CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, February 10, 2025
Meeting Time: **5:30 pm**

1. **CALL TO ORDER AND ROLL CALL**

2. **ANNUAL NOMINATIONS AND ELECTIONS OF OFFICERS FOR 2025**

3. **CITIZEN'S FORUM**

4. **APPROVAL OF THE PRIOR MEETING MINUTES** – January 13, 2025

5. **OLD BUSINESS**

6. **NEW BUSINESS**

   A. City of Dover Conditional Use Permit and NHDES Expedited Minimum Impact Wetlands Permit for True North Development, LLC, Assessor's Map 7, Lot 14, zoned R-20, located at 35 Boston Harbor Rd. . Proposal is to construct utility lines and drainage and grading improvements to support the development of two (2) new single-family homes, resulting in 2,756 square feet of impact within the Conservation District. *(The two single-family homes were previously approved through Transfer of Development Rights (TRAN-2024_0013) and are proposed outside of the Conservation District)*

   B. City of Dover Conditional Use Permit for Summit Land Development, LLC, (Owner: 16 Industrial Park, LLC), Assessor's Map G, Lot 4-1, zoned CM, located at Industrial Park Road. Proposal is for a stormwater management system and associated site grading for a seasonal automobile storage and maintenance facility, resulting in 6,830 ± s.f. of wetland buffer impacts and no direct wetland impacts.

   C. Conservation Fund Request For Staff Administration Costs

7. **REPORT FROM THE CHAIR**

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

8. **OTHER BUSINESS**
   A. Update from Forest Management Subcommittee

9. **ADJOURNMENT**

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date:	Monday January 13, 2025
Meeting Time:	**5:30 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Kristen Murphy, Abigail Lyon, Russ Warnock (Alternate), Brianna Group, Robert Atwood (Secretary)
Absent (Excused):
Absent (Unexcused): Jake Geddes
STAFF PRESENT: Makayla Edgecomb (Conservation Planner)
OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL
The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM
The Chair gave instructions for Citizens' forum
(None)

3. APPROVAL OF THE PRIOR MEETING MINUTES- December 9, 2024
A. Lyon moved to approve the minutes of December 9th as submitted. S. Fellows seconded. Vote: 6 in favor with 1 abstention.

4. OLD BUSINESS:
None

5. NEW BUSINESS

Members mentioned a faulty link to materials at start of the meeting. Staff received one correspondence of this the morning of and sent out a new link.

A. *Previously endorsed on August 12, 2024* City of Dover Conditional Use Permits and NHDES Standard Dredge and Fill Wetlands Permit for Heath J. Todd Trustee, Heath J. Todd Revocable Trust, Assessor's Map M, Lot 104, zoned R-40, located off of Back Road. Proposal is to create an access drive to the developable portion of the lot where a single home and accessory structures are to be built. The total proposed permanent impact is 8,938 square feet of wetlands with 166 square feet of temporary impacts to the wetland, and 28,193 square feet of 50- foot wetland buffer, including 468 square feet adjacent to a small isolated wetland (wetland will not be directly impacted). Additionally, there is a temporary impact proposed within the 100-foot Conservation district of *1,706 square feet, and 1,110 square feet of permanent impact with 73 square feet of temporary impact proposed to the Conservation District associated with a patio path, patio and access to a proposed tidal docking structure.

Proposal is to create an access drive to the developable portion of the lot where a single home and accessory structures are to be built, permanently impacting 8,938 square feet of wetlands and 28, 193 square feet of the 50-foot wetland buffer. Including 468 square feet adjacent to a small isolated wetland (wetland will not be directly impacted). Additionally, there is a temporary impact proposed within the 100-foot Conservation district of *1,706 square feet, and 1,110 square feet of permanent impact with 73 square feet of temporary impact proposed to the Conservation District associated with a patio path, patio and access to a proposed tidal docking structure.

DRAFT

M. Edgecomb noted the original application did not meet criteria for review by TRC, but the Planning Board recommended it go to TRC for review. During the TRC process, changes were made to the impacts which is why it is back before the Conservation Commission.

Michael Parsont, Stable Growth Environmental represented the item and explained the changes made to the proposal including the increase to the culvert length, changes to the permanent and temporary impacts and buffer impacts. Any changes to impact were a result of feedback from TRC and/ or DES.

Members asked some clarifying questions which were addressed.

S. Fellows moved to endorse the amended plan as presented. Seconded by: K. Murphy. Vote: 7 in favor with 0 opposed and 0 abstaining.

B. *Previously endorsed on August 12, 2024* NHDES Standard Dredge and Fill Wetlands Permit for Heath J. . Todd Trustee, Heath J. Todd Revocable Trust, Assessor's Map M, Lot 104, zoned R-40, located off of Back Road. Proposal is to install a 200-foot-long tidal docking structure with a 400 square foot float area.
**Has not changed from August*

Proposal is to install a 200-foot-long tidal docking structure with a 400 square foot float area.

M. Edgecomb noted there are no changes to this proposal since its original presentation and endorsement. It was included on the agenda as it is bundled with item A and had the Commission had any issues with item A, it may affect item B.

Item was previously endorsed therefore the Commission determined no action was required.

C. Conservation and Open Space Chapter Update

M. Edgecomb noted the open space chapter final draft is going to Planning Board tomorrow night, and there will be a presentation tomorrow on January 14th at the All Boards event.

6. REPORT FROM THE CHAIR

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

M. Edgecomb noted the correspondence received.
First, a letter came in regarding the approval of a dock for 15 Landing Way, this did not need local approval.

Second, a letter from NHDES, for denial of erosion repair and dock replace for 165 Spur Rd, Map L, Lot 43A. The applicant was proposing to repair shoreline erosion and replace a dock on the subject parcel. The shoreline erosion repair would create 398 square feet of overlapping permanent impact to the 50-foot wetland buffer and Conservation District and 1,688 square feet of temporary impact to allow for access during site work. This was denied due to the impact on the saltmarsh.

DRAFT

Commission members discussed and speculated on the denial. Staff will forward the correspondence to the members.

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

- **a.** Street tree plantings update
  - **i.** Lengthy discussion occurred regarding the Ash trees in the downtown.
    1. Next steps- work on a plan with staff (meeting set with John Storer), get information out to public and get community involvement

B. B. Hunt shared an idea for Board/Committee handbooks

- **a.** B. Hunt shared the details of the idea to have a handbook that explains what the Commission does, what's the scope of their work, all the acronyms and abbreviations used, and pertinent regulations etc.
- **b.** Staff is going to start putting these together for land use boards.

8. ADJOURNMENT

S. Fellows moved to adjourn. R. Atwood seconded. Vote: U/A
The meeting was adjourned at 6:27 PM.

DRAFT

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

January 30, 2025

Re: Wetland Bureau – Minimum Expedited Permit
Wetland Permit Application

Subject: Wetland Permit Application – Minimum Expedited Review
Tax Map 7, Lot 14
35 Boston Harbor Road
Dover, NH 03820

CNE Reference No. 24097

Dear NHDES Wetlands Bureau:

On behalf of True North Development, LLC, we are pleased to submit (1) full size set of the attached Expedited Wetlands Permit plans and materials for wetland bureau consideration.

If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND

Stephen J Haight, PE

MINIMUM EXPEDITED WETLANDS PERMIT APPLICATION

For

True North Development, LLC
MAP 7, LOT 14
35 Boston Harbor
Dover, NH
Strafford County

January 2025

Prepared For:

TRUE NORTH DEVELOPMENT, LLC
99 Columbus Ave
Dover, NH 03820

Prepared By:

CIVILWORKS NE
P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03820

Project Narrative

PROJECT NARRATIVE
ACCOMPANYING MINIMUM EXPEDITED WETLANDS PERMIT
For:
True North Development, LLC
35 Boston Harbor Road, Dover, NH
Tax Map 7, Lot 14

PROJECT OVERVIEW & SITE CHARACTERISTICS

The project parcel is located at 35 Boston Harbor Road, Dover, NH and is shown on Tax Map 7 as Lot 14 and is located within the City of Dover's R-20 District. The 0.98± acre lot is currently developed as residential with an existing single-family home, detached garage, paved driveway, shared gravel drive, landscape and lawn areas, and utilities.

The subject parcel is located adjacent to Little Bay and the entire lot is subject to the NHDES 250' Protected Shoreland and 100' Tidal Buffer Zone. Additionally, a portion of the parcel is within a Special Flood Hazard Area, Zone AE, Elevation 6, as shown on Flood Insurance Rate Map 33017C0340E.

The proposed site design includes the construction of two (2) new single-family homes, grading and drainage improvements, utility improvements, along with the reconstruction of the paved site access. The majority of the proposed work (23,963 sf) will be located outside the 100' Tidal Buffer Zone and within the 250 Protected Shoreland. The proposed work (2,756 sf) within the 100' Tidal Buffer Zone will be for proposed sewer service lines, which will tie into the existing public sewer system, and for drainage improvements. A NHDES Shoreland Permit Application will be submitted for the work located outside the 100' Tidal Buffer Zone. No work is proposed within the Special Flood Hazard Area. During construction, erosion control measures will be implemented to prevent any sediment or debris discharging into Little Bay.

DATA SCREENING

As part of the expedited minimum wetlands permit application, data screening per Env-Wt 600 was required. The wetlands permit planning tool, NHB Datacheck tool, and NOAA essential fish habitat mapper were utilized to determine if there were impacts to rare and endangered fish, wildlife, and plant species. The results from the NHB Datacheck tool indicated there is a known occurrence of an eelgrass bed, sparsely vegetated intertidal system approximately 0.5(+) miles away in Little Bay. NHB comments indicated that proper erosion control and sediment controls must be used to protect the nearby rare species and exemplary natural communities. During construction, erosion control measures will be implemented to prevent any sediment or debris discharging into Little Bay. NHFG had no further comments at this time. The proposed project, along with the erosion control measures, will have no impact on the nearby eelgrass bed and sparsely vegetated intertidal system. Mitigation is not required for this project.

MINIMUM IMPACT TYPE

The proposed project meets the criteria of the Previously Developed Upland Tidal Buffer Zone under Minimum Impact Project Type. There are no proposed impacts to wetlands, prime wetlands, or Priority Resource Areas. There are 2,756 sf of impacts to the Tidal Buffer Zone for sewer service lines, drainage culverts and their associated grading. Additional to the Expedited Wetlands Permit this application will require the acceptance of the Town of Dover's Conservation Commission and a Conditional Use Permit from the City of Dover's Planning Board.

Wetlands Permit Application

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

RSA/Rule: RSA 482-A/Env-Wt 100-900 (Env-Wt 310.01)

APPLICANT'S NAME: True North Development, L **TOWN NAME:** Dover

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

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

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

Does the property contain a PRA? If yes, provide the following information:	○ Yes ◉ No
• Does the project qualify for an Impact Classification Adjustment (such as an NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04).	○ Yes ◉ No
• Protected species or habitat? o If yes, species or habitat name(s): Eelgrass Bed & Sparsely ve o NHB Project ID #: NHB25-0018	◉ 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(s):	○ 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 Wetland Permit Planning Tool or Stream Stats):	

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

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

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

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

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

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

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

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

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

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

Please see applicable standard Project Specific Worksheets for guidance.

Env-Wt 400: Env-Wt 406.02, Env-Wt 406.05, & Env-Wt 406.06- N/A No Wetlands located on-site; The project does not impact a PRA (Env-Wt 407.02); Size is less than 3000 s.f, therefore 'minimum' classification (Env-Wt 407.03).

Env-Wt 500, and Env-Wt 900: N/A

Env-Wt 600: Construction activities in coastal lands (Env-Wt 602.09); Developed upland (Env-Wt 602.12); Highest Observable Tide Line 'HOTL' (Env-Wt 602.23); Tidal Buffer Zone (Env-Wt 602.52); Tidal Marsh (Env-Wt 602.56); Tidal Shoreline (Env-Wt 602.57); Unaltered State (Env-Wt 602.63); Required information attached to application (603.02); Data screening complete (Env-Wt 603.03); Vulnerabilty Assessment completed within Costal Resource worksheet (Env-Wt 603.05); Project Design Narrative complete (Env-Wt 603.06); Design plans have been provided (Env-Wt 603.07); All required information has been provided (Env-Wt 603.08); Proposed project area is located within the Tidal Buffer Zone (Env-Wt 604.02); Avoidance and Minimization complete for coastal project (605.01); Project runoff contained by sediment barriers along the perimeter of the site (Env-Wt 605.02); The project has met all provisions under Env-Wt 610 and qualifies as a minimum impact project (610.17)

For projects located on waterbodies, provide the linear feet of shoreline frontage on the property: linear feet

(☐ Not applicable)

Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. *Do not* reply “See attached".

The proposed site design includes the construction of two (2) new single-family homes, grading and drainage improvements, utility improvements, along with the reconstruction of the paved site access. The majority of the proposed work (23,963 sf) will be located outside the 100’ Tidal Buffer Zone and within the 250 Protected Shoreland. The proposed work (2,756 sf) within the 100' Tidal Buffer Zone will be for proposed sewer service lines, which will tie into the existing public sewer system, and for drainage improvements. A NHDES Shoreland Permit Application will be submitted for the work located outside the 100’ Tidal Buffer Zone. No work is proposed within the Special Flood Hazard Area. During construction, erosion control measures will be implemented to prevent any sediment or debris discharging into Little Bay.

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:

The applicant is proposing (2,756 sf) of impact within the 100' Previously Developed Tidal Buffer Zone for proposed sewer service lines, which will tie into the existing public sewer system, and for drainage improvements.

(☐ Not applicable)

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

ADDRESS: 35 Boston Harbor Road

TOWN/CITY: Dover, NH 03820

TAX MAP/LOT NUMBER: 7/14

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

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.12636° North
70.84006° West

SECTION 5 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 310.01(a))
If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name.

NAME: True North Development, LLC

MAILING ADDRESS: 99 Columbus Ave

TOWN/CITY: Dover	STATE: NH	ZIP CODE: 03820

PHONE: (603) 501-9107	EMAIL ADDRESS (OPTIONAL): leavittzachery@gmail.com

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

SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))
If the agent is a company, then the name of the company should be written as the agent's name.

NAME: Civilworks New England

MAILING ADDRESS: PO Box 1166

TOWN/CITY: Dover	STATE: NH	ZIP CODE: 03821

PHONE: (603) 749-0443	EMAIL ADDRESS (OPTIONAL): shaight@civilworksne.com

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

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a)) If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.			
NAME:			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
PHONE:	EMAIL ADDRESS (OPTIONAL):		
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)			
■ $400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".			
SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))			
Initial each box below to certify:			

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

Initials: ZSL	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: ZSL	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: ZSL	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: ZSL	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d))

SIGNATURE (OWNER)*:	PRINT NAME LEGIBLY:	DATE:
	True North Development, LLC	1/30/25

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

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
	Zachery S. Leavitt	1/30/25
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY:	DATE:
	Civilworks New England	1/29/25

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

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

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

AUTHORIZED COMMISSION SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))**		
The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11: (☒ N/A This project is **not** within a Designated River Corridor)		
AUTHORIZED LAC REPRESENTATIVE SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

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

SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received four copies of the application, including all attachments.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY: Dover	DATE:

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

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

DIRECTIONS FOR APPLICANT:
Submit the single, original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page.

AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 311.07(c)

This checklist can be used in lieu of the written narrative required by Env-Wt 311.07(a) to demonstrate compliance with requirements for Avoidance and Minimization (A/M), pursuant to RSA 482-A:1 and Env-Wt 311.07(c).

For the construction or modification of non-tidal shoreline structures over areas of surface waters without wetland vegetation, complete only Sections 1, 2, and 4 (or the applicable sections in Attachment A: Minor and Major Projects (NHDES-W-06-013).

The following definitions and abbreviations apply to this worksheet:

- "A/M BMPs" stands for Wetlands Best Management Practice Techniques for Avoidance and Minimization dated 2019, published by the New England Interstate Water Pollution Control Commission (Env-Wt 102.18).
- "Practicable" means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes (Env-Wt 103.62).

SECTION 1 - CONTACT/LOCATION INFORMATION	
APPLICANT LAST NAME, FIRST NAME, M.I.: TRUE NORTH DEVELOPMENT, LLC	
PROJECT STREET ADDRESS: 35 BOSTON HARBOR ROAD	PROJECT TOWN: DOVER
TAX MAP/LOT NUMBER: 7/14	

SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	☐ Yes ☒ No

If you answered "no" to this question, describe the purpose of the "non-access" project type you have proposed:

The proposed site design includes the construction of two (2) new single-family homes, grading and drainage improvements, utility improvements, along with the reconstruction of the paved site access. The majority of the proposed work (23,963 sf) will be located outside the 100' Tidal Buffer Zone and within the 250 Protected Shoreland. The proposed work (2,756 sf) within the 100' Tidal Buffer Zone will be for proposed sewer service lines, which will tie into the existing public sewer system, and for drainage improvements. A NHDES Shoreland Permit Application will be submitted for the work located outside the 100' Tidal Buffer Zone.

SECTION 3 - A/M PROJECT DESIGN TECHNIQUES Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs.	☐ Check ☒ N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	☒ Check ☐ N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	☒ Check ☐ N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	☒ Check ☐ N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	☒ Check ☐ N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	☐ Check ☐ N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	☐ Check ☒ N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	☒ Check ☐ N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	☐ Check ☒ N/A

A/M BMPs	The project is designed to minimize the number and size of crossings, and crossings cross wetlands and/or streams at the narrowest point.	☐ Check ☒ N/A
Env-Wt 500 Env-Wt 600 Env-Wt 900	Wetland and stream crossings include features that accommodate aquatic organism and wildlife passage.	☐ Check ☒ N/A
Env-Wt 900	Stream crossings are sized to address hydraulic capacity and geomorphic compatibility.	☐ Check ☐ N/A
A/M BMPs	Disturbed areas are used for crossings wherever practicable, including existing roadways, paths, or trails upgraded with new culverts or bridges.	☐ Check ☒ N/A
SECTION 4 - NON-TIDAL SHORELINE STRUCTURES		
Env-Wt 313.03(c)(1)	The non-tidal shoreline structure has been designed to use the minimum construction surface area over surfaces waters necessary to meet the stated purpose of the structure.	☐ Check ☒ N/A
Env-Wt 313.03(c)(2)	The type of construction proposed for the non-tidal shoreline structure is the least intrusive upon the public trust that will ensure safe navigation and docking on the frontage.	☐ Check ☒ N/A
Env-Wt 313.03(c)(3)	The non-tidal shoreline structure has been designed to avoid and minimize impacts on the ability of abutting owners to use and enjoy their properties.	☐ Check ☒ N/A
Env-Wt 313.03(c)(4)	The non-tidal shoreline structure has been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.	☐ Check ☒ N/A
Env-Wt 313.03(c)(5)	The non-tidal shoreline structure has been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.	☐ Check ☒ N/A
Env-Wt 313.03(c)(6)	The non-tidal shoreline structure has 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.	☐ Check ☒ N/A

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.: True North Development, LLC

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 subject parcel is located adjacent to Little Bay and the entire lot is lot subject to the NHDES 250' Protected Shoreland and 100' Tidal Buffer Zone. Additionally, a portion of the parcel is within a Special Flood Hazard Area, Zone AE, Elevation 6, as shown on Flood Insurance Rate Map 33017C0340E.

