient Removal/Retention/Transformation
The greater tidal wetland contains dense vegetation and a significant source of nutrients; therefore, is considered a principal function.

Production Export (Nutrient)
Production export is a wetland function that typically occurs in the form of nutrient or biomass transport via watercourses, foraging by wildlife species, and removal of timber and other natural products. Because the tidal wetland provides fish and wildlife habitat, commercial and recreational fisheries opportunities, and

nutrients are transferred over several trophic levels in the marine ecosystem, this is considered a principal function.

Sediment/Shoreline Stabilization
Due to the tidal nature of this wetland; sediment/shoreline stabilization is considered a principal function.

Wildlife Habitat
The greater tidal wetland provides a variety of coastal and marine habitat, therefore would be considered a principal function.

Recreation (Consumptive and Non-Consumptive)
The greater tidal wetland provides a variety of consumptive and non-consumptive recreational opportunities including hunting, fishing and bird watching; therefore, would be considered a principal function.

Education/Scientific Value
The tidal wetland is part of a larger marine ecosystem with multiple areas of public access making this a principal value.

Uniqueness/Heritage
The tidal wetland is unique to the seacoast area. Additionally, there are pre and post-colonial historical components associated with the tidal wetland, Little Bay and the surrounding areas making this a principal value.

Visual Quality/Aesthetics
The tidal wetland provides aesthetically pleasing coastal views that are viewable from surrounding uplands as well as from the water, making this a principal function.

Endangered Species Habitat
An online inquiry with the NHB stated that even though there was an NHB record in the project vicinity, it is not anticipated that it would be impacted by the proposed project.

PROPOSED IMPACTS

This report is accompanying a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application request to permit 2,267 sq. ft. of permanent impact and 1,064 sq. ft. of temporary construction impact the previously developed 100' Tidal Buffer Zone for re-development of the residential lot. The project also proposes to reduce the impervious surface on the site from 33.9% to 24.8%.

SUMMARY AND CONCLUSIONS

The jurisdictional tidal wetland is part of a large marine system and provides twelve principal functions and values when evaluated as a whole. These functions and values include: floodflow alteration, fish and shellfish habitat, sediment/toxicant retention, nutrient removal, production export, sediment/shoreline stabilization, wildlife habitat, recreation, education/scientific value, uniqueness/heritage, visual quality aesthetics and endangered species habitat. While the entire marine system provides these principal functions and values, the proposed impacts associated with the re-development will not have any affect on its ability to continue to provide them.

The proposed impacts have been minimized to the greatest extent practicable, while allowing reasonable use of the property. The proposed project reduces impervious surfaces on the lot from 33.9% to 24.8% (732 sq. ft.) and also moves the main residential structure back 4 feet from the reference line.

Based on our assessment of the current functions and values, it is our belief that the proposed project will have no significant impact on the tidal wetlands or greater marine systems ability to continue to provide the current functions and values.

APPENDIX A

WETLAND FUNCTION - VALUE EVALUATION FORM

Wetland Function – Value Evaluation Form

Wetland Description: Wetland A is a tidal wetland associated with Little Bay.	**File number**: 2844	
	Wetland identifier: Wetland A	
	Latitude:X:1,204,753.75	Longitude:Y:229,600
	Preparer(s): Ambit Engineering, Inc.	
	200 Griffin Road	
	Date: March 22, 2022	

Function/Value	Capability Y	Capability N	Summary	Principal Yes/No
Groundwater Recharge/Discharge		X	This wetland does not possess the characteristics needed to provide this function as there are no identified underlying sand or gravel aquifers.	—
Floodwater Alteration	X		The tidal wetland receives floodwater from the surrounding watershed and connected waterways; therefore, this would be considered a principal function.	Y
Fish and Shellfish Habitat	X		The tidal wetland and Little Bay are part of a larger coastal marine system and provide both fish and shellfish habitat. This is considered a Principal Function.	Y
Sediment/Toxicant Retention	X		The greater tidal wetland contains dense vegetation and a significant source of sediments or toxicants; therefore, is considered a principal function.	Y
Nutrient Removal	X		The greater tidal wetland contains dense vegetation and a significant source of nutrients; therefore, is considered a principal function.	Y
Production Export	X		Because the tidal wetland provides fish and wildlife habitat, commercial and recreational fishing opportunities, and nutrients are transferred over several trophic levels in the marine ecosystem, this is considered a principal function.	Y
Sediment/Shoreline Stabilization	X		Due to the tidal nature and wave action of this wetland; sediment/shoreline stabilization is considered a principal function.	Y
Wildlife Habitat	X		The greater tidal wetland and Little Bay provides a variety of coastal and marine habitat, therefore would be considered a principal function.	Y
Recreation	X		The adjacent tidal wetland provides a variety of consumptive and non-consumptive recreational opportunities including hunting, fishing and bird watching; therefore, would be considered a principal function.	Y
Education/Scientific Value	X		The tidal wetland and Little Bay are part of a larger marine ecosystem with multiple areas of public access making this a principal value.	Y
Uniqueness/Heritage	X		The tidal wetland and Little Bay are unique to the seacoast area. Additionally, there are pre and post-colonial historical components associated with Little Bay and the surrounding areas making this a principal value.	Y
Visual Quality/Aesthetics	X		Little Bay provides aesthetically pleasing coastal views that are seeable from surrounding uplands as well as from the water, making this a principal function.	Y
ES Endangered Species Habitat		X	An online inquiry with the NHB stated that even though there was an NHB record in the project vicinity, it is not anticipated that it would be impacted by the proposed project.	Y
Other				

Notes: * Attach list of considerations.

APPENDIX B

PHOTO LOG

APPENDIX C

NEW HAMPSHIRE NATURAL HERITAGE BUREAU CORRESPONDENCE

Coastal Vulnerability Assessment

Prepared for:

Michael C. & Sandra J. McDonough
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Prepared By:
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AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

Introduction
This Coastal Vulnerability Assessment (CVA) is being provided in support of a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application for residential re-development including construction of a new home, re-configuration of the existing driveway, a deck, utility connections, grading and associated landscaping.at 29 Boston Harbor Road, Dover, NH (herein referred to as "project site"). The project site is a previously developed residential lot located adjacent to Little Bay. The surrounding land use is residential with similar structures and development.

Methods
On January 28, 2022, Steven D. Riker, CWS from Ambit Engineering, Inc. conducted a site visit to evaluate coastal characteristics of the project site. This CVA was completed utilizing the NH Coastal Flood Risk Science and Technical Advisory Panel (2019). New Hamsphire Coastal Flood Risk Summary Part: Guidance for Using Scientific Projections. Report Published by the University of New Hampshire (herein refered to as Guidance Document).

Part 1.1 – Project Type
This project proposes residential re-development including construction of a new home, re-configuration of the existing driveway, a deck, utility connections, grading and associated landscaping.on a previously developed lot adjacent to Little Bay. For more details regarding the proposed development, please refer to the NH DES Wetlands Bureau Application Letter to the Wetlands Inspector, and attached Plan Set.

Part 1.2 – Project Location
The project location is 29 Boston Harbor Road, Dover, NH, Tax Map 7, Lot 13A and consists of +/- 8,058 sq. ft. of residential upland and +/- 60' of shoreline frontage along Little Bay. Access to the project site will be from Boston Harbor Road for the mobilization of equipment and materials to the site.

Part 1.3 – Timeline for Desired Useful Life
The desired useful life for this project is considered to be 2100 (50-100 years) due to the fact that it is a residential structure which has a life expectancy of approximately 75-100 years.

2.1 – Project Risk Tolerance
The proposed project is considered to have a high risk tolerance considering the proposed residential structure has a relatively low cost, is relatively easy to modify, proposes little to no implications on public function and/or safety; and has relatively low sensitivity to inundation given the elevation and position of the structure on the landscape.

2.2 – Risk Tolerance of Important Access and Service Areas

The risk tolerance of surrounding access and service areas would also be considered as high, as the project occurs on a residential private lot intended for private use; and the primary access to the lot would not be subject to projected sea level rise.

3.1 – Relative Sea Level Rise Scenario (RSLS)

Based on Table 3 in the Guidance Document (see table below), the RSLS for this project (based on the previously determined high risk tolerance) is considered to be on the lower magnitude, and higher probability. The following table depicts the probable see level rise from 2000 through 2150.

Table 3 from the Guidance Document:

Risk Tolerance	High	Medium	Low	Extremely Low
Example Project	Walking Trail *Docking structure & Stone Revetment	Local Road Culvert	Wastewater Treatment Facility	Hospital
Timeframe	Manage to the following sea level rise (ft*) *Compared to the sea level in the year 2000*			
	Lower magnitude Higher probability ⟷			Higher magnitude Lower probability
2030	**0.7**	**0.9**	**1.0**	**1.1**
2050	**1.3**	**1.6**	**2.0**	**2.3**
2100	**2.9**	**3.8**	**5.3**	**6.2**
2150	**4.6**	**6.4**	**9.9**	**11.7**

*Added by Ambit Engineering, Inc. based on the application of the Guidance Document towards our project.

3.2 – RSLR Impacts to the Project Evaluation

Please see the attached Figure 1 – Projected SLR's; which depicts the project site and relevant Highest Observable Tide Line (HOTL), MHHW, and the projected SLR's for the years 2030, 2050, 2100 and 2150. Relative to surrounding topography and considering the High Risk Tolerance of this project; it is not expected the projected RSLR for this project needs to be a strong consideration. Mean High Water (MHW) and HOTL associated with the project site is located approximately at elevation 4. Considering a 2.9 foot RSLR in the year 2100 resulting in an elevation of 6.9, and the proposed finished floor (basement) of the residential structure to be 12.0, projected RSLR does not need to be considered for this project.

3.3 – Other Factors

Other factors were evaluated in conjunction with RSLR including surface water levels, groundwater levels, and current velocities which will increase with sediment erosion and deposition, which will also change. The projects position in the landscape was also considered relative to other infrastructure. The closest surface water to the project site is the adjacent Little Bay, projections of RSLR of which have already been depicted and discussed. There are no current restrictions on the project site or associated with the proposed project.

4.1 – RSLR and Coastal Storms
Due to the lowest area of proposed development being elevation 12.0, and MHW and HOTL located at approximate elevation 4, RSLR and storm surge do not need to be considered for this project.

4.2 – Other Factors
Other factors such as surface water levels, groundwater levels, wind and current velocities have been considered. Considering the high risk tolerance of this project, it is not anticipated that this project has a significant level of vulnerability surface water levels, wind, current velocities and storm surge.

5.1 – Projected RSL-Induced Groundwater Rise
The NH Granit- Coastal Viewer database does not have projected groundwater rise data associated with RSLR on the project site. However; based on knowledge of the site, with an Estimated Seasonal High Water Table between 20-30" below the soil surface, this project is not considered to be at high risk from RSL induced groundwater rise. The proposed residential structure will have a finished floor of elevation 12.0.

5.2 – Projected Groundwater Depth at the Project Location
Projected groundwater depth on the subject site would likely rise with projected RSLR, but the proposed project involves a structure (foundation) that is designed to be placed below the Estimated Seasonal High Water table.

6.1 – Best Available Precipitation Estimates
Please see the attached Extreme Precipitation Tables from the Northeast Regional Climate Center.

7.1 – Cumulative Coastal Flood Risk to the Project
Based on the high risk tolerance of this project combined with all other factors including RSLR, coastal storms, RSLR-induced groundwater rise, extreme precipitation and/or freshwater flooding occurring together; this project is not considered to be at high risk from coastal flooding.

7.2 – Possible Actions to Mitigate Coastal Flood Risk
Given the high risk tolerance of the proposed project, it is not anticipated that it is necessary to mitigate for coastal flood risk beyond what has already been incorporated into the design plan for residential development. The projected SLR scenario through 2100 is 2.9', with HOTL and MHHW at +/- elevation 4, and the lowest area of proposed development (finished floor) being elevation 12.0, providing +/- 8 feet of freeboard to the proposed development.

