CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, May 13, 2025**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - April 22, 2025 Regular Meeting Minutes
3. **OLD BUSINESS**
4. **NEW BUSINESS**

   A. Consideration for acceptance and a public hearing for an excavation permit by Owner: Stephen M. Brox Revocable Indenture of Trust (Applicant: Brox Industries, Inc.), Assessor's Map C, Lots 12-A, 13 & 14, zoned R-40, located on Glen Hill Road, Rochester Neck Road/Tolend Road. *(P25-01)

   B. Consideration for acceptance and a public hearing for an excavation permit by Branch Brook Holdings, LLC, Assessor's Map H, Lots 59, 60, 60A, 61 & 62, zoned IT, located on Mast Road. *(P25-02)

   C. Consideration and acceptance of a Lot Line Adjustment for Smith & Pospesil Land Surveying Company, LLC (Owners: Croisetiere Family Revocable Trust & Coldstream Properties, LLC) Assessor's Map I, Lots 129 & 132, zoned IT, located at 308 Durham Road Dover, NH and 314 Route 108 Madbury, NH. *(LOTA-2025-0004)

   D. Consideration and acceptance of Transfer of Development Rights for Berry Surveying and Engineering, (Owners: Richardson Estates of Dover, LLC and Mohamed & Lisa K. Hamcha), Assessor's Map 35, Lots 64 and 72, zoned R-12, located 141 Sixth Street and 5 Dowaliby Court. (Proposal is to purchase eight (8) units through TDR.) *(TRAN-2025-0003)

   E. Consideration and acceptance of a Conditional Use Permit for 210 Tolend Road, LLC, Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. (Proposal seeks to allow 25% impervious surface coverage within the Secondary Groundwater Protection District, where up to 20% is allowed.) *(COND-2025-0007)

   F. Consideration and acceptance of Open Space Subdivision for Tritech Engineering Corp, (Owner: 210 Tolend Road, LLC), Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. (Proposal is for an Open Space Subdivision that will create five lots, including one lot for the development of 29 cluster units, one lot with an existing single-family home, one buildable vacant lot, and two lots to be conserved as open space areas.) *(SUBD-2025-0001)

5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

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

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date:	**Tuesday, April 22, 2025**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Doug Glennon (Vice-Chair), Ken Mavrogeorge, Kyle Pimental, Jeff Sanborn, Tom Clark, Fergus Cullen (Councilor), Melina Gambino
Members Not Present (excused): George DeBoer
Staff Present: Donna Benton, Planning Director

Gina Cruikshank (Chair) called the meeting to order at 7:00p.m. and noted that George DeBoer is absent and notified staff he would not be present. She also noted all items except item A have been continued to a future meeting.

1. CITIZENS' FORUM

Citizens Forum Open
No one spoke
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- April 8, 2025 Regular Meeting Minutes

Motion: T. Clark moved to approve the regular meeting minutes of April 8, 2025. Seconded by: K. Mavrogeorge. Vote: U/A

3. OLD BUSINESS

4. NEW BUSINESS

A. Consideration and acceptance of a Waiver Request for Thomas Blandford, Assessor's Map A, Lot 32-4, zoned R-40, located at 240 Blackwater Road. (Proposal is to remove a note from original subdivision plans regarding mandatory sprinklers.) *(WAIV-2025-0004)

D. Benton explained that the application is seeking a waiver to grant relief from a plan note on the applicable subdivision plans for the subject property. The subdivision plans were originally approved by the Dover Planning Board in 1988 (P88-53).

Plan Note #9 states, "Houses on Lots 3, 4, and 5 are to have sprinklers." The applicant is seeking relief from this note to remove the sprinkler system within the existing single-family dwelling.

The sprinklers are no longer required per the existing fire code.

Thomas Blandford, property owner and applicant, represented the application and explained the request. Renovations are planned for the home. The sprinklers are currently in part of the building.

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

Public hearing opened.
No one spoke
Public hearing closed.

DRAFT

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

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

Following review with the Building Official and Fire Chief, staff notes:

- The construction of the North End Fire Station has resolved the initial concern for emergency response to the north side of the City of Dover.
- The specific site does not pose any unusual site access conditions or challenges.
- There is current law that prohibits the requirement of a sprinkler system in one- and two-family dwellings.

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

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to grant the waiver.

Motion: T. Clark moved to grant the waiver request as it meets criteria for relief. Seconded by: M. Gambino. Vote: U/A

B. Consideration and acceptance of a Minor Subdivision for 5 Sherman Street, LLC, Assessor's Map 12, Lot 138, zoned HR, located at 46 Rutland Street. (Proposal is to subdivide lot into two (2) new lots, for a total of three (3) lots. *(SUBM-2025-0003) *This item to be continued to June 10, 2025 Planning Board Meeting*

The Vice-Chair announced that the applicant requested that Item B be continued to the June 10, 2025 Planning Board Meeting.

Motion: T. Clark moved to continue this item to the June 10, 2025 Regular Planning Board meeting. Seconded by: J. Sanborn Vote: U/A

C. Consideration and acceptance of Transfer of Development Rights for Berry Surveying and Engineering, (Owners: Richardson Estates of Dover, LLC and Mohamed & Lisa K. Hamcha), Assessor's Map 35, Lots 64 and 72, zoned R-12, located 141 Sixth Street & 5 Dowaliby Court. (Proposal is to purchase eight (8) units through TDR.) *(TRAN-2025-0003)

The Vice-Chair announced that the applicant requested that Item C be continued to the May 13, 2025 Planning Board Meeting.

Motion: M. Gambino moved to continue this item to May 13, 2025 Regular Planning Board meeting. Seconded by: T. Clark. Vote: U/A

DRAFT

D. Consideration and acceptance of Transfer of Development Rights for 25 Dover Point, LLC, Assessor's Map K, Lot 35, zoned R-12, located at 25 Dover Point Road. (Proposal is to purchase eighteen (18) units through TDR.) *(TRAN-2025-0001)

E. Consideration and acceptance of Transfer of Development Rights for 25 Dover Point, LLC, Assessor's Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to purchase four (4) units through TDR.) *(TRAN-2025-0002)

The Vice-Chair announced that the applicant requested that Items D and E be continued to the May 27, 2025 Planning Board Meeting.

Motion: T. Clark moved to continue these items to May 27, 2025 Regular Planning Board meeting. Seconded by: M. Gambino. Vote: U/A

F. Consideration and acceptance of a Transfer of Development Rights for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is to purchase three (3) units through TDR for a total of five (5) units.) *(TRAN-2024-0014)

G. Consideration and acceptance of a Minor Subdivision for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is to subdivide one (1) lot into three (3) lots through TDR.) *(SUBM-2024-0005)

F. Cullen recused himself from items F and G.
Staff explained that there was an appeal to the Housing Appeals Board. The Housing Appeals Board rendered a decision and the City has filed seeking clarification. Part of the order was to have the Planning Board reconvene within 30 days so we wanted to take this opportunity to update the Board on this matter and ask that this be continued to May 27th Regular Planning Board meeting in hopes of getting more information on HAB's expectations. The order was emailed out to the Planning Board.

Motion: T. Clark moved to continue these items to May 27, 2025 Regular Planning Board meeting. Seconded by: K. Mavrogeorge Vote: U/A.

5. STAFF COMMENT

- Director Benton provided the Board with a presentation on Planning Board Roles and Responsibilities including
    - Basics/Roles
    - Rules of Procedure
    - Process
    - Decorum
    - Subdivision and Site Plan Amendment
    - Zoning Ordinance
    - Capital Improvements Program
        - Additional discussion regarding
            - Traffic studies/ impacts/ TRC process/ requests, changes
- Ron Cole remembrance
- OPD Training registration is still open
- TRC item since last meeting:

- TDR Site Plan, proposal to construct seven single-family homes and maintain an existing single-family home for a total of eight units. The project includes a TDR request to purchase six single-family units.

- One upcoming TRC item on April 24th:
  - Site Plan, proposal on Mechanic Street to construct a five-story mixed-use structure with commercial space on the first floor.

6. MEMBER COMMENTS

- M. Gambino
  - Storage on Sixth St- progress is being made
- G. Cruikshank
  - Comments about Ron Cole

7. ADJOURNMENT

Motion: K. Mavrogeorge moved to adjourn at 7:37 p.m. Seconded by K. Pimental. Vote: U/A

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P25-01

Application Type:	Excavation Permit
Applicant(s):	Brox Industries, Inc.
Owner(s):	Stephen M. Brox Revocable Indenture of Trust
Location:	Glen Hill Rd., Rochester Neck/Tolend Rd. (Tax Map C, Lots 12-A, 13, 14)
Meeting Date:	May 13, 2025

INTENT: To obtain an Excavation Permit renewal for an existing excavation operation.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: Total = 90± ac.
Area of Excavation =
Lot 12-A: 1.66± ac.
Lot 13: 9.0± ac.
Lot 14: 39.0± ac.

ZONING DISTRICT: R-40

EXISTING LAND USE: Excavation

PROPOSED LAND USE: Continued Excavation

SURROUNDING LAND USE:
Excavation, vacant, City-owned

ZBA ACTION: Map C, Lot 12-A: #H89-9, granted appeal of administrative decision to consider an asphalt plant an accessory use to a gravel pit with the condition that all aggregate material is extracted on site.

ATTACHMENT:
Excavation Permit application, Excavation Plan, Reclamation Plan

APPLICATION IS COMPLETE:
Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED:
Excavation

WAIVERS REQUESTED: None

Summary of Request and Background
The subject property (3 lots in total) are located off of Glen Hill Road, Rochester Neck Road, and Tolend Road at both the Town of Barrington and City of Rochester municipal boundaries. The Applicant has submitted excavation and reclamation plans for each of its three lots in Dover, along with an application for an excavation permit. This constitutes a renewal of the permit approved May 9, 2023 (a biennial process).

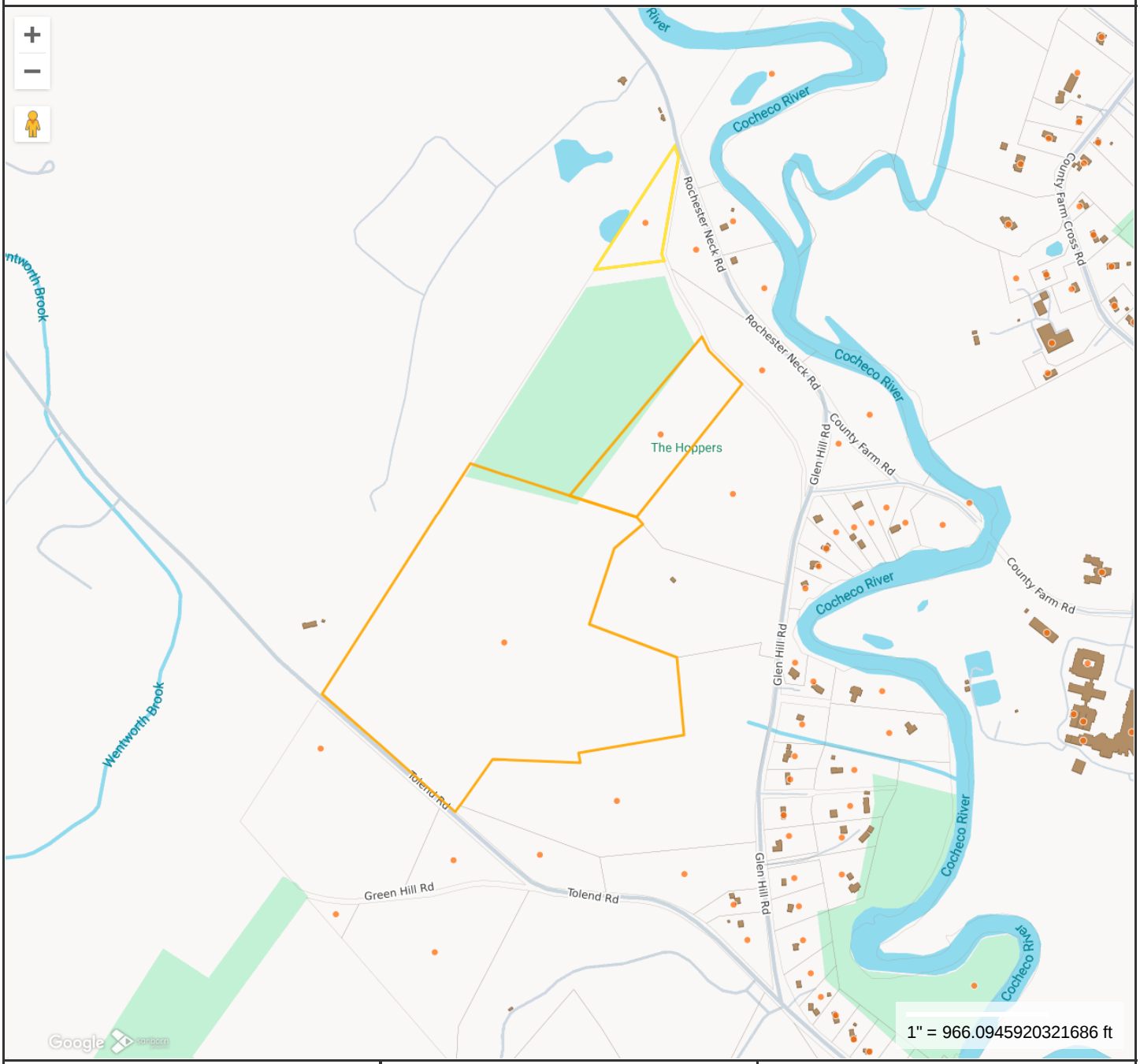
As in years past, regional impact was not found for this application.

Consistency with Land Use Regulations
Chapter 170-29 of the Zoning Ordinance of the City Code governs the excavation of earth in the City of Dover pursuant to the authority granted by NH RSA 155-E, and requires that earth excavations obtain a permit, which is valid for two years.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the Excavation Permit with the following subsequent conditions:

1. Confirmation from the City's Environmental Projects Manager that existing conditions are consistent with excavation plan.
2. Add a plan note stating: "The City will continue to review the SPCC and pit operation plans to ensure that they are consistent with most current ordinances and approved Source Water Protection Plans and work with the facility owners to revise if necessary."

P25-01_Glen Hill Road, Roches ter Neck Road, Tolend Road



Property Information

Location	GLEN HILL RD
Owner	BROX STEPHEN M REVOCABLE INDENTURE OF TR
Land Use	410C
Zoning Code	R-40
Property Id	C0012-A00000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

City of Dover, New Hampshire
EXCAVATION PERMIT APPLICATION

[Revision Date: March 9, 2021]

RECEIVED
Planning Office
MAR 21 2025
Dover, New Hampshire

Office Use Only	Account #:		Date Received:	
File #_____	Amount Paid:		Time Received:	

This application is approved or disapproved by the Planning Board. If approved it may be subject to conditions set forth by the Notice of Decision and is good for two years from the date specified, with one renewal.

APPLICATION TYPE *(check one)*: ☐ **NEW** ☒ **RENEWAL (due April 1st each year)**

APPLICANT AND OWNER INFORMATION

Name of Applicant: Brox Industries, Inc. Telephone # 978-805-9744

Address of Applicant: 1 Tech Drive, Suite 310, Andover, MA 01810

E-Mail Address: estevenson@broxindustries.com

Name of Property Owner (*if different from applicant*): Stephen M. Brox Telephone # 978-805-9744

Address of Property Owner: Same

PROPERTY INFORMATION

Address of Property Being Excavated: Glenn Hill Rd., Rochester Neck Rd., Tolend Rd.

Assessor's Map # C Lot(s) # 12A, 13, 14 Zoning District(s) R-40 Overlay District(s) _____

Size of Parcel: _____ sq. ft. 90 ac. Property Deed: Book _____ Page: _____

EXCAVATION INFORMATION

Depth of Excavation 50FT +/- Finished Elevation 130 FT

Highest Annual Average Groundwater Table Elevation: 120 FT Projected Duration of Excavation: N/A

RENEWAL CERTIFICATION - *If renewing your Permit, please sign below & provide an annual report.*

I/we hereby verify by signing this application that I/We continue to meet the Excavation Permit guidelines set forth in Section 170-28 of the Zoning Ordinance of the City of Dover and have not changed and/or expanded the site in any manner since the Excavation Permit was originally issued. I/we understand that I am/we are still subject to any and all conditions of approval set forth in the original Notice of Decision.

Signature(s) of Property Owner(s): _____ Date: 3/20/2025
Stephen M. Brox

Signature of Applicant (*if different from owner*): _____ Date: 3/20/2025
Erik Stevenson

==========

(For Office Use Only – *FOR RENEWALS ONLY*)

Approved/Denied (circle one) by _____ Date _____
Zoning Administrator

PROFESSIONAL INFORMATION

Name of Surveyor and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

Name of Engineer and Company (Licensed in N.H.) Michael Ricci, RESPEC Company LLC

Address 146 East Third St., Lexington, KY 40508 Telephone #: 859-259-0959

Professional License #: NH P.E. #16598 E-mail address: Michael.Ricci@respec.com

Name of Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 3/20/2025
Stephen M. Brox

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

Signature of Agent: _____ Date: 3/20/2025
Erik Stevenson

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: 3/20/2025
Stephen M. Brox

CITY OF DOVER SITE REVIEW
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
C	7-12-8-20	City of Dover	Municipal Bldg. Dover, N.H.

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Erik Stevenson	Brox Industries, Inc.	1 Tech Dr., Ste 310, Andover, MA 01810

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
~~Michael Ricci~~	RESPEC Company LLC	~~146 East Third St., Lexington,~~ KY 40508

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

P25-01 **GLEN HILL ROAD, ROCHESTER NECK ROAD, TOLEND ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0007-000000	ROCHESTER NECK RD	CITY OF DOVER		CENTRAL AVENUE	DOVER	NH	03820
C0008-000000	110 GLEN HILL RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0010-000000	ROCHESTER NECK RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1 TECH DRIVE SUITE 310	ANDOVER	MA	01810
C0011-000000	ROCHESTER NECK RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1 TECH DRIVE SUITE 310	ANDOVER	MA	01810
C0011-A00000	ROCHESTER NECK RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1 TECH DRIVE SUITE 310	ANDOVER	MA	01810
C0011-B00000	38 ROCHESTER NECK RD	SUNSET ROCK LLC		1 TECH DRIVE SUITE 310	ANDOVER	MA	01810
C0012-000000	140 GLEN HILL RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0015-000000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0016-000000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0017-000000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0019-000000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0020-000000	GLEN HILL RD	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820
C0012-A00000	GLEN HILL RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1 TECH DRIVE SUITE 310	ANDOVER	MA	01810
C0013-000000	ROCHESTER NECK RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1 TECH DRIVE SUITE 310	ANDOVER	MA	01810
C0014-000000	TOLEND RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1 TECH DRIVE SUITE 310	ANDOVER	MA	01810
		RESPEC COMPANY LLC	MICHAEL RICCI	146 THIRD STREET	LEXINGTOI	KY	40508

PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING DEPARTMENT:

1. 6 copies (one 22" x 34" and five 11" x 17") of excavation plan prepared in accordance with 170-30.3.A (one full-size plan sent to Conservation Commission)
2. 6 copies (one 22" x 34" and five 11" x 17") of reclamation plan prepared in accordance with 170-30.3.B (one full-size plan sent to Conservation Commission)
3. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
4. Surety Bond or other form of performance guarantee
5. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
6. A written statement from the Tax Collector that all current property and excavation taxes levied against all properties in the operation have been paid in full and that there are no unreleased tax liens encumbering said properties
7. Digital Version of the Plan in PDF/A format
8. **An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services**
9. Check made out to the City of Dover for fees calculated per schedule of fees.

CONTINUATION CERTIFICATE

The Fidelity and Deposit Company of Maryland (hereinafter called the Surety) hereby continues in force its Bond No. 30540722 in the sum of Forty Thousand Dollars and 00/100 ($40,000.00) Dollars, on behalf of Brox Industries, Inc. in favor of City of Dover, NH for License & Permit Bond subject to all the conditions and terms thereof through 31st Day of December, 2025 at location of risk.

This Continuation is executed upon the express condition that the Surety's liability shall not be cumulative and shall be limited at all times by the amount of the penalty stated in the bond.

IN WITNESS WHEREOF, the Surety has caused this instrument to be signed by its duly authorized Attorney-in-Fact and its corporate seal to be hereto affixed this 31st Day of October, 2024.

Fidelity and Deposit Company of Maryland
Surety

BY: _____
Michelle Anne McMahon, Attorney-in-Fact



Bond Number: 30540722

Obligee: City of Dover, NH

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Michelle Anne McMahon**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 10th day of October, A.D. 2023.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 10th day of October, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2025

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 31st day of October, 2024.







