

CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, December 12, 2022
Meeting Time: 5:30 pm

1. CALL TO ORDER AND ROLL CALL
2. CITIZEN’S FORUM
3. APPROVAL OF THE PRIOR MEETING MINUTES – November 14, 2022
4. OLD BUSINESS
5. NEW BUSINESS
 - A. Conservation Fund Request for Staff Administrative Costs
 - B. City of Dover Conditional Use Permit and NHDES Expedited Minimum Impact Wetland Permit for Roberta Woodburn, Assessor’s Map L, Lot 46T, zoned R-20, located at 189 Spur Road.
Proposal is to renovate an existing patio and retaining wall creating 617 square feet of temporary impact and 173 square feet of permanent impact to the Conservation District as well as 437 square feet of temporary and 108 square feet of permanent wetland buffer impact. The proposal would reduce the total impervious area onsite by approximately 588 square feet.
 - C. Review and discussion of a Proposed Lot Line Adjustment to a Conservation Easement, Assessor’s Map D, Lot 11-5SND, located off Venture Drive.
 - D. Update on the Proposed Stormwater Utility – Gretchen Young, Environmental Projects Manager
 - E. Letter of Support for Federal Highways Administration Grant Opportunity
6. REPORT FROM THE CHAIR
 - A. Review of Correspondence Received From NH Department of Environmental Services
7. OTHER BUSINESS
 - A. Update from Forest Management Subcommittee
8. ADJOURNMENT



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, November 14, 2022
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Amy Kramer-Perry, Abigail Lyon, Bruce Batchelder

Absent (Excused): Kristen Murphy, Jason Aube

STAFF PRESENT: Jackson Kaspari – Resilience Manager

OTHERS PRESENT: Lindsey Williams (City Council)

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.
Hunt opened the meeting and did a roll call.

2. CITIZENS' FORUM: Liz Goldman of 44 Rutland Street spoke about open land near the Community Trail which may be a good option to conserve given the proximity the Bellamy River.

3. APPROVAL OF THE PRIOR MEETING MINUTES – September 12, 2022

B. Batchelder moved to approve the September 12, 2022 minutes, R. Atwood seconded. The minutes were approved by unanimous consent.

4. OLD BUSINESS: None

5. NEW BUSINESS:

- A.** City of Dover Conditional Use Permit for Summit Land Development, (Owner: 7 West, LLC), (Agent: Altus Engineering, Inc.), Assessor's Map H, Lot 11, zoned G, located off Durham Road. Proposal is to construct a three story 42,480 gross square foot medical office building creating 950 square feet of wetland buffer impact associated with two drainage pipe outfalls.

Cory Belden from Berry Surveying and Engineering was present to explain the application.

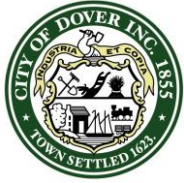
B. Hunt: Are the pipes coming from the outfalls coming from a catch basin or rain gardens?

C. Belden: From the rain gardens, even in a large storm event the expected flows are not that high but a level spreader will help disperse the water at the outfalls.

C. Belden: The drainage will be looked at by the state and was examined by the City's engineering team as part of the technical review process.

S. Fellows: Compared to the footprint of the building itself there seems to be a lot of parking. How many spaces are there?

C. Belden: Around 205, but many will be used by employees and a standard calculation was used to determine the amount needed for this type of use.



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A. Kramer-Perry: Was there any exploration into putting a parking structure onsite to reduce the parking footprint?

C. Belden: There would be significant added cost associated with a parking structure and a zoning variance may also be required.

Discussion ensued about the traffic situation near the Durham Road intersection and how a future City roadway through the lot may help with the traffic patterns. The future potential roadway would provide direct access to the Dover Middle School and is being considered as part of a pending development agreement.

S. Fellows: A. Lyon in your opinion from the waterway perspective, is this going to make a meaningful difference given what's there now?

A. Lyon: The City of Dover has pretty progressive stormwater management standards. As part of those this project is required to not increase the runoff amounts and treat any runoff that is generated. It's not that it couldn't have any impact but it's important to consider what aspects the Commission can weigh in on.

C. Belden described the snow storage areas and removal per A. Lyon's request.

A. Lyon: Who is responsible for maintaining the raingardens?

C. Belden: The owner is responsible.

Belden then proceeded to describe the various proposed treatment options including a storm-tech system that would be put in place.

A. Lyon: Consider using grasses instead of plants for the raingardens. The removal efficiency to maintenance level is optimized for grasses that can be mowed.

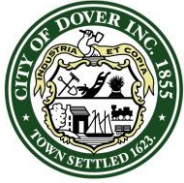
The Commission then reviewed a hardcopy of the landscaping plan at the request of the Chair.

A. Lyon motioned to endorse the Conditional Use Permit as proposed, acknowledging: that the outfalls were shifted into the buffer given the potential for a future road and that the project was moved away from the sensitive resources based on TRC feedback. R. Atwood seconded. Vote: 6 yes.

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received from NH Department of Environmental Services

J. Kaspari relayed information to the Commission regarding approved permits for 3 Wentworth Terrace and 5 Landing Way. Kaspari also indicated that NHDES issues a request for more information for the proposal located at 1 Boston Harbor Road.



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7. OTHER BUSINESS

A. Review Mitigation Priority Map

J. Kaspari described the purpose of the map in relation to the mitigation priority list that was produced with the assistance of Environmental Projects Manager Young. The map is intended to help the Commission understand where the proposed future projects would be located in Dover and would also serve as an additional tool to provide to applicants who cannot perform onsite mitigation.

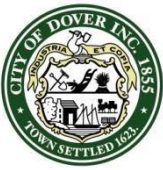
Forest Management Subcommittee

S. Fellows provided an update on the Subcommittee's latest meeting and some next steps to move things forward now that the Subcommittee has started up again. The Subcommittee revisited the Forest Management Plan for the parcels near the Tolend Road Landfill site. The Subcommittee also looked at the final proposed CBD Street Tree Plan and devised a plan with Kaspari for next steps.

Meeting minutes are available with a further description.

8. ADJOURNMENT

The meeting was adjourned unanimously.



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: Roberta Woodburn Telephone # 603-534-2112

Address of Applicant: 189 Spur Road

E-Mail Address: robby@woodburnandcompany.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # L Lot(s) # 46T

Address of Property: 189 Spur Road Dover NH 03820

Zoning District(s) R-20 Overlay District(s) Conservation and Wetlands Overlay

Existing Use of Property: Residence

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:

Renovation of an existing patio within the 100' Shoreland and 50' Wetland Buffer. Total impacts to the Wetland buffer: 545 sf. Permanent impact 437 sf, temporary impact 108 sf. Permanent impact is the removal and replacement of the existing patio and retaining walls within the 50' Buffer.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Wetlands - Minimum Impact, NHDES Shoreland Permit by Notification

Name of Professional That Prepared Plans: Roberta Woodburn, LLA, ASLA

Address Woodburn & Company Landscape Architecture, LLC 103 Kent Place Newmarket, NH Telephone #: 603-659-5949

Professional License #: NH0002 E-mail address: robbei@woodburnandcompany.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: Robbi Woodburn Date: 2022-12-05

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Robbi Woodburn Date: 2022-12-06

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.

189 Spur Road
Conditional Use Permit Application
Criteria for Approval
2022-12-05

Wetlands District CUP Criteria:

A) Practicable Alternative: There is no less adverse impact on the area:

The proposed plan makes the existing patio smaller, and permeable creating less impact on the wetlands buffer. The patio and walls exist but must be replaced and that replacement is proposed farther from the wetland, smaller and permeable. No other practicable alternative is less adverse.

B) The potential impacts have been avoided to the maximum extent practicable.

The proposed plan allows for replacement of the patio and wall that are currently in disrepair while minimizing impacts as much as practical. Erosion control has been specified on the plans for protection avoidance.

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 existing patio and retaining walls lie within the buffer, they are in disrepair and need replacement. The proposed plan allows for the replacement of the patio and walls while minimizing the impacts to the buffer. The proposed plan restores the patio, walls and surrounding landscape to their original grades. The plans have been prepared by a landscape architect registered in the State of New Hampshire and reviewed by Steve Riker NH Certified Wetland Scientist/Permitting Specialist.

(D) Mitigation: If the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review.

Agreed. Should NHDES require mitigation a plan will be submitted to the Conservation Commission and Planning Board.

(E) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3).

NHDES Wetland Minimum Impact Permit Application submitted with this application and will be provided to the board upon approval.

Conservation District Required Information:

The plans illustrate the use of erosion control to prevent erosion of disturbed soils during construction. Although the site does slope, the grades are not steep and erosion control measures as required by NHDES will contain any potential erosion.

All disturbed soils will be properly stabilized with hydroseeding prior to the removal of erosion control.

November 6, 2022

Mr. William Hunt
Chair
Dover Conservation Commission
228 Central Avenue
Dover, New Hampshire 03820

RE: 189 Spur – Request for Conditional Use Permit

Chair Hunt and Conservation Commission Members:

This letter communicates to you that we have uploaded documentation to the City's website for a request for Conditional Use Permit for work within the 100' Shoreland setback which requires review by the Conservation Commission.

The project is a renovation of an existing patio, retaining wall and the relocation of an existing hot tub.

The patio and retaining wall were installed by the previous property owner sometime between 2007 and 2008 and are currently about to fall down due to poor construction techniques, see existing condition photos.

The plan proposed for the renovation/rebuild is to reinstall new retaining walls four feet back from the current location and provide permeable paving for the rebuilt patio, making the proposed work more in conformity with Dover Zoning Ordinance requirements than existing conditions.

The proposed plan illustrates the use of erosion control, is less impacting than the original plan, and provides mitigation with the use of permeable pavers.

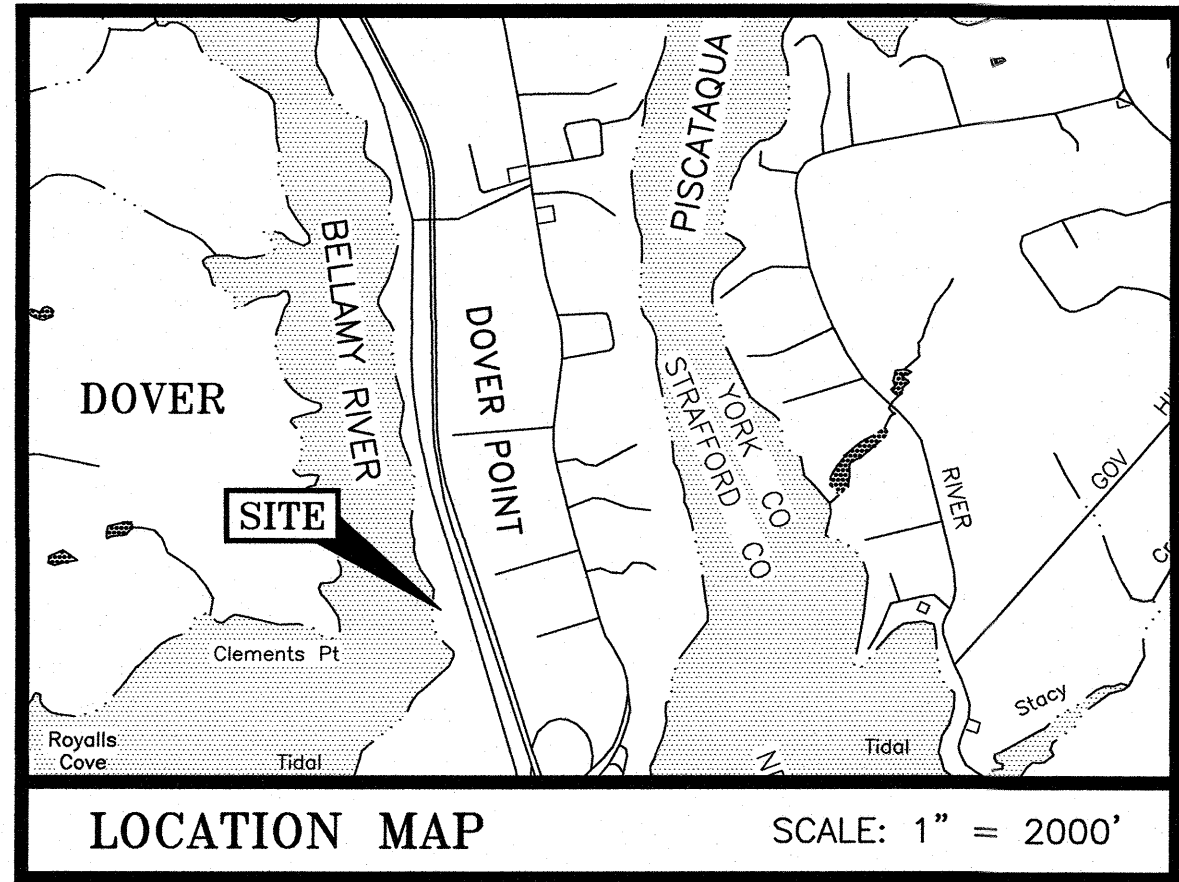
Sincerely,

Robbi Woodburn

Roberta Woodburn
Homeowner

Contents:

Existing conditions plan by Ambit Engineering	Dated 2-14-2019
L-1 189 Spur Road Patio Renovation Site Plan	Dated 10-02-2022
L-2 189 Spur Road Patio Renovation Grading & Layout	Dated 10-02-2022
Existing Conditions Photos	
NHDES – Minimum Impact Wetlands Permit Application	Date 10-07-22
NHDES – Shoreland Permit by Notification Form	



