CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, June 25, 2024**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - June 11, 2024 Regular Meeting Minutes
3. **OLD BUSINESS**
   A. Consideration and acceptance of a Transfer of Development Rights for Tritech Engineering (Owners: Stonearch Development, LLC), Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. (Proposal requests to purchase 33 TDR units (10 "unrestricted" & 23 "restricted size units"). A site plan for a current proposal of 53 units would need further review and a future Planning Board vote). *(TRAN-2024-0003)
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Lot Line Adjustment for H.J. Stabile & Son, Inc. and Casey A. Carmel, Assessor's Map 15, Lots 40-A-1 and 51, zoned G, located at Locust Street and 36 A Fisher Street. *(LOTA-2024-0007)

   B. Consideration and acceptance of an Amendment for McIntosh Dover, LLC, Assessor's Map 13, Lot 23, zoned G, located at 23 Cataract Avenue. (Proposal is to amend the architecture and unit type of two (2) of the previously approved buildings). *(WAIV-2024-0009)

   C. ~~Consideration and acceptance of an Amendment for Arbor Park, LLC and Pointe Place Partners, LLC, Assessor's Map K, Lot 19-11, zoned IT, located at 40 Pointe Place. (Proposal is for an amendment to a previously approved Site Plan to change one residential building with 60 units into four (4), 2-story buildings totaling 32 units). *(WAIV-2024-0010)~~ **THIS ITEM WILL NOT BE HEARD**

   D. Consideration and acceptance of a Conditional Use Permit for Benjamin Stockman, Assessor's Map L, Lot 43-A, zoned R-40, located at 165 Spur Road. (Proposal is to conduct shore erosion repair creating 398 s.f. of overlapping permanent impact to the Conservation District and 50 ft of wetland buffer impact. The dock replacement will also create 1,026 s.f. of permanent impact and 1,688 s.f. of temporary impact to wetlands). *(COND-2024-0008)

   E. Discussion and possible posting of Zoning Amendments regarding Impact Fees.*
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

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

From: Linda Merullo <linmer03@comcast.net>
Sent: Thursday, June 20, 2024 8:46:11 AM
To: Planning Board - All
Subject: Cullen's multi project on Sixth Street

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

To the Planning Board,

I am uncertain of how the regs have changed to allow this amount of multiple density housing in an R-40 residential zone. This particular area on upper Sixth Street near Pickering Road is approximately one acre per single family home, some are less. What Fergus Cullen is doing is trying to maximize density as if it were the downtown area. I've given two examples of Sixth Street in the same area. One has less than 3/4 acres of land and is selling extremely high. The third example is a duplex, also selling over $500K. I'm not sure where the price point of Cullen's project falls, but one cannot build a home for less than $500-$600K for the smallest possible home. Is this what he considers "affordable workforce housing?"

I'm against destroying this part of Sixth Street with multi density buildings on an extremely tiny lot. I envision each neighbor is window to window with zero privacy. I'm trying to envision 7 abodes on 1.37 acres of land. One existing home, two new single family homes and two duplexes. This is a ridiculous amount of density and it doesn't seem possible on this amount of acreage. Many, many trees will have to be destroyed and removed in the rear and sides. This was sold at auction to him for $374K, now worth $478K. This property is in the last link I have provided below on zillow. I do believe Fergus will make a very hefty profit in all this. I don't believe for a second he is doing it for "the little people."

Please do your very best to keep the neighborhoods in the R-40 zone to one residential home per lot. To see Central Ave and the atrocities of the properties right on the sidewalk, and unoccupied to this day with multi use on the bottom. It has remained empty since they built it.

Dover is fast becoming overdeveloped and will lose it's special quality and appeal in the rural areas. Even the new homes on Oak Street (Emerson Ridge) appear to be just 15 feet from the roadway and just so out of place. I thought they would be further back on the land. I don't know who would want to pay a million dollars for them to hear and see that kind of traffic.

I urge you to vote no on this project and any other R-40 neighborhoods.

Linda

https://www.realtor.com/realestateandhomes-detail/574-6th-St_Dover_NH_03820_M42487-26558?from=srp-list-card

https://www.realtor.com/realestateandhomes-detail/543-6th-St_Dover_NH_03820_M42910-23403?from=srp-list-card

https://www.realtor.com/realestateandhomes-detail/12-2-Porch-Light-Dr-Unit-2_Dover_NH_03820_M98402-16465?from=srp-list-card

https://www.zillow.com/homedetails/566-6th-St-Dover-NH-03820/92909067_zpid/

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date:	**Tuesday, June 11, 2024**
Meeting Time:	**7:00 pm**

Members Present: Mark Speidel (Vice-Chair), Tom Clark, Fergus Cullen (Councilor), George DeBoer, Erinn Kaspari, Jeff Sanborn (Alternate)
Members Not Present (excused): Gina Cruikshank (Chair), Ken Mavrogeorge, Kyle Pimental, Jon Elliard, Melina Gambino (Alternate), Mallory Strange (Alternate)
Members Not Present (un-excused): None
Staff Present: Donna Benton, Director of Planning and Community Development

Mark Speidel (Vice Chair) called the meeting to order at 7 p.m and noted that George DeBoer is sitting in as Vice Chair and that Jeff Sanborn would sit for Jon Elliard.

1. CITIZENS' FORUM

Citizens Forum Open
No one spoke
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- May 28, 2024 Regular Meeting Minutes

Motion E. Kaspari moved to approve the regular meeting minutes of May 28, 2024 as submitted. Seconded by: F. Cullen. Vote: U/A

3. OLD BUSINESS

4. NEW BUSINESS

A. Consideration and acceptance of an Extension Request for 59 Tolend Rd, LLC, Assessor's Map E, Lot 65-1, zoned R-20, located at Tolend Road. (Proposal is to extend the conditional approval to allow for the State subdivision, State subsurface approval and State DWGB permit for a previously conditionally approved 27-lot subdivision.) *(WAIV-2024-0008)

D. Benton explained that the Board previously conditionally approved an Open Space Subdivision on Aug. 22, 2023 for a total of 27 lots with two (2) open space areas. Two (2) Conditional Use Permits were also conditionally approved by the Board as part of the project for temporary and permanent impacts to wetlands and wetland buffers.

The applicant is now seeking an extension of the conditional approval timeframe in order to obtain State subdivision and subsurface approval and NHDES Drinking Water and Groundwater Bureau (DWGB) permit approval.

The applicant has already received local leach field approval.

Kevin Poulin, Berry Surveying and Engineering, represented the application and explained the statuses of the permits.

Motion: F. Cullen moved to accept the application and declared no regional impact. Seconded by: G. DeBoer. Vote: U/A

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Public hearing opened.
No one spoke
Public hearing closed.

STAFF RECOMMENDATION- Extension Request:
Chapter 157-23.B of the Land Subdivision Regulations of the City Code provides requisite criteria to be met prior to the granting of any extension, not to exceed one year per each request.

The Planning Department recommends the Planning Board make findings and vote to approve the extension request with all existing conditions still applied with a new date of December 23, 2024.

Motion: T. Clark moved to approve the Extension Request as detailed by staff. Seconded by E. Kaspari. Vote: U/A.

B. Consideration and acceptance of a Conditional Use Permit for Roberta Woodburn, Assessor's Map L, Lot 46-T, zoned R-20, located at 189 Spur Road. (Proposal is to renovate an existing patio and retaining wall within the 100' shoreland setback with ~617 sf of temporary impact and 173 sf of permanent impact to the Conservation District as well as ~437 sf of temporary impact and ~108 sf of permanent wetland buffer impact.) *(COND-2022-0030)

D. Benton explained that the applicant is proposing to renovate an existing patio and retaining wall within the 100' shoreline setback with approximately 617 square feet of temporary impact and 173 square feet of permanent impact to the Conservation District, as well as approximately 437 square feet of temporary impact and 108 square feet of permanent wetland buffer impact. This proposal will reduce the impact to the Conservation District.

The impacts to the Conservation District are in this case overlapping and redundant with the wetland impacts.

The Conservation Commission reviewed this application at their Dec. 12, 2022 meeting and voted to endorse the project.

Roberta Woodburn, owner represented the application and explained the status of the patio and retaining wall and the reasons and plans for the proposal request.

Motion: E. Kaspari moved to accept the application and declared no regional impact. Seconded by: T. Clark. Vote: U/A

Public hearing opened.
Email from Barbara Rushmore was read into the record
Public hearing closed.

STAFF RECOMMENDATION: CUP
The Wetlands Protection District ordinance and the Conservation District ordinances provide for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought, and efficacy of the soil and erosion sedimentation control plan.

Planning Staff feels that the applicant has considered and met all of the specified criteria.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and to approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

Conditions to be Met Prior to Issuance of Conditional Use Permit:

1.) Provide copy of NHDES Shoreland Permit;
2.) Provide copy of NHDES Expedited Minimum Impact Wetlands Permit;
3.) Update plans to indicate permit numbers;
4.) Add owners' signature to plans.

Motion: G. DeBoer moved to approve the Wetlands Protection District and Conservation District Conditional Use Permit with subsequent conditions set by staff as it meets criteria. Seconded by T. Clark. Vote: U/A.

C. Consideration and acceptance of a 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)

D. Benton explained that the applicant is proposing to install a replacement section of gas pipe, replace the existing access road, and construct an above-ground station for pipeline inspection equipment creating 17,015 square feet of wetland impact (and Conservation District).

The Technical Review Committee reviewed this application at their April 11, 2024 meeting and the Conservation Commission reviewed this application at their May 13, 2024 meeting and voted to endorse the project.

Tracey Sweeney, Untitil, Eric Girard, VHB, represented the application and explained the gas pipeline replacement project including the history and existing conditions on site and proposed work to be done. The applicant also explained impacts to the Conservation District which are in this case overlapping and redundant with the wetland impacts and noted Conservation Commission endorsed the project.

Motion: T. Clark moved to accept the application and declared no regional impact. Seconded by: G. DeBoer. Vote: U/A

Public hearing opened.
James Johnson, 19 Polly Ann Park understands they need to replace the pipes but is not in favor of the road. It is on the land of the homeowners. They provided them an access point.

Dan Walker, 55 Polly Ann Park is concerned about the cutting of trees and any widening of the access road beyond the 35 feet they have. The road is hard packed- no gravel is necessary. Trucks and equipment are already down there in use.
Public hearing closed.

The applicant noted the proposal before the board is the best resolution and a viable solution.

Roger Biron, Until: The type and location of the building was described as not a building, but an above ground piping 100'x 20' with chain link fence around. The disruption will be limited to the limits of the 35' easement. Previously, they would access their easement through the park, but the park owners have objected to that recently, so they have an agreement with the water department at the end of Garrish Rd for an easement and access it from the south to their easement. He explained the location of that roadway.

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

Planning Staff feels that the applicant has considered and met all of the specified criteria.
The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and to approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

Conditions to be Met Prior to Issuance of a Conditional Use Permit:
1.) Copies of the NHDES Shoreland Permit be submitted to the Planning Department.
2.) State permit numbers added to the plan set and submitted to the Planning Department.

Motion: T. Clark moved to approve the Conditional Use Permit with subsequent conditions set by staff as it meets criteria. Seconded by E. Kaspari. Vote: U/A.

D. Consideration and acceptance of a Transfer of Development Rights Plan for DBS Holdings, LLC, Assessor's Map B, Lot 2, zoned R-40, located at 512 Sixth Street. (Proposal is to purchase three (3) non-restricted TDR units to allow a total of five (5) on the site.) *(TRAN-2024-0006)

D. Benton explained that the applicant is proposing a project for five (5) residential units by purchasing three (3) non-restricted units through TDR.

From conversations with the property owner, it was determined that a manufactured home was originally on site and then in the 1970s, a single-family dwelling was built. The current Zoning Ordinance would allow for that single-family dwelling to be converted into a two-family dwelling. With this information, two (2) units were calculated as allowable by right on the subject parcel. The applicant did show a plan to staff today that meets some of these conditions but the Planning Board should review the plan that was posted with the materials. The intent is that if the Board vote on the TDR tonight, the applicant would then go before TRC and come back to the Planning Board.

Staff has reviewed the proposal and supplied a TDR memo to the applicant and ownership team.

Kevin McEneaney, represented the application and explained the base number of units allowed on the site is 2 and the request of TDR of 3 units to total 5 units which will be unrestricted, single-family units. Access will update from two to one and the plan meets fire department's criteria.
The revised plan shows the reduction of all building sizes which moves them away from the wetland buffer. Open space areas were explained. Clarifications were made for board members.

Motion: T. Clark moved to accept the application and declared no regional impact. Seconded by: E. Kaspari. Vote: U/A.

Public hearing opened.
Todd Corley, 518 Sixth St is concerned about the wetlands, clean-up of the property from previous owner, open space use- safety for kids- and requests a privacy fence

Ken Durell, 508 Sixth St is concerned about the drainage to be sure it is controlled and channeled property, trash all over the property for 50 years is cleaned up and he also asked if the lot was going to be clear-cut.

Caitlin and Rory Wilkie, 568 Sixth St is concerned about Councilor Cullen voting on this item due to bias or appearance of bias due to what's planned here being so similar to what he is proposing at his property in the coming weeks.
They request the board select an alternative person to vote in his stead. They understand housing is needed, but ask the board to promote smart growth and change at a reasonable scale. This project does not meet either and goes against the zoning. The proposed density will affect daily use, current value and future marketability of properties in the neighborhood. They are concerned about the density for that area and the wetlands and drainage issues that can come from this. Traffic is also a concern.

Robert Suydam, 11 Cherrywood Dr is concerned about the runoff and wetlands encroaching on abutting properties, and wildlife being pushed out and impacted. The entire property behind is conserved and this type of project should go in a place more suited so the conservation area can be protected.

Mike Ortlieb, 560 Sixth St agreed with his neighbors and that the area is zoned R-40. He read from the ordinance. The proposal is out of character with the rest of the neighborhood.
Public hearing closed.

F. Cullen noted he does own property at 566 Sixth which is in the process of renovation and will have an application coming before the board for that property, which the Wilkies abut. When the time comes, he will recuse himself from any discussion and vote for his own proposal. He has no connection to the property and proposal up for review tonight, nor its owners- it is about a half mile away from his property. There is no conflict of interest with him for tonight's item.

K. McEneaney addressed public comment:

- The property is an eyesore: it is being cleaned up as part of the project
- There will be a complete landscape plan provide with the proposal
- There is no wetland disturbance as part of this proposal
- There is no encroachment to the wetland buffer as part of this proposal
- No CUP or Conservation Commission approval is required for this approval requested
- As part of site review drainage analysis, will be presented for approval
- TDR is allowed in all residential zones
- He reviewed the lot's size, frontage and allowed units if the parcel was subdivided
- Open space area can be discussed with abutter regarding fencing

D. Benton explained the R-40 zone and requirements for development plans with and without TDR usage.

D. Benton addressed whether this request is setting precedent.

The public hearing had been closed by the acting chair following Mr. Ortlieb's comments and before Councilor Cullen spoke, but some board and audience members had apparently not heard it and the acting chair allowed people to speak again at this time.

Mr. Durell: close proximity to his home- privacy will be lost- requesting privacy fence

Wilkies: the density is not in character with the area- this type of development would be the first on the street and will open the door for more- also spoke to their attorney and still believe there is a conflict of interest due to the likeness of the two proposals.
Public hearing was closed again.

Board members asked and discussed with staff other similar projects/ TDR requests in R-40 zones.

STAFF RECOMMENDATION - TDR:
§170-27.2 provides for additional density to be purchased through Transfer of Development Rights. This application meets the ordinance.

Section 170.27.2.G(8) states:
"Regardless of the method utilized, any other provision in this Chapter to the contrary, the density or intensity of development of a receiving parcel may be increased by the TRANSFER OF DEVELOPMENT RIGHTS so long as the increase in density or intensity meets the following criteria and a narrative is submitted indicating how those criteria are met:

(a) Is consistent with the Master Plan
(b) Is compatible with the land uses on neighboring LOTs (eg a multifamily building fits in with in a single family neighborhood). The applicant shall provide in their narrative an explanation of their neighborhood analysis.
(c) Is created on property served by public water and sanitary sewer.
(d) Any relief sought should not be caused by the additional density."

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to find the criteria of the TDR ordinance has been met with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Granting TDR:

1.) Amend plan to:
   1.1) indicate size restriction of unit 5 and placement further away from the wetland buffer.
   1.2) Add owner's signature
   1.3) Add PE and LLS stamp and signature
   1.4) Add note about TDR units and restriction
   1.5) Note open space calculations
2.) Payment of TDR fees.
3.) Site plan reviewed by Planning Board and TRC.

F. Cullen gave additional comments about other TDR uses in the area, the condition of the property, what is allowed by right and what is a good balance.

G. DeBoer expressed the complexity of this item- we want the property improved and there will be development there. There are nearby roads with similar development, so this is not unique, but it's not an easy item.

T. Clark noted he has some concerns about the purchase of TDR and how it gets around the zoning ordinance. He will not support granting this TDR as five houses on two acres is too dense.

Motion: G. DeBoer moved to grant the Transfer of Development Rights request with subsequent conditions set by staff as it meets criteria noting at some point in the future the number of lots for development will be determined by the board. Seconded by: J. Sanborn. Vote: 4-2 with T. Clark and M. Speidel opposed.

The Chair announced Items 4E, F, & G would be heard together.

E. Consideration and acceptance of a Conditional Use Permit for H.J. Stabile & Son, Inc., Assessor's Map 15, Lot 40-A-1, zoned G, located at Locust Street. (Proposal is to construct a Townhouse Condominium complex creating ~16,250 sf of wetland buffer impact and ~6,329 sf of overlapping impact to the Conservation District.) *(COND-2024-0006)

F. Consideration and acceptance of a Conditional Use Permit for H.J. Stabile & Son, Inc., Assessor's Map 15, 40-A-1, zoned G, located at Locust Street. (Proposal is to be setback 235'+- from the front, where a 5' to 20' build-to-line is required.) *(COND-2024-0009)

G. Consideration and acceptance of Site Review for H.J. Stabile & Son, Inc., Assessor's Map 15, Lot 40-A, zoned G, located at Locust Street. (Proposal is to construct a Townhouse Condominium complex of 22 units with associated parking & drainage.) *(SITE-2023-0015)

D. Benton explained that the applicant is proposing the construction of four (4) buildings creating a 21-unit townhouse condominium complex with associated parking. The parcel, as proposed, includes a yet to be approved lot line adjustment and totals 3.91± acres that is currently undeveloped and 77,000± square feet (1.77± acres) of the parcel is proposed to be developed. Parking on site will consist of an 11-space parking lot and a single car garage for each unit, for a total of 32 spaces on site.

Two (2) Conditional Use Permits are being proposed as part of this project requesting relief from the front build-to-line and wetland buffer impacts. Due to the unique configuration of the subject parcel, the applicant is seeking relief from the maximum front build-to-line of 20 feet to allow a build-to setback of 235± feet. And in total, the project will create 16,250± square feet of wetland buffer impact and 6,329± square feet of overlapping impact to the Conservation District.

The Technical Review Committee reviewed the application at their Nov. 30, 2023 and Feb. 22, 2024 meetings.

The Conservation Commission reviewed and endorsed the application at their May 13, 2024 meeting. The Conservation Commission requested that native plantings be used in the buffer which staff has added as a condition of approval.

The applicant did slightly modify their color changes so we will show the latest renderings and have them include that during their presentation.

Michael Menary, CivilWorks NE and Eric Jackson, Stabile, represented the application explaining the current vacant, gravel parcel; details of the proposed project; revisions to the plan following TRC; drainage; and waiver requests.
He and Mr. Jackson answered questions of the board relating to: Frontage/ layout of the property; access road to #20 connection; road width; tree cuts and replacements; parking lot tree buffer to abutters; visibility of parking lot from Fisher St;

DRAFT

Motion: F. Cullen moved to accept the applications and declared no regional impact. Seconded by: E. Kaspari. Vote: U/A

Public hearing opened.
Louis Muniz, 40 Fisher St seemed dissatisfied with the density/ proximity of the proposed development to his home in addition to the community trail already in place which brings people parking everywhere. He is concerned about lack of privacy and also about traffic and being able to get on and off the roadway. He is opposed to the project.

Laurie Smith, 36 Fisher St noted people in the neighborhood have been vocal to make sure what goes in at this location fits with the neighborhood. Though the project is not ideal, Stabile has heard the concerns expressed at the neighborhood meeting. Two remaining concerns are for density and wetland impact. It seems every development gets relief from wetland/ buffer impacts. This will more than double the neighborhood which currently has 15 homes on Fisher St.

Karen Moynihan, 44 Elm St chose the neighborhood for its character and charm. She has concerns about the density (7 fits with the area/ 20 proposed), addition of cars (40 cars in 2 blocks to approx. 53 additional), view to something that does not look like the rest of the area. She asked new developers to conform to the character of the neighborhood with design elements. She is concerned about the proximity of the parking lot to the abutters including lighting. She asked the board to consider the number of units to allow.

Matt Cox, 33 Fisher St noted they were here about 15 years ago for another project which did not go through with the regulations of the time. He gave a history of the parcel and his preferences for what the lot should be. Some of his concerns with architecture, color, height and adjacent house not to be developed have been addressed. He hopes those will be adhered to and if so, it is a reasonable proposal. Many of the homes there are from the 1800s and the new proposal is not in keeping with that, but hopefully the developers will do what they can to compromise. What's on Fisher St now is 24 single-family looking properties with yards etc.

Chad Kageleiry, Dover Neck Rd/ owner of subject property in process of selling it to Stabile has seen many development changes over the many years in Dover. He noted this applicant is proposing a lower number of units than what is allowed.
Public hearing closed.

Mr. Jackson addressed public comment:

- Zoning change to promote development
- Land area could support 34 units and 4 stories of building height
    - Decided that wasn't the right plan for the neighborhood
- Buffer area/ city drainage is cause of the wetland
- Traffic study was done and analyzed
    - Walkway will be added crossing Fisher St
- These will be condos to be sold- not rented
- Character of the buildings- these are similar to the project at Dover Point
    - Dover architecture was reviewed and attempted to be used
- Parking/lighting will occur- there will be a privacy fence
- Building heights were reviewed and is consistent with/ lower than the neighborhood

Mr. Jackson clarified information for the board

- Parcel size/ two parcels

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

Planning Staff feels that the applicant considered the criteria and provided a site layout that avoids wetland impacts and minimizes wetland buffer impacts through the situation of the buildings, drive aisle, and parking lot. The applicant has also proposed use of a retaining wall along the bio-detention basin to minimize grading within the wetland buffer. Mitigation is not required for this proposal.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and to approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:
1. Approval of CUP (COND-2024-0009);
2. Approval of the site plan (SITE-2023-0015);
3. A note added to the plan that native plantings in the buffer beyond the seed mix proposed.

D. Benton clarified information to the board relating to mitigation and density/ allowable units.

Mr. McEneany answered questions about where the water goes on the south side of the property.

Motion F. Cullen moved to approve the Wetlands Protection District Conditional Use Permit with the subsequent conditions. Seconded by G. DeBoer. Vote: U/A

STAFF RECOMMENDATION- Front Build-to-Line CUP:
§170-19.B(1) Zoning Ordinance allows for Conditional use approval for relief from the standards herein may be granted by the PLANNING BOARD (RSA §674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:

(a) That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.
(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
(c) That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.
(d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
(e) That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
(f) That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.
(g) That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.
(h) That the preservation and renewal of historic BUILDINGs shall be facilitated.
(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use.

This plan is consistent with the criteria as described in the applicant's narrative.

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to grant the Front Build-to-Line CUP with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:
1. Approval of CUP (COND-2024-0006);
2. Approval of the site plan (SITE-2013-0015);
3. A Development Agreement be entered between the applicant and the Planning Board and recorded at the SCRD per Chapter 170-19.B(3).

Motion F. Cullen moved to approve the Front Build-to-Line Conditional Use Permit with the subsequent conditions. Seconded by T. Clark. Vote: U/A

STAFF RECOMMENDATION - Waivers/Relief:
§153-21 of the Site Plan Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

> (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
> (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Planning Staff believes the applicant's rationale for the waivers meets criterion (1) and waiving such standards and requirements is not contrary to the spirit or intent of the ordinance.

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to grant the waivers with the following subsequent condition:

Subsequent Condition to be Met Prior to the Signing of the Plans:
1. Add a note that the Planning Board approved a waiver for §153-14G(3)(a) to allow a minimum caliper of 2.5" and that the Board found the criteria of Chapter 153-21 have been met.

Motion: G. DeBoer moved to grant the waiver request with subsequent condition set by staff as it meets criteria. Seconded by: F. Cullen. Vote: U/A.

STAFF RECOMMENDATION- Site Plan:
The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the Site Plan with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of the Plans:
1. Approval of CUP (COND-2024-0006);
2. Approval of CUP (COND-2024-0009);
3. Approval of proposed lot line adjustment;
4. A note added to the plan that native plantings in the buffer beyond the seed mix proposed;
5. Revise to show true colors in the materials and renderings if switching to a darker color (gray/seagrass or similar);

6. Submit final plans (including CAD) with owner's signature and all professional stamps and signatures.

Subsequent Condition to Be Met Prior to Construction:

7. A site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;

Subsequent Conditions to Be Met Prior to Building Permit:

8. Payment of Water and Sewer Investment Fees if applicable at time or request of service.

Subsequent Conditions to Be Met Prior to Occupancy:

9. Issuance of Certificate of Occupancy;
10. Payment of Impact Fees as noted in the invoice attached to the Decision Letter unless a change is made to the impact fee policy;
11. Confirmation, by staff, that the wetlands buffer signs are in place, or replaced if damaged during construction; and
12. Surety or other form of security acceptable to the City is provided for any unfinished work.
13. The design engineer meet with the HOA to go over any maintenance, stormwater or other design items.
14. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

Motion: F. Cullen moved to approve the Site Plan with subsequent conditions set by staff as it meets criteria. Seconded by: G. DeBoer. Vote: U/A.

H. Consideration and acceptance of a Transfer of Development Rights for Stephen R. & Deborah A. Scotton, Assessor's Map F, Lot 21, zoned R-40, located at 131 Littleworth Road. (Proposal is to purchase nine (9) non-restricted TDR units to allow for a total of ten (10) on the site.) *(TRAN-2024-0007)

D. Benton explained that the applicant is proposing the demolition of all existing structures on the property and to create five (5) separate duplexes, totaling ten (10) units, nine (9) of which will be non-restricted, purchased through the Transfer of Development Rights ordinance.

Staff has reviewed the proposal and provided the applicant with a memo regarding their TDR on June 6, 2024 with information related to the environment, transportation, zoning, neighborhood context, etc. Staff does not think ten (10) units is feasible on this site and therefore would recommend two options:

1. Allow up to 3 single family homes
2. Convert existing home to a duplex as allowed in the R-40 District.

Bruce Scammon, Emmanuel Engineering represented the application and explained creating affordable housing in the R40 zone has benefits to buyers who may not be able to afford a single-family home. The proposal includes extending the sewer line. He highlighted other benefits such as impact fees for the City, and the proposal is on a state road, not a residential neighborhood.
He addressed questions from the board relating to size needed for a single-family home with septic; cost/unit to cover the sewer line and other expenses; sewer line details.

Motion: F. Cullen moved to accept the application and declared no regional impact. Seconded by: G. DeBoer. Vote: U/A

Public hearing opened.
Mary O'Bryan, represented 3 abutters of the property in question. She described why the project is not feasible including the area is farmland- not meant to be like downtown, it does not fit the old style homes in that area, the demo proposed is of an 1800s home that should not be destroyed, the wish of the neighbors is to sell to a family who will build one generational home on the lot. Concerned about wildlife getting pushed out.
Public hearing closed.

Mr. Scammon responded to public comment:

- Personal experience showing how it allows young families to stay in their communities
- Project meets zoning setbacks and buffers
- Full technical review would still need to take place prior to final approvals

D. Benton addressed board questions relating to base unit calculations.

G. DeBoer commented we think about increasing density in the urban core and hesitant in the rural district. The proposals tonight suggest the rural parts of Dover are also an area we could increase density. It might be an interesting change to our thinking.

F. Cullen made observations about the pending sale of the property and if the sale is contingent upon this proposal, perhaps there are other proposal options from other potential buyers.

Board discussion ensued. T. Clark is in favor of a revised proposal with fewer units. M. Speidel does not believe this area meets the criteria of developing less conserved areas and protecting conserved areas. He also commented the units are unrestricted, which is not necessarily affordable. F. Cullen suggested the anticipated cost of the sewer line may or may not be accurate, which may not make the project economically feasible. He encouraged the applicant to take time to get hard quotes on that.

Discussion occurred with the board and the applicant about continuing the item and waiving the 30-day Planning Board decision.

Motion: F. Cullen moved to table the item to a future meeting (no particular date). Seconded by: T. Clark. Vote: U/A. Applicant will have to re-notice the abutters.

I. Public Hearing and Discussion of Impact Fees*

D. Benton gave a status update on this item.
Discussion of the item included where the impact fees are currently going and why.

Public hearing opened
No one spoke
Public hearing closed

Motion: E. Kaspari moved to continue the item to the June 25th meeting. Seconded by: T. Clark. Vote: U/A.

5. STAFF COMMENTS

- SRPC and others are working on the regulatory audit as part of our Housing Opportunity Grant.
- Staff is working on a recodification of the zoning ordinance which the City Council and Planning Board will be reviewing later this summer. The recodification would include renumbering, reformatting, and adding into the web-based format rather than a pdf on the General Code webpage. Chapter 170 is the last chapter to be re-codified.

DRAFT

- The Conservation and Open Space Master Plan update is well underway and starting to review draft sections of the update.
- Thanks to staff for getting the abutters out for this meeting and all the work that goes into these Planning Board meetings.
- Jon Elliard submitted his resignation from the Planning Board. So we will be looking for an alternate to step up as a regular member and then seek a new alternate position through the Nominations Committee.
- TRCs coming up:
  - (June 20th) Transfer of Development Rights Site Review for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. Proposal is to construct 2 single family dwellings and 2 duplexes to total 7 units on site, through purchasing TDR unit with associated access, parking and stormwater. (SITE-2024-0005)
- TRCs since last meeting:
  - (May 30th) Site Review for Our Place, Inc., Assessor's Map H, Lot 6-4, zoned R-20, located at 105 Durham Road. Proposal is to provide a 9-unit group housing facility for adults with Intellectual Developmental Disabilities (IDD) with associated parking, drainage and landscaping. (SITE-2024-0004)

- **MEMBER COMMENTS**
  - Acknowledged the lot merger for 1-3 Webb Place
  - The Chair signed the following:
    - Lot Line Adjustment for 77 and 73rd Fourth St;
    - Site Plan Amendment for 48 Whittier St.;
    - Site Plan for 1-3 Webb Place.
  - G. DeBoer
    - Mitigation explanations and discussion
  - E. Kaspari
    - The board has a duty to protect the charm and beauty of Dover- wildlife, farmlands and integrity of our neighbors, but also, we need to view the TDR requests as a way to embrace growth and change. She is torn viewing proposals for development as she is in favor of protecting what exists and also for what can be included. TDR requests need to be reviewed and decided upon individually. Each site is unique, and the board has the discretion to make change through TDR at a site where it makes sense and not on another. Precedence is not a factor, as the board has discretion on each application request.
      - Discussion ensued

7. ADJOURNMENT

Motion: E. Kaspari moved to adjourn at 9:55pm. Seconded by T. Clark. Vote: U/A

DRAFT

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2023-0004

Application Type:	Transfer of Development Rights
Applicant(s):	210 Tolend Road, LLC
Owner(s):	210 Tolend Road, LLC
Location:	210 Tolend Rd. (Assessor's Map F, Lot 3)
Meeting Date:	June 25, 2024

INTENT: The applicant originally requested the purchase of additional units through the Transfer of Development Rights (TDR) ordinance for 33 TDR units (10 "unrestricted" & 23 "restricted size units"). The applicant is also proposing 23 Fair Market Rent-restricted Accessory Dwelling Units. A full plan review would still be required by the Planning Board and Technical Review Committee. *(Continued from the May 28, 2024 regular Planning Board meeting.)*

AGENDA ITEM #: 3-A

LOCATION: 210 Tolend Rd. (Assessor's Map F, Lot 3)

UNITS PROPOSED: Originally 53 Residential Units (including 10 "unrestricted" and 23 "restricted size units")

ACREAGE: 54.90± acres total, 52.74± acres in current use

ZONING DISTRICT: R-40

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential

ZBA ACTION: N/A

PERMITS: Not required at this time but the applicant will require a NHDES Alteration of Terrain Permit and Dredge and Fill Wetlands Permit.

WAIVERS REQUESTED: N/A

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail for a previous meeting and continued to a date certain

TRC: N/A (A full plan review would still be required)

ATTACHMENTS: Application materials including site plan

Summary of Request and Background

The applicant appeared before the Planning Board on May 28th, 2024 requesting the purchase of thirty-three (33) residential units by acquiring Transfer of Development Rights (TDR). Ten (10) of these units would not be restricted in size or rental rates and the other twenty-three (23) units would be restricted in size to no larger than 1,400 square feet (not including the rent-restricted ADUs). A full site plan review would still be required by the Planning Board and Technical Review Committee. The Zoning Ordinance allows for a sketch plan to be provided to staff and the Planning Board to discuss the TDR request and willingness to waive lot size and frontage requirements and may consider a maximum allowed. The Planning Board may require a reduced number of units after seeing a fully engineered site plan.

Per Chapter 170-27.2 E.(4)a, staff provided a written report on May 23, 2024 explaining the need for additional information before the Planning Board make a decision on the sketch plan.

On May 28, 2024's regular Planning Board meeting, the Planning Board continued the item and recommended the proposal be reviewed by the Conservation Commission.

The Conservation Commission held a conceptual discussion about the project at their June 10, 2024 regular meeting (draft minutes attached). The applicant presented the Commission with their original plan and a revised plan based off feedback heard at the Planning Board meeting during the Conservation Commission meeting which led to a discussion and request for more information on items such as the project's potential impact on wildlife corridors and the NH Wildlife Action Plan. The Conservation Commission recommended the item be continued to their regular July 8, 2024 meeting following a site walk with Commission members and further review of the applicant's revised plan.

Consistency with Land Use Regulations - TDR

§170-27.2 provides for additional density to be purchased through Transfer of Development Rights.

Since the ordinance doesn't define what makes a complete sketch plan or a complete TDR application, staff believes the Planning Board may review the sketch plan, yet may also ask for additional information either before making a decision on the TDR request or as a condition of the TDR approval depending on the discussion Tuesday night. The applicant sent staff an email indicating they were waiving the 30-day response period by the Planning Board.

Staff understands the need of housing, especially attainable housing, and a mix of housing unit types but also values the rural nature of the R-40 district and the purpose of the TDR ordinance. A balance is needed here and the applicant needs to provide further testimony on how it meets the intent of the R-40 district, the neighborhood context, and the Transfer of Development Rights Ordinance as currently designed and to provide a clarification/update on the latest proposal.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2023-0004

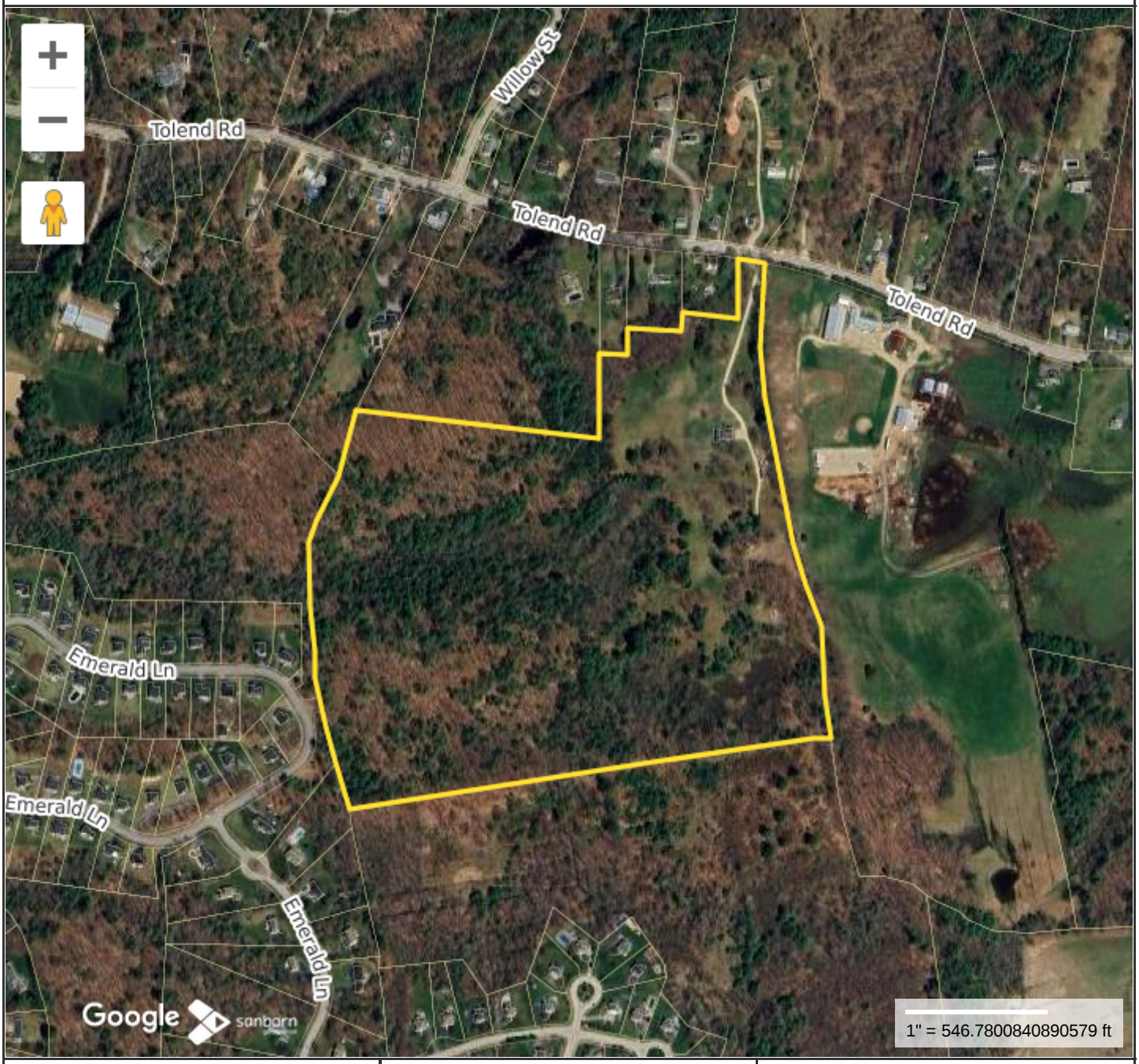
Application Type:	Transfer of Development Rights
Applicant(s):	210 Tolend Road, LLC
Owner(s):	210 Tolend Road, LLC
Location:	210 Tolend Rd. (Assessor's Map F, Lot 3)
Meeting Date:	June 25, 2024

Staff's understanding is that the applicant wants to update the Planning Board and members of the public on the revised proposal and then request a continuance to be able to schedule a joint site-walk with the Conservation Commission.

STAFF RECOMMENDATION - TDR:

The Planning Department recommends the Planning Board review the revised sketch plan, along with comments and recommendations from the Conservation Commission, schedule a joint site-walk with the Conservation Commission, and continue the item.

210 TOLEND ROAD



Property Information

Location	210 TOLEND RD
Owner	210 TOLEND ROAD LLC
Land Use	
Zoning Code	R-40
Property Id	F0003-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

June 17, 2024

Donna Benton, AICP
Director of Planning & Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: Transfer Development Rights (TDR) Application
210 Tolend Road, LLC
210 Tolend Road & Emeral Lane
Dover Tax Map F Lot 3
Dover, New Hampshire
Job No. 23118

Dear Donna:

Project Background

On April 2, 2024, on behalf of the applicant / property owner 210 Tolend Road, LLC we submitted an Application for Transfer Development Right (TDR) to the City of Dover Planning Board. This application was heard by the planning board at their meeting on May 28, 2024. This application was submitted for approval of the use of the TDR regulations as depicted on our application plans only. Our current application is not a request approval for construction. Should the Planning Board approve our TDR application we will proceed with construction plans that will be submitted for the appropriate approvals. We anticipate these approvals will include City of Dover Site Plan approval and Conditional Use Permit approval as well as NHDES Wetlands Impact permit and Alteration of Terrain permit.

At their meeting on May 28th the Planning Board requested that the applicant seek input from the Conservation Commission prior to them taking formal action on this application. The development team met with the Conservation Commission. This applicant has historically been very responsive to reasonable input. As is the case here with significant modifications to the design. Many of these modifications were presented to the Conservation Commission at the meeting on the 10th.

Modifications

The entire property is now included in development and the TDR calculations have been modified accordingly. The new TDR calculation yield 27 units of base density. We have also eliminated 3 of the restricted/ADU units from the proposal. This modifies a TDR as follows: the total number of TDR units requested is 24 units of which 4 units are unrestricted and 20 units are 1400 square foot restricted/ADU units. This reduces the TDR request by 9 units from the 33 units in the previous plan.

We have eliminated the connection between Emerald Drive and Tolend Road. This creates a loop road off of Emerald Drive with 30 unrestricted units and a cul-de-sac off of Tolend Road with the existed house (unrestricted) and 20 size restricted/ADU units. This modification eliminates the larger of the 2 wetland impacts and maintains an unobstructed wildlife corridor from the Indian Ridge Open Space to the Ezra Green Open Space. A temporary impact will be required for extension of the utilities. The cul-de-sac off of Tolend Road is approximately 1500 feet long which is longer than 1000 feet allowed and will require a waiver.

These modifications collectively have increased the total amount of open space provided from 27 acres to almost 37 acres.

We look forward to meeting with the Planning Board at their June 27th meeting and discussing progress we have made on this development plan.

Attached please find the supporting documentation:

- Transfer Development Rights Site Development Plan Package.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

Robert J. Stowell, P.E., L.L.S.
President

RJS / cmp
Attachment
\\23118PBSubmittalltr2.docx

TDR SITE DEVELOPMENT PLANS

AMBROSE WOODS

210 TOLEND ROAD
DOVER, NEW HAMPSHIRE

LIST OF PLANS

T-1	-	TITLE SHEET
T-2	-	NEIGHBORHOOD PLAN 1"=200' (W-PHOTO)
EX-1	-	EXISTING CONDITIONS PLAN 1"=100'
SP-1	-	TDR SITE DEVELOPMENT PLAN 1"=100' (W-PHOTO)
SP-1	-	TDR SITE DEVELOPMENT PLAN 1"=100'
SP-2	-	TDR SITE DEVELOPMENT PLAN 1"=50'
SP-3	-	TDR SITE DEVELOPMENT PLAN 1"=50'
OS-1	-	OPEN SPACE DEVELOPMENT PLAN 1"=100'

PREPARED FOR:

210 TOLEND ROAD LLC.
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

OWNER:

210 TOLEND ROAD LLC.
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

PREPARED BY

TRITECH
ENGINEERING CORPORATION

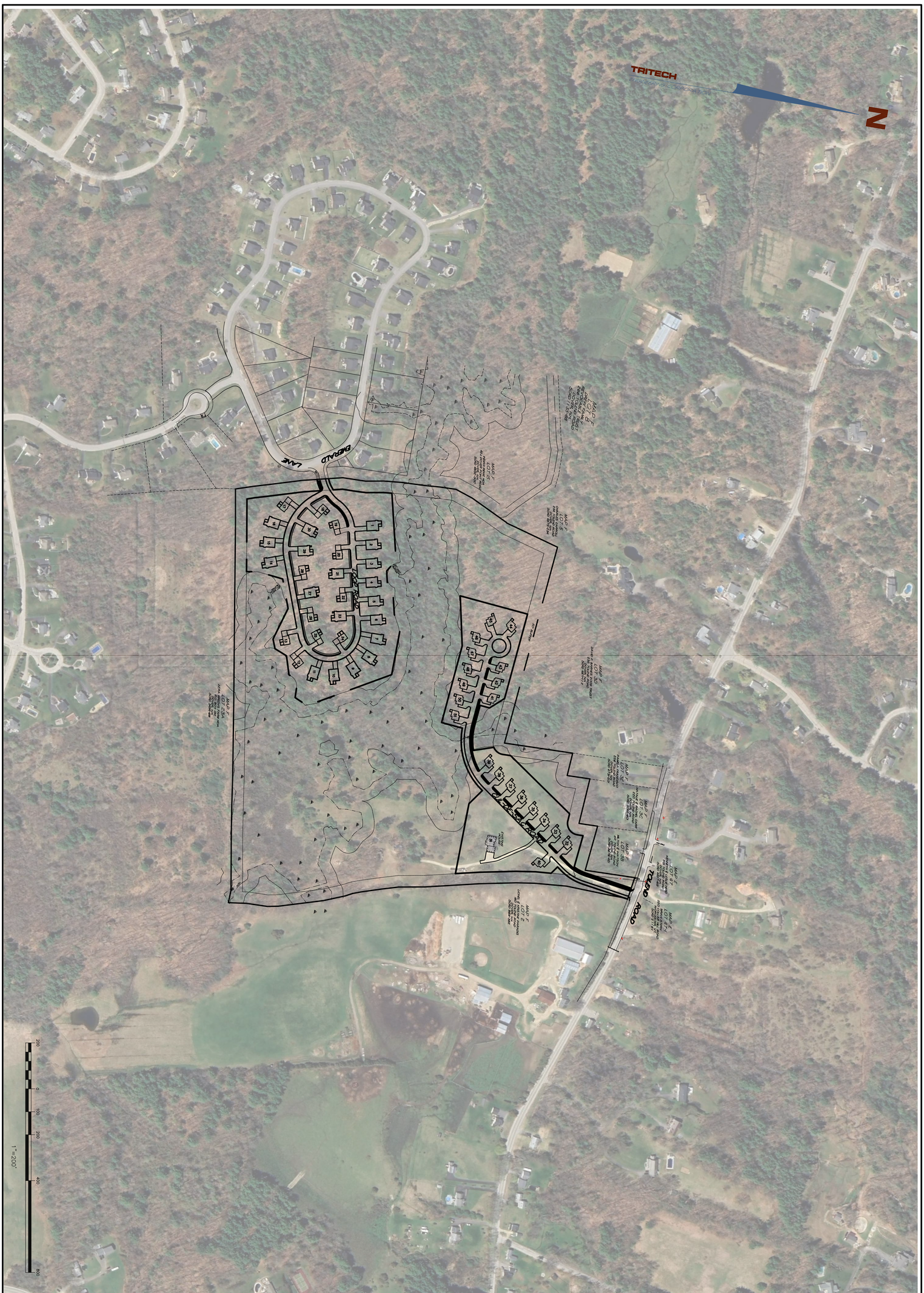
TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

ISSUED FOR PLANNING BOARD REVIEW
June 17, 2024

REVISIONS
DATE: DESCRIPTION:

TITLE SHEET
AMBROSE WOODS
TAX MAP F LOT 3
210 TOLEND ROAD
DOVER, NEW HAMPSHIRE
JUNE 17, 2024
JOB No. 23118

SHEET No.
T-1



SHEET No.

T-2

NEIGHBORHOOD PLAN

AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE

JUNE 17, 2024 JOB No. 23118

SCALE: 1" = 100

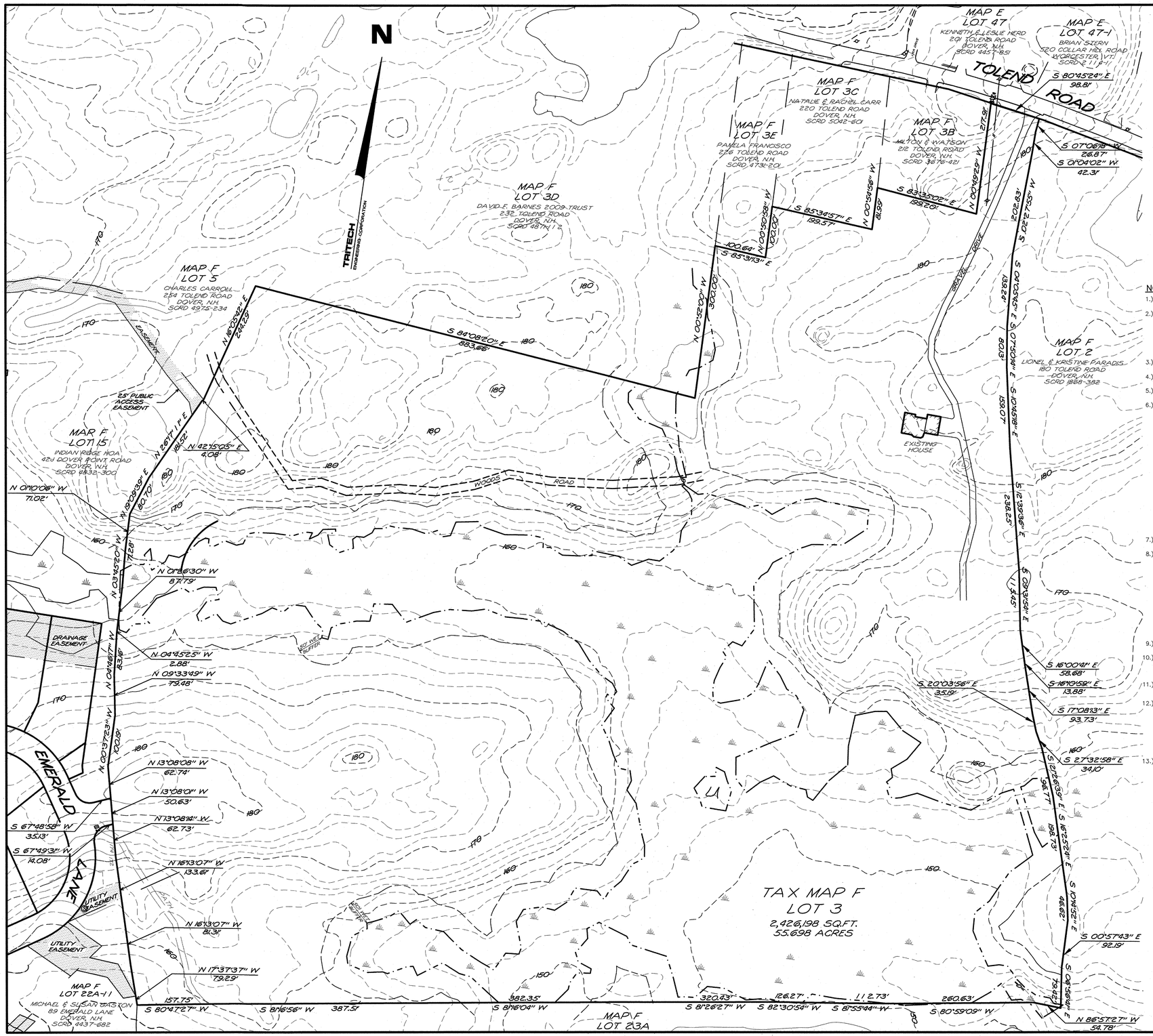
ISSUED FOR PLANNING BOARD REVIEW
June 17, 2024

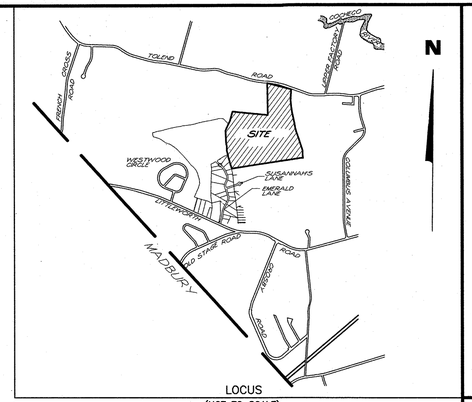
REVISIONS	
DATE:	DESCRIPTION:

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830





LOCUS
(NOT TO SCALE)

NOTES

1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER TAX MAP F LOT 3.

2.) CURRENT OWNER OF RECORD: 210 TOLEND ROAD LLC.
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

SIGNATURE

3.) TAX MAP F LOT 3.

4.) TOTAL LOT AREA: 2,426,198 SQ.FT. – 55.698 ACRES

5.) PROJECT DEED REFERENCE: BOOK 5166 PAGE 26

6.) PROJECT PLAN REFERENCE: SUBDIVISION PLAN
INDIAN RIDGE
EMERALD LANE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING INC.
AUG. 28, 2014 SCRD: #110-70

BOUNDARY PLAN
LAND OF
LIONEL & KRISTINA PARADIS
TOLEND ROAD
DOVER, N.H.
TAX MAP F LOT 2
BERRY SURVEYING
JULY 23, 2012 SCRD #104-61

PLAN OF
ALTERNATIVE DESIGN SUBDIVISION
LITTLEWORTH RD.
DOVER, N.H.
FOR EZRA GREEN'S FARM LLC.
NORWAY PLAINS ASSOCIATES, INC.
MARCH 2000 SCRD 59-49

PLAN OF LAND
CARLTON W. HAM
DOVER, N.H.
FREDERICK E. DREW
SEPT. 1991 SCRD 40-47
BERRY SURVEYING

PLAN OF SUBDIVISION
FOR ELLIOTT BERKOWITZ
TOLEND ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
OCT. 1986 SCRD 30-62

7.) PROPERTY IS SUBJECT TO NET&T EASEMENT DESCRIBED IN BOOK 506 PAGE 14.

8.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 15 FT

OPEN SPACE SUBDIVISION
R-40
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXTERNAL BOUNDARIES: 50 FT
EXISTING BUILDINGS: 100 FT

IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS:
– WETLANDS PROTECTION DISTRICT

9.) VARIANCES, SPECIAL EXCEPTIONS OR CONDITIONAL USE PERMITS GRANTED: NONE

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 27,000. AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF JANUARY, 2000.

11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 33017C 0310D, MAY 17, 2005.

12.) DURING THE MONTH OF AUGUST 2023, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.

13.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 29, 2023 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 31, 2023. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

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

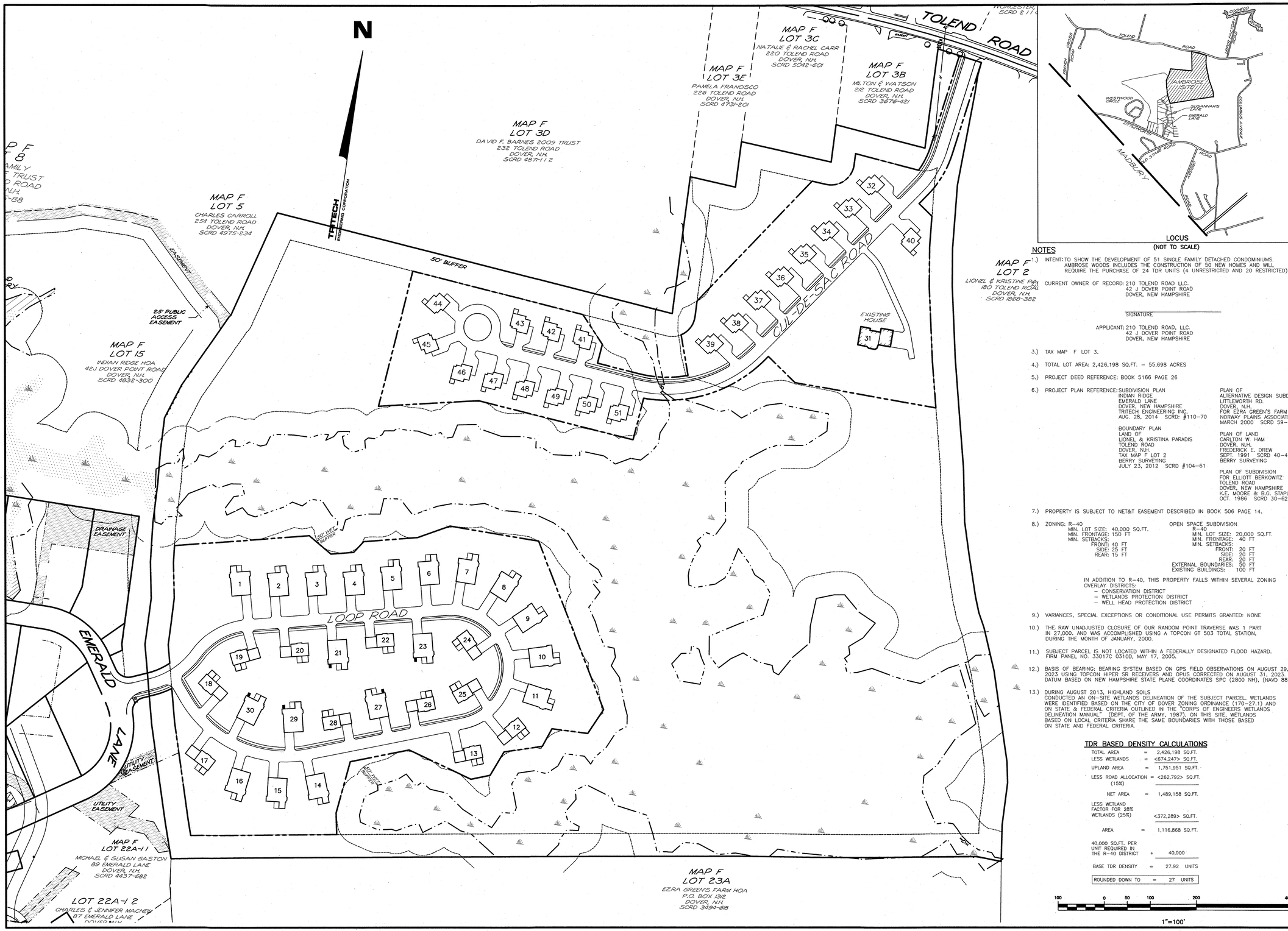
REVISIONS
DATE: DESCRIPTION:

ISSUED FOR PLANNING BOARD REVIEW
June 17, 2024

LICENSED LAND SURVEYOR
No. 8841
STATE OF NEW HAMPSHIRE
CHRISTOPHER M. BERRY

EXISTING CONDITIONS PLAN
210 TOLEND ROAD LLC.
TAX MAP F LOT 3
210 TOLEND ROAD
DOVER, NEW HAMPSHIRE
APRIL 2, 2024 JOB No. 23118
SCALE: 1" = 100'

SHEET NO.
EX-1



LOCUS
(NOT TO SCALE)

NOTES

1.) INTENT: TO SHOW THE DEVELOPMENT OF 51 SINGLE FAMILY DETACHED CONDOMINIUMS. AMBROSE WOODS INCLUDES THE CONSTRUCTION OF 50 NEW HOMES AND WILL REQUIRE THE PURCHASE OF 24 TDR UNITS (4 UNRESTRICTED AND 20 RESTRICTED)

MAP F LOT 2
LIONEL & KRISTINE PARADIS
180 TOLEND ROAD
DOVER, N.H.
SCRD 1868-382

CURRENT OWNER OF RECORD: 210 TOLEND ROAD LLC.
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

SIGNATURE

APPLICANT: 210 TOLEND ROAD, LLC.
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

3.) TAX MAP F LOT 3.

4.) TOTAL LOT AREA: 2,426,198 SQ.FT. – 55.698 ACRES

5.) PROJECT DEED REFERENCE: BOOK 5166 PAGE 26

6.) PROJECT PLAN REFERENCE:
- SUBDIVISION PLAN INDIAN RIDGE EMERALD LANE DOVER, NEW HAMPSHIRE TRITECH ENGINEERING INC. AUG. 28, 2014 SCRD: #110-70
- BOUNDARY PLAN LAND OF LICINEL & KRISTINA PARADIS TOLEND ROAD DOVER, N.H. TAX MAP F LOT 2 BERRY SURVEYING JULY 23, 2012 SCRD #104-61
- PLAN OF ALTERNATIVE DESIGN SUBDIVISION LITTLEWORTH RD. DOVER, N.H. FOR EZRA GREEN'S FARM LLC. NORWAY PLAINS ASSOCIATES, INC. MARCH 2000 SCRD 59-49
- PLAN OF LAND CARLTON W. HAM DOVER, N.H. FREDERICK E. DREW SEPT. 1991 SCRD 40-47 BERRY SURVEYING
- PLAN OF SUBDIVISION FOR ELLIOTT BERKOWITZ TOLEND ROAD DOVER, NEW HAMPSHIRE K.E. MOORE & B.G. STAPLES OCT. 1986 SCRD 30-62

7.) PROPERTY IS SUBJECT TO NET&T EASEMENT DESCRIBED IN BOOK 506 PAGE 14.

8.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 15 FT

OPEN SPACE SUBDIVISION
R-40
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXTERNAL BOUNDARIES: 50 FT
EXISTING BUILDINGS: 100 FT

IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS:
- CONSERVATION DISTRICT
- WETLANDS PROTECTION DISTRICT
- WELL HEAD PROTECTION DISTRICT

9.) VARIANCES, SPECIAL EXCEPTIONS OR CONDITIONAL USE PERMITS GRANTED: NONE

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 27,000. AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF JANUARY, 2000.

11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 33017C 0310D, MAY 17, 2005.

12.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 29, 2023 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 31, 2023. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

13.) DURING AUGUST 2013, HIGHLAND SOILS CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.

TDR BASED DENSITY CALCULATIONS

TOTAL AREA	=	2,426,198 SQ.FT.
LESS WETLANDS	=	<674,247> SQ.FT.
UPLAND AREA	=	1,751,951 SQ.FT.
LESS ROAD ALLOCATION (15%)	=	<262,792> SQ.FT.
NET AREA	=	1,489,158 SQ.FT.
LESS WETLAND FACTOR FOR 28% WETLANDS (25%)		<372,289> SQ.FT.
AREA	=	1,116,868 SQ.FT.
40,000 SQ.FT. PER UNIT REQUIRED IN THE R-40 DISTRICT	÷	40,000
BASE TDR DENSITY	=	27.92 UNITS
ROUNDED DOWN TO	=	27 UNITS

100 0 50 100 200 400
1"=100'

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

REVISIONS
DATE: DESCRIPTION:

ISSUED FOR PLANNING BOARD REVIEW
June 17, 2024

TDR SITE DEVELOPMENT PLAN

AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE

JUNE 17, 2024 JOB No. 23118
SCALE: 1" = 100

SHEET No. SP-1

LOCUS
(NOT TO SCALE)

NOTES

1.) INTENT: TO SHOW THE DEVELOPMENT OF 51 SINGLE FAMILY DETACHED CONDOMINIUMS. AMBROSE WOODS INCLUDES THE CONSTRUCTION OF 50 NEW HOMES AND WILL REQUIRE THE PURCHASE OF 24 TDR UNITS (4 UNRESTRICTED AND 20 RESTRICTED)

2.) CURRENT OWNER OF RECORD: 210 TOLEND ROAD LLC.
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

SIGNATURE

APPLICANT: 210 TOLEND ROAD, LLC.
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

3.) TAX MAP F LOT 3.

4.) TOTAL LOT AREA: 2,426,198 SQ.FT. – 55.698 ACRES

5.) PROJECT DEED REFERENCE: BOOK 5166 PAGE 26

6.) PROJECT PLAN REFERENCE:
SUBDIVISION PLAN
INDIAN RIDGE
EMERALD LANE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING INC.
AUG. 28, 2014 SCRD #110-70

BOUNDARY PLAN
LAND OF
LIONEL & KRISTINA PARADIS
TOLEND ROAD
DOVER, N.H.
TAX MAP F LOT 2
BERRY SURVEYING
JULY 23, 2012 SCRD #104-61

PLAN OF
ALTERNATIVE DESIGN SUBDIVISION
LITTLEWORTH RD.
DOVER, N.H.
FOR EZRA GREEN'S FARM LLC.
NORWAY PLAINS ASSOCIATES, INC
MARCH 2000 SCRD 59-49

PLAN OF LAND
CARLTON W. HAM
DOVER, N.H.
FREDERICK E. DREW
SEPT. 1991 SCRD 40-47
BERRY SURVEYING

PLAN OF SUBDIVISION
FOR ELLIOTT BERKOWITZ
TOLEND ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
OCT. 1986 SCRD 30-62

7.) PROPERTY IS SUBJECT TO NET&T EASEMENT DESCRIBED IN BOOK 506 PAGE 14.

8.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 15 FT

OPEN SPACE SUBDIVISION
R-40
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXTERNAL BOUNDARIES: 50 FT
EXISTING BUILDINGS: 100 FT

IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS:
- CONSERVATION DISTRICT
- WETLANDS PROTECTION DISTRICT
- WELL HEAD PROTECTION DISTRICT

9.) VARIANCES, SPECIAL EXCEPTIONS OR CONDITIONAL USE PERMITS GRANTED: NONE

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 27,000. AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF JANUARY, 2000.

11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 33017C 0310D, MAY 17, 2005.

12.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 29, 2023 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 31, 2023. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

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UPLAND AREA	=	1,751,951 SQ.FT.
LESS ROAD ALLOCATION (15%)	=	<262,792> SQ.FT.
NET AREA	=	1,489,158 SQ.FT.
LESS WETLAND FACTOR FOR 28% WETLANDS (25%)		<372,289> SQ.FT.
AREA	=	1,116,868 SQ.FT.
40,000 SQ.FT. PER UNIT REQUIRED IN THE R-40 DISTRICT	÷	40,000
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ROUNDED DOWN TO	=	27 UNITS

100 0 50 100 200 400
1"=100'

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

ISSUED FOR PLANNING BOARD REVIEW
June 17, 2024

REVISIONS
DATE: DESCRIPTION:

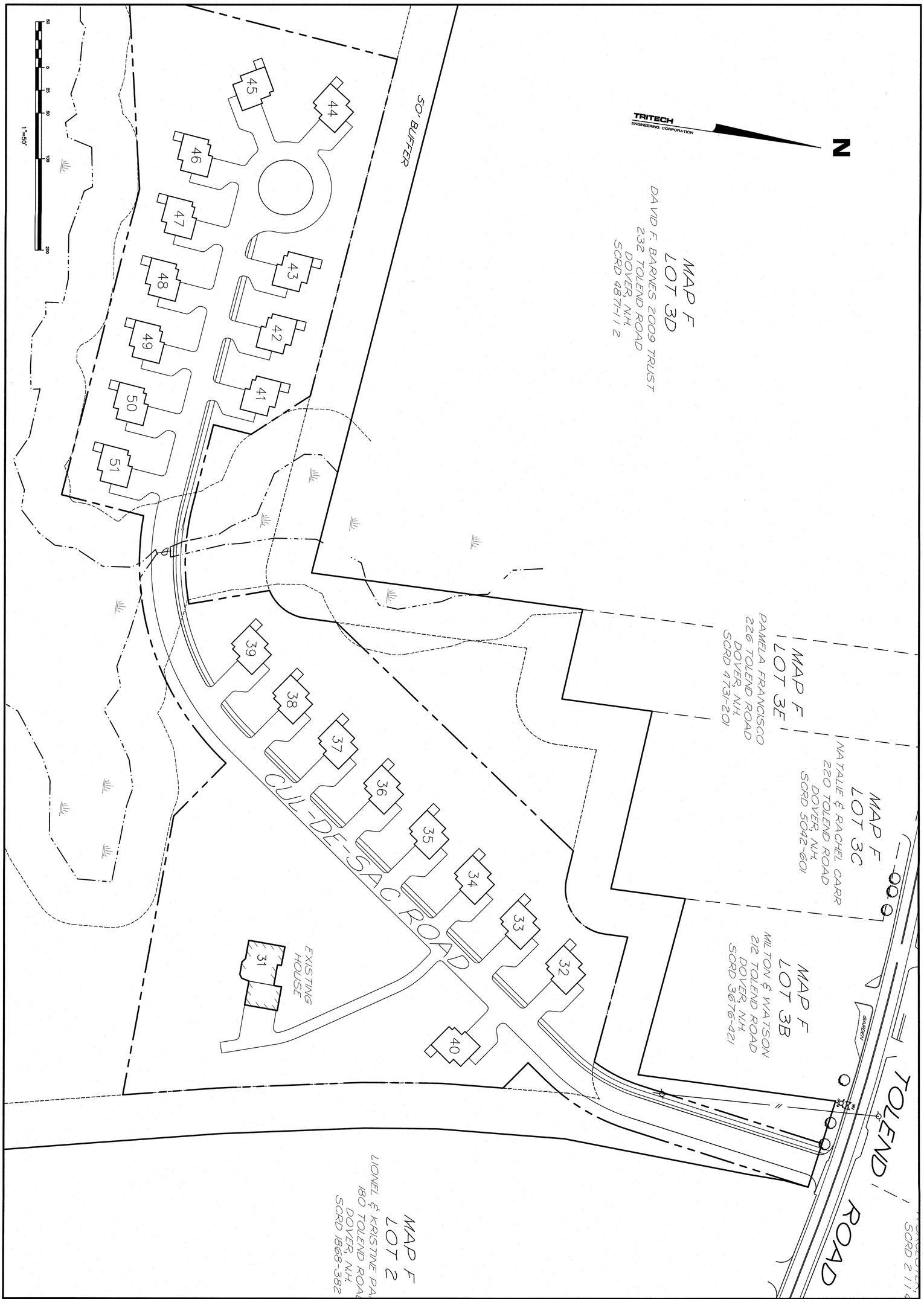
TDR SITE DEVELOPMENT PLAN

AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE

JUNE 17, 2024
JOB No. 23118
SCALE: 1" = 100

SHEET No.
SP-1



SHEET No.	TDR SITE DEVELOPMENT PLAN	ISSUED FOR PLANNING BOARD REVIEW	TRITECH
SP-2	**AMBROSE WOODS** TOLEND ROAD DOVER, NEW HAMPSHIRE JUNE 17, 2024 JOB No. 23118 SCALE: 1" = 50	June 17, 2024 REVISIONS DATE: DESCRIPTION:	ENGINEERING CORPORATION 755 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE 603 742 9107 FAX 603 742 3830

DRAINAGE EASEMENT

50' WET BUFFER

LOOP ROAD

EMERALD LANE

UTILITY EASEMENT

UTILITY EASEMENT

MAP F
LOT 22A-11

50' WET BUFFER

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

50 0 25 50 100 200
1"=50'

N

TRITECH
ENGINEERING CORPORATION

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

REVISIONS
DATE: DESCRIPTION:

ISSUED FOR PLANNING BOARD REVIEW
June 17, 2024

TDR SITE DEVELOPMENT PLAN

AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE

JUNE 17, 2024 JOB No. 23118

SCALE: 1" = 50'

SHEET No.

SP-3

N

TOLEND ROAD

MAP F
LOT 3C
NATALIE & RACHEL CARR
220 TOLEND ROAD
DOVER, N.H.
SCRD 5042-601

MAP F
LOT 3E
PAMELA FRANCISCO
226 TOLEND ROAD
DOVER, N.H.
SCRD 4731-201

MAP F
LOT 3B
MILTON & WATSON
212 TOLEND ROAD
DOVER, N.H.
SCRD 3876-421

MAP F
LOT 3D
DAVID F. BARNES 2009 TRUST
232 TOLEND ROAD
DOVER, N.H.
SCRD 4871-112

MAP F
LOT 5
CHARLES CARROLL
254 TOLEND ROAD
DOVER, N.H.
SCRD 4975-234

MAP F
LOT 2
LIONEL & KRISTINE PARADIS
180 TOLEND ROAD
DOVER, N.H.
SCRD 1868-382

MAP F
LOT 15
INDIAN RIDGE HOA
42J DOVER POINT ROAD
DOVER, N.H.
SCRD 4832-300

50' BUFFER

CUL-DE-SAC ROAD

EXISTING HOUSE

LOOP ROAD

EMERALD LANE

50' WET BUFFER

MAP F
LOT 22A-11
MICHAEL & SUSAN GASTON
89 EMERALD LANE
DOVER, N.H.
SCRD 4437-682

MAP F
LOT 22A-12
JS & JENNIFER MACNEIL
7 EMERALD LANE

MAP F
LOT 23A
EZRA GREEN'S FARM HOA
P.O. BOX 1312
DOVER, N.H.
SCRD 3434-68

BRIAN STERN
520 COLLAR HILL ROA
WORCESTER, VT.
SCRD 2114-4

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED

51 UNITS
X 20,000 SQ.FT OPEN SPACE PER UNIT
= 1,020,000 SQ.FT. REQUIRED

OPEN SPACE PROVIDED

930,981 SQ.FT. UPLAND PROVIDED
510,000 SQ.FT WETLANDS PROVIDED CAPPED AT 50% OF REQUIRED
1,440,981 SQ.FT. QUALIFYING OPEN SPACE OR 33.1 ACRES
420,981 SQ.FT. EXCESS OPEN SPACE (MAY BE USED FOR INFRASTRUCTURE IN FINAL DESIGN.)

UPLAND OPEN SPACE
930,981 SQ.FT.

WETLAND OPEN SPACE
673,819 SQ.FT.

TOTAL OPEN SPACE
1,604,800 SQ.FT.
36.84 ACRES

100 0 50 100 200 400
1"=100'

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

ISSUED FOR PLANNING BOARD REVIEW
June 17, 2024

REVISIONS
DATE: DESCRIPTION:

TDR SITE DEVELOPMENT PLAN

AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE

JUNE 17, 2024
JOB No. 2318
SCALE: 1" = 100

SHEET No.
OS-1

June 14, 2024

Dover Planning Board
Dover Conservation Commission
Dover City Hall
288 Central Avenue
Dover, NH 03820

Subject: Conceptual Recommendation for the “Ambrose Woods Property” (located at 210 Tolend Road)

To: Members of the Planning Board and the Conservation Commission

We have had the opportunity to attend both the May 28, 2024 Planning Board Meeting and the June 10, 2024 Conservation Commission Meeting, with a focus on the proposed development of the “Ambrose Woods” property.

Based on the various discussions and inputs from the Board, the Commission, the Developer, and participating Citizens, it is clear that all of the interested parties are seeking an equitable and balanced plan.

There has been much discussion about desired outcomes for the plan: creating new housing opportunities for Dover, protecting valuable wildlife habitat, minimizing traffic issues, and achieving an economically-viable business plan for the land owner/developer.

To that end, we felt that there might be some value for us to submit a “conceptual recommendation” that could be considered by the Board, the Commission, and the Developer. This conceptual recommendation is our best effort to balance the various desired outcomes for the stakeholders.

We view the Ambrose Woods property (~56 acres total) as consisting of three primary “parcels” (see Attachment-A below). Each of these parcels has distinct attributes which contribute to the desired outcomes.

A. The “Loop Road” Parcel:
    a. ~12 acres total
    b. All land is Upland Open Space (no wetland areas)
    c. Parcel is adjacent to the Indian Ridge Development (via Emerald Lane)
    d. Parcel has City sewer and water connections (from existing Emerald Lane stubs)
B. The “Conservation” Parcel:
    a. ~36 acres total
    b. Includes ~24 acres of wetlands, extending from W to SE
    c. Includes ~18 acres within the NH Prioritized Habitat Block (see Attachment-B)
    d. ~18 acres of land is designated as NH Primary Wildlife Corridor (see Attachment-C)
    e. Parcel adjoins Conservation Easements to the S and E
C. The “Ambrose House” Parcel:
    a. ~8 acres total
    b. Includes ~5 acres of land within the NH Prioritized Habitat Block
    c. ~5 acres of land is designated as NH Primary Wildlife Corridor
    d. 98.8’ feet of frontage on Tolend Road
    e. Adjoins (3) single-family dwelling (R-40) properties to the north, and a ~60 acre farm to the E

Given the various attributes listed above for each parcel, we recommend that the following actions be considered:

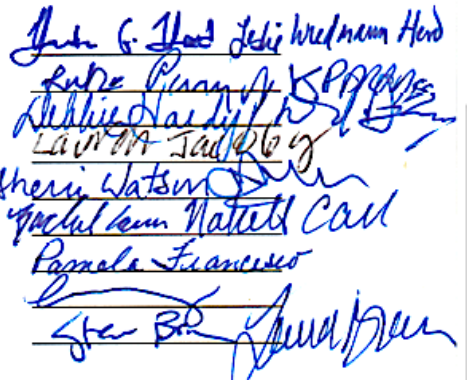
A. Developing the “Loop Road” Parcel according to the Developer’s and the Planning Board’s goals, possibly including additional TDR and ADU applications (the original Loop Road plan had 30+ units).
B. Establishing the “Conservation” Parcel under permanent protection.
C. Consider making the sale of the “Ambrose House” Parcel (with a “One Residence” deed restriction) a condition of approval, in order to protect the existing Prioritized Habitat and Wildlife Corridors on this parcel from future subdivision.

It is our opinion that these actions would have a number of beneficial outcomes for all of the stakeholders:

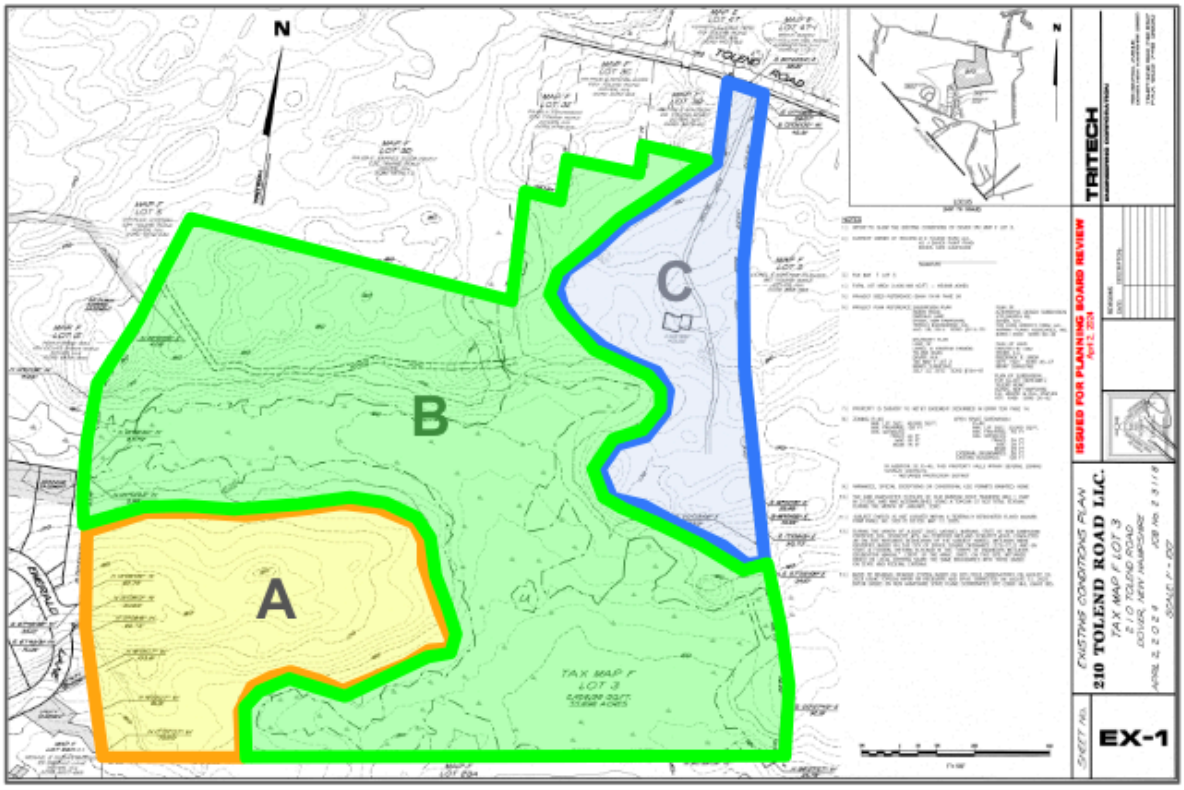
1. The Land Owner/Developer generates revenue from the sale of the homes/ADU's constructed on the "Loop Road" Parcel, without the expense of building a Connector Road or sewer extension across the wetlands (and no conditional-use permit required).
2. The Land Owner/Developer receives payment for the sale of the "Ambrose House" Parcel.
3. The lands within the Prioritized Habitat Block and Wetland Areas are permanently protected, and Wildlife Corridor continuity is maintained.
4. The "Ambrose House" Parcel maintains its rural R-40 attributes relative to the adjoining properties, while also maintaining the sale value of the existing house and property.
5. Traffic issues relating to cut-throughs from Littleworth Road to Tolend Road are eliminated.
6. The NRCS-funded "Ambrose Habitat Restoration Area" (for the New England Cottontail), established in 2015, is preserved.

We thank the Board and the Commission for your consideration of our "conceptual recommendation", and we look forward to hearing your comments and suggestions at upcoming meetings.

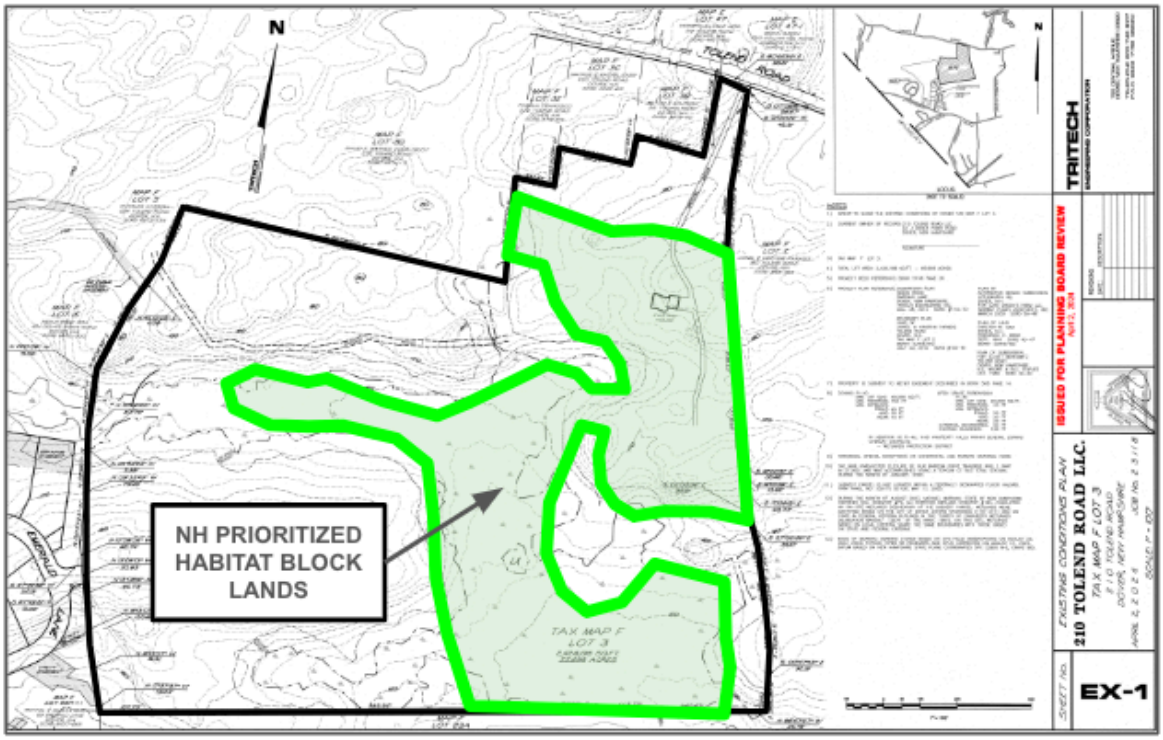
Respectfully,

Kenneth Herd and Leslie Wiedmann-Herd	201 Tolend Rd.	
Luke and Kristina Paradis	180 Tolend Rd.	
David Barnes and Debbie Hardy	232 Tolend Rd.	
Lauren Jacoby	211 Tolend Rd.	
Daniel Milton and Sherri Watson	212 Tolend Rd.	
Natalie Carr and Rachel Carr	220 Tolend Rd.	
Pamela Francisco	226 Tolend Rd.	
Gordon Carroll	254 Tolend Rd.	
Steve and Laura Brown	229 Tolend Rd.	

Attachment-A: Ambrose Woods Primary Parcels

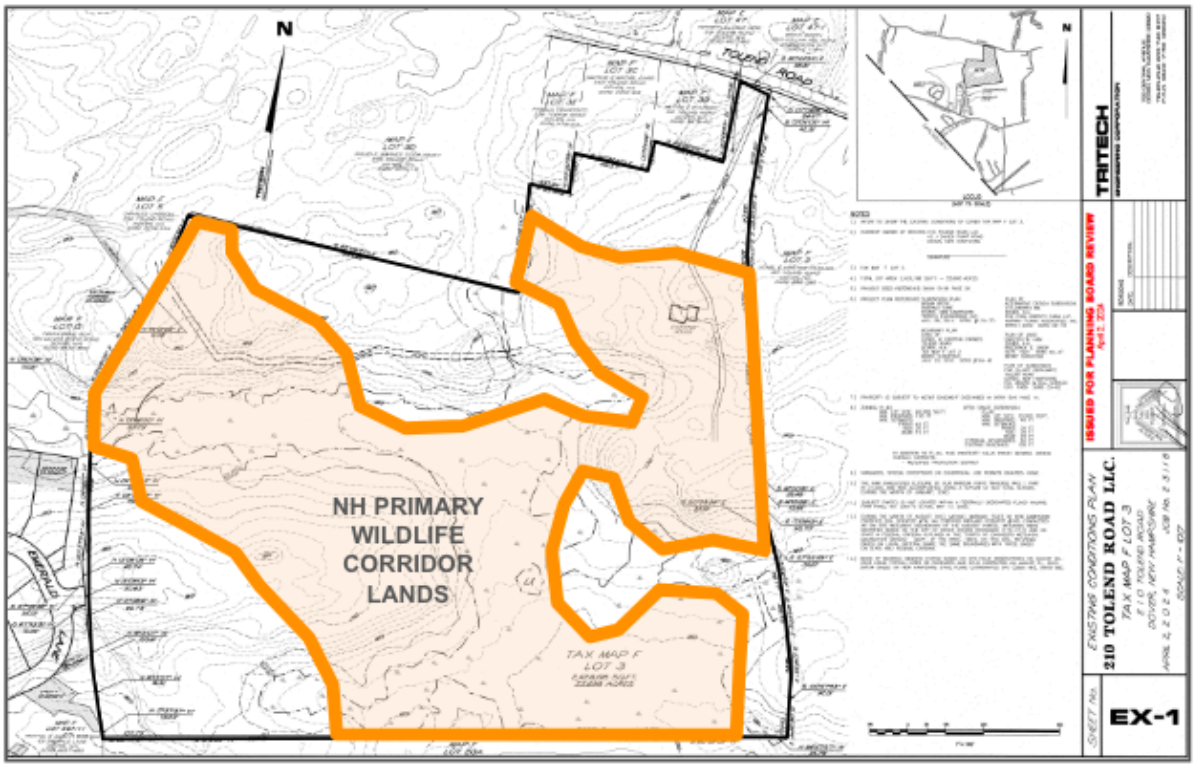


Attachment-B: NH Prioritized Habitat Block Overlay



Source: NH Fish and Game Database

Attachment-C: NH Primary Wildlife Corridor Overlay



Source: NH Fish and Game Database

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2024-0007

Application Type:	Lot Line Adjustment
Applicant(s):	Double Diamond Holdings North, LLC, c/o: H.J. Stabile & Son, Inc
Owner(s):	Double Diamond Holdings North, LLC, and Carmel A. Casey
Location:	Locust St. (vacant lot) and 36A Fisher St. (Tax Map 15, Lots 40A-1 and 51)
Meeting Date:	Tuesday, June 25, 2024

INTENT: To revise the lot lines between abutting properties, located at Locust St. (vacant lot) (Map 15, Lot 40A-1) and 36A Fisher St. (Map 15, Lot 51), adding approximately 16,059 sf. from 36A Fisher St. to the Locust St. parcel.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

FILE: LOTA-2024-0007

SQUARE FOOTAGE:

	Existing/Proposed
Locust St.	= 154,408 / 170,468 sf.
36A Fisher St.	= 46,382 / 30,323 sf.

ZONING DISTRICT: Gateway (G)

EXISTING USE: Mixed Use

PROPOSED USE: Residential

SURROUNDING: Residential and Mixed Use

ZBA ACTION: None

ATTACHMENTS: Lot Line Adjustment Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail for this meeting.

PERMITS / WAIVERS REQUIRED: None

Summary of Request and Background

The applicant is submitting a proposed lot line revision to revise the line between their parcel on Locust St. (a vacant lot), Map 15, Lot 40A-1, and their neighbor's parcel, 36A Fisher St., Map 15, Lot 51, with the intent of increasing the Locust St. parcel by approximately 16,059 sf. Each lot's frontage and compliance with the underlying R-12 zoning regulations will remain the same.

As a Lot Line Adjustment, this application did not appear before the TRC.

The post-adjustment area of the vacant lot on Locust St. would be 170,468 +/- sq. ft. and 36A Fisher St. would be 30,323 +/- sq. ft. if the lot line adjustment is approved.

This lot line adjustment is related to the 21 townhouses reviewed at the most recent Planning Board meeting where the Board conditionally approved conditional use permits and a site plan.

Consistency with Land Use Regulations

§157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

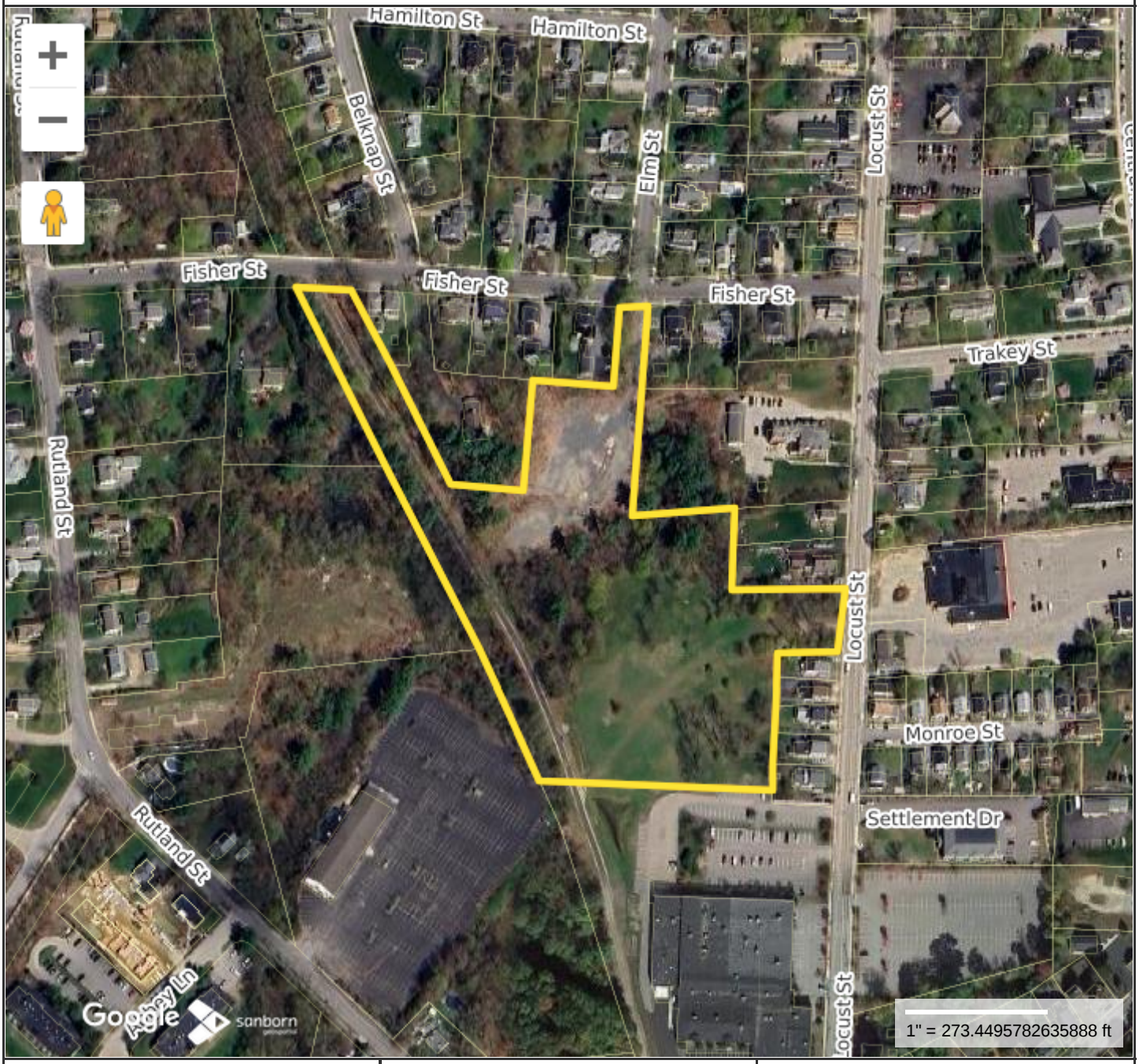
STAFF RECOMMENDATION:

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

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
   a. Planning File Number #LOTA-2024-0007
   b. The owner's signatures
   c. The LLS stamp and signature

LOCUST ST/FISHER ST



Property Information

Location	LOCUST ST
Owner	DOUBLE DIAMOND HOLDINGS NORTH LLC
Land Use	
Zoning Code	G*
Property Id	15040-A00000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT LOTA-2024-0007
FOR CITY OF DOVER, N.H.

Plan Type:	Lot Adjustment	**Project:**		**App Date:**	06/06/2024
Work Class:	Lot Line Adjustment	**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:	Lot Line Adjustment				

Parcel:	15051-000000	**Address:**	Locust St Dover, 03820	**Zone:**	HR(Residential - Heritage)
	15040-A00000 Main		36 A Fisher St A Dover, 03820		G(Gateway District)
			Locust Street Main Dover,		

Engineer
Civilworks New England/
Haight Engineering, PLLC
Stephen J. Haight, P.E.
Business: (603) 749-0443

Owner
Chad Kageleiry
Business: (603) 749-2800

Owner
Eric Jackson
20 Cotton Road Suite 200
Nashua, NH 03063
Home: (603) 889-0318
Business: (603) 889-0318
Mobile: (603) 661-3934

Plan Custom Fields

Number of Parcels Involved	2	Parcel Map/Lot	15-40-A-0	Parcel Zoning	G*
Existing Parcel Size (Ac)	8.484	Address of First Property	Double Diamond Holdings, Inc	Existing Parcel Size (sqft)	369563
Deed Book	3166	Deed Page	780	Owner Address	340 Central Avenue Dover NH 03820
Deed Date	20050404	Owner Phone	603-889-0318 x515	Address of Second Property	Fisher Street
Parcel 2 Map/Lot	15051-000000	Second Property Owner Name	Carmel A. Casey	Second Property Owner Address	36A Fisher Street
Second Property Owner Phone	N/A				

Attachment File Name	Added On	Added By	Attachment Group	Notes
7 Authorization Letters (owners & applicant)_v2.pdf	06/06/2024 10:27	Glidden, Jean		

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00008213	Planning Lot Line Adjustment Fee		$200.00	$0.00
	Planning Lot Line Adjustment Application Fee		$200.00	$0.00
		Total for Invoice INV-00008213	$400.00	$0.00
INV-00008279	Planning Public Notice in Newspaper		$120.00	$0.00
	Planning Certified Mailing to Application Contacts		$40.00	$0.00
	Planning Creation / Printing of Abutter Labels		$60.00	$0.00
	Planning Certified Mailing to Abutters		$500.00	$0.00
		Total for Invoice INV-00008279	$720.00	$0.00
		Grand Total for Plan	**$1,120.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		06/13/2024 12:19	06/13/2024 12:19
Confirm application complete v.1	Generic Action		06/13/2024 12:19
Planning Board v.1		06/13/2024 12:23	

PLAN SNAPSHOT REPORT (LOTA-2024-0007)

Planning Board Agenda v.1	Task	06/13/2024 12:23	06/13/2024 12:24
Invoice for Notices v.1	Task	06/13/2024 12:23	06/13/2024 12:24
Send Notices v.1	Task	06/13/2024 12:24	06/13/2024 12:24
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT INFORMATION

Name of Applicant: H.J. Stabile & Son, Inc. Telephone # 603-889-0318 x-515

Address of Applicant: 20 Cotton Road, #200 Nashua, NH 03063

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Double Diamond Holdings North, LLC Telephone # 603-749-2800

Address of 1st Property Owner: 340 Central Avenue, Suite 202 Dover, NH 03820

Address of Property: Locust Street

Assessor's Map # 15 Lot(s) # 40A-1

Property Deed: Book 3166 Page: 780

Zoning District(s) G - Gateway Overlay District(s) None

Size of Existing Parcel (sq. ft.): 154,408 Size of Proposed Parcel (sq. ft.): 170,468

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Carmel A. Casey Telephone # N/A

Address of 2nd Property Owner: 36A Fisher Street Dover, NH 03820

Address of Property: Fisher Street

Assessor's Map # 15 Lot(s) # 51

Property Deed: Book 4337 Page: 566

Zoning District(s) G - Gateway Overlay District(s) None

Size of Existing Parcel (sq. ft.): 46,382 Size of Proposed Parcel (sq. ft.): 30,323

THIRD PROPERTY OWNER AND PARCEL INFORMATION N/A

Name of 3rd Property Owner (*if different from applicant*): _____ Telephone # _____

Address of 3rd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

Zoning District(s) _____ Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

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

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-742-0911

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

CONSERVATION EASEMENT HOLDER (s) N/A

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone #_____

Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: _____ Date: _____

Signature of Second Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

Signature of 2nd Property Owner: _____ Date: _____

CITY OF DOVER MINOR LOT LINE ADJUSTMENT 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
15	51	Carmel A. Casey	36A Fisher Street Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Eric Jackson	H.J. Stabile & Son, Inc.	20 Cotton Road, #200 Nashua, NH 03063

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney, LLS	McEneaney Survey Associates	P.O. Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

City of Dover, New Hampshire
LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. Abutter/Notice Fees will be invoiced and are due 28 hours prior to Planning Board.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: H.J. Stabile & Son, Inc. File Number: _____

PROPERTY LOCATION: Fisher Street Tax Map: 15 Lot: 51 and Lot: 40A-1

	Where/How Provided	Reviewed
1. Completed and signed Application form	X	
2. Plan Review Fees are provided	X	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners	X	
Signature & stamp of NH licensed land surveyor	X	
Zoning District boundaries, including any special or overlay districts	N/A	
Location of Conservation District areas	N/A	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location, material and size of existing and proposed permanent monuments	X	
All applicable Dover Common Subdivision notes	X	

REVIEWED BY: _____ DATE_____

H. J. Stabile & Son, Inc.
20 Cotton Road, Suite 200
Nashua, NH 03063

October 25, 2023

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Board

Re: LETTER OF APPLICANT AUTHORIZATION
Fisher Street Townhouse
Fisher Street, Tax Map 15, Lot 40A-1
(a portion of Tax Map 15, Lots 40A & 51)

I, Eric Jackson of H. J. Stabile & Son, Inc., authorize Civilworks New England to represent us as APPLICANT for all applications made to the City of Dover Planning Board and any other Dover Board or Committee, as well as any State of NH departments, as necessary, relative to the pursuit of permits for the development of the subject parcel.

Sincerely,

10/25/23

Eric Jackson – Director of Acquisitions & Development

Double Diamond Holdings North, LLC
340 Central Avenue, Suite 200
Dover, NH 03820

October 25, 2023

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Board

Re: LETTER OF OWNER AUTHORIZATION
Fisher Street Townhouse
Fisher Street, Tax Map 15, Lot 40A-1
(a portion of 15 / 40A & 51)

I, Chad Kageleiry, Manager of Double Diamond Holdings North, LLC, authorize Civilworks New England to represent all applications made on behalf of H.J.Stabile & Son, Inc (APPLICANT).to the City of Dover Planning Board and any other Dover Board or Committee, as well as any State of NH departments, as necessary, relative to the pursuit of approvals and permits for the development of the subject parcel.

Sincerely,

Chad Kageleiry, Manager – Double Diamond Holdings North, LLC

Carmel A. Casey
36A Fisher Street
Dover, NH 03820

October 25, 2023

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Board

Re: LETTER OF OWNER AUTHORIZATION
Fisher Street Townhouse
Fisher Street, Tax Map 15, Lot 40A-1
(a portion of Tax Map 15, Lots 40A & 51

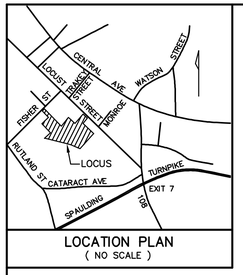
I, Carmel A Casey, authorize Civilworks New England to represent all applications made on behalf of H.J.Stabile & Son, Inc (APPLICANT).to the City of Dover Planning Board and any other Dover Board or Committee, as well as any State of NH departments, as necessary, relative to the pursuit of approvals and permits for the development of the subject parcel.

Sincerely,

Carmel A. Casey

LOTA-2024-0007 **LOCUST ST & 36A FISHER STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
12055-000000	40 42 ELM ST	40 42 ELM ST CONDOMINIUM ASSOCIATION	C/O TYLER PELLETIER	12 FALCON LN	DOVER	NH	03820-5017
12055-000001	42 ELM ST	FOURNIER DEAN A TRUSTEE	FOURNIER DEAN A REVOCABLE LIVING TRUST	42 ELM ST	DOVER	NH	03820
12055-000002	40 ELM ST	LAHIRI TRIPTI		17 OYSTER RIVER RD	DURHAM	NH	03824
12055-000003	42 A ELM ST	KING SUSAN E		42 A ELM ST	DOVER	NH	03820
12056-000000	44 ELM ST	MOYNIHAN THOMAS J &	MOYNIHAN KAREN E	44 ELM STREET	DOVER	NH	03820
12057-000000	13 FISHER ST	SMITH LIANE &	HOLLAND JOHN R AND MICHAEL D	13 FISHER ST	DOVER	NH	03820
12058-000000	7 FISHER ST	MONE MARY E & HARDY COLLEEN M TRUSTEES	MARY E MONE REV TRUST	7 FISHER STREET	DOVER	NH	03820
12101-000000	37 FISHER ST	WALTERS SCOTT B		37 FISHER ST	DOVER	NH	03820
12102-000000	33 FISHER ST	COX MATTHEW B &	COX FINOLA H	33 FISHER ST	DOVER	NH	03820
12103-000000	25 31 FISHER ST	COX MATTHEW B &	COX FINOLA H	33 FISHER ST	DOVER	NH	03820
12104-000000	45 ELM ST	COOPER DARYLE D & MARY ANN CO-TRUSTEES	COOPER FAMILY REVOCABLE TRUST OF 2019	45 ELM STREET	DOVER	NH	03820
12105-000000	39 ELM ST	HARTMAN KATHY L TRUSTEE	HARTMAN FAMILY TRUST 2023	39 ELM STREET	DOVER	NH	03820
12112-A00000	104 BELKNAP ST	HORAN PATRICK J	HORAN LAURA A S	104 BELKNAP STREET	DOVER	NH	03820
12113-000000	119 121 BELKNAP ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	PO BOX 308	DOVER	NH	03821
12114-A00000	105 BELKNAP ST	DIDIO MARISA A TRUSTEE	DIDIO MARISA A REVOCABLE LIVING TRUST	105 BELKNAP STREET	DOVER	NH	03820
12126-000000	FISHER ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
12138-000000	46 RUTLAND ST	GLOVER JULIE E		46 RUTLAND STREET	DOVER	NH	03820
12139-000000	49 FISHER ST	GRIFFIN ELISABETH		49 FISHER ST	DOVER	NH	03820
15021-022000	271 279 LOCUST ST	DOUBLE DIAMOND HOLDINGS SOUTH LLC		340 CENTRAL AVE #202	DOVER	NH	03820
15035-000000	251 LOCUST ST	GARSTKA JEFFREY M &	GARSTKA STACI	PO BOX 154	PORTSMOUTH	NH	03802-0154
15036-000000	247 249 LOCUST ST	NOYES RYAN F		PO BOX 1152	DOVER	NH	03821-1152
15037-000000	243 LOCUST ST	DION JEREMY P &	DION AIMEE L	3 EARLE ST	DOVER	NH	03820-2118
15038-000000	239 LOCUST ST	RANALDI GENO		75 COURT ST #123A	EXETER	NH	03833
15039-000000	235 237 LOCUST ST	NOYES RYAN F		PO BOX 1152	DOVER	NH	03821-1152
15041-000000	223 LOCUST ST	HUGHES KEVIN R &	HUGHES MAXINE M	223 LOCUST ST	DOVER	NH	03820
15042-000000	213 LOCUST ST	BRUNSON DANA &	COOLEY MOLLY	213 LOCUST ST	DOVER	NH	03820
15043-000000	207 LOCUST ST	CHILDREN'S HOME		207 LOCUST STREET	DOVER	NH	03820
15045-000000	6 8 FISHER ST	CBA PROPERTIES LLC		PO BOX 801	NEW CASTLE	NH	03854
15046-000000	18 20 FISHER ST	MACMILLAN BRYAN &	MACMILLAN ELIZABETH	18- 20 FISHER STREET	DOVER	NH	03820
15046-A00000	16 FISHER ST	KUBIET CHRIS		16 FISHER ST	DOVER	NH	03820
15047-000000	26 FISHER ST	HENERBERRY JAMES CHARLES &	HENERBERRY MELISSA FORD	26 FISHER STREET	DOVER	NH	03820
15048-000000	30 FISHER ST	DEMOUPOULOS STAVROS REV TRUST 1/2 &	DEMOUPOULOS ELEFTHERIA REV TRUST 1/2	7851 DUET COURT	NEW PORT RICHEY	FL	34654
15049-000000	34 FISHER ST	COHEN-HOLMES JACOB & HOLMES SEARISKAW TT	HOLMES FAMILY TRUST	52 HAMPTON FALLS RD	EXETER	NH	03833-4713
15050-000000	36 FISHER ST	SMITH LAURIE A	SMITH T GREGORY	36 FISHER STREET	DOVER	NH	03820
15052-000000	38 FISHER ST	SMART DONALD W &	ACKLER SAUNDRA R	38 FISHER ST	DOVER	NH	03820
15054-000000	40 FISHER ST	MUNIZ LOUIS A & JOSEPHINE A CO-TRUSTEES	MUNIZ REVOCABLE TRUST OF 2017	40 FISHER ST	DOVER	NH	03820
15055-000000	50 52 FISHER ST	YORKE HELEN MARILYN TRUSTEE	YORKE HELEN MARILYN REVOCABLE TRUST OF 2	52 FISHER ST	DOVER	NH	03820
15058-A00000	54 RUTLAND ST	BEKKALA RONALD S &	BEKKALA ANGELA M	54 RUTLAND ST	DOVER	NH	03820
15062-000000	68 RUTLAND ST	SOUTH DOVER STORAGE SOLUTIONS LLC	C/O ROBERT FOSTER	11 MOSES CARR RD	ROLLINSFORD	NH	03869
15066-000000	80 RUTLAND ST	RESTORATION CHURCH ASSEMBLY OF GOD		PO BOX 1664	DOVER	NH	03821
15067-000000	11 SETTLEMENT DR	DRVP DEVELOPERS LLC		242 CENTRAL AVE	DOVER	NH	03820
15088-000000	250 LOCUST ST	HO SANDRA B TRUSTEE	HO SANDRA B REVOCABLE TRUST	250 LOCUST ST	DOVER	NH	03820
15089-000000	246 LOCUST ST	KIMBALL EDWARD M &	KIMBALL CYNTHIA M	246 LOCUST ST	DOVER	NH	03820
15090-000000	244 LOCUST ST	ZHENG YA XIAN		19 MILL RD	DURHAM	NH	03824
15091-000000	2 MONROE ST	HEINDSELMAN ERICA-JENEE		3546 N SOUTHPORT AVE APT 205	CHICAGO	IL	60657-1472
15092-000000	4 MONROE ST	WIESNER ANDREW C		4 MONROE ST	DOVER	NH	03820
15111-000000	208 LOCUST ST	RUTLAND BRYAN L &	PASCALE NICHOLAS W	208 LOCUST STREET	DOVER	NH	03820
15112-000000	218 LOCUST ST	RAHMANN ALEXANDRA C		218 LOCUST ST	DOVER	NH	03820
15112-A00000	216 LOCUST ST	JONES RICHARD W SR & MARTHA TRUSTEES	JONES RICHARD AND MARTHA FAMILY TRUST	216 LOCUST STREET	DOVER	NH	03820
15113-000000	118 CENTRAL AV	CENTRAL AVENUE MANAGEMENT LLC		601 CENTRAL AVE	DOVER	NH	03802
15113-A00000	240 LOCUST ST	PETERSON STEPHAN L		246 DOVER POINT RD	DOVER	NH	03820
15040-A00000	LOCUST ST	DOUBLE DIAMOND HOLDINGS NORTH LLC		340 CENTRAL AVE #202	DOVER	NH	03820
15051-000000	36 A FISHER ST	CASEY CARMEL A		36A FISHER ST	DOVER	NH	03820-2526
		H.J. STABILE & SON, INC	ERIC JACKSON	20 COTTON ROAD, SUITE 200	NASHUA	NH	03063
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY, LLC	PO BOX 1166	DOVER	NH	03821



LOCATION PLAN
(NO SCALE)

NH STATE PLANE NAD 83 – GPS OBS.

REFERENCE PLANS:

1.) BOUNDARY LINE ADJUSTMENT PLAN, DOUBLE DIAMOND HOLDINGS SOUTH, LLC AND DOUBLE DIAMOND HOLDINGS NORTH, LLC, CENTRAL AVENUE, LOCUST STREET AND FISHER STREET, DOVER, NEW HAMPSHIRE; SCALE: 1" = 60'; DATED: FEBRUARY 12, 2008, REVISED THROUGH 4/9/08; BY: TRITECH EGINEERING CORPORATION; RECORDED SC.R.D. PLANS 94–16 & 94–17.

2.) PLAN OF LAND PREPARED FOR MOORE BUSINESS FORMS, INC. TAX MAP 15, LOT No. 21 & 22, 23, 40A & 68, LOCUST AND FISHER STREETS, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: DECEMBER 9, 1999, REVISED THROUGH 1/20/05; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 78–96 & 78–97.

3.) COMMUNITY TRAIL PHASE III, TAX MAP 15, LOTS 21–22 & 40A; SCALE: 1" = 20'; DATED: NOV. 2017, REVISED THROUGH 9/9/2019; BY: FUSS & O'NEILL; RECORDED S.C.R.D. PLANS 11976 & 11977.

4.) SUBDIVISION PLAN PREPARED FOR DOUBLE DIAMOND HOLDINGS NORTH, LLC AND CARMEL A. CASEY, TAX MAP 15, LOT No. 40A, FISHER STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: JULY 12, 2022; BY: THIS OFFICE.

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	4°14'33"	1864.00'	138.02'	137.99'	S28°01'47"E
C2	5°35'27"	1957.00'	190.97'	190.89'	N27°20'49"W
C3	2°41'09"	2803.00'	131.40'	131.39'	N28°47'57"W

No.	Bearing	Distance
L1	S85°28'46"E	50.00'
L2	N88°23'57"E	50.25'
L3	N30°24'53"W	28.22'
L4	N12°41'05"W	50.00'
L5	S86°03'39"E	41.38'
L6	S86°14'18"E	44.05'

LEGEND

I.R.(tbs) – IRON ROD TO BE SET
I.R.(fnd) – IRON ROD FOUND
I.P.(fnd) – IRON PIPE FOUND
S.S.(fnd) – STEEL STAKE FOUND
G.B.(fnd) – GRANITE BOUND FOUND
-o- UP – UTILITY POLE
ELEV. – ELEVATION
EOP – EDGE OF PAVEMENT
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS

NO.	DATE	DESCRIPTION	BY	CHK
CNE #22017		REVISIONS		

21–2282	EXIST.COND.	21–10	64–72
PROJECT NO	TYPE	FIELDBOOK & PAGES	

12 / 56
THOMAS J. MOYNIHAN
KAREN E. MOYNIHAN
44 ELM STREET
DOVER, NH 03820
4528 / 4

15 / 46
BRYAN MCMILLAN
ELIZABETH MCMILLAN
18–20 FISHER STREET
DOVER, NH 03820
4807 / 723
SEE NOTE #11

15 / 43
DOVER CHILDREN'S HOME
207 LOCUST STREET
DOVER, NH 03820
312 / 440

15 / 40A
DOUBLE DIAMOND HOLDINGS NORTH, LLC
340 CENTRAL AVENUE #202
DOVER, NH 03820
3166 / 780

12 / 104
COOPER FAMILY REVOCABLE TRUST OF 2019
45 ELM STREET
DOVER, NH 03820
4733 / 767

15 / 47
JAMES CHARLES HENERBERRY
MELISSA FORD HENERBERRY
26 FISHER STREET
DOVER, NH 03820
4752 / 593

15 / 48
STAVROS DEMOPOULOS REVOCABLE TRUST
ELEFTHERIA DEMOPOULOS REVOCABLE TRUST
7851 DUET COURT
PORT RICHEY, FL 34654
2668 / 620

15 / 49
JACOB COHEN–HOLMES
52 HAMPTON FALLS ROAD
EXETER, NH 03833
4630 / 864

15 / 50
LAURIE A. SMITH
GREGORY T. SMITH
36 FISHER STREET
DOVER, NH 03820
1073 / 386

15 / 51
CARMEL A. CASEY
36A FISHER STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4337, PAGE 566

15 / 52
DONALD W. SMART
SAUNDRA R. ACKLER
38 FISHER STREET
DOVER, NH 03820
1659 / 556

15 / 54
MUNIZ REVOCABLE TRUST OF 2017
40 FISHER STREET
DOVER, NH 03820
4463 / 193

15 / 62
SOUTH DOVER STORAGE SOLUTIONS, LLC
11 MOSES CARR ROAD
ROLLINSFORD, NH 03869
4055 / 77

12 / 113
HAWKINS FAMILY REVOCABLE TRUST
P.O. BOX 308
DOVER, NH 03821
4307 / 762

12 / 126
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
3311 / 694

12 / 139
ELISABETH GRIFFON
49 FISHER STREET
DOVER, NH 03820
44858 / 218

ELM STREET
FISHER STREET {PUBLIC R.O.W.}
BELKNAP STREET
FISHER STREET

TBM
NAIL IN POLE
ELEV. = 100.72

HOUSE
GARAGE
ASPHALT DRIVE
GRAVEL DRIVE
18"ø MAPLE
30"ø MAPLE
TREELINE (TYP)
STREAM
WOODEN STOCKADE FENCE
GRAVEL/CRUSHED STONE
RETAINING WALL
EXISTING DECK
EXISTING HOUSE
EXISTING DRIVE
ASPHALT WALK
SIDEWALK
DOVER COMMUNITY TRAIL (SEE NOTE 10)
BUILDING ZONE HR
BUILDING ZONE G
50' WETLAND BUFFER
CITY OF DOVER CONSERVATION DISTRICT
PROPOSED DRAINAGE EASEMENT (SEE NOTE 12)
WETLAND BOUNDARY (TYP)
3'X4' STONE BOX CULVERT
12"ø SLEEVE FOR PROPOSED SEWER
30' EASEMENT

S04°05'50"W 147.00'
S04°05'50"W 245.00'
S85°28'46"E 147.37'
S04°35'38"W 199.95'
LOT LINE TO BE ABANDONED
142.00'
N05°33'32"E NEW LOT LINE
S86°14'18"E 125.23'
S85°37'16"E 119.46' NEW LOT LINE
LOT LINE TO BE ABANDONED N85°32'43"W 131.39'
S10°16'03"E 144.48'
N06°50'52"W 142.74'
N30°24'53"W 70.54' LOT LINE TO BE ABANDONED
170.00' S30°24'53"E
S89°25'22"E 105.18'
N30°08'32"W 276.41'
N30°08'32"W 75.89'
S54°03'49"W 362.44'
S54°03'49"W 397.45'
141.68' S04°05'50"W
S86°03'39"E 41.38'
S86°14'18"E 44.05'

I.R.(fnd)
I.P.(fnd)
G.B.(fnd)
S.S.(fnd)
I.R.(tbs)
BOLT(fnd)
UP 32/12
UP 37/5
OHU
-W
-S
-D
-T
-12
-8

NOTES:

1.) OWNER OF RECORD:
15 / 40–A DOUBLE DIAMOND HOLDINGS NORTH, LLC
340 CENTRAL AVENUE #202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3166, PAGE 780

15 / 51 CARMEL A. CASEY
36A FISHER STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4337, PAGE 566

2.) – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES AS SHOWN. PARCEL "A" (16,059 S.F.) WILL BE ADDED TO LOT 15/40A–1.

4.) LOT AREAS:

LOT	ORIGINAL AREA	NEW AREA
15/40A–1	154,408 S.F. / 3.54 Ac.	170,468 S.F. / 3.91 Ac.
15/51	46,382 S.F. / 1.06 Ac.	30,323 S.F. / 0.70 Ac.

5.) ZONING DISTRICT:
GATEWAY (G)
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= N/A
MINIMUM LOT COVERAGE	= 50 PERCENT
MINIMUM FRONTAGE BUILD–OUT	= 60%
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 5–20 FEET
SIDE SETBACK	= 10 FEET
REAR SETBACK	= 15 FEET
MAXIMUM BUILDING HEIGHT	= 4 STORY

6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0320E, EFFECTIVE DATE 9/30/2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED 12/10/2021.
VERTICAL DATUM IS NH STATE PLANE (NAVD88) BASED ON GPS OBSERVATION DATED 12/10/2021.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING AUGUST 2022 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) WETLAND FLAGGED LINES SHOWN WERE DELINEATED BY BAG LAND CONSULTANTS, BRUCE A. GILDAY CWS #88, DATED NOVEMBER 2021. IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

10.) THE PARCEL 15/40A–1 IS ENCUMBERED BY DRAINAGE AND COMMUNITY TRAIL EASEMENTS BENEFITING THE CITY OF DOVER, SEE REFERENCE PLAN 3.

11.) THE SUBJECT PARCEL IS ENCUMBERED BY A RIGHT OF WAY BENEFITING LOT 15/46, S.C.R.D. BOOK 4807, PAGE 723.

12.) A PROPOSED 50' WIDE DRAINAGE EASEMENT ON PARCEL 15/40A–1 TO BENEFIT PARCEL 15/40A.

13.) THE INSTALLATION OF POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE.

14.) THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER.

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
DOUBLE DIAMOND HOLDINGS NORTH, LLC
AND
CARMEL A. CASEY
TAX MAP 15, LOT Nos. 40A–1 & 51
FISHER STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.

DRAWN BY: KJF	FILE: MSA\2282\DWG\21–2282
SCALE: 1" = 40'	DATE: OCTOBER 25, 2023

40 20 0 20 40 80 120 160

STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR SIGNATURE

McENEANEY SURVEY ASSOCIATES of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING

2/7/2024 08:33:52 File: M:\2282\Drawings\23-2282.DWG Layout: LLADJ

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE # WAIV-2024-0009

Application Type:	Site Plan Amendment
Applicant(s):	McIntosh Dover, LLC
Owner(s):	McIntosh Dover, LLC
Location:	23 Cataract Ave. (Assessor's Map 13, Lot 23)
Meeting Date:	June 25, 2024

INTENT: The Board previously approved a Site Plan (P21-45) and two Conditional Use Permits (P21-46/7) to construct four (4) 4-story multi-family apartment buildings consisting of a total of 158 units, and a 1-story clubhouse as well as an additional 278 parking spaces. The Applicant now seeks a Waiver to amend the architecture and unit type count of two (2) of the previously approved buildings.

UNITS PROPOSED: Total count is same as original approval of Site Plan P21-45

AGENDA ITEM #: 4-B

ACREAGE: 12.13± acres

ZONING DISTRICT: Gateway (G)

EXISTING USE: Mixed Use

PROPOSED USE: Residential

SURROUNDING USES: Mixed Use / Residential

ZBA ACTION: None

PERMITS REQUIRED:
- City of Dover CUP to allow for wetland buffer disturbance
- City of Dover CUP to allow an approximate 34.8% frontage build-out instead of the requisite 60% and an approximate 79.6' front primary build-to-line whereas 0-20' is required

WAIVERS REQUIRED: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail.

TRC: N/A

ATTACHMENTS: Application materials

Summary of Request and Background
On January 11, 2022, the Board approved a Site Plan for the subject parcel which consisting of four (4) 4-story multi-family apartment buildings for a total of 158 units, and a 1-story clubhouse as well as an additional 278 parking spaces. 52 of the 158 units were to be restricted to HUD Fair Market value.

The Applicant now seeks a site plan amendment consisting of the removal of all roof decks and balconies from two of the buildings, the addition of a playground on the site, and the replacement of the originally-approved brick siding to brick-colored Hardie Panel on two of the buildings, and increasing the number of HUD Fair Market rent restricted units to 78 (an increase of 26 HUD units, but not total units).

Consistency with Land Use Regulations
Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types, including amendments. This plan is consistent with those regulations.

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

Subsequent Conditions to Be Met Prior to Signing of Plans:
1. Conditional Use Permits P21-46 and P21-47 shall be approved.
2. The Board acknowledges the merger of the two lots.
3. The applicant shall provide
    a. A sample lease for the HUD rental units
    b. An annual maintenance and operations plan for maintaining site distance on Cataract Avenue, including addressing roadside vegetation and snow removal all year and in all weather conditions
4. A Development Agreement shall be signed between the City and the Applicant regarding the HUD rental restricted units and the annual reporting requirements, and payment made for passive and active recreation balance needed.
5. Provide physical and digital copies (including CAD) of complete full plan set including these amendments which additionally shall include:
    a. Signature and stamp of PE, LLS, CWS and LLA
    b. The owners' signatures for recording at Strafford County Registry of Deeds
    c. All permit numbers
    d. A note regarding the site distance clearing and maintenance plan
    e. Add EV readiness
    f. Add city wetland buffer placards every 30 feet

6. The applicant shall work with the City to complete a safety analysis for the intersections of Rutland Street at Silver Street and Rutland at Central Avenue. A memorandum of agreement shall be signed by the City and the applicant regarding implementation of any improvements, to the satisfaction of the Director of Planning and Community Development.

Subsequent Conditions to be Met Prior to Construction Activities:

7. Existing 23 Cataract Avenue building will be re-addressed consistent with the new road name
8. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Planning Director.
9. The wetland buffer placards be installed every 30 feet.

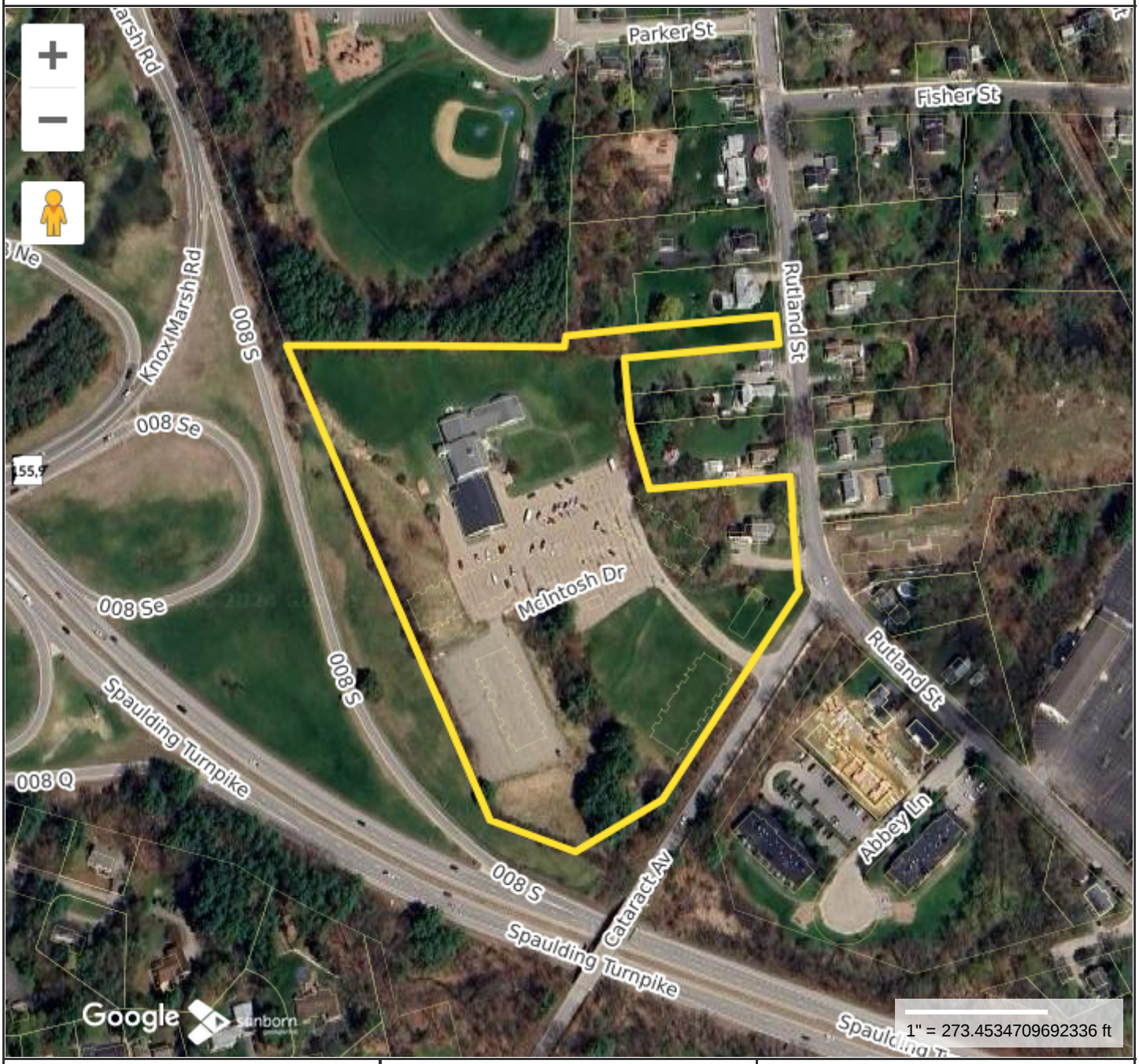
Subsequent Conditions to be Met Prior to Building Permit:

10. Any outstanding work associated with existing building permits for the existing 23 Cataract Avenue building (to be renumbered) will be completed.
11. The applicant shall provide payment for active and passive recreation.
12. The new dwellings shall be assessed and pay the current Water and Sewer Investment Fees in place at the time of application for service.

Subsequent Conditions to Be Met Prior to Occupancy:

13. Issuance of the Certificate of Occupancy.
14. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
15. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision, unless a policy change to impact fees is made.
16. Any safety improvements required at the intersections of Rutland Street at Silver Street and Rutland at Central Avenue are in place.
17. Confirmation, by staff, that the wetlands buffer signs are in place, or replaced if damaged during construction.

23 CATARACT AVENUE



Property Information

Location	23 CATARACT AV
Owner	MCINTOSH DOVER LLC
Land Use	
Zoning Code	G*
Property Id	13023-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT WAIV-2024-0009
FOR CITY OF DOVER, N.H.

Plan Type:	Waiver / Extension / Amendment	**Project:**		**App Date:**	06/06/2024
Work Class:	Plan	**District:**	None	**Exp Date:**	08/10/2024
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: • Phase 1 buildings 3&4 will be 100% affordable, providing 78 affordable rent units at 60% AMI rents

Parcel:	13023-000000 Main	**Address:**	23 Cataract Av Main Dover, 03820	**Zone:**	

Owner
Matt Alden
953 Islington Street STE 23D
STE 23D
Portsmouth, NH 03801
Home: (603) 247-2809
Business: (603) 247-2809
Mobile: (603) 247-2809

Owner
Todd Baker
Business: (000) 000-0000

Applicant
Matt Alden
953 Islington Street STE 23D
STE 23D
Portsmouth, NH 03801
Home: (603) 247-2809
Business: (603) 247-2809
Mobile: (603) 247-2809

Plan Custom Fields

Project Location	23 Cataract Avenue	Waiver Request Type	Amendment	Project Name	McIntosh Commons
Original Plan Approval Date	Jan 11 2022 12:00AM	Plan ID Number	P21-45	Plan Type	Site Plan
Amendment Request Detail	• Phase 1 buildings 3&4 will be 100% affordable, providing 78 affordable rent units at 60% AMI rents • No change to floor plan or unit layouts - still same mix of 26 1BR, 44 2BR, 8 3BR • All 2&3BR's have 2 baths and all units are ~25% larger than typical affordable housing units • All units have washer/dryer • Underground parking remains • Playground added • Roof decks and balconies removed • Brick siding from original design replaced with brick-colored hardi panel				

Attachment File Name	Added On	Added By	Attachment Group	Notes
2024.06.25_PlanningBoard.Agenda.pdf	06/13/2024 12:40	Blonigen, Rachel		PB Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008280	Planning Certified Mailing to Application Contacts	$10.00	$0.00
	Planning Certified Mailing to Abutters	$200.00	$0.00
	Planning Creation / Printing of Abutter Labels	$30.00	$0.00
	Planning Public Notice in Newspaper	$120.00	$0.00
	Planning Waiver / Extension /Amend Application Fee	$200.00	$0.00
	Total for Invoice INV-00008280	**$560.00**	**$0.00**

WAIV-2024-0009 **23 CATARACT AVENUE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
13004-000000	WOODMAN PARK DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
13025-000000	59 RUTLAND ST	WOODMAN RANDY SCOTT &	WOODMAN STACEY ANNE	59 RUTLAND ST	DOVER	NH	03820
13026-000000	57 RUTLAND ST	COAKLEY KEVIN B &	COAKLEY JULIE A	57 RUTLAND STREET	DOVER	NH	03820
13027-000000	55 RUTLAND ST	SIDEBOTHAM ERIN ANNE TRUSTEE	ERIN A SIDEBOTHAM REV TRUST OF 2020	55 RUTLAND ST	DOVER	NH	03820
13028-000000	53 RUTLAND ST	BLOUGH ERIC E & LINDA M TRUSTEES	BLOUGH ERIC E FAMILY REVOCABLE TRUST	53 RUTLAND ST	DOVER	NH	03820-3945
13028-A00000	53 A RUTLAND ST	HALLINAN STEVEN T &	HALLINAN KRISTEN LYNN	53 A RUTLAND ST	DOVER	NH	03820
13029-000000	45 47 RUTLAND ST	PELLETIER LINDA BROWN TRUSTEE	PELLETIER LINDA BROWN 2015 REVOCABLE TRU	45 RUTLAND ST	DOVER	NH	03820-3945
14014-000000	1 ABBEY LN	RUTLAND MANOR ASSOC		PO BOX 7730	NASHUA	NH	03060
14017-000001	2 STONINGTON DR	DIAMOND CAPITAL LLC		170 COMMERCE WAY STE 200	PORTSMOUTH	NH	03801-3272
14017-000002	4 STONINGTON DR	DIAMOND CAPITAL LLC		170 COMMERCE WAY STE 200	PORTSMOUTH	NH	03801-3272
14017-000003	6 STONINGTON DR	DIAMOND CAPITAL LLC		170 COMMERCE WAY STE 200	PORTSMOUTH	NH	03801-3272
14017-000004	8 STONINGTON DR	DIAMOND CAPITAL LLC		170 COMMERCE WAY STE 200	PORTSMOUTH	NH	03801-3272
14017-000005	10 STONINGTON DR	DIAMOND CAPITAL LLC		170 COMMERCE WAY STE 200	PORTSMOUTH	NH	03801-3272
14017-000006	12 STONINGTON DR	DIAMOND CAPITAL LLC		170 COMMERCE WAY STE 200	PORTSMOUTH	NH	03801-3272
14017-000007	14 STONINGTON DR	DIAMOND CAPITAL LLC		170 COMMERCE WAY STE 200	PORTSMOUTH	NH	03801-3272
14017-000008	16 STONINGTON DR	DIAMOND CAPITAL LLC		170 COMMERCE WAY STE 200	PORTSMOUTH	NH	03801-3272
14017-000CMN	STONINGTON DR	STONNINGTON DR TOWNHOUSE CONDOS	C/O DIAMOND CAPITAL LLC	170 COMMERCE WAY STE 200	PORTSMOUTH	NH	03801-3272
15057-000000	52 RUTLAND ST	JACQUES REBECCA A		52 RUTLAND ST	DOVER	NH	03820
15058-000000	56 RUTLAND ST	METTEE JOHN M TRUSTEE	METTEE JOHN M REVOCABLE TRUST	56 RUTLAND STREET	DOVER	NH	03820
15058-A00000	54 RUTLAND ST	BEKKALA RONALD S &	BEKKALA ANGELA M	54 RUTLAND ST	DOVER	NH	03820
15058-B00000	54 A RUTLAND ST	JASON ROHRER GAMES INC		54 A RUTLAND ST	DOVER	NH	03820
15059-000000	58 RUTLAND ST	SMITH RANDY G		58 RUTLAND ST	DOVER	NH	03820
15060-000000	60 62 RUTLAND ST	XYDIAS PANAGIOTIS D &	XYDIAS VASILIOS D	60 RUTLAND STREET	DOVER	NH	03820
15061-000000	64 66 RUTLAND ST	BALL DANIEL &	BALL SUSAN J	66 RUTLAND STREET	DOVER	NH	03820
15062-000000	68 RUTLAND ST	SOUTH DOVER STORAGE SOLUTIONS LLC	C/O ROBERT FOSTER	11 MOSES CARR RD	ROLLINSFORD	NH	03869
15063-000000	70 RUTLAND ST	WELLINGTON SCOTT P &	WELLINGTON CHRISTINE T	70 RUTLAND STREET	DOVER	NH	03820
15065-000000	72 RUTLAND ST	BONNEAU CRAIG D &	BONNEAU LYNDA A	72 RUTLAND STREET	DOVER	NH	03820
13023-000000	23 CATARACT AV	MCINTOSH DOVER LLC		953 ISLINGTON STREET #23D	PORTSMOUTH	NH	03801

DEVELOPMENT AGREEMENT
As Required by Dover Code Section 170-27.2

This Development Agreement is made by and between Todd Baker of **McIntosh Dover, LLC.**, c/o Baker Properties, a New Hampshire corporation with a place of business at 953 Islington Street #23D Portsmouth, NH 03801 (hereinafter called the Applicant) and The City of Dover, NH, 288 Central Avenue, Dover, New Hampshire 03820 (hereinafter called the City).

Explanatory Statement

The Applicant is the owner of property located at 23 Cataract Avenue (to be renamed/numbered) & 61 Rutland Street, Dover, New Hampshire, shown on Assessor's Map 13, Lots 23 & 24. The Applicant received a Conditional Site Plan approval on January 11, 2022. The approval from the Dover Planning Board authorized the purchase of 156 new units; 52 to be HUD rent restricted units and a site plan for a multiple buildings on one lot. This plan is laid out in the plan titled "Site Plan for McIntosh Commons at 23 Cataract Avenue & 61 Rutland Street, Dover, New Hampshire", shown on Assessor's Map 13, Lots 23 & 24, prepared by Allen and Major Associates, Inc.

NOW THEREFORE, intending to be legally bound, the parties agree as follows:

1. This agreement shall be recorded at the Strafford County Registry of Deeds.
2. That the Applicant shall abide by all ordinances and land use regulations of the City of Dover.
3. That the Applicant shall implement the Plan only as approved by the Planning Board and shall comply with all requirements of the current version of the Building Code and Life Safety Code, as amended.
4. That the Applicant shall obtain all necessary local, state and federal permits and shall comply with their terms.
5. The Planning Board granted relief to allow disturbance of 56,000 s.f. within the 50' wetland buffer to build four 4-story multi-family apartment buildings and a 1-story clubhouse on site with associated parking, grading, and drainage via a Conditional Use Permit.
6. The Planning Board granted relief to allow an approximate 34.8% frontage build-out instead of 60% as required & an approximate 79.6' front primary build-to-line whereas 0-20' is required, after finding that the criteria of 170-20.B(1) have been met.
7. That 52 of the units the Applicant intends to construct shall be permanently restricted to the HUD Fair Market Rental Rate for the applicable type of unit in the Portsmouth-Rochester, NH HMFA as published by New Hampshire Housing Finance Authority in April of each year.
8. Annually, by July 1, the Applicant shall provide, in writing, to the Planning Board through the Department of Planning and Community Development, an updated and verifiable lease documenting that the monthly rental rate for the 52 units is at, or below, the HUD Fair Market Rental Rate for the applicable type of unit in the Portsmouth-Rochester, NH HMFA as published by New Hampshire Housing Finance Authority in April of each year, for the following 12 months.

   A sample lease is provided as exhibit A to this agreement.
9. That the applicant shall pay a total $23,400 to the City towards active and passive recreation as required per Chapter 170-15 before the first Building Permit for each building is issued. For example, $5,850 per building if the project's building permits are phased.

