CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date:	**Thursday, April 4, 2024**
Meeting Time:	**10:30 AM**

1. 10:30 AM – 11:00 AM: Conditional Use Permit for Granite State Gas Transmission, Unitil (Owners: Dover Point Cooperative, Inc), Assessor's Map M, Lot 47-C, zoned R-12, located at 1 Polly Ann Trailer Park. (Proposal is the replacement of gas pipe section that will cause 17,015 s.f of impacts to wetlands.) (COND-2024-0004)

PERMIT SNAPSHOT REPORT COND-2024-0004
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	02/29/2024
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Maintenance and improvements within Unitil's existing right-of-way between the end of Gerrish Road and Unitil's existing metering station near Dover Point Road. The work will cause unavoidable impacts to wetlands.

Parcel:	M0047-C00000 Main	**Address:**	1 Polly Ann Trailer Pk Dover, NH Main	**Zone:**	R-12(Residential - Medium Density) R-20(Residential - Low Density)

Plan Preparer
Eric Gerade, PE
Home: (000) 000-0000
Business: (603) 391-3972
Mobile: (000) 000-0000

Owner
Unitil Granite State Gas Transmission
Home: (000) 000-0000
Business: (603) 294-5191
Mobile: (603) 944-2454

Applicant
Unitil Granite State Gas Transmission
Home: (000) 000-0000
Business: (603) 294-5191
Mobile: (603) 944-2454

Project Manager
Stephen Herzog
VHB, 120 Front St. Suite 500
Suite 500
Worcester, MA 01608
Business: (508) 517-6470

Applicant
Stephen Herzog
VHB, 120 Front St. Suite 500
Suite 500
Worcester, MA 01608
Business: (508) 517-6470

Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	Alteration / Addition	Project Zone	Mixed Use
What is the parcel zoned?	R-12	Work	Unitil will construct a project in three parts, all within Unitil's existing ROW for which Unitil has easements providing the right to perform this maintenance and improvement work: • Install a replacement section of gas pipe; • Upgrade the existing ROW with a gravel surface road; • Construct an above-ground appurtenant station for pipeline inspection equipment. The location for the work is necessary based on the alignment of the existing pipe and the position of assets within Unitil's pipeline network near the existing metering and regulating station. The project will cause 17,015 square feet of unavoidable impacts to palustrine wetlands. No estuarine or tidal wetlands will be affected.		The wetlands in the ROW were previously disturbed by the placement of the gas pipe in the 1960s and also by construction of an adjacent sewer main. There are no practicable alternatives for the project because it must be constructed in the location of the existing pipeline and within Unitil's ROW. Unitil avoided wetlands impacts to the extent possible, and minimized necessary impacts. The applicant will provide compensatory impact mitigation in the form of an in lieu fee payment to the New Hampshire Aquatic Resources Mitigation fund.

permitstatefed	Unitil submitted a NH DES Standard Dredge and Fill Wetlands Permit application on January 30, and forwarded the application to the US Army Corps of Engineers as a Pre-Construction Notification. Unitil submitted a Utility Statutory Permit by Notification for preliminary tree trimming work. Unitil submitted a Shoreland permit for the portion of the project outside the 100-foot tidal buffer zone but within the 250-foot shoreland zone.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Stephen_Herzog_2/29/2024.jpg	02/29/2024 12:50	Herzog, Stephen		Uploaded via CSS
Permit Snapshot Report.pdf	02/29/2024 12:50	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00006952	Planning General Application Fee	$200.00	$0.00
	Total for Invoice INV-00006952	$200.00	$0.00
	Grand Total for Permit	**$200.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		03/04/2024 15:09	
Confirm application complete v.1	Generic Action		03/04/2024 15:12
Conditional Use Review v.1	Receive Submittal		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		

February 28, 2024

Ref: 16035.00

City of Dover Planning Board
288 Central Ave.
Dover, NH 03820

Re: Conditional Use Permit Application
Proposed Gas Pipeline Replacement
Unitil GSGT Pipeline Corridor off Gerrish Road

Dear Members of the Planning Board:

On behalf of Unitil, we are submitting this Conditional Use Permit (CUP) application for the above-named project partially located in the Wetland Protection and Conservation Districts. The project will upgrade Unitil's natural gas transmission system assets within their existing right-of-way (ROW), and includes unavoidable wetland impacts.

Introduction

The project will consist of three parts, all within Unitil's existing ROW:

- Install a replacement section of gas pipe;
- Upgrade the existing ROW with a gravel surface road;
- Construct an above-ground appurtenant station for pipeline inspection equipment.

Figure 1 is a USGS topographic map showing the project location, and Figure 2 is a map of the project location on an aerial photo base map. The attached project plan sets depict (a) the existing conditions (plan set "Topographic Plan for Process Pipeline Services of the Varney Brook Station Gas Line") including wetland boundaries, and (b) the proposed conditions (plan set "Site Plans, Issued for Permitting, January 19, 2024, Unitil Gas Transmission Pipe Replacement…") including limits of the ROW, construction features, erosion/sediment controls, and details.

Project Description

The purpose of the work is to upgrade the gas transmission pipe to current standards, continue to provide and improve safe operation and maintenance access to the pipe and associated equipment, and facilitate periodic internal inspection in compliance with federal requirements for pipeline safety.

Unitil submitted a wetlands permit application (Standard Dredge & Fill, Major Impact) to the New Hampshire Department of Environmental Services (DES) Wetlands Bureau on January 30, 2024. The location for the work is necessary based on the alignment of the existing pipe and the position of assets within Unitil's pipeline network near the existing metering and regulating station. The project will cause 17,015 square feet of unavoidable impacts to palustrine wetlands. No estuarine or tidal wetlands will be affected. The wetlands in the ROW were previously disturbed by the placement of the gas pipe in the 1960s and also by construction of an adjacent sewer main. There are no practicable alternatives for the project because it must be constructed in the location of the existing pipeline and within Unitil's ROW. Unitil avoided wetlands impacts to the extent possible, and minimized necessary impacts. The applicant will provide compensatory impact mitigation in the form of an in lieu fee payment to the New Hampshire Aquatic Resources Mitigation fund.

Property Rights

Unitil owns pipeline easements on four parcels in the project area. Those easements grant Unitil the right, among others, to "…construct, maintain, operate, alter, repair… and replace pipe lines, with fittings, appliances, and appurtenances…" and to "select, change, alter under, upon, over and through lands…". Unitil is identified as the applicant, recognizing that Unitil also owns the pipeline assets and aforementioned rights. We understand from Planning Board records that for past applications by utility easement holders the land (fee) owners have not co-signed the application, so we have followed that precedent.

Abutter Notice

The City of Dover Conditional Use permit application requires the applicant to provide accurate information regarding the owner, applicant, and professional agents representing the project, which we have done (see form). Further, the application requires City of Dover staff to provide abutter information. City of Dover property records identify the Dover Point Cooperative as an owner of parcel M-47-C-0, and also identify owners of the individual mobile homes in Polly Ann Park. Therefore the abutter notice should include both the Cooperative and the individual mobile home owners. We developed a map for the DES Wetlands Permit application that identifies parcel owners and abutters, including the mobile home owners. That map is attached for your reference.

Previous CUP Application 2022

Unitil filed an application for CUP in 2022 for the appurtenant station construction. That application was heard by the City of Dover Technical Review Committee (TRC) on May 12, 2022, by the Conservation Commission on June 13, 2022, and by the Planning Board on September 13, 2022, who voted to approve the application. On November 7, 2022 the City of Dover vacated the September 13, 2022 decision on the CUP based on lack of required abutter notices preceding that decision. The matter was remanded to the Planning Board for further proceedings. Since that time, Unitil has made the changes described herein to complete related improvements. We therefore request to withdraw the 2022 application.

Closing

Please review these materials and let us know if you need any additional information. We appreciate you scheduling this matter for Technical Review Committee, Conservation Commission, and Planning Board meetings, and request the board issue a CUP for the project as proposed. Thank you.

Sincerely,

VHB

Stephen G. Herzog, PWS, CERP
Senior Project Manager

cc: Unitil
Attachments

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: Unitil Granite State Gas Transmission Telephone # 603-294-5191

Address of Applicant: 325 West Road, Portsmouth NH 03801

E-Mail Address: barham@unitil.com

Name of Property Owner (if different from applicant): _Unitil easements, see below_____

Address of Property Owner: (Easement holder) Unitil, 325 West Road, Portsmouth NH 03801

PROPERTY INFORMATION

Assessor's Map # M-52-800000, 17 Ivans Lane, Conway Family Revocable Trust
M-47-C00000, 0 Gerrish Road, Dover Point Cooperative, Inc.
M-47-B00000, 87A Gerrish Road, City of Dover

Address of Property: M-46-000000, 89 Gerrish Road, State of New Hampshire

Zoning District(s) _R-12_____ Overlay District(s) Wetland Protection, Conservation

Existing Use of Property: _Interstate natural gas transmission pipeline corridor_____

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:

Within the existing ROW Unitil will (1) install a replacement section of gas pipe, (2) replace the existing access road with a gravel surface, and (3) construct an above-ground station to contain pipeline inpection equipment. The project will cause 17,015 square feet of impact to palustrine wetlands.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: A NH DES Standard Dredge & Fill Wetlands Permit application was submitted on Jan 30, 2024 and is in review. The application was sent to the US Army Corps of Engineers as a Pre-Construction Notification. Unitil submitted a Utility Statutory Permit by Notification for tree work and a Shoreland permit for work outside the 100-foot tidal buffer zone but within the 250-foot shoreland zone.

Name of Professional That Prepared Plans: Eric Gerade, PE

Address VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 Telephone #: 603.391.3900

Professional License #: 13672 E-mail address: egerade@vhb.com

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

Signature of Applicant (if different from owner): _____ Date: 23 FEB 2024

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: please see cover letter Date: _____

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
M-4	M-52-8-0	Conway Family Revocable Trust	17 Ivans Lane, Dover NH 03820
M-4	M-47-C-0	Dover Point Cooperative, Inc.	44 Polly Ann Park, Dover NH 03820
M-4	M-47-B-0	City of Dover	288 Central Ave, Dover NH 03820
M-4	M-46-0-0	State of New Hampshire	John. O. Morton Bldg, 7 Hazen Dr., Concord NH 03301

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Unitil Granite State Gas	Transmission	325 West Rd, Portsmouth NH 03801

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Eric Gerade, PE	VHB	200 Bedford Farms Dr., Bedford NH 03110
John Kaiser, PLS	Doucet Survey, LLC	102 Kent Place, Newmarket NH 03857

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☒ CONDITIONAL USE PERMIT Application fee $200.00 x # __1__ per Application = $ 200.00
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____
- ☐ **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 = $ 200.00

AND

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

- ☒ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - Certified letters fee # _____ of x $10.00= $_____
- ☒ Certified letters fee: # of abutters _____ X $10.00= $_____
- ☒ 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 $120.00 x # _____ applications = $_____

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

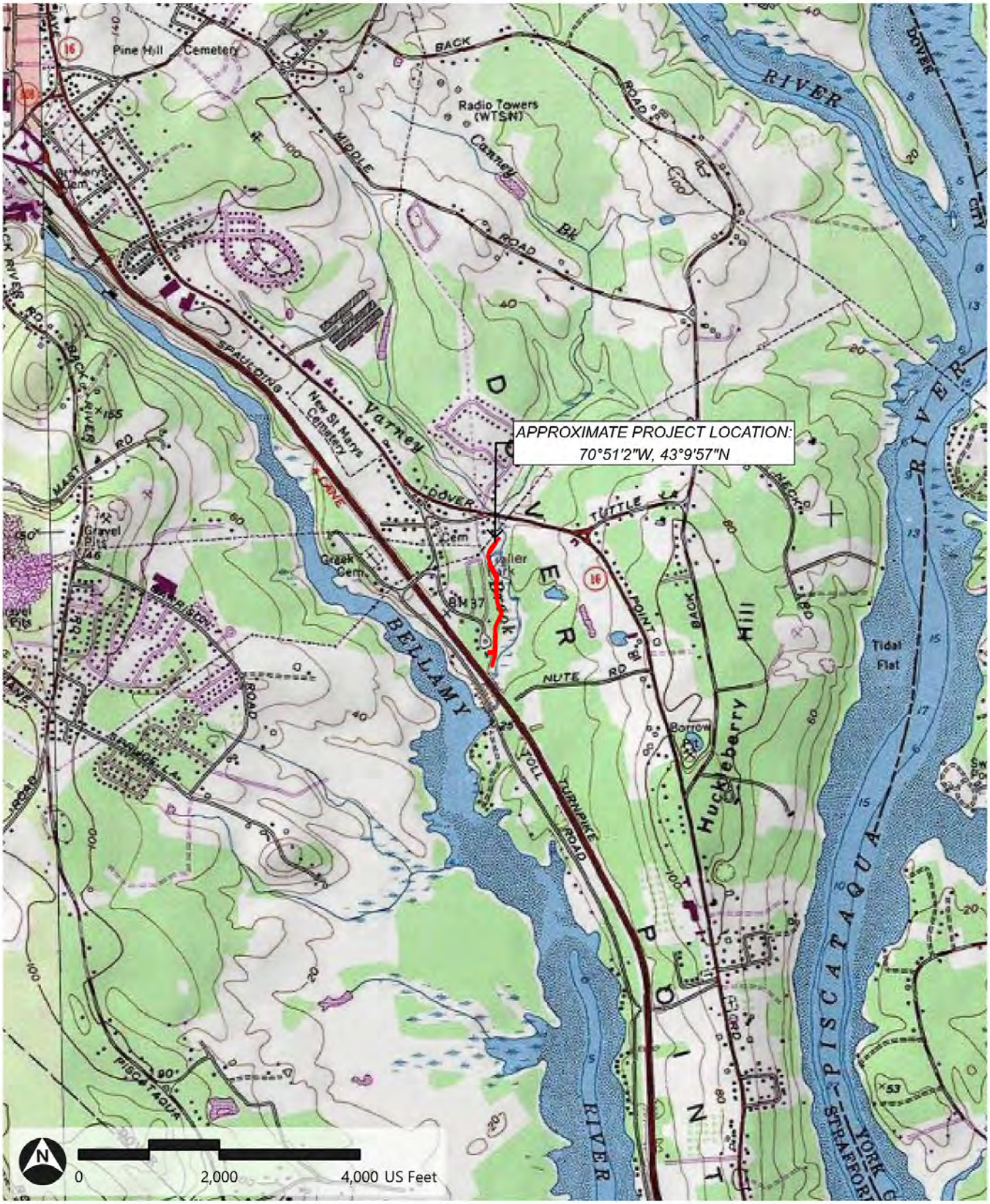
PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

Figure 1: USGS Site Location

Unitil | Gerrish Road, Dover, NH



Path: \\vhb\gis\proj\Worcester\16035.00 Gerrish Rd Dover NH\Project\Unitil Gerrish Rd\Unitil Gerrish Rd.aprx (srao, 9/25/2023)

Project Area

Source: NH GRANIT, VHB

Figure 2: Aerial Imagery

Unitil | Gerrish Road, Dover, NH

Path: \\vhb\gis\proj\Worcester\16035.00 Gerrish Rd Dover NH\Project\Unitil Gerrish Rd\Unitil Gerrish Rd.aprx (srao, 9/25/2023)

Project Area

Parcel Boundary

Source: NH GRANIT, NearMap, VHB

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RIGHT OF WAY AGREEMENT

Know All Men By These Presents: That the undersigned Russell M. Scott, and Eleanor J. Scott, both

of Dover, County of Strafford and State of New Hampshire
(hereinafter called GRANTOR, whether one or more), for and in consideration of Two hundred seventy five (275.00) no/100 Dollars
in hand paid, receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and confirm unto GRANITE STATE GAS TRANSMISSION, INC., a New Hampshire Corporation duly organized by law with a usual place of business in Portsmouth, in the County of Rockingham and The State of New Hampshire (hereinafter called GRANTEE), and its successors and assigns, the right, privilege and authority to lay, relay, construct, maintain, operate, alter, repair, remove, relocate, change the size of and replace pipe lines (with fittings, appliances, and appurtenances, including cathodic protection equipment) for the transportation of oil, gas, petroleum products or any other liquids, gases or substances which can be transported through pipe lines by a route or routes which the Grantee shall have the right to select, change and alter under, upon, over and through lands which the Grantor owns or in which the Grantor has an interest, situated in the ~~Town~~ City of Dover

County of Strafford and The State of New Hampshire, bounded and described as follows:

Northerly by land of William O. and Marion T. Gillis; Easterly by Varney Brook, also known as Little John Creek; Southerly by land of the State of New Hampshire and the relocated Cushing Road; and Westerly by land of the State of New Hampshire, land of one Vigue and land of said Gillis.

DOCUMENTARY 275 STATE TAX

being the same lands described in instrument(s) dated June 27, 1956, recorded in the Registry of Deeds for the County of Strafford in Book 662, Page 321

It is agreed that the Grantee, its successors and assigns shall have an easement for all the purposes herein described under, upon, over and through a strip of land 35 feet in width and said strip of land shall extend 25 feet Easterly and 10 feet Westerly and along the entire length of a survey line as shown on a Plan of Pipe Line prepared by John W. Durgin, Civil Engineers, Portsmouth, New Hampshire, for a pipe line location from Plaistow to Exeter to Portsmouth, New Hampshire, and/or a Plan of Pipe Line prepared by George C. Benjamin, Civil Engineer, Manchester, New Hampshire, for a pipe line location from Portsmouth to Dover to Somersworth, New Hampshire, dated _____ 195___, Sheet No. _____, and recorded in _____ Records, Plat _____, Page _____

The phrase "survey line" as hereinabove referred to and as shown on the aforesaid Plan does not necessarily mean the location of the pipe line in the easement and it is understood that the pipe line or pipe lines may be located or relocated anywhere within the aforesaid 35 foot easement.

The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including the free right of ingress and egress to and from said pipe lines.

TO HAVE AND TO HOLD the said easement, rights, privileges and authority, unto the Grantee, its successors and assigns, until the first pipe line is constructed and so long thereafter as a pipe line is maintained thereon.

The Grantor reserves, subject to the rights, privileges and authority herein granted and confirmed, the right to use the said premises for planting and cultivation of crops, as a means of access, ingress and egress to and from the land adjoining, to build cross fences, to maintain and use roads, driveways, sewers, drains, waterlines, gas lines, telephone and telegraph lines and electric light and power lines across said easement, subject, however, to the conditions that no building or other structure shall be erected on said easement by the Grantor, and further provided that the rights reserved to the Grantor shall not be used or exercised in any manner which will interfere with the rights, privileges and authority herein granted and confirmed to the Grantee and further provided, however, that the Grantee shall have the right from time to time to cut and remove and keep removed by such means as the Grantee may select all trees, undergrowth and all other obstructions that may injure, endanger or interfere with the laying, relaying, constructing, maintaining, operating, altering, repairing, removing, relocating, changing the size of and replacing said pipe lines or fittings and appliances appurtenant to said lines.

It is agreed that this agreement as written covers all the agreements between the parties and that no representations or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this agreement.

The word "Grantor" as herein used shall refer to and mean the Grantor, its, his, her or their heirs, executors, administrators, successors or assigns, and the word "Grantee" shall refer to and mean the Grantee, its successors or assigns.

~~I~~ We, Russell M. Scott and Eleanor J. ~~M.~~ Scott, husband and wife, and each of us, in consideration aforesaid do hereby relinquish ~~my~~ our right of dower, curtesy and homestead in the before mentioned premises.

And we and each of us do hereby release all rights of homestead secured to us or either of us by Chapter 260 of the Revised Laws of New Hampshire or by any other Statute of said State.

Witness our hands and seals to this conveyance this 16 June day of _____, 19 56.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

George E. Bunn
Lois Scott

Eleanor J. Scott
Russell M. Scott

_____ (L.S.)

EXHIBIT A

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ACKNOWLEDGMENT

THE STATE OF NEW HAMPSHIRE
County of Strafford } ss:

On this the 6 day of June 1956, before me George C. Bryan the undersigned officer, personally appeared Russell M. and Eleanor J. Scott known to me or satisfactorily proven to be the person(s) whose name(s) ~~xx~~ (are) subscribed to the within instrument and acknowledged that ~~xx~~ (they) voluntarily executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and seal.