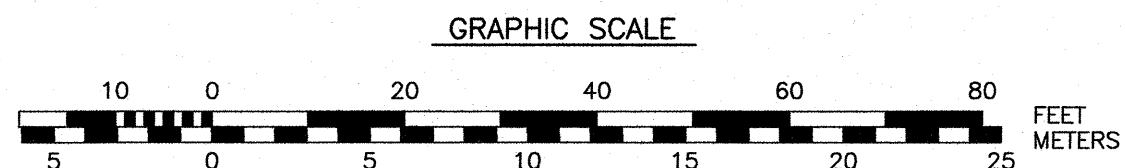
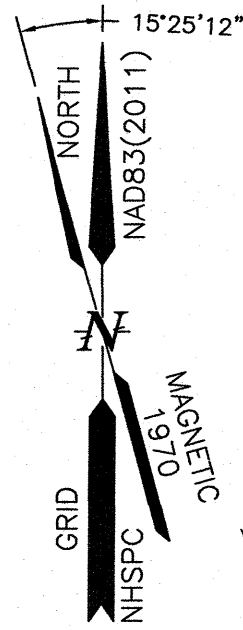
LEGEND:

N/F NOW OR FORMERLY
RP RECORD OF PROBATE
SCRD STRAFFORD COUNTY
RR SPK RAILROAD SPIKE
MAP 11/LOT 21
O IR FND IRON ROD FOUND
O IP FND IRON PIPE FOUND
● IR SET IRON ROD SET
● DH FND DRILL HOLE FOUND
● DH SET DRILL HOLE SET
● NHFB NHDOT BOUND FOUND
TB TOWN BOUND
BND w/DH BOUND WITH DRILL HOLE
ST BND w/DH STONE BOUND WITH DRILL HOLE

PLAN REFERENCES:

- 1) PLAN OF SHORE LOTS AVIS G. PEARSON DOVER NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED SEPTEMBER 1970. S.C.R.D. PLAN 46 POCKET 2 FOLDER 17.
- 2) LIMITED RESUBDIVISION HAZEL & REECE E. ALLARD DOVER, N.H. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED AUGUST 1983. S.C.R.D. PLAN 17E-65.
- 3) PLAN OF LOT FOR ROBERT F. ANDERSON DOVER NEW HAMPSHIRE. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED NOVEMBER 1967. S.C.R.D. BOOK 836 PAGE 456.
- 4) PLANS OF PROPOSED LS 1821(1) N.H. NO. P-2692-E SPAULDING TURNPIKE. PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. DATED NOVEMBER 1954. NOT RECORDED.
- 5) PLAN OF LOT LINE ADJUSTMENTS FOR RAYMOND AND EILEEN BARDWELL AND ROGER AND MARLENE RIVERS 193-199 SPUR ROAD DOVER, NEW HAMPSHIRE. PREPARED BY KEM LAND SURVEY, INC. DATED OCTOBER 1998. S.C.R.D. PLAN 54-85.

BELLAMY RIVER
(TIDAL)



WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 6/21/2018 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) HIGHEST OBSERVABLE TIDE LINE AND WETLAND LINE DELINEATION WAS FIELD LOCATED AMBIT ENGINEERING, INC.



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 438-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 46-T.
- 2) OWNERS OF RECORD:
FREDERICK C. WOODBURN JR.
ROBERTA N. WOODBURN
189 SPUR ROAD
DOVER, NH 03820
43074/877
PLAN# 46 POCKET# 2 FOLDER# 17
- 3) PORTIONS OF THE PARCEL AREA IN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL. 6), AS SHOWN ON FIRM PANEL 33017C0340E, SEPTEMBER 30, 2015.
- 4) EXISTING LOT AREA:
51,469± S.F.
1.1816± ACRES
- 5) PARCEL IS LOCATED IN LOW DENSITY RESIDENTIAL DISTRICT (R-20) & RIVERFRONT RESIDENTIAL OVERLAY DISTRICT (RRD) (EXISTING LOTS ARE EXEMPT FROM THE REQUIREMENTS OF RRD).
- 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%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF MAP L LOT 46-T IN THE CITY OF DOVER, NH.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2).
- 9) MEAN HIGH WATER LINE IS SHOWN AT ELEVATION 3.37 PER NOAA STATION 0420411-DOVER, COCHECO RIVER.

NO.	DESCRIPTION	DATE
1	ADD MONUMENTS AS SET	2/4/19
0	ISSUED FOR COMMENT	10/25/18
REVISIONS		

**STANDARD BOUNDARY &
TOPOGRAPHIC SURVEY
TAX MAP L - LOT 46-T**

OWNERS:
**FREDERICK C. WOODBURN JR.
& ROBERTA N. WOODBURN**
189 SPUR ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20'

OCTOBER 2018

FB 378 PG 1

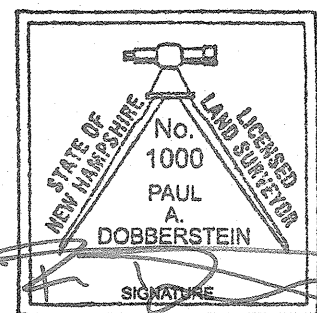
2552.51

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.

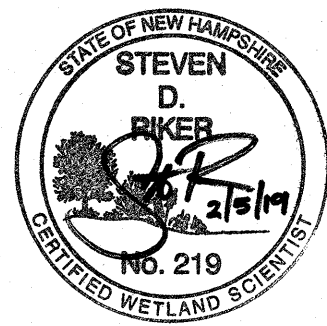
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERTSTEIN, LLS #1000

DATE



N/F
RUSHMORE-STEPANEK 2006 REAL ESTATE TRUST
BARBARA J. RUSHMORE, TRUSTEE
FRED H. STEPANEK, TRUSTEE
191 SPUR ROAD
DOVER, NH 03820
3436/573
PLAN 836/456



Map by NH GRANIT



Legend

- State
- County
- City/Town

Map Scale

1: 25,977

© NH GRANIT, www.granit.unh.edu
Map Generated: 10/7/2022



Notes





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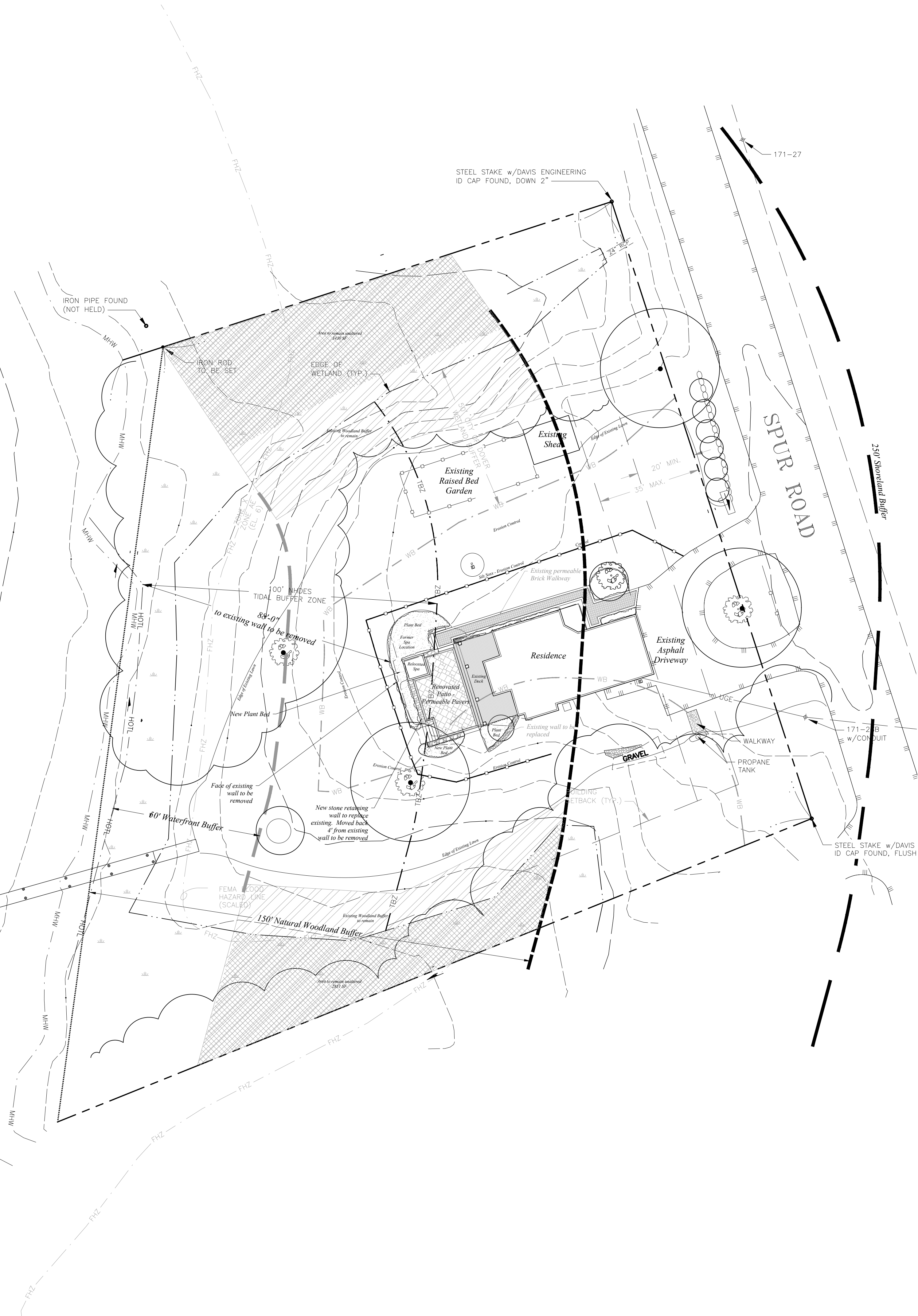


11



BELLAMY RIVER
(TIDAL)

Plan

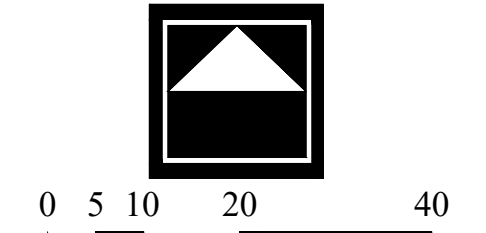


189 Spur Road - Impervious Area			
Pre construction			
House & Deck	1761 sf		
Driveway	1457 sf		
Walkway - Permeable	0 sf		
Patio, Steps & Retaining Walls	710.7 sf		
Spa	64 sf		
Shed	200.38 sf		
Dock	158 sf		
Generator & AC	13 sf		
Total Area	4364.08 sf		
Post construction			
House & Deck	1761 sf		
Driveway	1457 sf		
Walkway - Permeable	0 sf		
Patio, Steps & Retaining Walls	123 sf	patio pervious	
Spa	64 sf		
Shed	200.38 sf		
Dock	158 sf		
Generator & AC	13 sf		
Total Area	3776.38 sf		
Total Reduction of Impervious Surfaces	587.7 sf		
Total Lot area	51469 sf		
Preconstruction Percent Impervious	8.48%		
Postconstruction Percent Impervious	7.34%		
Total Area of lot between 50 & 150'		25019 sf	
Current Natural Woodland Area (50-150')		10447 sf	
Area to remain in an unaltered state		6254.75 sf	
Percent Natural Woodland area in 50'-150' foot Shoreland Area		42%	



Impacts

Temporary Impacts 100' Buffer Zone 617 sf	Permanent Impacts 100' Buffer Zone 173 sf
Temporary Impacts 250' Buffer Zone 1245 sf	Permanent Impacts 250' Buffer Zone 394 sf