The proposed site design includes the construction of two (2) new single-family homes, grading and drainage improvements, utility improvements, along with the reconstruction of the paved site access. The majority of the proposed work (23,963 sf) will be located outside the 100' Tidal Buffer Zone and within the 250 Protected Shoreland. The proposed work (2,756 sf) within the 100' Tidal Buffer Zone will be for proposed sewer service lines, which will tie into the existing public sewer system, and for drainage improvements. A NHDES Shoreland Permit Application will be submitted for the work located outside the 100' Tidal Buffer Zone. No work is proposed within the Special Flood Hazard Area. During construction, erosion control measures will be implemented to prevent any sediment or debris discharging into Little Bay.

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.

Prior to construction, a double row SiltSoxx erosion control sock will be placed around the perimeter of the proposed impact area. The erosion control device will filter fine sedmiemt and prevent sediment and floatables from discharging into Little Bay.

There are no natural resource assets identified within the project area.

Attached to this application is the Avodiance and Minization checklist.

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

The project meets all applicable requirements of Env-Wt 307 for construction activities in jurisdictional areas. NHB has determiend the project not impact any rare species and/or exemplary natrual communities from the NHB datacheck tool (attached). During construction, erosion control measures will be implemented to prevent any sediment or debris discharging into Little Bay.

The project will have impacts within 10' of the property line. The impacts are associated with the installation of culverts under the existing gravel drive for draiange improvements. Both the subject parcel and abutting parcels will benefit from the proposed culverts. Signed consent letters from the applicable abutters are attached to the wetlands application package.

Env-Wt 313.01 does not apply.

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 proposed project includes temporary impacts for the installation of sewer service lines and permanent impacts assocoiated with the installtion of the proposed culverts. During construction the proposed impact area will be contaioned within a double row SiltSoxx erosion control sock. There is no destruction to a wetland as the project occurs wihtin a developed upland Tidal Buffer Zone. The NHB data check tool has verified that there are no rare species or exemplary natural communities within the project area. The applicant will be responsible for preventing and removing invasive species in accordance with the University of New Hampshire - Cooperative Extension's "Method for Disposing Non-Native Invasive Plants" . The applicant will be responsible for mainting the proposed project.

☒ 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.

The proposed project has a design life of 25 years.

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.

The FEMA Flood Zone AE, is elvation 6' and the HOTL was calculated to be 4.19' The risk of flooding is relatively low, the elevation of the proposed culverts are 7.5'. The proposed sewer service lines are underground and the proposed inverts into the existing sewer main are around elevation 2.0'. The proposed sewer lines are subject to flooding, however the existing sewer main is in good working order and shows no signs of damage due to flooding.

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.

The projected sea-level rise is 0.6 feet in 100 years (0.15 feet in 25 years). See attached Vulnerabilty Assessment for supporting information.

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

The FEMA Flood Elevation is 6.0', with applying the SLR scenario over the next 25 years, the Flood Elevation is 6.15'.

The top of the existing rip rap armored bank adjacent to Little Bay ranges in elevation from 6.62' to 8.01' and is the only place on the property that would be subject to flooding.

The proposed project is not subject to flooding from the selected SLR scenario.

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

The FEMA Flood Elevation is 6.0', with applying the SLR scenario over the next 25 years, the Flood Elevation is 6.15'.

The top of the existing rip rap armored bank adjacent to Little Bay ranges in elevation from 6.62' to 8.01' and is the only place on the property that would be subject to flooding.

The proposed project is not subject to flooding from the selected SLR scenario.

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

Based on the selected SLR scenario, the proposed culverts, Elevation=7.5', will no be affected by the selected SKR scenario.

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.

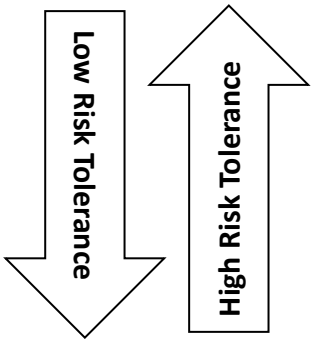
SECTION 10 – GUIDANCE

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.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD

P.O. BOX 1166

DOVER, NH 03821-1166

PHONE: 603.749.0443

MEMORANDUM

Date: January 22, 2025

To: NHDES Wetlands Bureau

From: Steve Haight, PE

President, Civilworks New England

Re: **35 Boston Harbor Road - Expedited Minimum Impact (EXP) Wetlands Permit Application**

Vulnerability Assessment

35 Boston Harbor Road, 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 proposed site design includes the construction of two (2) new single-family homes, grading and drainage improvements, utility improvements, along with the reconstruction of the paved site access. The majority of the proposed work (23,963 sf) will be located outside the 100' Tidal Buffer Zone and within the 250 Protected Shoreland. The proposed work (2,756 sf) within the 100' Tidal Buffer Zone will be for proposed sewer service lines, which will tie into the existing public sewer system, and for drainage improvements. A NHDES Shoreland Permit Application will be submitted for the work located outside the 100' Tidal Buffer Zone. No work is proposed within the Special Flood Hazard Area. During construction, erosion control measures will be implemented to prevent any sediment or debris discharging into Little Bay.

The proposed sewer service lines and drainage culverts can be expected to have typical service life of 25 years. The mapped FEMA 1% flood elevation along the length of the shoreline is Zone AE at elevation 6' NAVD88. The inverts of the culvert pipes are 7.5'. The proposed sewer service lines are underground and the proposed inverts into the existing sewer main are around elevation 2.0'. The proposed sewer lines are subject to flooding, however the existing sewer main is in good working order and shows no signs of damage due to flooding.

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.

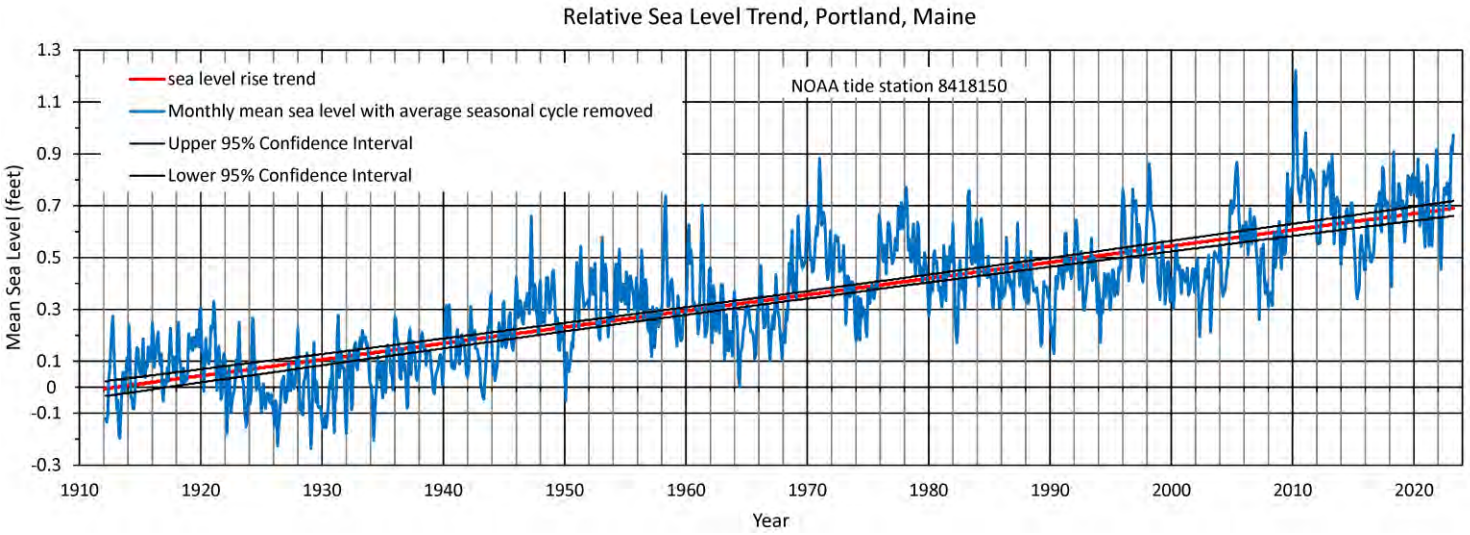


Figure 1 Sea Level Rise Trend NOAA Tide Station, Portland, Maine

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.

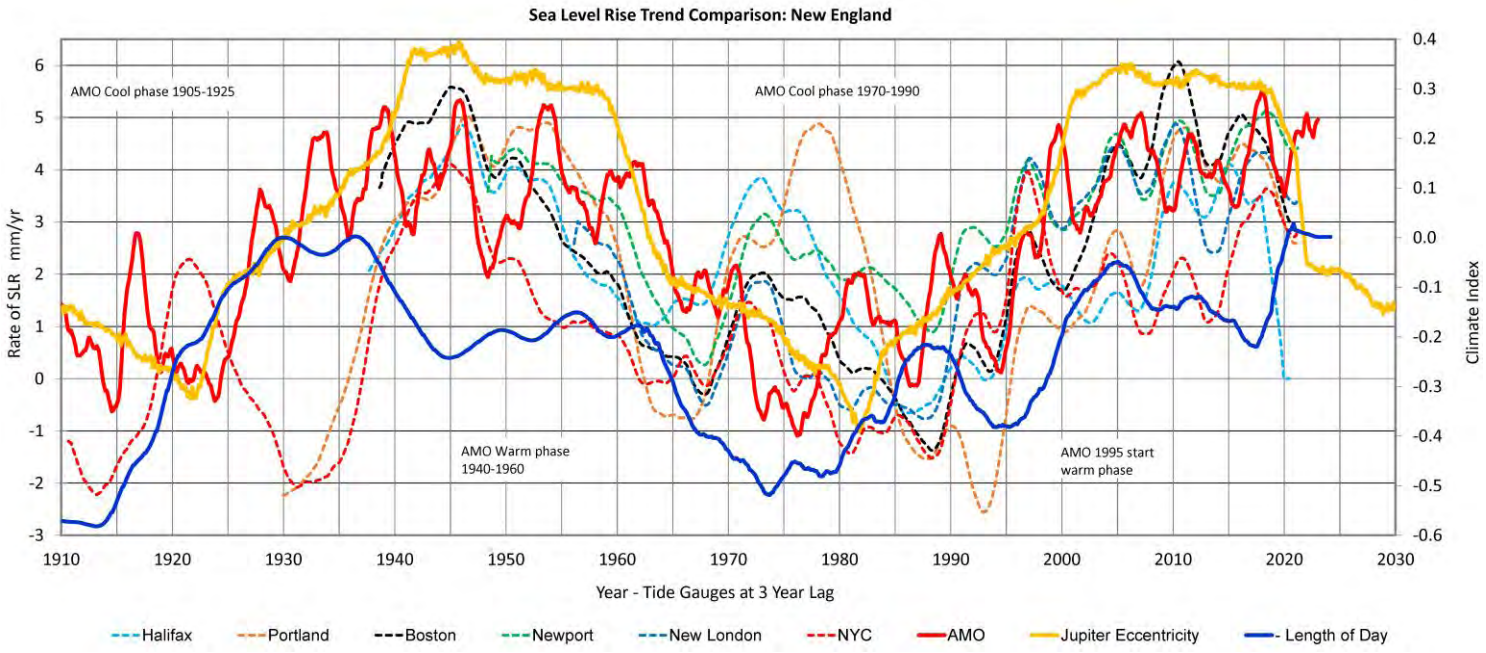


Figure 2 Rates of Sea Level Rise at NE NOAA Tide Stations and reference climate indices (monthly means, rate using a 19-year rolling window, plotted at a 3 year lag on front year)

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.

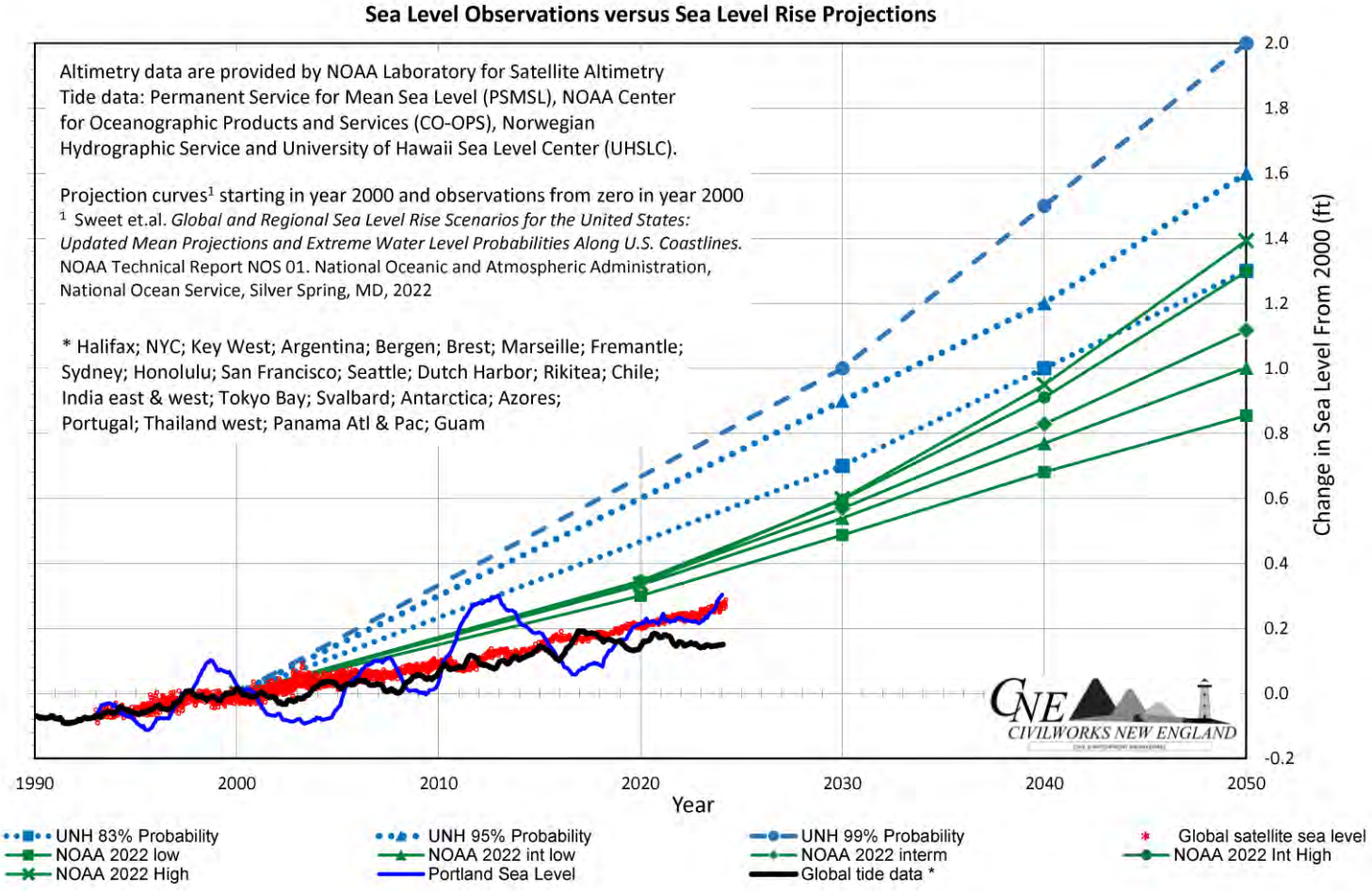


Figure 3 Comparison of Sea Level Rise Projections to Sea Level Observations

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 (0.15 feet per 25 years) be utilized for sea level rise allowance. Resulting in the FEMA 1% + SLR = elevation 6.15. The proposed culverts will have of invert elevation of 7.5', above FEMA 1% + SLR. The proposed project will be constructed to not be adversely affected by sea level rise and periodic flooding.

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.

DEED

E-Doc # 240007922 07/05/2024 10:48:42 AM
Book 5196 Page 358 Page 1 of 3
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA219868 25.00
TRANS TAX ST863809 19,500.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, to **Lynda M. Schopp and David R. Schopp, Co-Trustees of the Wayne McCooey Trust, created under the Madeline McCooey Trust, dated February 1, 1988, as Amended and Restated on April 25, 1994**, with an address 1390 Lake Road, Lake Forest, IL 60045, for consideration paid, grants to **True North Development, LLC**, a New Hampshire Limited Liability Company, with an address of 99 Columbus Ave, Dover, NH 03820,

with **WARRANTY COVENANTS**, the following described premises:

A certain tract of land with the buildings thereon, situated in Dover, County of Strafford, and State of New Hampshire, on the easterly side of the Bellamy River, bounded and described as follows, viz:

Beginning on the shore of said river at an iron pipe driven in the ground by a pine tree and returning thence northeasterly by land now or formerly of Charles L. Chapman twelve rods and eleven feet to an iron pipe driven in the ground; thence running southeasterly by land formerly of George W. Boston twelve rods and eleven feet to an iron pipe driven in the ground; thence running southwesterly by land now or formerly of James Foss twelve rods and eleven feet to an iron pipe driven in the ground at the shore of said river; thence northwesterly on the shore of said river twelve rods and eleven feet to the point begun at.