MJ Pethick

By: Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Telephone: +1 860-241-4449
Website: wtwco.com
E-mail: gentry.stewart@willistowerswatson.com

October 31, 2024

Brox Industries, Inc.
1471 Methuen Street
Dracut , MA 01826

RE: **Bond Number: 30540722**
Obligee: City of Dover, NH
Description: License & Permit Bond

Attached is the completed document per your request. This was issued based upon the information you provided to our office, and we urge you to check all of the information for accuracy (i.e. Power of Attorney, signatures, dates, amounts, description, etc.).

Please verify that the form attached is the form required and complete the execution with the proper signature(s) and seal, if applicable.

If a premium is charged, our invoice will follow under a separate cover. Please note the premium payment for this bond is due upon receipt.

Thank you for the opportunity to service your surety needs. Should you have any questions, please do not hesitate to contact any member of your Willis Towers Watson Surety Team.

Sincerely,

Gentry Stewart

Willis Towers Watson Northeast, Inc.
10 State House Square, Floor 11
Hartford, CT 06103

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

NOTICE OF INTENT TO EXCAVATE

RSA 72-B

FORM PA-38 139

YR [ ][ ] - TOWN [ ][ ][ ] - OP# [ ][ ] - [E]

For Tax Year April 1, 2025 to March 31, 2026

GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

PLEASE TYPE or PRINT *(If filling in form on-line; use TAB key to move through fields)*

1. Town/City of: DOVER
2. Tax Map/Block/Lot #: C-12A
3. Name of Road From Which Accessible: ROCHESTER NECK RD
4. Total Acreage of Lot: 4.75
5. Date of Permit per RSA 155-E:2: _____ *(Municipal Excavation Permit)*
   or
6. Date of Report, *if required*, per RSA 155-E:2, I (d): _____
7. Permit Number per RSA 485-A:17, *if any*: WPB 4588 *(Alteration of Terrain Permit)*
8. Incidental Construction/155-E Exception: *Check if Yes* ☐
9. Total Permitted Area (acres): 3
10. Excavation Area (acres) as of April 1: 2
11. Reclaimed Area (acres) as of April 1: 1
12. Remaining Cubic Yards of Earth to Excavate: 38,700
13. Type of Ownership *(Check only one)*:
    - ☑ Owner of land
    - ☐ Previous owner retaining deeded earth excavation rights
    - ☐ Owner of earth or earth excavation rights on public lands (Fed, State, Municipal, etc) or, removes earth from public lands or right of way
14. DESCRIPTION OF EARTH TO BE EXCAVATED **DURING TAX YEAR**

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	750
LOAM	
STONE PRODUCTS	
OTHER ( )	
TOTAL	750

15. **CHECK ONLY THE BOX THAT DESCRIBES THIS INTENT**
    - ☑ ORIGINAL WITH $100.00 FEE (check payable to to State of New Hampshire)
    - ☐ ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
    - ☐ SUPPLEMENTAL WITH $100.00 FEE (exceeding original estimate of 1,000 cubic yards or less)
    - ☐ SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)
16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

A. [signature] 1/15/25
SIGNATURE (in Ink) OF OWNER(S) OR CORPORATE OFFICER(S) — DATE SIGNED

STEPHEN M. BROX REVOCABLE INDENTURE OF TRUST
PRINT OWNER(S) OR CORPORATE OFFICER(S) NAME CLEARLY

B. _____
SIGNATURE (in Ink) OF OWNER(S) OR CORPORATE OFFICER(S) — DATE SIGNED

PRINT OWNER(S) OR CORPORATE OFFICER(S) NAME CLEARLY

1 TECH DRIVE
MAILING ADDRESS

ANDOVER — CITY OR TOWN
MA — STATE
1,810 — ZIPCODE

E-MAIL ADDRESS: bstevenson@broxindustries.com

TELEPHONE: (978) 805-9749 *(Type numbers only; no symbols)*
CELL PHONE: (978) 815-2973 *(Type numbers only; no symbols)*

DATE INTENT SENT TO TOWN: Jan 16, 2024

E-MAIL REPORT & CERTIFICATE? ☑ *(Check if YES. If No, they will be mailed to the address above)*

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required $ _____

Security Posted (Bond, Certified Check, etc.) $ _____

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:
1. All owners of record have signed the Intent;
2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
3. The form is complete and;
4. Any bond required under RSA 72-B:5 has been received.

SIGNATURE (IN INK)

SIGNATURE (IN INK)

SIGNATURE (IN INK)

SIGNATURE (IN INK)

SIGNATURE (IN INK)

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS
SIGNED COPY TO - DEPT. OF REVENUE, PROPERTY APPRAISAL DIVISION

Rev 1/13
PA-38

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

NOTICE OF INTENT TO EXCAVATE

RSA 72-B

FORM PA-38 139

YR [ ][ ] - TOWN [ ][ ][ ] - OP# [ ][ ] - [E]

For Tax Year April 1, 2025 to March 31, 2026

GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

PLEASE TYPE or PRINT *(If filling in form on-line; use TAB key to move through fields)*

1. Town/City of: DOVER
2. Tax Map/Block/Lot #: C-13
3. Name of Road From Which Accessible: ROCHESTER NECK RD
4. Total Acreage of Lot: 10.8
5. Date of Permit per RSA 155-E:2: _____ *(Municipal Excavation Permit)*
   or
6. Date of Report, *if required*, per RSA 155-E:2, I (d): _____
7. Permit Number per RSA 485-A:17, *if any*: WPB 4588 *(Alteration of Terrain Permit)*
8. Incidental Construction/155-E Exception: *Check if Yes* ☐
9. Total Permitted Area (acres): 9.5
10. Excavation Area (acres) as of April 1: 8.5
11. Reclaimed Area (acres) as of April 1: 1
12. Remaining Cubic Yards of Earth to Excavate: 33,800
13. Type of Ownership *(Check only one)*:
    - ☑ Owner of land
    - ☐ Previous owner retaining deeded earth excavation rights
    - ☐ Owner of earth or earth excavation rights on public lands (Fed, State, Municipal, etc) or, removes earth from public lands or right of way
14. DESCRIPTION OF EARTH TO BE EXCAVATED **DURING TAX YEAR**

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	850
LOAM	
STONE PRODUCTS	
OTHER ( )	
TOTAL	850

15. **CHECK ONLY THE BOX THAT DESCRIBES THIS INTENT**
    - ☑ ORIGINAL WITH $100.00 FEE (check payable to to State of New Hampshire)
    - ☐ ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
    - ☐ SUPPLEMENTAL WITH $100.00 FEE (exceeding original estimate of 1,000 cubic yards or less)
    - ☐ SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)
16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

A. [signature] 1/15/25
SIGNATURE (in Ink) OF OWNER(S) OR CORPORATE OFFICER(S) — DATE SIGNED

STEPHEN M. BROX REVOCABLE INDENTURE OF TRUST
PRINT OWNER(S) OR CORPORATE OFFICER(S) NAME CLEARLY

B. _____
SIGNATURE (in Ink) OF OWNER(S) OR CORPORATE OFFICER(S) — DATE SIGNED

PRINT OWNER(S) OR CORPORATE OFFICER(S) NAME CLEARLY

1 Tech Drive
MAILING ADDRESS

ANDOVER — CITY OR TOWN
MA — STATE
1,810 — ZIPCODE

E-MAIL ADDRESS: bstevenson@broxindustries.com

TELEPHONE: (978) 805-9749 *(Type numbers only; no symbols)*
CELL PHONE: (978) 815-2973 *(Type numbers only; no symbols)*

DATE INTENT SENT TO TOWN: Jan 16, 2024

E-MAIL REPORT & CERTIFICATE? ☑ *(Check if YES. If No, they will be mailed to the address above)*

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required $ _____

Security Posted (Bond, Certified Check, etc.) $ _____

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:
1. All owners of record have signed the Intent;
2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
3. The form is complete and;
4. Any bond required under RSA 72-B:5 has been received.

SIGNATURE (IN INK)

SIGNATURE (IN INK)

SIGNATURE (IN INK)

SIGNATURE (IN INK)

SIGNATURE (IN INK)

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS
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Rev 1/13
PA-38

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

NOTICE OF INTENT TO EXCAVATE

RSA 72-B

FORM PA-38 139

YR [ ][ ] - TOWN [ ][ ][ ] - OP# [ ][ ] - [E]

For Tax Year April 1, 2025 to March 31, 2026

GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

PLEASE TYPE or PRINT *(If filling in form on-line; use TAB key to move through fields)*

1. Town/City of: DOVER
2. Tax Map/Block/Lot #: C-14
3. Name of Road From Which Accessible: ROCHESTER NECK RD
4. Total Acreage of Lot: 83
5. Date of Permit per RSA 155-E:2: _____ *(Municipal Excavation Permit)*
   or
6. Date of Report, *if required*, per RSA 155-E:2, I (d): _____
7. Permit Number per RSA 485-A:17, *if any*: WPB 4588 *(Alteration of Terrain Permit)*
8. Incidental Construction/155-E Exception: *Check if Yes* ☐
9. Total Permitted Area (acres): 16
10. Excavation Area (acres) as of April 1: 16
11. Reclaimed Area (acres) as of April 1: 0
12. Remaining Cubic Yards of Earth to Excavate: 273,865
13. Type of Ownership *(Check only one)*:
    - ☑ Owner of land
    - ☐ Previous owner retaining deeded earth excavation rights
    - ☐ Owner of earth or earth excavation rights on public lands (Fed, State, Municipal, etc) or, removes earth from public lands or right of way
14. DESCRIPTION OF EARTH TO BE EXCAVATED **DURING TAX YEAR**

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	12000
SAND	
LOAM	
STONE PRODUCTS	
OTHER (OVERBURDEN)	
TOTAL	12,000

15. **CHECK ONLY THE BOX THAT DESCRIBES THIS INTENT**
    - ☑ ORIGINAL WITH $100.00 FEE (check payable to to State of New Hampshire)
    - ☐ ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
    - ☐ SUPPLEMENTAL WITH $100.00 FEE (exceeding original estimate of 1,000 cubic yards or less)
    - ☐ SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)
16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

A. _____ 1/15/25
SIGNATURE (in Ink) OF OWNER(S) OR CORPORATE OFFICER(S) — DATE SIGNED

STEPHEN M. BROX REVOCABLE INDENTURE OF TRUST
PRINT OWNER(S) OR CORPORATE OFFICER(S) NAME CLEARLY

B. _____
SIGNATURE (in Ink) OF OWNER(S) OR CORPORATE OFFICER(S) — DATE SIGNED

PRINT OWNER(S) OR CORPORATE OFFICER(S) NAME CLEARLY

1 TECH DRIVE
MAILING ADDRESS

ANDOVER — CITY OR TOWN; MA — STATE; 1,810 — ZIPCODE

E-MAIL ADDRESS: bstevenson@broxindustries.com

TELEPHONE: (978) 805-9749 *(Type numbers only; no symbols)* CELL PHONE: (978) 815-2973 *(Type numbers only; no symbols)*

DATE INTENT SENT TO TOWN: Jan 16, 2024

E-MAIL REPORT & CERTIFICATE? ☑ *(Check if YES. If No, they will be mailed to the address above)*

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required $ _____

Security Posted (Bond, Certified Check, etc.) $ _____

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

1. All owners of record have signed the Intent;
2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
3. The form is complete and;
4. Any bond required under RSA 72-B:5 has been received.

SIGNATURE (IN INK)

SIGNATURE (IN INK)

SIGNATURE (IN INK)

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Rev 1/13
PA-38

	191808	STATE OF NEW HAMPSHIRE			87974				
125	74	DOVER	01/03/25	INTENT TO EXCAVAT	300.00	0.00	0.00	0.00	0.00	300.00
	191808				300.00	0.00	0.00	0.00	0.00	300.00

01/09/25 87974 $300.00

Three hundred and xx / 100 Dollars

STATE OF NEW HAMPSHIRE

Non-Negotiable

BROX INDUSTRIES, INC.
1 Tech Drive Suite 310 • Andover, MA 01810
(978) 454-9105
www.broxindustries.com

April 2, 2025

Hand Delivered

Jean Glidden - Office Manager
Planning & Community Development
City of Dover
288 Central Avenue
Dover, NH 03820

RECEIVED
Planning Office
APR 02 2025
Dover, New Hampshire

Re: Brox Industries, Inc. - Excavation Permit Renewal

Dear Ms. Glidden:

As requested, please find enclosed the following documents which were missing from our excavation permit renewal application dated March 20, 2025.

1. **An annual report documenting compliance with Zoning Section 170-33, Groundwater Protection.**
   Enclosed please find a letter report from RESPEC Engineering dated April 1, 2025, which confirms compliance with Zoning Section 170-33 Groundwater Protection.

2. **A written statement from the Tax Collector that all current property and excavation taxes levied against all properties in the operation have been paid.**
   Enclosed please find three (3) summary record cards for parcels located on Map C Lot 12A, 13 & 14. These summary record cards detail payment of property tax. Also, please find enclosed four (4) computer "screen shots" for parcels located at Map C Lot 12A, 13 & 14 which provide accounts receivable information for said parcels as it relates to payment of excavation tax. All the information provided was sourced from Jerrica Vansylyvong -Bizier in the tax collector's office.

   Should you require any additional information, please do not hesitate to contact me at (978) 815-2994 or via e-mail at estevenson@broxindustries.com.

Sincerely,

Erik Stevenson
V. P. Real Estate

Enc.

Cc: M. Wright – RESPEC
J. Keyser – Brox
S. Rielly - Brox

April 1, 2025

Mr. Erik Stevenson
Brox Industries
1 Tech Drive, Suite 310
Andover, MA 01810

Dear Mr. Stevenson:

RE: Brox Excavation, Dover, NH

RESPEC reviewed the City of Dover Zoning Code 170-33 Groundwater Protection, specifically section F (2) (a) pertaining to "Sand and gravel extraction operations shall not excavate below an elevation four feet above the seasonal high-water table observed when the associated water supply well has not been operating for at least two weeks prior to the date of measurement." RESPEC performed groundwater elevation monitoring on March 28, 2025 at the site in Dover, New Hampshire. The results of the piezometer well gauging activities are presented herein.

During this monitoring period, RESPEC completed the following tasks in accordance with the requirements of the Groundwater Protection code:

- Measured static groundwater levels at piezometer wells on Map C, Lot 12-A and Map C, Lot13.
- Performed test pit evaluation to verify groundwater elevation in Map C, Lot 14.

STATIC GROUNDWATER LEVEL MEASUREMENTS

RESPEC collected static groundwater level measurements using a Solinst electronic water level meter from piezometers on Map C, Lot 12-A (Figure 1) and attempted to get measurement from Map C, Lot 13 (Figure 2). The downpipe for the piezometer located on Lot 13 had been damaged and was unable to be gauged. Elevation data for the wells is presented below in Table 1.

Table 1

Brox Industries - Dover

Location	Map C, Lot 12-A		Map C, Lot 13	
Reference Elevation	TOC		TOC	
	179.9		138.52	
Date	Depth	Elev.	Depth	Elev.
1/26/2018	67.3	112.6	-	NA

All Measurements in Decimal Feet
NA=Not Available
TOC=Top of Casing

67 WATER STREET, STE 109
LACONIA, NH 03246
603.527.0006

Figure 1

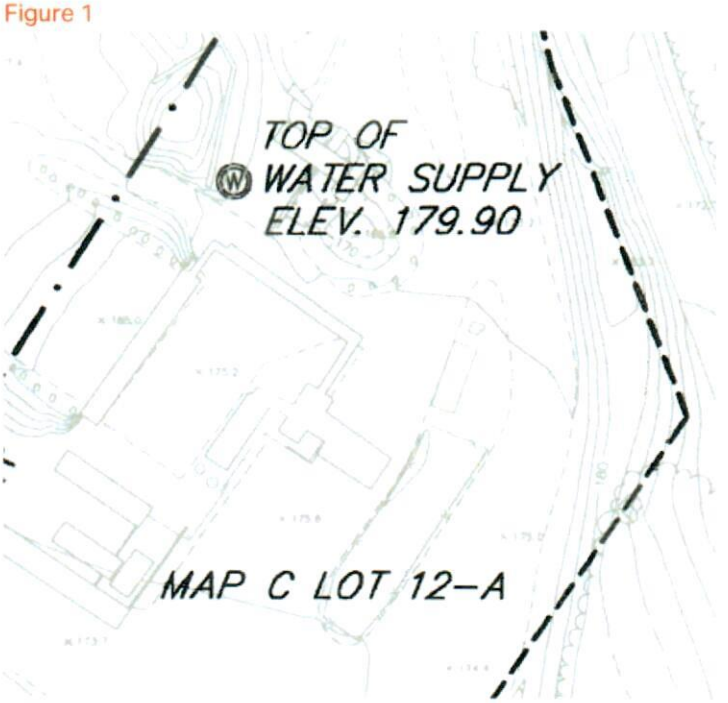
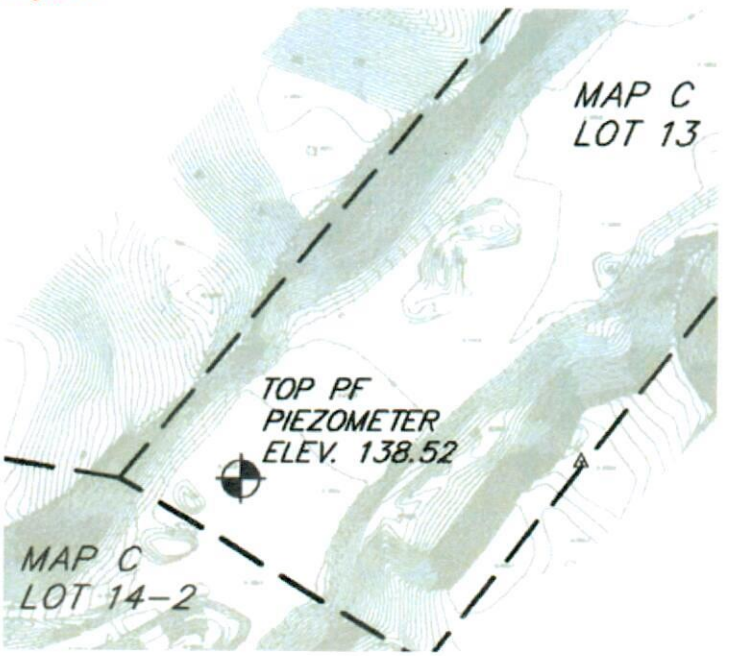


Figure 2



TEST PIT

Since no elevation for groundwater could be obtained from Map C, Lot 14, a test pit was excavated adjacent to the well located by the parcel line between Lots 13 and 14. The excavation elevation was noted at approximately 140 feet. The excavation depth was approximately 18 feet deep. No groundwater was encountered.

RESPEC

Alternatively, RESPEC walked the area of the current Brox Excavation on Lot 14 and noted the Hopper, a geologic depression, which is located between the Brox excavation and the City of Dover Excavation, located on Lot 7, has a bottom elevation of 130 feet. No groundwater was present in the Hopper.

CONCLUSIONS

The piezometer on Map C, Lot 12-A showed a groundwater elevation of 112.6 feet. The test pit confirmed that there was no groundwater present to elevation 122 feet between Map C lots 13 and 14. Confirming that no groundwater is present in the excavation within 4 feet below the existing excavations.

If you have questions, or you need additional information, please contact me by telephone (603.527.0006) or email (michael.wright@respec.com).