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

189 Spur Road

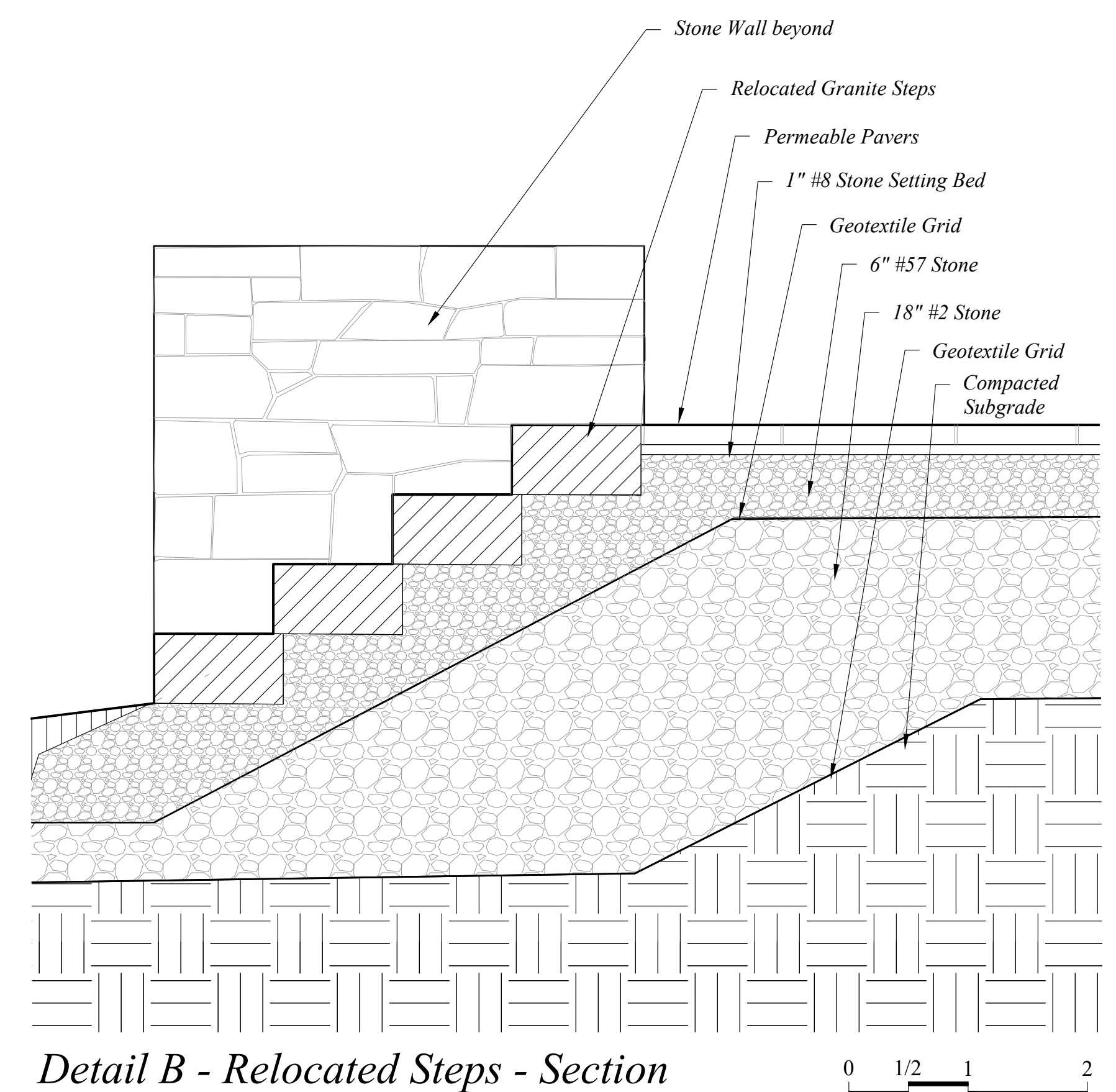
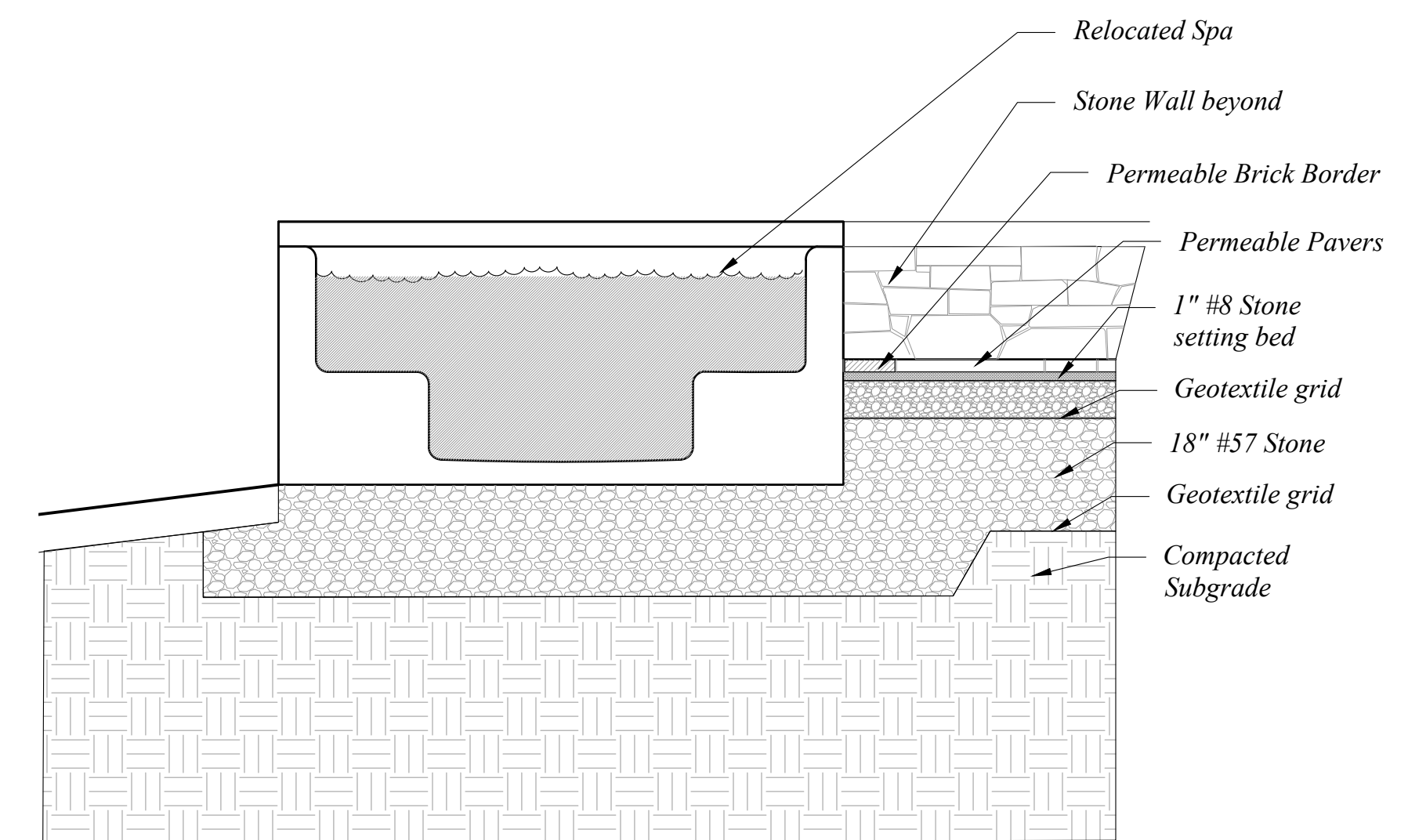
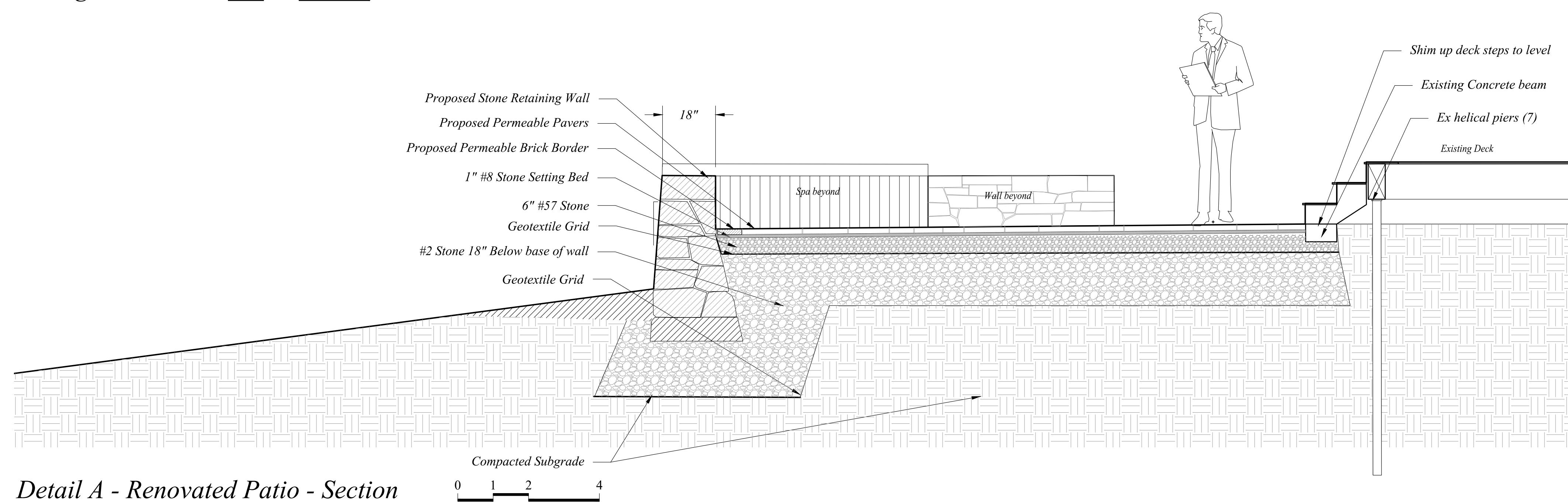
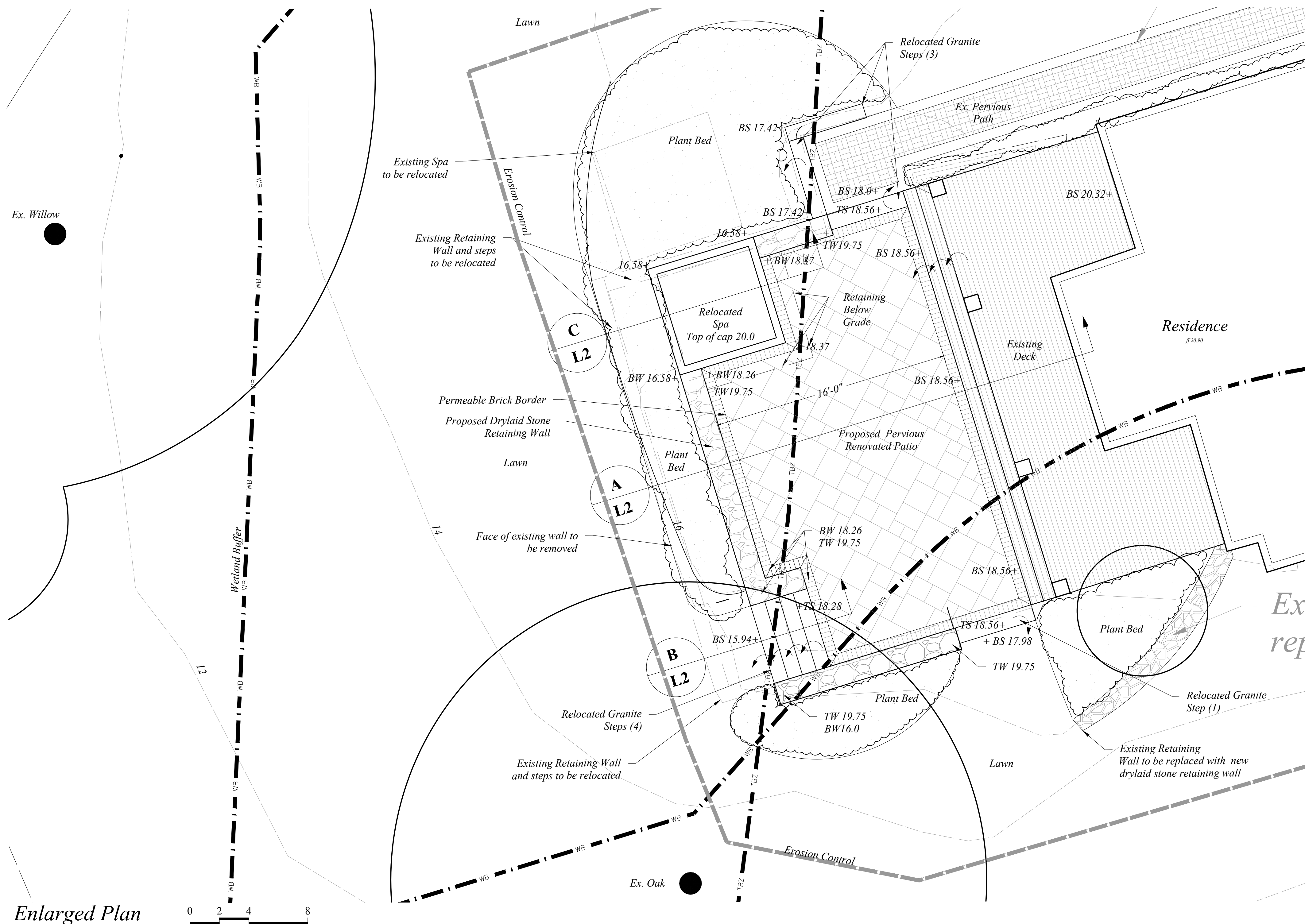
Patio Renovation - Site Plan

Dover, New Hampshire

Drawn By: RW
Checked By: RW
Scale: 1"=20'-0"
Date: December 03, 2022
Revisions:

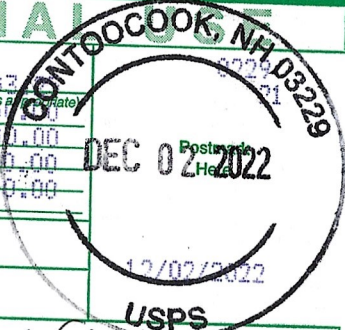
L-1

Sheet 2 of 3



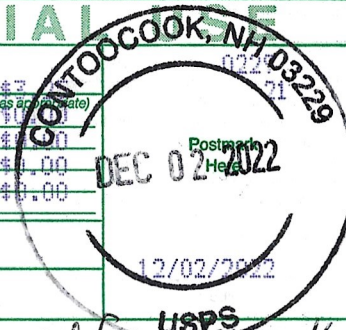
7022 0410 0001 0381 4706

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Dover, NH 03820	
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85
Sent To Rebecca and Michael Cassimiro	
Street and Apt. No., or PO Box No. 181 Spur Road	
City, State, ZIP+4® Dover NH 03820	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



7022 0410 0001 0381 4690

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85
Sent To Brhna Rushmore & Fred Stefanski	
Street and Apt. No., or PO Box No. 191 Spur Road	
City, State, ZIP+4® Dover NH 03820	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	





November 6, 2022

Rebecca and Michael Cassimiro
187 Spur Road
Dover, New Hampshire 03820

RE: 189 Spur – Request for Conditional Use Permit

Dear Mr. and Mrs. Cassimiro:

This letter communicates to you that we have uploaded documentation to the City's website for a request for Conditional Use Permit for work within the 100' Shoreland setback which requires review by the Conservation Commission and Planning Board. The application requires that we inform you of this request prior to meeting with the conservation commission and planning board.