In order to modernize the description of the within premises, the following description may be used. A certain tract or parcel of land with the buildings thereon, situated on the Westerly side of the Boston Harbor Road, so-called, also known as U.S. Route 4, bounded and described as follows, to wit:

Beginning at the Northwesterly corner of the premises conveyed herein at land now or formerly of Sarah and Geraldine Cullen, thence running in a Northeasterly direction two hundred and thirty (230) feet, more or less, to the Westerly sideline of U.S. Route 4, so-called; thence in a Southerly

direction along the Westerly side of said U.S. Route 4, one hundred twenty-five (125) feet, more or less, to a point; thence on an angle in a Southerly direction along land now or formerly of Marion and Maurice Casey, eighty (80) feet, more or less, to the Northeasterly corner of land now or formerly of Jessie Morrison; thence in a Southwesterly direction along said Morrison land two hundred thirty-five (235) feet, more or less, to the Easterly shore of the body of water, known as Little Bay, and also known as the Bellamy River; thence along the shore of said Little Bay, so-called, one hundred and eighty (180) feet, more or less, in a Northwesterly direction to the point of beginning.

The above-described parcel of land was acquired by George W. Boston by Warranty Deed of Carrie E. Ford, dated February 7, 1921, recorded Strafford County Records, Book 396, Page 136. There is also conveyed to the grantee herein, the right to use the drive-way as it now runs, from the State Highway to the above-described tract of land. There is reserved and excepted out of the above-described parcel of land the right in Carrier Ford, her heirs and assigns, to use the driveway for foot passages and vehicles, which said driveway extends across the above-described premises.

The second description herein, is intended to be a description of the original parcel of land, excepting therefrom conveyances by the said George W. Boston, hereinafter referred to. See deed George W. Boston to the City of Dover, N.H., dated February 14, 1934, recorded in Book 457, Page 201. See also deed of George W. Boston to Jessie M. Morrison dated July 10, 1950 recorded in Book 582, Page 161, recorded in the Strafford County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Lynda M. Schopp and David R. Schopp, Co-Trustees of the Wayne McCooey Trust, created under the Madeline McCooey Trust, dated February 1, 1988, as Amended and Restated on April 25, 1994 by Warranty Deed of Lynda M. Schopp and David R. Schopp, as the Successor Trustees of the Madeline R. McCooey Trust, originally dated February 1, 1988, as Amended and Restated on April 25, 1994, dated June 11, 2021 and recorded in the Strafford County Registry of Deeds at Book 4923, Page 514.

This is not homestead property.

(Signature Page to Follow)

Witness my hand this 3 day of July, 2024.

Wayne McCooey Trust

Witness

Lynda M. Schopp, Co-Trustee

Witness

David R. Schopp, Co-Trustee

STATE OF: ILLINOIS
COUNTY OF: LAKE

On the 3 day of July, 2024, before me, personally appeared, **Lynda M. Schopp and David R. Schopp, Co-Trustees of the Wayne McCooey Trust, created under the Madeline McCooey Trust, dated February 1, 1988, as Amended and Restated on April 25, 1994**, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained as their free act and deed.

"OFFICIAL SEAL"
KEVIN L. WEGNER
Notary Public, State Of Illinois
My Commission Expires 05/05/2025
Commission No. 855032

Notary Public Kevin L Wegner
My commission expires: May 5, 2025

Signed Check

Tax Map

35 Boston Harbor Road

Property Information

Location	35 BOSTON HARBOR RD
Owner	TRUE NORTH DEVELOPMENT LLC
Land Use	
Zoning Code	R-20
Property Id	07014-000000

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.

Abutters List & Notifications

Abutters List – January 2025
True North Development
35 Boston Harbor Road
Dover, NH 03820

Property Location
35 Boston Harbor Road
Dover, NH 03820
Tax Map 7, Lot 14

Map/Lot	**Owner Name & Address**
7/13	Samuel Pollard & Jane Pollard Trustees Pollard Family Revocable Trust 2020 33 B Boston Harbor Road Dover, NH 03820-4645
7/15	Amanda Rae Oxx, Trustee The Pacc Irrevocable Trust 41 Boston Harbor Road Dover, NH 03820
Engineer/Surveyor:	Civilworks New England P.O. Box 1166, 181 Watson Road Dover, NH 03821

ABUTTER NOTIFICATION FOR
SHORELAND & WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

January 30, 2025

Samuel Pollard
33 B Boston Harbor Road
Dover, NH 03820-4645

Ref: Shoreland Permit & Minimum Expedited Wetlands Application
35 Boston Harbor Road
Tax Map 7, Lot 14
Dover, NH 03820

CNE Reference No. 24097

Dear Sir or Madam:

This letter is to inform you that permit applications will be filed with the N.H. Department of Environmental Services for a shoreland impact permit with the above referenced project. Additionally, a minimum expedited wetlands permit will be filed for impacts within the 100' Tidal Buffer Zone. Under state law RSA 483-B:5-b, iv-a, I am required to notify you about the application, which proposes work abutting your property.

Sincerely,

Stephen J. Haight, P.E.,
CIVILWORKS NEW ENGLAND
P.O. Box 1166, Dover, NH 03821
603.749.0443

ABUTTER NOTIFICATION FOR
SHORELAND & WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

January 30, 2025

Amanda Rae Oxx, Trustee
41 Boston Harbor Road
Dover, NH 03820

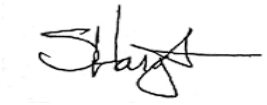
Ref: Shoreland Permit & Minimum Expedited Wetlands Application
35 Boston Harbor Road
Tax Map 7, Lot 14
Dover, NH 03820

CNE Reference No. 24097

Dear Sir or Madam:

This letter is to inform you that permit applications will be filed with the N.H. Department of Environmental Services for a shoreland impact permit with the above referenced project. Additionally, a minimum expedited wetlands permit will be filed for impacts within the 100' Tidal Buffer Zone. Under state law RSA 483-B:5-b, iv-a, I am required to notify you about the application, which proposes work abutting your property.

Sincerely,



Stephen J. Haight, P.E.,
CIVILWORKS NEW ENGLAND
P.O. Box 1166, Dover, NH 03821
603.749.0443

CITY NOTIFICATION FOR
SHORELAND & WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

January 30, 2025

City of Dover
288 Central Ave
Dover, NH 03820

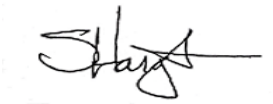
Re: Shoreland Permit & Minimum Expedited Wetlands Application
35 Boston Harbor Road
Tax Map 7, Lot 14
Dover, NH 03820

CNE Reference No. 24097

Dear City of Dover:

This letter is to inform you that permit applications will be filed with the N.H. Department of Environmental Services for a shoreland impact permit with the above referenced project. Additionally, a minimum expedited wetlands permit will be filed for impacts within the 100' Tidal Buffer Zone. Under state law RSA 483-B:5-b, iv-a, I am required to notify you about the application, which proposes work abutting your property.

Sincerely,



Stephen J. Haight, P.E.,
CIVILWORKS NEW ENGLAND
P.O. Box 1166, Dover, NH 03821
603.749.0443

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- ☐ Adult Signature Restricted Delivery $

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Sent To: Samuel Pollard
Street and Apt. No., or PO Box No.: 33 B Boston Harbor rd
City, State, ZIP+4®: Dover, NH 03820-46-45

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To: Amanda Rae Ott Trustee
Street and Apt. No., or PO Box No.: 41 Boston Harbor rd
City, State, ZIP+4®: Dover, NH 03820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
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Total Postage and Fees
$

Postmark Here

Sent To: City of Dover
Street and Apt. No., or PO Box No.: 288 Central Ave
City, State, ZIP+4®: Dover, NH 03820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

January 22, 2025

NHDES Wetlands Bureau
Land Resources Management, Water Division

Subject: Abutter-Amanda Rae Oxx, Trustee, 41 Boston Harbor Road

Dear NHDES,

Pursuant to Env-Wt 307.13 (b) we concur with the abutter consent from True North Development, LLC to install a drainage culvert and its associated grading within 10' of the property line.

Regards,

1/28/2025

Amanda Rae Oxx, Trustee
41 Boston Harbor Road
Dover, NH 03820

Owner Signature,

1/28/2025

True North Development, LLC
99 Columbus Ave
Dover, NH 03820

Notary Signature,

1/28/2025

Richard [illegible]
my commission expires on 02/22/2028

January 22, 2025

NHDES Wetlands Bureau
Land Resources Management, Water Division

Subject: Abutter-Samuel W. Pollard, 33B Boston Harbor Road

Dear NHDES,

Pursuant to Env-Wt 307.13 (b) we concur with the abutter consent from True North Development, LLC to install a drainage culvert and its associated grading within 10' of the property line.

Regards,

1/29/25

Samuel W. Pollard, Trustee
Pollard Family Revocable Trust 2020
33 B Boston Harbor Road
Dover, NH 03820

Owner Signature,

1/29/25

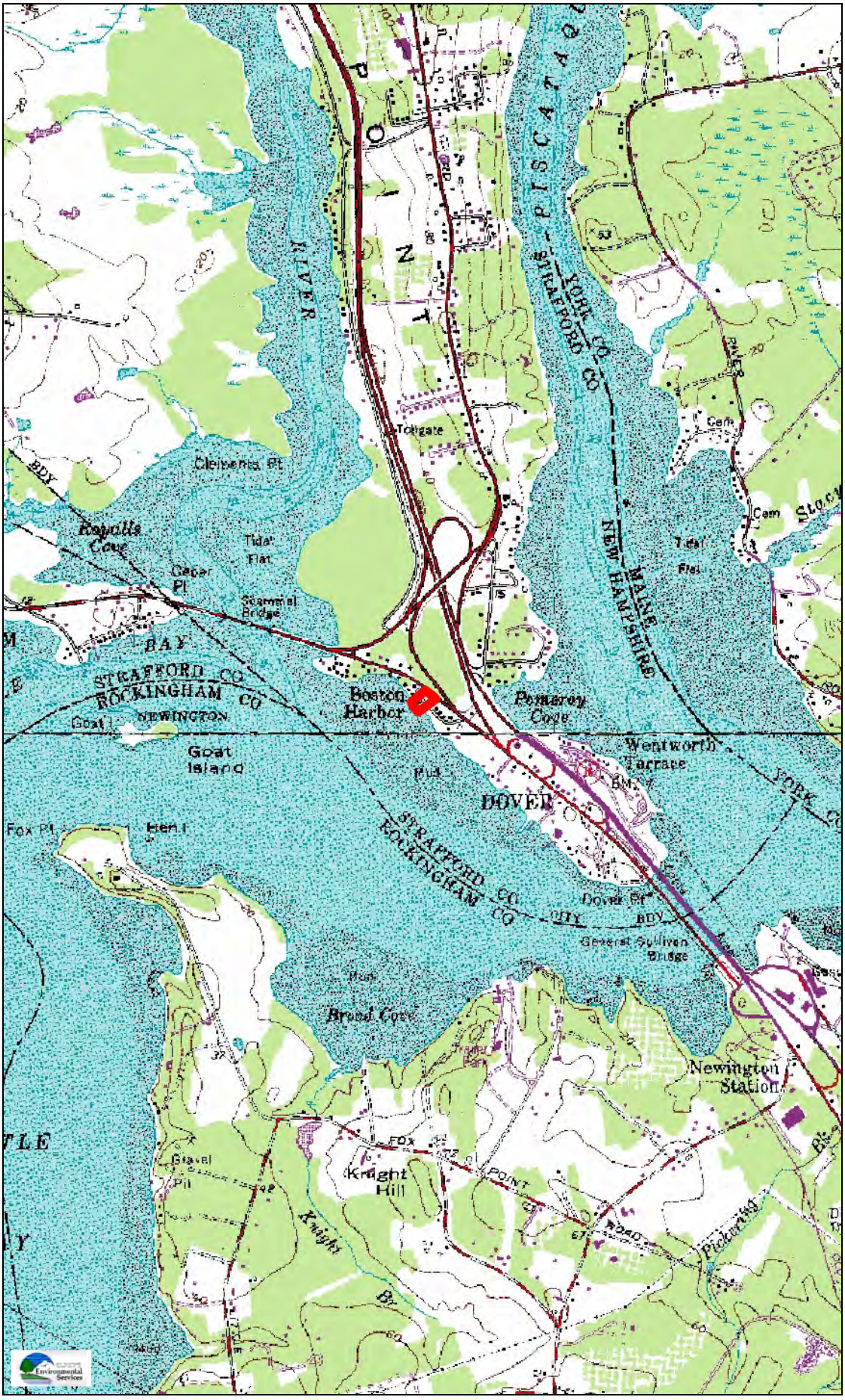
True North Development, LLC
99 Columbus Ave
Dover, NH 03820

Notary Signature,

STATE OF NEW HAMPSHIRE NOTARY PUBLIC
OFFICIAL SEAL
STACEY A. HAGER
NOTARY PUBLIC - NEW HAMPSHIRE
My Comm. Expires Dec. 18, 2025

USGS Map

35 Boston Harbor Road USGS



Legend

Map Scale

1: 24,000

© NH DES, http://des.nh.gov

Map Generated: 1/9/2025

Notes

Prepared By: CNE

Site Photographs

NHB Datacheck

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Michael Menary, Civilworks NE
181 Watson Road
Dover, NH 03820
mmenary@civilworksne.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Maddie Severance - nhbreview@dncr.nh.gov

cc:

Date: 01/16/2025 (valid until 01/16/2026)
Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game
Permits: NHDES - Shoreland Standard Permit, NHDES - Standard Dredge & Fill - Minimum; or Expedited

NHB ID: NHB25-0018

Town: Dover
Location: 35 Boston Harbor Road

Project Description: 0.98 ac lot on Boston Harbor Road in Dover NH; proposing 2 single family homes, both being 38'x60' - 2,280 sf footprint. Location of proposed building is fully outside of the 100ft tidal buffer area from Little Bay. There will be utility work, but no addition of impervious surface, within the 100-foot tidal buffer.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: Please ensure proper erosion and sediment controls are used in order to avoid impacts to the nearby exemplary subtidal system, sparsely vegetated intertidal system, and eelgrass bed.

NHFG Comments: No comments at this time.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

NH Fish and Game Department 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://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review. 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 results letter number and "Fis 1004 consultation request" in 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 results letter number and "review request" in the email subject line.
Contact NH Fish & Game at (603) 271-0467 with questions.

NHB Database Records:
The following record(s) have been documented in the vicinity of the proposed project.
Please see the map and detailed information about the record(s) on the following pages.

Natural Community	State[1]	Federal	Notes
Eelgrass bed	--	--	
Sparsely vegetated intertidal system	--	--	Threats to these communities are primarily alterations to the hydrology of the wetland (such as alterations that might affect the sheet flow of tidal waters across the intertidal flat) and increased input of nutrients and pollutants in storm runoff.
Subtidal system	--	--	Threats to these communities are primarily alterations to the hydrology of the wetland (such as alterations that might affect the sheet flow of tidal waters across the intertidal flat) and increased input of nutrients and pollutants in storm runoff.

[1]Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = 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 20 or more years ago.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.
However, many areas have never been surveyed, or have only been surveyed for certain species.
NHB recommends surveys to determine what species/natural communities are present onsite.

NHB25-0018

N
Madbury
Durham
Dover
Sparsely vegetated intertidal system
Subtidal system
Eelgrass bed
Newington
Sparsely vegetated intertidal system
Legend
Site Bounds
PACE
Plant
Animal
Community
Ecological System
towns
0
0.15
0.3
0.45
0.6
0.75
Miles

NHB25-0018 EOCODE: CE00000130*002*NH

New Hampshire Natural Heritage Bureau - Community Record

Eelgrass bed

Legal Status	Conservation Status
Federal: Not listed	Global: Not ranked (need more information)
State: Not listed	State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2021: 300.4 acres of eelgrass bed mapped over 134 individual patches. 2017: 174.6 acres of eelgrass bed mapped over 90 individual patches.
General Area: 2017: In permanently inundated tidal waters from Little Bay down to the mouth of Portsmouth Harbor. Often occurred with macroalgae.
General Comments: 2023: Replaced 2017 source feature with 2021 data. Removed 2017 source feature from EO, but maintained as an independent source feature (Source Feature ID 18508) (pjb). 2017: Data derived from report on annual mapping of eelgrass extent in the Great Bay estuary.
Management Comments: --

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 299.9 acres Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2017: Eelgrass beds in portions of Portsmouth Harbor, the Piscataqua River, and Little Bay. Includes areas in Maine state waters.

Dates documented

First reported: 2017 Last reported: 2021

NHB25-0018 EOCODE: EE00000002*001*NH

New Hampshire Natural Heritage Bureau - System Record

Sparsely vegetated intertidal system

Legal Status	Conservation Status
Federal: Not listed	Global: Not ranked (need more information)
State: Not listed	State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: Extensive ***intertidal flats*** that are exposed daily at low tide, bordered in places by ***intertidal rocky shore*** and ***coastal shoreline strand/swale*** communities.
General Area: 2010: Borders **salt marsh system** landward and **subtidal system** seaward.
General Comments: --
Management Comments: --

Location

Survey Site Name: Great Bay
Managed By: Moody Point Open Space

County: Rockingham
Town(s): Newington
Size: 3589.5 acres Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: Occurs throughout Great Bay from the mouths of its tributaries, through Little Bay, to the confluence with the Piscataqua River.

Dates documented

First reported: 1997-06-23 Last reported: 2010-10-13

NHB25-0018 EOCODE: EE00000001*001*NH

New Hampshire Natural Heritage Bureau - System Record

Subtidal system

Legal Status	Conservation Status
Federal: Not listed	Global: Not ranked (need more information)
State: Not listed	State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: Channels and bay bottoms that vary in width from a few feet to almost a mile across, covered by water even at low tide. Patches of subtidal ***eelgrass bed*** occur at the edge of the adjacent **sparsely vegetated intertidal system**.
General Area: 2010: Borders a **sparsely vegetated intertidal system**.
General Comments: --
Management Comments: --

Location

Survey Site Name: Great Bay
Managed By: Portsmouth Country Club

County: Rockingham
Town(s): Newington
Size: 3207.7 acres Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: Occurs throughout the Great Bay estuary, from the upper tidal reaches of tributary streams to the confluence of the bay with the Piscataqua River.