George C. Bryan
~~Justice of the Peace~~
Notary Public

CORPORATE ACKNOWLEDGMENT

THE STATE OF NEW HAMPSHIRE
County of _____ } ss:

On this the _____ day of _____ 19____ before me _____ the undersigned officer, personally appeared _____ who acknowledged himself to be the _____ of _____, a corporation; that he as such _____, being authorized so to do, voluntarily executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____

IN WITNESS WHEREOF I hereunto set my hand and seal.

_____
Justice of the Peace
Notary Public

Russell M. & Eleanor J. Scott
to
State of New Hampshire

Recorded Sept 14, 1956

Return to
Burns, Cullen & Burns
Dover, N.H.

RECEIVED 3:50 P. M. Sept. 14, 1956

EXAMINED BY: Anne Morin Duke Register

PAGE

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RIGHT OF WAY AGREEMENT

Know All Men By These Presents: That the undersigned William O. Gillis and Marion T. Gillis, both

of Dover, County of Strafford and State of New Hampshire,
(hereinafter called GRANTOR, whether one or more), for and in consideration of
fifty and no/100 ($50.00) Dollars
in hand paid, receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and confirm unto GRANITE STATE GAS TRANSMISSION, INC., a New Hampshire Corporation duly organized by law with a usual place of business in Portsmouth, in the County of Rockingham and The State of New Hampshire (hereinafter called GRANTEE), and its successors and assigns, the right, privilege and authority to lay, relay, construct, maintain, operate, alter, repair, remove, relocate, change the size of and replace pipe lines (with fittings, appliances, and appurtenances, including cathodic protection equipment) for the transportation of oil, gas, petroleum products or any other liquids, gases or substances which can be transported through pipe lines by a route or routes which the Grantee shall have the right to select, change and alter under, upon, over and through lands which the Grantor owns or in which the Grantor has an interest, situated in the ~~Town~~/City of Dover

County of Strafford and The State of New Hampshire, bounded and described as follows.

Northerly in part by the Old Dover Point Road and land of George E. and Deborah M. Fleming; Easterly by Varney Brook, also known as Little John Creek; Southerly by land conveyed by the grantors herein to Russell M. and Eleanor J. Scott; and Westerly by land of one Ganney and others.

Being a portion of the same lands described in instrument(s) dated May 8, 1943, recorded in the Registry of Deeds for the County of Strafford in Book 515 Page 116

It is agreed that the Grantee, its successors and assigns shall have an easement for all the purposes herein described under, upon, over and through a strip of land 35 feet in width and said strip of land shall extend 25 feet Easterly and 10 feet Westerly and along the entire length of a survey line as shown on a Plan of Pipe Line prepared by John W. Durgin, Civil Engineers, Portsmouth, New Hampshire, for a pipe line location from Plaistow to Exeter to Portsmouth, New Hampshire, and/or a Plan of Pipe Line prepared by George C. Benjamin, Civil Engineer, Manchester, New Hampshire, for a pipe line location from Portsmouth to Dover to Somersworth, New Hampshire, dated _____ 195__, Sheet No. _____, and recorded in _____ Records, Plat _____, Page _____.

The phrase "survey line" as hereinabove referred to and as shown on the aforesaid Plan does not necessarily mean the location of the pipe line in the easement and it is understood that the pipe line or pipe lines may be located or relocated anywhere within the aforesaid 35 foot easement.

The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including the free right of ingress and egress to and from said pipe lines.

TO HAVE AND TO HOLD the said easement, rights, privileges and authority, unto the Grantee, its successors and assigns, until the first pipe line is constructed and so long thereafter as a pipe line is maintained thereon.

The Grantor reserves, subject to the rights, privileges and authority herein granted and confirmed, the right to use the said premises for planting and cultivation of crops, as a means of access, ingress and egress to and from the land adjoining, to build cross fences, to maintain and use roads, driveways, sewers, drains, waterlines, gas lines, telephone and telegraph lines and electric light and power lines across said easement, subject, however, to the conditions that no building or other structure shall be erected on said easement by the Grantor, and further provided that the rights reserved to the Grantor shall not be used or exercised in any manner which will interfere with the rights, privileges and authority herein granted and confirmed to the Grantee and further provided, however, that the Grantee shall have the right from time to time to cut and remove and keep removed by such means as the Grantee may select all trees, undergrowth and all other obstructions that may injure, endanger or interfere with the laying, relaying, constructing, maintaining, operating, altering, repairing, removing, relocating, changing the size of and replacing said pipe lines or fittings and appliances appurtenant to said lines.

It is agreed that this agreement as written covers all the agreements between the parties and that no representations or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this agreement.

The word "Grantor" as herein used shall refer to and mean the Grantor, its, his, her or their heirs, executors, administrators, successors or assigns, and the word "Grantee" shall refer to and mean the Grantee, its successors or assigns.

We, William O. Gillis and Marion T. Gillis, husband and wife, and each of us, in consideration aforesaid do hereby relinquish our right of dower, curtesy and homestead in the before mentioned premises.

And we and each of us do hereby release all rights of homestead secured to us or either of us by Chapter 260 of the Revised Laws of New Hampshire or by any other Statute of said State.

Witness our hands and seals this 3d day of July 1956.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

George C. Benjamin
Joy Brooks

William O. Gillis
Marion T. Gillis

(L.S.)

EXHIBIT B

666
314

ACKNOWLEDGMENT

THE STATE OF NEW HAMPSHIRE }
County of Strafford } ss.:

On this the 3d day of July 19 56, before me George C. Bryan the undersigned officer, personally appeared William O. and Marion T. Gillis known to me or satisfactorily proven to be the person(s) whose name(s) ~~was~~ are subscribed to the within instrument and acknowledged that they ~~they~~ voluntarily executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and seal.

George C. Bryan
Justice of the Peace
Notary Public

CORPORATE ACKNOWLEDGMENT

THE STATE OF NEW HAMPSHIRE }
County of _____ } ss.:

On this the _____ day of _____ 19____, before me _____, the undersigned officer, personally appeared _____ who acknowledged himself to be the, _____ of _____ a corporation; that he as such _____, being authorized so to do, voluntarily executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____.

IN WITNESS WHEREOF I hereunto set my hand and seal.

_____
Justice of the Peace
Notary Public

Sept. 14, 1952
~~August 6, 1946~~

MORTGAGE RELEASE

For value received the Strafford Savings Bank of Dover, New Hampshire, holder of a mortgage given by William O. and Marion T. Gillis to it dated February 25, 1955, and recorded in Strafford County Registry of Deeds, Book 641, Page 400, release said mortgage insofar as it covers the easements and rights granted by the within deed, but not otherwise.

STRAFFORD SAVINGS BANK

By _____
Its _____ Treasurer

William O. Gillis et ux
to
Shante Realty Trust, Inc.

Recorded
3:50 P.M. Sept. 14, 1956
Register

Return to:
Burns, Cullum & Bryant
Dover, N.H.

RECEIVED 3:50 P. M. Sept. 14, 1956

EXAMINED BY: Anna Marie Dubois Register

Doc # 0036857 Aug 7, 2008 11:21 AM
Book 3669 Page 0048 Page 1 of 1
Register of Deeds, Strafford County

EXHIBIT D

CONSENT TO PARTIAL ASSIGNMENT OF EASEMENT

KNOW ALL BY THESE PRESENTS, that Franklin G. Torr of 1 Old Littlefield Rd, Dover, N.H., being the owner of real estate subject to an easement granted to Granite State Gas Transmission, Inc. ("Granite State"), dated July 3, 1956, and recorded in the Strafford, N.H. County Registry of Deeds in Book 666, Page 313 (the "Easement"), does hereby CONSENT to the partial assignment of the Easement by Granite State to Northern Utilities, Inc.* its successors and assigns ("Northern Utilities") for access over the property subject to the Easement (the "Easement Area"), in common with Granite State, its successors and assigns, for the purpose of using, operating, inspecting, repairing , maintaining, replacing, and/or removing pressure regulation and measuring equipment, and related facilities, located in or on the Easement Area.

Located in Dover, New Hampshire, off Gerrish Road.

EXECUTED this 1 day of July, 2008.

Franklin G. Torr

Franklin G. Torr

STATE OF NH
Strafford, ss July 1, 2008

Then personally appeared the above-named Franklin G. Torr, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Printed Name Terri J. Groulx

TERRI J. GROULX Notary Public
My Commission Expires Nov 21, 2013

TERRI J. GROULX NOTARY PUBLIC NEW HAMPSHIRE

* 300 Friberg Parkway
Westboro, MA 01581-5039

Doc # 0018953 Dec 16, 2016 3:26 PM
Book 4442 Page 0934 Page 1 of 6
Register of Deeds, Strafford County

C/II
L-CHIP
STA110864

EXHIBIT E

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****48 Thousand 8 Hundred 75 Dollars
DATE 12/16/2016 ST839276 AMOUNT $ ****4875.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that I, **Franklin G. Torr a/k/a Franklin Goodale Torr**, a married person, presently having an address of One Old Littleworth Road, Dover, County of Strafford, State of New Hampshire 03820, grant to **Dover Point Cooperative, Inc.** a New Hampshire consumer cooperative with a mailing address of 44 Polly Ann Homes, Dover, County of Strafford, State of New Hampshire 03820, all my right, title and interest in and to the following with Warranty Covenants:

TRACT I:

A certain piece or parcel of land situate in Dover, County of Strafford and State of New Hampshire on the easterly side of Cushing Road (as relocated) bounded and described as follows:

Beginning at a marker on the easterly side of Cushing Road at land of the State of New Hampshire and running North 8° 43' East by said land a distance of 251 feet, more or less, to a concrete bound; thence running North 7° 55' East by land formerly of Vigue a distance of 209.5 feet to a marker; thence running North 1° 58' East by land formerly of said Vigue a distance of 206.4 feet to a marker at land formerly of William O. Gillis and Marian T. Gillis; thence running South 87° 4' East by other land formerly of said Gillis a distance of 428 feet, more or less, to Varney Brook also known as Little John Creek; thence running Southerly and Southwesterly by said Varney Brook to land formerly of the State of New Hampshire; thence running Southwesterly by said land of the State of New Hampshire to a marker at land formerly of one Eyres; thence running Northerly by said Eyres land to the Southerly side of the turn around of said Cushing Road; thence running Easterly and Northerly by said turn around and by the Easterly side of said Cushing Road to the Southwesterly corner of land formerly of one Gray; thence running North 44° 35' East a distance of 100 feet, more or less, by said Gray land to a marker;

thence running North 50° 38' West by said Gray land a distance of 156.8 feet to a marker at the Northerly corner of said land formerly belonging to Gray; thence running South 13° 1' West by said Gray land a distance of 107.6 feet to a marker on the Easterly side of said Cushing Road; thence running Northwesterly by said Cushing Road a distance of 20 feet, more or less, to the point of beginning.

Subject to a 15-foot right of way of the City of Dover for water main along the boundary line of the above described premises adjacent to said Eyres land.

EXCEPTING AND RESERVING from the above described tract a lot conveyed to the City of Dover, New Hampshire, a municipal corporation, by deed dated November 7, 1977 and recorded at the Strafford County Registry of Deeds at Book 1007, Page 182.

FURTHER EXCEPTING AND RESERVING from the above described tract a lot conveyed to the City of Dover, New Hampshire, a municipal corporation, by deed dated December 16,, 2016 and recorded at the Strafford County Registry of Deeds immediately preceding this instrument. Said tract is also shown on a Plan entitled, "Lot Line Adjustment Plan Prepared for the City of Dover and Franklin G. Torr, Tax Map M, Lot 47B & 47C, Gerrish Road, City of Dover, County of Strafford, State of New Hampshire" dated May 25, 2016 and recorded at the Strafford County Registry of Deeds as plan number 112-062.

MEANING AND INTENDING to convey a portion of the premises as conveyed to the within Grantor by deed of Russell M. Scott and Eleanor J. Scott dated August 14, 1958 and recorded in the Strafford County Registry of Deeds at Book 692, Page 129.

FURTHER MEANING AND INTENDING to convey a portion of the same premises as conveyed to the within Grantor by deed of Ralph W. Torr dated January 25, 1973 and recorded in the Strafford County Registry of Deeds at Book 919, Pages 210-213.

TRACT II:

A certain piece or parcel of land situate in Dover, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at Varney Brook at the Northwest corner of land now or formerly of said Franklin G. Torr and Ralph W. Torr and running Northwesterly by said land a distance of 428 feet, more or less, to a marker at land formerly of Vigue; thence running Northerly by said land formerly of Vigue a distance of 110 feet, more or less, to a marker; thence running Southeasterly by land formerly of William O. Gillis and Marian T. Gillis to a marker at Varney Brook; thence running Southwesterly by said Varney Brook to the point of beginning.

MEANING AND INTENDING to convey the same premises as conveyed to the within Grantor, Franklin G. Torr by deed of William O. Gillis and Marian T. Gillis dated October 4, 1961 and recorded in the Strafford County Registry of Deeds at Book 738, Page 395.

FURTHER MEANING AND INTENDING to convey the same premises as conveyed to the within Grantor by deed of Ralph W. Torr dated January 25, 1973 and recorded in the Strafford County Registry of Deeds at Book 919, Pages 210-213.

TRACT III:

A certain piece or parcel of land situate off the Easterly side of Cushing Road in Dover, County of Strafford and State of New Hampshire. and more particularly bounded and described as follows:

Beginning at the Northeasterly corner of land formerly of Normand H. Glidden and Maria Glidden and running in an Easterly direction along land now or formerly of Raymond J. Vigue for a distance of 160 feet, more or less, to an iron pin at land of Torr sometimes known as Torr Trailer Park; thence in a Southerly direction along said Torr Trailer Park, so-called, a distance of 495 feet, more or less, to a concrete stake at land now or formerly of the State of New Hampshire; thence running in a Northwesterly direction along land of the State of New Hampshire 252 feet, more or less, to land now or formerly of Galen W. Nightingale; thence running along land formerly of Nightingale in a Northerly direction a distance of 95 feet, more or less, to a point at land formerly of Normand H. Glidden and Maria Glidden, thence continuing in the same direction along said Glidden land a distance of 240 feet, more or less, to the point of beginning.

The last described courses, along land of Nightingale and land of Glidden totaling 335 feet, more or less.

MEANING AND INTENDING to convey the same premises as conveyed to the within Grantor by deed of Normand H. Glidden and Maria Glidden dated April 9, 1962 and recorded in the Strafford County Registry of Deeds at Book 761, Page 172.

FURTHER MEANING AND INTENDING to convey the same premises as conveyed to the within Grantor by deed of Ralph W. Torr dated January 25, 1973 and recorded in the Strafford County Registry of Deeds at Book 919, Pages 210-213.

TRACT IV:

A certain piece or parcel of land situate in Dover, County of Strafford and State of New Hampshire on the Southeasterly side of the Old Dover Point Road, bounded and described as follows:

Beginning at a point on the Southeasterly side of said road at the Northeasterly corner of land now or formerly of Henry Gajewski; thence running in a generally Easterly direction by said road to a point at the Northwesterly corner of land now or formerly of Thomas Moreau; thence turning and running in a generally Southerly direction by said Moreau land to the Southwesterly corner of said Moreau; thence turning and running in a generally Easterly direction by land now or formerly of said Moreau and by tracts of land now or formerly of Dion Carabelas, George Fleming to Varney Brook, so-called, thence turning and running in a generally Southerly direction by said Varney Brook to other land of Torr; thence turning and running in a generally Westerly direction by said other land of Torr a distance of 400 feet, more or less, to a point by land formerly of William O. Gillis and Marian T. Gillis; thence turning and running a generally Northerly direction by land formerly of said Gillis a distance of 215 feet, more or less, to a point; thence turning and running in a generally Easterly direction by said Gillis land and by land now or formerly of said Gajewski, a distance of 250 feet, more or less, to the Southeasterly corner of said Gajewski land; thence turning and running in a generally Northerly direction by said Gajewski land a distance of 318 feet, more or less, to the point of beginning.

MEANING AND INTENDING to convey the same premises as conveyed to the within Grantor by deed of William O. Gillis and Marian T. Gillis dated January 22, 1964 and recorded in the Strafford County Registry of Deeds at Book 774, Page 78.

FURTHER MEANING AND INTENDING to convey the same premises as conveyed to the within Grantor by deed of Ralph W. Torr dated January 25, 1973 and recorded in the Strafford County Registry of Deeds at Book 919, Pages 210-213.

TRACT V:

A certain parcel of land situate in Dover, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe set in the ground on the Southeasterly sideline of a proposed right of way to be a relocation of Cushing Road as shown on the lay-out of the Spaulding Turnpike dated 1954, which point is about 25 feet from the division line between land of the State Highway Department and land of said Torrs; thence running by said proposed right of way South 50° 38' East, 75 feet, more or less, to a point of curve; thence running by said proposed right of way on a curve to the right with radius of 275 feet, a distance of 25 feet, more or less, to an iron pipe set in the ground; thence turning and running North 44° 35' East 100 feet, more or less, by land formerly of one Noel to an iron pipe set in the ground, at land of Torr; thence turning and running North 50° 38' West 156.83 feet, more or less, by said Torr land to an iron pipe set in the ground; thence turning and running South 13° 1' West 107.64 feet, more or less, by said Torr land to an iron pipe set in the ground at the Southeasterly sideline of said proposed right of way and the point begun at.

MEANING AND INTENDING to convey the same premises as conveyed to the within Grantor by deed of Franklin G. Torr dated May 17, 1965 and recorded in the Strafford County Registry of Deeds at Book 795, Page 57.

FURTHER MEANING AND INTENDING to convey the same premises as conveyed to the within Grantor by deed of Ralph W. Torr dated January 25, 1973 and recorded in the Strafford County Registry of Deeds at Book 919, Pages 210-213.

The above-described tracts of land are subject, however, to easements to the Public Service Company of New Hampshire, and Granite State Gas Transmission, Inc., and all other outstanding easements, privileges and appurtenances belonging to the premises herein above described and of record, however the same shall apply.

This is not homestead property of the Grantor or his spouse.

WITNESS my hand this 16th day of December, 2016.

Witness

Franklin G. Torr

Witness

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Personally appeared the above named Franklin G. Torr and acknowledged the foregoing to be his free act and deed. Before me this 16th day of December, 2016.