Sincerely,

Michael R. Wright
Managing Geologist

City of Dover

Tax Map # C0012 A00000

GLEN HILL RD
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	5760 5760	**Size Total**	4.76 Acres
FY	2025		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	2011	9999	C0012-A00000

Tax Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.
RE3	Industrial	Real Estate		564,800

A/R Inquiry

Bill Number 2025 RE1313 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$5,131.21							$5,131.21	$0.00
2 nd	$5,131.21								$5,131.21
	$10,262.42							**$5,131.21**	**$5,131.21**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$5,131.21**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/13/2024	1 st	Billed	$5,131.21	$5,131.21		Posted
12/13/2024	2 nd	Billed	$5,131.21	$10,262.42	$10,262.42	Posted
12/30/2024	1 st	Payment	($5,131.21)	$5,131.21		Posted

Bill Number 2024 RE1269 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$4,879.77							$4,879.77	$0.00
2 nd	$4,879.76							$4,879.76	$0.00
	$9,759.53							**$9,759.53**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/12/2023	1 st	Billed	$4,879.77	$4,879.77		Posted
12/12/2023	2 nd	Billed	$4,879.76	$9,759.53	$9,759.53	Posted
1/9/2024	1 st	Payment	($4,879.77)	$4,879.76		Posted
6/3/2024	2 nd	Payment	($4,879.76)	$0.00		Posted

Bill Number 2023 RE1253 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$4,114.82							$4,114.82	$0.00
2 nd	$4,114.81							$4,114.81	$0.00
	$8,229.63							**$8,229.63**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/16/2022	1 st	Billed	$4,114.82	$4,114.82		Posted
12/16/2022	2 nd	Billed	$4,114.81	$8,229.63	$8,229.63	Posted
1/9/2023	1 st	Payment	($4,114.82)	$4,114.81		Posted
5/22/2023	2 nd	Payment	($4,114.81)	$0.00		Posted

City of Dover

Tax Map # C0012 A00000

GLEN HILL RD
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	5760 5760	**Size Total**	4.76 Acres
FY	2025		

Bill Number 2022 RE1247 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$4,193.53							$4,193.53	$0.00
2 nd	$4,193.52							$4,193.52	$0.00
	$8,387.05							**$8,387.05**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/10/2021	1 st	Billed	$4,193.53	$4,193.53		Posted
12/10/2021	2 nd	Billed	$4,193.52	$8,387.05	$8,387.05	Posted
12/21/2021	1 st	Payment	($4,193.53)	$4,193.52		Posted
5/17/2022	2 nd	Payment	($4,193.52)	$0.00		Posted

Bill Number 2021 RE1285 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$4,271.72							$4,271.72	$0.00
2 nd	$4,271.71							$4,271.71	$0.00
	$8,543.43							**$8,543.43**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/7/2020	1 st	Billed	$4,271.72	$4,271.72		Posted
12/7/2020	2 nd	Billed	$4,271.71	$8,543.43	$8,543.43	Posted
1/8/2021	1 st	Payment	($4,271.72)	$4,271.71		Posted
5/25/2021	2 nd	Payment	($4,271.71)	$0.00		Posted

Bill Number 2020 RE1274 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,942.24							$3,942.24	$0.00
2 nd	$3,942.23							$3,942.23	$0.00
	$7,884.47							**$7,884.47**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2019	1 st	Billed	$3,942.24	$3,942.24		Posted
11/19/2019	2 nd	Billed	$3,942.23	$7,884.47	$7,884.47	Posted
12/23/2019	1 st	Payment	($3,942.24)	$3,942.23		Posted
5/26/2020	2 nd	Payment	($3,942.23)	$0.00		Posted

Bill Number 2019 RE1268 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$4,009.63							$4,009.63	$0.00
2 nd	$4,009.63							$4,009.63	$0.00
	$8,019.26							**$8,019.26**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/30/2018	1 st	Billed	$4,009.63	$4,009.63		Posted
11/30/2018	2 nd	Billed	$4,009.63	$8,019.26	$8,019.26	Posted
12/20/2018	1 st	Payment	($4,009.63)	$4,009.63		Posted

City of Dover

Tax Map # C0012 A00000

GLEN HILL RD
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	5760 5760	**Size Total**	4.76 Acres
FY	2025		

6/4/2019	2 nd	Interest	$1.32	$4,010.95	Posted
6/4/2019	2 nd	Payment	($4,009.63)	$1.32	Posted
6/24/2019		Interest	($1.32)	$0.00	Posted

Bill Number 2018 RE1230 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,642.50							$3,642.50	$0.00
2 nd	$3,642.49							$3,642.49	$0.00
	$7,284.99							**$7,284.99**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/20/2017	1 st	Billed	$3,642.50	$3,642.50		Posted
11/20/2017	2 nd	Billed	$3,642.49	$7,284.99	$7,284.99	Posted
12/4/2017	1 st	Payment	($3,642.50)	$3,642.49		Posted
5/29/2018	2 nd	Payment	($3,642.49)	$0.00		Posted

Bill Number 2017 RE161166 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,631.97							$3,631.97	$0.00
2 nd	$3,631.96							$3,631.96	$0.00
	$7,263.93							**$7,263.93**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/17/2016	1 st	Billed	$3,631.97	$3,631.97		Posted
11/17/2016	2 nd	Billed	$3,631.96	$7,263.93	$7,263.93	Posted
12/13/2016	1 st	Payment	($3,631.97)	$3,631.96		Posted
5/30/2017	2 nd	Payment	($3,631.96)	$0.00		Posted

Bill Number 2016 RE151148 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,676.17							$3,676.17	$0.00
2 nd	$3,676.17							$3,676.17	$0.00
	$7,352.34							**$7,352.34**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/23/2015	1 st	Billed	$3,676.17	$3,676.17		Posted
11/23/2015	2 nd	Billed	$3,676.17	$7,352.34	$7,352.34	Posted
12/14/2015	1 st	Payment	($3,676.17)	$3,676.17		Posted
5/23/2016	2 nd	Payment	($3,676.17)	$0.00		Posted

Bill Number 2015 RE141137 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,593.28							$3,593.28	$0.00
2 nd	$3,593.28							$3,593.28	$0.00
	$7,186.56							**$7,186.56**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag

City of Dover

Tax Map # C0012 A00000

GLEN HILL RD

BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006

BROX STEPHEN M TRUSTEE

1 TECH DRIVE SUITE 310

ANDOVER MA 01810

Class	410 Sand & Gravel			**Property Type**		4 Industrial
Tax Code	5760 5760			**Size Total**		4.76 Acres
FY	2025					
11/19/2014	1 st	Billed	$3,593.28	$3,593.28		Posted
11/19/2014	2 nd	Billed	$3,593.28	$7,186.56	$7,186.56	Posted
12/23/2014	1 st	Payment	($3,593.28)	$3,593.28		Posted
6/1/2015	2 nd	Payment	($3,593.28)	$0.00		Posted

Bill Number 2014 RE131125 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,648.79							$3,648.79	$0.00
2 nd	$3,648.78							$3,648.78	$0.00
	$7,297.57							**$7,297.57**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/15/2013	1 st	Billed	$3,648.79	$3,648.79		Posted
11/15/2013	2 nd	Billed	$3,648.78	$7,297.57	$7,297.57	Posted
12/16/2013	1 st	Payment	($3,648.79)	$3,648.78		Posted
5/28/2014	2 nd	Payment	($3,648.78)	$0.00		Posted

Bill Number 2013 RE121100 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,585.56							$3,585.56	$0.00
2 nd	$3,585.56							$3,585.56	$0.00
	$7,171.12							**$7,171.12**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/8/2012	1 st	Billed	$3,585.56	$3,585.56		Posted
11/8/2012	2 nd	Billed	$3,585.56	$7,171.12	$7,171.12	Posted
11/29/2012	1 st	Payment	($3,585.56)	$3,585.56		Posted
5/29/2013	2 nd	Payment	($3,585.56)	$0.00		Posted

Bill Number 2012 RE111093 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,529.36							$3,529.36	$0.00
2 nd	$3,529.36							$3,529.36	$0.00
	$7,058.72							**$7,058.72**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/4/2011	1 st	Billed	$3,529.36	$3,529.36		Posted
11/4/2011	2 nd	Billed	$3,529.36	$7,058.72	$7,058.72	Posted
12/2/2011	1 st	Payment	($3,529.36)	$3,529.36		Posted
5/21/2012	2 nd	Payment	($3,529.36)	$0.00		Posted

Bill Number 2011 RE3111613 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st									$0.00
2 nd	$3,336.88							$3,336.88	$0.00
	$3,336.88							**$3,336.88**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

City of Dover

Tax Map # C0012 A00000

GLEN HILL RD
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	5760 5760	**Size Total**	4.76 Acres
FY	2025		

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
4/29/2011	2 nd	Billed	$3,336.88	$3,336.88	$3,336.88	Posted
5/31/2011	2 nd	Payment	($3,336.88)	$0.00		Posted

Daily Interest Amount $0.00

Balance:	**$5,131.21**
3/28/2025 - Total Late Charges:	**$0.00**
Total Due:	**$5,131.21**

City of Dover

Tax Map # C0013 000000

ROCHESTER NECK RD
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	33004 33004	**Size Total**	10.79 Acres
FY	2025		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	2011	9999	C0013-000000

Tax Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.
RE3	Industrial	Real Estate		421,500

A/R Inquiry

Bill Number 2025 RE1314 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,829.33							$3,829.33	$0.00
2 nd	$3,829.33								$3,829.33
	$7,658.66							**$3,829.33**	**$3,829.33**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$3,829.33**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/13/2024	1 st	Billed	$3,829.33	$3,829.33		Posted
12/13/2024	2 nd	Billed	$3,829.33	$7,658.66	$7,658.66	Posted
12/30/2024	1 st	Payment	($3,829.33)	$3,829.33		Posted

Bill Number 2024 RE1270 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,409.01							$3,409.01	$0.00
2 nd	$3,409.01							$3,409.01	$0.00
	$6,818.02							**$6,818.02**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/12/2023	1 st	Billed	$3,409.01	$3,409.01		Posted
12/12/2023	2 nd	Billed	$3,409.01	$6,818.02	$6,818.02	Posted
1/9/2024	1 st	Payment	($3,409.01)	$3,409.01		Posted
6/3/2024	2 nd	Payment	($3,409.01)	$0.00		Posted

Bill Number 2023 RE1254 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,165.47							$3,165.47	$0.00
2 nd	$3,165.47							$3,165.47	$0.00
	$6,330.94							**$6,330.94**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/16/2022	1 st	Billed	$3,165.47	$3,165.47		Posted
12/16/2022	2 nd	Billed	$3,165.47	$6,330.94	$6,330.94	Posted
1/9/2023	1 st	Payment	($3,165.47)	$3,165.47		Posted
5/22/2023	2 nd	Payment	($3,165.47)	$0.00		Posted

City of Dover

Tax Map # C0013 000000

ROCHESTER NECK RD
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	33004 33004	**Size Total**	10.79 Acres
FY	2025		

Bill Number 2022 RE1248 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,462.24							$3,462.24	$0.00
2 nd	$3,462.23							$3,462.23	$0.00
	$6,924.47							**$6,924.47**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/10/2021	1 st	Billed	$3,462.24	$3,462.24		Posted
12/10/2021	2 nd	Billed	$3,462.23	$6,924.47	$6,924.47	Posted
12/21/2021	1 st	Payment	($3,462.24)	$3,462.23		Posted
5/17/2022	2 nd	Payment	($3,462.23)	$0.00		Posted

Bill Number 2021 RE1286 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,400.73							$3,400.73	$0.00
2 nd	$3,400.72							$3,400.72	$0.00
	$6,801.45							**$6,801.45**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/7/2020	1 st	Billed	$3,400.73	$3,400.73		Posted
12/7/2020	2 nd	Billed	$3,400.72	$6,801.45	$6,801.45	Posted
1/8/2021	1 st	Payment	($3,400.73)	$3,400.72		Posted
5/25/2021	2 nd	Payment	($3,400.72)	$0.00		Posted

Bill Number 2020 RE1275 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,874.18							$2,874.18	$0.00
2 nd	$2,874.18							$2,874.18	$0.00
	$5,748.36							**$5,748.36**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2019	1 st	Billed	$2,874.18	$2,874.18		Posted
11/19/2019	2 nd	Billed	$2,874.18	$5,748.36	$5,748.36	Posted
12/23/2019	1 st	Payment	($2,874.18)	$2,874.18		Posted
5/26/2020	2 nd	Payment	($2,874.18)	$0.00		Posted

Bill Number 2019 RE1269 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,843.37							$2,843.37	$0.00
2 nd	$2,843.37							$2,843.37	$0.00
	$5,686.74							**$5,686.74**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/30/2018	1 st	Billed	$2,843.37	$2,843.37		Posted
11/30/2018	2 nd	Billed	$2,843.37	$5,686.74	$5,686.74	Posted
12/20/2018	1 st	Payment	($2,843.37)	$2,843.37		Posted

City of Dover

Tax Map # C0013 000000

ROCHESTER NECK RD
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	33004 33004	**Size Total**	10.79 Acres
FY	2025		

6/4/2019	2 nd	Interest	$0.93	$2,844.30	Posted
6/4/2019	2 nd	Payment	($2,843.37)	$0.93	Posted
6/24/2019		Interest	($0.93)	$0.00	Posted

Bill Number 2018 RE1231 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,215.77							$2,215.77	$0.00
2 nd	$2,215.76							$2,215.76	$0.00
	$4,431.53							**$4,431.53**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/20/2017	1 st	Billed	$2,215.77	$2,215.77		Posted
11/20/2017	2 nd	Billed	$2,215.76	$4,431.53	$4,431.53	Posted
12/4/2017	1 st	Payment	($2,215.77)	$2,215.76		Posted
5/29/2018	2 nd	Payment	($2,215.76)	$0.00		Posted

Bill Number 2017 RE161167 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,141.32							$2,141.32	$0.00
2 nd	$2,141.32							$2,141.32	$0.00
	$4,282.64							**$4,282.64**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/17/2016	1 st	Billed	$2,141.32	$2,141.32		Posted
11/17/2016	2 nd	Billed	$2,141.32	$4,282.64	$4,282.64	Posted
12/13/2016	1 st	Payment	($2,141.32)	$2,141.32		Posted
5/30/2017	2 nd	Payment	($2,141.32)	$0.00		Posted

Bill Number 2016 RE151149 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,167.39							$2,167.39	$0.00
2 nd	$2,167.38							$2,167.38	$0.00
	$4,334.77							**$4,334.77**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/23/2015	1 st	Billed	$2,167.39	$2,167.39		Posted
11/23/2015	2 nd	Billed	$2,167.38	$4,334.77	$4,334.77	Posted
12/14/2015	1 st	Payment	($2,167.39)	$2,167.38		Posted
5/23/2016	2 nd	Payment	($2,167.38)	$0.00		Posted

Bill Number 2015 RE141138 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,118.52							$2,118.52	$0.00
2 nd	$2,118.51							$2,118.51	$0.00
	$4,237.03							**$4,237.03**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag

City of Dover

Tax Map # C0013 000000

ROCHESTER NECK RD

BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006

BROX STEPHEN M TRUSTEE

1 TECH DRIVE SUITE 310

ANDOVER MA 01810

Class	410 Sand & Gravel			**Property Type**		4 Industrial
Tax Code	33004 33004			**Size Total**		10.79 Acres
FY	2025					
11/19/2014	1 st	Billed	$2,118.52	$2,118.52		Posted
11/19/2014	2 nd	Billed	$2,118.51	$4,237.03	$4,237.03	Posted
12/23/2014	1 st	Payment	($2,118.52)	$2,118.51		Posted
6/1/2015	2 nd	Payment	($2,118.51)	$0.00		Posted

Bill Number 2014 RE131126 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,115.26							$2,115.26	$0.00
2 nd	$2,115.25							$2,115.25	$0.00
	$4,230.51							**$4,230.51**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/15/2013	1 st	Billed	$2,115.26	$2,115.26		Posted
11/15/2013	2 nd	Billed	$2,115.25	$4,230.51	$4,230.51	Posted
12/16/2013	1 st	Payment	($2,115.26)	$2,115.25		Posted
5/28/2014	2 nd	Payment	($2,115.25)	$0.00		Posted

Bill Number 2013 RE121101 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,078.61							$2,078.61	$0.00
2 nd	$2,078.60							$2,078.60	$0.00
	$4,157.21							**$4,157.21**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/8/2012	1 st	Billed	$2,078.61	$2,078.61		Posted
11/8/2012	2 nd	Billed	$2,078.60	$4,157.21	$4,157.21	Posted
11/29/2012	1 st	Payment	($2,078.61)	$2,078.60		Posted
5/29/2013	2 nd	Payment	($2,078.60)	$0.00		Posted

Bill Number 2012 RE111088 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,046.03							$2,046.03	$0.00
2 nd	$2,046.02							$2,046.02	$0.00
	$4,092.05							**$4,092.05**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/4/2011	1 st	Billed	$2,046.03	$2,046.03		Posted
11/4/2011	2 nd	Billed	$2,046.02	$4,092.05	$4,092.05	Posted
12/2/2011	1 st	Payment	($2,046.03)	$2,046.02		Posted
5/21/2012	2 nd	Payment	($2,046.02)	$0.00		Posted

Bill Number 2011 RE3111614 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st									$0.00
2 nd	$2,038.94							$2,038.94	$0.00
	$2,038.94							**$2,038.94**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

City of Dover

Tax Map # C0013 000000

ROCHESTER NECK RD
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	33004 33004	**Size Total**	10.79 Acres
FY	2025		

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
4/29/2011	2 nd	Billed	$2,038.94	$2,038.94	$2,038.94	Posted
5/31/2011	2 nd	Payment	($2,038.94)	$0.00		Posted

Daily Interest Amount $0.00

Balance:	**$3,829.33**
3/28/2025 - Total Late Charges:	**$0.00**
Total Due:	**$3,829.33**

City of Dover

Tax Map # C0014 000000

TOLEND RD
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	130 Res Developable Land	**Property Type**	1 Residential
Tax Code	5749 5749	**Size Total**	76.47 Acres
FY	2025		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	2011	9999	C0014-000000

Tax Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.
RE1	Residential	Real Estate		702,790

A/R Inquiry

Bill Number 2025 RE1315 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,384.85							$6,384.85	$0.00
2 nd	$6,384.84								$6,384.84
	$12,769.69							**$6,384.85**	**$6,384.84**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$6,384.84**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/13/2024	1 st	Billed	$6,384.85	$6,384.85		Posted
12/13/2024	2 nd	Billed	$6,384.84	$12,769.69	$12,769.69	Posted
12/30/2024	1 st	Payment	($6,384.85)	$6,384.84		Posted

Bill Number 2024 RE1271 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,569.87							$6,569.87	$0.00
2 nd	$6,569.87							$6,569.87	$0.00
	$13,139.74							**$13,139.74**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/12/2023	1 st	Billed	$6,569.87	$6,569.87		Posted
12/12/2023	2 nd	Billed	$6,569.87	$13,139.74	$13,139.74	Posted
1/9/2024	1 st	Payment	($6,569.87)	$6,569.87		Posted
6/3/2024	2 nd	Payment	($6,569.87)	$0.00		Posted

Bill Number 2023 RE1255 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,841.49							$2,841.49	$0.00
2 nd	$2,841.48							$2,841.48	$0.00
	$5,682.97							**$5,682.97**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/16/2022	1 st	Billed	$2,841.49	$2,841.49		Posted
12/16/2022	2 nd	Billed	$2,841.48	$5,682.97	$5,682.97	Posted
1/9/2023	1 st	Payment	($2,841.49)	$2,841.48		Posted
5/22/2023	2 nd	Payment	($2,841.48)	$0.00		Posted

City of Dover

Tax Map # C0014 000000

TOLEND RD

BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	130 Res Developable Land	**Property Type**	1 Residential
Tax Code	5749 5749	**Size Total**	76.47 Acres
FY	2025		

Bill Number 2022 RE1249 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,106.68							$3,106.68	$0.00
2 nd	$3,106.68							$3,106.68	$0.00
	$6,213.36							**$6,213.36**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/10/2021	1 st	Billed	$3,106.68	$3,106.68		Posted
12/10/2021	2 nd	Billed	$3,106.68	$6,213.36	$6,213.36	Posted
12/21/2021	1 st	Payment	($3,106.68)	$3,106.68		Posted
5/17/2022	2 nd	Payment	($3,106.68)	$0.00		Posted

Bill Number 2021 RE1287 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,223.92							$3,223.92	$0.00
2 nd	$3,223.91							$3,223.91	$0.00
	$6,447.83							**$6,447.83**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/7/2020	1 st	Billed	$3,223.92	$3,223.92		Posted
12/7/2020	2 nd	Billed	$3,223.91	$6,447.83	$6,447.83	Posted
1/8/2021	1 st	Payment	($3,223.92)	$3,223.91		Posted
5/25/2021	2 nd	Payment	($3,223.91)	$0.00		Posted

Bill Number 2020 RE1276 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,268.03							$3,268.03	$0.00
2 nd	$3,268.02							$3,268.02	$0.00
	$6,536.05							**$6,536.05**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2019	1 st	Billed	$3,268.03	$3,268.03		Posted
11/19/2019	2 nd	Billed	$3,268.02	$6,536.05	$6,536.05	Posted
12/23/2019	1 st	Payment	($3,268.03)	$3,268.02		Posted
5/26/2020	2 nd	Payment	($3,268.02)	$0.00		Posted

Bill Number 2019 RE1270 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,234.74							$3,234.74	$0.00
2 nd	$3,234.74							$3,234.74	$0.00
	$6,469.48							**$6,469.48**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/30/2018	1 st	Billed	$3,234.74	$3,234.74		Posted
11/30/2018	2 nd	Billed	$3,234.74	$6,469.48	$6,469.48	Posted
12/20/2018	1 st	Payment	($3,234.74)	$3,234.74		Posted

City of Dover

Tax Map # C0014 000000

TOLEND RD

BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006

BROX STEPHEN M TRUSTEE

1 TECH DRIVE SUITE 310

ANDOVER MA 01810

Class	130 Res Developable Land	**Property Type**	1 Residential
Tax Code	5749 5749	**Size Total**	76.47 Acres
FY	2025		

6/4/2019	2 nd	Interest	$1.06	$3,235.80	Posted
6/4/2019	2 nd	Payment	($3,234.74)	$1.06	Posted
6/24/2019		Interest	($1.06)	$0.00	Posted