Our project is the renovation of our existing patio, retaining wall and the relocation of an existing hot tub.

The patio and retaining wall were installed by the previous property owner sometime between 2007 and 2008 and are currently about to fall down due to poor construction techniques. Existing condition photos in the packet available through the planning department online. Or I'd be happy to show you the intended work here at your convenience.

The plan proposed for the renovation/rebuild is to reinstall new retaining walls four feet back from the current location and provide permeable paving for the rebuilt patio, making the proposed work more in conformity with Dover Zoning Ordinance requirements than existing conditions.

The proposed plan illustrates the use of erosion control, is less impacting than the original plan, and provides mitigation with the use of permeable pavers.

Sincerely,

Robbi and Rick Woodburn
Homeowner

103 KENT PLACE
NEWMARKET, NH 03857
603.659.5949
woodburnandcompany.com



November 6, 2022

Barbara Rushmore and Fred Stepanak
Rushmore Stepanak Family Revocable Trust
191 Spur Road
Dover, New Hampshire 03820

RE: 189 Spur – Request for Conditional Use Permit

Dear Barbara and Fred:

This letter communicates to you that we have uploaded documentation to the City's website for a request for Conditional Use Permit for work within the 100' Shoreland setback which requires review by the Conservation Commission and Planning Board. The application requires that we inform you of this request prior to meeting with the conservation commission and planning board.

Our project is the renovation of our existing patio, retaining wall and the relocation of an existing hot tub.

The patio and retaining wall were installed by the previous property owner sometime between 2007 and 2008 and are currently about to fall down due to poor construction techniques. Existing condition photos in the packet available through the planning department online. Or I'd be happy to show you the intended work here at your convenience.

The plan proposed for the renovation/rebuild is to reinstall new retaining walls four feet back from the current location and provide permeable paving for the rebuilt patio, making the proposed work more in conformity with Dover Zoning Ordinance requirements than existing conditions.

The proposed plan illustrates the use of erosion control, is less impacting than the original plan, and provides mitigation with the use of permeable pavers.

Sincerely,

Robbi and Rick Woodburn
Homeowners

103 KENT PLACE
NEWMARKET, NH 03857
603.659.5949
woodburnandcompany.com



November 6, 2022

Ms. Gina Cruikshank
Chair
Dover Planning Board
228 Central Avenue
Dover, New Hampshire 03820

RE: 189 Spur – Request for Conditional Use Permit

Chair Cruikshank and Planning Board Members:

This letter communicates to you that we have uploaded documentation to the City's website for a request for Conditional Use Permit for work within the 100' Shoreland setback which requires review by the Conservation Commission and Planning Board.

The project is a renovation of an existing patio, retaining wall and the relocation of an existing hot tub.

The patio and retaining wall were installed by the previous property owner sometime between 2007 and 2008 and are currently about to fall down due to poor construction techniques, see existing condition photos.

The plan proposed for the renovation/rebuild is to reinstall new retaining walls four feet back from the current location and provide permeable paving for the rebuilt patio, making the proposed work more in conformity with Dover Zoning Ordinance requirements than existing conditions.

The proposed plan illustrates the use of erosion control, is less impacting than the original plan, and provides mitigation with the use of permeable pavers.

Sincerely,

Robbi Woodburn

Roberta Woodburn
Homeowner

Contents:

Existing conditions plan by Ambit Engineering	Dated 2-14-2019
L-1 189 Spur Road Patio Renovation Site Plan	Dated 10-02-2022
L-2 189 Spur Road Patio Renovation Grading & Layout	Dated 10-02-2022
Existing Conditions Photos	
NHDES – Minimum Impact Wetlands Permit Application	Date 10-07-22
NHDES – Shoreland Permit by Notification Form	



Env-Wt 310.01
**EXPEDITED MINIMUM IMPACT (EXP)
 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: Frederick C. & Roberta N. Woodburn

TOWN NAME: Dover

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; Env-Wt 603.03; Env-Wt 603.05)

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.

Does the property contain a PRA? If yes, provide the following information:

- 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? ☐ Yes ☒ No
 - If yes, species or habitat name(s): sparsely vegetated intertidal system ☒ Yes ☐ No
 - NHB Project ID #: 22-2931
- 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:

For dredging projects, is the subject property contaminated?

- If yes, list contaminant(s):

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?

For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats):

N/A

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION 2 - ELIGIBILITY (Env-Wt 306.03; Env-Wt 310.01; Env-Wt 310.03)

You must confirm that your project meets **ALL** of the following statements to qualify for the EXP process:

- The project qualifies as minimum impact project (Env-Wt 306.03).
- The project does not include activities that are prohibited under RSA 482-A (Env-Wt 306.03(a)).
- The project does not include any work in a jurisdictional area that was started without first obtaining the applicable approval (Env-Wt 306.03(b)).
- No work has been done on the subject property pursuant to another EXP or a Statutory Permit-by-Notification (SPN) within 12 months of the date this EXP will be issued. Alternatively, if any work has been done on the subject property pursuant to another EXP or a SPN within 12 months of the date this EXP will be issued, then you are submitting information, including a plan, with this application demonstrating that:
 - The work proposed in this EXP application is wholly unrelated to and separate from the work already done under the EXP or SPN; and
 - The work proposed in this EXP application, when combined with work that has been done under previously issued EXPs or SPNs within the last 12 months, does not constitute a project for which a Standard Permit is required (Env-Wt 310.03(a)).
- If the project is located in a PRA, it also qualifies for an impact classification adjustment under Env-Wt 407.02 or a project-type exception (PTE) under Env-Wt 407.04 (Env-Wt 310.01(d)(6)).

☒ My project meets all statements above. Proceed to Section 3.

☐ My project does not meet all of the statements above. **Your project does not qualify for the EXP process. Your project either is not permissible or requires a Standard Permit.**

SECTION 3 - INFORMATION ON THE PROPOSED PROJECT (Env-Wt 310.01(c))

Identify the rule(s)/provision(s) which make the project a minimum impact project. Refer to the project list below and the [Expedited Minimum Impact \(EXP\) Project Classification Guidance Document](#).

- ☐ Aquatic Vegetation Control Projects (Env-Wt 510.08(a))
- ☐ Water Access Structure Construction Projects (Env-Wt 511.06(a))
- ☐ Beach Replenishment Projects (Env-Wt 511.07(a))
- ☐ Deck or Patio Repair Projects (Env-Wt 511.08(a))
- ☐ Breakwater Maintenance and Repair Projects (Env-Wt 512.07(b))
- ☐ Docking and Accessory Docking Structure Construction, Repair, and Replacement Projects (Env-Wt 513.24(a))
- ☐ Docking Structure Modification Projects (Env-Wt 513.25(a))
- ☐ Accessory Docking Structure Installation, Construction, Modification, Repair, and Replacement Projects (Env-Wt 513.26(a))
- ☐ Canopy Projects (Env-Wt 513.27(a))
- ☐ Bank/Shoreline Stabilization Construction Projects (Env-Wt 514.07(a))
- ☐ Dug-in Basins and Boathouse Construction or Modification Projects (Env-Wt 515.06(a), (b))
- ☐ Dug-in Basins and Boathouse Maintenance and Repair Projects (Env-Wt 515.07(a))
- ☐ Intake and Outflow Structure Construction, Maintenance and Repair Projects (Env-Wt 516.05; Env-Wt 516.06(b))
- ☐ Trail or Pathway Projects (Env-Wt 517.06(a); Env-Wt 517.06(d))
- ☐ Boardwalk Projects (Env-Wt 517.07(a); (Env-Wt 517.09))
- ☐ Dry Hydrants and Other Non-Docking Structure Projects (Env-Wt 518.07(a)(1), (b))
- ☐ Pond Construction, Maintenance, and Repair Projects (Env-Wt 519.08(a), (b); Env-Wt 519.09(a))
- ☐ Residential Utility Installation Projects (Env-Wt 521.06(a)(7))

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

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- ☐ Non-tidal Dredging Projects (Env-Wt 523.04(a))
☐ Residential, Commercial, and Industrial Development Projects (Env-Wt 524.06(b))
☐ Restoration/Enhancement Projects (Env-Wt 525.05)
☐ Dam Construction, Reconstruction, or Replacement Projects (Env-Wt 526.06(a))
☐ Dam Modification, Repair, or Maintenance Projects (Env-Wt 526.07(a))
☐ Public Highway Projects (Env-Wt 527.06; Env-Wt 527.07)
☒ Coastal Projects (Env-Wt 600)
☐ Stream Crossing Projects (Env-Wt 903.01(e))
☐ All Other Projects (Env-Wt 407.03)

Provide the project-specific information required by the rule(s)/provision(s). Refer to Chapters Env-Wt 400, Env-Wt 500, Env-Wt 600, and/or Env-Wt 900, as applicable, for project-specific application and design requirements.

Please see attached narrative **Please see applicable Standard Project Specific Worksheets for guidance.**

For projects located on waterbodies, provide the linear feet of shoreline frontage on the property: +/-284 linear feet

☐ Not applicable

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".

The project proposes 173 sq. ft. of perm. impact and 617 sq. ft. of temp. impact for the replacement of an existing patio partially located within the previously developed 100' Tidal Buffer Zone. The project will incorporate pervious paver technology for the new patio and the project also relocates the patio 4 feet back from the reference line (HOTL) making the project more nearly conforming under Env-Wq 1400.

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:
The project proposes 173 sq. ft. of perm. impact and 617 sq. ft. of temp. impact to the previously developed 100' Tidal Buffer Zone.

☐ Not applicable)

SECTION 4 - PROJECT LOCATION (Env-Wt 310.01(b))

ADDRESS: 189 Spur Road

TOWN/CITY: Dover

TAX MAP/LOT NUMBER: Map L, Lot 46-T

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Bellamy River

☐ N/A

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): X:1,204,185.6347° North

Y:233,169.9242° West

SECTION 5 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 310.01(a))

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name.

NAME: Frederic C. & Roberta N. Woodburn

MAILING ADDRESS: 189 Spur Road

TOWN/CITY: Dover

STATE: NH

ZIP CODE: 03820

PHONE: 603-534-2112

EMAIL ADDRESS (OPTIONAL): robbi@woodburnandcompany.com

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

SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))

If the agent is a company, then the name of the company should be written as the agent's name.

NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

PHONE:

EMAIL ADDRESS (OPTIONAL):

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

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a))

If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.

NAME: MAILING ADDRESS: TOWN/CITY: STATE: ZIP CODE: PHONE: EMAIL ADDRESS (OPTIONAL):

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

SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)

☒ \$400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".

SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))

Initial each box below to certify:

Initials: RW 	The proposed project meets the conditions and limits of the applicable minimum impact project rule.
Initials: RW 	All abutters have been notified.
Initials: RW 	If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. ☒ N/A
Initials: RW 	The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).
Initials: RW 	The project is not an after-the-fact application.
Initials: RW 	The project is: • Not located in a PRA, or • Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception under Env-Wt 407.04.
Initials: RW 	The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307.

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

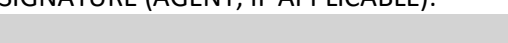
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Initials: RW 	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: RW 	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: RW 	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 trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: 	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 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d))

SIGNATURE (OWNER)*: 	PRINT NAME LEGIBLY: Roberta Woodburn	DATE: 2022-12-03
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*Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: ☐.

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: 	DATE: 
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: 	DATE: 

SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))**

The signed statement from the Conservation Commission may be submitted electronically.

The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11.

AUTHORIZED COMMISSION SIGNATURE: 	PRINT NAME LEGIBLY: 	DATE: 
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SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))**

The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11:

(☒ N/A This project is **not** within a Designated River Corridor)

AUTHORIZED LAC REPRESENTATIVE SIGNATURE:

PRINT NAME LEGIBLY:

DATE:

****Note:** If the application is administratively complete, except for the signed statement from the Conservation Commission and/or LAC, the application will be processed under the application processing times established in RSA 482-A:3, XIV (Env-Wt 310.02(h)). The applicant may also indicate that they are applying for a minimum impact application under standard processing timelines.

SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received four copies of the application, including all attachments.

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 single, 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.

Keep this checklist for your reference; do not submit with your application.