Justice of the Peace/Notary Public
My Commission Expires:

ROBERT M. SHEPARD
STATE OF NEW HAMPSHIRE
- MY -
COMMISSION
EXPIRES
FEBRUARY 28,
2019
NOTARY PUBLIC

Figure 3: Abutters

Unitil Right of Way | Dover, NH

Project Area

Parcel Boundary

Parcel ID	Owner	Mailing Address
M0047-C00001	Ryan James Couch	1 Polly Ann Trailer Park, Dover, NH 03820
M0047-C00002	Michelle E Sayers Revocable Trust Of 202, C/O Jason Knowles	2 Polly Ann Trailer Pk Dover, NH 03820
M0047-C0003B	Donald N. & Marianne Sprague	3 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00004	Estate Of Lisa Johnson, C/O William Johnson	2021 Scenic View Pass Dover, FL 33810-9203
M0047-C00006	Brian F. Bowie	6 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00007	Shane Waters	7 Polly Ann Trailer Park Dover, NH 03820
M0047-C00010	Isabelle C Champoux, Isabelle C Champoux Revocable Trust	P O Box 5854 Dover, MA 01952
M0047-C00011	Gary Storms	11 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00012	Leslie D. & Nancy J. Cooper	27 Highland St Dover, NH 03833
M0047-C00014	Leriana Anderson	14 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00015	Diane Bova	15 Polly Ann Trailer Park Dover, NH 03820
M0047-C00016	George M. & Robin A Morris	16 Polly Ann Trailer Pk Dover, NH 03820
M0047-C0017A	Gayle Pattiasina	17 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00018	Jerome J. Steffen	18 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00019	James Johnson	19 Polly Ann Trailer Park Dover, NH 03820
M0047-C00020	Zulay Eliason	20 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00021	Diana Howland	21 Polly Ann Pk Dover, NH 03820
M0047-C0022A	Frank A. And Amy M. Denovellis	22 Polly Ann Trailer Pk Dover, NH 03820
M0047-C0023A	Brynne K. Livingston	23 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00024	Carollann M. Vanasse	24 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00025	William Standish	25 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00026	Bryan Chambers	26 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00027	Thomas & Kathleen Roberts	27 Polly Ann Trailer Park Dover, NH 03820
M0047-C00028	Nancy Kirtland	28 Polly Ann Trailer Pk Dover, NH 03820
M0047-C0029A	Normand P. Croteau	29 Polly Ann Trailer Pk Dover, NH 03820

Parcel ID	Owner	Mailing Address
M0047-C00030	Jospeh G & Deanna M Gagnon	30 Polly Ann Trailer Pk Dover, NH 03820
M0047-C0031A	Daniel Matzahn	31 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00032	Keith & Tonia Pelletier	32 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00033	Susan & Joseph O'Brien	33 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00034	Jeffrey L & Lee C Fitzgerald	34 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00035	Peter Hayes	35 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00037	Aaron Rivais	37 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00038	Jeremy Bova	38 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00039	Elizabeth A Donohue	39 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00040	Michelle Gladden	40 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00041	Steven L Yeaton	41 Polly Ann Trailer Pk Dover, NH 03820
M0047-C0042A	Katelyn Williamson & Joy Dudley	42 Polly Ann Trailer Pk Dover, NH 03820
M0047-C0043A	Paul Koppenhaver	43A Polly Ann Trailer Pk Dover, NH 03820
M0047-C00043	John Huerkamp	43B Polly Ann Trailer Pk Dover, NH 03820
M0047-C00044	Franklin G. Torr	1 Old Littleworth Rd Dover, NH 03820
M0047-C0046A	Christopher J. Renner	46 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00047	Steven F& Robert S Heher	47 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00048	Derek Fisher	48 Polly Ann Trailer Pk Dover, NH 03820-4678
M0047-C00049	Ruth Wallace	49 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00050	Charles F Barrett II	5 Highpointe Cir Dover, ME 03904-5446
M0047-C00051	Franklin G. Torr	1 Old Littleworth Rd Dover, NH 03820
M0047-C0052A	Scott T Littlefield	52 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00053	Leuyan & Veronica Schulman	3393 Rossi Ct Dover, FL 33417
M0047-C0054A	Tamara-Lynne Paquette	54 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00055	Laurie Ann Smith	32 Old Dover Rd Dover, NH 03867-3444

Parcel ID	Owner	Mailing Address
M0047-C00056	Ledith Moore	56 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00057	Dover Point Cooperative Inc. See Table Below For Abutters	44 Polly Ann Trailer Park Dover, NH 03820
M0047-C0058A	Margaret A Mckenney	58 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00059	Bryan Buchanan	59 Polly Ann Trailer Park Dover, NH 03820
M0047-C00060	Joy J Christie &, James R Mclaughlin	60 Polly Ann Trailer Park Dover, NH 03820
M0047-C0061A	Philip M Racic & Heather J Plazza	61 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00062	Mike Bresnahan	62 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00063	Jason B & Tesha R Robinson	63 Polly Ann Trailer Pk Dover, NH 03820-4679
M0047-C00064	Dana & David P Veilleux	64 Polly Ann Trailer Park Dover, NH 03820
M0047-C00065	Rebecca L Ouellette	65 Polly Ann Trailer Park Dover, NH 03820
M0047-C00066	Linda Clark	66 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00067	Richard Clark	67 Polly Ann Trailer Park Dover, NH 03820
M0047-C0068A	John Bondola	68 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00069	Diane R Davidson	69 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00070	Linda Cloutier	70 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00071	Brahim Eddib	71 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00072	Kathryn E & Edgar F Heselbarth	73 Polly Ann Trailer Park Dover, NH 03820
M0047-C00073	Kathryn E & Edgar F Heselbarth	73 Polly Ann Trailer Park Dover, NH 03820
M0047-C00074	Frank Torr	1 Old Littleworth Rd Dover, NH 03820
M0047-C00075	Greta Wittman	75 Polly Ann Trailer Park Dover, NH 03820
M0047-C00076	Steven J Mancini	76 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00077	Lucy Ann Parkman	77 Polly Ann Trailer Pk Dover, NH 03820
M0047-C00078	Judy Robinson	78 Polly Ann Trailer Pk Dover, NH 03820

Source: UNH, NH GRANIT, VHB

Abutting Property	Owner	Parcel ID	Mailing Address
30 GERRISH RD DOVER, NH 03820-4671	ROBERT M MURPHY & JULIANA H ROBERTS	M0038-000000	30 GERRISH RD DOVER, NH 03820-4671
36 GERRISH RD DOVER, NH 03820	KRISTIN C & DONALD J MCCULLOUGH JR	M0039-000000	36 GERRISH RD DOVER, NH 03820
42 GERRISH RD DOVER, NH 03820	SHAHZAD & FAHZAIB MAHMOOD	M0039-A00000	42 GERRISH RD DOVER, NH 03820
50 GERRISH RD DOVER, NH 03820	STATE OF NEW HAMPSHIRE	M0041-000000	John O. Morton Building, 7 Hazen Drive, Concord, NH 03301
67 GERRISH RD DOVER, NH 03820	DAWN KITTREDGE & NIGEL SMITH	M0042-000000	67 GERRISH RD DOVER, NH 03820
79 GERRISH ROAD DOVER, NH 03820	WILLIAM A & DEBRA A GASKIN	M0043-000000	79 GERRISH ROAD DOVER, NH 03820
85 GERRISH RD DOVER, NH 03820	JOAQUIN & JULIA ENCARNACION	M0044-000000	85 GERRISH RD DOVER, NH 03820
87 Gerrish Road, Dover, NH 03820	Matthew R. Joyal	M0045-000000	87 Gerrish Road, Dover, NH 03820
87A Gerrish Road, Dover, NH 03820	City of Dover	M0047-B00000	288 Central Ave, Dover, NH 03820
89 Gerrish Road, Dover, NH 03820	State of New Hampshire	M0046-000000	John O. Morton Building, 7 Hazen Drive, Concord, NH 03301
Dover Point Road, Dover, NH 03820	Matthew Kozazcki	M0052-000000	108 High Road, Newbury, MA 01951
Gerrish Road, Dover, NH 03820	Dover Point Cooperative Inc.	M0047-C00000	44 Polly Ann Trailer Park, Dover, NH, 03820
1 Polly Ann Trailer Park, Dover, NH 03820	Ryan James Couch	M0047-C00001	1 Polly Ann Trailer Park, Dover, NH 03820
2 POLLY ANN TRAILER PK DOVER, NH 03820	MICHELLE E SAYERS REVOCABLE TRUST OF 202, C/O JASON KNOWLES	M0047-C00002	2 POLLY ANN TRAILER PK DOVER, NH 03820
3 POLLY ANN TRAILER PK DOVER, NH 03820	Donald N. & Marianne Sprague	M0047-C0003B	3 POLLY ANN TRAILER PK DOVER, NH 03820
4 POLLY ANN TRAILER PK DOVER, NH 03820	Estate of Lisa Johnson, C/O William Johnson	M0047-C00004	2021 SCENIC VIEW PASS DOVER, FL 33810-9203
6 POLLY ANN TRAILER PK DOVER, NH 03820	Brian F. Bowie	M0047-C00006	6 POLLY ANN TRAILER PK DOVER, NH 03820
7 POLLY ANN TRAILER PARK DOVER, NH 03820	Shane Waters	M0047-C00007	7 POLLY ANN TRAILER PARK DOVER, NH 03820
10 POLLY ANN TRAILER PARK DOVER, NH 03820	ISABELLE C CHAMPOUX, ISABELLE C CHAMPOUX REVOCABLE TRUST	M0047-C00010	P O BOX 5854 DOVER, MA 01952
11 POLLY ANN TRAILER PK DOVER, NH 03820	GARY STORMS	M0047-C00011	11 POLLY ANN TRAILER PK DOVER, NH 03820
12 POLLY ANN TRAILER PK DOVER, NH 03820	LESLIE D. & NANCY J. COOPER	M0047-C00012	27 HIGHLAND ST DOVER, NH 03833
14 POLLY ANN TRAILER PK DOVER, NH 03820	LEHANA ANDERSON	M0047-C00014	14 POLLY ANN TRAILER PK DOVER, NH 03820
15 POLLY ANN TRAILER PARK DOVER, NH 03820	DIANE BOVA	M0047-C00015	15 POLLY ANN TRAILER PARK DOVER, NH 03820
16 POLLY ANN TRAILER PK DOVER, NH 03820	GEORGE M. & ROBIN A MORRIS	M0047-C00016	16 POLLY ANN TRAILER PK DOVER, NH 03820
17 POLLY ANN TRAILER PK DOVER, NH 03820	GAYLE PATTIASINA	M0047-C0017A	17 POLLY ANN TRAILER PK DOVER, NH 03820
18 POLLY ANN TRAILER PK DOVER, NH 03820	JEROME J. STEFFEN	M0047-C00018	18 POLLY ANN TRAILER PK DOVER, NH 03820
19 POLLY ANN TRAILER PARK DOVER, NH 03820	JAMES JOHNSON	M0047-C00019	19 POLLY ANN TRAILER PARK DOVER, NH 03820
20 POLLY ANN TRAILER PK DOVER, NH 03820	ZULAY ELIASON	M0047-C00020	20 POLLY ANN TRAILER PK DOVER, NH 03820
21 POLLY ANN TRAILER PK DOVER, NH 03820	DIANA HOWLAND	M0047-C00021	21 POLLY ANN PK DOVER, NH 03820
22 POLLY ANN TRAILER PK DOVER, NH 03820	FRANK A. AND AMY M. DENOVELLIS	M0047-C0022A	22 POLLY ANN TRAILER PK DOVER, NH 03820
23 POLLY ANN TRAILER PK DOVER, NH 03820	BRYNNE K. LIVINGSTON	M0047-C0023A	23 POLLY ANN TRAILER PK DOVER, NH 03820
24 POLLY ANN TRAILER PK DOVER, NH 03820	CAROLLANN M. VANASSE	M0047-C00024	24 POLLY ANN TRAILER PK DOVER, NH 03820
25 POLLY ANN TRAILER PK DOVER, NH 03820	WILLIAM STANDISH	M0047-C00025	25 POLLY ANN TRAILER PK DOVER, NH 03820
26 POLLY ANN TRAILER PK DOVER, NH 03820	BRYAN CHAMBERS	M0047-C00026	26 POLLY ANN TRAILER PK DOVER, NH 03820
27 POLLY ANN TRAILER PARK DOVER, NH 03820	THOMAS & KATHLEEN ROBERTS	M0047-C00027	27 POLLY ANN TRAILER PARK DOVER, NH 03820
28 POLLY ANN TRAILER PK DOVER, NH 03820	NANCY KIRTLAND	M0047-C00028	28 POLLY ANN TRAILER PK DOVER, NH 03820
29 POLLY ANN TRAILER PK DOVER, NH 03820	NORMAND P. CROTEAU	M0047-C0029A	29 POLLY ANN TRAILER PK DOVER, NH 03820
30 POLLY ANN TRAILER PK DOVER, NH 03820	JOSPEH G & DEANNA M GAGNON	M0047-C00030	30 POLLY ANN TRAILER PK DOVER, NH 03820
31 POLLY ANN TRAILER PK DOVER, NH 03820	DANIEL MALZAHN	M0047-C0031A	31 POLLY ANN TRAILER PK DOVER, NH 03820
32 POLLY ANN TRAILER PK DOVER, NH 03820	KEITH & TONIA PELLETIER	M0047-C00032	32 POLLY ANN TRAILER PK DOVER, NH 03820
33 POLLY ANN TRAILER PK DOVER, NH 03820	SUSAN & JOSEPH O'BRIEN	M0047-C00033	33 POLLY ANN TRAILER PK DOVER, NH 03820
34 POLLY ANN TRAILER PK DOVER, NH 03820	JEFFREY L & LEE C FITZGERALD	M0047-C00034	34 POLLY ANN TRAILER PK DOVER, NH 03820
35 POLLY ANN TRAILER PK DOVER, NH 03820	PETER HAYES	M0047-C00035	35 POLLY ANN TRAILER PK DOVER, NH 03820
37 POLLY ANN TRAILER PK DOVER, NH 03820	AARON RIVAIS	M0047-C00037	37 POLLY ANN TRAILER PK DOVER, NH 03820
38 POLLY ANN TRAILER PK DOVER, NH 03820	JEREMY BOVA	M0047-C00038	38 POLLY ANN TRAILER PK DOVER, NH 03820
39 POLLY ANN TRAILER PK DOVER, NH 03820	ELIZABETH A DONOHUE	M0047-C00039	39 POLLY ANN TRAILER PK DOVER, NH 03820
40 POLLY ANN TRAILER PK DOVER, NH 03820	MICHELLE GLADDEN	M0047-C00040	40 POLLY ANN TRAILER PK DOVER, NH 03820
41 POLLY ANN TRAILER PK DOVER, NH 03820	STEVEN L YEATON	M0047-C00041	41 POLLY ANN TRAILER PK DOVER, NH 03820
42 POLLY ANN TRAILER PK DOVER, NH 03820	KATELYN WILLIAMSON & JOY DUDLEY	M0047-C0042A	42 POLLY ANN TRAILER PK DOVER, NH 03820
43A POLLY ANN TRAILER PK DOVER, NH 03820	PAUL KOPPENHAVER	M0047-C0043A	43A POLLY ANN TRAILER PK DOVER, NH 03820

43B POLLY ANN TRAILER PK DOVER, NH 03820	JOHN HUERKAMP	M0047-C00043	43B POLLY ANN TRAILER PK DOVER, NH 03820
44 POLLY ANN TRAILER PK DOVER, NH 03820	FRANKLIN G. TORR	M0047-C00044	1 OLD LITTLEWORTH RD DOVER, NH 03820
46 POLLY ANN TRAILER PK DOVER, NH 03820	CHRISTOPHER J. RENNER	M0047-C0046A	46 POLLY ANN TRAILER PK DOVER, NH 03820
47 POLLY ANN TRAILER PK DOVER, NH 03820	STEVEN F& ROBERT S HEHER	M0047-C00047	47 POLLY ANN TRAILER PK DOVER, NH 03820
48 POLLY ANN TRAILER PK DOVER, NH 03820-4678	DEREK FISHER	M0047-C00048	48 POLLY ANN TRAILER PK DOVER, NH 03820-4678
49 POLLY ANN TRAILER PK DOVER, NH 03820	RUTH WALLACE	M0047-C00049	49 POLLY ANN TRAILER PK DOVER, NH 03820
50 POLLY ANN TRAILER PK DOVER, NH 03820	CHARLES F BARRETT II	M0047-C00050	5 HIGHPOINTE CIR DOVER, ME 03904-5446
51 POLLY ANN TRAILER PK DOVER, NH 03820	FRANKLIN G. TORR	M0047-C00051	1 OLD LITTLEWORTH RD DOVER, NH 03820
52 POLLY ANN TRAILER PK DOVER, NH 03820	SCOTT T LITTLEFIELD	M0047-C0052A	52 POLLY ANN TRAILER PK DOVER, NH 03820
53 POLLY ANN TRAILER PK DOVER, NH 03820	LEUYAN & VERONICA SCHULMAN	M0047-C00053	3393 ROSSI CT DOVER, FL 33417
54 POLLY ANN TRAILER PK DOVER, NH 03820	TAMARA-LYNNE PAQUETTE	M0047-C0054A	54 POLLY ANN TRAILER PK DOVER, NH 03820
55 POLLY ANN TRAILER PK DOVER, NH 03820	LAURIE ANN SMITH	M0047-C00055	32 OLD DOVER RD DOVER, NH 03867-3444
56 POLLY ANN TRAILER PK DOVER, NH 03820	LEDITH MOORE	M0047-C00056	56 POLLY ANN TRAILER PK DOVER, NH 03820
57 POLLY ANN TRAILER PK DOVER, NH 03820	Dover Point Cooperative Inc.	M0047-C00057	44 POLLY ANN TRAILER PARK DOVER, NH 03820
58 POLLY ANN TRAILER PK DOVER, NH 03820	MARGARET A MCKENNEY	M0047-C0058A	58 POLLY ANN TRAILER PK DOVER, NH 03820
59 POLLY ANN TRAILER PARK DOVER, NH 03820	BRYAN BUCHANAN	M0047-C00059	59 POLLY ANN TRAILER PARK DOVER, NH 03820
60 POLLY ANN TRAILER PARK DOVER, NH 03820	JOY J CHRISTIE &, JAMES R MCLAUGHLIN	M0047-C00060	60 POLLY ANN TRAILER PARK DOVER, NH 03820
61 POLLY ANN TRAILER PK DOVER, NH 03820	PHILIP M RACIC & HEATHER J PIAZZA	M0047-C0061A	61 POLLY ANN TRAILER PK DOVER, NH 03820
62 POLLY ANN TRAILER PK DOVER, NH 03820	MIKE BRESNAHAN	M0047-C00062	62 POLLY ANN TRAILER PK DOVER, NH 03820
63 POLLY ANN TRAILER PK DOVER, NH 03820-4679	JASON B & TESHA R ROBINSON	M0047-C00063	63 POLLY ANN TRAILER PK DOVER, NH 03820-4679
64 POLLY ANN TRAILER PARK DOVER, NH 03820	DANA & DAVID P VEILLEUX	M0047-C00064	64 POLLY ANN TRAILER PARK DOVER, NH 03820
65 POLLY ANN TRAILER PARK DOVER, NH 03820	REBECCA L OUELLETTE	M0047-C00065	65 POLLY ANN TRAILER PARK DOVER, NH 03820
66 POLLY ANN TRAILER PK DOVER, NH 03820	LINDA CLARK	M0047-C00066	66 POLLY ANN TRAILER PK DOVER, NH 03820
67 POLLY ANN TRAILER PARK DOVER, NH 03820	RICHARD CLARK	M0047-C00067	67 POLLY ANN TRAILER PARK DOVER, NH 03820
68 POLLY ANN TRAILER PK DOVER, NH 03820	JOHN BONDOLA	M0047-C0068A	68 POLLY ANN TRAILER PK DOVER, NH 03820
69 POLLY ANN TRAILER PK DOVER, NH 03820	DIANE R DAVIDSON	M0047-C00069	69 POLLY ANN TRAILER PK DOVER, NH 03820
70 POLLY ANN TRAILER PK DOVER, NH 03820	LINDA CLOUTIER	M0047-C00070	70 POLLY ANN TRAILER PK DOVER, NH 03820
71 POLLY ANN TRAILER PK DOVER, NH 03820	BRAHIM EDDIB	M0047-C00071	71 POLLY ANN TRAILER PK DOVER, NH 03820
72 POLLY ANN TRAILER PARK DOVER, NH 03820	KATHRYN E & EDGAR F HESELBARTH	M0047-C00072	73 POLLY ANN TRAILER PARK DOVER, NH 03820
73 POLLY ANN TRAILER PARK DOVER, NH 03820	KATHRYN E & EDGAR F HESELBARTH	M0047-C00073	73 POLLY ANN TRAILER PARK DOVER, NH 03820
74 POLLY ANN TRAILER PARK DOVER, NH 03820	FRANK TORR	M0047-C00074	1 OLD LITTLEWORTH RD DOVER, NH 03820
75 POLLY ANN TRAILER PARK DOVER, NH 03820	GRETA WITTMAN	M0047-C00075	75 POLLY ANN TRAILER PARK DOVER, NH 03820
76 POLLY ANN TRAILER PK DOVER, NH 03820	STEVEN J MANCINI	M0047-C00076	76 POLLY ANN TRAILER PK DOVER, NH 03820
77 POLLY ANN TRAILER PK DOVER, NH 03820	LUCY ANN PARKMAN	M0047-C00077	77 POLLY ANN TRAILER PK DOVER, NH 03820
78 POLLY ANN TRAILER PK DOVER, NH 03820	JUDY ROBINSON	M0047-C00078	78 POLLY ANN TRAILER PK DOVER, NH 03820
70 GERRISH RD, DOVER, NH 03820	MARTHA E & MARK E MCDONOUGH	M0047-C0001A	82 DUDLEY RD DOVER, NH 03833
72 GERRISH RD, DOVER, NH 03820	JOSHUA STONE	M0047-C0002A	72 GERRISH RD #22 DOVER, NH 03820
74 GERRISH RD DOVER, NH 03820	DOROTHY & ZACH WENTWORTH	M0047-C0003A	74 GERRISH RD DOVER, NH 03820
5 IVANS LN DOVER, NH 03820	DANIEL A TWOMEY JR	M0052-012000	9210 BYRON TER DOVER, VA 22015-2061
17 IVANS LN DOVER, NH 03820	JUSTIN F & CARRIE L CONWAY	M0052-008000	17 IVANS LN DOVER, NH 03820
23 IVANS LANE DOVER, NH 03820	JULIE DANE & MICHAEL MCKINNON	M0052-007000	23 IVANS LANE DOVER, NH 03820
24 IVANS LN DOVER, NH 03820	VIJAY S & AMRITA SURYAWANSHI	M0052-006000	24 IVANS LN DOVER, NH 03820
101 DOVER POINT RD DOVER, NH 03820	EVAN N POLLOCK & ASHLEIGH B TUCKER	M0051-000000	101 DOVER POINT RD DOVER, NH 03820
81 OLD DOVER POINT RD DOVER, NH 03820	LAURA L & DEAN S RASMUSSEN	M0047-E00000	81 OLD DOVER POINT RD DOVER, NH 03820
87 OLD DOVER POINT RD DOVER, NH 03820	NANCY DICKINSON	M0047-000000	87 OLD DOVER POINT RD DOVER, NH 03820
91 OLD DOVER POINT RD DOVER, NH 03820	HENRY F & COVA M GREIG	M0047-A00000	30 HOLIDAY DR APT 348 DOVER, NH 03820
93 OLD DOVER POINT RD DOVER, NH 03820	PATRICIA M BARTON	M0050-000000	24 BOSTON HARBOR #17 DOVER, NH 03820
93 A OLD DOVER POINT RD DOVER, NH 03820	BRYCE & NICOLE FEDDER	M0050-A00000	93 A OLD DOVER POINT RD DOVER, NH 03820