Bill Number 2018 RE1232 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,735.11							$2,735.11	$0.00
2 nd	$2,735.10							$2,735.10	$0.00
	$5,470.21							**$5,470.21**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/20/2017	1 st	Billed	$2,735.11	$2,735.11		Posted
11/20/2017	2 nd	Billed	$2,735.10	$5,470.21	$5,470.21	Posted
12/4/2017	1 st	Payment	($2,735.11)	$2,735.10		Posted
5/29/2018	2 nd	Payment	($2,735.10)	$0.00		Posted

Bill Number 2017 RE161168 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,347.04							$2,347.04	$0.00
2 nd	$2,347.04							$2,347.04	$0.00
	$4,694.08							**$4,694.08**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/17/2016	1 st	Billed	$2,347.04	$2,347.04		Posted
11/17/2016	2 nd	Billed	$2,347.04	$4,694.08	$4,694.08	Posted
12/13/2016	1 st	Payment	($2,347.04)	$2,347.04		Posted
5/30/2017	2 nd	Payment	($2,347.04)	$0.00		Posted

Bill Number 2016 RE151150 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,375.61							$2,375.61	$0.00
2 nd	$2,375.61							$2,375.61	$0.00
	$4,751.22							**$4,751.22**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/23/2015	1 st	Billed	$2,375.61	$2,375.61		Posted
11/23/2015	2 nd	Billed	$2,375.61	$4,751.22	$4,751.22	Posted
12/14/2015	1 st	Payment	($2,375.61)	$2,375.61		Posted
5/23/2016	2 nd	Payment	($2,375.61)	$0.00		Posted

Bill Number 2015 RE141136 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,326.73							$2,326.73	$0.00
2 nd	$2,326.72							$2,326.72	$0.00
	$4,653.45							**$4,653.45**	**$0.00**
				Daily Interest Amount $0.00			**3/28/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag

City of Dover

Tax Map # C0014 000000

TOLEND RD

BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006

BROX STEPHEN M TRUSTEE

1 TECH DRIVE SUITE 310

ANDOVER MA 01810

Class	130 Res Developable Land			**Property Type**		1 Residential
Tax Code	5749 5749			**Size Total**		76.47 Acres
FY	2025					
11/19/2014	1 st	Billed	$2,326.73	$2,326.73		Posted
11/19/2014	2 nd	Billed	$2,326.72	$4,653.45	$4,653.45	Posted
12/23/2014	1 st	Payment	($2,326.73)	$2,326.72		Posted
6/1/2015	2 nd	Payment	($2,326.72)	$0.00		Posted

Bill Number 2014 RE131124 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,832.06							$1,832.06	$0.00
2 nd	$1,832.05							$1,832.05	$0.00
	$3,664.11							**$3,664.11**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/15/2013	1 st	Billed	$1,832.06	$1,832.06		Posted
11/15/2013	2 nd	Billed	$1,832.05	$3,664.11	$3,664.11	Posted
12/16/2013	1 st	Payment	($1,832.06)	$1,832.05		Posted
5/28/2014	2 nd	Payment	($1,832.05)	$0.00		Posted

Bill Number 2013 RE121099 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,813.20							$1,813.20	$0.00
2 nd	$1,813.19							$1,813.19	$0.00
	$3,626.39							**$3,626.39**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/8/2012	1 st	Billed	$1,813.20	$1,813.20		Posted
11/8/2012	2 nd	Billed	$1,813.19	$3,626.39	$3,626.39	Posted
11/29/2012	1 st	Payment	($1,813.20)	$1,813.19		Posted
5/29/2013	2 nd	Payment	($1,813.19)	$0.00		Posted

Bill Number 2012 RE111087 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,783.52							$1,783.52	$0.00
2 nd	$1,783.52							$1,783.52	$0.00
	$3,567.04							**$3,567.04**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/4/2011	1 st	Billed	$1,783.52	$1,783.52		Posted
11/4/2011	2 nd	Billed	$1,783.52	$3,567.04	$3,567.04	Posted
12/2/2011	1 st	Payment	($1,783.52)	$1,783.52		Posted
5/21/2012	2 nd	Payment	($1,783.52)	$0.00		Posted

Bill Number 2011 RE3111615 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st									$0.00
2 nd	$1,686.25							$1,686.25	$0.00
	$1,686.25							**$1,686.25**	**$0.00**
				Daily Interest Amount $0.00				**3/28/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

City of Dover

Tax Map # C0014 000000

TOLEND RD

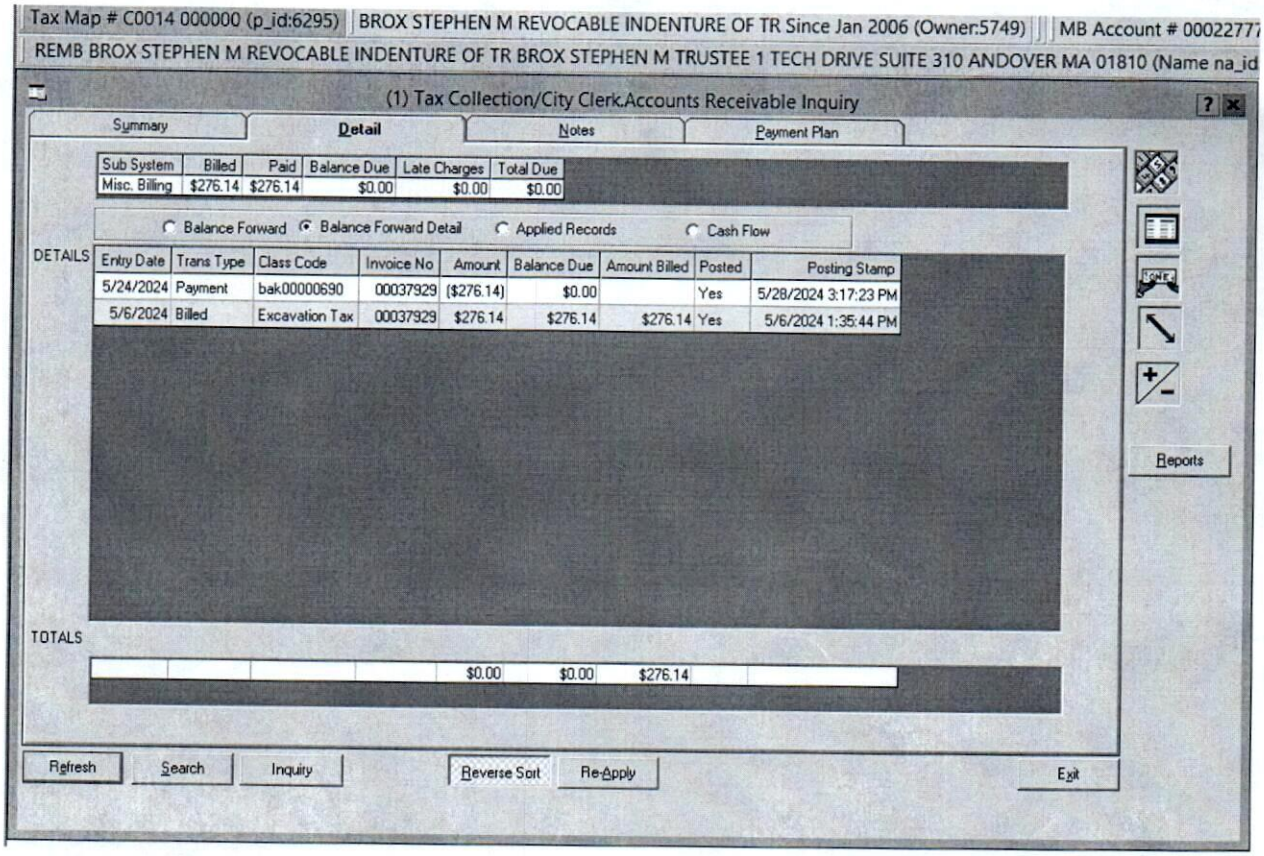
BROX STEPHEN M REVOCABLE INDENTURE OF TR Since Jan 2006
BROX STEPHEN M TRUSTEE
1 TECH DRIVE SUITE 310
ANDOVER MA 01810

Class	130 Res Developable Land	**Property Type**	1 Residential
Tax Code	5749 5749	**Size Total**	76.47 Acres
FY	2025		

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
4/29/2011	2 nd	Billed	$1,686.25	$1,686.25	$1,686.25	Posted
5/31/2011	2 nd	Payment	($1,686.25)	$0.00		Posted

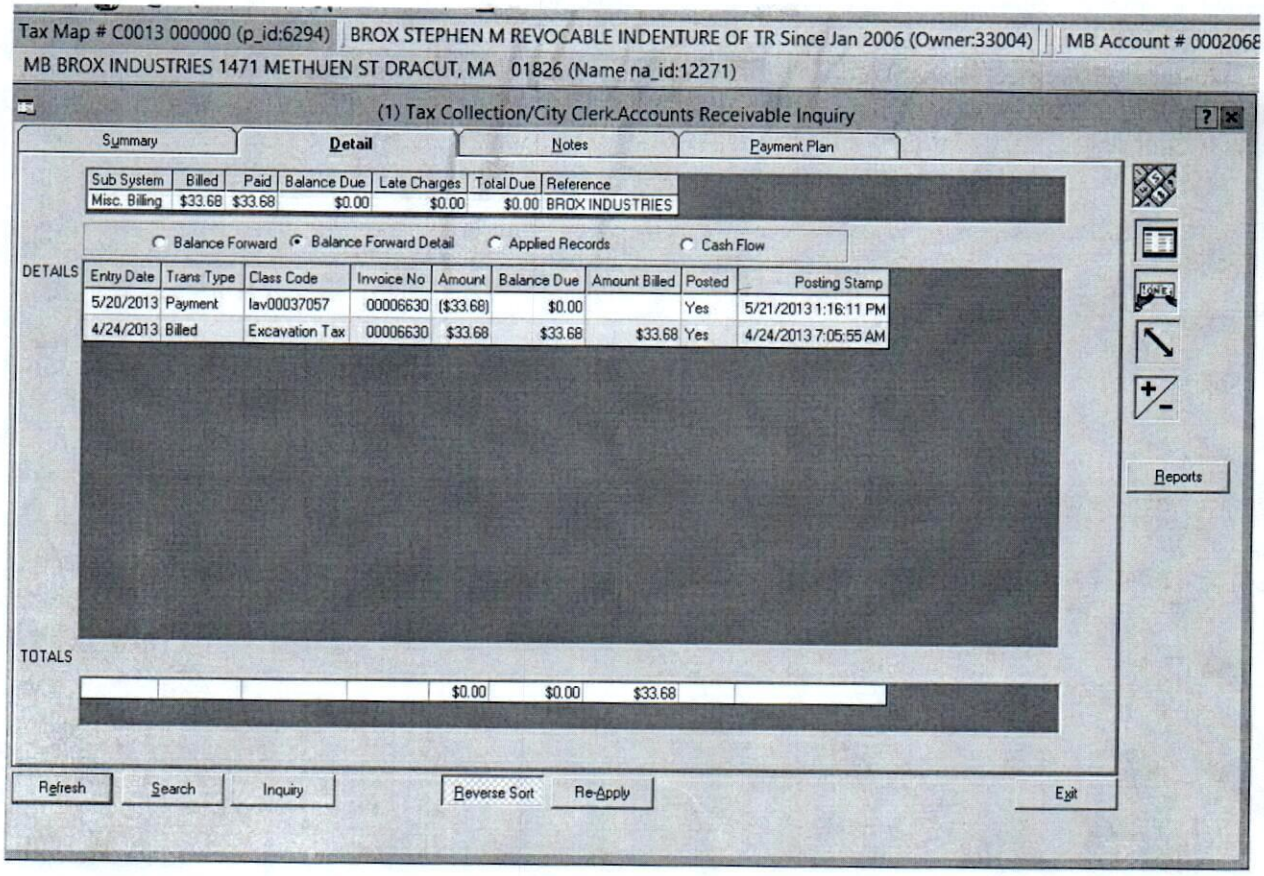
Daily Interest Amount $0.00

Balance:	**$6,384.84**
3/28/2025 - Total Late Charges:	**$0.00**
Total Due:	**$6,384.84**



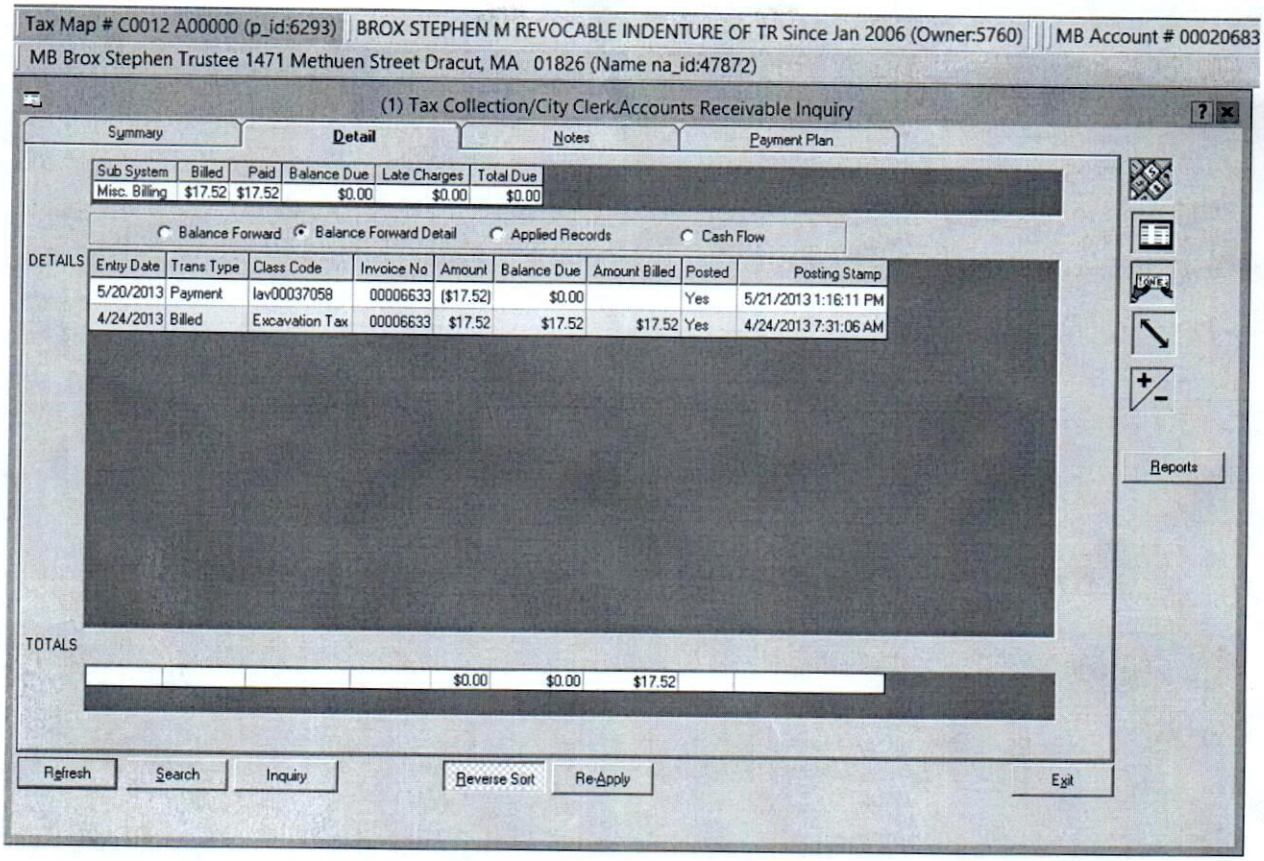
3/28/2025

CC/tc



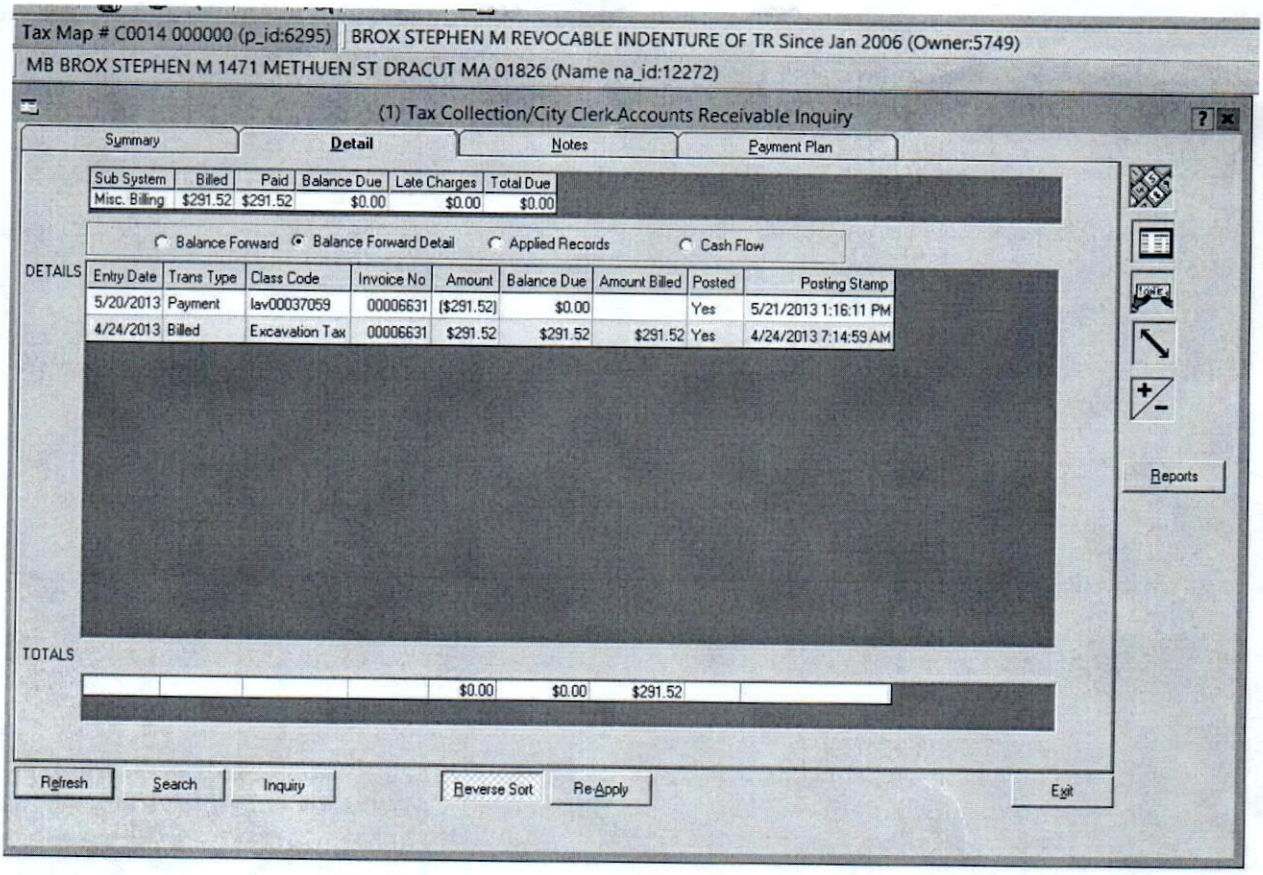
3/28/2008

CC/fc



3/28/2025

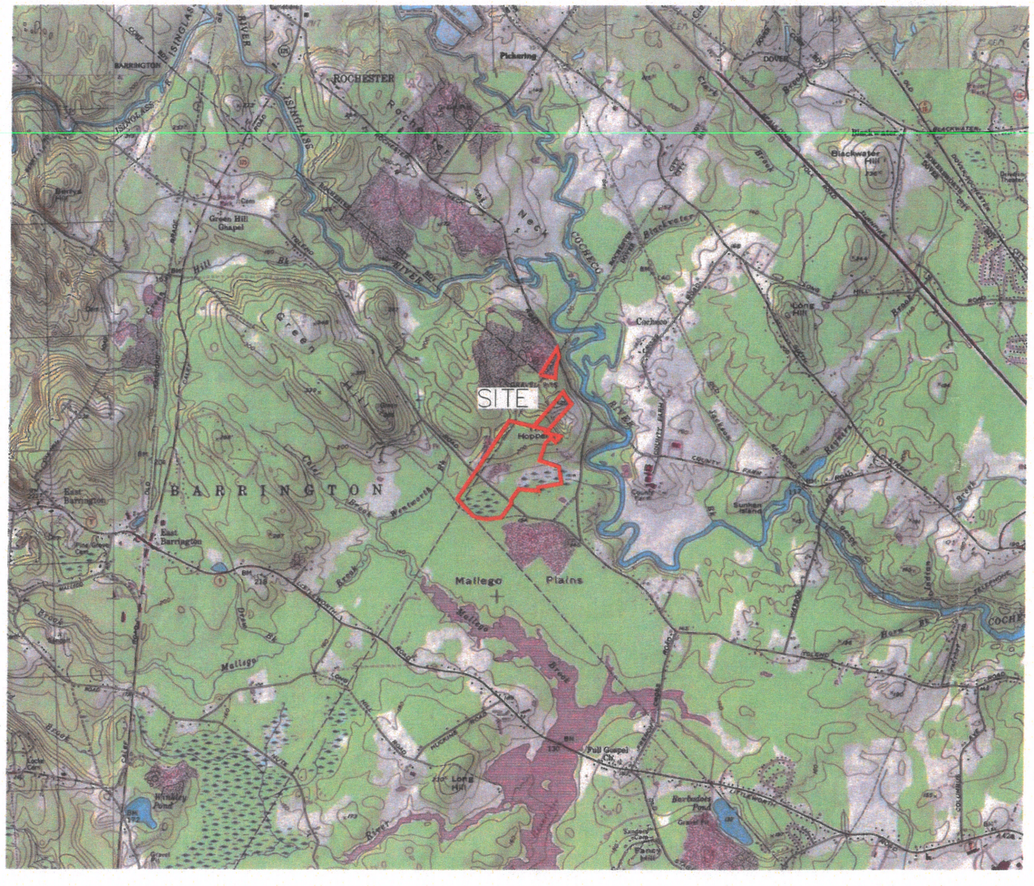
CC/TC



3/28/2025

CC/TC

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
EXCAVATION PERMIT RENEWAL APPLICATION
MARCH 17, 2025



LOCUS PLAN
SCALE 1 : 2,000

SHEET INDEX

SHEET 1 - TITLE SHEET

SHEET 2 - OVERALL SITE PLAN

SHEET 3 - EXCAVATION PLAN - MAP C LOT 12-A

SHEET 4 - RECLAMATION PLAN - MAP C LOT 12-A

SHEET 5 - EXCAVATION PLAN - MAP C LOT 13

SHEET 6 - RECLAMATION PLAN - MAP C LOT 13

SHEET 7 - EXCAVATION PLAN - MAP C LOT 14

SHEET 8 - RECLAMATION PLAN - MAP C LOT 14

SHEET 9 - NOTES AND DETAILS

STATE OF NEW HAMPSHIRE – MICHAEL A RICCI No. 16598 – LICENSED PROFESSIONAL ENGINEER

RECEIVED
Planning Office
MAR 21 2025
Dover, New Hampshire

SHEET 1 OF 9
FILE Dover Sand Permit Plans 2025.dwg
DATE 03/17/2025

TITLE SHEET
DOVER GRAVEL PIT
ROCHESTER NECK ROAD
DOVER, NEW HAMPSHIRE

BROX INDUSTRIES, INC.
1471 METHUEN STREET
DRACUT, MASSACHUSETTS 01826

GRAPHIC SCALE
(IN FEET)
1 inch = 2000 ft.
2000 1000 0 2000 4000

REVISION	BY	DATE	DESCRIPTION

PREPARED BY:
RESPEC
NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
www.respec.com

NOTES

TOPOGRAPHY BASED ON THE USGS NATIONAL ELEVATION DATASET (NED) DIGITAL ELEVATION MODEL (DEM), 2020. ELEVATION DATA FROM NHGRANIT, AND DRONE DATA FLOWN MARCH 6, 2025.