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	
Location	
Longitude	70.745 degrees West
Latitude	43.071 degrees North
Elevation	0 feet
Date/Time	Tue, 21 Jan 2020 12:37:30 -0500

Precipitation estimates multiplied by 1.15 are listed below:

1-yr: 3.06
2-yr: 3.69
10-yr: 5.59
50-yr: 8.49

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	**1yr**	0.70	0.98	1.21	1.56	2.03	2.66	2.92	**1yr**	2.35	2.81	3.22	3.94	4.55	**1yr**
2yr	0.32	0.50	0.62	0.81	1.02	1.30	**2yr**	0.88	1.18	1.52	1.94	2.49	3.21	3.57	**2yr**	2.84	3.43	3.94	4.68	5.33	**2yr**
5yr	0.37	0.58	0.73	0.98	1.25	1.61	**5yr**	1.08	1.47	1.89	2.43	3.14	4.07	4.58	**5yr**	3.60	4.40	5.04	5.94	6.70	**5yr**
10yr	0.41	0.65	0.82	1.12	1.45	1.89	**10yr**	1.25	1.73	2.23	2.90	3.75	4.86	5.53	**10yr**	4.30	5.32	6.09	7.11	7.98	**10yr**
25yr	0.48	0.76	0.97	1.34	1.78	2.34	**25yr**	1.54	2.15	2.78	3.64	4.74	6.17	7.10	**25yr**	5.46	6.83	7.81	9.02	10.05	**25yr**
50yr	0.54	0.86	1.10	1.54	2.08	2.77	**50yr**	1.79	2.53	3.30	4.33	5.67	7.38	8.58	**50yr**	6.54	8.25	9.43	10.81	11.97	**50yr**
100yr	0.60	0.97	1.25	1.78	2.43	3.27	**100yr**	2.09	2.99	3.92	5.17	6.77	8.85	10.37	**100yr**	7.83	9.98	11.39	12.96	14.26	**100yr**
200yr	0.68	1.11	1.43	2.05	2.84	3.85	**200yr**	2.45	3.53	4.63	6.14	8.09	10.60	12.54	**200yr**	9.38	12.06	13.76	15.54	17.00	**200yr**
500yr	0.80	1.32	1.72	2.50	3.50	4.79	**500yr**	3.02	4.40	5.79	7.72	10.23	13.47	16.13	**500yr**	11.92	15.51	17.68	19.77	21.47	**500yr**

Lower Confidence Limits

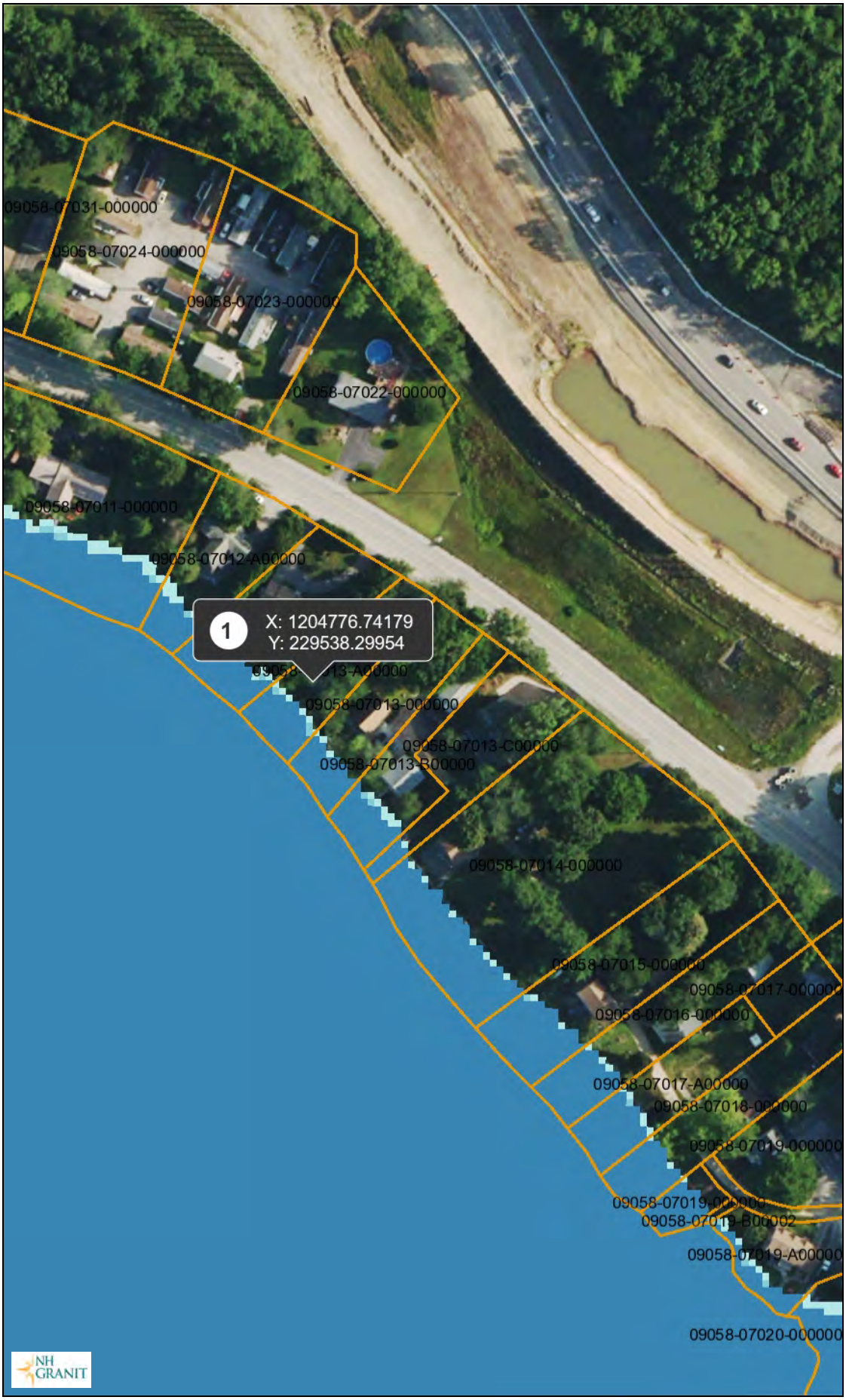
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.72	0.88	**1yr**	0.62	0.86	0.93	1.33	1.69	2.25	2.48	**1yr**	1.99	2.38	2.87	3.20	3.91	**1yr**
2yr	0.31	0.49	0.60	0.81	1.00	1.19	**2yr**	0.86	1.16	1.37	1.82	2.33	3.06	3.45	**2yr**	2.71	3.32	3.82	4.55	5.09	**2yr**
5yr	0.35	0.54	0.67	0.92	1.17	1.40	**5yr**	1.01	1.37	1.61	2.11	2.73	3.78	4.18	**5yr**	3.35	4.02	4.72	5.53	6.23	**5yr**
10yr	0.39	0.59	0.73	1.03	1.33	1.60	**10yr**	1.14	1.56	1.80	2.38	3.05	4.36	4.85	**10yr**	3.86	4.66	5.43	6.40	7.18	**10yr**
25yr	0.44	0.67	0.83	1.19	1.56	1.90	**25yr**	1.35	1.86	2.10	2.75	3.52	4.74	5.87	**25yr**	4.20	5.64	6.62	7.77	8.66	**25yr**
50yr	0.48	0.73	0.91	1.31	1.76	2.16	**50yr**	1.52	2.12	2.34	3.06	3.91	5.36	6.76	**50yr**	4.75	6.50	7.69	9.01	9.99	**50yr**
100yr	0.53	0.81	1.01	1.46	2.01	2.46	**100yr**	1.73	2.41	2.62	3.40	4.32	6.03	7.80	**100yr**	5.34	7.50	8.92	10.47	11.53	**100yr**
200yr	0.59	0.89	1.13	1.63	2.27	2.81	**200yr**	1.96	2.75	2.93	3.76	4.76	6.77	8.99	**200yr**	5.99	8.64	10.34	12.17	13.33	**200yr**
500yr	0.68	1.02	1.31	1.90	2.70	3.36	**500yr**	2.33	3.28	3.41	4.28	5.40	7.89	10.84	**500yr**	6.99	10.43	12.56	14.89	16.15	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.44	0.54	0.72	0.89	1.09	**1yr**	0.77	1.06	1.26	1.74	2.20	2.97	3.17	**1yr**	2.63	3.05	3.58	4.37	5.04	**1yr**
2yr	0.34	0.52	0.64	0.87	1.07	1.27	**2yr**	0.92	1.24	1.48	1.96	2.52	3.42	3.71	**2yr**	3.03	3.57	4.10	4.84	5.62	**2yr**
5yr	0.40	0.62	0.77	1.05	1.34	1.62	**5yr**	1.15	1.59	1.89	2.54	3.26	4.34	4.97	**5yr**	3.84	4.78	5.38	6.39	7.17	**5yr**
10yr	0.47	0.72	0.89	1.25	1.61	1.98	**10yr**	1.39	1.94	2.29	3.11	3.97	5.34	6.22	**10yr**	4.72	5.98	6.84	7.86	8.77	**10yr**
25yr	0.58	0.88	1.09	1.56	2.05	2.58	**25yr**	1.77	2.52	2.96	4.08	5.17	7.74	8.37	**25yr**	6.85	8.05	9.20	10.36	11.43	**25yr**
50yr	0.67	1.03	1.28	1.84	2.47	3.14	**50yr**	2.13	3.07	3.61	5.02	6.35	9.69	10.50	**50yr**	8.57	10.10	11.51	12.76	13.99	**50yr**
100yr	0.79	1.20	1.50	2.17	2.98	3.83	**100yr**	2.57	3.74	4.39	6.18	7.81	12.11	13.17	**100yr**	10.72	12.66	14.41	15.74	17.13	**100yr**
200yr	0.93	1.40	1.77	2.57	3.58	4.68	**200yr**	3.09	4.57	5.36	7.61	9.61	15.19	16.53	**200yr**	13.44	15.89	18.08	19.41	20.97	**200yr**
500yr	1.16	1.72	2.21	3.21	4.57	6.07	**500yr**	3.94	5.94	6.96	10.07	12.67	20.50	22.33	**500yr**	18.14	21.48	24.39	25.60	27.40	**500yr**

Powered by ACIS
Northeast Regional Climate Center

Map by NH GRANIT



Legend

Parcels - polygons

- Parcel Polygons
- Attributes for Additional Lines

MHHW + 1-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10

Coastal 2019 1-foot RGB

Map Scale

1: 1,624

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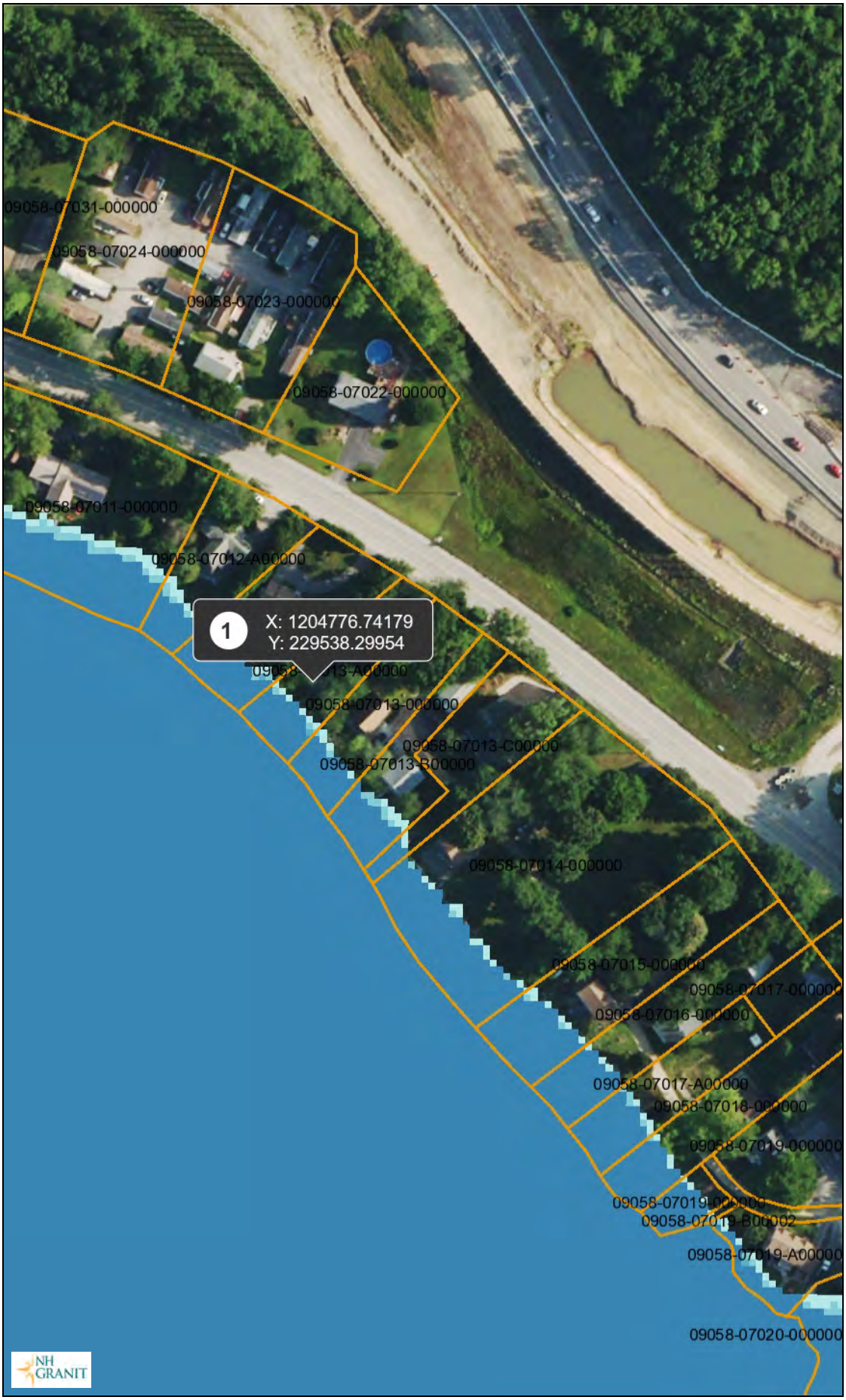
Map Generated: 3/22/2022