Site Plans

Issued for	**Permitting**
Date Issued	**January 19, 2024**
Latest Issue	**January 19, 2024**

Unitil Gas Transmission Pipe Replacement, Right-of-Way Road Replacement, and Appurtenant Station Construction

Gerrish Road
Dover, New Hampshire

vhb.com

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Applicant

Unitil Granite State Gas Transmission
325 West Road
Portsmouth, NH 03801

Assessor's Map: M-47
Lot: B-0, C-0

Sheet Index

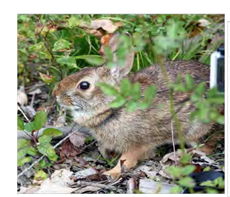
No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	1/19/2024
C2.00	Overall Site Plan	1/19/2024
C2.01	Site Plan 1	1/19/2024
C2.02	Site Plan 2	1/19/2024
C2.03	Site Plan 3	1/19/2024
C2.04	Site Plan 4	1/19/2024
C3.01	Erosion & Sediment Control Plan 1	1/19/2024
C3.02	Erosion & Sediment Control Plan 2	1/19/2024
C3.03	Erosion & Sediment Control Plan 3	1/19/2024
C3.04	Erosion & Sediment Control Plan 4	1/19/2024
C4.01	Site Details 1	1/19/2024
C4.02	Site Details 2	1/19/2024

Reference Drawings

No.	Drawing Title	Latest Issue
7342D	Topographic Plan for Process Pipeline Services Inc. of the Varney Brook Station Gas Line	6/21/2022

New England Cottontail *(Sylvilagus transitionalis)*

(New Hampshire State-Endangered)



- Adults are 15-17" in length
- Brown and gray coat that does NOT change color with the seasons.
- Black spot between the years is sometimes visible but not always present.
- Can be mistaken for non-native Eastern cottontails.

Please report sightings to NH Fish and Game at RAARP@wildlife.nh.gov or at 603-271-2461. Photo documentation, location, and date/time of observation is helpful.

Survey
Doucet Survey
102 Kent Place
Newmarket, NH 030857
603.659.6590

Geotechnical Consultant
SWCole
13 Delta Drive
Unit 8
Londonderry, NH 03053
413.222.1675

STATE OF NEW HAMPSHIRE
ERIC K. GERADE
No. 13872
LICENSED
PROFESSIONAL ENGINEER
1/19/2024

\\VHB.COM\GBL\PROJ\WORCESTER\16035.00 GERRISH RD DOVER NH\CAD\LD\PLANSET\16035.00-COV 19 January 2024

VHB Project : 16035.00
Issued for : Permitting

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
ECC	ECC	EXTRUDED CONCRETE CURB
MCC	MCC	MONOLITHIC CONCRETE CURB
PCC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
EN	EN	BUILDING ENTRANCE
LD	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC ×	27.35 TC ×	TOP OF CURB ELEVATION
26.85 BC ×	26.85 BC ×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW 38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE CONCENTRIC
		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. THE PURPOSE OF THESE PLANS ARE TO SHOW THE DESIGN OF UPGRADES FOR UNITIL GAS INFRASTRUCTURE, INCLUDING A NEW GRAVEL ACCESS ROAD, GAS TRANSMISSION MAIN REPLACEMENT AND APPURTENANT STATION RECONSTRUCTION WITHIN THE UNITIL EASEMENT IN DOVER, NEW HAMPSHIRE.
2. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (811 OR 1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
6. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
7. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
8. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
9. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
10. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
11. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
12. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
13. PROPOSED LIMITS OF CONSTRUCTION DISTURBANCE ARE APPROXIMATE AND REPRESENT MAXIMUM PERMISSIBLE IMPACT TO JURISDICTIONAL AREAS. CONTRACTOR IS RESPONSIBLE FOR MINIMIZING EARTH DISTURBANCE TO THE EXTENT PRACTICABLE.
14. PRIOR TO CONSTRUCTION CREW MOBILIZATION, WETLAND LIMITS WILL BE FLAGGED WITH PINK NEON VINYL RIBBONS TIED TO VEGETATION OR STAKES SO AS TO BE VISIBLE TO WORK CREWS.

Utilities

1. THE UTILITY COMPANIES SERVICING THE PROJECT AREA ARE:

   A. WATER: CITY OF DOVER
   B. SEWER: CITY OF DOVER
   C. ELECTRIC: EVERSOURCE
   D. GAS: UNITIL

2. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
3. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
4. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
5. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:

   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH

   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH

   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:

   A. STORM DRAINAGE PIPES SHALL BE HDPE

8. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

NHF&G Notes

1. NEW ENGLAND COTTONTAIL (STATE ENDANGERED) OCCURS WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG CONTACT INFORMATION.
2. RARE SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT NHFG IMMEDIATELY AND NHFG CONTACT INFORMATION) SHALL BE COMMUNICATED DURING MORNING TAILGATE MEETINGS PRIOR TO WORK COMMENCEMENT DURING THE CONSTRUCTION PHASE OF THE PROJECT. SEE COVER SHEET FOR FLYER.
3. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES. SEE SITE DETAILS SHEETS FOR EROSION AND SEDIMENT CONTROL PRODUCTS.
4. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGreview@wildlife.nh.gov, EMAIL SUBJECT LINE: NHB23-2737, UNITIL GAS LINE, GERRISH ROAD, DOVER, NH, WILDLIFE SPECIES OBSERVATION.
5. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
6. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G.
   6.1. SITE OPERATORS SHALL BE ALLOWED TO RELOCATE WILDLIFE ENCOUNTERED IF DISCOVERED WITHIN THE ACTIVE WORK ZONE IF IN DIRECT HARM FROM PROJECT ACTIVITIES. WILDLIFE SHALL BE RELOCATED IN CLOSE PROXIMITY TO THE CAPTURE LOCATION BUT OUTSIDE OF THE WORK ZONE AND IN THE DIRECTION THE INDIVIDUAL WAS HEADING. NHFG SHALL BE CONTACTED IMMEDIATELY IF THIS ACTION OCCURS.
7. THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING TYPE AND RADII SHALL BE AS INDICATED ON THE PLANS.
3. REFER TO PROCESS PIPELINE SERVICES, INC, GAS TRANSMISSION MAIN DRAWINGS FOR FINAL VERTICAL AND HORIZONTAL ALIGNMENT OF THE GAS TRANSMISSION MAIN AND APPURTENANT STATION CONSTRUCTION LAYOUT.
4. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A LICENSED LAND SURVEYOR (LLS).
5. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
6. EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES SHALL COMPLY WITH THE NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION DECEMBER 2008 AND THE NEW HAMPSHIRE DEPARTMENT OF NATURAL AND CULTURAL RESOURCES BEST MANAGEMENT PRACTICES MANUAL FOR UTILITY MAINTENANCE IN AND ADJACENT TO WETLANDS AND WATERBODIES IN NEW HAMPSHIRE, MARCH 2019.
7. THE ENVIRONMENTAL CONTROLS SHOWN ON THESE PLANS MAY NEED TO BE SUPPLEMENTED DUE TO SEASON, WEATHER CONDITIONS, OR WORK METHODS.
8. THE SELECTED CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AT POINTS OF INGRESS/EGRESS FROM PUBLIC AND PRIVATE ROADWAYS.
9. ANY EXCESS EXCAVATED MATERIAL THAT CANNOT BE REUSED ON SITE SHALL BE PLACED OUTSIDE OF THE WETLAND AND/OR TIDAL BUFFER ZONE JURISDICTIONAL AREAS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY DOUCET SURVEY. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY DOUCET SURVEY, DURING APRIL, MAY AND SEPTEMBER 2022.

   A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: MARC JACOBS, CWS 090 IN APRIL 2022. SEE ACCOMPANYING DOUCET SURVEY PLAN SET.

   B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: DOUCET SURVEY USING CONVENTIONAL SURVEY METHODS IN JUNE 2022

2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAD83.
3. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM S.W. COLE.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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Unitil Gas Transmission Pipe Replacement, Right-of-Way Road Replacement, and Appurtenant Station Construction

Gerrish Road
Dover, New Hampshire

No.	Revision	Date	Appvd.

Designed by TMD
Checked by EKG
Issued for Permitting
Date January 19, 2024

Not Approved for Construction

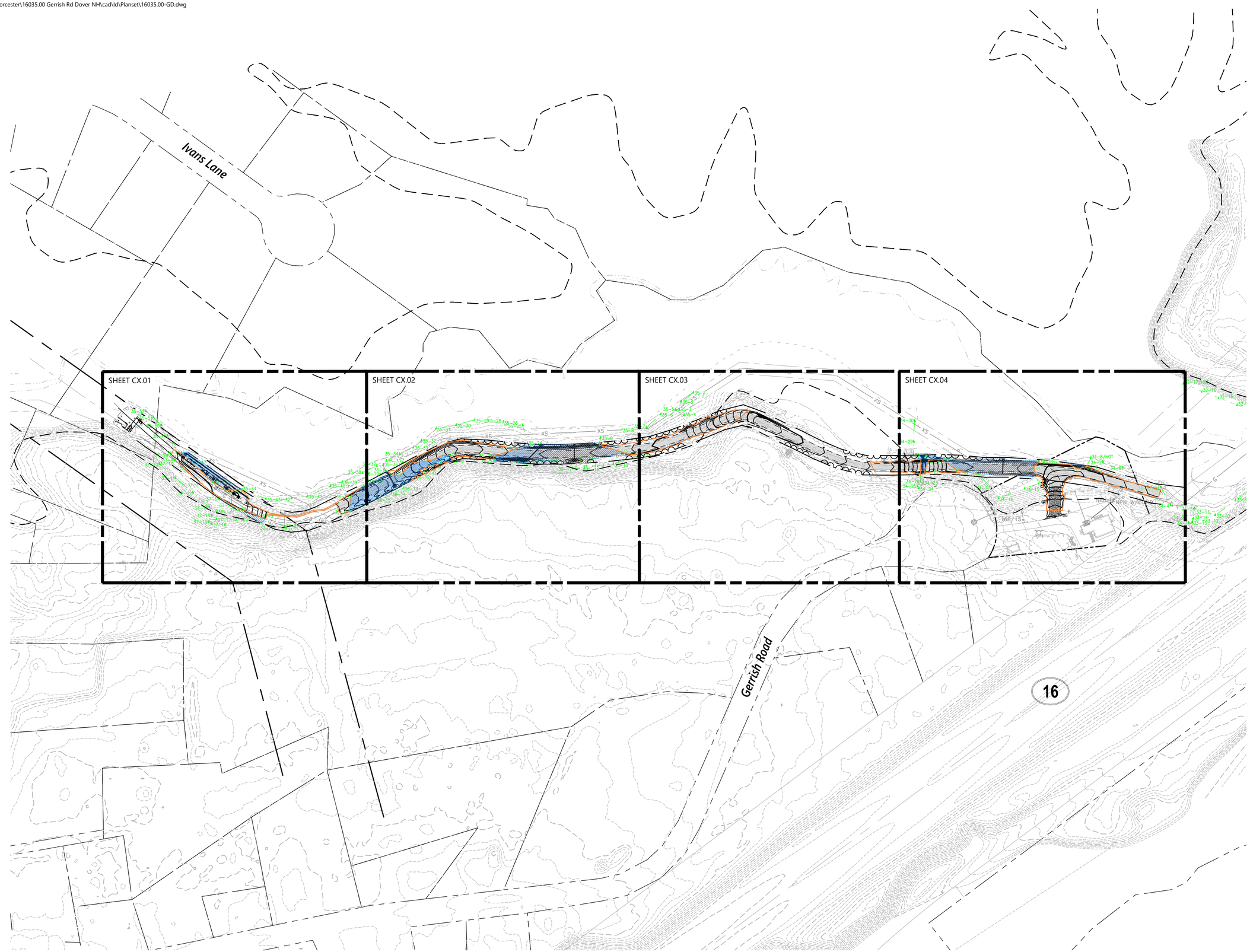
Drawing Title
Legend & General Notes

Drawing Number
C1.01

STATE OF NEW HAMPSHIRE ERIC K. GERADE No. 13872 LICENSED PROFESSIONAL ENGINEER 1/19/2024

Sheet 1 of 12

Project Number 16035.00



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WETLAND IMPACTS

PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE IMPACTS

Resource Area Impacts

WETLAND IMPACTS	17015	SF
PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE IMPACTS	22758	SF

0 40 80 160 Feet

Unitil Gas Transmission Pipe Replacement, Right-of-Way Road Replacement, and Appurtenant Station Construction

Gerrish Road
Dover, New Hampshire

No.	Revision	Date	Apprvd.

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Drawing Title
Overall Site Plan

Drawing Number
C2.00

STATE OF NEW HAMPSHIRE ERIC K. GERADE No. 13872 LICENSED PROFESSIONAL ENGINEER 1/19/2024

Sheet 2 of 12

Project Number
16035.00

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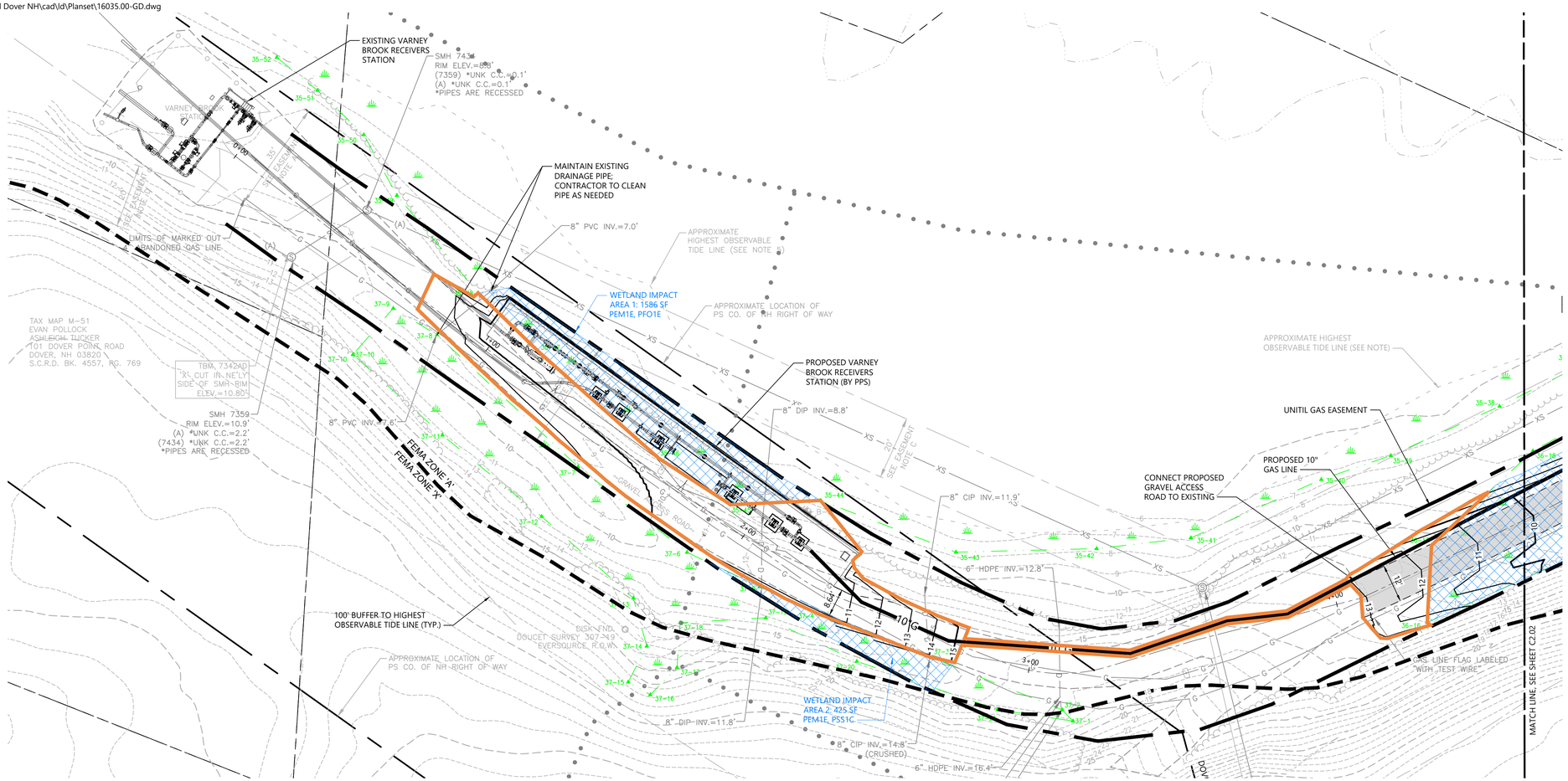

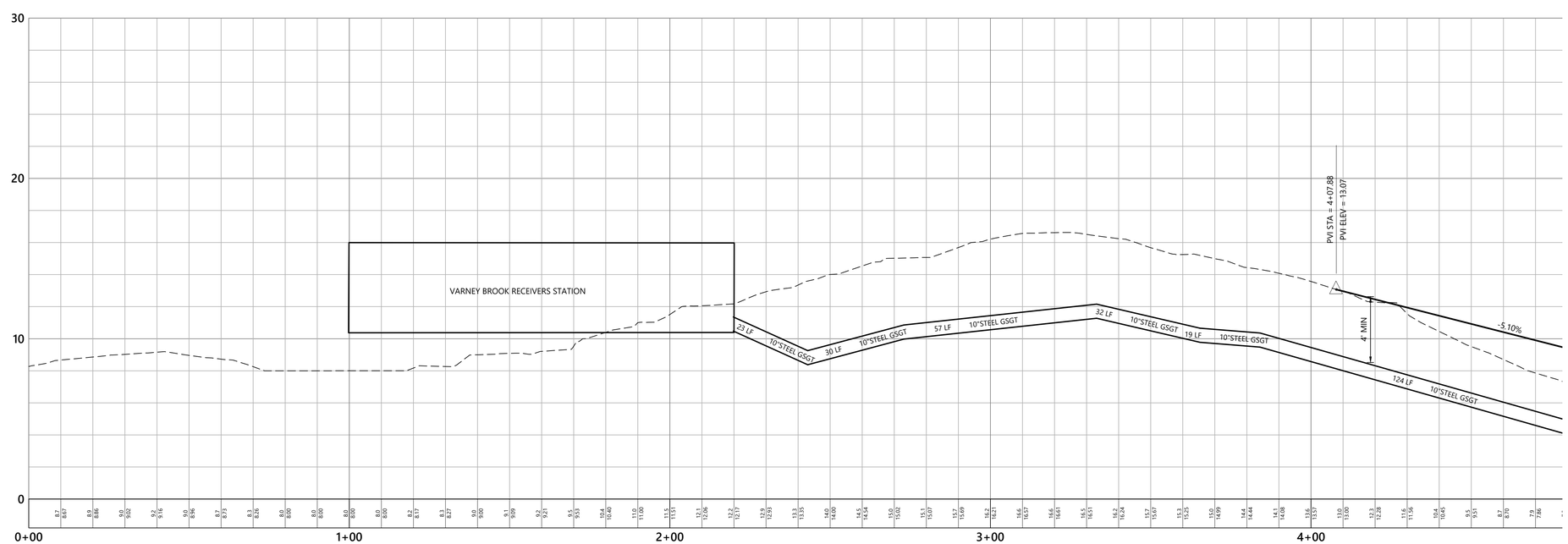

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WETLAND IMPACTS

PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE IMPACTS

0 10 20 40 Feet

Unitil Gas Transmission Pipe Replacement, Right-of-Way Road Replacement, and Appurtenant Station Construction