PROPERTY LINES AND DATA FROM THE STRAFFORD COUNTY GIS DATA AND WEBSITE.

WATER FEATURES AND WETLAND DATA FROM THE NATIONAL HYDROGRAPHY, NATIONAL WETLANDS INVENTORY GIS DATASETS, AND MAPPING PROVIDED BY BROX.

SITE OUTLINE

PARCEL LINES

DOVER TARGET PARCELS (BROX)

WETLAND

SURFACE WATER FEATURE

BARRINGTON
MADBURY

MADBURY ROAD

DOVER

BARRINGTON

MAP C
LOT 14

MAP C
LOT 13

MAP 6
LOT 7-2

ROCHESTER NECK ROAD

COCHECO RIVER

PREPARED BY:
RESPEC
NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
www.respec.com

REVISION	BY	DATE	DESCRIPTION

GRAPHIC SCALE
300 0 150 300 600
(IN FEET)
1 inch = 300 ft.

OVERALL SITE PLAN

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

SHEET 2 OF 9

FILE
Dover Sand Permit Plans 2025.dwg

DATE
03/17/2025

TAX MAP 268
LOT 5
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C
LOT 11A

WATER
WELL

TAX MAP C
LOT 12A
4.8 acres
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

TEST PIT DATA
WATER WELL (GRAVEL PACK)
GROUNDWATER READING 2021 = ELEV 120'MSL
FINAL PIT FLOOR ELEVATION = 130'MSL

ROCHESTER
BARRINGTON

SILT POND

EDGE OF
EXCAVATION

TAX MAP C
LOT 11
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C
LOT 11B
SUNSET ROCK L.L.C.
1471 METHUEN STREET
DRACUT, MA 01826

TAX MAP C
LOT 11C
PATRICIA & TYLE
24 ROCHESTER N
DOVER, N.H. 0

OLD F

NOTES:

TOPOGRAPHY BASED ON THE USGS NATIONAL ELEVATION DATASET (NED) DIGITAL ELEVATION MODEL (DEM), 2020 LIDAR DATA FROM NHGRANIT, AND DRONE DATA FLOWN MARCH 6, 2025.

PROPERTY LINES AND DATA FROM THE STRAFFORD COUNTY GIS DATA AND WEBSITE.

WATER FEATURES AND WETLAND DATA FROM THE NATIONAL HYDROGRAPHY, NATIONAL WETLANDS INVENTORY GIS DATASETS, AND MAPPING PROVIDED BY BROX.

- SITE OUTLINE
- PARCEL LINES
- PROPOSED EXCAVATION CONTOURS
- WETLAND
- SURFACE WATER FEATURE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

EXCAVATION PLAN
MAP C LOT 12-A

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

SHEET 3 OF 9
FILE Dover Soil Permit Plans 2025.dwg
DATE 03/17/2025

REVISION	BY	DATE	DESCRIPTION

PREPARED BY:
RESPEC
NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
www.respec.com

TAX MAP 268
LOT 5
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

WATER WELL

TAX MAP C
LOT 12A
4.8 acres
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C
LOT 11A

TAX MAP C
LOT 11B
SUNSET ROCK L.L.C.
1471 METHUEN STREET
DRACUT, MA 01826

TAX MAP C
LOT 11
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C
LOT 11C
PATRICIA & TYLE
24 ROCHESTER N
DOVER, N.H. C

ROCHESTER
BARRINGTON

SILT POND

OLD F

NOTES:

TOPOGRAPHY BASED ON THE USGS NATIONAL ELEVATION DATASET (NED) DIGITAL ELEVATION MODEL (DEM), 2020 LIDAR DATA FROM NHGRANIT, AND DRONE DATA FLOWN MARCH 6, 2025.

PROPERTY LINES AND DATA FROM THE STRAFFORD COUNTY GIS DATA AND WEBSITE.

WATER FEATURES AND WETLAND DATA FROM THE NATIONAL HYDROGRAPHY, NATIONAL WETLANDS INVENTORY GIS DATASETS, AND MAPPING PROVIDED BY BROX.

- SITE OUTLINE
- PARCEL LINES
- RECLAMATION CONTOURS
- WETLAND
- SURFACE WATER FEATURE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

RECLAMATION PLAN
MAP C LOT 12-A

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

SHEET 4 OF 9

FILE Dover Sand Permit Plans 2025.dwg

DATE 03/17/2025

REVISION	BY	DATE	DESCRIPTION

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PUBLIC WELL

MAP C
LOT 13
10.8 acres
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C
LOT 10
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

EDGE OF EXCAVATION

FINAL FLOOR @ 130'MSL

400'

CITY OF DOVER RECHARGE POND

TEST PIT DATA
TEST PIT #4 (PITS ALL SIMILAR)
GROUNDWATER ELEVATION = 142'MSL
FINAL PIT FLOOR ELEVATION = 130'MSL

TAX MAP C
LOT 12
THE CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H. 03820
SCRD 1146-70

MAP C
LOT 14
80.0 acres
STEPHEN M. BROX

TAX MAP C
LOT 7
THE CITY OF DOVER
288 CENTRAL AVENUE

NOTES

TOPOGRAPHY BASED ON THE USGS NATIONAL ELEVATION DATASET (NED) DIGITAL ELEVATION MODEL (DEM), 2020 LIDAR DATA FROM NHGRANIT, AND DRONE DATA FLOWN MARCH 6, 2025.

PROPERTY LINES AND DATA FROM THE STRAFFORD COUNTY GIS DATA AND WEBSITE.

WATER FEATURES AND WETLAND DATA FROM THE NATIONAL HYDROGRAPHY, NATIONAL WETLANDS INVENTORY GIS DATASETS, AND MAPPING PROVIDED BY BROX.

- SITE OUTLINE
- PARCEL LINES
- PROPOSED EXCAVATION CONTOURS
- SURFACE WATER FEATURE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

EXCAVATION PLAN
MAP C LOT 13

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

SHEET 5 OF 9
FILE Dover Sand Permit Plans 2025.dwg
DATE 03/17/2025

REVISION	BY	DATE	DESCRIPTION

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SHEET 6 OF 9

FILE Dover Sand Permit Plans 2025.dwg

DATE 03/17/2025

RECLAMATION PLAN
MAP C LOT 13

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

REVISION	BY	DATE	DESCRIPTION

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NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
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REVISION	BY	DATE	DESCRIPTION

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

EXCAVATION PLAN
MAP C LOT 14
BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

SHEET	FILE	DATE
7 OF 9	Dover_Sand Permit Plans 2025.dwg	03/17/2025

TAX MAP C
LOT 7
THE CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H.
SCRD 617-330

TAX MAP C
LOT 12
THE CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H. 03820
SCRD 1146-70

TAX MAP C
LOT 1
THE CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H.
SCRD 617-355

TAX MAP 236
LOT 4
5.15 Ac± (5.5 Ac±)
SUNSET ROCK, LLC.
1471 METHUEN STREET
DRACUT, MA. 01826

MAP 236
LOT 3
22.4 Ac±
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

MAP C
LOT 14
80.0 acres
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

50' WETLAND BUFFER

50' WETLAND BUFFER

50' WETLAND BUFFER

EDGE OF EXCAVATION

SEMI-DEEP EXCAVATION

SHALLOW EXCAVATION & TRUCK

BARRINGTON

DOVER

ROAD

NOTES
1. TOPOGRAPHY BASED ON THE USGS NATIONAL ELEVATION DATASET (NED) DIGITAL ELEVATION MODEL (DEM) 2020 LIDAR DATA FROM NEARMAP AND DOVER GIS AS FLOWN IN MARCH 4, 2025.
2. PROPERTY LINES AND DATA FROM THE STRAFFORD COUNTY GIS DATA AND WEBSITE.
3. WATER FEATURES AND WETLAND DATA FROM THE NATIONAL HYDROGRAPHY, NATIONAL WETLANDS INVENTORY GIS DATASETS, AND MAPPING PROVIDED BY BROX.

SITE OUTLINE
PARCEL LINES
PROPOSED EXCAVATION CONTOURS
WETLAND
SURFACE WATER FEATURE

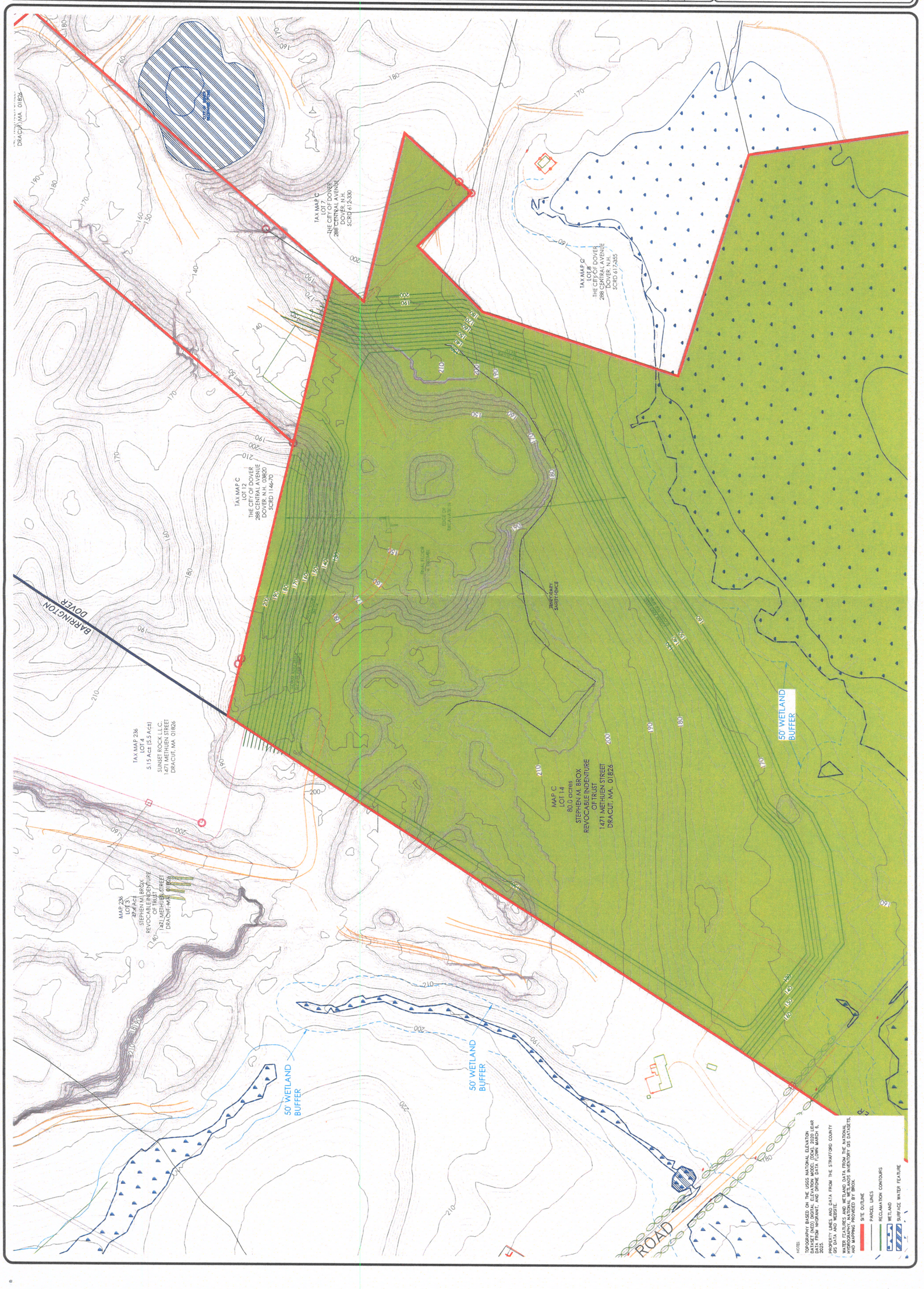
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REVISION	BY	DATE	DESCRIPTION

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

RECLAMATION PLAN
MAP C LOT 14
BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

SHEET	FILE	DATE
8 OF 9	Dover Sand Permit Plans 2025.dwg	03/17/2025



NOTES:
TOPOGRAPHY BASED ON THE USGS NATIONAL ELEVATION DATASET (NED) 1/3 ARC-SECOND DIGITAL ELEVATION MODEL (DEM) DATA FROM NHGRANIT, AND DRONE DATA FLOWN MARCH 6, 2025.

PROPERTY LINES AND DATA FROM THE STRAFFORD COUNTY GIS DATA WEBSITE.

WATER FEATURES AND WETLAND DATA FROM THE NATIONAL HYDROGRAPHY, NATIONAL WETLANDS INVENTORY GIS DATASETS, AND MAPPING PROVIDED BY BROX.

EXCAVATION NOTES

1. ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170: ARTICLE VIII.

2. ALL REQUIRED STATE OF NH AND FEDERAL PERMITS ARE IN PLACE AND CURRENT.

3. FINISHED SLOPES TO BE LEFT AT 2:1 MAXIMUM.

4. NO STORAGE OF HAZARDOUS WASTE OF ANY KIND ON THE PROPERTY.

5. EXCAVATION AMOUNTS FOR 2025–2026:
LOT 12–A – 4,000 C.Y. ±
LOT 13 – 3,000 C.Y ±
LOT 14 – 5,000 C.Y. ±

6. TOTAL AREA OF EXCAVATION:
LOT 12–A – 72,228 S.F. (1.66 ac)
LOT 13 – 392,040 S.F. (9.0 ac)
LOT 14 – 1,698,840 S.F. (39.0 ac)

7. PIT FLOOR GRADE AT ELEVATION 130± WHEN COMPLETELY EXCAVATED AND RECLAIMED.

8. SETBACKS FLAGGED FOR DOVER OFFICIALS.

9. ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS, WITH NO DISCHARGE OFF SITE AND NO STANDING WATER.

10. SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, TO BE SEEDED TO ASSURE STABILIZATION.

11. ABUTTERS TO THESE PROPERTIES RECOGNIZED AS APPROVING TO ONLY A 10' SETBACK TO THEIR PROPERTY LINES.

12. LOTS AND ABUTTERS IN DOVER ZONING ZONE R–40.

13. FINAL PIT FLOORS TO BE A MINIMUM OF 5' ABOVE THE SEASONAL HIGH WATER TABLE.

14. HOURS OF OPERATION ARE GENERALLY 6:30 A.M. – 6:00 P.M. BUT COULD VARY DUE TO JOB REQUIREMENTS.

15. ALL BUILDINGS AND SEPTIC WITHIN 200' OF BOUNDARIES SHOWN.

16. ALL TRAFFIC USES ROCHESTER NECK ROAD AND PAVED ENTRANCE.

17. RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.

18. WETLANDS TO SOUTH OF PARCEL FLAGGED BY JAMES LONG, CERTIFIED SOIL / WETLAND SCIENTIST.

19. THE CITY WILL CONTINUE TO REVIEW THE SPCC AND PIT OPERATION PLANS TO ENSURE THAT THEY ARE CONSISTENT WITH MOST CURRENT ORDINANCES AND APPROVED SOURCE WATER PROTECTION PLANS AND WORK WITH THE FACILITY OWNERS AND REVISE AS NECESSARY.

RECLAMATION NOTES

1. RECLAIM FINISHED SLOPES TO MAX. 2H:1V OR LESS.

2. APPLY HEAVY COVER OF SOIL SUITABLE FOR ESTABLISHING VEGETATION ON ALL COMPLETED EXCAVATION AREAS.

3. SEED AND FERTILIZE SLOPES PER NHDOT STANDARD SPECIFICATIONS–SECTIONS 641–647.

4. CONTROL EROSION AREAS WITH STONE OR TREE GRINDINGS AS NECESSARY.

5. CONSTRUCT DETENTION PONDS AS NECESSARY TO SPREAD RUNOFF EVENLY AS TO PREVENT HEAVY PONDING.

6. COMPACT SLOPES AS NECESSARY TO STABILIZE FOR PLANTING.

7. STUMPS WILL BE BURIED A MINIMUM OF 75' FROM SURFACE WATER EDGE AND 4' ABOVE THE SEASONAL HIGH WATER TABLE.

8. RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.

9. LOTS AND ABUTTERS ARE IN ZONE: R–40.

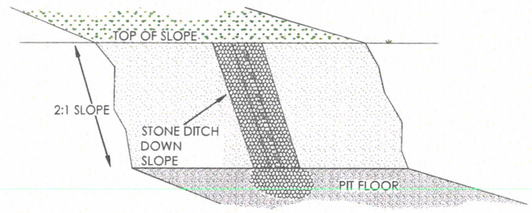
10. ALL RUNOFF REMAINS ON BROX PROPERTY. NO DISCHARGE FROM THESE LOTS.

OWNERS OF RECORD

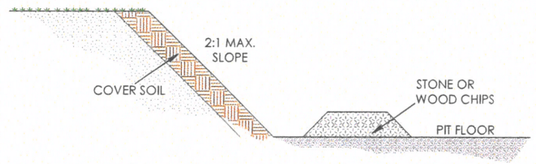
TAX MAP C, LOT 12–A
STEPHEN M BROX REVOC. TR.
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C, LOT 13
STEPHEN M BROX REVOC. TR.
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C, LOT 14
SUNSET ROCK L.L.C.
1471 METHUEN STREET
DRACUT, MA. 01826



SLOPE PROTECTION



DITCH PROTECTION

EROSION CONTROL DETAILS (TYPICAL)
(NO SCALE)

SHEET 9 OF 9
FILE Dover Sand Permit Plans 2025.dwg
DATE 03/17/2025

NOTES AND DETAILS

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

NOTES AND DETAILS ARE NOT TO SCALE

REVISION	BY	DATE	DESCRIPTION

PREPARED BY:
RESPEC
NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
www.respec.com

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P25-02

Application Type:	Excavation Permit
Applicant(s):	Branch Brook Holdings, LLC
Owner(s):	Branch Brook Holdings, LLC
Location:	Mast Road (Tax Map H, Lots 59, 60, 60-A, 61 & 62)
Meeting Date:	May 13, 2025

INTENT: To obtain an Excavation Permit renewal for an existing excavation operation.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 84.25 acres total, 44.1± acres of excavation

ZONING DISTRICT: IT

EXISTING LAND USE: Excavation/vacant

PROPOSED LAND USE: Continued Excavation

SURROUNDING LAND USE: Residential, Commercial, Industrial

ZBA ACTION: Map H, Lot 59: #H69-20 granted to permit a storage bin
Map H, Lot 59 or 61: #H85-21 denied request to construct a "hot top plant"
Map H, Lot 60: #H85-22 denied request to permit excavation within 20' of lot lines
Map H, Lot 59 or 61: #H85-23 denied request to permit excavation within 20' of lot lines
Map H, Lot 62: #H85-24 denied request to permit excavation within 20' of lot lines

ATTACHMENT:
Excavation Permit application, Excavation Plan, Reclamation Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED:
Excavation

WAIVERS REQUESTED: None

Summary of Request and Background
The subject property (5 lots in total) are located on Mast Road between Community Services and City-owned land, the Town of Madbury, and the Bellamy River. The Applicant has submitted the required excavation and reclamation plans for its lots, along with an application for an excavation permit. This constitutes a renewal of the permit approved last approved May 9, 2023 (a biennial process).