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

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

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

January 12, 2022

McIntosh Dover, LLC.
c/o Baker Properties
953 Islington Street #23D
Portsmouth, NH 03801

Re: Conditional Use Permit for McIntosh Dover, LLC., c/o Baker Properties, Assessor's Map 13, Lots 23 & 24, zoned Gateway, located at 23 Cataract Avenue & 61 Rutland Street. (Proposal is to allow an approximate 34.8% frontage build-out instead of 60% as required & an approximate 79.6' front primary build-to-line whereas 0-20' is required). (P21-47)

Dear McIntosh Dover, LLC. c/o Baker Properties:

Please be advised that on Tuesday, January 11, 2022 the Dover Planning Board voted to conditionally approve the Conditional Use Permit. **The specific conditions are included with this letter.**

In addition to the conditions of approval, please provide the following to our office:

- ☑ 1. The Conditional Use Permit (P21-46) be approved.
- ☑ 2. The site plan (P21-45) be approved.
- ☐ 3. The applicant shall enter into a Development Agreement noting the relief granted by the Planning Board in finding that the criteria of 170-20.B(1) have been met.

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

Sincerely,

Donna Benton

Donna Benton, AICP
City Planner

EC: Building Inspection Office
Engineering Office
Assessing Office
Allen & Major Associates, Inc.

Life Safety & Building Code Analysis

McIntosh Commons
Apartment Building
Dover, NH
A Multifamily Apartment Community

1) Applicable codes:

a. International Building Code - 2018 (IBC)
b. International Energy Conservation Code – 2018 (IECC)
c. ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities
d. Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities. (ADA-AG) - 2010
e. NFPA 10, Fire Extinguisher, 2018
f. NFPA 13 Sprinkler Systems 2018,
g. NFPA 101, Life Safety Code, 2018

2) Use Group Classification:

Area	IBC (Chapter 3)	NFPA 101 (Chapter 6)
Parking garage	Storage (S2)	New Storage
1st-4th Floor	Residential (R-2)	New Residential

3) Building Area

Level	Area
Parking Garage	11,651 sf
First Floor	11,651 sf
Second Floor	11575 sf
Third Floor	11,575 sf
Fourth Floor	11,575 sf
Total	58,027 sf

4) Minimum Occupancy Separation: (IBC 510.2)

Area	IBC 510.2	Provided
R-2 to S-2	3 Hr	3 Hr

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

5) Construction Type: (IBC Chapter 6)

Area	Use Group	Construction Type
Parking Garage	Storage (S-2)	I-A (Non-Combustible – Protected)
1st-Roof Floor	Residential (R-2)	V-A (Combustible – Protected)

6) Unadjusted Allowable Area per floor: (IBC Table 506.2)

Area	Use Group	Construction Type	Tabular Area
Parking Garage	Storage (S-2)	I-A (Non-Combustible)	Unlimited
1st – 4th Floor	Residential (R-2)	V-A (Combustible)	36,000 sf/floor

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

7) Unadjusted Allowable Height (IBC Table 504.3, Table 504.4)

Area	Use Group	Construction Type	Tabular Height
Parking Garage	Storage (S-2)	I-A (Non-Combustible)	Unlimited/Unlimited
1st – Roof Floor	Residential (R-2)	V-A (Combustible)	4 stories/70 ft

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

8) Actual Building Height:

Area	Construction Type	Occupancy	Actual Height
1st – 4th Floors	V-A (Combustible)	Residential (R-2)	4 stories/52'-4"*

Note: Height of building is taken from average grade to roof top of elevator shaft.
*Note: The Parking Garage is not considered a story above grade whereas the story above is not 6'-0" above the grade plane and the story above is not more than 12'-0" at any point.

9) Fireresistance Ratings of Structural Elements (Hours): (IBC Table 601, Table 602)

Building Element	I-A Construction Type	V-A Construction Type
Structural Frame	3	1
Bearing Walls		
Exterior Walls	3	1
Interior Walls	3	1
Nonbearing walls and partitions		
Exterior Walls	0	0
Interior walls	0	0
Floor Construction	2	1
Roof Construction	N/A	1

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

10) Maximum length of exit access travel (IBC 1017)

Area	Occupancy	IBC Table 1017.2	NFPA 101
Parking Garage	Storage (S-2)	400 feet	400feet (Table 42.8.2.6.1)
1st-Roof Floor	Residential (R-2)	250 feet	200 feet (30.2.6.3.2)

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

11) Occupant Load (IBC Table 1004.1.2)

Area	Occupancy	Area/Factor Load	Occupant Load
Parking Garage	Storage (S-2)	11,651 sf /200 sf/occupant	= 58floor
First Floor	Residential (R-2)	11,651 sf /200 sf/occupant	= 58/floor
Second Floor	Residential (R-2)	11,575sf /200 sf/occupant	= 58/floor
Third Floor	Residential (R-2)	11,575 sf /200 sf/occupant	= 58/floor
Fourth Floor	Residential (R-2)	11,575 sf /200 sf/occupant	= 58/floor

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

12) Minimum number of exits (IBC Table 1006.3.2)

Every floor area shall be provided with the minimum number of approved independent exits as required by Table 1006.3.2 based on the occupant load.

Area	Occupant Load	Exits Required	Exits Provided
Parking Garage	58	2	3
First Floor	58	2	3
Second Floor	58	2	2
Third Floor	58	2	2
Fourth Floor	58	2	2

13) Maximum Dead End Corridor Allowable: (IBC 1020.4)

Occupancy	IBC 1020.4	NFPA 101
Storage (S-2)	50 feet	Not Limited (Table 42.2.5)*
Residential (R-2)	50 feet	50 Feet (30.2.5.4.2)

Note: Building is equipped throughout with an automatic sprinkler system and shall be designed and installed in accordance with NFPA 13 (IBC 903.3.1.1)

*Note: Parking Garage is considered low hazard.

14) Minimum required width of passageways, aisle passageways, aisles and corridors (IBC 1024.2)

1) 44 inches for occupant load greater than 50 persons
2) 36 inches for occupant load less than 50 persons.

15) Light & Ventilation required: (IBC Chapter 12)

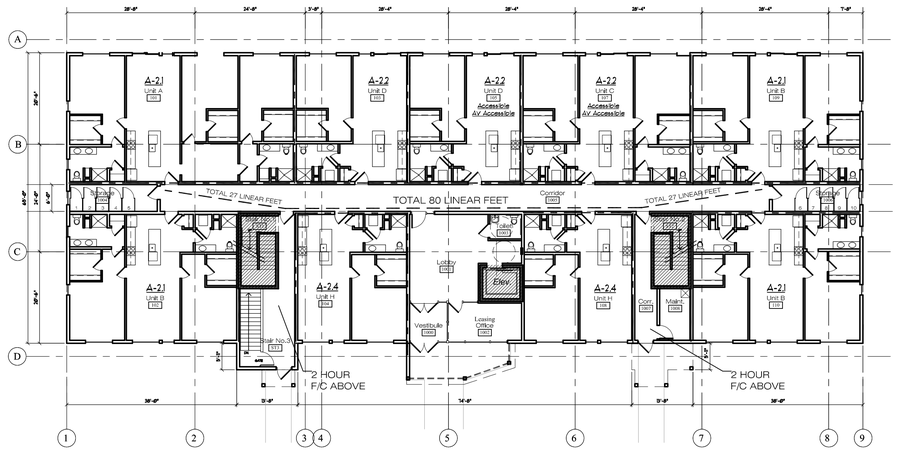
1202.5 Ventilation required: Every room or space intended for human occupancy shall be provided with natural or mechanical ventilation.

1202.5.1 Ventilation Area Required: The minimum openable area to the outdoors shall be not less than 4% of the floor area being ventilated.

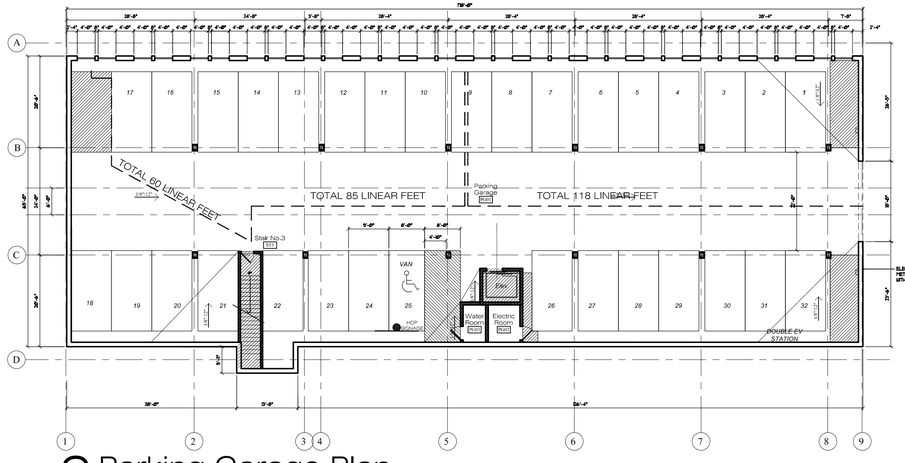
1204.1 Light required: Every room or space intended for human occupancy shall be provided with natural or artificial light.

1204.2 Natural Light. The minimum net glazed area shall not be less than 8% of the floor area of the room served.

ONE HOUR FIRE SEPARATION WALL
TWO HOUR FIRE SEPARATION WALL
TWO HOUR FIRE RATED SHAFT



1 First Floor Plan (Bldg 4)
1/16"=1'-0"



2 Parking Garage Plan
1/16"=1'-0"

THA
ARCHITECTS, LLC
ARCHITECTURE • DESIGN • PLANNING • INTERIOR DESIGN
P.O. Box 88
STRATHAM, NEW HAMPSHIRE 03885
Tel: (603) 770-2491 Fax: (603)
www.thaarc.com

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LICENSED ARCHITECT
THOMAS H. HOUSE
No. 2380
STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase 1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Life Safety
Building Code
Analysis

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

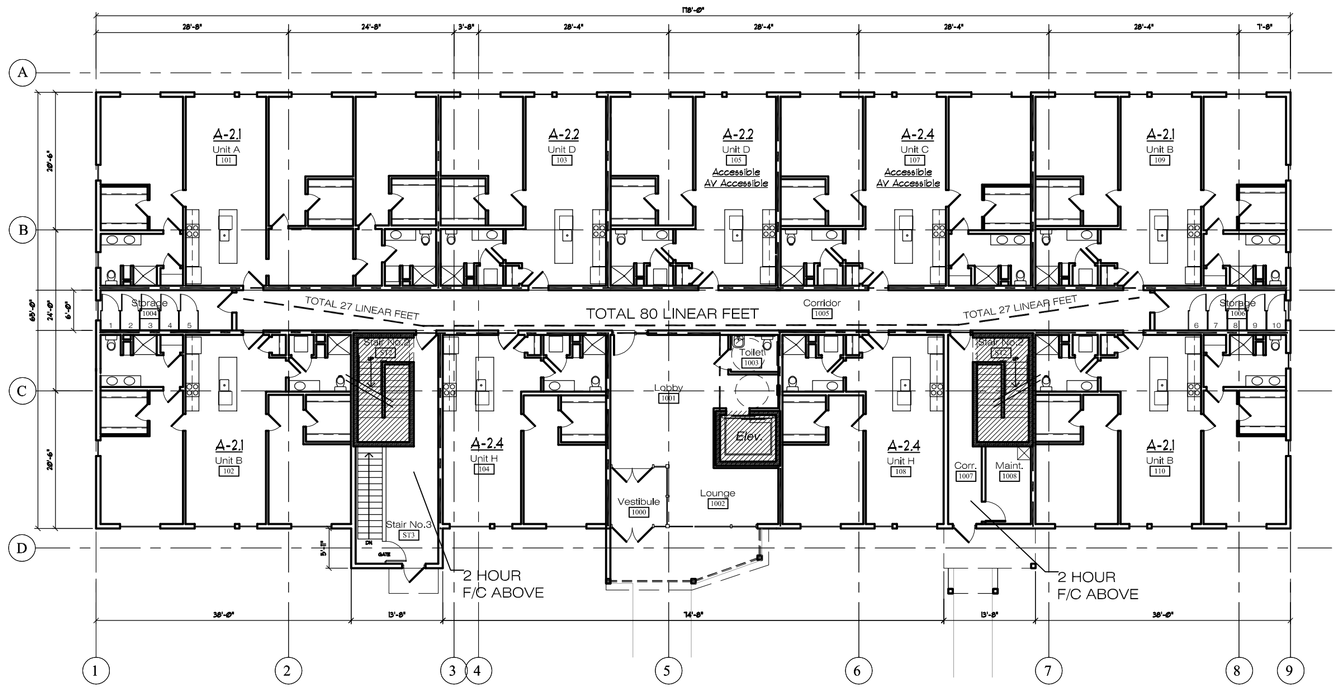
SCALE:

ISSUED / DRAWN BY
October 21,2022
© THA Architects, LLC.

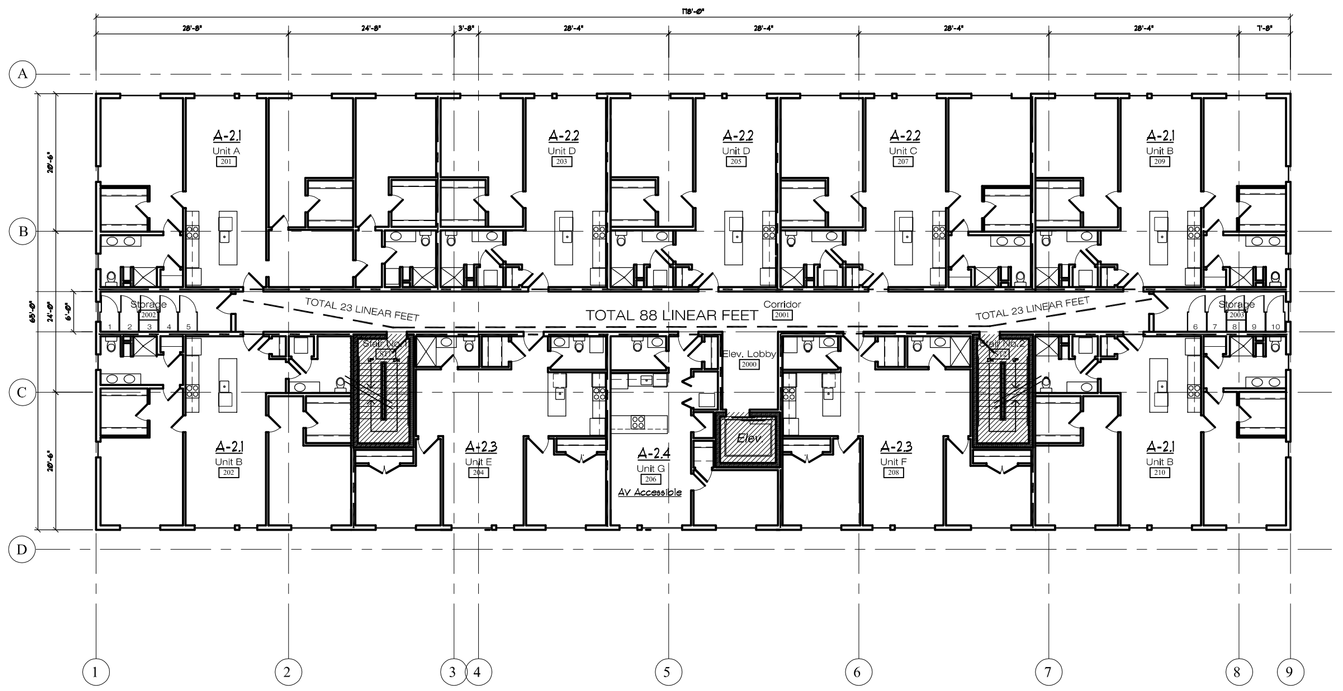
REVISED / REVISED BY
3/31/23
December 8, 2023
January 29, 2024
February 8,2024

JOB NO: 21004

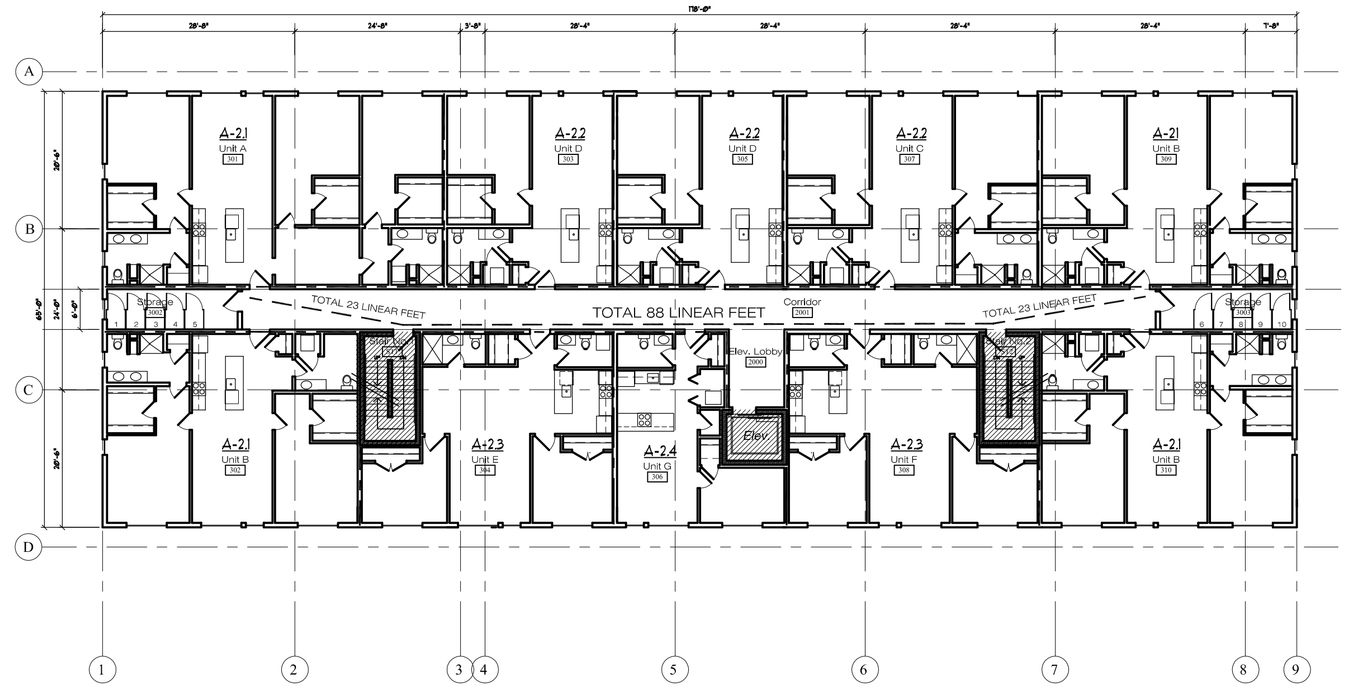
SHEET NUMBER
A-0.1



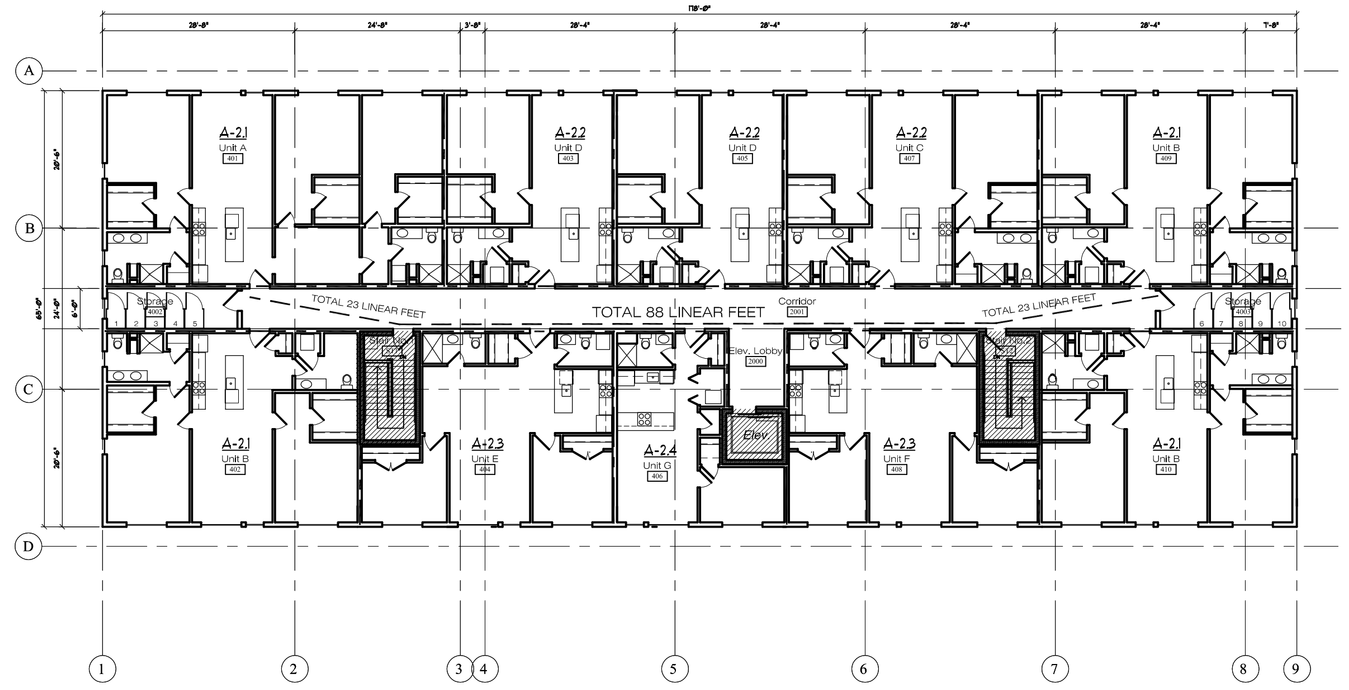
1 First Floor Plan (Bldg 3)
1/16"=1'-0"



2 Second Floor Plan
1/16"=1'-0"



3 Third Floor Plan
1/16"=1'-0"



4 Fourth Floor Plan
1/16"=1'-0"

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LICENSED ARCHITECT THOMAS H. ALHOUSE No. 2389 THE STATE OF NEW HAMPSHIRE

McIntoshCommons-McIntosh West Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Life Safety
Building Code
Analysis

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

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October 21,2022
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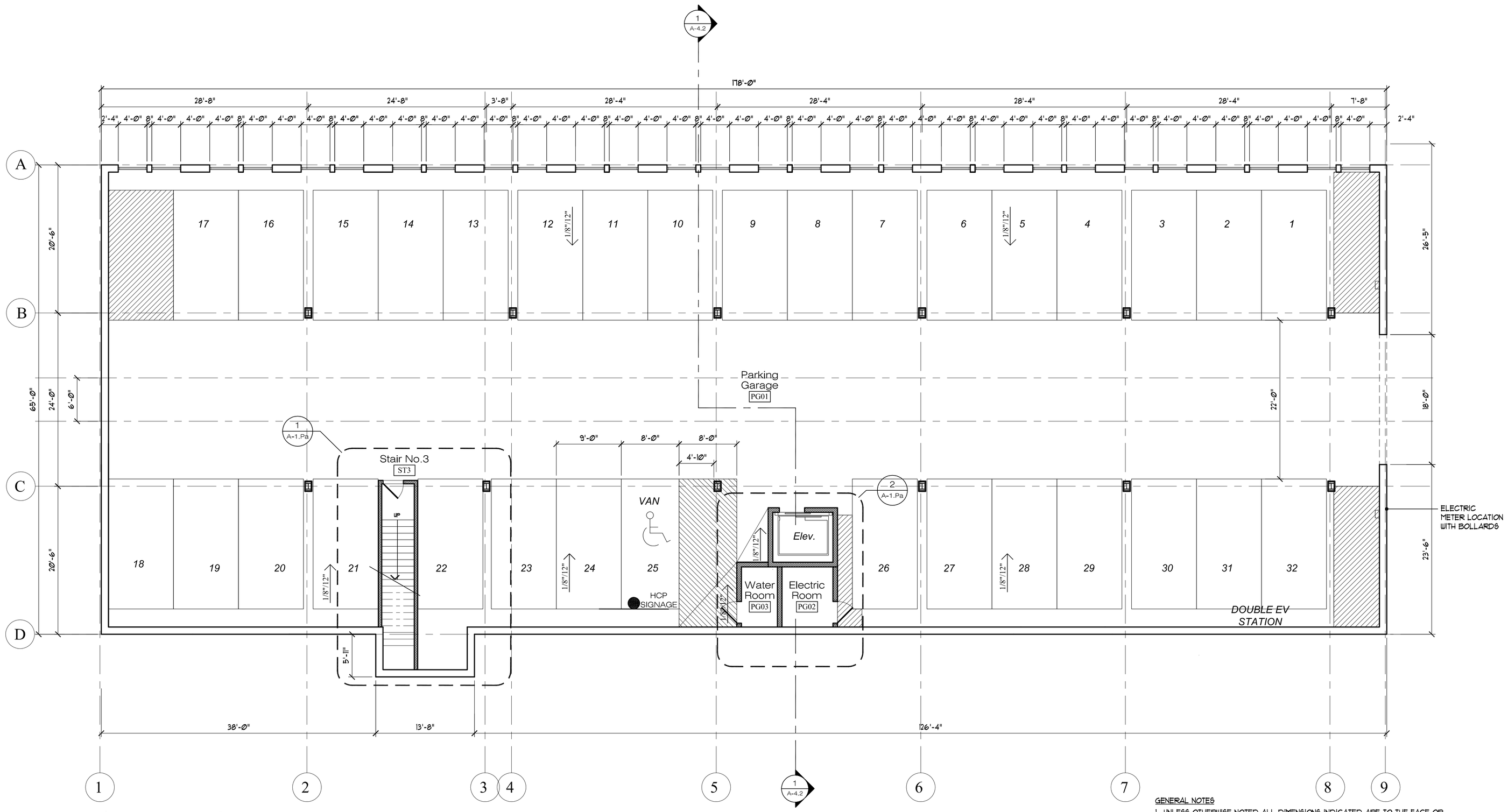

1 Parking Garage Plan - (Building 1,3 & 4)

1/8"=1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED ALL DIMENSIONS INDICATED ARE TO THE FACE OR CENTERLINE OF THE WALL STUDS, NOT THE WALL ASSEMBLY.
2. AT BATHS, WHERE A PREFABRICATED TUB/SHOWER OR SHOWER ABUTS A FIRE RATED ASSEMBLY OR EXTERIOR WALL, THE GYPSUM BOARD REQUIRED FOR THE WALL ASSEMBLY SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FIXTURE. AN ADDITIONAL LAYER OF ½" MR GYPSUM BOARD SHALL BE ADDED TO COVER THE FIXTURE FLANGE FOR THE LENGTH OF THE WALL.
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE IW-A.
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
   A. COLUMNS SUPPORTING A 3 HR FLOOR CONSTRUCTION - 3 HR.
   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
   E. IF A BEAM IS CONTAINED WITHIN A FLOOR/CEILING ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
5. M.R. GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATIONS EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOARD IS REQUIRED AT ALL LOCATIONS WHERE TILE IS INDICATED IN THE FINISH SCHEDULE.
6. ALL PARTY WALLS, CORRIDOR WALLS, SMOKE BARRIERS AND STAIR/ELEVATOR WALL ASSEMBLIES ARE TO BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR/ROOF DECK SEAL AIR TIGHT, FIRE STOP ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
7. REFER TO A-6.1 FOR FIRE RESISTANCE RATINGS FOR WALLS, FLOORS, ROOF, SHAFT, BEAM AND COLUMNS. REFER TO UL LISTING PUBLICATIONS FOR PIPE AND DUCT PENETRATIONS IN RATED WALLS.
8. REFER TO A-6.x FOR WINDOW/DOOR SCHEDULES.
9. BLOCKING INSTALLATION BY CONTRACTOR. BLOCKING TYPE AND LOCATION SHALL BE AS FOLLOWS SUBJECT TO REVIEW BY ARCHITECT.
   A. WHERE BLOCKING IS REQUIRED OVER WOOD STUDS, PROVIDE SOLID BLOCKING.
   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
10. BLOCKING SHALL BE ADEQUATE TO PROPERLY SUPPORT GRAB BARS INSTALLED, AS INDICATED IN TYPICAL ACCESSIBILITY GUIDELINES AND DIMENSIONS USING A LOAD STANDARD OF 250 lbs. STATIC.
11. ALL 2 HR FIRE RATED WALLS SHALL BE CONTINUOUS IN PLAN AND VERTICAL IN SECTION. ANY ONE HOUR OR NON-RATED ASSEMBLY SHALL NOT PENETRATE THE TWO HOUR ASSEMBLY.
12. ALL PLUMBING FIXTURES SHALL BE SEALED TO ADJACENT MATERIALS WITH APPROPRIATE SEALANT.
13. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL SHEAR WALLS. UNLESS OTHERWISE NOTED ARCHITECTURAL WALL TYPE DESIGNATIONS DO NOT INCLUDE THE PLYWOOD SHEAR WALL MATERIAL.
14. PROVIDE ONE LAYER OF ⅝" TYPE 'X' GWB AT DRAFTSTOP WALLS WITH ALL JOINTS TAPED AND SEALED AT ALL DEMISING WALLS BETWEEN DWELLING UNITS. DEMISING WALLS ARE TO EXTEND FROM FLOOR BELOW TO FLOOR/ROOF DECK ABOVE.
15. WOOD STRUCTURAL MEMBERS SHALL BE FREE FROM SIGNIFICANT DEFLECTION AND/OR CRACKING, DETERIORATION, ROT OR TERMITE DAMAGE, EXCEPT IN GRAFTON, CARROLL AND COOS COUNTIES. NON-TOXIC TREATMENT FOR TERMITE CONTROL COMPLYING WITH AWPA U1 IS REQUIRED FOR ALL NEW CONSTRUCTION. SPRAYED A MINIMUM OF 4 FEET UP FROM THE FOUNDATION ON ALL EXTERIOR WOOD WALLS.

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LICENSED ARCHITECT
THOMAS
A.
HOUSE
No. 2369
STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase 1

Baker Properties
Islington Street
Portsmouth, NH

Parking Garage
Floor Plan

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

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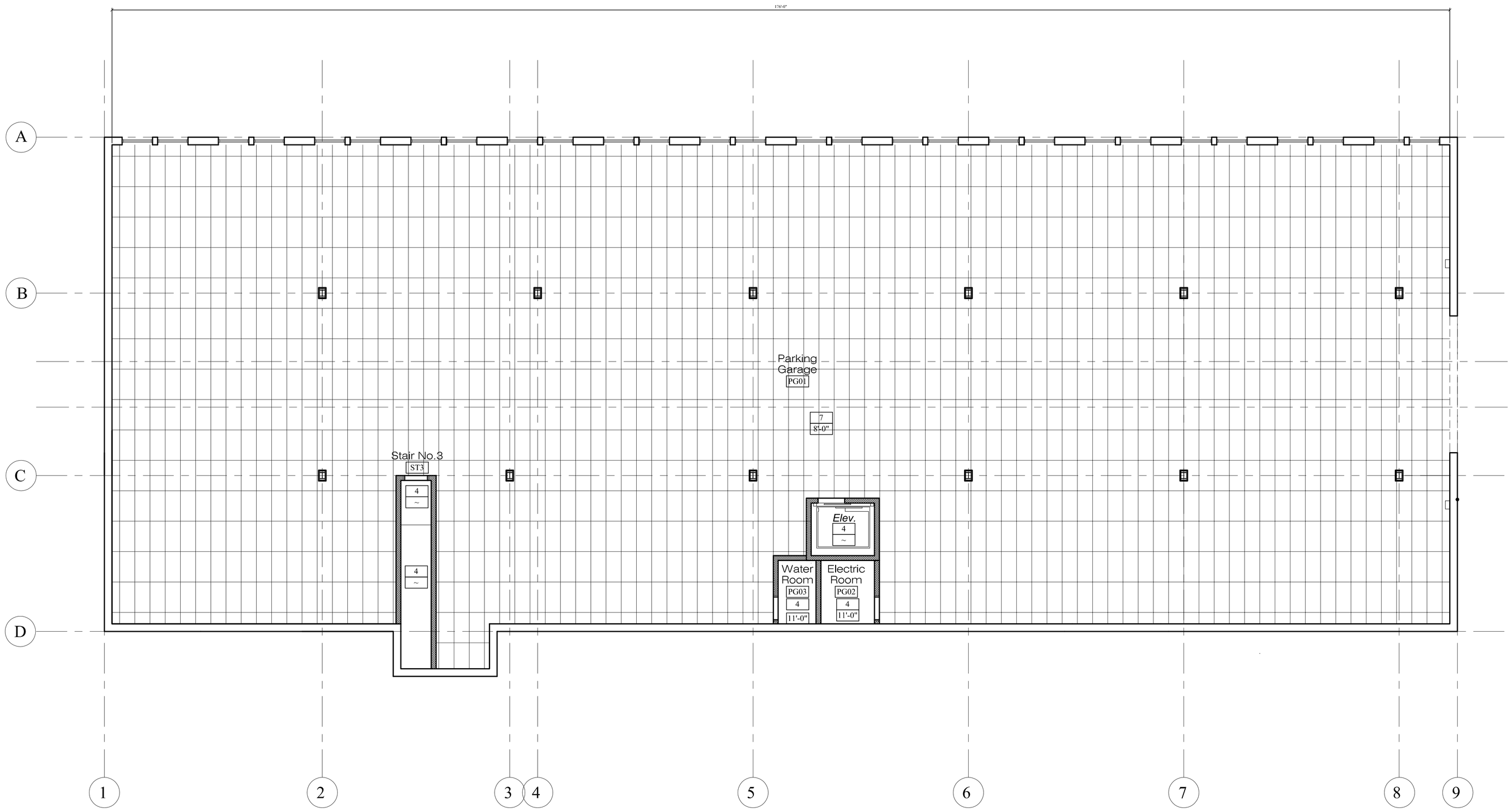

1 Parking Garage Reflected CeilingPlan
1/8"=1'-0"

GENERAL NOTES

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSS THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE.) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF ⅝" TYPE 'X' GWB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO DETAIL 4 & 5 OF THIS SHEET)

2. SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFELCTED CEILING PLAN.

3. MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES ON REFLECTED CEILING PLANS ARE FOR LOCATION AND COORDINATION ONLY.

4. PLACEMENT & LAYOUT OF EQUIPMENT TO BE AS FOLLOWS.

a. SPRINKLER HEAD IN A.C.T.: CENTERED IN PANEL.
b. SPRINKLER HEAD IN GWB: ALIGN WITH NEARBY LIGHT FIXTURE.
c. CORRIDOR FIXTURES: CENTERED IN TILE PANEL.
d. REGISTERS, DIFFUSERS, EXIT LIGHTS, SMOKE DETECTORS: CENTERED IN TILE PANEL.

5. IF CONFLICTS EXIST BETWEEN QUANTITIES OF LIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.

6. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

7. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR IC RATED FIXTURES.

LEGEND

1 ~	GYPSUM BOARD
2 ~	SLOPED GYPSUM BOARD
3 ~	2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOOK II #2767 TEGULAR
4 ~	OPEN TO ABOVE
5 ~	⅝" TYPE 'X' M.R. GWB OVER SUSPENDED GRID SYSTEM
6 ~	METAL SOFFIT SYSTEM
7 ~	24"X 48" X 5/8" PLASTIC COATED ACOUSTICAL CEILING TILE SYSTEM WITH HOLD DOUN CLIPS

LIGHT SCHEDULE

○	RECESSED DOUNLIGHT
⊕	SURFACE MOUNTED FIXTURE
▭	4' SURFACE MOUNTED FLUORESCENT LIGHT
♀	WALL SCONCE
⊞	DIFFUSER
▦	RETURN REGISTER
□	2'X2' RECESSED FLUORESCENT LIGHT
▭	2'X4' RECESSED FLUORESCENT LIGHT

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No. 2380
STATE OF NEW HAMPSHIRE

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Baker Properties
Islington Street
Portsmouth, NH

Parking Garage Reflected Ceiling Plan

Structural Engineer
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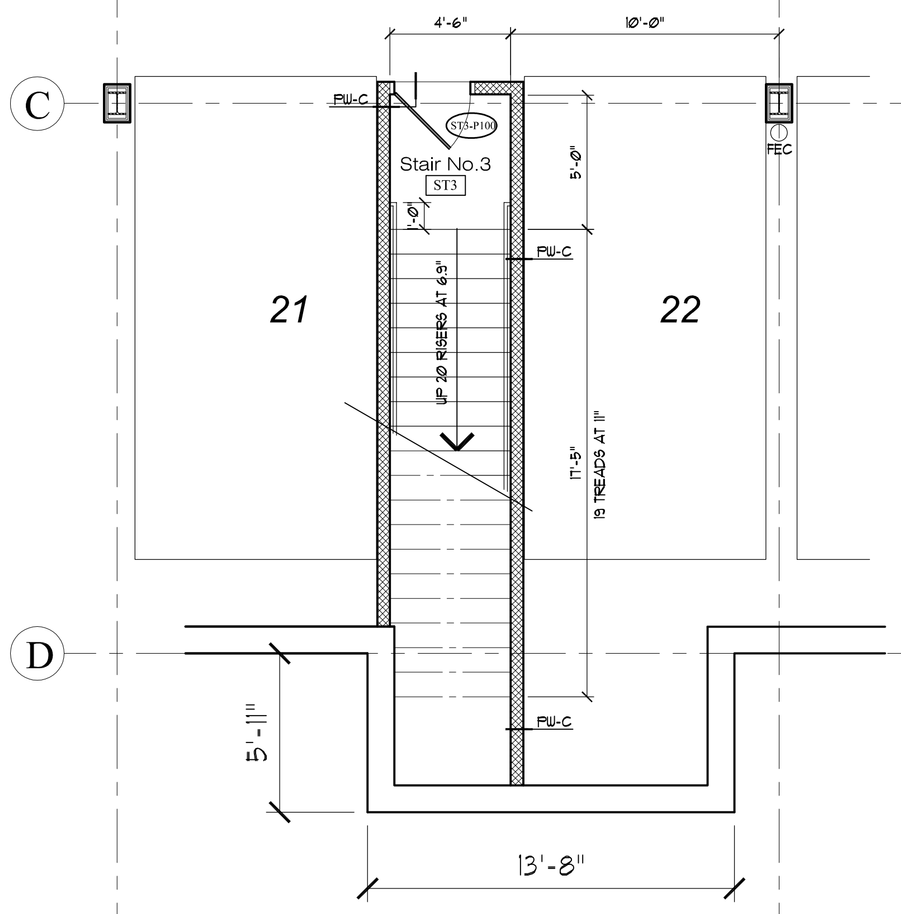
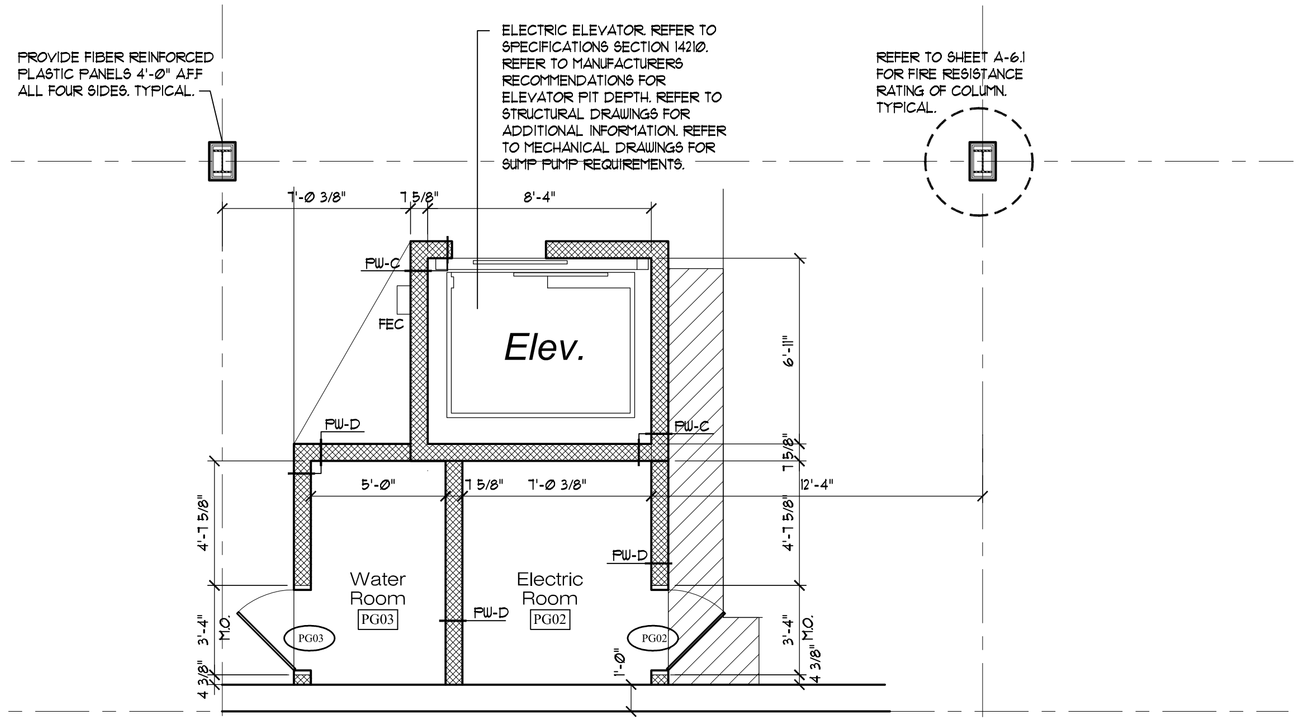


1 Partial Parking Floor Plan

1/4"=1'-0"



2 Partial Parking Floor Plan

1/4"=1'-0"

GENERAL NOTES

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2. AT BATHS, WHERE A PREFABRICATED TUB/SHOWER OR SHOWER ABUTS A FIRE RATED ASSEMBLY OR EXTERIOR WALL, THE GYPSUM BOARD REQUIRED FOR THE WALL ASSEMBLY SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FIXTURE. AN ADDITIONAL LAYER OF ½" MR GYPSUM BOARD SHALL BE ADDED TO COVER THE FIXTURE FLANGE FOR THE LENGTH OF THE WALL.
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE III-A.
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
   A. COLUMNS SUPPORTING A 3 HR FLOOR CONSTRUCTION - 3 HR.
   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
   E. IF A BEAM IS CONTAINED WITHIN A FLOOR/CEILING ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
5. MR GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATIONS EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOARD IS REQUIRED AT ALL LOCATIONS WHERE TILE IS INDICATED IN THE FINISH SCHEDULE.
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   A. WHERE BLOCKING IS REQUIRED OVER WOOD STUDS, PROVIDE SOLID BLOCKING.
   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
10. BLOCKING SHALL BE ADEQUATE TO PROPERLY SUPPORT GRAB BARS INSTALLED, AS INDICATED IN TYPICAL ACCESSIBILITY GUIDELINES AND DIMENSIONS USING A LOAD STANDARD OF 250 lbs. STATIC.
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THOMAS A. HOUSE No. 2300 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
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Apartment Building
Partial
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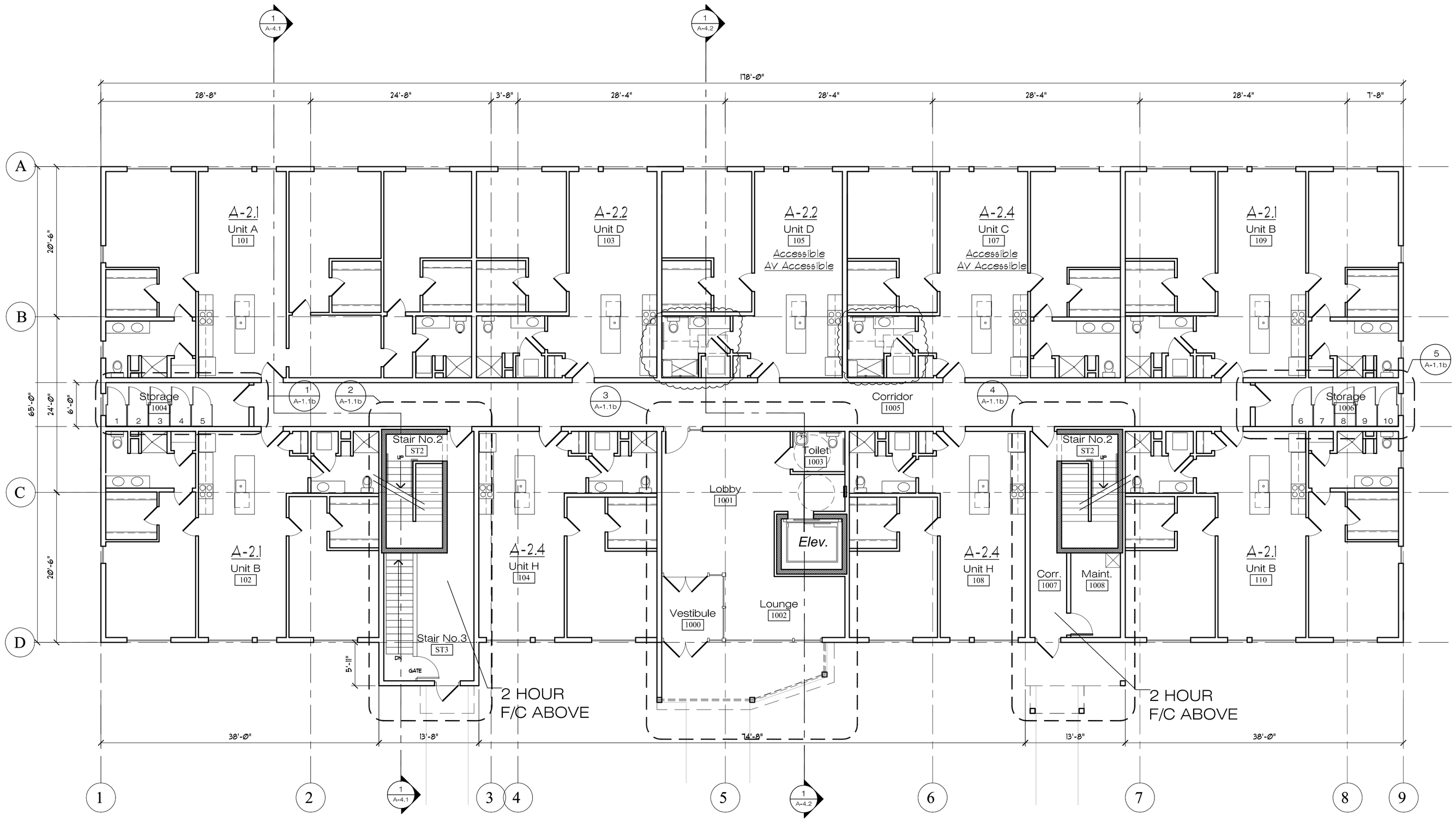

1 First Floor Plan

1/8"=1'-0"

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3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE 1U-A.
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
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   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
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   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
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No. 2380
THE STATE OF NEW HAMPSHIRE

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Building No.3
First
Floor Plan

Structural Engineer
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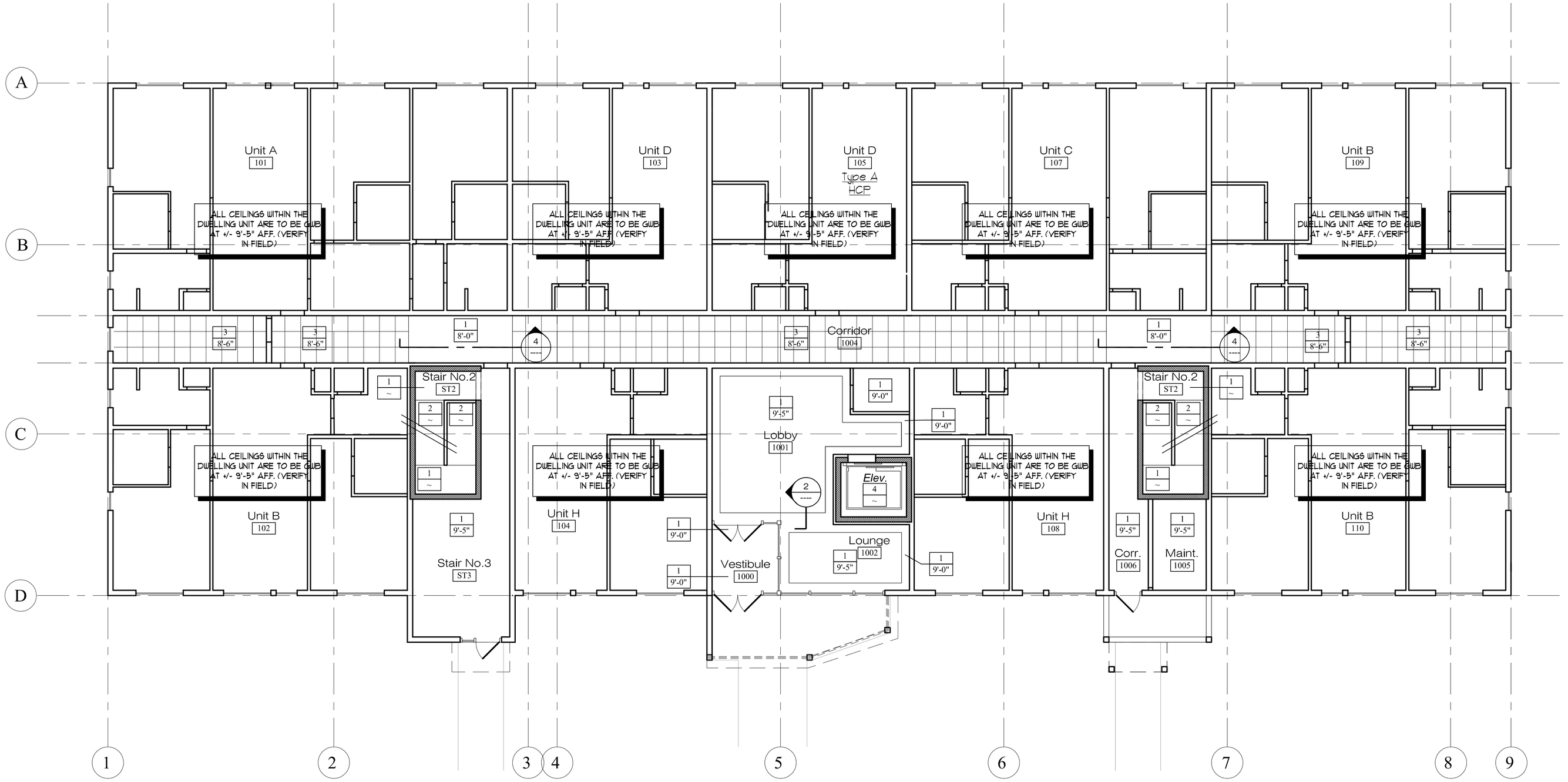
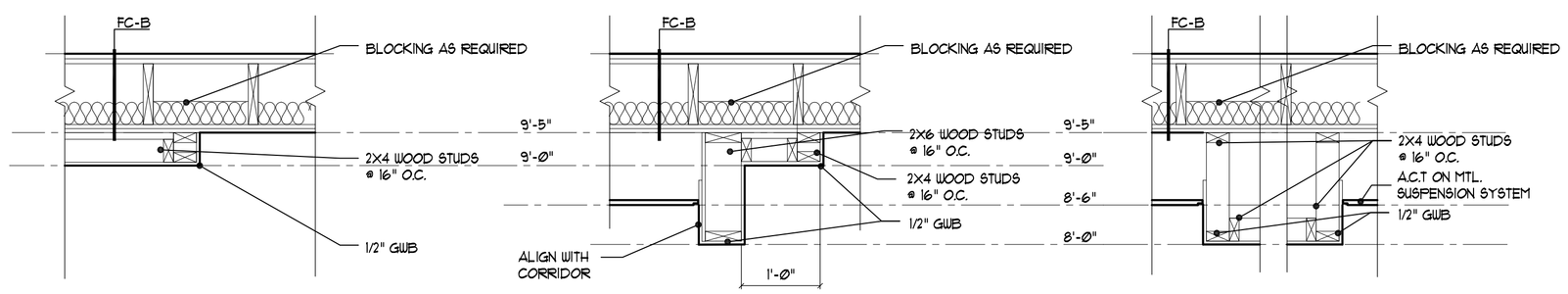


1 First Floor Reflected CeilingPlan

1/8"=1'-0"



2 Detail

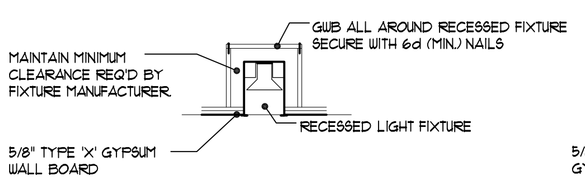
3/4"=1'-0"

3 Detail

3/4"=1'-0"

4 Detail

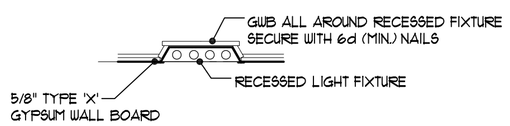
3/4"=1'-0"



NOTE: PROVIDE FIXTURE PROTECTION AT ALL RECESSED LIGHT FIXTURES THROUGHOUT BUILDING.

5 Typical can light in Fire Rated Assembly

3/4"=1'-0"



6 Typical recessed light in Fire Rated Assembly

3/4"=1'-0"

GENERAL NOTES

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSS THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE.) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF ⅝" TYPE 'X' GWB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO DETAIL 4 & 5 OF THIS SHEET)

2. SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFELCTED CEILING PLAN.

3. MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES ON REFLECTED CEILING PLANS ARE FOR LOCATION AND COORDINATION ONLY.

4. PLACEMENT & LAYOUT OF EQUIPMENT TO BE AS FOLLOWS.

a. SPRINKLER HEAD IN A.C.T.: CENTERED IN PANEL.
b. SPRINKLER HEAD IN GWB: ALIGN WITH NEARBY LIGHT FIXTURE.
c. CORRIDOR FIXTURES: CENTERED IN TILE PANEL.
d. REGISTERS, DIFFUSERS, EXIT LIGHTS, SMOKE DETECTORS: CENTERED IN TILE PANEL.

5. IF CONFLICTS EXIST BETWEEN QUANTITIES OF LIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.

6. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

7. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR IC RATED FIXTURES.

LEGEND

1 ~	GYPSUM BOARD
2 ~	SLOPED GYPSUM BOARD
3 ~	2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOOK II #2767 TEGULAR
4 ~	OPEN TO ABOVE
5 ~	⅝" TYPE 'X' MR. GWB OVER SUSPENDED GRID SYSTEM
6 ~	METAL SOFFIT SYSTEM

LIGHT SCHEDULE

- RECESSED DOWNLIGHT
- SURFACE MOUNTED FIXTURE
- 4' SURFACE MOUNTED FLUORESCENT LIGHT
- WALL SCONCE
- DIFFUSER
- RETURN REGISTER
- 2'X2' RECESSED FLUORESCENT LIGHT
- 2'X4' RECESSED FLUORESCENT LIGHT

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THOMAS A. HOUSE
No. 2380
STATE OF NEW HAMPSHIRE

McIntosh Commons
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Building No.3
First Floor
Reflected Ceiling
Plan

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

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JOB NO: 21004

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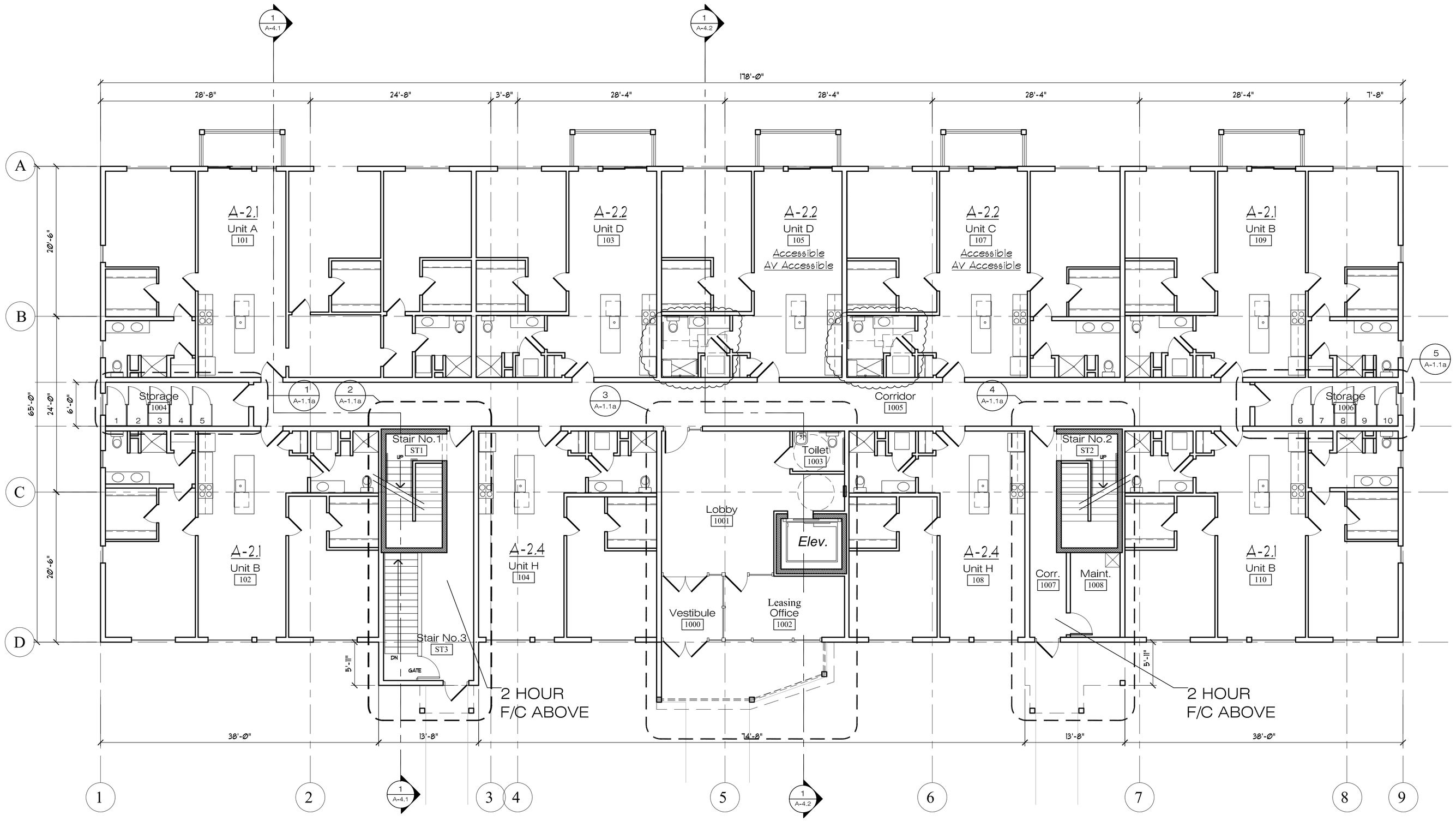
A-1.1RCP



1 First Floor Plan

1/8"=1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED ALL DIMENSIONS INDICATED ARE TO THE FACE OR CENTERLINE OF THE WALL STUDS, NOT THE WALL ASSEMBLY.
2. AT BATHS, WHERE A PREFABRICATED TUB/SHOWER OR SHOWER ABUTS A FIRE RATED ASSEMBLY OR EXTERIOR WALL, THE GYPSUM BOARD REQUIRED FOR THE WALL ASSEMBLY SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FIXTURE. AN ADDITIONAL LAYER OF ½" MR GYPSUM BOARD SHALL BE ADDED TO COVER THE FIXTURE FLANGE FOR THE LENGTH OF THE WALL.
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE IW-A.
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
   A. COLUMNS SUPPORTING A 3 HR FLOOR CONSTRUCTION - 3 HR.
   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
   E. IF A BEAM IS CONTAINED WITHIN A FLOOR/CEILING ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
5. MR GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATIONS EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOARD IS REQUIRED AT ALL LOCATIONS WHERE TILE IS INDICATED IN THE FINISH SCHEDULE.
6. ALL PARTY WALLS, CORRIDOR WALLS, SMOKE BARRIERS AND STAIR/ELEVATOR WALL ASSEMBLIES ARE TO BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR/ROOF DECK. SEAL AIR TIGHT. FIRE STOP ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
7. REFER TO A-6.1 FOR FIRE RESISTANCE RATINGS FOR WALLS, FLOORS, ROOF, SHAFT, BEAM AND COLUMNS. REFER TO UL LISTING PUBLICATIONS FOR PIPE AND DUCT PENETRATIONS IN RATED WALLS.
8. REFER TO A-6.x FOR WINDOW/DOOR SCHEDULES.
9. BLOCKING INSTALLATION BY CONTRACTOR. BLOCKING TYPE AND LOCATION SHALL BE AS FOLLOWS SUBJECT TO REVIEW BY ARCHITECT.
   A. WHERE BLOCKING IS REQUIRED OVER WOOD STUDS, PROVIDE SOLID BLOCKING.
   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
10. BLOCKING SHALL BE ADEQUATE TO PROPERLY SUPPORT GRAB BARS INSTALLED, AS INDICATED IN TYPICAL ACCESSIBILITY GUIDELINES AND DIMENSIONS USING A LOAD STANDARD OF 250 lbs. STATIC.
11. ALL 2 HR FIRE RATED WALLS SHALL BE CONTINUOUS IN PLAN AND VERTICAL IN SECTION. ANY ONE HOUR OR NON-RATED ASSEMBLY SHALL NOT PENETRATE THE TWO HOUR ASSEMBLY.
12. ALL PLUMBING FIXTURES SHALL BE SEALED TO ADJACENT MATERIALS WITH APPROPRIATE SEALANT.
13. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL SHEAR WALLS. UNLESS OTHERWISE NOTED ARCHITECTURAL WALL TYPE DESIGNATIONS DO NOT INCLUDE THE PLYWOOD SHEAR WALL MATERIAL.
14. PROVIDE ONE LAYER OF ⅝" TYPE 'X' GWB AT DRAFTSTOP WALLS WITH ALL JOINTS TAPED AND SEALED AT ALL DEMISING WALLS BETWEEN DWELLING UNITS. DEMISING WALLS ARE TO EXTEND FROM FLOOR BELOW TO FLOOR/ROOF DECK ABOVE.
15. WOOD STRUCTURAL MEMBERS SHALL BE FREE FROM SIGNIFICANT DEFLECTION AND/OR CRACKING, DETERIORATION, ROT OR TERMITE DAMAGE, EXCEPT IN GRAFTON, CARROLL AND COOS COUNTIES. NON-TOXIC TREATMENT FOR TERMITE CONTROL COMPLYING WITH AWPA U1 IS REQUIRED FOR ALL NEW CONSTRUCTION. SPRAYED A MINIMUM OF 4 FEET UP FROM THE FOUNDATION ON ALL EXTERIOR WOOD WALLS.

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No. 2380
THE STATE OF NEW HAMPSHIRE

McIntosh Commons
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Building No.4
First
Floor Plan

Structural Engineer
Summit Engineering
Mechanical Engineer
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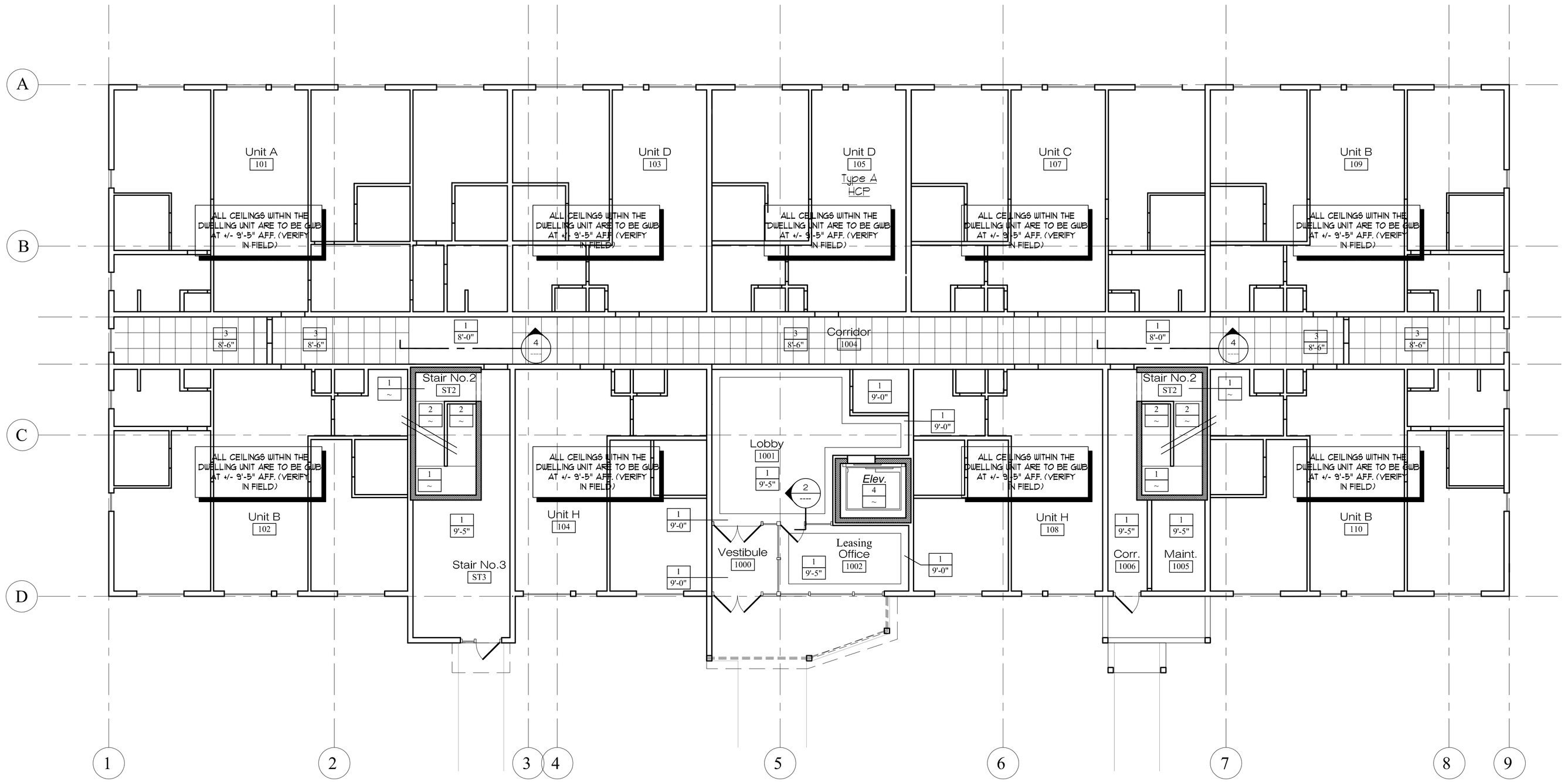
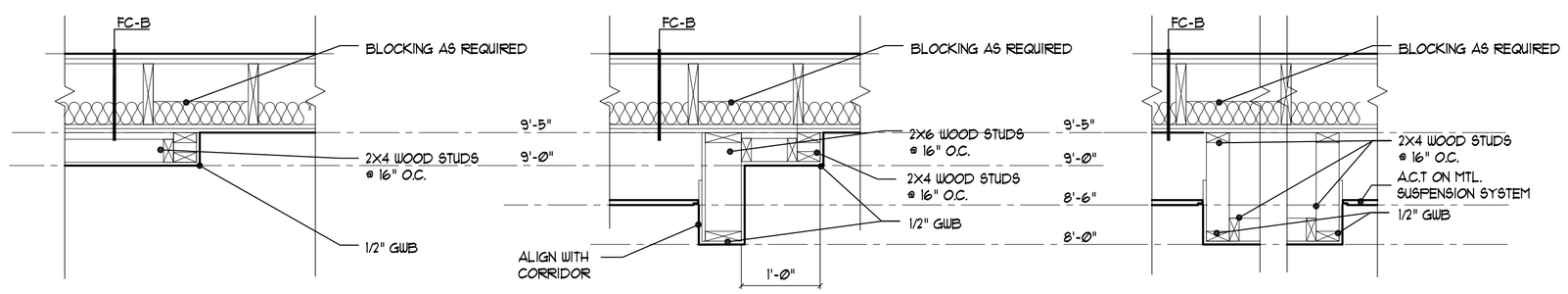
JOB NO: 21004

SHEET NUMBER
A-1.1.1



1 First Floor Reflected Ceiling Plan (Bldg 4)

1/8"=1'-0"



2 Detail

3/4"=1'-0"

3 Detail

3/4"=1'-0"

4 Detail

3/4"=1'-0"

5 Typical can light in Fire Rated Assembly

3/4"=1'-0"

6 Typical recessed light in Fire Rated Assembly

3/4"=1'-0'

GENERAL NOTES

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSS THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE.) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF ⅝" TYPE 'X' GWB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO DETAIL 4 & 5 OF THIS SHEET)

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5 ~	⅝" TYPE 'X' M.R. GWB OVER SUSPENDED GRID SYSTEM
6 ~	METAL SOFFIT SYSTEM

LIGHT SCHEDULE

- RECESSED DOWNLIGHT
- SURFACE MOUNTED FIXTURE
- 4' SURFACE MOUNTED FLUORESCENT LIGHT
- WALL SCONCE
- DIFFUSER
- RETURN REGISTER
- 2'X2' RECESSED FLUORESCENT LIGHT
- 2'X4' RECESSED FLUORESCENT LIGHT

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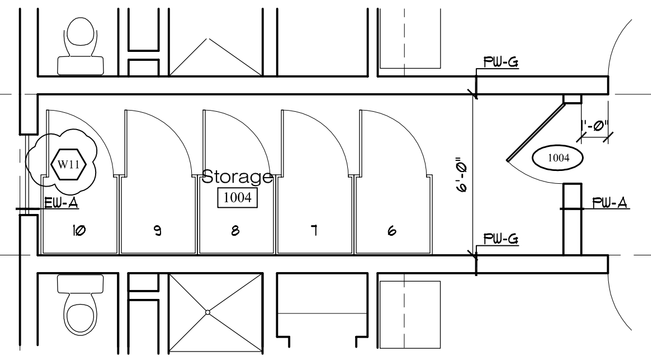
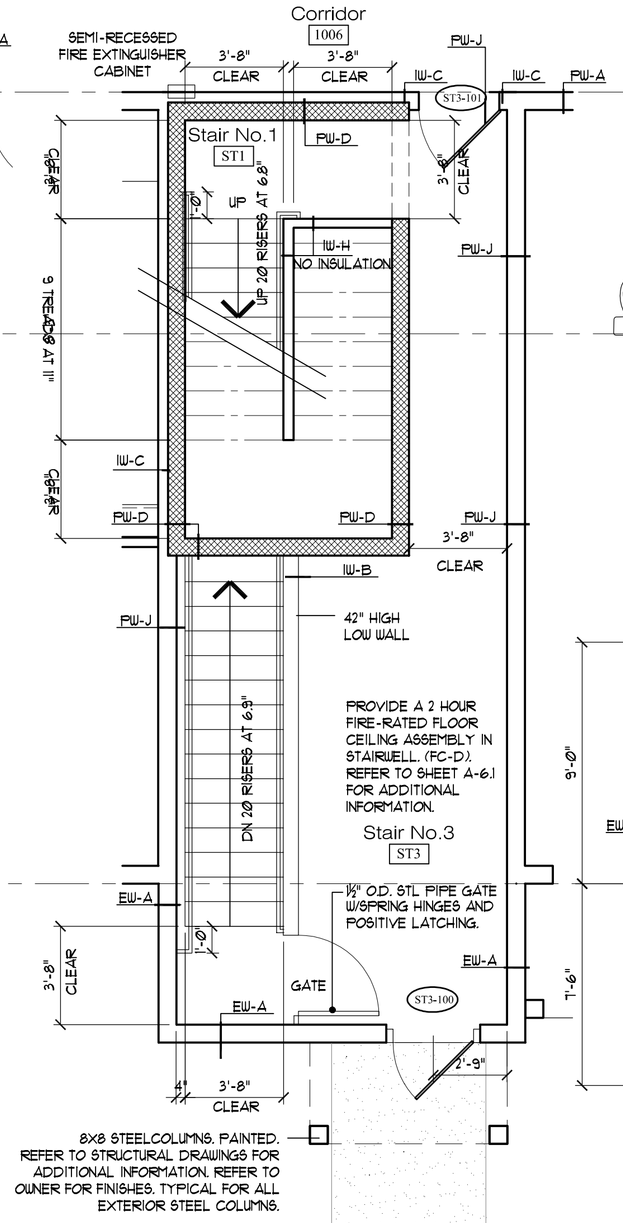
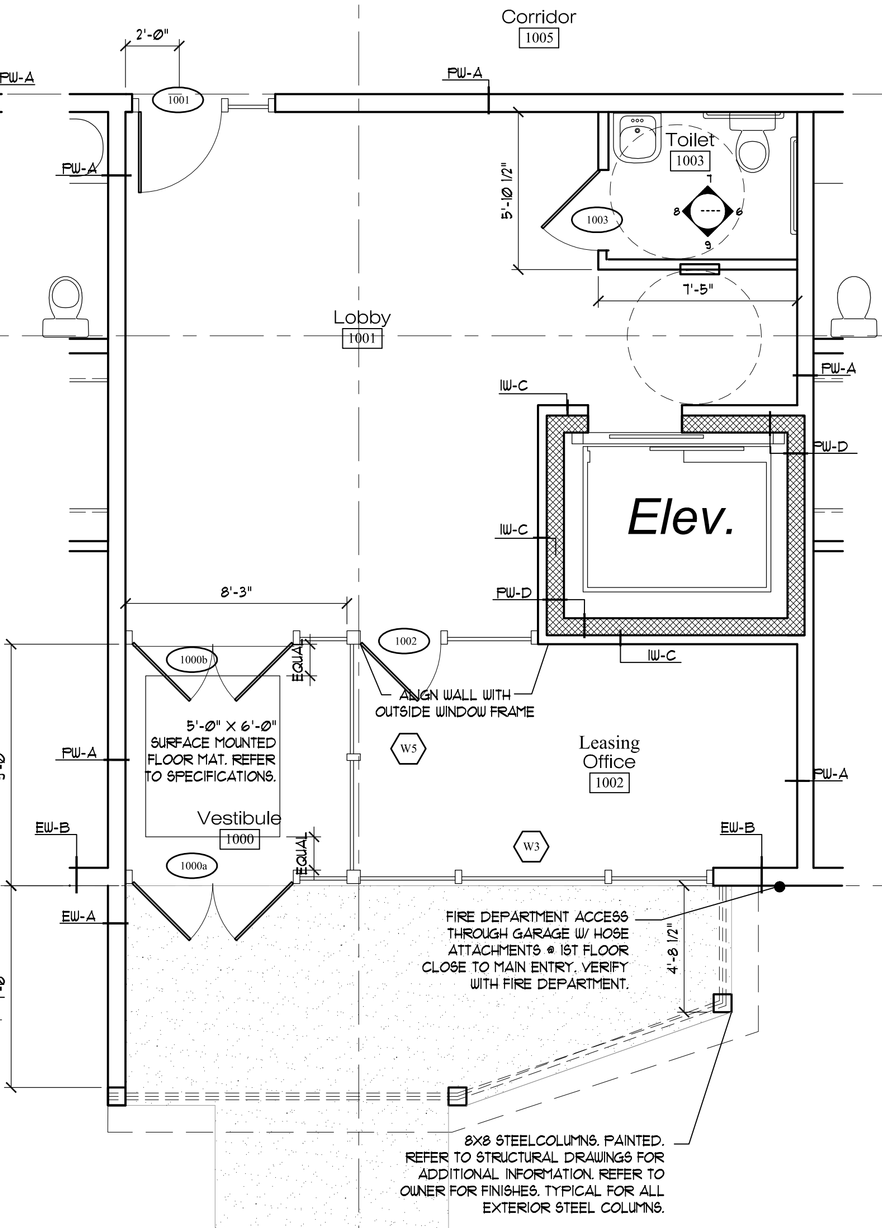


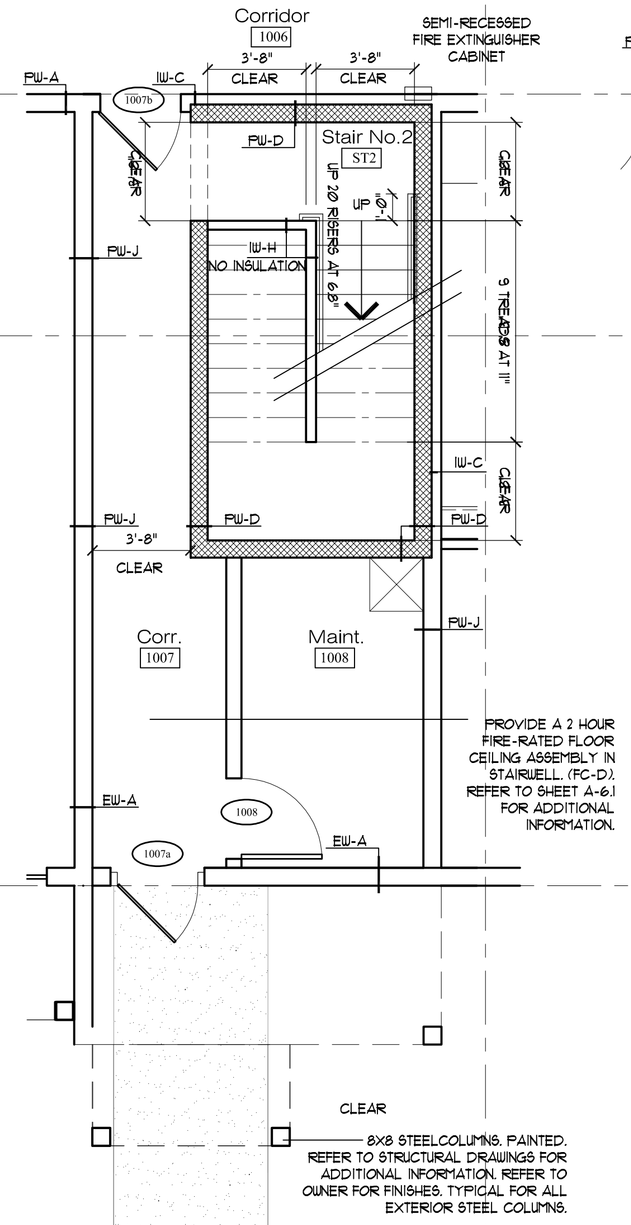
1 Partial First Floor Plan
1/4"=1'-0"



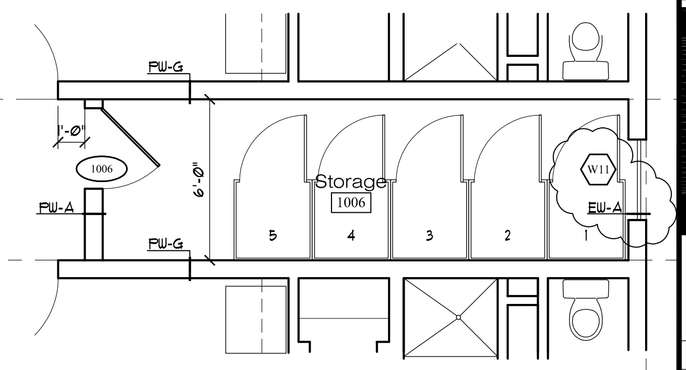
2 Partial First Floor Plan
1/4"=1'-0"



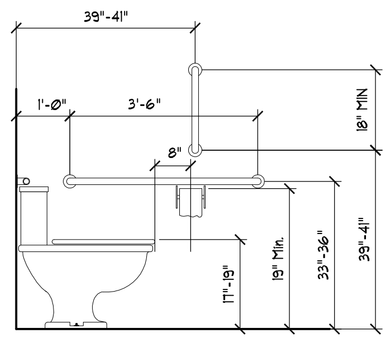
3 Partial First Floor Plan
1/4"=1'-0"



4 Partial First Floor Plan
1/4"=1'-0"

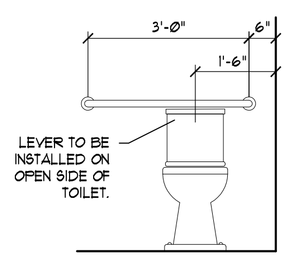


5 Partial First Floor Plan
1/4"=1'-0"

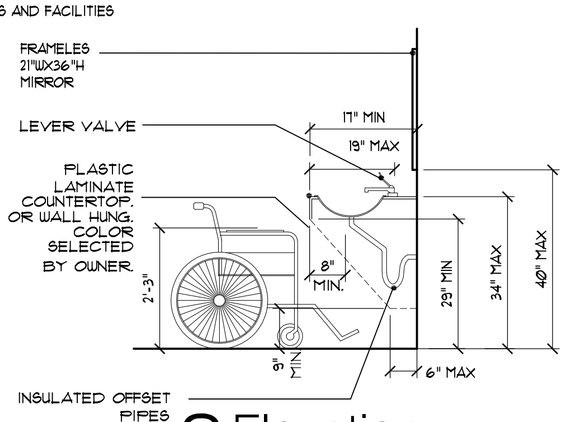


6 Elevation
1/2"=1'-0"

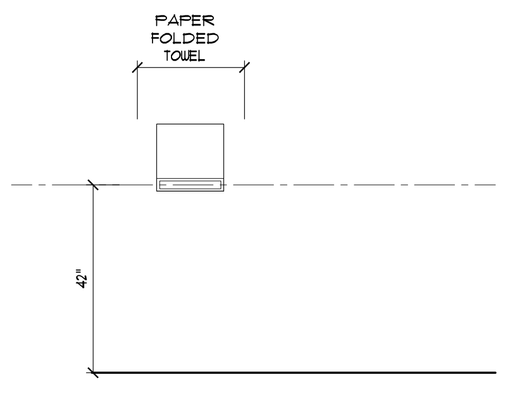
NOTE: REFERENCES MADE ARE TO THE ICC/ANSI A117.1 - 2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES



7 Elevation
1/2"=1'-0"



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



9 Disp. Elevation
1/2"=1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED ALL DIMENSIONS INDICATED ARE TO THE FACE OR CENTERLINE OF THE WALL STUDS, NOT THE WALL ASSEMBLY.
2. AT BATHS, WHERE A PREFABRICATED TUB/SHOWER OR SHOWER ABUTS A FIRE RATED ASSEMBLY OR EXTERIOR WALL, THE GYPSUM BOARD REQUIRED FOR THE WALL ASSEMBLY SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FIXTURE. AN ADDITIONAL LAYER OF ½" MR GYPSUM BOARD SHALL BE ADDED TO COVER THE FIXTURE FLANGE FOR THE LENGTH OF THE WALL.
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE IW-A
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
   A. COLUMNS SUPPORTING A 3 HR FLOOR CONSTRUCTION - 3 HR.
   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
   E. IF A BEAM IS CONTAINED WITHIN A FLOOR/CEILING ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
5. M.R. GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATIONS EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOARD IS REQUIRED AT ALL LOCATIONS WHERE TILE IS INDICATED IN THE FINISH SCHEDULE.
6. ALL PARTY WALLS, CORRIDOR WALLS, SMOKE BARRIERS AND STAIR/ELEVATOR WALL ASSEMBLIES ARE TO BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR/ROOF DECK SEAL AIR TIGHT. FIRE STOP ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
7. REFER TO A-6.1 FOR FIRE RESISTANCE RATINGS FOR WALLS, FLOORS, ROOF, SHAFT, BEAM AND COLUMNS. REFER TO UL LISTING PUBLICATIONS FOR PIPE AND DUCT PENETRATIONS IN RATED WALLS.
8. REFER TO A-6.x FOR WINDOW/DOOR SCHEDULES.
9. BLOCKING INSTALLATION BY CONTRACTOR. BLOCKING TYPE AND LOCATION SHALL BE AS FOLLOWS SUBJECT TO REVIEW BY ARCHITECT.
   A. WHERE BLOCKING IS REQUIRED OVER WOOD STUDS, PROVIDE SOLID BLOCKING.
   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT
10. BLOCKING SHALL BE ADEQUATE TO PROPERLY SUPPORT GRAB BARS INSTALLED, AS INDICATED IN TYPICAL ACCESSIBILITY GUIDELINES AND DIMENSIONS USING A LOAD STANDARD OF 250 lbs. STATIC.
11. ALL 2 HR FIRE RATED WALLS SHALL BE CONTINUOUS IN PLAN AND VERTICAL IN SECTION. ANY ONE HOUR OR NON-RATED ASSEMBLY SHALL NOT PENETRATE THE TWO HOUR ASSEMBLY.
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13. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL SHEAR WALLS. UNLESS OTHERWISE NOTED ARCHITECTURAL WALL TYPE DESIGNATIONS DO NOT INCLUDE THE PLYWOOD SHEAR WALL MATERIAL.
14. PROVIDE ONE LAYER OF ⅝" TYPE 'X' GWB AT DRAFTSTOP WALLS WITH ALL JOINTS TAPED AND SEALED AT ALL DEMISING WALLS BETWEEN DWELLING UNITS. DEMISING WALLS ARE TO EXTEND FROM FLOOR BELOW TO FLOOR/ROOF DECK ABOVE.

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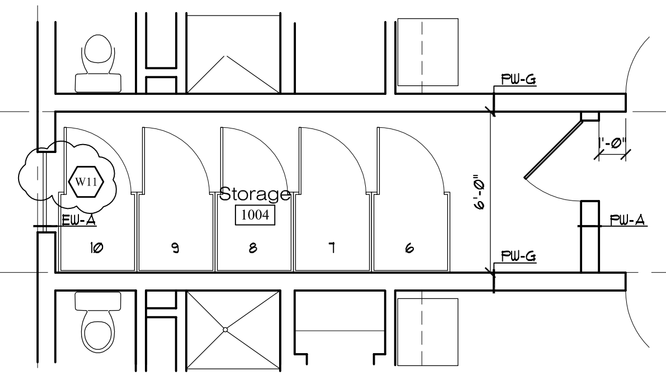
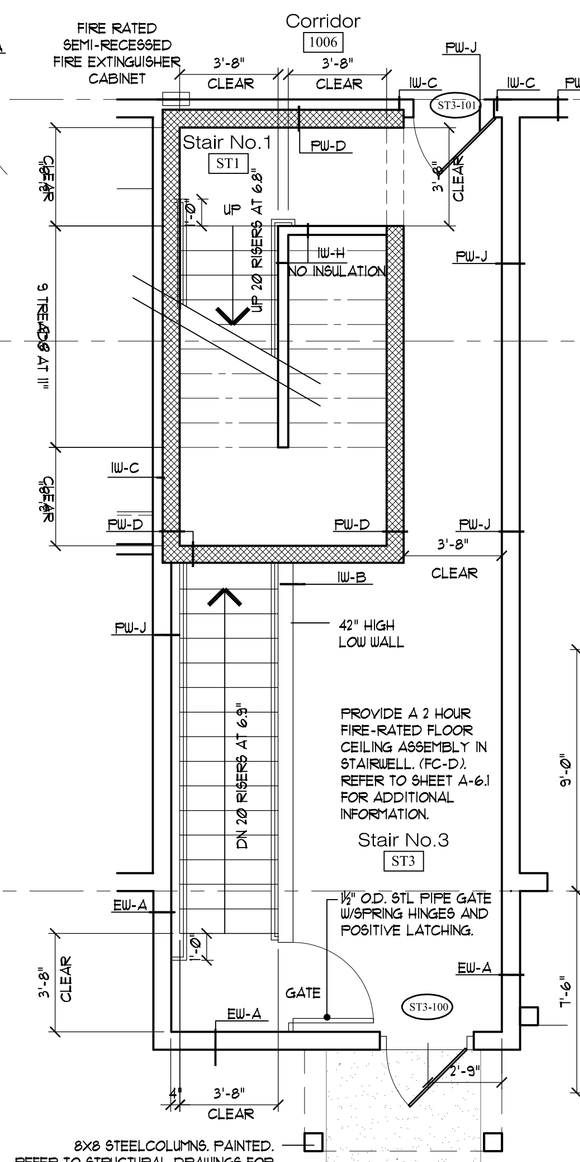
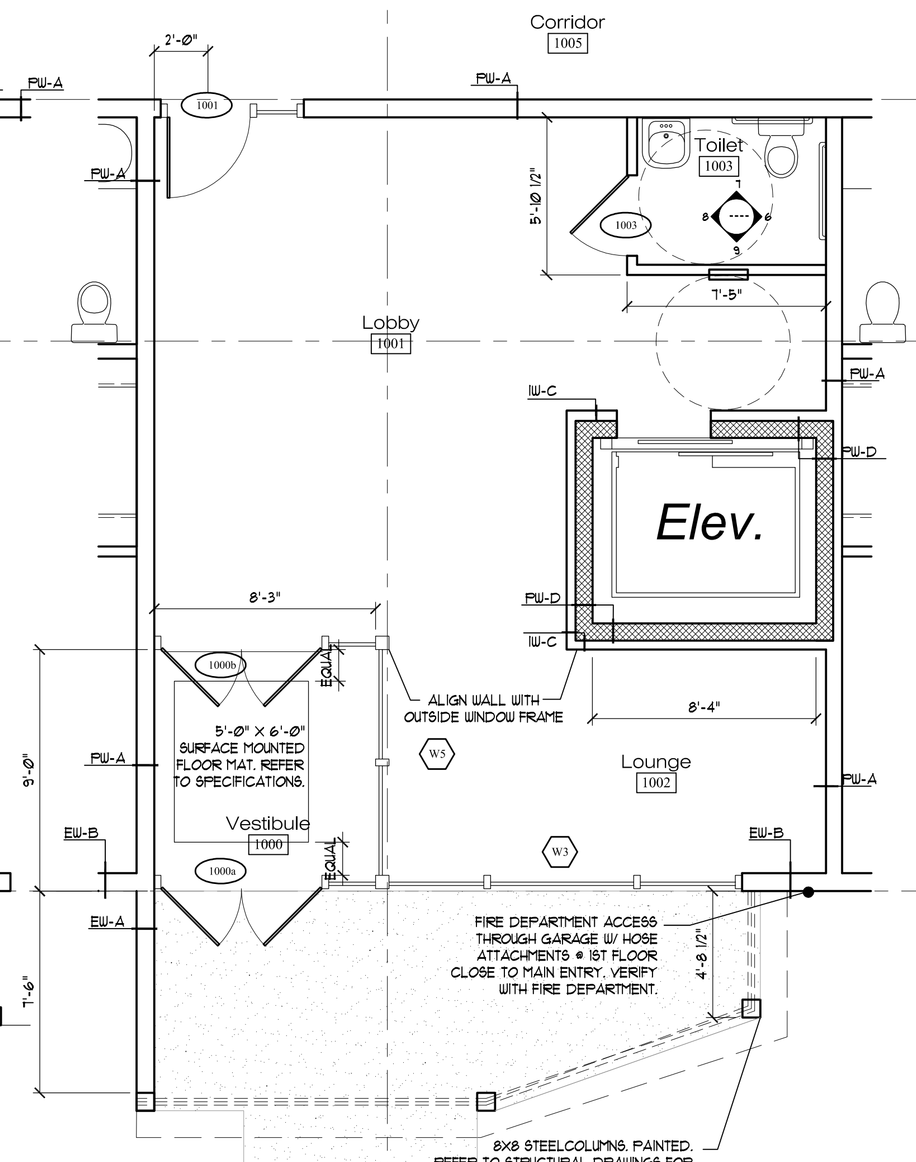


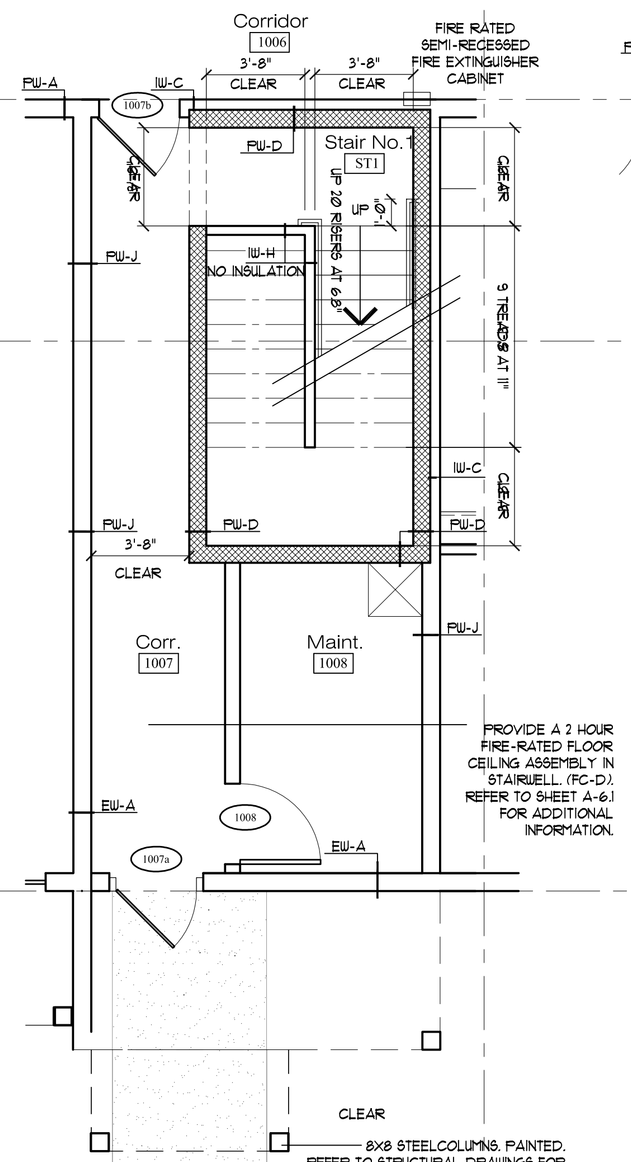
1 Partial First Floor Plan
1/4"=1'-0"



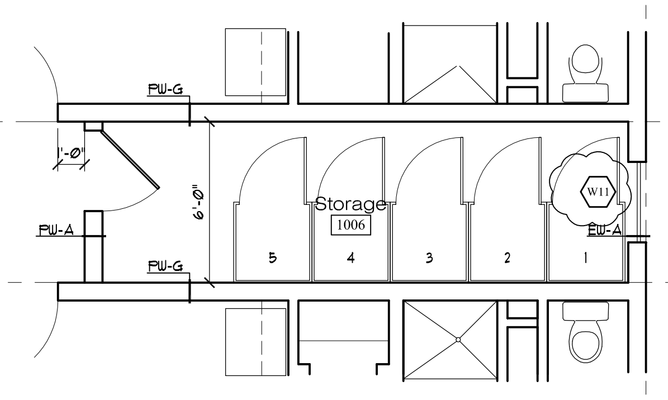
2 Partial First Floor Plan
1/4"=1'-0"



3 Partial First Floor Plan
1/4"=1'-0"



4 Partial First Floor Plan
1/4"=1'-0"



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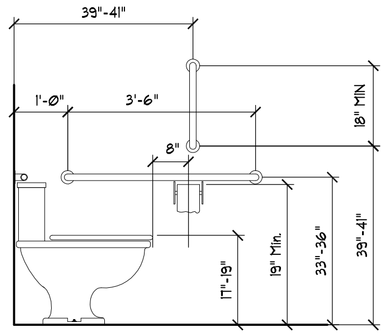
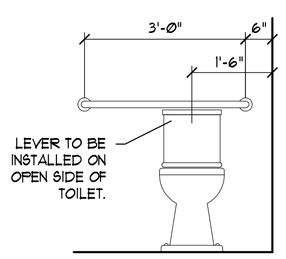
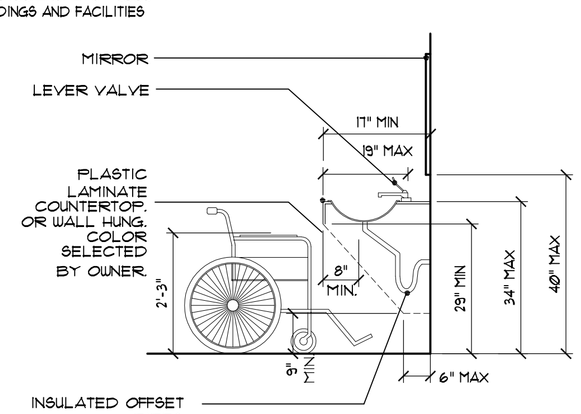


6 Elevation
1/2"=1'-0"

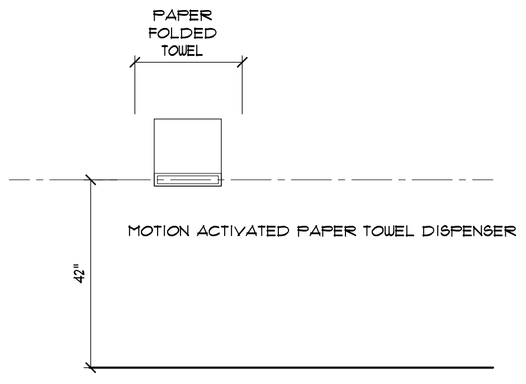
NOTE: REFERENCES MADE ARE TO THE ICC/ANSI A117.1 - 2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES



7 Elevation
1/2"=1'-0"



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



9 Disp. Elevation
1/2"=1'-0"

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4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
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   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
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LICENSED ARCHITECT THOMAS R. HOUSE No. 2300 STATE OF NEW HAMPSHIRE

McIntosh Commons
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Building No. 3
Partial First Floor Plans

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

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December 8, 2023
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February 8, 2024
April 22,2024
April 29, 2024

JOB NO: 21004

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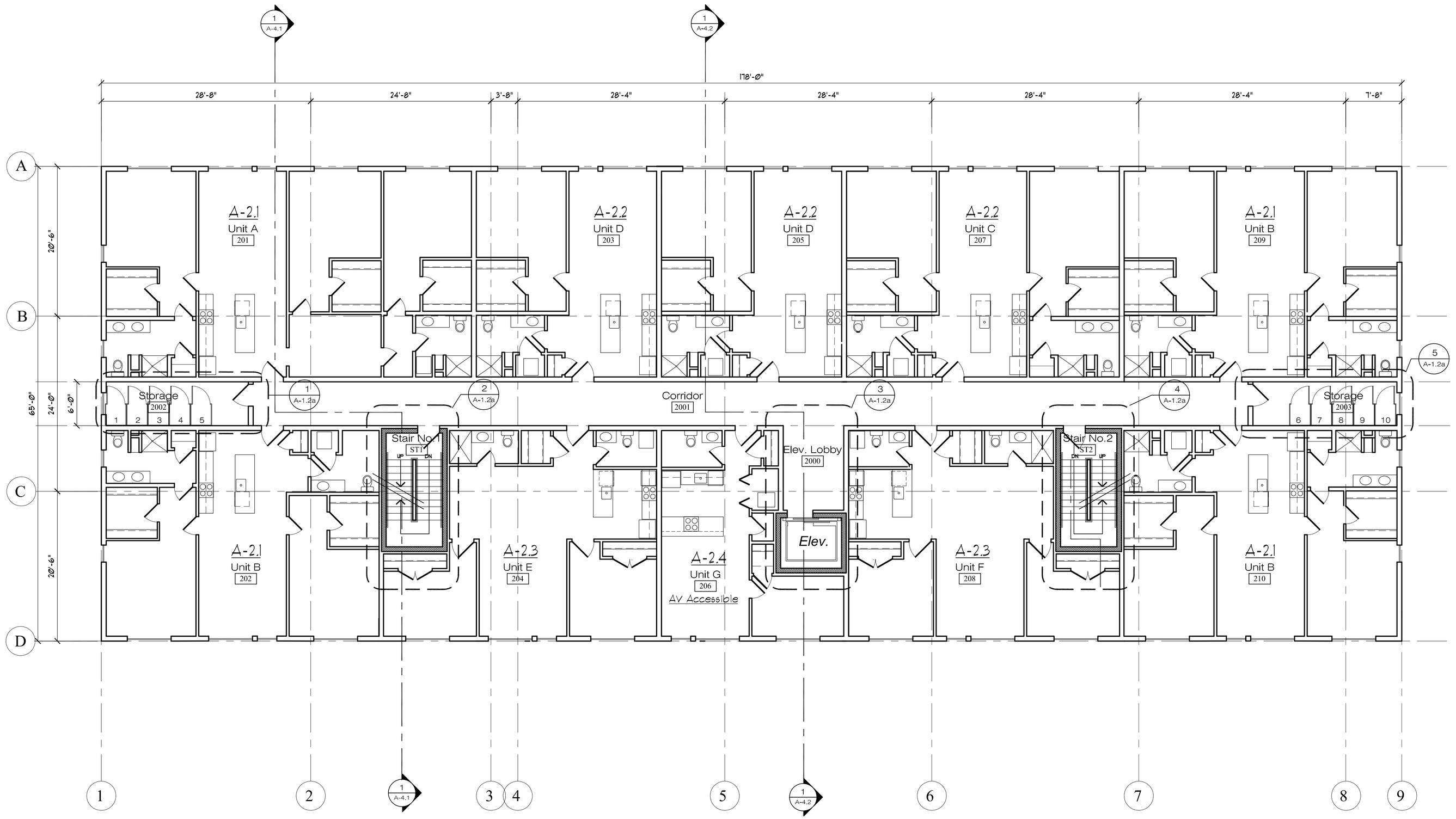
A-1.1b

1 5 7 9



1 Second Floor Plan

1/8"=1'-0"

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15. WOOD STRUCTURAL MEMBERS SHALL BE FREE FROM SIGNIFICANT DEFLECTION AND/OR CRACKING, DETERIORATION, ROT OR TERMITE DAMAGE, EXCEPT IN GRAFTON, CARROLL AND COOS COUNTIES. NON-TOXIC TREATMENT FOR TERMITE CONTROL COMPLYING WITH AWPA U1 IS REQUIRED FOR ALL NEW CONSTRUCTION. SPRAYED A MINIMUM OF 4 FEET UP FROM THE FOUNDATION ON ALL EXTERIOR WOOD WALLS.

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LICENSED ARCHITECT
THOMAS A. HOUSE
No. 2380
THE STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Second
Floor Plan

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

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October 21, 2022
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December 8, 2023
January 31, 2024
February 8, 2024

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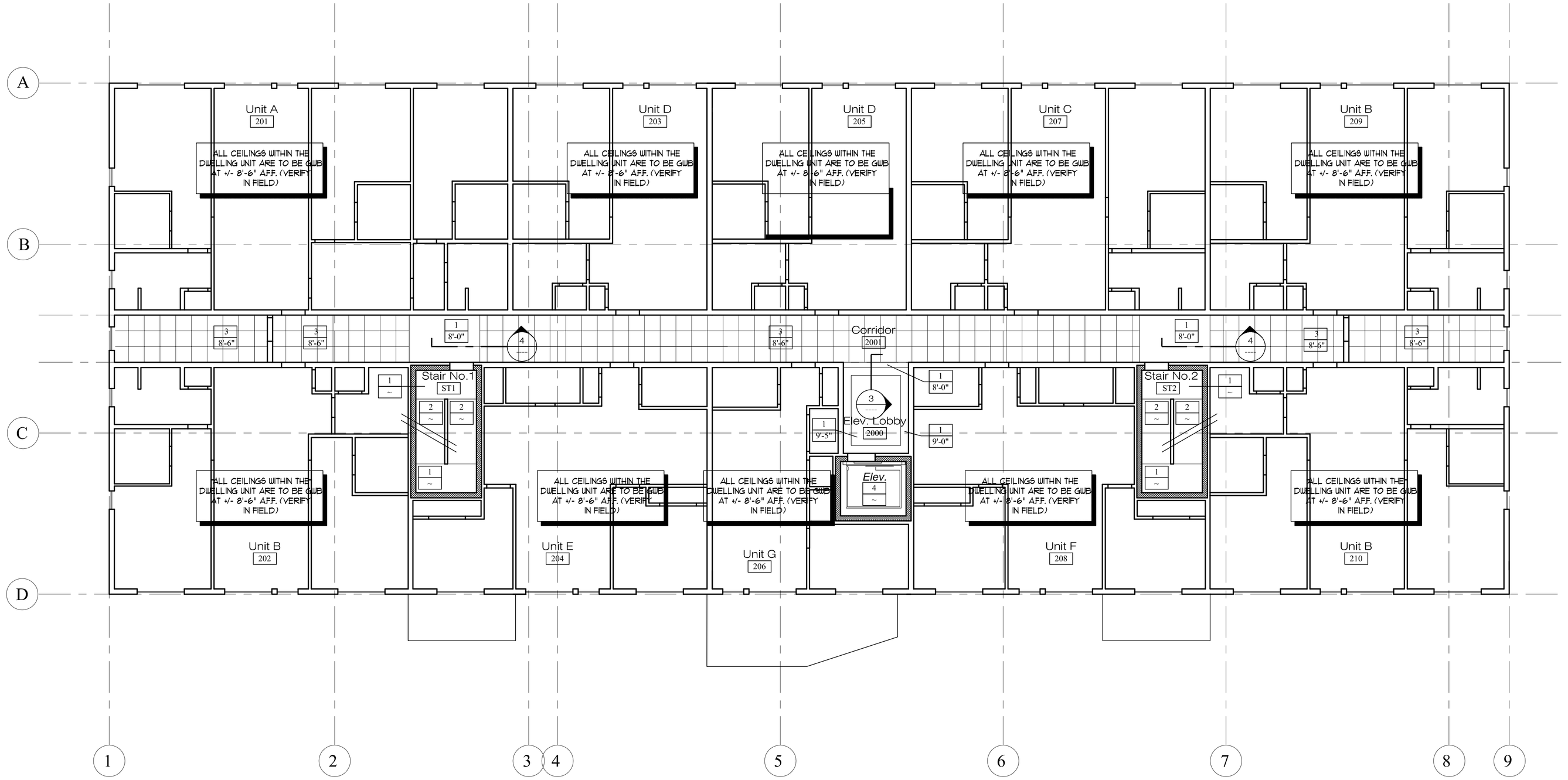
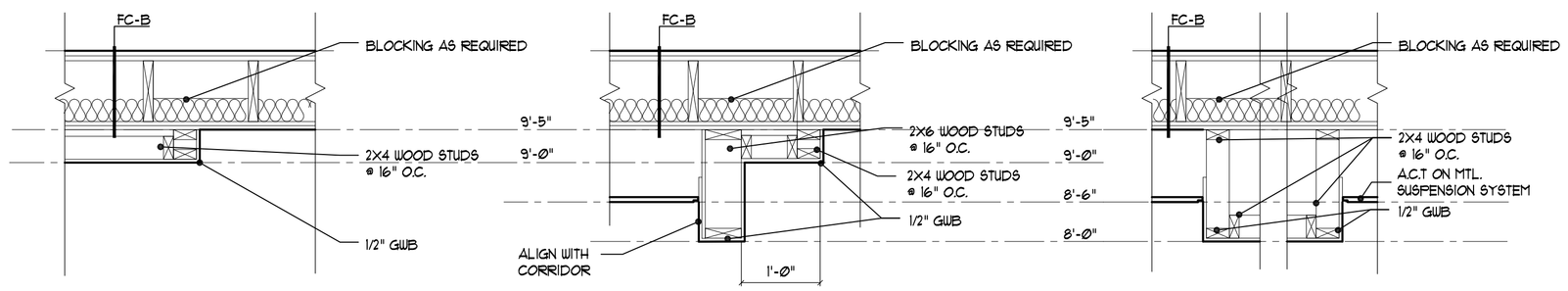
A-1.2



1 Second Floor Reflected Ceiling Plan

1/8"=1'-0"



2 Detail

3/4"=1'-0"

3 Detail

3/4"=1'-0"

4 Detail

3/4"=1'-0"

5 Typical can light in Fire Rated Assembly

3/4"=1'-0"

6 Typical recessed light in Fire Rated Assembly

3/4"=1'-0"

GENERAL NOTES

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSS THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE.) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF ⅝" TYPE 'X' GWB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO DETAIL 4 & 5 OF THIS SHEET)

2. SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFELCTED CEILING PLAN.

3. MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES ON REFLECTED CEILING PLANS ARE FOR LOCATION AND COORDINATION ONLY.

4. PLACEMENT & LAYOUT OF EQUIPMENT TO BE AS FOLLOWS.

a. SPRINKLER HEAD IN A.C.T.: CENTERED IN PANEL.
b. SPRINKLER HEAD IN GWB: ALIGN WITH NEARBY LIGHT FIXTURE.
c. CORRIDOR FIXTURES: CENTERED IN TILE PANEL.
d. REGISTERS, DIFFUSERS, EXIT LIGHTS, SMOKE DETECTORS: CENTERED IN TILE PANEL.

5. IF CONFLICTS EXIST BETWEEN QUANTITIES OF LIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.

6. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

7. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR IC RATED FIXTURES.

LEGEND

1 ~	GYPSUM BOARD
2 ~	SLOPED GYPSUM BOARD
3 ~	2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOOK II #2767 TEGULAR
4 ~	OPEN TO ABOVE
5 ~	⅝" TYPE 'X' MR. GWB OVER SUSPENDED GRID SYSTEM
6 ~	METAL SOFFIT SYSTEM

LIGHT SCHEDULE

- RECESSED DOWNLIGHT
- SURFACE MOUNTED FIXTURE
- 4' SURFACE MOUNTED FLUORESCENT LIGHT
- WALL SCONCE
- DIFFUSER
- RETURN REGISTER
- 2'X2' RECESSED FLUORESCENT LIGHT
- 2'X4' RECESSED FLUORESCENT LIGHT

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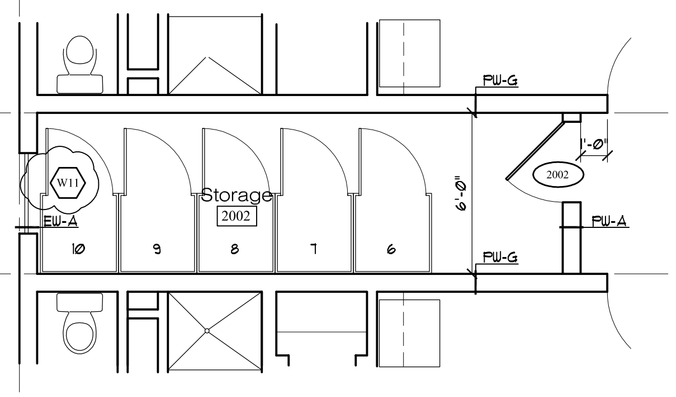
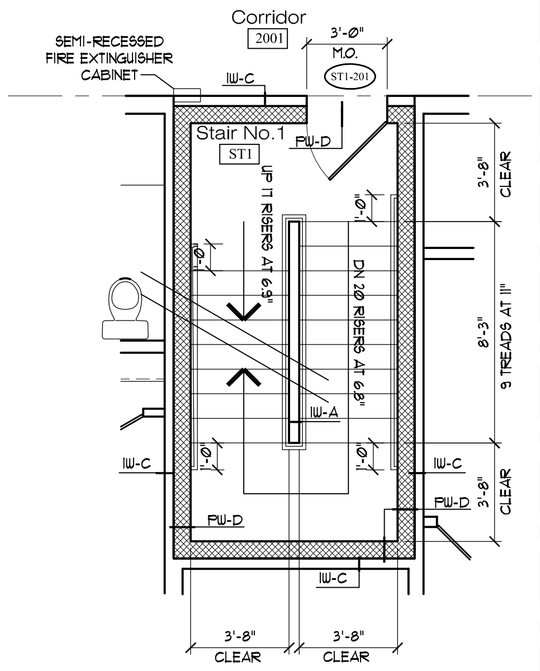
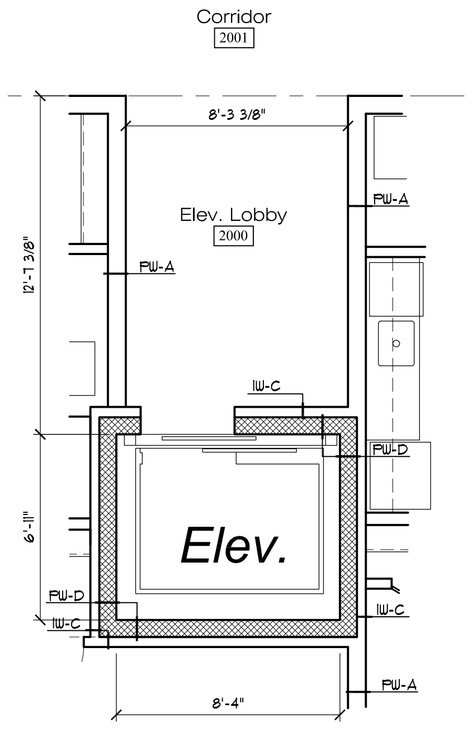


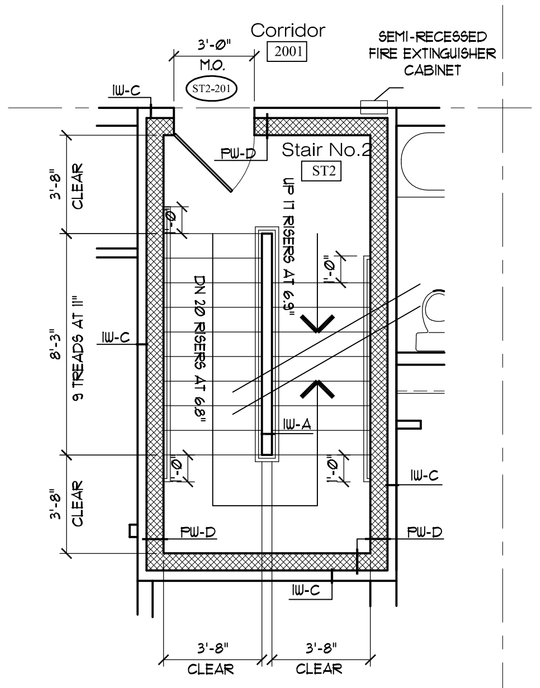
1 Partial Second Floor Plan
1/4"=1'-0"



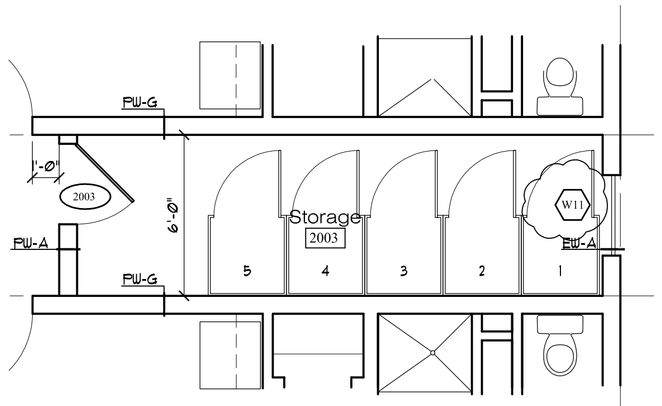
2 Partial Second Floor Plan
1/4"=1'-0"



3 Partial Second Floor Plan
1/4"=1'-0"



4 Partial Second Floor Plan
1/4"=1'-0"



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1/4"=1'-0"

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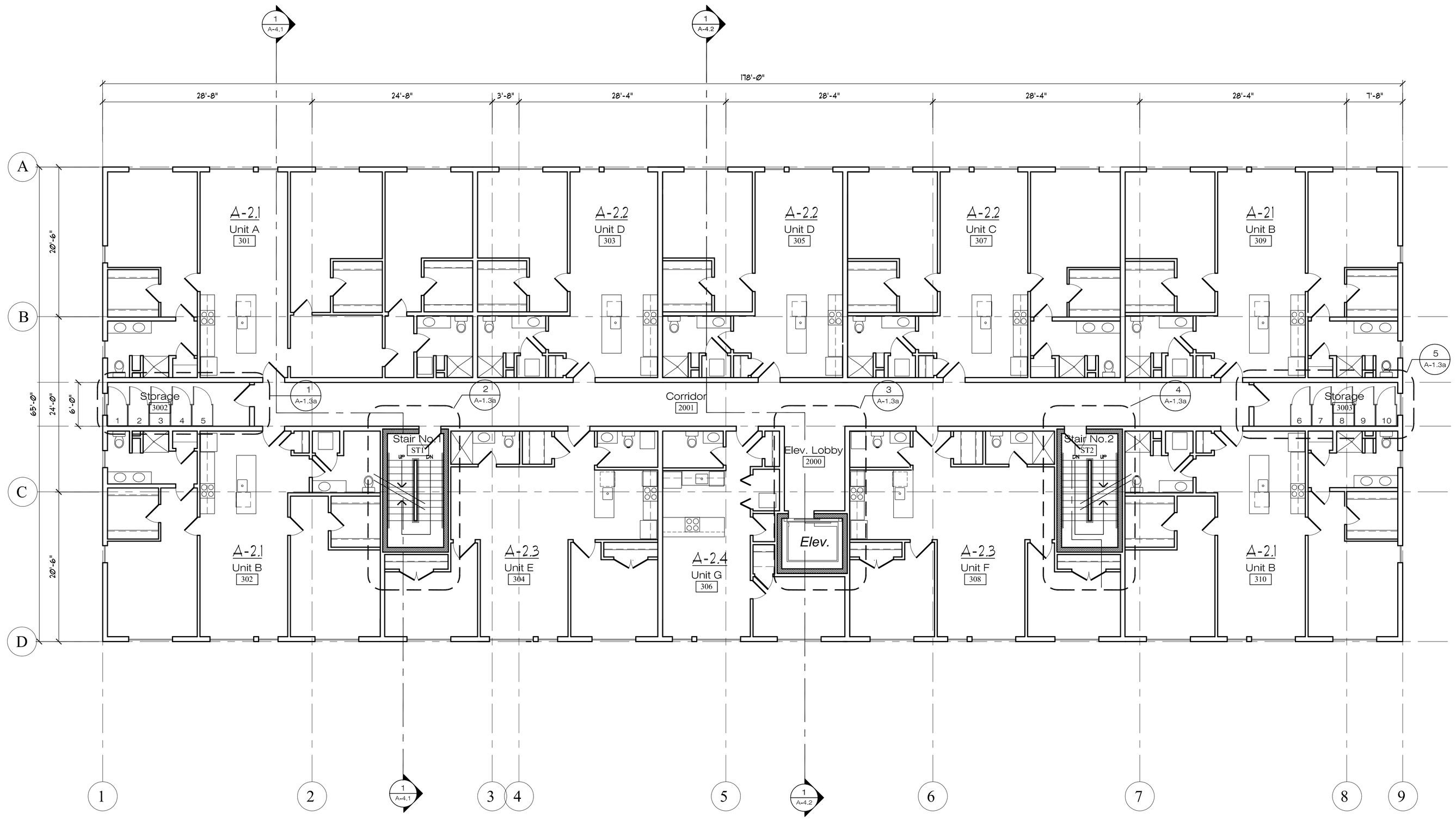

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7. REFER TO A-6.1 FOR FIRE RESISTANCE RATINGS FOR WALLS, FLOORS, ROOF, SHAFT, BEAM AND COLUMNS. REFER TO UL LISTING PUBLICATIONS FOR PIPE AND DUCT PENETRATIONS IN RATED WALLS.
8. REFER TO A-6.x FOR WINDOW/DOOR SCHEDULES.
9. BLOCKING INSTALLATION BY CONTRACTOR. BLOCKING TYPE AND LOCATION SHALL BE AS FOLLOWS SUBJECT TO REVIEW BY ARCHITECT.
   A. WHERE BLOCKING IS REQUIRED OVER WOOD STUDS, PROVIDE SOLID BLOCKING.
   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
10. BLOCKING SHALL BE ADEQUATE TO PROPERLY SUPPORT GRAB BARS INSTALLED, AS INDICATED IN TYPICAL ACCESSIBILITY GUIDELINES AND DIMENSIONS USING A LOAD STANDARD OF 250 lbs. STATIC.
11. ALL 2 HR FIRE RATED WALLS SHALL BE CONTINUOUS IN PLAN AND VERTICAL IN SECTION. ANY ONE HOUR OR NON-RATED ASSEMBLY SHALL NOT PENETRATE THE TWO HOUR ASSEMBLY.
12. ALL PLUMBING FIXTURES SHALL BE SEALED TO ADJACENT MATERIALS WITH APPROPRIATE SEALANT.
13. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL SHEAR WALLS. UNLESS OTHERWISE NOTED ARCHITECTURAL WALL TYPE DESIGNATIONS DO NOT INCLUDE THE PLYWOOD SHEAR WALL MATERIAL.
14. PROVIDE ONE LAYER OF ⅝" TYPE 'X' GWB AT DRAFTSTOP WALLS WITH ALL JOINTS TAPED AND SEALED AT ALL DEMISING WALLS BETWEEN DWELLING UNITS. DEMISING WALLS ARE TO EXTEND FROM FLOOR BELOW TO FLOOR/ROOF DECK ABOVE.
15. WOOD STRUCTURAL MEMBERS SHALL BE FREE FROM SIGNIFICANT DEFLECTION AND/OR CRACKING, DETERIORATION, ROT OR TERMITE DAMAGE, EXCEPT IN GRAFTON, CARROLL AND COOS COUNTIES. NON-TOXIC TREATMENT FOR TERMITE CONTROL COMPLYING WITH AWPA U1 IS REQUIRED FOR ALL NEW CONSTRUCTION. SPRAYED A MINIMUM OF 4 FEET UP FROM THE FOUNDATION ON ALL EXTERIOR WOOD WALLS.

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Third
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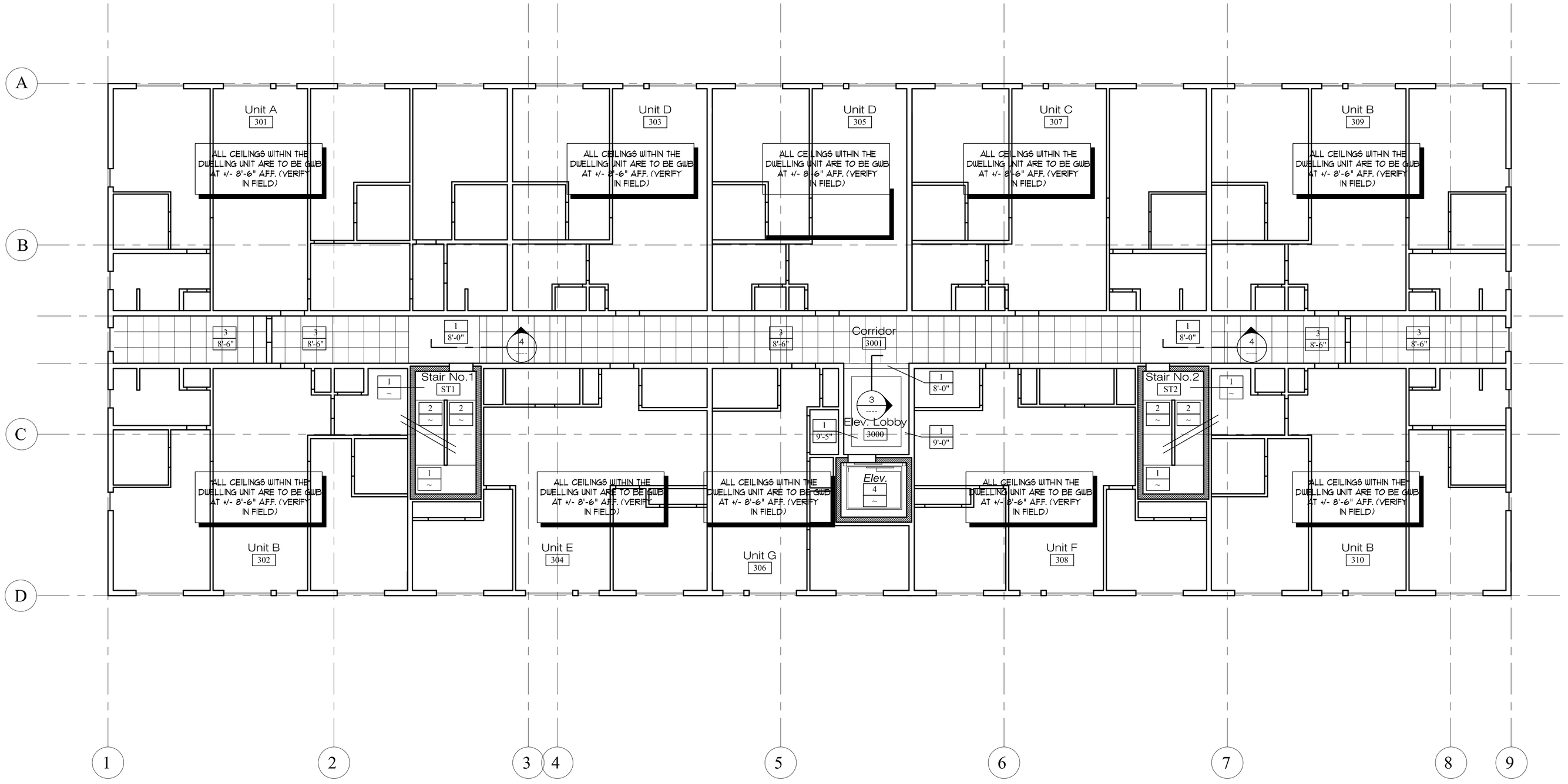
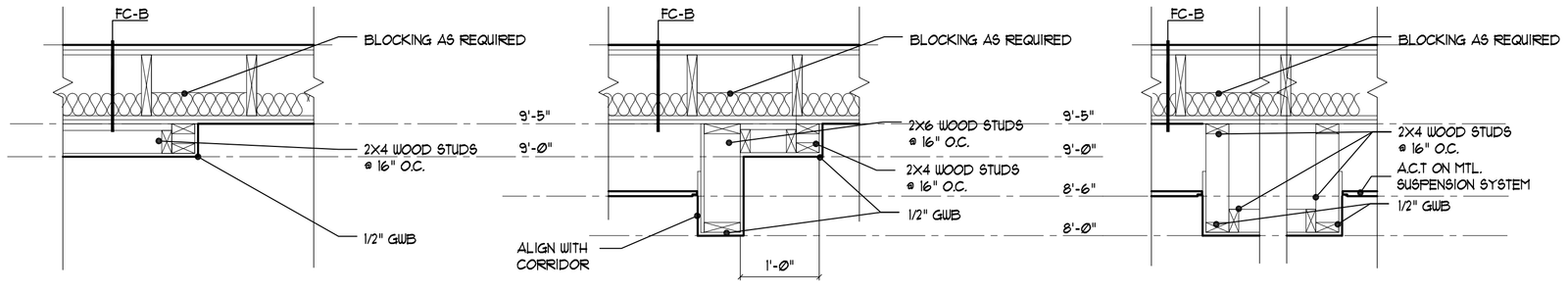


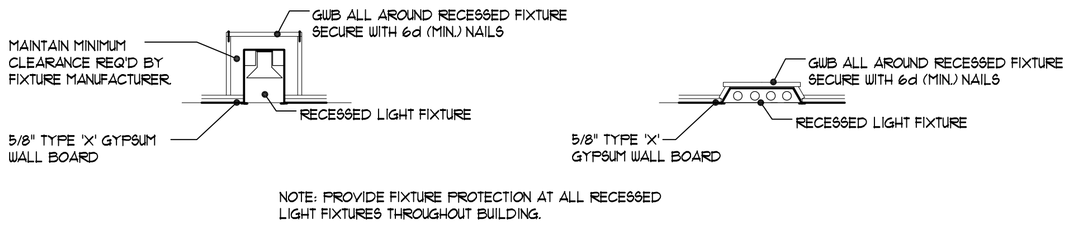
1 Third Floor Reflected Ceiling Plan
1/8"=1'-0"



2 Detail
3/4"=1'-0"

3 Detail
3/4"=1'-0"

4 Detail
3/4"=1'-0"



5 Typical can light in Fire Rated Assembly
3/4"=1'-0"

6 Typical recessed light in Fire Rated Assembly
3/4"=1'-0"

GENERAL NOTES

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY TO BE CONTINUOUS AND UNINTERRUPTED BELOW FLOOR TRUSS THROUGHOUT UNLESS PENETRATED BY RATED ASSEMBLY OF EQUAL OR GREATER FIRE RATING (AS APPLICABLE.) LIGHT FIXTURE PENETRATIONS THROUGH RATED ASSEMBLY TO BE BOXED OUT IN TWO LAYERS OF ⅝" TYPE 'X' GWB TO MATCH RATED ASSEMBLY CONSTRUCTION. (REFER TO DETAIL 4 & 5 OF THIS SHEET)

2. SPRINKLER HEADS ARE NOT SHOWN. SPRINKLER CONTRACTOR TO SUBMIT LAYOUT FOR REVIEW & COORDINATION WITH OTHER TRADES OF REFELCTED CEILING PLAN.

3. MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES ON REFLECTED CEILING PLANS ARE FOR LOCATION AND COORDINATION ONLY.

4. PLACEMENT & LAYOUT OF EQUIPMENT TO BE AS FOLLOWS.

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b. SPRINKLER HEAD IN GWB: ALIGN WITH NEARBY LIGHT FIXTURE.
c. CORRIDOR FIXTURES: CENTERED IN TILE PANEL.
d. REGISTERS, DIFFUSERS, EXIT LIGHTS, SMOKE DETECTORS: CENTERED IN TILE PANEL.

5. IF CONFLICTS EXIST BETWEEN QUANTITIES OF LIGHTS, SPRINKLERS, RETURNS, DIFFUSERS, ETC CONTRACTOR TO CARRY HIGHEST NUMBER.

6. BATHROOM SHOWER LIGHTS TO BE WATERPROOF TYPE.

7. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR IC RATED FIXTURES.