Notes

1 foot SLR



Map by NH GRANIT



Legend

Parcels - polygons

- Parcel Polygons
- Attributes for Additional Lines

MHHW + 2-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

Map Scale

1: 1,624

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Map Generated: 3/22/2022

Notes

2 foot SLR



Map by NH GRANIT



Legend

Parcels - polygons

- Parcel Polygons
- Attributes for Additional Lines

MHHW + 4-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

Map Scale

1: 1,624

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Notes

4 foot SLR



Map by NH GRANIT



Legend

Parcels - polygons

- Parcel Polygons
- Attributes for Additional Lines

MHHW + 6-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

Map Scale

1: 1,624

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Notes

6 foot SLR



Map by NH GRANIT



Legend

Parcels - polygons

- Parcel Polygons
- Attributes for Additional Lines

MHHW + 8-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

Map Scale

1: 1,624

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Map Generated: 3/22/2022

Notes

8 foot SLR



Doc # 0000403 Jan 7, 2011 9:54 AM
Book 3896 Page 0677 Page 1 of 3
Register of Deeds, Strafford County

C/H
L-CHIP
STA033539

Return to:
Beacon Title & Escrow Services, LLC
98 Portsmouth Ave.
Stratham, NH 03885

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****2 Thousand 7 Hundred 15 Dollars
DATE 01/07/2011 ST819970 AMOUNT $ ****2715.00
VOID IF ALTERED

WARRANTY DEED

MARGUERITE M. McLEOD and KENNETH J. LUMSDEN, TRUSTEES of the LUMSDEN FAMILY TRUST u/t/a dated March 5, 1975, of 28 Pleasant Street, Derry, NH 03038, for consideration paid, hereby grants to **MICHAEL C. McDONOUGH and SANDRA J. McDONOUGH**, husband and wife, of 391 Packers Falls Road, Lee, NH 03861, *as joint tenants with rights of survivorship*, with Warranty Covenants, the following:

A certain parcel of land with the buildings thereon, situated at Dover Point in said Dover, County of Strafford, State of New Hampshire, bounded and described as follows:

Beginning on the Easterly shores of Little Bay at the Southwesterly corner of land of L. Witham; and running North 70° 15' East a distance of one hundred forty-seven and seven tenths (147.7) feet by land of said Witham to a marker at land of the State of New Hampshire; thence running Southwesterly by said land of New Hampshire a distance of forty (40) feet to a marker; thence running Southwesterly by other land now or formerly of Sarah M. Cullen and Geraldine M. Cullen to the high water mark at Little Bay at a distance of sixty (60) feet Southeasterly from the point of beginning; thence running Northwesterly by said high water mark sixty (60) feet to the place begun at.

Meaning and intending to describe and convey the same premises conveyed to Harrington S. Lumsden, Marguerite M. McLeod, Kenneth J. Lumsden and Ann M. Finn, Trustees of the Lumsden Family Trust by deed dated March 5, 1975 and recorded at the Strafford County Registry of Deeds at Book 963, Page 351.

Harrington S. Lumsden died on July 8, 1985. Ann M. Finn died on January 10, 2007. Marguerite M. McLeod and Kenneth J. Lumsden are the surviving Trustees pursuant to Article II of said Trust declaration.

This is not homestead property of the Grantors nor their spouses.

WITNESS my hand this 4 day of January, 2011.

Marguerite M. McLeod, Trustee of the
Lumsden Family Trust

Certificate of Trustee Authority

The undersigned is the Trustee under the Lumsden Family Trust, created under declaration of trust dated March 5, 1975, and any amendments thereto, and has full and absolute power in said declaration to convey any interest in real estate and improvements thereon held in said trust, and to mortgage same, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

WITNESS my hand this 4 day of January, 2011.

Marguerite M. McLeod, Trustee of the
Lumsden Family Trust

STATE OF New Hampshire
COUNTY OF Rockingham

Personally appeared before me on this 4th day of January, 2011, the above named Marguerite M. McLeod who acknowledged the foregoing instrument to be her free act and deed on behalf of said Trust.

Notary Public/Justice of the Peace
Name:
My Commission Expires:

JUDY M. TINKHAM
MY COMMISSION EXPIRES APRIL 15, 2014
NOTARY PUBLIC
NEW HAMPSHIRE

WITNESS my hand this 4th day of January, 2011.

Kenneth J. Lumsden, Trustee of the
Lumsden Family Trust

Certificate of Trustee Authority

The undersigned is the Trustee under the Lumsden Family Trust, created under declaration of trust dated March 5, 1975, and any amendments thereto, and has full and absolute power in said declaration to convey any interest in real estate and improvements thereon held in said trust, and to mortgage same, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

WITNESS my hand this 4th day of January, 2011.

Kenneth J. Lumsden, Trustee of the
Lumsden Family Trust

STATE OF New York
COUNTY OF Erie

Personally appeared before me on this 4th day of January, 2011, the above named Kenneth J. Lumsden who acknowledged the foregoing instrument to be his free act and deed on behalf of said Trust.

DIANA L. SPENCER
Notary Public State of New York
No: 01SP5086106 - Erie County
My commission expires 10/6/13

Notary Public/Justice of the Peace
Name: DIANA L. SPENCER
My Commission Expires: 10/6/13

D. City of Dover Conditional Use Permit for Michael C. & Sandra J. McDonough (Agent: Ambit Engineering, Inc.), Assessor's Map 7, Lot 13A, zoned R-20, located at 29 Boston Harbor Road. Proposal is to re-develop the site including replacement of the existing residential structure, re-configuration use of pervious technology for the proposed driveway, grading and associated landscape improvements within the Conservation District and Wetlands Protection District.

E. NHDES Standard Dredge and Fill Wetlands Permit Application for Michael C. & Sandra J. McDonough (Agent: Ambit Engineering, Inc.), Assessor's Map 7, Lot 13A, zoned R-20, located at 29 Boston Harbor Road. Proposal is to re-develop the site including replacement of the existing residential structure, re-configuration use of pervious technology for the proposed driveway, grading, utility connections and associated landscape improvements, creating 2,267 square feet of permanent impact and 1,064 square feet of temporary impact to the previously developed Tidal Buffer Zone.

The Commission agreed to hear items D and E together.

John Clagnon was present to explain the proposal. Overall there is a reduction in impervious surface area on site.

J. Aube: What is the decrease to impervious?

J. Clagnon: The decrease is around 30%.

A. Lyon: Porous pavers are great but only work well if maintained appropriately. Is there are porous pavers management plan?

M. McDonough: Porous pavers should need less than porous pavement but will make sure they are maintained.

J. Aube: How is the stormwater being dealt with?

J. Clagnon: The porous pavers will allow for integration.

A. Lyon: What is the elevation from the edge of the property to the water line?

J. Clagnon: There is about a 6-foot grade change at the shore.

S. Fellows: Can you speak to the vegetation?

J. Clagnon: There will be some trimming but no changes otherwise.

A. Lyon: Could the structure be moved closer to the road?

J. Clagnon: The presence of a sewer easement prevents us from doing that.

DRAFT

J. Aube motioned to endorse the applications citing the reduction in impervious surface area. A. Kramer-Perry seconded. Vote: U/A.

F. Authorization vote for Chair to sign Critical Flood Risk Infrastructure Grant letters of support. Gretchen Young, Environmental Projects Manager, was present to explain the project applications.

There are six letters for Community Services related proposals and one for the Waterfront Development produced by Steve Bird.

A. Lyon motioned to authorize the Chair to sign the Waterfront Proposal letter. S. Fellows seconded. Vote: U/A.

A. Kramer-Perry motioned to authorize the Chair to sign the stormwater utility letter. J. Aube. seconded. Vote: U/A.

B. Batchelder motioned to authorize the Chair to sign the man-made wetland letter. A. Lyon. seconded. Vote: U/A.

A. Lyon motioned to authorize the Chair to sign the BMP nitrogen reduction letter. B. Batchelder seconded. Vote: U/A.

J. Aube exited the meeting at 7:00 pm.

S. Fellows motioned to authorize the Chair to sign the group purchase of a high-quality street sweeper letter. A. Kramer-Perry. seconded. Vote: U/A.

S. Fellows motioned to authorize the Chair to sign the Blackwater Bridge rebuild letter. A. Kramer-Perry seconded. Vote: U/A.

A. Kramer-Perry motioned to authorize the Chair to sign the Reyeners Brook Culvert letter. B. Batchelder seconded. Vote: U/A.

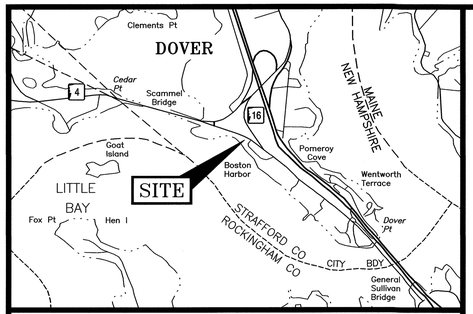
G. Vote to use a maximum of $10,000 from Conservation Fund for an updated survey of River Run Wildlife Management Area.

J. Kaspari: There is a longstanding dispute with the abutting owners of a parcel connected to conservation land known as River Run Wildlife Management Area. The parcel is owned by the City and monitored by LCHIP. LCHIP has requested an updated survey to solved the dispute. The survey shouldn't cost $10,000 but asking for that amount to make sure another authorization wouldn't be needed. The final amount is expected to be between $5,000 and $10,000.

DRAFT

P22-22 **29 Boston Harbor Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
07011-000000	23 BOSTON HARBOR RD	CARAMAGNO JUSTIN C TRUSTEE	CARAMAGNO JUSTIN C FAMILY REVOCABLE TRUS	23 BOSTON HARBOR RD	DOVER	NH	03820
07012-000000	27 BOSTON HARBOR RD	MILLER WILLIAM J	MILLER CASSANDRA	27 BOSTON HARBOR ROAD	DOVER	NH	03820
07012-A00000	25 BOSTON HARBOR RD	FRIEDMAN ANDRA		25 BOSTON HARBOR ROAD	DOVER	NH	03820
07013-000000	31 BOSTON HARBOR RD	MACLEARY-KENNETT SUSAN		BULLSHEAD RD	STANFORDVILLE	NY	12581
07013-B00000	33 A BOSTON HARBOR RD	FRITZ JOHN & JEAN MARIE CO-TRUSTEES	FRITZ FAMILY REVOCABLE TRUST OF 2015	33 A BOSTON HARBOR RD	DOVER	NH	03820
07013-C00000	33 B BOSTON HARBOR RD	POLLARD SAMUEL W &	POLLARD JANE P	33 B BOSTON HARBOR RD	DOVER	NH	03820-4645
07014-000000	35 BOSTON HARBOR RD	SCHOPP LYNDA M & DAVID R CO-TRUSTEES	WAYNE MCCOOEY TRUST	1390 LAKE RD	LAKE FOREST	IL	60045
07022-000000	28 BOSTON HARBOR RD	GAGNON SANDRA	GAGNON JOSEPH	28 BOSTON HARBOR ROAD	DOVER	NH	03820
07023-000000	24 BOSTON HARBOR RD	BAYVIEW VILLAGE COOPERATIVE INC		24 BOSTON HARBOR ROAD	DOVER	NH	03820
07013-A00000	29 BOSTON HARBOR RD	MCDONOUGH MICHAEL C &	MCDONOUGH SANDRA J	29 BOSTON HARBOR RD	DOVER	NH	03820
		AMBIT ENGINEERING INC	JOHN R CHAGNON, PE LLS	200 GRIFFIN ROAD, UNIT 3	PORTSMOUTH	NH	03801
		MIKE MCDONOUGH		391 PACKERS FALLS ROAD	LEE	NH	03681



LOCATION MAP SCALE: 1" = 2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/27	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	IRON ROD SET
	BOUNDARY
	BUILDING SETBACK
MHW	MEAN HIGH WATER LINE
MLW	MEAN LOW WATER LINE
HOTL	NH DES HIGHEST OBSERVABLE TIDE LINE
	FRESHWATER WETLAND LINE
WB	WETLAND BUFFER LINE
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
GS	GAS SHUT OFF
WS	WATER SHUT OFF/CURB STOP
GV	GATE VALVE
HYD	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
A-1	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
TYP.	TYPICAL
LSA	LANDSCAPED AREA
	EXISTING TREE

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/28/2022 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
   - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
   - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

12.14.21

JOHN R. CHAGNON, LLS DATE

PLAN REFERENCES:

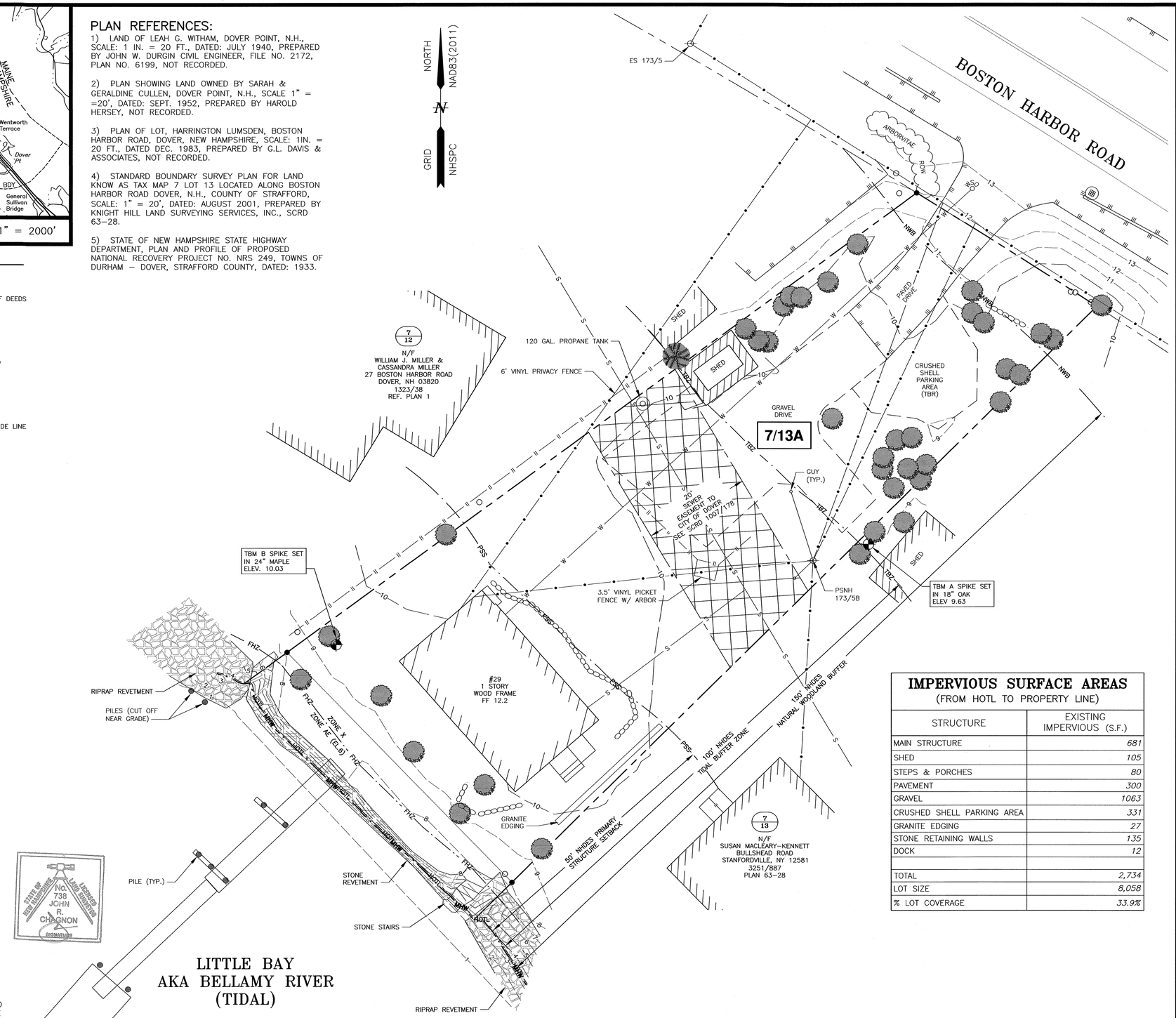
1) LAND OF LEAH G. WITHAM, DOVER POINT, N.H., SCALE: 1 IN. = 20 FT., DATED: JULY 1940, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, FILE NO. 2172, PLAN NO. 6199, NOT RECORDED.

2) PLAN SHOWING LAND OWNED BY SARAH & GERALDINE CULLEN, DOVER POINT, N.H., SCALE 1" = =20', DATED: SEPT. 1952, PREPARED BY HAROLD HERSEY, NOT RECORDED.

3) PLAN OF LOT, HARRINGTON LUMSDEN, BOSTON HARBOR ROAD, DOVER, NEW HAMPSHIRE, SCALE: 1IN. = 20 FT., DATED DEC. 1983, PREPARED BY G.L. DAVIS & ASSOCIATES, NOT RECORDED.

4) STANDARD BOUNDARY SURVEY PLAN FOR LAND KNOW AS TAX MAP 7 LOT 13 LOCATED ALONG BOSTON HARBOR ROAD DOVER, N.H., COUNTY OF STRAFFORD, SCALE: 1" = 20', DATED: AUGUST 2001, PREPARED BY KNIGHT HILL LAND SURVEYING SERVICES, INC., SCRD 63-28.

5) STATE OF NEW HAMPSHIRE STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED NATIONAL RECOVERY PROJECT NO. NRS 249, TOWNS OF DURHAM - DOVER, STRAFFORD COUNTY, DATED: 1933.



IMPERVIOUS SURFACE AREAS
(FROM HOTL TO PROPERTY LINE)

STRUCTURE	EXISTING IMPERVIOUS (S.F.)
MAIN STRUCTURE	*681*
SHED	*105*
STEPS & PORCHES	*80*
PAVEMENT	*300*
GRAVEL	*1063*
CRUSHED SHELL PARKING AREA	*331*
GRANITE EDGING	*27*
STONE RETAINING WALLS	*135*
DOCK	*12*
TOTAL	*2,734*
LOT SIZE	*8,058*
% LOT COVERAGE	*33.9%*

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 7 AS LOT 13A.

2) OWNERS OF RECORD:
MICHAEL C. MCDONOUGH &
SANDRA J. MCDONOUGH
391 PACKERS FALLS ROAD
LEE, NH 03861
3896/677

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE 9/30/2015.

4) EXISTING LOT AREA:
8,058 S.F. ± TO MHW
0.1850 ± ACRES TO MHW

5) PARCEL IS LOCATED IN LOW DENSITY RESIDENTIAL (R-20) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		125 FEET
SETBACKS:	FRONT	20 FEET MIN./ 35 FEET MAX
	SIDE	20 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

6A) PER THE CITY OF DOVER ZONING ORDINANCE, ARTICLE V, SECTION 170-14, NON CONFORMING LOTS, A LOT WITH A WIDTH OF SEVENTY-FIVE (75) FEET OR LESS AND FIFTY (50) FEET OR MORE SHALL HAVE A MINIMUM SIDE YARD OF SIX (6) FEET.

7) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

8) PARCEL IS ENTIRELY WITHIN THE NHDES PROTECTED SHORELAND.

9) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 7 LOT 13A IN THE CITY OF DOVER.

10) DOCKING STRUCTURE DES PERMIT 2014-01107.

STRUCTURE REPLACEMENT MCDONOUGH RESIDENCE 29 BOSTON HARBOR RD. DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	12/14/21

REVISIONS

STATE OF NEW HAMPSHIRE
STEVEN D. RIKER
No. 219
CERTIFIED WETLAND SCIENTIST

SCALE: 1" = 10' DECEMBER 2021

EXISTING CONDITIONS PLAN

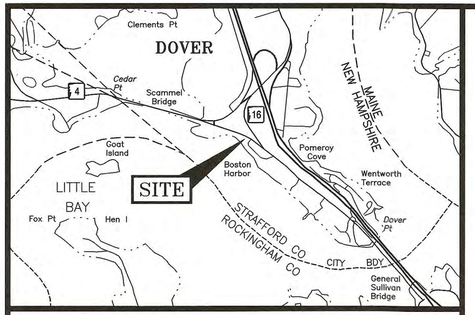
C1

FB 370 PG 32

2844

STATE OF NEW HAMPSHIRE
No. 736
JOHN R. CHAGNON
LICENSED LAND SURVEYOR
SIGNATURE

X:\JOBS\2020\LN-2847\LN-2844\2021 Survey & Permitting\Plans & Specs\Dov2844 Permit 2021.dwg, C1 EXS, 3/16/2022 3:08:18 PM



LOCATION MAP SCALE: 1" = 2000'

PLAN REFERENCES:

1) LAND OF LEAH G. WITHAM, DOVER POINT, N.H., SCALE: 1 IN. = 20 FT., DATED: JULY 1940, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, FILE NO. 2172, PLAN NO. 6199, NOT RECORDED.

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3) PLAN OF LOT, HARRINGTON LUMSDEN, BOSTON HARBOR ROAD, DOVER, NEW HAMPSHIRE, SCALE: 1IN. = 20 FT., DATED DEC. 1983, PREPARED BY G.L. DAVIS & ASSOCIATES, NOT RECORDED.

4) STANDARD BOUNDARY SURVEY PLAN FOR LAND KNOW AS TAX MAP 7 LOT 13 LOCATED ALONG BOSTON HARBOR ROAD DOVER, N.H., COUNTY OF STRAFFORD, SCALE: 1" = 20', DATED: AUGUST 2001, PREPARED BY KNIGHT HILL LAND SURVEYING SERVICES, INC., SCRD 63-28.

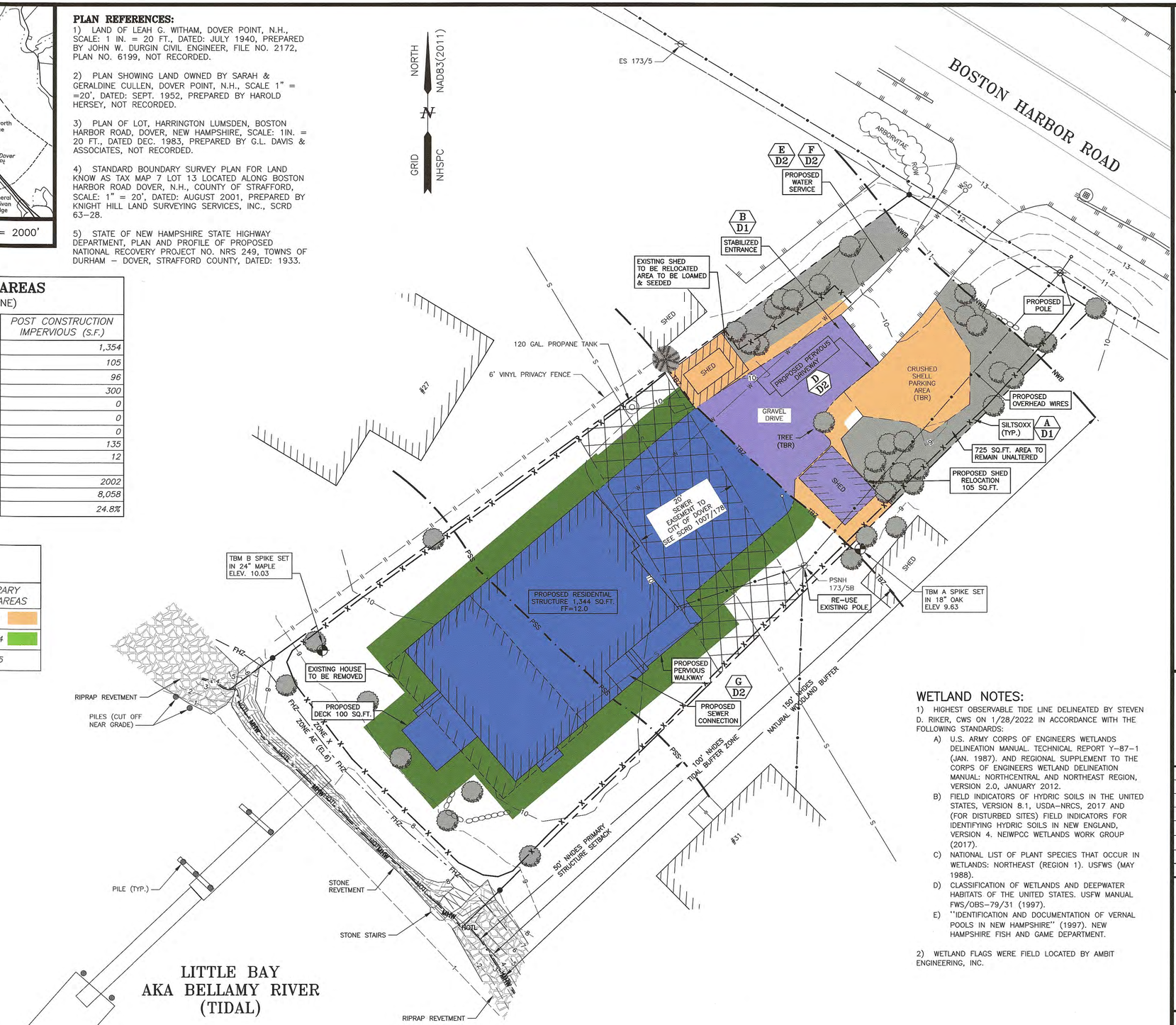
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IMPERVIOUS SURFACE AREAS
(FROM HOTL TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	681	1,354
SHED	105	105
STEPS & PORCHES	80	96
PAVEMENT	300	300
GRAVEL	1063	0
CRUSHED SHELL PARKING AREA	331	0
GRANITE EDGING	27	0
STONE RETAINING WALLS	135	135
DOCK	12	12
TOTAL	2,734	2002
LOT SIZE	8,058	8,058
% LOT COVERAGE	33.9%	24.8%

NHDES IMPACT AREAS
IN S.F.