Like in years past, staff recommends regional impact not found be for this application.

Please note that the concrete batch plant currently operated by Redimix on Map H, Lot 59 has existed in that location since 1950, does not obtain its materials from this excavation site, and cannot be considered under the Planning Board's review of an excavation permit renewal.

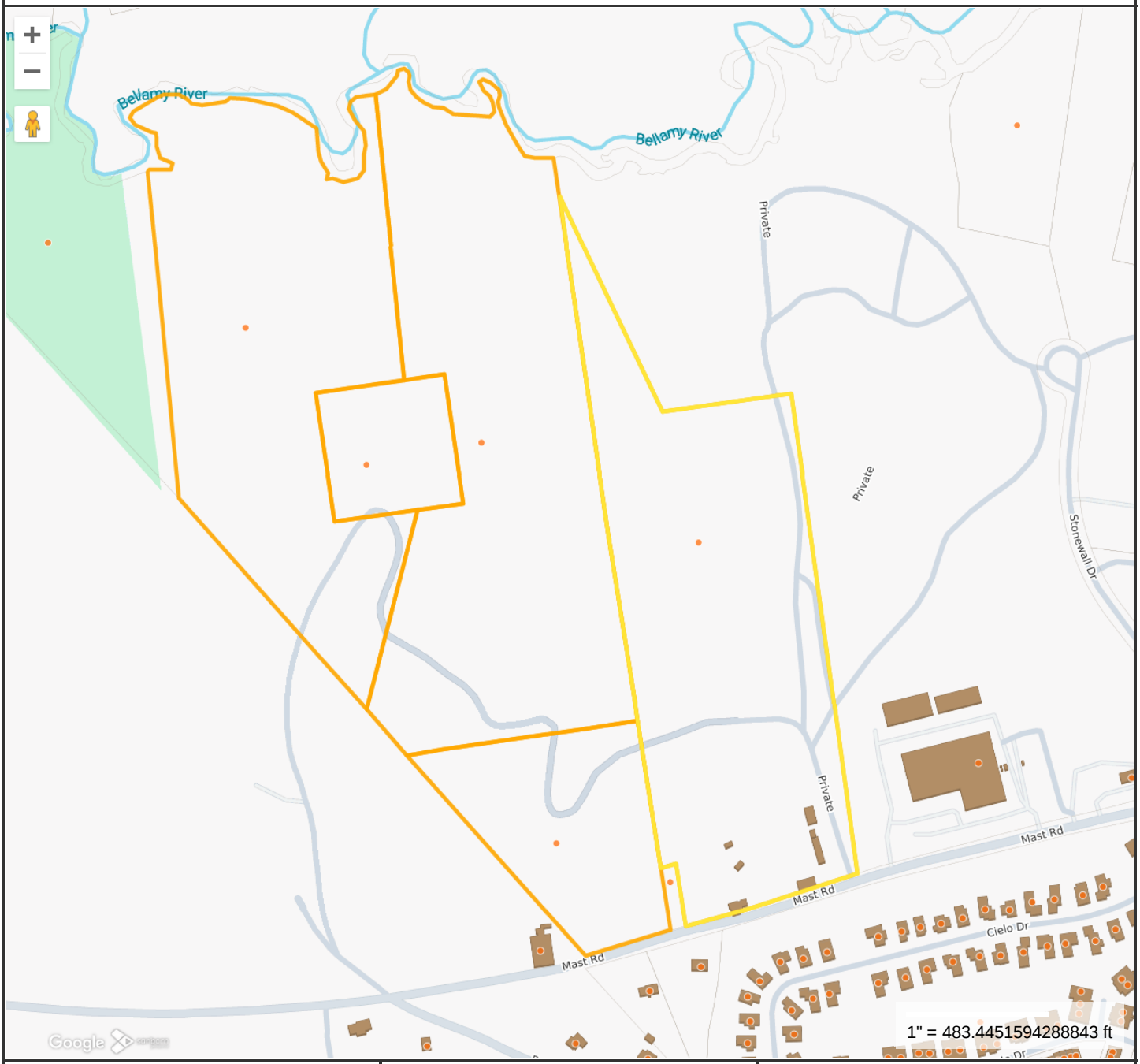
Furthermore, the Board should note, that in years past staff has recommended that the applicant add notes about storage of foreign materials on the site, the hours of operations and the need to schedule regular access roadway water wash downs. These notes are all on the plan, so like in the past, no conditions of approval to add them are needed. See note #9 on both the Excavation Plan and the Reclamation Plan.

Consistency with Land Use Regulations
Chapter 170-29 of the Zoning Ordinance of the City Code governs the excavation of earth in the City of Dover pursuant to the authority granted by NH RSA 155-E, and requires that earth excavations obtain a permit, which is valid for two years.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the Excavation Permit with the following subsequent conditions:

1. Confirmation from the City's Environmental Projects Manager that existing conditions are consistent with excavation plan.
2. Add a plan note stating: "The City will continue to review the SPCC and pit operation plans to ensure that they are consistent with most current ordinances and approved Source Water Protection Plans and work with the facility owners to revise if necessary."

P25-02_Mast Road



Property Information

Location	325 MAST RD
Owner	BRANCH BROOK HOLDINGS LLC
Land Use	410C
Zoning Code	IT
Property Id	H0059-000000

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.

City of Dover, New Hampshire
EXCAVATION PERMIT APPLICATION

[Revision Date: March 9, 2021]

Office Use Only	Account #:	_____	Date Received:	_____
File #_____	Amount Paid:	_____	Time Received:	_____

This application is approved or disapproved by the Planning Board. If approved it may be subject to conditions set forth by the Notice of Decision and is good for two years from the date specified, with one renewal.

APPLICATION TYPE *(check one)*: ☐ **NEW** ☒ **RENEWAL (due April 1st each year)**

APPLICANT AND OWNER INFORMATION

Name of Applicant: Branch Brook Holdings, LLC Telephone # 603-483-2133

Address of Applicant: PO Box 410 Candia, NH 03034

E-Mail Address: rseverino@severinotrucking.com

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

Address of Property Owner: same

PROPERTY INFORMATION

Address of Property Being Excavated: Mast Road

Assessor's Map # H Lot(s) # 59, 60A, 60, 61, 62 Zoning District(s) IT Overlay District(s) none

Size of Parcel: 1,920,996 ± sq. ft. 44.1± ac. Property Deed: Book 3923, 4211, 4719 Page: 904, 934, 52

EXCAVATION INFORMATION

Depth of Excavation 98' Finished Elevation 100'

Highest Annual Average Groundwater Table Elevation: 96' Projected Duration of Excavation: 5+ yrs

RENEWAL CERTIFICATION - *If renewing your Permit, please sign below & provide an annual report.*

I/we hereby verify by signing this application that I/We continue to meet the Excavation Permit guidelines set forth in Section 170-28 of the Zoning Ordinance of the City of Dover and have not changed and/or expanded the site in any manner since the Excavation Permit was originally issued. I/we understand that I am/we are still subject to any and all conditions of approval set forth in the original Notice of Decision.

Signature(s) of Property Owner(s): _____ Date: 3/31/25

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

==========

(For Office Use Only – *FOR RENEWALS ONLY*)

Approved/Denied (circle one) by _____ Date _____

Zoning Administrator

PROFESSIONAL INFORMATION

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

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

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

Name of Engineer and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

Name of Architect and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 3/31/25

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: 3/31/25

PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING DEPARTMENT:

1. 6 copies (one 22" x 34" and five 11" x 17") of excavation plan prepared in accordance with 170-30.3.A (one full-size plan sent to Conservation Commission)
2. 6 copies (one 22" x 34" and five 11" x 17") of reclamation plan prepared in accordance with 170-30.3.B (one full-size plan sent to Conservation Commission)
3. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
4. Surety Bond or other form of performance guarantee
5. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
6. A written statement from the Tax Collector that all current property and excavation taxes levied against all properties in the operation have been paid in full and that there are no unreleased tax liens encumbering said properties
7. Digital Version of the Plan in PDF/A format
8. **An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services**
9. Check made out to the City of Dover for fees calculated per schedule of fees.

CITY OF DOVER SITE REVIEW
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
H / 59, 60A,	60, 61, 62	Branch Brook Holdings, LLC	PO Box 410 Candia, NH 03034

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney, LLS	McEneaney Survey Associates	PO Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

P25-02 **325 MAST ROAD, MAST ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0004-000000	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000025	25 CIELO DR	BARDSLEY DONALD E & BARBARA L TRUSTEES	BARDSLEY FAMILY TRUST	26 BROADWAY	YORK	ME	03909
H0004-000029	29 CIELO DR	STEARNS CHARLENE A & BRIDGET A TRUSTEES	STEARNS FAMILY TRUST 2024	29 CIELO DR	DOVER	NH	03820-4146
H0004-000031	31 CIELO DR	SANDBERG BARRY &	SANDBERG MONA R	31 CIELO DR	DOVER	NH	03820
H0004-000033	33 CIELO DR	SCHULTEN STEPHEN B & CAROLYN H TTS	S&C SCHULTEN FAMILY REV TRUST 2023	18 COTE DR	DOVER	NH	03820
H0004-000035	35 CIELO DR	THEORET ROGER A & PAULINE C TRUSTEES	THEORET FAMILY REVOCABLE TRUST	35 CIELO DR	DOVER	NH	03820-5608
H0005-B00000	330 MAST RD	TARANTO AGNES M		330 MAST RD	DOVER	NH	03820-5489
H0005-B00001	324 MAST RD	BROWNE DAVID D JR	BROWNE PAMELA R	324 MAST ROAD	DOVER	NH	03820
H0035-D00000	LILAC LN	LILAC GARDEN LLC		1 LILAC LN OFC	DOVER	NH	03820
H0058-000000	271 MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H0058-000LS2	273 MAST RD	OMNIPOINT HOLDINGS INC	ATTN PROPERTY MANAGEMENT	4 SYLVAN WAY	PARSIPPANY	NJ	07054
H0059-A00000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0063-000000	OFF MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H035D-016000	1611 LILAC LN	MONUMENT GARDEN LLC		1 LILAC LN OFC	DOVER	NH	03820-5413
H035D-018000	LILAC LN	MONUMENT GARDEN LLC		1 LILAC LN	DOVER	NH	03820
H0059-000000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0060-000000	MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0060-A00000	MAST RD	BRANCH BROOK HOLDINGS LLC		512 RAYMOND RD	CANDIA	NH	03034
H0061-000000	MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0062-000000	MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	PO BOX 1166	DOVER	NH	03821

FORM
PA-38

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

NOTICE OF INTENT TO EXCAVATE

RSA 72-B

(Assigned by Municipality)

YR - TOWN - OP# - E

For Tax Year April 1, **2025** to March 31, **2026**

PLEASE TYPE or PRINT *(If filling in form on-line; use TAB key to move through fields)*

1. Town/City of: **DOVER**
2. Tax Map/Block/Lot #: **MAP H LOT 59**
3. Name of Access Road: **MAST ROAD**
4. Total Acreage of Lot: **17**
5. Date of Permit per RSA 155-E:2: _____ *(Municipal Excavation Permit)*
   or
6. Date of Report, *if required,* per RSA 155-E:2, I (d): _____
7. Permit Number per RSA 485-A:17, *if any*: _____ *(Alteration of Terrain Permit)*
8. Incidental Construction/155-E:2-a Exception: *Check if YES* ☐
9. Total Permitted Area (acres): **17**
10. Excavation Area (acres) as of April 1: **13**
11. Reclaimed Area (acres) as of April 1: **2**
12. Remaining Cubic Yards of Earth to Excavate: **75,000**
13. Type of Ownership:
    - ☑ Owner of land
    - ○ Previous owner retaining deeded earth excavation rights
    - ○ Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways
14. DESCRIPTION OF EARTH TO BE EXCAVATED **DURING TAX YEAR**

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	**30,000**
SAND	**30,000**
LOAM	
STONE PRODUCTS	
OTHER ( )	
TOTAL	**60,000**

15. **CHECK THE BOX THAT DESCRIBES THIS INTENT**
    - ⊘ ORIGINAL WITH $100 FEE (check payable to State of New Hampshire)
    - ○ ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
    - ○ SUPPLEMENTAL WITH $100 FEE (exceeding original estimate of 1,000 cubic yards or less)
    - ○ SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)
16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

PRINT CLEARLY OR TYPE NAME OF OWNER

SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) — DATE SIGNED

RONALD SEVERINO / MANAGER

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) — DATE SIGNED: 4/3/2025

C/O SEVERINO TRUCKING CO., INC.

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO BOX 202
MAILING ADDRESS

CANDIA | NH | 03034
CITY OR TOWN | STATE | ZIPCODE

rseverino@severino.com
E-MAIL ADDRESS

(603) 483-7001 | (603) 234-8501
HOME PHONE (Enter number without dashes) | CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: **Apr 3, 2025**

E-MAIL REPORT & CERTIFICATE? YES ☑ NO ○
If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS

Amount of Security Required $ _____

Security Posted (Bond, Certified Check, etc.) $ _____

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE

The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

1. All owners of record have signed the Intent;
2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
3. The form is complete; and
4. Any bond required under RSA 72-B:5 has been received.
5. The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL — DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL — DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL — DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL — DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL — DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN

SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS

SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

FORM
PA-38

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

NOTICE OF INTENT TO EXCAVATE

RSA 72-B

For Tax Year April 1, **2025** to March 31, **2026**

(Assigned by Municipality)

YR - TOWN - OP# - E

PLEASE TYPE or PRINT *(If filling in form on-line; use TAB key to move through fields)*

1. Town/City of: **DOVER**
2. Tax Map/Block/Lot #: **MAP H LOT 61**
3. Name of Access Road: **MAST ROAD**
4. Total Acreage of Lot: **4**
5. Date of Permit per RSA 155-E:2: _____ *(Municipal Excavation Permit)*
   or
6. Date of Report, *if required,* per RSA 155-E:2, I (d): _____
7. Permit Number per RSA 485-A:17, *if any*: _____ *(Alteration of Terrain Permit)*
8. Incidental Construction/155-E:2-a Exception: *Check if YES* ☐
9. Total Permitted Area (acres): **4**
10. Excavation Area (acres) as of April 1: **4**
11. Reclaimed Area (acres) as of April 1: **0**
12. Remaining Cubic Yards of Earth to Excavate: **75,000**
13. Type of Ownership:
    - ☑ Owner of land
    - ○ Previous owner retaining deeded earth excavation rights
    - ○ Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways
14. DESCRIPTION OF EARTH TO BE EXCAVATED **DURING TAX YEAR**

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	**30,000**
SAND	**30,000**
LOAM	
STONE PRODUCTS	
OTHER ( )	
TOTAL	**60,000**

15. **CHECK THE BOX THAT DESCRIBES THIS INTENT**
    - ☑ ORIGINAL WITH $100 FEE (check payable to State of New Hampshire)
    - ○ ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
    - ● SUPPLEMENTAL WITH $100 FEE (exceeding original estimate of 1,000 cubic yards or less)
    - ○ SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)
16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

PRINT CLEARLY OR TYPE NAME OF OWNER

SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) — DATE SIGNED

RONALD SEVERINO / MANAGER

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) — DATE SIGNED: 4/3/2025

C/O SEVERINO TRUCKING CO., INC.

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO BOX 202
MAILING ADDRESS

CANDIA | NH | 03034
CITY OR TOWN | STATE | ZIPCODE

rseverino@severino.com
E-MAIL ADDRESS

(603) 483-7001 | (603) 234-8501
HOME PHONE (Enter number without dashes) | CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: **Apr 3, 2025**

E-MAIL REPORT & CERTIFICATE? YES ☑ NO ○
If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS

Amount of Security Required $ _____

Security Posted (Bond, Certified Check, etc.) $ _____

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE

The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

1. All owners of record have signed the Intent;
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3. The form is complete; and
4. Any bond required under RSA 72-B:5 has been received.
5. The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL — DATE

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SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL — DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN

SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS

SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

Berkley Insurance Company

c/o Berkley Surety

One Acadia Commons

Westbrook, ME 04092

Phone: (207) 228-1935

COPY

Continuation Certificate

Bond Number: 0145212

SURETY	PRODUCER
Berkley Insurance Company P.O. Box 9010 One Acadia Commons Westbrook, ME 04098-5010	THE ROWLEY AGENCY, INC. P.O. Box 511 Concord, NH 03302-0511
PRINCIPAL	**OBLIGEE**
SEVERINO TRUCKING CO., INC. P.O. Box 202 Candia, NH 03034-0202	CITY OF DOVER Municipal Office Building 288 Central Avenue Dover, NH 03820

CONTINUATION PERIOD	AMOUNT OF BOND	RENEWAL PREMIUM
Effective Date: 02/28/2025 Expiration Date: 02/28/2026	$ 50,000.00	$ 500.00

DESCRIPTION: PRUVEN AGGREGATES GRAVEL PIT, MAST ROAD, DOVER, NH

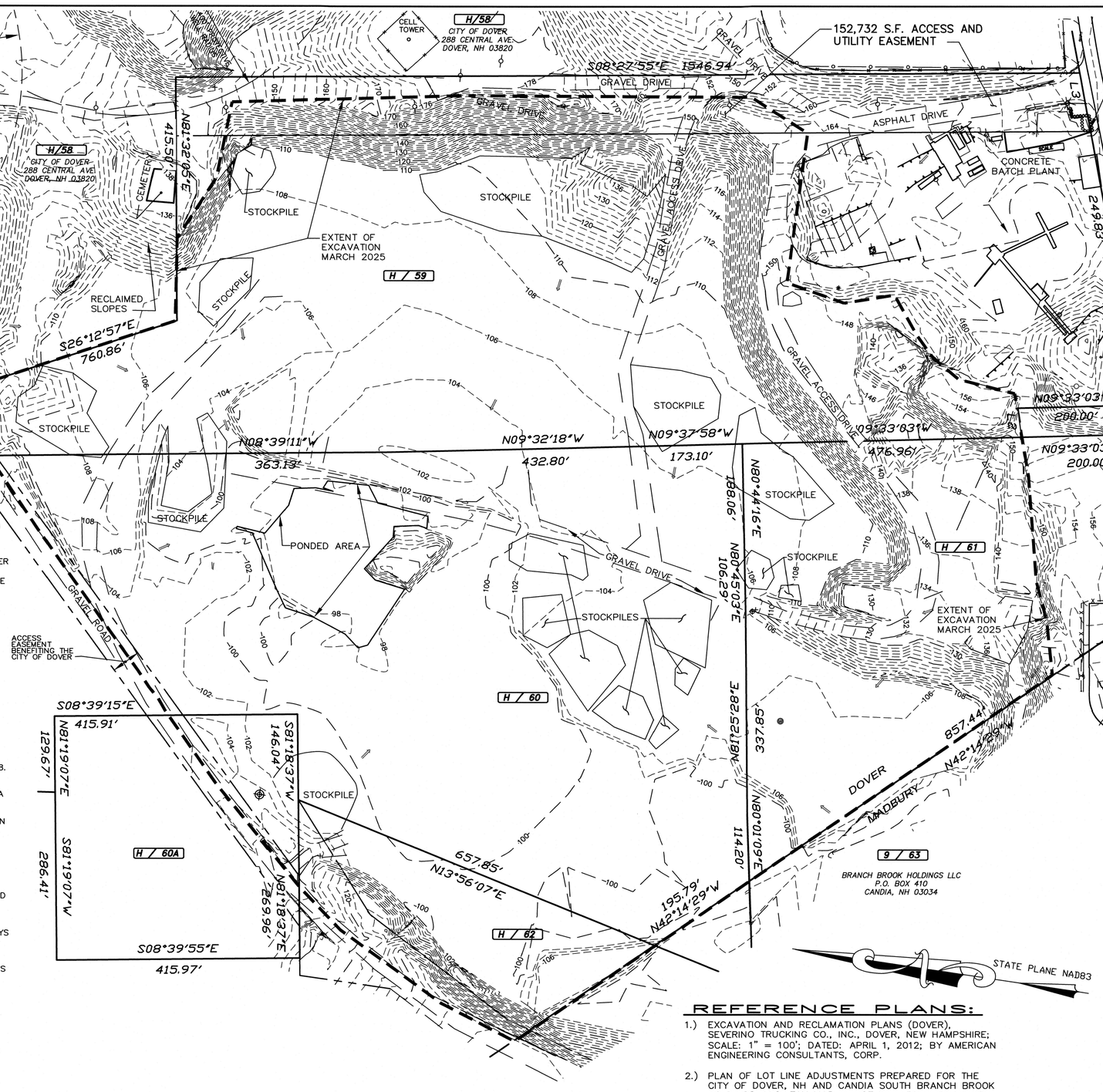
In consideration of the renewal premium charged, the bond designated above is hereby continued in full force and effect for the period described, subject to all its terms and conditions, provided the liability under said bond and all continuations thereof shall not be cumulative.