LEGEND

1	GYPSUM BOARD
2	SLOPED GYPSUM BOARD
3	2'X2' ACOUSTICAL CEILING TILE ARMSTRONG CORTEGA SECOND LOOK II #7167 TEGULAR
4	OPEN TO ABOVE
5	⅝" TYPE 'X' M.R. GWB OVER SUSPENDED GRID SYSTEM
6	METAL SOFFIT SYSTEM

LIGHT SCHEDULE

○	RECESSED DOWNLIGHT
	SURFACE MOUNTED FIXTURE
	4' SURFACE MOUNTED FLUORESCENT LIGHT
	WALL SCONCE
	DIFFUSER
	RETURN REGISTER
	2'X2' RECESSED FLUORESCENT LIGHT
	2'X4' RECESSED FLUORESCENT LIGHT

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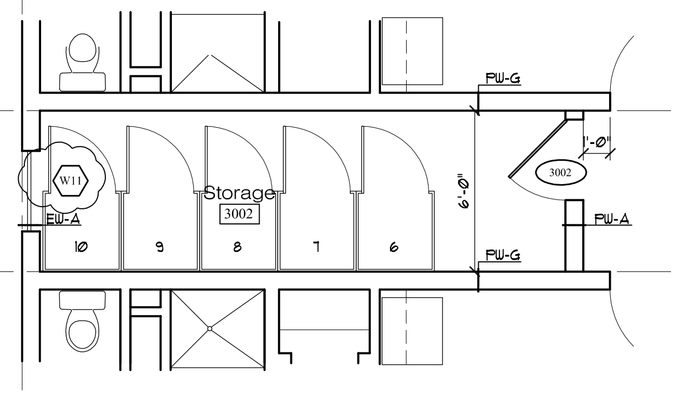
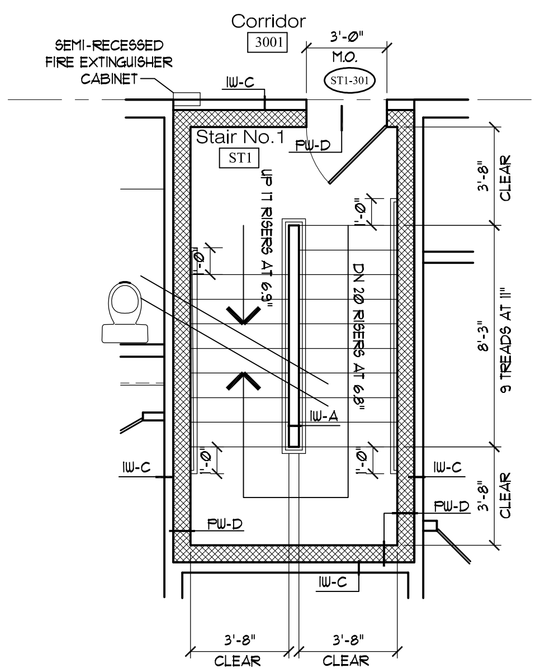
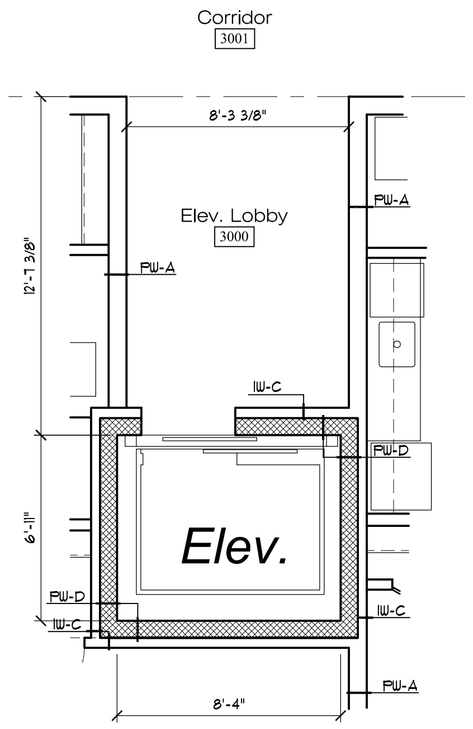


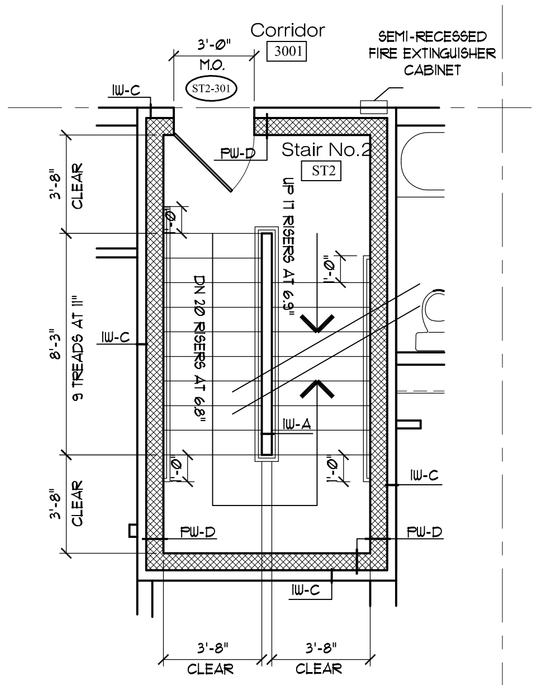
1 Partial Third Floor Plan
1/4"=1'-0"



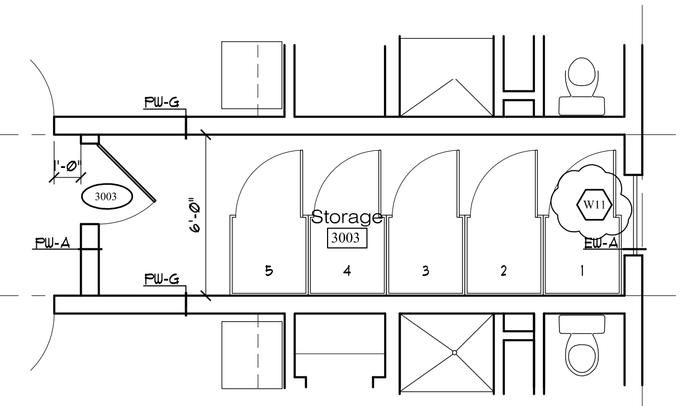
2 Partial Third Floor Plan
1/4"=1'-0"



3 Partial Third Floor Plan
1/4"=1'-0"



4 Partial Third Floor Plan
1/4"=1'-0"



5 Partial Third Floor Plan
1/4"=1'-0"

1 5 7 9

GENERAL NOTES

1. UNLESS OTHERWISE NOTED ALL DIMENSIONS INDICATED ARE TO THE FACE OR CENTERLINE OF THE WALL STUDS, NOT THE WALL ASSEMBLY.
2. AT BATHS, WHERE A PREFABRICATED TUB/SHOWER OR SHOWER ABUTS A FIRE RATED ASSEMBLY OR EXTERIOR WALL, THE GYPSUM BOARD REQUIRED FOR THE WALL ASSEMBLY SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FIXTURE. AN ADDITIONAL LAYER OF ½" MR GYPSUM BOARD SHALL BE ADDED TO COVER THE FIXTURE FLANGE FOR THE LENGTH OF THE WALL.
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE IW-A.
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
   A. COLUMNS SUPPORTING A 3 HR FLOOR CONSTRUCTION - 3 HR.
   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
   E. IF A BEAM IS CONTAINED WITHIN A FLOOR/CEILING ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
5. M.R. GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATIONS EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOARD IS REQUIRED AT ALL LOCATIONS WHERE TILE IS INDICATED IN THE FINISH SCHEDULE.
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McIntosh West
Apartments/Phase1

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Apartment Building
Partial
Third Floor
Plans

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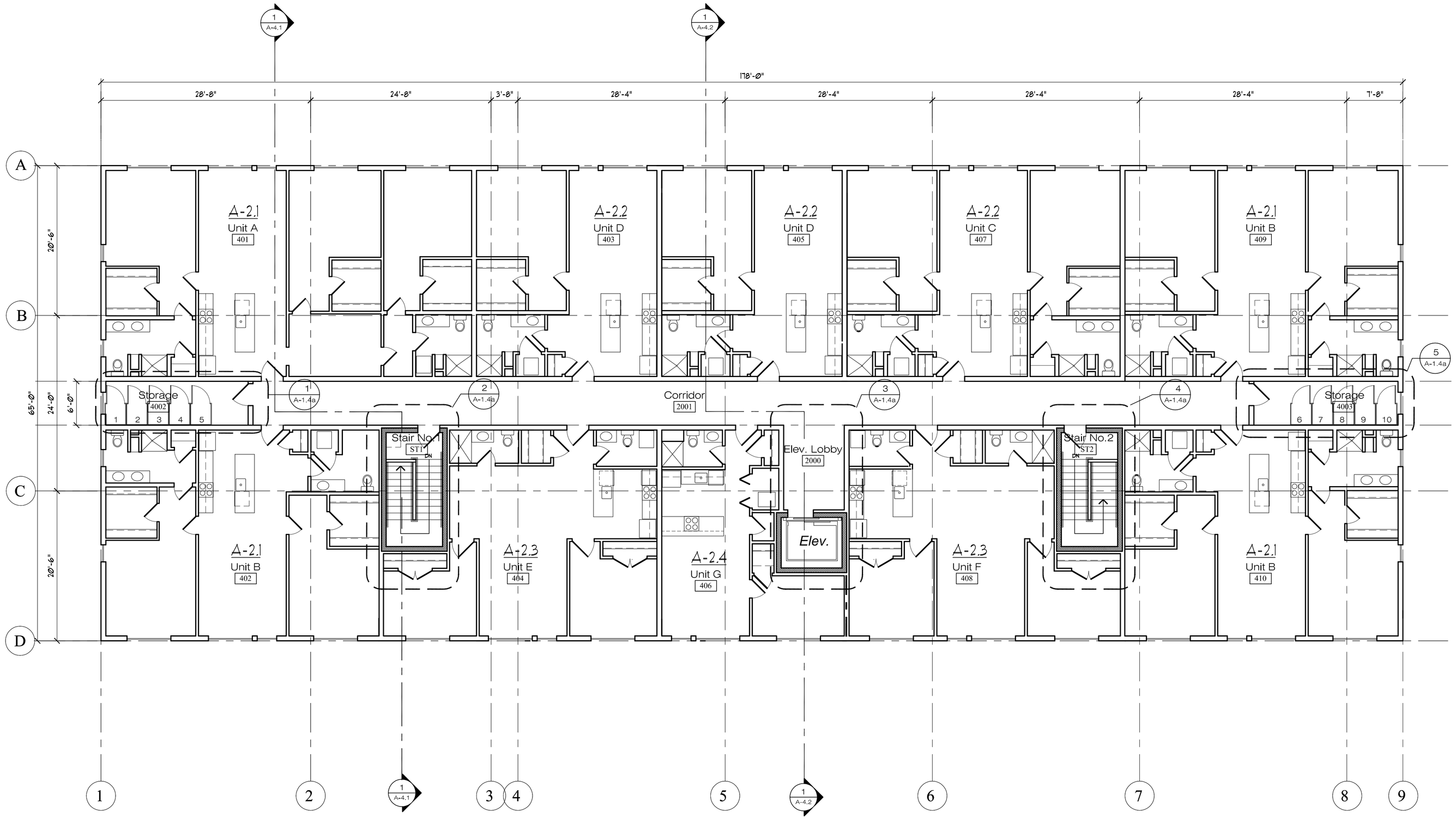

1 Fourth Floor Plan

1/8"=1'-0"

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   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
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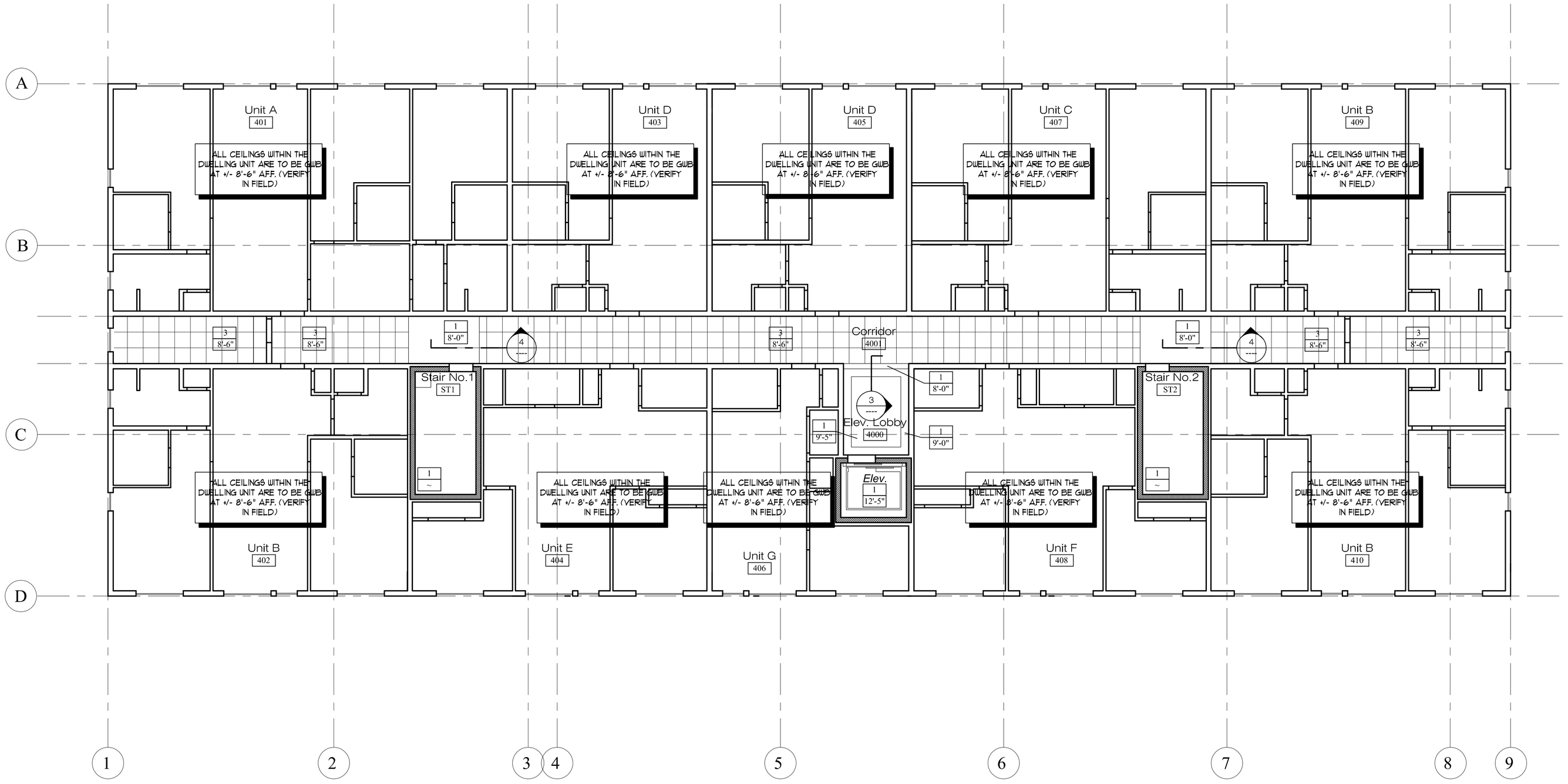

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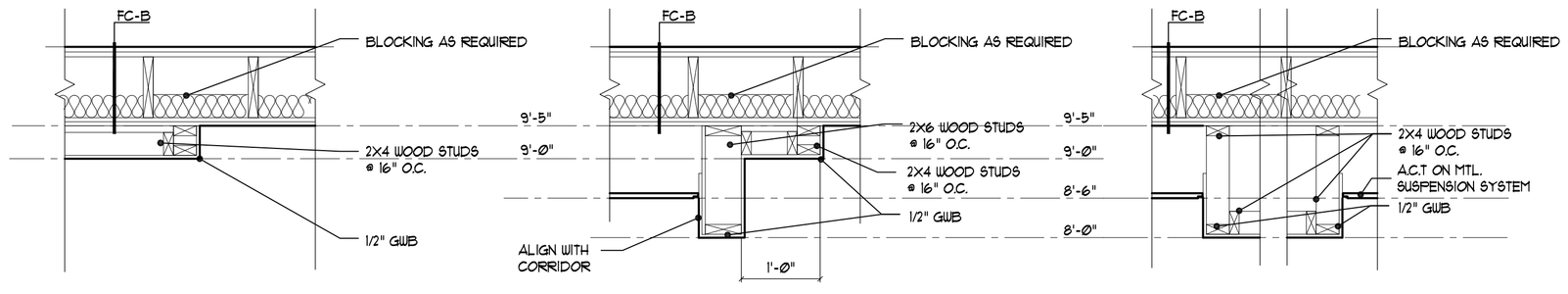
1/8"=1'-0"



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3/4"=1'-0"

3 Detail
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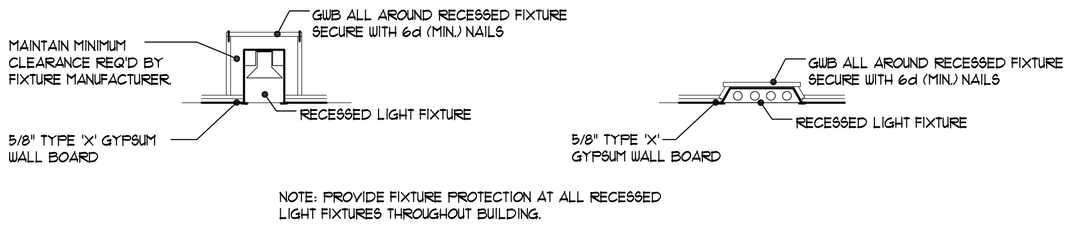

5 Typical can light in Fire Rated Assembly
3/4"=1'-0"

6 Typical recessed light in Fire Rated Assembly
3/4"=1'-0"

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6	METAL SOFFIT SYSTEM

LIGHT SCHEDULE

- RECESSED DOWNLIGHT
- SURFACE MOUNTED FIXTURE
- 4' SURFACE MOUNTED FLUORESCENT LIGHT
- WALL SCONCE
- DIFFUSER
- RETURN REGISTER
- 2'X2' RECESSED FLUORESCENT LIGHT
- 2'X4' RECESSED FLUORESCENT LIGHT

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McIntoshCommons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Fourth Floor
Reflected Ceiling
Plan

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

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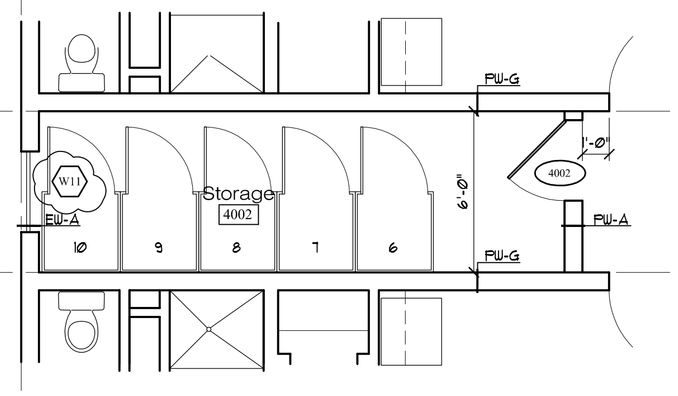
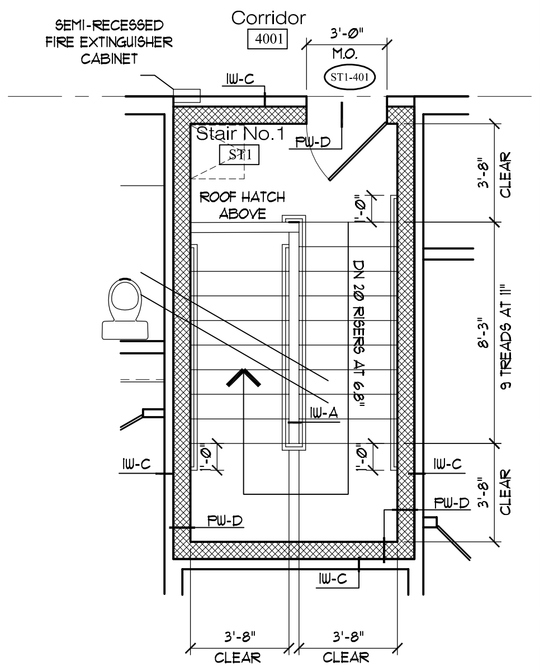
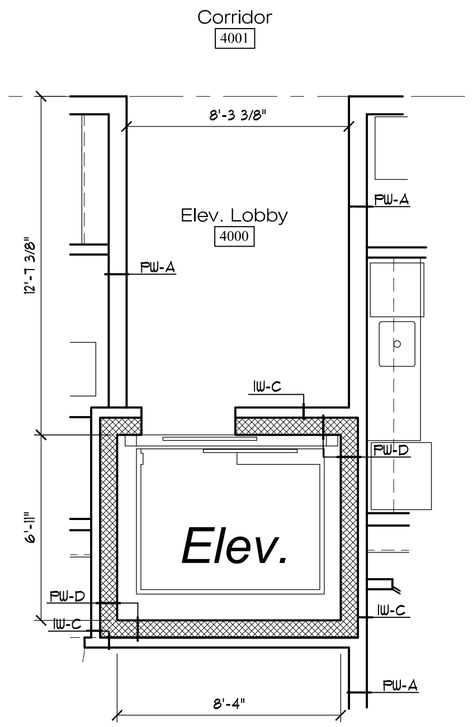
SHEET NUMBER
A-1.4RCP



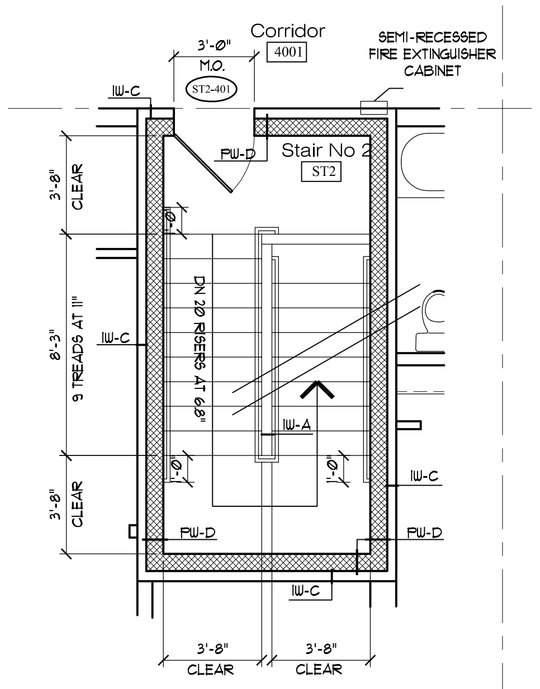
1 Partial Fourth Floor Plan
1/4"=1'-0"



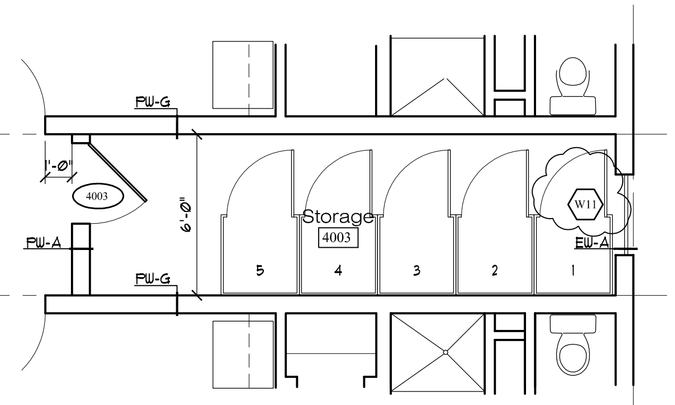
2 Partial Fourth Floor Plan
1/4"=1'-0"



3 Partial Fourth Floor Plan
1/4"=1'-0"



4 Partial Fourth Floor Plan
1/4"=1'-0"



5 Partial Fourth Floor Plan
1/4"=1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED ALL DIMENSIONS INDICATED ARE TO THE FACE OR CENTERLINE OF THE WALL STUDS, NOT THE WALL ASSEMBLY.
2. AT BATHS, WHERE A PREFABRICATED TUB/SHOWER OR SHOWER ABUTS A FIRE RATED ASSEMBLY OR EXTERIOR WALL, THE GYPSUM BOARD REQUIRED FOR THE WALL ASSEMBLY SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FIXTURE. AN ADDITIONAL LAYER OF ½" MR GYPSUM BOARD SHALL BE ADDED TO COVER THE FIXTURE FLANGE FOR THE LENGTH OF THE WALL.
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE IW-A.
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
   A. COLUMNS SUPPORTING A 3 HR FLOOR CONSTRUCTION - 3 HR.
   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
   E. IF A BEAM IS CONTAINED WITHIN A FLOOR/CEILING ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
5. M.R. GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATIONS EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOARD IS REQUIRED AT ALL LOCATIONS WHERE TILE IS INDICATED IN THE FINISH SCHEDULE.
6. ALL PARTY WALLS, CORRIDOR WALLS, SMOKE BARRIERS AND STAIR/ELEVATOR WALL ASSEMBLIES ARE TO BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR/ROOF DECK SEAL AIR TIGHT. FIRE STOP ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
7. REFER TO A-6.1 FOR FIRE RESISTANCE RATINGS FOR WALLS, FLOORS, ROOF, SHAFT, BEAM AND COLUMNS. REFER TO UL LISTING PUBLICATIONS FOR PIPE AND DUCT PENETRATIONS IN RATED WALLS.
8. REFER TO A-6.x FOR WINDOW/DOOR SCHEDULES.
9. BLOCKING INSTALLATION BY CONTRACTOR. BLOCKING TYPE AND LOCATION SHALL BE AS FOLLOWS SUBJECT TO REVIEW BY ARCHITECT.
   A. WHERE BLOCKING IS REQUIRED OVER WOOD STUDS, PROVIDE SOLID BLOCKING.
   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
10. BLOCKING SHALL BE ADEQUATE TO PROPERLY SUPPORT GRAB BARS INSTALLED, AS INDICATED IN TYPICAL ACCESSIBILITY GUIDELINES AND DIMENSIONS USING A LOAD STANDARD OF 250 lbs. STATIC.
11. ALL 2 HR FIRE RATED WALLS SHALL BE CONTINUOUS IN PLAN AND VERTICAL IN SECTION. ANY ONE HOUR OR NON-RATED ASSEMBLY SHALL NOT PENETRATE THE TWO HOUR ASSEMBLY.
12. ALL PLUMBING FIXTURES SHALL BE SEALED TO ADJACENT MATERIALS WITH APPROPRIATE SEALANT.
13. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL SHEAR WALLS. UNLESS OTHERWISE NOTED ARCHITECTURAL WALL TYPE DESIGNATIONS DO NOT INCLUDE THE PLYWOOD SHEAR WALL MATERIAL.
14. PROVIDE ONE LAYER OF ⅝" TYPE 'X' GWB AT DRAFTSTOP WALLS WITH ALL JOINTS TAPED AND SEALED AT ALL DEMISING WALLS BETWEEN DWELLING UNITS. DEMISING WALLS ARE TO EXTEND FROM FLOOR BELOW TO FLOOR/ROOF DECK ABOVE.

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LICENSED ARCHITECT
THOMAS A. HOUSE
No. 2380
STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Partial
Fourth Floor
Plans

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

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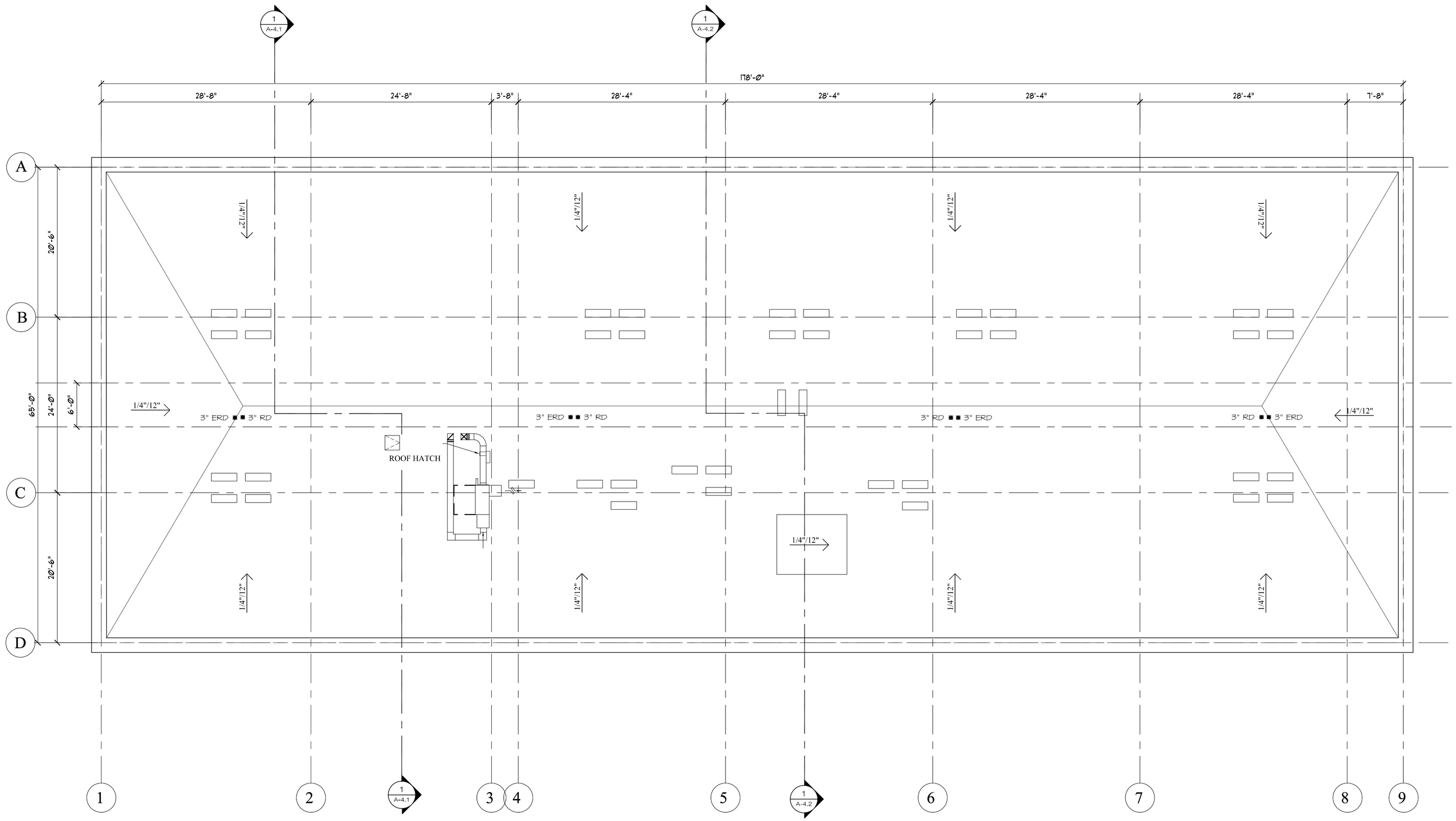

1 Roof Plan
1/8"=1'-0"

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LICENSED ARCHITECT
THOMAS H. ALTOBELLI
HOUSE
No. 2380
THE STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Roof Plan Notes

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

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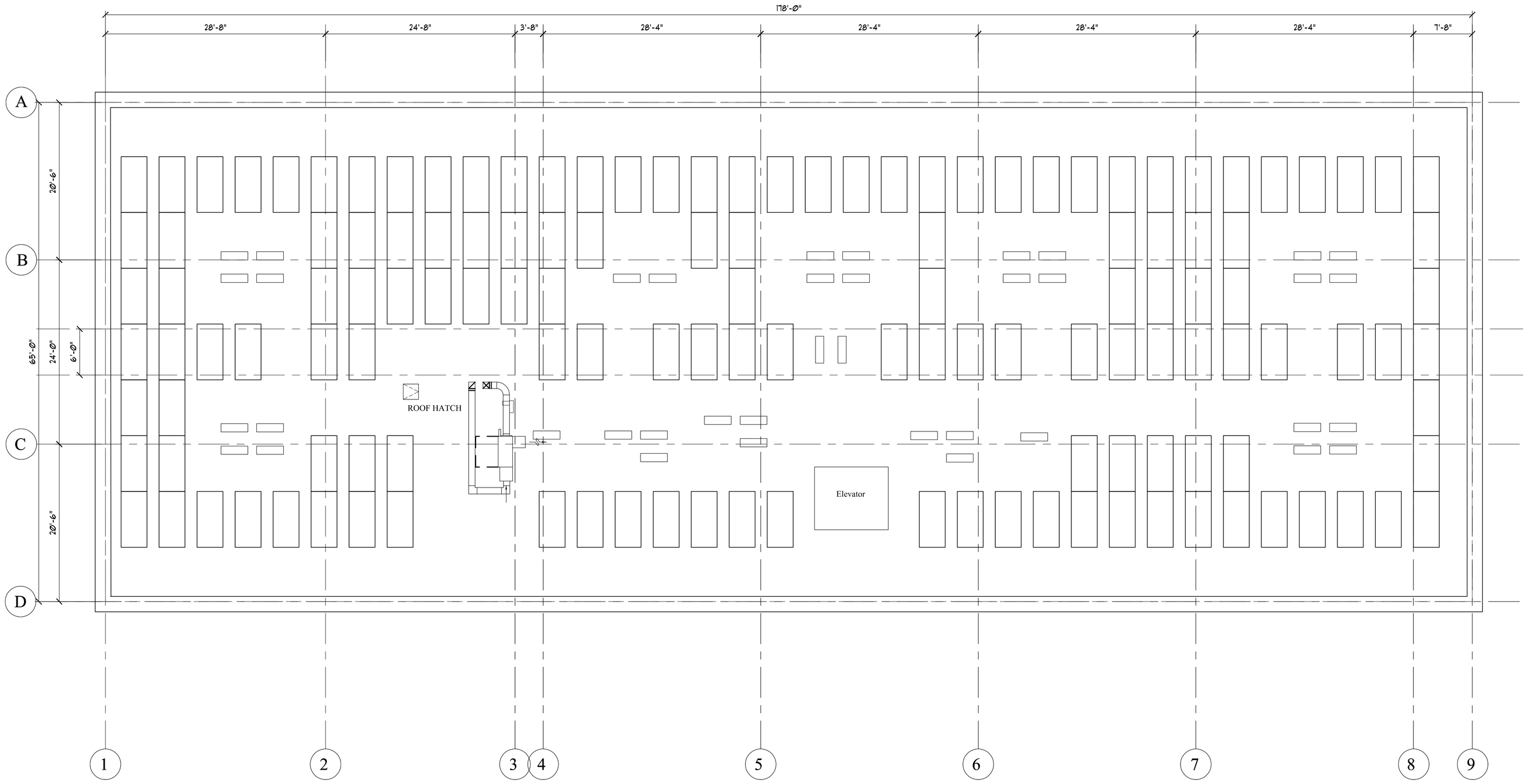

1 Solar Array Plan
1/8"=1'-0"

SOLAR ARRAY

REFER TO OWNERS CONSULTANT FOR THE DESIGN, CIRCULATION AND ORIENTATION OF THE SOLAR PANEL EQUIPMENT TO BE MOUNTED ON THE ROOFS. COORDINATE WITH PLUMBING CONTRACTOR FOR THROUGH ROOF PENETRATIONS AND ELECTRICAL CONTRACTORS. REFER TO SHEET E-20 NOTES FOR ADDITIONAL INFORMATION.

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THOMAS H. ALTOBELLI
HOUSE
No. 2380
THE STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Proposed
Solar Array

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

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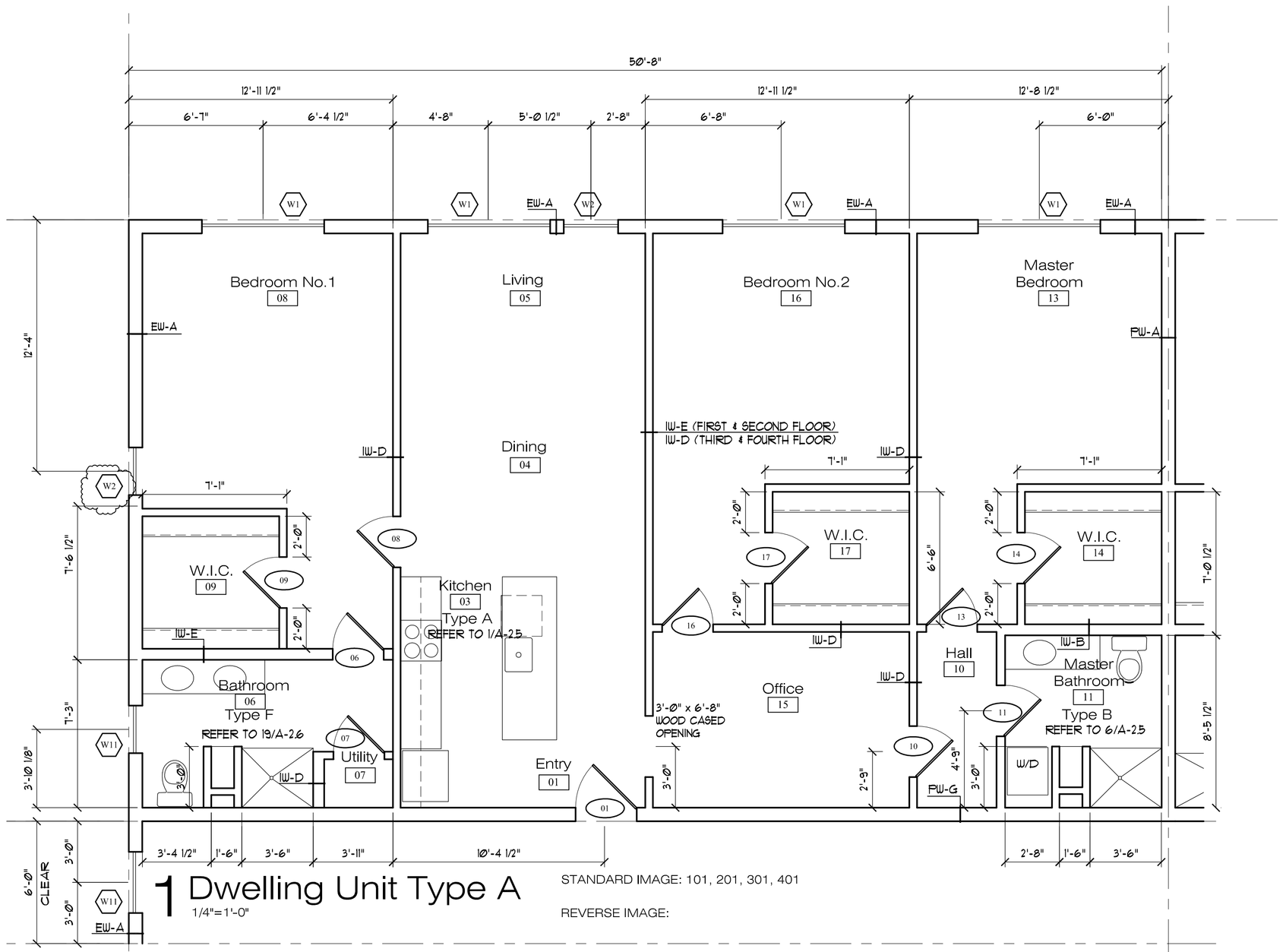
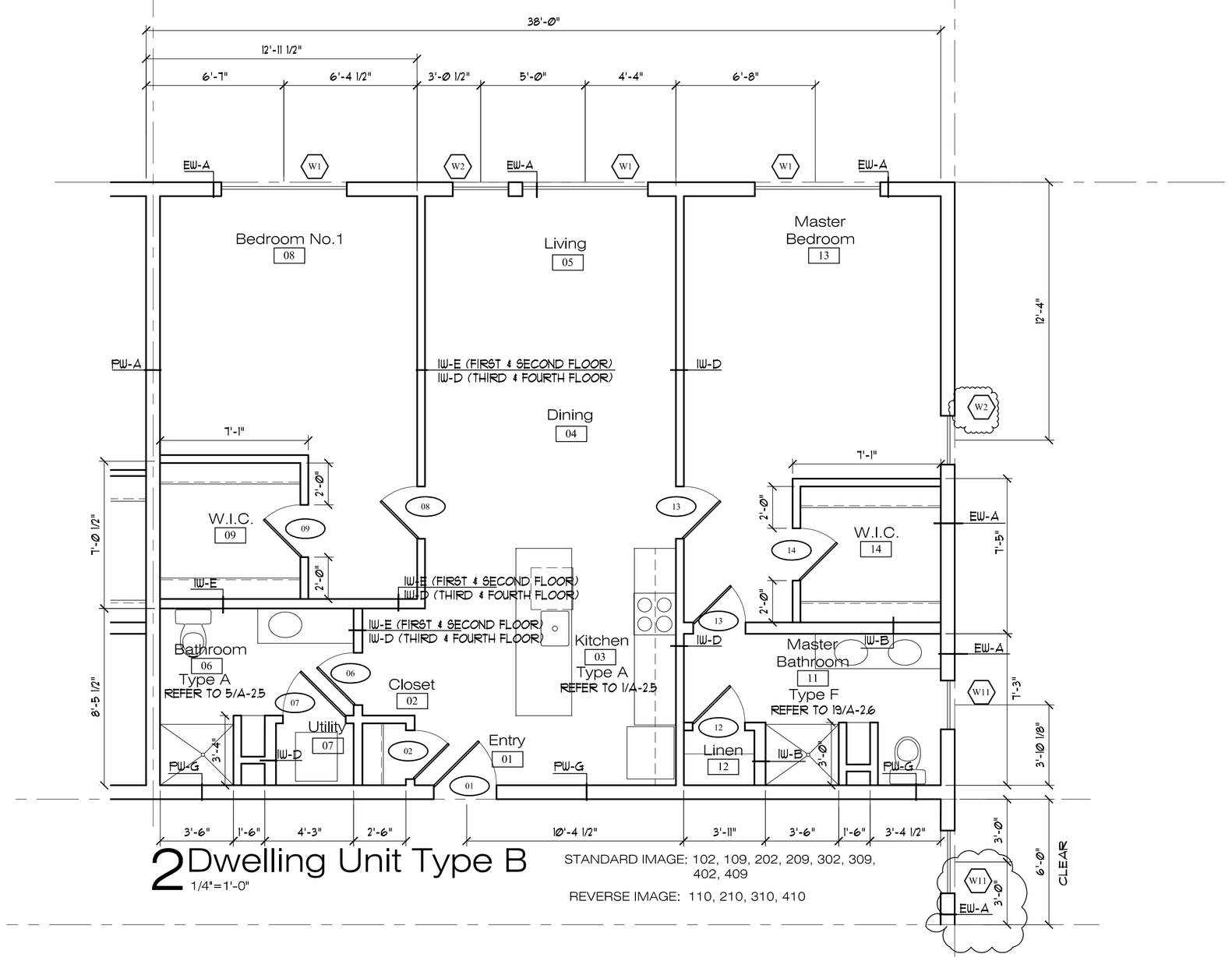


1 Dwelling Unit Type A

1/4"=1'-0"

STANDARD IMAGE: 101, 201, 301, 401

REVERSE IMAGE:



2 Dwelling Unit Type B

1/4"=1'-0"

STANDARD IMAGE: 102, 109, 202, 209, 302, 309, 402, 409

REVERSE IMAGE: 110, 210, 310, 410

DOOR SCHEDULE (UNIT A and B)

DOOR					FRAME							DETAILS			REMARKS
DOOR NUMBER	DOOR SIZE	DOOR TYPE	FIRE RATING (MIN)	HARDWARE GROUP	FRAME TYPE	WELDED H.M.	KNOCKDOWN H.M.	ALUMINUM	WOOD	BY MANUFACTURER	GYP. BOARD	HEAD	JAMB	SILL	
Ø1	3'-Ø" x 6'-8" X 1 3/4"	D1	2Ø		F1		●					6	6	5	SPRING HINGES
Ø2	2'-6" x 6'-8" X 1 3/8"	D2			F2				●			12	12		UNIT TYPE B ONLY
Ø3	NOT USED														
Ø4	NOT USED														
Ø5	NOT USED														
Ø6	2'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø7	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø8	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø8b	NOT USED														
Ø9	3'-Ø" x 6'-8" X 1 3/8"	D3			F3				●			12	12		
1Ø	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
11	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
12	NOT USED														
13	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
13b	NOT USED														
14	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		UNIT TYPE B ONLY
15	NOT USED														
16	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
16b	NOT USED														
17	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		

ROOM FINISH SCHEDULE (UNIT A and B)

ROOM NUMBER	ROOM NAME	FLOOR						BASE				WALLS			CEILING				NOTES
		CARPET	VINYL WOOD PLANK	VINYL COMP. TILE	SHEET VINYL	CERAMIC TILE	SEALED CONCRETE	COVE VINYL	WOOD	CARPET	CERAMIC TILE	GYPSUM BOARD	NO FINISH	PRIME	PRIME & WALLCOVER	CERAMIC TILE	EXPOSED STRUCTURE	GYP. BD. - PAINT	ACOUSTIC TILE	LUMINOUS CEILING	TEXTURED CEILING	CEILING HEIGHT	
Ø1	ENTRY		●					●				●		●				●				8'-6"	
Ø2	CLOSET		●					●				●		●				●				8'-6"	
Ø3	KITCHEN		●					●				●		●				●				8'-6"	
Ø4	DINING		●					●				●		●				●				8'-6"	
Ø5	LIVING ROOM		●					●				●		●				●				8'-6"	
Ø6	BATHROOM		●					●				●		●				●				8'-6"	
Ø7	UTILITY		●					●				●		●				●				8'-6"	
Ø8	BEDROOM No. 1	●							●			●		●				●				8'-6"	
Ø9	CLOSET	●							●			●		●				●				8'-6"	
1Ø	HALL		●					●				●		●				●				8'-6"	
11	MASTER BATHROOM		●					●				●		●				●				8'-6"	
12	LINEN		●					●				●		●				●				8'-6"	
13	MASTER BEDROOM	●							●			●		●				●				8'-6"	
14	CLOSET	●							●			●		●				●				8'-6"	
15	OFFICE		●					●				●		●				●				8'-6"	
16	BEDROOM No. 2	●							●			●		●				●				8'-6"	
17	CLOSET	●							●			●		●				●				8'-6"	

GENERAL NOTES

1. UNLESS OTHERWISE NOTED ALL DIMENSIONS INDICATED ARE TO THE FACE OR CENTERLINE OF THE WALL STUDS, NOT THE WALL ASSEMBLY.
2. AT BATHS, WHERE A PREFABRICATED TUB/SHOWER OR SHOWER ABUTS A FIRE RATED ASSEMBLY OR EXTERIOR WALL, THE GYPSUM BOARD REQUIRED FOR THE WALL ASSEMBLY SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FIXTURE. AN ADDITIONAL LAYER OF ½" MR GYPSUM BOARD SHALL BE ADDED TO COVER THE FIXTURE FLANGE FOR THE LENGTH OF THE WALL.
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE IW-A.
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
   A. COLUMNS SUPPORTING A 3 HR FLOOR CONSTRUCTION - 3 HR.
   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
   E. IF A BEAM IS CONTAINED WITHIN A FLOOR/CEILING ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
5. MR GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATIONS EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOARD IS REQUIRED AT ALL LOCATIONS WHERE TILE IS INDICATED IN THE FINISH SCHEDULE.
6. ALL PARTY WALLS, CORRIDOR WALLS, SMOKE BARRIERS AND STAIR/ELEVATOR WALL ASSEMBLIES ARE TO BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR/ROOF DECK. SEAL AIR TIGHT. FIRE STOP ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
7. REFER TO A-6.1 FOR FIRE RESISTANCE RATINGS FOR WALLS, FLOORS, ROOF, SHAFT, BEAM AND COLUMNS. REFER TO UL LISTING PUBLICATIONS FOR PIPE AND DUCT PENETRATIONS IN RATED WALLS.
8. REFER TO A-6.2, A-6.3, A-6.4 FOR WINDOW/DOOR SCHEDULES.
9. BLOCKING INSTALLATION BY CONTRACTOR. BLOCKING TYPE AND LOCATION SHALL BE AS FOLLOWS SUBJECT TO REVIEW BY ARCHITECT.
   A. WHERE BLOCKING IS REQUIRED OVER WOOD STUDS, PROVIDE SOLID BLOCKING.
   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
10. BLOCKING SHALL BE ADEQUATE TO PROPERLY SUPPORT GRAB BARS INSTALLED, AS INDICATED IN TYPICAL ACCESSIBILITY GUIDELINES AND DIMENSIONS USING A LOAD STANDARD OF 250 lbs. STATIC.
11. ALL 2 HR FIRE RATED WALLS SHALL BE CONTINUOUS IN PLAN AND VERTICAL IN SECTION. ANY ONE HOUR OR NON-RATED ASSEMBLY SHALL NOT PENETRATE THE TWO HOUR ASSEMBLY.
12. ALL PLUMBING FIXTURES SHALL BE SEALED TO ADJACENT MATERIALS WITH APPROPRIATE SEALANT.
13. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL SHEAR WALLS. UNLESS OTHERWISE NOTED ARCHITECTURAL WALL TYPE DESIGNATIONS DO NOT INCLUDE THE PLYWOOD SHEAR WALL MATERIAL.
14. PROVIDE ONE LAYER OF ⅝" TYPE 'X' GWB AT DRAFTSTOP WALLS WITH ALL JOINTS TAPED AND SEALED AT ALL DEMISING WALLS BETWEEN DWELLING UNITS. DEMISING WALLS ARE TO EXTEND FROM FLOOR BELOW TO FLOOR/ROOF DECK ABOVE.
15. ALUMINUM HANDRAIL SYSTEM TO BE PROVIDED ON ALL DWELLING UNITS. TOP OF ALUMINUM HANDRAIL SYSTEM TO BE @ 42" AFF. PROVIDE 1x6 WOOD HORIZONTAL BOARDS WITH 1" SPACE BETWEEN 1x6 WOOD PLANKS, NOT TO EXCEED 4" SPACE.
16. DRAFTSTOPPING WALL, IW-F, TO BE PROVIDED WITHIN THE FLOOR/CEILING ASSEMBLY AT ALL DWELLING UNIT DEMISING WALLS.
17. REFER TO SHEET A-6.3 AND OWNER FOR UNIT DOOR HARDWARE.

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No. 2380
THE STATE OF NEW HAMPSHIRE

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McIntosh West
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Portsmouth, NH

Apartment Building
Unit Plans
Schedules

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Summit Engineering
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WV Engineering
Fire Protection
WV Engineering

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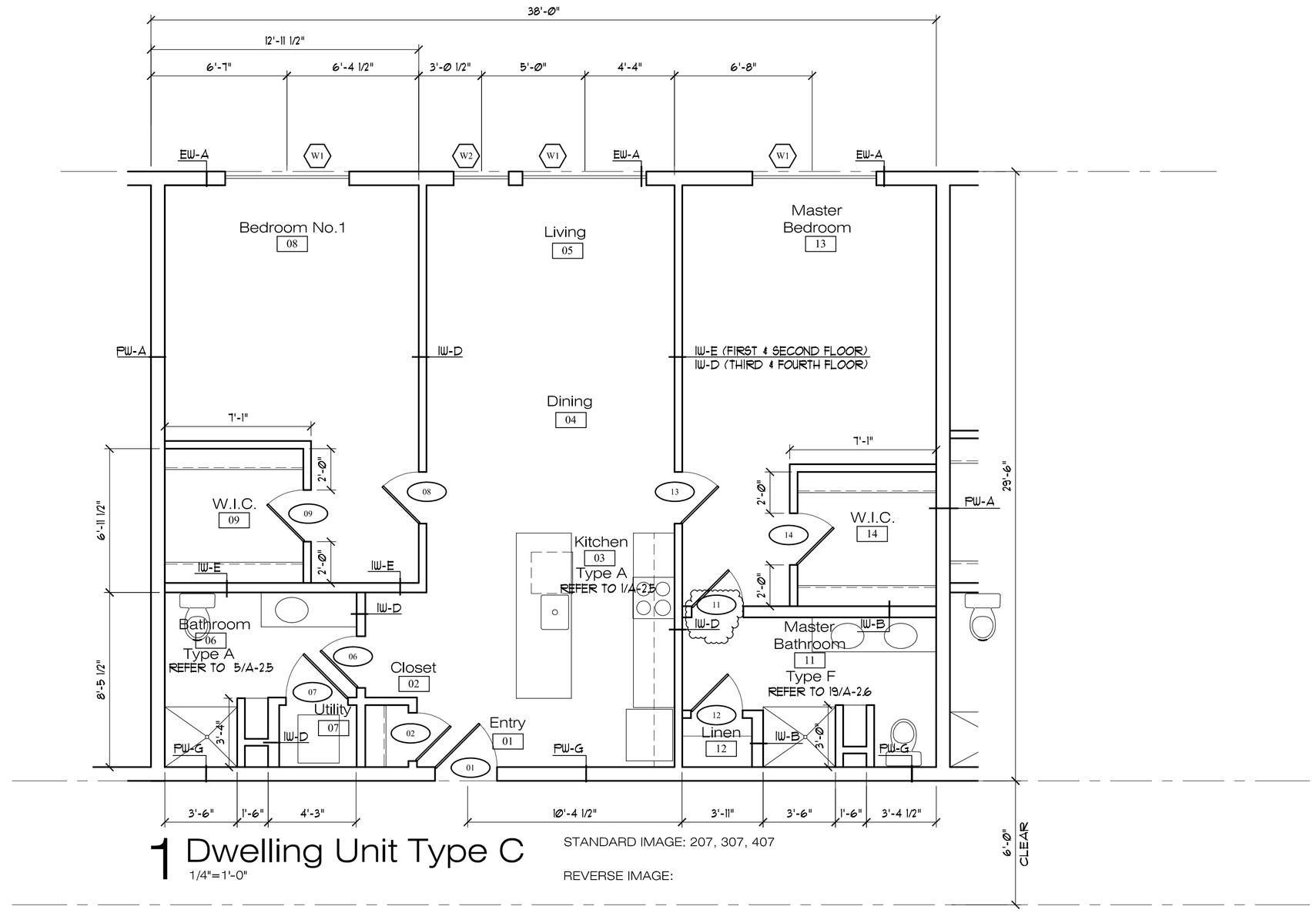

1 Dwelling Unit Type C

1/4"=1'-0"

STANDARD IMAGE: 207, 307, 407

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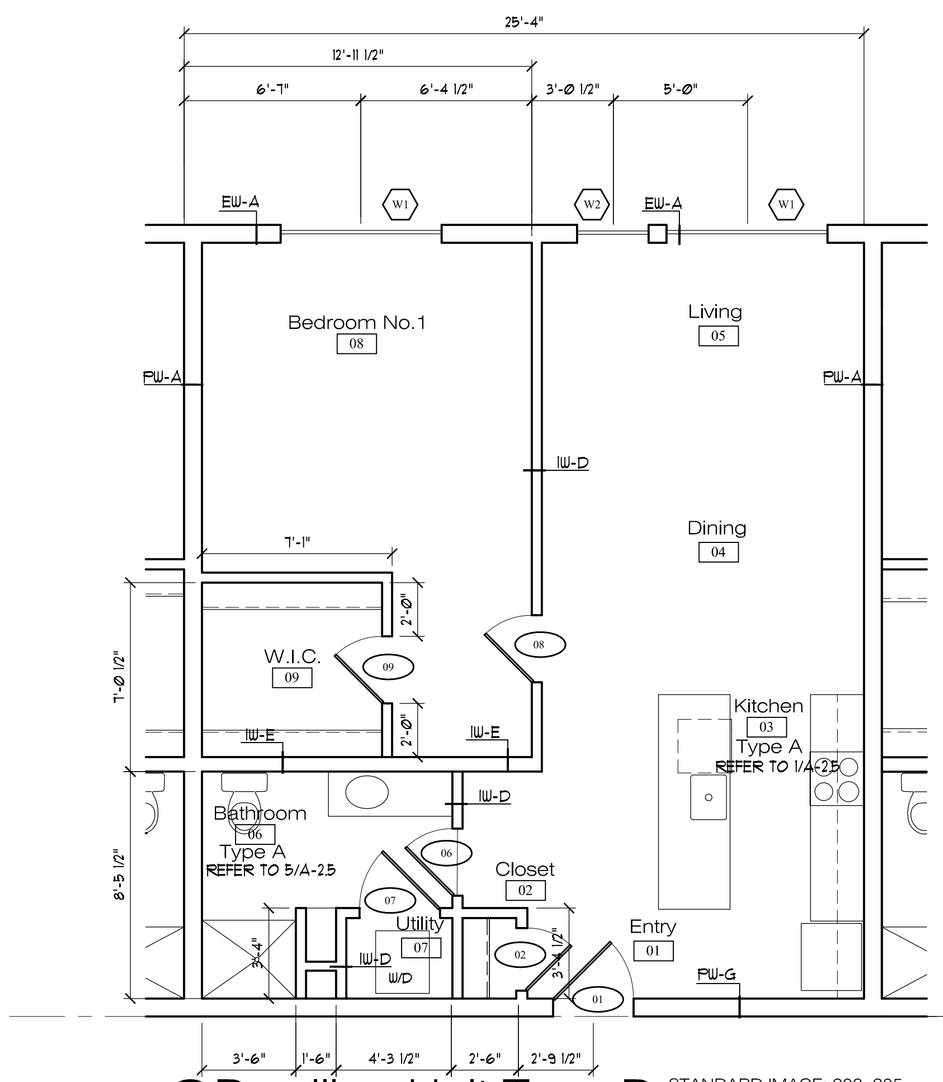
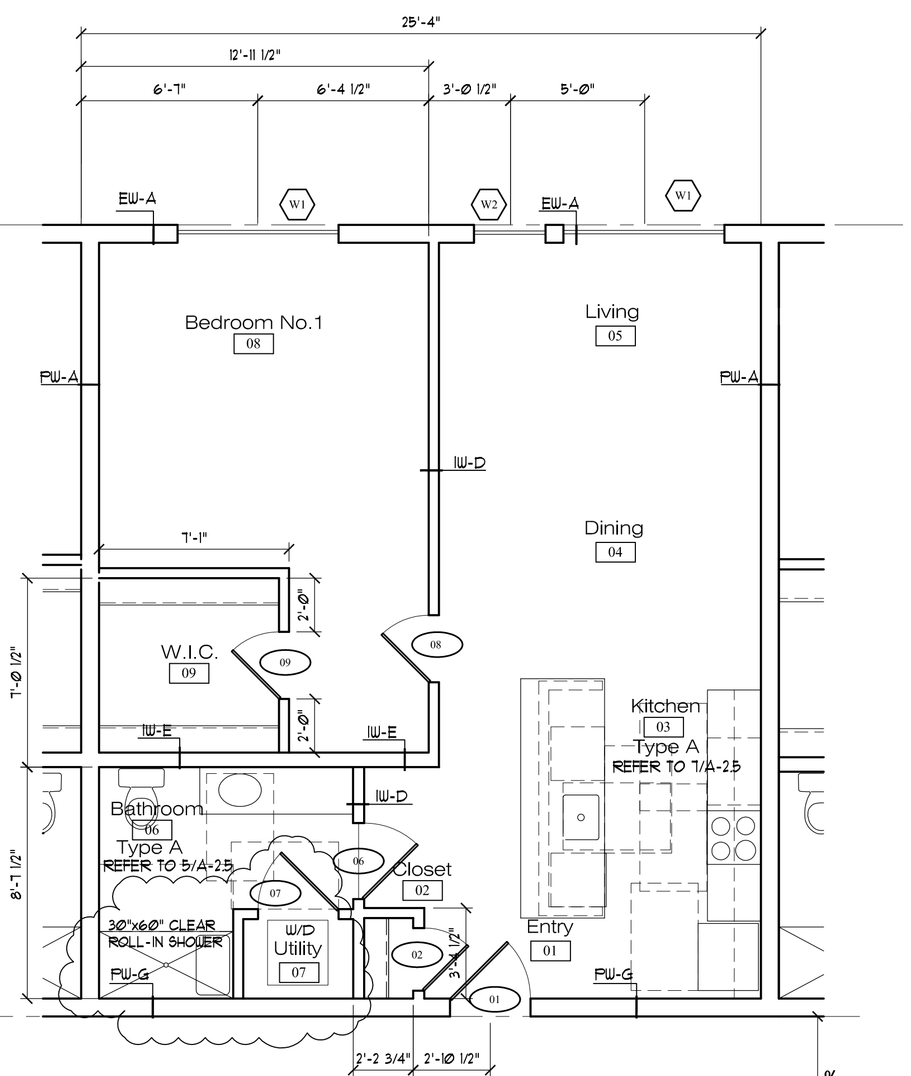


2 Dwelling Unit Type D

1/4"=1'-0"

STANDARD IMAGE: 203, 205, 403, 405

REVERSE IMAGE: 103



3 Dwelling Unit Type D Accessible

1/4"=1'-0"

STANDARD IMAGE: 105

REVERSE IMAGE:

DOOR SCHEDULE (UNIT C and D)

DOOR					FRAME							DETAILS			REMARKS
DOOR NUMBER	DOOR SIZE	DOOR TYPE	FIRE RATING (MIN)	HARDWARE GROUP	FRAME TYPE	WELDED H.M.	KNOCKDOWN H.M.	ALUMINUM	WOOD	BY MANUFACTURER	GYP. BOARD	HEAD	JAMB	SILL	
Ø1	3'-Ø" x 6'-8" X 1 3/4"	D1	2Ø		F1		●					6	6	5	SPRING HINGES
Ø2	2'-4" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø3	NOT USED														
Ø4	NOT USED														
Ø5	NOT USED														
Ø6	2'-1Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø7	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø7	3'-Ø" x 6'-8" X 1 3/8"	D3			F3				●			12	12		ACCESSIBLE UNIT
Ø8	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø8b	NOT USED														
Ø9	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
1Ø	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
11	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
12	2'-6" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
13	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
14	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		

ROOM FINISH SCHEDULE (UNIT C and D)

ROOM NUMBER	ROOM NAME	FLOOR					BASE					WALLS			CEILING					NOTES
		CARPET	VINYL WOOD PLANK	VINYL COMP. TILE	SHEET VINYL	CERAMIC TILE	SEALED CONCRETE	COVE VINYL	FLAT VINYL	WOOD	CARPET	CERAMIC TILE	NONE	GYPSUM BOARD	NO FINISH	PRIME	PRIME & PAINT	PRIME & WALLCOVER	CERAMIC TILE	EXPOSED STRUCTURE	GYP. BD. - PAINT	ACOUSTIC TILE	LUMINOUS CEILING	TEXTURED CEILING	CEILING HEIGHT	
Ø1	ENTRY	●						●						●			●				●				8'-6"	
Ø2	CLOSET	●						●						●			●				●				8'-6"	
Ø3	KITCHEN	●						●						●			●				●				8'-6"	
Ø4	DINING	●						●						●			●				●				8'-6"	
Ø5	LIVING ROOM	●						●						●			●				●				8'-6"	
Ø6	BATHROOM	●						●						●			●				●				8'-6"	
Ø7	UTILITY	●						●						●			●				●				8'-6"	
Ø8	BEDROOM No. 1	●							●					●			●				●				8'-6"	
Ø9	CLOSET	●							●					●			●				●				8'-6"	
1Ø	HALL		●					●						●			●				●				8'-6"	
1Ø	PANTRY		●					●						●			●				●				8'-6"	UNIT TYPE D ONLY
11	MASTER BATHROOM		●					●						●			●				●				8'-6"	
12	LINEN		●					●						●			●				●				8'-6"	
13	MASTER BEDROOM	●							●					●			●				●				8'-6"	
14	CLOSET	●							●					●			●				●				8'-6"	

GENERAL NOTES

1. UNLESS OTHERWISE NOTED ALL DIMENSIONS INDICATED ARE TO THE FACE OR CENTERLINE OF THE WALL STUDS, NOT THE WALL ASSEMBLY.
2. AT BATHS, WHERE A PREFABRICATED TUB/SHOWER OR SHOWER ABUTS A FIRE RATED ASSEMBLY OR EXTERIOR WALL, THE GYPSUM BOARD REQUIRED FOR THE WALL ASSEMBLY SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FIXTURE. AN ADDITIONAL LAYER OF ½" MR GYPSUM BOARD SHALL BE ADDED TO COVER THE FIXTURE FLANGE FOR THE LENGTH OF THE WALL.
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE IW-A.
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
   A. COLUMNS SUPPORTING A 3 HR FLOOR CONSTRUCTION - 3 HR.
   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
   E. IF A BEAM IS CONTAINED WITHIN A FLOOR/CEILING ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
5. MR GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATIONS EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOARD IS REQUIRED AT ALL LOCATIONS WHERE TILE IS INDICATED IN THE FINISH SCHEDULE.
6. ALL PARTY WALLS, CORRIDOR WALLS, SMOKE BARRIERS AND STAIR/ELEVATOR WALL ASSEMBLIES ARE TO BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR/ROOF DECK. SEAL AIR TIGHT. FIRE STOP ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
7. REFER TO A-6.1 FOR FIRE RESISTANCE RATINGS FOR WALLS, FLOORS, ROOF, SHAFT, BEAM AND COLUMNS. REFER TO UL LISTING PUBLICATIONS FOR PIPE AND DUCT PENETRATIONS IN RATED WALLS.
8. REFER TO A-6.2, A-6.3, A-6.4 FOR WINDOW/DOOR SCHEDULES.
9. BLOCKING INSTALLATION BY CONTRACTOR. BLOCKING TYPE AND LOCATION SHALL BE AS FOLLOWS SUBJECT TO REVIEW BY ARCHITECT.
   A. WHERE BLOCKING IS REQUIRED OVER WOOD STUDS, PROVIDE SOLID BLOCKING.
   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
10. BLOCKING SHALL BE ADEQUATE TO PROPERLY SUPPORT GRAB BARS INSTALLED, AS INDICATED IN TYPICAL ACCESSIBILITY GUIDELINES AND DIMENSIONS USING A LOAD STANDARD OF 250 lbs. STATIC.
11. ALL 2 HR FIRE RATED WALLS SHALL BE CONTINUOUS IN PLAN AND VERTICAL IN SECTION. ANY ONE HOUR OR NON-RATED ASSEMBLY SHALL NOT PENETRATE THE TWO HOUR ASSEMBLY.
12. ALL PLUMBING FIXTURES SHALL BE SEALED TO ADJACENT MATERIALS WITH APPROPRIATE SEALANT.
13. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL SHEAR WALLS. UNLESS OTHERWISE NOTED ARCHITECTURAL WALL TYPE DESIGNATIONS DO NOT INCLUDE THE PLYWOOD SHEAR WALL MATERIAL.
14. PROVIDE ONE LAYER OF ⅝" TYPE 'X' GWB AT DRAFTSTOP WALLS WITH ALL JOINTS TAPED AND SEALED AT ALL DEMISING WALLS BETWEEN DWELLING UNITS. DEMISING WALLS ARE TO EXTEND FROM FLOOR BELOW TO FLOOR/ROOF DECK ABOVE.
15. ALUMINUM HANDRAIL SYSTEM TO BE PROVIDED ON ALL DWELLING UNITS. TOP OF ALUMINUM HANDRAIL SYSTEM TO BE @ 42" AFF. PROVIDE 1X6 WOOD HORIZONTAL BOARDS WITH 1" SPACE BETWEEN 1X6 WOOD PLANKS. NOT TO EXCEED 4" SPACE.
16. DRAFTSTOPPING WALL, IW-F, TO BE PROVIDED WITHIN THE FLOOR/CEILING ASSEMBLY AT ALL DWELLING UNIT DEMISING WALLS.
17. REFER TO SHEET A-6.3 AND OWNER FOR UNIT DOOR HARDWARE.

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THOMAS H. ALEXANDER LICENSED ARCHITECT No. 2380 STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Unit Plans
Schedules

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

ISSUED / DRAWN BY
October 31, 2023
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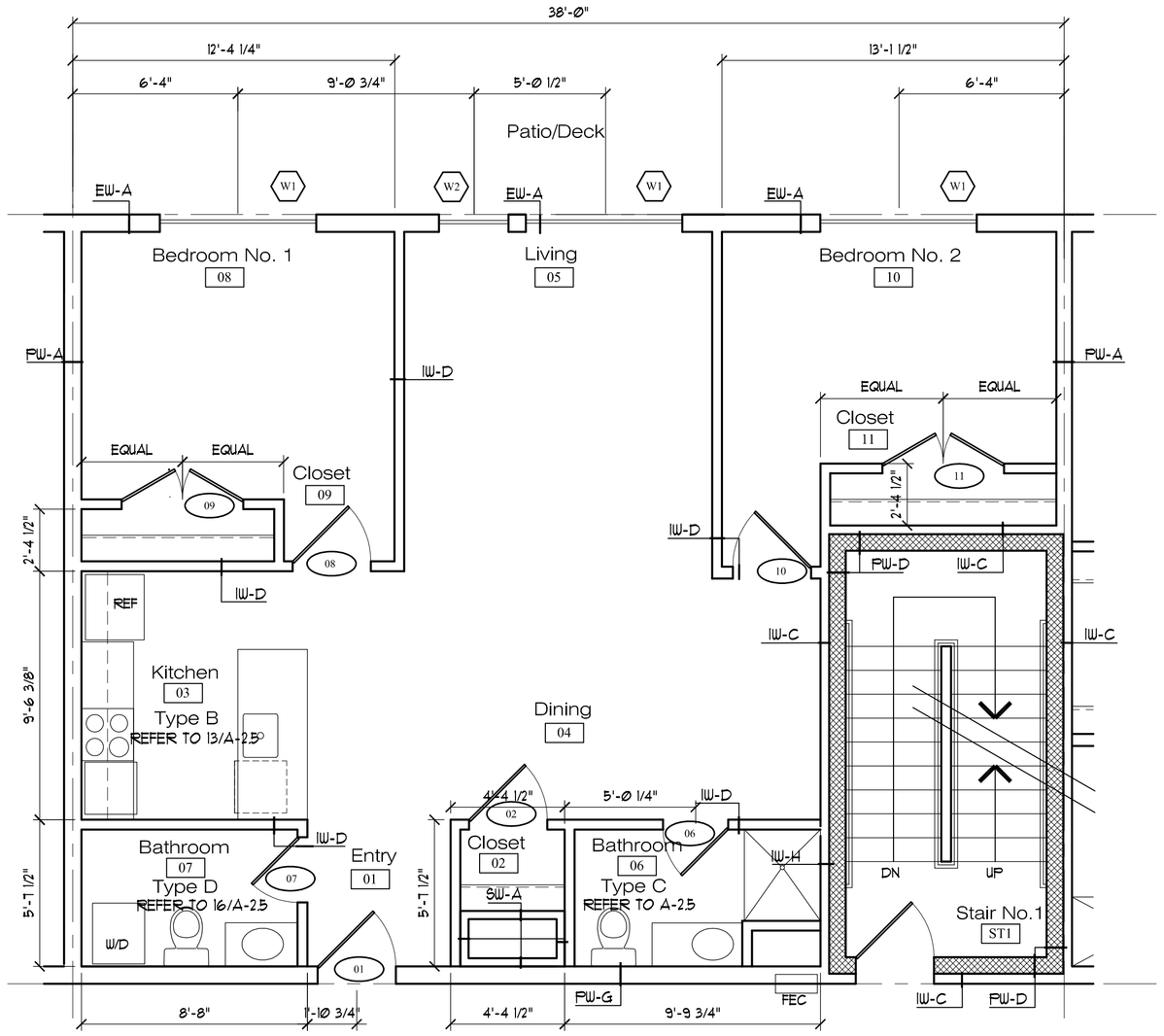
REVISED / REVISED BY
November 5, 2023 April 8,2024
December 8, 2023
January 31, 2024
February 8, 2024
March 15, 2024

JOB NO: 21004

SHEET NUMBER
A-2.2

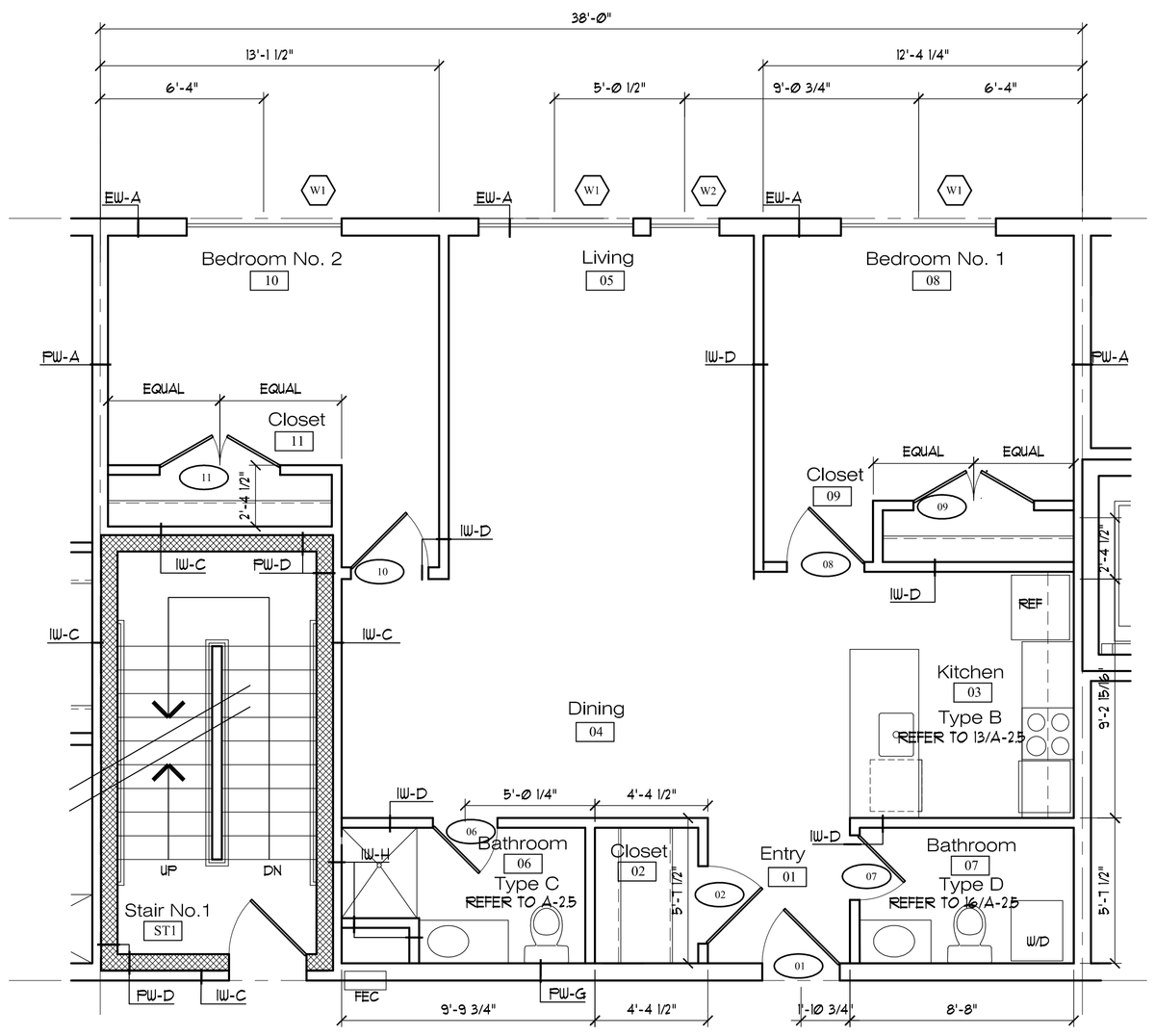


1 Dwelling Unit Type E

1/4"=1'-0"

STANDARD IMAGE: 204, 304, 404

REVERSE IMAGE:



2 Dwelling Unit Type F

1/4"=1'-0"

STANDARD IMAGE: 208, 308, 408

REVERSE IMAGE:

DOOR SCHEDULE (UNIT E and F)

DOOR					FRAME						DETAILS			REMARKS
DOOR NUMBER	DOOR SIZE	DOOR TYPE	FIRE RATING (MIN)	HARDWARE GROUP	FRAME TYPE	WELDED H.M.	KNOCKDOWN H.M.	ALUMINUM	WOOD	BY MANUFACTURER	HEAD	JAMB	SILL	
Ø1	3'-Ø" x 6'-8" X 1 3/4"	D1	20		F1		●				6	6	5	SPRING HINGES
Ø2	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●		12	12		
Ø3	NOT USED													
Ø4	NOT USED													
Ø5	NOT USED													
Ø6	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●		12	12		
Ø7	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●		12	12		
Ø8	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●		12	12		
Ø8b	NOT USED													
Ø9	(2) 2'-4" x 6'-8" X 1 3/8"	D3			F3				●		12	12		
10	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●		12	12		
10b	NOT USED													
11	(2) 2'-4" x 6'-8" X 1 3/8"	D3			F3				●		12	12		

ROOM FINISH SCHEDULE (UNIT E and F)

ROOM NUMBER	ROOM NAME	FLOOR						BASE				WALLS			CEILING				NOTES
		CARPET	VINYL WOOD PLANK	VINYL COMP. TILE	SHEET VINYL	CERAMIC TILE	SEALED CONCRETE	NONE	COVE VINYL	FLAT VINYL	WOOD	CARPET	CERAMIC TILE	NONE	GYPSUM BOARD	NO FINISH	PRIME	PRIME & PAINT	PRIME & WALLCOVER	TILE WITH TILE	EXPOSED STRUCTURE	GYP. BD. PAINT	ACOUSTIC TILE	LUMINAIRES CEILING	TEXTURED CEILING	CEILING HEIGHT	
Ø1	ENTRY		●					●						●			●				●				8'-6"	
Ø2	CLOSET		●					●						●			●				●				8'-6"	
Ø3	KITCHEN		●					●						●			●				●				8'-6"	
Ø4	DINING		●					●						●			●				●				8'-6"	
Ø5	LIVING ROOM		●					●						●			●				●				8'-6"	
Ø6	BATHROOM		●					●						●			●				●				8'-6"	
Ø7	BATHROOM		●					●						●			●				●				8'-6"	
Ø8	BEDROOM No. 1	●								●				●			●				●				8'-6"	
Ø9	CLOSET	●								●				●			●				●				8'-6"	
10	BEDROOM No. 2	●								●				●			●				●				8'-6"	
11	CLOSET	●								●				●			●				●				8'-6"	

GENERAL NOTES

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2. AT BATHS, WHERE A PREFABRICATED TUB/SHOWER OR SHOWER ABUTS A FIRE RATED ASSEMBLY OR EXTERIOR WALL, THE GYPSUM BOARD REQUIRED FOR THE WALL ASSEMBLY SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE FIXTURE. AN ADDITIONAL LAYER OF ½" MR GYPSUM BOARD SHALL BE ADDED TO COVER THE FIXTURE FLANGE FOR THE LENGTH OF THE WALL.
3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE IW-A.
4. ALL COLUMNS/POSTS AND BEAMS TO BE FIRE PROTECTED TO FULL HEIGHTS AS FOLLOWS:
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   B. COLUMNS SUPPORTING A 1 HR FLOOR CONSTRUCTION - 1 HR.
   C. COLUMNS SUPPORTING ONE FLOOR OR A ROOF ONLY - 1 HR.
   D. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
   E. IF A BEAM IS CONTAINED WITHIN A FLOOR/CEILING ASSEMBLY HAVING AN EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
5. MR GYPSUM BOARD SHALL BE USED THROUGHOUT APARTMENT BATHS AND SIMILAR DAMP LOCATIONS EXCEPT WHERE BACKER BOARD IS REQUIRED. THE BACKER BOARD IS REQUIRED AT ALL LOCATIONS WHERE TILE IS INDICATED IN THE FINISH SCHEDULE.
6. ALL PARTY WALLS, CORRIDOR WALLS, SMOKE BARRIERS AND STAIR/ELEVATOR WALL ASSEMBLIES ARE TO BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR/ROOF DECK SEAL AIR TIGHT. FIRE STOP ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
7. REFER TO A-6.1 FOR FIRE RESISTANCE RATINGS FOR WALLS, FLOORS, ROOF, SHAFT, BEAM AND COLUMNS. REFER TO UL LISTING PUBLICATIONS FOR PIPE AND DUCT PENETRATIONS IN RATED WALLS.
8. REFER TO A-6.2, A-6.3, A-6.4 FOR WINDOW/DOOR SCHEDULES.
9. BLOCKING INSTALLATION BY CONTRACTOR. BLOCKING TYPE AND LOCATION SHALL BE AS FOLLOWS SUBJECT TO REVIEW BY ARCHITECT.
   A. WHERE BLOCKING IS REQUIRED OVER WOOD STUDS, PROVIDE SOLID BLOCKING.
   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GWB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
10. BLOCKING SHALL BE ADEQUATE TO PROPERLY SUPPORT GRAB BARS INSTALLED, AS INDICATED IN TYPICAL ACCESSIBILITY GUIDELINES AND DIMENSIONS USING A LOAD STANDARD OF 250 lbs. STATIC.
11. ALL 2 HR FIRE RATED WALLS SHALL BE CONTINUOUS IN PLAN AND VERTICAL IN SECTION. ANY ONE HOUR OR NON-RATED ASSEMBLY SHALL NOT PENETRATE THE TWO HOUR ASSEMBLY.
12. ALL PLUMBING FIXTURES SHALL BE SEALED TO ADJACENT MATERIALS WITH APPROPRIATE SEALANT.
13. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL SHEAR WALLS. UNLESS OTHERWISE NOTED ARCHITECTURAL WALL TYPE DESIGNATIONS DO NOT INCLUDE THE PLYWOOD SHEAR WALL MATERIAL.
14. PROVIDE ØNE LAYER OF ⅝" TYPE 'X' GWB AT DRAFTSTOP WALLS WITH ALL JOINTS TAPED AND SEALED AT ALL DEMISING WALLS BETWEEN DWELLING UNITS. DEMISING WALLS ARE TO EXTEND FROM FLOOR BELOW TO FLOOR/ROOF DECK ABOVE.
15. ALUMINUM HANDRAIL SYSTEM TO BE PROVIDED ON ALL DWELLING UNITS. TOP OF ALUMINUM HANDRAIL SYSTEM TO BE @ 42" AFF. PROVIDE 1X6 WOOD HORIZONTAL BOARDS WITH 1" SPACE BETWEEN 1X6 WOOD PLANKS. NOT TO EXCEED 4" SPACE.
16. DRAFTSTOPPING WALL, IW-F, TO BE PROVIDED WITHIN THE FLOOR/CEILING ASSEMBLY AT ALL DWELLING UNIT DEMISING WALLS.
17. REFER TO SHEET A-6.3 AND OWNER FOR UNIT DOOR HARDWARE.

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THOMAS A. HOUSE No. 2380 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Unit Plans
Schedules

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

ISSUED / DRAWN BY
October 31, 2023
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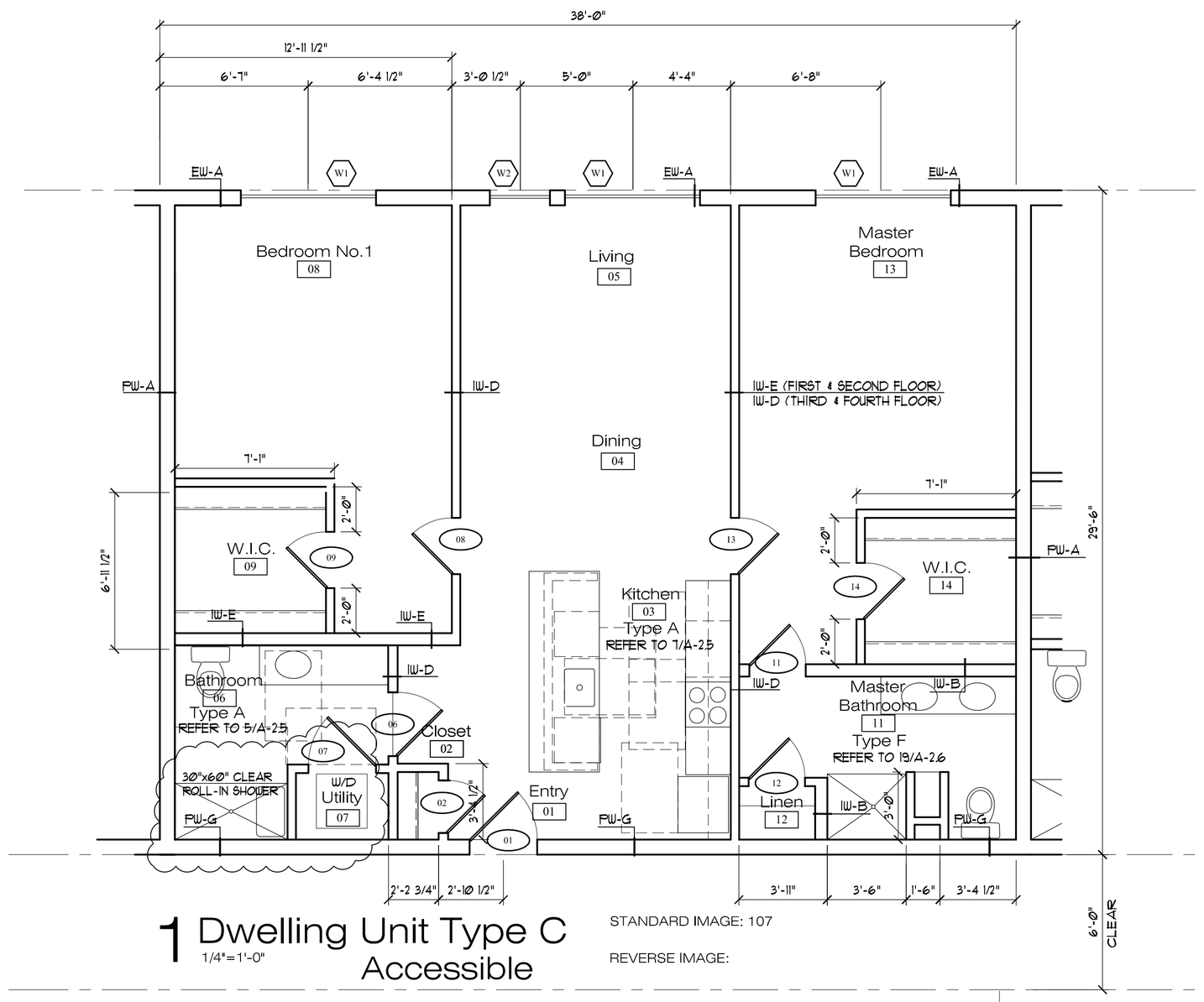
REVISED / REVISED BY
November 5, 2023
December 8, 2023
January 31, 2024
February 8, 2024

JOB NO: 21004

SHEET NUMBER
A-2.3

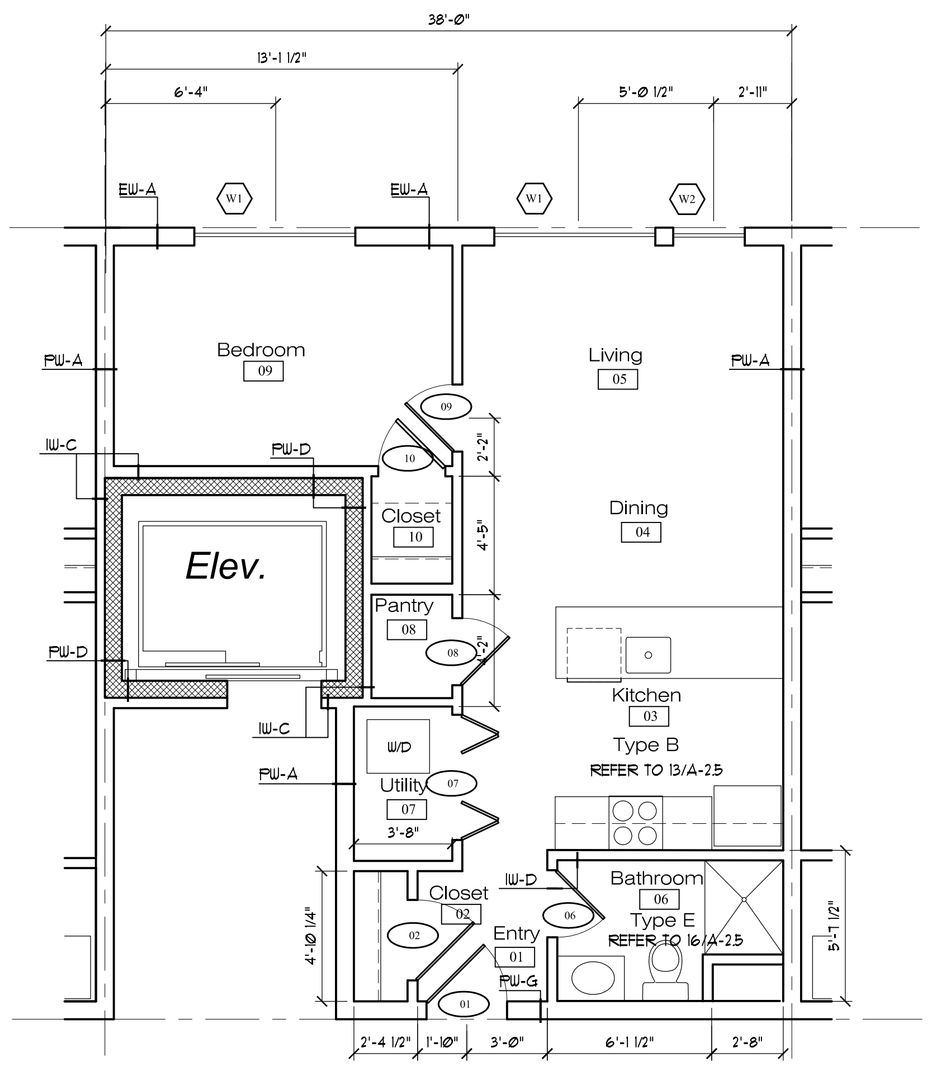


1 Dwelling Unit Type C Accessible

1/4"=1'-0"

STANDARD IMAGE: 107

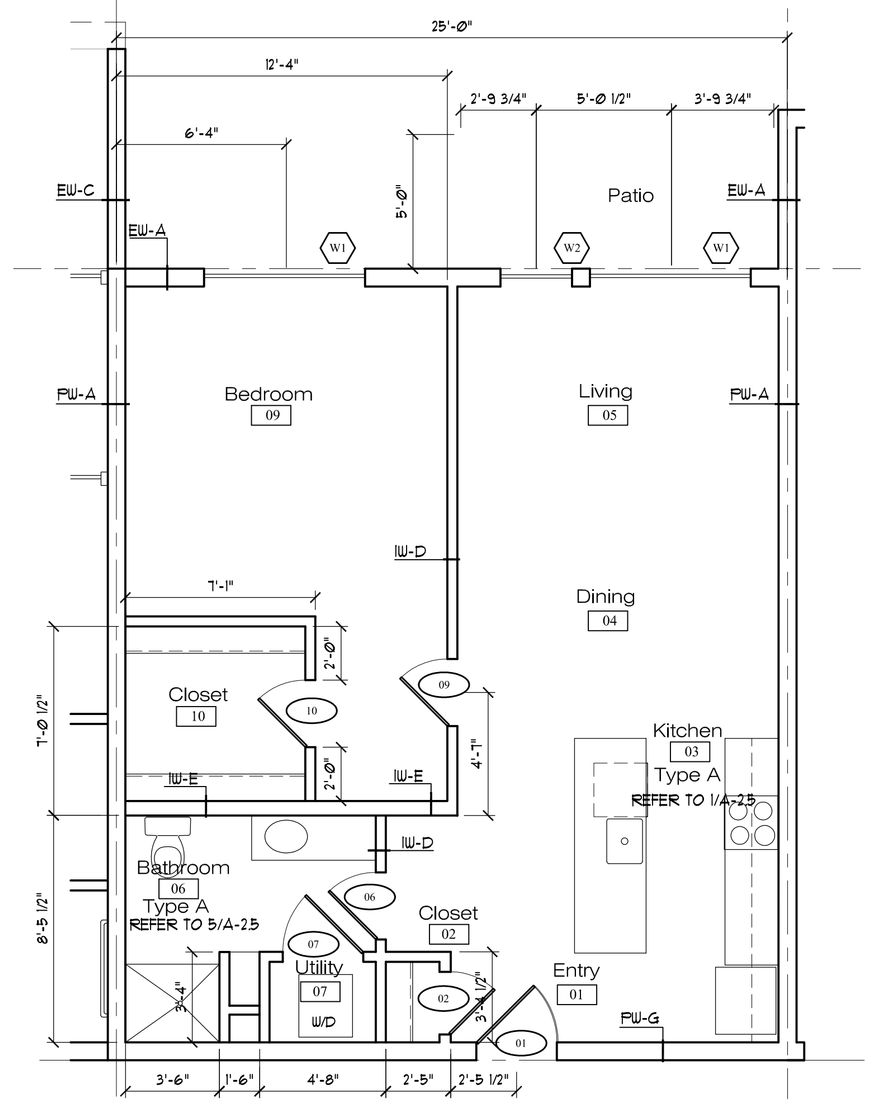
REVERSE IMAGE:



1 Dwelling Unit Type G

1/4"=1'-0"

STANDARD IMAGE: 206, 306, 406



2 Dwelling Unit Type H

1/4"=1'-0"

STANDARD IMAGE: 104

REVERSE IMAGE: 108

DOOR SCHEDULE (UNIT G and H)

DOOR					FRAME							DETAILS			REMARKS
DOOR NUMBER	DOOR SIZE	DOOR TYPE	FIRE RATING (MIN)	HARDWARE GROUP	FRAME TYPE	WELDED H.M.	KNOCKDOWN H.M.	ALUMINUM	WOOD	BY MANUFACTURER	GYP. BOARD	HEAD	JAMB	SILL	
Ø1	3'-Ø" x 6'-8" X 1 3/4"	D1	20		F1		●					6	6	5	SPRING HINGES
Ø2	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø3	NOT USED														
Ø4	NOT USED														
Ø5	NOT USED														
Ø6	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø7	(2)2'-4" x 6'-8" X 1 3/8"	D4			F4						●				UNIT TYPE G ONLY
Ø7	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		UNIT TYPE G+H ONLY
Ø8	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
Ø9	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
10	2'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
11	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
12	2'-6" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
13	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		
14	3'-Ø" x 6'-8" X 1 3/8"	D2			F2				●			12	12		

ROOM FINISH SCHEDULE (UNIT G and H)

ROOM		FLOOR						BASE					WALLS				CEILING					NOTES
ROOM NUMBER	ROOM NAME	CARPET	VINYL WOOD PLANK	VINYL COMP. TILE	SHEET VINYL	CERAMIC TILE	SEALED CONCRETE	NONE	COVE VINYL	FLAT VINYL	WOOD	CARPET	CERAMIC TILE	WORK	GYPSUM BOARD	NO FINISH	PRIME	PRIME & PAINT	PRIME & WALLCOVER	CERAMIC TILE	EXPOSED STRUCTURE	GYP. BD. - PAINT	ACOUSTIC TILE	LUMINOUS CEILING	TEXTURED CEILING	CEILING HEIGHT	
Ø1	ENTRY	●							●							●		●				●				8'-6"	
Ø2	CLOSET	●							●							●		●				●				8'-6"	
Ø3	KITCHEN	●							●							●		●				●				8'-6"	
Ø4	DINING	●							●							●		●				●				8'-6"	
Ø5	LIVING ROOM	●							●							●		●				●				8'-6"	
Ø6	BATHROOM	●							●							●		●				●				8'-6"	
Ø7	UTILITY	●							●							●		●				●				8'-6"	
Ø8	PANTRY	●							●							●		●				●				8'-6"	UNIT TYPE G ONLY
Ø8	CLOSET	●							●							●		●				●				8'-6"	UNIT TYPE H ONLY
Ø9	BEDROOM	●							●							●		●				●				8'-6"	
10	CLOSET	●							●							●		●				●				8'-6"	

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3. UNLESS OTHERWISE NOTED ALL INTERIOR WALLS SHALL BE IW-A.
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8. REFER TO A-6.2, A-6.3, A-6.4 FOR WINDOW/DOOR SCHEDULES.
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   B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE A 20 GA. CONTINUOUS METAL PLATE 8" HIGH.
   C. DO NOT FASTEN PLATE, GUB, OR OTHER MATERIAL TO WOOD STUDS ON RESILIENT CHANNEL SIDE OF WALL.
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16. DRAFTSTOPPING WALL, IW-F, TO BE PROVIDED WITHIN THE FLOOR/CEILING ASSEMBLY AT ALL DWELLING UNIT DEMISING WALLS.
17. REFER TO SHEET A-6.3 AND OWNER FOR UNIT DOOR HARDWARE.

THA
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LICENSED ARCHITECT TYLER A. HOUSE No. 2380 STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Unit Plans
Schedules

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

ISSUED / DRAWN BY
October 31, 2023
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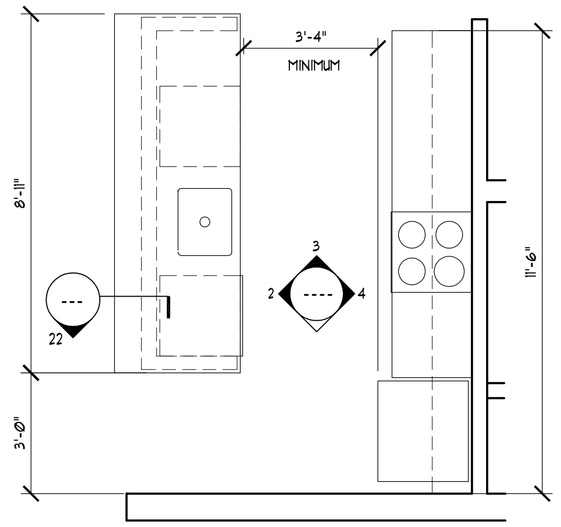
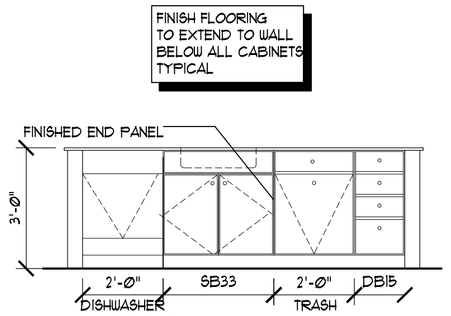
REVISED / REVISED BY
November 5, 2023 April 8, 2024
December 8, 2023
January 31, 2024
February 8, 2024
March 15, 2024

JOB NO: 21004

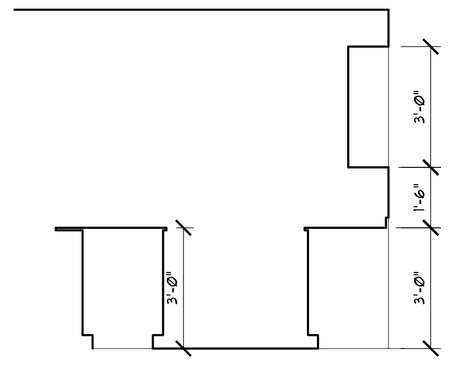
SHEET NUMBER
A-2.4



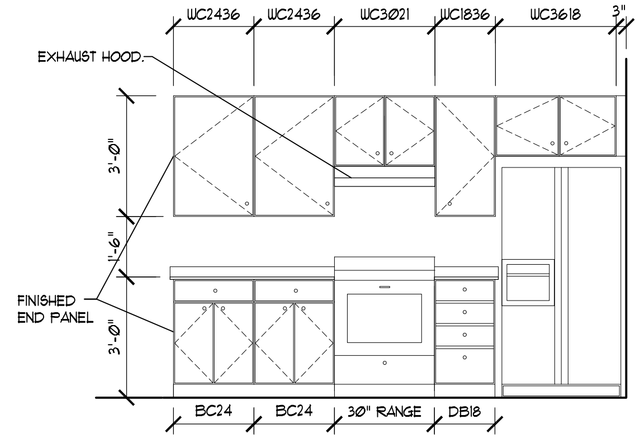
1 Plan - Kitchen Type A
3/8"=1'-0"



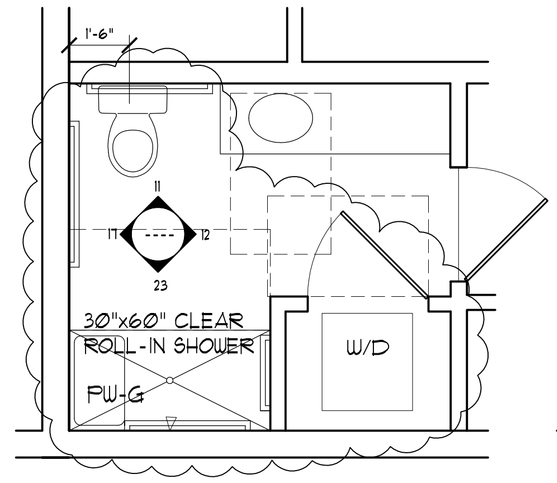
2 Elevation
3/8"=1'-0"



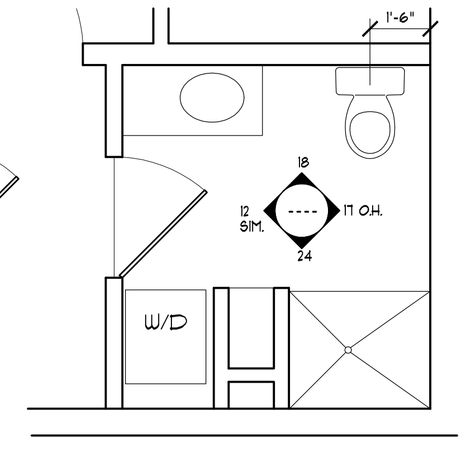
3 Elevation
3/8"=1'-0"



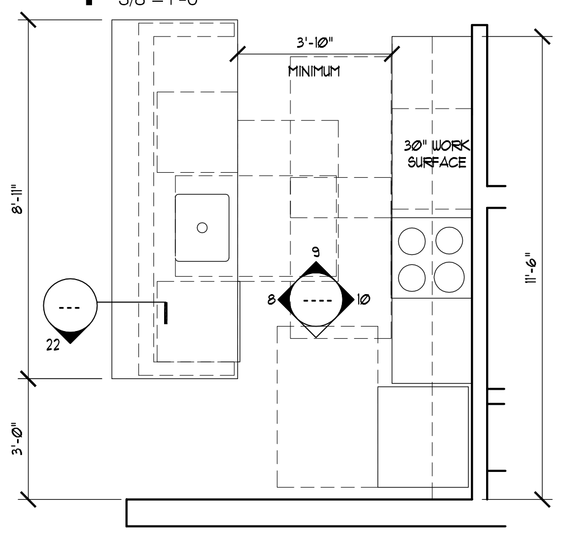
4 Elevation
3/8"=1'-0"



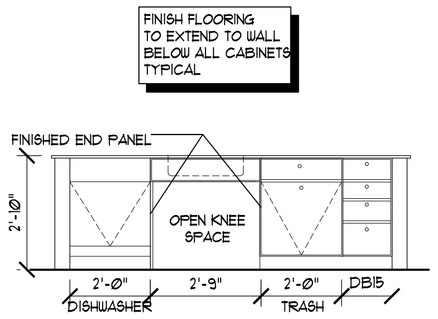
5 Plan Bath Type A
3/8"=1'-0"
Accessible Unit



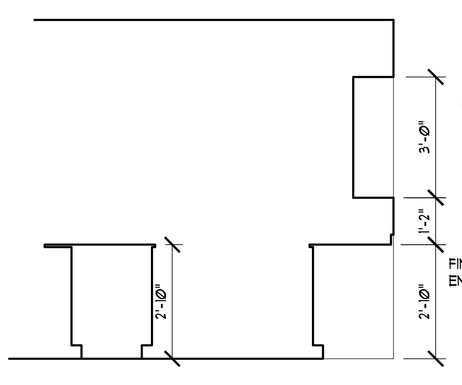
6 Plan Bath Type B
3/8"=1'-0"



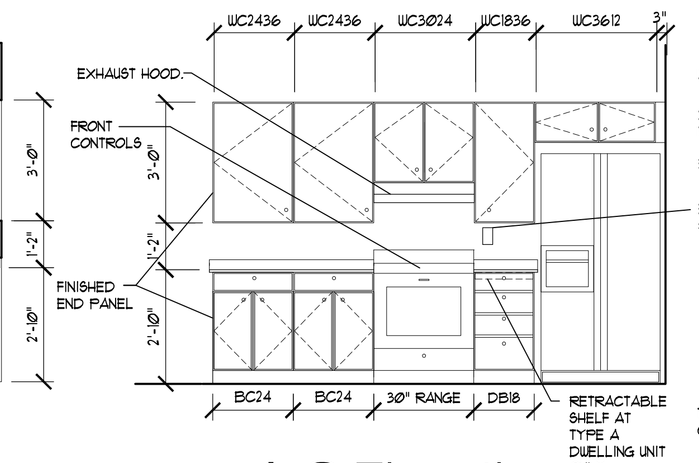
7 Plan - KitchenType A
3/8"=1'-0"
Accessible Unit



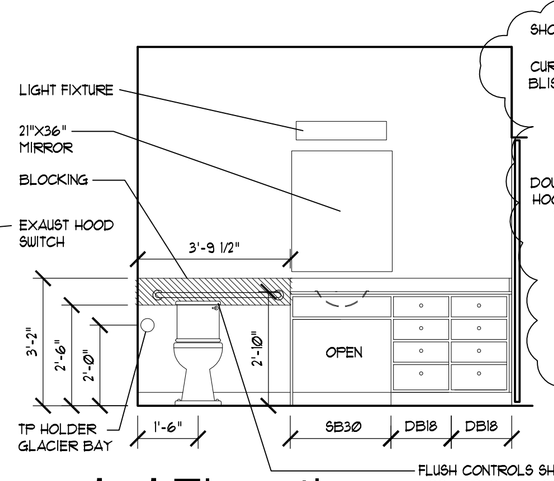
8 Elevation
3/8"=1'-0"



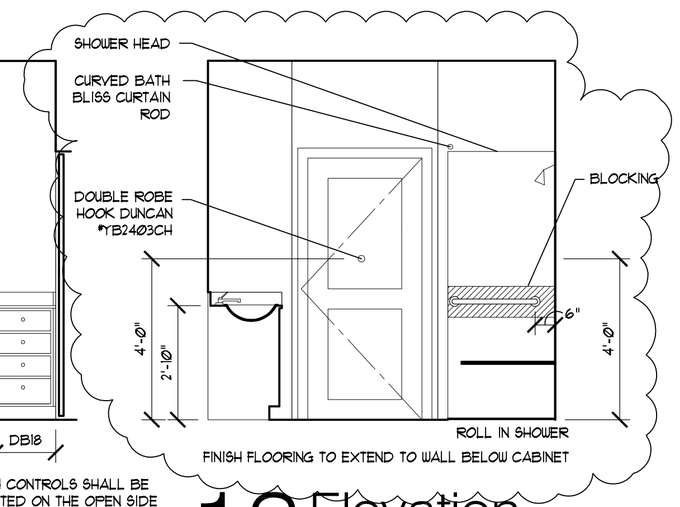
9 Elevation
3/8"=1'-0"



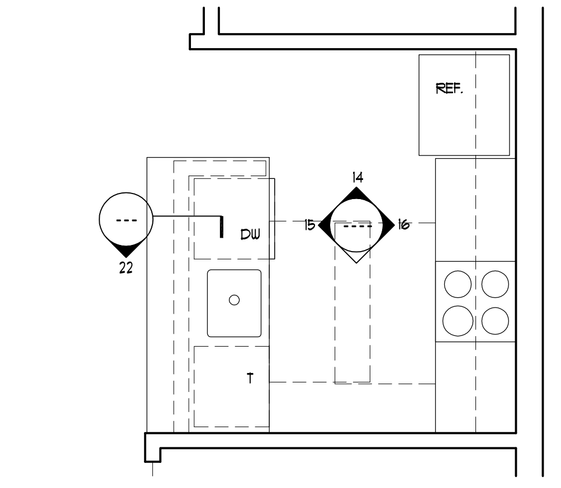
10 Elevation
3/8"=1'-0"



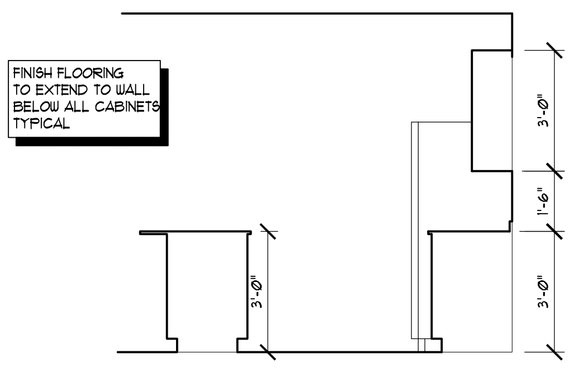
11 Elevation
3/8"=1'-0"



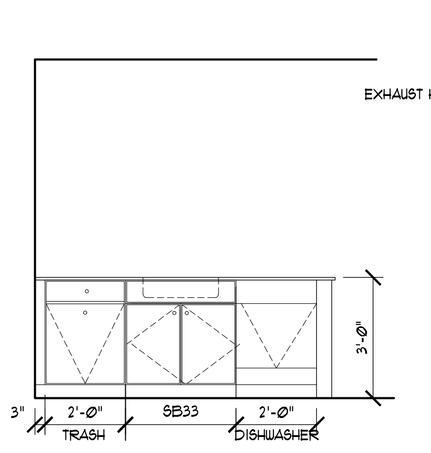
12 Elevation
3/8"=1'-0"



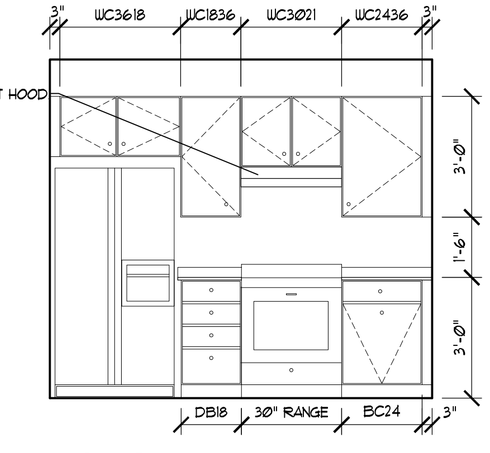
13 Plan - KitchenType B
3/8"=1'-0"



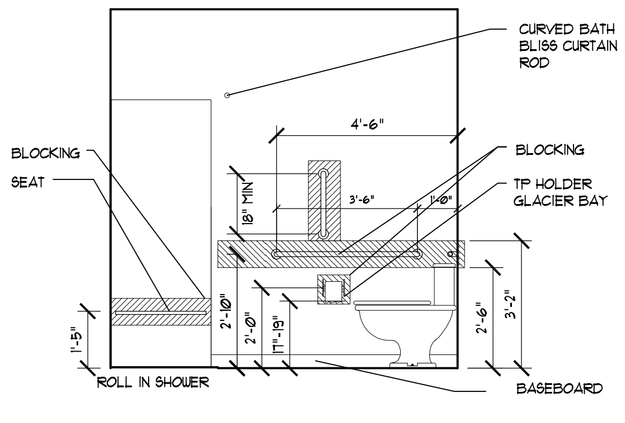
14 Elevation
3/8"=1'-0"



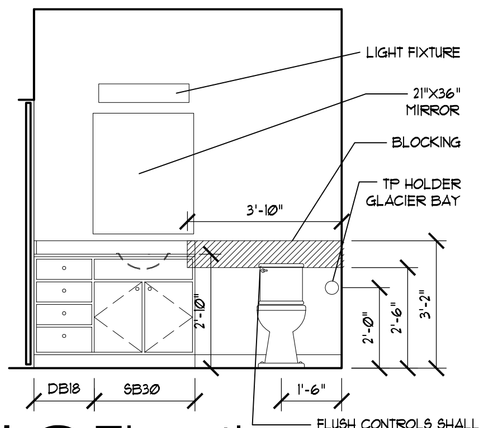
15 Elevation
3/8"=1'-0"



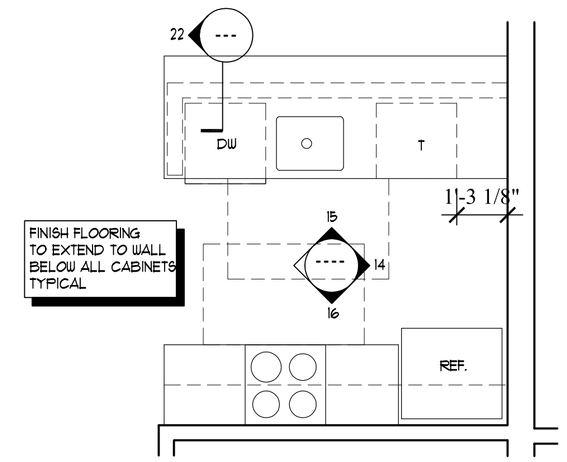
16 Elevation
3/8"=1'-0"



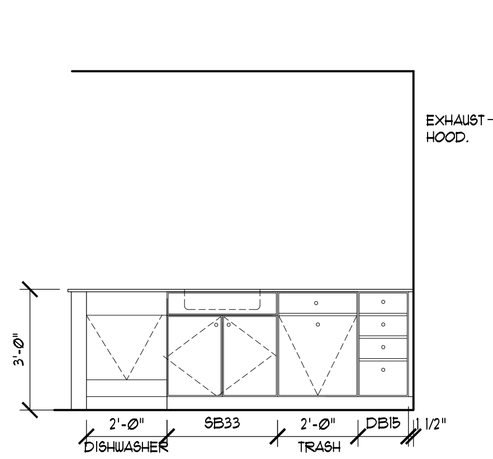
17 Elevation
3/8"=1'-0"



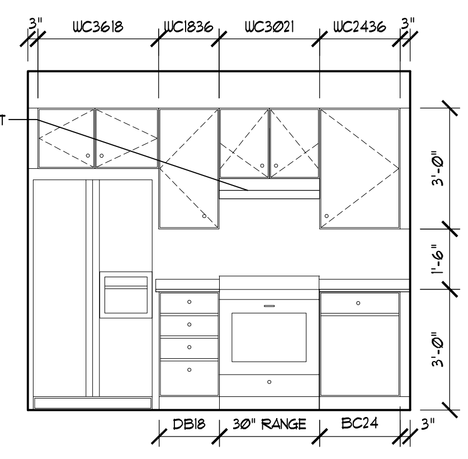
18 Elevation
3/8"=1'-0"



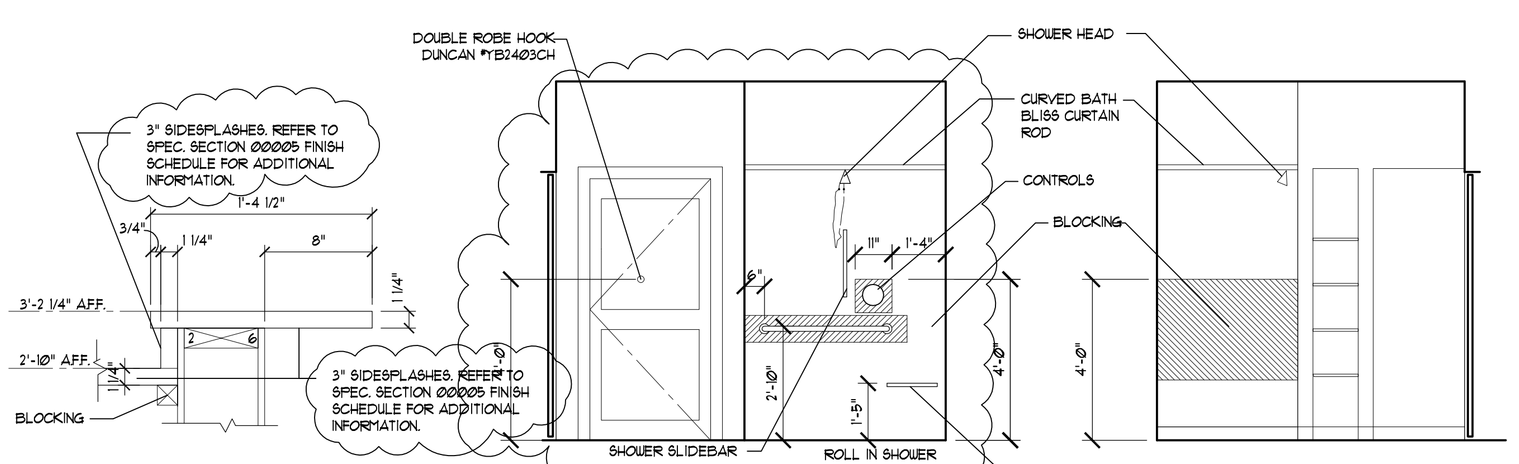
19 Plan - Kitchen Type C
3/8"=1'-0"



20 Elevation
3/8"=1'-0"



21 Elevation
3/8"=1'-0"



22 Detail
1 1/2"=1'-0"

23 Elevation
3/8"=1'-0"

24 Elevation
3/8"=1'-0"

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THOMAS R. HALL
No. 2380
THE STATE OF NEW HAMPSHIRE

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McIntosh West
Apartments/Phase1

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Apartment Building
Unit
Kitchens
Bathrooms

Structural Engineer
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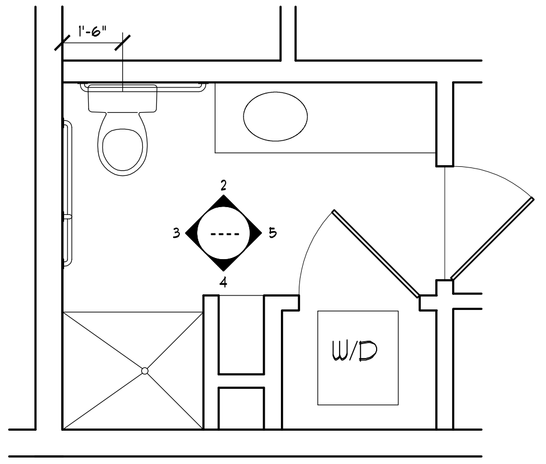
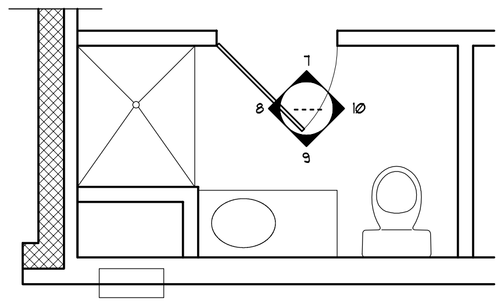
JOB NO: 21004

SHEET NUMBER
A-2.5

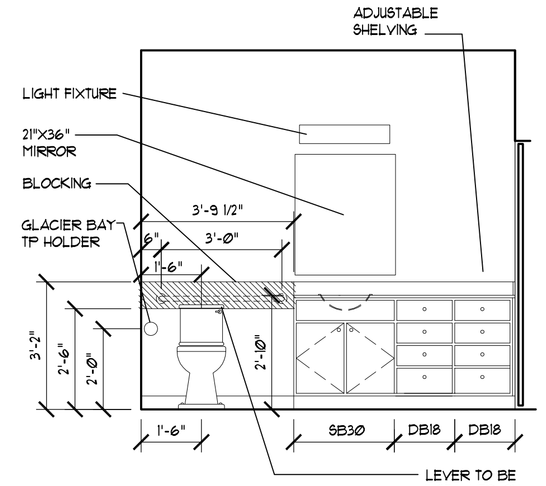


1 Plan - Bath Type A
3/8"=1'-0"

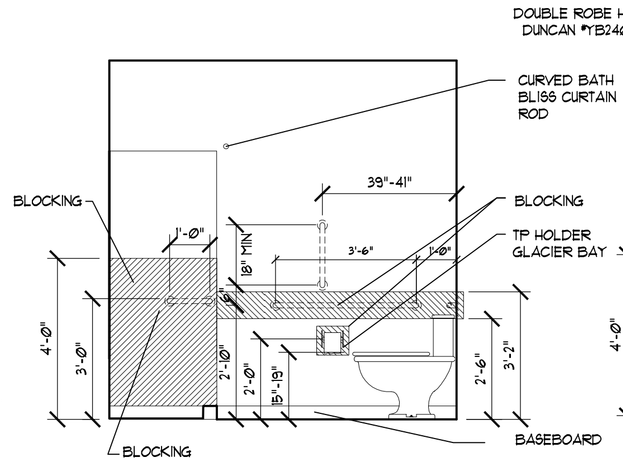
NOTE: REFERENCES MADE ARE TO THE ICC/ANSI A117.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES



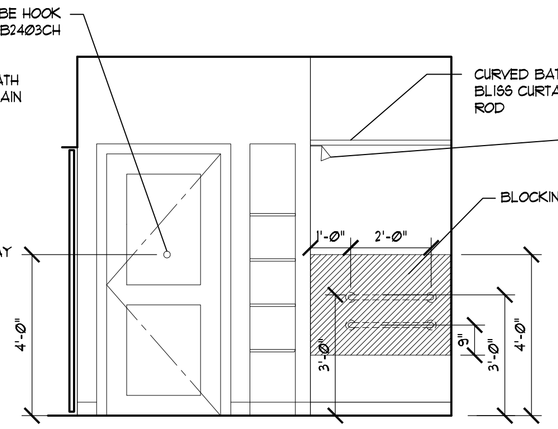
6 Plan - Bath Type C
3/8"=1'-0"



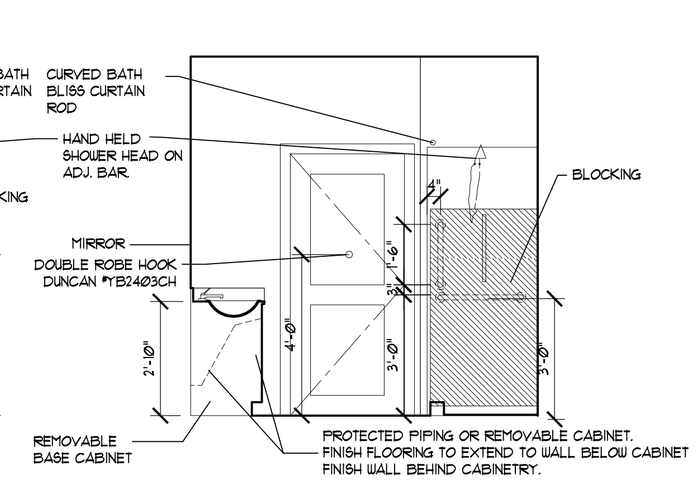
2 Elevation
3/8"=1'-0"



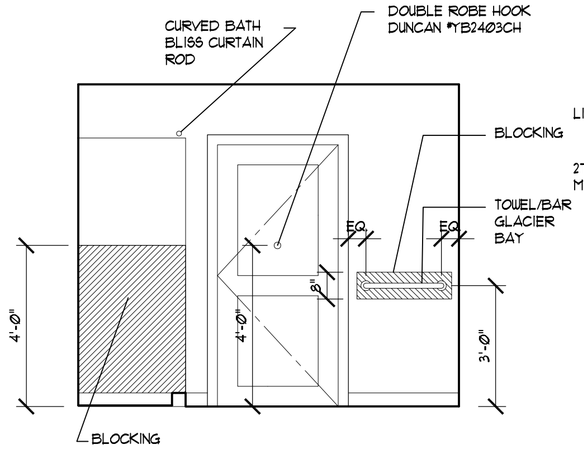
3 Elevation
3/8"=1'-0"



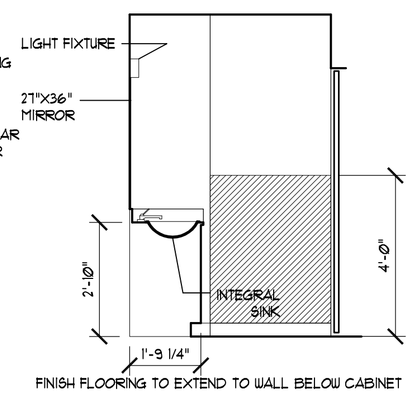
4 Elevation
3/8"=1'-0"



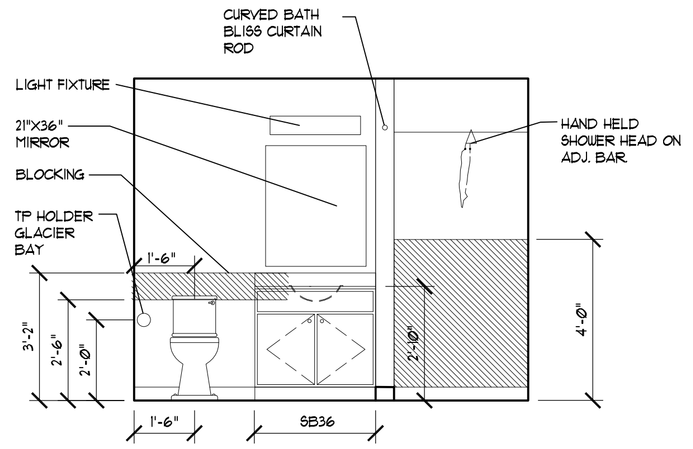
5 Elevation
3/8"=1'-0"



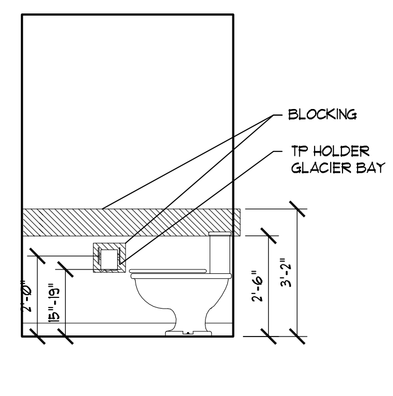
7 Elevation
3/8"=1'-0"



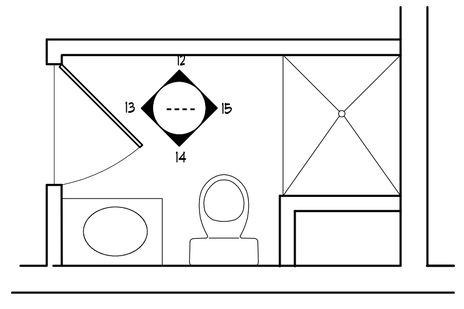
8 Elevation
3/8"=1'-0"



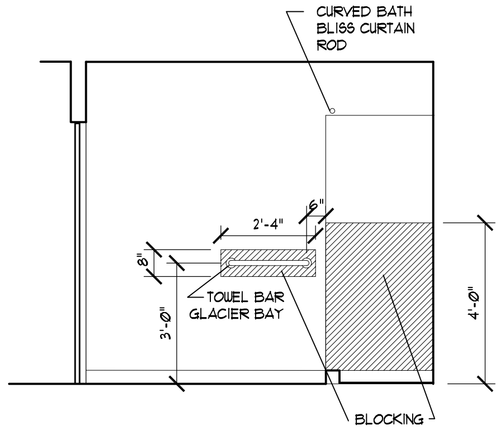
9 Elevation
3/8"=1'-0"



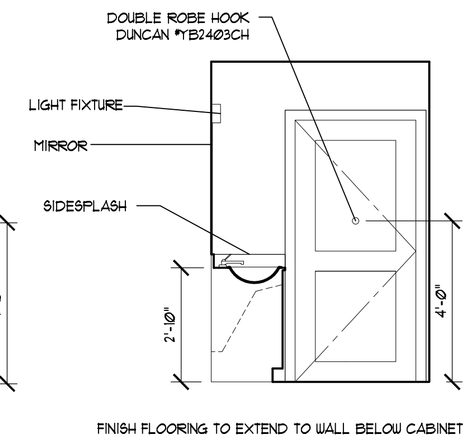
10 Elevation
3/8"=1'-0"



11 Plan - Bath Type E
3/8"=1'-0"



12 Elevation
3/8"=1'-0"



13 Elevation
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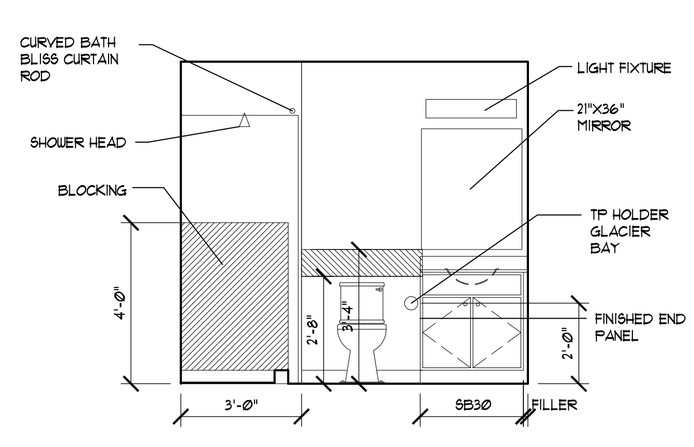
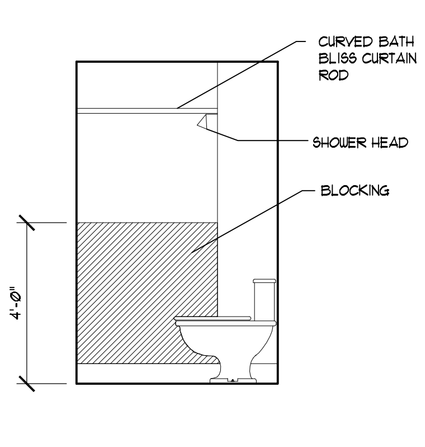
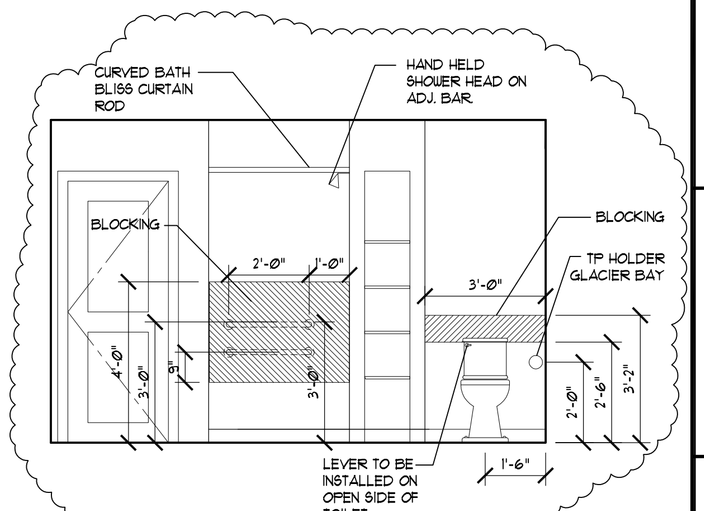


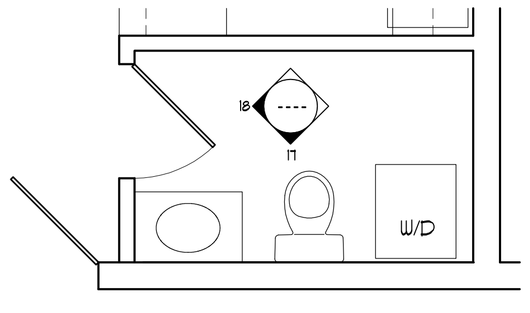
14 Elevation
3/8"=1'-0"



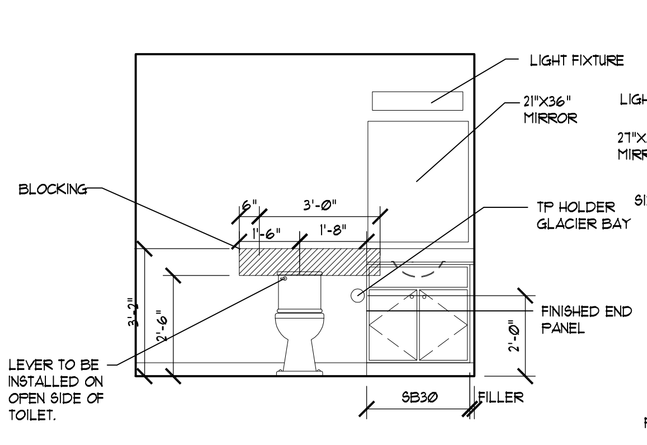
15 Elevation
3/8"=1'-0"



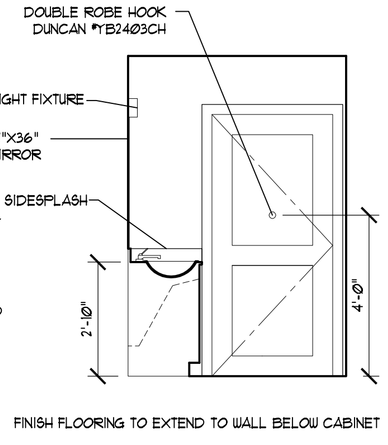
21 Elevation
3/8"=1'-0"



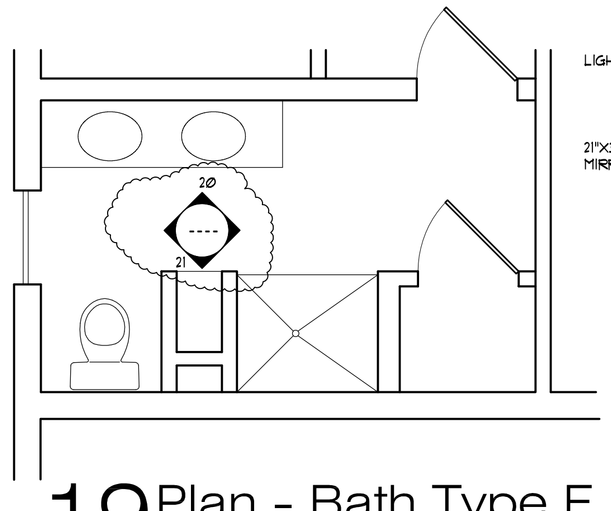
16 Plan - Bath Type D
3/8"=1'-0"



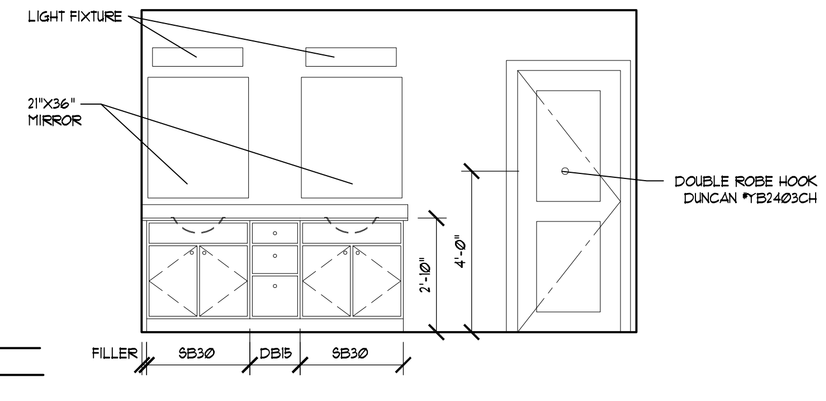
17 Elevation
3/8"=1'-0"



18 Elevation
3/8"=1'-0"



19 Plan - Bath Type F
3/8"=1'-0"



20 Elevation
3/8"=1'-0"

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McIntosh West
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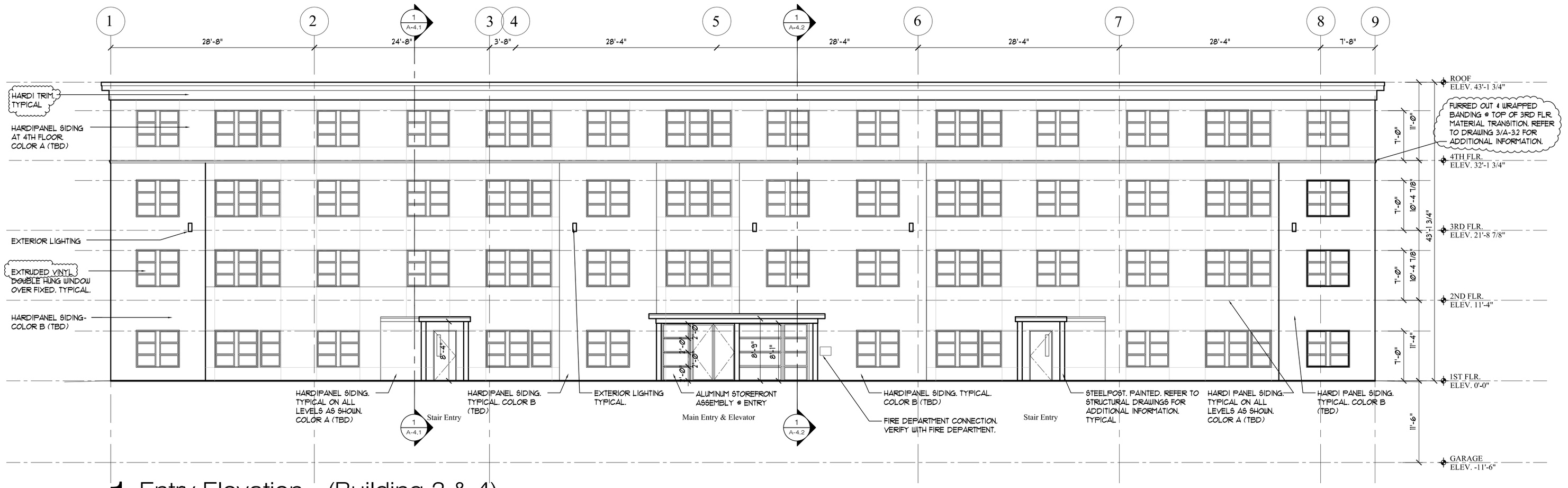
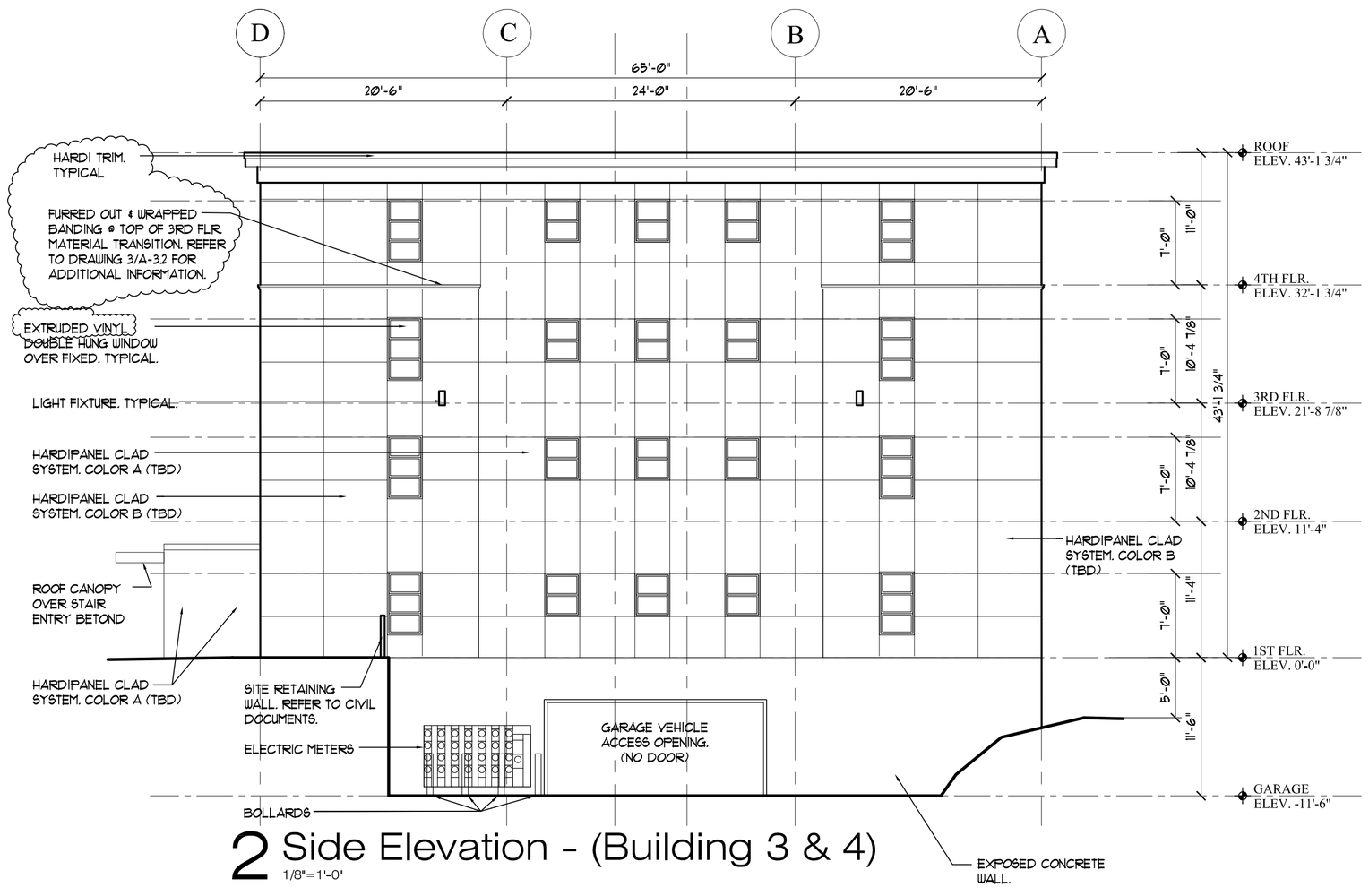


1 Entry Elevation - (Building 3 & 4)
1/8"=1'-0"



2 Side Elevation - (Building 3 & 4)
1/8"=1'-0"

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LICENSED ARCHITECT
THOMAS R. HOUSE
No. 2380
STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Exterior
Elevations