	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
250' PROTECTED SHORELAND ZONE	603	801
100' TIDAL BUFFER ZONE	2,267	1,064
TOTAL:	2,870	1,865



WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/28/2022 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
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   - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

3.22.22

JOHN R. CHAGNON, LLS DATE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 7 AS LOT 13A.

2) OWNERS OF RECORD:
MICHAEL C. MCDONOUGH &
SANDRA J. MCDONOUGH
29 BOSTON HARBOR ROAD
DOVER, NH 03820
3896/677

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE 9/30/2015.

4) EXISTING LOT AREA:
8,058 S.F. ± TO MHW
0.1850 ± ACRES TO MHW

5) PARCEL IS LOCATED IN LOW DENSITY RESIDENTIAL (R-20) DISTRICT.

6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RESIDENTIAL STRUCTURE ON ASSESSOR'S MAP 7 LOT 13A IN THE CITY OF DOVER.

7) DOCKING STRUCTURE DES PERMIT 2014-01107.

8) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

10) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

11) COORDINATE UTILITY SERVICES WITH PROVIDERS

STRUCTURE REPLACEMENT MCDONOUGH RESIDENCE 29 BOSTON HARBOR RD. DOVER, N.H.

NO.	DESCRIPTION	DATE
1	ADD AREA TO REMAIN UNALTERED	3/22/22
0	ISSUED FOR COMMENT	2/16/22

REVISIONS

STATE OF NEW HAMPSHIRE · JOHN R. CHAGNON No. 7851 · LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE · STEVEN D. RIKER 3/22/22 No. 219 · CERTIFIED WETLAND SCIENTIST

SCALE: 1" = 10' JANUARY 2022

NH DES PERMIT PLAN

C2

FB 370 PG 32

2844

J:\JOBS\2028\DWG\PLAN\PLAN 2844X.DWG | Survey & Permitting Plan & Sections 24x36 | Plotted: C2 PERMIT COLOR, 3/22/2022 11:19:23 AM

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN **NPDES** PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (**S.W.P.P.P.**) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE **S.W.P.P.P.** AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (**N.O.T.**) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

PERFORM DEMOLITION.

BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILTSOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.

INSTALL FOUNDATION

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT SITE IMPROVEMENTS

AFTER BUILDING IS COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". 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.

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. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

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.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE OR SILTSOXX AROUND TOPSOIL STOCKPILE.

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 OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS 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.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. 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 INTO
THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. 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 SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

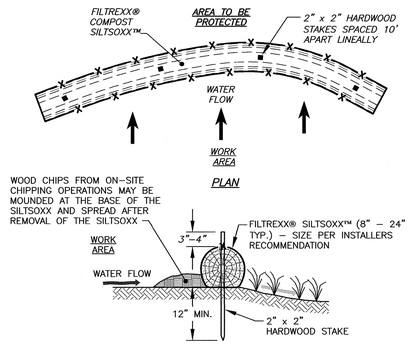
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

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 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 MELT EVENTS.

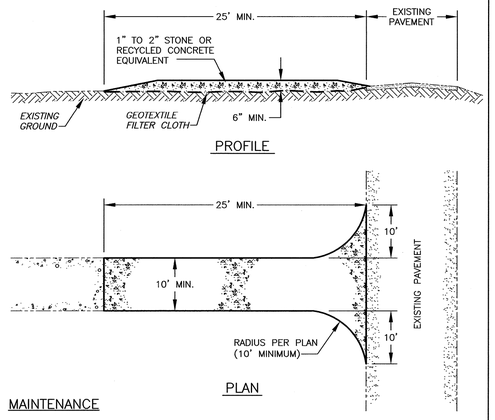
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

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.



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A / C2 — FILTREXX® SILTSOXX™ FILTRATION SYSTEM — NTS



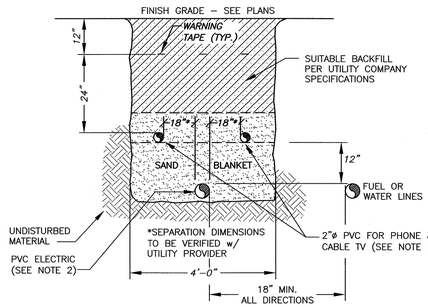
MAINTENANCE

1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6) 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.
7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

B / C2 — STABILIZED CONSTRUCTION ENTRANCE — NTS
SUBSTITUTE FODS IF DESIRED



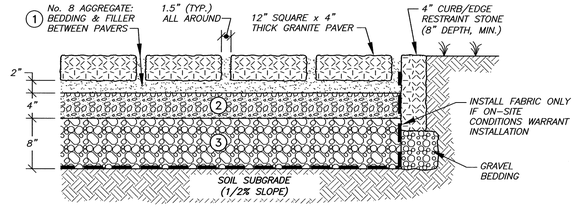
NOTES:
1. ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.
2. NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
3. ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
4. INSTALL A 200# PULL ROPE FOR EACH CONDUIT
5. VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.

C / — — BURIED ELEC/COMM CABLE — NTS
OPTIONAL

ASTM D 448 GRADATION TABLE

①		②		③	
ASTM No. 8 BEDDING & JOINT FILLER		*ASTM No. 57 STONE OPEN GRADED BASE*		*ASTM No. 2 STONE SUBBASE*	
SIEVE SIZE	*PASSING BY WEIGHT (%)*	*SIEVE SIZE*	*PASSING BY WEIGHT (%)*	*SIEVE SIZE*	*PASSING BY WEIGHT (%)*
1/2" (12.5mm)	*100*	*1.5" (37.5mm)*	*100*	*3" (75mm)*	*100*
3/8" (9.5mm)	*85-100*	*1" (25mm)*	*95-100*	*2.5" (63mm)*	*90-100*
No. 4 (4.75mm)	*10-30*	*1/2" (12.5mm)*	*25-60*	*2" (50mm)*	*35-70*
No. 8 (2.36mm)	*0-10*	*No. 4 (4.75mm)*	*0-10*	*1.5" 37.5mm)*	*0-15*
No. 16 (1.16mm)	*0-5*	*No. 8 (2.36mm)*	*0-5*	*3/4" (19mm)*	*0-5*

NOTES:
1) PAVING SYSTEM BASE DESIGN. INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR PLACEMENT OF BASE MATERIALS. REVIEW VARIATIONS WITH DESIGN ENGINEER.
2) ALL STONE SHALL BE ANGULAR, WITH 90% FRACTURED FACES. STONE SHALL BE WASHED WITH LESS THAN 1% PASSING THE 200 SIEVE.
3) CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
4) PAVER SURFACE SHALL BE MAINTAINED BY VACUUMING TWICE A YEAR.



D / C2 — POROUS PAVER DRIVE SECTION — NTS
TECHO BLOC PAVERS OR APPROVED EQUAL

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

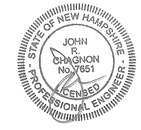
4) PURSUANT TO RSA 483-B:9 11 (D), NO FERTILIZER SHALL BE APPLIED TO VEGETATION OR SOILS LOCATED WITHIN 25 FEET OF THE REFERENCE LINE OF ANY PUBLIC WATER. BEYOND 25 FEET, SLOW OR CONTROLLED RELEASE FERTILIZER MAY BE USED. SLOW RELEASE NITROGEN MUST CONTAIN NO MORE THAN 2% PHOSPHORUS, AND A NITROGEN COMPONENT WHICH IS AT LEAST 50% SLOW RELEASE NITROGEN COMPONENTS.

5) PURSUANT TO RSA 483-B:9, V (A) (2) (A), NO CHEMICALS INCLUDING PESTICIDES OR HERBICIDES OF ANY KIND, SHALL BE APPLIED TO GROUND, TURF, OR ESTABLISHED VEGETATION WITHIN THE WATERFRONT BUFFER, EXCEPT IF APPLIED BY HORTICULTURE PROFESSIONAL WHO HAVE AN APPLICATION LICENSE OR AS ALLOWED BY SPECIAL PERMIT ISSUED UNDER RSA 541-A. NO CALCIUM CHLORIDE SHALL

STRUCTURE REPLACEMENT
MCDONOUGH RESIDENCE
29 BOSTON HARBOR RD.
DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/18/22

REVISIONS



SCALE: 1" = 20' DECEMBER 2021

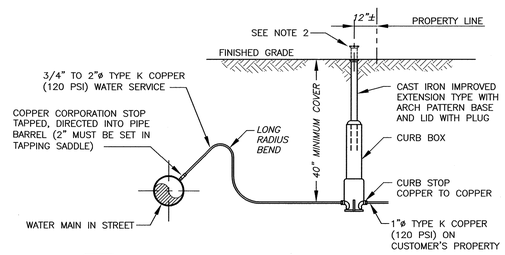
DETAILS D1

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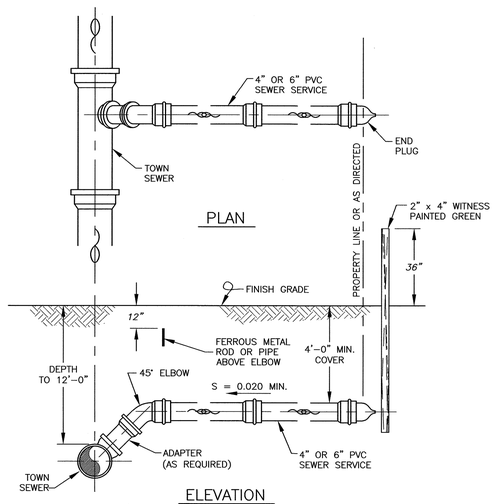
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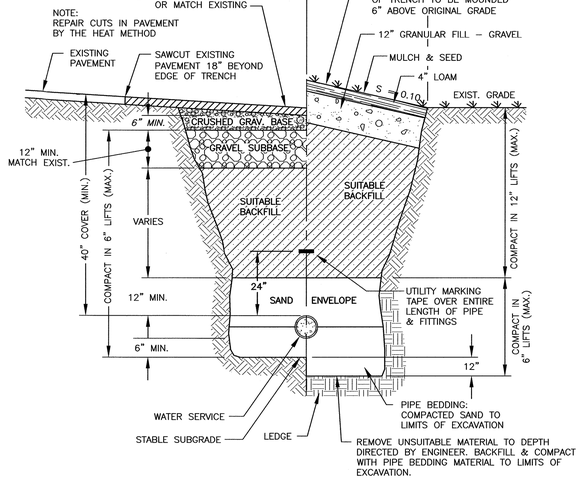
NOTE:
1) INSTALLATION OF WATER MAIN TAP & CURB STOP & BOX SHALL ONLY BE PERFORMED BY THOSE AUTHORIZED BY THE PUBLIC WORKS DEPARTMENT.
2) IN AREAS OF HEAVY GROWTH THE CURB BOX COVER SHALL BE SET 6" ABOVE FINISH GRADE AND A WITNESS STAKE SET.
3) CURB BOX SHALL BE SET APPROXIMATELY 12" OUTSIDE PROPERTY LINE AS SHOWN.
4) PRIOR TO ACCEPTANCE, A PLAN INDICATING THE LOCATION OF THE CURB BOX SHALL BE SUBMITTED TO THE CITY OF DOVER WATER DIVISION.



E / C2 WATER SERVICE CONNECTION
NTS



G / C2 SEWER SERVICE CONNECTION
NTS



F / C2 TYPICAL WATER SERVICE TRENCH
NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

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STRUCTURE REPLACEMENT
MCDONOUGH RESIDENCE
29 BOSTON HARBOR RD.
DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/18/22

REVISIONS

JOHN R. CRAGNON No. 7551 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' DECEMBER 2021

DETAILS D2

FB 370 PG 32

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-21

Application Type:	Major Subdivision
Applicant(s):	Chinburg Properties
Owner(s):	Dahn H. & Norma M. Tibbett and Jahn H. & Susan G Janetos
Location:	Oak Street (Tax Map N, Lot 13-1)
Date:	April 26, 2022

INTENT: To provide yield plan for an Open Space Subdivision for 12 single family residences with less than the required minimum cul-de-sac length

UNITS PROPOSED: 12 new lots

AGENDA ITEM #: 4-D

ACREAGE: 34.53 ± acres

ZONING DISTRICT: R-40, Conservation Overlay District

EXISTING LAND USE: Former Single Family Residential

PROPOSED LAND USE: Multi-family Housing / 12-lot single family

SURROUNDING LAND USE: Residential

ZBA ACTION: None

WAIVERS REQUESTED:
-Section 157-32 J. "Dead-End Streets"

ATTACHMENTS: Application Materials, OSS Yield Plan & OSS Plan

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

PERMITS REQUIRED:
NHDES Wetland, NHDES Shoreland

Summary of Request and Background
The applicant seeks a waiver of §157-32.J. "Dead-End Streets" relating to the length of the street being 400', which is below the 500' requirement, on the yield plan in order to proceed forward with a Major Open Space Subdivision application to the Planning Board.