Dates documented

First reported: 1997-06-17 Last reported: 2010-10-13

DATA SCREENING

COASTAL LAYERS

Legend

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
- Transitional Salt Marsh
- Undeveloped

Eelgrass 2017

Map Scale

1: 6,494

© NH GRANIT, www.granit.unh.edu

Map Generated: 1/22/2025

Notes

Prepared By: CNE

EFH Mapper Report

EFH Data Notice

Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional fishery management councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

Greater Atlantic Regional Office
Atlantic Highly Migratory Species Management Division

Query Results

Degrees, Minutes, Seconds: Latitude = 43º 7' 35" N, Longitude = 71º 9' 37" W
Decimal Degrees: Latitude = 43.126, Longitude = -70.840

The query location intersects with spatial data representing EFH and/or HAPCs for the following species/management units.

*** W A R N I N G ***

Please note under "Life Stage(s) Found at Location" the category "ALL" indicates that all life stages of that species share the same map and are designated at the queried location.

EFH

Link	Data Caveats	Species/ Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Atlantic Cod	Eggs, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Atlantic Herring	Adult, Juvenile, Larvae	New England	Amendment 3 to the Atlantic Herring FMP
		Atlantic Mackerel	Eggs, Juvenile, Larvae	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
		Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP
		Bluefish	Adult, Juvenile	Mid-Atlantic	Bluefish

Link	Data Caveats	Species/ Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Little Skate	Adult, Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Pollock	Eggs, Juvenile, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Red Hake	Adult, Eggs/Larvae/ Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Smooth Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Thorny Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		White Hake	Adult, Eggs, Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Windowpane Flounder	Adult, Eggs, Juvenile, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Flounder	Eggs, Juvenile, Larvae/Adult	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP

Pacific Salmon EFH

No Pacific Salmon Essential Fish Habitat (EFH) were identified at the report location.

Atlantic Salmon

No Atlantic Salmon were identified at the report location.

HAPCs

No Habitat Areas of Particular Concern (HAPC) were identified at the report location.

EFH Areas Protected from Fishing

No EFH Areas Protected from Fishing (EFHA) were identified at the report location.

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.
****For links to all EFH text descriptions see the complete data inventory: open data inventory -->**

All EFH species have been mapped for the Greater Atlantic region,
Atlantic Highly Migratory Species EFH,
Bigeye Sand Tiger Shark,
Bigeye Sixgill Shark,
Caribbean Sharpnose Shark,

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data. ****For links to all EFH text descriptions see the complete data inventory: open data inventory -->**
Galapagos Shark, Narrowtooth Shark, Sevengill Shark, Sixgill Shark, Smooth Hammerhead Shark, Smalltail Shark

U.S. Fish and Wildlife Service
National Wetlands Inventory

NWI MAPPER

January 22, 2025

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.

National Flood Hazard Layer FIRMette

FEMA

70°50'42"W 43°7'48"N

70°50'4"W 43°7'22"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/22/2025 at 12:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

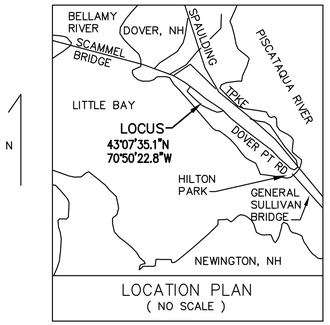
NHDES SHORELAND/WETLANDS PERMIT
& CITY OF DOVER
CUP PERMIT PLAN

TAX MAP 7, LOT 14

35 BOSTON HARBOR ROAD

DOVER, NH

JANUARY 30, 2025



LOCATION PLAN
(NO SCALE)

OWNER/APPLICANT

TRUE NORTH DEVELOPMENT, LLC
99 COLUMBUS AVE
DOVER, NH 03820

_____ DATE

SITE CIVIL ENGINEER

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
181 WATSON ROAD
DOVER, NH 03821
(603) 742-0911

SHEET INDEX

	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	2
TDR SITE PLAN (BY MCENEANEY SURVEY)	3
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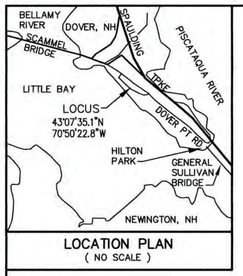
SITE & UTILITY PLAN	5
GRADING, DRAINAGE, & EROSION CONTROL PLAN	6
EROSION CONTROL NOTES	7
EROSION CONTROL DETAILS	8
DETAILS	9



LOCATION PLAN
(NO SCALE)

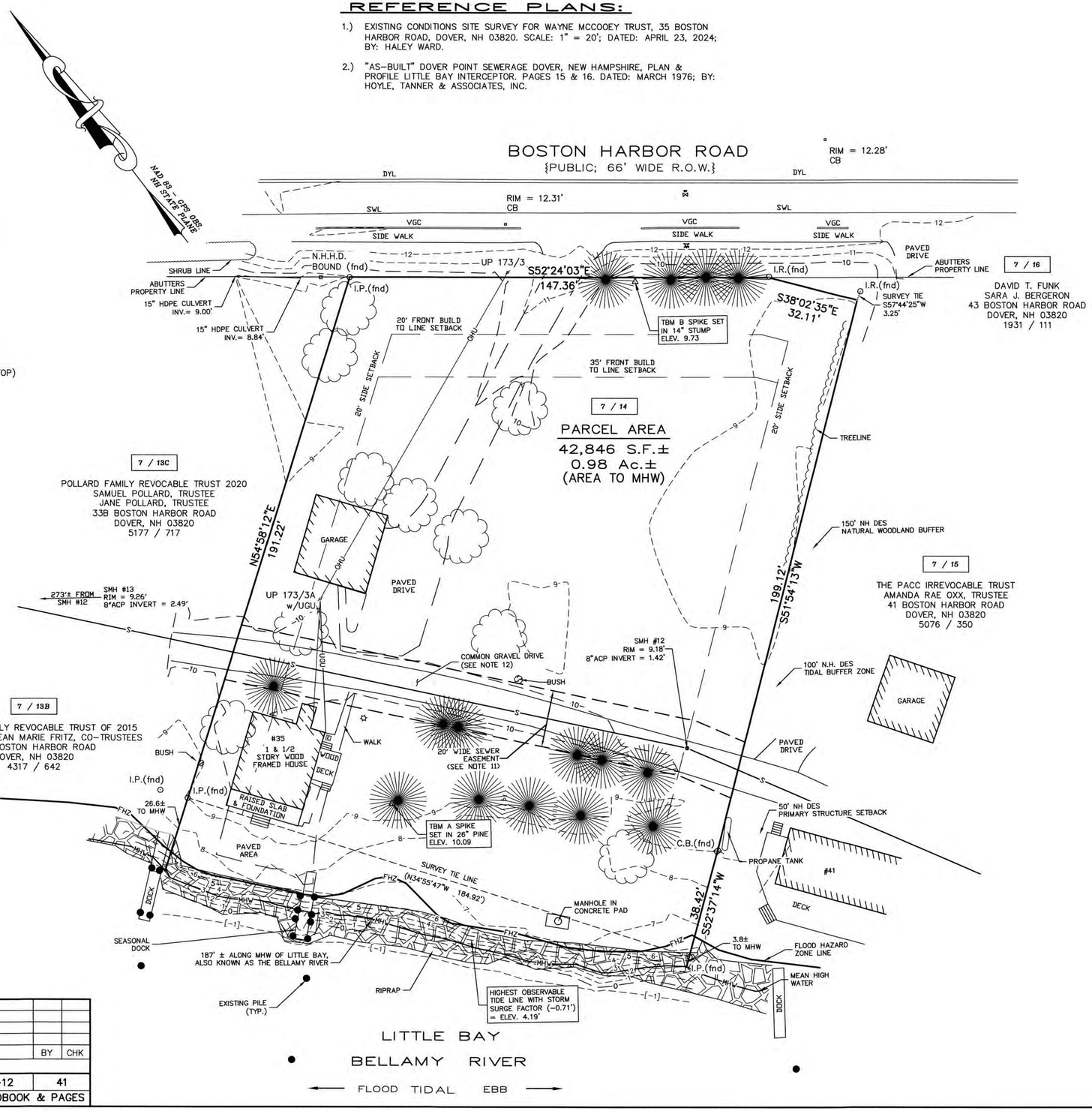
LEGEND

I.P.(fnd) – IRON PIPE (FOUND)
I.R.(fnd) – IRON ROD (FOUND)
C.B.(fnd) – CONCRETE BOUND (FOUND)
CB – CATCH BASIN
WG – WATER GATE VALVE
S.F. – SQUARE FEET
Ac. – ACRE
(TYP.) – TYPICAL
± – MORE OR LESS
ø – DIAMETER
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
-o-UP 410/5 – UTILITY POLE W/ I.D. Nos.
R.O.W. – RIGHT OF WAY
— 10 — — — CONTOUR LINE
WSO – WATER SHUT OFF (CURB STOP)
HYD. – FIRE HYDRANT
— W — WATER SERVICE LINE
— S — SEWER LINE
MHW – MEAN HIGH WATER
SMH – SEWER MANHOLE
OHU – OVERHEAD UTILITIES
UGU – UNDERGROUND UTILITIES
SWL – SINGLE WHITE LINE
DYL – DOUBLE YELLOW LINE
VGC – VERTICAL GRANITE CURB
– LAMP POST
– DECIDUOUS TREE
– CONIFEROUS TREE

REFERENCE PLANS:

1.) EXISTING CONDITIONS SITE SURVEY FOR WAYNE MCCOOEY TRUST, 35 BOSTON HARBOR ROAD, DOVER, NH 03820. SCALE: 1" = 20'; DATED: APRIL 23, 2024; BY: HALEY WARD.

2.) "AS-BUILT" DOVER POINT SEWERAGE DOVER, NEW HAMPSHIRE, PLAN & PROFILE LITTLE BAY INTERCEPTOR. PAGES 15 & 16. DATED: MARCH 1976; BY: HOYLE, TANNER & ASSOCIATES, INC.



NOTES:

1.) OWNER OF RECORD:
TRUE NORTH DEVELOPMENT, LLC
99 COLUMBUS AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5196, PAGE 358

2.) 7 / 14 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 42,846 S.F.± / 0.98 Ac. ±

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF NOVEMBER 21, 2024.

5.) ZONING DISTRICT: LOW DENSITY RESIDENTIAL (R-20)
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE (20,000 x 3)	= 60,000 S.F.*
* 170-28.1. RIVERFRONT RESIDENTIAL OVERLAY DISTRICT. THE MINIMUM LOT SIZE SHALL BE THREE TIMES THE MINIMUM LOT SIZE	
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 125 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT BUILD TO LINE	= 20 FEET MINIMUM – 35 FEET MAXIMUM
SIDE SETBACK	= 20 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET
WETLAND BUFFER	= 50 FEET

6.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA), ZONE AE, AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0340E, EFFECTIVE DATE 9/30/2015. ELEVATION 6, THOSE AREAS DIRECTLY ADJACENT TO LITTLE BAY.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION PER REFERENCE PLAN No. 1.

8.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.

9.) NO WETLANDS WERE OBSERVED ON THE SITE PER REFERENCE PLAN No. 1, IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL.

10.) PARCEL IN ITS ENTIRETY IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE BELLAMY RIVER REFERENCE LINE.

11.) PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.
THE PARCEL IS SUBJECT TO A SEWER EASEMENT TO THE CITY OF DOVER AS DESCRIBED IN S.C.R.D. BOOK 1007, PAGE 166.

12.) THE PARCEL IS SUBJECT TO A COMMON DRIVEWAY EASEMENT LOCATED OVER THE PARCEL. S.C.R.D. VOL. 396, PAGE 136, NO WIDTH GIVEN.

THE PARCEL BENEFITS FROM ACCESS EASEMENTS OVER VARIOUS ABUTTING PARCELS PROVIDING ACCESS TO BOSTON HARBOR ROAD OVER THE EXISTING DRIVEWAY.

13.) THE SOIL TYPE ON THE SITE IS:
Sb SAUGATUCK LOAMY SAND
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

14.) INVERT DATA WAS PROVIDED BY THE CITY OF DOVER AND NEEDS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE INFORMATION PROVIDED CAN BE FOUND ON REFERENCE PLAN #2.

NO.	DATE	DESCRIPTION	BY	CHK
	24097	REVISIONS		

24-2628	EC	24-12 / 41
PROJECT NO	TYPE	FIELDBOOK & PAGES

EXISTING CONDITIONS PLAN
PREPARED FOR
TRUE NORTH DEVELOPMENT, LLC
TAX MAP 7, LOT No. 14
35 BOSTON HARBOR ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

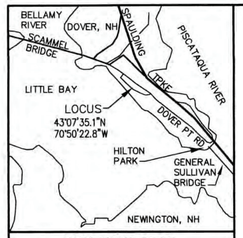
DRAWN BY: JJH	FILE: M:\2628\DWG\2628 EC
SCALE: 1" = 20'	DATE: JANUARY 24, 2025

20 10 0 10 20 40 60 80

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

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911
SURVEYING – PLANNING – CONSULTING

24-2628 EC.dwg 22x34 1/24/2025 12:19:10

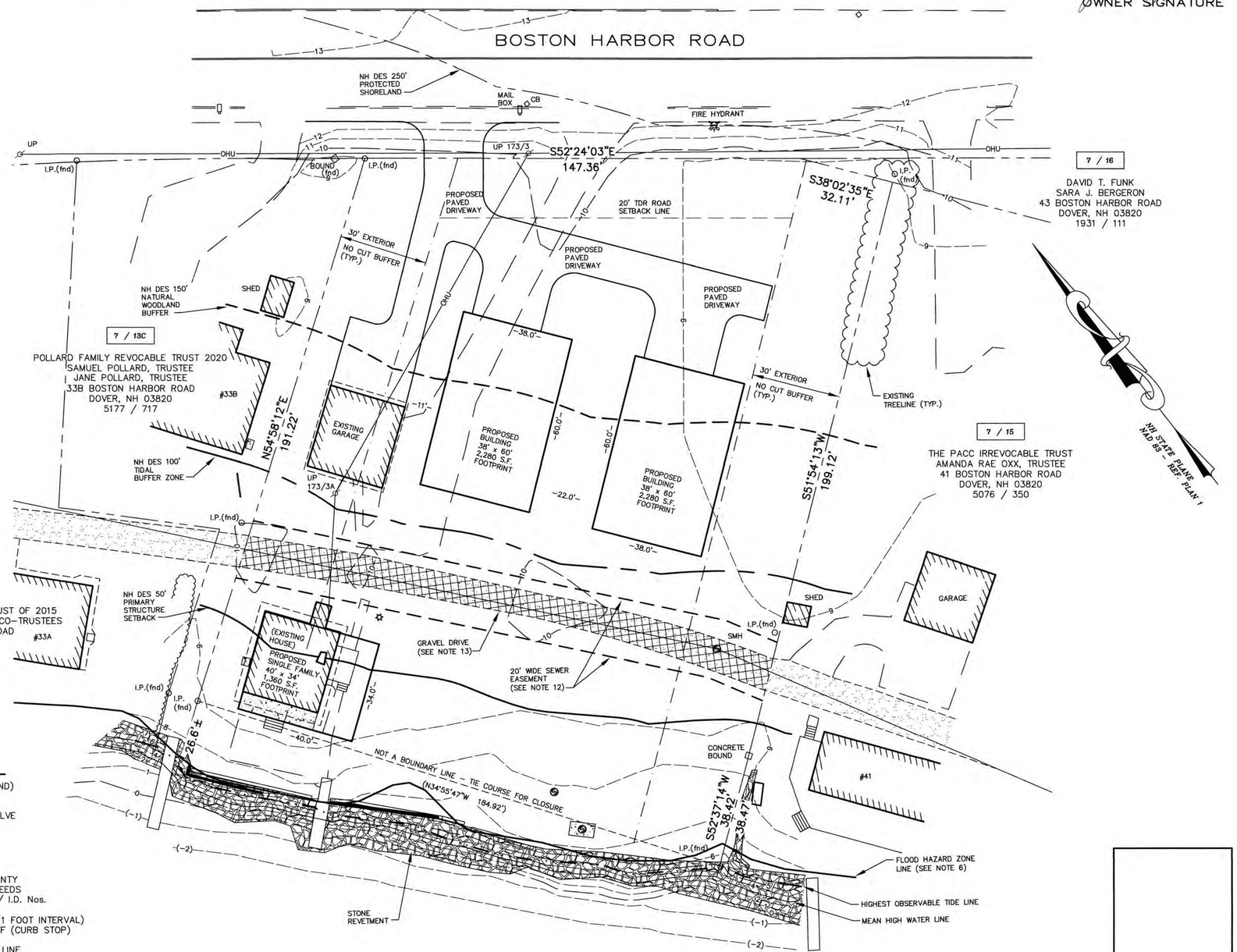


LOCATION PLAN
(NO SCALE)

REFERENCE PLANS:

1.) EXISTING CONDITIONS SITE SURVEY FOR WAYNE MCCOOEY TRUST, 35 BOSTON HARBOR ROAD, DOVER, NH 03820. SCALE: 1" = 20'; DATED: APRIL 23, 2024; BY: HALEY WARD.

OWNER SIGNATURE



LEGEND

- I.P.(fnd) – IRON PIPE (FOUND)
- CB – CATCH BASIN
- WV – WATER GATE VALVE
- S.F. – SQUARE FEET
- Ac. – ACRE
- (TYP.) – TYPICAL
- ± – MORE OR LESS
- ø – DIAMETER
- S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
- UP 410/5 – UTILITY POLE W/ I.D. Nos.
- R.O.W. – RIGHT OF WAY
- 10 – CONTOUR LINE (1 FOOT INTERVAL)
- WSO – WATER SHUT OFF (CURB STOP)
- HYD. – FIRE HYDRANT
- W – WATER SERVICE LINE
- S – SEWER LINE
- SMH – SEWER MANHOLE
- OHU – OVERHEAD UTILITIES

NOTES:

1.) OWNER OF RECORD:
TRUE NORTH DEVELOPMENT, LLC
99 COLUMBUS AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5196, PAGE 358

2.) 7 / 14 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 42,846 S.F.± / 0.98 Ac. ±

4.) THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TDR PLAN CONTAINING THREE (3) SINGLE FAMILY DWELLINGS.