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

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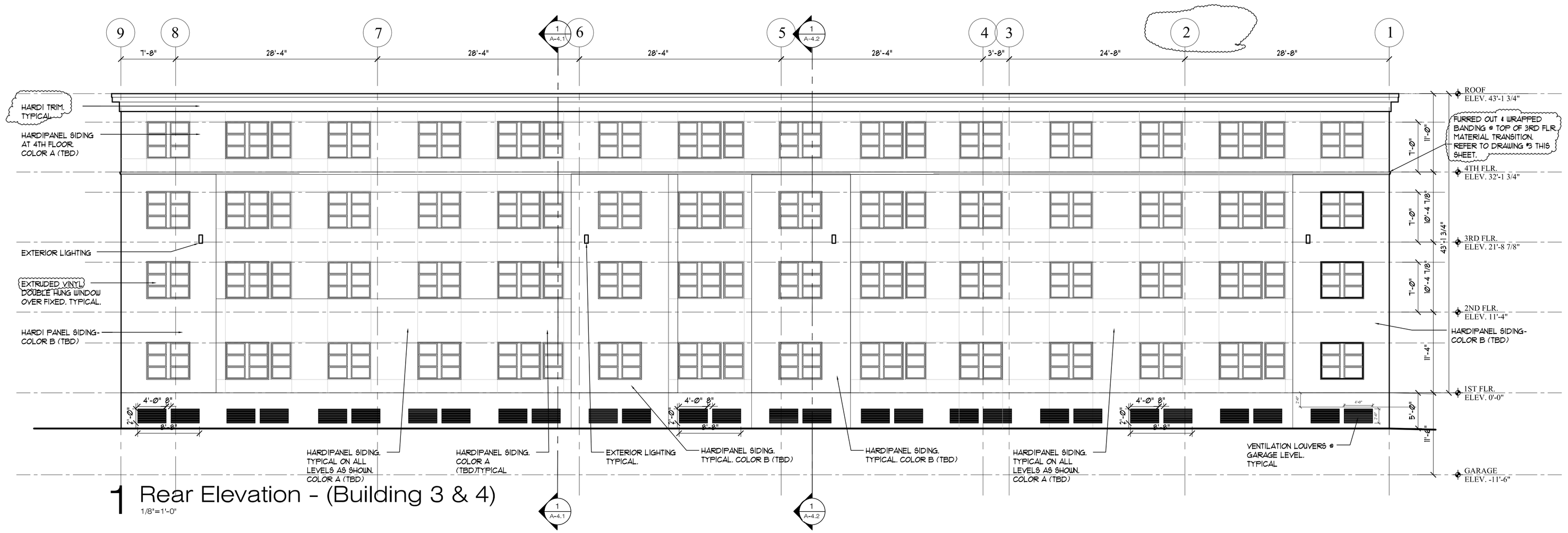
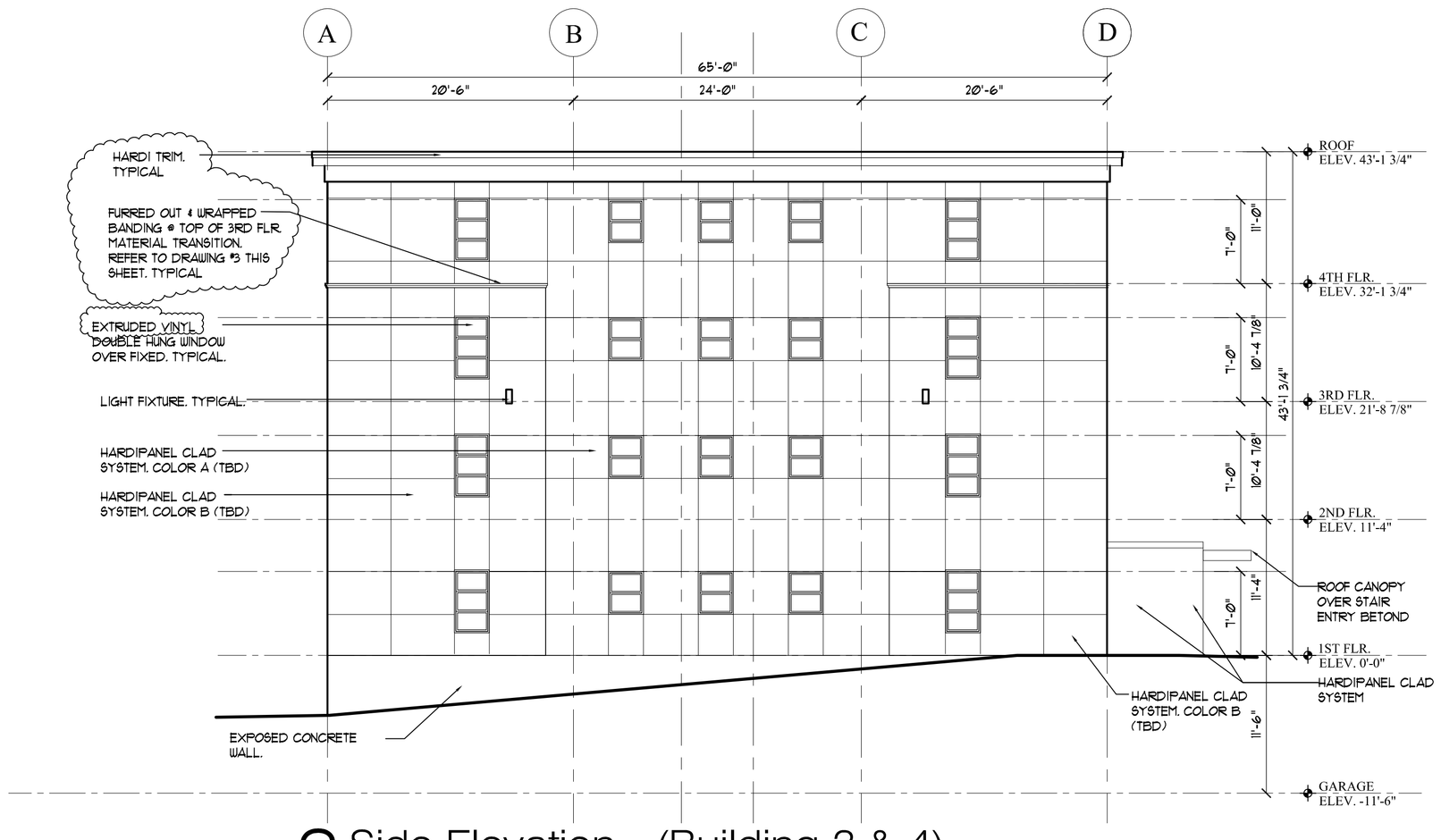
February 8, 2024
March 15, 2024

JOB NO: 21004

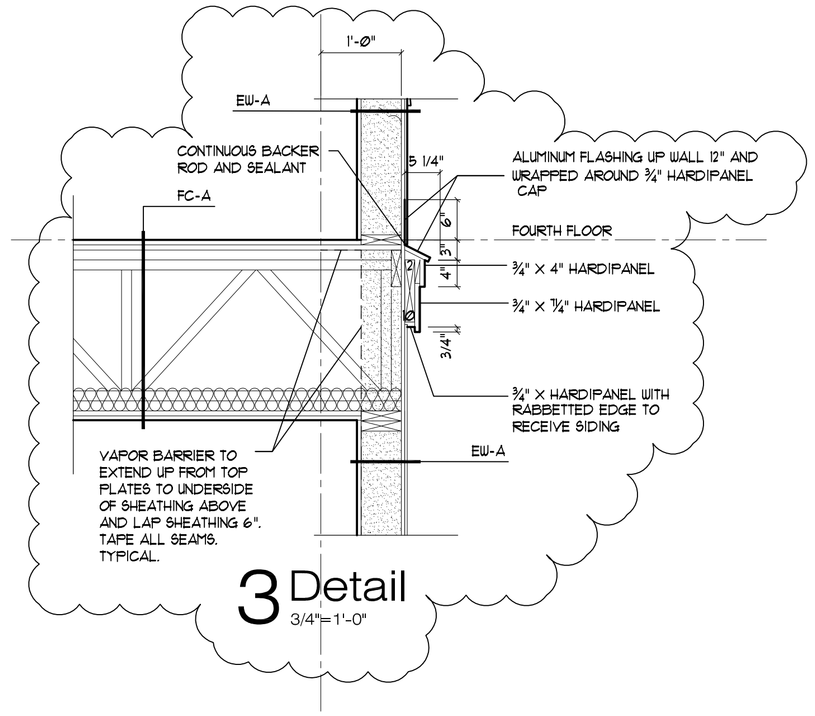
SHEET NUMBER
A-3.1



1 Rear Elevation - (Building 3 & 4)
1/8"=1'-0"



2 Side Elevation - (Building 3 & 4)
1/8"=1'-0"



3 Detail
3/4"=1'-0"

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THOMAS R. HOUSE
No. 2380
STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Exterior
Elevations

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

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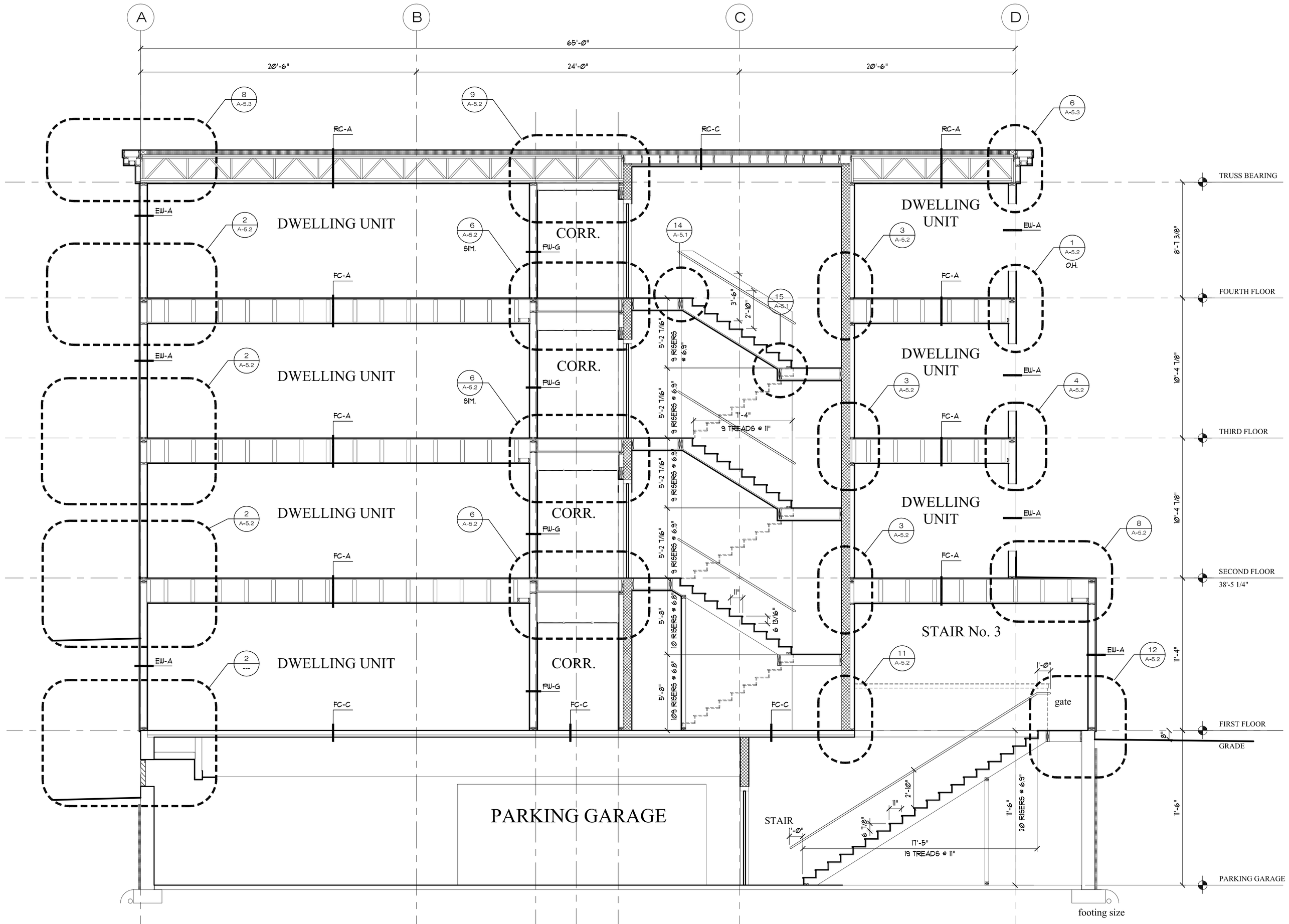
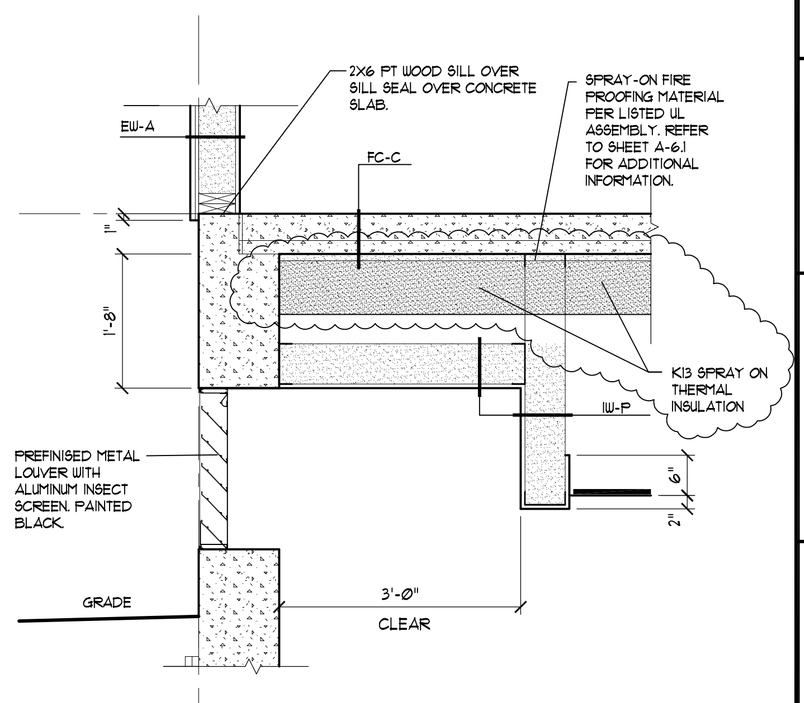
SHEET NUMBER
A-3.2



1 Stair Section
1/4"=1'-0"



2 Detail
3/4"=1'-0"

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LICENSED ARCHITECT
THOMAS A. HOUSE
No. 2389
STATE OF NEW HAMPSHIRE

McIntosh Commons
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Stair
Building Section

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

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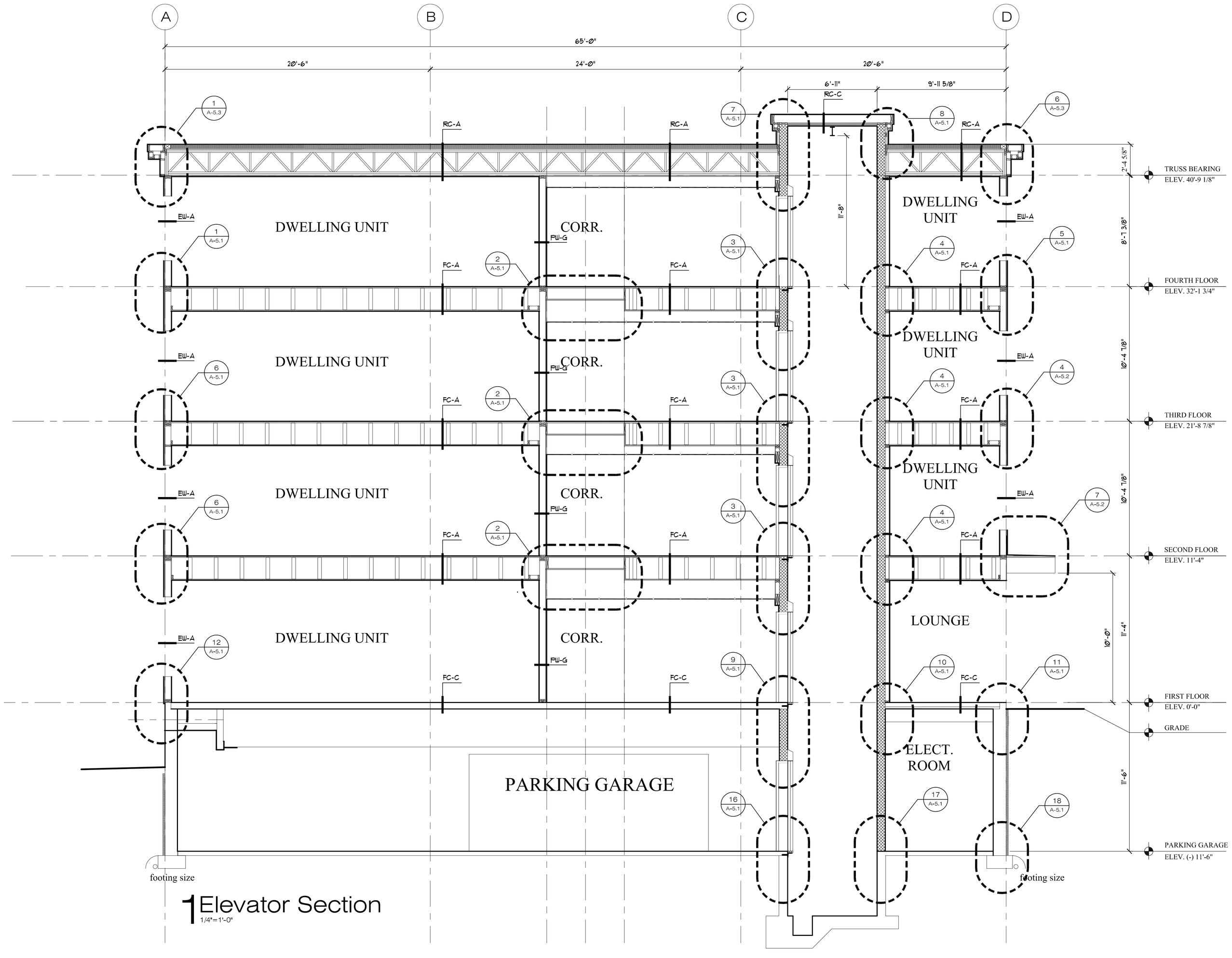
SHEET NUMBER
A-4.1



1 Elevator Section
1/4"=1'-0"

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LICENSED ARCHITECT
THOMAS H. ALEXANDER
HOUSE
No. 2389
STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Elevator
Building Section

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

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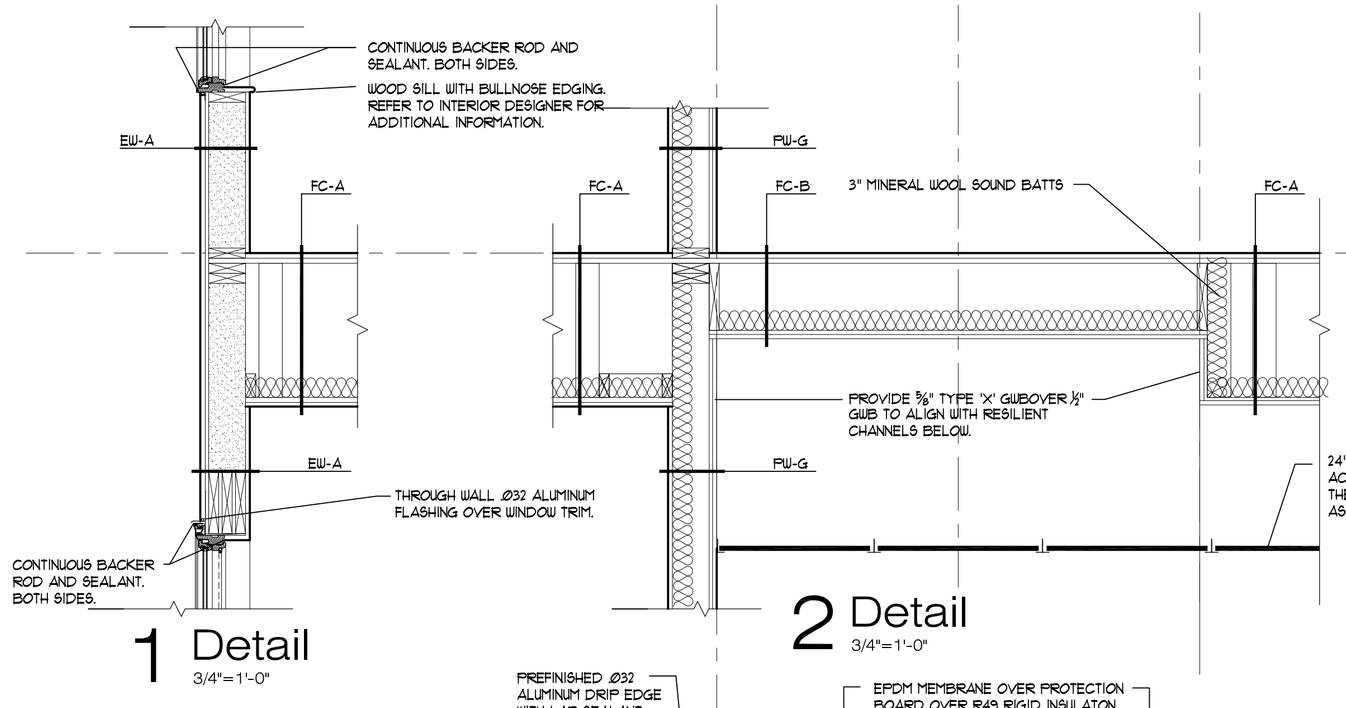
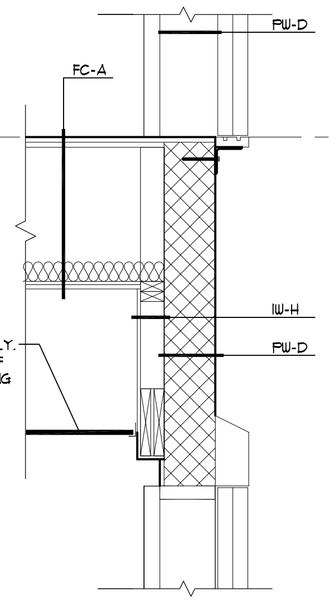
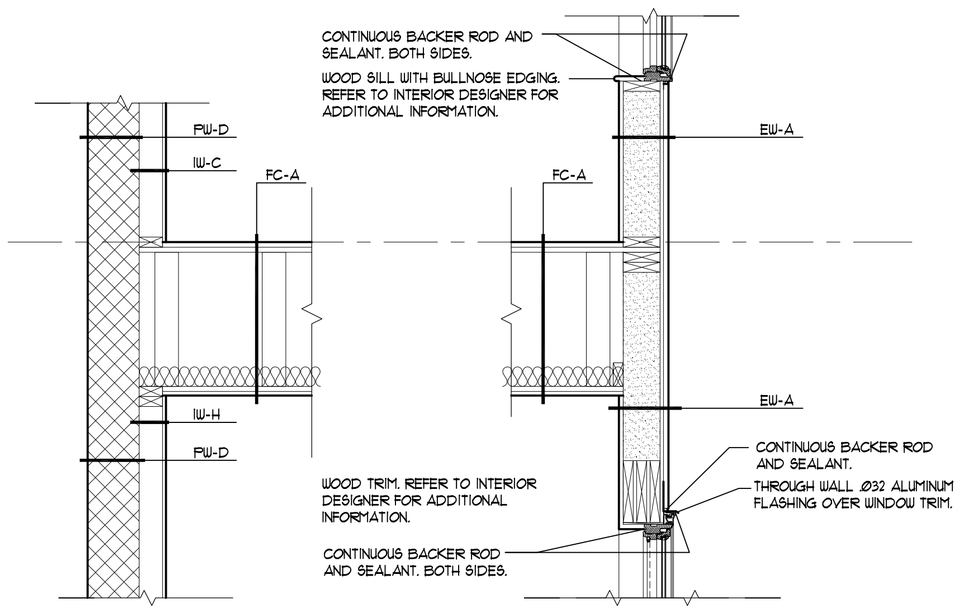


1 Detail
3/4"=1'-0"

2 Detail
3/4"=1'-0"

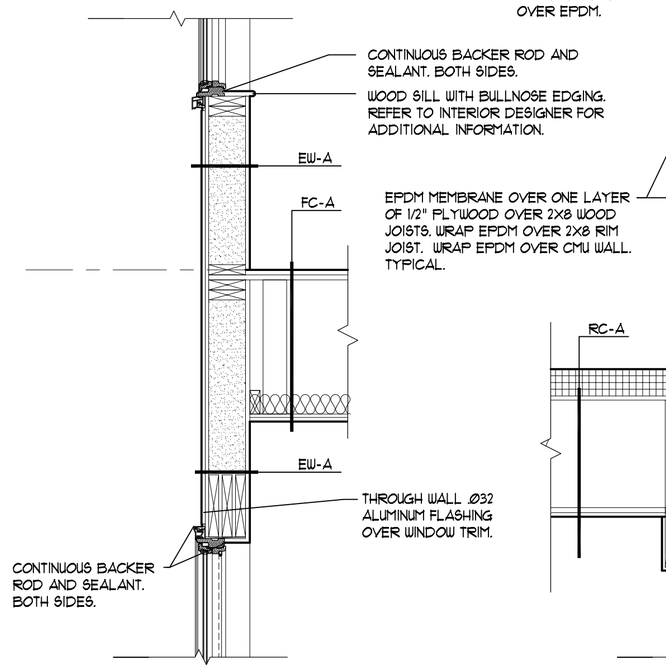


3 Detail
3/4"=1'-0"



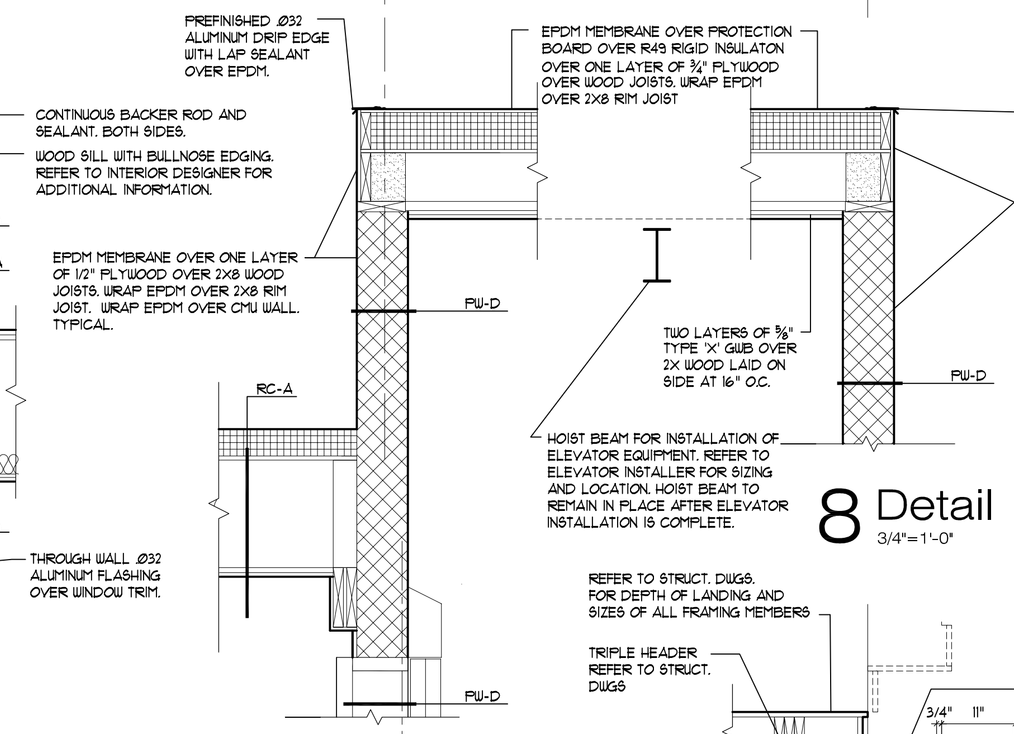
4 Detail
3/4"=1'-0"

5 Detail
3/4"=1'-0"

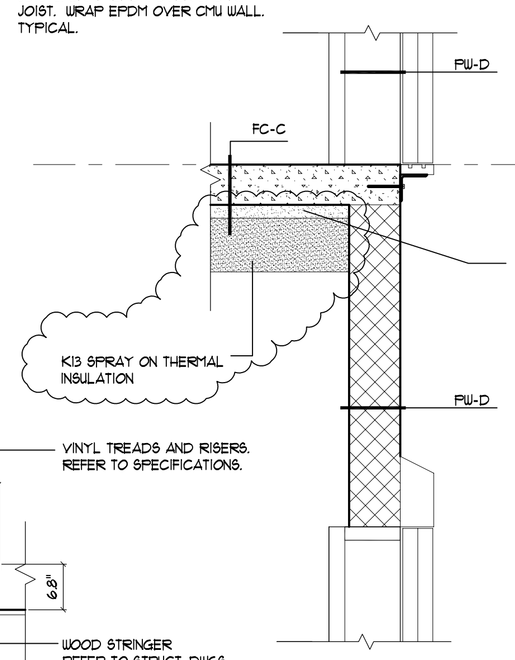


6 Detail
3/4"=1'-0"

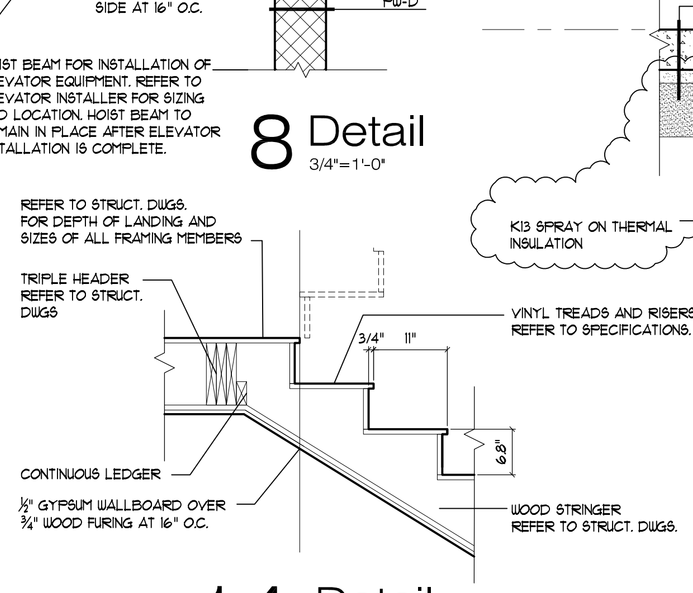
7 Detail
3/4"=1'-0"



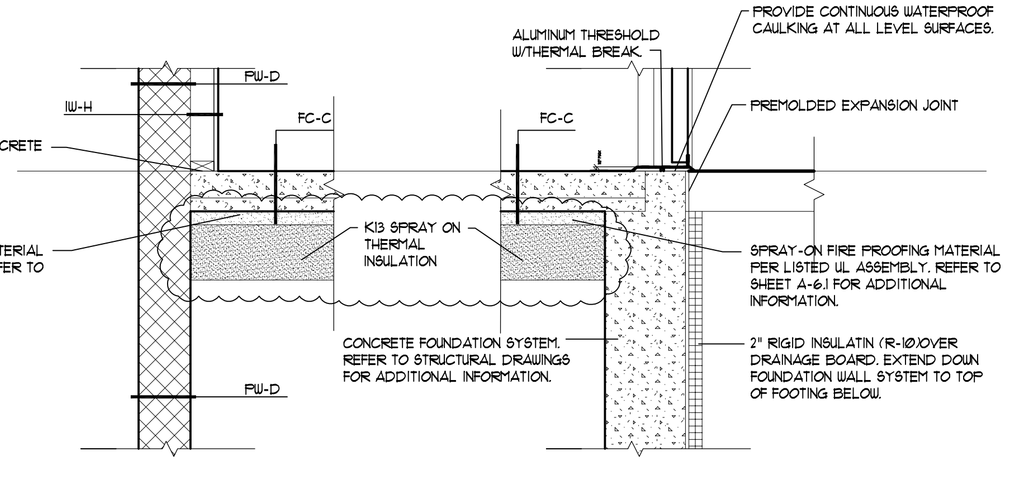
8 Detail
3/4"=1'-0"



9 Detail
3/4"=1'-0"

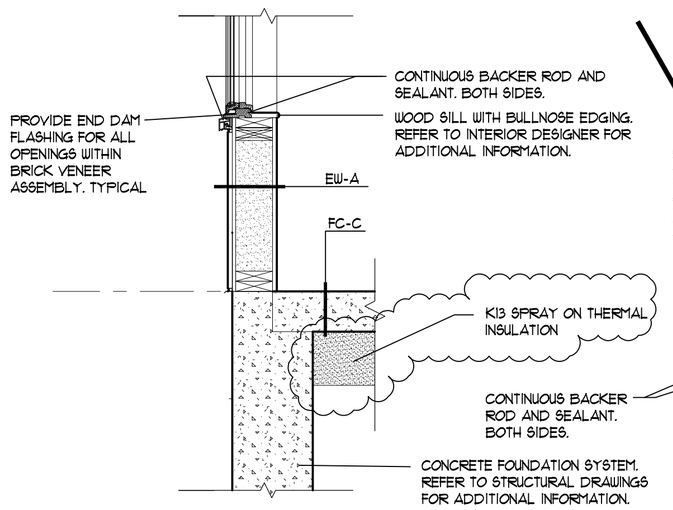


14 Detail
3/4"=1'-0"

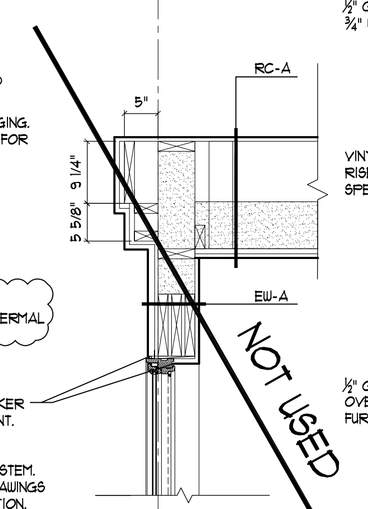


10 Detail
3/4"=1'-0"

11 Detail
3/4"=1'-0"



12 Detail
3/4"=1'-0"



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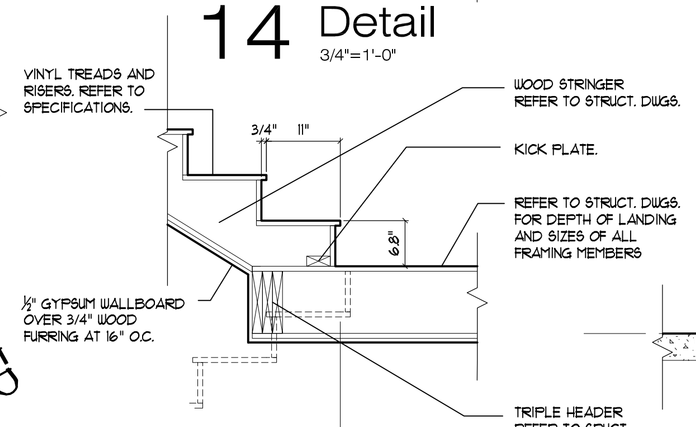
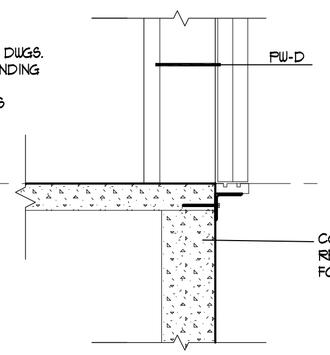
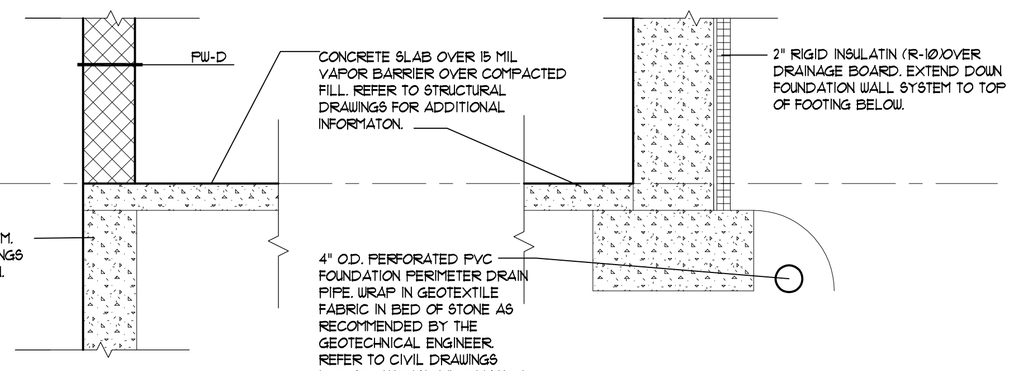


15 Detail
3/4"=1'-0"



16 Detail
3/4"=1'-0"

Elevator Pit



17 Detail
3/4"=1'-0"

18 Detail
3/4"=1'-0"

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LICENSED ARCHITECT
THOMAS A. HOUSE
No. 2380
STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Details

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

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March 15, 2024

JOB NO: 21004

SHEET NUMBER
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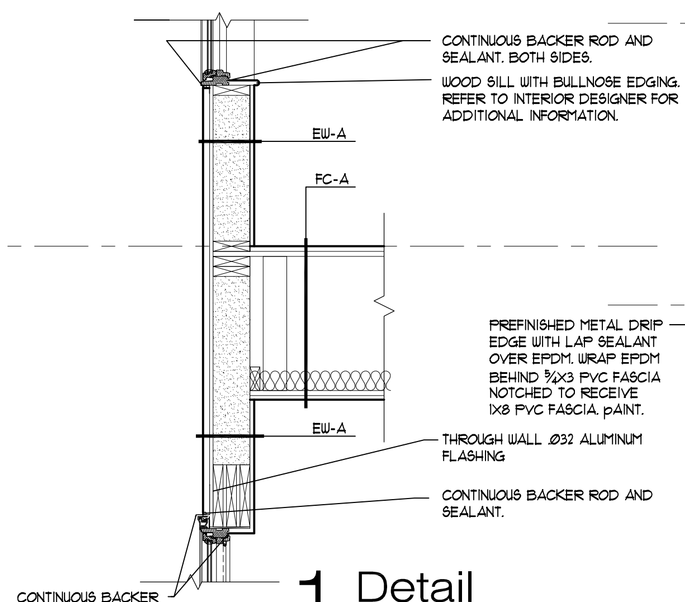

1 Detail
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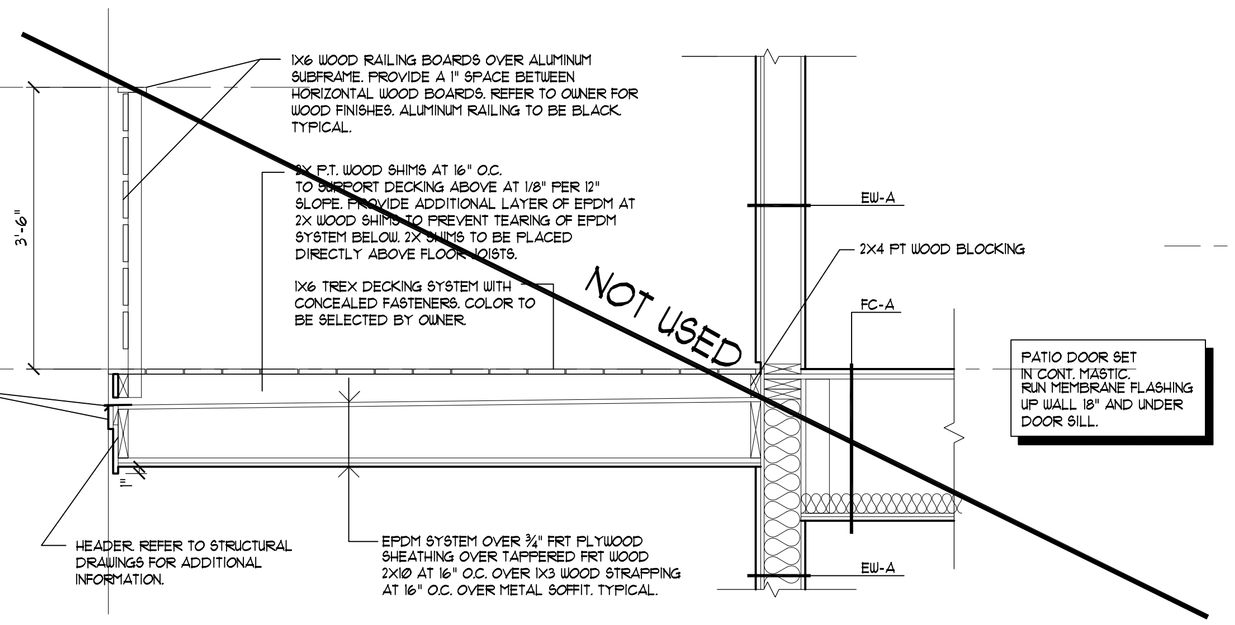

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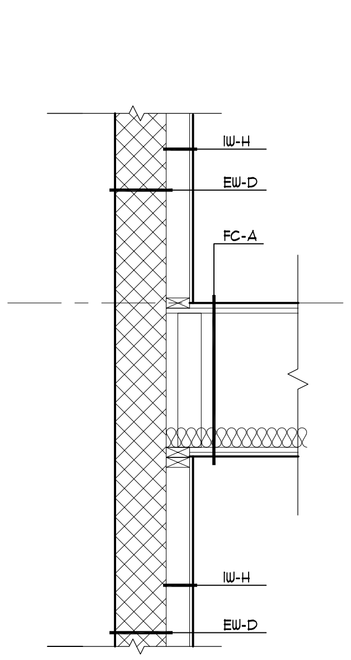
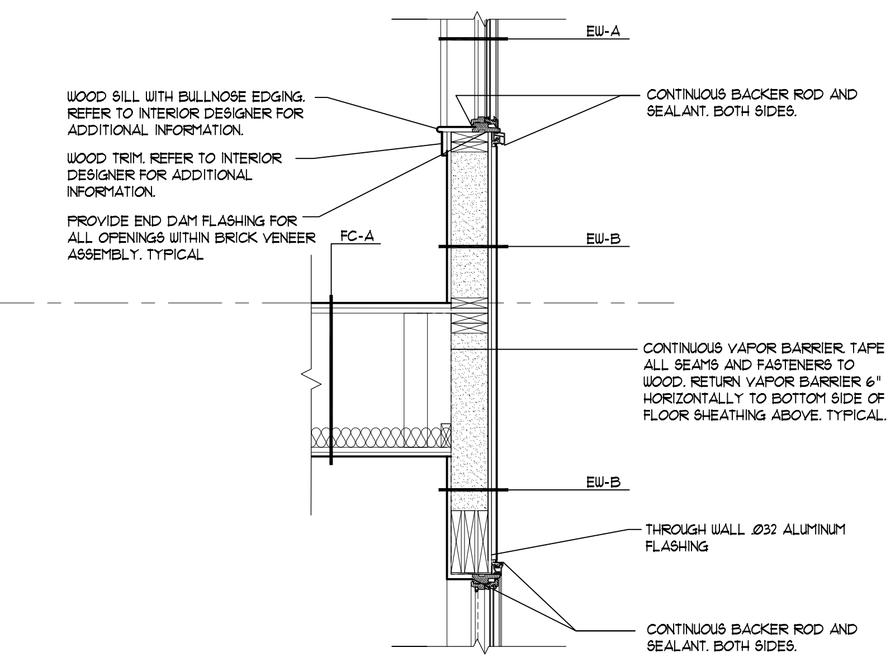


3 Detail
3/4"=1'-0"



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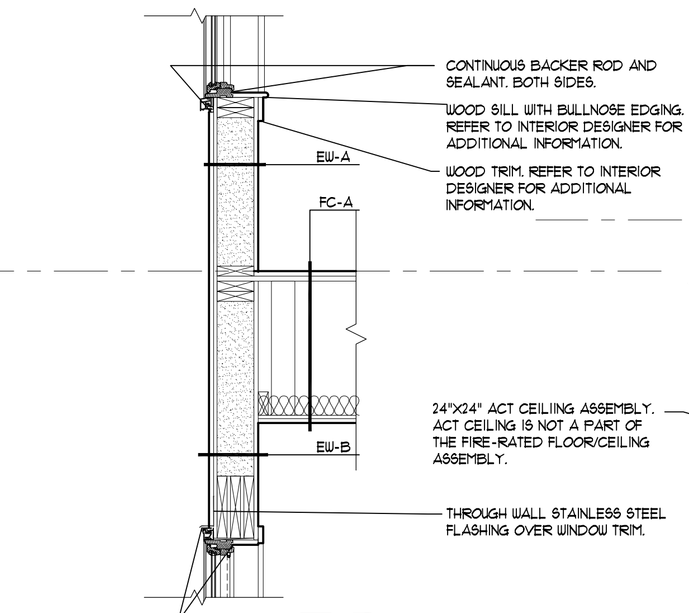
3/4"=1'-0"



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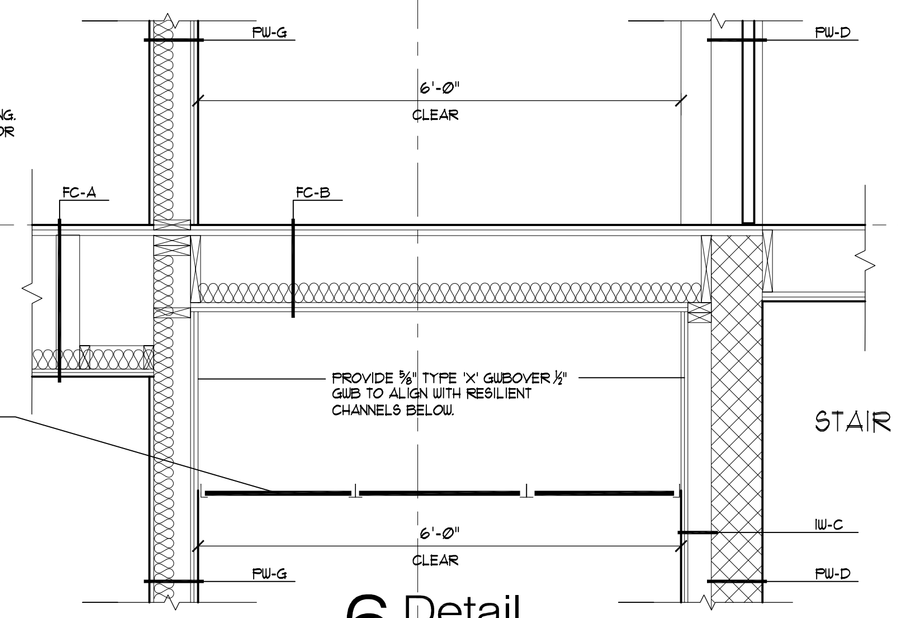
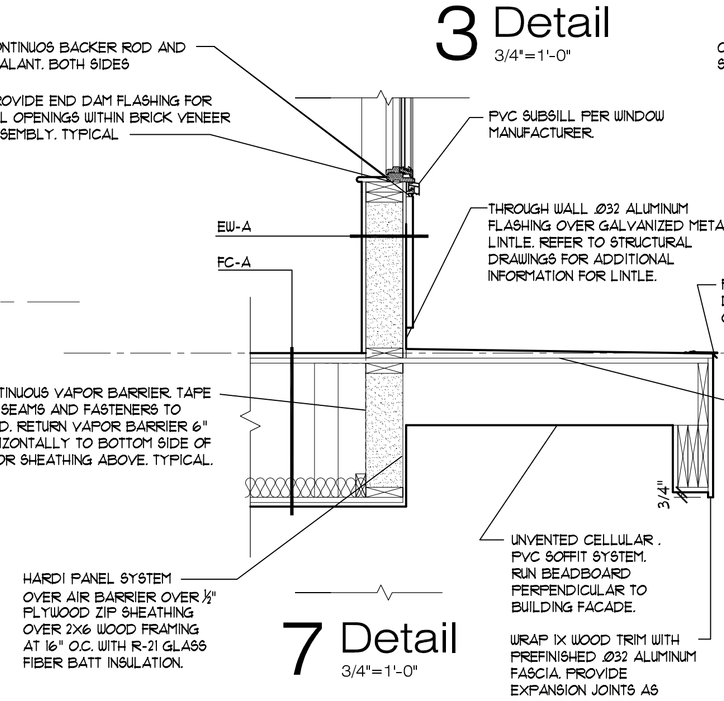
3/4"=1'-0"



6 Detail
3/4"=1'-0"



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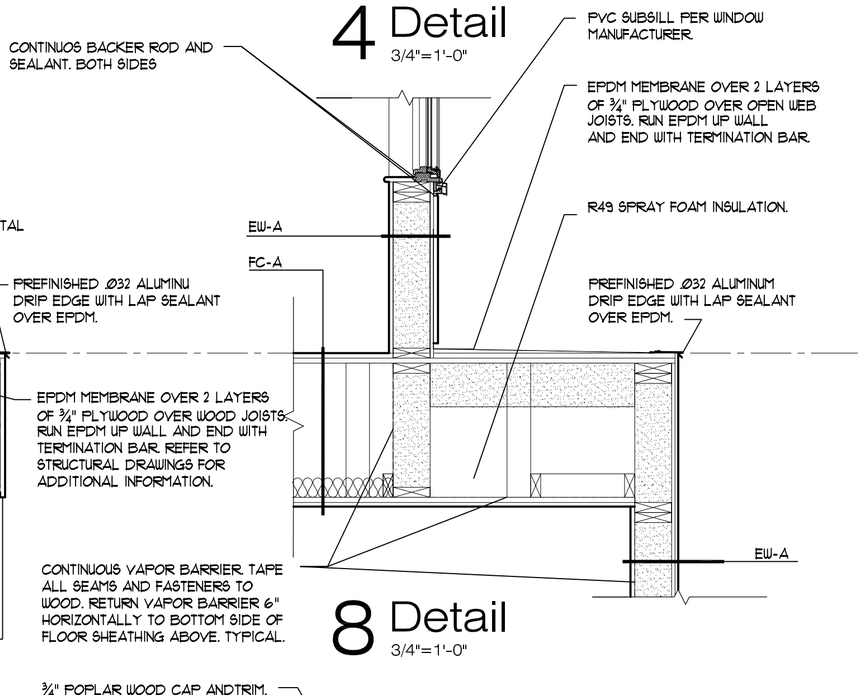
3/4"=1'-0"



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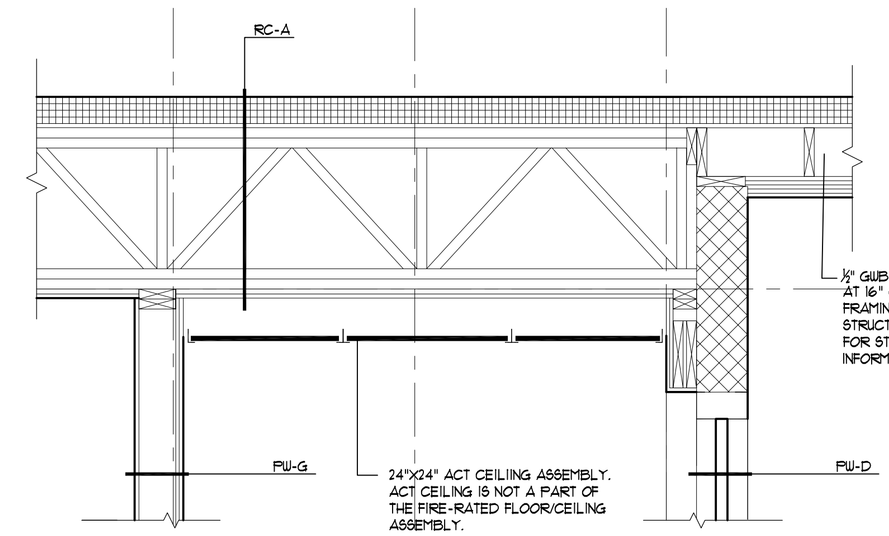

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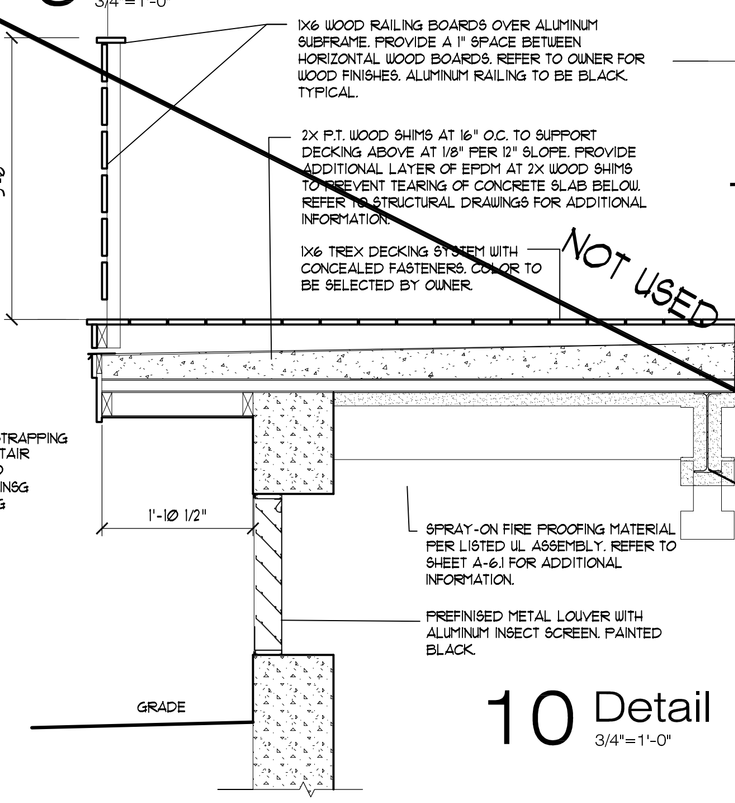

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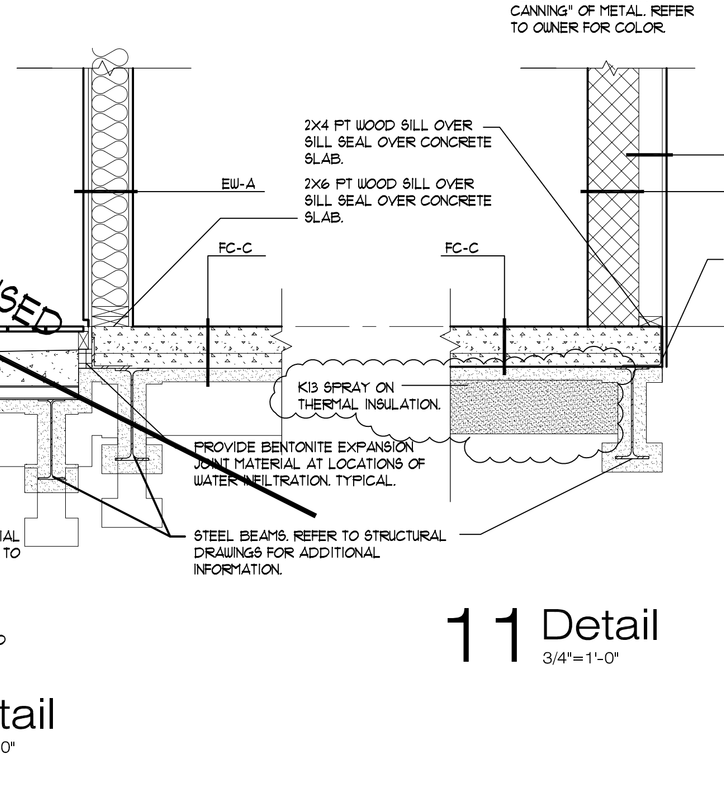
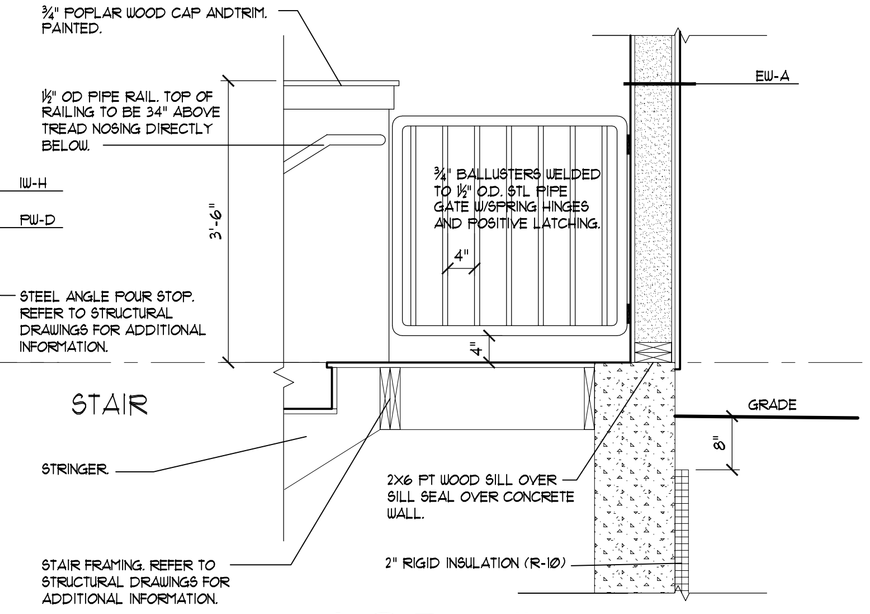


11 Detail
3/4"=1'-0"



12 Detail
3/4"=1'-0"

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THOMAS A. HOUSE No. 2380 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Details

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

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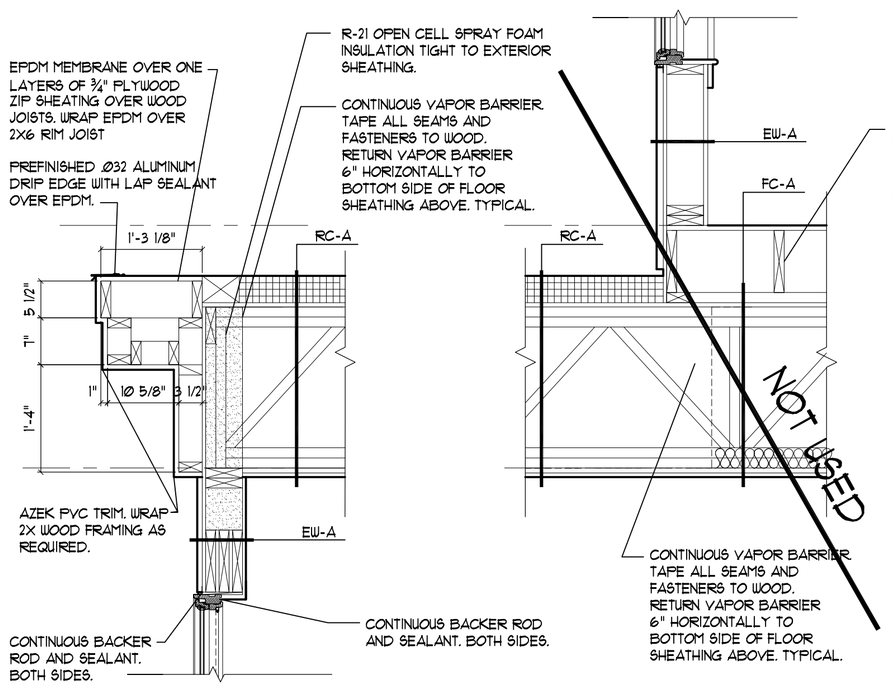
February 8, 2024
March 15, 2024

JOB NO: 21004

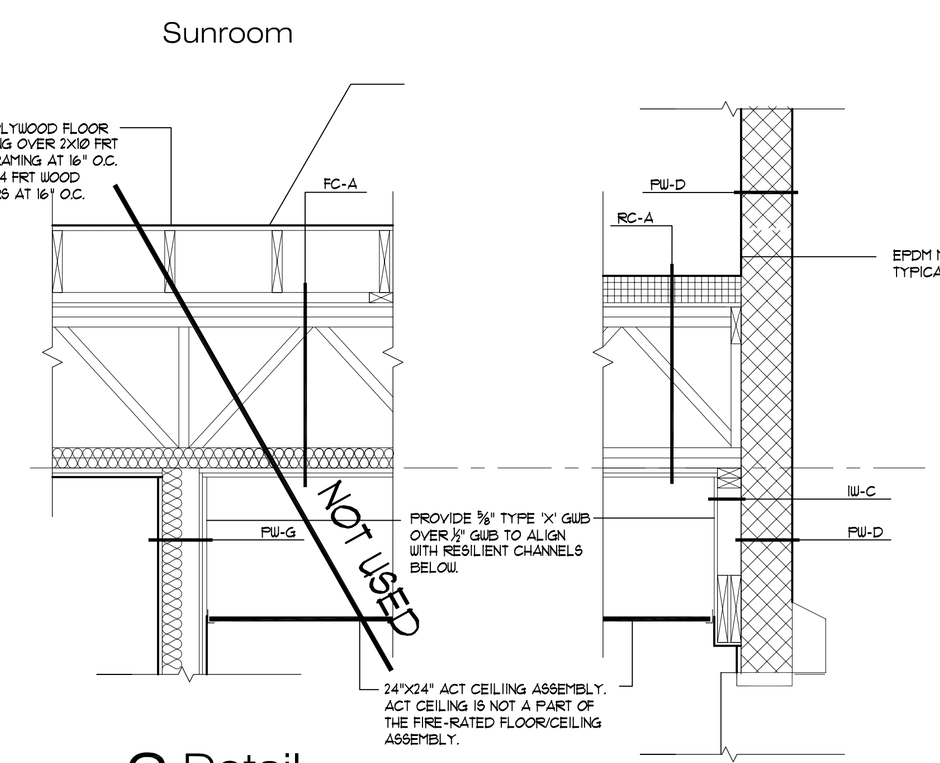
SHEET NUMBER
A-5.2



1 Detail
3/4"=1'-0"

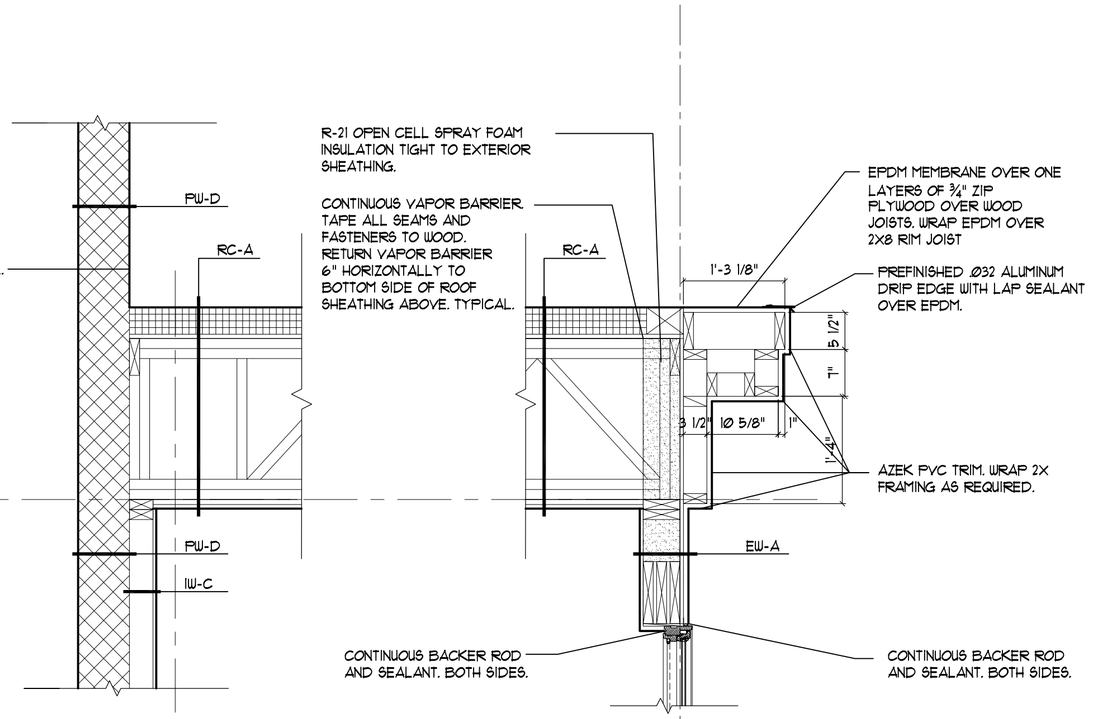
2 Detail
3/4"=1'-0"

Sunroom



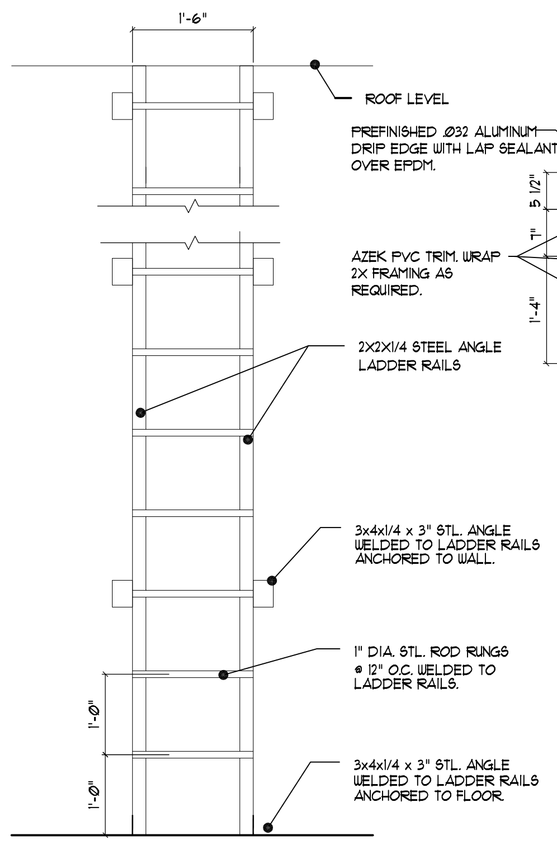
3 Detail
3/4"=1'-0"

4 Detail
3/4"=1'-0"

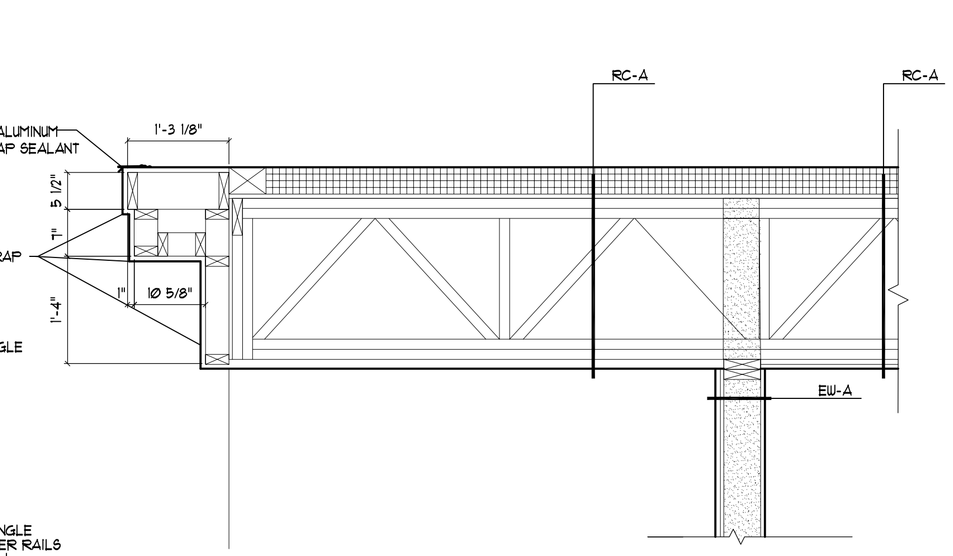


5 Detail
3/4"=1'-0"

6 Detail
3/4"=1'-0"



7 Roof Hatch Ladder
3/4"=1'-0"



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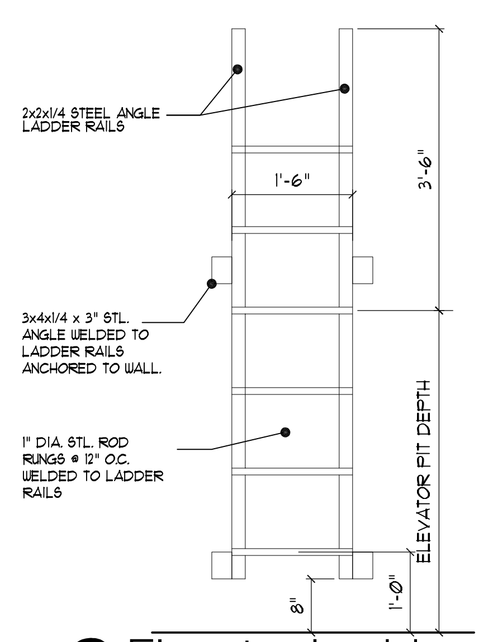
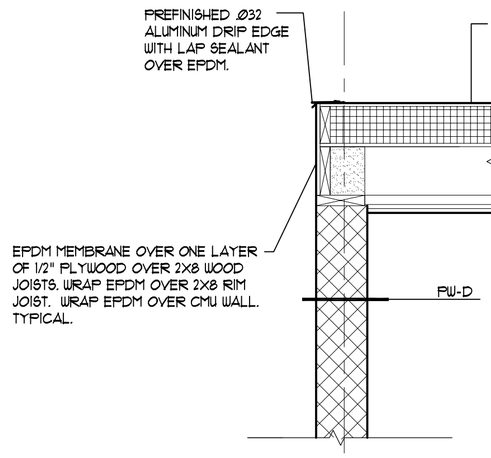
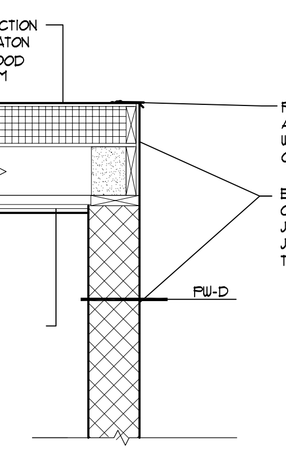
3/4"=1'-0"



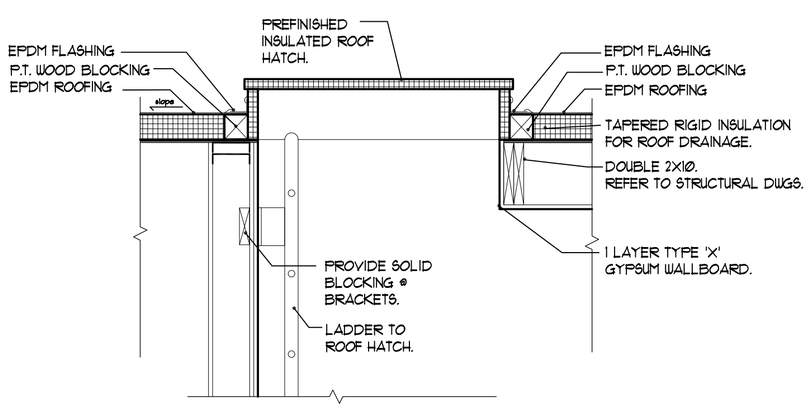
9 Elevator Ladder
3/4"=1'-0"



10 Detail
3/4"=1'-0"



11 Detail
3/4"=1'-0"



12 Roof Hatch Detail
3/4"=1'-0"

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LICENSED ARCHITECT THOMAS A. HOUSE No. 2369 STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Apartment Building
Details

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

ISSUED / DRAWN BY
November 14, 2022
© THA Architects, LLC.

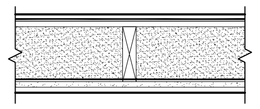
REVISED / REVISED BY
December 8, 2023
January 31 2024
February 8, 2024
March 15, 2024

JOB NO: 21004

SHEET NUMBER
A-5.3

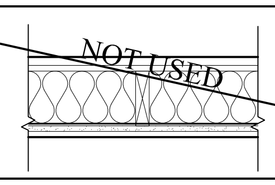
Exterior Walls

EW-A
RATING: 1 HOUR
TEST: UL #U349



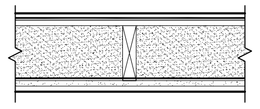
HARDI PANEL SIDING
AIR INFILTRATION BARRIER
ZIP SHEATING, SEAL ALL EXPOSED EDGES
2X6 WOOD STUDS @ 16" O.C. MAX
R21 SPRAY FOAM INSULATION-OPEN CELL
VAPOR BARRIER
5/8" TYPE 'X' GWB

EW-B
RATING: 1 HOUR
TEST: UL #U349



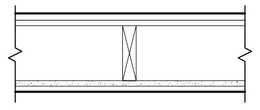
THIN BRICK SYSTEM
DRAINAGE SCREEN
AIR INFILTRATION BARRIER
5/8" TYPE 'X' DENSGLASS GOLD SHEATHING
2X6 WOOD STUDS @ 16" O.C. MAX
R21 GLASS FIBER BATT INSULATION-UNFACED
VAPOR BARRIER
5/8" TYPE 'X' GWB

EW-C
RATING: 1 HOUR
TEST: UL #U349



HARDI PANEL SIDING.
AIR INFILTRATION BARRIER
1/2" PLYWOOD ZIP SHEATING.
SEAL ALL EXPOSED EDGES
2x6 WOOD STUDS @ 16" O.C. MAX
R21 SPRAY FOAM INSULATION-OPEN CELL
VAPOR BARRIER
5/8" TYPE 'X' GWB

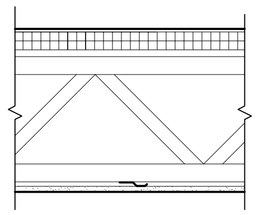
EW-D
RATING:
NO RATING



HARDI PANEL SIDING.
1/2" PLYWOOD ZIP SHEATHING.
SEAL ALL EXPOSED EDGES.
2x6 WOOD STUDS @ 16" O.C. MAX
1/2" PLYWOOD ZIP SHEATHING.
SEAL ALL EXPOSED EDGES.
HARDI PANEL SIDING

Roof/Ceiling Assemblies

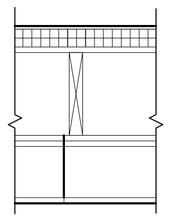
RC-A
RATING: 1 HOUR
TEST: GA FILE #RC2601



MECH. FASTENED EPDM MEMBRANE
R49 MIN. RIGID INSULATION
3/4" T&G PLYWOOD DECKING
24" OPEN WEB WOOD TRUSS @ 24" O.C. MAX.
(REFER TO STRUCTURAL DRAWINGS)
VAPOR BARRIER
1/2" METAL HAT CHANNELS
(INSTALL PERPENDICULAR TO JOISTS)
2 LAYERS 5/8" TYPE 'X' GWB

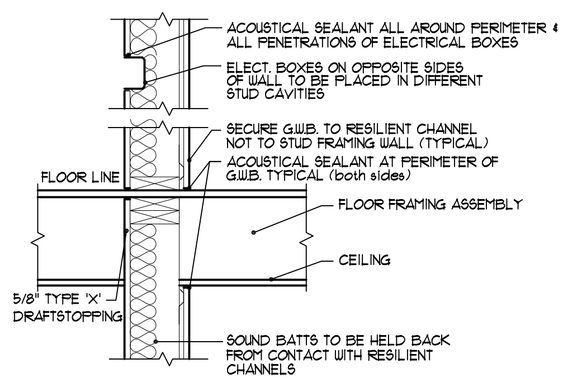
NOTE: ASSEMBLY TO RUN CONTINUOUS TO EXTERIOR WALLS, DEMISING WALLS, CORRIDOR WALLS AND WITHIN CHASES.

RC-B
RATING: 1 HOUR
TEST: GA FILE #RC 2601



MECH. FASTENED E.P.D.M. MEMBRANE
R49 MIN. RIGID INSULATION
3/4" T&G PLYWOOD DECKING
WOOD JOISTS @ 24" O.C. MAX.
(REFER TO STRUCTURAL DRAWINGS)
VAPOR BARRIER
2 LAYERS 5/8" TYPE 'X' GWB

SUSPENDED CEILING BELOW IS NOT PART OF REQUIRED FIRE ASSEMBLY.

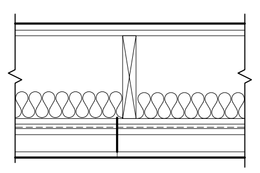


TYP. DETAIL AT RATED PARTITIONS

GENERAL NOTES:

1. GWB MUST RUN BEHIND ALL TUBS, SHOWERS, CHASES, ETC AT ALL RATED INTERIOR WALLS, EXTERIOR WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES.
2. ALL PENETRATIONS THROUGH RATED WALLS OR FLOOR/CEILING ASSEMBLIES MUST BE FIRE CAULKED TOP & BOTTOM AS PER A UL APPROVED INSTALLATION.
3. ALL COMBUSTABLE (PVC) PIPE PENETRATIONS SHALL HAVE A UL APPROVED COLLAR INSTALLED AS PER UL AT THE PENETRATIONS.

FC-D
RATING: 2 HOUR
TEST: GA FILE #FC5110

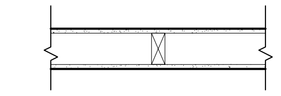


2 LAYERS 3/4" T&G PLYWOOD SUBFLOOR
2X10 WOOD JOISTS @ 16 O.C.
3" FIBERGLASS SOUND BATS
ONE LAYER 5/8" TYPE 'X' GWB
1/2" RESILIENT CHANNELS
ONE LAYER 5/8" TYPE 'X' GWB

SUSPENDED CEILING BELOW IS NOT PART OF THE REQUIRED FIRE ASSEMBLY.

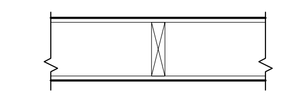
Interior Walls

IW-A
RATING:
NO RATING



1/2" GYPSUM WALLBOARD
2X4 WOOD STUDS @ 16" o.c.
1/2" GYPSUM WALLBOARD

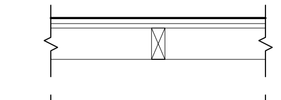
IW-B
RATING:
NO RATING



1/2" GYPSUM WALLBOARD
2X6 WOOD STUDS @ 16" o.c.
1/2" GYPSUM WALLBOARD

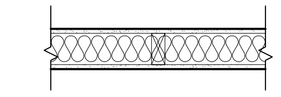
(IW-B* SAME AS IW-B EXCEPT 5/8" GWB ON ONE SIDE, 1/2" ON THE OTHER SIDE.)

IW-C
RATING:
NO RATING



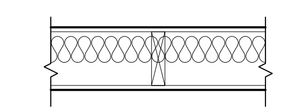
5/8" TYPE 'X' GYPSUM WALLBOARD
1/2" RESILIENT CHANNELS
2X4 WOOD STUDS @ 16" o.c.

IW-D
RATING:
NO RATING



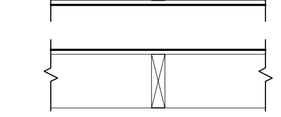
1/2" GYPSUM WALLBOARD
2X4 WOOD STUDS @ 16" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" GYPSUM WALLBOARD

IW-E
RATING:
NO RATING



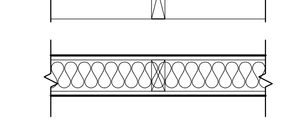
1/2" GYPSUM WALLBOARD
2X6 WOOD STUDS @ 16" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" GYPSUM WALLBOARD

IW-F
RATING:
NO RATING



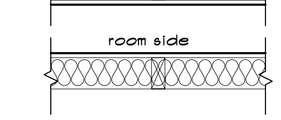
1/2" GYPSUM WALLBOARD
2X6 WOOD STUDS @ 16" o.c.

IW-G
RATING:
NO RATING



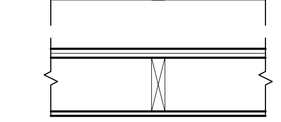
1/2" GYPSUM WALLBOARD
2X4 WOOD STUDS @ 16" o.c.
R13 FIBERGLASS BATT INSULATION
1/2" GYPSUM WALLBOARD

IW-H
RATING:
NO RATING



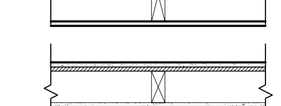
1/2" GYPSUM WALLBOARD
2X4 WOOD STUDS @ 16" o.c.
3" MINERAL FIBER SOUND BATTS

IW-J
RATING:
NO RATING



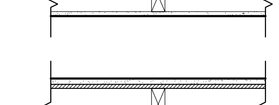
5/8" TYPE'X' GWB
1/2" GWB
2X6 WOOD STUDS @ 16" o.c.
5/8" TYPE 'X' GWB

IW-K
RATING:
NO RATING



1/2" GYPSUM WALLBOARD
1/2" PLYWOOD
2X4 WOOD STUDS @ 16" o.c.
1/2" GYPSUM WALLBOARD

IW-L
RATING:
NO RATING

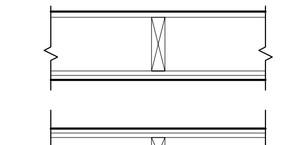


5/8" GYPSUM WALLBOARD
1/2" PLYWOOD
2X4 WOOD STUDS @ 16" o.c.
1/2" GYPSUM WALLBOARD

IW-M
RATING:
NO RATING

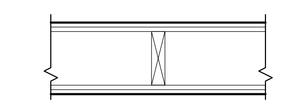
1/2" GYPSUM WALLBOARD
2X6 WOOD STUDS @ 16" o.c.
1/2" PLYWOOD SHEATHING
1/2" GYPSUM WALLBOARD

IW-N
RATING:
NO RATING



1/2" GYPSUM WALLBOARD
1/2" PLYWOOD SHEATHING
2X4 WOOD STUDS @ 16" o.c.
1/2" PLYWOOD SHEATHING
1/2" GYPSUM WALLBOARD

IW-O
RATING:
NO RATING



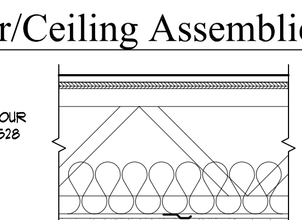
1/2" GYPSUM WALLBOARD
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" o.c.
1/2" PLYWOOD SHEATHING
1/2" GYPSUM WALLBOARD

IW-P
RATING:
NO RATING

5/8" MR GYPSUMWALLBOARD
6" METAL STUDS @ 16" o.c.
R30 SPRAY FOAM INSULATION-OPEN CELL
5/8" MR GYPSUMWALLBOARD

Floor/Ceiling Assemblies

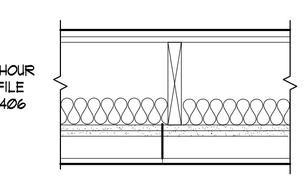
FC-A
RATING: 1 HOUR
TEST: UL #L528



3/4" GYPSUM CONCRETE
3/4" T&G PLYWOOD SUBFLOOR
6" MINERAL FIBER SOUND BATTS
20" OPEN WEB WOOD TRUSS @ 24" O.C. MAX.
(REFER TO STRUCTURAL DRAWINGS)
1/2" RESILIENT CHANNELS
(INSTALL PERPENDICULAR TO JOISTS)
5/8" TYPE 'X' GWB

NOTE: ASSEMBLY TO RUN CONTINUOUS TO EXTERIOR WALLS, DEMISING WALLS, CORRIDOR WALLS AND WITHIN CHASES.

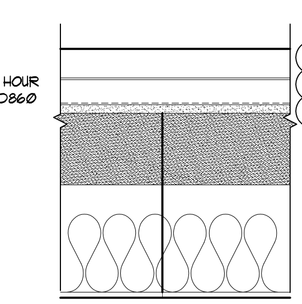
FC-B
RATING: 1 HOUR
TEST: GA FILE #FC5406



2 LAYERS 3/4" T&G PLYWOOD SUBFLOOR
2X10 WOOD JOISTS @ 16 O.C.
3" FIBERGLASS SOUND BATS
2 LAYERS 5/8" TYPE 'X' GWB

SUSPENDED CEILING BELOW IS NOT PART OF THE REQUIRED FIRE ASSEMBLY.

FC-C
RATING: 3 HOUR
TEST: UL #D860

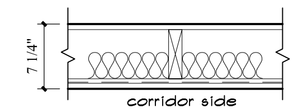


6 1/4" LIGHT WEIGHT CONCRETE
3" STEEL DECK
(REFER TO STRUCTURAL DRAWINGS)
SPRAY ON FIREPROOFING
SPRAY ON K13 THERMAL INSULATION
REFER TO BEAM ASSEMBLY FOR TEST
(REFER TO STRUCTURAL DRAWINGS)

SUSPENDED CEILING AND R-38 GLASS FIBER BATT INSULATION BELOW IS NOT PART OF THE REQUIRED FIRE ASSEMBLY

Fire Separation Walls

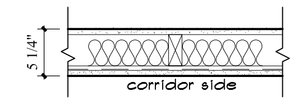
PW-A
RATING: 1 HOUR
TEST: UL #U311
STC = EST. 55



5/8" TYPE 'X' GWB
2X6 WOOD STUDS @ 16" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

PW-A*
(PW-A* SAME AS PW-A EXCEPT NO INSULATION REQUIRED.

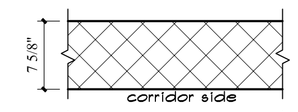
PW-B
RATING: 1 HOUR
TEST: UL #U309
STC = EST. 55



5/8" TYPE 'X' GWB
2X4 WOOD STUDS @ 24" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

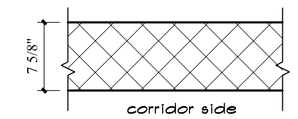
PW-B *
(PW-B* SAME AS PW-B EXCEPT NO INSULATION REQUIRED.

PW-C
RATING: 3 HOUR
TEST: UL #U804
STC = EST. 55



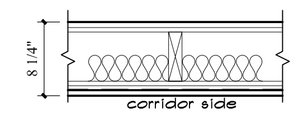
NOMINAL 8" CONCRETE MASONRY UNIT

PW-D
RATING: 2 HOUR
TEST: UL #U906
STC = EST. 55



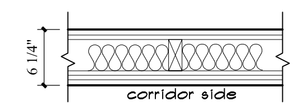
NOMINAL 8" CONCRETE MASONRY UNIT

PW-E
RATING: 1 HOUR
TEST: UL #U311
STC = EST. 55



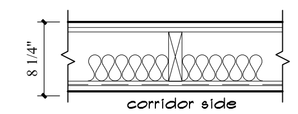
5/8" TYPE 'X' GWB
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" PLYWOOD SHEATHING
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

PW-F
RATING: 1 HOUR
TEST: UL #U309
STC = EST. 55



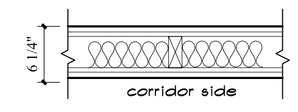
5/8" TYPE 'X' GWB
1/2" PLYWOOD SHEATHING
2X4 WOOD STUDS @ 24" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" PLYWOOD SHEATHING
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

PW-G
RATING: 1 HOUR
TEST: UL #U311
STC = EST. 55



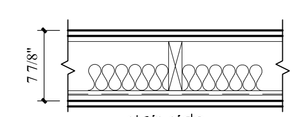
5/8" TYPE 'X' GWB
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 12" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

PW-H
RATING: 1 HOUR
TEST: UL #U309
STC = EST. 55



5/8" TYPE 'X' GWB
1/2" PLYWOOD SHEATHING
2X4 WOOD STUDS @ 24" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" RESILIENT CHANNELS
5/8" TYPE 'X' GWB

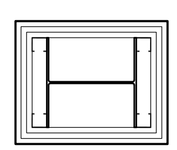
PW-J
RATING: 2 HOUR
TEST: UL #U334
STC = EST. 55



2 LAYERS 5/8" TYPE 'X' GWB
2X6 WOOD STUDS @ 16" o.c.
3" MINERAL FIBER SOUND BATTS
1/2" RESILIENT CHANNELS
2 LAYERS 5/8" TYPE 'X' GWB

Column Assemblies

C-A
RATING: 3 HOUR
TEST: UL #X528



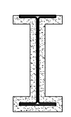
STEEL COLUMN
(REFER TO STRUCTURAL DRAWINGS)
1 5/8" CMF AT CORNERS
3 LAYERS 5/8" TYPE 'X' GWB

NOTES:

1. ALL COLUMNS/POSTS TO BE PROTECTED TO FULL HEIGHT AS FOLLOWS:
   a. COLUMNS SUPPORTING A 3 HR FLOOR CONSTRUCTION - 3 HR.
2. IF A COLUMN IS CONTAINED WITHIN A WALL ASSEMBLY HAVING EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
3. ALL STRUCTURAL BEAMS TO BE PROTECTED SAME AS FLOOR CONSTRUCTION ABOVE. IF A BEAM IS CONTAINED WITHIN A WALL ASSEMBLY, FLOOR ASSEMBLY OR ROOF ASSEMBLY HAVING EQUAL OR GREATER FIRE RESISTANCE RATING, THEN NO ADDITIONAL PROTECTION IS REQUIRED.
4. PROVIDE FIBER REINFORCED PLASTIC PANELS ON ALL SIDES OF COLUMN ASSEMBLY AT 4'-0" A.F.F. TYPICAL.

Beam Assemblies (garage)

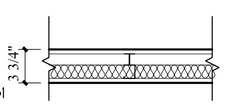
BM-A
RATING: 3 HOUR
TEST: UL #X790



STEEL BEAM
(REFER TO STRUCTURAL DRAWINGS)
SPRAY-ON FIREPROOFING

Shaft Wall Assemblies

SW-A
RATING: 2 HOURS
TEST: GA FILE UP1201
NON-LOAD BEARING



1/2" TYPE 'X' GYPSUM WALLBOARD
1" TYPE 'X' GYPSUM PANEL (VERTICAL)
"CH" CHANNELS BETWEEN PANELS
1/2" GLASS FIBER BATT INSULATION
1/2" TYPE 'X' GYPSUM WALLBOARD

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LICENSED ARCHITECT THOMAS H. HOUSE No. 2380 STATE OF NEW HAMPSHIRE

McIntosh Commons Dover, NH

Baker Properties
Islington Street
Portsmouth, NH

Fire-Rated Assemblies

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

ISSUED / DRAWN BY
October 21, 2022
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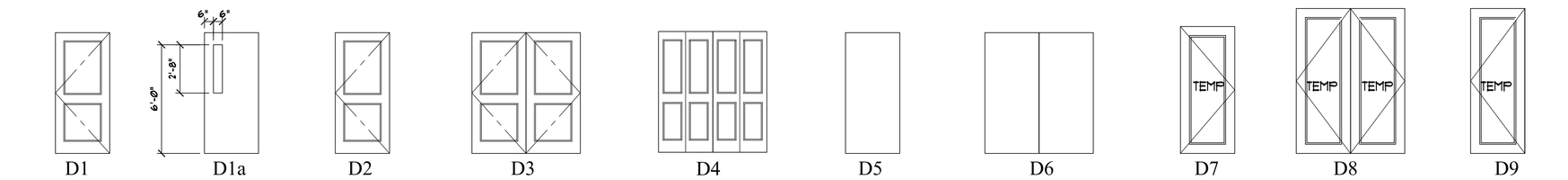
REVISED / REVISED BY
November 14, 2022
October 31, 2023
December 8, 2023
January 31, 2024
March 15, 2024

JOB NO: 21004

SHEET NUMBER
A-6.1

DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DOOR MAT'L	DOOR W x H x T	DOOR FINISH	FRAME TYPE	FRAME MAT'L	FRAME FINISH	DETAILS JAMB	DETAILS HEAD	DETAILS SILL	RATING (min.)	HDWE SET	REMARKS
FG01	NOT USED												
FG02	D5	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
FG03	D5	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
1000a	D8	ALUM	(2)3'-0"X8'-0"X1¾"	ANODIZED	F8	ALUM	ANODIZED						
1000b	D8	ALUM	(2)3'-0"X8'-0"X1¾"	ANODIZED	F8	ALUM	ANODIZED						
1001	NOT USED												
1002	D9	ALUM	3'-0"X8'-0"X1¾"	ANODIZED	F12	ALUM	ANODIZED						BUILDING 4 ONLY
1003	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
1004	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
1005	NOT USED												
1006	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
1007a	D1a	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		
1007b	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		
1008	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		
2000	NOT USED												
2001	NOT USED												
2002	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
2003	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
3000	NOT USED												
3001	NOT USED												
3002	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
3003	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
4000	NOT USED												
4001	NOT USED												
4002	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
4003	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F5	METAL	PAINT						
ST1-201	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		HEAD OF FRAME TO BE 4"
ST1-301	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		HEAD OF FRAME TO BE 4"
ST1-401	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		HEAD OF FRAME TO BE 4"
ST1-501	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		HEAD OF FRAME TO BE 4"
ST2-201	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		HEAD OF FRAME TO BE 4"
ST2-301	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		HEAD OF FRAME TO BE 4"
ST2-401	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		HEAD OF FRAME TO BE 4"
ST2-501	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT				90		HEAD OF FRAME TO BE 4"
ST3-F00	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT						
ST3-100	D1a	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT						
ST3-101	D1	METAL	3'-0"X6'-8"X1¾"	PAINT	F1	METAL	PAINT						



D1 THERMA-TRU 2 PANEL EMBOSSED METAL DOOR PAINTED

D1a THERMA-TRU FLUSH METAL DOOR PAINTED

D2 2 PANEL H.C. WOOD DOOR PAINTED

D3 DOUBLE 2 PANEL H.C. WOOD DOOR PAINTED

D4 DOUBLE 2 PANEL H.C. BI-FOLD WOOD DOOR PAINTED

D5 THERMA-TRU FLUSH METAL DOOR PAINTED

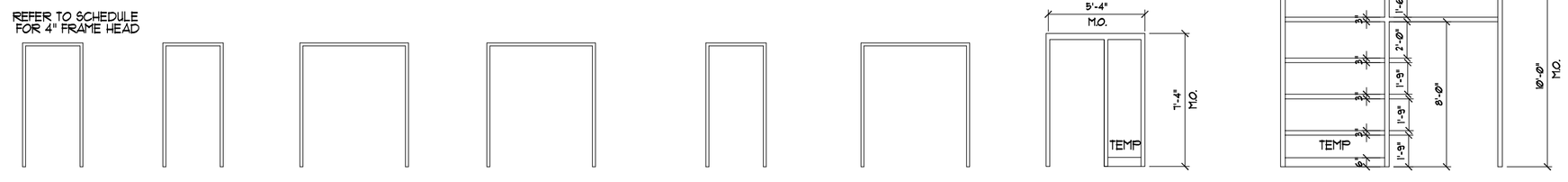
D6 THERMA-TRU DOUBLE FLUSH METAL DOOR PAINTED

D7 KAWNEER STOREFRONT ALUMINUM CLEAR ANODIZED

D8 KAWNEER STOREFRONT ALUMINUM CLEAR ANODIZED

D9 KAWNEER STOREFRONT ALUMINUM CLEAR ANODIZED

DOOR TYPES



F1 KNOCKDOWN METAL

F2 PREHUNG WOOD FRAME

F3 PREHUNG WOOD FRAME

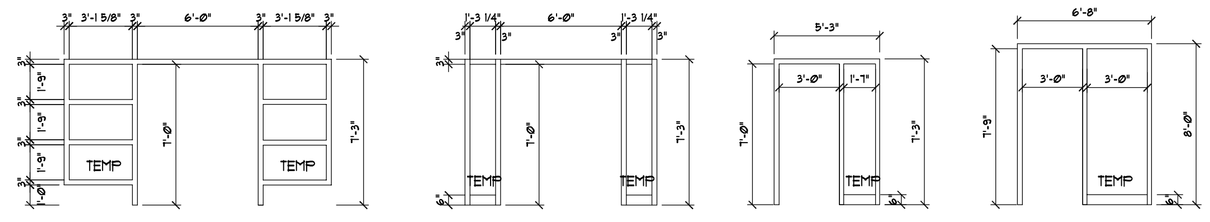
F4 GWB FRAME

F5 KNOCKDOWN METAL

F6 KNOCKDOWN METAL

F7 KAWNEER STOREFRONT

F8 KAWNEER STOREFRONT



F9 KAWNEER STOREFRONT

F10 KAWNEER STOREFRONT

F11 KAWNEER STOREFRONT

F12 KAWNEER STOREFRONT

FRAME TYPES

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR: VINYL WOOD PLANK	FLOOR: CARPET	FLOOR: RUBBER	FLOOR: CERAMIC TILE	FLOOR: CONCRETE	FLOOR: PLYWOOD	FLOOR: RUBBER STAIR RISERS/TREADS	BASE: NO BASE	BASE: VINYL BASE	BASE: WOOD BASE	WALL: WALLBOARD - PAINTED	WALL: CONCRETE	WALL: CMU - PAINTED	CEILING: WALLBOARD	CEILING: EXPOSED STRUCTURE	CEILING: ACOUSTICAL CLG TILE	NOTES
FG01	GARAGE					●			●				●				●	
FG02	ELECTRICAL					●			●					●	●			
FG03	WATER ROOM					●			●					●	●			
1000	VESTIBULE	●								●		●			●			
1001	LOBBY	●								●		●			●			
1002	LOUNGE/LEASING OFFICE	●								●		●			●			
1003	TOILET	●								●		●					●	
1004	STORAGE	●								●		●					●	
1005	CORRIDOR		●							●		●			●		●	
1006	STORAGE	●								●		●					●	
1007	CORRIDOR		●							●		●					●	
1008	MAINTENANCE	●								●		●					●	
2000	ELEVATOR LOBBY		●							●		●			●			
2001	CORRIDOR		●							●		●			●		●	
2002	STORAGE	●								●		●					●	
2003	STORAGE	●								●		●					●	
3000	ELEVATOR LOBBY		●							●		●			●			
3001	CORRIDOR		●							●		●			●		●	
3002	STORAGE	●								●		●					●	
3003	STORAGE	●								●		●					●	
4000	ELEVATOR LOBBY		●							●		●			●			
4001	CORRIDOR		●							●		●			●		●	
4002	STORAGE	●								●		●					●	
4003	STORAGE	●								●		●					●	
ST 1	STAIR NO.1		●							●		●			●			
ST 2	STAIR NO.2		●							●		●			●			
ST 3	STAIR NO.3						●			●		●			●			

GENEAL NOTES

1. PROVIDE TEMPERED GLASS AT ALL GLAZING PANELS BELOW 18" A.F.F. NOTE FULL GLASS DOORS WITH SILLS BELOW 18" AFF. WILL REQUIRE A TEMPERING OF ENTIRE PANEL.
2. PROVIDE INSULATED GLASS AND FRAMES AT EXTERIOR LOCATIONS TYPICAL. REFER TO 1/4" PLAN FOR LOCATIONS.
3. ALL DOORS TO HAVE TRUE INTERGAL MUNTIN LOCATIONS AS INDICATED IN SCHEDULE.
4. PROVIDE INSULATED DOORS AND FRAMES AT EXTERIOR LOCATIONS, TYPICAL. REFER TO 1/4" PLANS FOR LOCATIONS.
5. PROVIDE FLOOR DOOR STOPS WHERE EVER DOOR HANDLE CONTACTS ANOTHER SURFACE. WHERE FLOOR STOPS ARE NOT FEASIBLE, PROVIDE WALL STOP.
6. SOLID WEATHER STRIPPING SEAL AT ALL UNIT ENTRIES. PROVIDE THRESHOLD AT CARPET/SHEET VINYL INTERSECTION WHICH CREATES SEAL.
7. ALL BUILDING CYLINDERS TO BE KEYED TO ONE MASTER.
8. REFER TO OWNERS FINISH SCHEDULE FOR MAKE, MODEL AND FINISH OF ALL DOOR HARDWARE AND ROOM FINISHES.
9. REFER TO SHEET A-6.4 FOR DOOR DETAILS AND ADDITIONAL INFORMATION.

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LICENSED ARCHITECT THOMAS A. HOUSE No. 2380 STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Door Types
Door Schedule
Room Finish Schedule

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

ISSUED / DRAWN BY
October 21, 2022
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REVISED / REVISED BY
October 31, 2023
December 8, 2023
January 31, 2024
February 8, 2024

JOB NO: 21004

SHEET NUMBER
A-6.2

Opening List

SUMMARY
This Section includes items known commercially as finish or door hardware that are required for swing, sliding, and folding doors, except special types of unique hardware specified in the same sections as the doors and door frames on which they are installed. Stanley Hardware is Basis of Design. Substitutions are allowed at Owners discretion.

This Section includes but not limited to the following:

- Hinges.
- Pivots.
- Spring hinges.
- Key control system.
- Lock cylinders and keys.
- Lock and latch sets.
- Bolts.
- Exit devices.
- Push/pull units.
- Closers.
- Overhead holders.
- Miscellaneous door control devices.
- Door trim units.
- Protection plates.
- Sliding door equipment.
- Weatherstripping for exterior doors.
- Sound stripping for interior doors.
- Automatic drop seals (door bottoms).
- Astragals or meeting seals on pairs of doors.
- Thresholds.

INTENT
The major intent of the work of this section is to provide hardware for every door in the project, except as indicated, so that each door functions correctly for its intended use. Provide only hardware that complies with applicable codes and requirements of authorities having jurisdiction including requirements for barrier-free accessibility.

SUBMITTALS
Product data including manufacturers' technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.

Final hardware schedule coordinated with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

Final Hardware Schedule Content: Based on hardware indicated, organize schedule into "hardware sets" indicating complete designations of every item required for each door or opening. Include the following information:

- Type, style, function, size, and finish of each hardware item.
- Name and manufacturer of each item.
- Fastenings and other pertinent information.
- Location of each hardware set cross referenced to indications on Drawings both on floor plans and in door and frame schedule.
- Explanation of all abbreviations, symbols, and codes contained in schedule.
- Mounting locations for hardware.
- Door and frame sizes and materials.
- Keying information.

Submittal Sequence: Submit final schedule at earliest possible date particularly where acceptance of hardware schedule must precede fabrication of other work that is critical in the Project construction schedule. Include with schedule the product data, samples, shop drawings of other work affected by door hardware, and other information essential to the coordinated review of schedule.

Keying Schedule: Submit separate detailed schedule indicating clearly how the Owner's final instructions on keying of locks has been fulfilled.

Templates for doors, frames, and other work specified to be factory prepared for the installation of door hardware. Check shop drawings of other work to confirm that adequate provisions are made for locating and installing door hardware

Single Source Responsibility: Obtain each type of hardware (latch and lock sets, hinges, closers, etc.) from a single manufacturer.

Fire Rated Openings: Provide door hardware for fire rated openings that complies with NFPA Standard No. 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to products tested by UL, Warnock Hersey, FM, or other testing and inspecting organization acceptable to authorities having jurisdiction for use on types and sizes of doors indicated in compliance with requirements of fire rated door and door frame labels.

Opening	Hardware Set
Unit A	
01	07
02	Not Used
03	Not Used
04	Not Used
05	Not Used
06	08
07	09
08	08
09	10
10	08
11	08
12	Not Used
13	08
14	10
15	Not Used
16	08
17	10
Unit B	
01	07
02	09
03	Not Used
04	Not Used
05	Not Used
06	08
07	09
08	08
09	10
10	Not Used
11	08
12	09
13	08
14	10
Unit C	
01	07
02	09
03	Not Used
04	Not Used
05	Not Used
06	08
07	09
08	08
09	10
Unit D	
01	07
02	09
03	Not Used
04	Not Used
05	Not Used
06	08
07	09
08	08
09	10

Opening	Hardware Set
Unit D	
01	07
02	09
03	Not Used
04	Not Used
05	Not Used
06	08
07	08a
09	
Unit E	
01	07
02	09
03	Not Used
04	Not Used
05	Not Used
06	08
07	08
08	08
09	10
10	08
11	10
Unit F	
01	07
02	09
03	Not Used
04	Not Used
05	Not Used
06	08
07	08
08	08
09	10
10	08
11	10
Unit G	
01	07
02	09
03	Not Used
04	Not Used
05	Not Used
06	08
07	09
08	08
09	10
10	09
Unit H	
01	07
02	09
03	Not Used
04	Not Used
05	Not Used
06	08
07	09
08	10
09	08

Opening	Hardware Set
Common Areas	
PG 01	Not Used
PG02	05
PG03	05
1000a	12
1000b	12
1001	Not Used
1002	Not Used (Bldg 3 only)
1002	11 (Bldg 4 only)
1003	03
1004	Not Used
1005	Not Used
1006	Not Used
1007a	06
1007b	01
2000	NA
2001	NA
2002	03
2003	03
3000	NA
3001	NA
3002	03
3003	03
4000	NA
4001	NA
4002	03
4003	03
ST1-100	Not Used
ST1-101	Not Used
ST1-201	01
ST1-301	01
ST1-401	01
ST1-501	01
ST2-100	Not Used
ST2-101	Not Used
ST2-201	01
ST2-301	01
ST2-401	01
ST2-501	01
ST3-P100	06
ST3-100	06
ST3-101	01

SET #01 - INTERIOR SINGLE DOOR AT STAIR

3	Hinges	CB168 NRP SERIES AS SPECIFIED	US26D
1	Exit Device	FL 2108 X 4908A	630
1	Rim Cylinder	AS REQUIRED	626
		QDC115	689
		KO050 8" X 2" LDW B4E CSK	630
		1211/1270WV AS REQUIRED	630
		5020CL (HEAD & JAMBS)	
		200 NA	
		513	AL

CK

		CB179 NRP SERIES AS SPECIFIED	US26D
		3917-12	626
		QMS170 E	626
		QDC115	689
		KO050 8" X 1" LDW B4E CSK	630
		1211/1270WV AS REQUIRED	630
		5020CL (HEAD & JAMBS)	
		600 (2 PCS @ DOOR HEIGHT)	

SER AT ACTIVE LEAF ONLY**

OOM LOCK

		CB179 SERIES AS SPECIFIED	US26D
		QMS170 E	626
		QDC111	689
		KO050 8" X 2" LDW B4E CSK	630
		1211/1270WV AS REQUIRED	630
		5020CL (HEAD & JAMBS)	

OM

SPACE WITH PANIC HARDWARE

		CB168 NRP SERIES AS SPECIFIED	US26D
		~~2108 X 4908A CD~~	~~630~~
		~~AS REQUIRED~~	~~626~~
		~~AS REQUIRED~~	~~626~~
		~~QDC115~~	~~689~~
		~~KO050 8" X 2" LDW B4E CSK~~	~~630~~
		~~1211/1270WV AS REQUIRED~~	~~630~~
		~~1229A~~	~~GREY~~

ECTRIC ROOM

		CB179 NRP SERIES AS SPECIFIED	US26D
		3917-12	626
		QMS170 E	626
		QDC115	689
		KO050 8" X 1" LDW B4E CSK	630
		1211/1270WV AS REQUIRED	630
		5020CL (HEAD & JAMBS)	

NOTE: **TEMPLATE CLOSER FOR 180 DEGREE OPENING**

SET #06 - EXTERIOR STAIRWELL SINGLE - EXIT ONLY

3	Hinges	CB199 NRP SERIES AS SPECIFIED	US32D
1	Exit Device	2101 LD	630
1	Door Closer	QDC119	689
1	Kick Plate	KO050 8" X 2" LDW B4E CSK	630
1	Gasketing	706E (HEAD & JAMBS)	
1	Door Sweep	C627 A	
1	Handicap Threshold	513	AL

SET #07 - UNIT ENTRY DOOR WITH ENTRANCE LOCK

2	Spring Hinges	2060R SERIES AS SPECIFIED	US3
1	Hinges	CB179 SERIES AS SPECIFIED	US3
1	Entry Lockset	QMS154 E	605
1	Floor Stop	1211	605
1	Door Viewer	976U (PROVIDE AT ADA UNITS)	606
1	Knocker/Viewer	620V	605
1	Smoke Seal	5020CL (HEAD & JAMBS)	
1	Door Sweep	200 NB	
1	Handicap Threshold	513 DKB	

SET #08 - UNIT INTERIOR DOOR WITH PRIVACY SET

3	Hinges	F179 SERIES AS SPECIFIED	US3
1	Privacy Set	QTL240 E	605
1	Base Stop	1235	499
3	Door Silencers	1229B	GREY

SET #09 - UNIT INTERIOR DOOR WITH PASSAGE SET

3	Hinges	F179 SERIES AS SPECIFIED	US3
1	Passage Set	QTL230 E	605
1	Base Stop	1235	499
3	Door Silencers	1229B	GREY

SET #10 - UNIT INTERIOR PAIR WITH PULLS

6	Hinges	F179 SERIES AS SPECIFIED	US3
2	Single Dummy Trim	QTL220 E	605
2	Hinge Pin Stop	528	BRS
2	Roller Latch	1554	605
2	Door Silencers	609	GREY

SET #11 - EXTERIOR SINGLE AT ENTRY VESTIBULE

1	Continuous Hinge	661HD UL	AL
1	Push/Pull Set	1731	630
1	Door Closer	QDC115	689
1	Overhead Stop	CONCEALED HEAVY DUTY 1000 SERIES	630
1	Kick Plate	KO050 8" X 1" LDW B4E CSK	630
1	Perimeter Seals	INTEGRAL TO DOOR/FRAME ASSEMBLY	

SET #12 - EXTERIOR DOUBLE AT ENTRY VESTIBULE

2	Continuous Hinge	661HD UL	AL
2	Push/Pull Set	1731	630
2	Door Closer	QDC115	689
2	Overhead Stop	CONCEALED HEAVY DUTY 1000 SERIES	630
2	Kick Plate	KO050 8" X 1" LDW B4E CSK	630
2	Perimeter Seals	INTEGRAL TO DOOR/FRAME ASSEMBLY	

THA
ARCHITECTS, LLC
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LICENSED ARCHITECT
THOMAS A. HOUSE
No. 2380
STATE OF NEW HAMPSHIRE

McIntosh Commons-
McIntosh West
Apartments/Phase1

Baker Properties
Islington Street
Portsmouth, NH

Door
Hardware

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

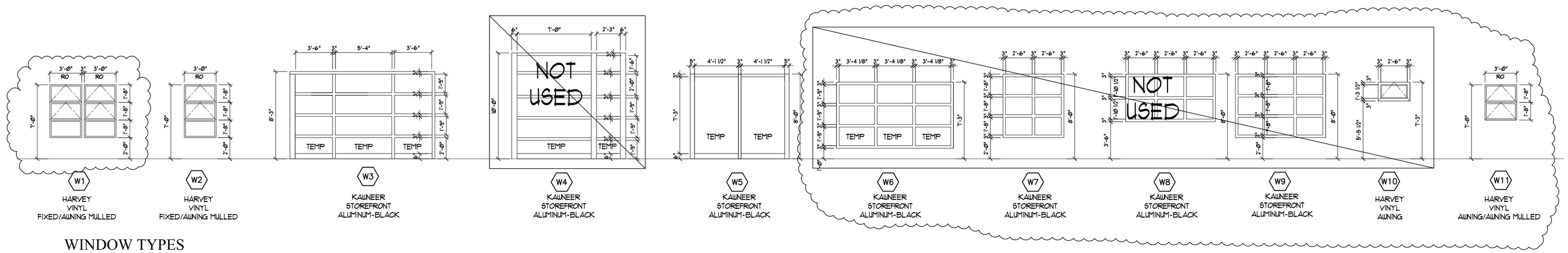
SCALE:

ISSUED / DRAWN BY
October 21, 2022
© THA Architects, LLC.

REVISED / REVISED BY
October 31, 2023
January 31,2024
February 8, 2024

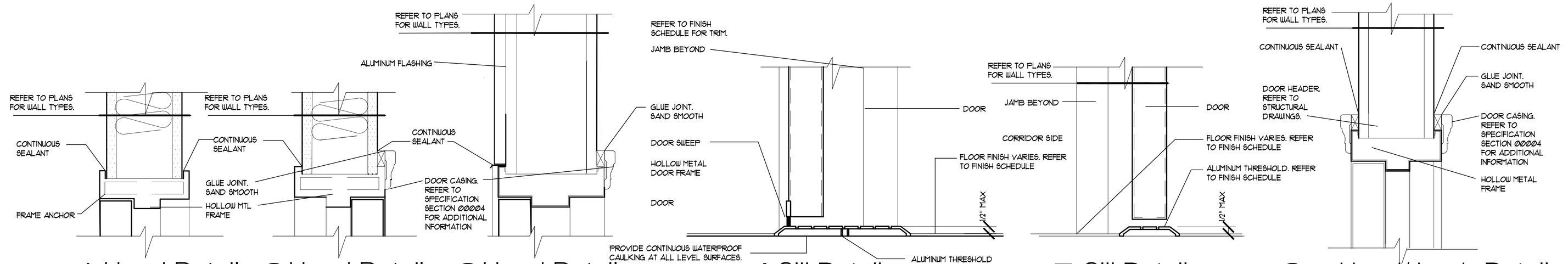
JOB NO: 21004

SHEET NUMBER
A-6.3



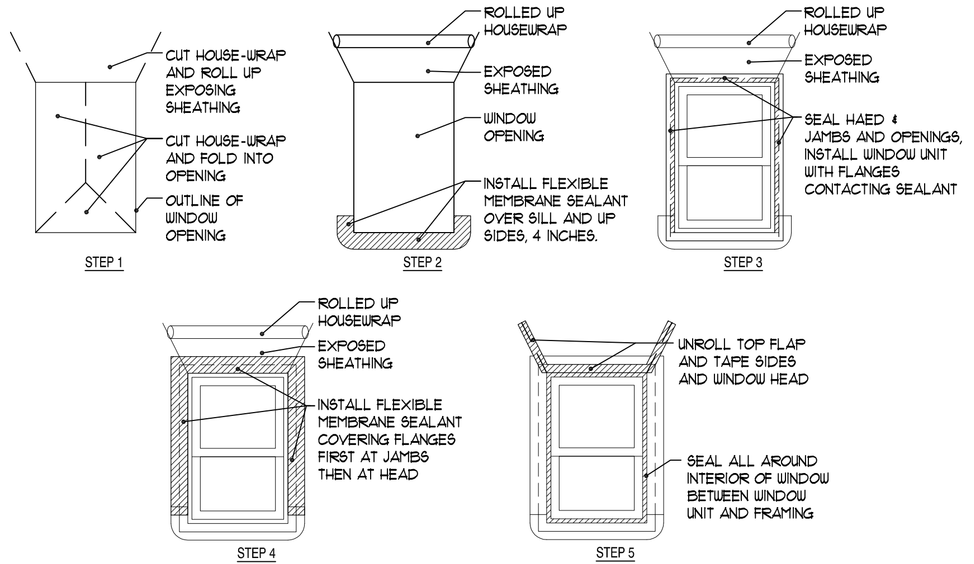
WINDOW TYPES

ALL STOREFRONT DOOR AND WINDOW ASSEMBLIES ARE TO BE VERIFIED IN FIELD PRIOR TO SHOP DRAWING SUBMITTAL SUBMISSIONS.



REFER TO INTERIOR DESIGNER FOR WINDOW AND DOOR TRIM. TYPICAL.

REFER TO INTERIOR DESIGNER FOR WINDOW AND DOOR TRIM. TYPICAL.



Window Installation

NO SCALE

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LICENSED ARCHITECT THOMAS A. HOUSE No. 2380 STATE OF NEW HAMPSHIRE

McIntosh Commons
Dover, NH

Baker Properties
Islington Street
Portsmouth, NH

Window Types
Details

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection
WV Engineering

SCALE:

ISSUED / DRAWN BY
November 14, 2022
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REVISED / REVISED BY
October 31, 2023
December 8, 2023
April 22, 2024
April 29, 2024

JOB NO: 21004

SHEET NUMBER
A-6.4

RUTLAND STREET
(PUBLIC – VARIABLE WIDTH)
CATARACT AVENUE
(PUBLIC - 100' WIDE)
SPAULDING TURNPIKE
(PUBLIC – VARIABLE WIDTH)

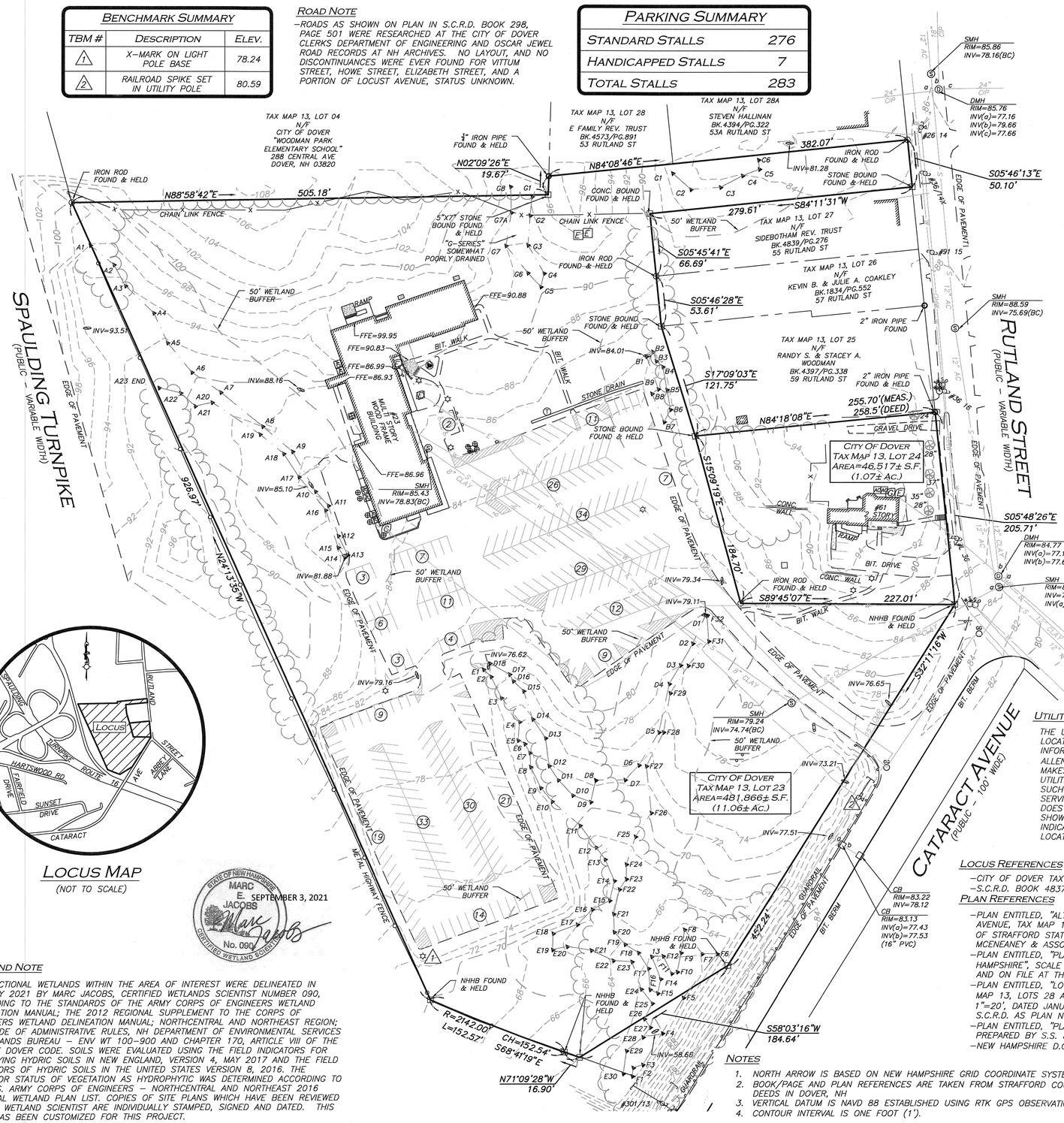
STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER
BRIAN D. JONES
No. 14569
LICENSED
03.28.24

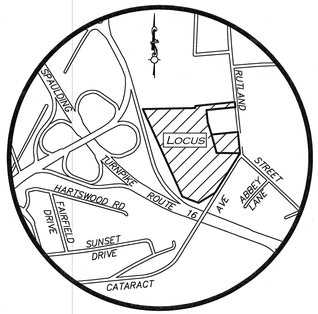
BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
1	X-MARK ON LIGHT POLE BASE	78.24
2	RAILROAD SPIKE SET IN UTILITY POLE	80.59

ROAD NOTE

-ROADS AS SHOWN ON PLAN IN S.C.R.D. BOOK 298, PAGE 501 WERE RESEARCHED AT THE CITY OF DOVER CLERK'S DEPARTMENT OF ENGINEERING AND OSCAR JEWEL ROAD RECORDS AT NH ARCHIVES. NO LAYOUT, AND NO DISCONTINUANCES WERE EVER FOUND FOR VITTUM STREET, HOWE STREET, ELIZABETH STREET, AND A PORTION OF LOCUST AVENUE, STATUS UNKNOWN.

PARKING SUMMARY	
STANDARD STALLS	276
HANDICAPPED STALLS	7
TOTAL STALLS	283





LOCUS MAP

(NOT TO SCALE)

STATE OF NEW HAMPSHIRE MARC E. JACOBS No. 090 CERTIFIED WETLAND SCIENTIST SEPTEMBER 3, 2021

WETLAND NOTE

JURISDICTIONAL WETLANDS WITHIN THE AREA OF INTEREST WERE DELINEATED IN JANUARY 2021 BY MARC JACOBS, CERTIFIED WETLANDS SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES – WETLANDS BUREAU – ENV WT 100–900 AND CHAPTER 170, ARTICLE VIII OF THE CITY OF DOVER CODE. SOILS WERE EVALUATED USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS – NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLAN LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.

NEW HAMPSHIRE GRID (NAD 83)

LEGEND

STONE BOUND (SB)	⊡
IRON PIPE (IP)	o
IRON ROD (IR)	○
DRAIN MANHOLE (DMH)	Ⓓ
SEWER MANHOLE (SMH)	Ⓢ
TELEPHONE MANHOLE (TMH)	Ⓣ
CATCH BASIN (CB)	□
UTILITY POLE	
UTILITY POLE W/LIGHT	
GUY WIRE	
FIRE HYDRANT	
FIRE STANDPIPE	FSP
WATER GATE	WG
GAS GATE	GG
BOLLARD	
INVERT (INV)	
LIGHT	
TREE	
SIGN	
SIGN	
AIR CONDITIONER	AC
WETLAND FLAG	A31
ELECTRIC BOX	E
FLAG POLE	
GAS METER	G
ELECTRIC METER	E
HANDICAPPED PARKING SPACE	
PARKING SPACE COUNT	16
CONCRETE	
LANDSCAPED AREA (LSA)	
BUILDING	
BUILDING OVERHANG	
2' CONTOUR	78
10' CONTOUR	80
PROPERTY LINE	
ABUTTERS LINE	
TREE LINE	
EDGE OF PAVEMENT	
CURB	
CHAIN LINK FENCE	x
SEWER LINE	S
DRAIN LINE	D
OVERHEAD WIRES	OHW
GAS LINE	G
WATER LINE	W
ELECTRIC LINE	E
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
BOTTOM CENTER	(BC)
FINISHED FLOOR ELEVATION	FFE
POLYVINYL CHLORIDE PIPE	PVC
CORRUGATED METAL PIPE	CMP
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LOCUS REFERENCES

-CITY OF DOVER TAX MAP 13, LOT 23 & 24
-S.C.R.D. BOOK 4837, PAGE 714

PLAN REFERENCES

-PLAN ENTITLED, "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR SCIOTO RIVER PARK, LLC 23 CATARACT AVENUE, TAX MAP 13, LOT 23 AND 61 RUTLAND STREET, TAX MAP 13, LOT 24 CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE", SCALE 1"=50', DATED MARCH 5, 2018, PREPARED BY MCENEANEY & ASSOCIATES, INC., PLAN NOT RECORDED.
-PLAN ENTITLED, "PLAN OF LOTS HENRY I. TINKER & THE ESTATE OF GEORGE F. TINKER DOVER, NEW HAMPSHIRE", SCALE 1"=20', DATED JUNE, 1964, PREPARED BY G.L. DAVIS ASSOCIATES, CIVIL ENGINEERS, AND ON FILE AT THE S.C.R.D. IN POCKET 2, FOLDER 18, PLAN 45.
-PLAN ENTITLED, "LOT LINE ADJUSTMENT PREPARED FOR ERIC & LINDA BLOUGH 53 RUTLAND STREET, TAX MAP 13, LOTS 28 AND 28A, CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE", SCALE 1"=20', DATED JANUARY 12, 2005, PREPARED BY MCENEANEY & ASSOCIATES, INC., AND ON FILE AT THE S.C.R.D. AS PLAN NO. 78-69.
-PLAN ENTITLED, "PLAN OF LOTS ON SUNNYSIDE FARM, DOVER, N.H." SCALE 1"=80' DATED SEPT, 1896, PREPARED BY S.S. JENKINS, AND ON FILE AT THE S.C.R.D. IN DEED BOOK 298, PAGE 501.
-NEW HAMPSHIRE D.O.T. PROJECT NO. LS 1823(1) SHEETS 59 & 60.

NOTES

1. NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM STRAFFORD COUNTY REGISTRY OF DEEDS IN DOVER, NH
3. VERTICAL DATUM IS NAVD 88 ESTABLISHED USING RTK GPS OBSERVATION.
4. CONTOUR INTERVAL IS ONE FOOT (1').

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

R:\PROJECTS\2938-01\SURVEY\DRAWINGS\CURRENT\S-2938-01-EC.DWG

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN APRIL 26, 2021 AND MAY 7, 2021 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.

ALLEN & MAJOR ASSOCIATES, INC.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 903 JAMES P. SMITH

JAMES P. SMITH, NH LLS #908 — 9-9-2021 DATE

REV	DATE	DESCRIPTION

APPLICANT\OWNER:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
23 CATARACT AVE &
61 RUTLAND STREET
DOVER, NH

PROJECT NO.	2938-01	DATE:	6/07/21
SCALE:	1" = 60'	DWG. NAME:	S-2938-01-EC
DRAFTED BY:	AJR	CHECKED BY:	JPS

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: EXISTING CONDITIONS

SHEET No. V-101

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RESOURCE NOTES:

1. NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0320E, EFFECTIVE DATE: SEPTEMBER 30, 2015).
2. WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST, CERTIFICATION NUMBER 090, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, ON JULY 15, 2020.

CITY NOTES:

1. THE PURPOSE OF THIS PLAN IS TO GAIN SITE REVIEW APPROVAL AND TWO CONDITIONAL USE PERMITS.
2. THE PROPERTY IS SHOWN AS LOTS 23 & 24, ON MAP 31 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
3. THE SUBJECT PARCEL CONTAINS 12.1 ACRES OR 528,674 SQUARE FEET AREA OF LAND.
4. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4837 PAGE 714.
5. THIS SITE PLAN ASSUMES THAT LOTS 23 AND 24 WILL BE COMBINED WITH A LOT MERGER.
6. THE FOLLOWING CONDITIONAL USE PERMITS HAVE BEEN REQUESTED AND ARE PENDING APPROVAL: SECTION 170-27.1.F.(1) – WORK WITHIN THE 50' WETLAND BUFFER; SECTION 170-20.D. – FRONTAGE BUILD-OUT AND FRONT PRIMARY BUILD TO LINE.
7. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION, AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
8. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
9. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
10. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
11. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
12. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
13. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
14. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
15. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM. NO WORK SHALL BE PERMITTED ON SATURDAY, SUNDAY, AND FEDERALLY RECOGNIZED HOLIDAYS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
16. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
17. THE PROPOSED USE FOR THE SITE IS MIXED USE (COMMERCIAL AND MULTI-FAMILY RESIDENTIAL).
18. NO FEDERAL OR STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY AT THIS TIME.
19. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
20. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
21. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
22. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. HTTPS://WWW.UNH.EDU/UNHSC/PTAPP
23. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
24. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
25. THE MAXIMUM PARKING SPACE CALCULATION IS **296** AND **280** SPACES ARE PROVIDED. SEE PARKING TABLE ON SHEET C-102 FOR FOR A BREAK DOWN.
26. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
27. TOPOGRAPHIC SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES ON OR BETWEEN APRIL 26, 2021 AND MAY 7, 2020.
28. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
29. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
30. THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
31. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
32. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDINGS PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
33. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
34. THE DESIGN OF THE MAILROOM SHALL BE REVIEWED BY THE POSTMASTER AND APPROVED.
35. THE EXISTING 23 CATARACT AVENUE BUILDING WILL NEED TO BE RE-ADDRESSED PRIOR TO THE BEGINNING OF SITE WORK.
36. AS-BUILT PLANS SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF A PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE CORRDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
37. ELEVATIONS ARE BASED ON U.S.G.S NVD 1988 DATUM.

NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES:

2

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY 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: NHB21-1772, MCINTOSH COMMONS, WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS SHALL BE PROVIDED FOR VERIFICATION AS FEASIBLE.
2. THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
3. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR SILT FENCE INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.04, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH.

GENERAL NOTES:

1. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
2. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF NEW HAMPSHIRE AT THE CONTRACTORS EXPENSE.
3. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRECONSTRUCTION MEETING WITH THE CITY, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
5. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
7. ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR REGULATORY AGENCIES HAVING JURISDICTION AT NO ADDITIONAL COST TO THE OWNER.
9. THE PROJECT SITE SHALL REMAIN ACCESSIBLE IN ALL WEATHER CONDITIONS YEAR ROUND.
10. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGIN TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCK THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH CITY OF DOVER AND NHDES GUIDELINES.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
12. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
14. ACCESSIBLE SITE FEATURES SHALL COMPLY WITH IBC 2015, ICC/ANSI A117.1-2009, AS AMENDED, RSA 155-A:5, AND THE ARCHITECTURAL BARRIER FREE DESIGN CODE FOR THE STATE OF NH (ABFD 300-ABCODE).
15. LOADING DOCKS, DUMPSTERS, GENERATORS, GROUND-LEVEL MECHANICAL UNITS AND OTHER SIMILAR DEVICES SHALL BE ADEQUATELY SCREENED SO AS NOT TO BE VISIBLE FROM THE PUBLIC ROAD OR ADJACENT PARCELS AND CONFORM TO THE GENERAL STANDARDS OF CITY OF DOVER SRR SECTION 149-15.
16. ALL DUMPSTERS ON SITE ARE REQUIRED TO BE ACCESSIBLE.

PERMITS/APPROVALS:

CITY OF DOVER PERMITS:

1. CONDITIONAL USE PERMIT – DIMENSIONAL
   PERMIT NUMBER:
   APPROVED DATE:
2. CONDITIONAL USE PERMIT – ENVIRONMENTAL
   PERMIT NUMBER:
   APPROVED DATE:

FEDERAL AND STATE PERMITS:

1. ALTERATION OF TERRAIN PERMIT
   PERMIT NUMBER:
   APPROVED DATE:

NHDES NOTES:

2

1. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
2. STABILIZED MEANS:
   - A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED;
   - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
   - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
   - IN AREAS TO BE PAVED, BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
3. TEMPORARY SEEDING SPECIFICATIONS:
   - APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM ¼ TO ½ INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10 % WHEN HYDROSEEDING.
   - TEMPORARY SEEDING SHOULD TYPICALLY OCCUR PRIOR TO SEPTEMBER 15TH.
   - AREAS SEEDED BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
   - VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
4. WINTER CONSTRUCTION REQUIREMENTS:
   - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15 SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
   - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
   - AFTER OCTOBER 15, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE GRAVELS (NHDOT ITEM 304.1 OR 304.2).
5. INFILTRATION BASIN REQUIREMENTS:
   - DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
   - AFTER THE INFILTRATION SYSTEM AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
   - DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

CITY OF DOVER CONDITIONS OF APPROVAL:

1. OPEN BUILDING PERMITS FOR THE EXISTING 23 CATARACT AVENUE SHALL BE CLOSED PRIOR TO BUILDING PERMITS FOR ANY NEW STRUCTURE.

NHDES CONDITIONS OF APPROVAL:

2

UPON COMPLETION OF CONSTRUCTION, THE PERMIT HOLDER SHALL SUBMIT TO THE DEPARTMENT THE FOLLOWING:

1. A WRITTEN NOTICE SIGNED AS REQUIRED BY ENV-WQ 1503.10 BY THE PERMIT HOLDER AND THE QUALIFIED ENGINEER, IF THE APPROVED PLANS AND SPECIFICATIONS WERE PREPARED BY A QUALIFIED ENGINEER, CERTIFYING THAT:
   A. THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS; OR
   B. DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS WERE MADE, BUT THE DEVIATIONS DID NOT REQUIRE AN AMENDED PERMIT OR A NEW PERMIT;
2. IF ANY DEVIATIONS FROM THE APPROVED PLANS WERE MADE, AS-BUILT DRAWINGS AND A DESCRIPTION OF ALL DEVIATIONS FROM THE APPROVED PLANS THAT HAVE BEEN STAMPED BY A QUALIFIED ENGINEER IF THE APPROVED PLANS WERE STAMPED BY A QUALIFIED ENGINEER; AND
3. IF ANY UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS WERE INSTALLED, THE FOLLOWING FOR EACH SUCH SYSTEM:
   A. REPRESENTATIVE PHOTOGRAPHS OF THE SYSTEM AFTER COMPLETION BUT PRIOR TO BEING BACKFILLED; AND
   B. LETTER SIGNED BY A QUALIFIED ENGINEER STATING THAT THE INDIVIDUAL OBSERVED THE SYSTEM PRIOR TO THE SYSTEM BEING BACKFILLED, AND THAT IN HIS OR HER PROFESSIONAL OPINION, THE SYSTEM CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS.

STATE OF NEW HAMPSHIRE – BRIAN D. JONES No. 13809 LICENSED PROFESSIONAL ENGINEER

10.20.21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
23 CATARACT AVE &
61 RUTLAND STREET
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	NONE	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
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DRAWING TITLE: GENERAL NOTES

SHEET No. C-100

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PLANNING BOARD FILE NUMBER: P21-45

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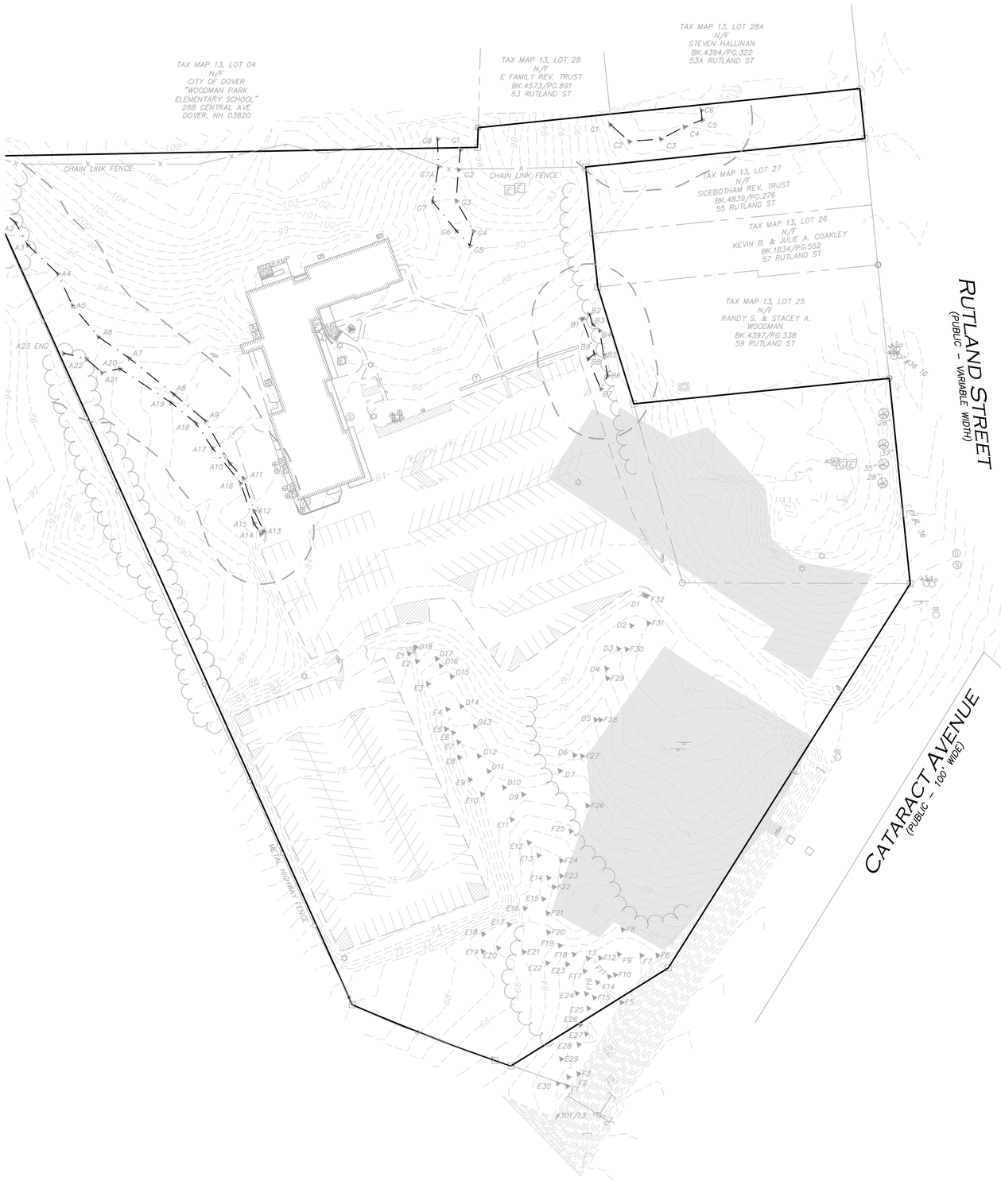


STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER

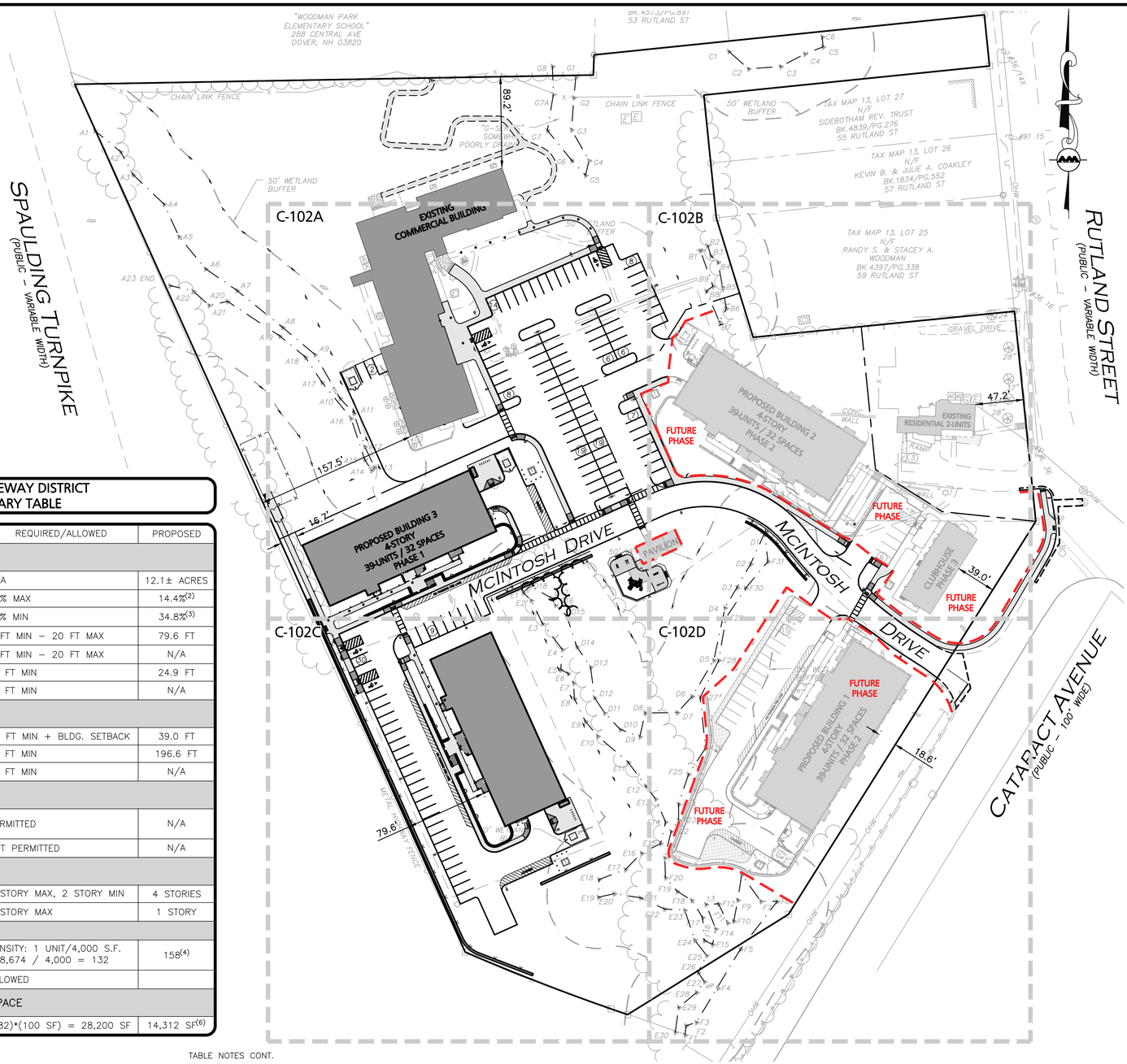
03.28.24

NHHFA IMPERVIOUS AREA SUMMARY TABLE

LAND COVER (PERCENT)	CONDO LOT B	COMMON AREA ACCESS & UTILITY EASEMENT
BUILDING	22.6%	7.7%
PAVEMENT	22.5%	36.1%
OPEN SPACE	54.8%	56.2%

CITY OF DOVER GATEWAY DISTRICT ZONING SUMMARY TABLE

ITEM	REQUIRED/ALLOWED	PROPOSED
PRINCIPAL BUILDING		
LOT SIZE (MIN)	N/A	12.1± ACRES
LOT COVERAGE	50% MAX	14.4%[2]
*FRONTAGE BUILD-OUT: RUTLAND/CATARCT[1]	60% MIN	34.8%[3]
*FRONT PRIMARY BUILD TO LINE[1]	5 FT MIN – 20 FT MAX	79.6 FT
FRONT SECONDARY BUILD TO LINE	5 FT MIN – 20 FT MAX	N/A
SIDE SETBACK	10 FT MIN	24.9 FT
REAR SETBACK	15 FT MIN	N/A
OUTBUILDING		
FRONT SETBACK	20 FT MIN + BLDG. SETBACK	39.0 FT
SIDE SETBACK	10 FT MIN	196.6 FT
REAR SETBACK	15 FT MIN	N/A
PRIVATE FRONTAGES		
COMMON YARD, PORCH & FENCE, TERRACE/ LIGHTWELL, STOOP, SHOPFRONT/ AWNING	PERMITTED	N/A
GALLERY	NOT PERMITTED	N/A
HEIGHT OF BUILDING		
PRINCIPAL BUILDING	4 STORY MAX, 2 STORY MIN	4 STORIES
OUTBUILDING/ACCESSORY	2 STORY MAX	1 STORY
USE		
RESIDENTIAL	DENSITY: 1 UNIT/4,000 S.F. 528,674 / 4,000 = 132	158[4]
RETAIL/PERSONAL SERVICES	ALLOWED	
SECTION 170-15.A. USABLE RECREATION SPACE		
TOTAL BEDROOMS = 282	(282)*(100 SF) = 28,200 SF	14,312 SF[6]



LEGEND

- PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- BUILDING ENTRANCE
- CURB
- TRAFFIC ARROWS
- RETAINING WALL
- PARKING STRIPING
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- WHITE THERMOPLASTIC X-WALK
- ADA ACCESSIBLE RAMP
- SNOW STORAGE
- SAW-CUT LINE
- PARKING COUNT
- DECORATIVE FENCE
- CHAIN LINK FENCE
- WOOD GUARDRAIL
- TREE LINE
- BUILDING SETBACK
- TRANSFORMER
- ACCESSIBLE ROUTE

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

GENERAL NOTES:

1. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH CITY OF DOVER AND NHDES GUIDELINES.
2. CONTRACTOR TO PROVIDE ALL-WEATHER ACCESS FOR CITY OF DOVER FIRST RESPONDERS DURING CONSTRUCTION.