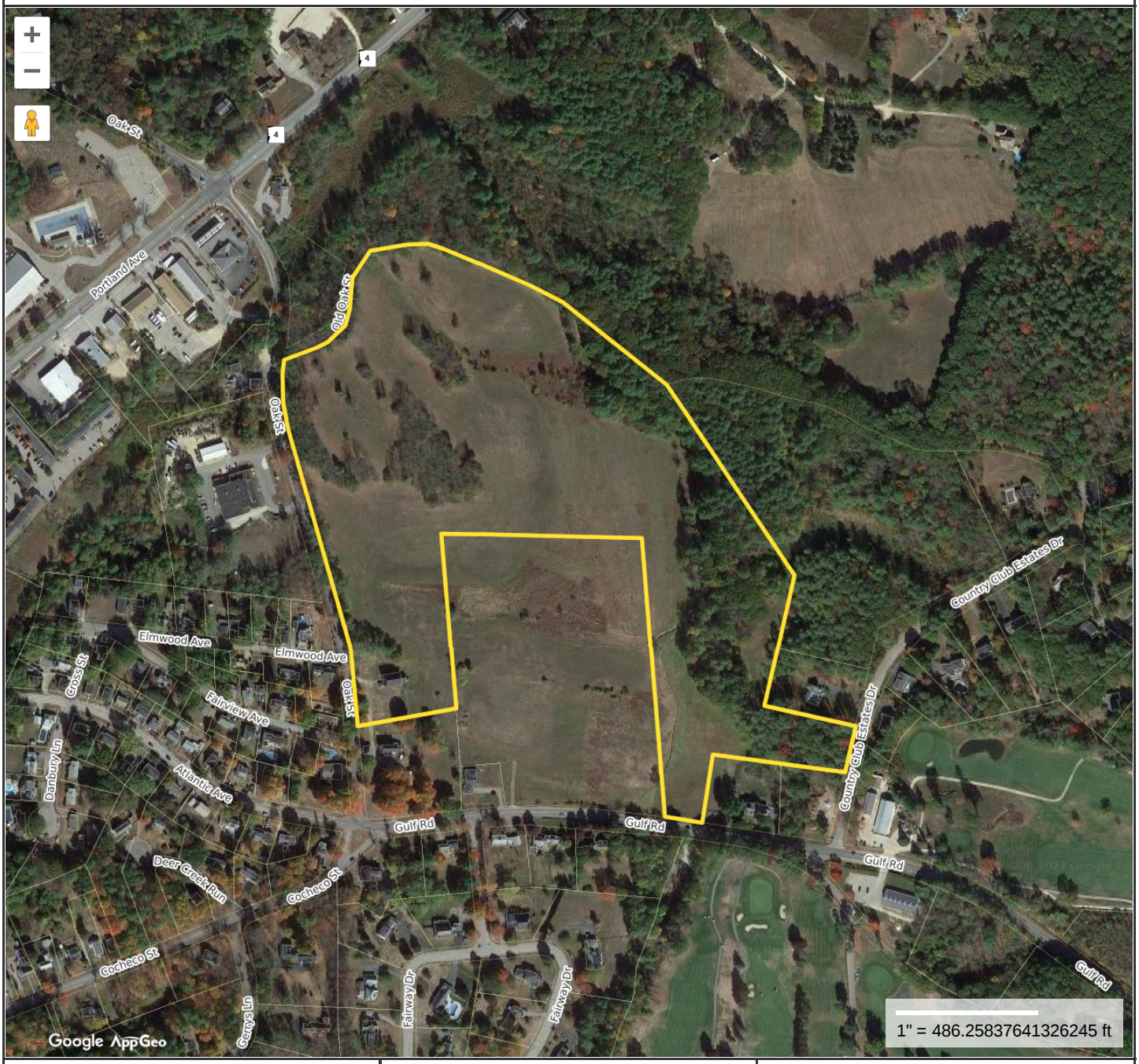
Consistency with Land Use Regulations
The Subdivision Regulations of §157-32.J. state, *"Dead-end streets (culs-de-sac). Unless topography indicates a need for an alternative length, streets shall not be less than 500 feet nor exceed 1,000 feet in length and shall terminate in a cul-de-sac…"*

Consistency with Land Use Regulations – Waiver
Section 157-51 of the Subdivision Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:
(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believe criterion (1) has been as the topography of the lot dictates the need for an alternative length of the cul-de-sac design and that the proposed design will have less disruption to the natural environment than that of a longer roadway design.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the waiver to allow a yield plan with less than 500' cul-de-sac. A full TRC and Planning Board review of the major subdivision is still required.

Oak Street



Property Information

Property ID	N0013-000000
Location	GULF RD
Owner	JANETOS JAHN H AND SUSAN G &
Land Use	109

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 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover, New Hampshire
SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Chinburg Properties Telephone # 603-868-5995 x-25

Address of Applicant: 3 Penstock Way Newmarket, NH 03857

Name of Property Owner (*if different from applicant*): Dahn H. & Norma M. Tibbett / Jahn H. & Susan G. Janetos Telephone #_____

Address of Property Owner: 55 Carlton Way Hales Location, NH 03860

E-Mail Address: massia@chinburg.com

PROPERTY INFORMATION

Address of Property: Oak Street

Assessor's Map # N Lot(s) # 13-1

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

Size of Parcel: 34.53 ac Property Deed: Book 4465 Page: 298

Existing Use of Property: VACANT

SUBDIVISION INFORMATION

Subdivision Type: Conventional: _____ Open Space: X TDR: _____

Existing Number of Lots: 1 Proposed Number of Lots: 12

TDR Relief sought (Check All That Apply): □ Lot Size □ Frontage □ Setback □ 30' Buffer □ Purchase ____ units

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

N/A

Circle one for each category:
Water: City/Well (circle one) How far is city water from the property? _____

Sewer: City/Septic (circle one) How far is city sewer from the property? _____

Highway Access City Street/State Highway (circle one) | Roadway Public or Private Road (circle one)

Refuse removal: Public/Private (circle one) | Estimated Length of Proposed Road: TBD feet

Estimated value of construction: TBD New impervious area (in s.f.): TBD

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: Section 157-32 J. "Dead-End Streets"

Justification for waiver request(s) (*attach additional sheets as needed*): See attached Waiver request.

SURVEYOR INFORMATION

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

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911

Professional License #: Kevin McEneaney, LLS 661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, PE - Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: Stephen J. Haight, PE #7978 E-mail address: shaight@civilworksne.com

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Damon E. Burt, NH CWS

Address 38 Garland Road Strafford, NH 03884 Telephone #: 603-969-5574

Professional License #: NH CWS# 163 E-mail address: frenvironmental@gmail.com

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/We submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take

place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: _____

Signature of Applicant (*if different from owner*): Matt Ossin Chinburg Properties Date: 3/21/22

Signature of Agent: _____ Date: 3/22/22

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby 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: _____

Signature of Applicant (*if different from owner*): Matt Ossin Chinburg Properties Date: 3/21/22

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____ Date: _____

Signature of Applicant (*if different from owner*): Matt Ossin Chinburg Properties Date: 3/21/22

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner: _____ Date: _____

Signature of Applicant (*if different from owner*): Matt Ossin Chinburg Properties Date: 3/21/22

WAIVER REQUEST
Subdivision Application
for
Chinburg Properties
Tax Map N, Lot 13-1
3/22/22

The subject parcel contains 34.5 acre having several areas of steep slopes and a large wetland area and fronts on Oak Street, Country Club Estates Drive, and Fresh Creek Road. The proposed subdivision layout would result in 12 lots having access from both Oak Street and Fresh Creek Road and will be serviced by municipal water and sewer services. This design would require improvements/upgrades to a portion of Fresh Creek Road for the proposed lots fronting on a short cul-de-sac.

Per Dover Subdivision Regulations, Chapter 157-21 D., a yield plan is required to prove the feasibility of obtaining the same number of conventional lots as proposed in the Open Space Subdivision design. We have provided such a yield plan depicting 12 lots, however to do so requires showing a cul-de-sac for access to some of the lots.

Per Dover Subdivision Regulations, Chapter 157-32 J. regarding dead-end streets, a cul-de-sac is required to be not less than 500 feet, nor more than 1000 feet, in length. The submitted yield plan depicts a cul-de-sac of approximately 400 feet in length as measured from Fresh Creek Road. Of note is that the length of the cul-de-sac as measured from the intersection of Oak Street is over 500' and less than 1000'.

Dover Subdivision Regulations, Chapter 157-51 A. (2)
"Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

The 400 foot cul-de-sac design shown on the yield plan properly carries out the spirit and intent of the regulations and avoids impacts to the areas of steep slopes and wetlands.

Therefore, as requested by Planning Staff in order to move forward with the Open Space Subdivision design, the applicant is seeking relief from the minimum requirement of 500 feet to allow a cul-de-sac length of 400' as measured from the upgraded portion of Fresh Creek Road as depicted on the yield plan.

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-21

Application Type:	Major Subdivision
Applicant(s):	Chinburg Properties
Owner(s):	Dahn H. & Norma M. Tibbett and Jahn H. & Susan G Janetos
Location:	Oak Street (Tax Map N, Lot 13-1)
Date:	April 7, 2022

INTENT: To provide yield plan for an Open Space Subdivision for 12 SFR with less than the required minimum cul-de-sac length

UNITS PROPOSED: 12 new lots

AGENDA ITEM #: 2

ACREAGE: 34.53 ± acres

ZONING DISTRICT: R-40, Conservation Overlay District

EXISTING LAND USE: Former Single Family Residential

PROPOSED LAND USE: Multi-family Housing / 12-lot single family

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED:

WAIVERS REQUESTED:
-Section 157-32 J. "Dead-End Streets"

ATTENDANCE:
Members: Donna Benton, Planning
Natasha Kypfer, Zoning
Reid Amy, Business Development
Jill Semprini, Engineering
Jim Maxfield, Inspection Services/Fire
Marn Speidel, Police
Frank Torr, Planning Board
Others: Amelia DeGrace
Ken Mavrogeorge
Michael Asciola
Shawna Sammis
Steve Haight
Alexx Monastiero
Colton Gove
Mike Day
Brian and Kelly Dalke

PLAN REVIEW:
Planning:

- Where would driveway for lot 12 be?
- Upgrade Class VI road past lot 12's future driveway curb-cut
- Revise note with cul-de-sac length
- Add frontage total to table on plan
- Access to lot 8?
- Subdivision (or real waiver) would need Rollinsford PB approval as well
- Reminder: Water and Sewer Investment Fees and impact fees for lots

Engineering:

- OSS Cluster Plan – the Class VI road will need to be upgraded to the limits of the town line
- OSS Cluster Plan – concern with access to LCA 6 and emergency access
- OSS Cluster Plan – where is the driveway access to LCA 12?
- General Comment: There is existing water along Oak Street (12" DI), Gulf Road (8" DI), and Country Club Estates (6" AC).
- General Comment: There are 4 potential options to connect into municipal sewer. Common septic tanks and common leach fields are discouraged.
    - Existing gravity sewer ends at the intersection of Elmwood Ave with Oak St, Fairview Ave with Oak Street, and at the intersection of Atlantic Ave with Oak St. These sewer lines are shallow and a forcemain would likely be needed to service the proposed development.
    - There is an existing gravity sewer along Cocheco St that is likely deep enough to continue to service the new development.
    - An existing 6" sewer line extends from the sewer manhole at the intersection of Cross St with Elmwood Ave to the (previous) Armory. Potential to obtain an easement and upgrade the line to an 8" sewer; the City would take over easement and maintenance of new 8" sewer line.
    - Pump to SMH 2264 at intersection of Portland Ave with Oak St

Police Department:

- How would Lot 11 on the Yield Plan be accessed?

- Yield Plan presumes reclassification of a portion of Fresh Creek Road from Class VI to Class V highway
- How is LCA 12 accessible for the residents of the other lots in the development?
- Concerns: preserving/maintaining public access and use of Fresh Creek Road, scope of proposed improvements, conditions of maintenance, and statutory provisions of Class VI highways (RSA 231:21a, 231:28)

Fire/Inspection Services:

- Indicate intentions with class VI road. Provide line of site information if road is indented to remain in the same locations
- Indicate how the conceptual plan complies with Fire Department Access requirements in chapter 18 of NFPA 1, 2015 edition.
- Indicate hydrant location(s)
- Indicate access road and widths
- Indicate access road length
- Provide structure distances from access road(s)
- Provide a turning template for the applicable access road(s).
- 50' max without sprinkle / 150' max with sprinkle
- Street name for shared driveway

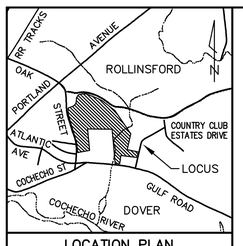
Business Development: None

Planning Board: None

TRC Paused at: 11:15am.