APPLICATION CHECKLIST

Required for all applications:

- ☐ The completed, dated, signed and certified application (Env-Wt 310.01).
- ☐ Application fee of \$400, as determined in RSA 482-A:3, I (Env-Wt 310.01(e)). Make check or money order payable to "Treasurer – State of NH".
- ☐ [US Army Corps of Engineers \(ACE\) "Appendix B, New Hampshire General Permits \(GPs\), Required Information and Corps Secondary Impacts Checklist"](#) and its required attachments (Env-Wt 307.02). This includes the [US Fish and Wildlife Service IPAC review](#) and [Section 106 Historic/Archaeological Resource review](#).
- ☐ A copy of the town tax map(s) showing the location of the proposed project in relation to abutters (Env-Wt 310.01(b)(2)).
- ☐ A list of abutters' names and mailing addresses to cross-reference with the tax map (Env-Wt 310.01(b)(3)).
- ☐ A copy of the appropriate US Geological Survey map with the property and project clearly marked (Env-Wt 310.01(b)(4)).
- ☐ Photos that meet all of the following criteria:
 - ☐ Clearly show the area to be impacted,
 - ☐ Are mounted or printed no more than two per sheet on 8.5-inch x 11-inch paper, and
 - ☐ Are annotated to explain impact (Env-Wt 310.01(b)(6)).
- ☐ The results and identification number of the NHB DataCheck (Env-Wt 310.01(b)(8)). See [Wetlands Permitting: Protected Species and Habitat](#) Fact Sheet.
- ☐ An accurate drawing showing the precise location, with detailed dimensions clearly annotated to document existing site conditions and to show the proposed impacts to the jurisdictional areas (Env-Wt 310.01(c)(4)).
- ☐ An accurate drawing to show the impact of the proposed activity on jurisdictional areas, including the following (Env-Wt 310.01(c)(5)):
 - ☐ An overview of the property and proposed impact areas in relation to property lines,
 - ☐ The scale, if any, used on the drawing,
 - ☐ If the drawing is not to scale, the dimensions of all existing and proposed structures and all other relevant features necessary to clearly define the project,
 - ☐ A labeled north-pointing arrow to indicate orientation,
 - ☐ A legend that clearly indicates all symbols, line types, and shading used on the plan,
 - ☐ The location of the jurisdictional areas delineated in accordance with Env-Wt 400,
 - ☐ Proposed sequence of construction including pre-construction through post-construction activities and the relative timing and progression of all work,
 - ☐ The location and type of siltation and turbidity controls indicated graphically and labeled or annotated as necessary,
 - ☐ For any project using a temporary coffer dam and for any repair of a tier 3 stream crossing, the date, signature, and seal of the licensed professional engineer who prepared or had responsibility for the plan(s),
 - ☐ For restoration/enhancement projects, the information required to be shown on a map by Env-Wt 525,
 - ☐ For tidal minimum impact projects, the information required to be shown on a map by Env-Wt 600, and
 - ☐ For minimum impact stream crossing projects, the information required to be shown on a map by Env-Wt 900.
- ☐ The linear distance of the project from abutting property boundaries (Env-Wt 310.01(c)(7)).

Required for certain project type, as applicable:

- ☐ The type of dock construction (Env-Wt 310.01(c)(8)).
- ☐ The diameter of culvert(s) to be used for road or driveway crossings (Env-Wt 310.01(c)(8)).
- ☐ The additional information specified in Env-Wt 522 for minimum impact agricultural applications (Env-Wt 310.01(c)(8)).
- ☐ Plans for maintenance of retaining walls, as specified in Env-Wt 514 (if applicable; Env-Wt 310.01(c)(8)).
- ☐ Specifications and plans for maintenance of rip-rap, as required by Env-Wt 514 (Env-Wt 310.01(c)(8)).
- ☐ Any other project-specific plan or information required under Env-Wt 500 and as described in the project-specific worksheet (Env-Wt 310.01(c)(8)).
- ☐ Information required on the [Coastal Resource Worksheet](#) for coastal projects under Env-Wt 600.
- ☐ Prime Wetlands information required under Env-Wt 700.
- ☐ Information requested on the [Stream Crossing Worksheet](#) required by Env-Wt 900.



EXPEDITED (EXP) MINIMUM IMPACT WETLANDS PERMIT APPLICATION REVIEW PROCESS



Water Division/Land Resources Management Wetlands Bureau

(Keep this sheet for your reference; do not submit it with your application)

In accordance with Env-Wt 310.02, the department must review an application for an expedited permit (EXP) for administrative completeness and compliance with applicable department rules within 30 calendar days of receipt if the application has been signed by:

- The municipal conservation commission or, if there is no conservation commission, the local governing body, certifying that the municipality waives its right to intervene on the project, which may be submitted electronically; and
- The LAC, if the project is within LAC jurisdiction, certifying that the LAC waives its right to intervene on the project. "LAC jurisdiction" means the authority conferred by RSA 483:8-a, III upon a local river management advisory committee relative to activities within a designated river or river corridor, provided that for the purpose of routine roadway maintenance activities conducted under an EXP, LAC jurisdiction is limited to activities in or within 250 feet of a tier 2 or tier 3 designated river that have a direct surface water connection to the designated river (Env-Wt 103.27).

Administrative Completeness Review:

If the application is administratively complete, complies with applicable requirements, and has the signature(s) mentioned above, the department will issue an EXP and post the information on [OneStop](#) within one business day of determining that the application was complete and in compliance with all applicable requirements.

If the application is lacking anything other than the signatures mentioned above and the project qualifies for an EXP, the department will send a written notice to the applicant that:

- Identifies each item that is missing; and
- Informs the applicant that in order to proceed under the EXP, the applicant must submit all necessary information within 20 days of the date of the notice or the application will be denied.

If the application was administratively complete except for one or both of the signatures required above, the department will send a written notice to the applicant that the application will be processed under the application processing times established in RSA 482-A:3, XIV.

If the applicant receives the above-mentioned notice and wishes to proceed under an EXP, the applicant must submit a revised application for an EXP that provides all of the required information within 20 days of the date of the notice. If the applicant does not submit all necessary information to the department within 20 days, the department will deny the EXP.

Technical Review:

If the information submitted as part of the application is not sufficient for the department to determine that the project meets the criteria for an EXP, the department shall send a request for more information, together with any written technical comments the department deems necessary, within 30 calendar days of receipt of the application. Such request and technical comments shall be sent by electronic means if the applicant or applicant's agent has indicated that doing so is acceptable.

If the project proposed in the EXP application does not comply with applicable requirements, the department will deny the application and notify the applicant in writing of the reason(s) for the denial.

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov



SHORELAND PERMIT BY NOTIFICATION (PBN) ELIGIBILITY AND CHECKLIST

Water Division/Land Resources Management

Shoreland Program

[Check the Status of your PBN](#)



Keep this page for your reference; do not submit with your application.

Please read this checklist and confirm that your project meets the qualifications for a Shoreland Permit by Notification (PBN). Note that if a PBN is rejected, there is no process for adjustment, and the fee will **not** be returned.

ELIGIBILITY

Your project must meet EACH of the following statements to qualify for the simplified PBN process:

- ☐ The project **does not** include work in the water or within the bank of a waterbody, such as a dock, boathouse, or retaining wall; the project is not within the [100-foot tidal buffer zone](#); and the project does not include beach sand replenishment.
- ☐ The project **does not impact** more than 1,500 square feet or result in a net increase of more than 900 square feet of [impervious area](#). "Project" is defined as the full scope of development activities that are proposed to take place on a parcel of property within 5 years of the application date. These square footage limits do not apply to project types 2, 3, and 4 listed in Section 5.
- ☐ The project **has not** already begun or been completed. After-the-Fact projects must be reviewed as Shoreland Permit Applications.
- ☐ The project **does not** include the modification, expansion, or redevelopment of a [nonconforming structure](#). These projects typically require a More Nearly Conforming Request and review as Shoreland Permit Applications. Note that exceptions **may** apply to some projects involving decks attached to nonconforming primary structure. Contact the Shoreland Program for more information.

Does your project proposal meet **ALL** of the statements above?

- ☐ YES. Proceed to completing the Shoreland PBN form below.
- ☐ NO. You cannot use this form – you must use the standard [Shoreland Permit Application Form](#) and/ or a [Wetlands Permit Application form](#).



UNSURE?

- Check the [List of Activities That Do Not Require Shoreland Permitting](#).
- See the Shoreland Program's [Vegetation Management Fact Sheet](#) and [Frequently Asked Questions](#).
- Contact the Shoreland Program at shoreland@des.nh.gov or call (603) 271-2147 to speak with a Shoreland Specialist.

INSTRUCTIONS

Mail your complete application form and supporting materials to: NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095.

To increase the chances of your PBN being accepted, ensure that you have completed the following:

- ☐ The property owner has read and signed the form and initialed the conditions and certifications in Sections 9 and 10.
- ☐ The notification includes a check with the correct fee, per Section 6.
- ☐ The notification includes photos of each area that will be impacted, per Section 7.
- ☐ The notification includes a complete plan of the proposed work in accordance with Section 8 of the PBN Form.

WHAT TO EXPECT

The New Hampshire Department of Environmental Services (NHDES) will review your notification within five business days and email (if provided) or mail you a copy of the accepted notification or a notice of rejection.

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov



SHORELAND PERMIT BY NOTIFICATION (PBN) NOTIFICATION FORM

Water Division/Land Resources Management

Shoreland Program

[Check the Status of your PBN](#)



RSA/Rule: RSA 483-B/Env-Wq 1400

Administrative Use Only	Administrative Use Only	☐ PBN Accepted, Expires:	
		☐ PBN Rejected	Reviewer's Initials:
		File No.:	Admin's Initials:
		Check No.:	Amount:

This form requests authorization to excavate, fill, or construct new structures within the protected shoreland, which is 250 feet landward of the reference line of public waters, as regulated under RSA 483-B. Refer to the cover sheet to determine your eligibility to use this form in lieu of the standard Shoreland Permit Application. **Please note:** Notification packages missing required components will be rejected and the fee will not be returned.

SECTION 1 - PROPERTY OWNER (RSA 483-B:5-b; Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I.: Frederick C. & Roberta N. Woodburn			
MAILING ADDRESS: 189 Spur Road	TOWN/ CITY: Dover	STATE: NH	ZIP CODE: 03820
PHONE: 603-534-2112	EMAIL: robbi@woodburnandcompany.com		
SECTION 2 - PROJECT LOCATION (RSA 483-B:5-b; Env-Wq 1406.17)			
ADDRESS: 189 Spur Road	TOWN/ CITY: Dover	STATE: NH	ZIP CODE: 03920
WATERBODY NAME: Bellamy River	TAX MAP/ LOT: Map L, Lot 46-T		
SECTION 3 - CONTRACTOR OR AGENT (Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I.:			
MAILING ADDRESS:	TOWN/ CITY:	STATE:	ZIP CODE:
PHONE:	EMAIL:		
SECTION 4 - PROJECT DESCRIPTION (Env-Wq 1406.17)			
Provide a brief description of the proposed project including square footage of impacts and dimensions of new structures.			
The project proposes 567 sq. ft. of perm. impact and 1862 sq. ft. of temp. impact for the replacement of an existing patio partially located within the 250' Protected Shoreland. The project will incorporate pervious paver technology for the new patio and the project also relocates the patio 4 feet back from the reference line (HOTL) making the project more nearly conforming under Env-Wq 1400.			
TOTAL SQUARE FEET OF IMPACT: 2429 sf TOTAL SQUARE FEET OF NET CHANGE IN <u>IMPERVIOUS</u> AREA: - 587.7 sf			
Total impact area is determined by the sum of all areas disturbed by excavation, fill, and construction. Examples include, but are not limited to: constructing new driveways, constructing new structures, removing or replacing structure foundations, grading, and installing a new septic system or well.			

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION 5 - PBN CRITERIA (RSA 483-B:5-b; Env-Wq 1406.05)

Check one of the following project type criteria.

- ☒ 1. This project impacts less than 1,500 square feet in total, with a net increase in impervious area, if any, of no more than 900 square feet. *PBN Impact Limit: 1,500 square feet/ Fee: \$400.*
- ☐ 2. This project is proposed for the purpose of stormwater management improvements, erosion control, or environmental restoration or enhancement. *PBN Impact Limit: None/ Fee: \$200.*
- ☐ 3. The project is for the maintenance, repair, and improvement of public utilities, public roads, and public access facilities. *PBN Impact Limit: None/ Fee: \$400.*
- ☐ 4. The project consists of geotechnical borings, test wells, drinking water wells or is a site remediation project and meets the requirements of Env-Wq 1406.05. *PBN Impact Limit: None / Fee: \$400.*

SECTION 6 - FEE (RSA 483-B:5-b; Env-Wq 1406.16)Consult Section 5 to determine fee. Make checks and money orders payable to "Treasurer - State of NH". Undated checks **cannot** be accepted. TOTAL FEE: \$400.00**SECTION 7 - PHOTOS (RSA 483-B:5-b; Env-Wq 1406.16)**

- ☒ Dated photographs of each area proposed to be impacted are required for all projects.

SECTION 8 - PLAN REQUIREMENTS (RSA 483-B:5-b; Env-Wq 1406.16)Check YES or NO to **all** statements, and review the applicable plan requirements. If your plans do not include the information that is required, your notification will be rejected.