5.) ZONING DISTRICT: LOW DENSITY RESIDENTIAL (R-20)

DIMENSIONAL REQUIREMENTS:	
MINIMUM LOT SIZE (20,000 x 3)	= 60,000 S.F.*
MAXIMUM LOT COVERAGE	= 30 PERCENT
MINIMUM FRONTAGE	= 125 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT BUILD TO LINE	= 20 FEET MINIMUM
	= 35 FEET MAXIMUM
SIDE SETBACK	= 20 FEET
REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET
WETLAND BUFFER	= 50 FEET

* 170-28.1. RIVERFRONT RESIDENTIAL OVERLAY DISTRICT.
THE MINIMUM LOT SIZE SHALL BE THREE TIMES THE MINIMUM LOT SIZE

TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS:	
ABUTTING A ROAD SETBACK	= 20 FEET
ABUTTING A LOT LINE SETBACK	= 10 FEET
STREET SIDES OF UNITS	= 20 FEET
ABUTTING STRUCTURES	= 20 FEET
NO CUT BUFFER FROM EXTERIOR LOT LINE	= 30 FEET

6.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA), ZONE AE, AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0340E, EFFECTIVE DATE 9/30/2015. ELEVATION 6, THOSE AREAS DIRECTLY ADJACENT TO LITTLE BAY.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION PER REFERENCE PLAN No. 1.

8.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.

9.) NO WETLANDS WERE OBSERVED ON THE SITE PER REFERENCE PLAN No. 1, IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

10.) TDR UNIT CALCULATIONS:

A)	42,846 S.F.-CONSERVATION (0 S.F.)	= 42,846 S.F.
B)	42,846 x 0.85	= 36,419 S.F.
C)	36,419 x 0.85	= 30,956 S.F.
D)	30,958 / 60,000	= 1 UNIT
E)	THE EXISTING SINGLE-FAMILY HOME WHICH HAS THE RIGHT TO COVERT TO A DUPLEX WILL REMAIN A SINGLE-FAMILY UNIT. TWO (2) SINGLE-FAMILY UNITS ARE TO BE PURCHASED UNDER THE TDR REGULATIONS TO FULFILL THE TOTAL DENSITY REQUEST OF THREE (3) UNITS. NO ADDITIONAL UNITS MAY BE CREATED WITHOUT REVIEW AND APPROVAL OF THE PLANNING DEPARTMENT AND/OR PLANNING BOARD WHICHEVER IS APPLICABLE.	

11.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY HALEY WARD WITH AN ERROR NOT GREATER THAN 1 IN 10,000. (REF. PLAN No. 1).

12.) PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.
THE PARCEL IS SUBJECT TO A SEWER EASEMENT TO THE CITY OF DOVER AS DESCRIBED IN S.C.R.D. BOOK 1007, PAGE 166.

13.) THE PARCEL IS SUBJECT TO AND BENEFITS FROM A COMMON DRIVEWAY EASEMENT LOCATED OVER THE PARCEL.
S.C.R.D. VOL. 396, PAGE 136, NO WIDTH GIVEN.

14.) THE SOIL TYPE ON THE SITE IS:
Sb SAUGATUCK LOAMY SAND
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

15.) THIS SITE PLAN USES THE TRANSFER OF DEVELOPMENT RIGHTS ORDINANCE WHICH ALLOWS FOR RELIEF TO THE SETBACKS, LOT AREA, FRONTAGE, DENSITY AND INTENSITY OF DEVELOPMENT. THE BOARD GRANTED TDR RELIEF TO PURCHASE TWO (2) UNRESTRICTED UNITS FOR A TOTAL OF THREE (3) UNITS WITHIN THE EXISTING LOT OF RECORD. THE SINGLE-FAMILY HOME MAY NOT BE CONVERTED TO A DUPLEX WITHOUT FURTHER REVIEW AND APPROVAL BY THEW PLANNING BOARD.

16.) A CONDITIONAL USE PERMIT WILL BE REQUIRED FOR THE RECONSTRUCTION OF THE SINGLE FAMILY HOME WITHIN THE CONSERVATION DISTRICT.

17.) THE TWO PROPOSED UNITS WILL BE PURCHASED AS UNRESTRICTED UNITS THROUGH THE TDR ORDINANCE.

TDR PLAN
PREPARED FOR
TRUE NORTH DEVELOPMENT, LLC
TAX MAP 7, LOT No. 14
35 BOSTON HARBOR ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. TRAN 2024-0013

DRAWN BY: RJM	FILE: 2628\DWGS\24-2628 TDR
SCALE: 1" = 20'	DATE: SEPT. 27, 2024

20 10 0 10 20 40 60 80

NO.	DATE	DESCRIPTION	BY	CHK
2	01/23/24	ADD & REVISE NOTES FOR NOD	JJH	KMM
1	10/31/24	MOVE PROPOSED BUILDINGS 10.5' AWAY FROM WATER	RJM	KMM
CNE 24097		REVISIONS		
24-2628		TDR APPR	-	-
PROJECT NO		TYPE	FIELDBOOK & PAGES	

"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."

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

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

24-2628 TDR dwg 2628 TDR APPR 1/29/2025 14:46:09

DOVER SITE PLAN REVIEW NOTES:

1. THE PROPOSED SITE DESIGN INCLUDES THE CONSTRUCTION OF TWO (2) NEW SINGLE-FAMILY HOMES, GRADING AND DRAINAGE IMPROVEMENTS, UTILITY IMPROVEMENTS, ALONG WITH THE RECONSTRUCTION OF THE PAVED SITE ACCESS. THE MAJORITY OF THE PROPOSED WORK (23,963 SF) WILL BE LOCATED OUTSIDE THE 100' TIDAL BUFFER ZONE/CITY OF DOVER CONSERVATION DISTRICT AND WITHIN THE 250 PROTECTED SHORELAND. THE PROPOSED WORK (2,756 SF) WITHIN THE 100' TIDAL BUFFER ZONE/CITY OF DOVER CONSERVATION DISTRICT WILL BE FOR PROPOSED SEWER SERVICE LINES, WHICH WILL TIE INTO THE EXISTING PUBLIC SEWER SYSTEM, AND FOR DRAINAGE IMPROVEMENTS.
2. OWNER OF RECORD:
   TRUE NORTH DEVELOPMENT, LLC
   99 COLUMBUS AVE
   DOVER, NH 03820
3. THE PARCEL IS SHOWN ON CITY OF DOVER ASSESSOR'S MAP 7, LOT 14.
4. THE SUBJECT PARCEL CONTAINS 0.98 ACRES OF LAND. THERE IS NO LAND AREA CURRENTLY IN CURRENT USE.
5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5196, PAGE NO. 358.
6. REFERENCE PLANS:
   EXISTING CONDITIONS PLAN PREPARED FOR TRUE NORTH DEVELOPMENT, TAX MAP 7, LOT 14, 35 BOSTON HARBOR ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, PREPARED BY: MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND, DATE:12/11/24, SCALE: 1"=20'
7. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.
8. CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
   ZONING DISTRICT: LOW DENSITY RESIDENTIAL (R-20) DISTRICT
   ZONING OVERLAY DISTRICTS: RIVER FRONT RESIDENTIAL AND CONSERVATION DISTRICT

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT SIZE	20,000 SF	42,846 SF
MAXIMUM LOT COVERAGE	30%	13.8%
MINIMUM LOT FRONTAGE	125 FT.	179.46 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:		
FRONT	20 FT.	55.23 FT.
SIDE	20 FT.	11.43 FT.
REAR	30 FT.	N/A
ABUT-A-STREET	20 FT.	N/A
RIVERFRONT RESIDENTIAL OVERLAY DISTRICT:		
MINIMUM LOT SIZE	3X(20,000 SF)	42,846 SF
WATER FRONTAGE	100 FT	189.9 FT.

   CONSERVATION DISTRICT:
   100' SETBACK FROM REFERENCE LINE OF LITTLE BAY.
   SEE SITE PLAN FOR PARKING CALCULATION TABLE.
9. THE PROJECT DOES NOT REQUIRE A WAIVER REQUEST FROM THE BOARD.
10. THE PROJECT DOES NOT REQUIRE VARIANCES OR SPECIAL EXCEPTIONS TO BE GRANTED BY THE ZONING BOARD. SEE "PROJECT VARIANCE / PERMIT SUMMARY" SECTION IF APPLICABLE.
11. THE PROJECT WILL REQUIRE A CONDITIONAL USE PERMIT.
12. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 1.
13. AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER CITY ENGINEER'S OFFICE UPON COMPLETION OF 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 COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
14. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA), ZONE AE, AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0340E, EFFECTIVE DATE 9/30/2015. ELEVATION 6, THOSE AREAS DIRECTLY ADJACENT TO LITTLE BAY.
15. TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON NOVEMBER 21, 2024
16. ELEVATIONS ARE BASED ON U.S.G.S. NAVD 1988 DATUM BASED ON REFERENCE PLAN 1.
17. THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
18. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
19. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
20. 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.
21. CONTRACTOR SHALL FOLLOW THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
22. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.
23. CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES 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 AS NOTED WITHIN THE PLANNING BOARD APPROVED PLANS. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
24. 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, AS APPLICABLE.
25. ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
26. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.
27. A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
28. 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.
29. HOURS OF SITE WORK MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM. NO SITE WORK SHALL BE DONE ON SATURDAY, SUNDAY, OR FEDERAL HOLIDAYS.
30. BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
31. THE PROPOSED USE FOR THE SITE (STRUCTURE) IS SINGLE FAMILY.
32. THE PROJECT REQUIRES A NHDES SHORELAND PERMIT (PENDING)
33. THE PROJECT REQUIRES A NHDES WETLANDS PERMIT (PENDING).
34. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.
35. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

DOVER NOTES CONTINUED:

36. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
37. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP
38. 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.
39. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ALL APPLICABLE CODES, TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
40. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
41. IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE, A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
42. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
43. THE (EXISTING OR PROPOSED) STRUCTURE 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, AS APPLICABLE.
44. 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 THE CITY OF DOVER INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
45. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
46. 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.
47. APPLICANT SHALL SUBMIT A LETTER CERTIFYING THE TIE IN LOCATIONS OR DISCHARGE POINTS FOR ALL SUMP PUMPS AND ROOF LEADERS FOR EXISTING STRUCTURES ON THE PROPERTY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
48. DESIGN ENGINEER OF RECORD SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.
49. REFUSE REMOVAL SHALL BE BY CURB SIDE PICKUP ON BOSTON HARBOR ROAD.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. STONES FROM REMOVED STONEWALLS SHALL REMAIN ON-SITE. STONES SHALL BE REPURPOSED ON-SITE AND SHALL NOT BE USED AS FILL.
9. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
10. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.

SITE NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
3. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
4. SEE DETAILS FOR SIGN LEGENDS.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
7. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
9. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
10. SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
11. ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.
12. OWNER ACKNOWLEDGES, AGREES, AND COVENANTS THAT THE CITY OF DOVER IS NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE ARISING OUT OF OR IN RELATION TO USE OF THIS PROPERTY'S DRIVEWAY FOR EMERGENCY ACCESS.

GRADING NOTES:

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING.
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA, SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
10. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF THE FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
11. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
12. CONTRACTOR SHALL NOTIFY THE CITY OF DOVER AND THE DESIGN ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF PERMANENT STORMWATER BMP'S TO PROVIDE THE CITY AND THE ENGINEER THE OPPORTUNITY TO WITNESS THE CONSTRUCTION AND MATERIALS.
13. DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

    *ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

PROJECT VARIANCE / PERMIT SUMMARY:

1. FEDERAL AND STATE PERMITS:
   NHDES SHORELAND PERMIT - PENDING
   NHDOT WETLANDS PERMIT - PENDING
2. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.

   TDR SITE PLAN: APPROVED TRAN-2023-0013 NOVEMBER 12, 2024
   CONDITIONAL USE PERMIT: - PENDING

LEGEND

S.F.	SQUARE FEET	Ⓓ	EXISTING DRAINAGE MANHOLE
Ac.	ACRE	○	EXISTING CATCHBASIN
±	MORE OR LESS	5'R	PAVEMENT RADIUS
(TYP.)	TYPICAL	SBC	SLOPED BITUMINOUS CURB
S.C.R.D.	STRAFFORD REGISTRY OF DEEDS	x 74.00	EXISTING SPOT GRADE
NHHD	NEW HAMPSHIRE HIGHWAY DEPT.		
TBR	TO BE REMOVED	----94----	EXISTING GRADE
ELEV.	ELEVATION	---OHW---	OVERHEAD UTILITIES
INV.	INVERT	---E---	EXISTING ELECTRIC
R.O.W.	RIGHT-OF-WAY	---W---	EXISTING WATER LINE
	EXISTING UTILITY POLE	---S---	EXISTING SEWER LINE
	EXISTING SIGN	---D---	EXISTING DRAINAGE LINE
	EXISTING WATER SHUT-OFF	---UGT---	EXISTING UNDERGROUND TELEPHONE
	EXISTING WATER VALVE		
	EXISTING GAS VALVE	74	PROPOSED FINISH GRADE
	EXISTING HYDRANT	x 74.00	PROPOSED SPOT GRADE
	EXISTING LIGHT/SIGNAL POLE		PAVEMENT WITH CURB
	EXISTING SEWER MANHOLE		SILT BARRIER

---PS---	PROPOSED SEWER
---PW---	PROPOSED WATER
---PUGU---	PROPOSED UNDERGROUND UTILITIES
---PG---	PROPOSED GAS

UTILITY NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
6. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
7. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.
8. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.
9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
10. ALL ELECTRICAL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
13. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
14. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
15. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
16. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
17. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
18. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
19. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.
21. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
22. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
23. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
24. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 81, ARTICLE IV, SECTION 81-27 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.
25. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
26. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
27. SEWAGE LOADING (PER NHDES ENV-WQ 1008.03)
    PROPOSED 2 SINGLE FAMILY x 3 BEDROOMS x 150 GPD/BEDROOM = 900 GPD.
    EXISTING SINGLE FAMILY X 3 BEDROOMS X 150 GPD/BEDROOM = 450 GPD
    TOTAL = 1,350 GPD

UTILITY CONTACTS

WATER & SEWER: -
CONTACT: CITY OF DOVER COMMUNITY SERVICES DEPARTMENT
PUBLIC WORKS & UTILITIES
KEN MAVROGEORGE, PE
271 MAST ROAD
DOVER, NH 03820
TEL: (603)-516-6450
EMAIL: K.MAVROGEORGE@DOVER.NH.GOV

ELECTRIC: -
CONTACT: EVERSOURCE
TREVOR EMMONS
4 OLD DOVER ROAD
ROCHESTER, NH 03867
TEL: (603)-332-7515
EMAIL: TREVOR.EMMONS@EVERSOURCE.COM

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1-30-25
SCALE: N/A
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO: 24097
FILE: SITE

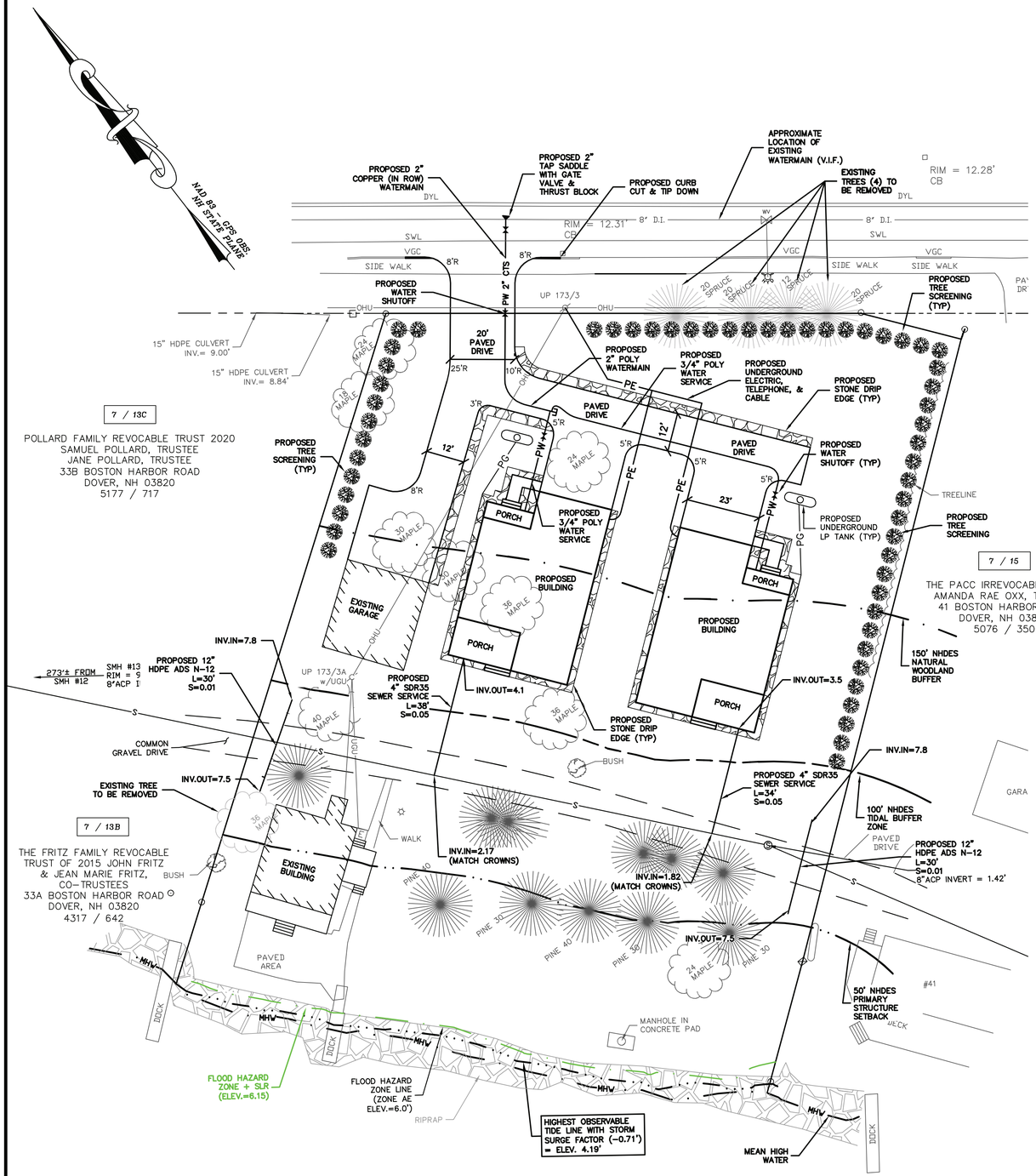
STATE OF NEW HAMPSHIRE
STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER

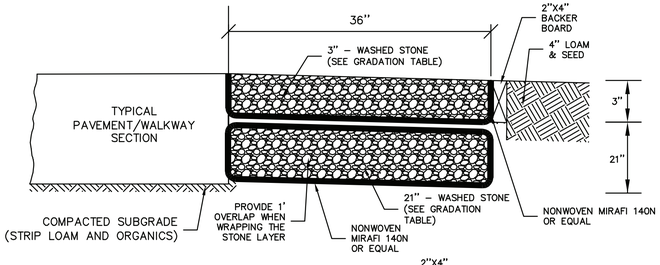
TRUE NORTH DEVELOPMENT, LLC
99 COLUMBUS AVE
DOVER, NH 03820

3 UNIT TDR DEVELOPMENT
35 BOSTON HARBOR ROAD
DOVER, NH 03820
TAX MAP 7, LOT 14

NOTE SHEET

4





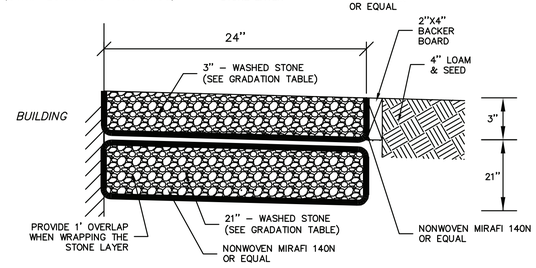
INSTALLATION NOTES:

1. THE FILTER FABRIC SHALL BE ENTIRELY WRAPPED AROUND THE 15" LAYER OF STONE.
2. A SECOND FILTER FABRIC SHALL BE LAID ON TOP AND ATTACHED TO THE BACKER BOARD TO CREATE A "U". THIS ALLOWS FOR EASY REMOVAL OF TOP 3" OF STONE AND 'U" SHAPED FABRIC, FOR MAINTENANCE.