P22-21 **Oak Street**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
25001-000000	44 ATLANTIC AV	ST LAURENT JUSTIN & MORGAN TRUSTEES	ST LAURENT FAMILY REVOCABLE TRUST	44 ATLANTIC AVE	DOVER	NH	03820
25019-001000	FAIRVIEW AV	LONG RICHARD A &	LONG LINDA C	11 FAIRVIEW AVE	DOVER	NH	03820
25026-000000	10 FAIRVIEW AV	MOOERS RYAN &	MOOERS CATHERINE	10 FAIRVIEW AV	DOVER	NH	03820-3516
25027-000000	22 FAIRVIEW AV	MAATTALA JOHN P &	MAATTALA JENNIFER A	22 FAIRVIEW AV	DOVER	NH	03820
25029-000000	21 ELMWOOD AV	CLARK CHRISTOPHER R &	CLARK JEANNE C P	21 ELMWOOD AVENUE	DOVER	NH	03820-3512
25030-000000	19 ELMWOOD AV	PADIAL ISABEL N		19 ELMWOOD AVE	DOVER	NH	03820
25040-000000	16 ELMWOOD AV	ROCHE JANE TRUSTEE	ROCHE JANE REVOCABLE TRUST OF 2010	16 ELMWOOD AVENUE	DOVER	NH	03820
25040-A00000	18 ELMWOOD AV	HOWARD ROBERT & PHYLLIS REVOCABLE TRUS	HOWARD ROBERT AND PHYLLIS TRUSTEES	18 ELMWOOD AVENUE	DOVER	NH	03820
25041-000000	20 ELMWOOD AV	DALKE BRIAN M	DALKE KELLY A	20 ELMWOOD AVENUE	DOVER	NH	03820
25043-000000	165 PORTLAND AV	NET LEASE REALTY I INC		450 SOUTH ORANGE AVE STE 900	ORLANDO	FL	32801
25043-A00000	99 OAK ST	HOT ROD CITY LLC		390 SIXTH ST	DOVER	NH	03820
25043-D00000	87 89 OAK ST	HUBBARD-LEARY LLC		89 OAK ST	DOVER	NH	03820
25080-000000	1 OAK ST	CRE JV MIXED FIVE NH BRANCH HOLDINGS LLC	C/O RYAN	PO BOX 460049	HOUSTON	TX	77056
N0012-K00000	2 COUNTRY CLUB ESTATES DR	COOPER KEVIN R JR		PO BOX 2213	DOVER	NH	03821
N0012-N00000	1 COUNTRY CLUB ESTATES DR	GILBERT CLIFFORD M & MARGARET LIFE ESTAT	CARTER MARGARET & FORCILLO ROSEMARY	1 COUNTRY CLUB ESTATES DR	DOVER	NH	03820
N0013-A00000	108 GULF RD	HEILSHORN GEORGE III		108 GULF RD	DOVER	NH	03820
N0013-B00000	130 GULF RD	TIBBETT NORMA &	TIBBETT DAHN	130 GULF RD	DOVER	NH	03820
N0013-B00001	GULF RD	TIBBETT NORMA &	TIBBETT DAHN	130 GULF RD	DOVER	NH	03820
N0013-C00001	COUNTRY CLUB ESTATES DR	MURPHY EDWARD J JR &	MURPHY AHN C	35 BELANGER DR	DOVER	NH	03820
N0013-E00000	2 A COUNTRY CLUB ESTATES DR	ANDRESS JEFFREY D &	ANDRESS AMIE K	2A COUNTRY CLUB ESTATES	DOVER	NH	03820
N0013-F00000	GULF RD	JANETOS JAHN H &	JANETOS SUSAN G	55 CARLTON WAY	HALES LOCATION	NH	03860-7901
N0013-G00000	104 GULF RD	DAY AHN MARIE &	DAY MICHAEL ALAN	104 GULF RD	DOVER	NH	03820
N0014-A00000	117 GULF RD	TOWNSEND EDWARD M &	TOWNSEND SARAH L	117 GULF ROAD	DOVER	NH	03820
N0015-000000	145 GULF RD	COCHECO COUNTRY CLUB		145 GULF RD	DOVER	NH	03820
N0013-000000	GULF RD	JANETOS JAHN H AND SUSAN G &	TIBBETT DAHN H & NORMA M	130 GULF RD	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEPHEN HAIGHT PE	P.O. BOX 1166	DOVER	NH	03821
		DAMON E BURT, NH CWS		38 GARLAND ROAD	STRAFFORD	NH	03884
		CHINBURG PROPERTIES		3 PENSTOCK WAY	NEWMARKET	NH	03857



LOCATION PLAN
(NO SCALE)

LEGEND

I.R.(set) – IRON ROD SET
I.R.(fnd) – IRON ROD FOUND
S.S.(fnd) – STEEL STAKE FOUND
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
– STONE WALL
– EDGE OF WETLAND
– WETLAND
– SLOPES IN EXCESS OF 20 PERCENT

NH STATE PLANE NAD 83 – GPS OBS.

TOWN LINE

FRESH a.k.a. COUNTY ROAD

(public – R.O.W. width varies) (CLASS VI HIGHWAY)

ROLLINSFORD

DOVER

TOWN LINE

TOWN BOUND – ROLLINSFORD / DOVER #29

DOVER BOUND #29
GRANITE BOUND WITH DRILL HOLE IN TOP
0.9'W x 0.75'D x 1.66' EXPOSED, AT BASE OF A WHITE PINE
VIEW LOOKING SOUTHERLY FROM ROADWAY.
THIS BOUND IS NOT LOCATED ON THE TOWN LINE. IT IS AN OFFSET WITNESS MONUMENT TO AN ANGLE POINT IN THE TOWN LINE.

RD 1899

3 / 23
CRE JV MIXED FIVE BRANCH HOLDINGS LLC
P.O. Box 460049
HOUSTON, TX 77056
3419 / 809

25 / 80
CRE JV MIXED FIVE BRANCH HOLDINGS LLC
P.O. Box 460049
HOUSTON, TX 77056
3419 / 809

3 / 21
MARK P. BARLOW
10 NORDIC LANE
ROLLINSFORD, NH 03869
4416 / 660

3 / 10
NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820

S.S. (fnd)
N – 257,453.86
E – 1,199,667.93

25 / 43D
HUBBARD–LEARY, LLC
89 OAK STREET
DOVER, NH 03820
3245 / 2

25 / 43A
HOT ROD CITY, LLC
390 SIXTH STREET
DOVER, NH 03820
4184 / 143

OAK STREET (public – R.O.W. width varies)

LCA 10 – 20088 S.F.
LCA 11 – 19845 S.F.
LCA 9 – 17421 S.F.
LCA 8 – 19645 S.F.
LCA 5 – 25342 S.F.
LCA 4 – 25364 S.F.
LCA 12 – 6106 S.F.
LCA 6 – 15280 S.F.
LCA 3 – 27863 S.F.
LCA 2 – 25015 S.F.
LCA 1 – 18844 S.F.
LCA 13 – 36085 S.F.

50' WETLAND BUFFER

EDGE OF WETLAND (SEE NOTE 11)

35' WIDE EASEMENT TO GRANITE STATE GAS TRANSMISSION, INC.
REF. SCRD 666/341

N / 13-1

645.30'
N89°20'50"W

I.R.(set)
N – 256,955,318
E – 1,200,196,775

I.R.(set)
N – 256,947,966
E – 1,200,842,036

S05°19'55"E 445.70'

N05°19'55"W 900.00'

S34°29'32"E 738.23'

S12°28'08"W 240.00'

S77°31'52"E 300.00'

N08°12'54"W 221.45'

429.86'
N82°59'31"W

N15°39'58"W 639.51'

S80°19'51"E 332.84'

S21°12'25"E 425.97'

30' WIDE ACCESS & UTILITY EASEMENT

ZONE "X" 100 YEAR FLOOD SEE NOTE 6

EMERSON BROOK

COUNTRY CLUB ESTATES DRIVE

ELMWOOD AVENUE

FAIRVIEW AVENUE

ATLANTIC AVENUE

GULF ROAD

o.k.a. ELIOT BRIDGE ROAD

(public – 66' wide R.O.W.)

COCHECHO STREET

BARN

GARAGE

HOUSE

DRIVEWAY

WIRE FENCE LINE

No.	Bearing	Distance
L1	N05°48'59"W	15.56'
L2	N81°47'06"W	122.02'
L3	N15°41'21"W	94.61'
L4	N11°56'49"W	89.55'
L5	N01°27'45"W	94.54'
L6	N05°37'49"E	45.27'
L7	N68°12'33"E	111.97'
L8	N64°51'29"E	39.96'
L9	N46°36'13"E	78.90'
L10	N12°35'19"E	58.12'
L11	N03°44'27"E	99.80'
L12	N32°56'01"E	102.59'
L13	N80°09'31"E	120.00'
L14	N87°56'29"E	67.76'
L15	S73°55'09"E	55.67'
L16	S62°54'16"E	119.42'
L17	S12°28'08"W	190.00'
L18	S12°21'40"W	150.18'

THE SOIL TYPES ON THE SITE ARE:
BzB BUXTON SILT LOAM,
3 TO 8 PERCENT SLOPES
HcB HOLLIS–CHARLTON FINE SANDY LOAMS,
3 TO 8 PERCENT SLOPES
HcC HOLLIS–CHARLTON FINE SANDY LOAMS,
8 TO 15 PERCENT SLOPES
HdB HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS,
3 TO 8 PERCENT SLOPES
HdC HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS,
8 TO 15 PERCENT SLOPES
HdD HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS,
15 TO 25 PERCENT SLOPES
ScA SCANTIC SILT LOAM,
0 TO 3 PERCENT SLOPES
WfC WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT,
8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx\

25 / 41
GLENN S. WILSON
MARY F. MASTERSON
20 ELMWOOD AVENUE
DOVER, NH 03820
1571 / 289

25 / 29
CHRISTOPHER R. CLARK
JEANNE C. P. CLARK
21 ELMWOOD AVENUE
DOVER, NH 03820
1806 / 403

25 / 27
JOHN P. MAATTALA
JENNIFER A. MAATTALA
22 FAIRVIEW AVENUE
DOVER, NH 03820
4490 / 276

25 / 1
ANN MARIE DAY
MICHAEL ALAN DAY
104 GULF ROAD
DOVER, NH 03820
4805 / 587

N / 13
N / 13C
N / 13A

N / 13F
JAHN H. & SUSAN G. JANETOS
55 CARLTON WAY
HALES LOCATION, NH 03860
3655 / 154

N / 14A
EDWARD M. TOWNSEND
SARAH L. TOWNSEND
117 GULF ROAD
DOVER, NH 03820
2124 / 659

N / 15
COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820
781 / 279

N / 13C–1
EDWARD J. MURPHY, JR.
ANN C. MURPHY
33 BELANGER DRIVE
DOVER, NH 03820
1019 / 622

N / 13B
N / 13B–1
NORMA TIBBETT
DAHN TIBBETT II
130 GULF ROAD
DOVER, NH 03820
3984 / 321

NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820
3984 / 320
S.S. (fnd)

N / 13B
JEFFREY D. ANDRESS
AMIE K. ANDRESS
2A COUNTRY CLUB ESTATES
DOVER, NH 03820
4800 / 502

N / 12N
MARGARET A. CARTER
ROSEMARY L. FORCILLO
ESTATES DRIVE
1 COUNTRY CLUB
DOVER, NH 03820
4635 / 411

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN OF LAND LOT NOS. 13, 13C & 13E, TAX MAP N GULF ROAD, OAK STREET, COUNTRY CLUB ESTATES DRIVE & FRESH CREEK ROAD DOVER, NEW HAMPSHIRE COUNTY OF STRAFFORD. SCALE: 1" = 100'; DATED: DECEMBER 12, 2016, REVISED THROUGH 2–16–17; BY: CIVILWORKS NEW ENGLAND. RECORDED S.C.R.D. PLAN 113–033.

2.) MINOR SUBDIVISION OF LAND PREPARED FOR DAHN H. TIBBETT & NORMA M. TIBBETT AND JAHN H. JANETOS & SUSAN G. JANETOS, TAX MAP N, LOT No. 13, GULF ROAD, OAK STREET & COUNTRY CLUB ESTATES DRIVE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: OCTOBER 18, 2021, REVISED THROUGH 1/3/22; BY THIS OFFICE.

NOTES:

1.) ZONING DISTRICT IS R40
OPEN SPACE SUBDIVISION

GENERAL REQUIREMENTS:

NO STRUCTURES OR SEPTIC SYSTEMS WILL BE ALLOWED TO BE BUILT IN:
SLOPE GREATER THAN 20 PERCENT
AREAS WITHIN CONSERVATION DISTRICTS
ALL FLOOD HAZARD AREAS
WETLANDS

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE SUBDIV. LOTS	= 20,000 S.F.
MINIMUM FRONTAGE SUBDIV. LOTS	= 40 FEET
MINIMUM BUFFER ALONG FRONTAGE	= 100 FEET
MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS	
STREET SIDE UNITS	= 20 FEET
BETWEEN UNITS	= 30 FEET
MINIMUM BUILDING SETBACKS FOR SUBDIVISION LOTS	
ABUTTING A STREET	= 20 FEET
ABUTTING A LOT LINE	= 20 FEET
MINIMUM DISTANCE FROM EXISTING STRUCTURES OR DWELLING UNITS	= 100 FEET
MINIMUM DISTANCE FROM EXTERNAL BOUNDARIES	= 50 FEET

EXTERNAL BOUNDARY BUFFERS SHALL BE CONSIDERED AN UNDISTURBED NATURAL AREA FOR THE PURPOSE OF SHIELDING ABUTTERS

OPEN SPACE REQUIREMENTS.