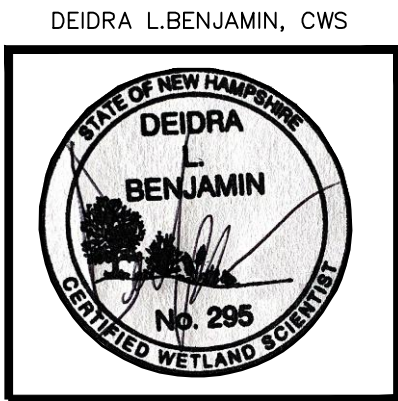
☒ YES	Required for all projects: A clear and detailed plan of work depicting, at a minimum, all impact areas, the reference line , and property lines. Plans that are not to scale must show all relevant dimensions and distances from the reference line and dimensions.	
☐ YES ☒ NO	This project proposes an increase in impervious (i.e. non-permeable) area. Plans must include the dimensions and locations of all existing and proposed impervious surfaces on the lot that are within 250 feet of the reference line. Decks are typically considered impervious.	
☐ YES ☒ NO	< 20%	This project proposes an increase in impervious area, and the total post-construction impervious area on the lot within 250 feet of the reference line will not exceed 20%.
☐ YES ☒ NO	20 – 30%	This project proposes an increase in impervious area such that the total impervious area of the lot within 250 feet of the reference line will be greater than 20% but less than 30%. Plans must include a stormwater management system that will infiltrate increased stormwater runoff from development per RSA 483-B:9, V(g)(2) and in accordance with Env-Wq 1500 .
☐ YES ☒ NO	> 30%	This project proposes an increase in impervious area such that the total impervious area on the lot within 250 feet of the reference line will be greater than 30%. Plans must include a stormwater management system designed and certified by a professional engineer to account for all new development, and plans must demonstrate how the vegetation point score is met per RSA 483-B:9, V(g)(1,3) .
☐ YES ☒ NO	This project proposes impacts within 50 feet of the reference line. Plans and photos must show each area of the waterfront buffer that will be impacted, including groundcover, and calculate the tree and sapling point scores in accordance with the Vegetation Management Fact Sheet .	
☒ YES ☐ NO	This project proposes impacts between 50 and 150 feet of the reference line. Plans must depict the 25% area of the woodland buffer to be designated and maintained as natural woodland. See the Vegetation Management Fact Sheet .	

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

☐ YES ☒ NO	This project proposes to install or expand an accessory structure , such as a patio or shed, within 50 feet of the reference line. All plans <i>must</i> demonstrate that the height, size, and setback limitations for accessory structures will be met. These limitations are described within the Accessory Structure Fact Sheet . The shoreland frontage on this lot is: linear feet. ☐ N/A – There is no direct frontage on this lot.	
☒ YES ☐ NO	This project proposes a pervious (i.e. permeable) surface technology. Plans must include the location and type of the surface and a cross-section depicting the construction method, materials, and specifications as to how this surface will be maintained as a pervious technology. The notification must also include a maintenance plan describing how the surfaces will be maintained pervious.	
SECTION 9 - CONDITIONS (Env-Wq 1406.20; RSA 483-B:9, V, (d)) Initial each of the required conditions below.		
RW 1. Erosion and siltation control measures shall: be installed prior to the start of work; be maintained throughout the project; and remain in place until all disturbed surfaces are stabilized.		
RW 2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.		
RW 3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.		
RW 4. Any fill used shall be clean sand, gravel, rock, or other suitable material.		
RW 5. For any project where mechanized equipment will be used, orange construction fence shall: be installed prior to the start of work at the limits of the temporary impact area as shown on the plans approved as part of a permit or accepted as part of the permit by notification; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.		
SECTION 10 - CERTIFICATIONS (Env-Wq 1406.18) Initial each of the required certifications below.		
RW 1. The property owner shall sign the notification form below.		
RW 2. The signature(s) shall constitute certification that: the information provided is true, complete, and not misleading to the knowledge and belief of the signer; the signer understands that any permit by notification obtained based on false, incomplete, or misleading information is not valid; the project as proposed complies with the minimum standards established in RSA 483-B:9, V and will be constructed in strict accordance with the proposal; the signer accepts the responsibility for understanding and maintaining compliance with RSA 483-B and these rules; the signer understands that an accepted shoreland permit by notification shall not exempt the work proposed from other state, local, or federal approvals; the signer understands that incomplete notifications shall be rejected and the notification fee shall not be returned; and the signer is subject to the applicable penalties in RSA 641, <i>Falsification In Official Matters</i> .		
3. The signature of the property owner certifies that the property owner has authorized the agent to act on the property owner's behalf for purposes of the notification. (☒ Not Applicable)		
SECTION 11 - REQUIRED SIGNATURE (RSA 483-B:5-b; Env-Wq 1406.18)		
SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Roberta Woodburn	DATE: 2022-12-03
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: 	DATE:



WETLAND NOTE:

- WETLANDS WERE DELINEATED BY DEIDRA L. BENJAMIN, CWS, IN THE SUMMER OF 2021 USING THE FOLLOWING CRITERIA:
1. USACE, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012. VICKSBURG, MS.
 2. USACE, CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ENVIRONMENTAL LABORATORY, 1987. VICKSBURG, MS.
 3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019. LOWELL, MA.
 5. U.S. ARMY CORPS OF ENGINEERS 2019, NATIONAL WETLAND PLANT LIST, VERSION 3.3. [HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/](http://wetland-plants.usace.army.mil/)

PLAN REFERENCES:

- 1.) "SUBDIVISION PLAN DOVER INDUSTRIAL DEVELOPMENT AUTHORITY SIXTH STREET / LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE"
BY: TERRASCAN ENGINEERS SURVEYORS
DATED: JANUARY 17, 1992
S.C.R.D. PLAN 41-91
- 2.) "LOT LINE ADJUST PLAN PREPARED FOR WHITE ENTERPRISES AND DOVER INDUSTRIAL DEVELOPMENT AUTHORITY LONGHILL ROAD, DOVER, NH"
BY: MCNEANEY SURVEY ASSOCIATES
DATED: JULY 3, 1991
S.C.R.D. PLAN 39-38
- 3.) "SUBDIVISION PLAN DOVER INDUSTRIAL DEVELOPMENT AUTHORITY SIXTH STREET / LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE"
BY: TERRASCAN ENGINEERS SURVEYORS
DATED: JANUARY 17, 1992
S.C.R.D. PLAN 41-92
- 4.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY VENTURE DRIVE DOVER, NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC.
DATED: AUGUST 4, 1994
S.C.R.D. PLAN # 45-32
- 5.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP H, LOT NO. 11-1 VENTURE DRIVE DOVER, STRAFFORD COUNTY NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC.
DATED: FEBRUARY 25, 2005
S.C.R.D. PLAN # 79-87

PLAN REFERENCES:

- 6.) "AMENDED SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC
DATED: FEBRUARY 14, 2006
S.C.R.D. PLAN 85-99
- 7.) "AMENDED SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC
DATED: FEBRUARY 14, 2006
S.C.R.D. PLAN 85-100
- 8.) "LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC
DATED: JUNE 12, 2006
S.C.R.D. PLAN 86-73

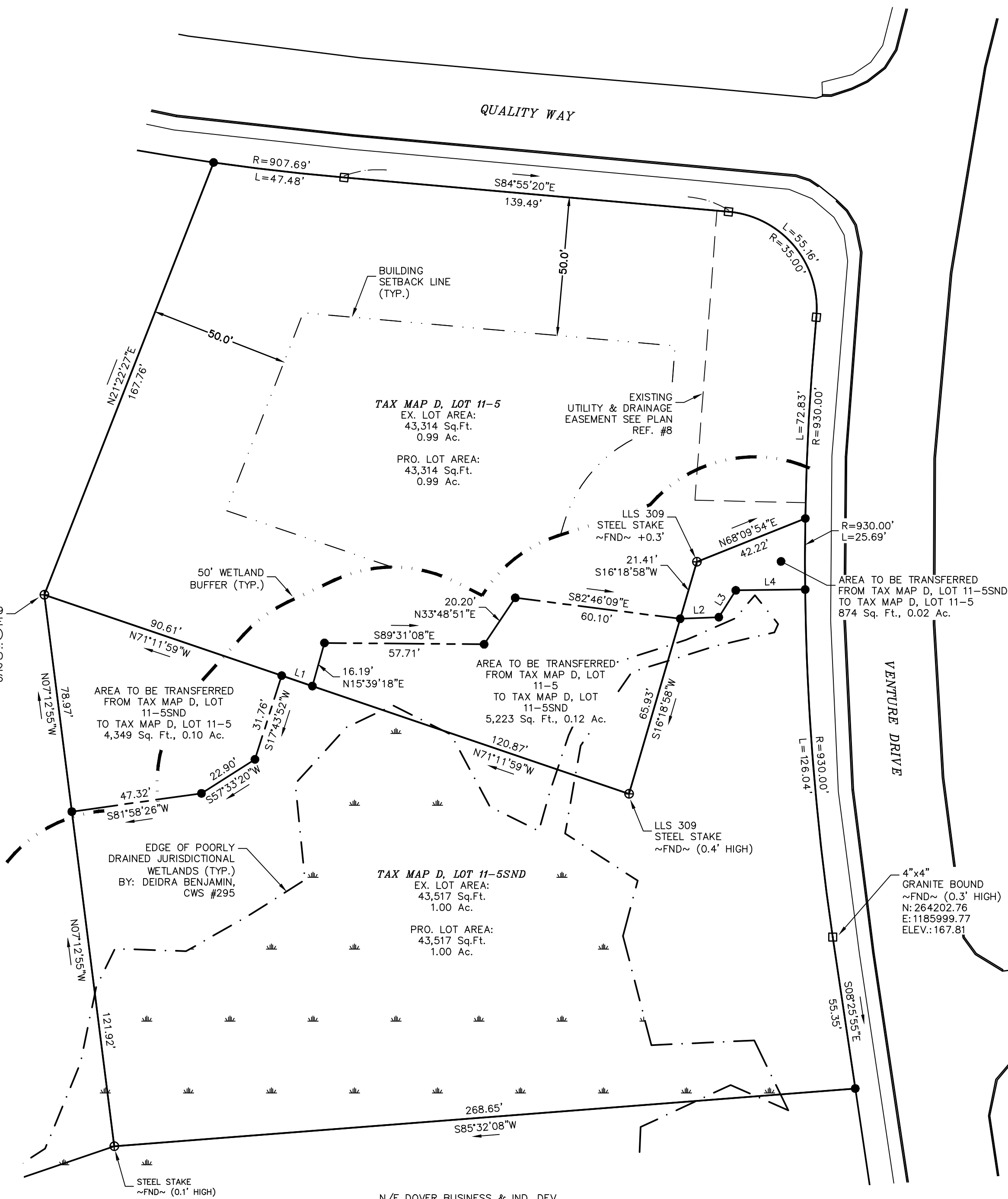
LINE	BEARING	DISTANCE
L1	N71°11'59"W	11.72'
L2	N87°42'08"E	13.96'
L3	N32°16'10"E	11.49'
L4	N89°20'00"E	25.07'

N/F DOVER BUSINESS & IND. DEV. AUTHORITY, F/K/A DOVER IND. DEV. AUTHORITY
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP D, LOT 11-6
S.C.R.D. BOOK 1559, PAGE 394

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND OR TBS~
- STEEL STAKE ~FND~
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND BUFFER
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

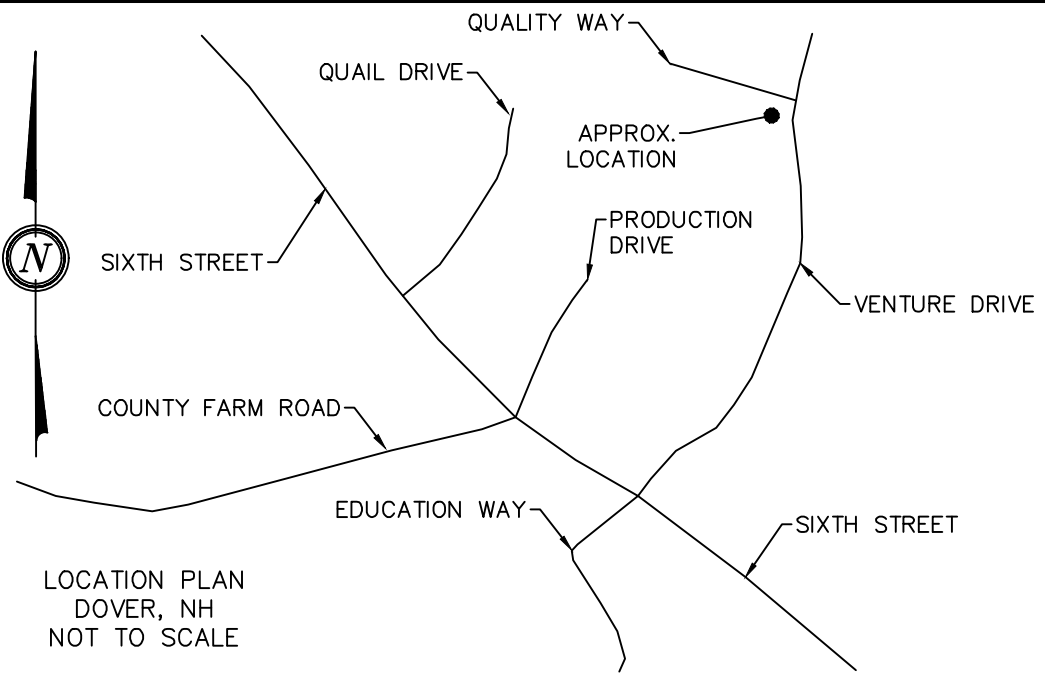
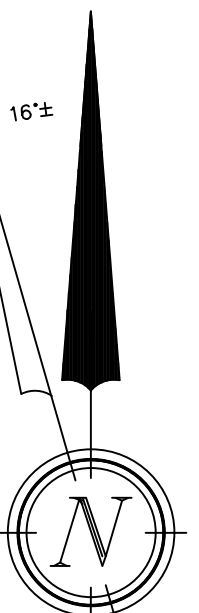
N/F QUALITY WAY LLC
1 QUALITY WAY ENTERPRISE PARK
DOVER, NH 03820
TAX MAP D, LOT 11-4
S.C.R.D. BOOK 3973, PAGE 254