Dated: March 14, 2025

Berkley Insurance Company

By: _____

Paula J. Cantara, Attorney-in-Fact



No.	Bearing	Distance
L1	S74°18'19"W	50.00'
L2	S74°18'19"W	50.00'
L3	S71°21'30"W	101.60'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCELS UTILIZING RECORD BOUNDARY DATA AND REFERENCE PLAN #1 UPDATED BY THIS OFFICE WITH FIELD OBSERVATIONS DATED THROUGH MARCH 2025 THIS PLAN IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. SUBJECT PARCEL SHOWN AS LOTS 59, 60, 60A, 61 & 62 ON THE CITY OF DOVER ASSESSOR'S MAP H. NO TOPOGRAPHIC INFORMATION HAS BEEN GATHERED ON THE UNDISTURBED WOODED AREA OF LOTS H/60, H/60A & H/62 NORTH OF THE WELL ACCESS ROAD.
3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER ZONING DISTRICT IT.
4. OWNER OF RECORD: BRANCH BROOK HOLDINGS, LLC
   P.O. BOX 410
   CANDIA, NEW HAMPSHIRE 03034
   S.C.R.D. VOL. 3923, PAGE 904
   S.C.R.D. VOL. 4211, PAGE 934
   S.C.R.D. VOL. 4719, PAGE 52
5. 5' PERIMETER BERMS PER MINE SAFTEY & HEALTH ADMINSITRATION ON SLOPES GREATER THAN 2:1
6. AREA OF EXCAVATION = 44.1 ACRES±
7. DURATION OF EXCAVATION = 5± YEARS.
8.) THE LOT OWNERS HAVE NEITHER COLLECTED NOR DOCUMENTED WELL HEAD OR WATER ELEVATION DATA SINCE THE COMPLETION OF THE HYDROLOGY STUDY ORGANIZED AND PREPARED BY GZA GEO-ENVIRONMENTAL, INC., IN MAY OF 2008. GZA WAS COMMISSIONED BY THE CITY OF DOVER, AND FUNDED BY PRUVEN AGGREGATES, INC., TO ANALYZE AND DETERMINE A REASONABLE AND LASTING ESTIMATION FOR AN OTHERWISE FLUCTUATING WATER ELEVATION. THE 2008 GZA STUDY CONSIDERED BOTH SEASONAL FLUCTUATIONS AND THE UNCERTAIN INFLUENCE OF LOCALIZED ARTIFICIAL RECHARGE IN RECOMMENDING THAT THE MAXIMUM SEASONAL GROUNDWATER ELEVATION BE FIXED AT 96' ASL. BASED ON THE GZA'S RECOMMENDATIONS, AND CONSISTENT WITH DOVER'S GROUNDWATER REGULATIONS, THE LOT OWNERS HAVE MAINTAINED A CORRESPONDING MINIMUM PIT FLOOR ELEVATION OF 100'. BRANCH BROOK HOLDINGS LLC, PER GZA'S RECOMMENDATION, PLANS TO OBSERVE THE SAME 100' MINIMUM PIT FLOOR ELEVATION.
9.) THE PROPERTY SHALL NOT BE USED FOR THE STORAGE OR INTRODUCTION OF ANY FOREIGN MATERIALS UNLESS THE PIT OPERATOR HAS SOUGHT AND RECEIVED ADVANCE WRITTEN PERMISSION FROM THE CITY'S COMMUNITY SERVICES DEPARTMENT.
10.) HOURS OF OPERATION SHALL BE RESTRICTED TO 7:00 AM TO 5:00 PM WEEKDAYS AND 7:00 AM TO 2:00 PM SATURDAYS, WITH GATES TO THE SITE OPENING NO EARLIER THAN 6:30 AM AND NO SUNDAY HOURS.
11.) DUST CONTROL MANAGEMENT WILL INCLUDE WEEKLY SWEEPING, AND WATERING AS NEEDED AT THE ENTRANCES.
12.) VERTIAL DATUM IS NAVD88.
13.) APPLICANT AND CITY TO REVIEW SPCC AND PIT OPERATION PLANS TO ENSURE CONSISTENCY WITH CURRENT ORDINANCES AND APPROVED SOURCE WATER PROTECTION PLANS; FACILITY OWNER TO REVISE AS NECESSARY.
14.) THE CITY'S ENVIRONMENTAL PROJECTS MANAGER HAS REVIEWED AND CONFIRMED THAT THE EXISTING CONDITIONS ARE CONSISTENT WITH THE APPROVED EXCAVATION PLAN.
15.) THE CITY WILL CONTINUE TO REVIEW THE SPCC AND PIT OPERATION PLANS TO ENSURE THAT THEY ARE CONSISTENT WITH MOST CURRENT ORDINANCES AND APPROVED SOURCE WATER PROTECTION PLANS AND WORK WITH THE FACILITY OWNERS TO REVISE IF NECESSARY.

NO.	DATE	DESCRIPTION	BY	CHK

REVISIONS

21-1964	EXCAVATION	22-05	62-63
PROJECT NO	TYPE	FIELDBOOK & PAGES	

REFERENCE PLANS:

1.) EXCAVATION AND RECLAMATION PLANS (DOVER), SEVERINO TRUCKING CO., INC., DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 1, 2012; BY AMERICAN ENGINEERING CONSULTANTS, CORP.

2.) PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR THE CITY OF DOVER, NH AND CANDIA SOUTH BRANCH BROOK HOLDINGS, LLC, TAX MAP H, LOT Nos. 58 & 59, MAST ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: JUNE 25, 2019; BY McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 11958 & 11959.

3.) EASEMENT PLAN PREPARED FOR THE CITY OF DOVER, NH AND CANDIA SOUTH BRANCH BROOK HOLDINGS, LLC, TAX MAP H, LOT Nos. 58 & 59, MAST ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: OCTOBER 17, 2019; BY McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 12019.

— 2025 —

EXCAVATION PLAN
PREPARED FOR
BRANCH BROOK HOLDINGS LLC
TAX MAP H, LOT Nos. 59, 60, 60A, 61 & 62
MAST ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. –

DRAWN BY: KJF	FILE: MSA\DWG\1964\D\BBH2025
SCALE: 1" = 100'	DATE: MARCH 31, 2025

100 50 0 50 100 200 300 400

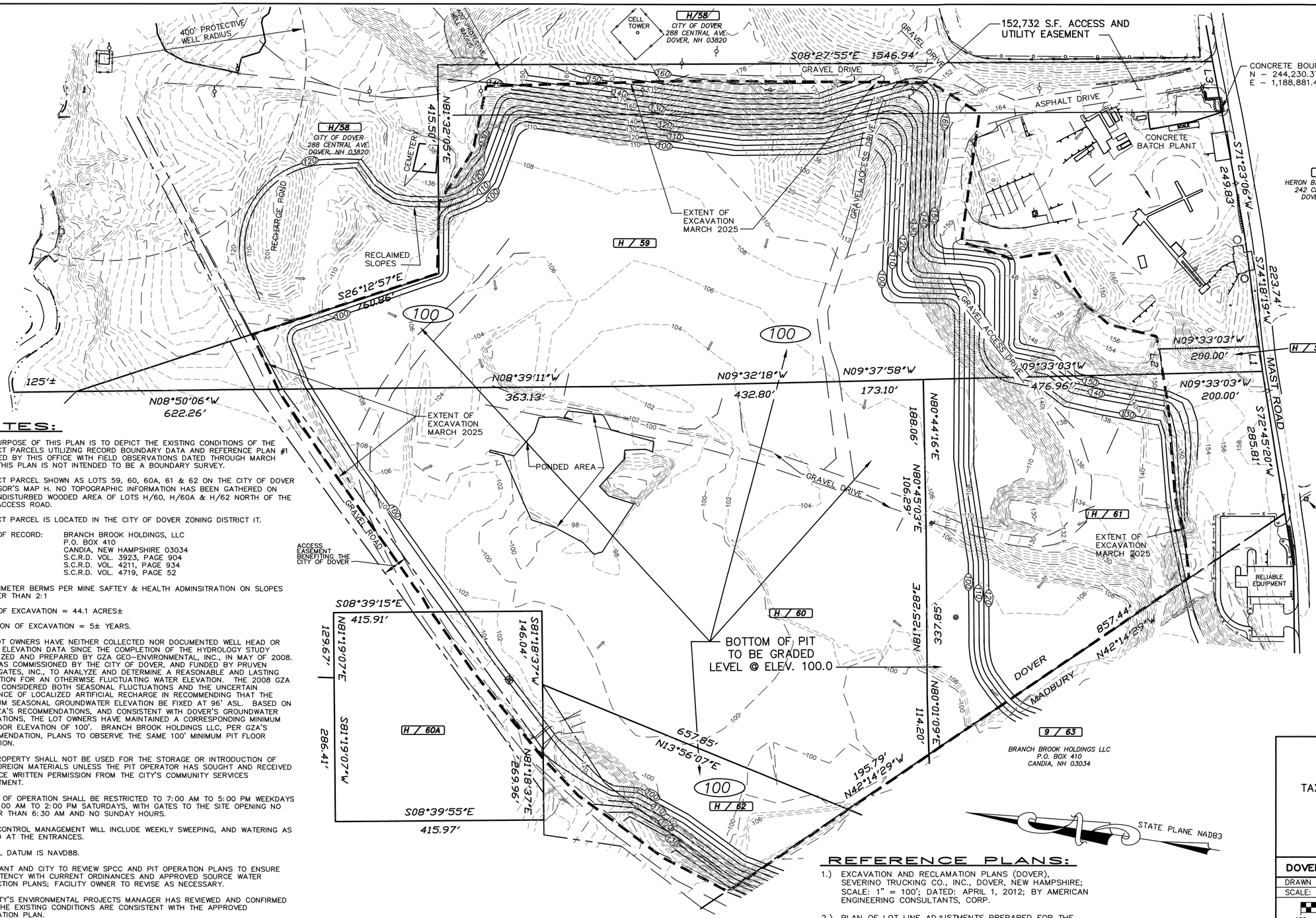
STATE OF NEW HAMPSHIRE — No. 661 KEVIN M. McENEANEY — LICENSED LAND SURVEYOR — SIGNATURE

McENEANEY SURVEY ASSOCIATES of NEW ENGLAND

P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING – PLANNING – CONSULTING

4/1/2025 14:15:14 FILE:M:\1964\Drawings\BBH 2025.dwg LAYOUT EXCAVATION 2025



No.	Bearing	Distance
L1	S74°18'19"W	50.00'
L2	S74°18'19"W	50.00'
L3	S71°21'30"W	101.60'

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10.) HOURS OF OPERATION SHALL BE RESTRICTED TO 7:00 AM TO 5:00 PM WEEKDAYS AND 7:00 AM TO 2:00 PM SATURDAYS, WITH GATES TO THE SITE OPENING NO EARLIER THAN 6:30 AM AND NO SUNDAY HOURS.
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NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

21-1964	RECLAMATION	22-05	62-63
PROJECT NO	TYPE	FIELDBOOK & PAGES	

REFERENCE PLANS:

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2.) PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR THE CITY OF DOVER, NH AND CANDIA SOUTH BRANCH BROOK HOLDINGS, LLC, TAX MAP H, LOT Nos. 58 & 59, MAST ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: JUNE 25, 2019; BY McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 11958 & 11959.

3.) EASEMENT PLAN PREPARED FOR THE CITY OF DOVER, NH AND CANDIA SOUTH BRANCH BROOK HOLDINGS, LLC, TAX MAP H, LOT Nos. 58 & 59, MAST ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: OCTOBER 17, 2019; BY McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 12019.

— 2025 —

RECLAMATION PLAN
PREPARED FOR
BRANCH BROOK HOLDINGS LLC
TAX MAP H, LOT Nos. 59, 60, 60A, 61 & 62
MAST ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. —

DRAWN BY: KJF	FILE: MSA\1964\BBH2025
SCALE: 1" = 100'	DATE: MARCH 31, 2025

100 50 0 50 100 200 300 400

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

McENEANEY SURVEY ASSOCIATES of NEW ENGLAND
P.O. Box 1166 — 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING — PLANNING — CONSULTING

4/1/2025 14:15:02 FILE:M:\1964\Dwgs\BBH 2025.dwg LAYOUT:RECLAMATION 2025

City of Dover

Tax Map # H0059 000000

325 MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011
PO BOX 410
CANDIA NH 03034

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	24.9 Acres
FY	2025		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	2011	9999	H0059-000000

Tax Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.
RE3	Industrial	Real Estate		1,355,600

A/R Inquiry

Bill Number 2010 TT3076890 **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$12,869.73		$1,642.68	$11.50				$14,523.91	$0.00

Daily Interest Amount $0.00 **4/3/2025 - Late Charges: $0.00**
Total Due: $0.00

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/20/2010	1 st	Billed	$12,869.73	$12,869.73	$12,869.73	Posted
5/9/2011		Fee	$11.50	$12,881.23		Posted
5/9/2011		Interest	$1,642.68	$14,523.91		Posted
5/9/2011		Payment	($14,523.91)	$0.00		Posted

A/R Inquiry

Bill Number 2025 RE1180 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$12,315.63							$12,315.63	$0.00
2 nd	$12,315.62								$12,315.62
	$24,631.25							**$12,315.63**	**$12,315.62**

Daily Interest Amount $0.00 **4/3/2025 - Late Charges: $0.00**
Total Due: $12,315.62

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/13/2024	1 st	Billed	$12,315.63	$12,315.63		Posted
12/13/2024	2 nd	Billed	$12,315.62	$24,631.25	$24,631.25	Posted
12/23/2024	1 st	Payment	($12,315.63)	$12,315.62		Posted

Bill Number 2024 RE1137 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$7,273.37							$7,273.37	$0.00
2 nd	$7,273.36							$7,273.36	$0.00
	$14,546.73							**$14,546.73**	**$0.00**

Daily Interest Amount $0.00 **4/3/2025 - Late Charges: $0.00**
Total Due: $0.00

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/12/2023	1 st	Billed	$7,273.37	$7,273.37		Posted
12/12/2023	2 nd	Billed	$7,273.36	$14,546.73	$14,546.73	Posted
1/9/2024	1 st	Payment	($7,273.37)	$7,273.36		Posted
6/3/2024	2 nd	Payment	($7,273.36)	$0.00		Posted

City of Dover

Tax Map # H0059 000000

325 MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011
PO BOX 410
CANDIA NH 03034

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	24.9 Acres
FY	2025		

Bill Number 2023 RE1122 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,699.97							$6,699.97	$0.00
2 nd	$6,699.97							$6,699.97	$0.00
	$13,399.94							**$13,399.94**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/16/2022	1 st	Billed	$6,699.97	$6,699.97		Posted
12/16/2022	2 nd	Billed	$6,699.97	$13,399.94	$13,399.94	Posted
1/11/2023	1 st	Payment	($6,699.97)	$6,699.97		Posted
5/31/2023	2 nd	Payment	($6,699.97)	$0.00		Posted

Bill Number 2022 RE1108 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,938.58							$6,938.58	$0.00
2 nd	$6,938.57							$6,938.57	$0.00
	$13,877.15							**$13,877.15**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/10/2021	1 st	Billed	$6,938.58	$6,938.58		Posted
12/10/2021	2 nd	Billed	$6,938.57	$13,877.15	$13,877.15	Posted
12/22/2021	1 st	Payment	($6,938.58)	$6,938.57		Posted
5/12/2022	2 nd	Payment	($6,938.57)	$0.00		Posted

Bill Number 2021 RE1145 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$7,174.20							$7,174.20	$0.00
2 nd	$7,174.19							$7,174.19	$0.00
	$14,348.39							**$14,348.39**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/7/2020	1 st	Billed	$7,174.20	$7,174.20		Posted
12/7/2020	2 nd	Billed	$7,174.19	$14,348.39	$14,348.39	Posted
12/17/2020	1 st	Payment	($7,174.20)	$7,174.19		Posted
5/28/2021	2 nd	Payment	($7,174.19)	$0.00		Posted

Bill Number 2020 RE1466 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,902.06							$6,902.06	$0.00
2 nd	$6,902.06							$6,902.06	$0.00
	$13,804.12							**$13,804.12**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2019	1 st	Billed	$6,902.06	$6,902.06		Posted
11/19/2019	2 nd	Billed	$6,902.06	$13,804.12	$13,804.12	Posted
12/19/2019	1 st	Payment	($6,902.06)	$6,902.06		Posted
5/19/2020	2 nd	Payment	($6,902.06)	$0.00		Posted

City of Dover

Tax Map # H0059 000000

325 MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011
PO BOX 410
CANDIA NH 03034

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	24.9 Acres
FY	2025		

Bill Number 2019 RE1467 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,838.05							$6,838.05	$0.00
2 nd	$6,838.05							$6,838.05	$0.00
	$13,676.10							**$13,676.10**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/30/2018	1 st	Billed	$6,838.05	$6,838.05		Posted
11/30/2018	2 nd	Billed	$6,838.05	$13,676.10	$13,676.10	Posted
12/5/2018	1 st	Payment	($6,838.05)	$6,838.05		Posted
6/5/2019	2 nd	Interest	$4.50	$6,842.55		Posted
6/5/2019	2 nd	Payment	($6,838.05)	$4.50		Posted
6/22/2019		Interest	($4.50)	$0.00		Posted

Bill Number 2018 RE1437 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,124.73							$6,124.73	$0.00
2 nd	$6,124.72							$6,124.72	$0.00
	$12,249.45							**$12,249.45**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/20/2017	1 st	Billed	$6,124.73	$6,124.73		Posted
11/20/2017	2 nd	Billed	$6,124.72	$12,249.45	$12,249.45	Posted
12/4/2017	1 st	Payment	($6,124.73)	$6,124.72		Posted
6/1/2018	2 nd	Payment	($6,124.72)	$0.00		Posted

Bill Number 2017 RE161370 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,224.16							$6,224.16	$0.00
2 nd	$6,224.16							$6,224.16	$0.00
	$12,448.32							**$12,448.32**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/17/2016	1 st	Billed	$6,224.16	$6,224.16		Posted
11/17/2016	2 nd	Billed	$6,224.16	$12,448.32	$12,448.32	Posted
12/19/2016	1 st	Payment	($6,224.16)	$6,224.16		Posted
6/1/2017	2 nd	Payment	($6,224.16)	$0.00		Posted

Bill Number 2016 RE151349 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,299.92							$6,299.92	$0.00
2 nd	$6,299.92		$27.07			($2.22)		$6,324.77	$0.00
	$12,599.84		**$27.07**			**($2.22)**		**$12,624.69**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/23/2015	1 st	Billed	$6,299.92	$6,299.92		Posted
11/23/2015	2 nd	Billed	$6,299.92	$12,599.84	$12,599.84	Posted
12/23/2015	1 st	Payment	($6,299.92)	$6,299.92		Posted
6/14/2016	2 nd	Interest	$26.93	$6,326.85		Posted

City of Dover

Tax Map # H0059 000000

325 MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011

PO BOX 410

CANDIA NH 03034

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	24.9 Acres
FY	2025		

6/14/2016	2 nd	Payment	($6,299.92)	$26.93	Posted
6/30/2016	2 nd	Interest	$0.14	$27.07	Posted
6/30/2016	2 nd	Payment	($24.85)	$2.22	Posted
9/23/2016	2 nd	Over & Short	($2.22)	$0.00	Posted

Bill Number 2015 RE141344 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,157.87							$6,157.87	$0.00
2 nd	$6,157.87							$6,157.87	$0.00
	$12,315.74							**$12,315.74**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2014	1 st	Billed	$6,157.87	$6,157.87		Posted
11/19/2014	2 nd	Billed	$6,157.87	$12,315.74	$12,315.74	Posted
12/9/2014	1 st	Payment	($6,157.87)	$6,157.87		Posted
6/1/2015	2 nd	Payment	($6,157.87)	$0.00		Posted