THE AREA OF THE OPEN SPACE SHALL EQUAL OR EXCEED THE TOTAL ALLOWED REDUCTION IN THE LOT SIZES WITHIN THE OPEN SPACE SUBDIVISION AND SHALL BE PERMANENTLY DEDICATED AS OPEN SPACE OR FOR MUNICIPAL USE, AS AGREED UPON. A MINIMUM OF 50% OF THE TOTAL OPEN SPACE LAND MUST BE USABLE UPLANDS AND REASONABLY ACCESSIBLE TO ALL PROPERTY OWNERS IN THE PROJECT.

YIELD PLAN DEPICTS 12 CONVENTIONAL LOTS
12 * 20,000 S.F. = 240,000 S.F. MINIMUM OPEN SPACE
= 120,000 S.F. MINIMUM USABLE UPLANDS

CLUSTER SUBDIVISION

TOTAL PARCEL AREA = 1,503,926 S.F. / 34.53 Ac.
WETLANDS = = 422,414 S.F. / 9.70 Ac.

LCA – LIMITED COMMON AREA
TOTAL LCA = 329,622 S.F. / 7.57 Ac.

BUILDING FOOTPRINT SHOWN = 60' x 80'

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
21–1734		SUBDIVISION	–	–
PROJECT NO		TYPE	FIELDBOOK & PAGES	

OSS CLUSTER PLAN
PREPARED FOR
DAHN H. TIBBETT & NORMA M. TIBBETT
AND
JAHN H. JANETOS & SUSAN G. JANETOS
TAX MAP N, LOT No. 13-1
GULF ROAD, OAK STREET
& COUNTRY CLUB ESTATES DRIVE
CITY of DOVER, COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 22–___

DRAWN BY: RJM | FILE: 1734\DWGS\22–1734 OSS
SCALE: 1" = 100' | DATE: FEBRUARY 10, 2022

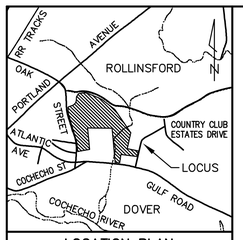
100 50 0 50 100 200 300 400

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

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LOCATION PLAN
(NO SCALE)

LEGEND

- I.R.(set) – IRON ROD SET
- I.R.(fnd) – IRON ROD FOUND
- S.S.(fnd) – STEEL STAKE FOUND
- S.F. – SQUARE FEET
- Ac. – ACRE
- (TYP.) – TYPICAL
- ± – MORE OR LESS
- ø – DIAMETER
- S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
- – STONE WALL
- – EDGE OF WETLAND
- – WETLAND
- – SLOPES IN EXCESS OF 20 PERCENT

NH STATE PLANE NAD 83 - GPS OBS.

S.S. (fnd)
N – 257,453.86
E – 1,199,667.93

TOWN LINE

FRESH CREEK a.k.a. COUNTY ROAD
{public – R.O.W. width varies} {CLASS VI HIGHWAY}

ROLLINSFORD

TOWN LINE

DOVER

TOWN BOUND – ROLLINSFORD / DOVER #29

DOVER BOUND #29
GRANITE BOUND WITH DRILL HOLE IN TOP
0.9'W x 0.75'D x 1.66' EXPOSED, AT BASE OF A WHITE PINE
VIEW LOOKING SOUTHERLY FROM ROADWAY.
THIS BOUND IS NOT LOCATED ON THE TOWN LINE. IT IS AN OFFSET WITNESS MONUMENT TO AN ANGLE POINT IN THE TOWN LINE.

RD 1899

3 / 23
CRE JV MIXED FIVE BRANCH HOLDINGS LLC
P.O. Box 460049
HOUSTON, TX 77056
3419 / 809

25 / 80
CRE JV MIXED FIVE BRANCH HOLDINGS LLC
P.O. Box 460049
HOUSTON, TX 77056
3419 / 809

3 / 21
MARK P. BARLOW
10 NORDIC LANE
ROLLINSFORD, NH 03869
4416 / 660

3 / 10
NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820

25 / 43D
HUBBARD–LEARY, LLC
89 OAK STREET
DOVER, NH 03820
3245 / 2

25 / 43A
HOT ROD CITY, LLC
390 SIXTH STREET
DOVER, NH 03820
4184 / 143

OAK STREET {public – R.O.W. width varies}

35' WIDE EASEMENT TO GRANITE STATE GAS TRANSMISSION, INC.
REF. SCRD 666/341

50' WETLAND BUFFER

EDGE OF WETLAND (SEE NOTE 11)

N / 13-1

I.R.(set)
N – 256,955.318
E – 1,200,196.775

I.R.(set)
N – 256,947.966
E – 1,200,842.036

EMERSON BROOK

N / 13C-1
EDWARD J. MURPHY, JR.
ANN C. MURPHY
33 BELANGER DRIVE
DOVER, NH 03820
1019 / 622

25 / 41
GLENN S. WILSON
MARY F. MASTERSON
20 ELMWOOD AVENUE
DOVER, NH 03820
1571 / 289

ELMWOOD AVENUE

25 / 29
CHRISTOPHER R. CLARK
JEANNE C. P. CLARK
21 ELMWOOD AVENUE
DOVER, NH 03820
1806 / 403

25 / 27
JOHN P. MAATTALA
JENNIFER A. MAATTALA
22 FAIRVIEW AVENUE
DOVER, NH 03820
4490 / 276

FAIRVIEW AVENUE

N / 13F
JAHN H. & SUSAN G. JANETOS
55 CARLTON WAY
HALES LOCATION, NH 03860
3655 / 154

30' WIDE ACCESS & UTILITY EASEMENT

WIRE FENCE LINE

BARN

GARAGE
HOUSE
DRIVEWAY

N / 13
N / 13C
JAHN MARIE DAY
MICHAEL ALAN DAY
104 GULF ROAD
DOVER, NH 03820
4805 / 587

N / 13A

ZONE "X"
100 YEAR FLOOD
SEE NOTE 6

N / 13E
JEFFREY D. ANDRESS
ANNE K. ANDRESS
2A COUNTRY CLUB ESTATES
DOVER, NH 03820
4800 / 502

N / 12N
MARGARET A. CARTER
ROSEMARY L. FORCILLO
1 COUNTRY CLUB ESTATES DRIVE
1 COUNTRY CLUB
DOVER, NH 03820
4635 / 411

COUNTRY CLUB ESTATES DRIVE

N / 13B
NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820
3984 / 321

N / 13B-1
NORMA TIBBETT
DAHN TIBBETT
130 GULF ROAD
DOVER, NH 03820
3984 / 320
S.S. (fnd)

N / 15
COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820
781 / 279

25 / 1

ATLANTIC AVENUE

GULF ROAD {public – 66' wide R.O.W.} a.k.a. ELIOT BRIDGE ROAD

COCHECHO STREET

N / 14A
EDWARD M. TOWNSEND
SARAH L. TOWNSEND
117 GULF ROAD
DOVER, NH 03820
2124 / 659

COCHECHO COUNTRY CLUB
145 GULF ROAD
DOVER, NH 03820
781 / 279
N / 15

THE SOIL TYPES ON THE SITE ARE:
BzB BUXTON SILT LOAM,
3 TO 8 PERCENT SLOPES
HcB HOLLIS–CHARLTON FINE SANDY LOAMS,
3 TO 8 PERCENT SLOPES
HcC HOLLIS–CHARLTON FINE SANDY LOAMS,
8 TO 15 PERCENT SLOPES
HdB HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS,
3 TO 8 PERCENT SLOPES
HdC HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS,
8 TO 15 PERCENT SLOPES
HdD HOLLIS–CHARLTON VERY ROCKY FINE SANDY LOAMS,
15 TO 25 PERCENT SLOPES
ScA SCANTIC SILT LOAM,
0 TO 3 PERCENT SLOPES
WfC WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT,
8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx\

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

21–1734	SUBDIVISION	–	–
PROJECT NO	TYPE	FIELDBOOK & PAGES	

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN OF LAND LOT NOS. 13, 13C & 13E, TAX MAP N GULF ROAD, OAK STREET, COUNTRY CLUB ESTATES DRIVE & FRESH CREEK ROAD DOVER, NEW HAMPSHIRE COUNTY OF STRAFFORD. SCALE: 1" = 100'; DATED: DECEMBER 12, 2016, REVISED THROUGH 2–16–17; BY: CIVILWORKS NEW ENGLAND. RECORDED S.C.R.D. PLAN 113–033.

2.) MINOR SUBDIVISION OF LAND PREPARED FOR DAHN H. TIBBETT & NORMA M. TIBBETT AND JAHN H. JANETOS & SUSAN G. JANETOS, TAX MAP N, LOT No. 13, GULF ROAD, OAK STREET & COUNTRY CLUB ESTATES DRIVE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: OCTOBER 18, 2021, REVISED THROUGH 1/3/22; BY THIS OFFICE.

YIELD LOT CALCULATIONS

LOT	FTG	AREA S.F.	Ac.	NON–WET NON–SLOPE	NON–BUFFER NON–SLOPE
1	150.0	66888.0	1.54	64597.0	53195.8
2	150.0	49883.6	1.15	40746.0	24103.2
3	150.0	40086.6	0.92	40086.6	40086.6
4	150.0	55476.4	1.27	41758.0	41758.0
5	157.8	43346.0	1.00	40081.8	40081.8
6	245.0	59179.8	1.36	40005.6	40005.6
7	150.0 SB	68301.0	1.57	40353.1	40353.1
8	150.0	54373.1	1.25	41419.5	41419.5
9	150.0	53614.5	1.23	50203.9	42131.4
10	167.6	97568.1	2.24	50372.1	26716.2
11	150.0	824714.0	18.93	113850.6	84529.6
12	575.2	50926.1	1.17	49239.4	36139.8

ROAD CL TO THROAT = 502.2'

1.) ZONING DISTRICT IS R40

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 40,000 S.F. = 40,000 S.F. NON–WETLAND NON–SLOPE = 24,000 S.F. OUTSIDE BUFFER (60%)
MINIMUM LOT COVERAGE	= 10 PERCENT
MINIMUM FRONTAGE	= 150 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 40 FEET
SIDE SETBACK	= 25 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET MAXIMUM

OSS YIELD PLAN
PREPARED FOR
DAHN H. TIBBETT & NORMA M. TIBBETT
AND
JAHN H. JANETOS & SUSAN G. JANETOS
TAX MAP N, LOT No. 13-1
GULF ROAD, OAK STREET
& COUNTRY CLUB ESTATES DRIVE
CITY of DOVER, COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.	P 22–__
DRAWN BY: RJM	FILE: 1734\DWGS\22–1734 OSS
SCALE: 1" = 100'	DATE: FEBRUARY 10, 2022

100 50 0 50 100 200 300 400

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

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4/4/2022

The undersigned abutting and surrounding property owners to the section of land for proposed subdivision abutting 104 Gulf road are against a waiver and believe all Dover ordnances should be adhered too by the said developer.

Name	Address	Signature
Ann Marie Day	104 Gulf Rd.	Ann Marie Day
Alyssa M Howard	18 Elmwood Ave	Alyssa M Howard
Rob Doucette	15 Elmwood	
Matt French	14 Elmwood Ave	
Ali McEvoy	3 Fairview Ave	
Josh Brower	3 Fairview Ave	
Emily Cole	7 Fairview Ave	
Carmen Williams	7 Fairview Ave	
	4 FAIRVIEW AVE	MATT GEZER
KEVIN SCULLY	9 FAIRVIEW AVE	Kevin C Scully II
Catherine Moores	10 Fairview Ave	
Ryan Moores	10 Fairview Ave	
	11 Fairview Ave	Rick A. Long
Chelsey Dinwoodie	6 Fairview Ave	Chelsey Dinwoodie
Jane Rocke	16 Elmwood Ave.	Jane Rocke
Kelly Dalke	20 Elmwood Ave	
Brian Dalke	20 Elmwood Ave	
Chris Clark	21 Elmwood Ave	Chris Clark

Jeanne Clark 21 Elmwood Ave. Jeanne Clark
Isabel Padial 19 Elmwood Ave Isabel Padial
GEORGE HELLSTROM 108 GULF Rd.
Mabel Day 104 GULF Rd

LETTER OF AUTHORIZATION

We, Dahn H. Tibbett, Norma M. Tibbett, Jahn H. Janetos & Susan G. Janetos, co-owners of Tax Map N Lot 13, Dover, NH, do hereby authorize Chinburg Development LLC, Agent, Haight Engineering PLLC, 181 Watson Road, Dover, NH as agents for Chinburg Development LLC, to act on my behalf in matters to be discussed with the Dover Planning Board, State Departments and other Land Use Boards concerning the property previously mentioned.

I hereby appoint Haight Engineering PLLC as my agent to act on my behalf in the review process, to include any required signatures.

Witness

Dahn H. Tibbett 8/5/21
Dahn H. Tibbett Date

Norma M. Tibbett 8/5/21
Norma M. Tibbett Date

Jahn H. Janetos 8/9/21
Jahn H. Janetos Date

Susan G. Janetos 8/4/21
Susan G. Janetos Date