MAINTENANCE NOTES:

IF PONDING OR SAND/DEBRIS BUILD UP IS NOTICED FOLLOW HE BELOW STEPS

1. REMOVE TOP 3" OF STONE AND THE "U" SHAPED FILTER FABRIC.
2. CLEAN THE TOP OF THE FILTER FABRIC THAT IS WRAPPED AROUND 21" LAYER OF STONE.
3. INSPECT ANY RIPS OR TEARS IN FABRIC, IF ANY, LAY ADDITIONAL FILTER FABRIC OVER THE RIPS OR THE TEARS.
4. CLEAN AND INSPECT THE "U" SHAPED FILTER FABRIC THAT WAS REMOVED. IF THERE IS NO TEARS OR RIPS THE FILTER FABRIC MAY BE REUSED.
5. INSPECT AND REMOVE ANY SAND OR DEBRIS FROM THE TOP 3" LAYER OF STONE.
6. RE-INSTALL FILTER FABRIC AND 3" STONE LAYER

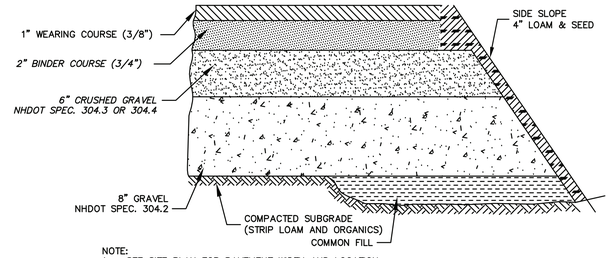


WASHED STONE GRADATION TABLE

SIEVE SIZE	*% FINER BY WEIGHT*
1"	*100*
3/4"	*90 – 100*
3/8"	*20 – 55*
# 4	*0*

STONE DRIP EDGE TYPICAL SECTION

NOT TO SCALE

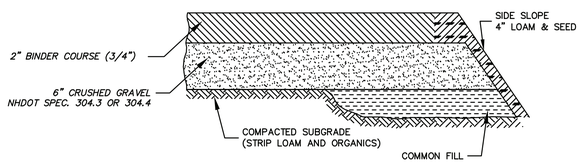


NOTE:

1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

TYPICAL PAVEMENT SECTION

NOT TO SCALE



TYPICAL WALKWAY SECTION

NOT TO SCALE

LEGEND:

S.F.	SQUARE FEET
PEOP	PROPOSED EDGE OF PAVEMENT
EOP	EDGE OF PAVEMENT
F.F.	FINISH FLOOR ELEVATION
TYP	TYPICAL
V.I.F.	VERIFIED IN FIELD

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1-30-25
SCALE: 1"=20'
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO: 24097
FILE: SITE

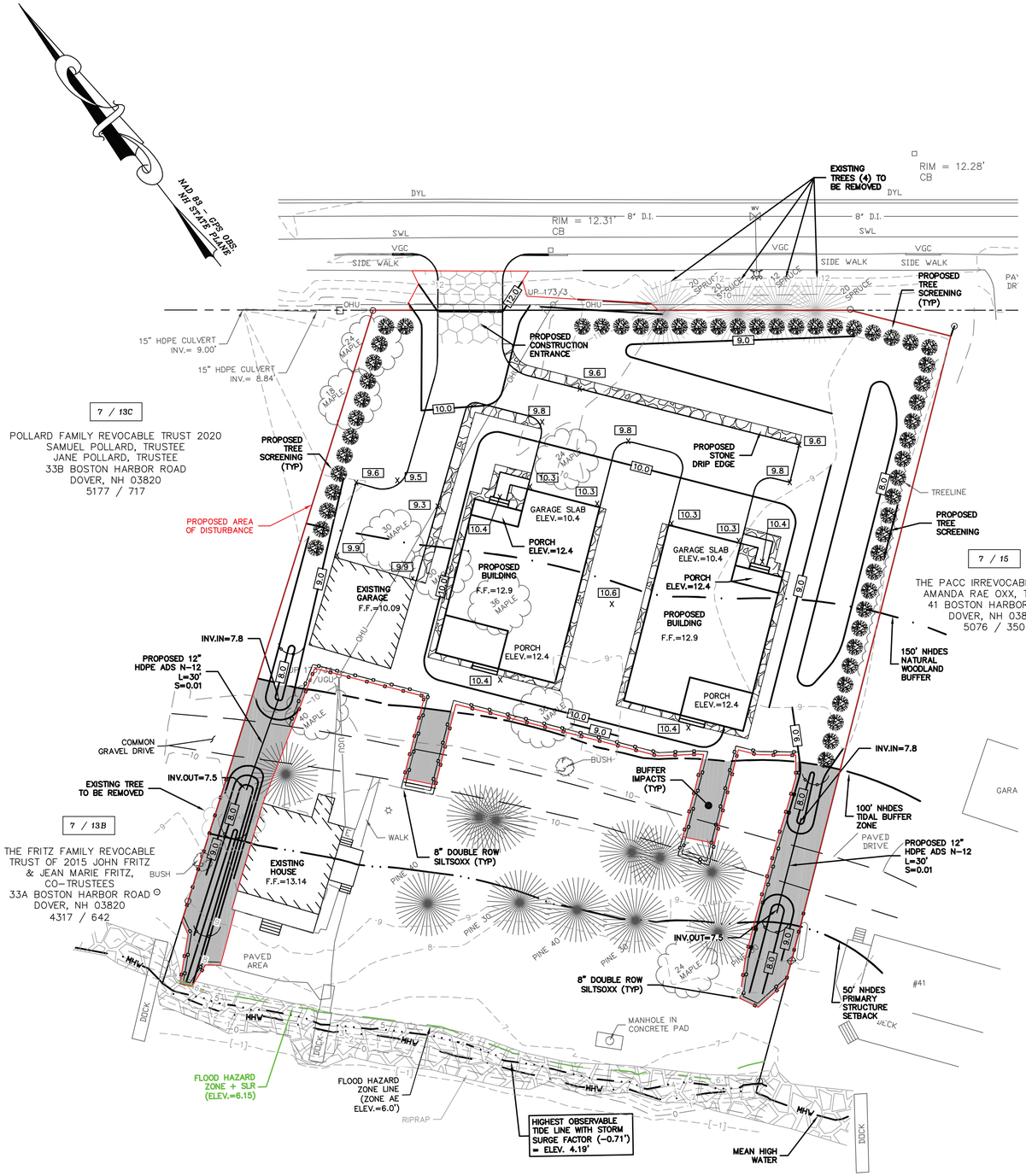
STEPHEN J HAIGHT No. 7978 – STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER

NHDES & CONDITIONAL USE PERMIT PLAN

SITE & UTILITY PLAN

3 UNIT TDR DEVELOPMENT
35 BOSTON HARBOR ROAD
DOVER, NH 03820
TAX MAP 7, LOT 14

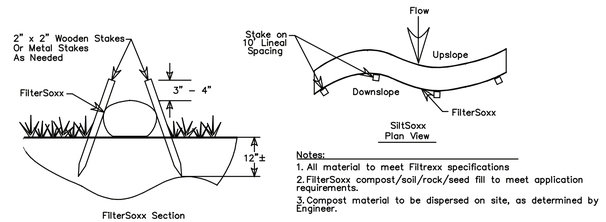
TRUE NORTH
DEVELOPMENT, LLC
99 COLUMBUS AVE
DOVER, NH 03820



GRAPHIC SCALE

20 0 10 20 40 80

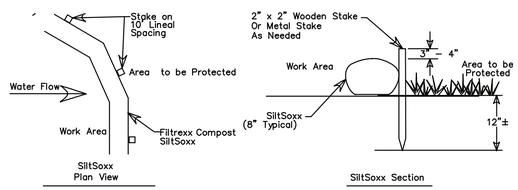
(IN FEET)



FilterSoxx Section
At Ends of Run
Cross Stakes

FilterSoxx Staking Details

Notes:
1. All material to meet Filtrexx specifications
2. FilterSoxx compost/soil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.



Notes:
1. All material to meet Filtrexx specifications
2. SiltSoxx compost/soil/rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer. Compost material to be dispersed on site, as determined by Engineer.

SILTSOXX DETAILS

NOT TO SCALE

SHORELAND CALCULATIONS

	PRE	POST
PRIMARY STRUCTURES (HOUSE W/ ATTACHED DECKS)	1,804 S.F.	5,906 S.F.
PAVED DRIVEWAY, GRAVELED DRIVEWAY, WALKWAY, CONCRETE	4,942 S.F.	6,565 S.F.
TOTAL	6,746 S.F.	12,471 S.F.

TOTAL SHORELAND AREA 250'	= 42,357 S.F.
% PRE-CONSTRUCTION IMPERVIOUS 250'	= 6,746 S.F. (15.9%)
% POST-CONSTRUCTION IMPERVIOUS 250'	= 12,471 S.F. (29.4%)
TOTAL AREA 50' TO 150'	= 18,302 S.F.
AREA BETWEEN 50' TO 150' PRE-UNALTERED	= 0 S.F. (0%)
AREA BETWEEN 50' TO 150' POST-UNALTERED	= 0 S.F. (0%)
TOTAL AREA 0' TO 50'	= 9,377 S.F.
AREA BETWEEN 0' TO 50' PRE-UNALTERED	= 0 S.F. (0%)
AREA BETWEEN 0' TO 50' POST-UNALTERED	= 0 S.F. (0%)
TOTAL AREA 0' TO 100' (TIDAL BUFFER ZONE)	= 18,600 S.F.
AREA BETWEEN 0' TO 100' PRE-IMPERVIOUS	= 3,752 S.F. (20.2%)
AREA BETWEEN 0' TO 100' POST-IMPERVIOUS	= 3,752 S.F. (20.2%)
TOTAL PROPOSED DISTURBANCE	= 26,719 S.F.
TOTAL DISTURBANCE WITHIN THE 250' PROTECTED SHORELAND	= 23,963 S.F.
TEMPORARY UTILITY DISTURBANCE WITHIN THE 100' TIDAL BUFFER ZONE	= 2,756 S.F.

LEGEND:

S.F.	SQUARE FEET
PEOP	PROPOSED EDGE OF PAVEMENT
EOP	EDGE OF PAVEMENT
F.F.	FINISH FLOOR ELEVATION
TYP	TYPICAL
8	EXISTING 2' CONTOUR
94	PROPOSED GRADE
855.25 x	PROPOSED SPOT SHOTS
	EROSION CONTROL SOCK
	100' TIDAL BUFFER & 100' CONSERVATION DISTRICT IMPACT

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

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CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
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NO.	REVISION	APP'D	DATE

DATE: 1-30-25
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DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY: SJH
PROJECT NO: 24097
FILE: SITE

STEPHEN J. HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

NHDES & CONDITIONAL USE PERMIT PLAN

GRADING, DRAINAGE, & EROSION CONTROL PLAN

TRUE NORTH
DEVELOPMENT, LLC
99 COLUMBUS AVE
DOVER, NH 03820

3 UNIT TDR DEVELOPMENT
35 BOSTON HARBOR ROAD
DOVER, NH 03820
TAX MAP 7, LOT 14

6

DESCRIPTION

1. THE PROPOSED SITE DESIGN INCLUDES THE CONSTRUCTION OF TWO (2) NEW SINGLE-FAMILY HOMES, GRADING AND DRAINAGE IMPROVEMENTS, UTILITY IMPROVEMENTS, ALONG WITH THE RECONSTRUCTION OF THE PAVED SITE ACCESS. THE MAJORITY OF THE PROPOSED WORK (23,963 SF) WILL BE LOCATED OUTSIDE THE 100' TIDAL BUFFER ZONE/CITY OF DOVER CONSERVATION DISTRICT AND WITHIN THE 250 PROTECTED SHORELAND. THE PROPOSED WORK (2,756 SF) WITHIN THE 100' TIDAL BUFFER ZONE/CITY OF DOVER CONSERVATION DISTRICT WILL BE FOR PROPOSED SEWER SERVICE LINES, WHICH WILL TIE INTO THE EXISTING PUBLIC SEWER SYSTEM, AND FOR DRAINAGE IMPROVEMENTS.

PROJECT NAME AND LOCATION

3 UNIT TDR DEVELOPMENT
35 BOSTON HARBOR ROAD
DOVER, NEW HAMPSHIRE 03820

LATITUDE N43° 07' 35"
LONGITUDE W70° 50' 24"

DISTURBED AREA

±26,719 S.F.

NOTES:

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

1. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
2. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
3. SELECTIVE DEMOLITION.
4. REGRADE SITE TO SUBGRADE.
5. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECCESSARY UNTIL AREAS ARE STABILIZED.
6. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
8. INSTALL FOUNDATION FOOTINGS AND WALLS.
9. INSTALL UTILITIES.
10. PLACE GRAVELS AND FINE GRADE.
11. STABILIZE ROADWAYS AND PARKING AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
13. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
14. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOMNG HAS OCCURRED.

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

1. INSTALLATION
   a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
   b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
   c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
   d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
   e. CURVE THE END OF THE SILT BARRIER UP-GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
   a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
   a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
   c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
   d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISED DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
   e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
   f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
   g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.

B. MULCHING

1. TIMING
   a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
   c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
   a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
   b. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWNG SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
   a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
   b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECCESSARY.
   c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
   d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING

1. SEEDBED PREPARATION
   a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
   b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
      i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
      ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
   a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
   c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
   d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
   a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.).

D. PERMANENT SEEDING

1. BEDDING - STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERRING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
   a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
   b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITORGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
   c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
      AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
      LOW PHOSPHATE (N-P205-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)
   RATE:

TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SEEDING
   a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
   b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
   a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
   b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
   c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
   a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
   b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
   c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABALIZATION OF EXPOSED SOILS.
   d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED. WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
   e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

1. SPECIFICATIONS
   a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
   b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
   a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
   b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
   c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
   d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
   a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
   b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
   c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
   e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

a. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
b. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
c. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENACE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING
1. THE CONSTRUCTION PROJECT:
   a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
   b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
   c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
   d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
   e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
   f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
2. HAZARDOUS PRODUCTS:
   a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
   b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
   c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
   d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
1. PETROLEUM PRODUCTS:
   a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENACE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS:
   a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINTS:
   a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. CONCRETE TRUCKS:
   a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES
IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
   b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
   c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
   f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
   g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST'. A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

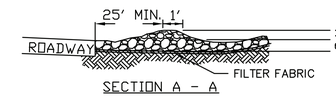
ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST.

a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAT THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECAUTIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
   ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
   iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
   iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
   v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

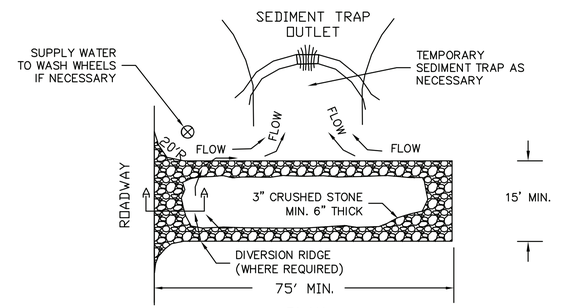
WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT 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.
2. ALL DITCHES & SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD AND PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

DIVERSION RIDGE REQUIRED
WHERE GRADE EXCEEDS 2%



SECTION A - A



PLAN

A. GENERAL NOTES:

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT CONSISTS OF A PAD OF STONE AGGREGATE PLACED ON A GEOTEXTILE FILTER FABRIC, LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO AN EXISTING ACCESS ROAD WAY OR OTHER PAVED SURFACE. ITS PURPOSE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES. THIS HELPS PROTECT RECEIVING WATERS FROM SEDIMENT CARRIED BY STORM WATER RUNOFF FROM ROADS
2. ONLY CONSTRUCTION TRAFFIC LEAVING THE SITE IS REQUIRED TO USE THE TEMPORARY STABILIZED EXIT. CONSIDER PROVIDING A SEPARATE, UNPROTECTED ENTRANCE FOR TRAFFIC ENTERING THE SITE. THIS WILL INCREASE THE LONGEVITY OF THE STABILIZED EXIT BY ELIMINATING HEAVY LOADS ENTERING THE SITE AND REDUCING THE TOTAL TRAFFIC OVER THE DEVICE.
3. LOCATE THE CONSTRUCTION ENTRANCES AND EXITS, A MINIMUM OF 100 FEET FROM INTERSECTIONS, TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES THAT HAVE STEEP GRADES AND ENTRANCES AT CURVES IN ROADS.
4. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.