Gerrish Road
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Date January 19, 2024

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Drawing Title
Site Plan 1

Drawing Number
C2.01

Sheet 3 of 12

Project Number
16035.00

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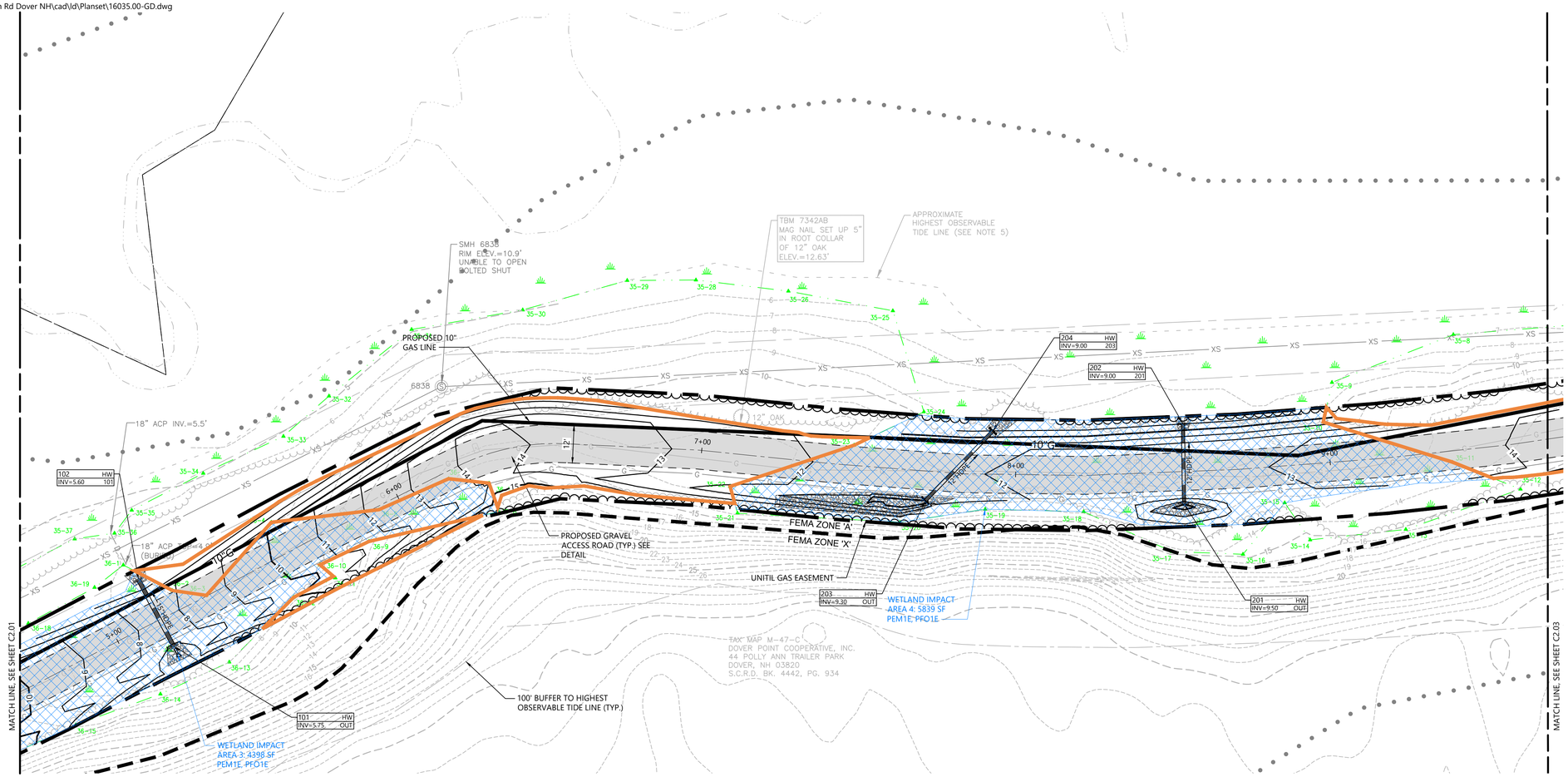

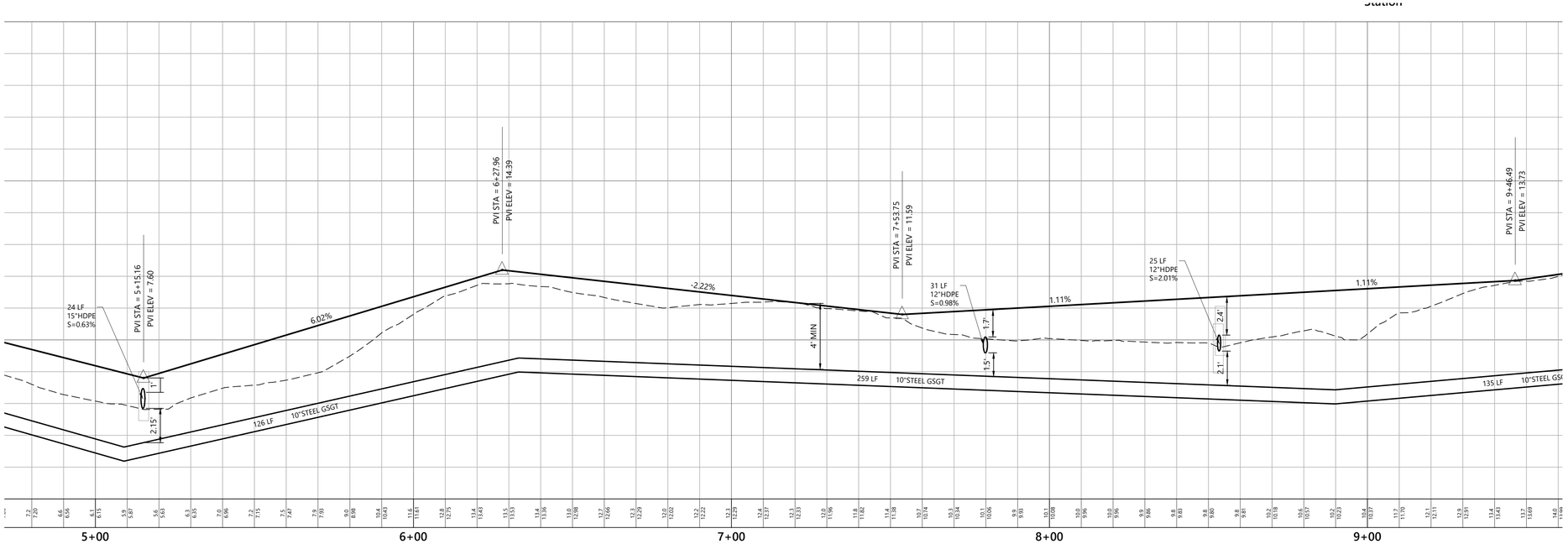

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WETLAND IMPACTS

PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE IMPACTS

0 10 20 40 Feet

Unitil Gas Transmission Pipe Replacement, Right-of-Way Road Replacement, and Appurtenant Station Construction

Gerrish Road
Dover, New Hampshire

No.	Revision	Date	Apprvd.

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Drawing Title
Site Plan 2

Drawing Number
C2.02

Sheet 4 of 12

Project Number
16035.00

STATE OF NEW HAMPSHIRE
ERIC K. GERADE
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LICENSED
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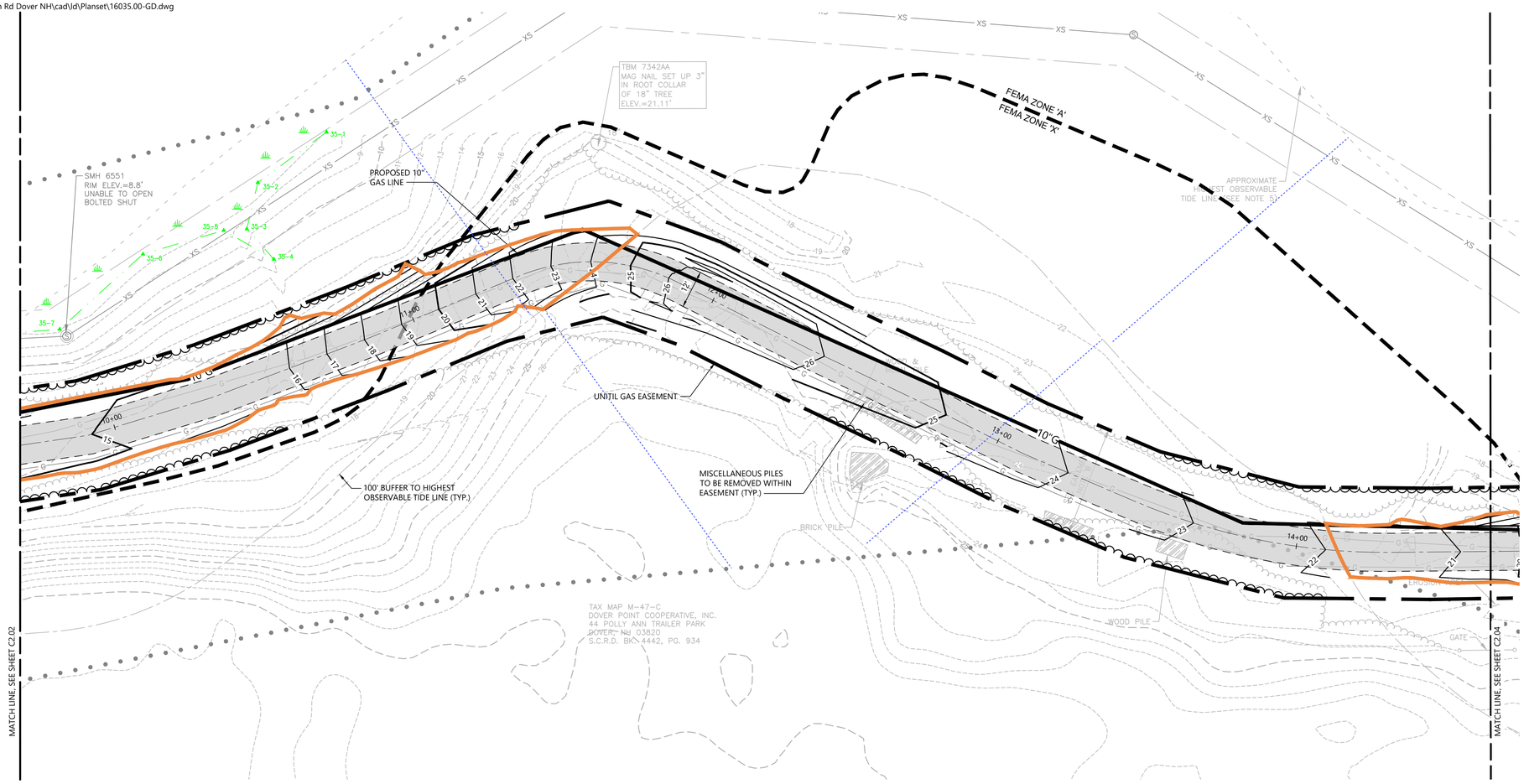
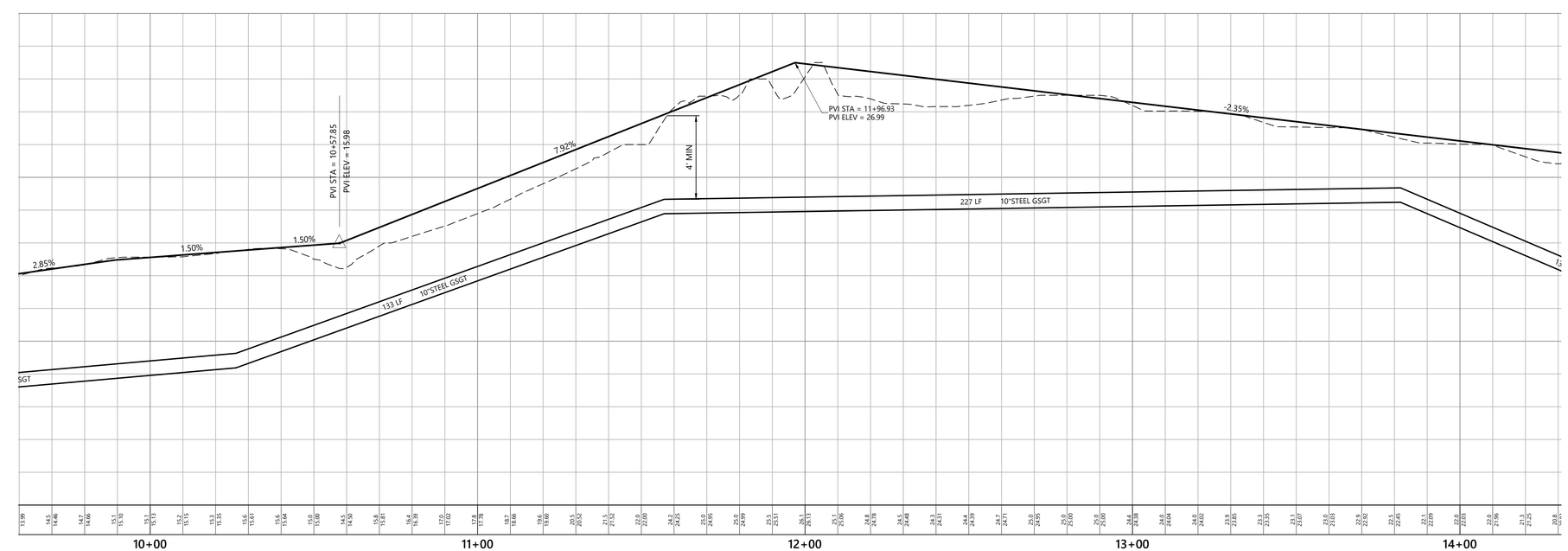
1/19/2024





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WETLAND IMPACTS

PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE IMPACTS

0 10 20 40 Feet

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Gerrish Road
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Drawing Title
Site Plan 3

Drawing Number
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Sheet 5 of 12

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16035.00

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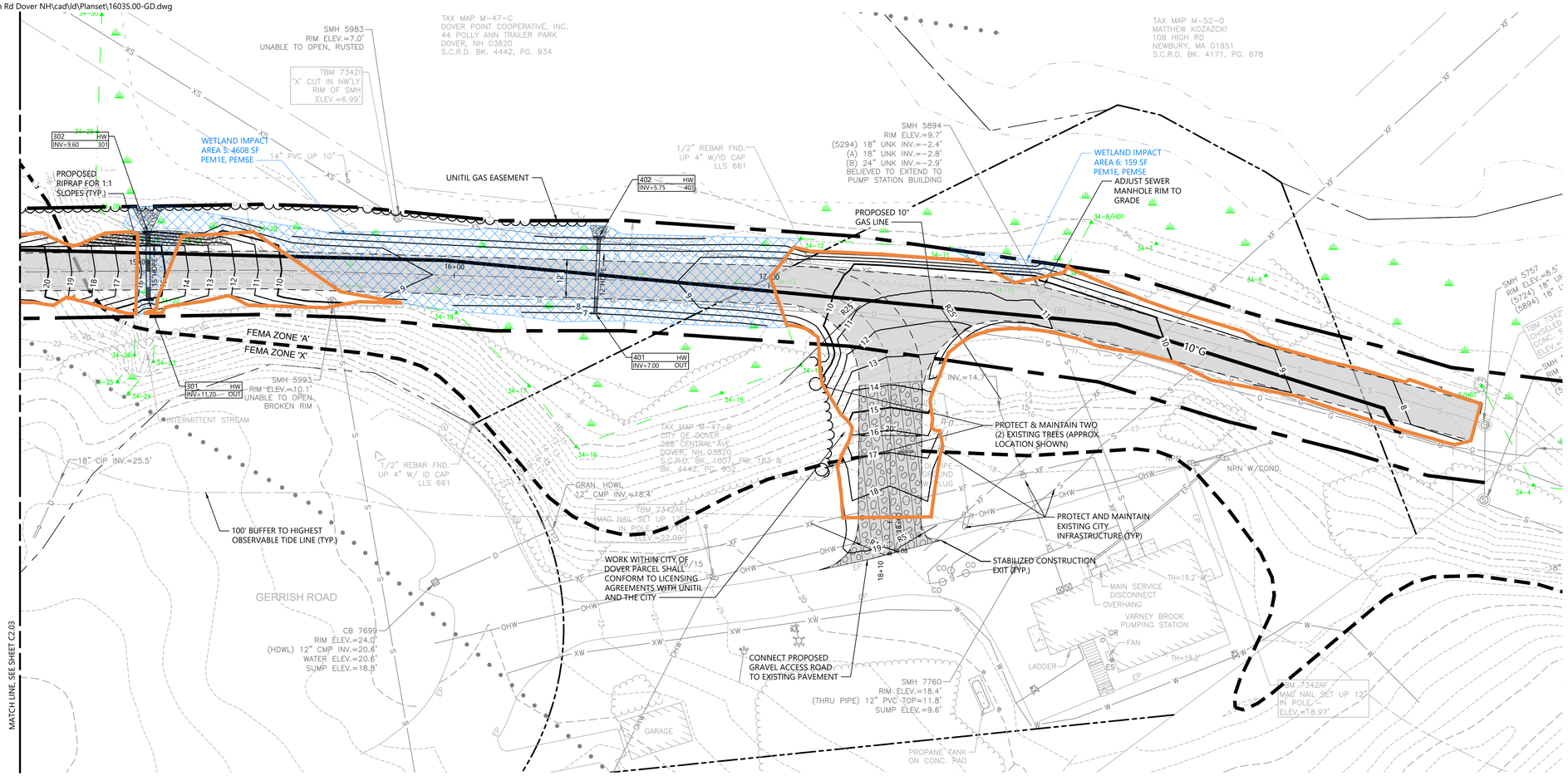