PLAN NOTES:

1. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY OF DOVER AND OTHER SOURCES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. THE OWNER SHALL MAINTAIN THE SIGHT DISTANCE LINES AT THE ENTRANCE TO THE SITE IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT PROVIDED TO THE CITY OF DOVER.

OWNER'S SIGNATURE — DATE 02-18-22

TABLE NOTES:

1. "*" INDICATES DIMENSIONAL CONDITIONAL USE PERMIT REQUIRED.
2. LOT COVERAGE: (76,113 S.F. FOOTPRINT/528,674 S.F. LOT)=14.4%
3. FRONTAGE BUILD-OUT FOR RUTLAND STREET AND CATARACT AVE: EXISTING RESIDENCE 25.3' + CLUBHOUSE 86' + BUILDING 4 182' = 293.3 FT (293 FT BUILDING/842.6 FT FRONTAGE)=34.8%
4. RESIDENTIAL DENSITY: (52 HUD UNITS)*(2,000 SF/UNIT) + (106 MARKET RATE)*(4,000 SF/UNIT)=528,000 S.F. A TOTAL OF 158 UNITS WITH 52 (33%) BEING AFFORDABLE.
5. ENVIRONMENTAL CONDITIONAL USE PERMIT REQUESTED (CBD & WETLAND PROTECTION DISTRICT): SECTION 170-27.1.F – WORK WITHIN THE 50' WETLAND BUFFER. THE PROJECT PROPOSES 57,969± SF OF DISTURBANCE WITHIN THE WETLAND BUFFER. IMPACTS TO THE WETLANDS WILL BE AVOIDED.

TABLE NOTES CONT.

6. PROPOSED USABLE RECREATION SPACE

BUILDING 1,2,3,4 ROOF DECKS (1,500 SF EACH)	6,000 SF (PASSIVE)
OUTDOOR BENCHES, 10 TOTAL (30 SF EACH)	300 SF (PASSIVE)
CLUBHOUSE CLUB ROOM	583 SF (PASSIVE)
PAVILION	500 SF (PASSIVE)
TOTAL PASSIVE RECREATION SPACE	7,383 SF
CLUBHOUSE FITNESS	929 SF (ACTIVE)
DOG PARK	2,100 SF (ACTIVE)
OUTDOOR FITNESS STATIONS	700 SF (ACTIVE)
OUTDOOR YOGA AREA	900 SF (ACTIVE)
PAVILION LAWN AREA	2,300 SF (ACTIVE)
TOTAL ACTIVE RECREATION SPACE	6,929 SF
TOTAL USABLE RECREATION SPACE	14,312 SF (48% ACTIVE)

*PAYMENT REQUIRED FOR RECREATION BALANCE

OFF-STREET PARKING SUMMARY

USE	MAX ALLOWED CALCULATION	MAX ALLOWED	MIN REQUIRED	TOTAL[1] PROVIDED
RESIDENTIAL (NON CBD-G)	1.4 SPACES/UNIT+0.5 VISITOR SPACES/UNIT (1.4x156 UNITS)+(0.5x156 UNITS)	296	156	280

(1) TOTAL PROVIDED PARKING SUMMARY

EXTERIOR STANDARD SPACES:	146
EXTERIOR VAN ACCESSIBLE SPACES:	6
GARAGE STANDARD SPACES:	124
GARAGE ACCESSIBLE SPACES:	4
TOTAL PARKING:	280

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BRIAN D. JONES No. 13809 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
03.28.24
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
4	04-06-23	REVISED BUILDING FOOTPRINT
3	02-18-22	ADD WETLAND PLACARDS
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 60'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
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DRAWING TITLE:
PHASE 1 - OVERALL LAYOUT & MATERIALS PLAN

SHEET No.
C-102

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PLANNING BOARD FILE NUMBER: P21-45

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"NO DISTURB" WETLAND PLACARD SIGNS SPACED 30 FEET APART. THERE ARE 21 SIGNS ALONG THIS WETLAND AREA (A-SERIES WETLAND).

EXISTING COMMERCIAL BUILDING

R7-8 SIGN (VAN ACCESSIBLE)

MATCH EXISTING SIDEWALK

50' WETLAND BUFFER

"NO DI PLACAR 30 FEE ARE 5 WETLAN WETLAN

SNOW STORAGE

10.6'

9'

5'

HEAVY DUTY CONCRETE DUMPSTER PAD & SCREENED ENCLOSURE

R7-8 SIGN (VAN ACCESSIBLE)

6'

R3.0'

R5.0'

R25.0'

HEAVY DUTY CONCRETE DUMPSTER PAD & ACCESSIBLE SCREENED ENCLOSURE

TRANSFORMER & CONCRETE PAD, TYP.

PROPOSED CONDO LINE

ECC

R5'

R3'

24.0'

PROPOSED CONDO LINE

R15.0'

FUTURE PHASE

18.0'

9.0'

6'

R1-1 STOP SIGN

R3'

R5.0'

ADA W/ DEV C-5

"NO DISTURB" WETLAND PLACARD SIGNS SPACED 30 FEET APART. THERE ARE 21 SIGNS ALONG THIS WETLAND AREA (A-SERIES WETLAND).

DOG PARK W/ FENCE

157.5'

R20.0'

ECC

SNOW STORAGE

(6) BIKE RACKS

10'x4' MAILBOX PAVILION

PROTECTIVE BOLLARD, TYP.

PROPOSED CONDO LINE

16.7'

PROPOSED BUILDING 3
4-STORY
39-UNITS / 32 SPACES
PHASE 1

BLOCK RETAINING WALL W/ CHAIN-LINK FENCE, DESIGN BY OTHERS

R8-1(M) SIGN

BLOCK RETAINING WALL W/ DECORATIVE STEEL FENCE, DESIGN BY OTHERS

R8-1(M) SIGN

CONCRETE STAIR WITH HANDRAIL (DESIGN BY OTHERS)

OUTDOOR BENCH, SEE DETAIL.

5' WIDE CONCRETE SIDEWALK

NO PARKING FIRE LANE

24.0'

R8-1(M) SIGN

18.0'

R15.0'

32.0'

LOADING

SNOW STORAGE

R1-1 STOP SIGN

R3'

CAMPUS SIGNAGE "MCINTOSH COMMONS" WITH RIGHT ARROW

ADA ACCESSIBLE RAMP W/ DETECTABLE WARNING DEVICE, SEE SHEET C-501, DETAIL 9

PAVILION

OUTC DETA

WOOD GUARDRAIL, TYP.

50'

CAMPUS SIGNAGE "BUILDING 3" WITH RIGHT ARROW, "BUILDING 4" WITH LEFT ARROW

OUTDOOR EXERCISE STATIONS, SEE LANDSCAPE DETAILS

PLAYGROUND, SEE LANDSCAPE DETAILS

"NO DISTURB" WETLAND PLACARD SIGNS SPACED 30 FEET APART. THERE ARE 22 SIGNS ALONG THIS WETLAND AREA (D,E,F,-SERIES WETLAND).

LEGEND

PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ENTRANCE	
CURB	
TRAFFIC ARROWS	
RETAINING WALL	
PARKING STRIPING	
HEAVY DUTY CONCRETE	
CONCRETE SIDEWALK	
WHITE THERMOPLASTIC X-WALK	
ADA ACCESSIBLE RAMP	
SNOW STORAGE	
SAW-CUT LINE	
PARKING COUNT	(10)
DECORATIVE FENCE	
CHAIN LINK FENCE	
WOOD GUARDRAIL	
TREE LINE	
BUILDING SETBACK	
TRANSFORMER	T
ACCESSIBLE ROUTE	

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DIG SAFE
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

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STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

PROFESSIONAL ENGINEER FOR
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APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 20'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
PHASE 1
LAYOUT & MATERIALS PLAN

SHEET No.
C-102A

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PLANNING BOARD FILE NUMBER: P21-45

50' WETLAND BUFFER

TAX MAP 13, LOT 25
N/F
RANDY S. & STACEY A. WOODMAN
BK.4397/PG.338
59 RUTLAND ST

B1
B2
B3
B4
B5
B6
B7
B8
B9

GRAVEL DRIVE

24"
28"
37"
35"
28"

OHW

#36 16

#36 35

PROPOSED BUILDING 2
4-STORY
39-UNITS / 32 SPACES
PHASE 2

CONC. WALL

EXISTING RESIDENTI

RAMP

CONC. WALL

PAVILION

D1
D2
D3
D4
F29
F30
F31
F32

ADA ACCESSIBLE RAMP W/ DETECTABLE WARNING DEVICE, SEE SHEET C-501, DETAIL 9

R7-8 SIGN (VAN ACCESSIBLE)

6'

18.0'

9.0'

SNOW STORAGE

BLOCK RETAINING WALL W/ CHAIN-LINK FENCE, DESIGN BY OTHERS

24.0'

79.6'

METAL HIGHWAY FENCE

R15.0'

SNOW STORAGE

ADA ACCESSIBLE RAMP W/ DETECTABLE WARNING DEVICE, SEE SHEET C-501, DETAIL 8

5' WIDE CONCRETE SIDEWALK

BLOCK RETAINING WALL W/ DECORATIVE STEEL FENCE, DESIGN BY OTHERS

ECC

NO PARKING FIRE LANE

OUTDOOR BENCH, SEE DETAIL.

9.4'

CONCRETE STAIR WITH HANDRAIL (DESIGN BY OTHERS)

R8-1(M) SIGN

10'x4' MAILBOX PAVILION

BLOCK RETAINING WALL W/ DECORATIVE STEEL FENCE, DESIGN BY OTHERS

R8-1(M) SIGN

18.0'

ECC

50'

R15.0'

R5.0'

R3.0'

R15.0'

"NO DISTURB" WETLAND PLACARD SIGNS SPACED 30 FEET APART. THERE ARE 22 SIGNS ALONG THIS WETLAND AREA (D,E,F,-SERIES WETLAND).

"NO DISTURB" WETLAND PLACARD SIGNS SPACED 30 FEET APART. THERE ARE 22 SIGNS ALONG THIS WETLAND AREA (D,E,F,-SERIES WETLAND).

(8) BIKE RACKS

HEAVY DUTY CONCRETE DUMPSTER PAD & ACCESSIBLE SCREENED ENCLOSURE

TRANSFORMER & CONCRETE PAD, TYP.

PROTECTIVE BOLLARD, TYP.

LOADING

SNOW STORAGE

BLOCK RETAINING WALL W/ CHAIN LINK FENCE, DESIGN BY OTHERS

50'

FUTURE PHASE

BLOCK WITH CHA (DESI

SNOW STORAGE

SNOW STORAGE

LEGEND

PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ENTRANCE	
CURB	
TRAFFIC ARROWS	
RETAINING WALL	
PARKING STRIPING	
HEAVY DUTY CONCRETE	
CONCRETE SIDEWALK	
WHITE THERMOPLASTIC X-WALK	
ADA ACCESSIBLE RAMP	
SNOW STORAGE	
SAW-CUT LINE	
PARKING COUNT	(10)
DECORATIVE FENCE	
CHAIN LINK FENCE	
WOOD GUARDRAIL	
TREE LINE	
BUILDING SETBACK	
TRANSFORMER	T
ACCESSIBLE ROUTE	

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DIG SAFE

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1-888-DIG-SAFE
1-888-344-7233

R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_PHASE 1_LAYOUT & MATERIALS.DWG

STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER

03.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
4	04-06-23	REVISED BUILDING FOOTPRINT
3	02-18-22	ADD WETLAND PLACARDS
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
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DRAWING TITLE:
PHASE 1
LAYOUT & MATERIALS PLAN

SHEET No.
C-102C

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PLANNING BOARD FILE NUMBER: P21-45

TEST PIT #1 (TP1) EXISTING GROUND ELEVATION: 81.3 PERFORMED BY: BRIAN D. JONES, PE DATE: 06-03-2021				
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE
A	0–12"	SANDY LOAM	10YR 3/4	MASSIVE, FRIABLE
Bw	12–15"	SANDY LOAM	10YR 4/6	MASSIVE, FRIABLE
C	15–72"	FINE SANDY LOAM	2.5Y 6/2	MASSIVE FIRM
ESHWT: 36" (ELEVATION=78.3) WEEP: NONE BEDROCK/REFUSAL: 72"				

TEST PIT #2 (TP2) EXISTING GROUND ELEVATION: 76.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 06-03-2021				
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE
A	0–12"	SANDY LOAM	10YR 3/4	MASSIVE, FRIABLE
Bw	12–15"	SANDY LOAM	10YR 4/6	MASSIVE, FRIABLE
C	15–44"	FINE SANDY LOAM	2.5Y 6/2	MASSIVE FIRM
ESHWT: 24" (ELEVATION=74.0) WEEP: 44" BEDROCK/REFUSAL: 44"				

TEST PIT #3 (TP3) EXISTING GROUND ELEVATION: 74.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 06-03-2021				
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE
A	0–12"	SANDY LOAM	2.5Y 4/3	MASSIVE, FRIABLE
Bw	12–18"	SANDY LOAM	2.5Y 5/6	MASSIVE, FRIABLE
C	18–80"	FINE SILTY LOAM	5Y 5/1	MASSIVE FIRM
ESHWT: 24" (ELEVATION=72.0) WEEP: 48" BEDROCK/REFUSAL: NONE				

TEST PIT #4 (TP4) EXISTING GROUND ELEVATION: 66.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 06-03-2021				
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE
A	0–12"	SANDY LOAM	10YR 4/3	MASSIVE, FRIABLE
Bw	12–14"	SANDY LOAM	10YR 5/6	MASSIVE, FRIABLE
C	14–96"	FINE SILTY LOAM	2.5Y 5/4	MASSIVE FIRM
ESHWT: 32" (ELEVATION=63.3) WEEP: 65" BEDROCK/REFUSAL: NONE				

TEST PIT #5 (TP5) EXISTING GROUND ELEVATION: 66.2 PERFORMED BY: BRIAN D. JONES, PE DATE: 06-03-2021				
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE
A	0–10"	SANDY LOAM	10YR 4/3	MASSIVE, FRIABLE
Bw	10–12"	SANDY LOAM	10YR 5/6	MASSIVE, FRIABLE
C	12–96"	FINE SILTY LOAM	2.5Y 5/4	MASSIVE FIRM
ESHWT: 24" (ELEVATION=64.2) WEEP: 60" BEDROCK/REFUSAL: NONE				

TEST PIT #6 (TP6) EXISTING GROUND ELEVATION: 68.5 PERFORMED BY: BRIAN D. JONES, PE DATE: 06-03-2021				
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE
A	0–10"	SANDY LOAM	10YR 3/4	MASSIVE, FRIABLE
Bw	10–18"	SANDY LOAM	10YR 4/6	MASSIVE, FRIABLE
C	18–96"	FINE SANDY LOAM	2.5Y 6/2	MASSIVE FIRM
ESHWT: 36" (ELEVATION=65.5) WEEP: NONE BEDROCK/REFUSAL: 96"				

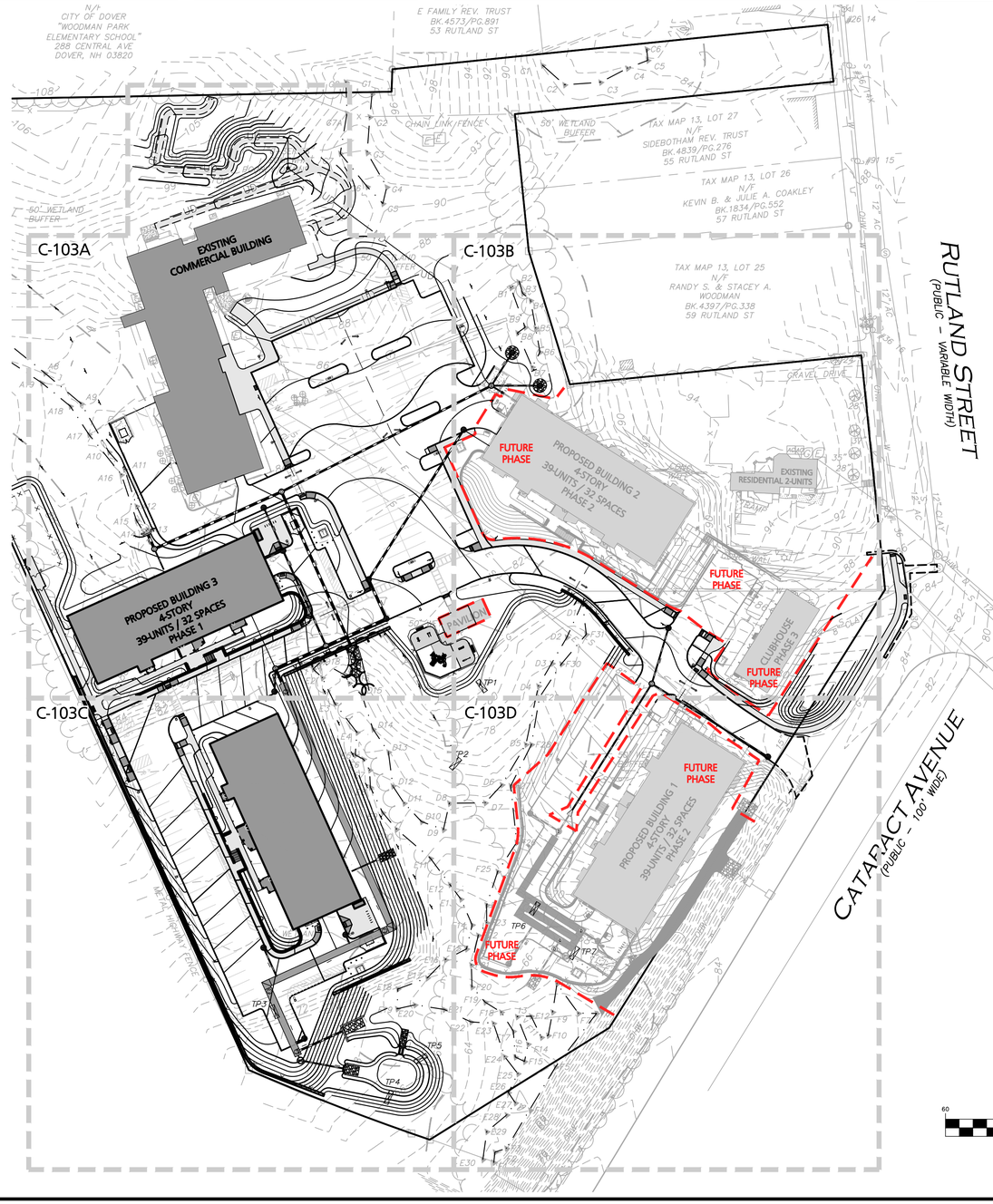
TEST PIT #7 (TP7) EXISTING GROUND ELEVATION: 66.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 06-03-2021					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
A	0–10"	SANDY LOAM	10YR 3/4	MASSIVE, FRIABLE	–
Bw	10–18"	SANDY LOAM	10YR 4/6	MASSIVE, FRIABLE	–
C	18–94"	FINE SANDY LOAM	2.5Y 6/2	MASSIVE FIRM	LENS OF SAND AT 60"
ESHWT: 28" (ELEVATION=63.7) WEEP: 56" BEDROCK/REFUSAL: 94"					

GRADING & DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY OF DOVER, NHDOT, NHDES, MUTCD, AND AASHTO.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
3. ALL ELEVATIONS REFER TO NAVD 88.
4. PIPE DIMENSIONS ARE MEASURED FROM THE CENTER OF THE STRUCTURE.
5. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
6. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
7. EXISTING CONTOUR INTERVALS SHOWN AT 2 FOOT. PROPOSED CONTOUR INTERVALS SHOWN AT 1 FOOT
8. ROOF DRAINS SHALL CONNECT TO NEAREST DRAIN STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "DRAIN".
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
16. ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH HOODS AND 4 FOOT SUMPS AND SHALL CONFORM TO LOCAL DRAINAGE REQUIREMENTS.
17. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF TEN FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
18. ALL DRAINAGE SHALL CONFORM TO LOCAL AND NHDES REQUIREMENTS.
19. PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES, PIPES AND BASINS SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION.
20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
21. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



LEGEND

DRAIN MANHOLE	D
CATCH BASIN	
WATER QUALITY UNIT	WQ
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
EROSION CONTROL FABRIC	
HEADWALL	
5' CONTOUR	85
1' CONTOUR	84
SPOT GRADE	84.25
TOP OF CURB	TC=86.00
BOTTOM OF CURB	BC=85.50
FINISHED FLOOR ELEVATION	FFE=95.33
BASEMENT FLOOR ELEVATION	BFE=84.00
DETENTION PIPE	
UNDERDRAIN	UD
FLOW DIRECTION	

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

CITY OF DOVER DRAINAGE NOTES:

1. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
2. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
3. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
4. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03-28-24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
4	05-11-23	ADJUST WALL HEIGHTS
3	04-06-23	REVISED BUILDING FOOTPRINT
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
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DRAWING TITLE:
PHASE 1 - OVERALL GRADING & DRAINAGE PLAN

SHEET No.
C-103

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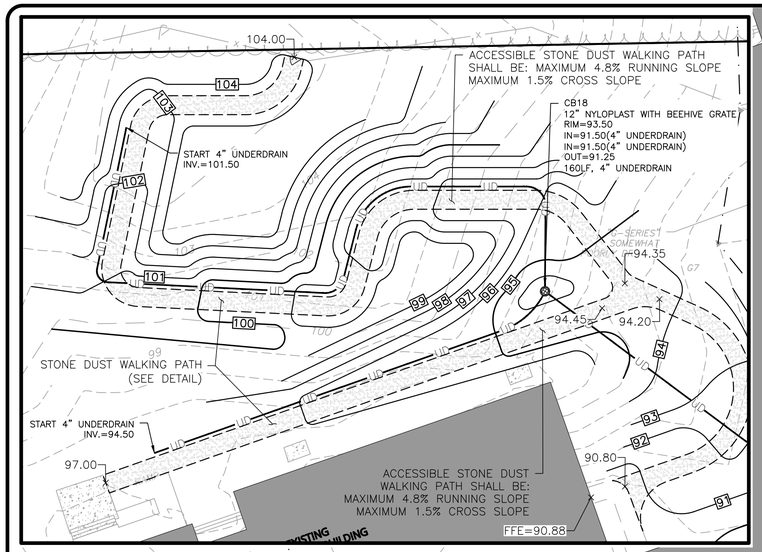
PLANNING BOARD FILE NUMBER: P21-45

R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_PHASE 1_GRADING & DRAINAGE.DWG



MAXIMUM 4.8% RUNNING SLOPE
MAXIMUM 1.5% CROSS SLOPE

EXISTING COMMERCIAL BUILDING

FFE=90.88

ACCESSIBLE SIDEWALK SHALL BE:
MAXIMUM 4.8% RUNNING SLOPE
MAXIMUM 1.5% CROSS SLOPE

90.33
90.22
90.15
90.15
90.08
TC=87.20(FLUSH)
TC=87.20(FLUSH)
TC=87.20
BC=86.70
TC=87.12
BC=86.62
TC=87.20
BC=86.70
TC=87.20(FLUSH)
TC=87.12
BC=86.62
86.44
86.44
TC=86.62(FLUSH)
FFE=90.83
FFE=86.99
89.01
88.85
87.15
BC=87.05
87.00
86.90
86.65
86.55
TC=87.00
BC=86.50
TC=86.55
BC=86.05
PAVEMENT PERIMETER
UNDERDRAIN (SEE DETAIL)
86.75
86.75
86.65
TC=86.45(FLUSH)
TC=86.35(FLUSH)
TC=86.25(FLUSH)
TC=86.25(2" REVEAL)
BC=86.08
TC=86.16(4" REVEAL)
BC=85.83
TC=86.07(6" REVEAL)
BC=85.57
86.55
TC=85.50
BC=85.00
TC=85.25
BC=84.75
TC=85.58
(FLUSH)
TC=85.50
BC=85.00
CB6
RIM=83.60
OUT=79.10
36LF, 12" HDPE, S=4.11%
TC=84.90
BC=84.40
TC=84.40(FLUSH)
TC=84.43
BC=83.93
DMH2
RIM=84.20
IN=79.25(DMH4)
IN=77.25(DMH1)
OUT=77.20
141LF, 24" HDPE, S=0.75%
CB7
RIM=81.50
IN=77.62(CB6)
IN=77.70(ROOF DRAIN)
OUT=77.45
86LF, 15" HDPE, S=0.50%
CB4
RIM=83.00
IN=73.43(CB3)
OUT=72.93
34LF,
24" HDPE,
S=0.50%
CB5
RIM=82.50
IN=72.76(CB4)
OUT=72.66
54LF, 24" HDPE,
S=0.50%
TC=85.95
(FLUSH)
TC=85.95(3" REVEAL)
BC=85.70
TC=85.85
BC=85.35
FFE=86.96
HEADWALL 1 (HW1)
REMOVE AND REPLACE EXISTING
CULVERT WITH 24" HDPE
INV.=81.88(MATCH EXISTING INVERT)
5LF, 24" HDPE, S=2.00%
DMH1
RIM=86.00
IN=81.78(HW1)
IN=78.84(ROOF DRAIN)
OUT=77.84
118LF, 24" HDPE, S=0.50%
90.90
90.90
90.94
ROOF DRAIN
WITH CHECK VALVE
INV.=79.20
18LF, 10" DI, S=2.00%
BFE=82.00
PROPOSED BUILDING 3
4-STORY
39-UNITS / 32 SPACES
PHASE 1
FOUNDATION PERIMETER DRAIN
(SEE STRUCTURAL DRAWINGS)
INV.=77.04
DMH5
RIM=83.55
IN=77.02(CB7)
IN=72.39(CB5)
OUT=72.29
44LF,
24" HDPE,
S=0.50%
BW=84.00
TW=93.00
DMH6
RIM=85.52
IN=81.70(CB9)
IN=76.50(4" UNDERDRAIN)
IN=72.07(DMH5)
OUT=71.97
10LF, 24" HDPE, S=0.20%
FFE=93.33
24" CMP STUB INV.=71.95
72" CMP INV.=71.57
DMH7
30" CMP RISER WITH
FRAME AND COVER
RIM=85.50
INV. 60" CMP=71.55
S=0.25%
FFE=93.33
FFE=93.33
TW=90.33
BW=89.5
TW=92.33
TW=91.66
TW=91.00
TW=90.33
TW=89.66
TW=89.00
TW=90.33
BW=84.83
TW=91.00
BW=86.42
TW=93.50
93.20
93.15
88.50
TW=91.00
BW=88.15
93.20
BW=88.30
TW=93.00
BW=89.67
TC=89.73(FLUSH)
TC=89.80(FLUSH)
CB9
RIM=85.60
OUT=82.10
16LF, 12"
HDPE,
S=2.50%
TC=89.66
BW=84.17
TC=84.10(FLUSH)
TW=84.00
TW=84.67
BW=76.14
TW=85.33
BW=84.08
REMOVE AND REPLACE
EXISTING CULVERT WITH
24" HDPE, INV.=76.00
USE PRE-CAST LINTEL
ABOVE PIPE AT WALL
(BY WALL DESIGNER)
TW=83.33
TC=83.80
(FLUSH)
BW=82.95
BC=83.40
TC=83.90
BC=83.40
TC=83.95(FLUSH)
BC=83.30
TC=83.80
TC=83.85
BC=83.35
TC=83.90(FLUSH)
FFE=84.00
PAVILION
FUTURE PHASE
TW=93.00
TW=91.00
TW=89.00
TW=87.00
FUTURE PHASE
BW=85.00
ACCESSIBLE SIDEWALK SHALL BE:
MAXIMUM 4.8% RUNNING SLOPE
MAXIMUM 1.5% CROSS SLOPE

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

LEGEND

DRAIN MANHOLE	D
CATCH BASIN	
WATER QUALITY UNIT	WQ
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
EROSION CONTROL FABRIC	
HEADWALL	
5' CONTOUR	85
1' CONTOUR	84
SPOT GRADE	84.25
TOP OF CURB	TC=86.00
BOTTOM OF CURB	BC=85.50
FINISHED FLOOR ELEVATION	FFE=95.33
BASEMENT FLOOR ELEVATION	BFE=84.00
DETENTION PIPE	
UNDERDRAIN	UD
FLOW DIRECTION	

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

CITY OF DOVER DRAINAGE NOTES:

1. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
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4. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_PHASE 1_GRADING & DRAINAGE.DWG

STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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3	04-06-23	REVISED BUILDING FOOTPRINT
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 20'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
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civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
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DRAWING TITLE:
PHASE 1
GRADING & DRAINAGE PLAN

SHEET No.
C-103A

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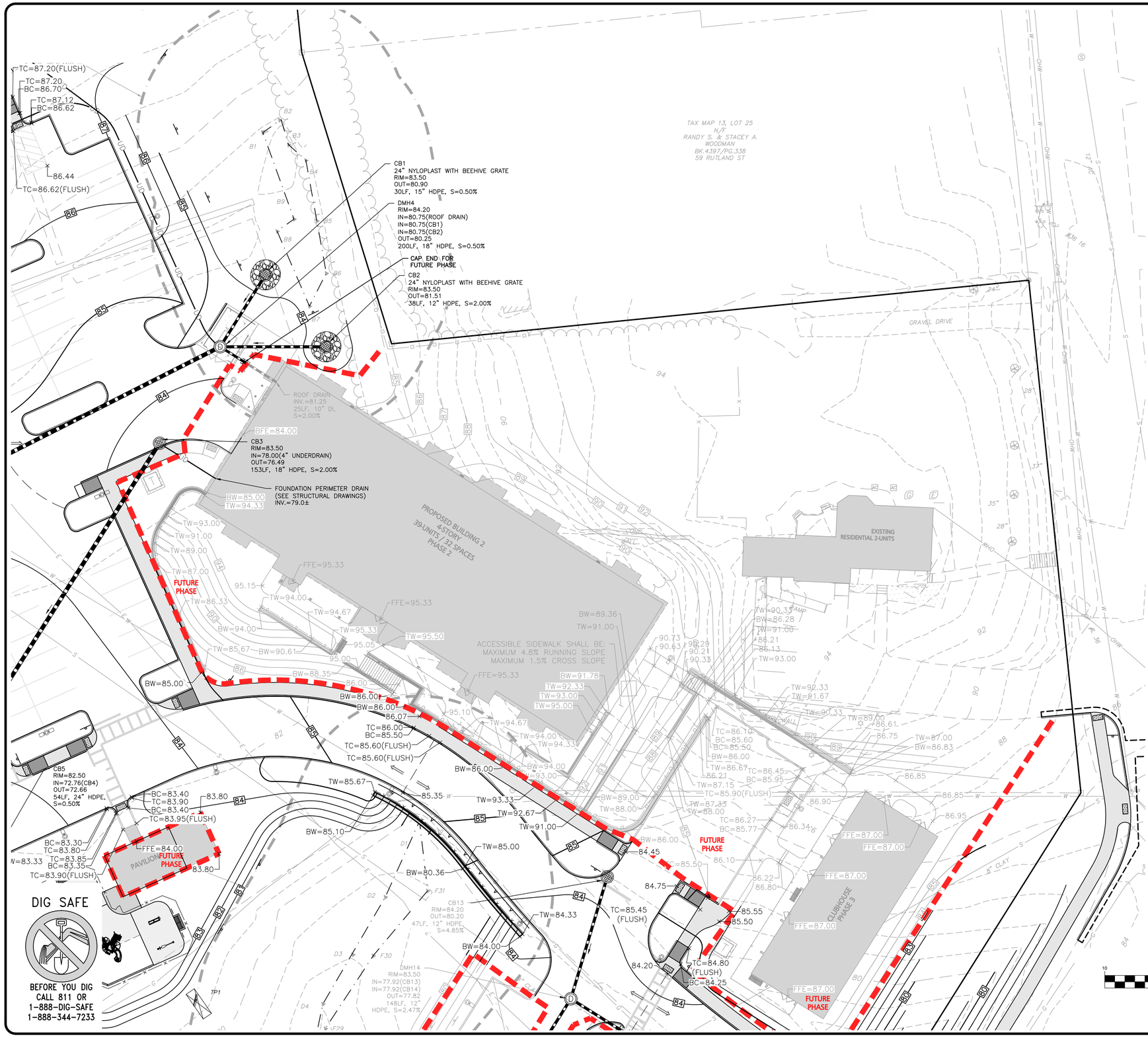

LEGEND

DRAIN MANHOLE	D
CATCH BASIN	
WATER QUALITY UNIT	WQ
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
EROSION CONTROL FABRIC	
HEADWALL	
5' CONTOUR	85
1' CONTOUR	84
SPOT GRADE	84.25—×
TOP OF CURB	TC=86.00—×
BOTTOM OF CURB	BC=85.50—×
FINISHED FLOOR ELEVATION	FFE=95.33—×
BASEMENT FLOOR ELEVATION	BFE=84.00—×
DETENTION PIPE	
UNDERDRAIN	UD
FLOW DIRECTION	⟹

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

CITY OF DOVER DRAINAGE NOTES:

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GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_PHASE 1_GRADING & DRAINAGE.DWG

STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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APPLICANT:
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C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 20'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
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DRAWING TITLE:
PHASE 1
GRADING & DRAINAGE PLAN

SHEET No.
C-103B

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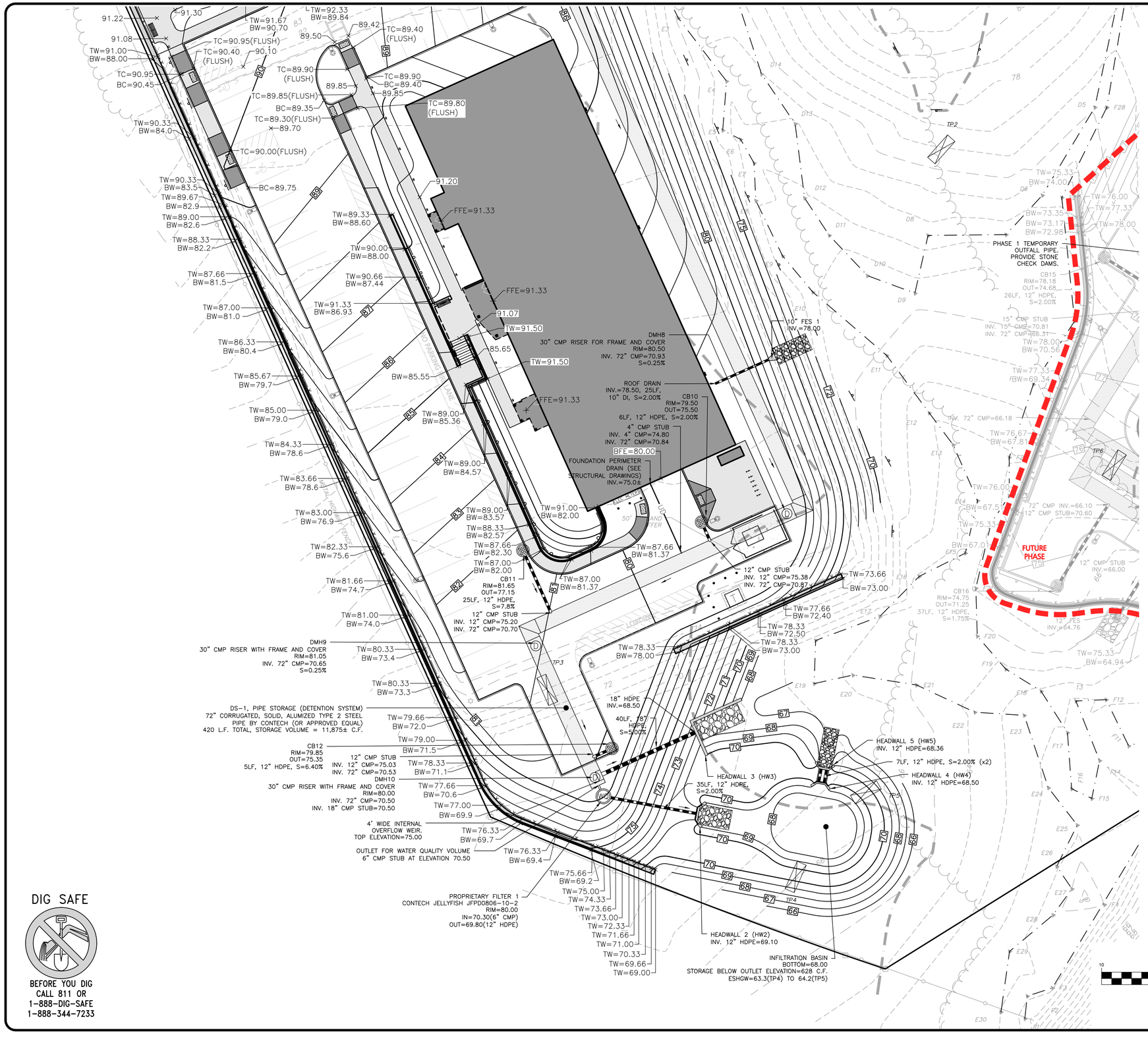

LEGEND

DRAIN MANHOLE	D
CATCH BASIN	
WATER QUALITY UNIT	WQ
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
EROSION CONTROL FABRIC	
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DETENTION PIPE	
UNDERDRAIN	UD
FLOW DIRECTION	

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(IN FEET)
1 inch = 20 ft.

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STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

PROFESSIONAL ENGINEER FOR
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C/O BAKER PROPERTIES
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PROJECT:
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PROJECT NO.	2938-01	DATE:	07-16-21
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DRAWING TITLE:
PHASE 1
GRADING & DRAINAGE PLAN

SHEET No.
C-103C

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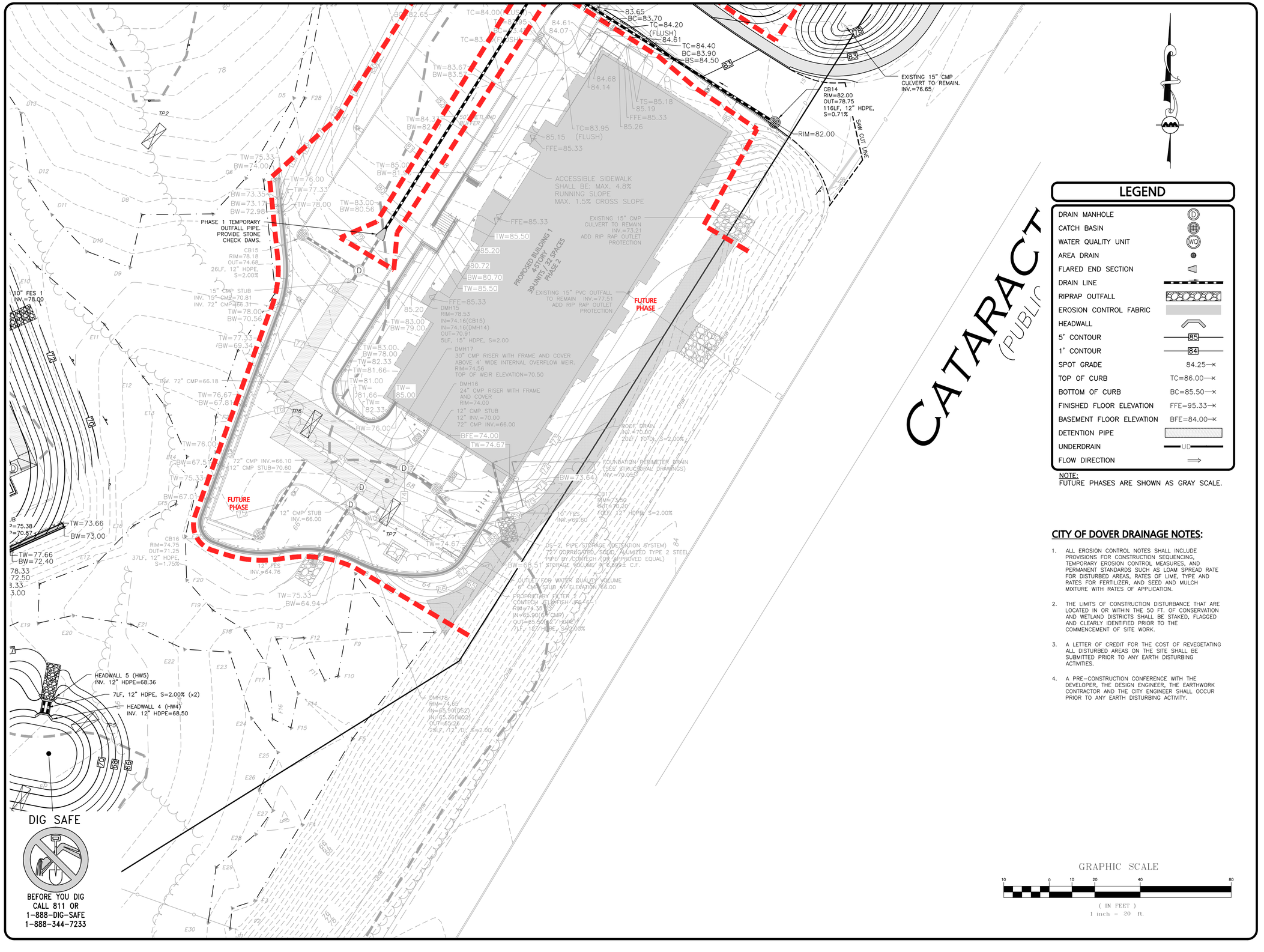
PLANNING BOARD FILE NUMBER: P21-45



LEGEND

DRAIN MANHOLE	D
CATCH BASIN	
WATER QUALITY UNIT	WQ
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
EROSION CONTROL FABRIC	
HEADWALL	
5' CONTOUR	85
1' CONTOUR	84
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TOP OF CURB	TC=86.00
BOTTOM OF CURB	BC=85.50
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BASEMENT FLOOR ELEVATION	BFE=84.00
DETENTION PIPE	
UNDERDRAIN	UD
FLOW DIRECTION	

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GRAPHIC SCALE
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(IN FEET)
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R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_PHASE 1_GRADING & DRAINAGE.DWG

STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

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PORTSMOUTH, NH 03801

PROJECT:
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TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
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DRAWING TITLE:
PHASE 1
GRADING & DRAINAGE PLAN

SHEET No.
C-103D

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PLANNING BOARD FILE NUMBER: P21-45

UTILITY NOTES:

1. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
2. IN THE CASE THAT WATER MAINS CROSS SANITARY SEWER MAINS AND ARE SEPARATED BY LESS THAT 18" OF VERTICAL CLEARANCE, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 8 LINEAR FEET CENTERED ON THE CROSSING.
3. THE LATEST STANDARDS OF THE CITY OF DOVER "CHAPTER 147 – SEWERS" SHALL BE FOLLOWED WHEN PERFORMING ANY SANITARY SEWER WORK. SEWER WORK WILL BE INSPECTED BY CITY OF DOVER PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE LATEST STANDARDS OF THE CITY OF DOVER "CHAPTER 148 – WATER SYSTEMS" SHALL BE FOLLOWED WHEN PERFORMING ANY WATER DISTRIBUTION WORK. WATER WORK WILL BE INSPECTED BY CITY OF DOVER PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL DUCTILE IRON MAINS SHALL BE PROVIDED WITH POLYETHYLENE ENCASEMENT "POLYWRAP" AS REQUIRED BY THE CITY OF DOVER.
6. THE CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL ROOF DRAIN LATERALS AND UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRIC, TELEPHONE, AND GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND COORDINATE WITH THE PROPER AGENCY THE LOCATION AND SCHEDULING OF CONNECTIONS WITH THEIR FACILITIES.
7. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE ENGINEER WILL THEN PROVIDE RESOLUTION TO UTILITY CONFLICTS WITHOUT DELAY.
8. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY OF DOVER, NHDOT, NHDES, MUTCD, AND AASHTO.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
10. ALL ELEVATIONS REFER TO NAVD 88.
11. PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
12. LOCATION OF PROPOSED ELECTRICAL/COMMUNICATION SERVICE IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE. PROPOSED ELECTRICAL SERVICE TO BE BURIED IN ACCORDANCE WITH THE CITY OF DOVER REGULATIONS AND ELECTRIC COMPANY.
13. LOCATION OF PROPOSED GAS MAIN IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
15. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
16. POWER FEEDS AND INTERCONNECTIONS FOR SITE LIGHTING TO BE COORDINATED WITH THE ELECTRICAL ENGINEER.
17. EXISTING UTILITY STUBS WHICH WILL NOT BE USED SHALL BE SHUT OFF AND DISCONNECTED AS APPROPRIATE.

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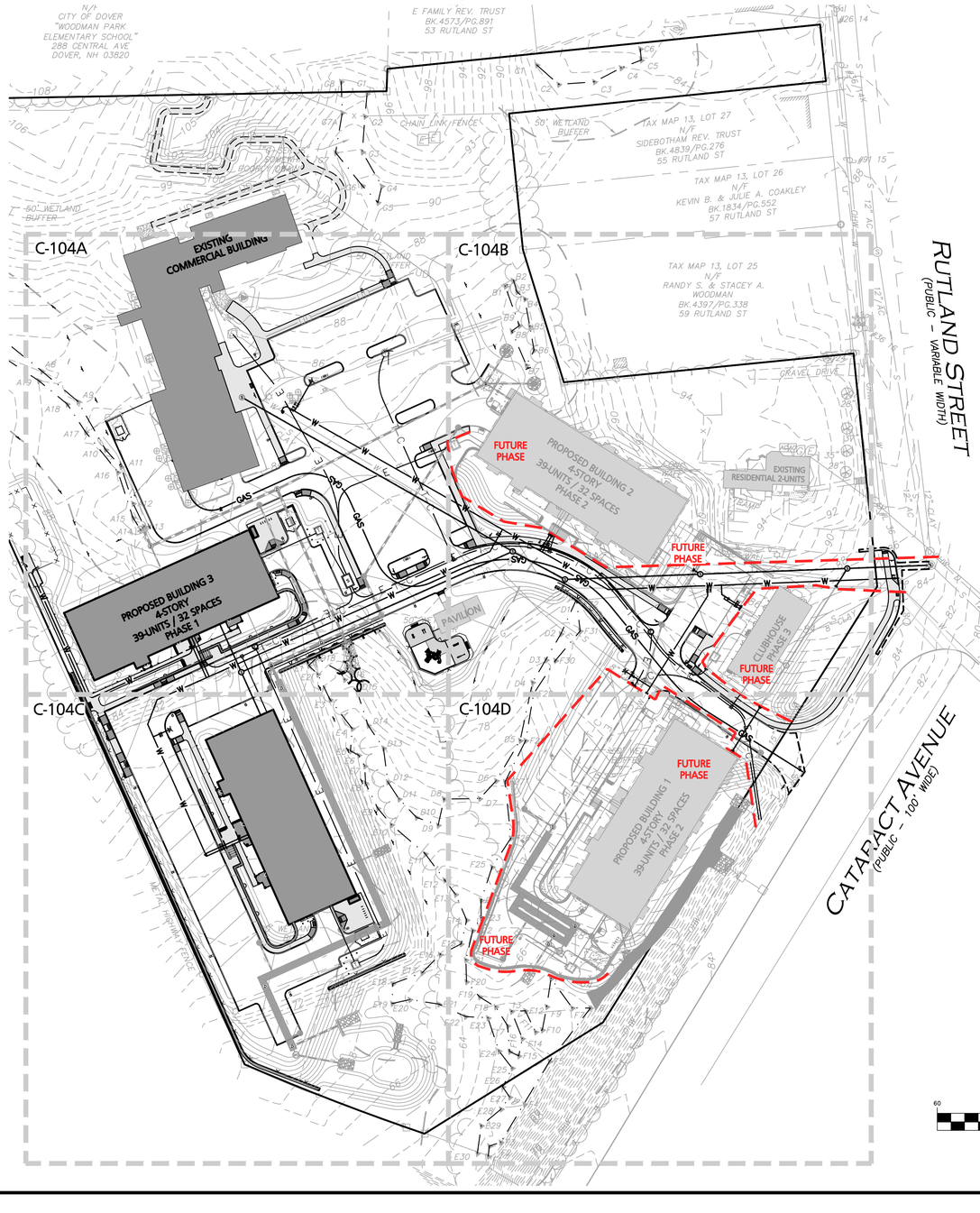

LEGEND

SEWER MANHOLE	S
SEWER CLEANOUT	
SEWER VENT	V
SEWER LINE	
CONCRETE PIPE ENCASEMENT	
WATER LINE	W
WATER VALVE	WV
HYDRANT	
WATER LINE REDUCER	
GAS LINE	GAS
GAS VALVE	GV
ELECTRIC MANHOLE/SPLICE BOX	E
SWITCHING STATION	SS
HAND HOLE	HH
ELECTRICAL CONDUIT	E
TELE/CABLE CONDUIT	T–C

NOTE:
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CITY OF DOVER UTILITY NOTES:

1. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 149–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
2. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45–2 OF THE CODE OF THE CITY OF DOVER.
3. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
4. THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81– 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
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9. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	04-06-23	REVISED BUILDING FOOTPRINT
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 60'	DWG. NAME: C-2464-03.dwg	
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
PHASE1 - OVERALL UTILITIES PLAN

SHEET No.
C-104

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PLANNING BOARD FILE NUMBER: P21-45

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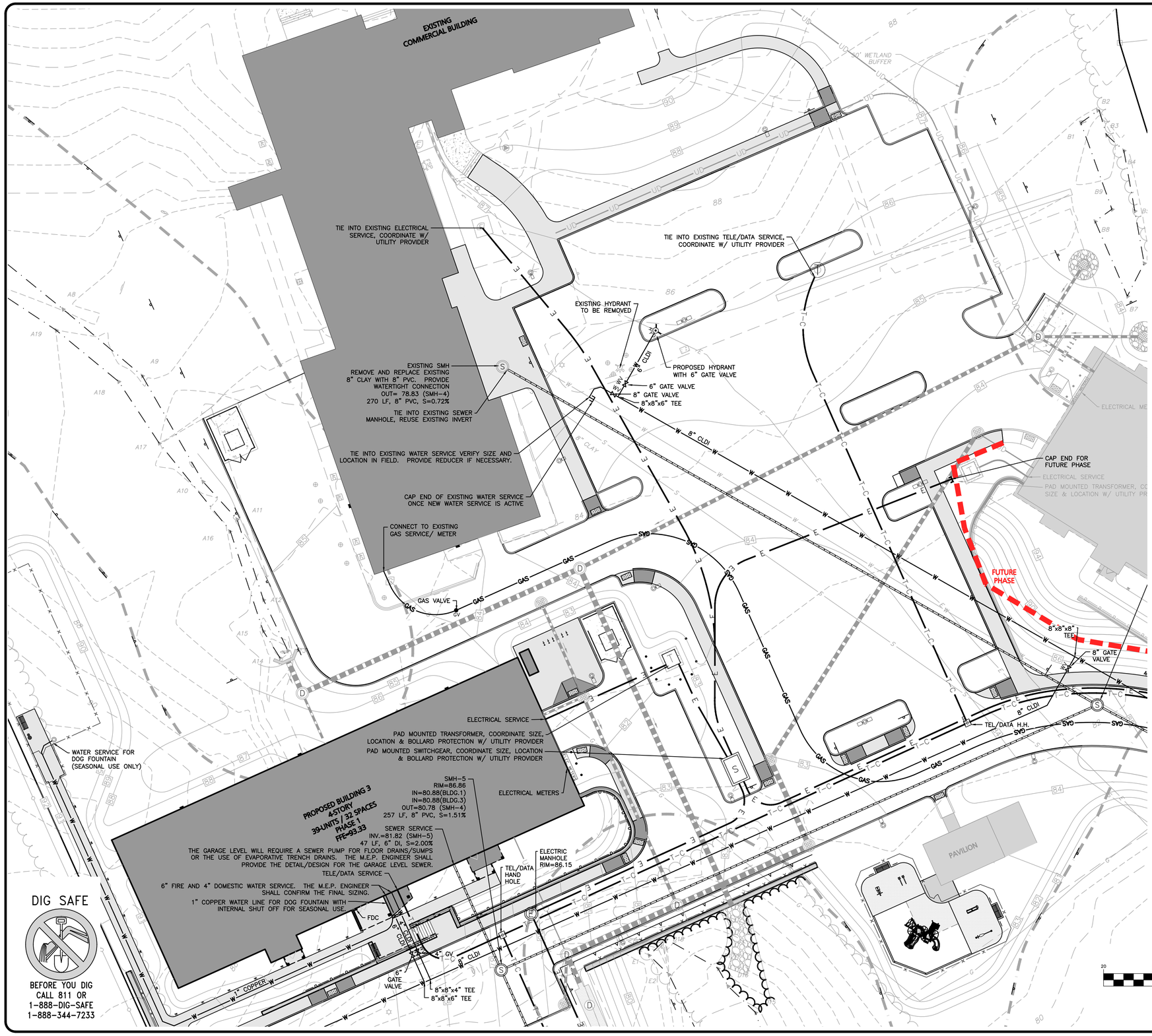

LEGEND

- SEWER MANHOLE
- SEWER CLEANOUT
- SEWER VENT
- SEWER LINE
- CONCRETE PIPE ENCASEMENT
- WATER LINE
- WATER VALVE
- HYDRANT
- WATER LINE REDUCER
- GAS LINE
- GAS VALVE
- ELECTRIC MANHOLE/SPLICE BOX
- SWITCHING STATION
- HAND HOLE
- ELECTRICAL CONDUIT
- TELE/CABLE CONDUIT

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

CITY OF DOVER UTILITY NOTES:

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STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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1	09-09-21	REVISION 1 PER TRC COMMENTS

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C/O BAKER PROPERTIES
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PROJECT:
MCINTOSH COMMONS
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23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
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DESIGNED BY:	BDJ	CHECKED BY:	RPC

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DRAWING TITLE:
PHASE1
UTILITIES PLAN

SHEET No.
C-104A

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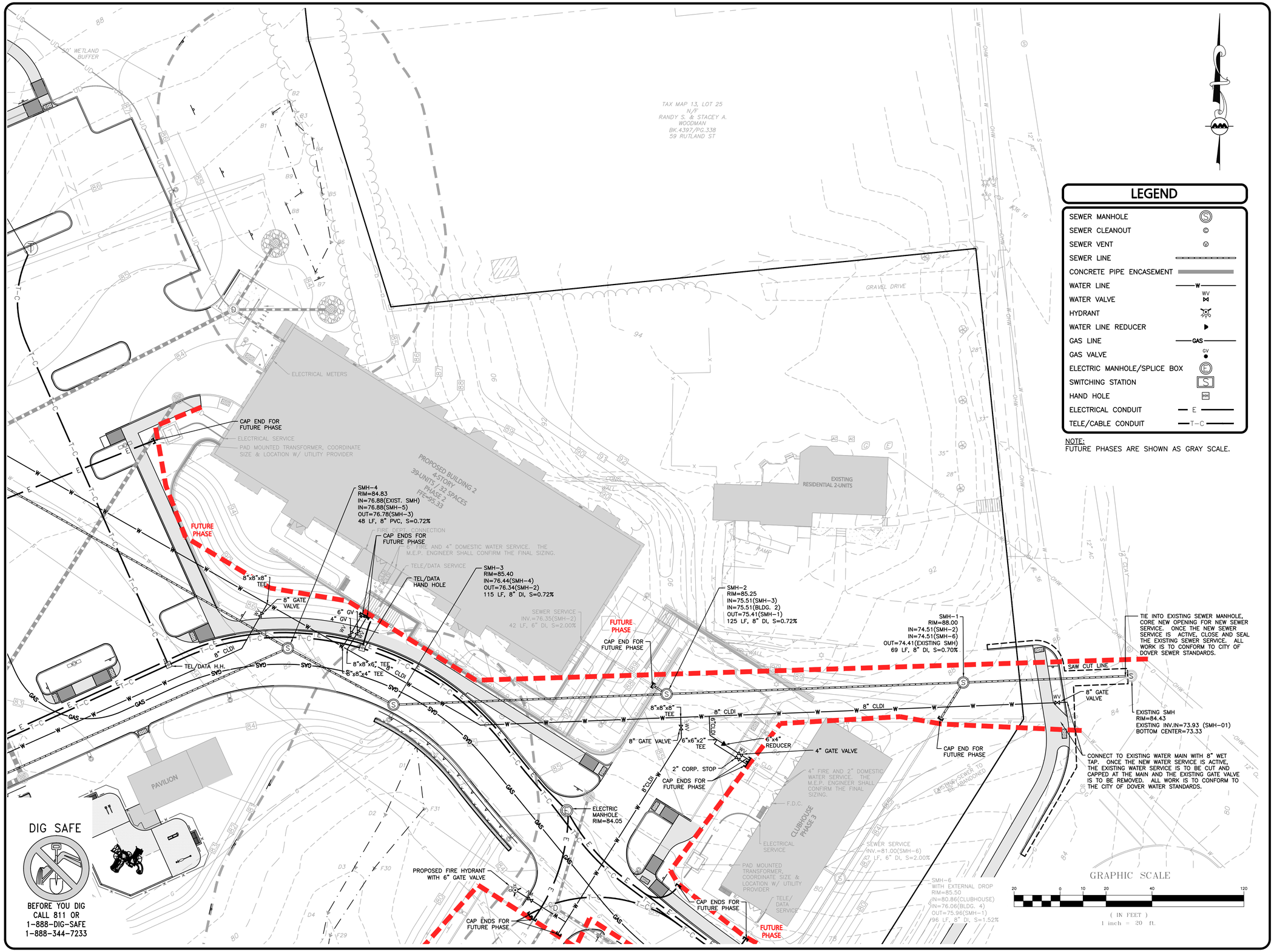
PLANNING BOARD FILE NUMBER: P21-45



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SEWER MANHOLE	S
SEWER CLEANOUT	
SEWER VENT	V
SEWER LINE	
CONCRETE PIPE ENCASEMENT	
WATER LINE	W
WATER VALVE	WV
HYDRANT	
WATER LINE REDUCER	
GAS LINE	GAS
GAS VALVE	GV
ELECTRIC MANHOLE/SPLICE BOX	E
SWITCHING STATION	
HAND HOLE	HH
ELECTRICAL CONDUIT	E
TELE/CABLE CONDUIT	T–C

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UTILITIES PLAN

SHEET No.
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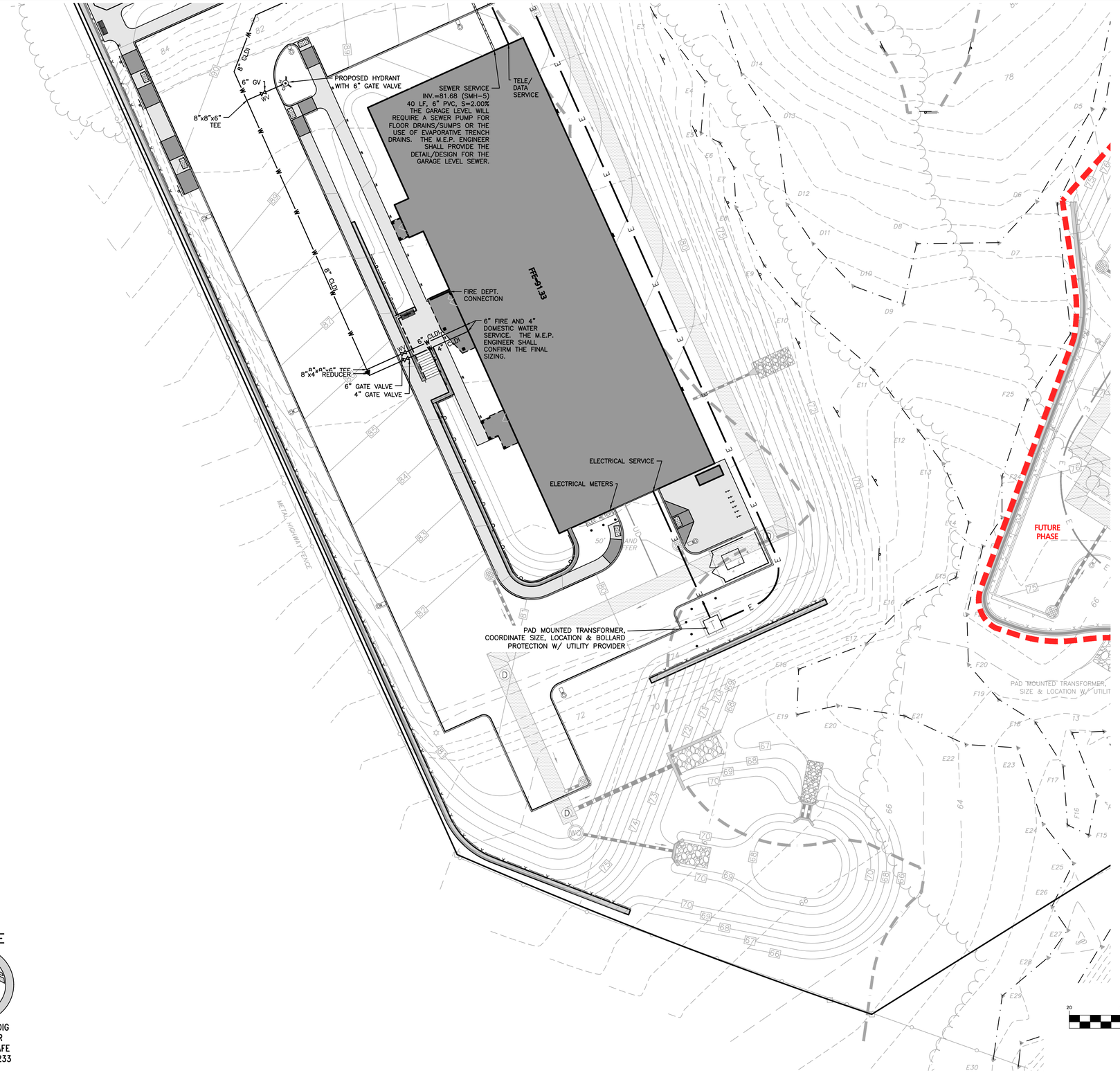

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SEWER LINE	
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PHASE 1
UTILITIES PLAN

SHEET No.
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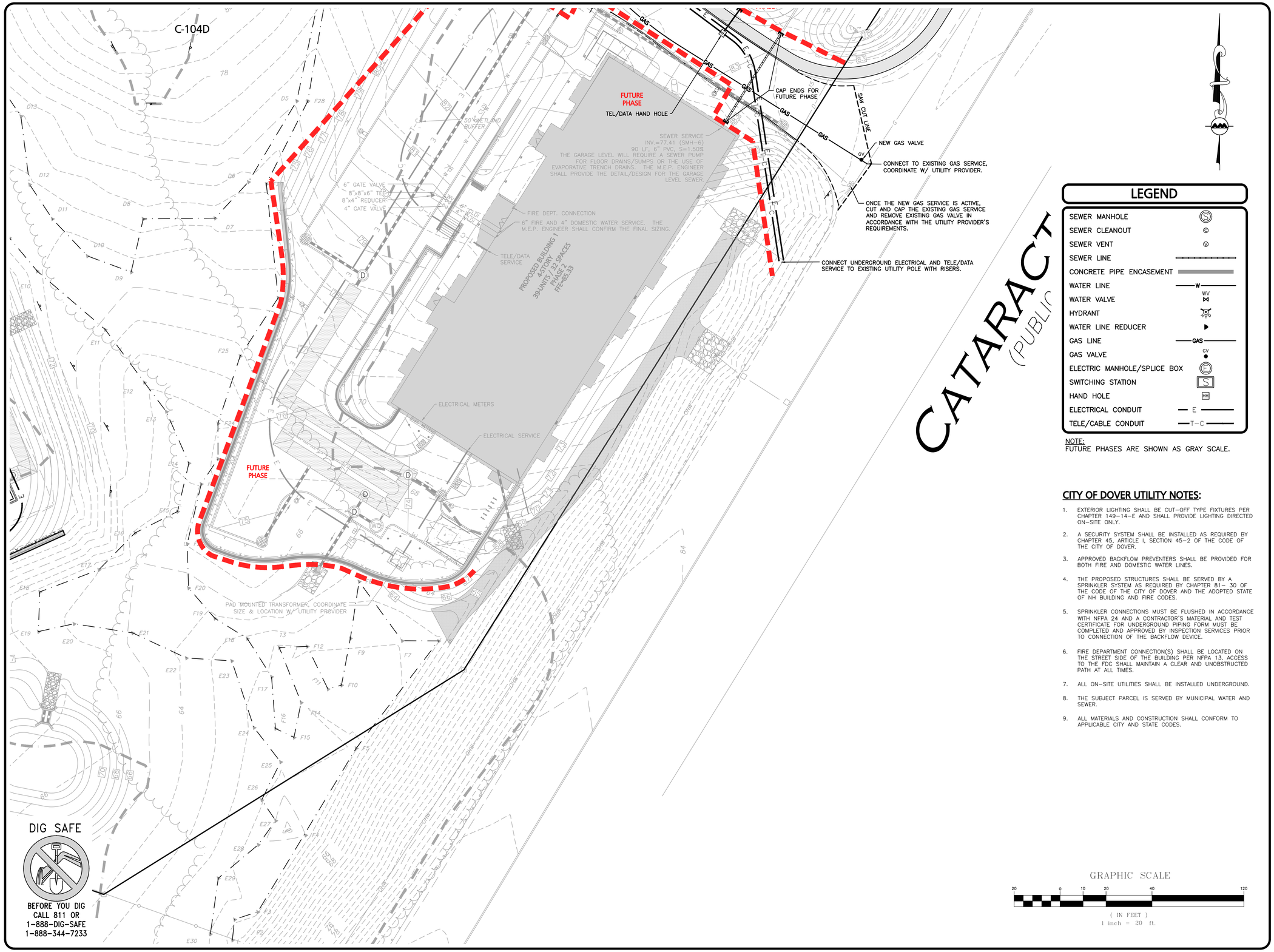

LEGEND

SEWER MANHOLE	S
SEWER CLEANOUT	
SEWER VENT	V
SEWER LINE	
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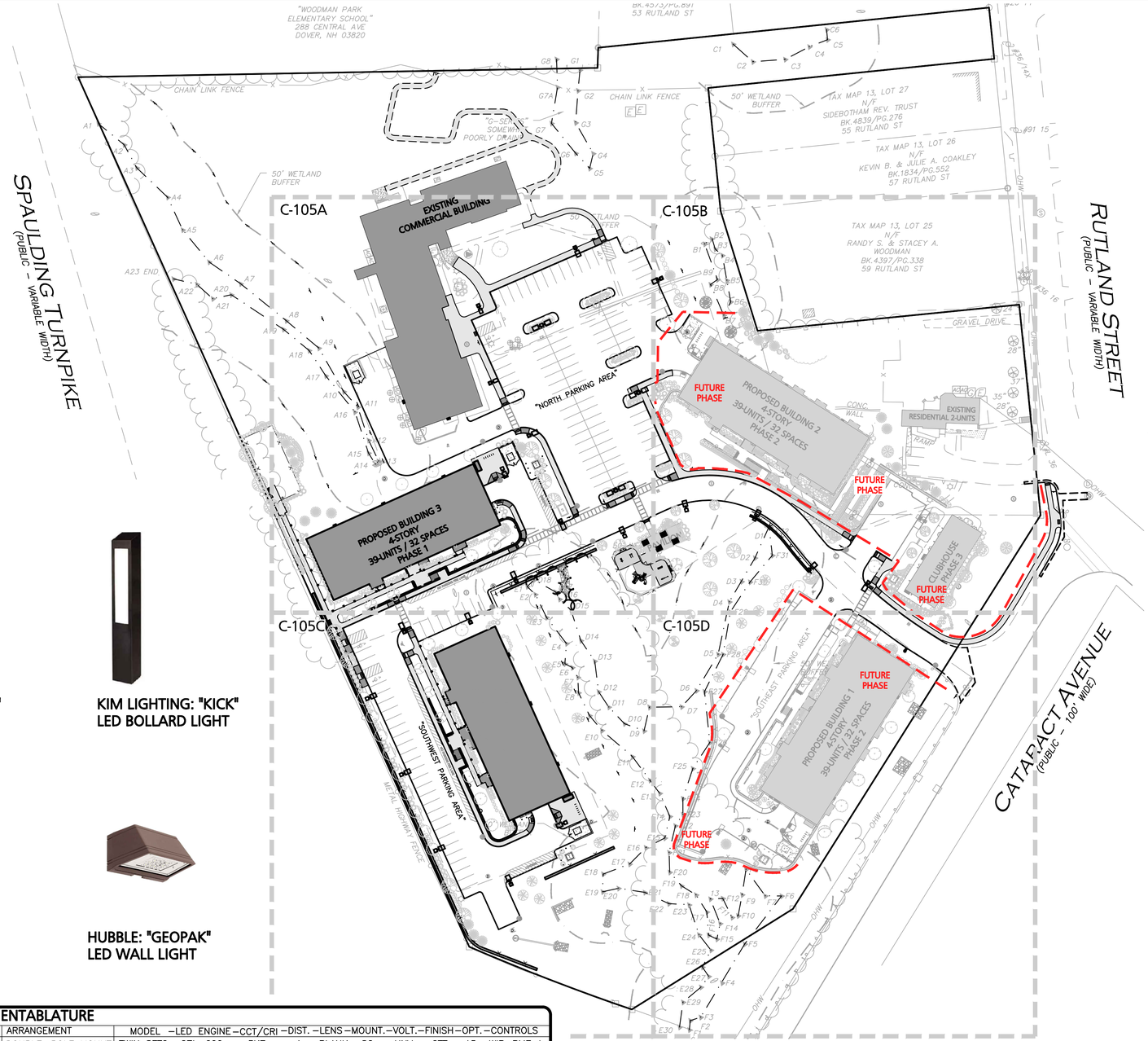

LEGEND

SINGLE POLE LIGHT	
DOUBLE POLE LIGHT	
BOLLARD LIGHT	
LIGHTING LEVELS GIVEN IN FOOT–CANDLES	0.0 0.1 0.2 0.4 0.6

NOTE:

NOTES:

1. LIGHTING VENDOR INFORMATION:
   SWANEY LIGHTING ASSOCIATES
   CONTACT: CHRIS PECHALK
   OFFICE: 207–883–7100
   CELL: 603–380–3400
2. LIGHTS WITHIN THE PARKING AREAS AND ACCESS DRIVES SHALL OPERATE ON A PHOTO–CELL & PROGRAMABLE TIMER.
3. SITE LIGHTING SHALL BE EQUIPPED WITH "wiScape" CONNECTIVITY THROUGHOUT.
4. CONTROLS FOR ALL EXTERIOR LIGHTING BY BUILDING CONTRACTOR.
5. WIRING OF BUILDING MOUNTED FIXTURES BY BUILDING CONTRACTOR.
6. SIZING AND LAYOUT OF THE WIRING OF THE SITE LIGHTING FIXTURES SHALL BE BY THE SITE ELECTRICAL CONTRACTOR.
7. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.
8. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KIM LIGHTING: "ENTABLATURE"
LED POLE LIGHT

KIM LIGHTING: "KICK"
LED BOLLARD LIGHT

HUBBLE: "GEOPAK"
LED WALL LIGHT

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KIM LIGHTING, ENTABLATURE

SYMBOL	QTY	LABEL	ARRANGEMENT	MODEL	–LED ENGINE	–CCT/CRI	–DIST.	–LENS	–MOUNT.	–VOLT.	–FINISH	–OPT.	–CONTROLS
	3	2ST1	DOUBLE, POLE MOUNT	TWIN SET2	27L–600	3K7	4	BLANK	SQ	UNV	GTT	A5	WIR–RME–L
	2	ST1	SINGLE, POLE MOUNT	SET2	27L–600	3K7	4	BLANK	SQ	UNV	GTT	A5	WIR–RME–L
	5	ST3	SINGLE, POLE MOUNT	SET2	27L–600	3K7	3	BLANK	SQ	UNV	GTT	A5	WIR–RME–L
	14	ST4	SINGLE, POLE MOUNT	SET2	27L–600	3K7	4W	BLANK	SQ	UNV	GTT	A5	WIR–RME–L
	9	ST5	SINGLE, POLE MOUNT	SET2	27L–600	3K7	5QM	BLANK	SQ	UNV	GTT	A5	WIR–RME–L

KIM LIGHTING, KICK BOLLARD

SYMBOL	QTY	LABEL	ARRANGEMENT	MODEL	–DIST.	–SHIELDING	–LIGHT ENGINE	–CONTROL	–VOLTAGE	–FINISH
▪	47	KB3	42"" BOLLARD	KB6–LEB	Y3	C	1030 (3K, CRI70)	WIR	120–277	GTT

KIM LIGHTING, STEP LIGHT

SYMBOL	QTY	LABEL	ARRANGEMENT	FIXTURE	–FINISH
▪	13	SL1	SET IN WALL	EL817–9L3KUV	BL

HUBBLE LIGHTING, WALL PACK (SECURITY LIGHTING)

SYMBOL	QTY	LABEL	ARRANGEMENT	SERIES	– #OF LEDs	– WATTAGE	– CCT/CRI	– DISTRIBUTION	– VOLTAGE	– COLOR
▬	14	W1	BUILDING MOUNT (16')	TRP1	12L	20	3K7	3	UNV	GTT

LIGHTING LEVEL SUMMARY

AREA	UNITS	AVERAGE	MAX	MIN	UNIFORMITY RATIO AVG/MIN	UNIFORMITY RATIO MAX/MIN
OVERALL SITE	Fc	0.7	7.0	0.0	N.A.	N.A.
NORTH PARKING AREA	Fc	1.1	2.5	0.3	3.7	8.3
SOUTHEAST PARKING AREA	Fc	1.0	1.7	0.4	2.6	4.3
SOUTHWEST PARKING AREA	Fc	1.1	2.3	0.4	2.8	5.8

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PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = ##'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
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DRAWING TITLE:
OVERALL SITE
LIGHTING PLAN

SHEET No.
C-105

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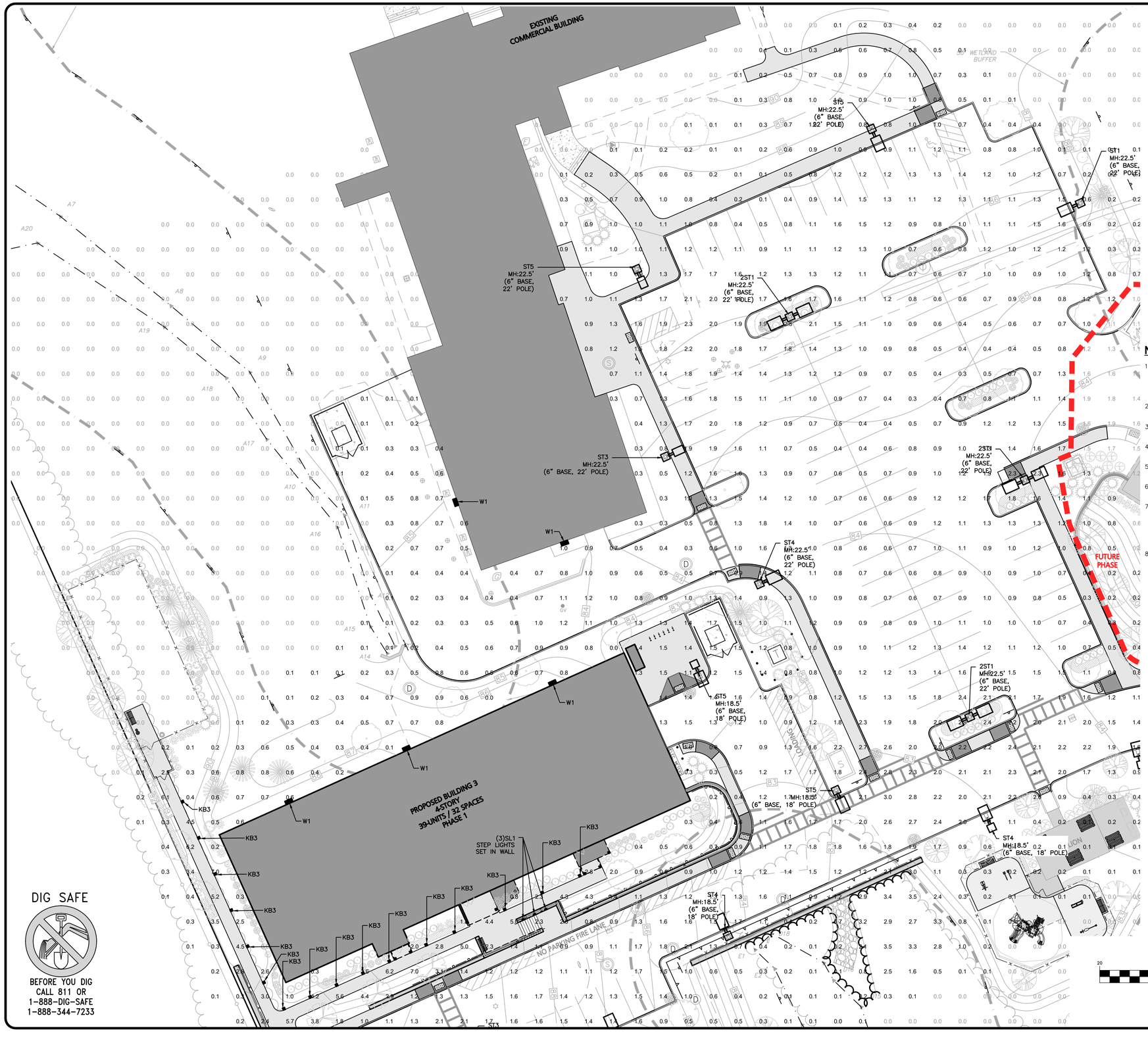
PLANNING BOARD FILE NUMBER: P21-45

R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_PHASE 1_LIGHTING.DWG



LEGEND

SINGLE POLE LIGHT	
DOUBLE POLE LIGHT	
BOLLARD LIGHT	
LIGHTING LEVELS GIVEN IN FOOT-CANDLES	0.0 0.1 0.2 0.4 0.6

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

NOTES:

1. LIGHTING VENDOR INFORMATION:
   SWANEY LIGHTING ASSOCIATES
   CONTACT: CHRIS PECHALK
   OFFICE: 207-883-7100
   CELL: 603-380-3400
2. LIGHTS WITHIN THE PARKING AREAS AND ACCESS DRIVES SHALL OPERATE ON A PHOTO-CELL & PROGRAMABLE TIMER.
3. SITE LIGHTING SHALL BE EQUIPPED WITH "wiScape" CONNECTIVITY THROUGHOUT.
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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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1-888-344-7233

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STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	04-06-23	REVISED BUILDING FOOTPRINT
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 20'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
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DRAWING TITLE:
PHASE 1
SITE LIGHTING PLAN

SHEET No.
C-105A

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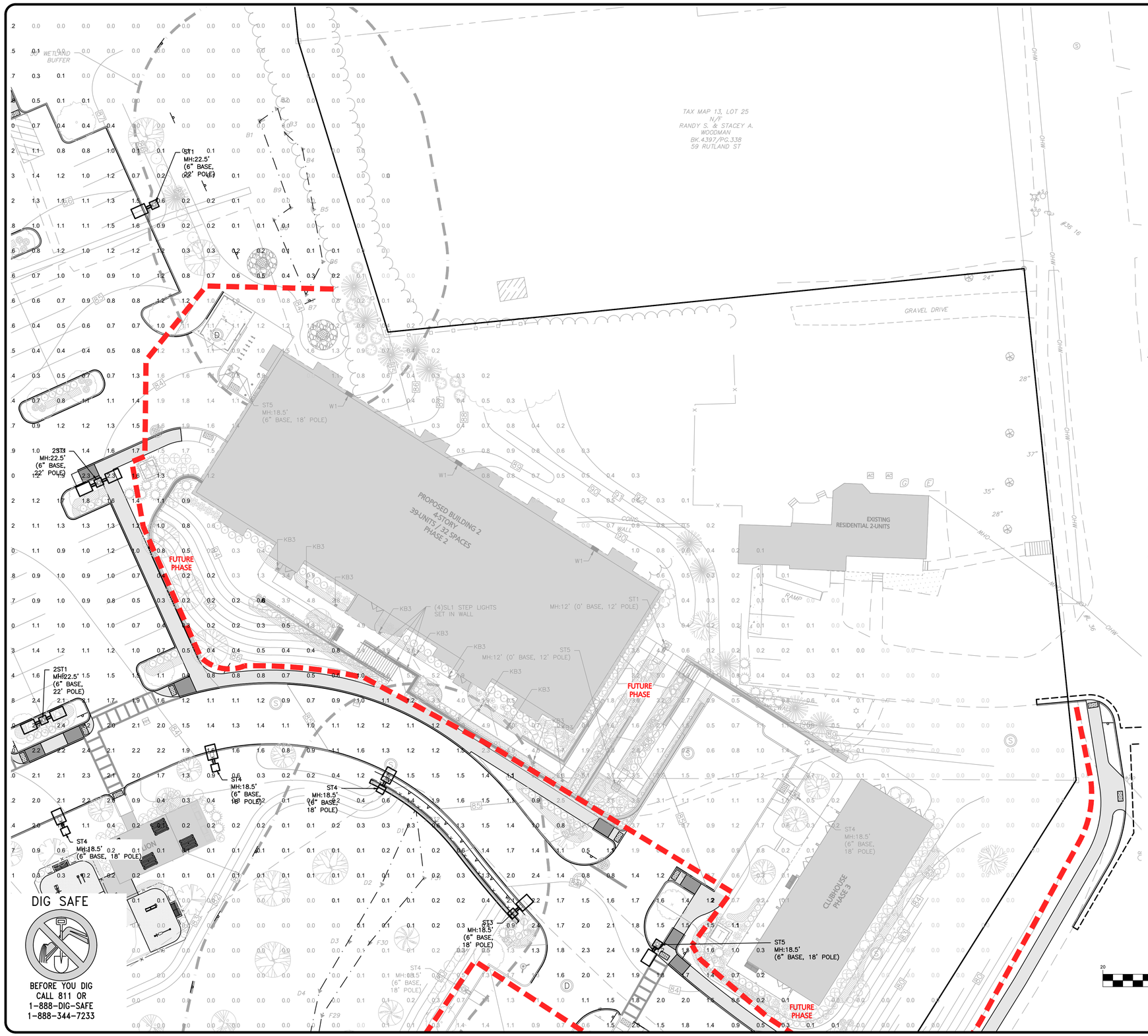
PLANNING BOARD FILE NUMBER: P21-45



LEGEND

SINGLE POLE LIGHT	
DOUBLE POLE LIGHT	
BOLLARD LIGHT	
LIGHTING LEVELS GIVEN IN FOOT-CANDLES	0.0 0.1 0.2 0.4 0.6

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

NOTES:

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STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

PROFESSIONAL ENGINEER FOR
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PORTSMOUTH, NH 03801

PROJECT:
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PROJECT NO.	2938-01	DATE:	07-16-21
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DRAWING TITLE:
PHASE 1
SITE LIGHTING PLAN

SHEET No.
C-105B

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PLANNING BOARD FILE NUMBER: P21-45

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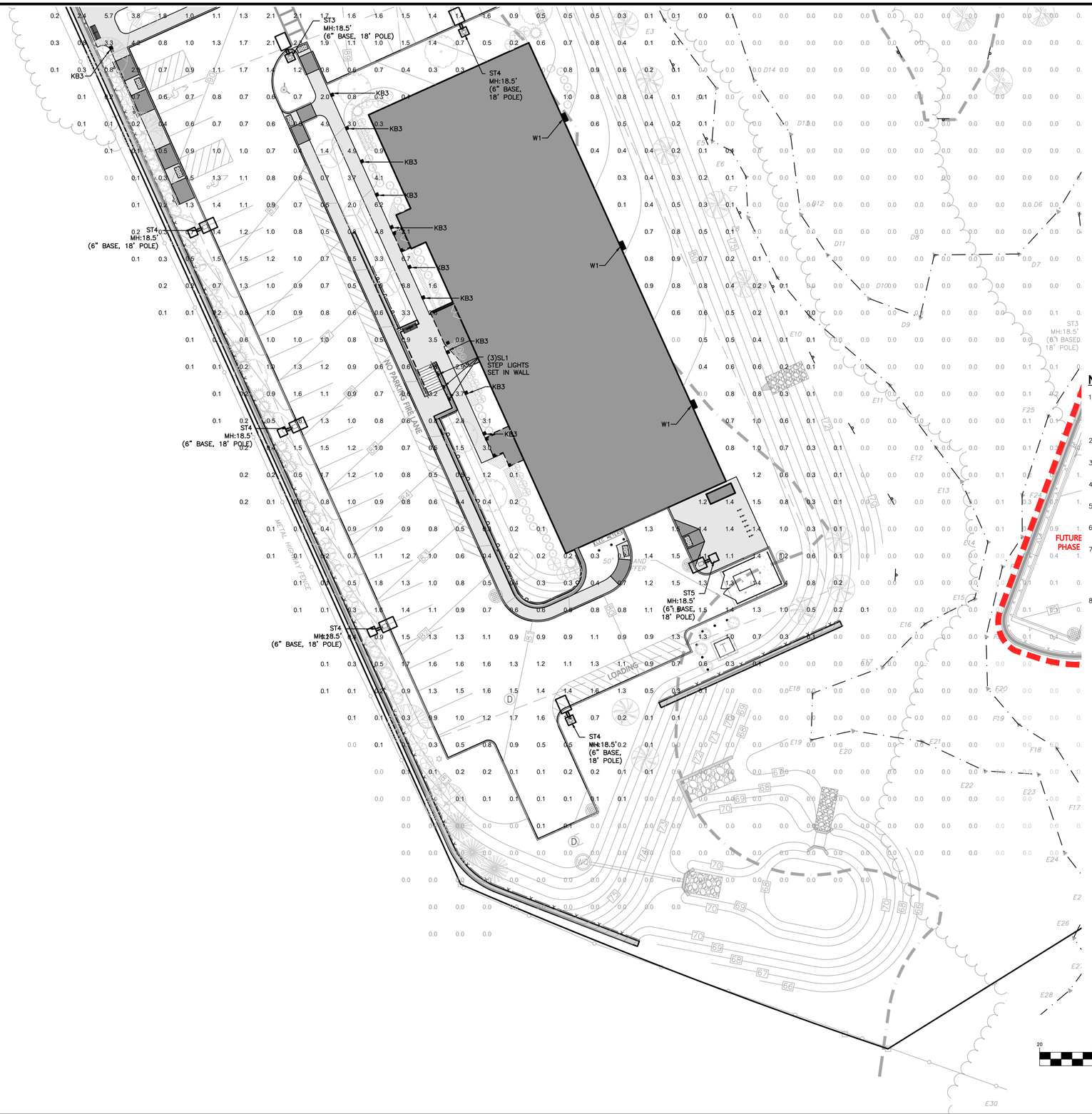

LEGEND

SINGLE POLE LIGHT	
DOUBLE POLE LIGHT	
BOLLARD LIGHT	
LIGHTING LEVELS GIVEN IN FOOT–CANDLES	0.0 0.1 0.2 0.4 0.6

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
03.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	04-06-23	REVISED BUILDING FOOTPRINT
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
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C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 20'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

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DRAWING TITLE:
PHASE 1
SITE LIGHTING PLAN

SHEET No.
C-105C

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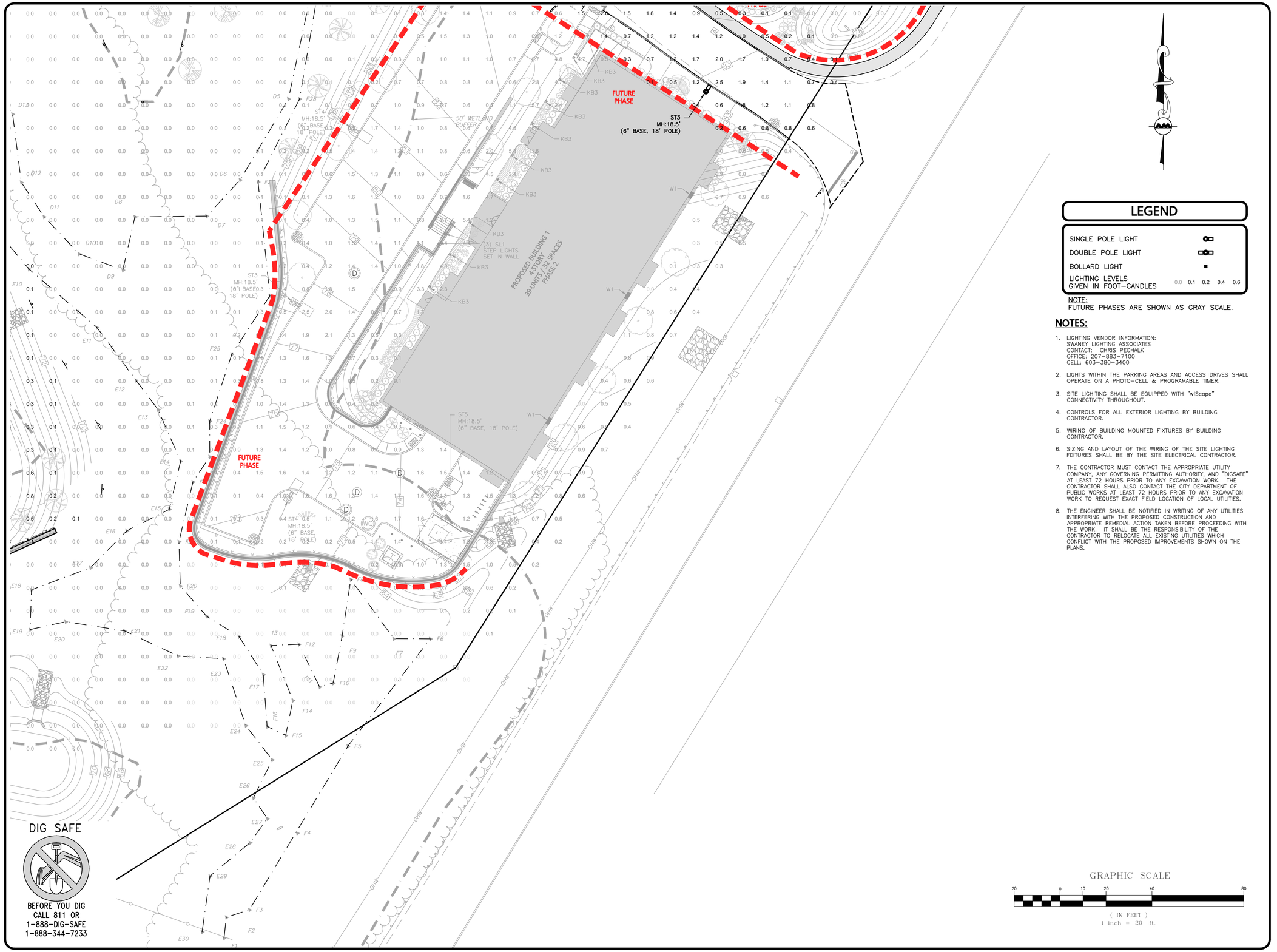

LEGEND

SINGLE POLE LIGHT	
DOUBLE POLE LIGHT	
BOLLARD LIGHT	
LIGHTING LEVELS GIVEN IN FOOT-CANDLES	0.0 0.1 0.2 0.4 0.6

NOTE:
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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BRIAN D. JONES No. 13809 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
03.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	04-06-23	REVISED BUILDING FOOTPRINT
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 20'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

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DRAWING TITLE:
PHASE 1
SITE LIGHTING PLAN

SHEET No.
C-105D

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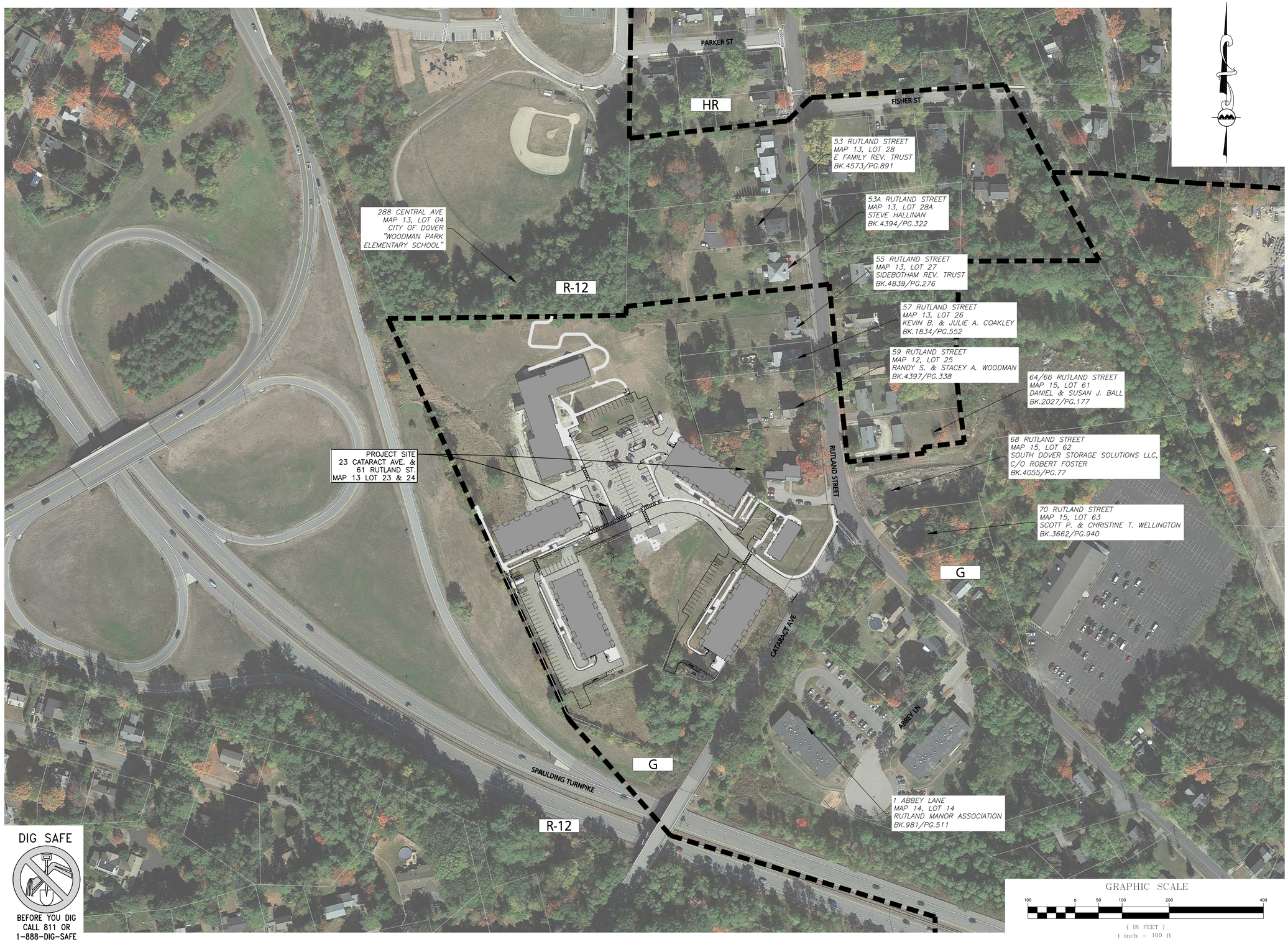

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_NEIGHBORHOOD PLAN.DWG

STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED
PROFESSIONAL ENGINEER

10.20.21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
23 CATARACT AVE &
61 RUTLAND STREET
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
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DRAWING TITLE:
NEIGHBORHOOD PLAN

SHEET No.
C-106

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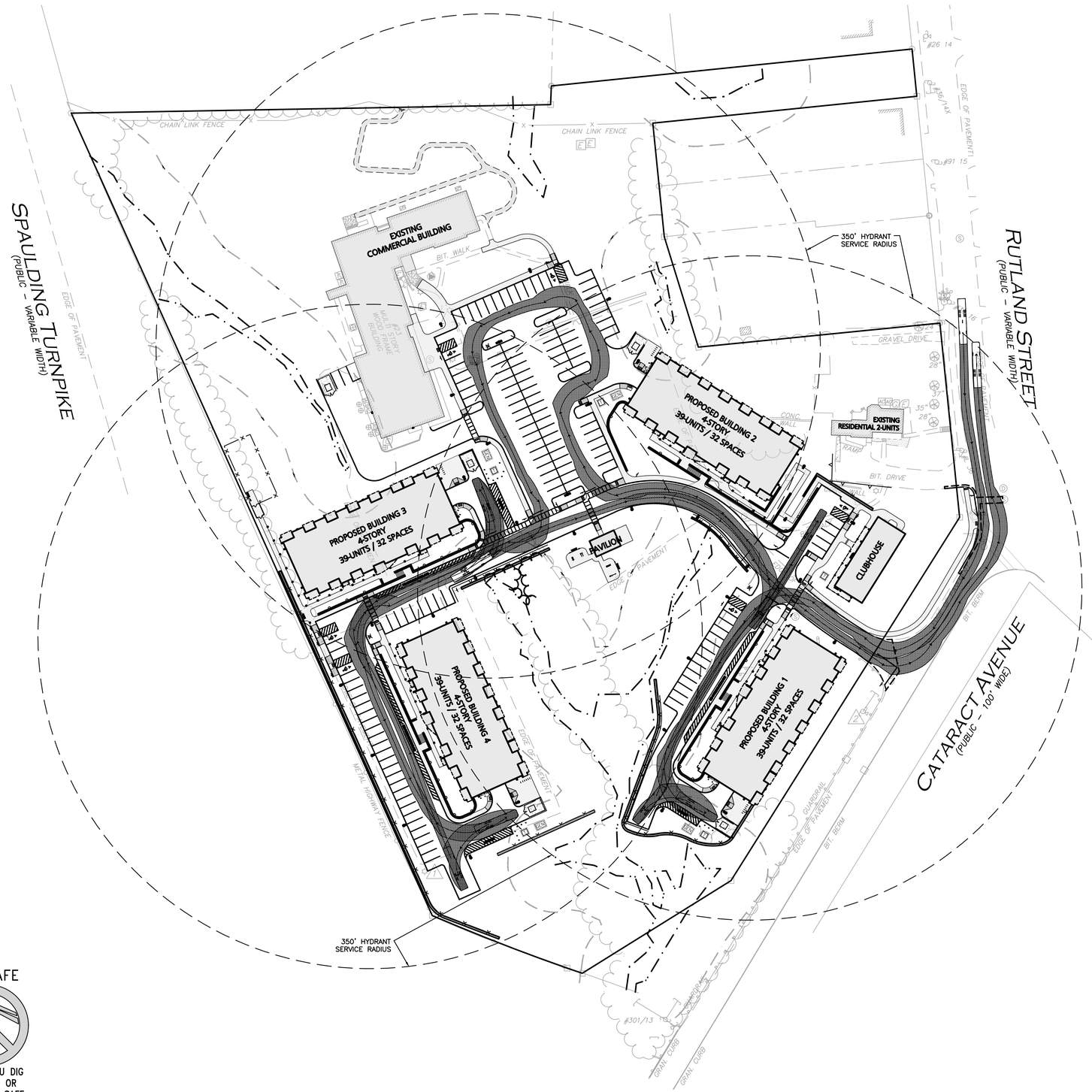

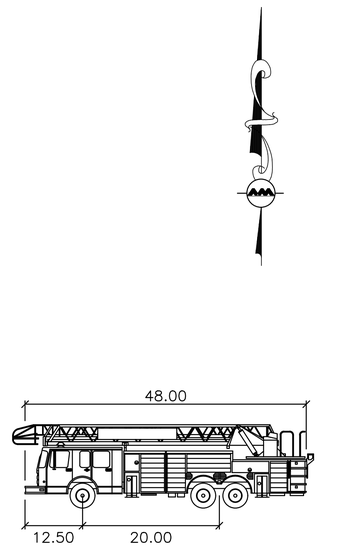

DOVER, NH (100' PLATFORM)

	feet
WIDTH	: 8.00
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 40.3

PLAN NOTES:

1. THE FIRE TRUCK MOVEMENT SHOWN IS THE ROUTE FROM THE DOVER FIRE STATION LOCATED AT 9–11 BROADWAY.
2. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY OF DOVER AND OTHER SOURCES.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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1-888-344-7233

R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_TRUCK TURNING PLAN.DWG

STATE OF NEW HAMPSHIRE – BRIAN D. JONES No. 13809 LICENSED PROFESSIONAL ENGINEER

10.20.21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
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APPLICANT:
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PROJECT:
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TAX MAP 13, LOTS 23 & 24
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DRAWING TITLE:
TRUCK TURNING PLAN

SHEET No.
C-107

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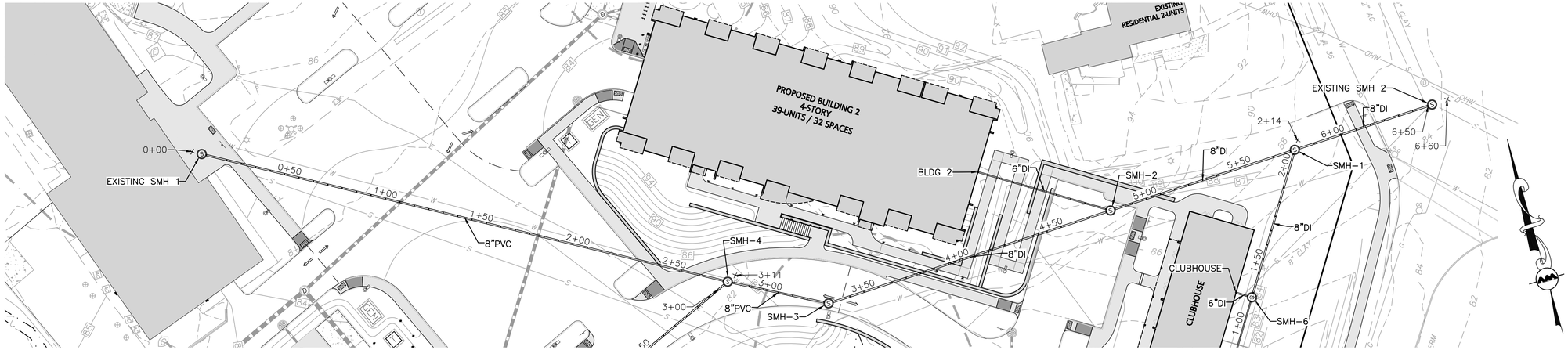
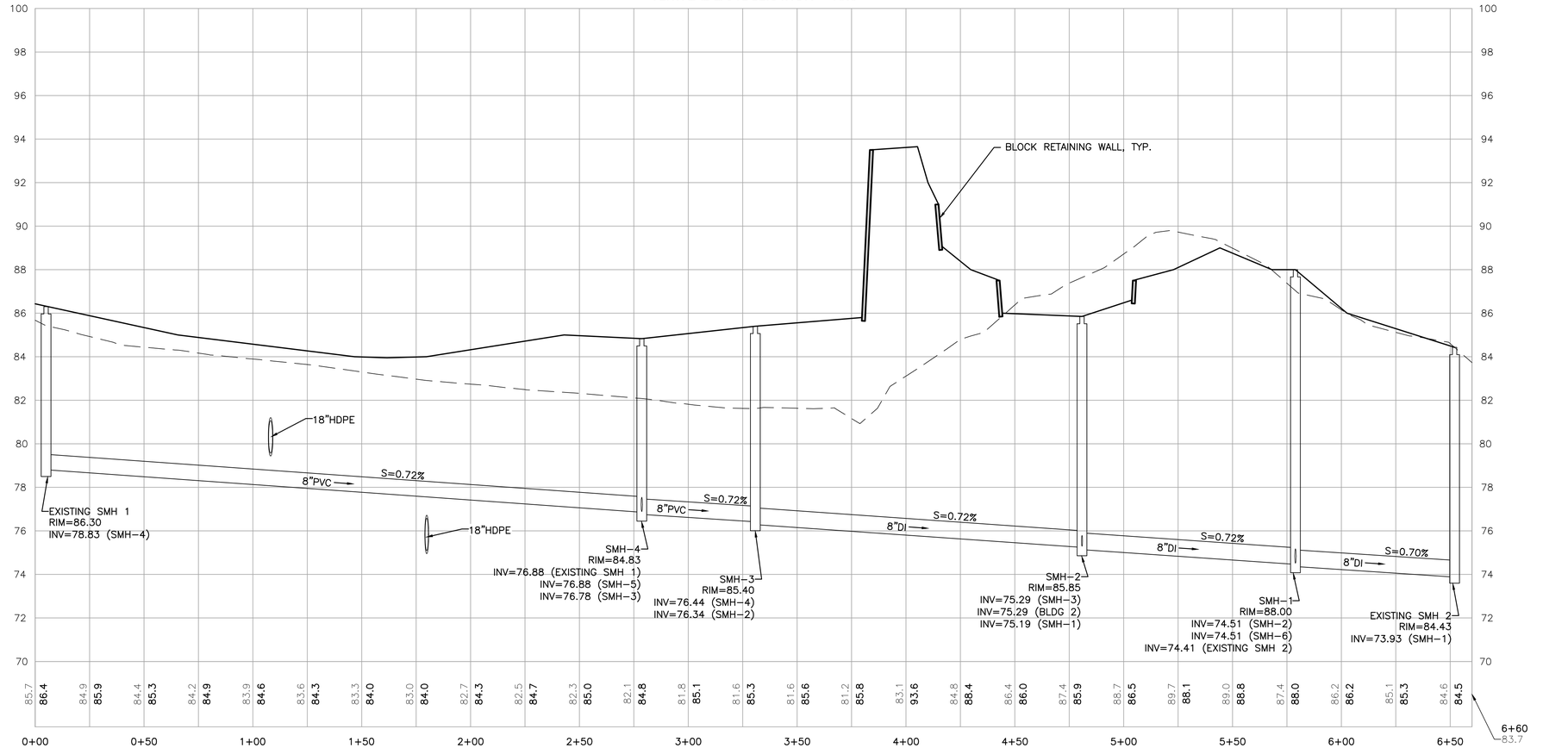
PLANNING BOARD FILE NUMBER: P21-45



SEWER - 1 PROFILE
VERTICAL EXAGGERATION = 10.0



GRAPHIC SCALE

Horizontal: 1 inch = 30 ft.
Vertical: 1 inch = 3 ft.

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R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_SEWER PROFILE.DWG

STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED PROFESSIONAL ENGINEER
10.20.21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
23 CATARACT AVE &
61 RUTLAND STREET
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 30'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
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DRAWING TITLE:
SEWER PLAN & PROFILE

SHEET No.
C-108

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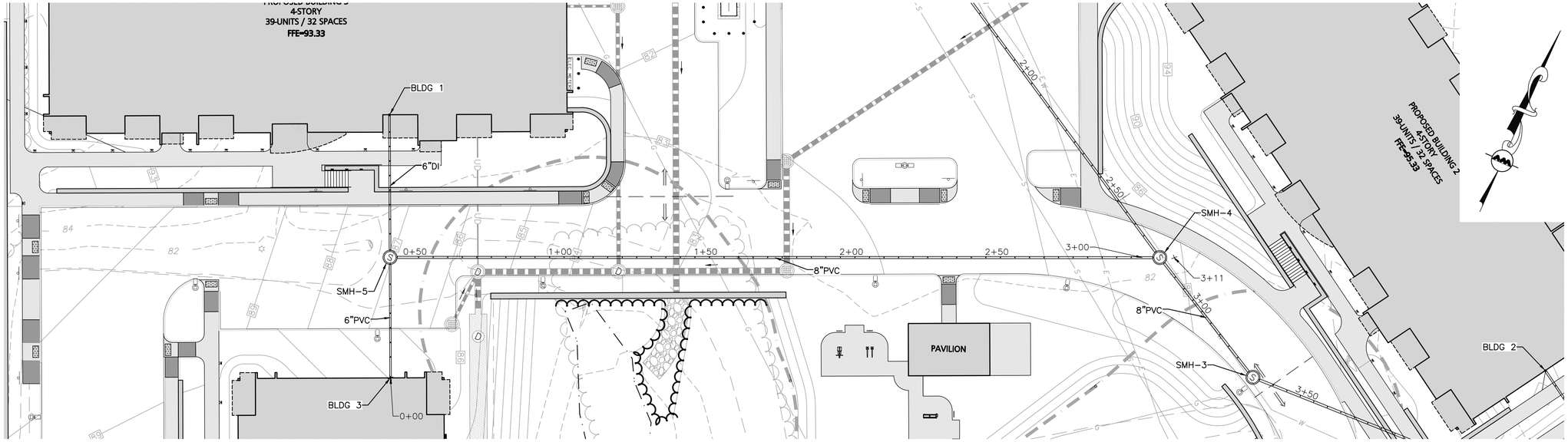
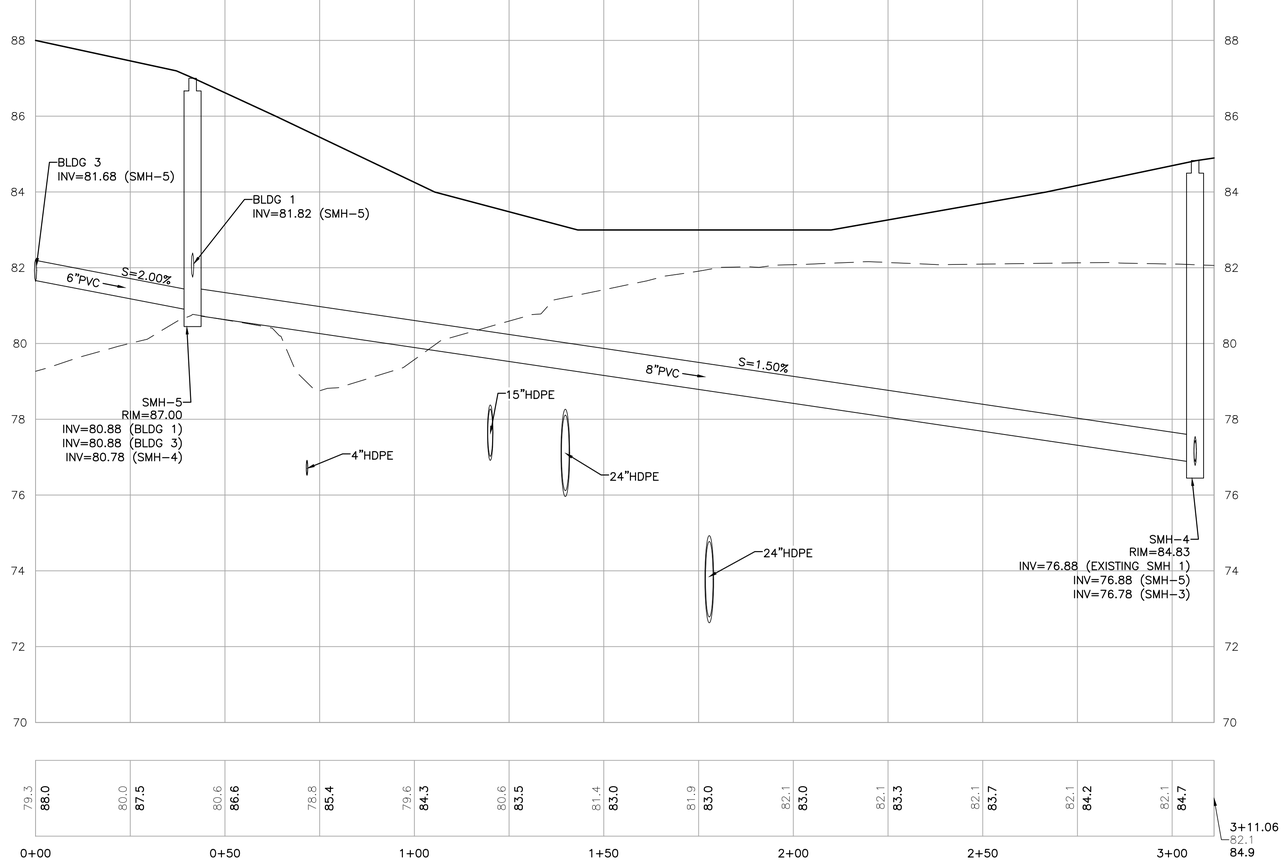
PLANNING BOARD FILE NUMBER: P21-45



SEWER - 2 PROFILE
VERTICAL EXAGGERATION = 10.0



GRAPHIC SCALE

Horizontal: 1 inch = 20 ft.
Vertical: 1 inch = 2 ft.

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STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED
PROFESSIONAL ENGINEER
10.20.21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
23 CATARACT AVE &
61 RUTLAND STREET
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 20'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

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environmental consulting ◆ landscape architecture
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DRAWING TITLE:
SEWER PLAN & PROFILE

SHEET No.
C-109

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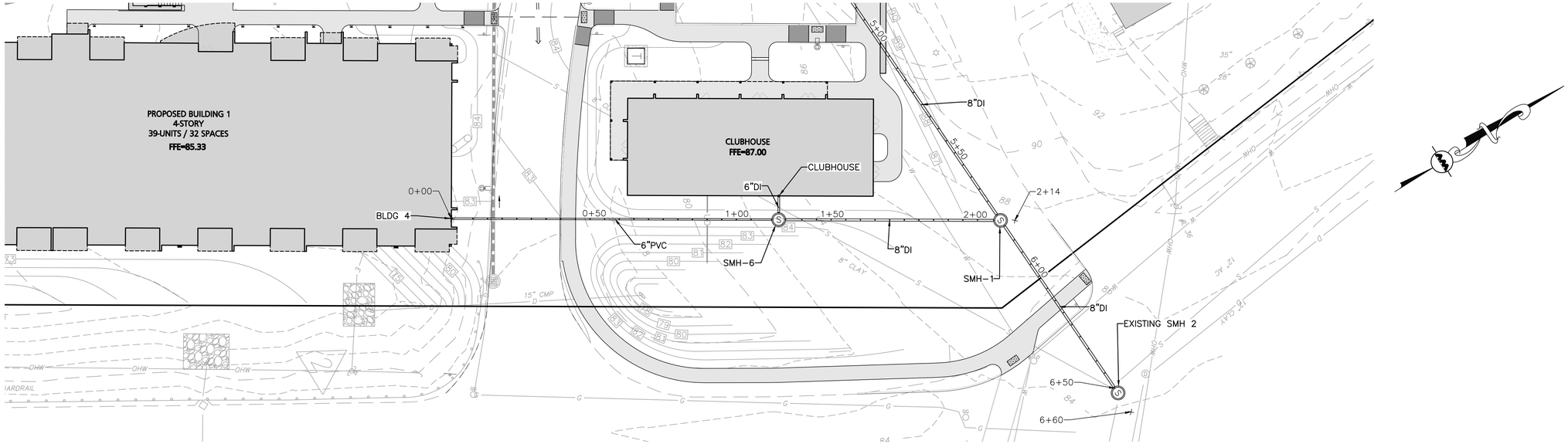
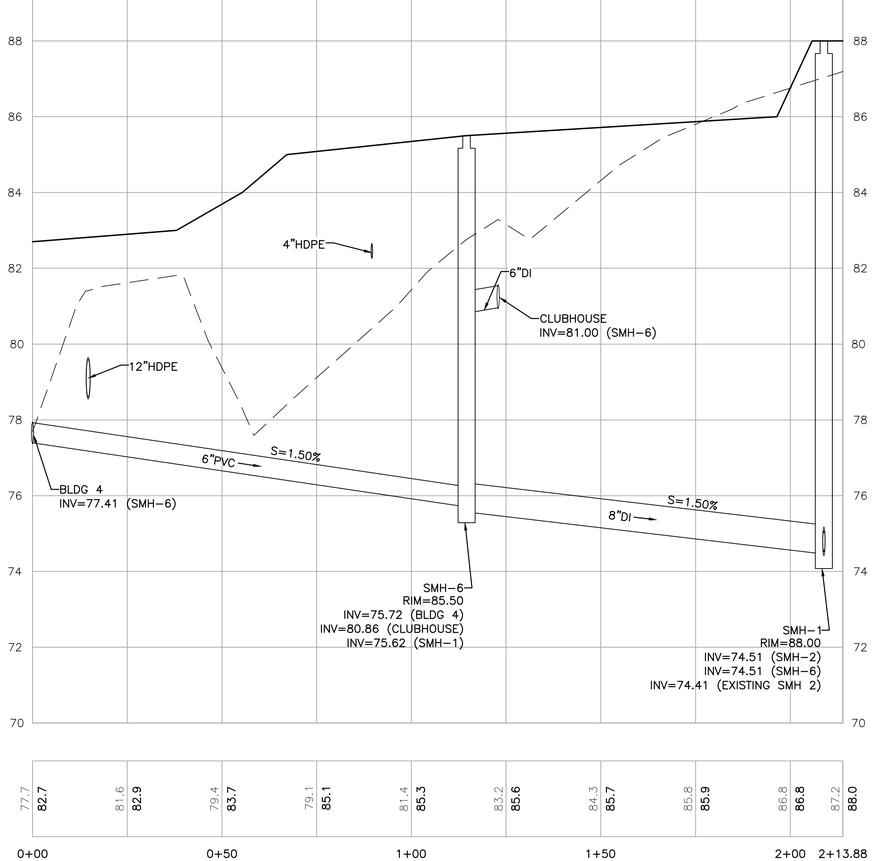
PLANNING BOARD FILE NUMBER: P21-45



SEWER - 3 PROFILE
VERTICAL EXAGGERATION = 10.0



GRAPHIC SCALE

20 0 10 20 40
2 0 1 2 4

Horizontal: 1 inch = 20 ft.
Vertical: 1 inch = 2 ft.

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STATE OF NEW HAMPSHIRE
BRIAN D. JONES
No. 13809
LICENSED
PROFESSIONAL ENGINEER

10.20.21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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DRAWING TITLE:
SEWER PLAN & PROFILE

SHEET No.
C-110

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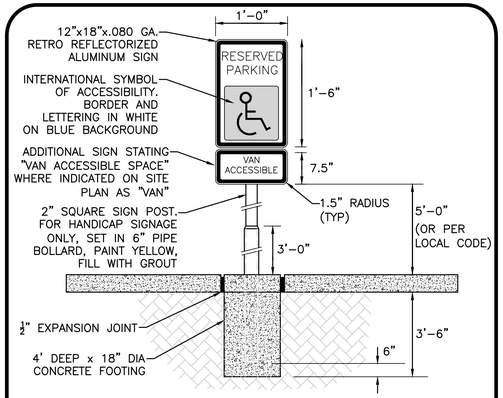
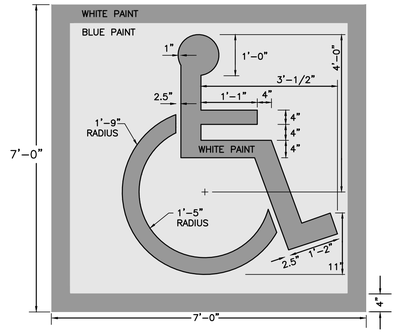
PLANNING BOARD FILE NUMBER: P21-45



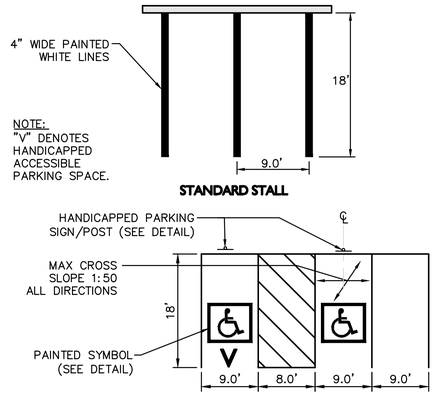
NOTES:
1. SPECIFIC CODE SHALL BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.
2. PROVIDE (1) SIGN PER HANDICAP SPACE. SEE SITE PLAN FOR EXACT LOCATION.
3. EXPANSION JOINT MATERIAL NOT REQUIRED WITH FLEXIBLE PAVEMENT.

ACCESSIBLE PARKING SIGN POST (1)
NOT TO SCALE

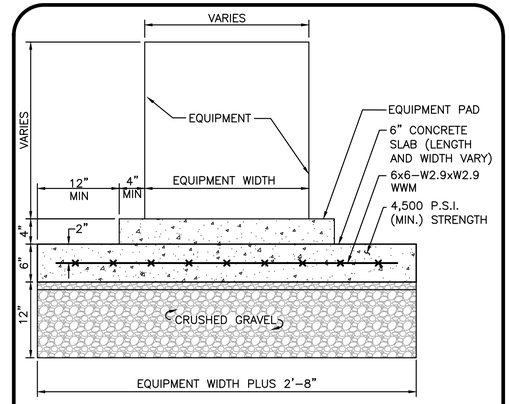


SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT.

ACCESSIBLE PARKING STALL PAVEMENT MARKING (2)
NOT TO SCALE



HANDICAP & STANDARD PARKING STRIPING (3)
NOT TO SCALE



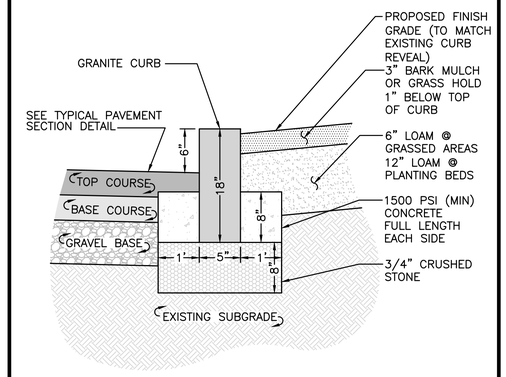
NOTE:
REFERENCE MECHANICAL ENGINEER'S PLANS FOR ANY PIPE, CONDUIT AND GROUND WIRE LOCATIONS

TYPICAL UTILITY PAD (4)
NOT TO SCALE

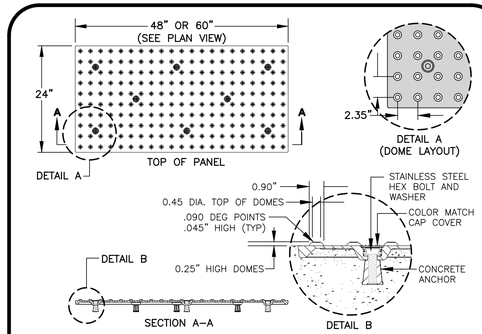
MUTCD NUMBER	SIGN	SIZE (MIN)	MOUNTING HEIGHT	DESCRIPTION	RETRO-FLECTIVE
R1-1	STOP	30"x30"	7' – 0"	WHITE ON RED	YES
R7-8(M) (MODIFIED)	HANDICAPPED PARKING / VAN ACCESSIBLE	12"x24"	7' – 0"	RED ON WHITE	YES
R7-8	HANDICAPPED PARKING	12"x18"	7' – 0"	GREEN & BLUE ON WHITE	YES
R8-1(M) (MODIFIED)	NO PARKING FIRE LANE	24"x30"	7' – 0"	RED ON WHITE	YES
OM-3R		12"x36"	7' – 0"	BLACK ON YELLOW	YES

NOTES:
1. TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS.
2. WHERE APPLICABLE THE SIGN SUPPORT SHALL COMPLY WITH THE BREAKAWAY REQUIREMENTS OF THE LATEST EDITION OF AASHTO'S "SPECIFICATION FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRIES, AND TRAFFIC SIGNALS".

SIGN TABLE (5)
NOT TO SCALE

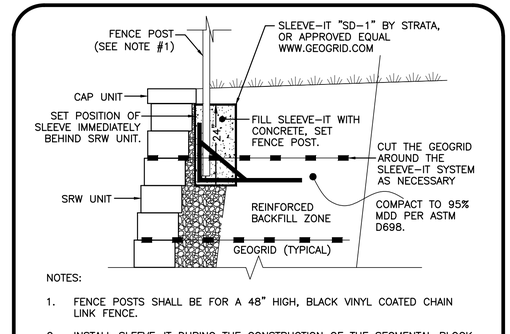


VERTICAL GRANITE CURB (6)
NOT TO SCALE



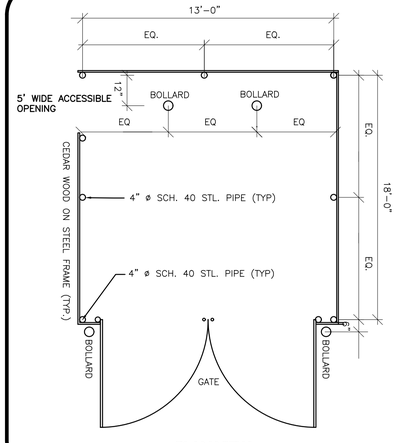
NOTES:
1. VENDOR INFORMATION: "ADATILE" WET SET ADA REPLACEABLE TACTILE (OR APPROVED EQUAL) AS MANUFACTURED BY ADATILE, PHONE: 1-800-372-0519, WWW.ADATILE.COM, EMAIL: INFO@ADATILE.COM
2. COLOR SHALL BE BLACK.
3. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES.

WET SET ADA REPLACEABLE TACTILE PANEL (7)
NOT TO SCALE

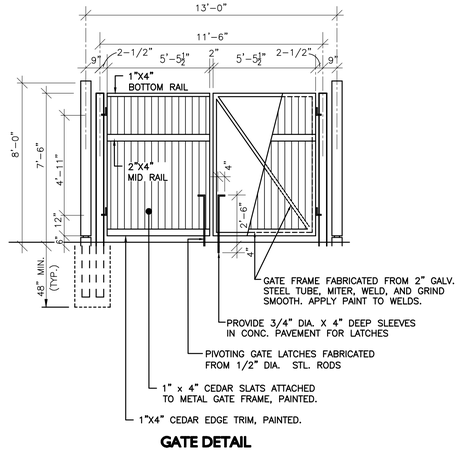


NOTES:
1. FENCE POSTS SHALL BE FOR A 48" HIGH, BLACK VINYL COATED CHAIN LINK FENCE.
2. INSTALL SLEEVE–IT DURING THE CONSTRUCTION OF THE SEGMENTAL BLOCK RETAINING WALL.
3. GEO–GRID SHALL ONLY BE CUT AS ALLOWED BY THE STRUCTURAL ENGINEER FOR THE SEGMENTAL BLOCK RETAINING WALL.
4. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

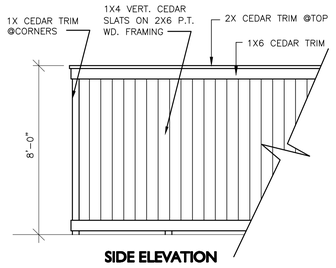
FENCE POST AT TOP OF BLOCK RETAINING WALL (8)
NOT TO SCALE



PLAN VIEW



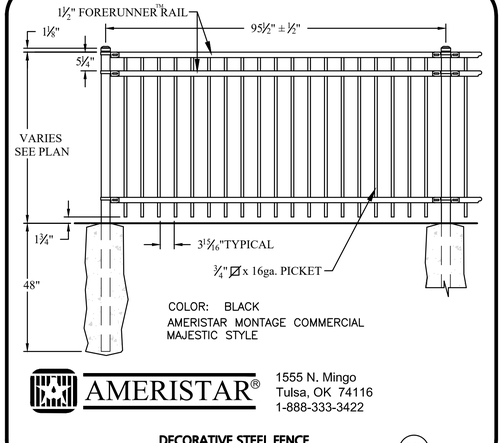
GATE DETAIL



SIDE ELEVATION

NOTE:
PAINT ALL TRIM AND WOOD FRAMING TO MATCH BUILDING

SCREENED DUMPSTER ENCLOSURE (9)
NOT TO SCALE



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DECORATIVE STEEL FENCE (10)
NOT TO SCALE

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STATE OF NEW HAMPSHIRE
BRIAN D. JONES No. 13809 LICENSED PROFESSIONAL ENGINEER
10.20.21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
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PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	AS SHOWN	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
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DRAWING TITLE: DETAILS
SHEET No. C-502

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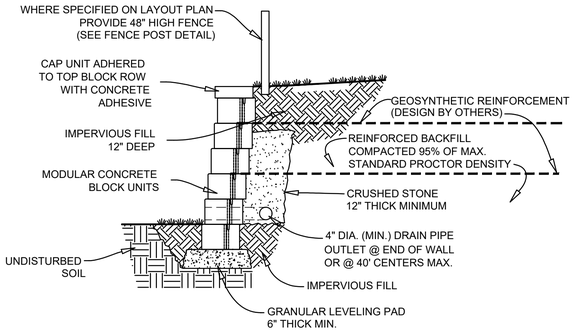
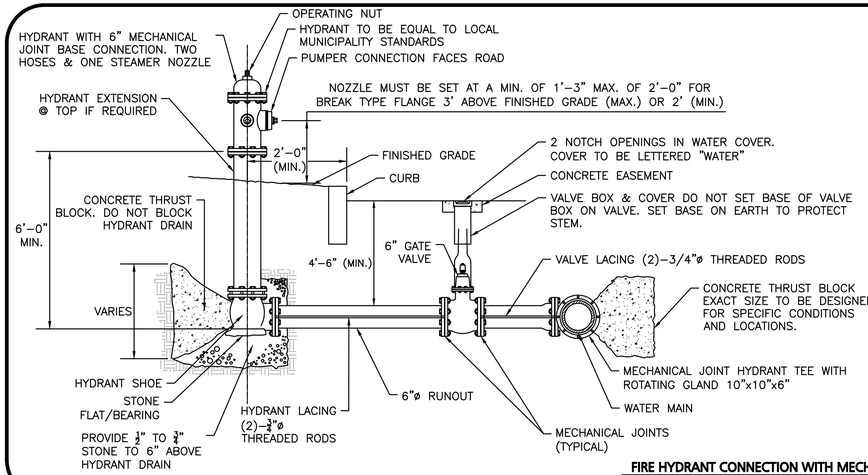
PLANNING BOARD FILE NUMBER: P21-45

NOTES:

1. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE STRUCTURAL DESIGN OF THE MODULAR BLOCK RETAINING WALLS. REFER TO GEOTECHNICALREPORT FOR SOIL DESIGN PARAMETERS
2. WALLS THREE FEET OR GREATER IN HEIGHT SHALL BE DESIGNED BY A NEW HAMPSHIRE REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
3. STAMPED WALLS DESIGNS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE CITY OF DOVER BUILDING DEPARTMENT.
4. WALL DESIGNS AND CALCULATIONS SHALL BE PROVIDED TO THE PROJECT GEOTECHNICAL ENGINEER TO CONFIRM THAT GEOTECHNICAL RECOMENDATIONS HAVE BEEN PROPERLY INCLUDED.
5. WALL DESIGNS AND CALCULATIONS SHALL BE PROVIDED TO THE PROJECT CIVIL ENGINEER TO CONFIRM ELEVATIONS AND ALIGNMENT HAVE BEEN PROPERLY INCLUDED.
6. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL.
7. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3' EXPOSED FACE.
8. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR SUBGRADE PREPARATION CRITERIA.



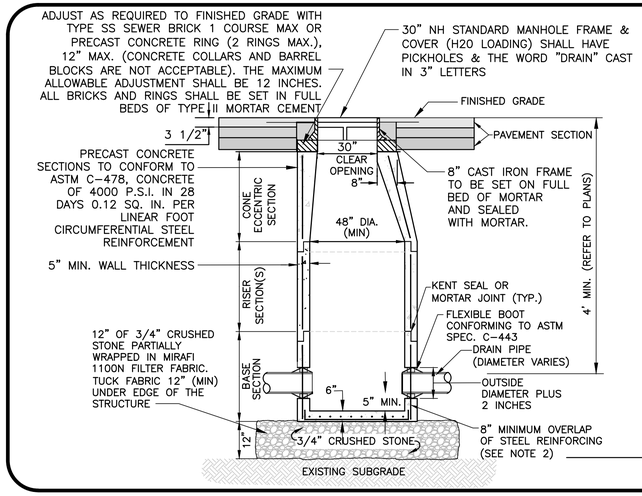
TYPICAL "SMALL BLOCK" RETAINING WALL (1)
NOT TO SCALE



NOTES:

1. ALL HYDRANTS, VALVES AND LOCAL CONNECTIONS SHALL COMPLY WITH THE SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
2. PIPING TO BE RESTRAINED WITH RODDING OR RETAINING GLANDS.
3. GATE VALVE INSTALLATION IS TYPICAL FOR ALL GATES SHOWN ON THE DRAWINGS.

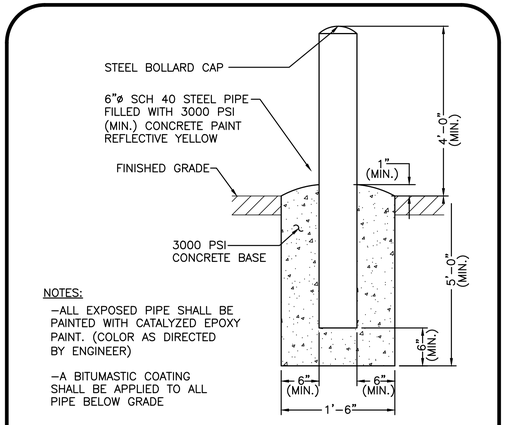
FIRE HYDRANT CONNECTION WITH MECHANICAL JOINT (2)
NOT TO SCALE



NOTES:

1. MANHOLE TO BE CAPABLE OF AASHTO H-20 LOADING WITHOUT FAILURE.
2. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
3. BASE SECTION SHALL BE MONOLITHIC
4. ANY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW CUTTING AND/OR CORING. THE USE OF JACKHAMMERS, HAMMERS, AND CHISELS WILL NOT BE ALLOWED.