N/F DOVER BUSINESS & IND. DEV. AUTHORITY, F/K/A DOVER IND. DEV. AUTHORITY
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP D, LOT 11-6 SND
S.C.R.D. BOOK 1559, PAGE 394

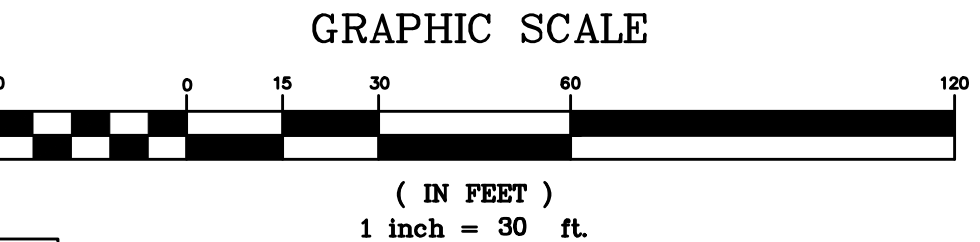
N/F CHURCHILL MEDICAL SYSTEMS INC, ADVANCED MEDICAL INC.
2750 MORRIS RD #A200
LANSDALE, PA 19446-6083
TAX MAP D, LOT 14-4
S.C.R.D. BOOK 1951, PAGE 542

OWNER



NOTES:

- 1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820
A.) TAX MAP D, LOT 11-5
B.) EXISTING LOT AREA: 43,314 Sq.Ft., 0.99 Ac.
PROPOSED LOT AREA: 43,314 Sq.Ft., 0.99 Ac.
C.) R.C.R.D. BOOK 4980, PAGE 632
- 2.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820
A.) TAX MAP D, LOT 11-5SND
B.) EXISTING LOT AREA: 43,517 Sq.Ft., 1.00 Ac.
PROPOSED LOT AREA: 43,517 Sq.Ft., 1.00 Ac.
C.) R.C.R.D. BOOK 4980, PAGE 63
- 3.) ZONING: IT ~ INNOVATIVE TECHNOLOGY SETBACKS
FRONT ~ 50'
SIDE ~ 50'
REAR ~ 50'
MIN. LOT SIZE: 2 ACRES
MIN. FRONTAGE: 200'
MAX. LOT COVERAGE: 33%
MAX. BUILDING HEIGHT: 55'
- 4.) THE INTENT OF THIS PLAN IS TO REVISE THE BOUNDARY LINES OF TAX MAP D, LOT 11-5 & 11-5SND. THIS IS AN EQUAL LAND SWAP AND BOTH LOTS WILL HAVE THE SAME LOT AREA AS THE EXISTING.
- 5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0310E, DATED: SEPTEMBER 30, 2015.
- 6.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 8.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND THE CITY OF DOVER, N.H. -1:10,000-
KENNETH A. BERRY L.L.S. 805 DATE 07/28/2022

DOVER APPROVAL

DOVER FILE #XXX-XX

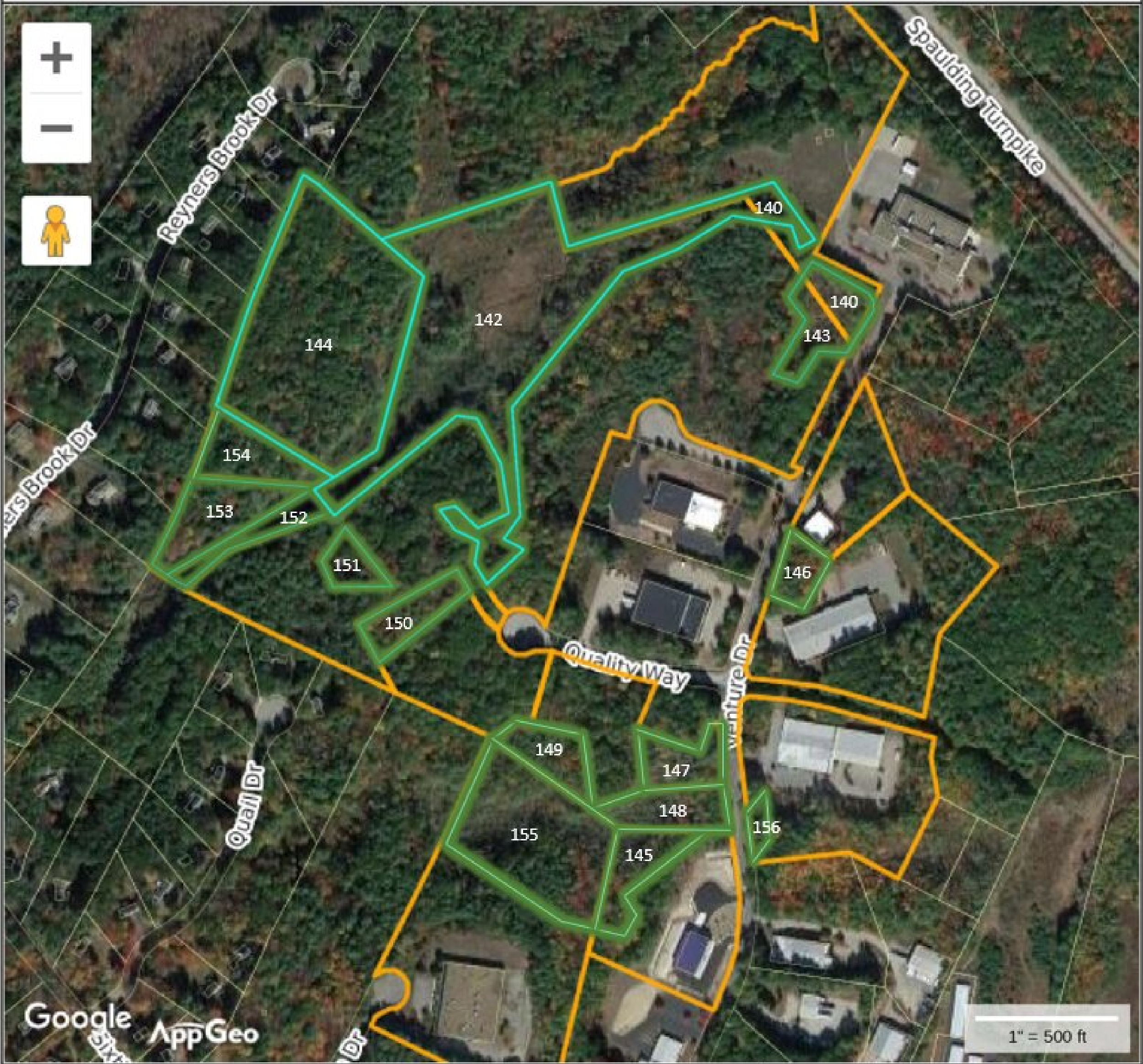
REVISION	DATE	DESCRIPTION

LOT LINE REVISION
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, NH
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 1, 2022
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
L.L.S. 805
SIGNATURE

Enterprise Park Conservation Easements



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.

CONSERVATION EASEMENT DEED

We, the Dover Economic Development Corporation, of 288 Central Avenue, Dover, County of Strafford and State of New Hampshire (hereinafter referred to as "Grantor") For consideration paid, grant to the City of Dover Conservation Commission, 288 Central Avenue, Dover, County of Strafford and State of New Hampshire (hereinafter referred to as "Grantee"), its successors and assigns, with QUITCLAIM covenants, in perpetuity the following described Conservation Easement, pursuant to New Hampshire RSA 477:45-47, exclusively for conservation purposes, namely:

1. To assure that the Property will be retained forever in its undeveloped, scenic, and open space condition and to prevent any use of the Property that will significantly impair or interfere with the conservation values of the Property; and/or
2. To protect the unusual natural habitat of Reyner's Brook; the adjacent wetlands; and the waterfowl habitat associated with the beaver ponds along approximately 1500 feet of Reyner's Brook.
3. To preserve open spaces, particularly the productive forest land, subject to the easement granted hereby consists, for the scenic enjoyment of the general public consistent with New Hampshire RSA 79-A which states: "It is hereby declared to be in the public interest to encourage the preservation of open spaces in the state by providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, by maintaining the character of the state's landscape, and by conserving the land, water, forest, and wildlife resources," to yield a significant public benefit in connection therewith;

The Conservation Easement hereby granted with respect to the Property is as follows:

1. LEGAL DESCRIPTION

See Appendix "A"

2. USE LIMITATIONS

- a. The Property shall be maintained in perpetuity as open space without there being conducted thereon any industrial or commercial activities, except agriculture and forestry as described below, and provided that the productive capacity of the Property to produce forest and/or agricultural crops shall not be degraded by on-site activities.
 - i. For the purposes hereof "agriculture" and "forestry" shall include agriculture, animal husbandry, floriculture and horticulture activities; the production of plant and animal products for domestic or commercial purposes, for example, the growing and stocking of Christmas trees or forest trees of any size capable of producing

2006 JAN 24 PM 2:19
REGISTER OF DEEDS
STRAFFORD COUNTY

001584

BK3323PG0336

timber, maple syrup, and other forest products; and the cutting and sale of timber and other forest products not detrimental to the purpose of this easement.

- ii. Agriculture and forestry on the Property shall be performed to the extent possible in accordance with a coordinated management plan for the sites and soils of the Property. Forestry and agricultural management activities shall be in accordance with the current scientifically based practices recommended by the U.S. Cooperative Extension Service, U.S. Soil Conservation Service, or other government or private natural resource conservation and management agencies then active. Management activities shall not materially impair the scenic quality of the Property as viewed from public waterways, great ponds, public roads, or public trails.
- B. No structure or improvement such as a dwelling, tennis court, swimming pool, road, dam, fence, bridge, airplane landing strip, asphalt, culvert, tower, mobile home, or shed shall be constructed, placed or introduced onto the Property except as necessary in the accomplishment of the agricultural, forestry, conservation, or recreational uses of the Property and not detrimental to the purposes of the easement.
- C. No changes in topography, surface or sub-surface water systems, wetlands or natural habitat shall be allowed that would harm state or federally recognized rare or endangered species. Otherwise, none of the aforementioned shall be allowed except as necessary in the accomplishment of the agricultural, forestry, habitat management, conservation or recreational uses of the Property and not detrimental to the purposes of this easement.
- D. No outdoor advertising structures such as signs and billboards shall be displayed on the Property except as necessary in the accomplishment of the agricultural, forestry, conservation or recreational uses of the property and not detrimental to the purposes of this easement.
- E. There shall be no mining, quarrying, excavation or removal of rocks, minerals, gravel, sand, top soil or other similar materials on the Property, except in connection with any improvements made pursuant to the provisions of paragraphs A, C, D, or E above. No such rocks, minerals, gravel, topsoil, or other similar materials shall be removed from the Property.

- F. There shall be no dumping, injection, or burial of materials then known to be environmentally hazardous, including vehicle bodies or parts.

3. RESERVED RIGHTS

- A. The Grantor reserves the right to allow utility crossings upon approval by the Dover Conservation Commission in accordance with Chapter 170, entitled Zoning of the Code of the City of Dover, New Hampshire, provided all applicable permits are obtained from municipal, state and federal entities having jurisdiction, or that the utility crossings do not permanently impair the scenic quality of the land or conservation purposes of the easement.
- B. The Grantor reserves the right to develop public or private water supplies provided that such well development does not adversely impact the adjacent wetlands or the unique habitat of the area.
- C. The Grantor must notify the Grantee in writing before exercising the aforesaid reserved rights, subsections B or C, provided for in this easement.

4. AFFIRMATIVE RIGHTS OF GRANTEE

The Grantee shall have reasonable access to the Property and all of its parts for such inspection as is necessary to determine compliance and to enforce the easements and exercise the rights conveyed hereby and fulfill the responsibilities and carry out the duties assumed by the acceptance of the Conservation Easement Deed.

5. NOTIFICATION OF TRANSFER, TAXES, MAINTENANCE

- A. Grantor agrees to notify the Grantee in writing within 10 days of the transfer of title of the Property.
- B. Grantee shall be under no obligation to maintain the Property or pay any taxes or assessments thereon.

6. BENEFITS AND BURDENS

The burden of the easement conveyed herein shall run with the Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of said easement shall not be appurtenant to any particular parcel of land but shall be in gross and assignable or transferable only to the State of New Hampshire, the U.S. Government or any subdivision of either of them, consistently with Section 170 (c) (1) of the U.S. Internal Revenue Code of 1954, as amended, or to any qualified organization within the meaning of Section 170 (h) (3) of said Code,

which organization has among its purposes the conservation or preservation of land and water areas and agrees to and is capable of enforcing the conservation purposes of this easement. Any such assignee or transferee shall have like power or assignment or transfer.

7. BREACH OF EASEMENT

- A. When a breach of this easement, or conduct by anyone inconsistent with this easement, comes to the attention of either party, it shall immediately notify the other party in writing of such breach or conduct, delivered in hand or by certified mail, return receipt requested.
- B. Grantor shall, within 30 days after receipt of such notice or after otherwise learning of such breach or conduct, undertake those actions, including restoration, which are reasonably calculated to swiftly cure said breach or to terminate said conduct, and to repair any damage. Grantor shall promptly notify the Grantee of its actions taken under this section.
- C. If Grantor fails to take proper action under the preceding subsection, the Grantee, its successors or assigns, may undertake any actions that are reasonably necessary to cure such breach or to terminate such conduct, and to repair any damage. The cost thereof, including the Grantee's internal expenses, court costs and legal fees shall be paid by the Grantor, provided that the Grantor is directly or indirectly responsible for the breach.