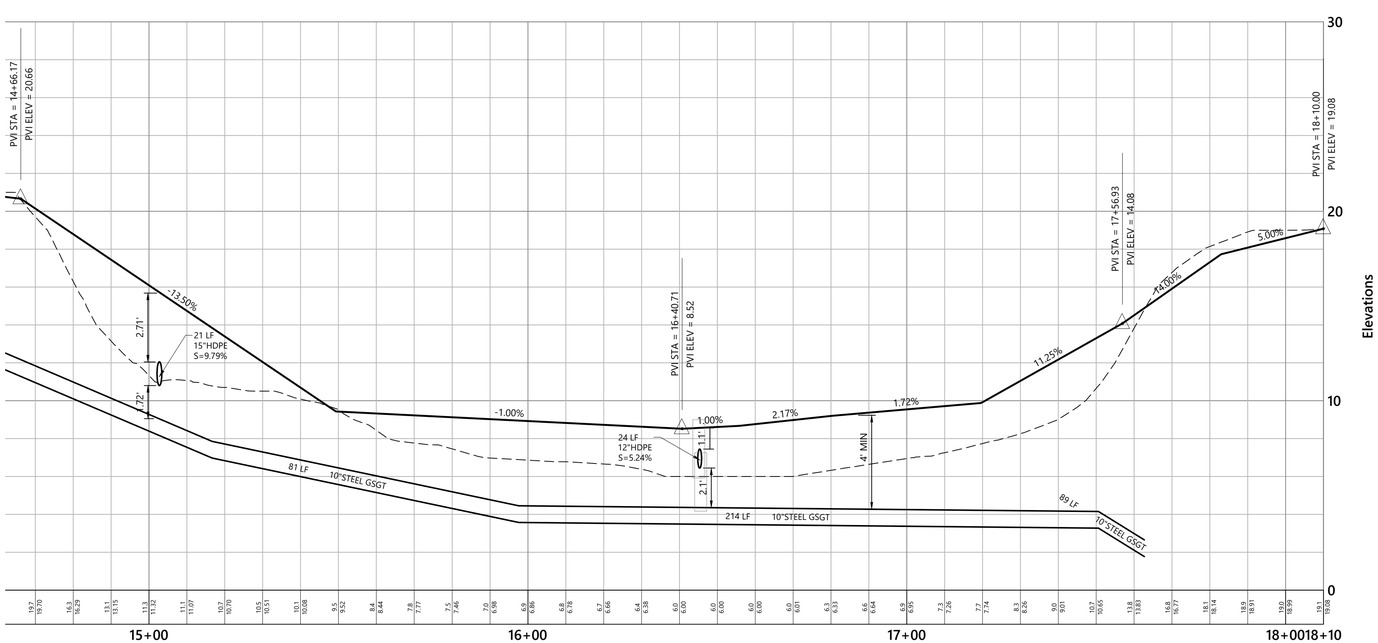

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WETLAND IMPACTS

PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE IMPACTS

0 10 20 40 Feet

Unitil Gas Transmission Pipe Replacement, Right-of-Way Road Replacement, and Appurtenant Station Construction

Gerrish Road
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Drawing Title
Site Plan 4

Drawing Number
C2.04

Sheet 6 of 12

Project Number
16035.00

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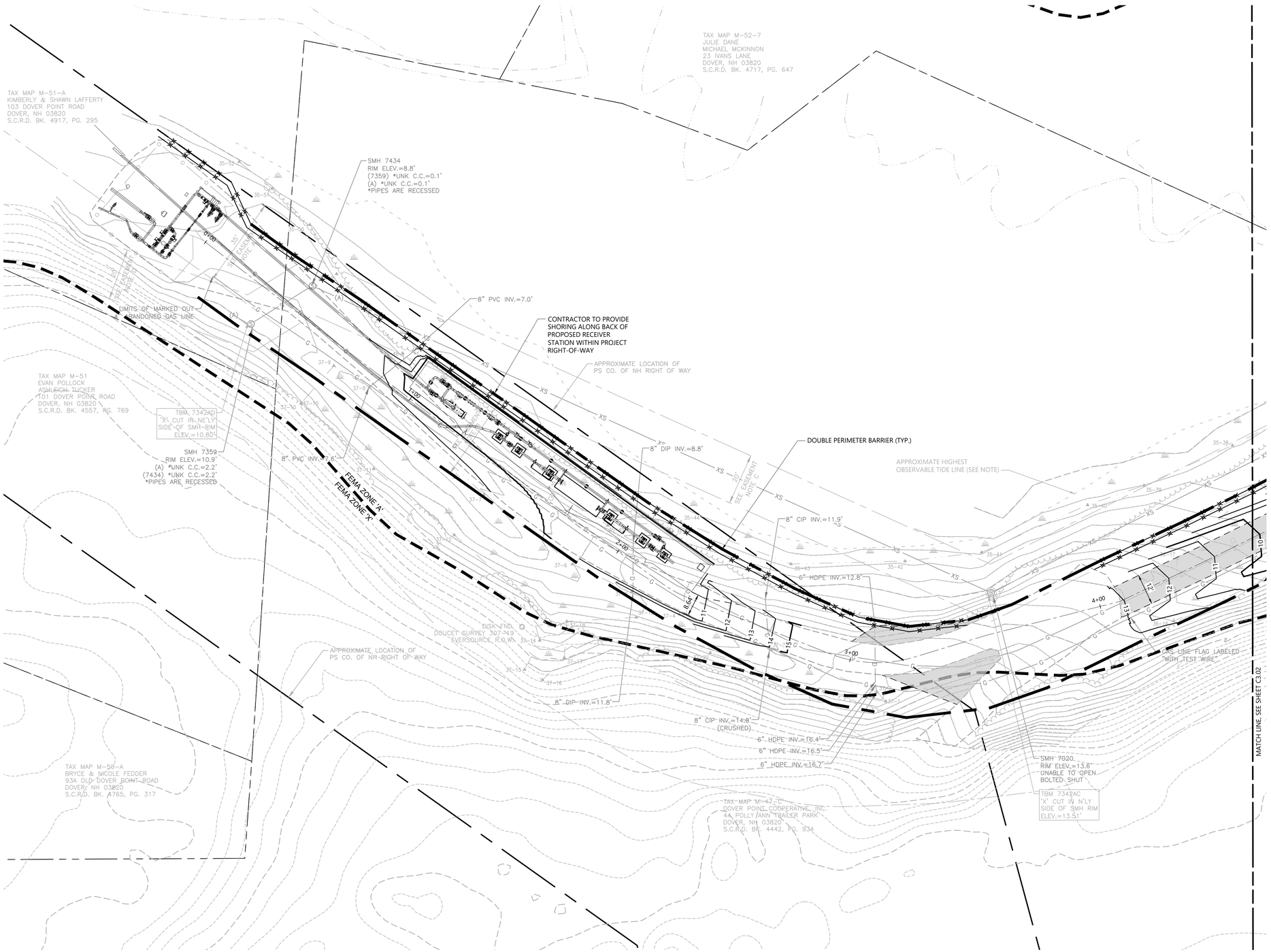

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Drawing Title
Erosion & Sediment Control Plan 1

Drawing Number
C3.01

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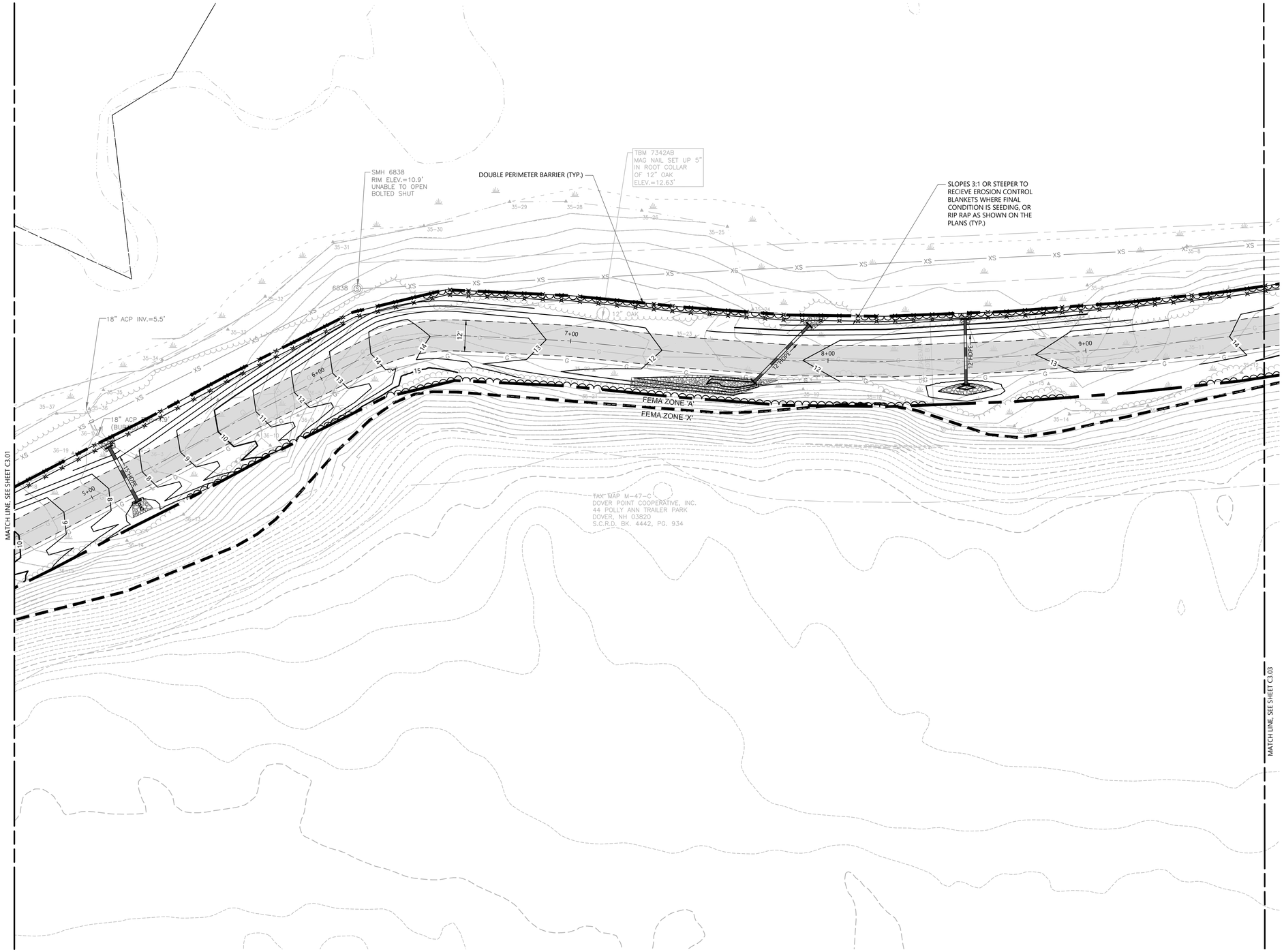
ERIC K. GERADE
No. 13872
LICENSED PROFESSIONAL ENGINEER
1/19/2024

Sheet 7 of 12

Project Number
16035.00



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Drawing Title
Erosion & Sediment Control Plan 2

Drawing Number
C3.02

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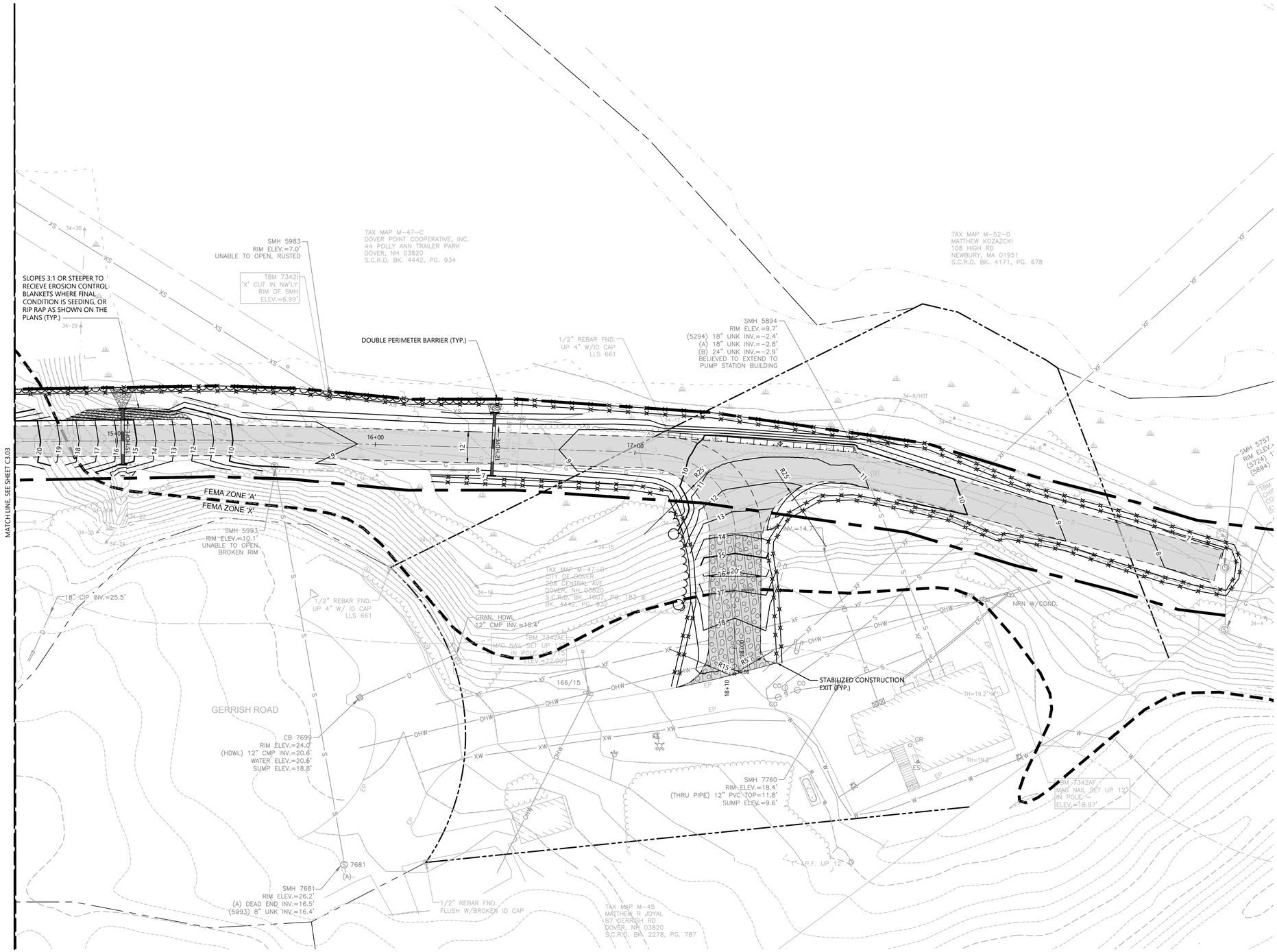
Drawing Title
Erosion & Sediment Control Plan 3

Drawing Number
C3.03

Sheet 9 of 12

Project Number
16035.00

STATE OF NEW HAMPSHIRE ERIC K. GERADE No. 13872 LICENSED PROFESSIONAL ENGINEER 1/19/2024



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0 10 20 40 Feet

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Dover, New Hampshire

No.	Revision	Date	Appvd.

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Date January 19, 2024

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Drawing Title
Erosion & Sediment Control Plan 4

Drawing Number
C3.04

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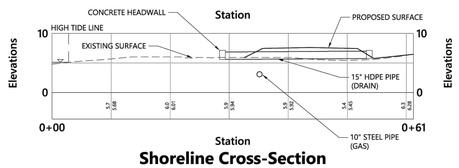
ERIC K. GERADE
No. 3872
LICENSED
PROFESSIONAL ENGINEER
1/19/2024

Sheet 10 of 12

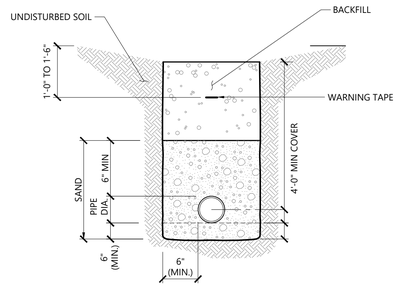
Project Number
16035.00



Shoreline Cross-Section

Shoreline Cross-Section at Station 5+15.00 — 11/19

N.T.S. Source: VHB LD



Utility Trench (Gas) — 11/19

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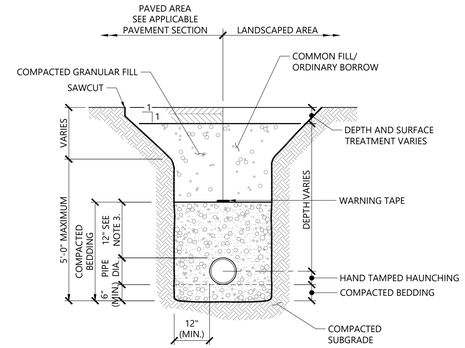
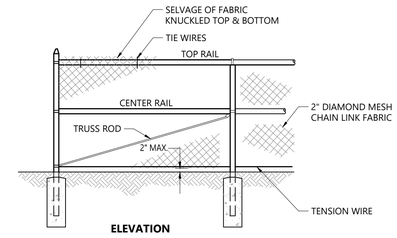


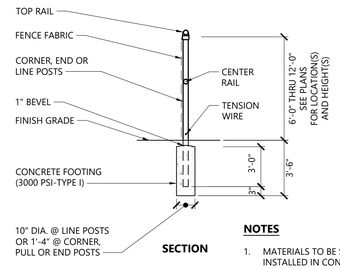
NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. FOR HDPE PIPE, DIMENSION IS 24 INCHES.
4. MINIMUM COVER REQUIREMENTS:
   A. DRAIN: AS SPECIFIED ON PLANS
5. EMBEDMENT MATERIALS:
   A. DRAIN: GRAVEL (NHD0T 304.2-MODIFIED FOR 1-1/2 IN MAX. STONE SIZE)
6. WITHIN RIGHT OF WAY BACKFILL MUST BE PLACED IN 12" LIFTS AND COMPACTED.

Utility Trench (Drain) — 1/16

N.T.S. Source: VHB REV LD_300-NH



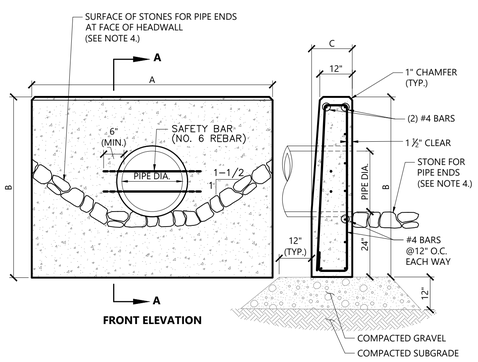


NOTES

1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

6' to 12' Chain Link Fence — 10/20

N.T.S. Source: VHB LD_480



DIMENSIONAL TABLE

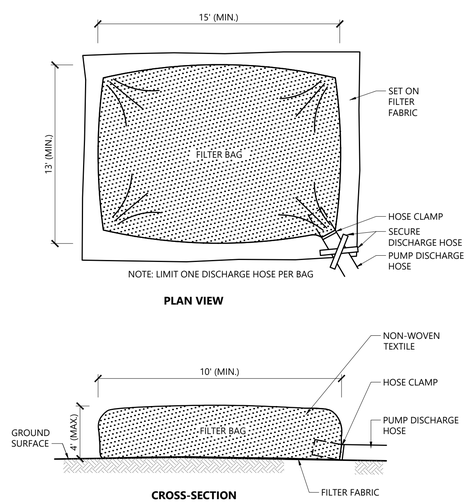
PIPE DIA.	A	B	C	#OF SAFETY BARS
12"	5'-6"	4'-2"	1'-6"	-
15"	6'-6"	4'-5"	1'-6"	-
18"	7'-6"	4'-9"	1'-6"	1
24"	9'-0"	5'-3"	1'-6"	1
30"	11'-0"	5'-10"	1'-6"	2
36"	13'-0"	6'-4"	1'-9"	2
42"	15'-9"	6'-11"	1'-9"	3
48"	17'-9"	7'-5"	2'-0"	3
60"	21'-9"	8'-6"	2'-6"	4
72"	25'-9"	9'-7"	3'-0"	5

NOTES

1. CONCRETE SHALL BE 6% ±1.5% AIR ENTRAINED TYPE II CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
2. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
3. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.
4. SEE STONE PROTECTION AT HEADWALL DETAIL.