DRAIN MANHOLE (3)
NOT TO SCALE

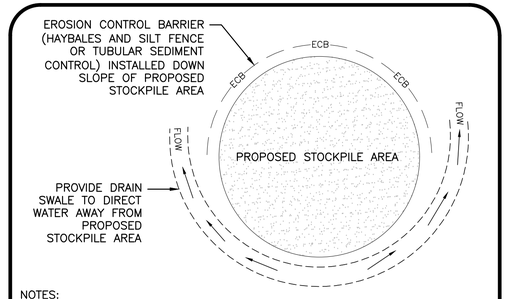


NOTES:

-ALL EXPOSED PIPE SHALL BE PAINTED WITH CATALYZED EPOXY PAINT. (COLOR AS DIRECTED BY ENGINEER)

-A BITUMASTIC COATING SHALL BE APPLIED TO ALL PIPE BELOW GRADE

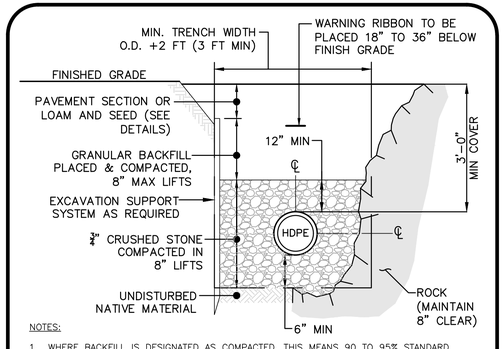
FIXED PIPE BOLLARD (4)
NOT TO SCALE



NOTES:

1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 3LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

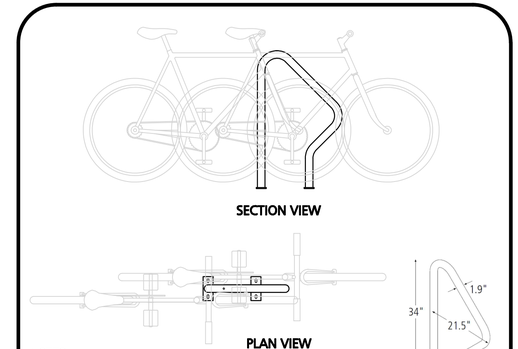
STOCKPILE PROTECTION (5)
NOT TO SCALE



NOTES:

1. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
2. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND THE PIPE AT 100' INTERVALS.
3. CRUSHED STONE SHALL BE CLEAN, HARD, FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A 1/2" SQUARE OPENING.

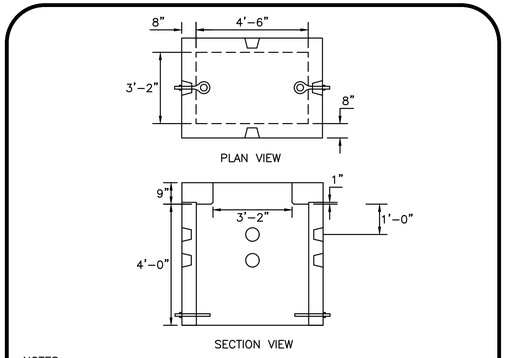
DRAIN TRENCH DETAIL (6)
NOT TO SCALE



NOTES:

1. RACK SHALL BE "SWERVE RACK" BY DERO OR APPROVED EQUAL.
2. COLOR SHALL BE BLACK.
3. RACK SHALL BE SURFACE MOUNTED, FIXED TO CONCRETE BASE, PER MANUFACTURER'S RECOMMENDATIONS.
4. SUBMIT SHOP DRAWING FOR APPROVAL.

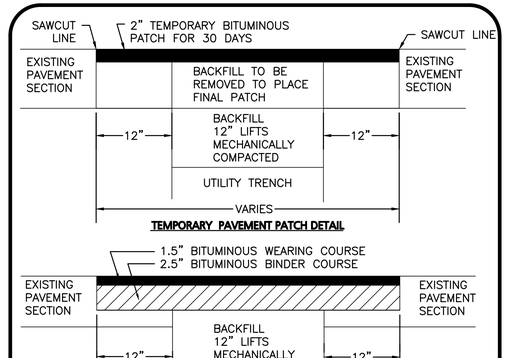
BIKE RACK DETAIL (7)
NOT TO SCALE



NOTES:

1. ELECTRIC HANDHOLES TO MEET NATIONAL GRID REQUIREMENTS.
2. CUSTOM DESIGN TO MATCH PROPOSED CONCRETE DUCT BANK REQUIRED.
3. ROOF OPENING 3'-2" SQUARE
4. TO BE DESIGNED FOR H-20 LOADING.
5. HANDHOLE FRAME, RING, AND COVER (NOT SHOWN) TYPICALLY PROVIDED BY UTILITY PROVIDER.

ELECTRIC HAND HOLE (8)
NOT TO SCALE



TEMPORARY PAVEMENT PATCH DETAIL

FINAL PAVEMENT PATCH DETAIL

PAVEMENT TRENCH PATCH DETAIL (9)
NOT TO SCALE

R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_DETAILS.DWG

BRIAN D. JONES No. 13809 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
10.20.21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
23 CATARACT AVE &
61 RUTLAND STREET
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	AS SHOWN	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: DETAILS

SHEET No. C-503

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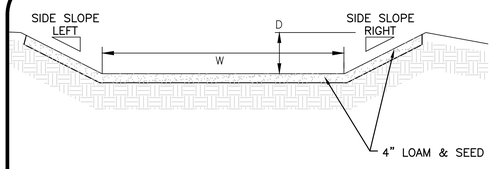
PLANNING BOARD FILE NUMBER: P21-45

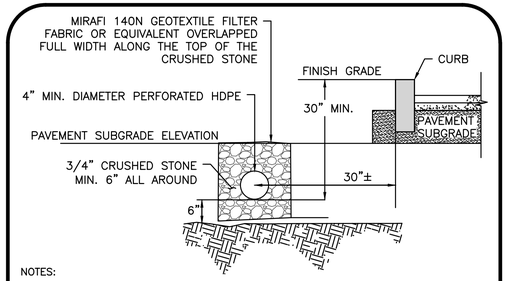


SWALE	W (FT)	D (FT)	SIDE SLOPE LEFT	SIDE SLOPE RIGHT	SLOPE	LENGTH (FT)
CONVEYANCE SWALE #1	4	2	3:1	3:1	4.39%	210

BASIN NOTES

1. MAINTENANCE REQUIRES PERIODIC MOWING OF SLOPES, REMOVAL OF WOODY VEGETATION FROM SLOPES, REMOVAL OF DEBRIS , REMOVAL OF ACCUMULATED SEDIMENT.
2. INSPECT AND REPAIR AS REQUIRED.
3. SWALES TO HAVE 4" TOPSOIL AND TYPICAL SEED MIX. SEE NOTES.

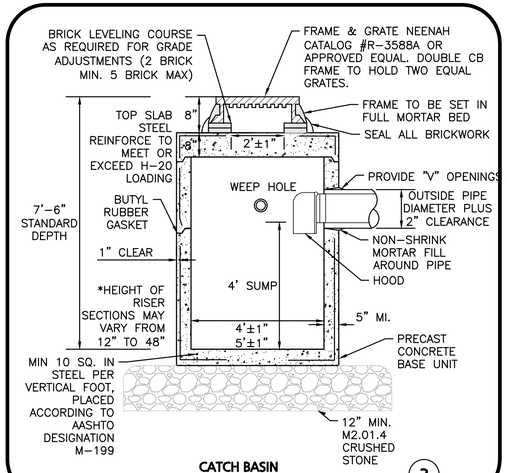
TYPICAL GRASS CONVEYANCE SWALE DETAIL 1
NOT TO SCALE



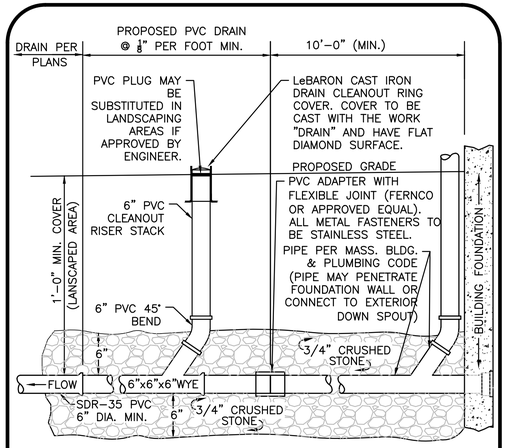
NOTES:

1. THE UNDERDRAIN SHALL CONSIST OF A 4 INCH DIAMETER PERFORATED HDPE PIPE SURROUNDED WITH AT LEAST 6 INCHES OF 3/4" STONE ALONG THE SIDES AND BOTTOM OF THE PIPE. CRUSHED STONE OVER THE TOP OF PIPE SHALL EXTEND UP TO THE PROPOSED PAVEMENT SUBGRADE ELEVATION.
2. THE CRUSHED STONE SHALL BE WRAPPED IN FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) AND OVERLAPPED FULL WIDTH ON THE TOP.
3. THE PIPE SHALL BE LAID FLAT AND SHALL CONNECT TO A SOLID PIPE BEFORE GOING UNDER ANY PAVEMENT AREAS.
4. THE BOTTOM OF THE PIPE SHALL BE AT LEAST 30 INCHES BELOW THE PROPOSED FINISH GRADE.

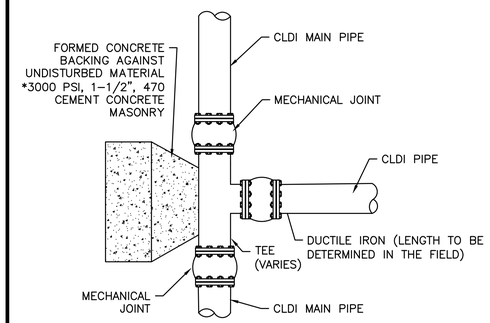
PAVEMENT PERIMETER UNDERDRAIN 2
NOT TO SCALE



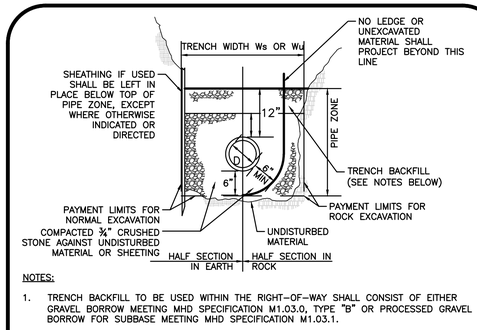
CATCH BASIN 3
NOT TO SCALE



ROOF DRAIN 4
NOT TO SCALE



ANCHOR TEE 5
NOT TO SCALE



NOTES:

1. TRENCH BACKFILL TO BE USED WITHIN THE RIGHT-OF-WAY SHALL CONSIST OF EITHER GRAVEL BORROW MEETING MHD SPECIFICATION M1.03.0, TYPE "B" OR PROCESSED GRAVEL BORROW FOR SUBBASE MEETING MHD SPECIFICATION M1.03.1.
2. WHERE THE REMOVAL OF 100 SQUARE FEET OR LESS OF ASPHALT IS REQUIRED WITHIN THE RIGHT OF WAY, THEN THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL MEETING MHD SPECIFICATION M4.08.0, TYPE "1E" OR "2E".
3. TRENCH BACKFILL MATERIAL TO BE USED OF THE RIGHT-OF-WAY MAY CONSIST OF MATERIAL GENERATED DURING EXCAVATIONS PROVIDED ALL STONES GREATER THAN 4" ARE REMOVED PRIOR TO PLACEMENT AND COMPACTION
4. GRANULAR TRENCH BACKFILL MATERIAL USED WITHIN THE RIGHT-OF-WAY SHALL BE PLACED IN MAXIMUM 6" LIFTS AND MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AND TO 90% ELSEWHERE AS DETERMINED BY ASTM D 1557.

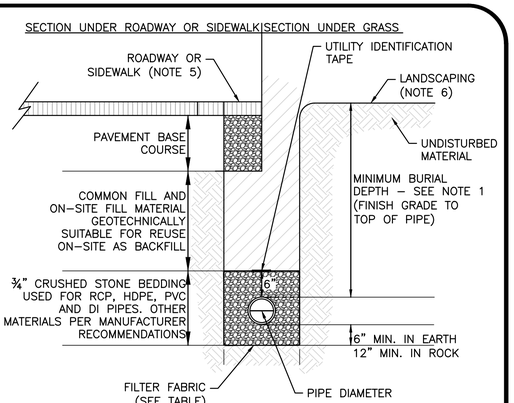
SEWER TRENCH 6
NOT TO SCALE

NOTES:

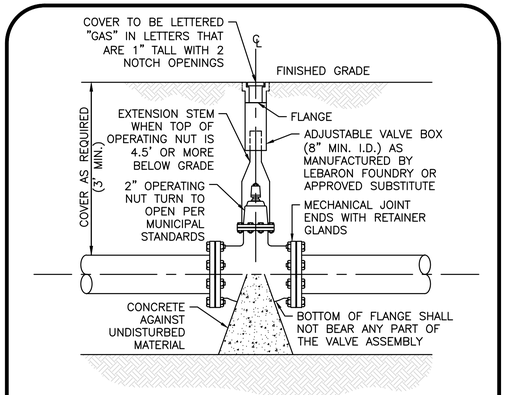
1. MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE)
   GRAVITY PIPE (SEWER & DRAIN) – SEE PLAN OR PROFILE
   PRESSURE PIPE UNDER PAVING – 4'
   PRESSURE PIPE BENEATH UNPAVED – 3'
   WATER PIPE – 5'
2. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
3. TRENCHES WITHIN PUBLIC RIGHT OF WAY MAY REQUIRE FLOWABLE FILL. VERIFY WITH MUNICIPAL ENGINEER.
4. WHERE WASTE FILLS ARE ENCOUNTERED AT SUBGRADE LEVEL FOR NEW UTILITIES, THE FILL SHOULD BE OVER-EXCAVATED, THE SUBGRADE SHOULD BE RE-COMPACTED, AND BACKFILL CONSISTING OF PIPE BEDDING MATERIAL, CRUSHED STONE OR OTHER SUITABLE GRANULAR FILL SHOULD BE PLACED TO A SUFFICIENT DEPTH TO CREATE A FIRM AND STABLE SUBGRADE (TYPICALLY 12 TO 18 INCHES OVER-EXCAVATION).
5. REFER TO PAVING, CURBS, WALKS AND DRIVEWAY DETAILS.
6. REFER TO LANDSCAPING DETAILS.

FILTER FABRIC USE

	SOIL TYPE	
	SILT OR CLAY	GRANULAR SOIL
ABOVE GROUND WATER	FILTER FABRIC NOT REQUIRED	FILTER FABRIC NOT REQUIRED
BELOW GROUND WATER	FILTER FABRIC REQUIRED	FILTER FABRIC NOT REQUIRED

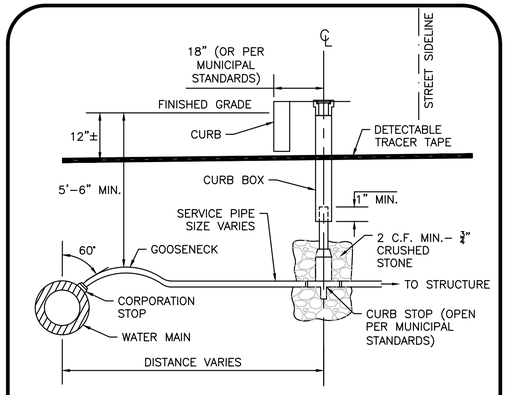


UTILITY TRENCH 7
NOT TO SCALE



NOTE:
1. CONTRACTOR MAY USE ANCHOR TEES AT HIS OPTION.
2. HYDRANTS AND VALVES TO OPERATE PER MUNICIPAL STANDARDS

GATE VALVE 8
NOT TO SCALE



NOTES:

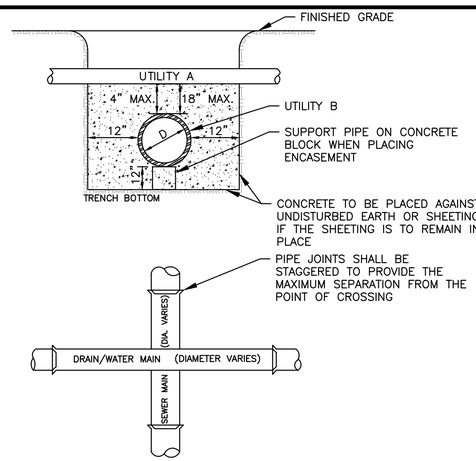
1. WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO WATER MAIN WITH APPROVED SADDLE.

TYPICAL WATER SERVICE CONNECTION 9
NOT TO SCALE

NOTES:

WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET BETWEEN A SEWER MAIN AND A WATER/DRAIN MAIN:

1. THE WATER/DRAIN MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER/DRAIN MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
2. THE PIPE CROSSING SHALL OCCUR AS CLOSE TO 90° AS PRACTICABLE.
3. THE PIPE JOINTS SHALL BE STAGGERED TO PROVIDE THE MAXIMUM SEPARATION FROM THE POINT OF CROSSING.
4. THE CROSSING SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 10 LINEAR FEET CENTERED ON THE CROSSING.
5. UTILITIES A AND B CAN BE EITHER NEW OR EXISTING.
6. WHEN ONE UTILITY IS A SANITARY SEWER. IT IS PREFERABLE TO BE POSITIONED AS SHOWN FOR UTILITY B.
7. ENCASEMENT EXTENDS 10'-0" ON EACH SIDE OF THE CENTERLINE OF UTILITY A.
8. PIPE MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONCRETE.



SEWER WATER/DRAIN CROSSING 10
NOT TO SCALE

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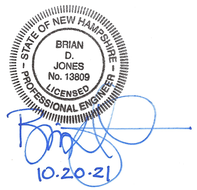

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
23 CATARACT AVE &
61 RUTLAND STREET
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	AS SHOWN	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:	SHEET No.
DETAILS	C-504

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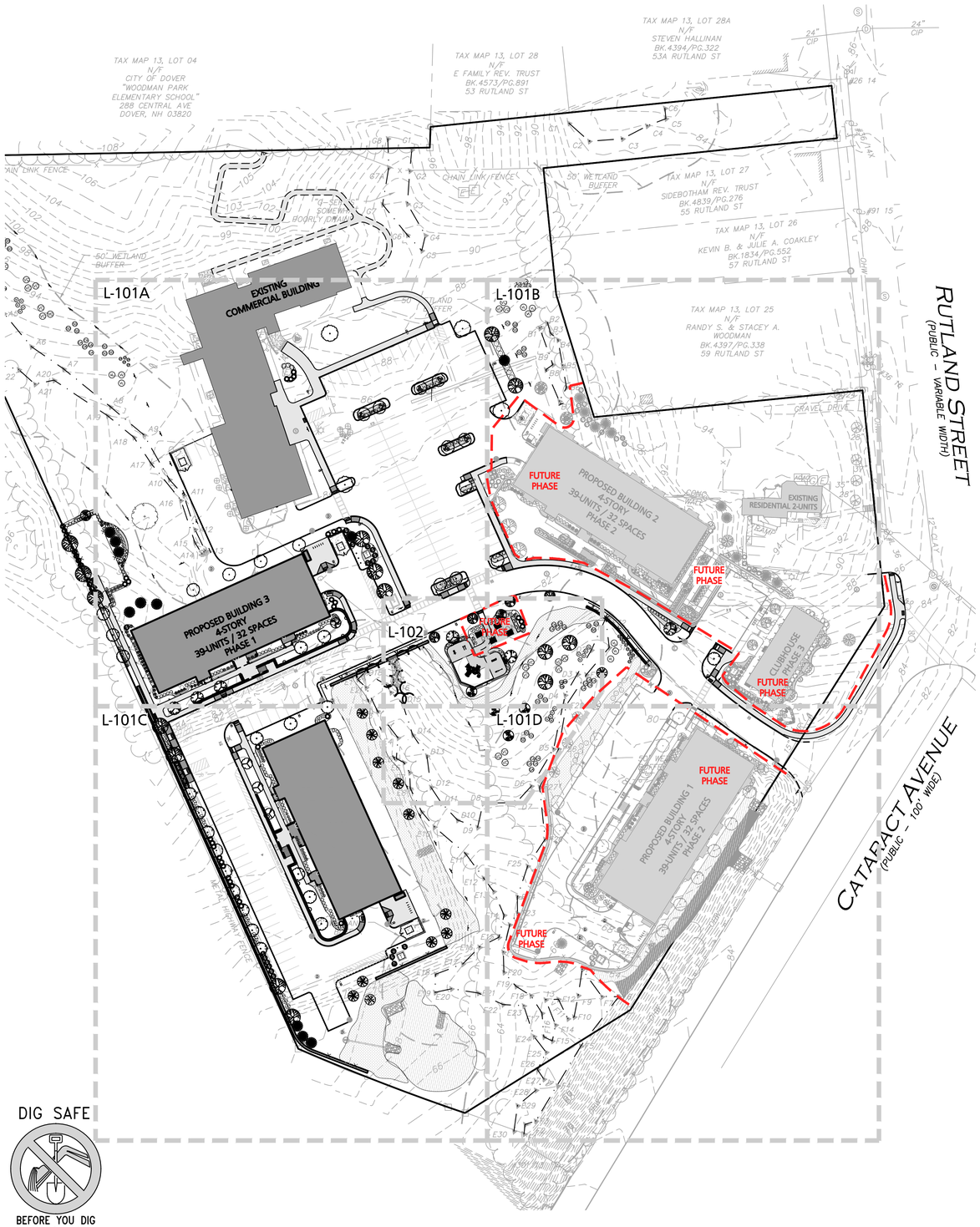
PLANNING BOARD FILE NUMBER: P21-45



DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

LANDSCAPE NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DOVER, NH.

1. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF NAY CONFLICTS IN WRITING.
3. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
4. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
6. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
9. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
10. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH
14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
15. ALL TREE STAKES SHALL BE STAINED DARK BROWN.
16. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
17. ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
18. SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
19. ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF BEDDING AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.

LEGEND

DECIDUOUS TREE	
EVERGREEN TREE	
FLOWERING TREE	
SHRUBS	
MULCH BED	
PERENNIALS/GROUNDCOVER	
WILDLIFE SEED MIX	
WETLAND SHRUBS	

NOTE:

GENERAL NOTES:

1. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH CITY OF DOVER AND NHDES GUIDELINES.
2. CONTRACTOR TO PROVIDE ALL-WEATHER ACCESS FOR CITY OF DOVER FIRST RESPONDERS DURING CONSTRUCTION.

PLAN NOTES:

1. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY OF DOVER AND OTHER SOURCES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LICENSED LANDSCAPE ARCHITECT
BETHANY C. DERMODY
006
STATE OF NEW HAMPSHIRE
3.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	04-06-23	REVISED BUILDING FOOTPRINT
2	10-20-21	REVISION 2 PER TRC/AOT COMMENTS
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = 60'	DWG. NAME: C-2464-03.dwg	
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
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MANCHESTER, NH 03103
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
OVERALL
LANDSCAPING PLAN

SHEET No.
L-101

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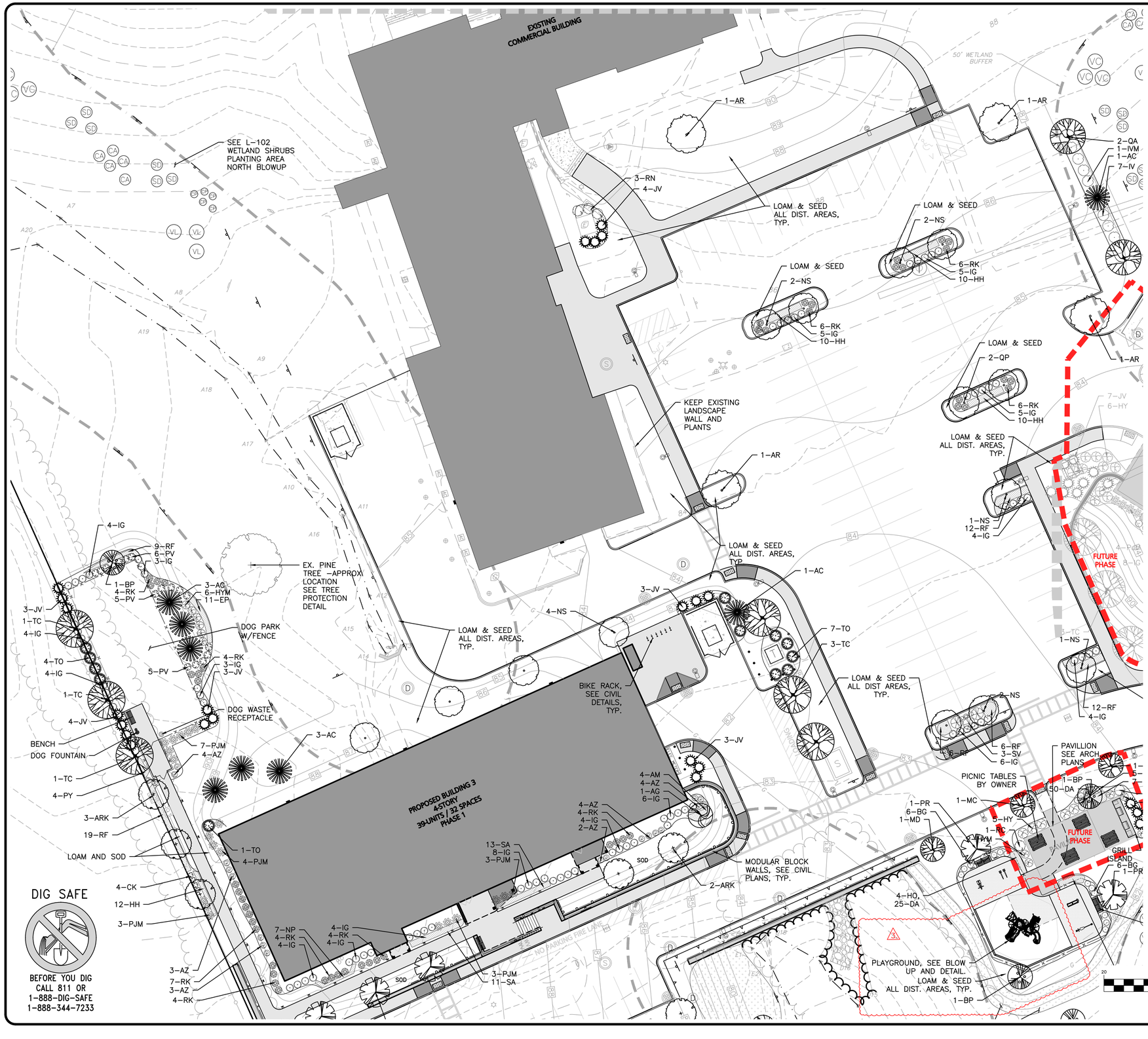
PLANNING BOARD FILE NUMBER: P21-45

R:\PROJECTS\2938-01\CIVIL\DRAWINGS\CURRENT\C-2938-01_PHASE 1_LANDSCAPING.DWG



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING TREE
- SHRUBS
- MULCH BED
- PERENNIALS/GROUNDCOVER
- WILDLIFE SEED MIX
- WETLAND SHRUBS

NOTE:
FUTURE PHASES ARE SHOWN AS GRAY SCALE.

NOTES:

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3. SEE SHEET L-501 FOR ADDITIONAL LANDSCAPE INFORMATION.

BETHANY C. DERMODY — LICENSED LANDSCAPE ARCHITECT — 006 — STATE OF NEW HAMPSHIRE
3.28.24
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	01-08-24	REVISED PER PLAYGROUND
2	04-06-23	REVISED BUILDING FOOTPRINT
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = ##'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
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civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
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DRAWING TITLE:
PHASE 1
LANDSCAPING PLAN

SHEET No.
L-101A

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PLANNING BOARD FILE NUMBER: P21-45

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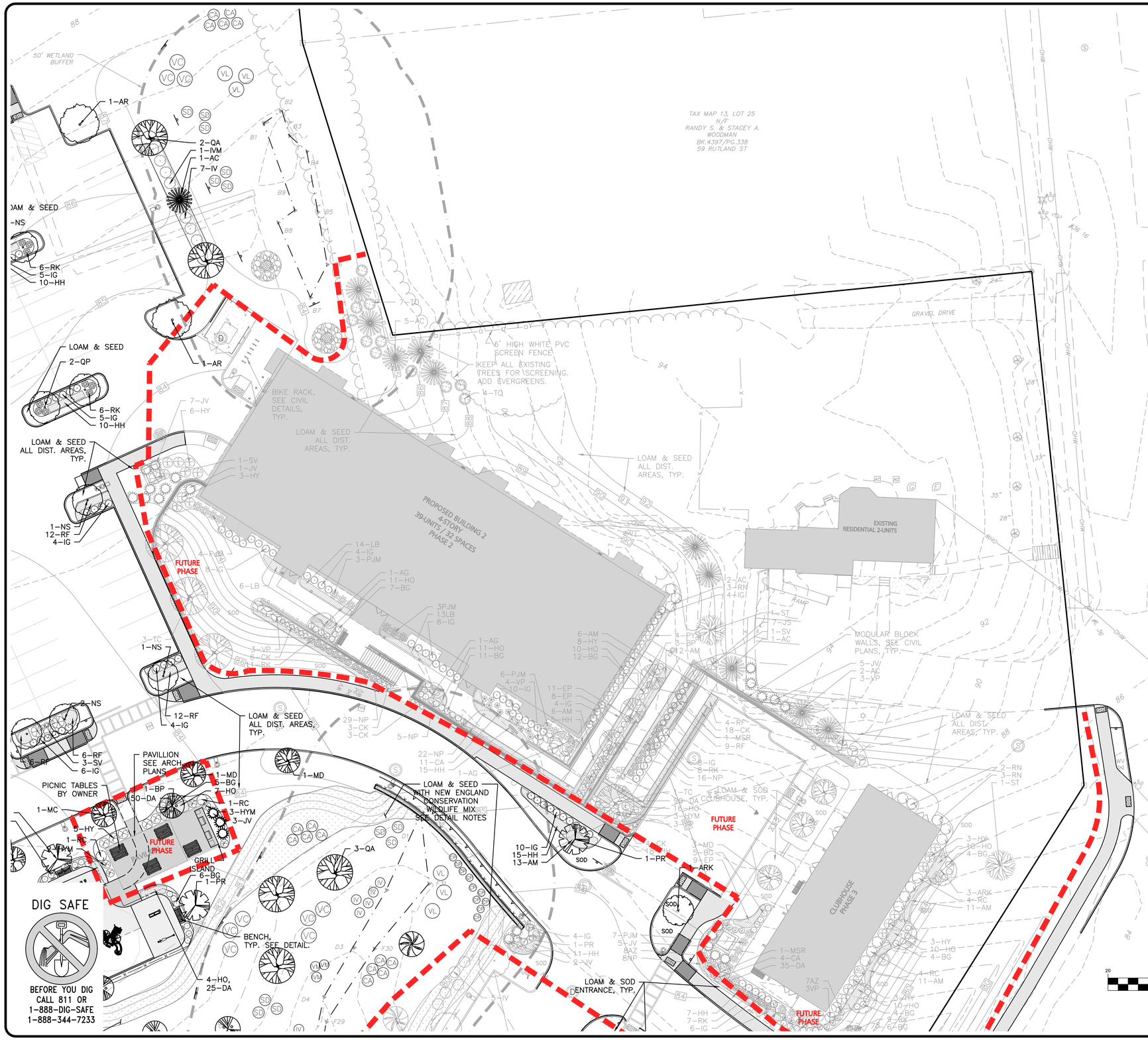
50' WETLAND BUFFER
TAX MAP 13, LOT 25
N/F
RANDY S. & STACEY A. WOODMAN
BK.4397/PG.338
59 RUTLAND ST
GRAVEL DRIVE
6' HIGH WHITE PVC SCREEN FENCE
KEEP ALL EXISTING TREES FOR SCREENING. ADD EVERGREENS.
BIKE RACK, SEE CIVIL DETAILS, TYP.
LOAM & SEED ALL DIST. AREAS, TYP.
PROPOSED BUILDING 2
4-STORY
39-UNITS / 32 SPACES
PHASE 2
EXISTING RESIDENTIAL 2-UNITS
MODULAR BLOCK WALLS, SEE CIVIL PLANS, TYP.
FUTURE PHASE
LOAM & SEED
LOAM & SEED ALL DIST. AREAS, TYP.
LOAM & SEED ALL DIST. AREAS, TYP.
LOAM & SEED ALL DIST. AREAS, TYP.
LOAM & SEED WITH NEW ENGLAND CONSERVATION WILDLIFE MIX SEE DETAIL NOTES
LOAM & SOD CLUBHOUSE, TYP.
LOAM & SOD ENTRANCE, TYP.
PAVILLION SEE ARCH PLANS
PICNIC TABLES BY OWNER
GRILL ISLAND
BENCH, TYP. SEE DETAIL.
CLUBHOUSE PHASE 3
1-AR
2-QA
1-IVM
1-AC
7-IV
6-RK
5-IG
10-HH
7-JV
6-HY
1-SV
1-JV
3-HY
1-NS
12-RF
4-IG
14-LB
4-IG
3-PJM
1-AG
11-HO
7-BG
6-LB
3PJM
13LB
8-IG
3-TC
1-NS
12-RF
4-IG
2-NS
6-RF
3-SV
6-IG
1-MD
5-BG
7-HO
1-RC
3-HYM
3-JV
1-MC
5-HY
1-RC
1-HYM
50-DA
1-BP
3-QA
4-HO,
25-DA
10-IG
15-HH
13-AM
1-PR
1-ARK
5-AC
14-TC
4-HY
2-AC
3-RN
4-IG
1-ST
7-JS
1-SV
1-AC
6-AM
8-HY
10-HO
12-BG
11-EP
8-EP
4-IG
6-AM
5-HH
6-PJM
4-VP
10-IG
3-VP
6-CK
4-RK
29-NP
3-CK
3-CK
5-NP
22-NP
11-CA
15-HH
1-AG
4-RF
18-CK
1-MSR
9-RF
8-IG
8-RK
16-NP
5-JV
2-AC
3-VP
2-RN
3-RN
1-ST
3-HY
10-HO
4-BG
3-ARK
4-RC
11-AM
1-MSR
4-CA
35-DA
7AZ
3VP
4-RC
11-AM
3-HY
10-HO
4-BG
8-RK
6-IG
7-HH
7-RK
6-IG
4-IG
1-PR
11-HH
2-JV
7-PJM
5-JV
8AZ
8NP
5-IV
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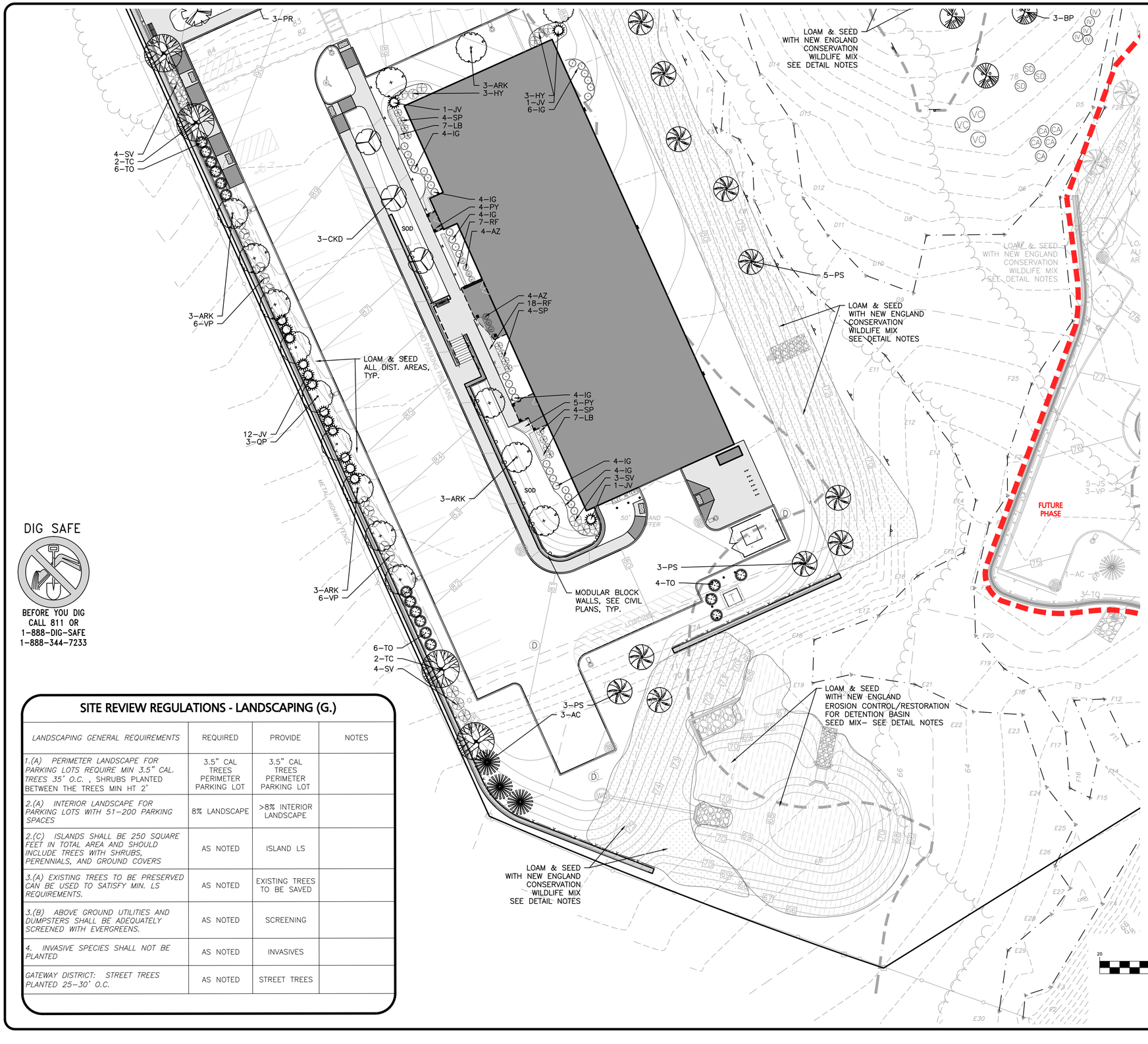

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1-888-344-7233

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING TREE
- SHRUBS
- MULCH BED
- PERENNIALS/GROUNDCOVER
- WILDLIFE SEED MIX
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3. SEE SHEET L–501 FOR ADDITIONAL LANDSCAPE INFORMATION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE REVIEW REGULATIONS - LANDSCAPING (G.)

LANDSCAPING GENERAL REQUIREMENTS	REQUIRED	PROVIDE	NOTES
1.(A) PERIMETER LANDSCAPE FOR PARKING LOTS REQUIRE MIN 3.5" CAL. TREES 35' O.C. , SHRUBS PLANTED BETWEEN THE TREES MIN HT 2'	3.5" CAL TREES PERIMETER PARKING LOT	3.5" CAL TREES PERIMETER PARKING LOT	
2.(A) INTERIOR LANDSCAPE FOR PARKING LOTS WITH 51–200 PARKING SPACES	8% LANDSCAPE	>8% INTERIOR LANDSCAPE	
2.(C) ISLANDS SHALL BE 250 SQUARE FEET IN TOTAL AREA AND SHOULD INCLUDE TREES WITH SHRUBS, PERENNIALS, AND GROUND COVERS	AS NOTED	ISLAND LS	
3.(A) EXISTING TREES TO BE PRESERVED CAN BE USED TO SATISFY MIN. LS REQUIREMENTS.	AS NOTED	EXISTING TREES TO BE SAVED	
3.(B) ABOVE GROUND UTILITIES AND DUMPSTERS SHALL BE ADEQUATELY SCREENED WITH EVERGREENS.	AS NOTED	SCREENING	
4. INVASIVE SPECIES SHALL NOT BE PLANTED	AS NOTED	INVASIVES	
GATEWAY DISTRICT: STREET TREES PLANTED 25–30' O.C.	AS NOTED	STREET TREES	

BETHANY C. DERMODY
LICENSED LANDSCAPE ARCHITECT
STATE OF NEW HAMPSHIRE
006
3.28.24
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	04-06-23	REVISED BUILDING FOOTPRINT
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
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C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = ##'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

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PHASE 1
LANDSCAPING PLAN

SHEET No.
L-101C

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PLANNING BOARD FILE NUMBER: P21-45

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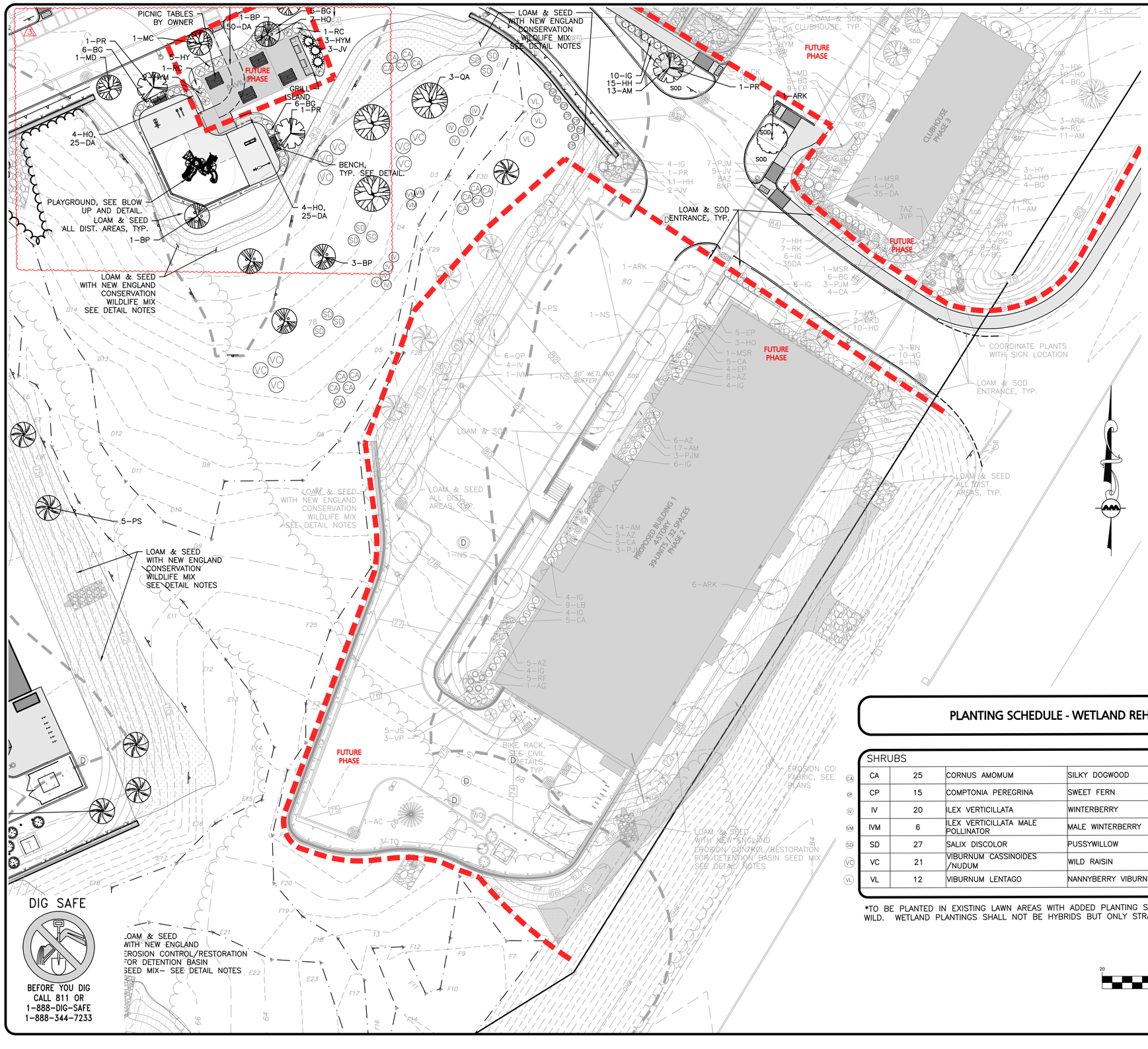

LEGEND

- DECIDUOUS TREE
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- SHRUBS
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PLANTING SCHEDULE - WETLAND REHABILITATION SHRUBS

SHRUBS						
CA	25	CORNUS AMOMUM	SILKY DOGWOOD	#3	AS SHOWN	POT
CP	15	COMPTONIA PEREGRINA	SWEET FERN	#1	AS SHOWN	POT
IV	20	ILEX VERTICILLATA	WINTERBERRY	#3	AS SHOWN	POT
IVM	6	ILEX VERTICILLATA MALE POLLINATOR	MALE WINTERBERRY	#3	AS SHOWN	B&B
SD	27	SALIX DISCOLOR	PUSSYWILLOW	#3	AS SHOWN	POT
VC	21	VIBURNUM CASSINOIDES /NUDUM	WILD RAISIN	#5	AS SHOWN	POT
VL	12	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	3–4' HT.	AS SHOWN	B&B

*TO BE PLANTED IN EXISTING LAWN AREAS WITH ADDED PLANTING SOIL IN THE WETLAND BUFFER AND LEFT TO GO WILD. WETLAND PLANTINGS SHALL NOT BE HYBRIDS BUT ONLY STRAIGHT SPECIES THAT CAN SPREAD IN THE WILD.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LICENSED LANDSCAPE ARCHITECT · BETHANY C. DERMODY · 006 · STATE OF NEW HAMPSHIRE
3.28.24
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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PHASE 1
LANDSCAPING PLAN

SHEET No.
L-101D

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PLANNING BOARD FILE NUMBER: P21-45

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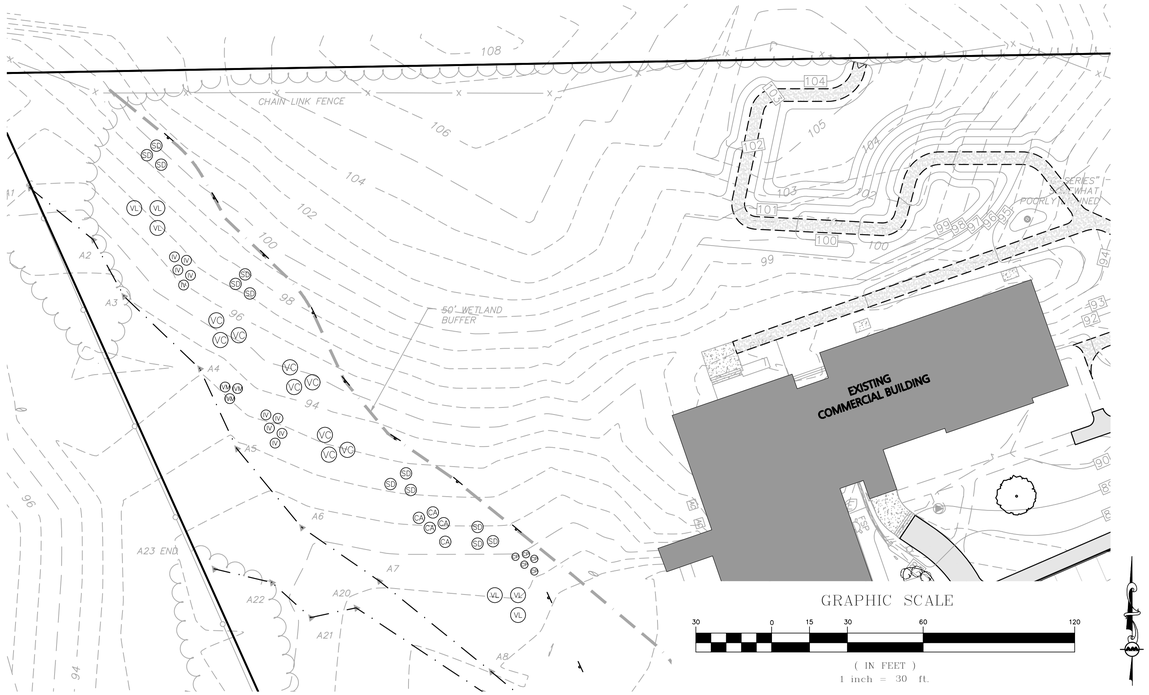
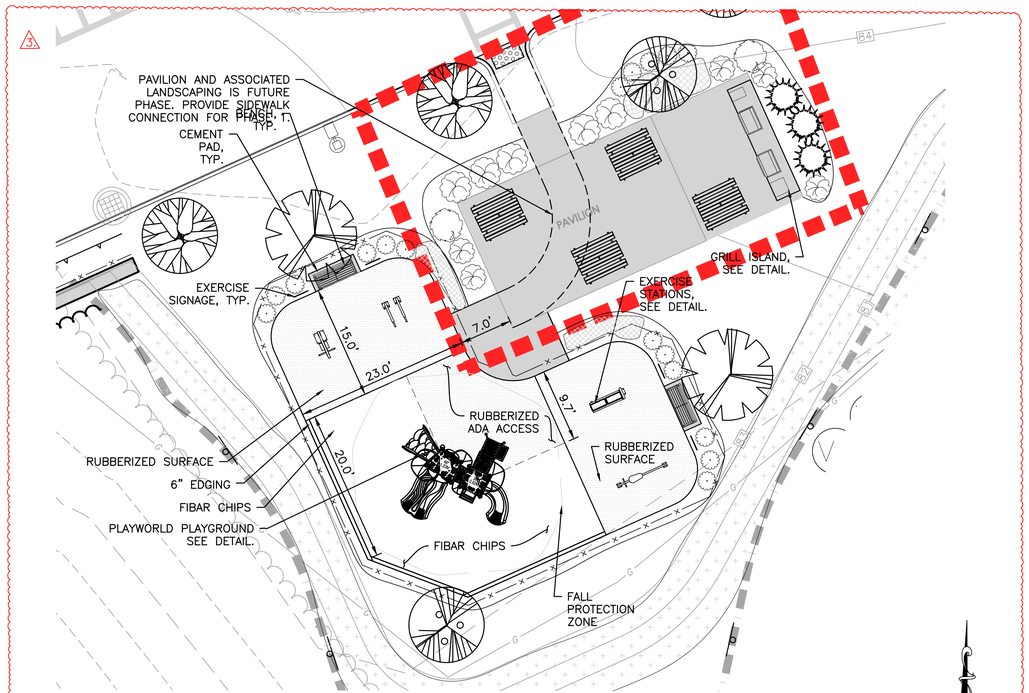


WETLAND SHRUBS PLANTING AREA NORTH (1)
1"=30'-0"



AMENITY DETAIL
PAVILLION - PLAYGROUND - FITNESS BLOW UP (2)
1"=10'-0"

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1-888-344-7233

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PLANTING SCHEDULE -TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS AND FLOWERING TREES						
AR	4	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE	3.5" CAL.	AS SHOWN	B&B
ARK	28	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	3.5" CAL.	AS SHOWN	B&B
AG	5	AMELANCHIER CANADENSIS	SERVICEBERRY	6-7' HT.	AS SHOWN	B&B, MULTISTEM
BP	9	BETULA PAPYRIFERA	PAPER BIRCH	12-14' HT.	AS SHOWN	B&B, MULTISTEM
CKD	5	CORNUS KOUSA	KOUSA DOGWOOD	3.5" CAL.	AS SHOWN	B&B
MC	1	MALUS 'MCINTOSH'	MCINTOSH APPLE	3.5" CAL.	AS SHOWN	B&B
MD	6	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	3.5" CAL.	AS SHOWN	B&B
MSR	1	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	5-6' HT.	AS SHOWN	B&B
PR	7	PRUNUS X YEDOENSIS	YOSHINO CHERRY	3.5" CAL.	AS SHOWN	B&B
QA	5	QUERCUS ALBA	WHITE OAK	3.5" CAL.	AS SHOWN	B&B
QP	11	QUERCUS PALUSTRIS	PIN OAK	3.5" CAL.	AS SHOWN	B&B
ST	2	SALIX ALBA 'TRISTIS'	TRISTIS WEEPING WILLOW	2.5-3" CAL.	AS SHOWN	B&B
TC	14	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3.5" CAL.	AS SHOWN	B&B
NS	15	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE TUPELO	3.5" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
AC	22	ABIES CONCOLOR	WHITE FIR	7-8' HT.	AS SHOWN	B&B
TO	42	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6-7' HT.	AS SHOWN	B&B
PS	16	PINUS STROBUS	WHITE PINE	7-8' HT.	AS SHOWN	B&B
SHRUBS						
AZ	65	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	#5	AS SHOWN	POT
BG	76	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	#5	AS SHOWN	POT
CA	35	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	#3	AS SHOWN	POT
HYM	14	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	#5	AS SHOWN	POT
HY	48	HYDRANGEA A.'INCREDIBALL'	INCREDIBALL HYDRANGEA	#5	AS SHOWN	POT
IG	211	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#5	AS SHOWN	POT
IV	16	ILEX VERTICILATA	WINTERBERRY	3-4' HT.	AS SHOWN	B&B
IVM	2	ILEX VERTICILATA 'SOUTHERN GENTLEMAN'	WINTERBERRY MALE POLLINATOR	#5	AS SHOWN	POT
JV	59	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL EASTERN RED CEDAR	4-5' HT.	AS SHOWN	B&B
JS	12	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#3	AS SHOWN	POT
RN	17	RHODODENDRON 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRON	2.5'-3' HT.	AS SHOWN	B&B
PJM	53	RHODODENDRON 'PJM COMP CLONE'	COMPACT PJM RHODODENDRON	2'-2.5' HT.	AS SHOWN	B&B
RK	84	ROSA PINK DOUBLE KNOCK OUT	PINK DOUBLE KNOCK OUT ROSE	#5	AS SHOWN	POT
RC	10	RHODODENDRON CAT. 'ALBUM'	RHODODENDRON WHITE CATAWBA	2.5-3' HT.	AS SHOWN	B&B
SP	18	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	2-2.5' HT.	AS SHOWN	B&B
SV	18	SYRINGA VULGARIS 'OLD GLORY'	OLD GLORY LILAC	5-6' HT.	AS SHOWN	B&B
VP	31	VIBURNUM CASSINOIDES	WITHEROD VIBURNMUM	#7	AS SHOWN	POT
PERENNIALS/GRASSES						
AM	100	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	24" O.C.	STAGGERED
CK	28	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#5	30" O.C	STAGGERED
DA	260	DAFFODIL KING ALFRED OR EQUAL	KING ALFRED DAFFODIL	BULBS	6" O.C	STAGGERED
PV	16	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#5	30" O.C.	STAGGERED
EP	48	ECHINACEA PURPUREA 'POW WOW WILDBERRY'	PURPLE CONEFLOWER	#1	24" O.C.	STAGGERED
HH	113	HEMEROCALLIS 'STEPHANIE RETURNS'	STEPHANIE RETURNS DAYLILIY	#1	24" O.C.	STAGGERED
HO	114	HOSTA 'GOLD STANDARD'	GOLD STANDARD HOSTA	#1	24" O.C.	STAGGERED
LB	56	LEUCANTHEMUM SUPERBUM 'BELGIAN LACE'	BELGIAN LACE SHASTA DAISY	#1	24" O.C.	STAGGERED
NP	87	NEPETA 'PURRSIAN BLUE'	PURRSIAN BLUE CATMINT	#1	24" O.C.	STAGGERED
PY	17	PEONY 'CORAL SUNSET'	CORAL SUNSET PEONY	#2	30" O.C.	STAGGERED
RF	107	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1	24" O.C.	STAGGERED
SA	24	SEDUM 'AUTUMN FIRE'	AUTUMN FIRE SEDUM	#1	24" O.C.	STAGGERED

LICENSED LANDSCAPE ARCHITECT
BETHANY C. DERMODY
006
STATE OF NEW HAMPSHIRE
3.28.24
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	01-15-24	REVISED PER PLAYGROUND
2	04-06-23	REVISED BUILDING FOOTPRINT
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = ##'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
PHASE 1
LANDSCAPING PLAN

SHEET No.
L-102

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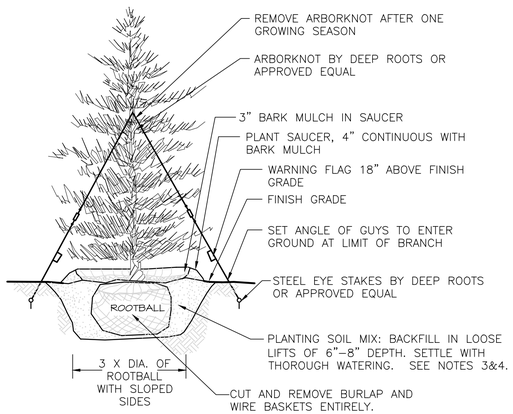
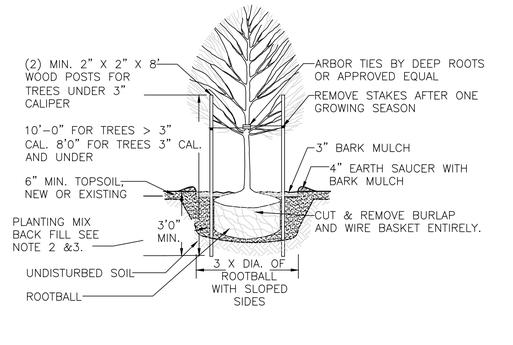
PLANNING BOARD FILE NUMBER: P21-45



NOTES

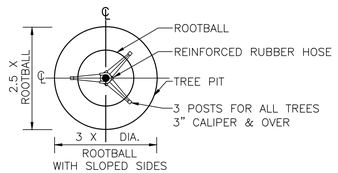
1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

EVERGREEN TREE DETAIL — 1
NOT TO SCALE



NOTES:

1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.



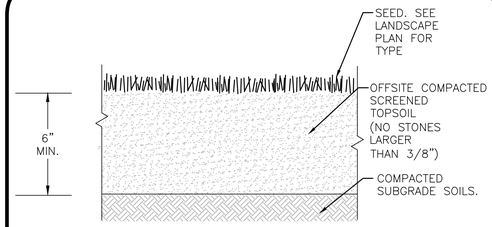
DECIDUOUS TREE PLANTING DETAIL — 2
NOT TO SCALE

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP–FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE–GRADING AND RE–SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
4. LAWN AREAS TO BE SEEDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.



TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% – 65%
SILT	15% – 35%
CLAY	5% – 20%

SIEVE	% PASSING
3/8"	100
NO. 4	85–100
NO. 40	60–85
NO. 100	38–60
NO. 200	10–35
20 um	LESS THAN 5%

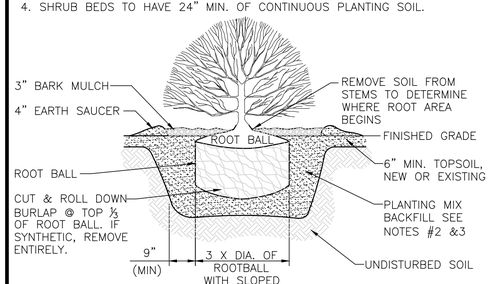
NOTES:

1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL–DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOPSOIL FOR LAWN, TREES, SHRUBS, & PERENNIALS — 3
NOT TO SCALE

NOTES:

1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUB 1"–2" ABOVE FINISH GRADE.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.



SHRUB PLANTING DETAIL — 4
NOT TO SCALE

SEED MIXES:

NEW ENGLAND WETLAND PLANTS
820 WEST STREET, AMHERST, MA 01002
PHONE: 413–548–8000 FAX 413–549–4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM
NEW ENGLAND CONSERVATION/WILDLIFE MIX

BOTANICAL NAME	COMMON NAME	WETLAND INDICATOR
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
FESTUCA RUBRA	RED FESCUE	FACU
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
PANICUM VIRGATUM	SWITCH GRASS	FAC
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
DESMODIUM PANICULATUM	PANICLEDLEAF TICK TREFOIL	
VERBENA HASTATA	BLUE VERVAIN	FACW
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	NI
RUDBECKIA HIRTA	BLACK EYED SUSAN	FACU
HELENIUM AUTUMNALE	COMMON SNEEZEWEED	FACW+
ASTER PILOSUS (SYMPHYOTRICHUM PILOSUM)	HEATH ASTER	UPL
SOLIDAGO JUNCEA	EARLY GOLDENROD	
AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU

THE NEW ENGLAND CONSERVATION/WILDLIFE MIX PROVIDES A PERMANENT COVER OF GRASSES, WILDFLOWERS, AND LEGUMES
FOR BOTH GOOD EROSION CONTROL AND WILDLIFE HABITAT VALUE. THE MIX IS DESIGNED TO BE A NO MAINTENANCE SEEDING, AND IS APPROPRIATE FOR CUT AND FILL SLOPES, DETENTION BASIN SIDE SLOPES, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROJECTS.

PRICE PER LB $36.50 MIN. QUANITY 2 LBS. TOTAL: $73.00
APPLY: 25 LBS/ACRE :1750 SQ FT/LB

SEED MIXES:

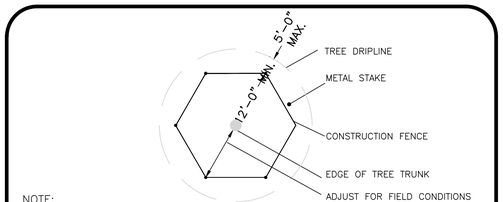
NEW ENGLAND WETLAND PLANTS
820 WEST STREET, AMHERST, MA 01002
PHONE: 413–548–8000 FAX 413–549–4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

BOTANICAL NAME	COMMON NAME	INDICATOR
ELYMUS RIPARIUS	RIVERBANK WILD RYE	FACW
FESTUCA RUBRA	RED FESCUE	FACU
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
PANICUM VIRGATUM	SWITCH GRASS	FAC
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
VERBENA HASTATA	BLUE VERVAIN	FACW
AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU
BIDENS CERNUA	NODDING BUR MARIGOLD	OBL
EUPATORIUM FISTULOSUM	HOLLOW–STEM JOE PYE WEED	FACW
EUPATORIUM PERFOLIATUM	BONESET	FACW
ASTER NOVAE–ANGLIAE	NEW ENGLAND ASTER	FACW
SCIRPUS CYPERINUS	WOOL GRASS	FACW
JUNCUS EFFUSUS	SOFT RUSH	FACW+

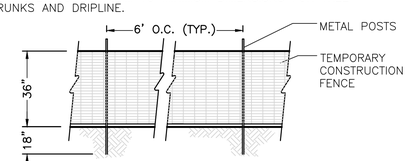
THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN APPROPRIATE SEED MIX FOR ECOLOGICALLY SENSITIVE RESTORATIONS THAT REQUIRE STABILIZATION AS WELL AS LONG–TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS THAT DO NOT HOLD STANDING WATER. MANY OF THE PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING. THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDROSEEDER.
AFTER SOWING, LIGHTLY RAKE, ROLL OR CULTIPACK TO INSURE GOOD SEED–TO–SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED–FREE STRAW IS RECOMMENDED
PRICE PER LB $34.00 MIN. QUANITY 3 LBS. TOTAL: $102.00 APPLY: 35 LBS/ACRE :1250 SQ FT/LB

EROSION CONTROL BLANKET FOR SLOPES SEE LANDSCAPE NOTES



NOTE:

1. CONSTRUCTION FENCE TO BE "VISUAL BARRIER FENCE" AS MANUFACTURED BY EXXON CHEMICAL COMPANY ATLANTA, GA; "KONTROL SAFETY FENCE" AS MANUFACTURED BY MIRAFI, CHARLOTTE, N.C. OR APPROVED EQUAL.
2. IF GROUPS OF TREES ARE TO BE PROTECTED, EXTEND FENCE AROUND PERIMETER TO CONFORM TO MINIMUM DIMENSIONS FOR TREE TRUNKS AND DRIPLINE.



TEMP. CONST. FENCE / TREE PROTECTION — 5
NOT TO SCALE

R: \PROJECTS\2938–01\CIVIL\DRAWINGS\CURRENT\C–2938–01_LANDSCAPING.DWG

LICENSED LANDSCAPE ARCHITECT — BETHANY C. DERMODY — 006 — STATE OF NEW HAMPSHIRE
10-20-21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
23 CATARACT AVE &
61 RUTLAND STREET
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	AS NOTED	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: LANDSCAPING DETAILS
SHEET No. L-501

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PLANNING BOARD FILE NUMBER: P21-45

INFO SHEET · OUTDOOR FITNESS STATIONS

NW504 Mini Sign

FITNESS

Norwell Mini Sign offers the opportunity to e.g. give detailed information about each training station.

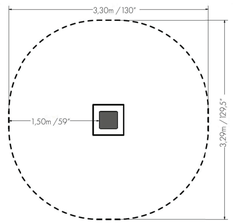
Mini Sign shares information about the training concept, the Norwel Smartphone App and the Norwell Outdoor Fitness park.

Norwell Mini Sign gives a progressive signage to your Norwell Outdoor Fitness park.

Customized graphic design is possible.

POSITION AND TRAINING ZONE:

Trainingzone = 8,9m² / 95,8 ft²



DESIGN FOR ALL
All Norwell fitness stations utilize the users own body weight as resistance, therefore the exercises can be performed without risk of injuries. As a result, Norwell fitness stations are challenging and effective regardless of fitness level.

SAFE DESIGN
The Norwell Outdoor Fitness stations are tested and approved by TÜV Product Service GMbH according to DIN79000, EN16630 and AIPS GS 2014/01 PA.

10 YEAR WARRANTY
10 years against failure due to material or manufacturing defects and corrosion breakthrough on pipes, foundations and welds. Please contact us for more information about warranty coverage, and for sites within 5 km of saltwater.

2 YEAR WARRANTY
2 years against failure due to material or manufacturing defects and corrosion breakthrough on all moving parts, plastic and rubber parts.

www.norwell.dk · info@norwell.dk

NORWELL OUTDOOR FITNESS

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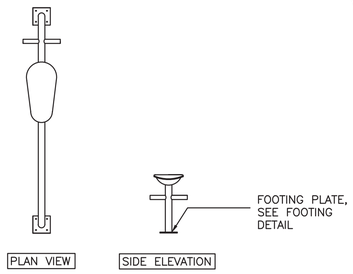
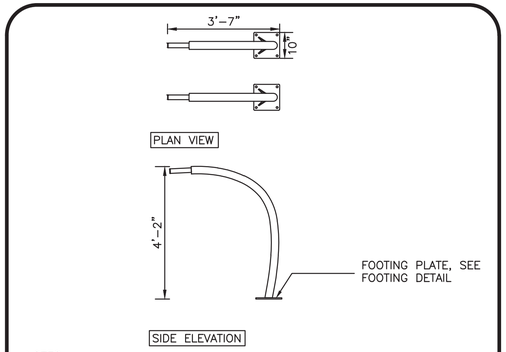
SIGNAGE FOR EACH STATION — 1
NOT TO SCALE

NOTES:
1. NORWELL FITNESS (WWW.NORWELLOUTDOORFITNESS.COM) OR EQUAL (EXOFIT STATIONS: FITNESS BIKE, PUSH UP/DIP, ROWING MACHINE, SIT UP BENCH: WWW.EXO.FIT)
2. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION. TO BE INSTALLED PER MANUFACTURER INSTALLATION INSTRUCTIONS..
3. ONE SIGN PER STATION, SEE PLANS FOR LOCATION.



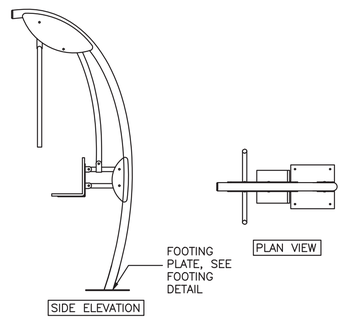
NOTES:
1. THIS DETAIL IS PROTOTYPICAL IN NATURE AND IS NOT TO BE CONSIDERED FOR CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL.
1. SEE MANUFACTURER INSTALLATION INSTRUCTIONS
2. PRODUCT: NW103 SIT UP BY NORWELL FITNESS

EXERCISE STATION - SIT UP — 2
NOT TO SCALE



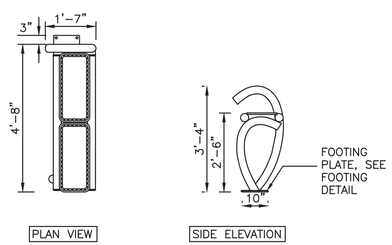
NOTES:
1. THIS DETAIL IS PROTOTYPICAL IN NATURE AND IS NOT TO BE CONSIDERED FOR CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL.
2. SEE MANUFACTURER INSTALLATION INSTRUCTIONS
3. PRODUCT: NW105 BAR BY NORWELL FITNESS

EXERCISE STATION - BAR — 3
NOT TO SCALE



NOTES:
1. THIS DETAIL IS PROTOTYPICAL IN NATURE AND IS NOT TO BE CONSIDERED FOR CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL.
1. SEE MANUFACTURER INSTALLATION INSTRUCTIONS
2. PRODUCT: NW101 CHEST BY NORWELL FITNESS

EXERCISE STATION - CHEST PRESS — 4
NOT TO SCALE



NOTES:
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1. SEE MANUFACTURER INSTALLATION INSTRUCTIONS
2. PRODUCT: NW501B BENCH BY NORWELL FITNESS

EXERCISE STATION - BENCH — 5
NOT TO SCALE

Site Preparation

There are many different applications in which EPDM can be poured. It can be applied over a subsurface of concrete, asphalt or crushed stone.

Concrete

Requires minimum thickness (which will typically be 4") for non-weight bearing loads per the standard. 2% slope is recommended as well as broom finish. New concrete must be fully cured up to 2 days.

Asphalt

Requires minimum thickness (which will typically be 2") for non-weight bearing loads per the standard. A 2% slope is recommended. New asphalt must be cured up to 30 days.

Crushed Stone

Stone for the base must be a homogeneous mix of ¾" stone down to fines and you need to achieve a 95% compaction.

The minimum depth of the crushed stone base is 4". Typical thickness ranges from 4"-6". Crushed stone base layers thicker than 6" are more challenging to achieve the necessary 95% compaction rate throughout the base. The thickness must never exceed 10".

Crushed stone base must be fully contained.

A 2% slope is recommended.

Crushed stone is not an acceptable sub-base for any mounded area. In these areas, in order to make it more stable, the stone would need to be skim-coated with concrete or asphalt.

Note: Regardless of the base option you select for safety surfacing, proper drainage will be critical in order for the surfacing system to last for a long time. Drainage that is not adequate will cause premature breakdown of the poured or tile material in affected areas and will cause the warranty to be voided.

flexGROUNDEAST
INNOVATION • QUALITY • SURFACING

STANDARD EPDM
FOR POURED RUBBER SURFACES

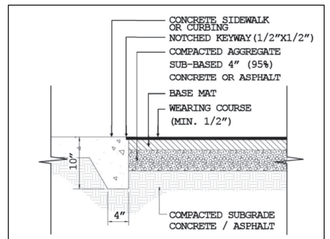
Colors shown are a representative of our product.
Please be advised that actual colors may vary depending on region.

FlexGround Surfacing East Coast Division
716-652-2025 | deanna.raichel@flexground.com | www.flexground.com

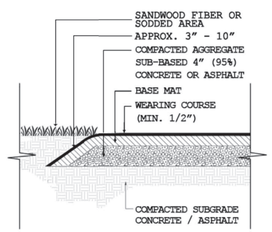
NOTES:

1. SAFETY PLAYGROUND SURFACE TO BE EPDM BY UltiPlay Parks & Playgrounds (WWW.ULTIPLAYUS.COM) OR EQUAL.
2. SHOP DRAWINGS TO BE PREPARED FOR APPROVAL BEFORE CONSTRUCTION.
3. COLOR TO BE GREEN AT PLAYGROUND AND RED AT EXERCISE EQUIP. TO BE APPROVED BY OWNER/ARCHITECT.
4. SEE CIVIL DETAILS FOR AREAS THAT ABUT RUBBERIZED SURFACE.

RUBBERIZED SURFACE AT PLAYGROUND/EXERCISE AREA — 6
NOT TO SCALE



EDGE DETAIL AT CURBS



EDGE DETAIL FOR FLUSH ROLLED EDGE ON STONE BASE

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BETHANY C. DERMODY
LICENSED LANDSCAPE ARCHITECT
006
STATE OF NEW HAMPSHIRE
3.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	01-15-24	REVISED PER PLAYGROUND
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = ##'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
LANDSCAPING DETAILS

SHEET No.
L-502

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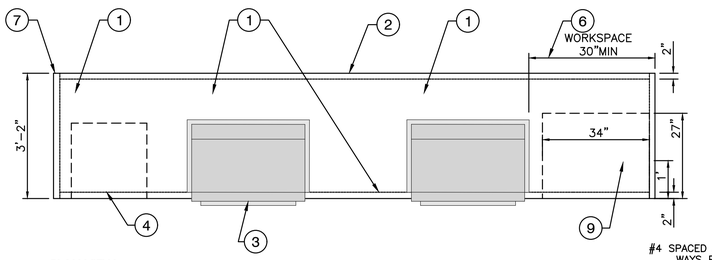
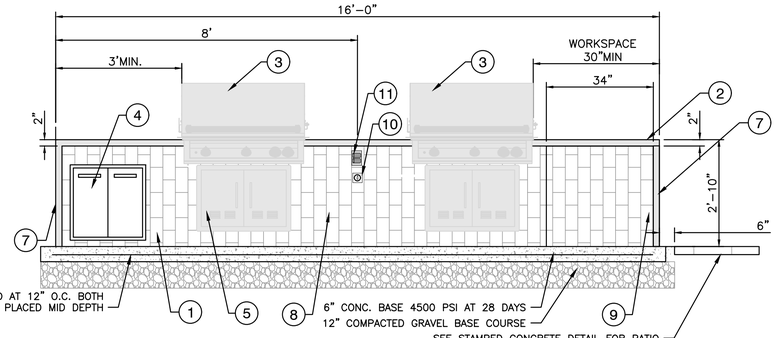
PLANNING BOARD FILE NUMBER: P21-45

1. REINFORCED CMU BLOCK STRUCTURE BENEATH
2. GRANITE COUNTER TOP
3. GRILL (LYNX 36") OR EQUAL
4. ROLL OUT TRASHCAN
5. GRILL ACCESS DOORS
6. ADA ACCESSIBLE CLEARANCE FOR COUNTER WORK SURFACE (MUST BE 30" MIN ON COUNTER W/30" X 48" GROUND SPACE)
7. WATERFALL EDGE
8. LINEAR GRAY PORCELIN TILE SIDING, SEE NOTE
9. ADA KNEE AND TOE CLEARANCE FOR WORK AREA 27" DEPTH RECESSED UNDER COUNTER
10. RED MUSHROOM EMERGENCY SHUTOFF SWITCH FOR GAS GRILL
11. GFCI EXTERIOR DUPLEX OUTLET WITH COVER, REFER TO MEP PLANS FOR DETAILED SPECIFICATIONS

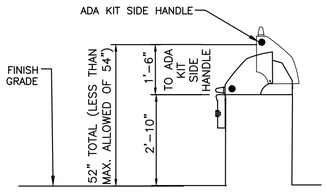


PLAN VIEW



ELEVATION A

NOTES:
1. 34" MAX TO TOP OF GRILL SURFACE, CONTROLS, COUNTER TOP, AND ANY AND ALL WORK SURFACES. KITCHEN AREA TO COMPLY WITH BOTH MA AAB & FEDERAL FHA CODES FOR ACCESSIBILITY AND ACCESSIBLE WORK SURFACE. ACCESSIBLE WORK SURFACE WITH KNEE AND TOE CLEARANCE WILL BE AT BOTH GRILLS.
2. PRIOR TO FABRICATION OF COUNTER & INSERT FOR GRILL, CONTRACTOR TO VERIFY INSTALLATION SPECIFICATIONS WITH GRILL, LIGHT & DOOR MANUFACTURERS.
3. APPROVED GAS LINE SERVICE, GAS TIMER, GAS SHUT OFF VALVE FOR GRILL PER PLUMBER PLANS. VERIFY WITH GRILL REQUIREMENTS PRIOR TO CONSTRUCTION.
4. GRILL FACE TILE TO BE FROST RESISTANT & RATED FOR EXTERIOR USE SUCH AS PORCELIN TILE: DAL TILE OR EQUAL. COLOR TO BE DALTILE COLOR WHEEL CLASSIC – 3" X 6" RECTANGLE WALL TILE OR SADDLE BROOK XT
GLAZED PORCELAIN : TO BE APPROVEDD BY OWNER.
5. GRILL COUNTER TO BE GRANITE. COLOR TO BE GRAY/BROWN SWIRL ON WHITE/LIGHT GRAY OR EQUAL. SEAL WITH "MIRACLE SEALANTS 511 IMPREGNATOR 16–FL OZ CLEAR NATURAL STONE SEALER" OR EQUAL. ALL SPECIFICATIONS TO BE APPROVED BY OWNER BEFORE CONSTRUCTION. GRILL COUNTER SHOP DRAWING AND MOCK UP FOR APPROVAL PRIOR TO CONSTRUCTION.
5. COORDINATE ALL UTILITIES WITH RESPECTIVE TRADES. (ELECTRICAL OUTLET TO FRONT FACE OF THE COUNTERTOP, ICE MAKER & LIGHTING, PLUMBING FOR GAS, SEWER & WATER SERVICE.)
6. GRILL AREA FLOOR SURFACE SHALL BE SEALED WITH RAIN GUARD–CR–0356 MICRO–SEAL 1 GAL CLEAR PENETRATING SEALER OR EQUAL. THIS WILL PROTECT THE CONCRETE FROM GREASE STAINS. BLACK RUBBER MATS ARE ALSO TO BE USED.



SIDE VIEW OF GRILL - ADA HANDLE KIT ACCESSIBLE HANDLE HT. WITH HOOD OPEN

SIDE VIEW OF ADA KIT SIDE HANDLE.

TILE NOTES:
DO NOT USE ORDINARY MASONARY MORTAR BEHIND TILE VENEER. AFTER CONCRETE WALL HAS FULLY CURED UTILIZE 2 LATICRETE PRODUCTS BETWEEN TILE VENEER AND CONCRETE WALL. FIRST CLEAN CONCRETE WALL AND MAKE SURE NO LOOSE CONCRETE OR DIRT. UNEVEN SURFACES TO BE LEVELED WITH LATICRETE LATEX FORTIFIED UNDERLAYMENT OR LEVELING MORTAR TO PROVIDE A PROPER FINISH. THEN APPLY 2 COATS (15–22 MILS) OF LATICRETE AIR AND WATER BARRIER CONTINUOUS ACROSS ENTIRE WALL SIDES, TOP AND SHELF TO RECEIVE STONES. ALLOW TO CURE. THEN APPLY LATICRETE MULTIMAX LITE (PRODUCT IS A POLYMER FORTIFIED TILE MORTAR) CONTINUOUS ACROSS ENTIRE WALL AND SHELF TO RECEIVE STONES. PRESS TILES INTO LATICRETE MULTIMAX LITE. AFTER TILES SET USE LATICRETE PREMIUM GROUT. PROVIDE SHOP DRAWINGS OF ALL LATICRETE PRODUCTS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO PURCHASING. INSTALL LATICRETE PRODUCTS AND TILE PER MANUFACTURERS INSTRUCTIONS.

MIXING: FOR WALLS AND LARGE HEAVY TILE APPLICATIONS: PLACE CLEAN, POTABLE WATER INTO A CLEAN PAIL. USE APPROXIMATELY 4.8–5.0 QTS (4.5–4.7 L) OF WATER FOR 25 LBS (11.3 KG) OF POWDER. FOR THIN BED APPLICATIONS: USE APPROXIMATELY 5.2–5.4 QTS (4.9–5.1 L) OF WATER FOR 25 LBS (11.3KG) OF POWDER. SLOWLY ADD MULTIMAX LITE. MIX WITH A MIXER TO A SMOOTH, TROWELABLE CONSISTENCY. ALLOW MORTAR TO SLAKE FOR 5 MINUTES. REMIX WITHOUT ADDING ANY MORE WATER OR POWDER. DURING USE, STIR OCCASIONALLY TO KEEP MIX FLUFFY. DO NOT TEMPER WITH WATER. APPLICATION: WALLS: KEY MATERIALS INTO SUBSTRATE THOROUGHLY. COMB ON ADDITIONAL MORTAR WITH THE NOTCHED SIDE, USE1/4" X 3/8" (6 MM X 9 mm) NOTCHED TROWEL. BACK BUTTER ALL TILE AND STONE 8" X 8" (200 MM X 200 MM) OR LARGER TO PROVIDE FULL BEDDING OF THE VENEER. LARGE HEAVY TILE. KEY THE MORTAR TO THE SUBSTRATE WITH THE FLAT SIDE OF THE TROWEL. PRESS FIRMLY TO WORK INTO THE SURFACE. COMB ON ADDITIONAL MORTAR WITH THE NOTCHED SIDE. USE 1/2" X 1/2" (12 MM X 12 MM) OR 3/4" (18 MM) HALF LOOP TROWEL. GROUTING: GROUT INSTALLATION AFTER A MINIMUM OF 24 HOURS CURING TIME AT 70°F (21°C). GROUT WITH PERMACOLOR® SELECT, PERMACOLOR®∆ GROUT, SPECTRALOCK® PRO PREMIUM GROUT, SPECTRALOCK PRO GROUT†, 1500 SANDED GROUT OR 1600 UNSANDED GROUT GAUGED WITH 1776 GROUT ENHANCER OR WITH WATER. JOINTS TO HAVE SMOOTH FINISH AND BE CLEAN IN APPEARANCE.

OUTDOOR KITCHEN
(WITH 2 GRILLS, & TRASH)
NOT TO SCALE

I

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LICENSED LANDSCAPE ARCHITECT
BETHANY C. DERMODY
006
STATE OF NEW HAMPSHIRE
10-20-21

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOTS 23 & 24
23 CATARACT AVE &
61 RUTLAND STREET
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = ##'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
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civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
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DRAWING TITLE:
LANDSCAPING DETAILS

SHEET No.
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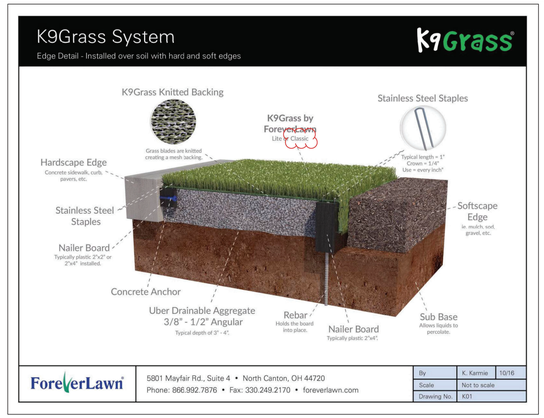

NOTES:
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DOG PARK ARTIFICIAL TURF (1)
NOT TO SCALE

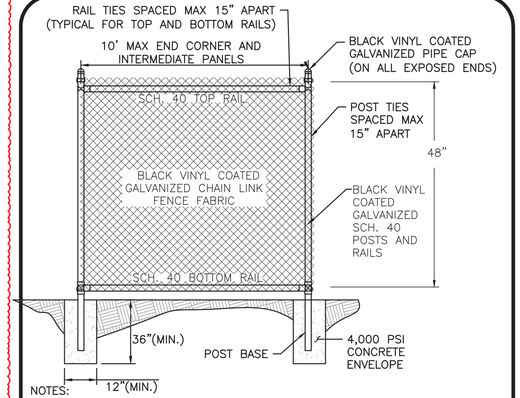
sitescapes | P.O. Box 22326 Lincoln, NE 68542 | PF: 402/421-9464 FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com

TITLE	PRODUCT NO.	INCH TOLERANCES U.O.S.	
WESTPORT BACKED BENCH	WPI-1000	FRACTION=±1/16" ANG=±1°	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION, IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

*Available in powder coat and DuraCoat finishes

NOTES:
1. THIS DETAIL IS PROTOTYPICAL IN NATURE AND IS NOT TO BE CONSIDERED FOR CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL.
2. BENCH TO BE SITESCAPES WESTPORT 6' BENCH OR EQUAL.
3. COLOR TO BE DURACOAT BLACK TO BE APPROVED BY OWNER.
4. SURFACE MOUNT HARDWARE TO BE INCLUDED.

BENCH (2)
NOT TO SCALE



NOTES:
1. TENSION BARS AND TENSION BRACES INSTALLED AT CORNERS AND ENDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO PURCHASE OF MATERIALS.

48" HIGH BLACK VINYL COATED CHAIN LINK FENCE AT DOG PARK (3)
NOT TO SCALE

DOG ON IT PARKS
www.dog-on-it-parks.com

The Deluxe Dog Watering Station features all 14 gauge, 304 stainless steel construction and easy push button operation requiring less than 5 pounds of force to operate. The 18 gauge pet bowl has a slow drain, allowing the dog to quench its thirst while helping to prevent unsafe standing water. The fountain includes a leash hook and hose bibb with vacuum breaker for both pet washing and park maintenance.

7214 DELUXE DOG WATERING STATION

Heavy 14 gauge, 304 stainless steel pedestal with welded 18 gauge dog bowl

15 different powder coat color options available

ADA Accessible button height

DOG-ON-IT-PARKS
4818 Evergreen Way Ste 200
Everett, WA 98203
P: 877-348-3647
www.dog-on-it-parks.com
Refer to installation manual for more detailed specifications
Copyright 2016

Views:

NOTES:
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DELUXE DOG WATERING STATION or EQUAL (4)
NOT TO SCALE

NOTES:
1. IMPERIAL PET WASTE STATION DOG WASTE RECEPTACLES OR APPROVED EQUAL.
2. AVAILABLE FROM HTTPS://CROWNPRODUCTSONLINE.COM/PRODUCT/THE-IMPERIAL-PET-WASTE-STATION/

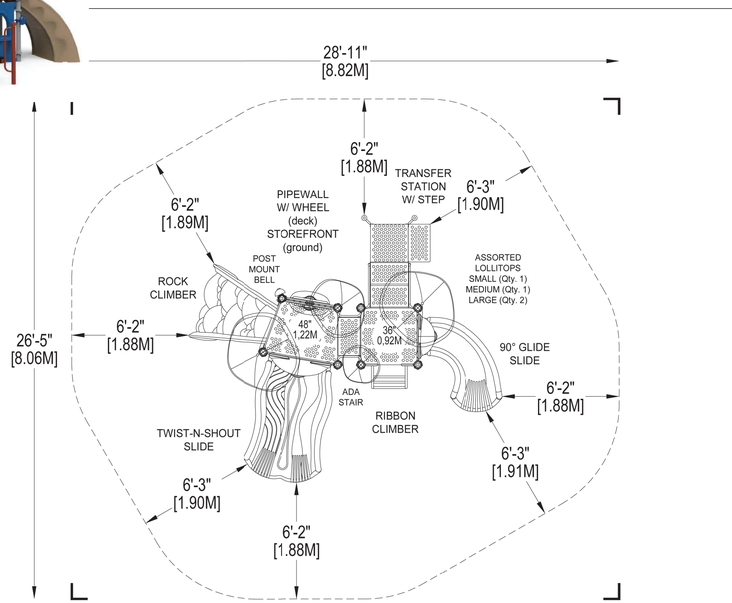
   SKU: PP-SD-01-2R400
   MOUNTING HARDWARE AND INSTRCUTIONS INCLUDED. USE WITH REPLACEMENT BAGS PART # SD-6-400.

NOTES:
THIS DETAIL IS PROTOTYPICAL IN NATURE AND IS NOT TO BE CONSIDERED FOR CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL.
1. DOG WASTE RECEPTACLES ARE TO BE LOCATED ADJACENT TO AN ACCESSIBLE ROUTE AND OPERABLE PARTS ARE LOCATED AT 48 INCHES AFF MAXIMUM.
2. DOG WASTE STATIONS ARE LOCATED AT DOG PARK.

DOG WASTE RECEPTACLE & BAG DISPENSER STAND (5)
NOT TO SCALE

350-1736 | Equipment Manufacturer: PLAYWORLD

NOTES:
1. PLAYGROUND TO BE PLAYWORLD CHALLENGER 350-1736 INSTALLED BY ULTIPLAY: Joe McMahon, CPSI
   Eastern Massachusetts Sales Representative
   UltiPlay Parks & Playgrounds
   T: 866.575.PLAY
   M: 508.294.6518
   W: ultiplayus.com
2. THIS DETAIL IS PROTOTYPICAL IN NATURE AND IS NOT TO BE CONSIDERED FOR CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL. PLAYGROUND TO BE GREEN/NATURAL TONES TO BE APPROVED BY OWNER.
3. ADA RUBBERIZED PATH FROM ENTRY GATE TO STAIRWAY IS TO BE INSTALLED. SEE PLAN FOR LOCATION. SUBMIT SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT/OWNER.



*PLAYGROUND SUPERVISION REQUIRED

PLAYGROUND (6)
NOT TO SCALE

PLAYWORLD

PLAYWORLD SYSTEMS, INC.
1000 Buffalo Road
Lewisburg, PA
17837-9795 USA

EQUIPMENT SIZE:
16'7" x 14'1" x 12'6"
5,05M x 4,29M x 3,81M

USE ZONE:
28'11" x 26'5"
8,82M X 8,06M

AREA:	PERIMETER:
614 SqFt.	**90 Ft.**
57,04 SqM.	27,43M

FALL HEIGHT:
4 Ft.
1,22M

USER CAPACITY:	AGE GROUP:
26	**2-12**

ADA SCHEDULE

	Total Elevated Play Activities: 5		
	Total Ground-Level Play Activities: 2		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	3	2	2
Provided	5	2	2

✓ ASTM F1487-17
✓ CPSC #325

PROJECT NO:	SCALE:
350-1736A	1/4"=1'-0"
DRAWN BY: M. MERTZ	Paper Size B
DATE: 20-DEC-17	

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BETHANY C. DERMODY
LICENSED LANDSCAPE ARCHITECT
006
STATE OF NEW HAMPSHIRE
3.28.24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	01-15-24	REVISED PER PLAYGROUND
1	09-09-21	REVISION 1 PER TRC COMMENTS

APPLICANT:
MCINTOSH DOVER, LLC
C/O BAKER PROPERTIES
953 ISLINGTON STREET #23D
PORTSMOUTH, NH 03801

PROJECT:
MCINTOSH COMMONS
TAX MAP 13, LOT 23
23 CATARACT AVE
DOVER, NH 03820

PROJECT NO.	2938-01	DATE:	07-16-21
SCALE:	1" = ##'	DWG. NAME:	C-2464-03.dwg
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
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civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
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DRAWING TITLE:
LANDSCAPING DETAILS

SHEET No.
L-504

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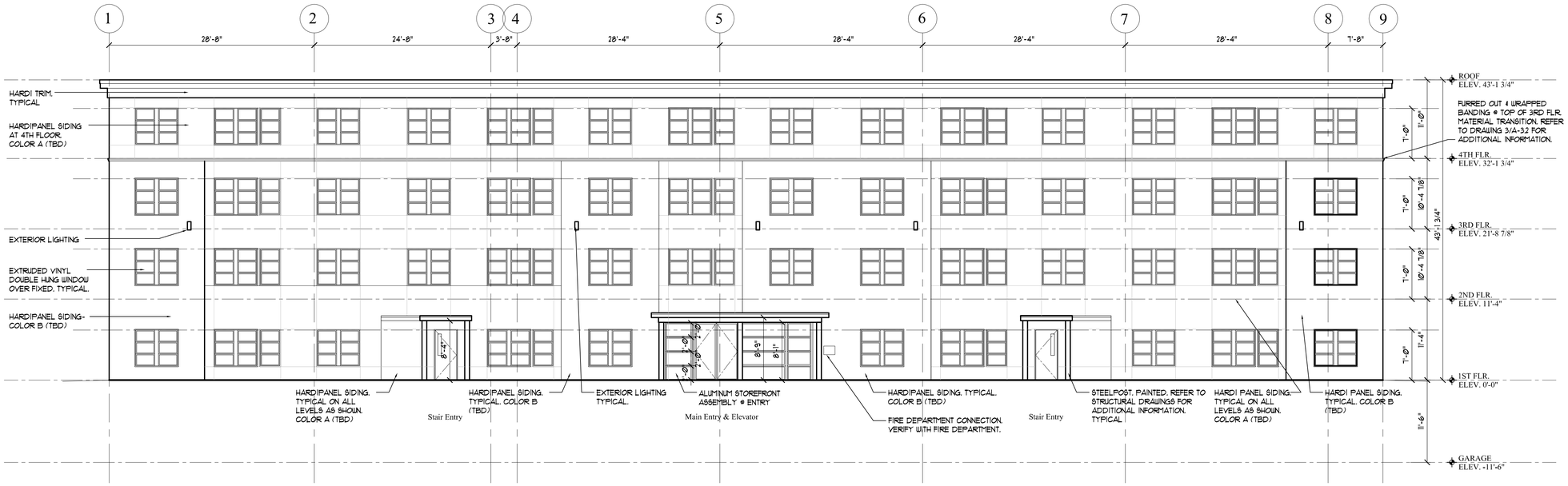
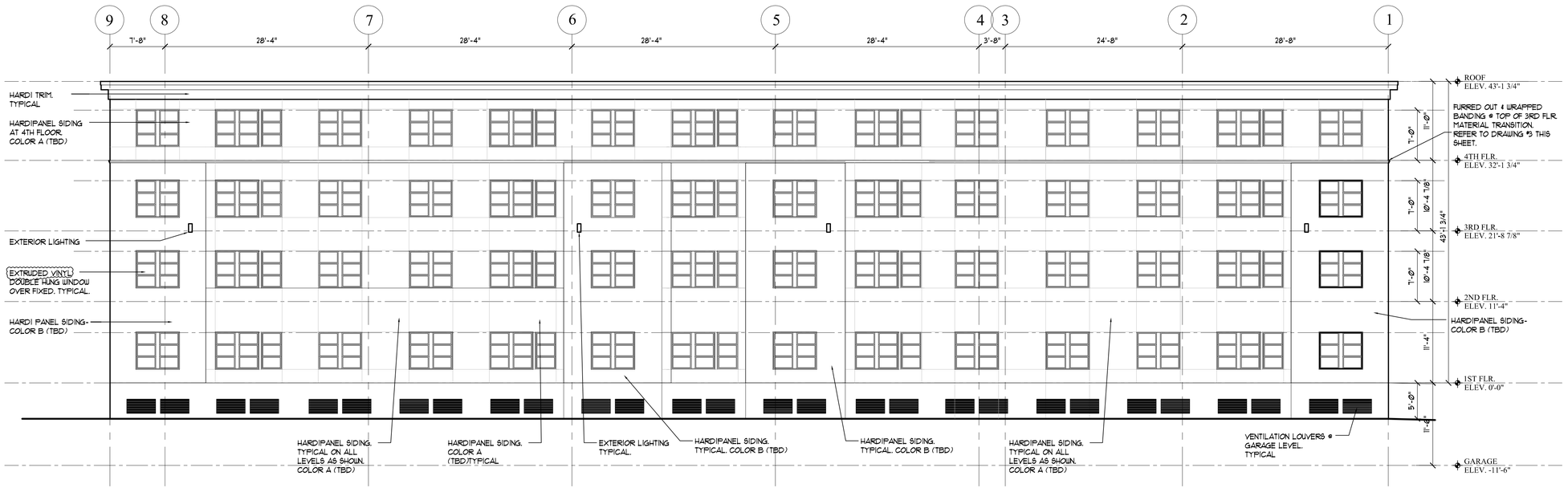
PLANNING BOARD FILE NUMBER: P21-45



Apartment Bldg. - Front / Entry Elevation (grade @ 1st flr. level)

Building 3 and 4

0 5 10 20



Apartment Bldg. - Back Elevation (grade dropped 5' from 1st flr.)

Building 3 and 4

0 5 10 20

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THOMAS A. HOUSE
No. 2380
STATE OF NEW HAMPSHIRE

Structural Engineer
Summit Engineering
Mechanical Engineer
WV Engineering
Electrical Engineer
WV Engineering
Fire Protection Engineer
WV Engineering

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

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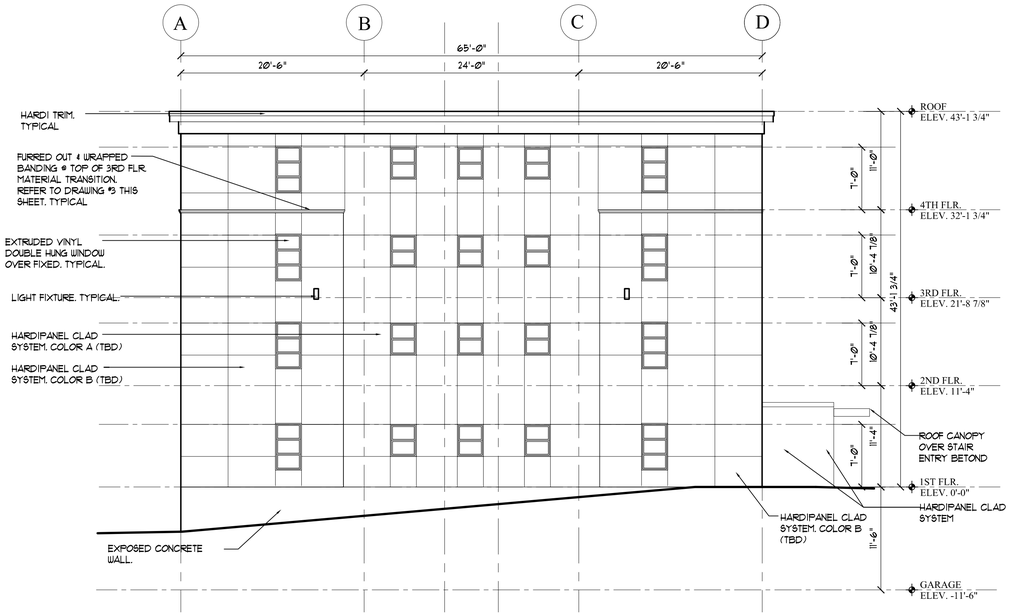
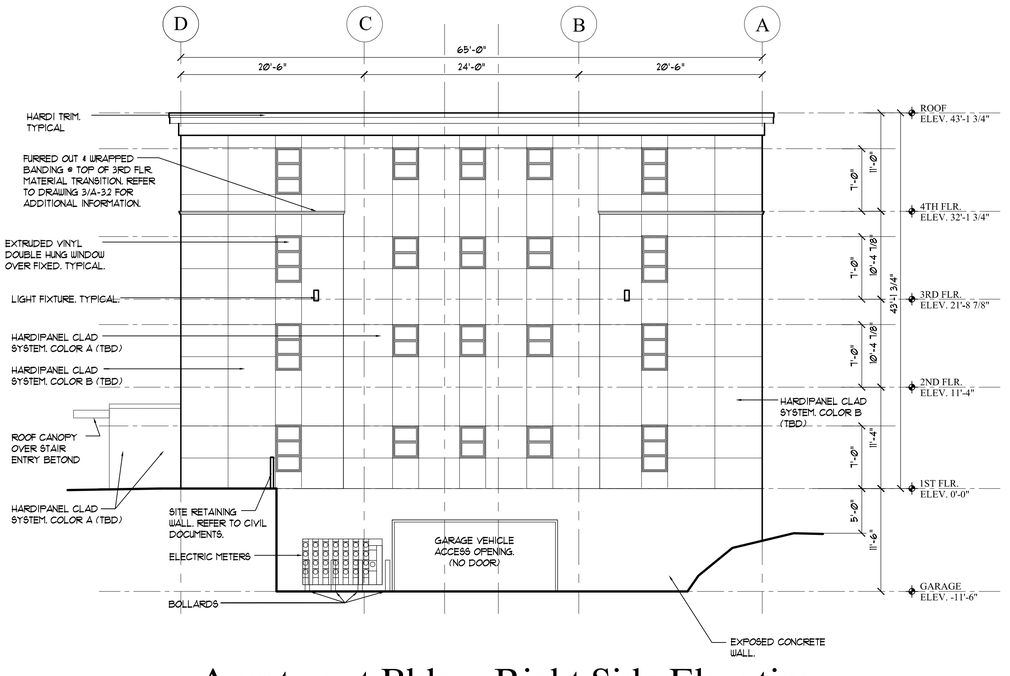


Apartment Bldg. - Left Side Elevation
Building 3 and 4

0 5 10 20



Apartment Bldg. - Right Side Elevation
Building 3 and 4

0 5 10 20

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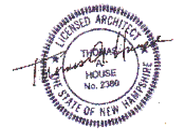

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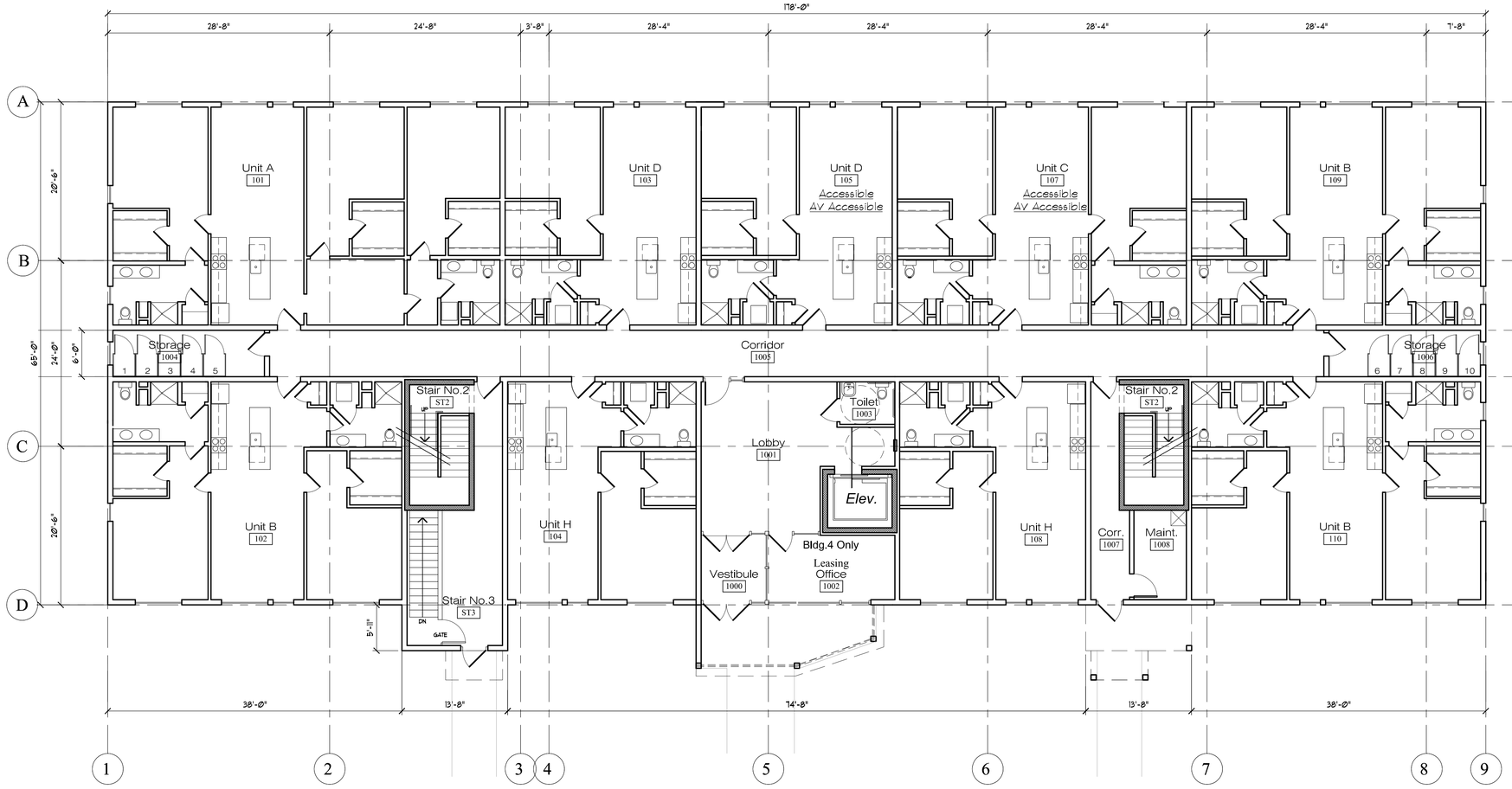

First Floor - Bldg 4. (Bldg 3 Similar)

9 units (1-3bd/2 bath unit, 4-2bd/2 bath units, 4-1bd/1 bath units)

65' x 178' = 11,570 sf

0 5 10 20

Typical Building
39 Total Units
9 units on 1st floor
10 units on 2nd - 4th floor (each)
4 - 3 bdrm.
22 - 2 bdrm.
13 - 1 bdrm.

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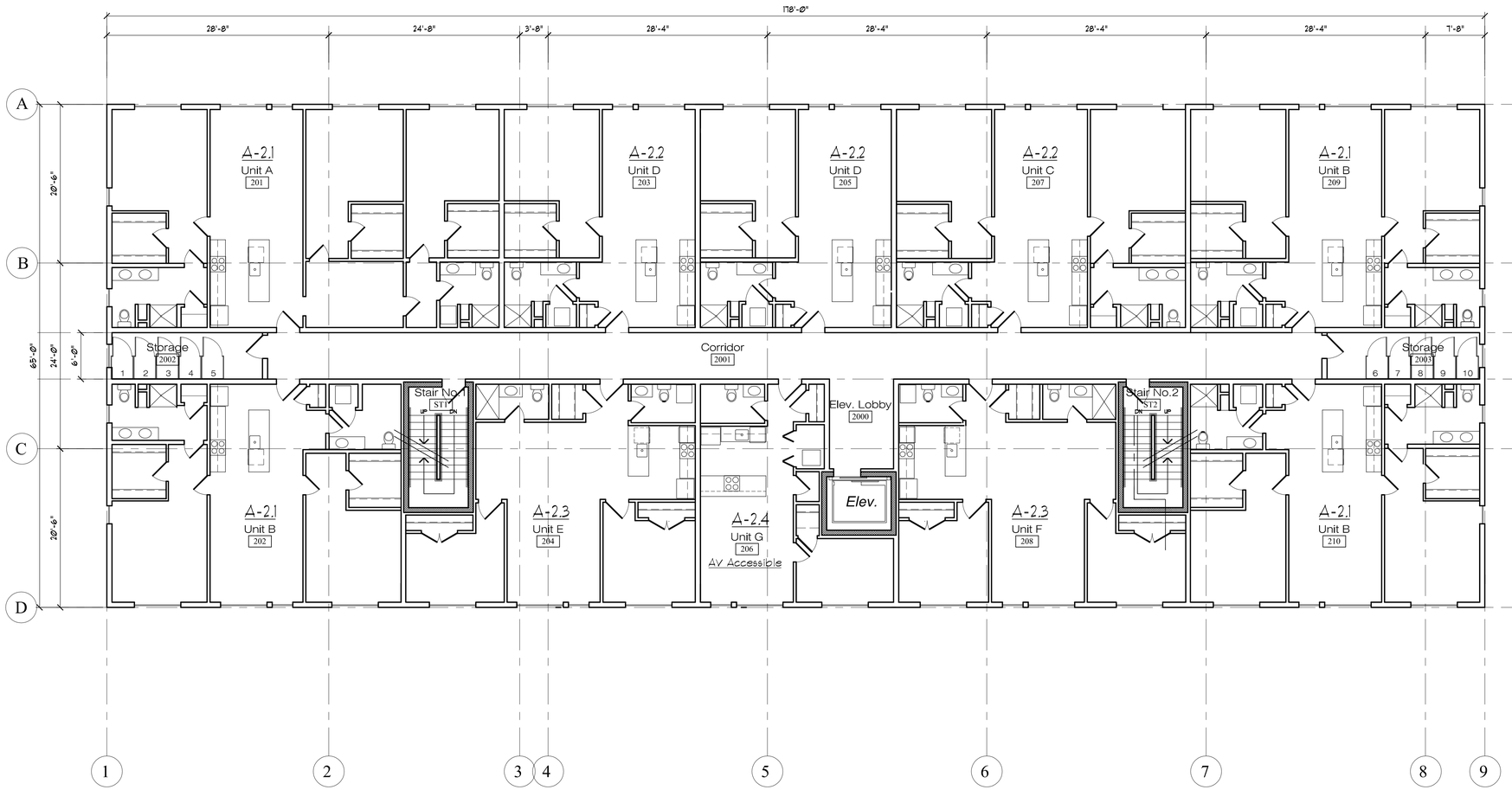

2nd, 3rd & 4th Floor Plan

10 units/floor (1-3bd/2 bath unit, 6-2bd/2 bath units, 2-1bd/1 bath units, 1-Studio/1 bath unit)

65' x 178' = 11,570 sf

0 5 10 20

Typical Building
39 Total Units
9 units on 1st floor
10 units on 2nd - 4th floor (each)

4 - 3 bdrm.
22 - 2 bdrm.
13 - 1 bdrm.

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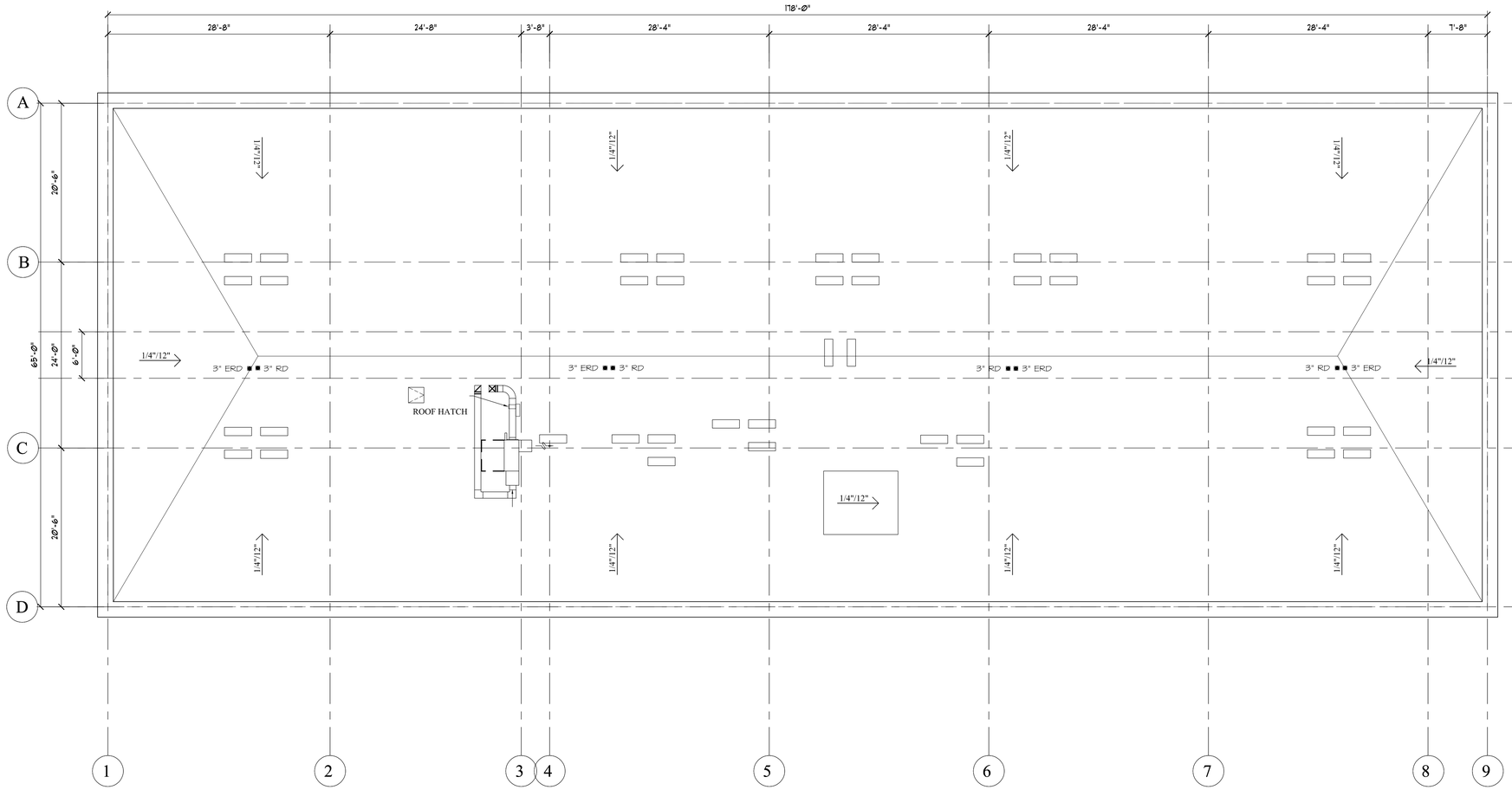

Roof Plan

65' x 178' = 11,570 sf

Solar array location to be determined

0 5 10 20

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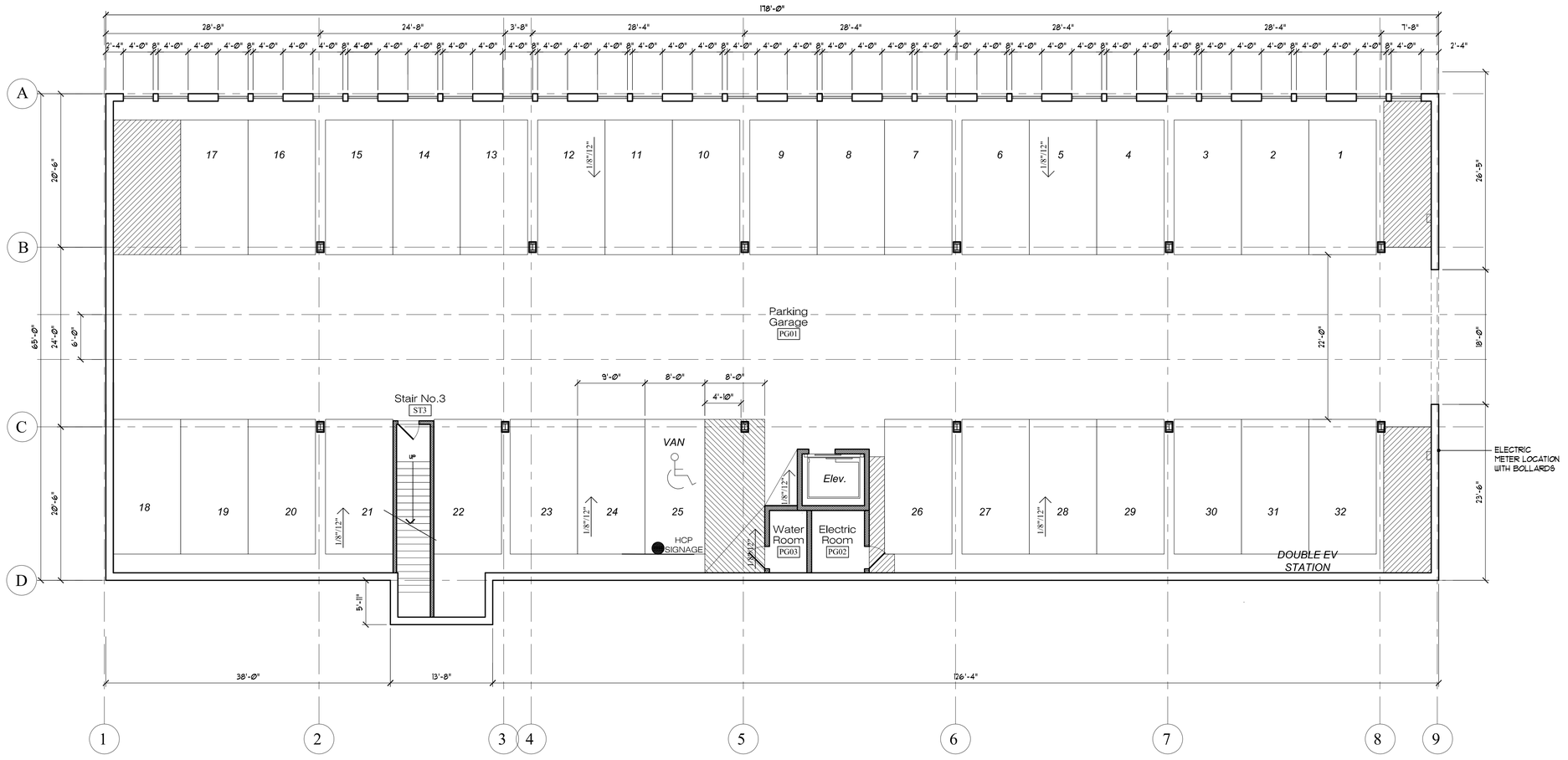

Garage Plan

32 parking spaces total, single level parking w/ 2 way aisle and 2 car single opening . No door.
1 ADA parking space
electric meters on one side os garage opening. refer to right side elevation.
fire department access to sprinkler room through garage, hose attachments @ 1st floor exterior by main entry centered on building.

65' x 178' = 11,570 sf

0 5 10 20

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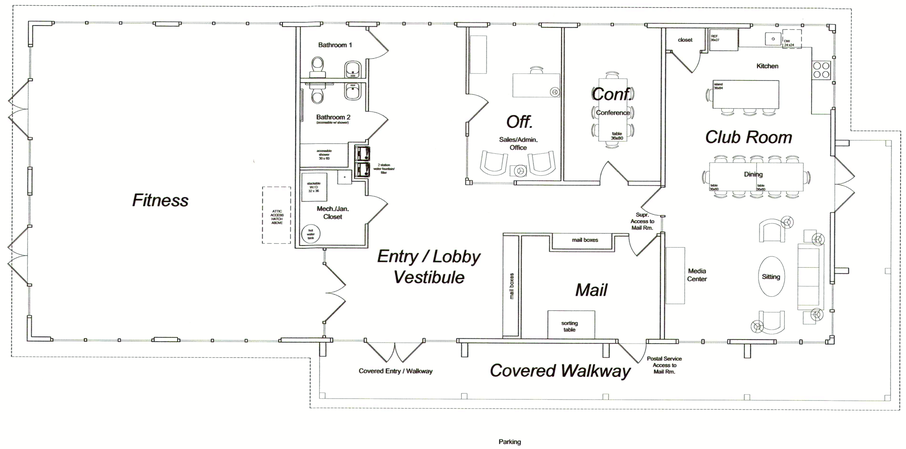
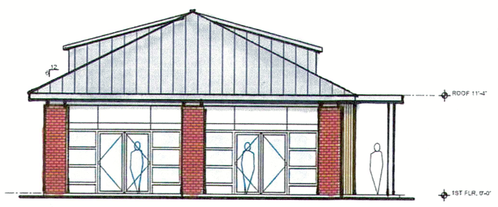


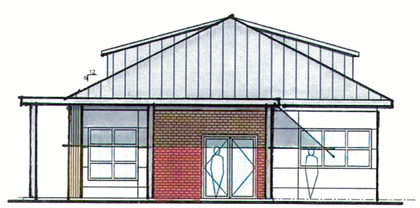
Club House Plan

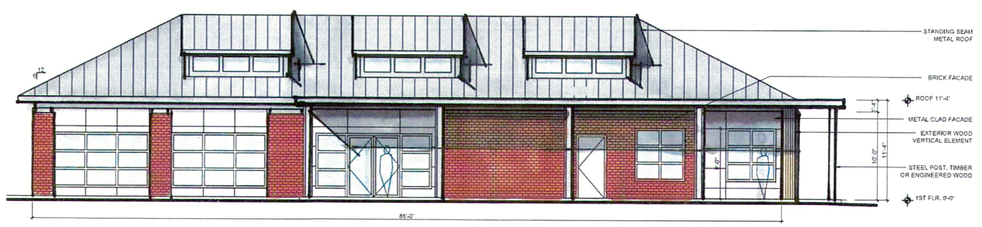
fitness area, club room, admin. office, conference room, mail room, bathrooms & utility
covered entrances
slab on grade building w/ standing seam metal hip roof & brick/aluminum/wood facade
34' x 86' = 2,924 sf

0 5 10 20

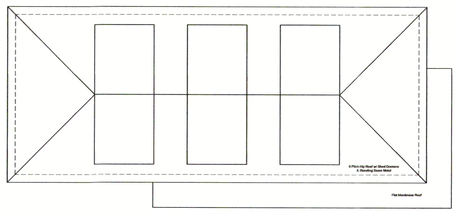


Club House Elevations - North & South

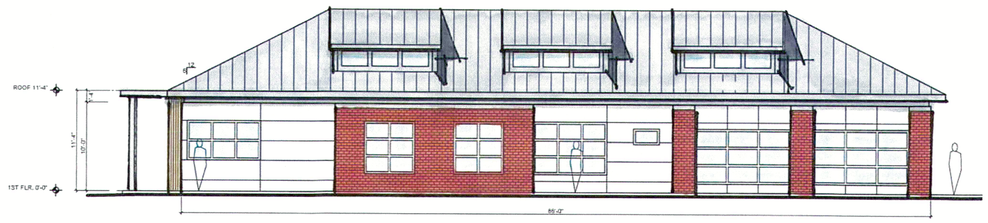




Club House Elevation - West (Entry Side)



Club House Roof Plan



Club House Elevation - East (Cataract Ave. Side)

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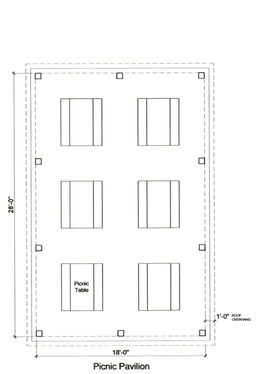
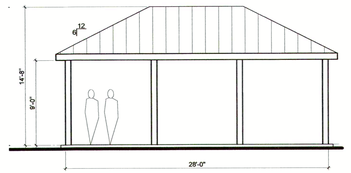
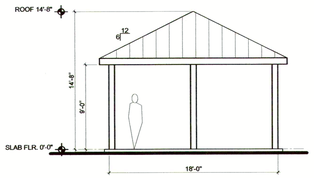


Picnic Pavilion





Picnic Pavilion Plan & Elevations

6 picnic tables

slab on grade building w/ standing seam metal hip roof & metal posts

18' x 28' = 504 sf

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City of Dover Planning Board - Tuesday, June 25, 2024

WAIV-2024-0009: Proposed Amendment to Architecture and Affordable Unit Count of Two of the Previously Approved Buildings

Apartment Bldg. - Front / Entry Elevation

McIntosh Commons - McIntosh West Apartments/Phase 1
A Multi-family Apartment Community
Dover, New Hampshire

CHANGES:

- Phase 1 - buildings 3&4 on west side of the property - will be 100% affordable, providing 78 affordable rent units at 60% AMI, an increase from 52 to 78 affordable rent units, and at 60% AMI rents vs. Fair Market Rents
- Playground added
- Roof decks and balconies removed
- Brick siding replaced with brick-colored hardie panel

UNCHANGED:

- No change to floor plan or unit layouts - still same mix of 26 1BR, 44 2BR, 8 3BR
- All 2&3BR's have 2 baths and all units are larger than typical affordable housing units
- All units have washer/dryer
- Underground parking remains

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, June 25, 2024**
Meeting Time:	**7:00 pm**

THIS ITEM HAS BEEN POSTPONED TO THE JULY 25, 2024 PLANNING BOARD MEETING

C. ~~Consideration and acceptance of an Amendment for Arbor Park, LLC and Pointe Place Partners, LLC, Assessor's Map K, Lot 19-11, zoned IT, located at 40 Pointe Place. (Proposal is for an amendment to a previously approved Site Plan to change one residential building with 60 units into four (4), 2-story buildings totaling 32 units). *(WAIV-2024-0010)~~

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2024-0008

Application Type:	Conditional Use Permit
Applicant(s):	Benjamin Stockman
Owner(s):	Benjamin Stockman
Location:	165 Spur Rd. (Assessor's Map L, Lot 43-A)
Meeting Date:	June 25, 2024

INTENT: Proposal is for a Conditional Use Permit (CUP) for shoreline erosion repair creating 398 square feet of overlapping permanent impact to the Conservation District wetland buffer and 1,688 square feet of temporary impact for site access.

AGENDA ITEM #: 4-D

FILE: COND-2024-0008

APPLICANT/OWNER: Benjamin Stockman

LOCATION: 165 Spur Rd. (Assessor's Map L, Lot 43-A)

UNITS PROPOSED: N/A

ACREAGE: 0.21± acres

ZONING DISTRICT: R-20

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential, Bellamy River

PERMITS: NHDES Standard Dredge and Fill Wetlands Permit

WAIVERS REQUESTED: N/A

ZBA ACTION: N/A

CONSERVATION COMMISSION: Reviewed and endorsed on 6/10/24

TRC: N/A

ATTACHMENTS: Application materials including site plan.

Summary of Request and Background

The applicant is proposing to repair shoreline erosion and replace a dock on the subject parcel. The shoreline erosion repair will create 398 square feet of overlapping permanent impact to the 50-foot wetland buffer and Conservation District. The project will create 1,688 square feet of temporary impact to allow for access during site work.

The applicant has applied for a NHDES Standard Dredge and Fill Wetlands Permit which includes a proposal to replace a tidal docking structure, in addition to the erosion repair, creating 1,026 square feet of permanent impact; this docking structure impact is exempt from City of Dover CUP approval.

The Conservation Commission reviewed and endorsed the application at their June 10, 2024 meeting. *(minutes attached)*

Consistency with Land Use Regulations – CUP 170.27.1.F & 170.27.C

The Wetlands Protection District ordinance §170.27.1.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

The Conservation District ordinance §170.27.C provides for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170-27.1.F and §170.27.C per their narrative. The impacts created by the proposed shoreline repair are being applied to protect against further erosion and potential collapse of the bank and the affected area is minimized to the site of previous erosion. The proposed repair does not require state mitigation as the living shoreline proposal will maintain the remaining vegetated bank. The applicant has also submitted a NHDES Standard Dredge and Fill Wetlands Permit for the project which has been reviewed by the Conservation Commission.

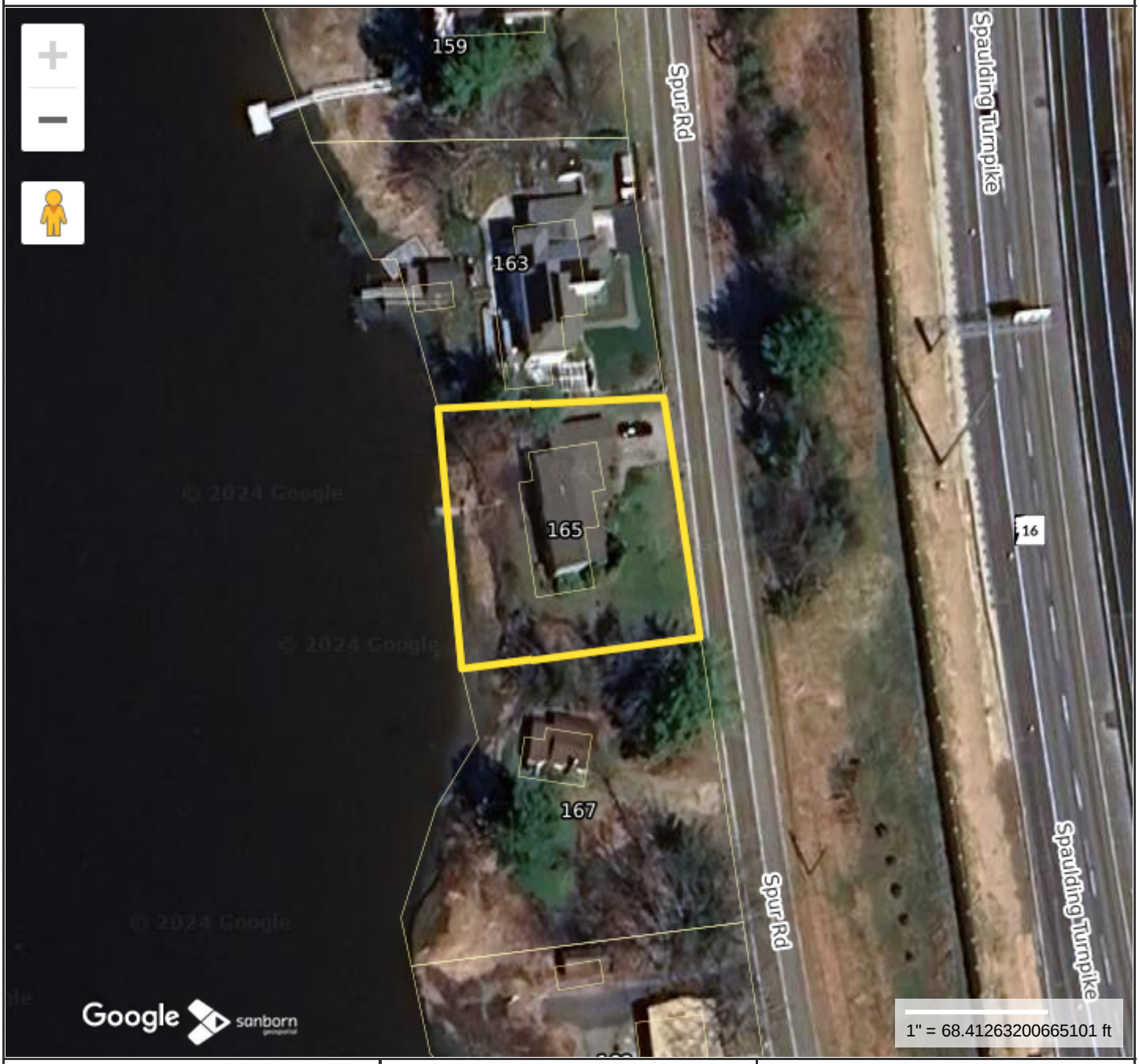
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application as complete, note it is not of regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:

1. Copies of the NHDES Standard Dredge and Fill Wetlands Permit submitted to the Planning Department.

165 SPUR ROAD



Property Information

Location	165 SPUR RD
Owner	STOCKMAN BENJAMIN MICHAEL
Land Use	
Zoning Code	R-20
Property Id	L0043-A00000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PERMIT SNAPSHOT REPORT COND-2024-0008
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	05/21/2024
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:	Shoreline Erosion Repair & Bank Stabilization				

Parcel:	L0043-A00000 Main	**Address:**	165 Spur Rd Dover, NH Main	**Zone:**	R-20(Residential - Low Density)

Applicant
Civilworks New England
Steve Haight
181 Watson Road PO Box 1166
Dover, NH 03820
Business: (603) 749-0443
Mobile: (603) 817-6651

Plan Preparer
Duncan Mellor
Business: (603) 749-0443

Owner
Benjamin Stockman
Mobile: (978) 766-6421

Permit Custom Fields

Select Permit Type	Conservation District	General Purpose	Alteration / Addition	Project Zone	Residential
What is the parcel zoned?	R-20	Work	Shoreline Erosion Repair & Bank Stabilization	permitstatefed	NH DES Wetland Permit

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	05/21/2024 12:05	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
Signature_Steve_Haight_5/21/2024.jpg	05/21/2024 12:05	Haight, Steve		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008004	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-00008004	$200.00	$200.00
	Grand Total for Permit	**$200.00**	**$200.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	Approved	06/03/2024	06/05/2024	06/13/2024	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Approved	06/03/2024	07/01/2024	06/13/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		06/03/2024 9:08	06/13/2024 14:14
Confirm application complete v.1	Generic Action		06/03/2024 9:09
Conditional Use Review v.1	Receive Submittal	06/03/2024 0:00	06/13/2024 14:14
Planning Board v.1		06/13/2024 14:14	
Planning Board Agenda v.1	Task	06/13/2024 14:14	06/13/2024 14:15
Invoice for Notices v.1	Task	06/13/2024 14:14	06/13/2024 14:15
Send Notices v.1	Task	06/13/2024 14:15	06/13/2024 14:15
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		

CITY OF DOVER, NEW HAMPSHIRE
PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

I/We hereby submit this application to the City of Dover / 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.

Property Owner Name: Benjamin Stockman

Signature(s) of Property Owner(s): _____ Date: 05/20/2024

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

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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..

Property Owner Name: Benjamin Stockman

Signature(s) of Property Owner(s): _____ Date: 05/20/2024

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

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

If the sign permit applicant is not the property owner, this form must be completed and included as part of application submission.

I have read this application and state that, to the best of my knowledge, the information provided is true and that the proposed sign(s) will comply with all applicable regulations in Section 170-32 of the Zoning Ordinance of the City of Dover and shall conform to the submitted materials and designs. Furthermore, after 90 days, any application still waiting information will be denied.

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

COND-2024-0008 **16 SPUR ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0042-000000	159 SPUR RD	JERMYN RICHARD R TRUSTEE	JERMYN REVOCABLE TRUST OF 2015	159 SPUR RD	DOVER	NH	03820
L0043-000000	163 SPUR RD	LOMASTRO JOHN & KRISTEN RIZZO TRUSTEES	JOHN & KRISTEN RIZZO LOMASTRO REV TRUST	163 SPUR RD	DOVER	NH	03820
L0044-000000	167 SPUR RD	WILLIAMS EDWARD JOHN III	WILLIAMS LYDIA N	24 CEDAR POINT RD	DURHAM	NH	03824
L0045-H00000	169 SPUR RD	THERRIEN CARL D TRUSTEE	THERRIEN CARL D REVOCABLE TRUST	169 SPUR ROAD	DOVER	NH	03820
L0043-A00000	165 SPUR RD	STOCKMAN BENJAMIN MICHAEL	SAMALOT ARIANA MARISA	165 SPUR RD	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEVE HAIGHT	PO BOX 1166	DOVER	NH	03820

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date:	Monday, June 10, 2024
Meeting Time:	**5:30 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Kristen Murphy, Amy Kramer Perry, Abigail Lyon, Russ Warnock (Alternate)
Absent (Excused):, Robert Atwood (Secretary), Jake Geddes
Absent (Unexcused):
STAFF PRESENT: Jackson Kaspari – Resilience Manager, Donna Benton- Planning Director

1. CALL TO ORDER AND ROLL CALL
The meeting was convened at 5:30 PM.

5. NEW BUSINESS:
A. City of Dover Conditional Use Permit and NHDES Standard Dredge and Fill Wetlands Permit for Benjamin Stockman, Assessor's Map L, Lot 43-A, zoned R-20, located at 165 Spur Road. The Conditional Use Permit proposal is to conduct shoreline erosion repair creating 398 square feet of overlapping permanent impact to the Conservation District and 50-foot wetland buffer. The NHDES Standard Dredge and Fill Wetlands Permit proposal is to replace a tidal docking structure, in addition to the erosion repair, creating 1,026 square feet of permanent impact and 1,688 square feet of temporary impact

Steve Haight, CivilWorks NE presented the item which is two applications- one to replace the dock and one for the stone sill at the base of the bank. He answered follow up questions from the Commission.

S. Fellows moved to endorse the Conditional Use Permit and NHDES Standard Dredge and Fill Wetlands Permit. A. Kramer Perry seconded. Vote: U/A.

3. APPROVAL OF THE PRIOR MEETING MINUTES- May 13, 2024
R. Warnock moved to approve the minutes of May 13 as submitted. A. Lyon seconded. Vote: All in favor with S. Fellows abstaining

2. CITIZENS' FORUM
The Chair gave instructions for Citizens' forum

Leslie Wiedmann-Herd represented a group of neighbors and abutters regarding the proposal at 210 Tolend Rd. She gave history of conservation efforts that have been made on the property in the past. She summarized the input given about the project at a meeting they held in May. It is their understanding that TDR is to promote development where appropriate (with least conservation value) and to direct funds received from TDR to permanently protect lands with significant conservation value. The property in question falls in the latter category and should not be developed through TDR, but should be protected.
She asked the Commission to consider:

- the proposed development will destroy the NH prioritized habitat and disrupt the conservation corridor
  - consider requiring the developer to do an independent, ecological assessment to quantify the impacts
- with 50% of the property wetlands, there are concerns about the connector road and wetlands disruption
  - consider requiring the developer to protect the wetlands and not permit the road to cross over it
  - if the developer is willing, would the Commission consider purchasing a portion of the property as a conservation easement to protect the existing prioritized habitat

Leon LaPierre, 159 Emerald Ln, President of Indian Ridge HOA (49 homes) sent an email previously and highlighted the wildlife corridor that runs through there and the issue of an applicant being required to appear

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before the Conservation Commission for review and endorsement prior to the Planning Board review when seeking an environmental CUP for development through TDR. This ordinance is mandatory. As there is no CUP before the Commission, he believes tonight's agenda is out of order. He asked the Commission to table item 5B and have them come back and go through the process of endorsement of a CUP.

Natalie Carr, 220 Tolend Rd noted the wetlands that extend to abutting properties and listed various wildlife who live there. She encouraged the Commission to include those areas as wetlands. A 50' buffer is not enough.

J. Kaspari read into the record and summarized a few pieces of correspondence received to the office.

Citizens' Forum was closed.