8. POWER OF TERMINATION

If the Grantee ceases to enforce the easement conveyed hereby or fails to enforce it within thirty days after receipt of written notice requesting such enforcement delivered in hand or by certified mail, return receipt requested, then the Strafford Rivers Conservancy, Inc. shall have the right to terminate the interest of the Grantee in the Property by recording a notice to that effect referring hereto in the Registry of Deeds and shall then assume all interests and responsibilities granted to the Grantee in this Deed.

9. CONDEMNATION

- A. Whenever all or part of the Property is taken in exercise of eminent domain by public, corporate, or other authority so as to abrogate in whole or in part the Easement conveyed hereby, the Grantor and the Grantee shall thereupon act jointly to recover the full damages resulting from such taking with all incidental or direct damages and expenses incurred by them thereby to be paid out of the damages recovered.
- B. The balance of the damages recovered (including, for the purposes of the subparagraph, proceeds from any lawful sale of the property unencumbered

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by the restrictions hereunder) shall be divided between them in proportion to the fair market value of their respective interests in that part of the Property condemned on the date of execution of this Conservation Easement Deed. For this purpose, the Grantee's interest shall be the amount by which the fair market value of the Property immediately prior to the execution of this Conservation Easement Deed is reduced by the use limitations imposed hereby. The Grantee shall use its share of the proceeds in a manner consistent with and furtherance of the conservation purposes set forth herein.

10. ADDITIONAL EASEMENT

- A. Should the Grantor determine that the expressed purposes of this Easement Deed could better be effectuated by the conveyance of an additional easement, the Grantor may execute an additional instrument to that effect, provided that the conservation purposes of this Conservation Easement Deed are not diminished thereby and that a public agency or qualified organization described in Section 4 above, accepts and records the additional easement.

11. ARBITRATION OF DISPUTES

- A. Any dispute arising under these restrictions shall be submitted to arbitration in accordance with New Hampshire RSA 542.
- B. The Grantor and the Grantee shall each choose an arbitrator within 30 days of written notice from either party. The arbitrators so chosen shall in turn choose a third arbitrator within 30 days of the selection of the second arbitrator.
- C. If a hearing is necessary, it must be held within 60 days of choosing the third arbitrator. This time period may be extended by the arbitrators only for good cause.
- D. A written decision with respect to any such dispute must be issued within 15 days after final submission of the case to the arbitrators for decision. A decision by two of the three arbitrators shall be binding upon the parties and shall be enforceable as part of this Conservation Easement Deed.

The Grantee by accepting and recording this Conservation Easement Deed for itself, its successors and assigns, agrees to be bound by and to observe and enforce the provisions hereof and assumes the rights and responsibilities herein provided for an incumbent upon the Grantee, all in the furtherance of the conservation purposes for which this Conservation Easement Deed is delivered.

IN WITNESS WHEREOF, I (WE) have hereunto set my (our) hand(s) this 14th
day of April 2005

Witness

Name of Grantor

Timothy F. Dargan

Witness

Name of Grantor

State of New Hampshire
Strafford, ss.

ELIZABETH A. THOMPSON
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
My commission expires Dec. 3, 2008

Personally appeared the above named Timothy F. Dargan
who acknowledged the foregoing to be his/her/their voluntary act and deed.

Before me,

Elizabeth A. Thompson
Justice of the Peace/Notary Public



ACCEPTED: DOVER CONSERVATION COMMISSION

By:

Thomas R. Fargo

Title:

Chairman - Dover Conservation Commission
Duly Authorized

ACCEPTED: STRAFFORD RIVERS CONSERVANCY, INC.

By:

Kevin M. Egan

Title:

PRESIDENT
Duly Authorized

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APPENDIX A

Said parcel included in this Conservation Easement Deed are those consistent with a subdivision plan entitled "Dover Industrial Development Authority, Sixth Street/Long Hill Road Ext., Dover, New Hampshire, prepared by Terrascan Engineers – Surveyors, 634 Central Avenue, Dover, NH 03820, Scale 1" = 100'" and approved by the Dover Planning Board on March 25, 1993.

Area A:

Beginning at the southwesterly corner of said parcel at a steel stake and running N 64° 49' 01" W a distance of 216.97 feet to a stone wall thence continuing N 50° 47' 38" W along stone wall a distance of 94.64 feet to a drill hole, thence continuing N 54° 26' 30" W a distance of 152.12 feet to a stone wall thence running along said stone wall N 55° 01' 34" W along said stone wall a distance of 98.37 feet to a point, thence continuing N 61° 08' 57" W a distance of 138.88 feet to an iron pin, thence turning and running N 21° 19' 19" E a distance of 180.57 feet to a drill hole, thence continuing along a stone wall N 25° 53' 56" E a distance of 148.74 feet to a steel stake, thence continuing N 55° 43' 12" E a distance of 137.02 feet to a steel stake, thence turning and running S 79° 03' 39" E a distance of 207.65 feet to a steel stake, thence continuing S 08° 11' 19" E a distance of 240.00 feet to a steel stake, thence turning and running N 71° 18' 48" E a distance of 181.09 feet to a steel stake, thence turning and running N 07° 13' 46" W a distance of 200.84 feet to a steel stake, thence turning and running S 71° 13' 19" E a distance of 223.25 feet to a steel stake, thence turning and running N 16° 14' 22" E a distance of 87.33 feet to a point, thence continuing N 68° 09' 25" E a distance of 42.45 feet to a granite bound, thence turning and running along the roadway S 08° 26' 44" E a distance of 209.45 feet to a granite bound, thence continuing S 87° 31' 07" W a distance of 119.28 feet to a steel stake, thence continuing S 42° 45' 31" W a distance of 314.82 feet to a steel stake, thence turning and running S 22° 08' 19" E a distance of 120.03 feet, thence turning and running S 43° 36' 01" W a distance of 82.29 feet to the point begun at. Said parcel containing 389,773 square feet or 8.947 acres more or less.

Area B:

Beginning at the most southwesterly corner of said parcel at a granite bound thence running along the roadway N 08° 26' 44" W a distance of 159.21 feet to a granite bound, thence turning and running N 40° 38' 54" E a distance of 91.99 feet to a steel stake, thence turning and running S 00° 54' 02" W a distance of 156.12 feet to a steel stake, thence continuing S 25° 35' 29" W along a stone wall to the point begun at. Said parcel containing 8,107 square feet or 0.186 acres more or less.

Area C:

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Beginning at the most southwesterly corner of said parcel at a steel stake and running along the roadway N 17° 46' 42" E a distance of 171.06 feet to a granite bound, thence running along a point of tangency 04° 33' 45", with a radius of 720.00 and a length of 57.33 feet to a granite bound, thence turning and running S 55° 11' 42" E along a stone wall a distance of 32.00 feet, thence continuing S 52° 49' 55" E a distance of 110.35 feet to a steel stake, thence turning and running S 19° 36' 40" E a distance of 177.85 feet to a steel stake, thence turning and running S 74° 11' 08" W a distance of 131.55 feet to the point begun at. Said parcel containing 27,413 square feet of 0.629 acres more or less.

Area D:

Beginning at the most northeasterly corner of said parcel at a steel stake, thence running S 57° 14' 00" E a distance of 217.29 feet to a steel stake, thence turning and running along a stone wall S 00° 42' 12" W a distance of 32.01 feet, thence continuing along a stone wall S 35° 34' 23" W a distance of 168.84 feet to a steel stake, thence turning and running N 83° 07' 09" W a distance of 94.83 feet to a steel stake, thence turning and running S 36° 23' 11" W a distance of 127.09 feet to a steel stake, thence turning and running N 68° 18' 50" W a distance of 87.90 feet to a steel stake, thence turning and running N 34° 14' 22" E a distance of 212.17 feet to a steel stake, thence turning and running N 33° 33' 09" W a distance of 95.49 feet to a steel stake, thence turning and running N 36° 33' 25" E a distance of 145.57 feet to the point begun at. Said parcel containing 68,136 square feet or 1.564 acres more or less.

Area E:

Beginning at the most southwesterly corner of said parcel at a steel stake, thence running S 53° 29' 38" E a distance of 38.04 feet to a stump with wire, thence continuing S 64° 02' 47" E a distance of 36.45 feet to a steel stake, thence turning and running N 46° 57' 30" E a distance of 187.40 feet to a steel stake, thence continuing N 69° 05' 33" E a distance of 377.67 feet to a steel stake and continuing N 50° 54' 33" E a distance of 510.83 feet to a steel stake, thence turning and running S 81° 38' 07" E a distance of 66.39 feet to a steel stake, thence continuing S 28° 11' 03" E a distance of 164.35 feet to a steel stake, thence continuing S 08° 59' 42" E a distance of 162.31 feet to a steel stake, thence turning and running S 64° 31' 37" W a distance of 111.26 feet to a steel stake, thence turning and running N 45° 40' 06" W a distance of 101.64 feet to a steel stake, thence turning and running S 77° 08' 15" W a distance of 52.06 feet to a steel stake, thence turning and running S 35° 58' 47" E a distance of 78.76 feet to a steel stake, thence continuing S 63° 58' 30" E a distance of 88.04 feet to a steel stake, thence turning and running S 09° 40' 20" W a distance of 72.30 feet to a steel stake, thence turning and running S 30° 30' 05" E a distance of 76.90 feet to a granite bound, thence turning and running N 47° 03' 20" E a distance of 164.54 feet to a steel stake, thence turning and running N 62° 17' 49" W a distance of 73.34 feet to a steel stake, thence turning and running N 35° 41' 40" E a distance of 90.92 feet to a steel stake, thence turning and running N 04° 19' 33" W a distance of 350.01 feet to a steel stake, thence turning and

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running N 39° 17' 50" E a distance of 565.33 feet to a steel stake, thence continuing N 67° 49' 33" E a distance of 195.35 feet to a steel stake, thence continuing N 58° 36' 55" E a distance of 205.13 feet to a steel stake, thence turning and running S 80° 00' 04" E a distance of 192.84 feet to a steel stake, thence continuing S 18° 58' 14" E a distance of 75.87 feet to a steel stake, thence turning and running N 61° 48' 18" E a distance of 57.37 feet to a steel stake, thence turning and running N 35° 38' 06" W a distance of 228.95 feet to a steel stake, thence turning and running S 72° 41' 39" E a distance of 696.91 feet to a steel stake, thence turning and running N 14° 49' 58" W a distance of 215.50 feet to a steel stake, thence turning and running S 71° 20' 32" W a distance of 579.31 feet to a steel stake, thence turning and running S 49° 03' 46" E a distance of 181.74 feet to a steel stake, thence turning and running S 15° 04' 30" W a distance of 580.96 feet to a steel stake, thence turning and running S 57° 52' 29" W a distance of 815.98 feet to the point begun at. Said parcel containing 558,591 square feet or 12.823 acres more or less.

Area F:

Beginning at the most southeasterly corner of said parcel at a steel stake, thence running N 51° 47' 03" E a distance of 374.69 feet to a granite bound, thence turning and running N 30° 30' 05" W a distance of 80.59 feet to a steel stake, thence turning and running S 61° 08' 13" W a distance of 367.66 feet to a steel stake, thence turning and running S 28° 58' 02" E a distance of 141.44 feet to the point begun at. Said parcel containing 40,961 square feet or 0.940 acres more or less.

Area G:

Beginning at the most northwesterly corner of said parcel at a steel stake, thence running S 34° 53' 36" W a distance of 134.18 feet to a steel stake, thence turning and running S 23° 26' 20" E a distance of 92.68 feet to a steel stake, thence turning and running N 89° 10' 53" E a distance of 192.30 feet to a steel stake, thence turning and running N 38° 23' 21" W a distance of 245.39 feet to the point begun at. Said parcel containing 23,991 square feet or 0.550 acres more or less.

Area H:

Beginning at the most northwesterly corner of said parcel at a 24" pine with wire, thence running S 22° 21' 53" W a distance of 159.95 feet to rebar, thence continuing S 22° 23' 24" W a distance of 141.92 feet to a point, thence continuing S 22° 21' 50" W a distance of 142.00 feet to a point, thence continuing S 22° 23' 49" W a distance of 35.83 feet to a 30" stump with wire, thence continuing S 18° 05' 49" W a distance of 114.83 feet to a point, thence continuing S 18° 06' 55" W a distance of 142.01 feet to a point, thence continuing S 18° 08' 01" W a distance of 70.88 feet to a 6" stump with wire, thence continuing S 21° 53' 17" W a distance of 79.83 feet to a point, thence continuing S 21° 53' 23" W a distance of 165.09 feet to a 24" oak with wire, thence continuing S 18° 10' 17" W a distance of 124.42 feet to a point, thence continuing S 18° 27' 50" W a distance of 20.25 feet to a steel stake, thence continuing S 25° 40' 50" W a distance of 132.60 feet

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to a point, thence continuing S 25° 46' 22" W a distance of 53.08 feet to a point, thence turning and running S 53° 29' 38" E a distance of 61.15 to a steel stake, thence turning and running N 57° 52' 29" E a distance of 815.98 feet to a steel stake, thence continuing N 15° 04' 30" E a distance of 580.96 feet to a steel stake, thence turning and running N 49° 03' 46" W a distance of 181.74 feet to a steel stake, thence continuing N 49° 03' 46" W a distance of 272.15 feet to rebar, thence continuing N 56° 23' 32" W a distance of 56.28 feet to the point begun at. Said parcel containing 564,854 square feet or 12.967 acres more or less.

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