Concrete Headwall (HW) — 10/20

N.T.S. Source: VHB LD_130

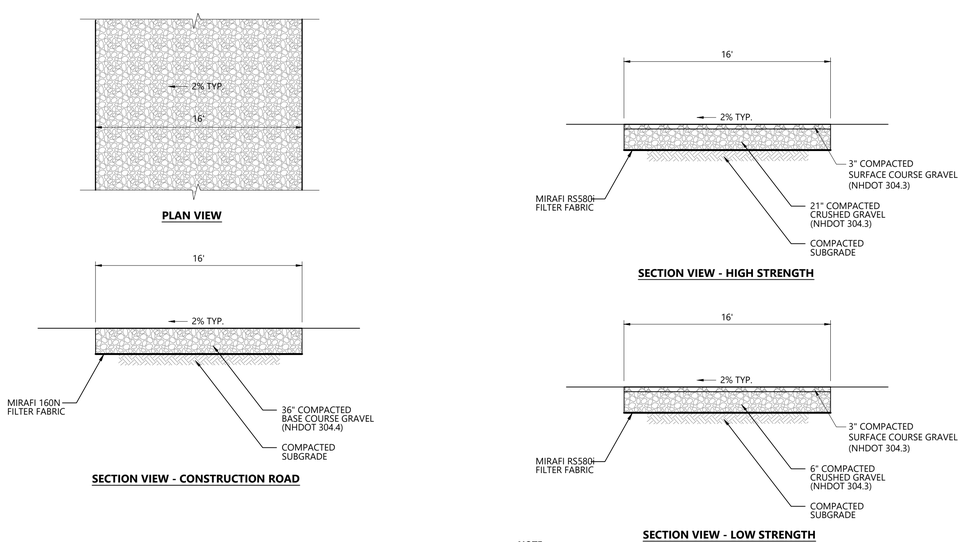


NOTES

1. BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Dewatering Filter Bag — 1/16

N.T.S. Source: VHB REV LD_691



NOTE

1. LOW STRENGTH SECTIONS ARE TO BE USED BETWEEN STATIONS 5+00 - 6+00, 7+20 - 8+30, AND 12+00 - 13+00. HIGH STRENGTH SECTIONS ARE TO BE USED EVERYWHERE ELSE.

Gravel Access Drive — 09/2

N.T.S. Source: VHB

vhb.com
vhb
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Unitil Gas Transmission Pipe Replacement, Right-of-Way Road Replacement, and Appurtenant Station Construction

Gerrish Road
Dover, New Hampshire

No.	Revision	Date	Appvd.

Designed by TMD
Checked by EKG
Issued for Permitting
Date January 19, 2024

Not Approved for Construction

Drawing Title
Site Details 1

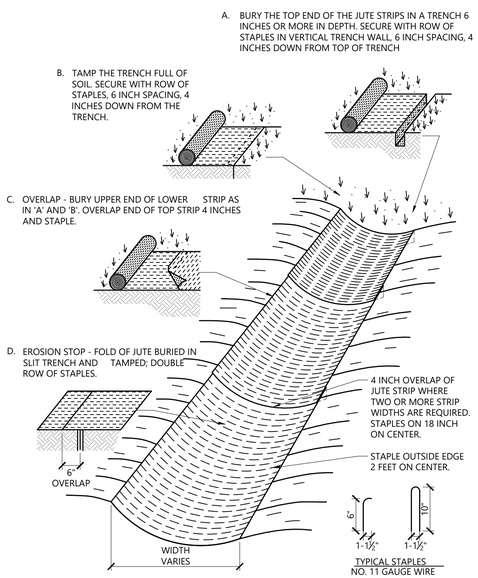
Drawing Number
C4.01

Sheet 11 of 12

Project Number
16035.00

STATE OF NEW HAMPSHIRE ERIC K. GERADE No. 13872 LICENSED PROFESSIONAL ENGINEER 1/19/2024

Saved Thursday, January 18, 2024 3:39:04 PM DBOSWORTH Plotted Friday, January 19, 2024 12:12:22 PM Derek Bosworth

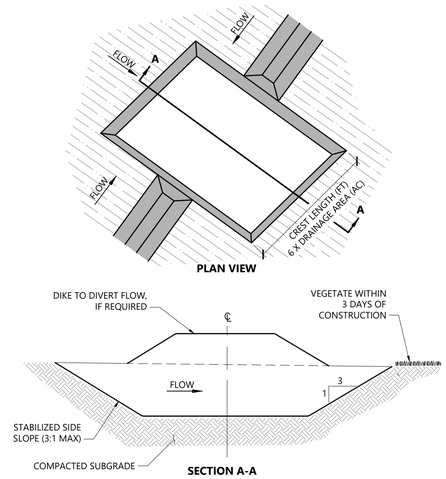


* INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS

Erosion Control Blanket Swale Installation

1/16

N.T.S. Source: VHB LD_681



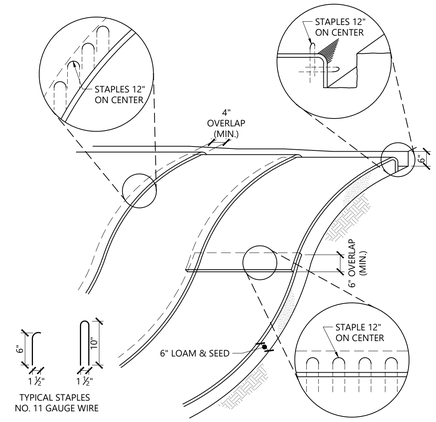
NOTES

1. TEMPORARY SEDIMENT TRAP TO BE REMOVED UPON APPROVAL OF ENGINEER AND WHEN ALL UPSTREAM AREAS HAVE BEEN STABILIZED.
2. DESIGN AND MAINTENANCE REQUIREMENTS SHALL BE IN ACCORDANCE WITH ENV-WQ 1506.10. WHICH INCLUDE, BUT ARE NOT LIMITED TO:
   - MINIMUM SEDIMENT STORAGE FOR SEDIMENT BASIN SHOULD BE 3,600 CF PER ACRE OF DRAINAGE AREA (MAXIMUM CONTRIBUTING AREA OF 5 ACRES).
   - SEDIMENT TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.

Temporary Sediment Trap

3/18

N.T.S. Source: LD_



NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation

10/20

N.T.S. Source: VHB LD_680

Erosion Control

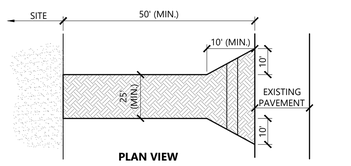
1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT (0.5" OF RAINFALL OR GREATER) AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
6. AREAS REMAINING UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. STRAW MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1-1/2 TONS/ACRE.
7. PERMANENT SEEDING SHALL OCCUR BETWEEN APRIL 1 AND JUNE 1, AND/OR BETWEEN AUGUST 15 AND OCTOBER 15. ALL SEEDING FROM SEPTEMBER 15 SHALL BE STRAW MULCHED.
8. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
9. SOILS TO BE STOCKPILED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. CONTRACTOR SHALL INSTALL SILT FENCING ALONG DOWNHILL SIDE OF STOCKPILES.
10. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGNS, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. TEMPORARY SEDIMENTATION BASINS SHALL MEET NHDES REQUIREMENTS.
11. CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROL MEASURES TO INSURE THAT SURFACE WATER RUN-OFF FROM UNSTABILIZED AREAS DOES NOT CARRY SILT, SEDIMENT, AND OTHER DEBRIS OUTSIDE OF THE LIMITS OF WORK.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
    B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
    C. A MINIMUM OF 3-IN OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED;
    D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
13. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
14. ALL DITCHES, SWALES, AND DRAINAGE BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
15. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
16. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
17. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3-FT HORIZONTAL AND 1-FT VERTICAL (3:1). EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN SC150BN, OR APPROVED EQUAL. ANY ALTERNATIVE NETTING MUST CONSIST ENTIRELY OF NATURAL FIBERS.
18. THE PROJECT SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
19. TEMPORARY WATER DIVERSION SWALES, BASINS, AND OTHER TEMPORARY BMPS SHALL BE INSTALLED EARLY IN THE CONSTRUCTION PROCESS, BEFORE ROUGH GRADING.

Restoration of Disturbed Areas

1. THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS SHALL BE CONTROLLED. IF CONSTRUCTION MATS ARE TO BE USED IN AREAS OF INVASIVE PLANT SPECIES, THEY SHALL BE THOROUGHLY CLEANED BEFORE RE-USE.
2. UPON COMPLETION OF CONSTRUCTION, ALL AREAS OF AUTHORIZED DISTURBED WETLAND AREA SHALL BE STABILIZED WITH A WETLAND SEED MIX CONTAINING "NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX" FOR UPLANDS AND "FACW WETLAND MEADOW MIX" FOR WETLANDS OR APPROVED EQUIVALENT.

Winter Construction

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE TEMPORARILY STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL (NHDOT 304.3).



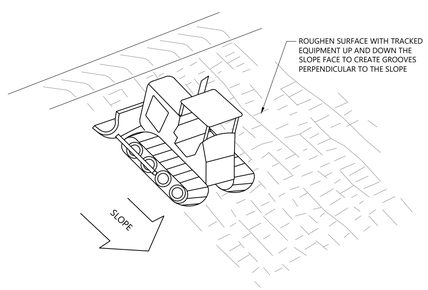
NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

1/16

N.T.S. Source: VHB LD_682



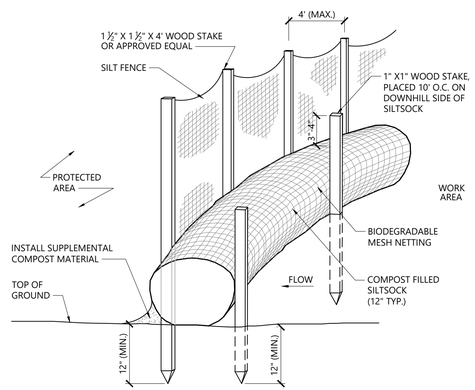
NOTE

1. SLOPES WITH A GRADE STEEPER THAN A 3:1 SLOPE SHALL REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS AN EROSION CONTROL BLANKET AND/OR HYDROSEEDING.

Slope Tracking

10/20

N.T.S. Source: VHB LD_693



NOTES

1. SILTSOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Double Perimeter Barrier

10/20

N.T.S. Source: VHB REV LD_658-A

vhb.com

vhb

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Unitil Gas Transmission Pipe Replacement, Right-of-Way Road Replacement, and Appurtenant Station Construction

Gerrish Road
Dover, New Hampshire

No.	Revision	Date	Appvd.

Designed by TMD
Checked by EKG
Issued for Permitting
Date January 19, 2024

Not Approved for Construction

Drawing Title
Site Details 2

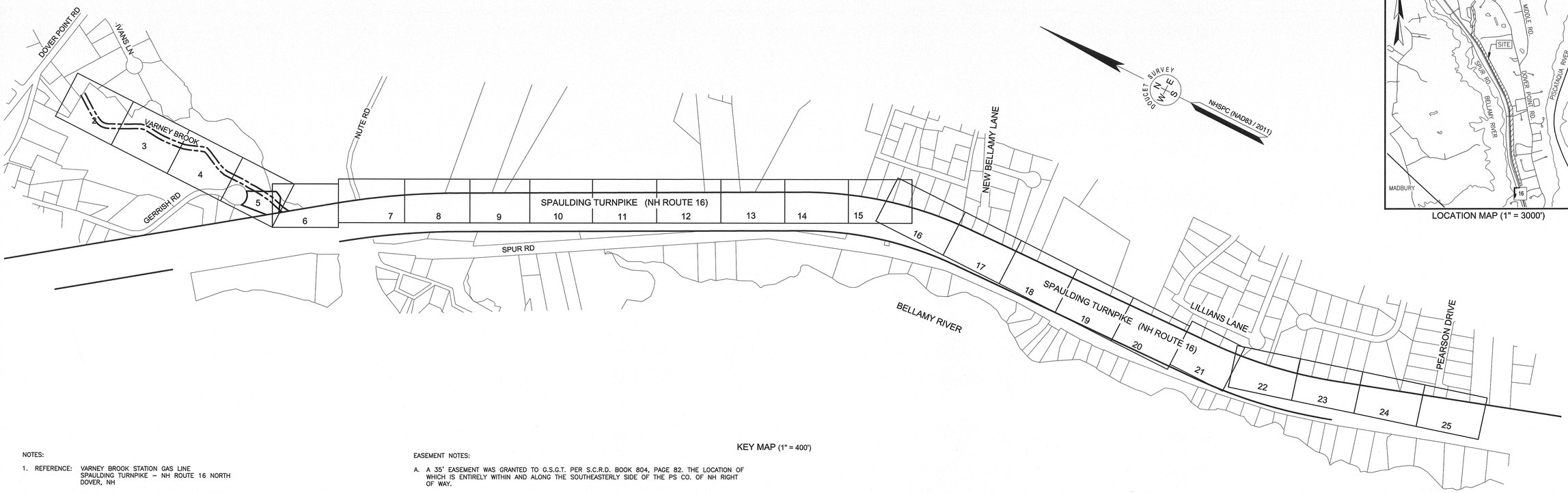
Drawing Number
C4.02

STATE OF NEW HAMPSHIRE ERIC K. GERADE No. 13872 LICENSED PROFESSIONAL ENGINEER 1/19/2024

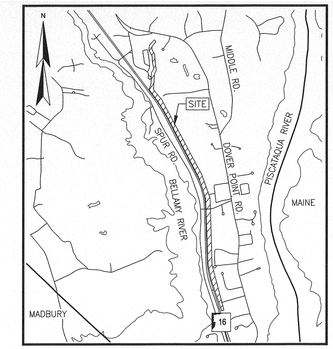
Sheet 12 of 12

Project Number
16035.00

Saved Thursday, January 18, 2024 3:39:04 PM DBOSWORTH Plotted Friday, January 19, 2024 12:12:38 PM Derek Bosworth



KEY MAP (1" = 400')



LOCATION MAP (1" = 3000')

NOTES:

1. REFERENCE: VARNEY BROOK STATION GAS LINE
SPAULDING TURNPIKE – NH ROUTE 16 NORTH
DOVER, NH

2. FIELD SURVEY PERFORMED BY L.P.S. & A.K.H. (DOUCET SURVEY) DURING APRIL, MAY 2022 & SEPTEMBER 2022 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R12 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

3. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

4. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOID18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

5. MANADE AND NATURAL JURISDICTIONAL BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN APRIL 2022 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS – WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y–87–1, JANUARY 1987; THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEER WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012; NH RSA 482–A; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES–WETLANDS BUREAU – CHAPTER ENV–WT 100–900. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, OCTOBER 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST, U.S. ARMY CORPS OF ENGINEERS.

THE WEST SIDE OF VARNEY BROOK IS INFESTED WITH A VERY DENSE, MATURE COLONY OF COMMON REED (PHRAGMITIES AUSTRALIS). THE COLONY IS ALSO VERY TALL AND, IN MOST PLACES, EXTENDS FROM THE BANK OF THE BROOK TO THE WETLAND–UPLAND BOUNDARY OF ADJACENT FRESHWATER WETLANDS, MAKING IDENTIFICATION, DELINEATION AND SUBSEQUENT SURVEY OF THE HIGHEST OBSERVABLE TIDE LINE (HOTL) IMPRACTICAL. THEREFORE, THE HOTL DEPICTED ON THE SITE PLANS IS AN ESTIMATION USING AERIAL IMAGERY BACKED UP BY FIELD VERIFICATION.

6. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.

7. THE ROUTE 16 LIMITED ACCESS RIGHT OF WAY LOCATION IS BASED ON MONUMENTS FOUND DURING THE SURVEY, REFERENCE PLANS 1 & 2 AND COMMISSIONER'S RETURN OF LAYOUT.

8. OVERALL PARCEL BOUNDARIES AS SHOWN HEREON ARE BASED ON NH GRANIT GIS DATA AND ARE IN THEIR ORIGINAL LOCATION. THE PARCEL BOUNDARIES HAVE NOT BEEN ADJUSTED TO MATCH FOUND PROPERTY MONUMENTS OR THE EDGE OF LIMITED ACCESS RIGHT OF WAY AS DETERMINED BY THE SURVEYOR.

9. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES ARE SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.

10. WITHIN THE AREA OF THE NEW BELLAMY LANE CROSSING, UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF AN UNDERGROUND UTILITY DESIGNATION COMPLETED BY DOUCET SURVEY ON 4/22/22. DOUCET'S UTILITY DESIGNATION WAS COMPLETED IN ACCORDANCE WITH THE STANDARD PROCEDURES SET FORTH IN ASCE 38–02 AND CONSISTENT WITH APPROPRIATE QUALITY LEVELS. DRAIN & SANITARY SEWER WERE VISUALLY ALIGNED AND MAPPED AT QUALITY LEVEL C UNLESS OTHERWISE SHOWN. ALL ABOVEGROUND STRUCTURES, SURFACE FEATURES AND THE LOCATION OF THE MARK OUT ARE THE RESULT OF AN INSTRUMENT SURVEY COMPLETED BY DOUCET UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. DIG–SAFE AND THE APPROPRIATE AUTHORITIES MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION OR CONSTRUCTION ACTIVITIES.

11. UNDERGROUND UTILITY LINES SHOWN HEREON OUTSIDE OF THE AREA OF THE NEW BELLAMY LANE CROSSING ARE BASED ON MARKINGS FOUND DURING THE SURVEY.

12. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG–SAFE AT 1–888–DIG–SAFE.

13. LOTS LINES SHOWN HEREON ON CITY OF DOVER–OWNED LOT 47B ARE BASED ON A FIELD SURVEY PERFORMED DURING SEPTEMBER 2022 WITH ORIGINATING LOT LINES CREATED PER REFERENCE PLAN 5 AND DEED REFERENCES BK. 1007, PG. 183 AND BK. 4442, PG. 932.

14. FLOOD HAZARD ZONE:"X" & "A", PER FIRM MAP #33017C0340E, DATED 9/30/2015.

EASEMENT NOTES:

A. A 35' EASEMENT WAS GRANTED TO G.S.G.T. PER S.C.R.D. BOOK 804, PAGE 82. THE LOCATION OF WHICH IS ENTIRELY WITHIN AND ALONG THE SOUTHEASTERLY SIDE OF THE PS CO. OF NH RIGHT OF WAY.

B. 35' EASEMENTS WERE GRANTED TO G.S.G.T. THROUGH MULTIPLE TRANSACTIONS COVERING MULTIPLE PARCELS WHICH NOW MAKE UP PARCELS M–47C & M–47B. ASIDE FROM EASEMENT REFERENCED IN NOTE A, ALL EASEMENT DEEDS TO G.S.G.T. FOUND THROUGHOUT THIS AREA CALLED FOR A 35' WIDTH BUT NOT CENTERED ON THE LOCATION OF THE GAS LINE, RATHER ON A BASE LINE AS SHOWN ON "PLAN OF PIPE LINE PREPARED BY GEORGE C. BENJAMIN, CIVIL ENGINEER", SAID PLAN IS REFERENCED IN THE EASEMENT DEEDS BUT HAS NOT BEEN FOUND. FOR PURPOSES OF THIS SURVEY, AS A GENERAL REFERENCE, A 35' WIDE EASEMENT LINE HAS BEEN PLACED AROUND THE ABANDONED IN–PLACE 4" GAS LINE THROUGH THE PRIVATE PROPERTIES. THE GAS LINE HAS BEEN OFFSET 25' EASTERLY AND 10' WESTERLY.

C. A 20' SEWER EASEMENT WAS GRANTED TO THE CITY OF DOVER PER S.C.R.D. BOOK 998, PAGE 70. THE LENGTH OF SAID EASEMENT AS SHOWN ON THE EXHIBIT ATTACHED TO THE DEED RUNS FROM ROUTE 16 TO ROUGHLY SMH 7434 SHOWN HEREON. THE DEED SPECIFIES THE EASEMENT IS TO BE SYMMETRICAL ABOUT THE SEWERS AS–CONSTRUCTED.

D. A 20' SEWER EASEMENT WAS GRANTED TO THE CITY OF DOVER PER S.C.R.D. BOOK 1011, PAGE 259. THE LENGTH OF SAID EASEMENT IS FROM DOVER POINT ROAD TO THE SOUTHERLY BOUNDARY OF PARCEL M–51A

REFERENCE PLANS:

1. "PLANS OF PROPOSED L.S. 1822(I) N.H. NO P–26992–D SPAULDING TURNPIKE" DATED JULY 1, 1954 BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS.

2. "PLANS OF PROPOSED L.S. 1822(I) N.H. NO P–26992–E SPAULDING TURNPIKE" DATED JULY 1, 1954 BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS.

3. "CITY OF DOVER, NH VARNEY BROOK PUMP STATION FORCE MAIN REPLACEMENT AND CHEMICAL FEED SYSTEM" DATED 12–16–05 BY WRIGHT–PIERCE.