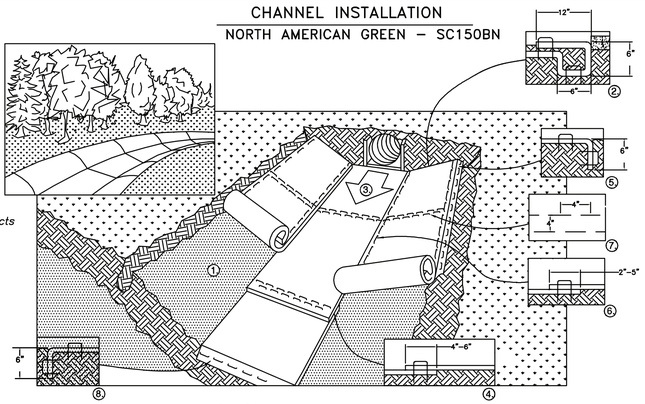
B. SPECIFICATIONS (TEMPORARY CONSTRUCTION ENTRANCE/EXITS SHOULD MEET THE FOLLOWING REQUIREMENTS).

5. STONE SIZE MINIMUM: USE SHOULD BE 3" CRUSHED STONE.
6. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET.
7. THE MINIMUM WIDTH OF THE PAD SHOULD BE 15 FEET OR THE WIDTH OF THE ENTRANCE, WHICHEVER IS GREATER
8. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
9. THE PAD SHOULD BE AT LEAST 6" THICK.
10. A GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
11. THE PAD SHOULD BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
12. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.

C. MAINTENANCE REQUIREMENTS (THE ENTRANCE/EXIT SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT).

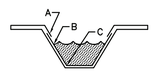
13. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHOULD BE REMOVED ALONG WITH THE COLLECTED SOIL MATER

CHANNEL INSTALLATION
NORTH AMERICAN GREEN – SC150BN



NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" – 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" – 5" (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

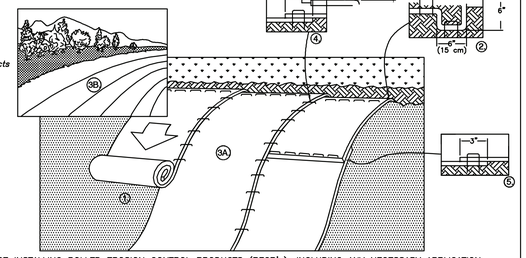


CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

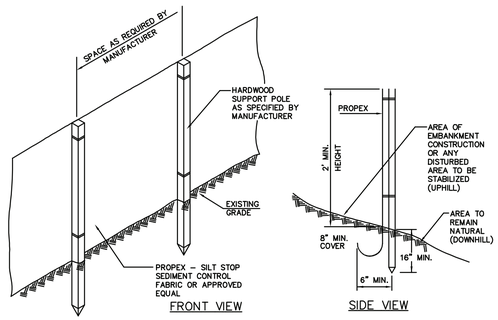
SLOPE INSTALLATION
NORTH AMERICAN GREEN – SC150BN



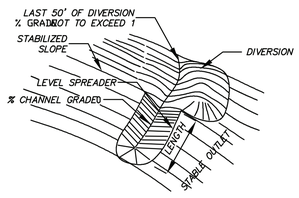
NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

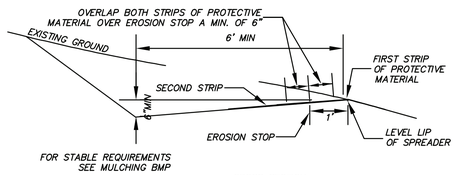
NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.



SILT FENCE DETAIL
NOT TO SCALE

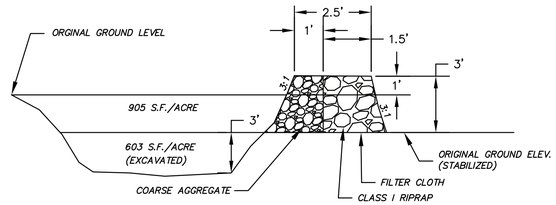


ISOMETRIC VIEW

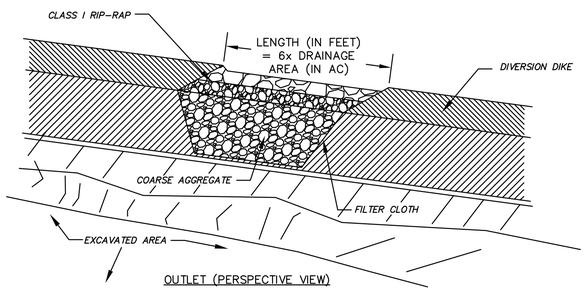


CROSS SECTION

LEVEL SPREADER DETAIL
NOT TO SCALE



CROSS SECTION OF OUTLET



OUTLET (PERSPECTIVE VIEW)

NOTES:
1. COARSE AGGREGATE SHALL MEET NHDOT 304.5 SPECIFICATIONS AND SHALL NOT CONTAIN MORE THAN 5% FINES PASSING THE #200 SIEVE.
2. FILTER CLOTH SHALL BE MIRAFI 700X OR APPROVED EQUAL.
3. CLASS I RIPRAP SHALL MEET NHDOT 583 SS SPECIFICATIONS.
4. THE MAXIMUM CONTRIBUTING AREA TO THE TRAP SHALL BE LESS THAN 5 AC.
5. THE TRAP SHALL BE CLEANED WHEN 50% OF THE ORIGINAL VOLUME IS FILLED.
6. MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

TEMPORARY SEDIMENT TRAP
NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1–30–25
SCALE: N/A
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO: 24097
FILE: SITE

STATE OF NEW HAMPSHIRE – STEPHEN J HAIGHT No. 7978 – LICENSED PROFESSIONAL ENGINEER

EROSION CONTROL NOTES

3 UNIT TDR DEVELOPMENT
35 BOSTON HARBOR ROAD
DOVER, NH 03820
TAX MAP 7, LOT 14

TRUE NORTH
DEVELOPMENT, LLC
99 COLUMBUS AVE
DOVER, NH 03820

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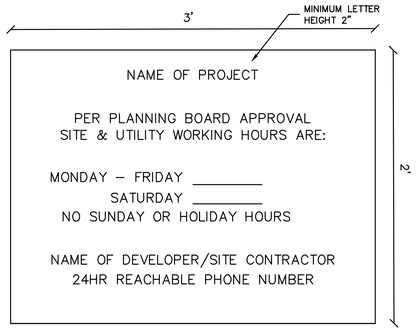
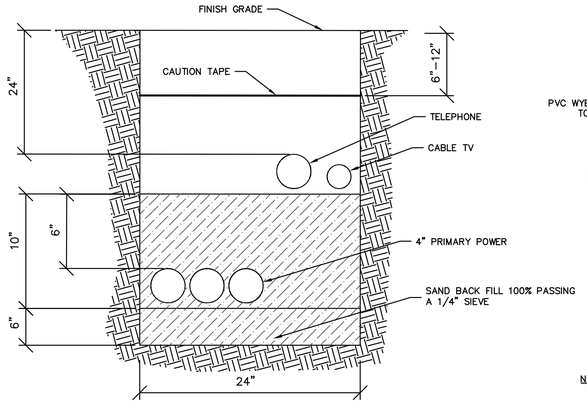


NOTES:
1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND
3. HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL.

CITY OF DOVER D–2
CONSTRUCTION SIGN

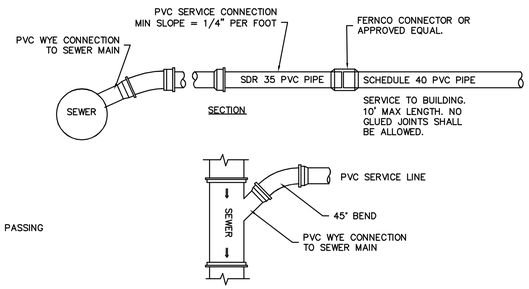
NOT TO SCALE



1. TELEPHONE CONDUIT SHALL BE 3" SCHEDULE 40 PVC, WITH STEEL SWEEPS AT RISER POLE, 90° BENDS AND AT BUILDING.
2. LEAVE PULL ROPE IN ALL CONDUITS FOR CABLE INSTALLATION.
3. FOR COMPLETE SPECIFICATIONS SEE "PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND CONDUIT SYSTEMS".
4. CONTRACTOR SHOULD VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

UTILITY TRENCH

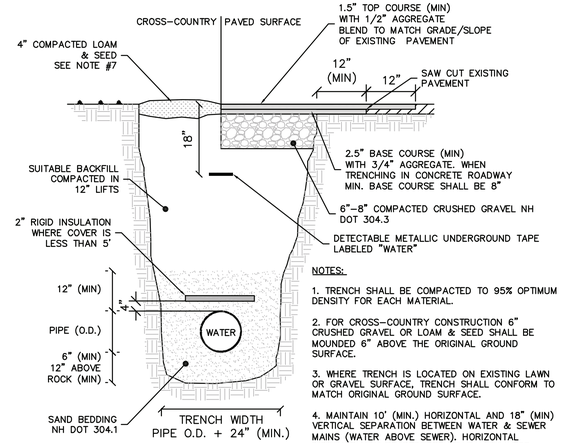
NOT TO SCALE



NOTES:
1. TRENCHING AND BEDDING REQUIREMENTS PER CITY SEWER TRENCH DETAIL (D–3).
2. SERVICE LATERAL DIAMETER VARIES PER APPLICATION. REVIEW SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION.
3. SDR 35 SHALL NOT EXTEND INTO THE BUILDING

CITY OF DOVER D–17
SEWER SERVICE DETAIL

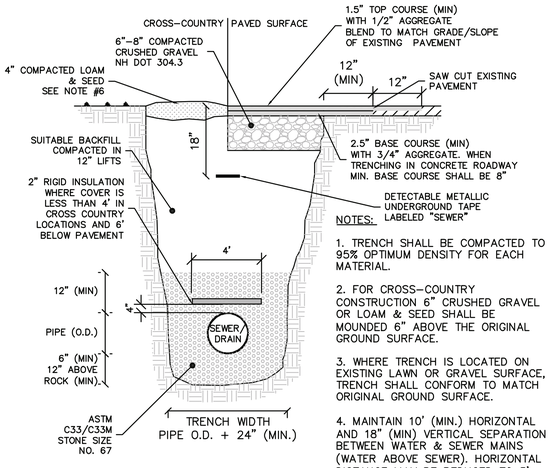
NOT TO SCALE



NOTES:
1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS–COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT, AND ROCKS OVER 6" IN LARGEST DIMENSION
6. PROVIDE MINIMUM 5' OF COVER. ENGINEERING APPROVAL REQUIRED FOR LESS THAN 5' OF COVER.
7. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

CITY OF DOVER D–4
WATER TRENCH DETAIL

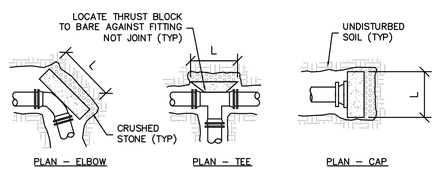
NOT TO SCALE



NOTES:
1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS–COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT, AND ROCKS OVER 6" IN LARGEST DIMENSION
6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

CITY OF DOVER D–3
SEWER TRENCH DETAIL

NOT TO SCALE



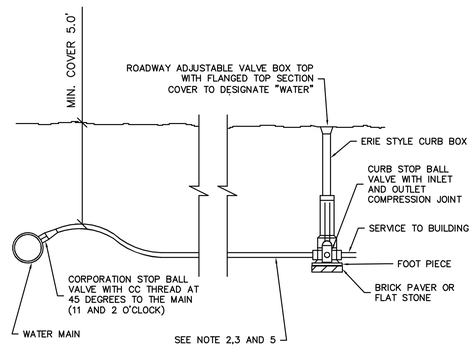
THRUST BLOCK SCHEDULE
MINIMUM BEARING AREA (SQUARE FEET)

	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Pipe Fittings	*	*	5.18	7.96	11.43	20.29
90 Degree Bends	*	4.11	7.33	11.26	16.17	28.69
45 Degree Bends	*	*	*	6.10	8.75	15.53
22–1/2 Degree Bends	*	*	*	*	4.46	7.92
11–1/4 Degree Bends	*	*	*	*	*	*
*SEE NOTE 2	System Pressure: 125 psi Safety Factor: 1.5 Soil Bearing Capacity: 2,000 psf					

NOTES:
1. ALL THRUST BLOCKS SHALL BE PRE–CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. 2'X2'X2' MINIMUM THRUST BLOCK REQUIRED, ANY BEARING AREA OVER 4SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
3. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
5. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
6. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
7. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
8. USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS OR VICE VERSA.

CITY OF DOVER D–15
THRUST BLOCK DETAIL

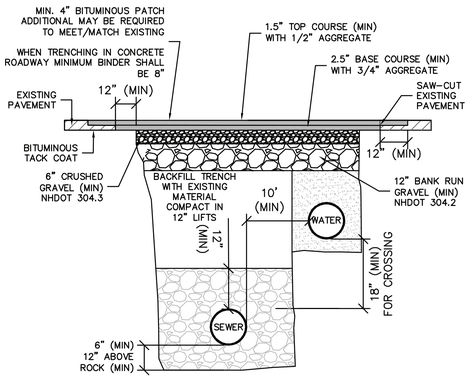
NOT TO SCALE



NOTES:
1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP, INCLUDING TEE AND OTHER CONNECTIONS.
2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE (BLUE OR BLACK) CTS SDR 9 PLASTIC POLYETHYLENE RATED FOR 250 psi.
4. CAM–LOCK REQUIRED FOR CTS OR IPS, MJ ADAPTER REQUIRED FOR HDPE
5. 3/4"– COPPER, CTS
   1"– COPPER, CTS
   2"– CTS, HDPE, IPS

CITY OF DOVER D–13
WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



NOTES:
1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
2. ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES
3. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.

CITY OF DOVER
TYPICAL TRENCH DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1–30–25
SCALE: N/A
DRAWN BY: JRG
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO: 24097
FILE: SITE

STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE –

DETAIL SHEET

3 UNIT TDR DEVELOPMENT
35 BOSTON HARBOR ROAD
DOVER, NH 03820
TAX MAP 7, LOT 14

TRUE NORTH
DEVELOPMENT, LLC
99 COLUMBUS AVE
DOVER, NH 03820

PERMIT SNAPSHOT REPORT COND-2025-0002
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	01/30/2025
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:	For project impacts within the Dover Conservation District.				

Parcel:	07014-000000 Main	**Address:**	35 Boston Harbor Rd Main Dover, NH	**Zone:**	R-20(Residential - Low Density)

Plan Preparer
Stephen Haight
Business: (603) 749-0443

Owner
Zachery Leavitt
Mobile: (603) 501-9107

Applicant
Civilworks New England
Steve Haight
181 Watson Road PO Box 1166
Dover, NH 03820
Business: (603) 749-0443
Mobile: (603) 817-6651

Permit Custom Fields

Select Permit Type	Conservation District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	R-20	Work	To allow proposed sewer lines for 2 (TDR approved) single-family homes to be connected to the existing public sewer system located within the Dover Conservation District, and to mitigate pre-existing drainage issues with additional grading along the abutting parcels.	permitstatefed	NHDES Shoreland Permit NHDES Wetland Permit

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Steve_Haight_1/30/2025.jpg	01/30/2025 16:14	Haight, Steve		Uploaded via CSS
Permit Snapshot Report.pdf	01/30/2025 16:14	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011039	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-00011039	$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	In Review	01/31/2025	02/07/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	01/31/2025	02/28/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		01/31/2025 12:39	
Confirm application complete v.1	Generic Action		01/31/2025 12:39
Conditional Use Review v.1	Receive Submittal	01/31/2025 0:00	
Planning Board v.1			
Planning Board Agenda v.1	Task		

Invoice for Notices v.1	Task
Send Notices v.1	Task
Planner Creates Staff Recommendations v.1	Permit Activity
Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Permit Activity
NOD Sent to Applicant v.1	Create Report
Issue Permit v.1	
Verify Fees Prior to Permit v.1	Generic Action
Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: True North Development, LLC Telephone # 603-501-9107

Address of Applicant: 99 Columbus Avenue Dover, NH 03820

E-Mail Address: leavittzachery@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 7 Lot(s) # 14

Address of Property: 35 Boston Harbor Road

Zoning District(s) R-20 Overlay District(s) Dover Conservation District

Existing Use of Property: Single Family Residential

CONDITIONAL USE PERMIT INFORMATION

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

☒ Conservation District	☐ RCM Use Overlay District	☐ Gateway District
☐ Groundwater Protection	☐ Off-Street Parking and Loading	☐ Alternative Treatment Center
☐ Wetland Protection District	☐ Central Business District	☐ Heritage Residential District

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

To allow installation of proposed sewer lines associated with the construction of two (2) single family homes, to be connected to the existing public sewer system. Additionally, there will be drainage improvements made to address pre-existing draiange issues affecting the abutting parcels. The proposed work will collectively impact 2756 s.f. within the Dover Conservation District.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NH DES Shoreland Permit, NH DES Wetland Permit

Name of Professional That Prepared Plans: Stephen J. Haight, PE - Civilworks New England

Address PO Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: NH PE #7978 E-mail address: shaight@civilworksne.com

SIGNATURES

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

Signature of Property Owner: _____ Date: 1/30/25

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 1/30/25

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
7	14	True North Development, LLC	99 Columbus Avenue Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, PE	Civilworks New England	PO Box 1166 Dover, NH 03821
Kevin McEneaney, LLS	McEneaney Survey Associates	PO Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☒ CONDITIONAL USE PERMIT Application fee $200.00 x # 1 per Application = $ 200.00
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE = $ 200.00