Per request, J. Kaspari clarified what the board is being asked for tonight in regard to Item 5B noting what is requested is feedback on the applicant's proposed TDR concept. No formal stance or vote is being requested this evening. Planning Board has asked the Conservation Commission to weigh in with their comments before the application goes further. He expounded that staff is working on the issue- the order of steps are confusing on which group should approve which part of the project first and next.

Board discussion agreed the steps are not clear and a conceptual discussion is fine as long as there is subsequent consultation on any actual plans/ permits.
D. Benton explained the timeline of events for an applicant going through the planning/ TDR process and where the Conservation Commission falls within it so that they have all the materials they need for their review. Additional information was provided about the groups who have to review these applications.

R40 zoning specifics and development types, allowances and restrictions were reviewed and discussed by staff and the Commission.
J. Kaspari read from the R40 zone ordinance.

4. OLD BUSINESS:
None

A. Kramer Perry departed at 6:30 pm.

5. NEW BUSINESS:
B. Conceptual discussion of a Transfer of Development Rights (TDR) application for Tritech Engineering, (Owner: Stonearch Development, LLC), Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. Proposal is to purchase 33 TDR units (10 unrestricted and 23 size restricted) with a total of 53 units proposed. Should the Planning Board approve the TDR application, the project would then require approval of the following: City of Dover Site Plan, Conditional Use Permits, a NHDES Wetlands Permit and a NHDES Alteration of Terrain permit.

Bob Stowell, TriTech Engineering, presented the item.
He explained the property location and details of the proposed project including: curb cuts, number of units and size restrictions including ADUs, wetland impacts, proposed open space areas and conservation easements.

They brought the proposal to the Planning Department and received feedback. They are looking for additional feedback from this Commission prior to moving the project forward.

Robert Baldwin, development team added information about the mixed housing options they are hoping to provide with this proposal. He explained the proposed size of the homes and described the ADUs in the walk-out basements of some units and additional details for the entire proposed project. He explained some of the feedback already received and the changes they are going to make to the plans.

The revised proposed plan was explained.
K. Murphy noted she is disappointed these plans were just being seen at the meeting for the first time and they weren't available to the public. If they are reasonable and true offers, have them available to the public. She asked for more information about why in one plan the ADUs were pre-built and in the next plan they are offered, but not built. This was described by the applicant.

Discussion ensued with agreement that the Commission will continue to ask any questions they have this evening with the intention to table the matter to the next meeting to allow for both a site walk and time for the public and the Commission to digest the new plan that was just presented tonight and give feedback and continued conceptual discussion at the next opportunity.

Continued discussion occurred relating to unit B options for open space vs conserved land; wetlands crossings/ culverts/roadways; conservation easements on adjoining parcels; time of year wetlands were delineated; existing and proposed utilities locations.

Requests were made that in preparation for the next meeting review: snow storage information be provided; look at this property with the NH coastal viewer/ wildlife action plan/ corridors.

A. Lyon moved to continue the conceptual discussion to the July, 2024 meeting, that a site walk be scheduled before then and a request that the plans be made available as part of the packet in advance. R. Warnock seconded. Vote: U/A.

C. Introduction to Dover's UNH Sustainability Institute Urban Forestry Fellow- John DesRoches
J. Kaspari introduced him and noted the Planning Dept is happy to have him this summer. John explained what he will be working on in Dover this summer including street tree plan implementation, help with ideas, research and outreach for the pocket forest among other tasks.

Street tree discussion ensued.

D. $2,000 Conservation Fund Request to Support Open Lands Committee Outreach
J. Kaspari explained the request item and what it will go towards.

A. Lyon moved to authorize the $2,000 expenditure to support Open Lands Committee outreach activities.
S. Fellows seconded. Vote: U/A.

E. Native Species Discussion
The overarching agreement at the previous meeting was for this topic to remain in the purview of the Commission longer for review and development of a new set of language within a resolution for review. Staff and the

DRAFT

Commission will research best practices and what other peer NH cities are doing for reference and continue to discuss this topic at upcoming meetings to work towards some sort of policy to put in place.

J. Kaspari explained the initial resolution draft is being withdrawn so more research can be done.
R. Warnock gave background information he provided to the research team and the direction we are heading.

F. Conservation and Open Space Chapter Update
J. Kaspari noted at the last meeting the committee reviewed the existing condition report and weighed mapping ideas for conservation areas. They are reviewing ways to have people interact with the content such as story maps rather than just having the information in a PDF.

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received from NH Department of Environmental Services
A potential wetlands violation is being reviewed after a resident complaint. Staff is working with NHDES on a response and letting the property owner know about the complaint so he can take action.

7. OTHER BUSINESS

B. Update from Forest Management Subcommittee
They haven't met since the last Conservation Commission meeting so they will get one scheduled.

J. Kaspari gave an update on the grant project/ FB Environmental status.

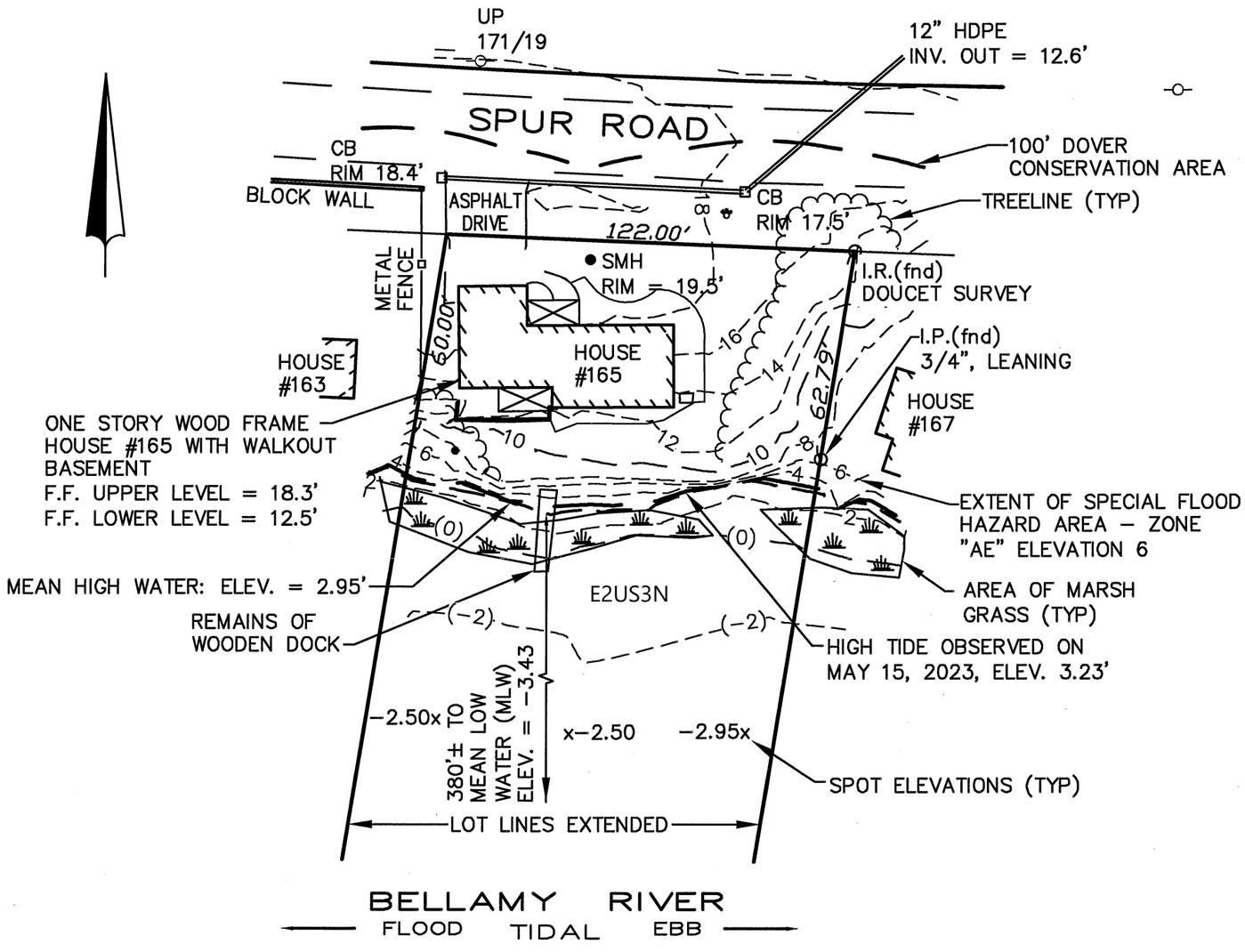
Additional conversation about the property for discussion tonight for item 5B occurred.

8. ADJOURNMENT
A. Lyon moved to adjourn. R. Warnock seconded. Vote: U/A
The meeting was adjourned at 7:40 PM.

DRAFT

REFERENCE PLANS:

1.) EXISTING CONDITIONS PLAN OF REAL ESTATE ADVISORS, INC. (TAX MAP L, LOT 43A) 165 SPUR ROAD, DOVER, NEW HAMPSHIRE; SCALE 1" = 20'; DATED: NOV. 27, 2007; BY: DOUCET SURVEY, INC.; NOT RECORDED.



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(FEET)

PLAN

NOTES:

1.) OWNERS OF RECORD:
BENJAMIN MICHAEL STOCKMAN
ARIANA MARISA SAMALOT
165 SPUR ROAD
DOVER, NEW HAMPSHIRE
S.C.R.D. VOLUME 5081, PAGE 205

2.) L / 43A – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO DEPICT THE SITE CONDITIONS AS OF MAY 15, 2023.

4.) PARCEL BOUNDARY SHOWN IS TAKEN FROM REFERENCE PLAN #1.

5.) HORIZONTAL DATUM IS NAVD83 BASED ON GPS OBERSVATION DATED MAY 15, 2023. VERTICAL DATUM IS USGS NAVD88 BASED ON GPS OBSERVATION DATED MAY 15, 2023. CONTOUR INTERVAL IS TWO (2) FEET.

6.) TIDAL ELEVATIONS ARE TAKEN FROM PORTLAND STATION 8418150, WITH LOCAL CORRECTIONS FROM NOAA AND UNH.

STATE OF NEW HAMPSHIRE
DAMON E. BURT
No. 163
CERTIFIED WETLAND SCIENTIST
10/16/23

STATE OF NEW HAMPSHIRE
No. 661
KEVIN M. McENEANEY
LICENSED LAND SURVEYOR
SIGNATURE

CNE
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 6-9-23
SCALE: 1" = 40'
DRAWN BY: KJF
DESIGN BY: DCM
APPROVED BY:
PROJ NO: 23037
FILE:

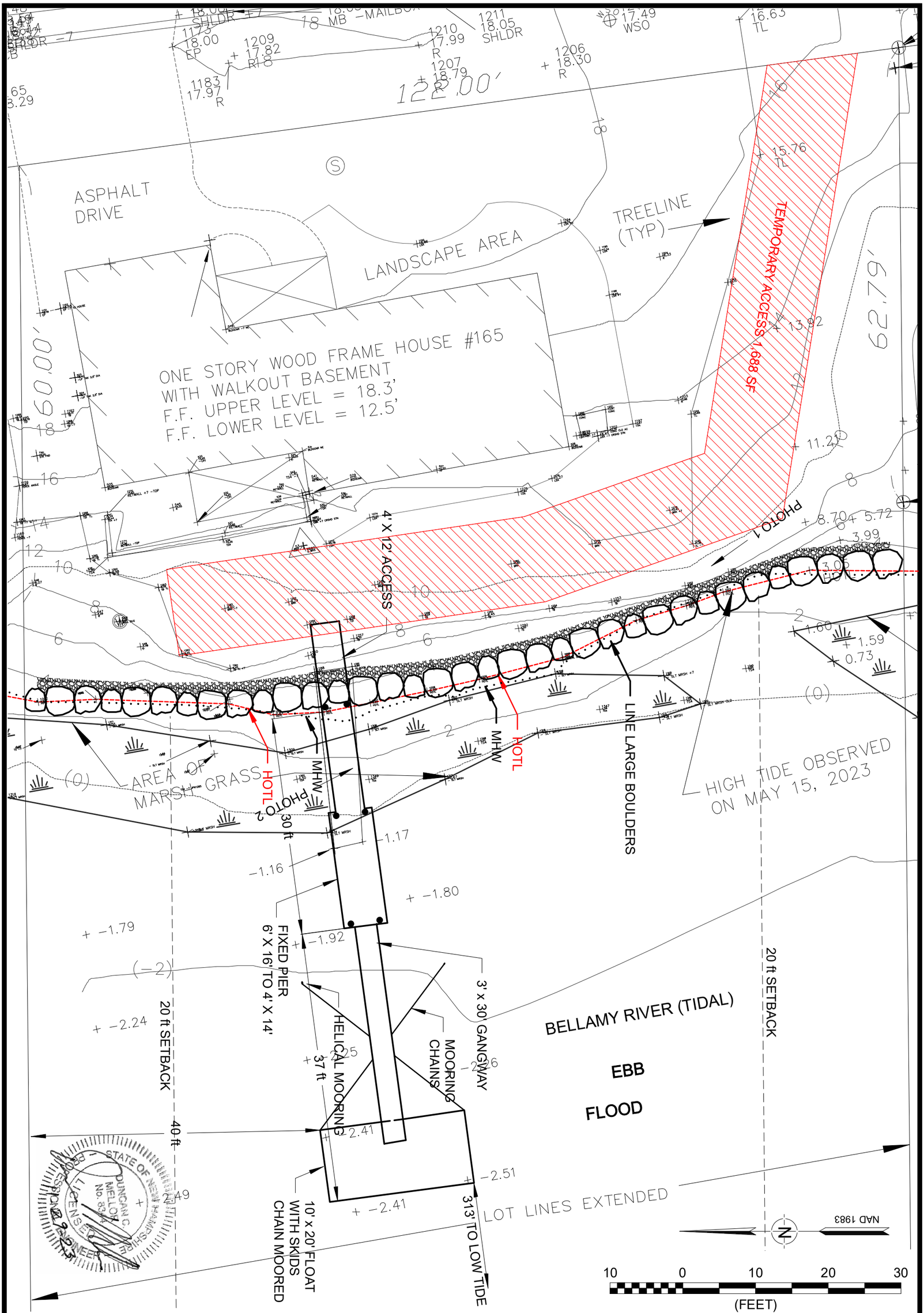
EXISTING CONDITIONS PLAN

OWNER/APPLICANT:
BENJAMIN STOCKMAN
& ARIANA SAMALOT

DOCK & BANK STABILIZATION
165 SPUR ROAD, DOVER, NH
STRAFFORD COUNTY
BELLAMY RIVER

EC

File: \\cneserver1\NSA Projects\2023\Drawings\23-037.dwg Layout: 11x17
9/21/2023 12:07:07



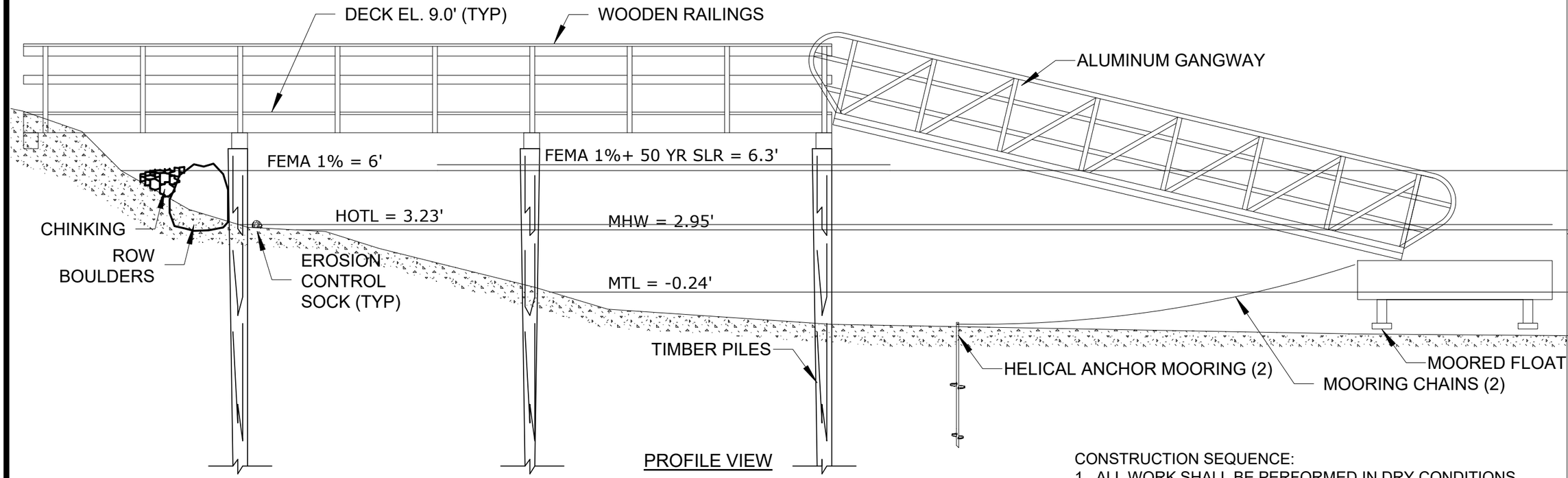
WF-2 PROPOSED SITE PLAN

DOCK & BANK STABILIZATION
165 SPUR ROAD, DOVER, NH
STRAFFORD COUNTY
BELLAMY RIVER

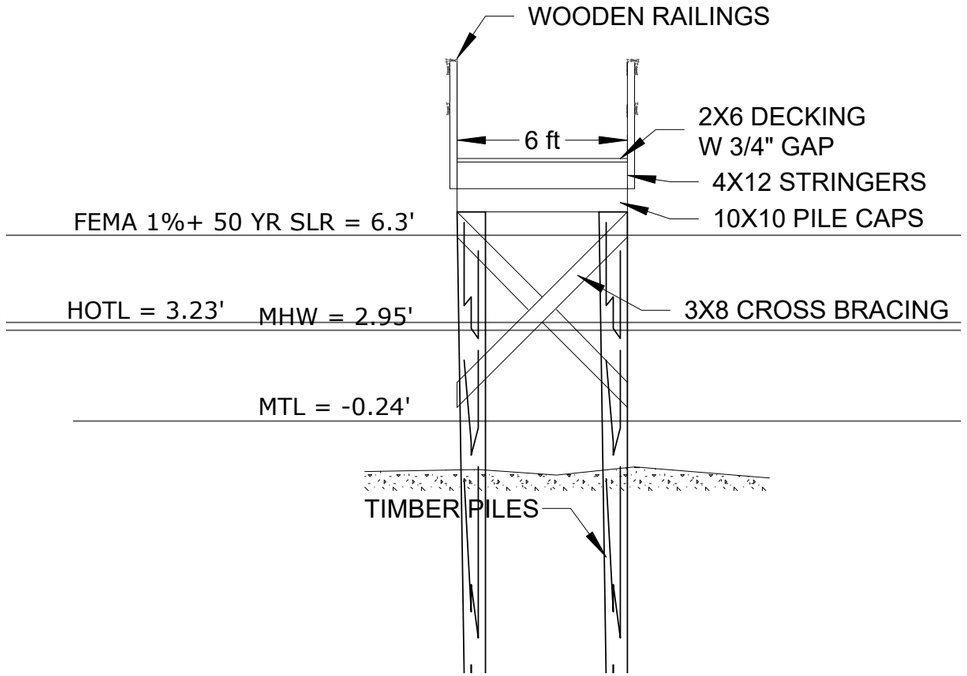
OWNER/APPLICANT:
BENJAMIN STOCKMAN
& ARIANA SAMALOT

DATE: 7-21-23				
SCALE: AS SHOWN				
DRAWN BY: DCM				
DESIGN BY: DCM				
APPROVED BY:				
PROJ NO: 23037				
FILE:	NO.	REVISION	APP'D	DATE

CNE
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443



PROFILE VIEW



TYPICAL DOCK CROSS SECTION

CONSTRUCTION SEQUENCE:

1. ALL WORK SHALL BE PERFORMED IN DRY CONDITIONS WORKING ABOVE WATER LEVELS. REMOVE EXISTING TIMBER DOCK. REMOVE FALLEN TREE STUMP ON SHORELINE.
2. INSTALL EROSION CONTROL SOCK AND ROW OF BOULDERS, BACKFILL WITH CHINKING STONES.
3. INSTALL DOCK PILES IN THE DRY. CONSTRUCT DOCK SUPERSTRUCTURE & RAILINGS.
4. INSTALL HELICAL MOORINGS AND SEASONAL FLOAT WITH ELEVATING SKIDS TO KEEP FLOAT OFF MUD.
5. REMOVE EROSION CONTROL SOCK WHEN STABILIZED.

NOTES:

1. THE ATTACHED PE STAMP IS LIMITED TO PERMIT DRAWING PREPARATION. THIS PE STAMP DOES NOT COVER ANALYSIS OR STRUCTURE DESIGN, WHICH IS being PERFORMED BY OTHERS.
2. PILE AND MOORING EMBEDMENT, AND DOCK STRUCTURAL DESIGN, BY OTHERS, SHALL BE ADEQUATE TO RESIST DOCK BREAK AWAY IN STORM CONDITIONS.

STATE OF NEW HAMPSHIRE
DUNCAN C. MELLOR
No. 8344
LICENSED
PROFESSIONAL ENGINEER

4 0 4 8 16
(FEET)

CNE
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 11-28-23
SCALE: AS SHOWN
DRAWN BY: DCM
DESIGN BY: DCM
APPROVED BY:
PROJ NO: 23037
FILE:

WF-3 PROPOSED PROFILE

OWNER/APPLICANT:
BENJAMIN STOCKMAN
& ARIANA SAMALOT

DOCK & BANK STABILIZATION
165 SPUR ROAD, DOVER, NH
STRAFFORD COUNTY
BELLAMY RIVER

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

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

APPLICANT'S NAME: Stockman, Benjamin **TOWN NAME:** Dover

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

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

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

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

Has the required planning been completed?	(●) Yes ( ) No
Does the property contain a PRA? If yes, provide the following information:	(●) Yes ( ) No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	(●) Yes ( ) No
• Protected species or habitat? ○ If yes, species or habitat name(s): sturgeon ○ NHB Project ID #: NHB23-1597	(●) Yes ( ) No
• Bog?	( ) Yes (●) No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	( ) Yes (●) No
• Designated prime wetland or duly-established 100-foot buffer?	( ) Yes (●) No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	(●) Yes ( ) No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	( ) Yes (●) No

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

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

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

The applicant, Stockman, is proposing to repair shoreline erosion and replace a dock on a 0.2 acre parcel at 165 Spur Rd in Dover. The lot is bounded by the tidal Bellamy River to the west and the Spaulding Turnpike to the east. The lot is a developed residential lot with an existing timber dock that has collapsed. Shoreline wave damage did occur in the December 23, 2022 storm including dock damage and shoreline erosion. The dock will be removed and replaced as shown. The shoreline erosion is limited to the lower bank which will be repaired as a hybrid to lower stone boulder sill and existing vegetated bank above stabilized from collapse by the stone sill.

Access will be by barge for some dock work and across the lawn for the rest with 1,688 SF of temporary impact possible. The stone sill will have permanent impact of 398 SF in the tidal buffer.

The dock replacement and stone sill will have 579 SF of permanent impact below the HOTL. There are no impacts below low later.

SECTION 3 - PROJECT LOCATION

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

ADDRESS:	165 Spur Rd
TOWN/CITY:	Dover
TAX MAP/BLOCK/LOT/UNIT:	map L, lot 43A
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☐ N/A	Bellamy River
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

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

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

NAME: Benjamin Stockman		
MAILING ADDRESS: 165 Spur Rd		
TOWN/CITY: Dover	STATE: NH	ZIP CODE: 03820
EMAIL ADDRESS: stockmanbm@gmail.com		
FAX:	PHONE: 978-766-6421	

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

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

☐ N/A

LAST NAME, FIRST NAME, M.I.:		
COMPANY NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	

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

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

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

☐ Same as applicant

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

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

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

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

See attachments, including specific Env-Wt responses and worksheets

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

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

(☒ N/A - Mitigation is not required)

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

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

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

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

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

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

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

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

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

	JURISDICTIONAL AREA	PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters	145	123	☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	447	123	☐	1688	141	☐
	Docking - Tidal Water	434	67	☐			☐
	TOTAL	1026	190		1688	141	

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

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

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

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

Permanent and temporary (non-docking):	2280 SF	× $0.40 =	$912
Seasonal docking structure:	SF	× $2.00 =	$
Permanent docking structure:	434 SF	× $4.00 =	$1736
Projects proposing shoreline structures (including docks) add $400 =			$400
		Total =	$3048
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$3048

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05) Indicate the project classification.		
☐ Minimum Impact Project	☐ Minor Project	■ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)	
Initial each box below to certify:	
Initials: BS	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: BS	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials:	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Benjamin Jackson	DATE: 5/19/2024
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY:	DATE:

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

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

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

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

165 Spur Rd, Dover, Shoreline Repair and Dock Replacement : Photos

Photo 1 Site shoreline overview and collapsed dock. By CNE on 4-11-23

Photo 2 Bank wave erosion. By CNE on 4-11-23

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

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

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

W W > / Name: Stockman, Benjamin TOWN NAME: Dover

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

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

PART I: AVOIDANCE AND MINIMIZATION

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

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

Describe how there is no practicable alternative that would have a less adverse impact on the aquatic environments under the D ‰ Œ š u v š [• i µ Œ] •] š] } v X

THIS PROJECT MINIMIZES IMPACTS TO WETLANDS AND OTHER AREAS OF JURISDICTION BY DOING THE STRUCTURE WILL NOT IMPACT SALT TOLERANT WETLAND SPECIES, AS WELL THE HEIGHT OF 5'+ HIGHER THAN EXISTING GROUND WITH A DOCK WIDTH OF 4' TO MINIMIZE SHADING OF SALT MARSH, EROS CONTROL SOCKS WILL BE INSTALLED TO PROTECT THE SUBSTRATE, AND ALL CONSTRUCTION WIL DRY CONDITIONS.

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

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

This location has the least impact to wetlands functions because the structure does not impact any salt tolerent wetland species, as well the height of the structure is greater than 5' above salt marsh while only being 4 feet wide to minimize shading.

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

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

THE PROJECT MAINTAINS HYDROLOGIC CONNECTIONS BECAUSE IT IS NOT ALTERING THE BANK. HYDROLOGIC FLOWS WILL CONTINUE AS IT DID IN THE PRE-CONSTRUCTION CONDITIONS.

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

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

THIS PROJECT MINIMIZES IMPACTS TO WETLANDS AND OTHER AREAS OF JURISDICTION BY DOING THE FOLLOWING: THE STRUCTURE WILL NOT IMPACT ANY SALT TOLERANT WETLAND SPECIES, AS WELL THE HEIGHT OF THE STRUCTURE IS 5+ FEET HIGHER THAN EXISTING GROUND, EROSION CONTROL SOCKS WILL BE INSTALLED TO PROTECT THE SUBSTRATE, AND ALL CONSTRUCTION WILL BE PERFORMED IN DRY CONDITIONS.

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

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

THIS PROJECT AVOIDS AND MINIMIZES IMPACTS THAT ELIMINATE, DEPRECIATE, OR OBSTRUCT PUBLIC COMMERCE BECAUSE IT DOES NOT OBSTRUCT OPEN WATER, NAVIGATION, OR RECREATION. THE HARBORMASTER LETTER REVIEWED THIS AND FOUND NO IMPACTS TO NAVIGATION.

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

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

THIS PROJECT IS IN TIDAL WATERS AND FILL WILL NOT IMPACT THE FLOOD ELEVATIONS OR FLOOD STORAGE.

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

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

N/A

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

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

N/A

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

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

N/A

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

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

THE STRUCTURE CAN BE A MINIMUM OF 4' WIDE FOR THE PIER OVER MARSH, WE ARE USING MINIMAL SIZES FOR LENGTH AND WIDTHS OF THE STRUCTURE.

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

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

THIS IS NOT A PUBLIC DOCK, THIS IS A PRIVATE RESIDENTAIL DOCKING STRUCTURE, ONLY INTENDED FOR THE PROPERTY OWNER.

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

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

THIS PROJECT MINIMIZES IMPACTS ON THE ABILITY OF THE ABUTTING OWNERS TO USE AND ENJOY THEIR PROPERTY BY HAVING THE DOCK HAVING SETBACK FROM ABUTTING PROPERTY LINES.

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

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

THE HARBORMASTER LETTER REVIEWED THIS AND FOUND NO IMPACTS TO NAVIGATION.

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

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

THE STRUCTURE HAS BEEN DESIGNED, LOCATED, AND CONFIGURED TO AVOID IMPACTS TO WATER QUALITY, AQUATIC VEGETATION, AND WILDLIFE BY DOING THE FOLLOWING: EROSION AND SEDIMENT CONTROL SOCK WILL BE INSTALLED TO PREVENT SEDIMENT TRANSPORTATION, MOORED FLOAT SKIDS WILL BE INSTALLED TO PROTECT THE SUBSTRATE, AND THE CONSTRUCTION WILL BE DONE IN DRY CONDITIONS TO AVOID IMPACTS TO WILDLIFE.

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

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

THE STRUCTURE IS LOCATED TO AVOID AND MINIMIZE THE REMOVAL OF VEGATATION. NO VEGETATION REMOVAL IS REQUIRED TO INSTALL THE DOCK OR SHORELINE REPAIRS.

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: US ACE New England District Highway Methodology Workbook, Supplement, Wetland functions and Values: A Descriptive Approach
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: DAMON BURT, CWS; DUNCAN MELLOR, PE
DATE OF ASSESSMENT: 1-26-24
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☒ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

OVERWATER STRUCTURES IN TIDAL AREAS PROJECT SPECIFIC WORKSHEET FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 606

d Z] • Á } Œ l • Z š • µ u u Œ] Ì • š Z Œ] š Œ] v Œ ‹ µ] Œ u v š • (} Œ projects as Œ W outlined in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Dredge and Fill Wetlands Permit Application Form (NHDES-SW-06-012) and the Coastal Resource Worksheet (NHDES-SW-06-079).

SECTION 1: APPLICATION REQUIREMENTS (Env-Wt 606.04)

An application for an overwater structure shall include the following details:

A plan showing:

- ☒ The location of the landward boundary of the Federal Navigation Project (FNP) or, if no FNP is present, the landward boundary of the navigational channel
- ☒ The location and dimensions of all existing shoreline structures on the subject property
- ☒ The location and dimensions of all proposed structure
- ☐ For commercial tidal docks, public docks, and industrial docks, certification by a professional engineer that dock has been designed for its intended use
- ☒ The location of any proposed impacts, crossings, construction areas, and clearings

An elevational view, depicting:

- ☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop struct ramps, floats, and dolphins
- ☒ The location of the landward boundary of the FNP or, if no FNP is present, the landward boundary of the navigational channel

For dock maintenance projects that are classified as minimum impact projects under Env-Wt 606.17, the applicant shall provide the following information:

- ☐ A plan showing the location and dimensions of all existing structures
- ☐ An identification of those pilings and structures to be repaired or replaced
- ☐ Photographs showing the repair project from the docking structures looking waterward and the end of the looking towards the shoreland attachment

For minor impact dock maintenance projects under Env-Wt 606.04(c), the applicant shall provide:

- ☐ Plans and photographs
- ☐ A coastal functional assessment (CFA)

SECTION 2 - APPROVAL CRITERIA (Env-Wt 606.08; Env-Wt 606.09)

Residential Tidal Docks:

An application for residential tidal docks shall meet the following criteria:

☒ Residential docks shall be for private recreational use associated with one or more private residences.

☒ Residential docks shall be designed as specified in this part, which might not result in all-tide access.

☒ Ramp and float portions of residential tidal docks shall be seasonal and removed from the water during the non-boating season.

☒ Preference shall be given to residential tidal docks designed to serve multiple properties.

☒ The subject property shall not already be served by an existing residential tidal dock at the property.

☒ The location, design, and method of construction for a proposed residential tidal dock shall:

- x Be based on the results of the CFA required by Env-Wt 603.04 so as to avoid negative impacts to valuable and sensitive coastal wetlands and resources identified in the CFA report, and to minimize any impacts that cannot be avoided.
- x Be the least environmentally-impacting practicable alternative.
- x Be certified by a professional engineer as having sufficient structural integrity, based on the results of the vulnerability assessment required by Env-Wt 603.05, to not break free as a result of tidal forces encountered during winter ice and significant storm surges up to and including one percent annual chance event.
- x Not impede the passage of non-motorized watercraft.

☒ Pile-supported structures and floats shall not be located within 25 feet of currently-existing or previously-known vegetated shallows.

☒ No structure shall extend across 25% or more of the waterway width at mean low water.

☒ No structure shall be located within the buffer zone of the horizontal limits of a FNP, which is three times the authorized depth of a constructed FNP as measured on a horizontal plane.

☒ No structure shall be constructed that obstructs the rights of passage of foot traffic within the inter-tidal zone, near shore watercraft users, or obstruct navigation in the channel.

Commercial/Industrial Docks:

An application for commercial/industrial docks shall meet the following criteria:

☐ Department approval of a new commercial tidal dock or an expansion of an existing commercial tidal dock shall be in addition to any approvals required under applicable lawfully-enacted local land use requirements.

☐ Transient public use access point structures shall not be approved unless they provide a benefit to the public, such as a docking facility that is open to the general public for transient use.

☐ The configuration and dimensions for commercial structures shall conform to the standards in Env-Wt 606.02 and Env-Wt 606.03.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 606.03; Env-Wt 606.07)

An overwater structure shall be designed and constructed as follows:

☒ Overwater structures shall meet the 20-foot property line setback specified in RSA 482-A:3, XIII(a).

☒ A residential tidal dock shall have one of the following configurations:

- x A pile-supported fixed pier perpendicular to the shore, that connects to a ramp, that connects to a float,
- x A ramp that connects the shore to a float, or
- x A pile-supported fixed pier parallel to shore.

☒ An applicant may propose a fabricated wooden or metal stairway at the landward end of the dock for access to and from a residential tidal dock, which the department shall approve as part of the dock permitting process provided the width of the stairway does not exceed six feet; construction over the bank does not require regrading or recontouring; and the bottom of the stairs lands above mean high tide.

☒ The maximum overall structure length including pier, ramp, and float, measured seaward from the highest observable tide line (HOTL), shall not exceed the greater of 200 feet or the length needed to reach water of sufficient depth to allow the terminal section of the dock to be floating at mean low water.

☒ The maximum overall footprint of the entire structure of a residential tidal dock serving a single residence shall not exceed 1,500 square feet (SF) seaward of the HOTL, provided that a residential tidal dock proposed to serve a group of residences may be larger so long as compensatory mitigation is provided for structures exceeding 2,000 SF.

☒ The maximum width shall not exceed six feet.

☒ The maximum length shall not exceed 200 feet.

☒ The height-to-width ratio above the substrate shall be 1:1 or greater.

☒ Floats may be of any configuration so long as the total square footage does not exceed 400 SF, provided that an additional 200 SF shall be allowed for a float serving a group of residences. Applicants for a residential tidal dock serving more than four residences may request a waiver of the 600 SF limit in accordance with Env-Wt 200.

☒ All floats shall be designed and installed so as to prevent substantial changes in their positions from tides and storm events that are less than hurricane force.

☒ To prevent mechanical damage or hydraulic damage, or both, to the substrate from the float(s) during low tides in cases where mean lower low water is seaward of the terminal float(s) at low tide, or if it is impracticable or impossible to place floating docks in water deep enough to avoid contact with the bottom, the design shall include float stops or other means of suspending the float with two feet or more of clearance between the bottom of the float and substrate, with greater clearances required in higher energy environments that experience strong wave action.

☐ Float stops shall be marked with buoys to avoid being hazards to navigation when ramps and floats are removed for the season.

☒ Float anchor chains shall be secured to the substrate by helical screw anchors where practicable. If helical screw anchors cannot be installed due to rocky bottom conditions, the applicant shall propose an alternate means of anchoring the floating portion of the dock and show such means on the plans. If block anchors are proposed, the anchors shall be identified in the application as fill.

☒ The spacing between decking components shall be not less than ¾-inch.

☒ Minimum spacing between pile bents shall be 12 feet center to center.

☒ The substrate shall not be shaded by any other structural components not addressed herein.

☐ Aquaculture structures associated with residential tidal docks shall be installed within existing legal boat slips.

☐ Aquaculture structures associated with residential tidal docks that extend outside the footprint of the originally permitted docking structure and associated boat slip(s) constitute a modification of the approved docking structure and shall meet the requirements of Env-Wt 603.02.

SECTION 4 - PROJECT CLASSIFICATION (Env-Wt 606.17)

Refer to Env-Wt 606.17 for project classification.

TIDAL SHORELINE STABILIZATION PROJECT-SPECIFIC WORKSHEET FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 609

This worksheet summarizes the criteria and requirements for a Standard Permit for [illegible] projects in tidal areas as outlined in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Dredge and Fill Wetlands Permit Application Form (NHDES-SW-06-012) and the Coastal Resource Worksheet (NHDES-SW-06-079).

SECTION 1 - APPLICATION REQUIREMENTS (Env-Wt 609.02)
Applications for tidal shoreline stabilization projects shall demonstrate that:
☒ The technique or combinations of techniques is based on best available scientific and engineering practices
☒ The proposed technique or combination of techniques addresses: x Results of the avoidance and minimization narrative required in Env-Wt 311.07, the avoidance, minimization and mitigation demonstration required in Env-Wt 313.03 and Env-Wt 313.04, the coastal functional assessment (CFA) required in Env-Wt 603.04, and the project design narrative required in Env-Wt 603.06; x Any causes of erosion that can be identified x The degree or extent of erosion; x Relative exposure based on shoreline geometry, shore orientation, intensity of boat traffic, influence of adjacent structures, storm surge and extreme precipitation events; x Potential sea-level rise and vulnerability assessment under Env-Wt 603.05; x Potential marsh migration as a result of sea-level rise and x The design requirements of Env-Wt 514.04.
An application for a tidal shoreline stabilization shall include the following information:
☒ Tidal shoreline stabilization shall be accomplished using living shoreline techniques, per Env-Wt 609.04(b), unless the applicant demonstrates that a living shoreline is not practicable.
Applicants proposing to install new rip-rap shall include the following information with the application:
☒ Evidence of erosion that cannot be stabilized solely with a soft stabilization design
☒ A description of anticipated turbulence, flows, restricted space, fetch or similar factors that render vegetative diversion methods physically impractical
☒ An assessment of the potential for the proposed rip-rap to erode the shoreline of neighboring properties, based on an examination of the shoreline and modeling based on tides, average wave height and force, and the energy absorption of deflection or the proposed rip-rap.
☒ Specification of minimum and maximum stone sizes, existing contours and final proposed contours, the volume of rip-rap to be used, the minimum and maximum rip-rap thickness, and the type and thickness of bedding for the stone.
☒ Cross-section and plan views of the proposed installation
☒ The relationship of the project to fixed points of reference, abutting properties, and features of the natural shoreline

SECTION 2 - APPROVAL CRITERIA (Env-Wt 607.07; Env-Wt 607.08; Env-Wt 609.01; Env-Wt 609.09)

Applications for tidal shoreland stabilization projects shall:

☒ Maintain or enhance the natural process functions of the shoreline as the critical transition zone between the intertidal zone and upland tidal buffer zone/sand dune regimes.

☒ Provide wildlife habitat while providing protection against coastal hazards.

☒ Be compatible with the existing natural land cover and its functions.

☒ Address the known causes of erosion.

☒ Avoid adverse impacts to near shore ecosystem processes, habitats, and adjacent shoreline.

The department shall not approve any tidal shoreline stabilization plan that proposes to install new rip-rap unless the applicant demonstrates that:

☒ Anticipated turbulence, flows, restricted space, fetch or similar factors render soft stabilization methods physically impractical, and

☒ Natural areas or naturalized soft shoreline stabilization on neighboring properties will not be damaged by the placement of the proposed rip-rap, or

☒ Rip-rap is a component used as a sill to stabilize the toe, but is not the primary or dominant component of a living shoreline stabilization design.

The department shall not approve any tidal shoreline stabilization plan that proposes to install a wall unless:

☐ The wall is required to protect public infrastructure in situations where softer stabilization technique is shown to be impracticable.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 609.05; Env-Wt 609.06)

Living shoreline design plans shall:

☒ Be prepared and stamped by a professional engineer and reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with the "Guidance for Considering the Use of Living Shorelines" (National Oceanic and Atmospheric Administration, 2015).

☒ Be prepared to show that the project will:

- Use native vegetation, sand fill, and limited stone or wood as specified in Env-Wt 609.06 to provide shoreline stabilization and protection,
- Mimic the natural landscape and leave natural vegetation intact to the greatest extent practicable,
- If practicable, be based on the location of the highest observable tide line, water turbulence and soil conditions, add vegetation to existing sand beaches or dune or construct vegetated sand dunes,
- Design the sill to the lowest elevation possible that still ensure stabilization of the toe of the living shoreline,
- Maintain the shoreline's ability to absorb and mitigate storm impacts and adapt to the landward progression of the sea,
- Minimize or prevent wave reflection toward abutting properties,
- If space and soil conditions allow, cut back unstable banks to a flatter slope, seed and replant with native, non-invasive trees and shrubs, and
- Provide habitat for wildlife and aquatic species.

☐ Large wood debris and natural rock that is comparable to the natural-occurring rock found in the vicinity of the project may be incorporated into a soft tidal shoreline stabilization design as matrix material for a bio-engineering bank stabilization technique.

Living shoreline techniques shall be required if the project is to replace an existing stabilization structure that:

☐ Has not functioned as required by Env-Wt 609.0, or

☐ Is not an existing legal structure.

SECTION 4 - MAINTENANCE & REPAIR (Env-Wt 609.03; Env-Wt 609.08)

Applications for repair or rehabilitation of existing tidal shoreland stabilization structures shall include an analysis by the engineer or qualified coastal professional to rate the conditions of the existing structure and the purpose for the repair based on the following:

- ☐ The degree of damage or extent of deterioration, as applicable, such as missing components, cracking, or weeping with erosion.
- ☐ Whether opportunities exist to use soft bank stabilization components or a combination of soft and hard components.
- ☐ The ability of the structure to withstand coastal flood risk in accordance with the vulnerability assessment required by Env-Wt 603.05.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 609.10; Env-Wt 609.11)

Refer to Env-Wt 609.10 and Env-Wt 609.11 for project classification.

PROTECTED TIDAL ZONE PROJECT SPECIFIC WORKSHEET FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 610

This worksheet summarizes the criteria and requirements for a Standard Permit for [illegible] Protected Tidal Zone. Use this worksheet for specific project types in tidal area described in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Application form (NHDES-SW-06-012) and the Coastal Resource Worksheet

SECTION 1 APPLICATION REQUIREMENTS FOR PROTECTED TIDAL ZONE AND REQUIRED ATTACH (Env-Wt 610.04)

The following plans and other information shall be submitted with applications for work within the protected tidal z

- ☒ Existing and proposed contours at 2 foot intervals measured from the highest Observable Tide Line (HOTL);
- ☒ If any portion of the subject parcel is located in a regulatory floodplain, the location of the 100-year flood boundary zone, and water elevation as shown on the applicable Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map;
- ☒ All of applicable local and state setbacks;
- ☒ The dimensions and locations of all:
  - ☒ Existing and proposed structures;
  - ☒ Existing and proposed impervious areas;
  - ☒ Existing and proposed disturbed areas;
  - ☒ Areas to remain in an unaltered state;
  - ☒ Existing cleared areas, such as gardens, lawns, and paths; and
  - ☒ Proposed temporary impacts associated with the completion of the project;
- ☒ Proposed methods of erosions and siltation controls, identified graphically and labeled on a plan, or otherw annotated as needed for clarity;
- ☐ A plan of any planting(s) proposed in the waterfront buffer, showing the proposed locations(s) and Latin na common names of proposed species;
- ☒ If applicable, the location of an existing or proposed 6 foot wide foot path to the waterbody or a temporary access pa
- ☐ For any project proposing that the impervious area be at least 15% not more than 20% within the protected tidal zone, a statement signed by the applicant certifying that the impervious area is not more than 20%
- ☐ For any project proposing that impervious area be greater than 20% within the protected tidal zone, plans f stormwater management system that will infiltrate increased stormwater from development provided that if impervious area is or is proposed to be greater than 30%, the stormwater management systems shall be d by a professional engineer;
- ☐ For any project involving pervious surfaces, a plan with specifications of how those surfaces will be maintaine
- ☐ All other relevant features necessary to clearly define both existing conditions and the proposed project.

SECTION 2 - APPROVAL CRITERIA (Env-Wt 313.01)

☒ An application for structure construction within the protected tidal zone shall comply with Env-Wt 313.01.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 610.03)

The construction of structures within the protected tidal zone shall comply with:

☒ The standards described in FEMA P-55, Coastal Construction Manual: Principles and Practices of Planning, Siting, Designing, Constructing and Maintaining Residential Buildings in Coastal Areas, 4th edition (2011); and

☒ Local resiliency planning ordinances.

SECTION 4 - PROTECTED TIDAL ZONE RESTRICTIONS (Env-Wt 610.05- 610.13)

☒ The restrictions identified in RSA 483-B:9, II shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(a) related to the maintenance of a waterfront buffer shall apply to the protected tidal zone within 50 feet of the HOTL;

☐ Accessory structures in the waterfront buffer shall comply with the applicable provisions of Env-Wq 1400;

☒ The provisions of RSA 483-B:9, V(b) related to the maintenance of a woodland buffer shall apply to the protected tidal zone within 150 feet of the HOTL;

☒ The provisions of RSA 483-B:9, V(c) related to individual sewage disposal systems shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(d) related to erosion and siltation shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(e) related to minimum lots and residential development shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(f) related to minimum lots and non-residential development shall apply to the protected tidal zone; and

☒ The provisions of RSA 483-B:9 V(g) related to impervious surfaces shall apply to the protected tidal zone.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 610.17)

(a) A major project shall be:

(1) Any dredging, filling, or construction activity, or any combination thereof, that is proposed to:

a. Occur within 100 feet of the HOTL; and

b. Alter any tidal shoreline bank, tidal flat, wetlands, surface water, or undeveloped uplands; or

(2) A project that would be major based on an aggregation of projects under Env-Wt 400.

(b) A minor project shall be any dredging, filling, or construction activity, or any combination thereof, that:

(1) Involves work within 75 feet of a saltmarsh in the developed upland tidal buffer;

(2) Is not a major project; and

(3) Will disturb 3,000 square feet (SF) or more but less than 10,000 SF in the developed upland tidal buffer.

(c) A minimum impact project shall be any dredging, filling, or construction activity, or any combination thereof, t

(1) Is in a previously developed upland area;

(2) Is within 100 feet of the HOTL; and

(3) Will disturb less than 3,000 SF.

COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

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

APPLICANT LAST NAME, FIRST NAME: Stockman, Benjamin

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

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

SECTION 1: REQUIRED INFORMATION (Env-Wt 603.02, Env-Wt 603.06, Env-Wt 603.09)
The following information is required for projects in coastal areas.
Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments The proposed project is replacement of a residential dock and repair of shoreline erosion. The length of the repairs are shown on the drawings. The work will occur in the dry (work is above mid tide) and is developed tidal buffer zone with no impacts to tidal waters or wetlands or PRA. This project does not impact natural resource assets. The repair materials are correctly sized and resistant to erosion. The proposed project maintains the existing location and has no impact on navigation. The narrative showing the project meets standard and approval conditions are listed above as Env-Wt 307 and 313.01 responses. The anticipated construction sequence is installation of temporary erosion controls, import the needed stones, install stones, replace timber dock, remove erosion controls.

For standard permit projects, provide:

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

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

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

Erosion controls are proposed where shown on the repair details to prevent potential migration of disturbed soils from washing into the ocean. The repair stone materials are correctly sized and resistant to erosion. The proposed project maintains the existing location and has no impact on navigation. The narrative showing the project meets standard and approval conditions are listed above as Env-Wt 307, 313 and 603.04 responses.

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

See attached Env-Wt responses, 313.01 not applicable.

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

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

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

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

The owner will monitor the repairs, particularly following storms, to look for any signs of damage that might need repairs.

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

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

☒ For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors ~ W ˜ , • Z] (Z Œ } Œ u • š Œ U } Œ •] P v U (} Œ š Z • µ i š o } š] } v Œ navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

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

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

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

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

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

☒ NOAA Essential Fish Habitat Mapper.

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

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

Projects in coastal areas shall:

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

☒ Minimize alterations in prevailing currents.

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

☒ Adverse impacts to beach or tidal flat sediment replenishment;

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

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

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

For standard permit applications submitted for minor or major projects:

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

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

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

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

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

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

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

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

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

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

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

☒ Minimize disturbances to groundwater and surface water flow;

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

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

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

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

25 years anticipated until next repairs, see attached vulnerability assessment

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

highly tolerant, see attached vulnerability assessment

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

highly tolerant, see attached vulnerability assessment

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

See drawings. The 1.9 inches of anticipated sea level rise in 25 years is minimal risk due to minor sea level rise over the design life and is too small to show relative to topographic contours, see attached vulnerability assessment

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

see attached FEMA map showing entire project area within the 1% FEMA flood zone. This project has minimal risk, and is a flood tolerant structure.

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

See attached vulnerability assessment. The stone revetment is highly tolerant of sea level rise and the 1.9 inches of anticipated sea level rise is minimal, not affecting the design.

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

☐ Pre-application meeting date held:

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

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

The plan view shall depict the following:

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

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

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

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

☒ Existing bank contours;

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

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

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

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

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

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

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

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

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

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

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

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

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

☒ Mean lower low water;

☒ Mean low water;

☒ Mean high water;

☒ Mean tide level;

☒ Mean higher high water;

☒ Highest observable tide line; and

☒ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

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

☒ The date, time of day, and weather conditions when water depths were recorded; and

☒ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

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

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

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

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

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

☒ The standard conditions in Env-Wt 307;

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

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

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

☐ To protect public safety; and

☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

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

☒ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and

☒ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

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

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

☒ The standard conditions in Env-Wt 307;

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

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

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

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

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

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

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

☒ The standard conditions in Env-Wt 307;

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

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

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

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

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

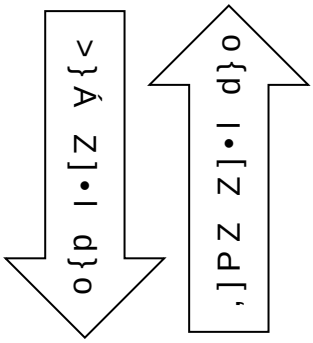
SECTION 10 t GUIDANCE

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

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

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

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



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

165 Spur Rd Dock & Shoreline Repairs. Responses to specific rules:

Env-Wt 300 rules

Env-Wt 306.05(a)(2)(a)

The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts.

Env-Wt 306.05(a)(2)(b)

There is no bog on or in the vicinity of the project property.

Env-Wt 306.05(a)(2)(c)

The Portsmouth Harbor waterbody is listed by the WPPT mapper as flood plain wetland adjacent to a tier 3 or higher watercourse. The tidal waters here are not wetlands or tidal wetlands or flood plain.

Env-Wt 306.05(a)(2)(d)

There is no prime wetland on or in the vicinity of the project property.

Env-Wt 306.05(a)(2)(e)

The proposed repairs will be in the existing location in a developed area with no sand dune or undeveloped tidal buffer zone.

Env-Wt 307.02

Acknowledged. We understand that the proposed work can be covered by the US ACOE General Permit

Env-Wt 307.03

The proposed project is not anticipated to violate water quality standards as the work will be timed around the tides to be done in the dry. The project will have no impact on groundwater or sanitary activity. Spill response kits will be on site appropriate for the mechanical equipment being used, the equipment operators trained for its use. Equipment will be refueled in accordance with Env-Wt 307.15.

Env-Wt 307.04

The proposed project is not located within mapped bird migratory area or fish or shellfish spawning or nursery area and does not involve dredging or filling in source area

Env-Wt 307.05

The equipment and materials to be used for the proposed work are not expected to carry invasive species.

Env-Wt 307.06

The NHB (32-1597) data check results mapped eelgrass, Atlantic and Shortnose Sturgeon but with no anticipated impacts

Env-Wt 307.07

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around low tides, use of erosion controls.

Env-Wt 307.08

There are no designated prime wetlands located within the proposed project area.

Env-Wt 307.09 & 307.11

No new shoreline structures are proposed to be built over public trust surface waters. The proposed project does consist of the replacement of the existing timber dock, and shoreline erosion repairs. D W [• v Œ } •] } v
controls will be utilized to protect water quality, such as performing the work in the dry around low tides, use of erosion controls.

Env-Wt 307.12

The shoreline repair is anticipated to be performed with equipment operating on the existing lawn, to be repaired in kind as necessary.

Env-Wt 307.13

The replacement dock meets required setbacks.

Env-Wt 307.14

Not applicable.

Env-Wt 307.15

The shoreline repair is anticipated to be performed with equipment operating on the existing lawn, to be repaired in kind as necessary.

Env-Wt 307.16

Acknowledged.

Env-Wt 307.17

Acknowledged.

Env-Wt 307.18

Acknowledged.

Env-Wt 311 Response

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setback for the tidal buffer zone.

Env-Wt 313.03 Response

See attached worksheet and narrative. The erosion repair project is in the tidal buffer zone with no adverse impacts. See attached Avoidance & Minimization Checklist.

Env-Wt 313.04 Response

No permanent impact to a PRA; shoreline repair uses a hybrid hard structural natural methods that address erosion and inundation in a manner that improves or protects the ecological condition of the coastline.

Env-Wt 500 rules (not applicable to coastal areas per Env-Wt 509.02(b)

Env-Wt 600 rules

Env-Wt 603.02 (a) Response

The proposed in-kind repairs are within the existing locations/dimensions and are located in a developed area with no impact to sand dune, tidal wetland or undeveloped tidal buffer zone. The site is adjacent to tidal waters, but it is upper intertidal zone with no known protected species or habitat, or wetlands. The data screening mapping does show this location as Highest Ranked Habitat, however the actual land is driveway, gardens and mowed lawns. The proposed project is not anticipated to violate water quality standards as the work will be done in the dry. NHB anticipates no project impacts.

Env-Wt 603.02 (b) Response

No natural resource assets in the project area. WPPT mapping is attached. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity, Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts. The NHB results and mapping marked "confidential" by NHB is not provided in the public permit application, at their request to not disclose NHB mapping. These can be released to NHDES upon receipt of a non-disclosure certification.

Env-Wt 603.02 (d) Response

The proposed dock and shoreline repairs are within the existing locations/dimensions and are located in a developed area with no impacts to sand dune, tidal wetland or undeveloped tidal buffer zone. The data screening mapping does show this location outside of Highest Ranked Habitat. The proposed project is not anticipated to violate water quality standards as the work will be done in the dry. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts.

Env-Wt 603.02 (e & f) Response

The proposed dock and shoreline repairs are within the existing locations/dimensions and are located in a developed area with no impacts to sand dune, tidal wetland or undeveloped tidal buffer zone. The site is adjacent to tidal waters, but there are no natural resource assets in the project area. The data screening mapping does show this location as Highest Ranked Habitat, however the actual land is driveway, gardens and mowed lawns. The proposed project is not anticipated to violate water quality standards as the work will be done in the dry. Drawings with elevations are attached. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity eelgrass, Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts.

Env-Wt 603.03 Response

The Data Screening is attached. A site specific sea level rise assessment memo is attached and the FEMA 1% flood map, resource maps and elevation are attached. The proposed project is not anticipated to cause impacts as the work will be done in the dry.

Env-Wt 603.03(a)(4) Response

Data Screening Corrections: The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no anticipated impacts. The NHB mapping for marine and estuarine wildlife is not correct under NH RSA 212-A:13 says that the provisions of RSA 212-A or any rule promulgated under this chapter, shall not be applicable to marine or estuarine species of wildlife.

The WPPT mapper lists the waters at the site as "Flood Plain Wetlands Adjacent to Tier 3 Streams". These tidal waters are not a Flood Plain and are not Wetlands. The WPPT mapper also maps the mowed lawn and garden areas on the developed site as "Highest Ranked Habitat in NH", which was not observed.

Env-Wt 603.04 Response

CFA attached.

Env-Wt 603.05 Response

A vulnerability assessment is attached. The dock and shoreline repairs are tolerant of sea level rise and there are not conflicts with the project purpose.

Env-Wt 603.06 Response

The proposed dock and shoreline repairs are within the existing locations/dimensions and are located in a developed area with no impacts to sand dune, tidal wetland or undeveloped tidal buffer zone. The site does contain tidal waters, and is not apparent Highest Ranked Habitat. The proposed project is not anticipated to violate water quality standards and will utilize erosion control socks for erosion controls. As listed in the construction sequence note, erosion control log will be used on the beach each day downslope of the work area with removal of the erosion control log from the beach at the end of each work day before the tide/waves reach it. This erosion control method has been used on many coastal projects and it works well.

The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts.

Env-Wt 603.07 Response

The lot existing conditions plan with HOTL and survey are by Kevin McEneaney, LLS (NH 661). The observed high tide line was located by Damon Burt CWS and located by Kevin McEneaney, LLS (NH 661) of Civilworks New England, see drawing notes. Design plans conforming to Env-Wt 603.07 are included in the application, prepared by Duncan Mellor, PE (NH 8344).

Env-Wt 603.08 Response

Water depths and tidal relationships shown of drawings, with water depths established by surveying methods to NAVD88 datum. The lot existing conditions plan with HOTL and survey are by Kevin McEneaney, LLS (NH 661). The observed high tide line was located by Damon Burt CWS and located by Kevin McEneaney, LLS (NH

661) of Civilworks New England, see drawing notes. Design plans conforming to Env-Wt 603.07 are included in the application, prepared by Duncan Mellor, PE (NH 8344).

Env-Wt 603.09 Response

This project is dock and shoreline repairs with no greater impacts to navigation by boat or shoreline. Harbormaster letter is attached.

Env-Wt 604.01 Response

The proposed in-kind repairs are within the existing locations/dimensions and are located in a developed area with no impacts to sand dune, tidal wetland or undeveloped tidal buffer zone. The site does contain tidal waters, and is not actually Highest Ranked Habitat (driveways and mowed lawns). The proposed project is not anticipated to violate water quality standards and work will be performed in the dry.

Env-Wt 604.02 Response

See attached vulnerability assessments and Env-Wt responses. The proposed project makes no changes to impervious area in the developed tidal buffer zone.

Env-Wt 604.03 Response

The proposed project has no impacts to tidal wetlands. See attached vulnerability assessments and Env-Wt responses.

Env-Wt 605.01 Response

See attached Avoidance & Minimization Checklist, Coastal Worksheet, Project Narrative and vulnerability assessments, which show how impacts to wetlands have been avoided and the temporary impacts to jurisdictional areas are limited to temporary access for repair and replacement of an existing legal structures in existing footprints. The project design and methods have been selected to avoid all wetlands and minimize potential natural resource impacts.

This project is repair and replacement of an existing legal structures in the same location with no extension seaward with no greater impacts to commerce, navigation by boat or shoreline. The project does not alter prevailing currents.

Env-Wt 605.02 Response

See attached Avoidance & Minimization Checklist, Coastal Worksheet, Project Narrative and vulnerability assessments, which show how impacts to wetlands have been avoided and the temporary access for repair and replacement of an existing legal structures. The project design and methods have been selected to avoid all wetlands and minimize potential natural resource impacts. This is a developed site with no impacts to sediment transport or littoral cell replenishment.

The repair and replacement of the structures does not change wave energy dissipation or alter storm surge. This site is tidal waters, not riverine waters, and the proposed work has no change to storm surge storage or elevations. There is unlimited storm surge volume in the Atlantic Ocean and dredge or fill in this vicinity has no impact on flood elevation – it is driven by atmospheric pressure and wind direction/duration and is not a function of river flow. The project has no impact to runoff or salinity.

Env-Wt 605.03 Response

This maintenance project avoids and has no impacts to tidal wetlands.

Env-Wt 609.01 Response

The proposed project will not alter wildlife habitat, coastal hazard protection, land cover and functions, erosion or nearshore ecosystems.

Env-Wt 609.02 Response

The proposed repair is the least impacting alternative, reconstructing the existing structures in the same location. Potential sea level rise is discussed in the attached vulnerability assessment and is minimal over the 50-year anticipated service life of this work. The bank here very steep and salt marsh migratation will be minimal, as shown by the WPPT mapping. The structures are tolerant of storm surge and sea level rise. This stone seawall is historical, which contributes to in-kind reconstruction. The site is also a fairly high wave energy zone with a 2.5 foot breaking wind wave height and similar boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures and a stone sill is required, as demonstrated by the recent erosion. A hybrid approach is proposed.

Env-Wt 609.03 (a) Response

If the shoreline repair is not completed, is is likely during a storm event leading to erosion back to the house foundation.

Env-Wt 609.03 (c) Response

No. Wave heights here greatly exceed 1 foot making this site unsuitable for salt marsh creation or dune creation. The site is also a fairly high wave energy zone with a 2.5 foot breaking wind wave height and similar boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures and a stone sill is required, as demonstrated by the recent erosion. A hybrid approach is proposed.

Env-Wt 609.03 (d) Response

This is addressed in the attached vulnerability assessment. Best available science, as cited in the memo, has a high confidence rate of sea level rise over the next 25 years of 1.9 mm/yr so 3.8 inches in 50 years, using the NOAA referenced data indicated by FEMA 55. This is an insignificant sea level rise for the proposed structures. The vulnerability assessment also demonstrates that the DES cited UNH sea level rise projections are based on an out of date model that was not calibrated and is already in error too high by more than 6 inches (not Best Available Science).

The site is mapped as being within the FEMA flood zone (an insurance rate product not intended for engineering uses), as a AE zone with 1% flood elevation of 6 feet NAVD88. The shoreline sill crest is set at the FEMA flood zone wave crest elevation if this 1% flood event occurs, with vegetated stabilization above. The sill stone is correctly sized for the design wave conditions and can be submerged.

Env-Wt 609.04 Response

Wave heights here greatly exceed 1 foot making this site unsuitable for salt marsh creation or dune creation. The site is also a fairly high wave energy zone with a 2.5 foot breaking wind wave height and similar boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures and a stone sill is required, as demonstrated by the recent erosion. A hybrid approach is proposed.

Soft alternatives will fail in this wave climate and placement of fill for planting would impact benthic habitat. The use of root wad living shorelines as constructed by UNH in the area have failed, releasing trees/root balls to float around the bay as a hazard to navigation (and were replaced with stone). The Year 1 monitoring report for the Wagon Hill Farm living shoreline project (with riprap toe wall) with a similar wave exposure, reported a net 31 cubic yards of fill loss and significant loss of salt marsh along the offshore edge.

Env-Wt 609.06 Response

Use of rocks similar to the natural rocks is proposed for these repairs.

Env-Wt 609.07 Response

Wave heights here greatly exceed 1 foot making this site unsuitable for salt marsh creation or dune creation. The site is also a fairly high wave energy zone with a 2.5 foot breaking wind wave height and similar boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures and a stone sill is required, as demonstrated by the recent erosion. A hybrid approach is proposed.

Env-Wt 609.09 Response

The requested permit to perform repair to an existing shoreline. There is not room to cut back the shoreline slope and the house is close behind the seawall. The drawings provided do define the work and are to scale with surveyed locations, dimensions and elevations to NAVD88 datum.

Env-Wt 609.10 Response

The dock and shoreline repairs are not vulnerable to sea level rise and can be submerged during storm events. A VA and CFA are attached.

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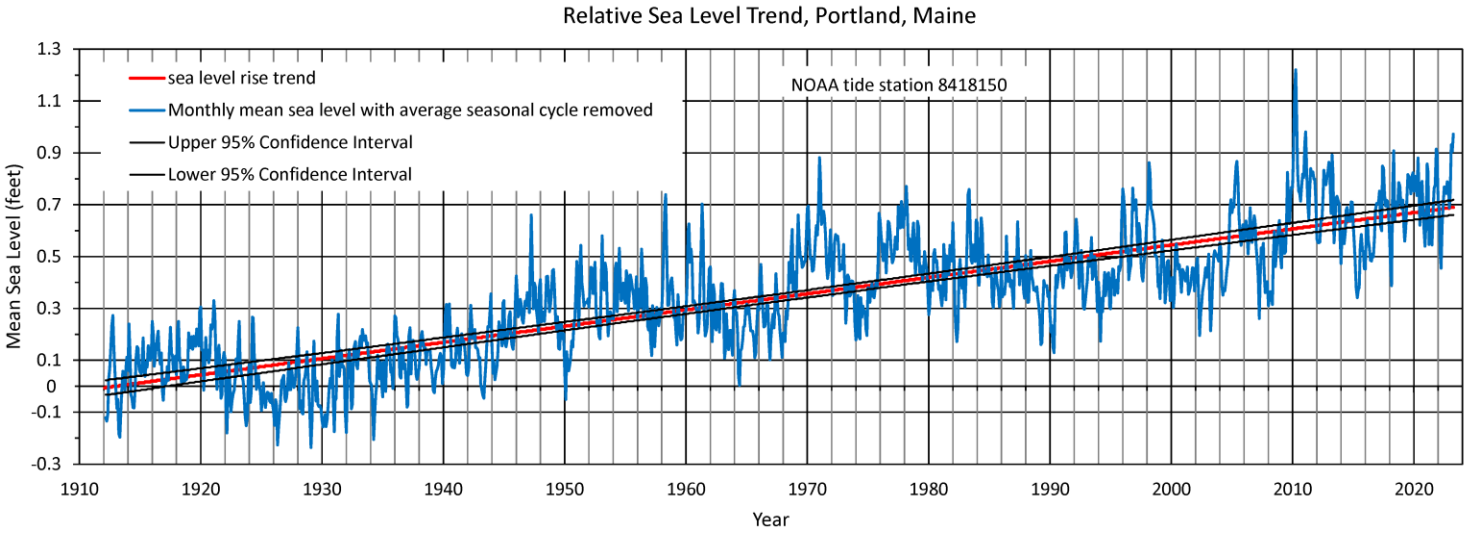

Figure 1 Sea Level Rise Trend NOAA Tide Station, Portland, Maine

Civilworks has been evaluating the rate of sea level rise at many long record global tide gauges, including New England tide data. We find that the rate of sea level rise, over a 19-year tidal epoch rolling window varies over time, with similar trends at regional tide stations and those cyclical trends have strong correlations to the 60-year cycle in sea surface temperature anomalies (Atlantic Multidecadal Oscillation (AMO)), variation in the Length Of Day (LOD, variation in the spin rate of Earth) and to the eccentricity of Jupiter's orbit, which has been tied to increases in space dust entering our atmosphere, cloud cover and climate[2], see Figure 2.

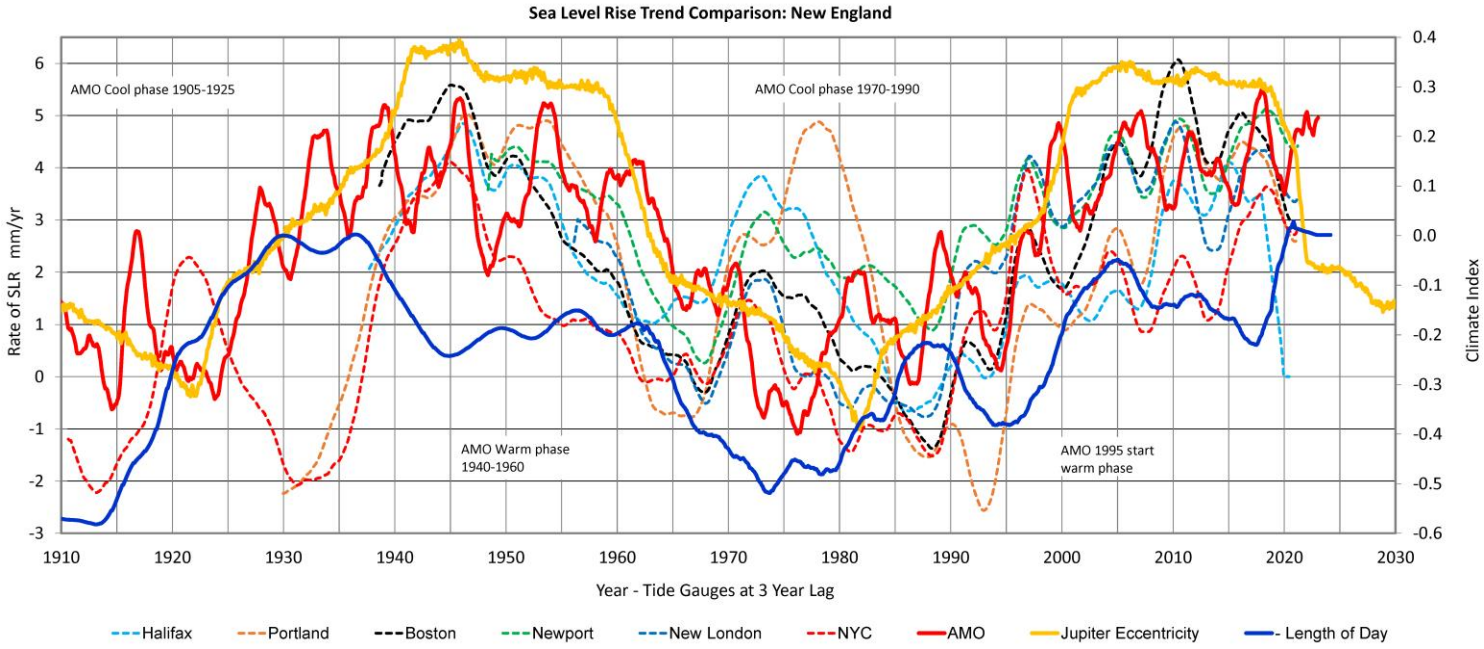

Figure 2 Rates of Sea Level Rise at NE NOAA Tide Stations and reference climate indices (monthly means, rate using a 19-year rolling window, plotted at a 3 year lag on front year)

The long record tide stations had high rates of sea level rise in the 1940's (AMO warm phase), followed by low negative rates of sea level rise around 1980 (AMO cold phase) and currently back to a higher rate of sea level rise (AMO warm phase). With the AMO expected to return to a cold phase in less than 10 years, decreasing rates of sea level rise are expected with the next low rates around 2040.

Vertical Land Movement:

The rate of sea level rise to an observer on the shoreline (relative sea level rise) is typically not equal to the global rate of sea level rise. The land often has vertical movement, which can include soil subsidence and bedrock (earth crust) movement, and this does increase or decrease the apparent sea level trend at the local shoreline. Canada, Alaska and Scandinavia have strong post-glacial rebound with the crust rising since the last ice age, resulting in an apparent dropping in sea level. This crustal rebound decreases moving south into Maine and is fairly neutral to slightly upward in New Hampshire. Moving south into Massachusetts the crustal movement becomes slightly downward. Connecticut and southward typically has about 2 mm/yr of crustal sinking, increasing relative sea level rise.

Soil subsidence can also be a significant factor and is a strong contributor to higher apparent rates of sea level rise in the mid-Atlantic shoreline. Soil subsidence can also be quite localized. For example, much of the shoreline in Boston is filled land on deep soft clay. NOAA estimates the Boston tide gauge is sinking 0.84 mm/yr, causing a higher apparent rate of sea level rise.

For the NH Seacoast area, New Castle and Portsmouth CORS GPS show land rise of about 0.4 mm/yr, and these land rise rates will decrease the observed local relative rate of sea level rise. New Castle has shallow bedrock and the land rise of 0.4 mm/yr will decrease local relative sea level rise. The Cape Elizabeth CORS GPS station near Portland shows 1.16mm/yr vertical land rise.

Future Sea Level Rise Projections:

There are recent governmental reports presenting projections for accelerating sea level rise caused by global warming. The latest federal government guide is 2022 NOAA Tech Report NOS 01, Sweet et.al. providing values for relative sea level every 10 years starting in the year 2000, with consideration of land/earth crust vertical movement at selected tide gauge cities, and changes in local sea level including by gravitational changes associated with anticipated ice cap melting. This NOAA report does provide five different projection curves for local sea level rise at Portland, Maine, and the 50% quartile, most probable curves, are plotted in Figure 3. Comparing the actual observed rates of sea level rise from tide data in Portland for years 2000 to 2024, the actual rate of sea level rise is significantly less than the projected rate of rise from the NOAA model (about 2 inches higher than observations and the trend is diverging higher above actual observations). From a review of the NOAA values used to plot the Portland sea level rise curves, it was noted that NOAA included 0.4 mm/yr of land subsidence, while actual CORS GPS data show land in the Portland area to have 1.16 mm/yr of land rise. Thus, the NOAA model and associated global warming sea level rise projections are overestimated and are not supported by observed sea level or vertical land movement data for Maine and New Hampshire.

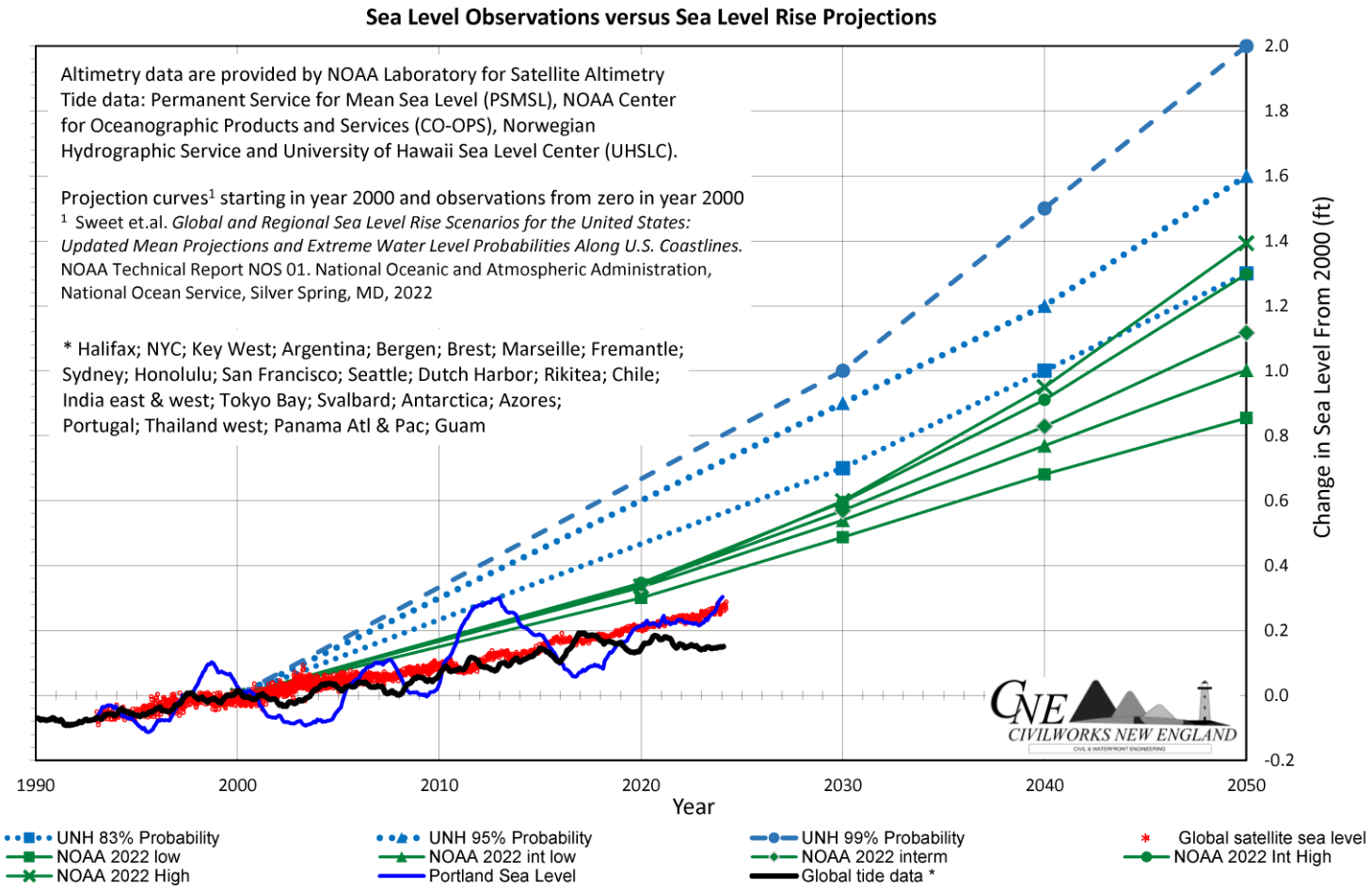

Figure 3 Comparison of Sea Level Rise Projections to Sea Level Observations

New Hampshire Sea Level Rise Projections:

The University of New Hampshire (UNH) issued a two-part report *New Hampshire Coastal Flood Risk Summary*[1] in 2019 and 2020, which has been adopted by the state of New Hampshire and is the recommended policy in regulatory permitting by the NH Department of Environmental Services. The UNH projections use sea level rise projections starting from a sea level in the year 2000, developed by Kopp et. al. (2014)[4], however the 2022 NOAA curves more closely fit lower observed sea level rise from 2000 to 2020 and then begin sea level rise acceleration in 2020.

The UNH report does list probabilities for multiple sea level rise curves, using different probabilities for different projects tolerance for risk. It is important to understand that these probabilities are Bayesian probabilities, based on future expectations, not traditional probabilities calculated from observational data, such as FEMA flood levels.

The Part II UNH guidance report uses the 83% probability curve for the low end of design for projects with a high tolerance for sea level rise, such as sidewalks. The 95% probability curve is recommended by UNH for design of projects with a medium tolerance for sea level rise, including residential and commercial buildings. UNH does recommend higher 99% and 99.5% probability curves, for design of projects with low and very low tolerance for sea level rise. For March 2024, the UNH 83% projection curve is about 3.7 inches higher than observations (115% error), for UNH 95% projection curve is about 5.8 inches higher than observations (178% error) and projections are diverging higher compared to observations. The UNH guidance projection curves are based on older sea level rise projections and the UNH model was not calibrated in consideration of actual sea level rise observations and trend over the last 24 years. Since the UNH sea level rise projections are already significantly higher than observations with a steeper rise trend, they are not Best Available Science and are not recommended for project design.

Project Recommendations:

Over the last 13 years the rate of sea level rise has been negative. However, this is not a full tidal epoch (19 years) and the Portland long term trend of 1.9 mm/yr (0.6 ft/100 yrs) is a more reasonable expectation with a tighter confidence interval. Local land rise measured by CORS GPS sites is approximately +0.4 mm/yr in Portsmouth & New Castle and land rise at the project site is likely to reduce relative sea level rise in comparison to other regional tide gauges known to have land subsidence, such as Boston. We recommend that land rise be neglected for this project and that 0.6 feet per 100 year rate be used for a 50 year service life (3.6 inches in 50 years) be utilized for sea level rise allowance. The stone sill and dock will be constructed to not be adversely affected by sea level rise and periodic flooding.

The shoreline repairs with a stone sill crest elevation that is the FEMA 1% flood elevation plus anticipated sea level rise to minimize adverse impacts caused by shoreline erosion and bank collapse.

REFERENCES:

1 *New Hampshire Coastal Flood Risk Summary – Part I: Science; Part II: Guidance for Using Scientific Projections*, NH Coastal Flood Risk Science and Technical Advisory Panel (2020), Univ. of New Hampshire, 2019/2020.

2. Scafetta, N., Milani, F., & Bianchini, A. (2020). *A 60 year cycle in the Meteorite fall frequency suggests a possible interplanetary dust forcing of the Earth's climate driven by planetary oscillations*. Geophysical Research Letters, 47, e2020GL089954. https://doi.org/10.1029/2020GL089954.

3. Sweet et.al. (2022). *Global and Regional Sea Level Rise Scenarios for the United States: Updated Mean Projections and Extreme Water Level Probabilities Along U.S. Coastlines.* NOAA Technical Report NOS 01. National Oceanic and Atmospheric Administration, National Ocean Service, Silver Spring, MD

4. *Probabilistic 21st and 22nd Century Sea-Level Projections at a Global Network of Tide Gauge Sites.* Earth's Future, Kopp, R.E., Horton, R.M., Little, C.M., Mitrovica, J.X., Oppenheimer, M., Rasmussen, D.J., Strauss, B.H., & Tebaldi, C. (2014).

5. Mellor, D., *An Update on New Hampshire Sea Level Rise* The New Hampshire Civil Engineer, June/July, 2022, Vol 43, No. 6, ASCE.

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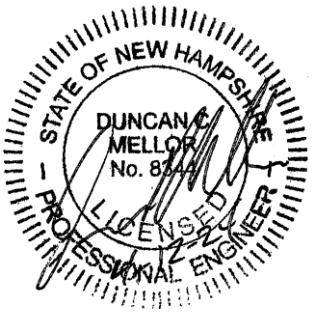

COASTAL FUNCTIONAL ASSESSMENT (CFA)

Applicant Name: Stockman
Coastal Functional Assessment
Dover, NH

PROPOSED PROJECT

The applicant, Stockman, is proposing to repair shoreline erosion and replace a dock on a 0.2 acre parcel. The lot is bounded by the tidal Bellamy River to the west and the Spaulding Turnpike to the east. The lot is a developed residential lot with an existing timber dock. Shoreline wave damage did occur in the December 23, 2022 storm including dock damage and shoreline erosion.

DATA SCREENING

A NH Natural Heritage Bureau (NHB 23-1597) request for review has been filed and the results showed recorded occurrences of the Atlantic Sturgeon (Acipenser oxyrinchus), Shortnose Sturgeon (Acipenser brevirostrum), in the vicinity of the proposed project area. The work is not proposed to occur in the water and proper erosion and sediment controls will be employed around the work area to prevent sediment from leaving the proposed project area as requested by NHB. Consultation with the NH Fish & Game under Fis 1004, has been conducted and although there are NHB records present for Shortnose and Atlantic sturgeon in the vicinity, NHF&G does not expect that it will be impacted by the proposed project. No further consultation with NHFG is required.

WPPT Mapper:

The WPPT mapper lists the waters at the site as "Flood Storage Areas". These waters are not Flood Storage Areas mapper does not map this developed project location as "Highest Ranked Habitat" see attached mapping. The waters are listed as Impaired Waters.

NWI Mapper:

The WPPT mapper on NWI tab maps E2US3N classification for the shoreline area of this shoreline. The "mud" portion of this classification is the Bellamy River and the "ground" is sand.

Essential Fish Habitat Mapper:

EFH Mapper results are attached. These fish are unlikely to be at the project area as there is extensive intertidal area here and the work will be performed in the dry.

ENDANGERED SPECIES ACT (ESA)

The proposed activity may affect, but is not likely to adversely affect, any species listed as threatened or endangered, or Critical Habitat listed by NMFS under the ESA of 1973, as amended. Our supporting analysis is provided below.

The purpose of the project is repair of an eroded shoreline and replacement of a timber dock in the same location with the work being performed in the dry during lower tides.

The Action Area for this work is quite similar to the actual work area as the work will be done in the dry.

Federally Proposed and Listed Species/Designated Critical Habitat:

Fish:

Shortnose sturgeon (Acipenser brevirostrum) (32 FR 4001; Recovery plan: NMFS 1998)

Atlantic sturgeon (Acipenser oxyrinchus oxyrinchus) (77 FR 5880 and 77 FR 5914)

Effect Determination for Listed Species:

Based on this analysis, it has been determined that all effects, when added to baseline conditions, are insignificant or discountable, and not likely to appreciably affect shortnose sturgeon or Atlantic sturgeon.

Effect Determination for Critical Habitat:

No critical habitat was identified for this project site.

Effect Determination for Listed Species:

Based on this analysis, it has been determined that all effects, when added to baseline conditions, are insignificant or discountable, and not likely to appreciably affect these species.

There are no critical habitats within the project area under USF&W jurisdiction.

FIELD ASSESSMENTS

A site observation was performed at the site by wetland scientist Damon Burt, CWS, and coastal engineer Duncan Mellor, PE, on April 11, 2023 to observe this shoreline. There are some patches of salt marsh, delineated by Damon Burt and shown on the permit drawings. No eelgrass (a plant) was observed on aerial photos reviewed, or visits at low tide. Benthic marine life density was very low density on the upper beach near the project area.

The project site does not meet NHDES or Army Corps criteria for a wetland or Special Aquatic Site.

JURISDICTIONAL AREA FUNCTIONS AND VALUES

The functions and values of the jurisdictional area within the proposed project area were assessed using the US ACE New England District Highway Methodology Workbook Supplement, Wetland functions and Values: A descriptive Approach . This approach uses 9 functions and 5 values and are described below. The waterbody is not a wetland, it is a surface water.

Functions

Ecological Integrity: RSA 482-A:2, XI

Groundwater Recharge/Discharge: This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetlan d to serve as an area where groundwater can be discharged to the surface.

Floodflow Alteration: This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.

Fish and Shellfish Habitat: This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.

Sediment/Toxicant/Pathogen Retention: This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

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

Production/Export (Nutrient): This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

Sediment/Shoreline Stabilization: This function relates to the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.

Wildlife Habitat: This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of ob served and potential animals should be included in the wetland assessment report.

Values

Recreation: *This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland, whereas non-consumptive activities do not.*

Educational/Scientific Value: *This value considers the effectiveness of the wetland as* D V L W H I R U D Q ³R X W G R R U I D F L O L W \ I R U H G X F D W L R Q D O R U V F L H Q W L I L F V W X G \ R U U H V H D U F K

Uniqueness/Heritage: *This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.*

Visual Quality/Aesthetics: *This value relates to the visual and aesthetic qualities of the wetland.*

Threatened/Endangered Species Habitat: *This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.*

FUNCTIONS AND VALUES ASSESSMENT

Ecological Integrity: *The site has moderate ecological integrity including recreation, being a developed waterfront with human uses, however the upper tidal zone site does not support fish habitat, does not enhance flood storage (tidal site) or other presumed wetland functions. This is not a primary function of the portion of the waterbody within the proposed project area.*

Groundwater Recharge/Discharge: *The proposed project is located adjacent to a tidal waterbody. As the ocean is the low point for all surrounding topography, it is unlikely that a significant amount of groundwater recharge is occurring. Groundwater discharge is possible in general but was not observed at the project area. This is not a primary function of the portion of the waterbody within the proposed project area.*

Floodflow Alteration: *No floodplain in project footprint. This is an tidal site with no floodplain that has no storage or flood water level issues. This is not a primary function of the portion of the waterbody within the proposed project area.*

Fish and Shellfish Habitat: *This waterbody provides ocean water habitat for a variety of fish, but the project area is dry for much of the tide cycle. No shellfish were observed at the project area and the required data screening (NHB, WWTP, etc.) associated with this project, did not identify any shellfish beds appearing within the vicinity of the proposed project. Fish habitat is a primary function of the waterbody, however the waterbody at the project site does not support fish or shellfish due to being at the upper limit of the tide range.*

Sediment/Toxicant/Pathogen Retention: *Sediment retention is a primary function of the portion of the waterbody within the proposed project area, toxicant/ pathogen retention is not a primary function.*

Nutrient Removal/Retention/Transformation: *The proposed project area has no significant wetland vegetation. This is not a primary function of the portion of the waterbody within the proposed project area.*

Production/Export (Nutrient): *The proposed project area has no significant wetland vegetation and no sign of mineral or organic soil present to support wetland vegetation growth. This is not a primary function of the portion of the waterbody within the proposed project area.*

Sediment/Shoreline Stabilization: *The proposed project is located facing an wind wave fetch, close proximity boat wakes and this location is a higher inland energy area experiencing wave action as a function of wind direction and passing boats. The shoreline is a developed area with minimal sediment trapping ability. This is not a primary function of the portion of the waterbody shoreline within the proposed project area.*

Wildlife Habitat: *The site is developed area, the waterbody has the potential habitat for fish only at high tide. This is not a primary function of the portion of the site or waterbody within the proposed project area.*

Recreation: *The site is a developed area, the waterbody provides recreational opportunities including, boating and fishing, adjacent to this site. This is a primary function and value of the waterbody.*

Educational/Scientific Value: *The site is a developed. This is not a primary function and value of the site or waterbody.*

Uniqueness/Heritage: *The project site is not a historical site and is not near historical structures per NHDHR review. This is not a primary function and value of the site.*

Visual Quality/Aesthetics: *The site is a developed area with visual quality. This is a primary function and value of the site.*

Threatened/Endangered Species Habitat: *A preliminary data screening was conducted using the NHB data check tool, noting possible sturgeon in adjacent deeper waters. Upon further review, it was determined that the proposed project would not impact any threatened or endangered species and their habitats. This is not a primary function and value of the site or waterbody.*

Conclusion

Based on the assessment of functions and values it was determined that this developed site and adjacent waterbody in the vicinity of the proposed project is suitable for: Recreation, and Visual Quality/Aesthetics.

PROJECT DESIGN ADDRESSING COASTAL FUNCTIONS

The proposed project is to repair shoreline erosion and replace a dock with no impacts to wetlands, and thus represents minimal changes to the coastal functions at this site. As the work will be performed in the dry, it will not impact fish passage, wildlife, shellfish, flows, sediment transport wave dissipation, storm surge, salinity. The project is tolerant of storm surge and sea level rise. The site is also a fairly high wave energy zone with wind waves and boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures.

Duncan Mellor, PE, Principal Coastal Engineer

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PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

May 6, 2024

NH Department of Environmental Service
Coastal Division
Pease Field Office
222 International Drive, Suite 175
Portsmouth, NH 03801

Attn: Eben Lewis

Re: 165 Spur Rd, Map L Lot 43A

Dear Eben,

We reviewed plans for the construction of a pier and float system on the Bellamy River in Dover at property belonging to

Benjamin Stockman and Arian Samalot
165 Spur Rod
Dover, NH

We examined the proposed site and found that the structure will have no negative effect on navigation in the channel.

Sincerely,

Tracy R. Shattuck
Chief Harbor Master

Cc: Duncan Mellor
Civilworks New England/Haight Engineering, LLC
181 Watson Road
Dover, New Hampshire 03821

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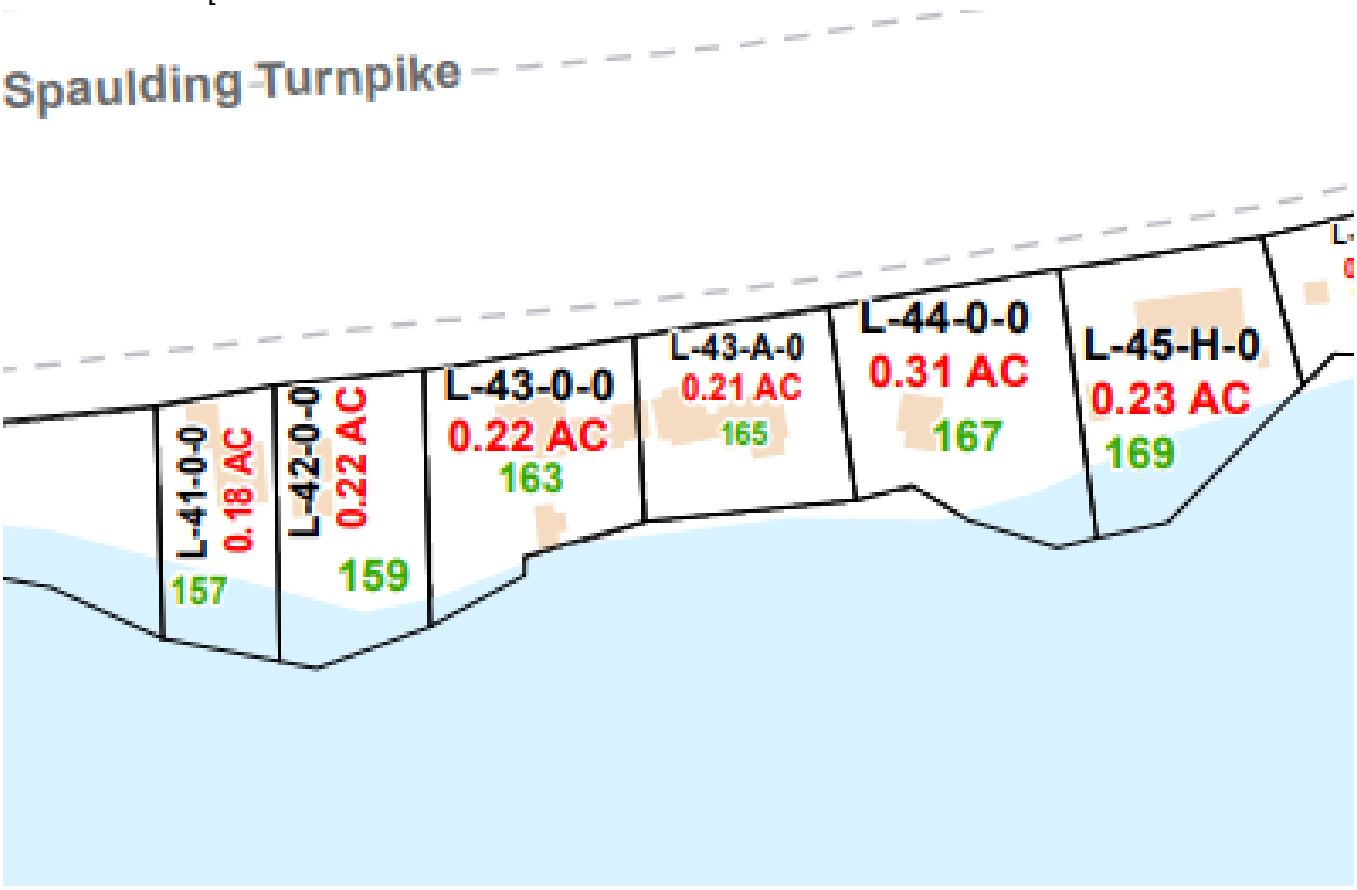
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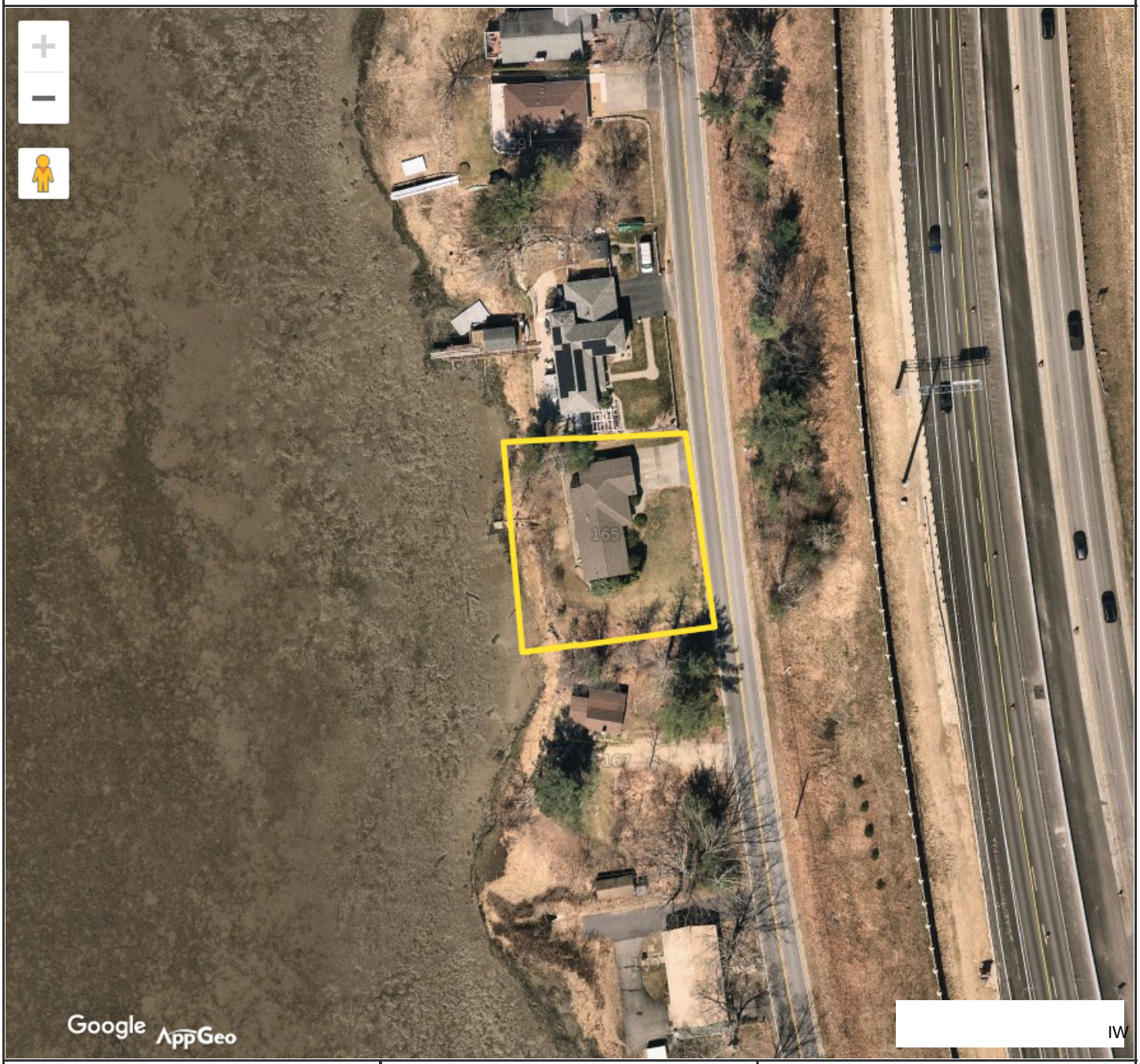

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CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

May 8, 2024

To: LOMASTRO JOHN & KRISTEN RIZZO TRUSTEES, JOHN & KRISTEN RIZZO LOMASTRO REV TRUST
163 Spur Road
Dover, NH 03820

Subject: Stockman Dock Replacement & Shoreline Repair
165 Spur Rd, Dover
NHDES Standard Dredge and Fill Application

Dear Abutter:

The purpose of this letter is to inform you that Benjamin Stockman is applying to the NH Department of Environmental Services Wetlands Bureau, which requires this notice, for a Standard Dredge and Fill permit for the proposed dock replacement and shoreline erosion repairs.

A copy of the application, including plans, will be made available for your review at the Dover city offices and at the NH Department of Environmental Services Wetlands Bureau, 29 Hazen Drive, in Concord.

If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND

Duncan Mellor, PE
Principal Coastal Engineer

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

May 8, 2024

To: WILLIAMS EDWARD JOHN III, WILLIAMS LYDIA N
24 Cedar Point Road
Durham, NH 03824

Subject: Stockman Dock Replacement & Shoreline Repair
165 Spur Rd, Dover
NHDES Standard Dredge and Fill Application

Dear Abutter:

The purpose of this letter is to inform you that Benjamin Stockman is applying to the NH Department of Environmental Services Wetlands Bureau, which requires this notice, for a Standard Dredge and Fill permit for the proposed dock replacement and shoreline erosion repairs.

A copy of the application, including plans, will be made available for your review at the Dover city offices and at the NH Department of Environmental Services Wetlands Bureau, 29 Hazen Drive, in Concord.

If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND

Duncan Mellor, PE
Principal Coastal Engineer

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Durham, NH 03824

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Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$8.73

0820 05
DOVER, NH 03820
MAY - 9 2024
Postmark Here
USPS 05/09/2024

Sent To: John + Lydia Williams
Street and Apt. No., or PO Box No.: 24 Cedar Point Road
City, State, ZIP+4®: Durham NH 03824

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0235 8580 39

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Dover, NH 03820

OFFICIAL USE

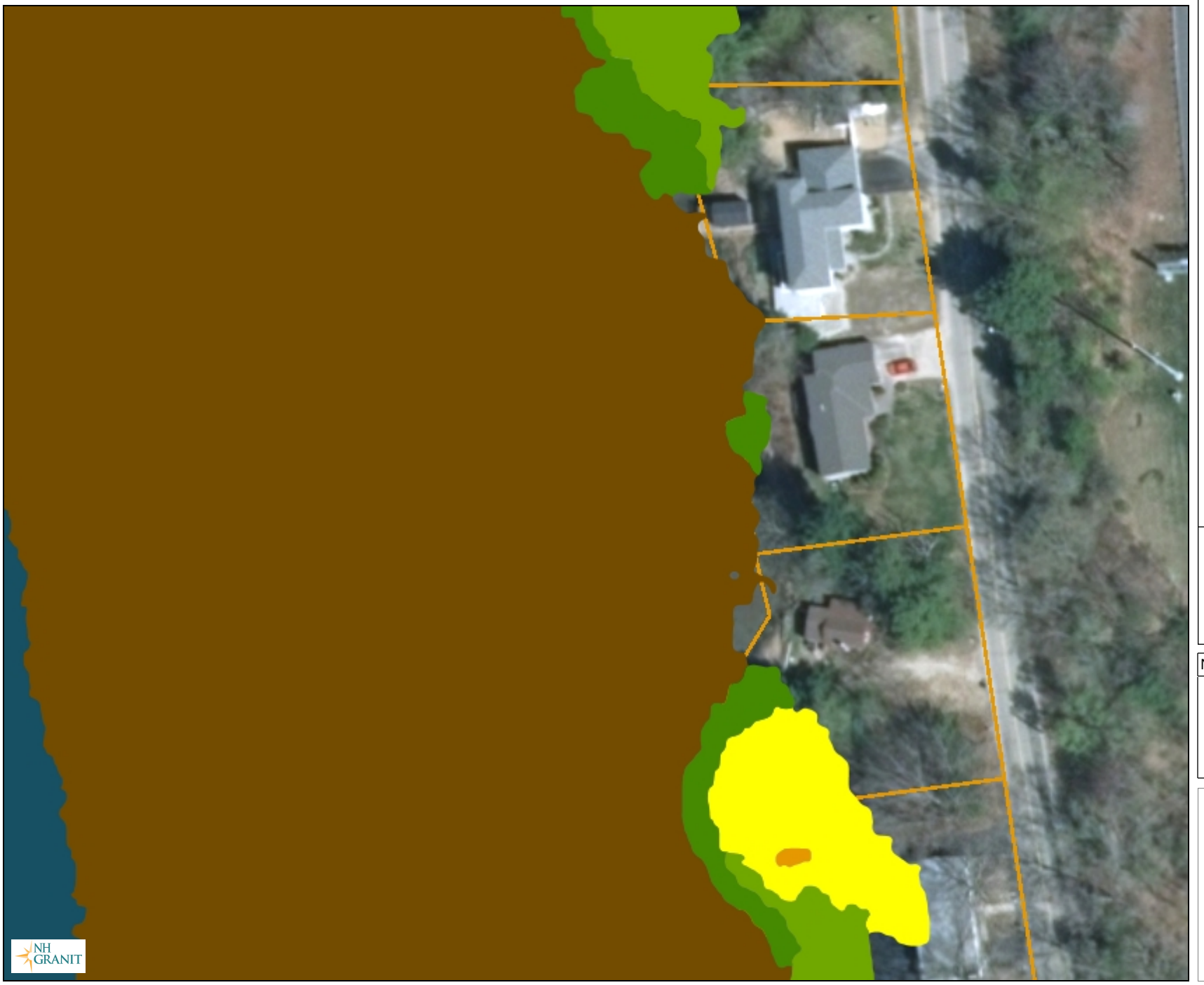
Certified Mail Fee	$4.40
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$8.73

0820 41
DOVER, NH 03820
MAY 20 2024
Postmark Here
USPS 05/20/2024

Sent To: John + Kristen Rizzo-Lamastro Rev Trust
Street and Apt. No., or PO Box No.: 163 Spur Road
City, State, ZIP+4®: Dover NH 03820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Tidal wetlands map



Legend

- NH Parcels
- Additional Lines
- City/Town
- Tidal Wetland
  - Brackish Marsh
  - High Marsh Mix
  - High Marsh, J. gerardii
  - High Marsh, S.patens / D.spi
  - Low Marsh
  - Mudflat
  - Open Water
  - Panne
  - Phragmites australis
  - Pool
  - Recently Flooded Forest
  - Short form S. alterniflora
  - Terrestrial border
  - Wrack

Map Scale

1: 812

© NH GRANIT, www.granit.unh.edu

Map Generated: 4/11/2024

Notes

Floodplain wetlands map

Legend

- NH Parcels
- Additional Lines
- City/Town
- Flood Plain Wetlands Adj

Map Scale

1: 812

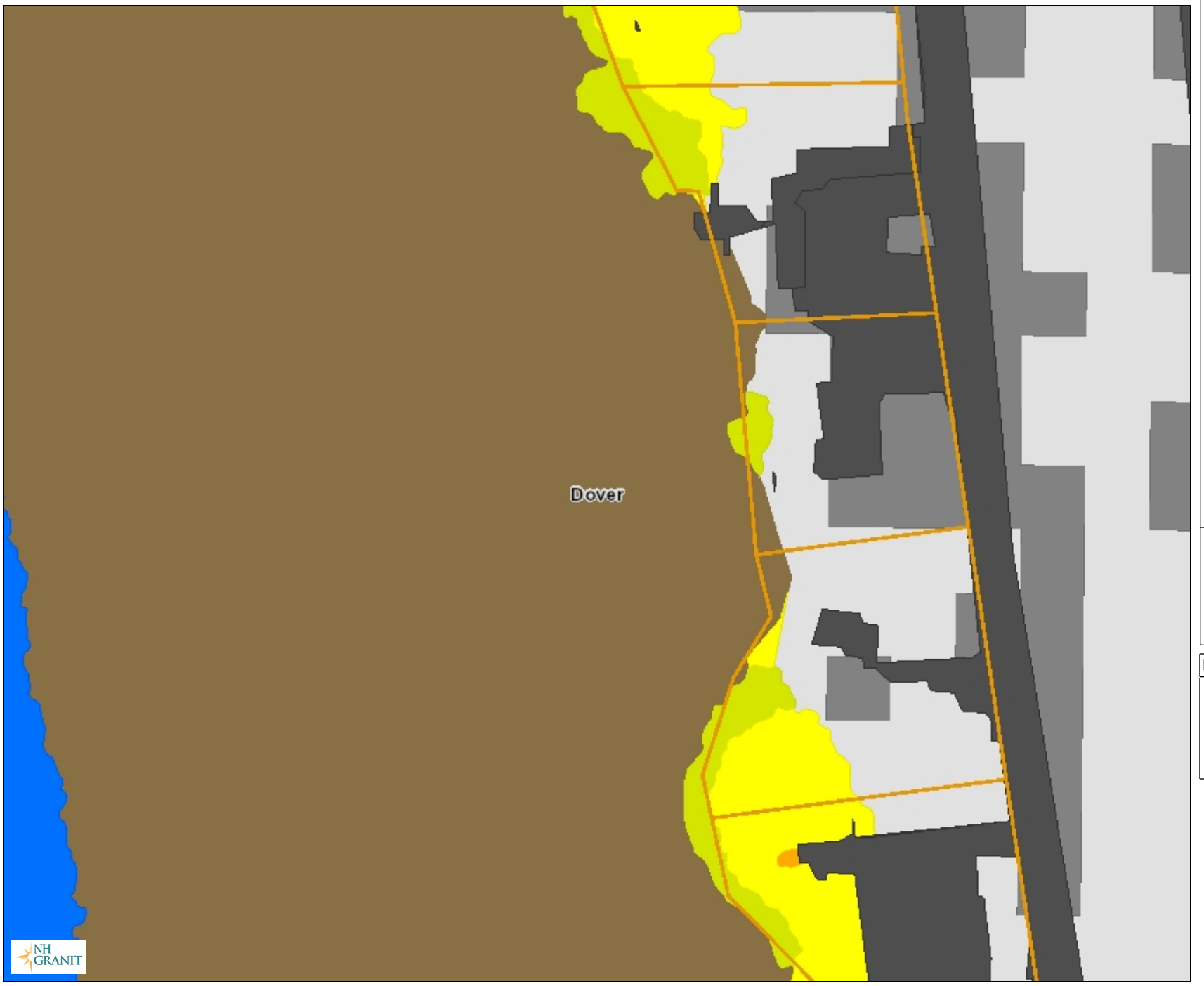
© NH GRANIT, www.granit.unh.edu

Map Generated: 4/11/2024

Notes

the site is tidal and not a floodplain

salt marsh migration map



Legend

- NH Parcels
- Additional Lines
- City/Town

SLAMM 2022 - Initial Con

- Developed
- Developed-Impervious
- Estuarine Beach
- Estuarine Open Water
- Inland Fresh Marsh
- Inland Open Water
- Inland Shore
- Irregularly-flooded Marsh
- Ocean Beach
- Open Ocean
- Regularly-flooded Marsh
- Riverine Tidal
- Rocky Intertidal
- Swamp
- Tidal Flat
- Tidal Fresh Marsh
- Tidal Swamp

Map Scale

1: 812

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Map Generated: 4/11/2024

Notes

salt marsh migration map 2050

Legend

- NH Parcels
- Additional Lines
- City/Town

SLAMM 2022 - 0.3-m SLF

- Developed
- Developed-Impervious
- Estuarine Beach
- Estuarine Open Water
- Inland Fresh Marsh
- Inland Open Water
- Inland Shore
- Irregularly-flooded Marsh
- Ocean Beach
- Open Ocean
- Regularly-flooded Marsh
- Riverine Tidal
- Rocky Intertidal
- Swamp
- Tidal Flat
- Tidal Fresh Marsh
- Tidal Swamp

Map Scale

1: 812

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Map Generated: 4/11/2024

Notes

impaired waters

Legend

- NH Parcels
- Additional Lines
- City/Town
- Surface Waters with Impa
  Quarter Mile Buffer

Map Scale

1: 812

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Map Generated: 4/11/2024

Notes

wetlands

Legend

- NH Parcels
- Additional Lines
- City/Town

Wetland Types (NWIPlus)

- Estuarine and Marine Deepv
- Estuarine and Marine Wetlar
- Freshwater Emergent Wetlar
- Freshwater Forested/Shrub
- Freshwater Pond
- Lake
- Other
- Riverine

Nutrient Transformation

- High
- Moderate

Fish and Aquatic Inverteb

- High
- Moderate
- StreamShading

Coastal Storm Surge Dete

- High

Map Scale

1: 812

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Map Generated: 4/11/2024

Notes

U.S. Fish and Wildlife Service
National Wetlands Inventory

NWI mapping

April 11, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

highest ranked wildlife habitat

Legend

- NH Parcels
- Additional Lines
- City/Town
- Prioritized Habitat Blocks
- Highest Ranked Wildlife H
  - 0
  - 1 Highest Ranked Habitat in
  - 2 Highest Ranked Habitat in
  - 3 Supporting Landscape
- Wildlife Riparian Corridors
- Wildlife Terrestrial Corrido

Map Scale

1: 812

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Map Generated: 4/12/2024

Notes

highest ranked wildlife habitat2

Legend

- NH Parcels
- Additional Lines
- City/Town
- Highest Ranked Wildlife H
  - 0
  - 1 Highest Ranked Habitat in
  - 2 Highest Ranked Habitat in
  - 3 Supporting Landscape

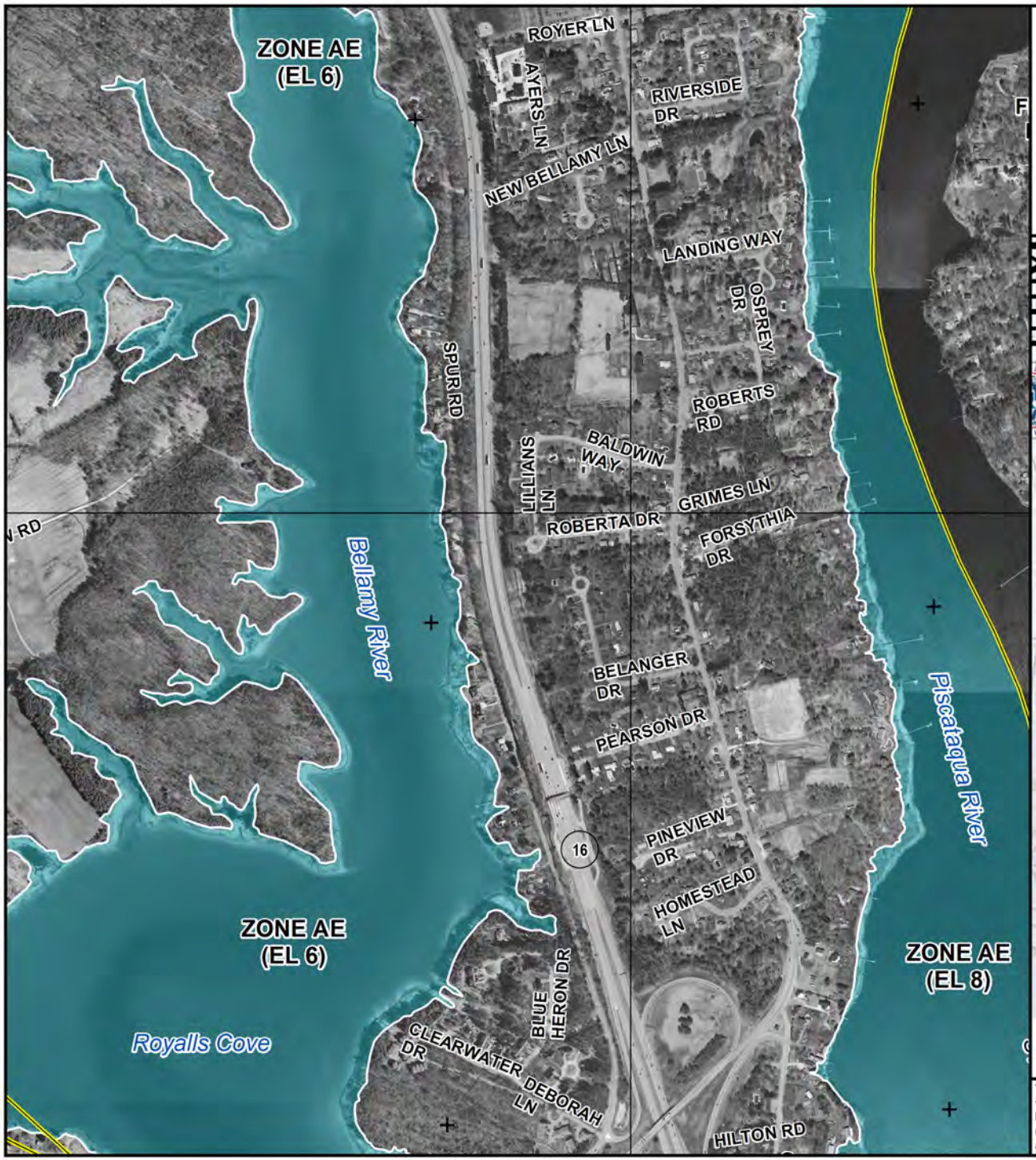
Map Scale

1: 812

© NH GRANIT, www.granit.unh.edu

Map Generated: 4/12/2024

Notes



SCALE

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Map Projection:
New Hampshire State Plane Feet, FIPS Zone 2
Western Hemisphere; Vertical Datum: NAVD8

1 inch = 1,000 feet

0 1,000 2,000

National Flood Insurance Progr

STRAFFORD COUNTY,
NEW HAMPSHIRE
(ALL JURISDICTIONS)

PANEL 340 OF 405

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
DOVER, CITY OF	330145	0340	E
DURHAM, TOWN OF	330146	0340	E
MADBURY, TOWN OF	330219	0340	E

VERSION NUMBER
2.2.2.1

MAP NUMBER
33017C0340E

MAP REVISED
September 30, 2015

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

Memo

NH Natural Heritage Bureau
NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.

Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see below).

[1]Codes: "E" = Endangered, "T" = Threatened, ³6&´ 6SHFLDO-&RQFHUQ = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

)RU DOO DQLPDO UHYLHZV UHIHU WR µ,03257$17 1+)* &RQVXOWDWLRQ¶ VHFWLRQ EHC

Disclaimer: A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

IMPORTANT: NHFG Consultation

If this NHB Datacheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB Datacheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to https://wildlife.state.nh.us/wildlife/environmental-review.html. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck** UHVXOWV OHWWHU QXPEHU DQG ³)LV FR **the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule)*, coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck UHVXOWV OHWWHU QXPEHU DQG ³UHYL email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.

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

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

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Duncan,

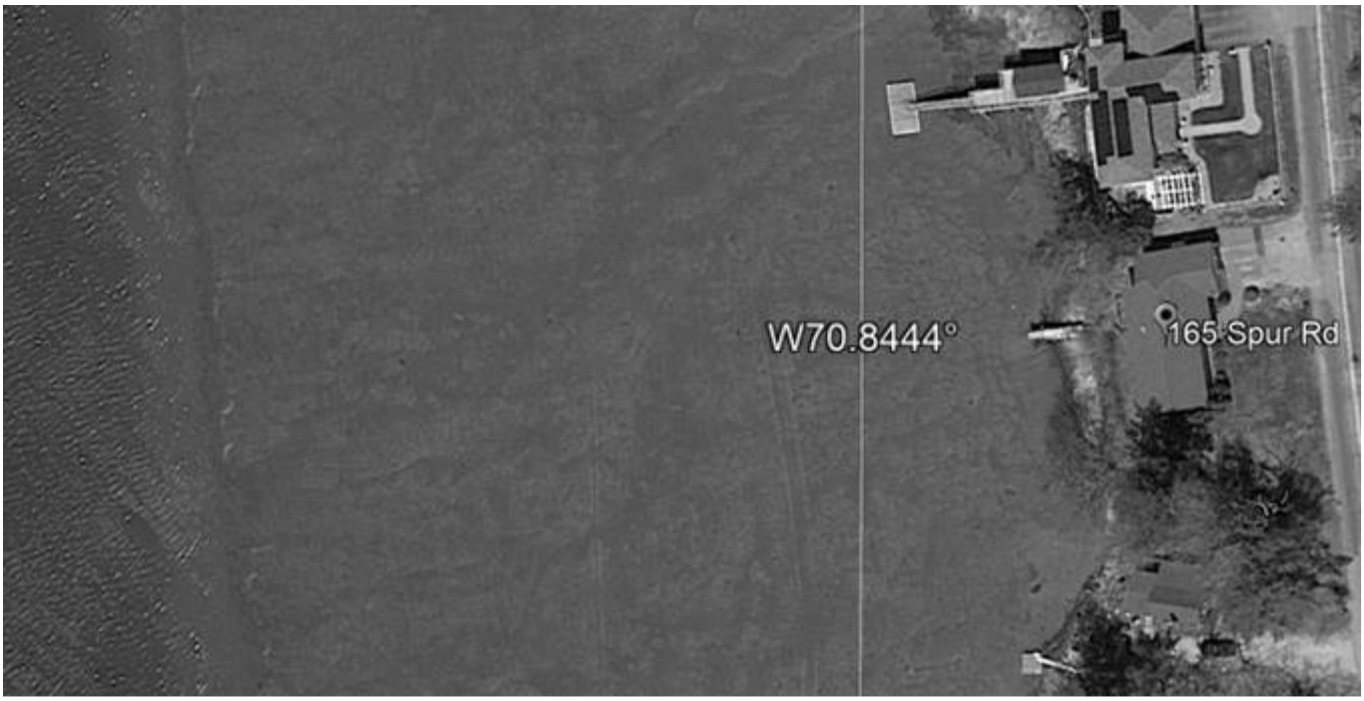
After reviewing your files, NHFG concurs that no impacts to sturgeon are expected from this project.

Kim S.
Program Planner
Nongame and Endangered Wildlife Program
New Hampshire Fish and Game Department
Kimberly.C.Snyder@wildlife.nh.gov
Phone: 603-271-0467

From: Duncan Mellor <dmellor@civilworksne.com>
Sent: Tuesday, May 30, 2023 2:01 PM
To: FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Subject: NHB 23-1597 Fis 1004 consultation request

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Attached please find site photos. As shown on Google Earth the low tide line is approximately 340 feet offshore of the project area and pile installation can be performed in the dry at low tide with no impacts to sturgeon.



Duncan Mellor, PE
Principal Coastal Engineer
Civilworks New England/Haight Engineering, PLLC
181 Watson Road
PO Box 1166
Dover, New Hampshire 03821
O: 603.749.0443
C: 603.205.2026
dmellor@civilworksne.com
www.civilworksne.com

US Army Corps of Engineers ®
New England District

New Hampshire General Permits (GPs)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. **Impaired Waters**	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*	X	
2. Wetlands	**Yes**	**No**
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		X
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www2.des.state.nh.us/nhb_datacheck/. The book Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	N/A	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	0 sf	
2.7 What is the area of the proposed fill in wetlands?	0 sf	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	0	
3. Wildlife	**Yes**	**No**
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www2.des.state.nh.us/nhb_datacheck/ USFWS IPAC website: https://ecos.fws.gov/ipac/location/index	X	

3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21?	N/A	
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	N/A	
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**	X	

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.
** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
172 Pembroke Road, Concord, NH 03301

RECEIVED MAY 0 1 2024

DHR Use Only	
R&C #	16041
Log In Date	5/1/24
Response Date	5/10/24
Sent Date	5/16/24

Request for Project Review by the New Hampshire Division of Historical Resources

☑ This is a new submittal
☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title: Stockman Dock Replacement & Shoreline Repairs

Project Location: 165 Spur Rd

City/Town: Dover Tax Map: L Lot #: 43A

NH State Plane - Feet Geographic Coordinates: Easting: 1203810 Northing: 234720
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact *(if applicable)*: Army Corps of Engineers
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference #: NH General Permit

State Agency and Contact *(if applicable)*: NH DES

Permit Type and Permit or Job Reference #: Wetlands Std

APPLICANT INFORMATION

Applicant Name: Benjamin Stockman

Mailing Address: 165 Spur Rd Phone Number: 978-766-6421

City: Dover State: NH Zip: 03820 Email: stockmanbm@gmail.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company: Civilworks New England

Mailing Address: PO Box 1166 Phone Number: 603-749-0443

City: Dover State: NH Zip: 03821 Email: dmellor@civilworksne.com

This form is updated periodically. Please download the current form at https://www.nhdhr.dncr.nh.gov/project-review/project-review-compliance/requests-project-review. *Please refer to the Request for Project Review Instructions for direction on completing this form.* Submit one copy of this project review form for each project for which review is requested. Please include a self-addressed stamped envelope. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: https://www.nhdhr.dncr.nh.gov/project-review/project-review-compliance/requests-project-review or contact the R&C Specialist at Elizabeth.A.Schneible@dncr.nh.gov or 603-271-2813.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☑ Attach the Project Mapping ***using EMMIT or relevant portion of a 7.5' USGS Map.*** *(See RPR Instructions and R&C FAQs for guidance.)*
- ☑ Attach a detailed narrative description of the proposed project.
- ☑ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☑ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- ☑ A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1**. *(Blank table forms are available on the DHR website.)* Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
  EMMIT or in-house records search conducted on 02/14/2024 .

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☑ Yes ☐ No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- ☑ Photographs of ***each*** resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☐ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☑ Yes ☐ No
If yes, submit all of the following information:

- ☑ Description of current and previous land use and disturbances.
- ☑ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

☐ Insufficient information to initiate review. ☐ Additional information is needed in order to complete review.

☐ No Potential to cause Effects ☑ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Nadine Miller, DS/HPO Date: 5/10/24

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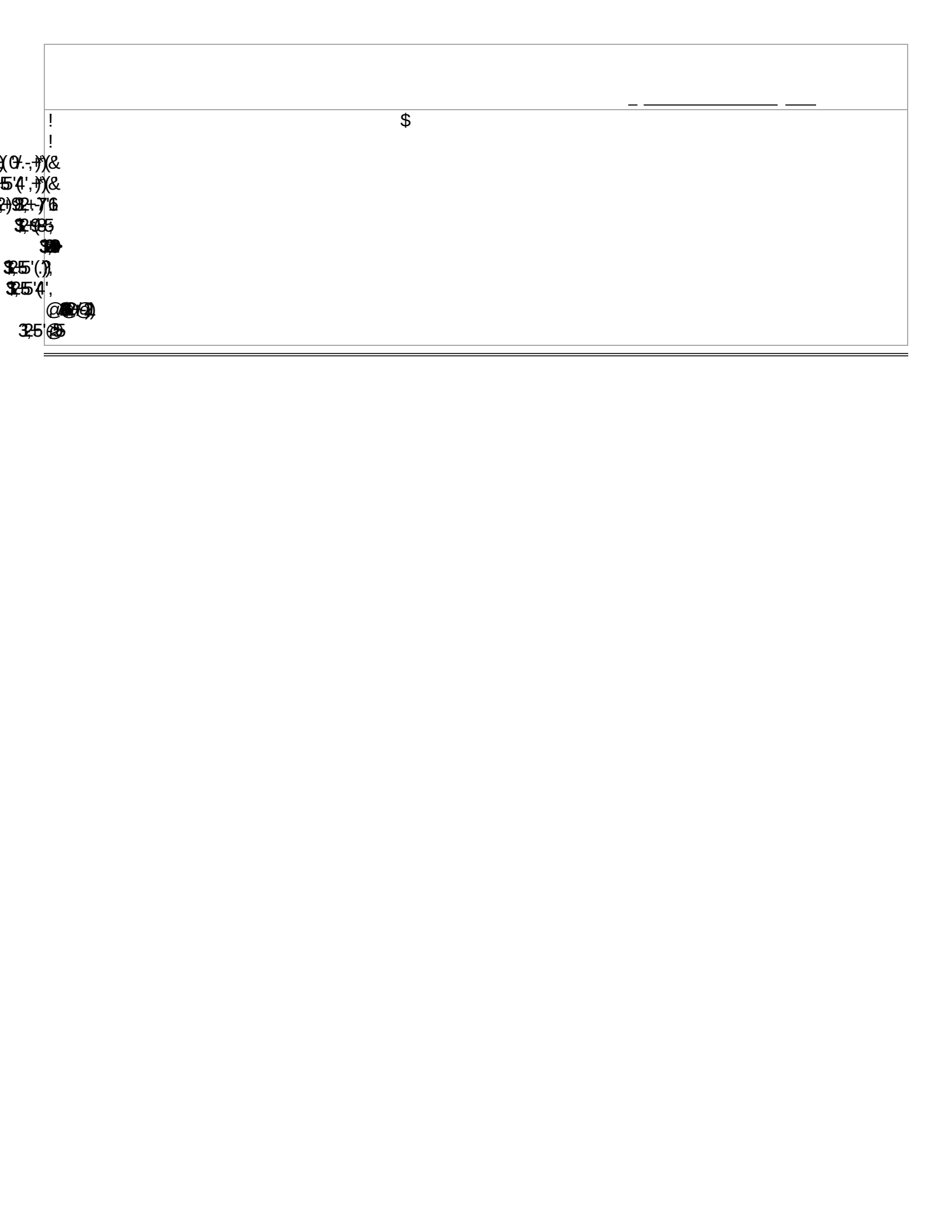

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United States Department of the Interio

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord,NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: 04/26/2024 19:26:49 UTC
Project Code: 2024-0082789
Project Name: 165 Spur dock replacement and shoreline repairs

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 3OHDVH UHYLHZ WKLV OHWWHU HDFK WLPH \RX ZLOO FRQWLQXH WR XSGDWH LW ZLWK DGGLWLRQDO LQIRU

$ERXW 2IILFLDO 6SHFLHV /LVWV

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project SURSRQHQWV KDYH UHVSRQVLELOLWLHV XQGHU WKH $FW W

7KH HQFORVHG VSHFLHV OLVW LGHQWLILHV WKUHDWHQHG well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the (QGDQJHUHG 6SHFLHV $FW $FW RI DV DPHQGHG 8 6

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be FRPSOHWHG E\ YLVLWLQJ WKH ,3D& ZHEVLWH DW UHJXODU implementation for updates to species lists and information. An updated list may be requested E\ UHWXUQLQJ WR DQ H[LVWLQJ SURMHFWµV SDJH LQ ,3D&

Endangered Species Act Project Review

3OHDVH New England Field Office Endangered Species Project Review and Consultation ³ ZHEVLWH IRU VWHS E\ VWHS LQVWUXFWLRQV RQ K

species and prepare and submit a project review package if necessary:

https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (**Updated 4/12/2023**) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act
Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/service/section-7-consultations

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

https://www.fws.gov/program/migratory-bird-permit

https://www.fws.gov/library/collections/bald-and-golden-eagle-management

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2024-0082789
Project Name: 165 Spur dock replacement and shoreline repairs
Project Type: Boatlift/Boathouse/Dock/Pier/Piles - New Construction
Project Description: replace residential dock, repair shoreline erosion
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.1410458,-70.84411330203983,14z

Counties: Strafford County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Roseate Tern *Sterna dougallii dougallii* Population: Northeast U.S. nesting population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: duncan mellor
Address: 181 Watson Rd
City: Dover
State: NH
Zip: 03821
Email dmellor@civilworksne.com
Phone: 6037490443

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers

Return To:
Benjamin Michael Stockman and Ariana Marisa Samalot
294 Summer Avenue
Reading, MA 01867

E-Doc # 220017456 11/30/2022 09:09:41 AM
Book 5081 Page 205 Page 1 of 2
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA204151 25.00
TRANS TAX ST859858 11,925.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Real Estate Advisors, Inc., a New Hampshire Corporation with a mailing address of 76 Exeter Street, New Market, NH 03857, for consideration paid, grants to Benjamin Michael Stockman and Ariana Marisa Samalot, husband and wife, as joint tenants with rights of survivorship of 294 Summer Avenue, Reading, MA 01867, with QUITCLAIM COVENANTS:

A certain tract or parcel of land with the buildings thereon, situated at Dover Point, in Dover, County of Strafford and State of New Hampshire, on the westerly side of Spur Road, so-called, leading from the Spaulding Turnpike, bounded and described as follows, viz:

Beginning at a marker on the Westerly side of the Spur Road at the Northeasterly corner of land of Francis B. Christopher; thence running Northerly by said Spur Road, a distance of one hundred twenty-two (122) feet, more or less, to a marker at other land of the Grantor herein, said point being one hundred twenty-six (126) feet Southerly from the Southeasterly corner of land of Herbert C. Norman; thence running Westerly by said other land of the grantor herein, a distance of seventy-five (75) feet, more or less, to a marker; thence continuing in the same course Westerly to the Bellamy River; thence turning and running Southerly by the Bellamy River to the Northwesterly corner of said Christopher land; thence turning and running Easterly by said Christopher land to a marker; thence continuing Easterly by said Christopher land a distance of seventy-five (75) feet, more or less, to the Westerly side of said Spur Road and the point of beginning.

Also conveying the right to the reasonable use of the water in the spring situated on other land of the grantor herein Northerly of the above-described premises.

Meaning and intending to describe and convey the same premises conveyed to Real Estate Advisors, Inc., by virtue of a Deed from Ernest F. Bahmer, Executor of the Estate of Margaret S. Bahmer, dated October 30, 2007 and recorded in the Strafford County Registry of Deeds at Book 3587, Page 975.

TOGETHER WITH and subject to any and all covenants, easements, conditions, stipulations, and restrictions of record, insofar as the same are enforceable and in effect.

This is not homestead property.

IN WITNESS WHEREOF, the undersigned have executed this document on this 28 day of November, 2022.

Real Estate Advisors, Inc.

BY: _____
Walter W. Cheney, Authorized Agent

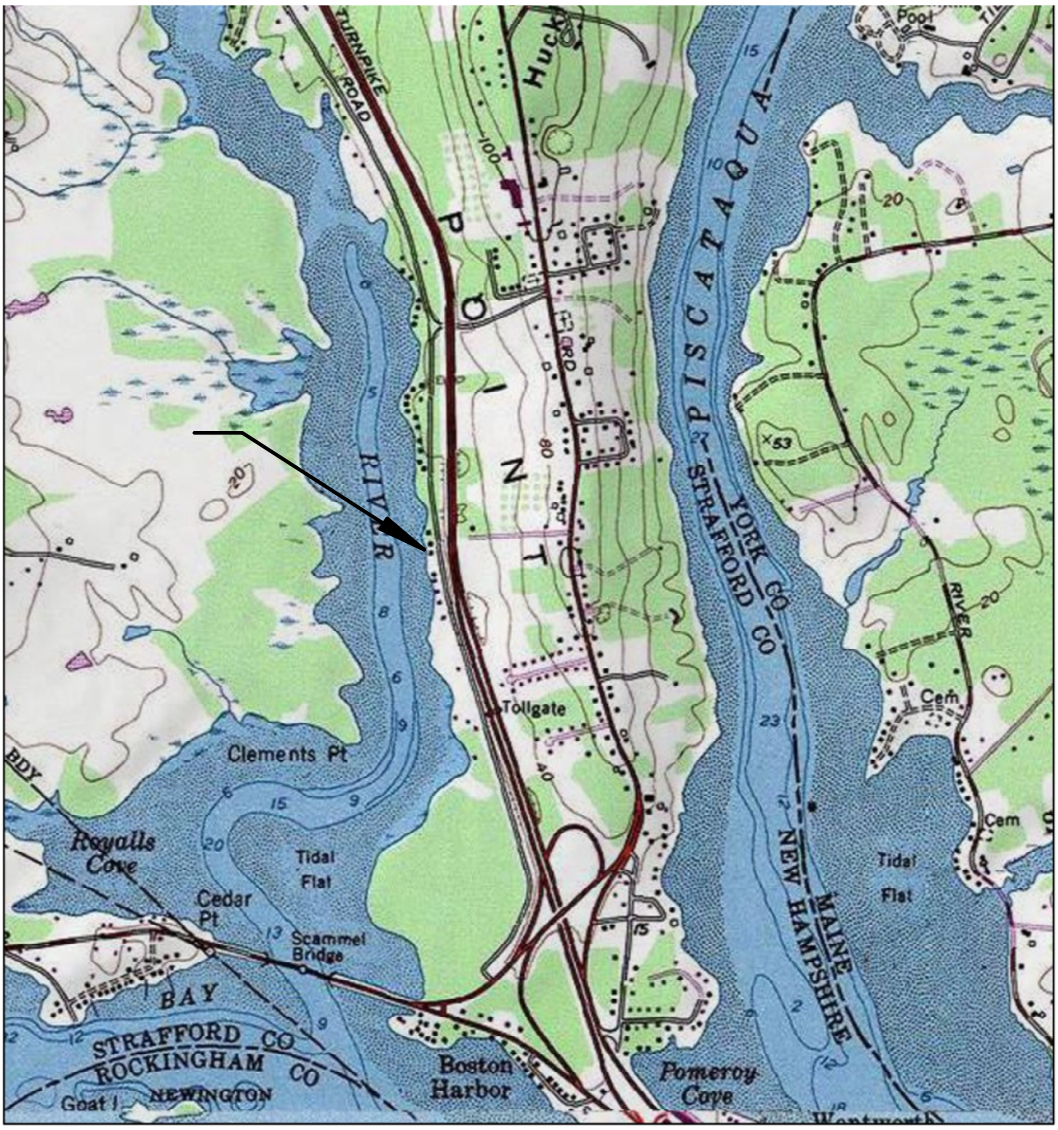
State of NEW HAMPSHIRE
County of ROCKINGHAM

This instrument was acknowledged before me on this 28 day of November 2022, by Walter W. Cheney as a duly authorized agent of Real Estate Advisors, Inc. and acknowledged that he executed the same for the purposes therein contained on behalf of Real Estate Advisors, Inc.