4. "PLAN & PROFILE SPUR ROAD INTERCEPTOR VARNEY BROOK INTERCEPTOR STA. 0+00 TO STA. 7+90/STA. 0+00 TO STA. 7+30" DATED MARCH 1976 BY HTA.

5. "LOT LINE ADJUSTMENT PLAN PREPARED FOR THE CITY OF DOVER AND FRANKLIN G. TORR, TAX MAP M, LOTS 47B & 47C, GERRISH ROAD, DOVER, NEW HAMPSHIRE. S.C.R.D. PLAN 112–62.

LEGEND

- EXISTING LIMITED ACCESS RIGHT–OF–WAY LINE
- EXISTING LOT LINE
- APPROXIMATE GIS LOT LINE
- EXISTING EASEMENT LINE
- GAS LINE EASEMENT REFERENCE (SEE EASEMENT NOTE B)
- WIRE FENCE
- CHAIN LINK FENCE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- STONE WALL
- RETAINING WALL
- GUARDRAIL
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- 4" ABANDONED GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- CABLE/INTERNET LINE
- UNIDENTIFIED UNDERGROUND UTILITY
- APRX. SEWER FM PER REF. PLAN 3
- APRX. WATER LINE PER REF. PLAN 3
- APRX. DRAIN LINE PER REF. PLAN 3
- APRX. SEWER LINE PER REF. PLAN 4
- TREE LINE
- SHRUB LINE
- EDGE OF DELINEATED WETLAND
- EDGE OF WATER
- WATERCOURSE
- APPROXIMATE EDGE OF BROOK
- WETLAND AREA
- TOP OF DELINEATED BANK
- HIGHEST OBSERVABLE TIDE LINE (HOT)
- CONCRETE
- RIP RAP
- BOUND FOUND (BND. FND.)
- PIPE/ROD FOUND
- BOLLARD
- FENCE POST
- UTILITY POLE
- UTILITY POLE & GUY WIRE
- GAS GATE VALVE
- GAS LINE MARKER POST
- DRAIN MANHOLE
- CATCH BASIN
- FES FLARED END SECTION
- SEWER MANHOLE
- APRX. SEWER MANHOLE PER REF. PLAN 4
- EM ELECTRIC METER
- VENT PIPE
- SIGN (TWO POSTS)
- POST
- 5.5 APPROXIMATE GPR DEPTH TO CENTER OF UTILITY LINE

- CONIFEROUS TREE 10" DIA. OR GREATE
- CONIFEROUS TREE LESS THAN 10" DIA.
- DECIDUOUS TREE 10" DIA. OR GREATER
- DECIDUOUS TREE LESS THAN 10" DIA.
- BORING LOCATION
- DRAINAGE FLOW DIRECTION
- 30–1 WETLAND FLAG
- ACP ASBESTOS CONCRETE PIPE
- BND. FND. BOUND FOUND
- C.C. CENTER CHANNEL
- CMP. CORRUGATED METAL PIPE
- CONC. CONCRETE
- CIP CAST IRON PIPE
- D.H. DRILL HOLE
- DIP DUCTILE IRON PIPE
- EOI END OF GEOPHYSICAL INVESTIGATION
- EP EDGE OF PAVEMENT
- GRAN. GRANITE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- HDWL HEADWALL
- I.P.F. IRON PIPE FOUND
- NHHB NEW HAMPSHIRE HIGHWAY BOUND
- NPN NO POLE NUMBER
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- RET. WALL RETAINING WALL
- S.S.F. STEEL STAKE FOUND
- TYP. TYPICAL
- UNK UNKNOWN
- (X) INVERT I.D. CONNECTION UNKNOWN

STATE OF NEW HAMPSHIRE MARC E. JACOBS 10/31/23 No. 090 CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE No. 937 JOHN F. KAISER LICENSED LAND SURVEYOR SIGNATURE

10/20/23

400 0 400 800

SCALE: 1 INCH = 400 FT.

TOPOGRAPHIC PLAN
FOR
PROCESS PIPELINE SERVICES, INC.
OF THE
VARNEY BROOK STATION GAS LINE
SPAULDING TURNPIKE - NH ROUTE 16 NORTH
DOVER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
3	09/26/23	ADD FEMA LINES	M.T.L.
2	05/18/23	REVISE 35' GAS EASEMENT LOCATION	J.F.K.
1	09/22/22	VARNEY BROOK PUMPING STATION LOT	M.T.L.

DRAWN BY:	M.T.L.	DATE:	JUNE 21, 2022
CHECKED BY:	J.F.K.	DRAWING NO.	7342D
JOB NO.	7342	SHEET 1 OF	25

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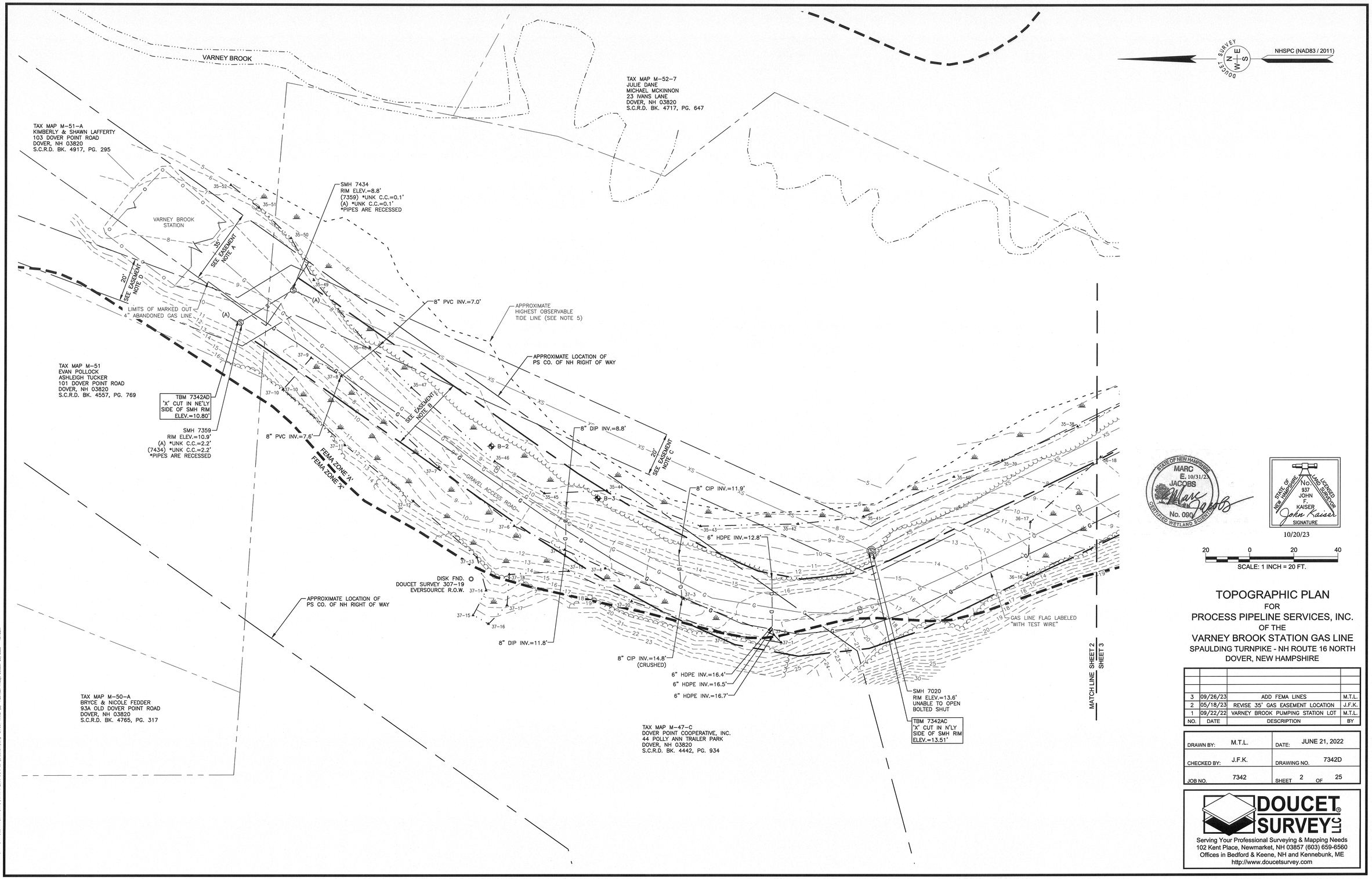

STATE OF NEW HAMPSHIRE
MARC E. JACOBS
10/31/23
No. 080
CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE
No. 937
JOHN F. KAISER
LICENSED LAND SURVEYOR
SIGNATURE
10/20/23

20 0 20 40
SCALE: 1 INCH = 20 FT.

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JOB NO.	7342	SHEET 2	OF 25

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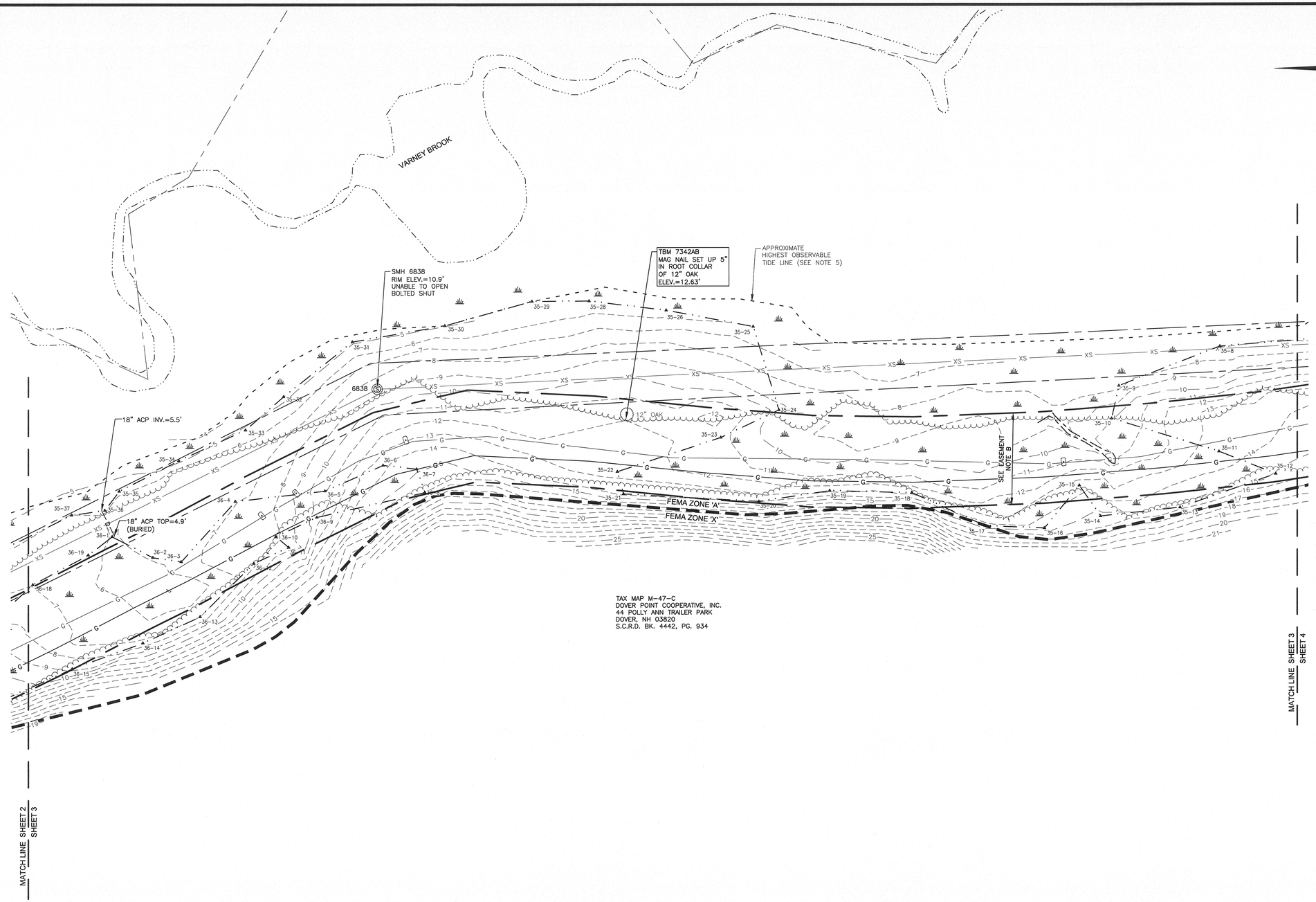

NHSPC (NAD83 / 2011)

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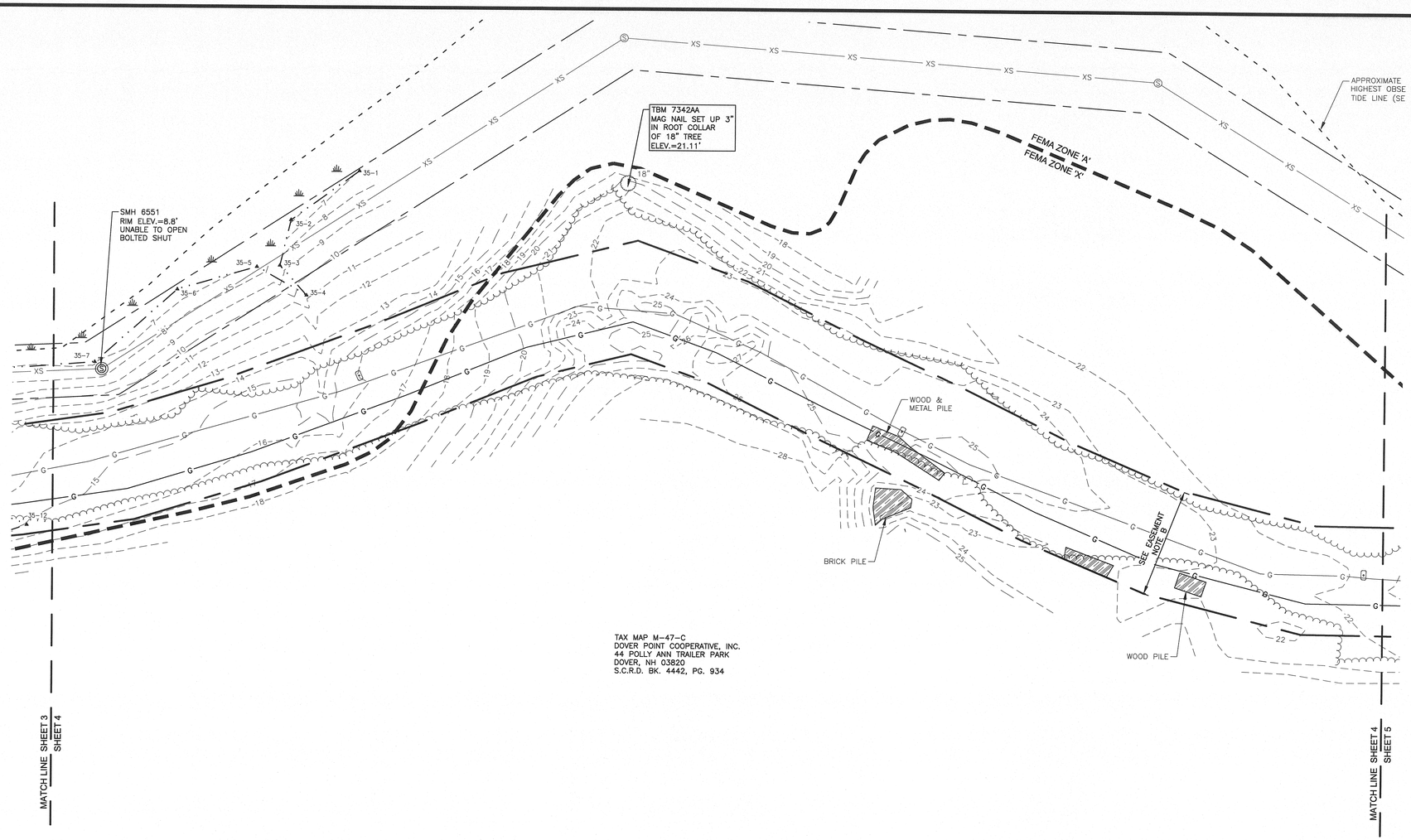

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CHECKED BY:	J.F.K.	DRAWING NO.	7342D
JOB NO.	7342	SHEET 4 OF	25

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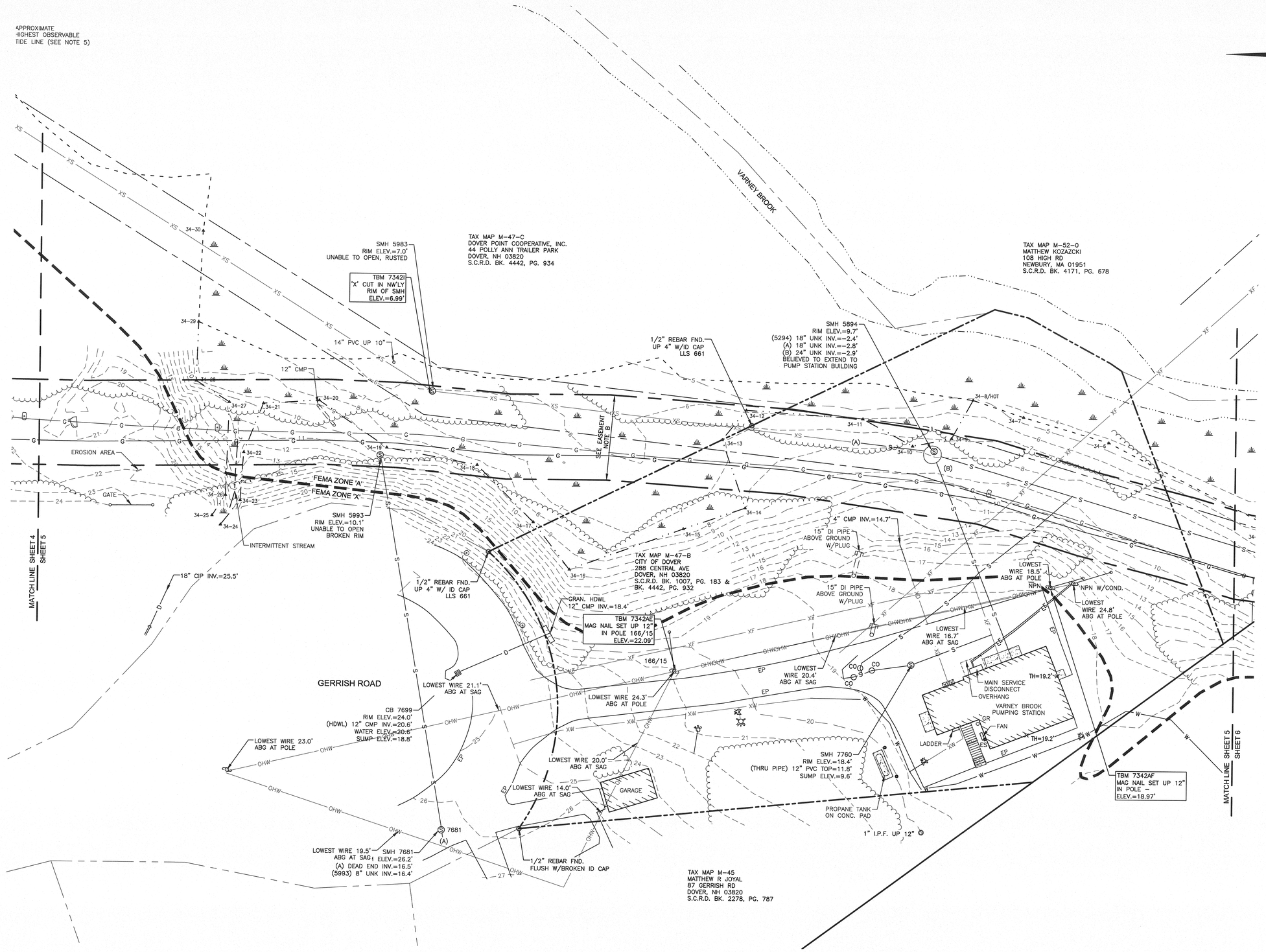

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