AND

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - Certified letters fee # _____ of x $10.00= $_____
- ☐ Certified letters fee: # of abutters _____ X $10.00= $_____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

C. Foster's newspaper public notice fee $120.00 x # _____ applications = $_____

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

True North Development, LLC
99 Columbus Avenue
Dover, New Hampshire 03820

January 30, 2025

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Planning Board

Re: LETTER OF APPLICANT/OWNER AUTHORIZATION
Conditional Use Permit Application & Approval
35 Boston Harbor Road – Tax Map 7, Lot 14

I, Zachery Leavitt, authorize Civilworks New England and McEneaney Survey Associates to represent all applications made on behalf of me as Member of True North Development, LLC (OWNER/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,

Zachery Leavitt, Member
True North Development, LLC

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Summit Land Development, LLC Telephone # 603-749-2800

Address of Applicant: 340 Central Ave., Suite 202, Dover, NH 03820

E-Mail Address: chad@summitlanddev.com

Name of Property Owner (if different from applicant): 16 Industrial Park, LLC Telephone # 603-749-2800

Address of Property Owner: 340 Central Ave., Suite 202, Dover, NH 03820

PROPERTY INFORMATION

Assessor's Map # G Lot(s) # 4-1

Address of Property: 16 Industrial Park Road

Zoning District(s) CM Overlay District(s) Wetland Protection District

Existing Use of Property: Vacant

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District	☐ RCM Use Overlay District	☐ Gateway District
☐ Groundwater Protection	☐ Off-Street Parking and Loading	☐ Alternative Treatment Center
☒ Wetland Protection District	☐ Central Business District	☐ Heritage Residential District

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

Grading and Stormwater Management is proposed within 50' of the wetland boundary. The wetland buffer impact totals 6830 sf., with 564 s.f for the installation of the City of Dover drainage, and 6266 sf for the construction of a Stormwater Sediment Basin, Wet Extended Detention Pond, Outlet Culvert and installation of Rip Rap for Stormwater Outlet Protection. All impervious areas are located upland of the wetland buffer and the disturbed areas within the buffer are for stormwater construction. There are no proposed wetland impacts.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: EPA, Notice of Intent General Construction Permit

Name of Professional That Prepared Plans: Civilworks NE, Stephen J. Haight, PE

Address 181 Watson Rd., P.O. Box 1166 Telephone #: 603-749-0443

Professional License #: NH PE #7978 E-mail address: shaight@civilworksne.com

SIGNATURES

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

Signature of Property Owner: _____ Date: 1-28-25

Signature of Applicant (if different from owner): _____ Date: 1-28-25

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 1-28-25

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
G	4-1	16 Industrial Park, LLC	340 Central Avenue, Suite 202
			Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
	Summit Land Development	340 Central Avenue, Suite 202
		Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, PE	Civilworks New England	P.O. Box 1166 Dover, NH 03821
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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☒ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☒ CONDITIONAL USE PERMIT Application fee $200.00 x # 1 per Application = $ 200.00
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE = $ 200.00

AND

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - Certified letters fee # _____ of x $10.00= $_____
- ☐ Certified letters fee: # of abutters _____ X $10.00= $_____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

C. Foster's newspaper public notice fee $120.00 x # _____ applications = $_____

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

*** see Site Plan Review Application

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ ***

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

CONDITIONAL USE NARRATIVE
§170-27.1
WETLAND PROTECTION DISTRICT
CONDITIONAL USE APPROVAL REQUIREMENTS
for
Summit Land Development, LLC
Seasonal Automobile Storage and Maintenance Facility
Commercial Site Development
Tax Map G, Lot 4-1

F. Conditional use approval.

(1) Conditional use approval may be granted by the PLANNING BOARD (RSA 674:21II) after proper public notice and public hearing, for construction within the Wetland Protection District or buffer. Said construction may include but is not limited to a road or other accessway, utility right-of-way, communication lines, power lines and pipelines, structures, and parking lots provided that the proposed construction complies with the following standards:

(a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area. **The site design will not impact any wetlands. The site design incorporates unique site characteristics including existing slope, depth to estimated seasonal high water, and soil type to minimize wetland buffer impacts and maximize stormwater treatment for pollutant removal. The site layout is designed to limit the wetland buffer impacts for the stormwater management system and associated grading. Additionally, the area disturbed within the wetland buffer will be loamed and seeded with a conservation mix.**

(b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative. **There are 1,545 sf of wetlands on site. There are 6,830± sf of wetland buffer impacts, which have been limited to the construction of the wet extended detention pond, sediment forebay and the associated grading. The site design incorporates the unique site characteristics including existing slopes, depth to estimated seasonal high water, and soil type to minimize wetland buffer impacts and maximize stormwater treatment for pollutant removal. The site is designed to provide the ability to treat the project site stormwater run-off, while maintaining existing drainage ways from adjacent sites.**

(c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland, or which has less detrimental impact on a wetland. Design, construction, and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and include restoration of the site as nearly as possible to its original grade. **There are 6,830 sf of wetland buffer impacts. All impacts have been minimized to the greatest extent practicable, including the use of 3:1 & 2:1 slope to help minimize grading within the wetland buffer. Increasing the slopes from 3:1 to 2:1 in the area of the wet extended detention pond and sediment detention basins is not allowed per Env-Wq 1508.03(e) and Env-Wq 1508.12(e).**

(d) Mitigation: If the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review. **Mitigation is not required. There will be no impact on wetlands.**

(e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below. **There will be no impact on wetlands.**

G. Specific provisions.

(1) Wetland Buffers.

(a) Buffers Established. Buffers are hereby established around and encircling all wetlands other than those that were created as legally permitted sedimentation/detention basins or roadside drainage ditches. The minimum width of the wetland buffers shall be fifty (50) feet horizontal distance as measured outward from the perimeter edge of the wetland. Wherever a permit to fill a wetland has been issued by either the New Hampshire Department of Environmental Services (NHDES) or the U.S. Army Corps of Engineers (USACOE), the perimeter of the wetland shall be deemed to be the new edge between the fill as placed in accordance with the permit and the remaining wetland. If there is no remaining wetland, there is no buffer. All other wetland edges shall be determined in accordance with Section D (1) above. **There will be no disturbance within the wetlands. A 50-foot wetland buffer is shown on the site plan, a portion of which will be impacted by the project design, for a wet extended detention pond sediment forebay and associated site grading.**

(b) Natural Conditions to be Maintained within Buffers. Where wetland buffer disturbance is allowed pursuant to a state or federal permit, or a conditional use permit, restoration of the disturbed area is required. Restoration is defined as filling ruts or excavated areas with similar soils while maintaining original grade. Applications for a City of Dover BUILDING permit that includes a temporary disturbance of wetlands buffers, pursuant to Section G (1) (e) (iv) below, shall include a "Wetlands Buffer Encroachment and Restoration Plan." Said plan shall be submitted, reviewed, and approved by Building Inspector, in consultation with City staff, prior to the disturbance. Replanting to restore buffers shall be with native non-invasive species specified in the "Wetlands Buffer Encroachment and Restoration Plan". Implementation of the plan shall include the clear delineation of the boundaries of wetland buffers in the field using construction tape or other clear marking devise. Mowing to maintain an existing lawn or field within a wetland buffer area is allowed without a permit, as specified in Section G (1)(e), below, provided the roots of the vegetation are not disturbed and the ground is frozen or sufficiently dry to avoid making ruts. **The wetland buffer impact for this project will be primarily of a permanent nature as allowed by obtaining a Conditional Use Permit. Some areas being impacted by typical grading around the site will be restored as much as is practical as a maintained lawn area.**

(c) Certain Uses Prohibited in Buffers. The following uses and activities are prohibited within a wetland buffer: DOVER CODE P 170-107 (i) The establishment or expansion of salt storage, JUNKYARDs, resource recovery facilities, transfer stations, landfills, or solid or hazardous waste facilities; (ii) The BULK storage of chemicals, petroleum products, or toxic and hazardous materials; (iii) The dumping or disposal of snow and ice collected from roadways and parking LOTs; **Not applicable.**

(d) Uses Allowed Only with a Conditional Use Permit. The following uses and activities are allowed within a wetland buffer only if a conditional use permit is obtained in accordance with Section F above: (i) All uses not specifically prohibited in Section G (1) (c) above or specifically exempted in Section G (1) (e) below. (ii) The erection or construction of a BUILDING or STRUCTURE, excluding FENCEs that meet the requirements of 170-33, or the construction of parking LOTs or loading areas. (iii) Timber harvesting, except as conducted in accordance with the terms and provisions of RSA 227-J, Timber Harvesting. (iv) The removal of stumps and roots (grubbing), the recontouring or grading of the land, or the placement of impervious surfaces or creation of storm water detention ponds. (v) The installation of water, sewer, or buried electrical or telecommunications cables. (vi) The installation of water supply wells. **A Conditional Use Permit is being requested to allow for a stormwater management system, and associated grading within the wetland buffer for this project.**

(e) Uses Allowed Without a Conditional Use Permit. The following uses and activities are allowed within a wetland buffer with the noted conditions: (i) Activities within wetlands jurisdictional areas that are allowed without a State of New Hampshire Dredge and Fill Permit, in accordance with NHDES Rules Env-Wt 308.01(a) and 308.02 – repair of an existing legal STRUCTURE; or successor rules. (ii) The removal of vegetation in accordance with NHDES Rules Env-Wt 303.05(b), or successor rules, provided the roots of the vegetation are ZONING P 170-108 not disturbed, and the ground is frozen or sufficiently dry to avoid making ruts. (iii) The installation of monitoring or test wells or geotechnical borings completed in accordance with NHDES Rules Env-Wt 309.02(i) or successor rules. (iv) Temporary disturbance of the wetland buffer to facilitate construction activities completed under a valid City of Dover BUILDING permit, provided the temporary disturbance is restored in accordance with Section G (1) (b) above. **Not applicable.**

(2) No septic tank or leach field may be constructed or enlarged closer than seventy-five (75) feet to any Wetland Protection District. In new subdivisions approved subsequent to adoption of this section, there must be sufficient LOT size to place a house, a state-approved septic system, where applicable, and a state-approved well, where applicable, without locating them in a wetland. This provision can be waived if conditional use approval is obtained from the PLANNING BOARD. **Not applicable.**

(3) A state dredge and fill application shall be submitted for any proposed change to a wetland (RSA 482-A). **Not applicable.**

Summit Land Development, LLC
16 Industrial Park, LLC
340 Central Avenue, Suite 202
Dover, New Hampshire 03820

January 28, 2025

City of Dover
288 Central Avenue
Dover, NH 03820

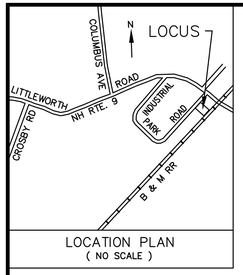
Attn: Planning Board

Re: LETTER OF APPLICANT/OWNER AUTHORIZATION
Site Plan Review Applications & Approvals
16 Industrial Park Road – Tax Map G, Lot 4-1

I, Chad Kageleiry, authorize Civilworks New England and McEneaney Survey Associates to represent all applications made on behalf of me as Member of both Summit Land Development, LLC (APPLICANT) and 16 Industrial Park, LLC (OWNER) 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, Member
Summit Land Development, LLC
& 16 Industrial Park, LLC



LOCATION PLAN
(NO SCALE)

CB
RIM = 112.78
INV. OUT = 110.93

TBM
BOLT IN UTILITY POLE #305/5
ELEV. = 114.12

INDUSTRIAL PARK ROAD
{PUBLIC; 50'WIDE R.O.W.}

PROPOSED CONSTRUCTION ENTRANCE

PCBA
RIM=111.8
INV.OUT=109.0

PROPOSED 10 LF
18" HDPE ADS N-12
S=0.004
(PIPE A)

CONTECH CASCADE SEPARATOR
(TO BE DESIGNED BY CITY OF DOVER)
RIM=115.1
INV.IN=108.95
INV.OUT=108.95

PCB1
RIM=113.3
INV.OUT=110.3

PROPOSED 110 LF
12" HDPE ADS N-12
S=0.005

PROPOSED EROSION
CONTROL BARRIER

PROPOSED CITY OF DOVER
DRAINAGE EASEMENT LINE

MONITORING
WELL

PROPOSED 280 LF
18" HDPE ADS N-12
S=0.004
(PIPE B)

PROPOSED BUILDING
27,040 S.F.
F.F.E. = 114.5

PCB2
RIM=113.0
INV.IN=109.8
INV.OUT=109.7

PROPOSED
RIP-RAP
1' DEEP WITH
D50=6"

PROPOSED148 LF
12" HDPE ADS N-12
S=0.005

ALL CUT/FILL SLOPES SHALL
HAVE NORTH AMERICAN
GREEN SC150 BN
(TYP)

PROPOSED
CITY OF DOVER
DRAINAGE EASEMENT

PROPOSED
CITY OF DOVER
DRAINAGE EASEMENT
LINE

PROPOSED 50 'WETLAND
BUFFER IMPACT
FOR CITY DRAINAGE
AREA A = 564 S.F.

FES-A
INV.OUT=107.6

PROPOSED
PLUNGE POOL "A"

INV.IN=110.0

FES
INV.OUT=109.8

PROPOSED 15" HDPE
ADS N-12
L=6'
S=0.014

PROPOSED
SEDIMENT
FOREBAY 1

PROPOSED EROSION
CONTROL BARRIER

PROPOSED
GRASS LINE
CONVEYANCE
SWALE

PCB3
RIM=112.3
INV.IN=109.2
INV.OUT=109.0

FES
INV.OUT=109.0

PROPOSED
WET POND

PROPOSED
DOUBLE ROW OF
BARRIER WITHIN
WETLAND BUFFER

VENT 6"
CAST IRON

MONITORING
WELL

OS-1

PROPOSED 6 LF
12" HDPE ADS N-12
S=0.033

FES
INV.OUT=109.0

PROPOSED
SEDIMENT
FOREBAY 2

FES
INV.OUT=108.2

PROPOSED 18 LF
12" HDPE ADS N-12
S=0.011

PROPOSED 50 'WETLAND
BUFFER IMPACT
AREA B = 6,266 S.F.

NH STATE PLANE
NAD 83 - GPS OBS.

PROPOSED CITY OF DOVER DRAINAGE

1. PCBA, PIPE A, CONTECH CASCADE SEPARATOR, PIPE B, FES-A & PLUNGE POOL A WILL BE OWNED & MAINTAINED BY THE CITY OF DOVER.
2. THE CITY WILL PROVIDE ALL MATERIAL (STRUCTURES , PIPES RIP-RAP STONE BED/SAND, BACKFILL & ALL OTHER MATERIALS) ASSOCIATED WITH THE INSTALLATION OF THE PUBLIC DRAINAGE.
3. THE SITE CONTRACTOR FOR THIS PROJECT WILL BE RESPONSIBLE FOR INSTALLING THE PROPOSED PUBLIC DRAINAGE.

– PROPOSED CITY OF DOVER DRAINAGE EASEMENT

PROPOSED IMPACT AREA

AREA A = 564 S.F.
AREA B = 6,266 S.F.
TOTAL = 6,830 S.F

TOTAL DISTURBANCE ON SITE = 78,963 S.F.

* ALTERATION OF TERRAIN PERMIT: NOT REQUIRED
* EPA CONSTRUCTION GENERAL PERMIT: REQUIRED

Total Pollutant Removal Provided

Pollutant Removal Provided				
Pollutant	Annual Load (lbs/yr)	Removal Required (lbs/yr)	Removal Provided (lbs/yr)	% Removed
TSS	203.58	162.86	162.82	80%
TN	22.65	11.32	12.46	55%
TP	1.64	0.82	1.11	68%

Conclusion: The proposed mitigation measures implemented on site meet the minimum treatment rates for TSS, TN, and TP required by the City's regulations.

NOTE:
1. COPIES OF ANY AND ALL TEST PIT LOGS FOR BUILDING OR PAVEMENT DEIGN, OR ANY OTHER REASON, SHALL BE PROVIDED TO COMMUNITY SERVICES.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: 1-29-25
SCALE: 1"=30'
DRAWN BY: SRD
DESIGN BY: JRG
APPROVED BY:SJH
PROJECT NO: 23062
FILE: SITE.DWG

GRADING, DRAINAGE & EROSION CONTROL PLAN

16 INDUSTRIAL PARK, LLC
340 CENTRAL AVENUE
SUITE 202
DOVER, NH 03820

SEASONAL AUTOMOTIVE
STORAGE/MAINTENANCE
16 INDUSTRIAL PARK ROAD
DOVER, NH 03820

7

PERMIT SNAPSHOT REPORT COND-2025-0001
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	01/29/2025
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	Fees Paid	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: To allow wetland buffer impact of 6830 sf. No wetlands will be impacted.

Parcel:	**Address:**	**Zone:**
G0004-001000 Main	Industrial Park Rd Main Dover, NH	CM(Non-Residential - Commercial Manuf

Owner
Chad Kageleiry
Business: (603) 749-2800

Plan Preparer
Stephen Haight
Business: (603) 749-0443

Applicant
Chad Kageleiry
Business: (603) 749-2800

Applicant
Civilworks New England
Steve Haight
181 Watson Road PO Box 1166
Dover, NH 03820
Business: (603) 749-0443
Mobile: (603) 817-6651

Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	New Construction	Project Zone	Non-Residential
What is the parcel zoned?	CM	New Change in Impervious/Paved Area (sq ft)	26944	Work	To construction grading and drainage associated with the site design within the wetland buffer setback. No buildings will be within the wetland buffer. No wetlands will be impacted.
permitstatefed	EPA Notice of Intent General Construction Permit				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Steve_Haight_1/29/2025.jpg	01/29/2025 14:42	Haight, Steve		Uploaded via CSS
Permit Snapshot Report.pdf	01/29/2025 14:42	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011007	Planning General Application Fee	$200.00	$200.00
	Planning Impervious Paved Area Fee	$1,886.08	$1,886.08
	Total for Invoice INV-00011007	$2,086.08	$2,086.08
	Grand Total for Permit	**$2,086.08**	**$2,086.08**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Conditional Use Review v.1	Receive Submittal		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		

Planning Board Decision v.1	Permit Activity
NOD Sent to Applicant v.1	Create Report
Issue Permit v.1	
Verify Fees Prior to Permit v.1	Generic Action
Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task