_____
Notary Public
My Commission Expires:

[SEAL]

VALERIE R. SHELTON
MY COMMISSION EXPIRES OCT. 2, 2024
NOTARY PUBLIC NEW HAMPSHIRE



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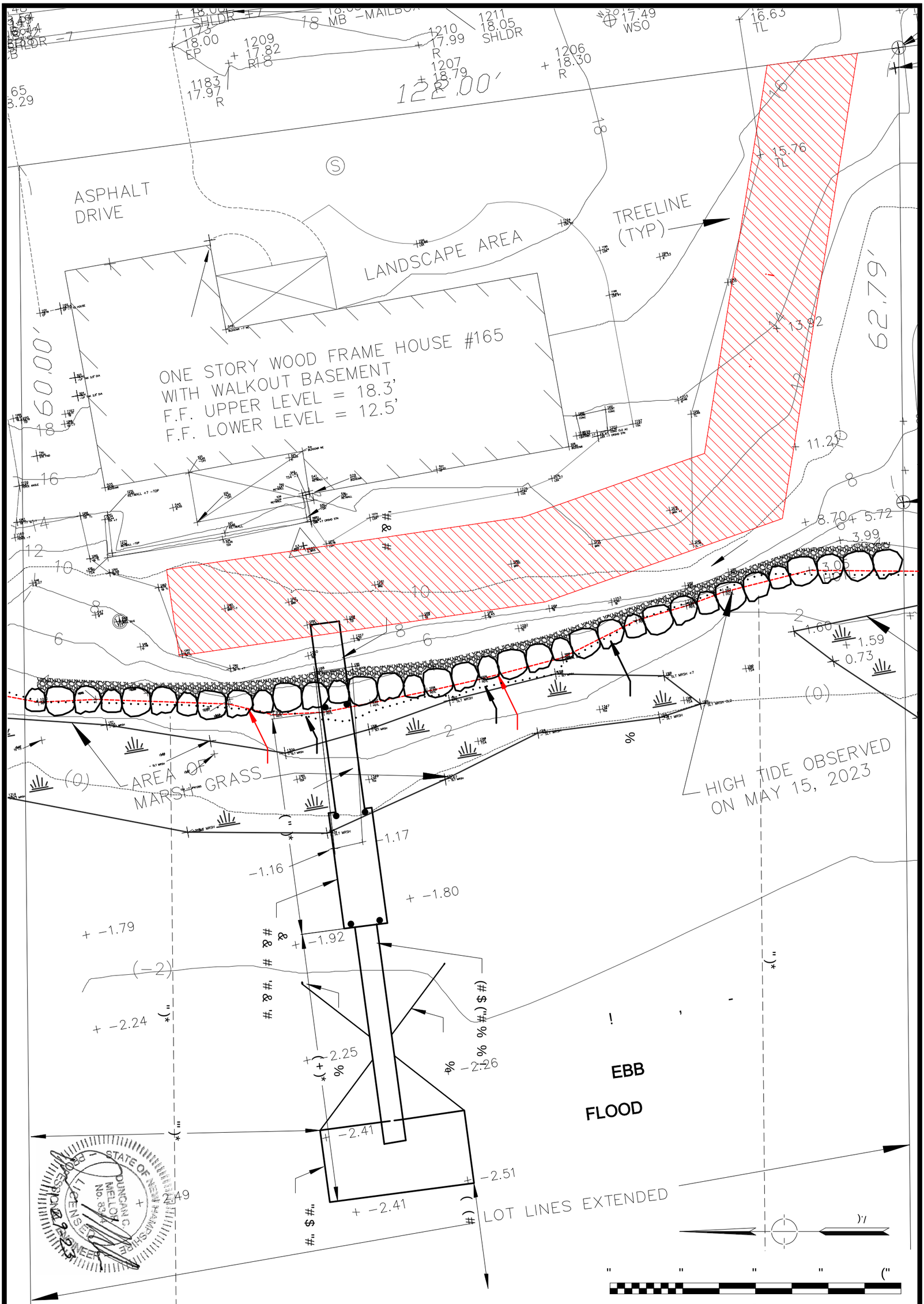

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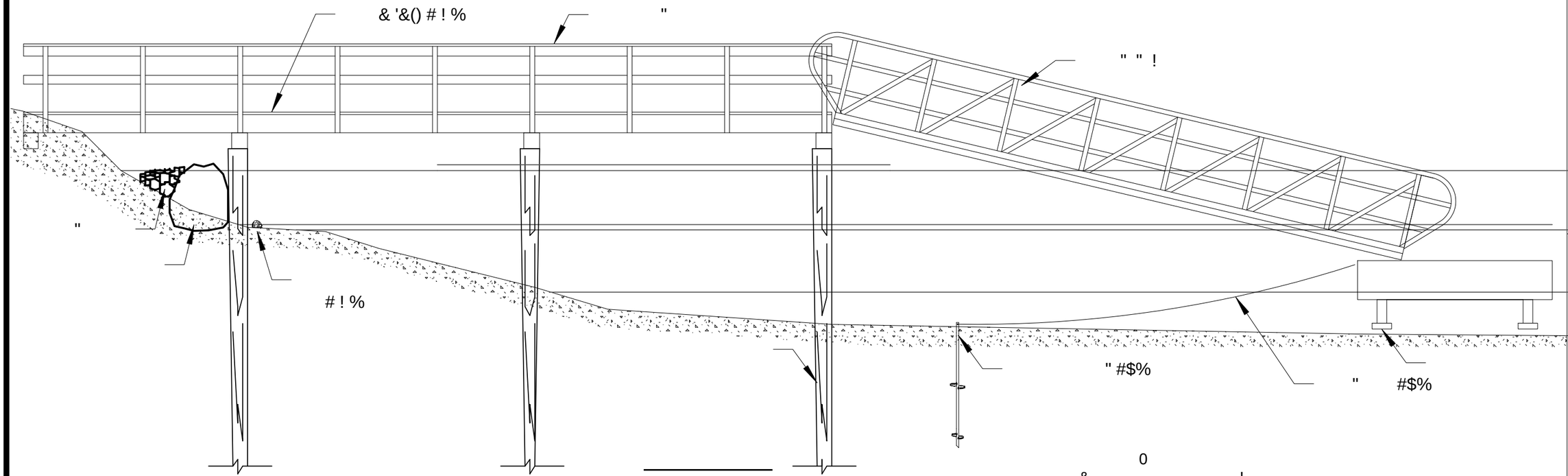

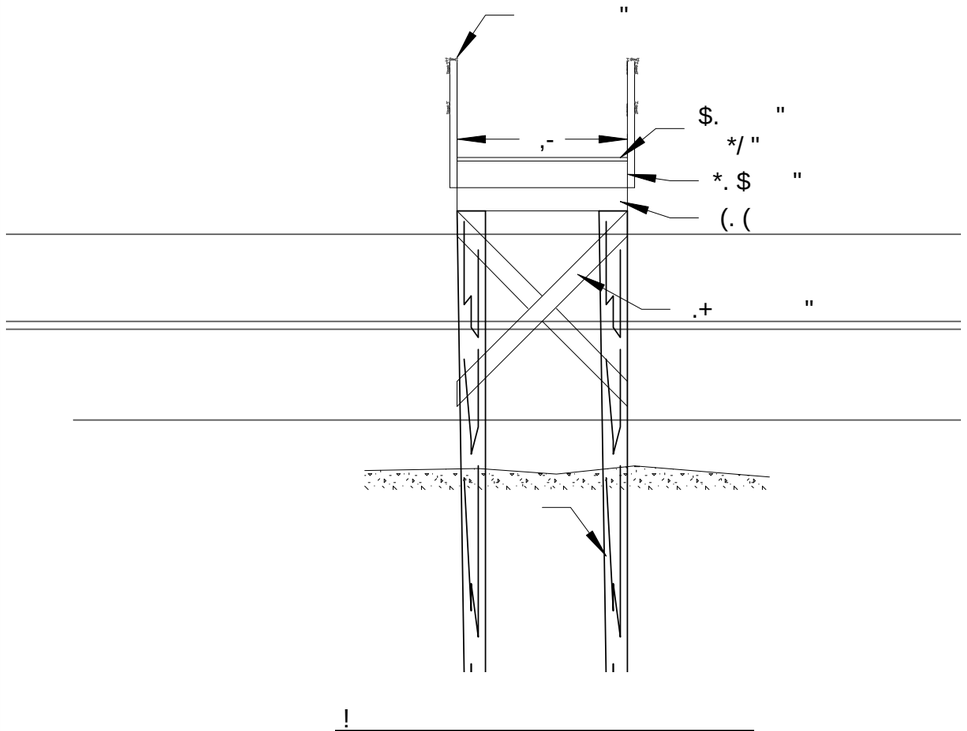

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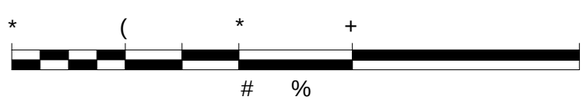

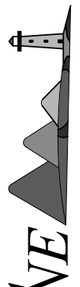

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DESIGN BY: DCM
APPROVED BY:
PROJ NO: 23037
FILE:

NO.	REVISION	APP'D	DATE

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

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

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

The applicant, Stockman, is proposing to repair shoreline erosion and replace a dock on a 0.2 acre parcel at 165 Spur Rd in Dover. The lot is bounded by the tidal Bellamy River to the west and the Spaulding Turnpike to the east. The lot is a developed residential lot with an existing timber dock that has collapsed. Shoreline wave damage did occur in the December 23, 2022 storm including dock damage and shoreline erosion. The dock will be removed and replaced as shown. The shoreline erosion is limited to the lower bank which will be repaired as a hybrid to lower stone boulder sill and existing vegetated bank above stabilized from collapse by the stone sill.

Access will be by barge for some dock work and across the lawn for the rest with 1,688 SF of temporary impact possible. The stone sill will have permanent impact of 398 SF in the tidal buffer.

The dock replacement and stone sill will have 579 SF of permanent impact below the HOTL. There are no impacts below low later.

SECTION 3 - PROJECT LOCATION

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

ADDRESS:	165 Spur Rd
TOWN/CITY:	Dover
TAX MAP/BLOCK/LOT/UNIT:	map L, lot 43A
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☐ N/A	Bellamy River
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05) Indicate the project classification.		
☐ Minimum Impact Project	☐ Minor Project	■ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)	
Initial each box below to certify:	
Initials: BS	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: BS	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials:	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Benjamin Jackson	DATE: 5/19/2024
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY:	DATE:

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

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

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

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

165 Spur Rd, Dover, Shoreline Repair and Dock Replacement: Photos

Photo 1 Site shoreline overview and collapsed dock. By CNE on 4-11-23

Photo 2 Bank wave erosion. By CNE on 4-11-23

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

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

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

APPLICANT'S NAME: Stockman, Benjamin **TOWN NAME:** Dover

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

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

PART I: AVOIDANCE AND MINIMIZATION

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

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

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

THIS PROJECT MINIMIZES IMPACTS TO WETLANDS AND OTHER AREAS OF JURISDICTION BY DOING THE FOLLOWING: THE STRUCTURE WILL NOT IMPACT SALT TOLERANT WETLAND SPECIES, AS WELL THE HEIGHT OF THE STRUCTURE IS 5'+ HIGHER THAN EXISTING GROUND WITH A DOCK WIDTH OF 4' TO MINIMIZE SHADING OF SALT MARSH, EROSION CONTROL SOCKS WILL BE INSTALLED TO PROTECT THE SUBSTRATE, AND ALL CONSTRUCTION WILL BE PERFORMED IN DRY CONDITIONS.

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

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

This location has the least impact to wetlands functions because the structure does not impact any salt tolerent wetland species, as well the height of the structure is greater than 5' above salt marsh while only being 4 feet wide to minimize shading.

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

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

THE PROJECT MAINTAINS HYDROLOGIC CONNECTIONS BECAUSE IT IS NOT ALTERING THE BANK. HYDROLOGIC FLOWS WILL CONTINUE AS IT DID IN THE PRE-CONSTRUCTION CONDITIONS.

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

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

THIS PROJECT MINIMIZES IMPACTS TO WETLANDS AND OTHER AREAS OF JURISDICTION BY DOING THE FOLLOWING: THE STRUCTURE WILL NOT IMPACT ANY SALT TOLERANT WETLAND SPECIES, AS WELL THE HEIGHT OF THE STRUCTURE IS 5+ FEET HIGHER THAN EXISTING GROUND, EROSION CONTROL SOCKS WILL BE INSTALLED TO PROTECT THE SUBSTRATE, AND ALL CONSTRUCTION WILL BE PERFORMED IN DRY CONDITIONS.

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

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

THIS PROJECT AVOIDS AND MINIMIZES IMPACTS THAT ELIMINATE, DEPRECIATE, OR OBSTRUCT PUBLIC COMMERCE BECAUSE IT DOES NOT OBSTRUCT OPEN WATER, NAVIGATION, OR RECREATION. THE HARBORMASTER LETTER REVIEWED THIS AND FOUND NO IMPACTS TO NAVIGATION.

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

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

THIS PROJECT IS IN TIDAL WATERS AND FILL WILL NOT IMPACT THE FLOOD ELEVATIONS OR FLOOD STORAGE.

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

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

N/A

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

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

N/A

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

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

N/A

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

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

THE STRUCTURE CAN BE A MINIMUM OF 4' WIDE FOR THE PIER OVER MARSH, WE ARE USING MINIMAL SIZES FOR LENGTH AND WIDTHS OF THE STRUCTURE.

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

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

THIS IS NOT A PUBLIC DOCK, THIS IS A PRIVATE RESIDENTAIL DOCKING STRUCTURE, ONLY INTENDED FOR THE PROPERTY OWNER.

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

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

THIS PROJECT MINIMIZES IMPACTS ON THE ABILITY OF THE ABUTTING OWNERS TO USE AND ENJOY THEIR PROPERTY BY HAVING THE DOCK HAVING SETBACK FROM ABUTTING PROPERTY LINES.

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

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

THE HARBORMASTER LETTER REVIEWED THIS AND FOUND NO IMPACTS TO NAVIGATION.

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

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

THE STRUCTURE HAS BEEN DESIGNED, LOCATED, AND CONFIGURED TO AVOID IMPACTS TO WATER QUALITY, AQUATIC VEGETATION, AND WILDLIFE BY DOING THE FOLLOWING: EROSION AND SEDIMENT CONTROL SOCK WILL BE INSTALLED TO PREVENT SEDIMENT TRANSPORTATION, MOORED FLOAT SKIDS WILL BE INSTALLED TO PROTECT THE SUBSTRATE, AND THE CONSTRUCTION WILL BE DONE IN DRY CONDITIONS TO AVOID IMPACTS TO WILDLIFE.

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

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

THE STRUCTURE IS LOCATED TO AVOID AND MINIMIZE THE REMOVAL OF VEGATATION. NO VEGETATION REMOVAL IS REQUIRED TO INSTALL THE DOCK OR SHORELINE REPAIRS.

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: US ACE New England District Highway Methodology Workbook, Supplement, Wetland functions and Values: A Descriptive Approach
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: DAMON BURT, CWS; DUNCAN MELLOR, PE
DATE OF ASSESSMENT: 1-26-24
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☒ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

OVERWATER STRUCTURES IN TIDAL AREAS
PROJECT-SPECIFIC WORKSHEET
FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 606

This worksheet summarizes the criteria and requirements for a Standard Permit for "Overwater Structure" projects, as outlined in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Dredge and Fill Wetlands Permit Application Form (NHDES-W-06-012) and the Coastal Resource Worksheet (NHDES-W-06-079).

SECTION 1 - APPLICATION REQUIREMENTS (Env-Wt 606.04)

An application for an overwater structure shall include the following details:

A plan showing:

- ☒ The location of the landward boundary of the Federal Navigation Project (FNP) or, if no FNP is present, the landward boundary of the navigational channel.
- ☒ The location and dimensions of all existing shoreline structures on the subject property.
- ☒ The location and dimensions of all proposed structures.
- ☐ For commercial tidal docks, public docks, and industrial docks, certification by a professional engineer that the dock has been designed for its intended use.
- ☒ The location of any proposed impacts, crossings, construction areas, and clearings.

An elevational view, depicting:

- ☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins.
- ☒ The location of the landward boundary of the FNP or, if no FNP is present, the landward boundary of the navigational channel.

For dock maintenance projects that are classified as minimum impact projects under Env-Wt 606.17, the applicant shall provide the following information:

- ☐ A plan showing the location and dimensions of all existing structures.
- ☐ An identification of those pilings and structures to be repaired or replaced.
- ☐ Photographs showing the repair project from the docking structures looking waterward and the end of the dock looking towards the shoreland attachment.

For minor impact dock maintenance projects under Env-Wt 606.04(c), the applicant shall provide:

- ☐ Plans and photographs.
- ☐ A coastal functional assessment (CFA).

SECTION 2 - APPROVAL CRITERIA (Env-Wt 606.08; Env-Wt 606.09)

Residential Tidal Docks:

An application for residential tidal docks shall meet the following criteria:

☒ Residential docks shall be for private recreational use associated with one or more private residences.

☒ Residential docks shall be designed as specified in this part, which might not result in all-tide access.

☒ Ramp and float portions of residential tidal docks shall be seasonal and removed from the water during the non-boating season.

☒ Preference shall be given to residential tidal docks designed to serve multiple properties.

☒ The subject property shall not already be served by an existing residential tidal dock at the property.

☒ The location, design, and method of construction for a proposed residential tidal dock shall:

- Be based on the results of the CFA required by Env-Wt 603.04 so as to avoid negative impacts to valuable and sensitive coastal wetlands and resources identified in the CFA report, and to minimize any impacts that cannot be avoided.
- Be the least environmentally-impacting practicable alternative.
- Be certified by a professional engineer as having sufficient structural integrity, based on the results of the vulnerability assessment required by Env-Wt 603.05, to not break free as a result of tidal forces encountered during winter ice and significant storm surges up to and including one percent annual chance event.
- Not impede the passage of non-motorized watercraft.

☒ Pile-supported structures and floats shall not be located within 25 feet of currently-existing or previously-known vegetated shallows.

☒ No structure shall extend across 25% or more of the waterway width at mean low water.

☒ No structure shall be located within the buffer zone of the horizontal limits of a FNP, which is three times the authorized depth of a constructed FNP as measured on a horizontal plane.

☒ No structure shall be constructed that obstructs the rights of passage of foot traffic within the inter-tidal zone, near shore watercraft users, or obstruct navigation in the channel.

Commercial/Industrial Docks:

An application for commercial/industrial docks shall meet the following criteria:

☐ Department approval of a new commercial tidal dock or an expansion of an existing commercial tidal dock shall be in addition to any approvals required under applicable lawfully-enacted local land use requirements.

☐ Transient public use access point structures shall not be approved unless they provide a benefit to the public, such as a docking facility that is open to the general public for transient use.

☐ The configuration and dimensions for commercial structures shall conform to the standards in Env-Wt 606.02 and Env-Wt 606.03.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 606.03; Env-Wt 606.07)

An overwater structure shall be designed and constructed as follows:

☒ Overwater structures shall meet the 20-foot property line setback specified in RSA 482-A:3, XIII(a).

☒ A residential tidal dock shall have one of the following configurations:

- A pile-supported fixed pier perpendicular to the shore, that connects to a ramp, that connects to a float,
- A ramp that connects the shore to a float, or
- A pile-supported fixed pier parallel to shore.

☒ An applicant may propose a fabricated wooden or metal stairway at the landward end of the dock for access to and from a residential tidal dock, which the department shall approve as part of the dock permitting process provided the width of the stairway does not exceed six feet; construction over the bank does not require regrading or recontouring; and the bottom of the stairs lands above mean high tide.

☒ The maximum overall structure length including pier, ramp, and float, measured seaward from the highest observable tide line (HOTL), shall not exceed the greater of 200 feet or the length needed to reach water of sufficient depth to allow the terminal section of the dock to be floating at mean low water.

☒ The maximum overall footprint of the entire structure of a residential tidal dock serving a single residence shall not exceed 1,500 square feet (SF) seaward of the HOTL, provided that a residential tidal dock proposed to serve a group of residences may be larger so long as compensatory mitigation is provided for structures exceeding 2,000 SF.

☒ The maximum width shall not exceed six feet.

☒ The maximum length shall not exceed 200 feet.

☒ The height-to-width ratio above the substrate shall be 1:1 or greater.

☒ Floats may be of any configuration so long as the total square footage does not exceed 400 SF, provided that an additional 200 SF shall be allowed for a float serving a group of residences. Applicants for a residential tidal dock serving more than four residences may request a waiver of the 600 SF limit in accordance with Env-Wt 200.

☒ All floats shall be designed and installed so as to prevent substantial changes in their positions from tides and storm events that are less than hurricane force.

☒ To prevent mechanical damage or hydraulic damage, or both, to the substrate from the float(s) during low tides in cases where mean lower low water is seaward of the terminal float(s) at low tide, or if it is impracticable or impossible to place floating docks in water deep enough to avoid contact with the bottom, the design shall include float stops or other means of suspending the float with two feet or more of clearance between the bottom of the float and substrate, with greater clearances required in higher energy environments that experience strong wave action.

☐ Float stops shall be marked with buoys to avoid being hazards to navigation when ramps and floats are removed for the season.

☒ Float anchor chains shall be secured to the substrate by helical screw anchors where practicable. If helical screw anchors cannot be installed due to rocky bottom conditions, the applicant shall propose an alternate means of anchoring the floating portion of the dock and show such means on the plans. If block anchors are proposed, the anchors shall be identified in the application as fill.

☒ The spacing between decking components shall be not less than ¾-inch.

☒ Minimum spacing between pile bents shall be 12 feet center to center.

☒ The substrate shall not be shaded by any other structural components not addressed herein.

☐ Aquaculture structures associated with residential tidal docks shall be installed within existing legal boat slips.

☐ Aquaculture structures associated with residential tidal docks that extend outside the footprint of the originally permitted docking structure and associated boat slip(s) constitute a modification of the approved docking structure and shall meet the requirements of Env-Wt 603.02.

SECTION 4 - PROJECT CLASSIFICATION (Env-Wt 606.17)

Refer to Env-Wt 606.17 for project classification.

TIDAL SHORELINE STABILIZATION PROJECT-SPECIFIC WORKSHEET FOR STANDARD APPLICATION

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 609

This worksheet summarizes the criteria and requirements for a Standard Permit for "Tidal Shoreline Stabilization" projects in tidal areas as outlined in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Dredge and Fill Wetlands Permit Application Form (NHDES-W-06-012) and the Coastal Resource Worksheet (NHDES-W-06-079).

SECTION 1 - APPLICATION REQUIREMENTS (Env-Wt 609.02)

Applications for tidal shoreline stabilization projects shall demonstrate that:

☒ The technique or combinations of techniques is based on best available scientific and engineering practices.

☒ The proposed technique or combination of techniques addresses:

- Results of the avoidance and minimization narrative required in Env-Wt 311.07, the avoidance, minimization and mitigation demonstration required in Env-Wt 313.03 and Env-Wt 313.04, the coastal functional assessment (CFA) required in Env-Wt 603.04, and the project design narrative required in Env-Wt 603.06,
- Any causes of erosion that can be identified,
- The degree or extent of erosion,
- Relative exposure based on shoreline geometry, shore orientation, intensity of boat traffic, influence of adjacent structures, storm surge, and extreme precipitation events,
- Potential sea-level rise and vulnerability assessment under Env-Wt 603.05,
- Potential marsh migration as a result of sea-level rise and
- The design requirements of Env-Wt 514.04.

An application for a tidal shoreline stabilization shall include the following information:

☒ Tidal shoreline stabilization shall be accomplished using living shoreline techniques, per Env-Wt 609.04(b), unless the applicant demonstrates that a living shoreline is not practicable.

Applicants proposing to install new rip-rap shall include the following information with the application:

☒ Evidence of erosion that cannot be stabilized solely with a soft stabilization design.

☒ A description of anticipated turbulence, flows, restricted space, fetch or similar factors that render vegetative and diversion methods physically impractical.

☒ An assessment of the potential for the proposed rip-rap to erode the shoreline of neighboring properties, based on an examination of the shoreline and modeling based on tides, average wave height and force, and the energy absorption of deflection or the proposed rip-rap.

☒ Specification of minimum and maximum stone sizes, existing contours and final proposed contours, the volume of rip-rap to be used, the minimum and maximum rip-rap thickness, and the type and thickness of bedding for the stone.

☒ Cross-section and plan views of the proposed installation.

☒ The relationship of the project to fixed points of reference, abutting properties, and features of the natural shoreline.

SECTION 2 - APPROVAL CRITERIA (Env-Wt 607.07; Env-Wt 607.08; Env-Wt 609.01; Env-Wt 609.09)

Applications for tidal shoreland stabilization projects shall:

☒ Maintain or enhance the natural process functions of the shoreline as the critical transition zone between the intertidal zone and upland tidal buffer zone/sand dune regimes.

☒ Provide wildlife habitat while providing protection against coastal hazards.

☒ Be compatible with the existing natural land cover and its functions.

☒ Address the known causes of erosion.

☒ Avoid adverse impacts to near shore ecosystem processes, habitats, and adjacent shoreline.

The department shall not approve any tidal shoreline stabilization plan that proposes to install new rip-rap unless the applicant demonstrates that:

☒ Anticipated turbulence, flows, restricted space, fetch or similar factors render soft stabilization methods physically impractical, and

☒ Natural areas or naturalized soft shoreline stabilization on neighboring properties will not be damaged by the placement of the proposed rip-rap, or

☒ Rip-rap is a component used as a sill to stabilize the toe, but is not the primary or dominant component of a living shoreline stabilization design.

The department shall not approve any tidal shoreline stabilization plan that proposes to install a wall unless:

☐ The wall is required to protect public infrastructure in situations where softer stabilization technique is shown to be impracticable.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 609.05; Env-Wt 609.06)

Living shoreline design plans shall:

☒ Be prepared and stamped by a professional engineer and reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with the "Guidance for Considering the Use of Living Shorelines" (National Oceanic and Atmospheric Administration, 2015).

☒ Be prepared to show that the project will:

- Use native vegetation, sand fill, and limited stone or wood as specified in Env-Wt 609.06 to provide shoreline stabilization and protection,
- Mimic the natural landscape and leave natural vegetation intact to the greatest extent practicable,
- If practicable, be based on the location of the highest observable tide line, water turbulence and soil conditions, add vegetation to existing sand beaches or dune or construct vegetated sand dunes,
- Design the sill to the lowest elevation possible that still ensure stabilization of the toe of the living shoreline,
- Maintain the shoreline's ability to absorb and mitigate storm impacts and adapt to the landward progression of the sea,
- Minimize or prevent wave reflection toward abutting properties,
- If space and soil conditions allow, cut back unstable banks to a flatter slope, seed and replant with native, non-invasive trees and shrubs, and
- Provide habitat for wildlife and aquatic species.

☐ Large wood debris and natural rock that is comparable to the natural-occurring rock found in the vicinity of the project may be incorporated into a soft tidal shoreline stabilization design as matrix material for a bio-engineering bank stabilization technique.

Living shoreline techniques shall be required if the project is to replace an existing stabilization structure that:

☐ Has not functioned as required by Env-Wt 609.0, or

☐ Is not an existing legal structure.

SECTION 4 - MAINTENANCE & REPAIR (Env-Wt 609.03; Env-Wt 609.08)

Applications for repair or rehabilitation of existing tidal shoreland stabilization structures shall include an analysis by the engineer or qualified coastal professional to rate the conditions of the existing structure and the purpose for the repair based on the following:

- ☐ The degree of damage or extent of deterioration, as applicable, such as missing components, cracking, or weeping with erosion.
- ☐ Whether opportunities exist to use soft bank stabilization components or a combination of soft and hard components.
- ☐ The ability of the structure to withstand coastal flood risk in accordance with the vulnerability assessment required by Env-Wt 603.05.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 609.10; Env-Wt 609.11)

Refer to Env-Wt 609.10 and Env-Wt 609.11 for project classification.

PROTECTED TIDAL ZONE
PROJECT-SPECIFIC WORKSHEET
FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 610

This worksheet summarizes the criteria and requirements for a Standard Permit for impact in the "Protected Tidal Zone", one of the six specific project types in tidal area described in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Application form (NHDES-W-06-012) and the Coastal Resource Worksheet.

SECTION 1 - APPLICATION REQUIREMENTS FOR PROTECTED TIDAL ZONE AND REQUIRED ATTACHMENTS (Env-Wt 610.04)

The following plans and other information shall be submitted with applications for work within the protected tidal zone:

- ☒ Existing and proposed contours at 2-foot intervals measured from the Highest Observable Tide Line (HOTL);
- ☒ If any portion of the subject parcel is located in a regulatory floodplain, the location of the 100-year flood boundary zone, and water elevation as shown on the applicable Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map;
- ☒ All of applicable local and state setbacks;
- ☒ The dimensions and locations of all:
  - ☒ Existing and proposed structures;
  - ☒ Existing and proposed impervious areas;
  - ☒ Existing and proposed disturbed areas;
  - ☒ Areas to remain in an unaltered state;
  - ☒ Existing cleared areas, such as gardens, lawns, and paths; and
  - ☒ Proposed temporary impacts associated with the completion of the project;
- ☒ Proposed methods of erosions and siltation controls, identified graphically and labeled on a plan, or otherwise annotated as needed for clarity;
- ☐ A plan of any planting(s) proposed in the waterfront buffer, showing the proposed locations(s) and Latin names or common names of proposed species;
- ☒ If applicable, the location of an existing or proposed 6-foot wide foot path to the waterbody or a temporary access path;
- ☐ For any project proposing that the impervious area be at least 15% but not more than 20% within the protected tidal zone, a statement signed by the applicant certifying that the impervious area is not more than 20%
- ☐ For any project proposing that impervious area be greater than 20% within the protected tidal zone, plans for a stormwater management system that will infiltrate increased stormwater from development provided that if impervious area is or is proposed to be greater than 30%, the stormwater management systems shall be designed by a professional engineer;
- ☐ For any project involving pervious surfaces, a plan with specifications of how those surfaces will be maintained; and
- ☐ All other relevant features necessary to clearly define both existing conditions and the proposed project.

SECTION 2 - APPROVAL CRITERIA (Env-Wt 313.01)

☒ An application for structure construction within the protected tidal zone shall comply with Env-Wt 313.01.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 610.03)

The construction of structures within the protected tidal zone shall comply with:

☒ The standards described in FEMA P-55, Coastal Construction Manual: Principles and Practices of Planning, Siting, Designing, Constructing and Maintaining Residential Buildings in Coastal Areas, 4th edition (2011); and

☒ Local resiliency planning ordinances.

SECTION 4 - PROTECTED TIDAL ZONE RESTRICTIONS (Env-Wt 610.05- 610.13)

☒ The restrictions identified in RSA 483-B:9, II shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(a) related to the maintenance of a waterfront buffer shall apply to the protected tidal zone within 50 feet of the HOTL;

☐ Accessory structures in the waterfront buffer shall comply with the applicable provisions of Env-Wq 1400;

☒ The provisions of RSA 483-B:9, V(b) related to the maintenance of a woodland buffer shall apply to the protected tidal zone within 150 feet of the HOTL;

☒ The provisions of RSA 483-B:9, V(c) related to individual sewage disposal systems shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(d) related to erosion and siltation shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(e) related to minimum lots and residential development shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(f) related to minimum lots and non-residential development shall apply to the protected tidal zone; and

☒ The provisions of RSA 483-B:9 V(g) related to impervious surfaces shall apply to the protected tidal zone.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 610.17)

(a) A major project shall be:

(1) Any dredging, filling, or construction activity, or any combination thereof, that is proposed to:

a. Occur within 100 feet of the HOTL; and

b. Alter any tidal shoreline bank, tidal flat, wetlands, surface water, or undeveloped uplands; or

(2) A project that would be major based on an aggregation of projects under Env-Wt 400.

(b) A minor project shall be any dredging, filling, or construction activity, or any combination thereof, that:

(1) Involves work within 75 feet of a saltmarsh in the developed upland tidal buffer;

(2) Is not a major project; and

(3) Will disturb 3,000 square feet (SF) or more but less than 10,000 SF in the developed upland tidal buffer.

(c) A minimum impact project shall be any dredging, filling, or construction activity, or any combination thereof, that:

(1) Is in a previously developed upland area;

(2) Is within 100 feet of the HOTL; and

(3) Will disturb less than 3,000 SF.

COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

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

APPLICANT LAST NAME, FIRST NAME, M.I.: Stockman, Benjamin

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

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

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

The following information is required for projects in coastal areas.

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

The proposed project is replacement of a residential dock and repair of shoreline erosion. The length of the repairs are shown on the drawings. The work will occur in the dry (work is above mid tide) and is developed tidal buffer zone with no impacts to tidal waters or wetlands or PRA. This project does not impact natural resource assets. The repair materials are correctly sized and resistant to erosion. The proposed project maintains the existing location and has no impact on navigation. The narrative showing the project meets standard and approval conditions are listed above as Env-Wt 307 and 313.01 responses. The anticipated construction sequence is installation of temporary erosion controls, import the needed stones, install stones, replace timber dock, remove erosion controls.

For standard permit projects, provide:

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

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

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

Erosion controls are proposed where shown on the repair details to prevent potential migration of disturbed soils from washing into the ocean. The repair stone materials are correctly sized and resistant to erosion. The proposed project maintains the existing location and has no impact on navigation. The narrative showing the project meets standard and approval conditions are listed above as Env-Wt 307, 313 and 603.04 responses.

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

See attached Env-Wt responses, 313.01 not applicable.

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

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

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

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

The owner will monitor the repairs, particularly following storms, to look for any signs of damage that might need repairs.

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

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

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

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

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

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

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

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

☒ NOAA Essential Fish Habitat Mapper.

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

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

Projects in coastal areas shall:

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

☒ Minimize alterations in prevailing currents.

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

☒ Adverse impacts to beach or tidal flat sediment replenishment;

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

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

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

For standard permit applications submitted for minor or major projects:

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

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

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

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

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

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

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

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

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

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

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

☒ Minimize disturbances to groundwater and surface water flow;

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

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

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

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

25 years anticipated until next repairs, see attached vulnerability assessment

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

highly tolerant, see attached vulnerability assessment

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

highly tolerant, see attached vulnerability assessment

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

See drawings. The 1.9 inches of anticipated sea level rise in 25 years is minimal risk due to minor sea level rise over the design life and is too small to show relative to topographic contours, see attached vulnerability assessment

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

see attached FEMA map showing entire project area within the 1% FEMA flood zone. This project has minimal risk, and is a flood tolerant structure.

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

See attached vulnerability assessment. The stone revetment is highly tolerant of sea level rise and the 1.9 inches of anticipated sea level rise is minimal, not affecting the design.

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

☐ Pre-application meeting date held:

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

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

The plan view shall depict the following:

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

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

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

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

☒ Existing bank contours;

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

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

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

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

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

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

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

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

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

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

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

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

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

☒ Mean lower low water;

☒ Mean low water;

☒ Mean high water;

☒ Mean tide level;

☒ Mean higher high water;

☒ Highest observable tide line; and

☒ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

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

☒ The date, time of day, and weather conditions when water depths were recorded; and

☒ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

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

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

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

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

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

☒ The standard conditions in Env-Wt 307;

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

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

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

☐ To protect public safety; and

☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

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

☒ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and

☒ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

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

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

☒ The standard conditions in Env-Wt 307;

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

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

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

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

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

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

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

☒ The standard conditions in Env-Wt 307;

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

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

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

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

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

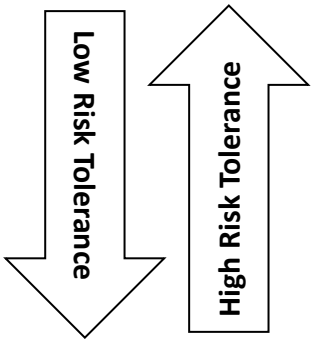
SECTION 10 – GUIDANCE

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

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

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

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



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

165 Spur Rd Dock & Shoreline Repairs: Responses to specific rules:

Env-Wt 300 rules

Env-Wt 306.05(a)(2)(a)

The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts.

Env-Wt 306.05(a)(2)(b)

There is no bog on or in the vicinity of the project property.

Env-Wt 306.05(a)(2)(c)

The Portsmouth Harbor waterbody is listed by the WPPT mapper as a flood plain wetland adjacent to a tier 3 or higher watercourse. The tidal waters here are not wetlands or tidal wetlands or flood plain.

Env-Wt 306.05(a)(2)(d)

There is no prime wetland on or in the vicinity of the project property.

Env-Wt 306.05(a)(2)(e)

The proposed repairs will be in the existing location in a developed area with no sand dune or undeveloped tidal buffer zone.

Env-Wt 307.02

Acknowledged. We understand that the proposed work can be covered by the US ACE NH General Permit.

Env-Wt 307.03

The proposed project is not anticipated to violate water quality standards as the work will be timed around the tides to be done in the dry. The project will have no impact on groundwater or sanitary activity. Spill response kits will be on site appropriate for the mechanical equipment being used, the equipment operators trained for its use. Equipment will be refueled in accordance with Env-Wt 307.15.

Env-Wt 307.04

The proposed project is not located within mapped bird migratory area or fish or shellfish spawning or nursery area and does not involve dredging or filling resource area.

Env-Wt 307.05

The equipment and materials to be used for the proposed work are not expected to carry invasive species.

Env-Wt 307.06

The NHB (23-1597) data check results mapped eelgrass, Atlantic and Shortnose Sturgeon, but with no anticipated impacts.

Env-Wt 307.07

BMP's and Erosion controls will be utilized to protect water quality, such as performing the work in the dry around low tides, use of erosion controls.

Env-Wt 307.08

There are no designated prime wetlands located within the proposed project area.

Env-Wt 307.09 & 307.11

No new shoreline structures are proposed to be built over public trust surface waters. The proposed project does consist of the replacement of the existing timber dock, and shoreline erosion repairs. BMP's and Erosion controls will be utilized to protect water quality, such as performing the work in the dry around low tides, use of erosion controls.

Env-Wt 307.12

The shoreline repair is anticipated to be performed with equipment operating on the existing lawn, to be repaired in kind as necessary.

Env-Wt 307.13

The replacement dock meets required setbacks.

Env-Wt 307.14

Not applicable.

Env-Wt 307.15

The shoreline repair is anticipated to be performed with equipment operating on the existing lawn, to be repaired in kind as necessary.

Env-Wt 307.16

Acknowledged.

Env-Wt 307.17

Acknowledged.

Env-Wt 307.18

Acknowledged.

Env-Wt 311 Response

The temporary and permanent impact areas are fully shown on the Repair Plan and the line for the 100' setback for the tidal buffer zone.

Env-Wt 313.03 Response

See attached worksheet and narrative. The erosion repair project is in the tidal buffer zone with no adverse impacts. See attached Avoidance & Minimization Checklist.

Env-Wt 313.04 Response

No permanent impact to a PRA; shoreline repair uses a hybrid hard structural natural methods that address erosion and inundation in a manner that improves or protects the ecological condition of the coastline.

Env-Wt 500 rules (not applicable to coastal areas per Env-Wt 509.02(b)

Env-Wt 600 rules

Env-Wt 603.02 (a) Response

The proposed in-kind repairs are within the existing locations/dimensions and are located in a developed area with no impact to sand dune, tidal wetland or undeveloped tidal buffer zone. The site is adjacent to tidal waters, but it is upper intertidal zone with no known protected species or habitat, or wetlands. The data screening mapping does show this location as Highest Ranked Habitat, however the actual land is driveway, gardens and mowed lawns. The proposed project is not anticipated to violate water quality standards as the work will be done in the dry. NHB anticipates no project impacts.

Env-Wt 603.02 (b) Response

No natural resource assets in the project area. WPPT mapping is attached. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity, Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts. The NHB results and mapping marked "confidential" by NHB is not provided in the public permit application, at their request to not disclose NHB mapping. These can be released to NHDES upon receipt of a non-disclosure certification.

Env-Wt 603.02 (d) Response

The proposed dock and shoreline repairs are within the existing locations/dimensions and are located in a developed area with no impacts to sand dune, tidal wetland or undeveloped tidal buffer zone. The data screening mapping does show this location outside of Highest Ranked Habitat. The proposed project is not anticipated to violate water quality standards as the work will be done in the dry. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts.

Env-Wt 603.02 (e & f) Response

The proposed dock and shoreline repairs are within the existing locations/dimensions and are located in a developed area with no impacts to sand dune, tidal wetland or undeveloped tidal buffer zone. The site is adjacent to tidal waters, but there are no natural resource assets in the project area. The data screening mapping does show this location as Highest Ranked Habitat, however the actual land is driveway, gardens and mowed lawns. The proposed project is not anticipated to violate water quality standards as the work will be done in the dry. Drawings with elevations are attached. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity eelgrass, Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts.

Env-Wt 603.03 Response

The Data Screening is attached. A site specific sea level rise assessment memo is attached and the FEMA 1% flood map, resource maps and elevation are attached. The proposed project is not anticipated to cause impacts as the work will be done in the dry.

Env-Wt 603.03(a)(4) Response

Data Screening Corrections: The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no anticipated impacts. The NHB mapping for marine and estuarine wildlife is not correct under NH RSA 212-A:13 says that the provisions of RSA 212-A or any rule promulgated under this chapter, shall not be applicable to marine or estuarine species of wildlife.

The WPPT mapper lists the waters at the site as "Flood Plain Wetlands Adjacent to Tier 3 Streams". These tidal waters are not a Flood Plain and are not Wetlands. The WPPT mapper also maps the mowed lawn and garden areas on the developed site as "Highest Ranked Habitat in NH", which was not observed.

Env-Wt 603.04 Response

CFA attached.

Env-Wt 603.05 Response

A vulnerability assessment is attached. The dock and shoreline repairs are tolerant of sea level rise and there are not conflicts with the project purpose.

Env-Wt 603.06 Response

The proposed dock and shoreline repairs are within the existing locations/dimensions and are located in a developed area with no impacts to sand dune, tidal wetland or undeveloped tidal buffer zone. The site does contain tidal waters, and is not apparent Highest Ranked Habitat. The proposed project is not anticipated to violate water quality standards and will utilize erosion control socks for erosion controls. As listed in the construction sequence note, erosion control log will be used on the beach each day downslope of the work area with removal of the erosion control log from the beach at the end of each work day before the tide/waves reach it. This erosion control method has been used on many coastal projects and it works well.

The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity Atlantic and Shortnose Sturgeon, however NHB and NHF&G deterimed the project will have no impacts.

Env-Wt 603.07 Response

The lot existing conditions plan with HOTL and survey are by Kevin McEneaney, LLS (NH 661). The observed high tide line was located by Damon Burt CWS and located by Kevin McEneaney, LLS (NH 661) of Civilworks New England, see drawing notes. Design plans conforming to Env-Wt 603.07 are included in the application, prepared by Duncan Mellor, PE (NH 8344).

Env-Wt 603.08 Response

Water depths and tidal relationships shown of drawings, with water depths established by surveying methods to NAVD88 datum. The lot existing conditions plan with HOTL and survey are by Kevin McEneaney, LLS (NH 661). The observed high tide line was located by Damon Burt CWS and located by Kevin McEneaney, LLS (NH

661) of Civilworks New England, see drawing notes. Design plans conforming to Env-Wt 603.07 are included in the application, prepared by Duncan Mellor, PE (NH 8344).

Env-Wt 603.09 Response

This project is dock and shoreline repairs with no greater impacts to navigation by boat or shoreline. Harbormaster letter is attached.

Env-Wt 604.01 Response

The proposed in-kind repairs are within the existing locations/dimensions and are located in a developed area with no impacts to sand dune, tidal wetland or undeveloped tidal buffer zone. The site does contain tidal waters, and is not actually Highest Ranked Habitat (driveways and mowed lawns). The proposed project is not anticipated to violate water quality standards and work will be performed in the dry.

Env-Wt 604.02 Response

See attached vulnerability assessments and Env-Wt responses. The proposed project makes no changes to impervious area in the developed tidal buffer zone.

Env-Wt 604.03 Response

The proposed project has no impacts to tidal wetlands. See attached vulnerability assessments and Env-Wt responses.

Env-Wt 605.01 Response

See attached Avoidance & Minimization Checklist, Coastal Worksheet, Project Narrative and vulnerability assessments, which show how impacts to wetlands have been avoided and the temporary impacts to jurisdictional areas are limited to temporary access for repair and replacement of an existing legal structures in existing footprints. The project design and methods have been selected to avoid all wetlands and minimize potential natural resource impacts.

This project is repair and replacement of an existing legal structures in the same location with no extension seaward with no greater impacts to commerce, navigation by boat or shoreline. The project does not alter prevailing currents.

Env-Wt 605.02 Response

See attached Avoidance & Minimization Checklist, Coastal Worksheet, Project Narrative and vulnerability assessments, which show how impacts to wetlands have been avoided and the temporary access for repair and replacement of an existing legal structures. The project design and methods have been selected to avoid all wetlands and minimize potential natural resource impacts. This is a developed site with no impacts to sediment transport or littoral cell replenishment.

The repair and replacement of the structures does not change wave energy dissipation or alter storm surge. This site is tidal waters, not riverine waters, and the proposed work has no change to storm surge storage or elevations. There is unlimited storm surge volume in the Atlantic Ocean and dredge or fill in this vicinity has no impact on flood elevation – it is driven by atmospheric pressure and wind direction/duration and is not a function of river flow. The project has no impact to runoff or salinity.

Env-Wt 605.03 Response

This maintenance project avoids and has no impacts to tidal wetlands.

Env-Wt 609.01 Response

The proposed project will not alter wildlife habitat, coastal hazard protection, land cover and functions, erosion or nearshore ecosystems.

Env-Wt 609.02 Response

The proposed repair is the least impacting alternative, reconstructing the existing structures in the same location. Potential sea level rise is discussed in the attached vulnerability assessment and is minimal over the 50-year anticipated service life of this work. The bank here very steep and salt marsh migratation will be minimal, as shown by the WPPT mapping. The structures are tolerant of storm surge and sea level rise. This stone seawall is historical, which contributes to in-kind reconstruction. The site is also a fairly high wave energy zone with a 2.5 foot breaking wind wave height and similar boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures and a stone sill is required, as demonstrated by the recent erosion. A hybrid approach is proposed.

Env-Wt 609.03 (a) Response

If the shoreline repair is not completed, is is likely during a storm event leading to erosion back to the house foundation.

Env-Wt 609.03 (c) Response

No. Wave heights here greatly exceed 1 foot making this site unsuitable for salt marsh creation or dune creation. The site is also a fairly high wave energy zone with a 2.5 foot breaking wind wave height and similar boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures and a stone sill is required, as demonstrated by the recent erosion. A hybrid approach is proposed.

Env-Wt 609.03 (d) Response

This is addressed in the attached vulnerability assessment. Best available science, as cited in the memo, has a high confidence rate of sea level rise over the next 25 years of 1.9 mm/yr so 3.8 inches in 50 years, using the NOAA referenced data indicated by FEMA 55. This is an insignificant sea level rise for the proposed structures. The vulnerability assessment also demonstrates that the DES cited UNH sea level rise projections are based on an out of date model that was not calibrated and is already in error too high by more than 6 inches (not Best Available Science).

The site is mapped as being within the FEMA flood zone (an insurance rate product not intended for engineering uses), as a AE zone with 1% flood elevation of 6 feet NAVD88. The shoreline sill crest is set at the FEMA flood zone wave crest elevation if this 1% flood event occurs, with vegetated stabilization above. The sill stone is correctly sized for the design wave conditions and can be submerged.

Env-Wt 609.04 Response

Wave heights here greatly exceed 1 foot making this site unsuitable for salt marsh creation or dune creation. The site is also a fairly high wave energy zone with a 2.5 foot breaking wind wave height and similar boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures and a stone sill is required, as demonstrated by the recent erosion. A hybrid approach is proposed.

Soft alternatives will fail in this wave climate and placement of fill for planting would impact benthic habitat. The use of root wad living shorelines as constructed by UNH in the area have failed, releasing trees/root balls to float around the bay as a hazard to navigation (and were replaced with stone). The Year 1 monitoring report for the Wagon Hill Farm living shoreline project (with riprap toe wall) with a similar wave exposure, reported a net 31 cubic yards of fill loss and significant loss of salt marsh along the offshore edge.

Env-Wt 609.06 Response

Use of rocks similar to the natural rocks is proposed for these repairs.

Env-Wt 609.07 Response

Wave heights here greatly exceed 1 foot making this site unsuitable for salt marsh creation or dune creation. The site is also a fairly high wave energy zone with a 2.5 foot breaking wind wave height and similar boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures and a stone sill is required, as demonstrated by the recent erosion. A hybrid approach is proposed.

Env-Wt 609.09 Response

The requested permit to perform repair to an existing shoreline. There is not room to cut back the shoreline slope and the house is close behind the seawall. The drawings provided do define the work and are to scale with surveyed locations, dimensions and elevations to NAVD88 datum.

Env-Wt 609.10 Response

The dock and shoreline repairs are not vulnerable to sea level rise and can be submerged during storm events. A VA and CFA are attached.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

MEMORANDUM
Date: April 12, 2024
To: Regulatory Reviewers

From: Duncan Mellor, PE
Principal Coastal Engineer

Re: **165 Spur Road Shoreline Repairs and Dock Replacement Wetlands Permit Application Vulnerability Assessment**
Dover, NH

The NHDES Wetlands rules require project design be tolerant to the FEMA 1% flood plus anticipated sea level rise over the life of the project. These NHDES rules cite the 2020 Coastal Risks & Hazards report[1] by UNH/NHDES, or *Best Available Science*.

The applicant, Stockman, is proposing to repair shoreline erosion and replace a dock on a 0.2 acre parcel at 165 Spur Rd in Dover. The lot is bounded by the tidal Bellamy River to the west and the Spaulding Turnpike to the east. The lot is a developed residential lot with an existing timber dock that has collapsed. Shoreline wave damage did occur in the December 23, 2022 storm including dock damage and shoreline erosion.

The shoreline repair will utilize a stone sill to protect the existing vegetated slope above, that can be expected to have typical service life of 50 years. The site-specific design wave height was based on FEMA 1% flood mapping and ASCE 7-16 guidelines for environmental loads, and this established an H_{10} design wave 2.5' high and breaking at 2.2' high. This wave was input into US Army Corps of Engineers design formula for stone sizing. These storm wave conditions exceed tolerable waves for a float landing on float stops and exceed living shoreline design criteria for salt marsh plantings without a stone sill. The stone materials will not float and are tolerant of submergence and sea level rise.

The mapped FEMA 1% flood elevation along the length of the revetment is AE6 at elevation 6' NAVD88. The crest of the rock sill will be elevation 6.3' for the FEMA 1% flood elevation plus 50 year sea level rise allowance.

Existing Sea Level Rise Trend:

The Portsmouth Harbor NOAA tide station (Seavey Island) has extensive data gaps (many years) where no data were collected. The NOAA tide station in Portland, Maine, however, does have observed tide levels with over 100 years of sea level data and is the reference tide gauge for most NH tide prediction locations. The Portland tide station has recorded sea level since 1912 with an average linear rise of 1.9 mm/year (0.6 ft/100 yrs) at 95% confidence.

Looking at the Portland tide data over the last 12 years (less than one tidal epoch) the rate of sea level rise has been negative, falling, however this is not indicative of the longer rise trend.

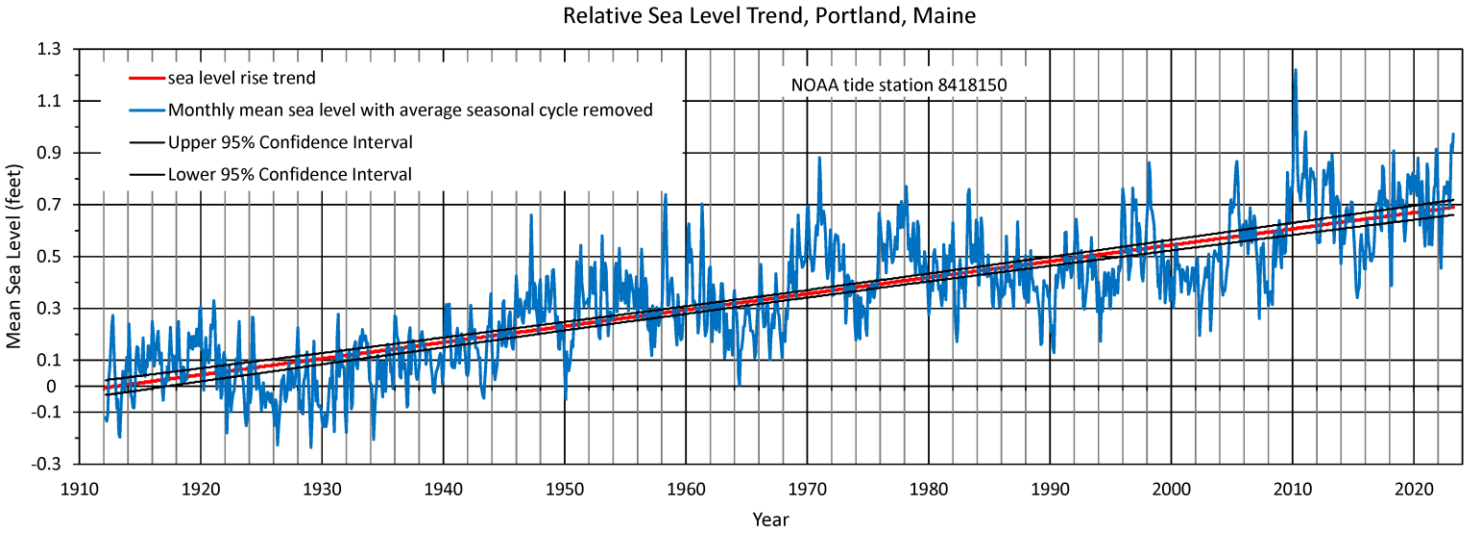


Figure 1 Sea Level Rise Trend NOAA Tide Station, Portland, Maine

Civilworks has been evaluating the rate of sea level rise at many long record global tide gauges, including New England tide data. We find that the rate of sea level rise, over a 19-year tidal epoch rolling window varies over time, with similar trends at regional tide stations and those cyclical trends have strong correlations to the 60-year cycle in sea surface temperature anomalies (Atlantic Multidecadal Oscillation (AMO)), variation in the Length Of Day (LOD, variation in the spin rate of Earth) and to the eccentricity of Jupiter's orbit, which has been tied to increases in space dust entering our atmosphere, cloud cover and climate[2], see Figure 2.

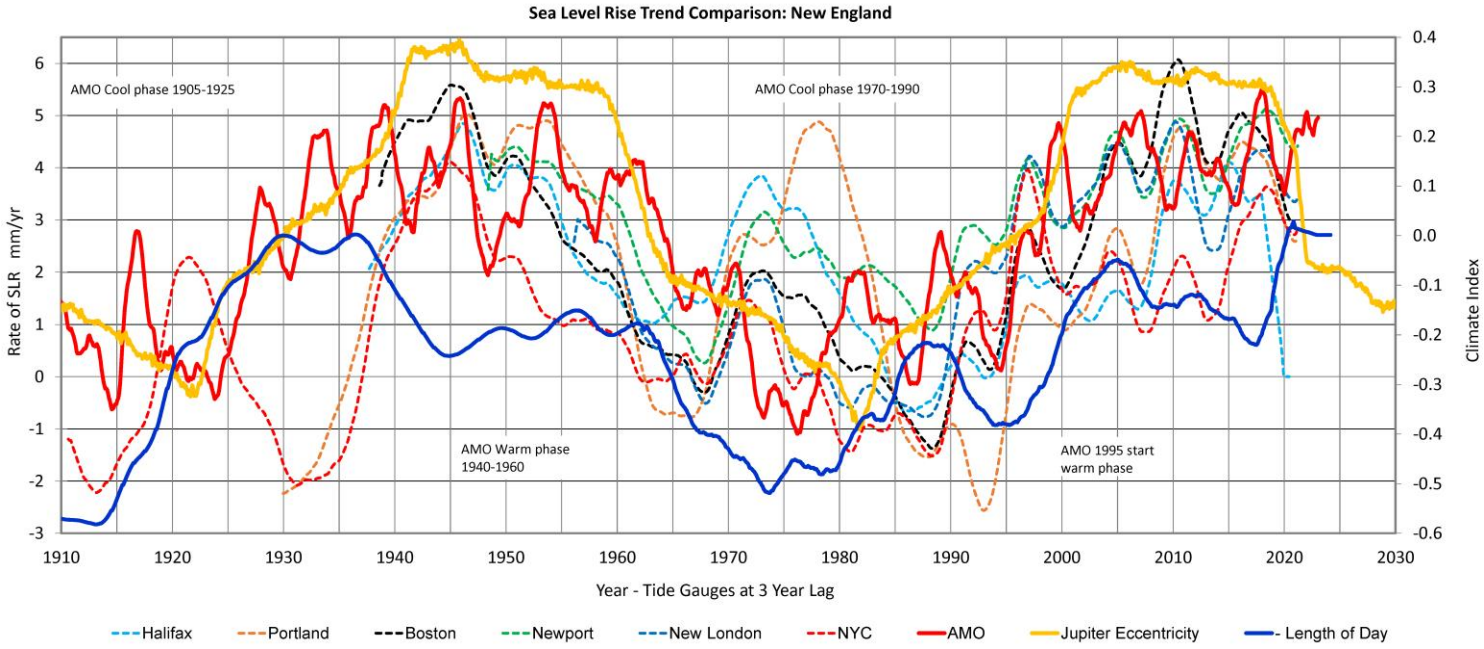


Figure 2 Rates of Sea Level Rise at NE NOAA Tide Stations and reference climate indices (monthly means, rate using a 19-year rolling window, plotted at a 3 year lag on front year)

The long record tide stations had high rates of sea level rise in the 1940's (AMO warm phase), followed by low negative rates of sea level rise around 1980 (AMO cold phase) and currently back to a higher rate of sea level rise (AMO warm phase). With the AMO expected to return to a cold phase in less than 10 years, decreasing rates of sea level rise are expected with the next low rates around 2040.

Vertical Land Movement:

The rate of sea level rise to an observer on the shoreline (relative sea level rise) is typically not equal to the global rate of sea level rise. The land often has vertical movement, which can include soil subsidence and bedrock (earth crust) movement, and this does increase or decrease the apparent sea level trend at the local shoreline. Canada, Alaska and Scandinavia have strong post-glacial rebound with the crust rising since the last ice age, resulting in an apparent dropping in sea level. This crustal rebound decreases moving south into Maine and is fairly neutral to slightly upward in New Hampshire. Moving south into Massachusetts the crustal movement becomes slightly downward. Connecticut and southward typically has about 2 mm/yr of crustal sinking, increasing relative sea level rise.

Soil subsidence can also be a significant factor and is a strong contributor to higher apparent rates of sea level rise in the mid-Atlantic shoreline. Soil subsidence can also be quite localized. For example, much of the shoreline in Boston is filled land on deep soft clay. NOAA estimates the Boston tide gauge is sinking 0.84 mm/yr, causing a higher apparent rate of sea level rise.

For the NH Seacoast area, New Castle and Portsmouth CORS GPS show land rise of about 0.4 mm/yr, and these land rise rates will decrease the observed local relative rate of sea level rise. New Castle has shallow bedrock and the land rise of 0.4 mm/yr will decrease local relative sea level rise. The Cape Elizabeth CORS GPS station near Portland shows 1.16mm/yr vertical land rise.

Future Sea Level Rise Projections:

There are recent governmental reports presenting projections for accelerating sea level rise caused by global warming. The latest federal government guide is 2022 NOAA Tech Report NOS 01, Sweet et.al. providing values for relative sea level every 10 years starting in the year 2000, with consideration of land/earth crust vertical movement at selected tide gauge cities, and changes in local sea level including by gravitational changes associated with anticipated ice cap melting. This NOAA report does provide five different projection curves for local sea level rise at Portland, Maine, and the 50% quartile, most probable curves, are plotted in Figure 3. Comparing the actual observed rates of sea level rise from tide data in Portland for years 2000 to 2024, the actual rate of sea level rise is significantly less than the projected rate of rise from the NOAA model (about 2 inches higher than observations and the trend is diverging higher above actual observations). From a review of the NOAA values used to plot the Portland sea level rise curves, it was noted that NOAA included 0.4 mm/yr of land subsidence, while actual CORS GPS data show land in the Portland area to have 1.16 mm/yr of land rise. Thus, the NOAA model and associated global warming sea level rise projections are overestimated and are not supported by observed sea level or vertical land movement data for Maine and New Hampshire.

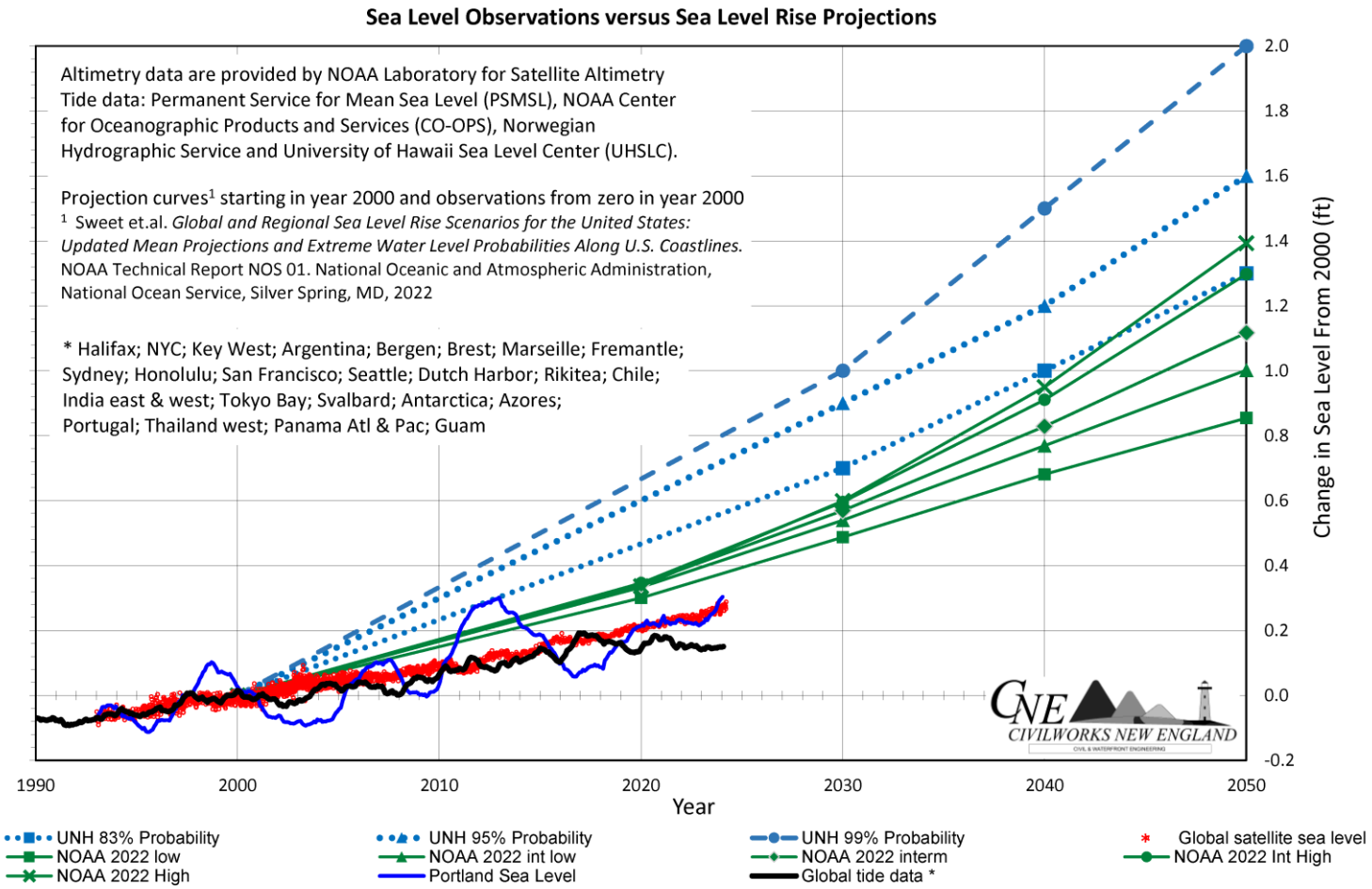


Figure 3 Comparison of Sea Level Rise Projections to Sea Level Observations

New Hampshire Sea Level Rise Projections:

The University of New Hampshire (UNH) issued a two-part report *New Hampshire Coastal Flood Risk Summary*[1] in 2019 and 2020, which has been adopted by the state of New Hampshire and is the recommended policy in regulatory permitting by the NH Department of Environmental Services. The UNH projections use sea level rise projections starting from a sea level in the year 2000, developed by Kopp et. al. (2014)[4], however the 2022 NOAA curves more closely fit lower observed sea level rise from 2000 to 2020 and then begin sea level rise acceleration in 2020.

The UNH report does list probabilities for multiple sea level rise curves, using different probabilities for different projects tolerance for risk. It is important to understand that these probabilities are Bayesian probabilities, based on future expectations, not traditional probabilities calculated from observational data, such as FEMA flood levels.

The Part II UNH guidance report uses the 83% probability curve for the low end of design for projects with a high tolerance for sea level rise, such as sidewalks. The 95% probability curve is recommended by UNH for design of projects with a medium tolerance for sea level rise, including residential and commercial buildings. UNH does recommend higher 99% and 99.5% probability curves, for design of projects with low and very low tolerance for sea level rise. For March 2024, the UNH 83% projection curve is about 3.7 inches higher than observations (115% error), for UNH 95% projection curve is about 5.8 inches higher than observations (178% error) and projections are diverging higher compared to observations. The UNH guidance projection curves are based on older sea level rise projections and the UNH model was not calibrated in consideration of actual sea level rise observations and trend over the last 24 years. Since the UNH sea level rise projections are already significantly higher than observations with a steeper rise trend, they are not Best Available Science and are not recommended for project design.

Project Recommendations:

Over the last 13 years the rate of sea level rise has been negative. However, this is not a full tidal epoch (19 years) and the Portland long term trend of 1.9 mm/yr (0.6 ft/100 yrs) is a more reasonable expectation with a tighter confidence interval. Local land rise measured by CORS GPS sites is approximately +0.4 mm/yr in Portsmouth & New Castle and land rise at the project site is likely to reduce relative sea level rise in comparison to other regional tide gauges known to have land subsidence, such as Boston. We recommend that land rise be neglected for this project and that 0.6 feet per 100 year rate be used for a 50 year service life (3.6 inches in 50 years) be utilized for sea level rise allowance. The stone sill and dock will be constructed to not be adversely affected by sea level rise and periodic flooding.

The shoreline repairs with a stone sill crest elevation that is the FEMA 1% flood elevation plus anticipated sea level rise to minimize adverse impacts caused by shoreline erosion and bank collapse.

REFERENCES:

1 *New Hampshire Coastal Flood Risk Summary – Part I: Science; Part II: Guidance for Using Scientific Projections*, NH Coastal Flood Risk Science and Technical Advisory Panel (2020), Univ. of New Hampshire, 2019/2020.

2. Scafetta, N., Milani, F., & Bianchini, A. (2020). *A 60-year cycle in the Meteorite fall frequency suggests a possible interplanetary dust forcing of the Earth's climate driven by planetary oscillations*. Geophysical Research Letters, 47, e2020GL089954. https://doi.org/10.1029/2020GL089954.

3. Sweet et.al. (2022). *Global and Regional Sea Level Rise Scenarios for the United States: Updated Mean Projections and Extreme Water Level Probabilities Along U.S. Coastlines.* NOAA Technical Report NOS 01. National Oceanic and Atmospheric Administration, National Ocean Service, Silver Spring, MD

4. *Probabilistic 21st and 22nd Century Sea-Level Projections at a Global Network of Tide Gauge Sites.* Earth's Future, Kopp, R.E., Horton, R.M., Little, C.M., Mitrovica, J.X., Oppenheimer, M., Rasmussen, D.J., Strauss, B.H., & Tebaldi, C. (2014).

5. Mellor, D., *An Update on New Hampshire Sea Level Rise* The New Hampshire Civil Engineer, June/July, 2022, Vol 43, No. 6, ASCE.

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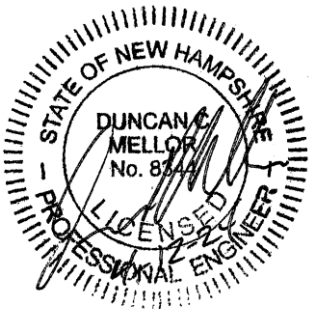

COASTAL FUNCTIONAL ASSESSMENT (CFA)

Applicant Name: Stockman
Coastal Functional Assessment
Dover, NH

PROPOSED PROJECT

The applicant, Stockman, is proposing to repair shoreline erosion and replace a dock on a 0.2 acre parcel. The lot is bounded by the tidal Bellamy River to the west and the Spaulding Turnpike to the east. The lot is a developed residential lot with an existing timber dock. Shoreline wave damage did occur in the December 23, 2022 storm including dock damage and shoreline erosion.

DATA SCREENING

A NH Natural Heritage Bureau (NHB 23-1597) request for review has been filed and the results showed recorded occurrences of the Atlantic Sturgeon (Acipenser oxyrinchus), Shortnose Sturgeon (Acipenser brevirostrum), in the vicinity of the proposed project area. The work is not proposed to occur in the water and proper erosion and sediment controls will be employed around the work area to prevent sediment from leaving the proposed project area as requested by NHB. Consultation with the NH Fish & Game under Fis 1004, has been conducted and although there are NHB records present for Shortnose and Atlantic sturgeon in the vicinity, NHF&G does not expect that it will be impacted by the proposed project. No further consultation with NHFG is required.

WPPT Mapper:

The WPPT mapper lists the waters at the site as "Flood Storage Areas". These waters are not Flood Storage Areas mapper does not map this developed project location as "Highest Ranked Habitat" see attached mapping. The waters are listed as Impaired Waters.

NWI Mapper:

The WPPT mapper on NWI tab maps E2US3N classification for the shoreline area of this shoreline. The "mud" portion of this classification is the Bellamy River and the "ground" is sand.

Essential Fish Habitat Mapper:

EFH Mapper results are attached. These fish are unlikely to be at the project area as there is extensive intertidal area here and the work will be performed in the dry.

ENDANGERED SPECIES ACT (ESA)

The proposed activity may affect, but is not likely to adversely affect, any species listed as threatened or endangered, or Critical Habitat listed by NMFS under the ESA of 1973, as amended. Our supporting analysis is provided below.

The purpose of the project is repair of an eroded shoreline and replacement of a timber dock in the same location with the work being performed in the dry during lower tides.

The Action Area for this work is quite similar to the actual work area as the work will be done in the dry.

Federally Proposed and Listed Species/Designated Critical Habitat:

Fish:

Shortnose sturgeon (Acipenser brevirostrum) (32 FR 4001; Recovery plan: NMFS 1998)

Atlantic sturgeon (Acipenser oxyrinchus oxyrinchus) (77 FR 5880 and 77 FR 5914)

Effect Determination for Listed Species:

Based on this analysis, it has been determined that all effects, when added to baseline conditions, are insignificant or discountable, and not likely to appreciably affect shortnose sturgeon or Atlantic sturgeon.

Effect Determination for Critical Habitat:

No critical habitat was identified for this project site.

Effect Determination for Listed Species:

Based on this analysis, it has been determined that all effects, when added to baseline conditions, are insignificant or discountable, and not likely to appreciably affect these species.

There are no critical habitats within the project area under USF&W jurisdiction.

FIELD ASSESSMENTS

A site observation was performed at the site by wetland scientist Damon Burt, CWS, and coastal engineer Duncan Mellor, PE, on April 11, 2023 to observe this shoreline. There are some patches of salt marsh, delineated by Damon Burt and shown on the permit drawings. No eelgrass (a plant) was observed on aerial photos reviewed, or visits at low tide. Benthic marine life density was very low density on the upper beach near the project area.

The project site does not meet NHDES or Army Corps criteria for a wetland or Special Aquatic Site.

JURISDICTIONAL AREA FUNCTIONS AND VALUES

The functions and values of the jurisdictional area within the proposed project area were assessed using the US ACE New England District Highway Methodology Workbook Supplement, Wetland functions and Values: A descriptive Approach . This approach uses 9 functions and 5 values and are described below. The waterbody is not a wetland, it is a surface water.

Functions

Ecological Integrity: RSA 482-A:2, XI

Groundwater Recharge/Discharge: This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetlan d to serve as an area where groundwater can be discharged to the surface.

Floodflow Alteration: This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.

Fish and Shellfish Habitat: This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.

Sediment/Toxicant/Pathogen Retention: This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

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

Production/Export (Nutrient): This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

Sediment/Shoreline Stabilization: This function relates to the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.

Wildlife Habitat: This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of ob served and potential animals should be included in the wetland assessment report.

Values

Recreation: *This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland, whereas non-consumptive activities do not.*

Educational/Scientific Value: *This value considers the effectiveness of the wetland as* D V L W H I R U D Q ³R X W G R R U I D F L O L W \ I R U H G X F D W L R Q D O R U V F L H Q W L I L F V W X G \ R U U H V H D U F K

Uniqueness/Heritage: *This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.*

Visual Quality/Aesthetics: *This value relates to the visual and aesthetic qualities of the wetland.*

Threatened/Endangered Species Habitat: *This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.*

FUNCTIONS AND VALUES ASSESSMENT

Ecological Integrity: *The site has moderate ecological integrity including recreation, being a developed waterfront with human uses, however the upper tidal zone site does not support fish habitat, does not enhance flood storage (tidal site) or other presumed wetland functions. This is not a primary function of the portion of the waterbody within the proposed project area.*

Groundwater Recharge/Discharge: *The proposed project is located adjacent to a tidal waterbody. As the ocean is the low point for all surrounding topography, it is unlikely that a significant amount of groundwater recharge is occurring. Groundwater discharge is possible in general but was not observed at the project area. This is not a primary function of the portion of the waterbody within the proposed project area.*

Floodflow Alteration: *No floodplain in project footprint. This is an tidal site with no floodplain that has no storage or flood water level issues. This is not a primary function of the portion of the waterbody within the proposed project area.*

Fish and Shellfish Habitat: *This waterbody provides ocean water habitat for a variety of fish, but the project area is dry for much of the tide cycle. No shellfish were observed at the project area and the required data screening (NHB, WWTP, etc.) associated with this project, did not identify any shellfish beds appearing within the vicinity of the proposed project. Fish habitat is a primary function of the waterbody, however the waterbody at the project site does not support fish or shellfish due to being at the upper limit of the tide range.*

Sediment/Toxicant/Pathogen Retention: *Sediment retention is a primary function of the portion of the waterbody within the proposed project area, toxicant/ pathogen retention is not a primary function.*

Nutrient Removal/Retention/Transformation: *The proposed project area has no significant wetland vegetation. This is not a primary function of the portion of the waterbody within the proposed project area.*

Production/Export (Nutrient): *The proposed project area has no significant wetland vegetation and no sign of mineral or organic soil present to support wetland vegetation growth. This is not a primary function of the portion of the waterbody within the proposed project area.*

Sediment/Shoreline Stabilization: *The proposed project is located facing an wind wave fetch, close proximity boat wakes and this location is a higher inland energy area experiencing wave action as a function of wind direction and passing boats. The shoreline is a developed area with minimal sediment trapping ability. This is not a primary function of the portion of the waterbody shoreline within the proposed project area.*

Wildlife Habitat: *The site is developed area, the waterbody has the potential habitat for fish only at high tide. This is not a primary function of the portion of the site or waterbody within the proposed project area.*

Recreation: *The site is a developed area, the waterbody provides recreational opportunities including, boating and fishing, adjacent to this site. This is a primary function and value of the waterbody.*

Educational/Scientific Value: *The site is a developed. This is not a primary function and value of the site or waterbody.*

Uniqueness/Heritage: *The project site is not a historical site and is not near historical structures per NHDHR review. This is not a primary function and value of the site.*

Visual Quality/Aesthetics: *The site is a developed area with visual quality. This is a primary function and value of the site.*

Threatened/Endangered Species Habitat: *A preliminary data screening was conducted using the NHB data check tool, noting possible sturgeon in adjacent deeper waters. Upon further review, it was determined that the proposed project would not impact any threatened or endangered species and their habitats. This is not a primary function and value of the site or waterbody.*

Conclusion

Based on the assessment of functions and values it was determined that this developed site and adjacent waterbody in the vicinity of the proposed project is suitable for: Recreation, and Visual Quality/Aesthetics.

PROJECT DESIGN ADDRESSING COASTAL FUNCTIONS

The proposed project is to repair shoreline erosion and replace a dock with no impacts to wetlands, and thus represents minimal changes to the coastal functions at this site. As the work will be performed in the dry, it will not impact fish passage, wildlife, shellfish, flows, sediment transport wave dissipation, storm surge, salinity. The project is tolerant of storm surge and sea level rise. The site is also a fairly high wave energy zone with wind waves and boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures.

Duncan Mellor, PE, Principal Coastal Engineer

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PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

May 6, 2024

NH Department of Environmental Service
Coastal Division
Pease Field Office
222 International Drive, Suite 175
Portsmouth, NH 03801

Attn: Eben Lewis

Re: 165 Spur Rd, Map L Lot 43A

Dear Eben,

We reviewed plans for the construction of a pier and float system on the Bellamy River in Dover at property belonging to

Benjamin Stockman and Arian Samalot
165 Spur Rod
Dover, NH

We examined the proposed site and found that the structure will have no negative effect on navigation in the channel.

Sincerely,

Tracy R. Shattuck
Chief Harbor Master

Cc: Duncan Mellor
Civilworks New England/Haight Engineering, LLC
181 Watson Road
Dover, New Hampshire 03821

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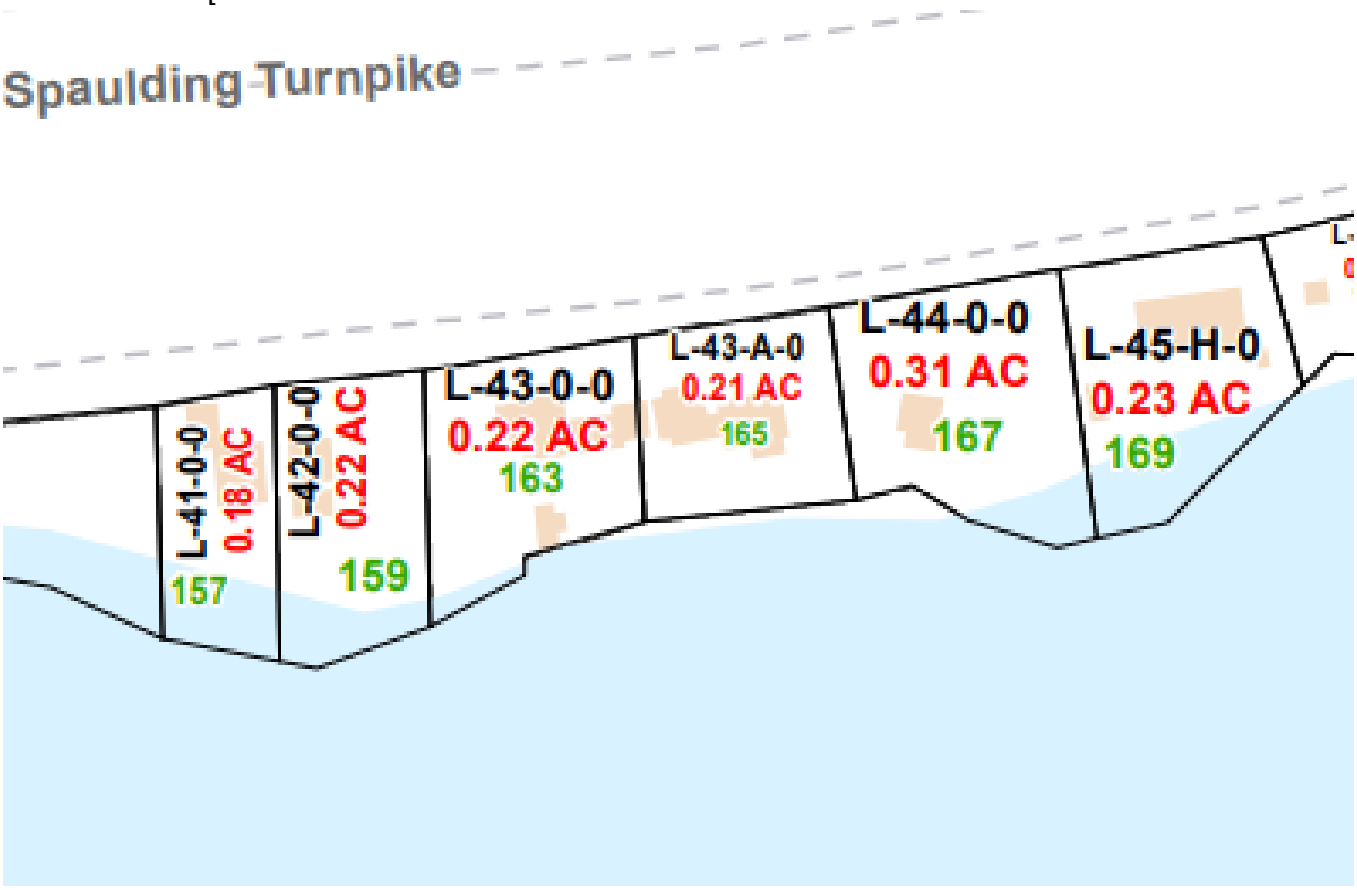
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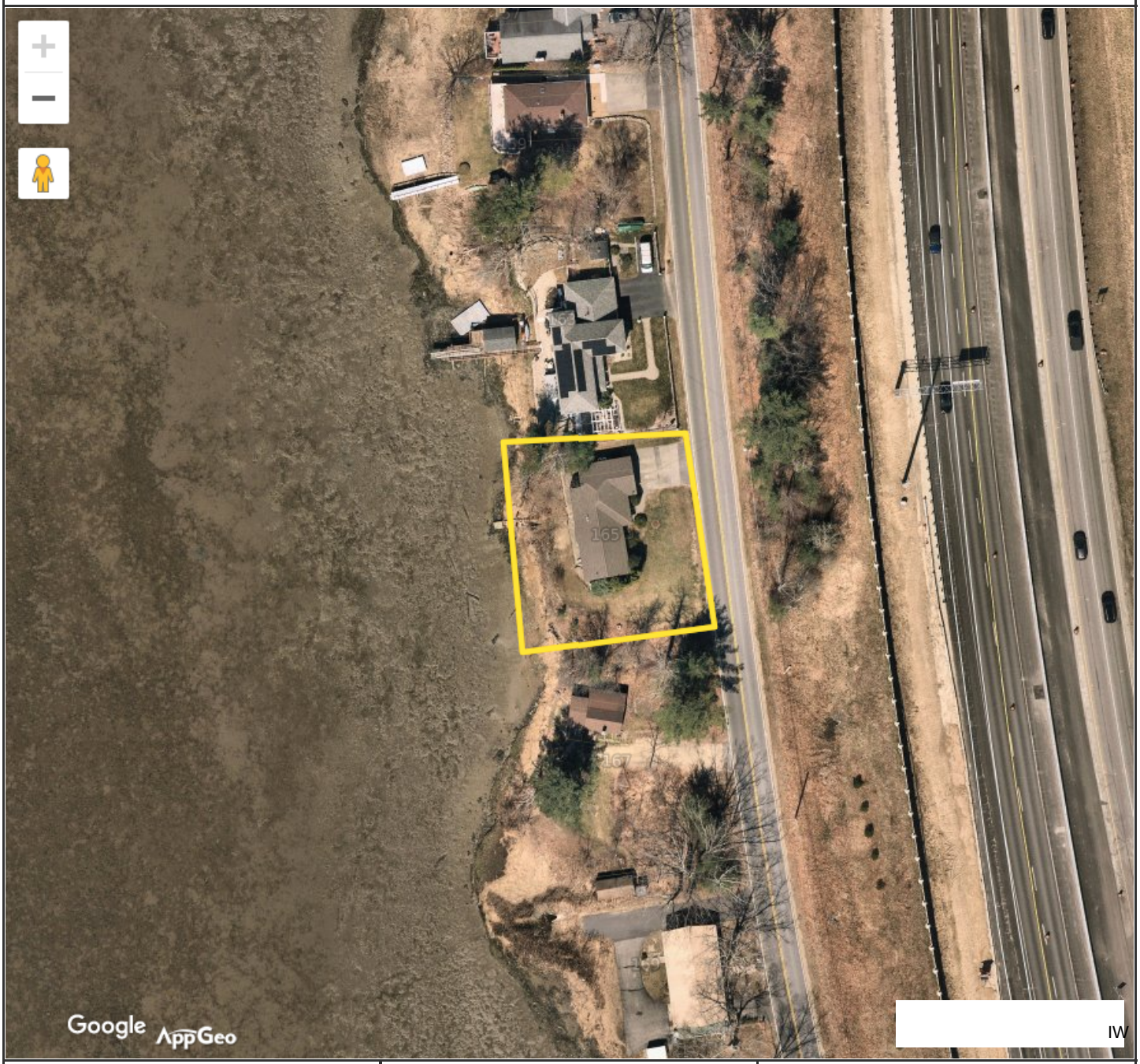

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CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

May 8, 2024

To: LOMASTRO JOHN & KRISTEN RIZZO TRUSTEES, JOHN & KRISTEN RIZZO LOMASTRO REV TRUST
163 Spur Road
Dover, NH 03820

Subject: Stockman Dock Replacement & Shoreline Repair
165 Spur Rd, Dover
NHDES Standard Dredge and Fill Application

Dear Abutter:

The purpose of this letter is to inform you that Benjamin Stockman is applying to the NH Department of Environmental Services Wetlands Bureau, which requires this notice, for a Standard Dredge and Fill permit for the proposed dock replacement and shoreline erosion repairs.

A copy of the application, including plans, will be made available for your review at the Dover city offices and at the NH Department of Environmental Services Wetlands Bureau, 29 Hazen Drive, in Concord.

If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND

Duncan Mellor, PE
Principal Coastal Engineer

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

May 8, 2024

To: WILLIAMS EDWARD JOHN III, WILLIAMS LYDIA N
24 Cedar Point Road
Durham, NH 03824

Subject: Stockman Dock Replacement & Shoreline Repair
165 Spur Rd, Dover
NHDES Standard Dredge and Fill Application

Dear Abutter:

The purpose of this letter is to inform you that Benjamin Stockman is applying to the NH Department of Environmental Services Wetlands Bureau, which requires this notice, for a Standard Dredge and Fill permit for the proposed dock replacement and shoreline erosion repairs.

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Sincerely,

CIVILWORKS NEW ENGLAND

Duncan Mellor, PE
Principal Coastal Engineer

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☐ Adult Signature Restricted Delivery	$
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City, State, ZIP+4®: Durham NH 03824

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
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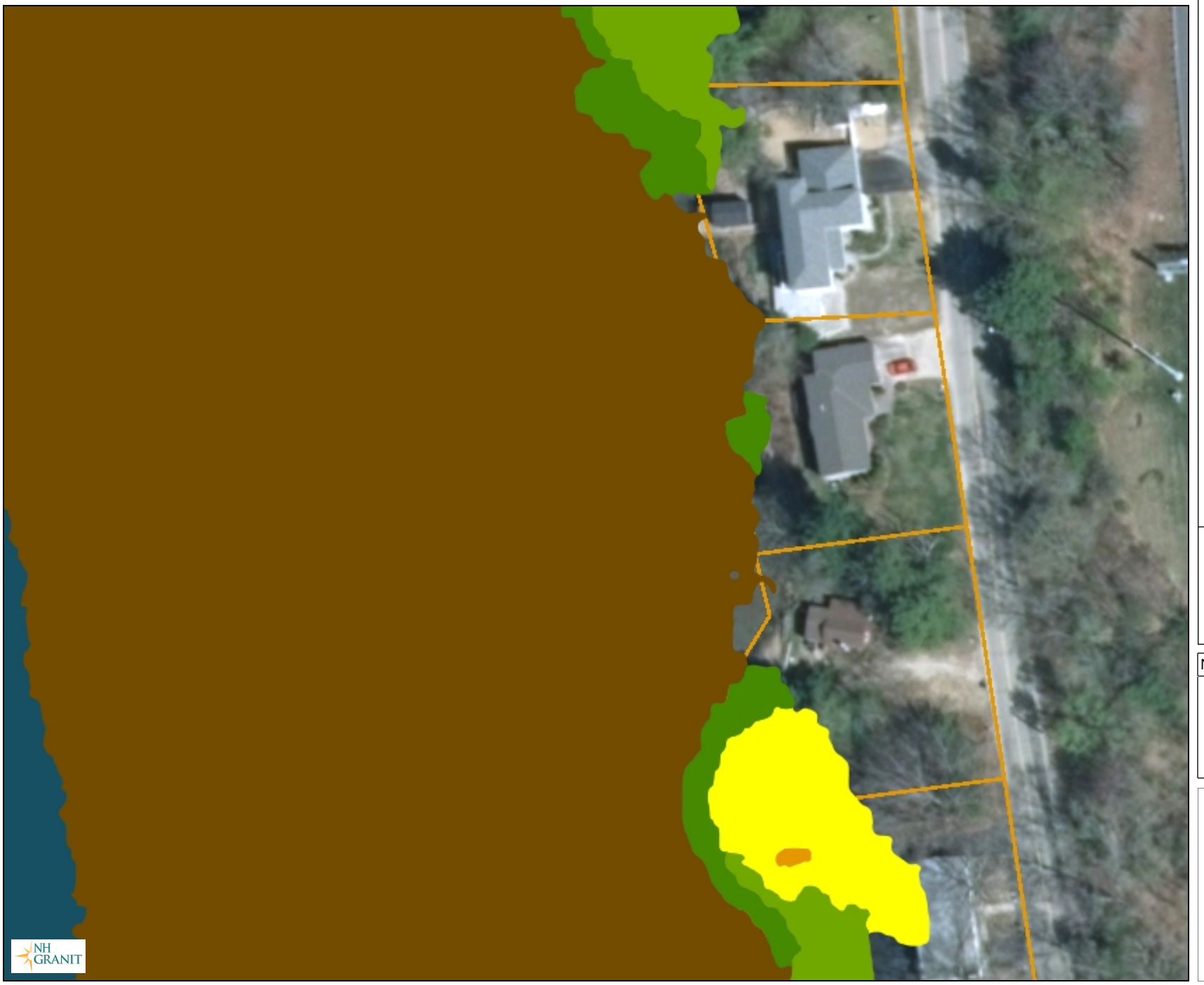
Postmark Here
USPS 05/20/2024

Sent To: John + Kristen Rizzo-Lamastro Rev Trust
Street and Apt. No., or PO Box No.: 163 Spur Road
City, State, ZIP+4®: Dover NH 03820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Tidal wetlands map



Legend

- NH Parcels
- Additional Lines
- City/Town
- Tidal Wetland
  - Brackish Marsh
  - High Marsh Mix
  - High Marsh, J. gerardii
  - High Marsh, S.patens / D.spi
  - Low Marsh
  - Mudflat
  - Open Water
  - Panne
  - Phragmites australis
  - Pool
  - Recently Flooded Forest
  - Short form S. alterniflora
  - Terrestrial border
  - Wrack

Map Scale

1: 812

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Map Generated: 4/11/2024

Notes

Floodplain wetlands map

Legend

- NH Parcels
- Additional Lines
- City/Town
- Flood Plain Wetlands Adj

Map Scale

1: 812

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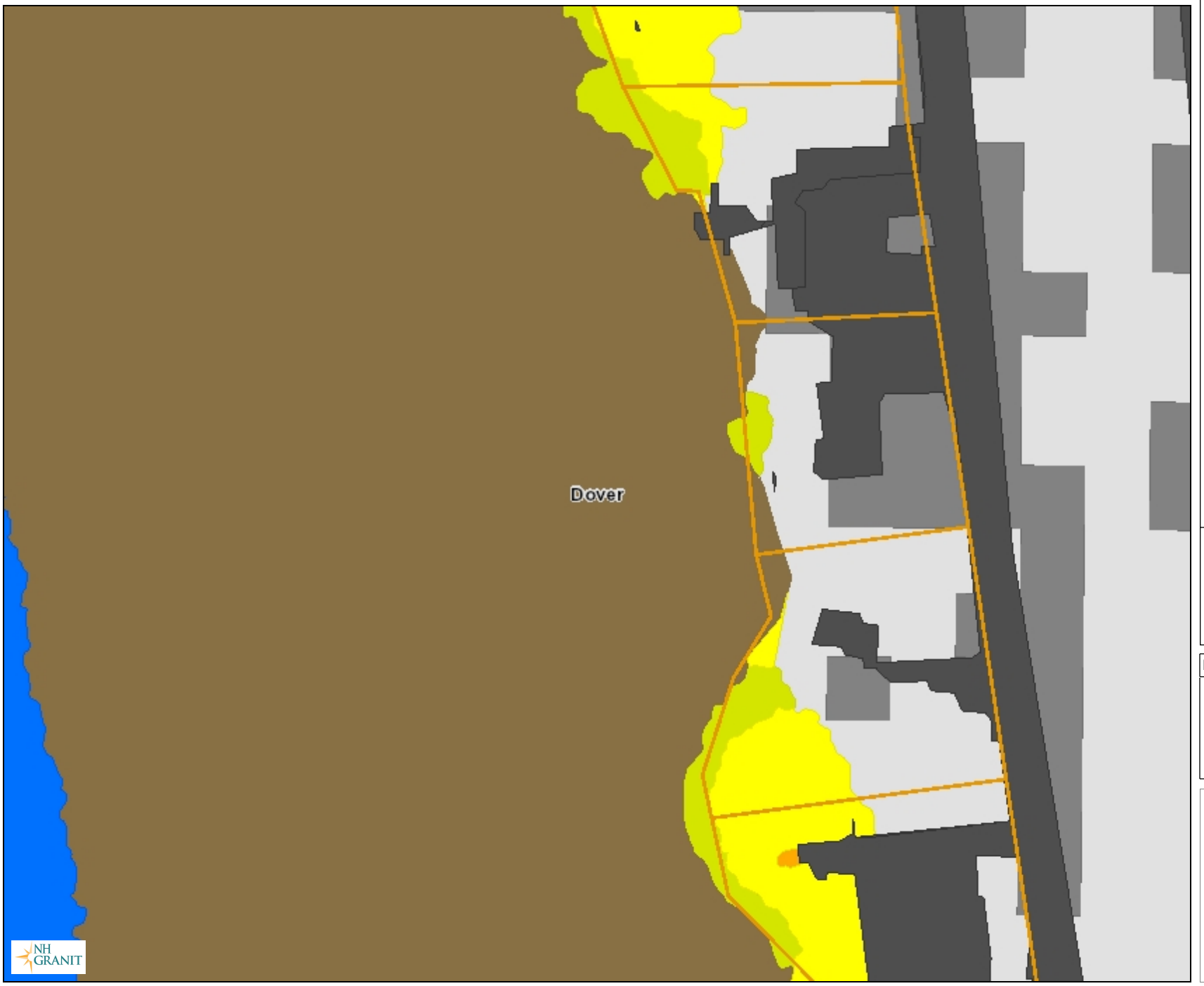
Notes

the site is tidal and not a floodplain

salt marsh migration map



Legend

- NH Parcels
- Additional Lines
- City/Town

SLAMM 2022 - Initial Con

- Developed
- Developed-Impervious
- Estuarine Beach
- Estuarine Open Water
- Inland Fresh Marsh
- Inland Open Water
- Inland Shore
- Irregularly-flooded Marsh
- Ocean Beach
- Open Ocean
- Regularly-flooded Marsh
- Riverine Tidal
- Rocky Intertidal
- Swamp
- Tidal Flat
- Tidal Fresh Marsh
- Tidal Swamp

Map Scale

1: 812

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Notes

salt marsh migration map 2050

Legend

- NH Parcels
- Additional Lines
- City/Town

SLAMM 2022 - 0.3-m SLF

- Developed
- Developed-Impervious
- Estuarine Beach
- Estuarine Open Water
- Inland Fresh Marsh
- Inland Open Water
- Inland Shore
- Irregularly-flooded Marsh
- Ocean Beach
- Open Ocean
- Regularly-flooded Marsh
- Riverine Tidal
- Rocky Intertidal
- Swamp
- Tidal Flat
- Tidal Fresh Marsh
- Tidal Swamp

Map Scale

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Notes

impaired waters

Legend

- NH Parcels
- Additional Lines
- City/Town
- Surface Waters with Impa
  Quarter Mile Buffer

Map Scale

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Map Generated: 4/11/2024

Notes

wetlands

Legend

- NH Parcels
- Additional Lines
- City/Town

Wetland Types (NWIPlus)

- Estuarine and Marine Deepv
- Estuarine and Marine Wetlar
- Freshwater Emergent Wetlar
- Freshwater Forested/Shrub
- Freshwater Pond
- Lake
- Other
- Riverine

Nutrient Transformation

- High
- Moderate

Fish and Aquatic Inverteb

- High
- Moderate
- StreamShading

Coastal Storm Surge Dete

- High

Map Scale

1: 812

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Map Generated: 4/11/2024

Notes

U.S. Fish and Wildlife Service
National Wetlands Inventory

NWI mapping

April 11, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

highest ranked wildlife habitat

Legend

- NH Parcels
- Additional Lines
- City/Town
- Prioritized Habitat Blocks
- Highest Ranked Wildlife H
  - 0
  - 1 Highest Ranked Habitat in
  - 2 Highest Ranked Habitat in
  - 3 Supporting Landscape
- Wildlife Riparian Corridors
- Wildlife Terrestrial Corrido

Map Scale

1: 812

© NH GRANIT, www.granit.unh.edu

Map Generated: 4/12/2024

Notes

highest ranked wildlife habitat2

Legend

- NH Parcels
- Additional Lines
- City/Town
- Highest Ranked Wildlife H
  - 0
  - 1 Highest Ranked Habitat in
  - 2 Highest Ranked Habitat in
  - 3 Supporting Landscape

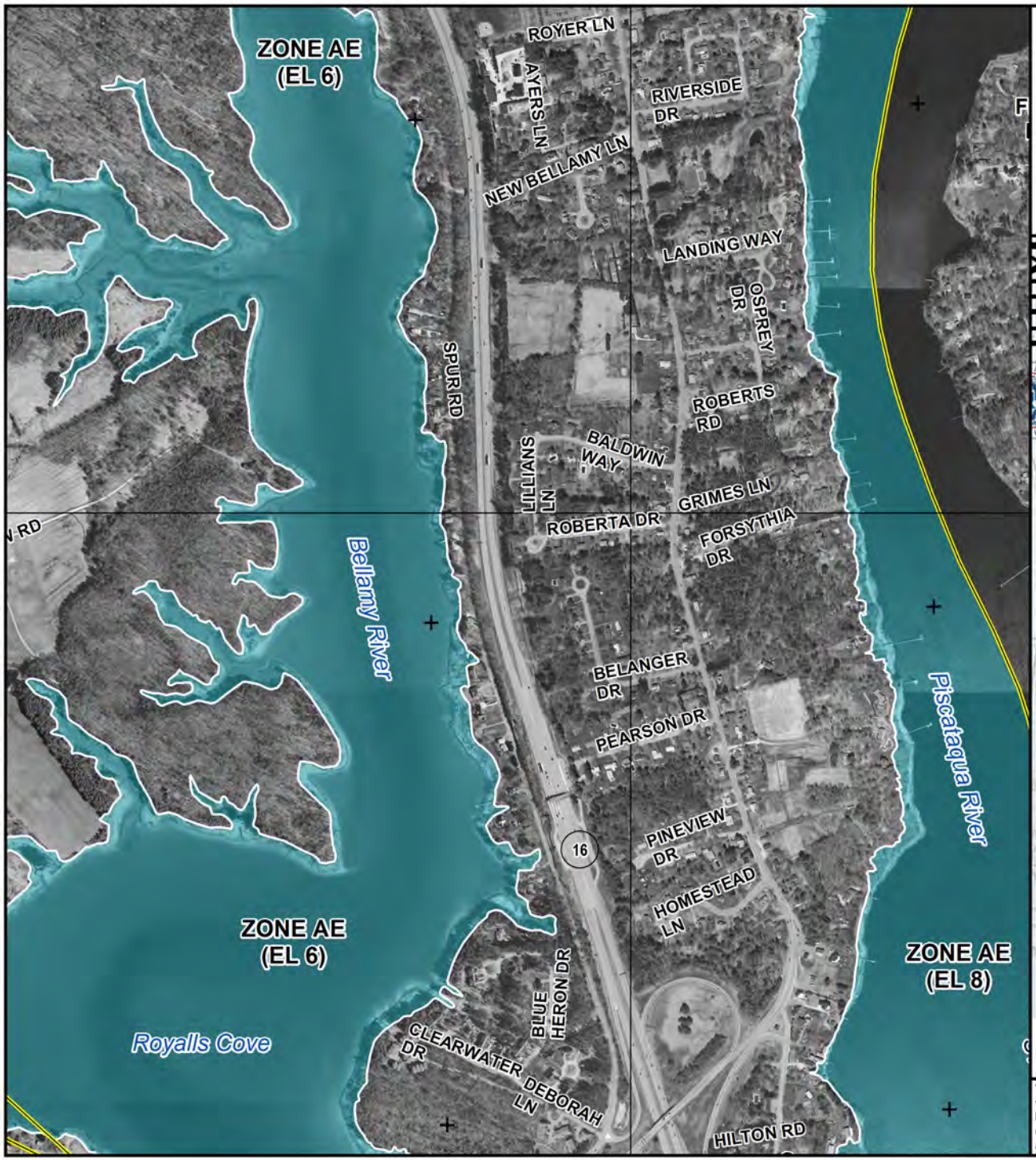
Map Scale

1: 812

© NH GRANIT, www.granit.unh.edu

Map Generated: 4/12/2024

Notes



SCALE

N

Map Projection:
New Hampshire State Plane Feet, FIPS Zone 2
Western Hemisphere; Vertical Datum: NAVD8

1 inch = 1,000 feet

0 1,000 2,000

National Flood Insurance Progr

STRAFFORD COUNTY,
NEW HAMPSHIRE
(ALL JURISDICTIONS)

PANEL 340 OF 405

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
DOVER, CITY OF	330145	0340	E
DURHAM, TOWN OF	330146	0340	E
MADBURY, TOWN OF	330219	0340	E

VERSION NUMBER
2.2.2.1

MAP NUMBER
33017C0340E

MAP REVISED
September 30, 2015

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

Memo

NH Natural Heritage Bureau
NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.

Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see below).

[1]Codes: "E" = Endangered, "T" = Threatened, ³6&´ 6SHFLDO-&RQFHUQ = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

)RU DOO DQLPDO UHYLHZV UHIHU WR µ,03257$17 1+)* &RQVXOWDWLRQ¶ VHFWLRQ EHC

Disclaimer: A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

IMPORTANT: NHFG Consultation

If this NHB Datacheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB Datacheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to https://wildlife.state.nh.us/wildlife/environmental-review.html. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck** UHVXOWV OHWWHU QXPEHU DQG ³)LV FR **the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule)*, coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck UHVXOWV OHWWHU QXPEHU DQG ³UHYL email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.

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

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

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Duncan,

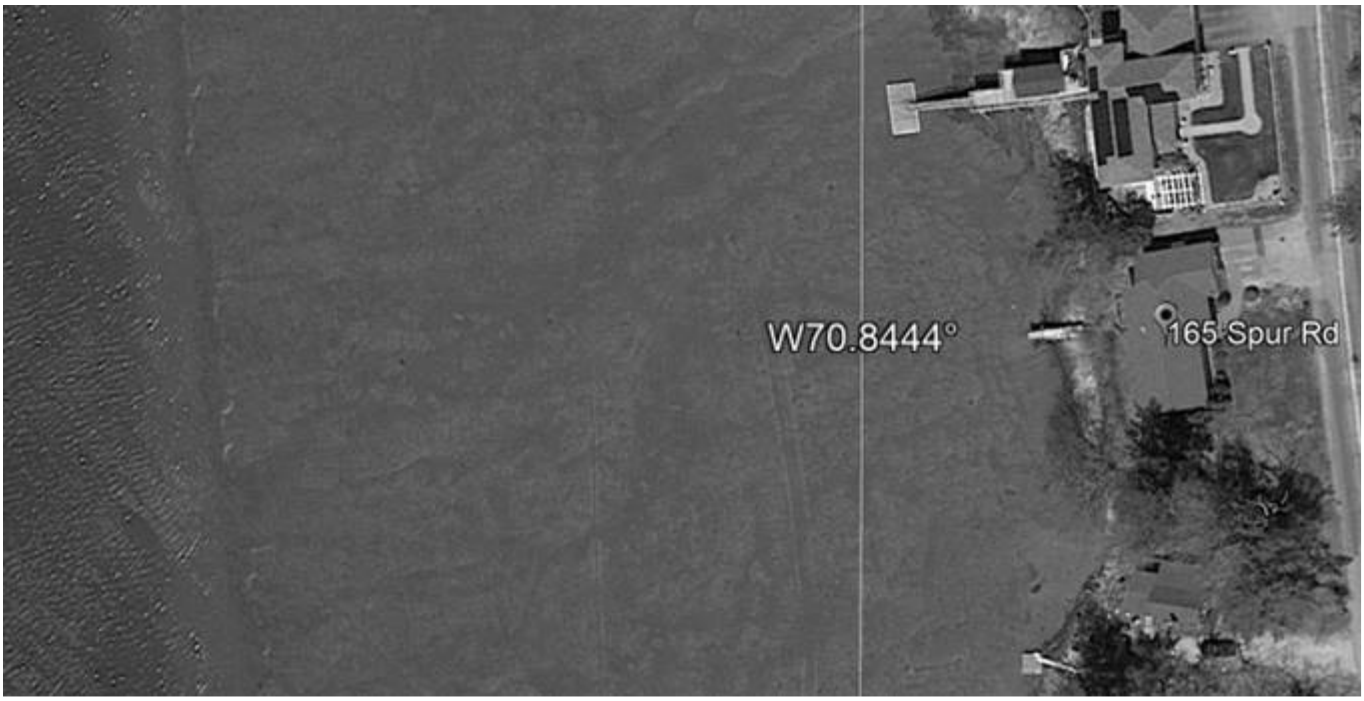
After reviewing your files, NHFG concurs that no impacts to sturgeon are expected from this project.

Kim S.
Program Planner
Nongame and Endangered Wildlife Program
New Hampshire Fish and Game Department
Kimberly.C.Snyder@wildlife.nh.gov
Phone: 603-271-0467

From: Duncan Mellor <dmellor@civilworksne.com>
Sent: Tuesday, May 30, 2023 2:01 PM
To: FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Subject: NHB 23-1597 Fis 1004 consultation request

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Attached please find site photos. As shown on Google Earth the low tide line is approximately 340 feet offshore of the project area and pile installation can be performed in the dry at low tide with no impacts to sturgeon.



Duncan Mellor, PE
Principal Coastal Engineer
Civilworks New England/Haight Engineering, PLLC
181 Watson Road
PO Box 1166
Dover, New Hampshire 03821
O: 603.749.0443
C: 603.205.2026
dmellor@civilworksne.com
www.civilworksne.com

US Army Corps of Engineers ®
New England District

New Hampshire General Permits (GPs)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. **Impaired Waters**	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*	X	
2. Wetlands	**Yes**	**No**
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		X
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www2.des.state.nh.us/nhb_datacheck/. The book Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	N/A	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	0 sf	
2.7 What is the area of the proposed fill in wetlands?	0 sf	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	0	
3. Wildlife	**Yes**	**No**
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www2.des.state.nh.us/nhb_datacheck/ USFWS IPAC website: https://ecos.fws.gov/ipac/location/index	X	

3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21?	N/A	
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	N/A	
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**	X	

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.
** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
172 Pembroke Road, Concord, NH 03301

RECEIVED MAY 0 1 2024

DHR Use Only	
R&C #	16041
Log In Date	5/1/24
Response Date	5/10/24
Sent Date	5/16/24

Request for Project Review by the New Hampshire Division of Historical Resources

☑ This is a new submittal
☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title: Stockman Dock Replacement & Shoreline Repairs

Project Location: 165 Spur Rd

City/Town: Dover Tax Map: L Lot #: 43A

NH State Plane - Feet Geographic Coordinates: Easting: 1203810 Northing: 234720
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact *(if applicable)*: Army Corps of Engineers
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference #: NH General Permit

State Agency and Contact *(if applicable)*: NH DES

Permit Type and Permit or Job Reference #: Wetlands Std

APPLICANT INFORMATION

Applicant Name: Benjamin Stockman

Mailing Address: 165 Spur Rd Phone Number: 978-766-6421

City: Dover State: NH Zip: 03820 Email: stockmanbm@gmail.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company: Civilworks New England

Mailing Address: PO Box 1166 Phone Number: 603-749-0443

City: Dover State: NH Zip: 03821 Email: dmellor@civilworksne.com

This form is updated periodically. Please download the current form at https://www.nhdhr.dncr.nh.gov/project-review/project-review-compliance/requests-project-review. *Please refer to the Request for Project Review Instructions for direction on completing this form.* Submit one copy of this project review form for each project for which review is requested. Please include a self-addressed stamped envelope. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: https://www.nhdhr.dncr.nh.gov/project-review/project-review-compliance/requests-project-review or contact the R&C Specialist at Elizabeth.A.Schneible@dncr.nh.gov or 603-271-2813.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☑ Attach the Project Mapping ***using EMMIT or relevant portion of a 7.5' USGS Map.*** *(See RPR Instructions and R&C FAQs for guidance.)*
- ☑ Attach a detailed narrative description of the proposed project.
- ☑ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☑ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- ☑ A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1**. *(Blank table forms are available on the DHR website.)* Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
  EMMIT or in-house records search conducted on 02/14/2024 .

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☑ Yes ☐ No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- ☑ Photographs of ***each*** resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☐ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☑ Yes ☐ No
If yes, submit all of the following information:

- ☑ Description of current and previous land use and disturbances.
- ☑ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

☐ Insufficient information to initiate review. ☐ Additional information is needed in order to complete review.

☐ No Potential to cause Effects ☑ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Nadine Miller, DS/HPO Date: 5/10/24

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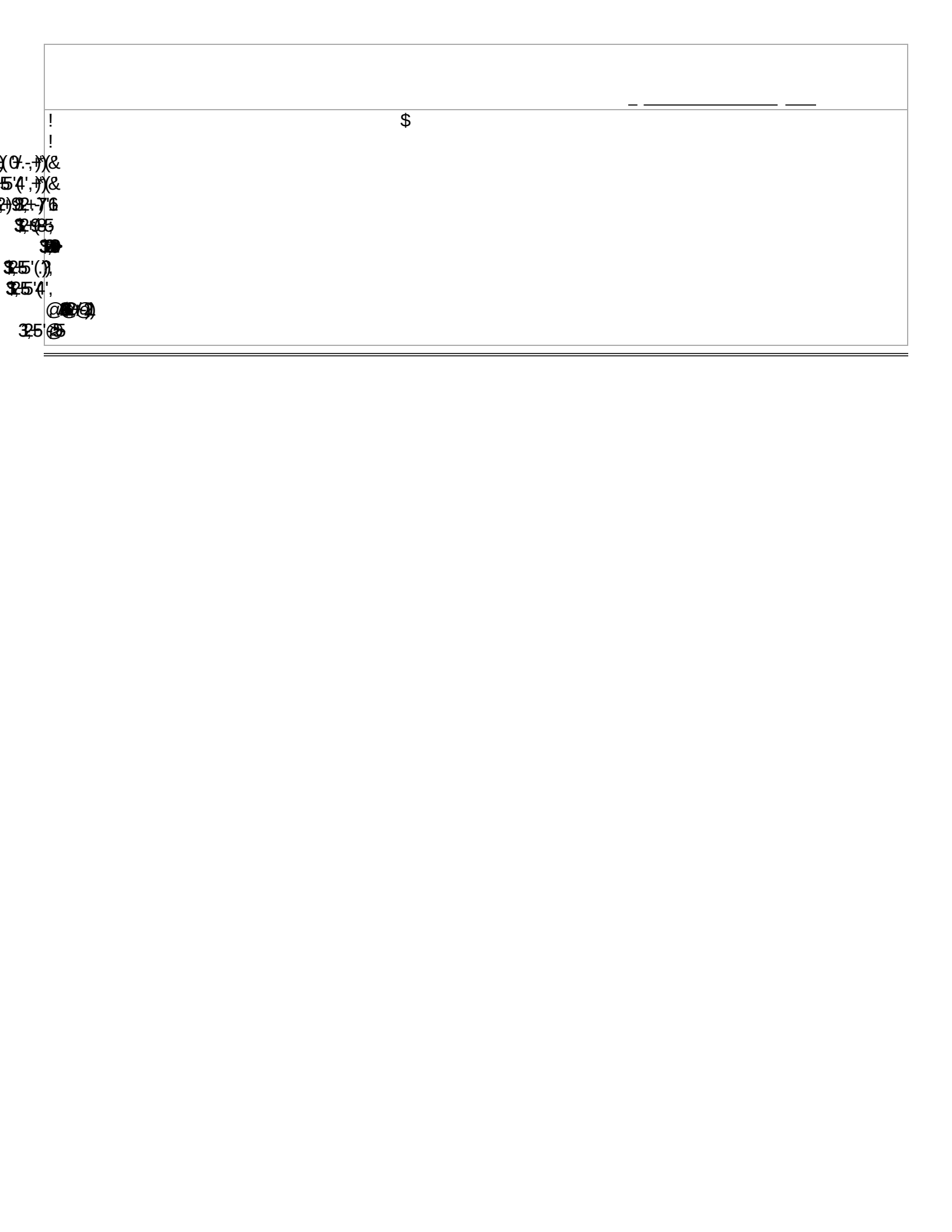

32

Spur Rd
Spaulding Turnpike N
Spur Rd
Spaulding Turnpike N
Atlantic Sturgeon
Shortnose Sturgeon
1:2,257
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United States Department of the Interio

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord,NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: 04/26/2024 19:26:49 UTC
Project Code: 2024-0082789
Project Name: 165 Spur dock replacement and shoreline repairs

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 3OHDVH UHYLHZ WKLV OHWWHU HDFK WLPH \RX ZLOO FRQWLQXH WR XSGDWH LW ZLWK DGGLWLRQDO LQIRU

$ERXW 2IILFLDO 6SHFLHV /LVWV

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project SURSRQHQWV KDYH UHVSRQVLELOLWLHV XQGHU WKH $FW W

7KH HQFORVHG VSHFLHV OLVW LGHQWLILHV WKUHDWHQHG well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the (QGDQJHUHG 6SHFLHV $FW $FW RI DV DPHQGHG 8 6

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be FRPSOHWHG E\ YLVLWLQJ WKH ,3D& ZHEVLWH DW UHJXODU implementation for updates to species lists and information. An updated list may be requested E\ UHWXUQLQJ WR DQ H[LVWLQJ SURMHFWµV SDJH LQ ,3D&

Endangered Species Act Project Review

3OHDVH New England Field Office Endangered Species Project Review and Consultation ³ ZHEVLWH IRU VWHS E\ VWHS LQVWUXFWLRQV RQ K

species and prepare and submit a project review package if necessary:

https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (**Updated 4/12/2023**) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act
Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/service/section-7-consultations

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

https://www.fws.gov/program/migratory-bird-permit

https://www.fws.gov/library/collections/bald-and-golden-eagle-management

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2024-0082789
Project Name: 165 Spur dock replacement and shoreline repairs
Project Type: Boatlift/Boathouse/Dock/Pier/Piles - New Construction
Project Description: replace residential dock, repair shoreline erosion
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.1410458,-70.84411330203983,14z

Counties: Strafford County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Roseate Tern *Sterna dougallii dougallii* Population: Northeast U.S. nesting population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: duncan mellor
Address: 181 Watson Rd
City: Dover
State: NH
Zip: 03821
Email dmellor@civilworksne.com
Phone: 6037490443

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers

Return To:
Benjamin Michael Stockman and Ariana Marisa Samalot
294 Summer Avenue
Reading, MA 01867

E-Doc # 220017456 11/30/2022 09:09:41 AM
Book 5081 Page 205 Page 1 of 2
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA204151 25.00
TRANS TAX ST859858 11,925.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Real Estate Advisors, Inc., a New Hampshire Corporation with a mailing address of 76 Exeter Street, New Market, NH 03857, for consideration paid, grants to Benjamin Michael Stockman and Ariana Marisa Samalot, husband and wife, as joint tenants with rights of survivorship of 294 Summer Avenue, Reading, MA 01867, with QUITCLAIM COVENANTS:

A certain tract or parcel of land with the buildings thereon, situated at Dover Point, in Dover, County of Strafford and State of New Hampshire, on the westerly side of Spur Road, so-called, leading from the Spaulding Turnpike, bounded and described as follows, viz:

Beginning at a marker on the Westerly side of the Spur Road at the Northeasterly corner of land of Francis B. Christopher; thence running Northerly by said Spur Road, a distance of one hundred twenty-two (122) feet, more or less, to a marker at other land of the Grantor herein, said point being one hundred twenty-six (126) feet Southerly from the Southeasterly corner of land of Herbert C. Norman; thence running Westerly by said other land of the grantor herein, a distance of seventy-five (75) feet, more or less, to a marker; thence continuing in the same course Westerly to the Bellamy River; thence turning and running Southerly by the Bellamy River to the Northwesterly corner of said Christopher land; thence turning and running Easterly by said Christopher land to a marker; thence continuing Easterly by said Christopher land a distance of seventy-five (75) feet, more or less, to the Westerly side of said Spur Road and the point of beginning.

Also conveying the right to the reasonable use of the water in the spring situated on other land of the grantor herein Northerly of the above-described premises.

Meaning and intending to describe and convey the same premises conveyed to Real Estate Advisors, Inc., by virtue of a Deed from Ernest F. Bahmer, Executor of the Estate of Margaret S. Bahmer, dated October 30, 2007 and recorded in the Strafford County Registry of Deeds at Book 3587, Page 975.

TOGETHER WITH and subject to any and all covenants, easements, conditions, stipulations, and restrictions of record, insofar as the same are enforceable and in effect.

This is not homestead property.

IN WITNESS WHEREOF, the undersigned have executed this document on this 28 day of November, 2022.

Real Estate Advisors, Inc.

BY: _____
Walter W. Cheney, Authorized Agent

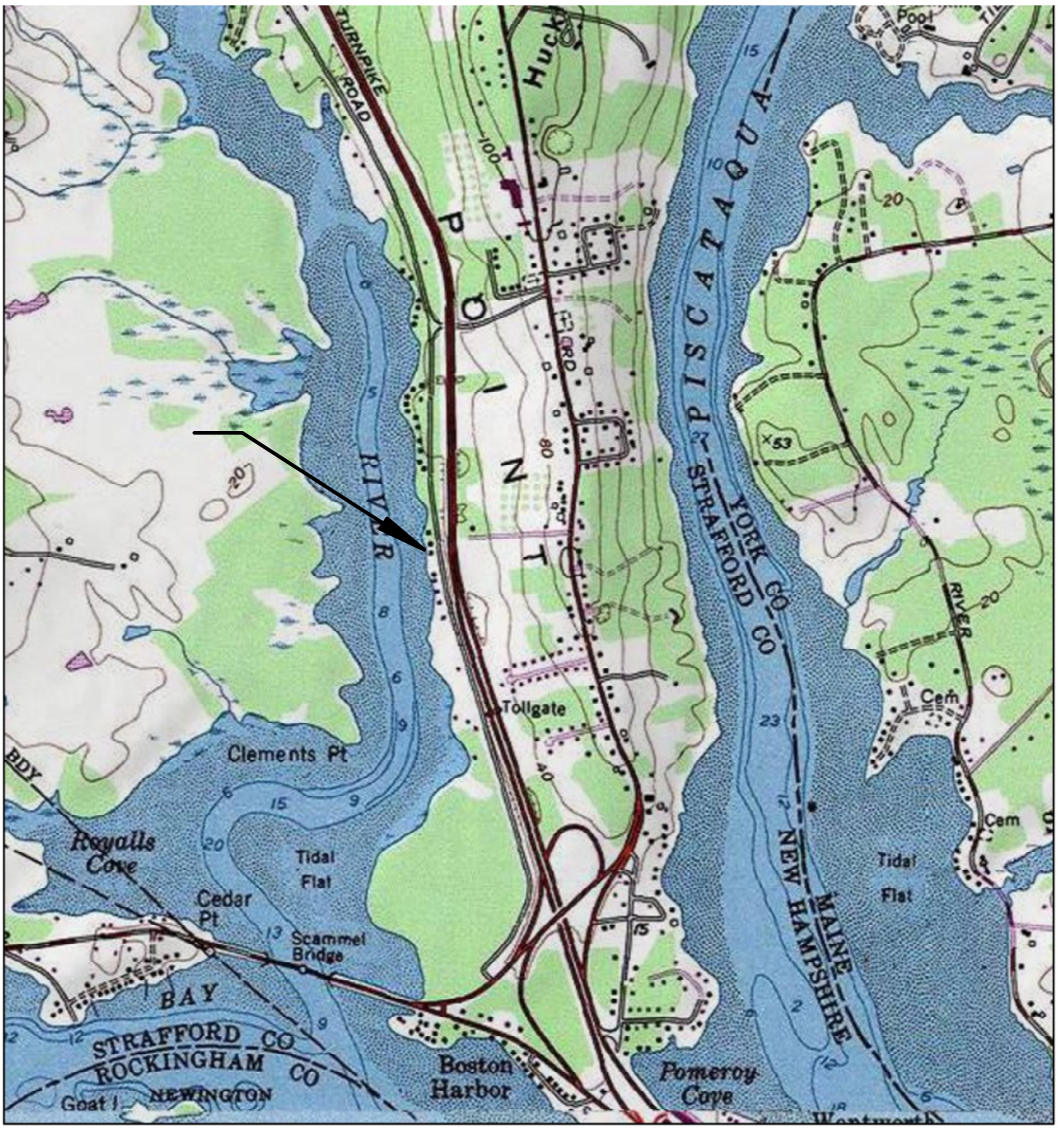
State of NEW HAMPSHIRE
County of ROCKINGHAM

This instrument was acknowledged before me on this 28 day of November 2022, by Walter W. Cheney as a duly authorized agent of Real Estate Advisors, Inc. and acknowledged that he executed the same for the purposes therein contained on behalf of Real Estate Advisors, Inc.

_____
Notary Public
My Commission Expires:

[SEAL]

VALERIE R. SHELTON
MY COMMISSION EXPIRES OCT. 2, 2024
NOTARY PUBLIC NEW HAMPSHIRE



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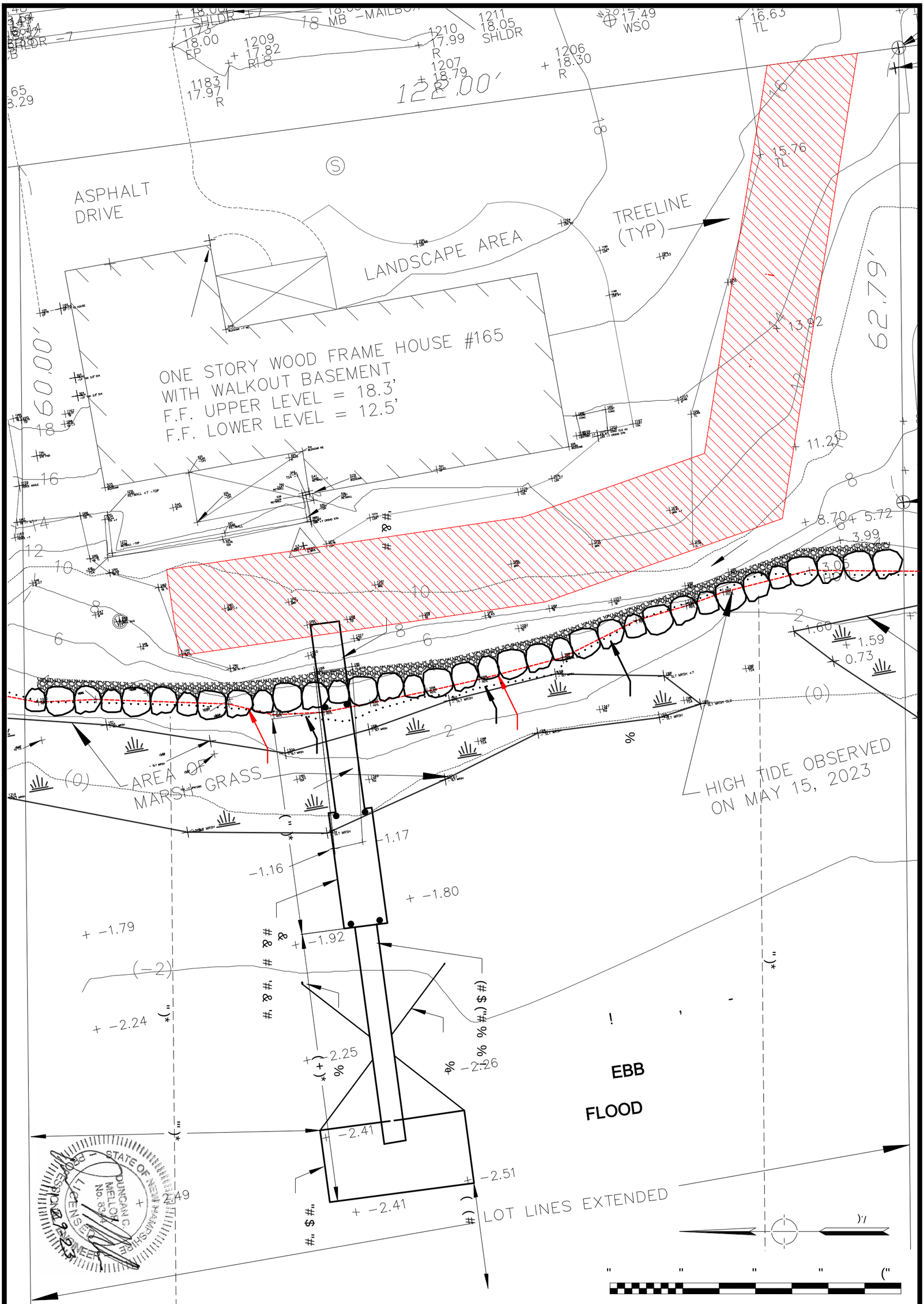

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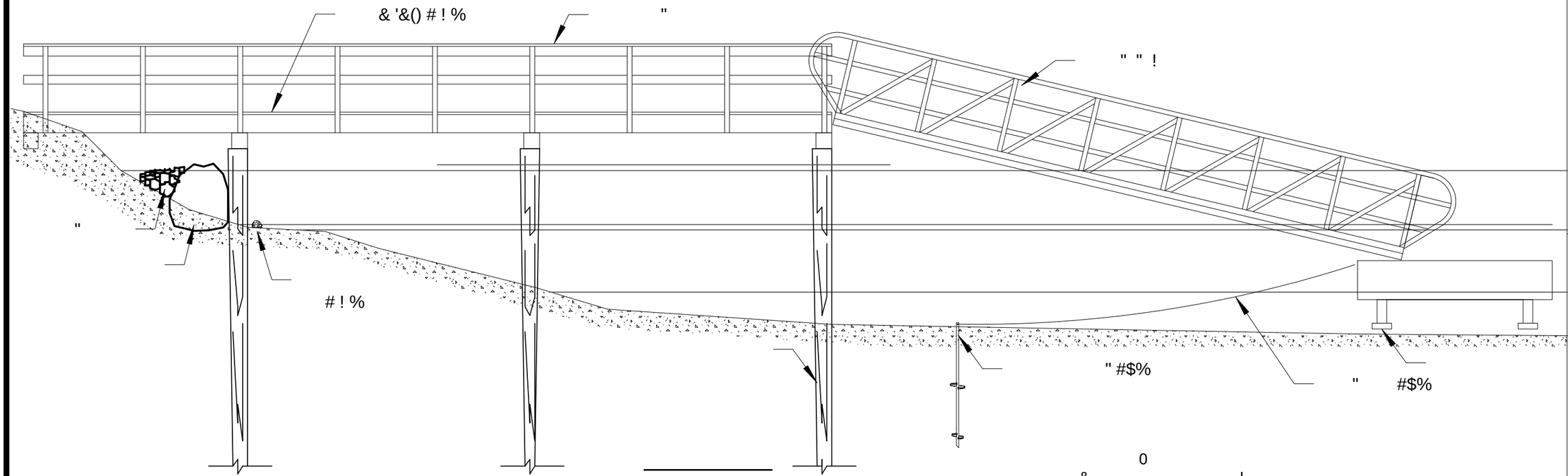

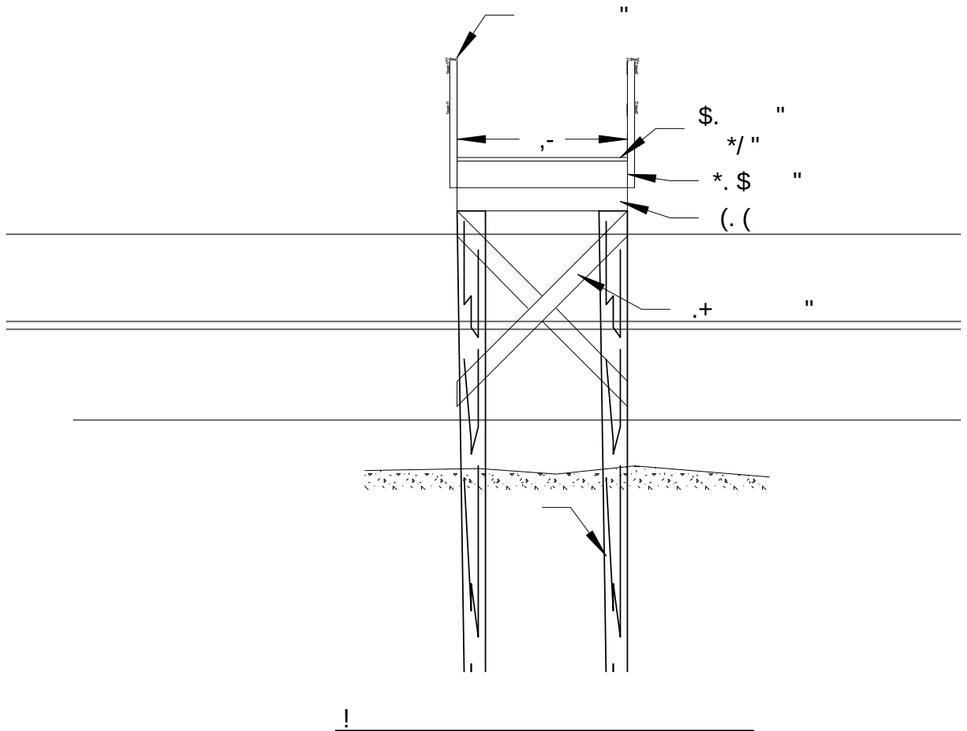

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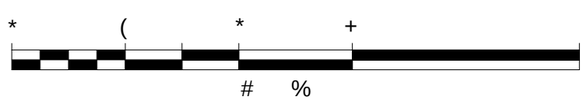

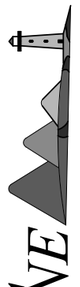

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To: Planning Board
From: Staff

Date: June 20, 2024
Re: Impact Fees

ISSUE:
Since adopting impact fees in 2001, the City has routinely reviewed the methodology for the impact fees. The consultant used has retired, and currently the City has retained Mark Fougere to review the impact fees and recommend updates. Questions about the history of the fee in Dover have arisen.

INTENT:
This memo will serve as an overview of impact fees in Dover.

GOALS:
Provide a summary of the fees, considerations and costs associated with adoption or implementation of said fees.

HISTORY

- The master plan chapters adopted by the Planning Board in 1998 and 2000 recommended that the City consider impact fees.
- In 2002, the Planning Department hired Bruce Mayberry, a planning consultant, to assist in the preparation of an impact fee ordinance and the development of a methodology for the calculation of school impact fees.
- The Planning Board and City Council adopted an Impact Fee Ordinance as Chapter 170-28.7 of the Zoning Ordinance on January 22, 2003. This enabling ordinance gave the authority for the Planning Board to assess impact fees to new development for their proportional share of capital facilities required to service new development.
- On February 25, 2003, the Planning Board adopted a fee schedule for a public-school impact fee.
- October 14, 2008 the Planning Board adopted a fee schedule revising the public-school impact fee and adding Recreation, Public Safety Police and Public Safety Fire
- In 2013 and 2018 the fees were reviewed and updated in accordance with the prescribed five-year review.

IMPACT FEE GENERAL PRINCIPLES

- Impact fees are authorized under state law (RSA 674:21 – V) as an innovative land use control since 1991
- Impact fees can only be collected if a municipality has an updated master plan and CIP
- Impact fees relate solely to capital facilities for new development. They cannot be used to pay for rehabilitation, maintenance or replacement of existing capital facilities.
- Impact fees cannot be used to correct existing deficiencies of capital facilities
- Impact fees have to be spent within 6 years of collection or they have to be refunded
- There are 76 municipalities in NH that have an Impact Fee Ordinance though not all may still assess the fees
- Each impact fee includes credits for past and future debt payments and credits for costs to correct existing deficiencies

OTHER IMPACT FEE CONSIDERATIONS

- In 2008 staff and Bruce Mayberry considered these additional Impact fees are authorized under state law and whether they were appropriate for Dover. They included:
    A. Water treatment and distribution facilities;
    B. wastewater treatment and disposal facilities;
    C. sanitary sewers;
    D. storm water,
    E. drainage and flood control facilities;
    F. municipal road systems and rights-of-way;
    G. municipal office facilities;
    H. solid waste collection, transfer, recycling, processing, and disposal facilities;
    I. public library facilities

- It was determined that:
    - A and B were not applicable due to the Water/Sewer Investment program Dover utilizes
    - G was not easily measured or benchmarked relative to growth and automation
    - H was not applicable due to the bag and tag program Dover utilizes
    - D, E and F were selected to be studied
        - In 2009, Bruce Mayberry was retained to develop a roadway impact fee. Ultimately, it was determined that the high value of the fees and the limitations that would place on off-site impact requirements negated the fees benefit.
        - In 2015 a Stormwater Impact fee was considered; however, it was deferred as the Master Plan recommended a storm water utility be evaluated
    - I was not considered due to the constant shifting of how libraries are utilized and concerns that the facility needs to be renovated for code and ease of access/use, not due to growth impacts.

OTHER CONSIDERATIONS

The Statute requires that an annual report is created documenting the income and expenses associated with the program. Director Lynch and I developed a report based upon the development of the Capital Improvements Program, which coincides with the reporting deadlines outlined in the Statute. This report documents the fees paid and the projects identified, annually, within the CIP that could utilize impact fees.

Impact Fees are an aspect of bureaucracy and should be considered as both beneficial and as possibly creating un-intended consequences. The main consequence is the staff time required to review, allocate and document the impact fees. While I was the Planning Director, Mr. Lynch and I had documented that out of a 2080-hour work year (52 weeks X 40 hours) – which equates to 1712 hours of actual work time, when you deduct vacation, holiday and other factors, impact fees consume 254 hours in the Planning Department and another 110 hours in the Finance Department.

That breakdown was as follows:

Planning Department

Office Manager:	104 hours	Invoicing/Reconciling
Clerk/Typist:	40 hours	Collecting fees
City Planner:	50 hours	Reviewing applicability of fees to projects
Director:	60 hours	Allocating funds to capital projects generating required report

Finance Department

Account Clerk:	20 hours	Processing invoices/receiving funds
Sr Accountant:	40 hours	Reconciling purchases with fee collection
Director:	50 hours	Allocating funds to capital projects generating required report

City of Dover, Department of Planning And Community Development

Impact Fees

Fees Explained

WHAT IS NEW DEVELOPMENT?

An activity that results in:

a. The creation of a new dwelling unit or units; or

b. The conversion of a legally existing use, or additions thereto, which would result in a net increase in the number of dwelling units; or

c. Construction resulting in a new non-residential building or a net increase in the floor area of any non-residential building; or

d. The conversion of an existing use to another use if such change creates a net increase in the demand on public capital facilities that are the subject of impact fee assessments.

New development shall not include the replacement of an existing mobile home, or the reconstruction of a structure that has been destroyed by fire or natural disaster where there is no change in its size, density or type of use, and where there is no net increase in demand on public capital facilities.

For More Information:

Department of Planning and Community Development
288 Central Ave.
Dover, NH 03820
(603) 516-6008

Projects That Are Affected:

Impact fees may be assessed to new development to compensate the City and the School District for the proportional share of capital facilities generated by new development in the City of Dover. Any person who seeks a building permit for new development may be required to pay an impact fee in the manner set forth.

Why Do We Need Them?

The City felt that Impact Fees were a way to mitigate unintended consequences of growth. Fees are meant to pay for the impacts to capital facilities caused by development.

The enabling legislation also requires that the fees only be used for the purposes for which they are collected.

Purpose of the Fees

- Promote the public health, safety, convience, welfare, and prosperity;
- Insure that adequte and apporpraite public facilities are availible
- Provide for the harmonious development of the City and its environs.

When is the Fee Assessed?

All impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit or other appropriate permission to proceed with development, as determined by the Building Inspector.

The fee must be paid prior to the issuance of a Certificate of Occupancy for the space the fee was assessed for.

During the fee calculation, any existing use will be reviewed and if applicable a credit will be granted for that use, towards the final fee collected.

Can I get a waiver?

Full or partial waivers of impact fees may be granted when the Planning Board finds the following criterion is met with respect to the particular public capital facilities for which impact fees are normally as-sessed:

a. In lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public.

Type of Development	Recreation	Police	Fire	Schools	Total Impact Fee Assessments
RESIDENTIAL PER UNIT					
Single Detached	$1,326	$325	$615	$6,629	$8,895
Townhouse	$1,138	$309	$548	$2,125	$4,120
Two to Three Family	$1,154	$357	$583	$4,346	$6,440
Apartments 4+ Units	$872	$279	$447	$3,003	$4,601
Manufactured Housing	$1,227	$402	$635	$4,338	$6,602
Accessory Dwelling Unit	$558	$179	$286	$1,989	$3,012
Apartment over Non-Residential	$872	$279	$447	$649	$2,247
Age restricted 55+	$349	$152	$1,163	Pro rata	$1,664
Age Restricted 62+ or Congregage	$183	$181	$1,609	$0	$1,973
NON-RESIDENTIAL PER SQ. FT.					
Retail, Including Restaurants, Clubs	no fee	$0.71	$0.87	no fee	$1.58
Offices and Commercial Services		$0.33	$0.59		$0.92
Industrial, Transportation, Whse, Comm.		$0.04	$0.04		$0.08
Nursing Homes & Assisted Living		$0.13	$2.37		$2.50
Other Institutional Uses		$0.23	$0.25		$0.48
Average Fee (all other)		$0.24	$0.39		$.063