Bill Number 2014 RE131323 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,099.06							$6,099.06	$0.00
2 nd	$6,099.05							$6,099.05	$0.00
	$12,198.11							**$12,198.11**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/15/2013	1 st	Billed	$6,099.06	$6,099.06		Posted
11/15/2013	2 nd	Billed	$6,099.05	$12,198.11	$12,198.11	Posted
12/3/2013	1 st	Payment	($6,099.06)	$6,099.05		Posted
6/2/2014	2 nd	Payment	($6,099.05)	$0.00		Posted

Bill Number 2013 RE121292 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$5,993.37		$9.02					$6,002.39	$0.00
2 nd	$5,993.37		$141.87	$18.50				$6,153.74	$0.00
	$11,986.74		**$150.89**	**$18.50**				**$12,156.13**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/8/2012	1 st	Billed	$5,993.37	$5,993.37		Posted
11/8/2012	2 nd	Billed	$5,993.37	$11,986.74	$11,986.74	Posted
12/19/2012	1 st	Interest	$9.02	$11,995.76		Posted
12/19/2012	1 st	Payment	($6,002.39)	$5,993.37		Posted
7/28/2013	2 nd	Fee	$18.50	$6,011.87		Posted
8/14/2013	2 nd	Interest	$141.87	$6,153.74		Posted
8/14/2013	2 nd	Payment	($6,153.74)	$0.00		Posted

Bill Number 2012 RE111282 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$5,899.43		$189.04					$6,088.47	$0.00
2 nd	$5,899.43		$96.98	$18.00				$6,014.41	$0.00
	$11,798.86		**$286.02**	**$18.00**				**$12,102.88**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

City of Dover

Tax Map # H0059 000000

325 MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011
PO BOX 410
CANDIA NH 03034

Class	410 Sand & Gravel	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	24.9 Acres
FY	2025		

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/4/2011	1 st	Billed	$5,899.43	$5,899.43		Posted
11/4/2011	2 nd	Billed	$5,899.43	$11,798.86	$11,798.86	Posted
3/13/2012	1 st	Interest	$189.04	$11,987.90		Posted
3/13/2012	1 st	Payment	($6,088.47)	$5,899.43		Posted
7/23/2012	2 nd	Fee	$18.00	$5,917.43		Posted
7/24/2012	2 nd	Interest	$96.98	$6,014.41		Posted
7/24/2012	2 nd	Payment	($5,899.43)	$114.98		Posted
7/24/2012	2 nd	Payment	($114.98)	$0.00		Posted

Bill Number 2011 RE3113887
Sub System Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st					$19.03			$19.03	$0.00
2 nd	$6,190.44		$211.66	$18.00				$6,420.10	$0.00
	$6,190.44		**$211.66**	**$18.00**	**$19.03**			**$6,439.13**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
4/29/2011	2 nd	Billed	$6,190.44	$6,190.44	$6,190.44	Posted
8/25/2011	2 nd	Fee	$18.00	$6,208.44		Posted
9/13/2011	2 nd	Interest	$211.66	$6,420.10		Posted
9/13/2011	2 nd	Payment	($6,439.13)	($19.03)		Posted
10/13/2011		Refund	$19.03	$0.00		Posted

Bill Number 2011 RE3102953
Sub System Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,190.45		$286.77					$6,477.22	$0.00
2 nd									$0.00
	$6,190.45		**$286.77**					**$6,477.22**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/16/2010	1 st	Billed	$6,190.45	$6,190.45	$6,190.45	Posted
5/9/2011	1 st	Interest	$286.77	$6,477.22		Posted
5/9/2011	1 st	Payment	($6,477.22)	$0.00		Posted

	Balance:	**$12,315.62**
Daily Interest Amount $0.00	**4/3/2025 - Total Late Charges:**	**$0.00**
	Total Due:	**$12,315.62**

City of Dover

Tax Map # H0060 A00000

MAST RD

BRANCH BROOK HOLDINGS LLC Since Dec 2019
512 RAYMOND RD
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	65641 65641	**Size Total**	3.97 Acres
FY	2025		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	2011	9999	H0060-A00000

Tax Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.
RE3	Industrial	Real Estate		228,100

A/R Inquiry

Bill Number 2025 RE1177 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,072.29							$2,072.29	$0.00
2 nd	$2,072.29								$2,072.29
	$4,144.58							**$2,072.29**	**$2,072.29**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$2,072.29**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/13/2024	1 st	Billed	$2,072.29	$2,072.29		Posted
12/13/2024	2 nd	Billed	$2,072.29	$4,144.58	$4,144.58	Posted
12/23/2024	1 st	Payment	($2,072.29)	$2,072.29		Posted

Bill Number 2024 RE1134 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,132.74							$2,132.74	$0.00
2 nd	$2,132.73							$2,132.73	$0.00
	$4,265.47							**$4,265.47**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/12/2023	1 st	Billed	$2,132.74	$2,132.74		Posted
12/12/2023	2 nd	Billed	$2,132.73	$4,265.47	$4,265.47	Posted
1/9/2024	1 st	Payment	($2,132.74)	$2,132.73		Posted
6/3/2024	2 nd	Payment	($2,132.73)	$0.00		Posted

Bill Number 2023 RE1119 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$885.86							$885.86	$0.00
2 nd	$885.85							$885.85	$0.00
	$1,771.71							**$1,771.71**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/16/2022	1 st	Billed	$885.86	$885.86		Posted
12/16/2022	2 nd	Billed	$885.85	$1,771.71	$1,771.71	Posted
1/11/2023	1 st	Payment	($885.86)	$885.85		Posted
5/31/2023	2 nd	Payment	($885.85)	$0.00		Posted

City of Dover

Tax Map # H0060 A00000

MAST RD

BRANCH BROOK HOLDINGS LLC Since Dec 2019
512 RAYMOND RD
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	65641 65641	**Size Total**	3.97 Acres
FY	2025		

Bill Number 2022 RE1105 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$968.91							$968.91	$0.00
2 nd	$968.90							$968.90	$0.00
	$1,937.81							**$1,937.81**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/10/2021	1 st	Billed	$968.91	$968.91		Posted
12/10/2021	2 nd	Billed	$968.90	$1,937.81	$1,937.81	Posted
12/22/2021	1 st	Payment	($968.91)	$968.90		Posted
5/12/2022	2 nd	Payment	($968.90)	$0.00		Posted

Bill Number 2021 RE1142 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,003.94							$1,003.94	$0.00
2 nd	$1,003.94							$1,003.94	$0.00
	$2,007.88							**$2,007.88**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/7/2020	1 st	Billed	$1,003.94	$1,003.94		Posted
12/7/2020	2 nd	Billed	$1,003.94	$2,007.88	$2,007.88	Posted
12/17/2020	1 st	Payment	($1,003.94)	$1,003.94		Posted
5/28/2021	2 nd	Payment	($1,003.94)	$0.00		Posted

	Balance:	**$2,072.29**
Daily Interest Amount $0.00	**4/3/2025 - Total Late Charges:**	**$0.00**
	Total Due:	**$2,072.29**

City of Dover

Tax Map # H0061 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011
PO BOX 410
CANDIA NH 03034

Class	440 Ind Developable Land	**Property Type**	4 Industrial
Tax Code	66471 66471	**Size Total**	8.35 Acres
FY	2025		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	2011	9999	H0061-000000

Tax Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.
RE3	Industrial	Real Estate		764,800

Tax Title/Lien

Taking Date	Redemption Date	Petition Date	Foreclosure Date	Disclamer Date	Title Redemption
8/28/2012 5:22:23 PM					

Title Court	Title Court No

A/R Inquiry

Bill Number 2012 RE111285 **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$52.72		$3.64					$56.36	$0.00
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/28/2012		Transferred Principal	$31.85	$31.85		Posted
8/28/2012		Transferred Principal	$20.50	$52.35		Posted
8/28/2012		Transferred Principal	$0.37	$52.72		Posted
4/15/2013		Interest	$3.64	$56.36		Posted
4/15/2013		Payment	($56.36)	$0.00		Posted

released Book 4129 Page 0639 dated 05/21/13

Bill Number 2010 TT3076887 **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$5,337.26		$681.22	$11.50				$6,029.98	$0.00
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/20/2010	1 st	Billed	$5,337.26	$5,337.26	$5,337.26	Posted
5/9/2011		Fee	$11.50	$5,348.76		Posted
5/9/2011		Interest	$681.22	$6,029.98		Posted
5/9/2011		Payment	($6,029.98)	$0.00		Posted

A/R Inquiry

Bill Number 2025 RE1178 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$6,948.21							$6,948.21	$0.00
2 nd	$6,948.21								$6,948.21
	$13,896.42							**$6,948.21**	**$6,948.21**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$6,948.21**

City of Dover

Tax Map # H0061 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011
PO BOX 410
CANDIA NH 03034

Class	440 Ind Developable Land	**Property Type**	4 Industrial
Tax Code	66471 66471	**Size Total**	8.35 Acres
FY	2025		

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/13/2024	1 st	Billed	$6,948.21	$6,948.21		Posted
12/13/2024	2 nd	Billed	$6,948.21	$13,896.42	$13,896.42	Posted
12/23/2024	1 st	Payment	($6,948.21)	$6,948.21		Posted

Bill Number 2024 RE1135 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,124.77							$3,124.77	$0.00
2 nd	$3,124.77							$3,124.77	$0.00
	$6,249.54							**$6,249.54**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/12/2023	1 st	Billed	$3,124.77	$3,124.77		Posted
12/12/2023	2 nd	Billed	$3,124.77	$6,249.54	$6,249.54	Posted
1/9/2024	1 st	Payment	($3,124.77)	$3,124.77		Posted
6/3/2024	2 nd	Payment	($3,124.77)	$0.00		Posted

Bill Number 2023 RE1120 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,286.50							$3,286.50	$0.00
2 nd	$3,286.49							$3,286.49	$0.00
	$6,572.99							**$6,572.99**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/16/2022	1 st	Billed	$3,286.50	$3,286.50		Posted
12/16/2022	2 nd	Billed	$3,286.49	$6,572.99	$6,572.99	Posted
1/11/2023	1 st	Payment	($3,286.50)	$3,286.49		Posted
5/31/2023	2 nd	Payment	($3,286.49)	$0.00		Posted

Bill Number 2022 RE1106 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,583.76							$3,583.76	$0.00
2 nd	$3,583.75							$3,583.75	$0.00
	$7,167.51							**$7,167.51**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/10/2021	1 st	Billed	$3,583.76	$3,583.76		Posted
12/10/2021	2 nd	Billed	$3,583.75	$7,167.51	$7,167.51	Posted
12/22/2021	1 st	Payment	($3,583.76)	$3,583.75		Posted
5/12/2022	2 nd	Payment	($3,583.75)	$0.00		Posted

Bill Number 2021 RE1143 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,713.84							$3,713.84	$0.00
2 nd	$3,713.83							$3,713.83	$0.00
	$7,427.67							**$7,427.67**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/7/2020	1 st	Billed	$3,713.84	$3,713.84		Posted
12/7/2020	2 nd	Billed	$3,713.83	$7,427.67	$7,427.67	Posted

City of Dover

Tax Map # H0061 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011
PO BOX 410
CANDIA NH 03034

Class	440 Ind Developable Land	**Property Type**	4 Industrial
Tax Code	66471 66471	**Size Total**	8.35 Acres
FY	2025		

12/17/2020	1 st	Payment	($3,713.84)	$3,713.83	Posted
5/28/2021	2 nd	Payment	($3,713.83)	$0.00	Posted

Bill Number 2020 RE1464 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,763.39							$3,763.39	$0.00
2 nd	$3,763.38							$3,763.38	$0.00
	$7,526.77							**$7,526.77**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2019	1 st	Billed	$3,763.39	$3,763.39		Posted
11/19/2019	2 nd	Billed	$3,763.38	$7,526.77	$7,526.77	Posted
12/19/2019	1 st	Payment	($3,763.39)	$3,763.38		Posted
5/19/2020	2 nd	Payment	($3,763.38)	$0.00		Posted

Bill Number 2019 RE1465 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,734.26							$3,734.26	$0.00
2 nd	$3,734.26							$3,734.26	$0.00
	$7,468.52							**$7,468.52**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/30/2018	1 st	Billed	$3,734.26	$3,734.26		Posted
11/30/2018	2 nd	Billed	$3,734.26	$7,468.52	$7,468.52	Posted
12/5/2018	1 st	Payment	($3,734.26)	$3,734.26		Posted
6/5/2019	2 nd	Interest	$2.46	$3,736.72		Posted
6/5/2019	2 nd	Payment	($3,734.26)	$2.46		Posted
6/22/2019		Interest	($2.46)	$0.00		Posted

Bill Number 2018 RE1441 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,028.09							$3,028.09	$0.00
2 nd	$3,028.08							$3,028.08	$0.00
	$6,056.17							**$6,056.17**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/20/2017	1 st	Billed	$3,028.09	$3,028.09		Posted
11/20/2017	2 nd	Billed	$3,028.08	$6,056.17	$6,056.17	Posted
12/4/2017	1 st	Payment	($3,028.09)	$3,028.08		Posted
6/1/2018	2 nd	Payment	($3,028.08)	$0.00		Posted

Bill Number 2017 RE161374 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,077.25							$3,077.25	$0.00
2 nd	$3,077.24							$3,077.24	$0.00
	$6,154.49							**$6,154.49**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/17/2016	1 st	Billed	$3,077.25	$3,077.25		Posted
11/17/2016	2 nd	Billed	$3,077.24	$6,154.49	$6,154.49	Posted
12/19/2016	1 st	Payment	($3,077.25)	$3,077.24		Posted

City of Dover

Tax Map # H0061 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011
PO BOX 410
CANDIA NH 03034

Class	440 Ind Developable Land	**Property Type**	4 Industrial
Tax Code	66471 66471	**Size Total**	8.35 Acres
FY	2025		

6/1/2017	2 nd	Payment	($3,077.24)	$0.00	Posted

Bill Number 2016 RE151353 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,114.70							$3,114.70	$0.00
2 nd	$3,114.70		$13.38			($1.09)		$3,126.99	$0.00
	$6,229.40		**$13.38**			**($1.09)**		**$6,241.69**	**$0.00**
					Daily Interest Amount $0.00		**4/3/2025 - Late Charges:**		**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/23/2015	1 st	Billed	$3,114.70	$3,114.70		Posted
11/23/2015	2 nd	Billed	$3,114.70	$6,229.40	$6,229.40	Posted
12/23/2015	1 st	Payment	($3,114.70)	$3,114.70		Posted
6/14/2016	2 nd	Interest	$13.31	$3,128.01		Posted
6/14/2016	2 nd	Payment	($3,114.70)	$13.31		Posted
6/30/2016	2 nd	Interest	$0.07	$13.38		Posted
6/30/2016	2 nd	Payment	($12.29)	$1.09		Posted
9/23/2016	2 nd	Over & Short	($1.09)	$0.00		Posted

Bill Number 2015 RE141348 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,044.47							$3,044.47	$0.00
2 nd	$3,044.47							$3,044.47	$0.00
	$6,088.94							**$6,088.94**	**$0.00**
					Daily Interest Amount $0.00		**4/3/2025 - Late Charges:**		**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2014	1 st	Billed	$3,044.47	$3,044.47		Posted
11/19/2014	2 nd	Billed	$3,044.47	$6,088.94	$6,088.94	Posted
12/9/2014	1 st	Payment	($3,044.47)	$3,044.47		Posted
6/1/2015	2 nd	Payment	($3,044.47)	$0.00		Posted

Bill Number 2014 RE131326 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,929.42							$2,929.42	$0.00
2 nd	$2,929.41							$2,929.41	$0.00
	$5,858.83							**$5,858.83**	**$0.00**
					Daily Interest Amount $0.00		**4/3/2025 - Late Charges:**		**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/15/2013	1 st	Billed	$2,929.42	$2,929.42		Posted
11/15/2013	2 nd	Billed	$2,929.41	$5,858.83	$5,858.83	Posted
12/3/2013	1 st	Payment	($2,929.42)	$2,929.41		Posted
6/2/2014	2 nd	Payment	($2,929.41)	$0.00		Posted

Bill Number 2013 RE121295 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,761.27							$2,761.27	$0.00
2 nd	$2,761.26		$65.36	$2.00				$2,828.62	$0.00
	$5,522.53		**$65.36**	**$2.00**				**$5,589.89**	**$0.00**
					Daily Interest Amount $0.00		**4/3/2025 - Late Charges:**		**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/8/2012	1 st	Billed	$2,761.27	$2,761.27		Posted
11/8/2012	2 nd	Billed	$2,761.26	$5,522.53	$5,522.53	Posted

City of Dover

Tax Map # H0060 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	25.8 Acres
FY	2025		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	2011	9999	H0060-000000

Tax Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.
RE3	Industrial	Real Estate		326,520

Tax Title/Lien

Taking Date	Redemption Date	Petition Date	Foreclosure Date	Disclamer Date	Title Redemption
8/28/2013 4:40:10 PM					

Title Court	Title Court No

A/R Inquiry

Bill Number 2013 RE129920 **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,923.40		$362.03	$28.00				$3,313.43	$0.00
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/28/2013		Transferred Principal	$2,730.64	$2,730.64		Posted
8/28/2013		Transferred Principal	$37.00	$2,767.64		Posted
8/28/2013		Transferred Principal	$155.76	$2,923.40		Posted
5/13/2014		Interest	$360.64	$3,284.04		Posted
5/13/2014		Payment	($2,275.27)	$1,008.77		Posted
6/19/2014		Fee	$28.00	$1,036.77		Posted
6/19/2014		Interest	$1.39	$1,038.16		Posted
6/19/2014		Payment	($1,038.16)	$0.00		Posted

released Book 4228 Page 0648 dated 07/17/14

Bill Number 2010 TT3076886 **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,680.45		$1,365.49	$43.50				$4,089.44	$0.00
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/20/2010	1 st	Billed	$2,680.45	$2,680.45	$2,680.45	Posted
1/11/2013		Fee	$16.00	$2,696.45		Posted
6/18/2013		Interest	$1,365.49	$4,061.94		Posted
6/18/2013		Payment	($2,825.20)	$1,236.74		Posted
6/20/2013		Payment	($1,220.87)	$15.87		Posted
5/13/2014		Fee	$27.50	$43.37		Posted
5/13/2014		Payment	($43.37)	$0.00		Posted

released Book 4223 Page 0146 dated 06/26/14

City of Dover

Tax Map # H0060 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	25.8 Acres
FY	2025		

Bill Number 2009 TT2875859 — **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,434.44		$2,061.34	$27.50				$4,523.28	$0.00
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/30/2009	1 st	Billed	$2,434.44	$2,434.44	$2,434.44	Posted
5/13/2014		Fee	$27.50	$2,461.94		Posted
5/13/2014		Interest	$2,061.34	$4,523.28		Posted
5/13/2014		Payment	($4,523.28)	$0.00		Posted

released Book 4223 Page 0146 dated 06/26/14

A/R Inquiry

Bill Number 2025 RE1182 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,966.44							$2,966.44	$0.00
2 nd	$2,966.43								$2,966.43
	$5,932.87							**$2,966.44**	**$2,966.43**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$2,966.43**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/13/2024	1 st	Billed	$2,966.44	$2,966.44		Posted
12/13/2024	2 nd	Billed	$2,966.43	$5,932.87	$5,932.87	Posted
12/23/2024	1 st	Payment	($2,966.44)	$2,966.43		Posted

Bill Number 2024 RE1139 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$3,052.96							$3,052.96	$0.00
2 nd	$3,052.96							$3,052.96	$0.00
	$6,105.92							**$6,105.92**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/12/2023	1 st	Billed	$3,052.96	$3,052.96		Posted
12/12/2023	2 nd	Billed	$3,052.96	$6,105.92	$6,105.92	Posted
1/9/2024	1 st	Payment	($3,052.96)	$3,052.96		Posted
6/3/2024	2 nd	Payment	($3,052.96)	$0.00		Posted

Bill Number 2023 RE1124 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,403.68							$1,403.68	$0.00
2 nd	$1,403.68							$1,403.68	$0.00
	$2,807.36							**$2,807.36**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/16/2022	1 st	Billed	$1,403.68	$1,403.68		Posted
12/16/2022	2 nd	Billed	$1,403.68	$2,807.36	$2,807.36	Posted
1/11/2023	1 st	Payment	($1,403.68)	$1,403.68		Posted
5/31/2023	2 nd	Payment	($1,403.68)	$0.00		Posted

City of Dover

Tax Map # H0060 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	25.8 Acres
FY	2025		

Bill Number 2022 RE1110 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,535.28							$1,535.28	$0.00
2 nd	$1,535.27							$1,535.27	$0.00
	$3,070.55							**$3,070.55**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/10/2021	1 st	Billed	$1,535.28	$1,535.28		Posted
12/10/2021	2 nd	Billed	$1,535.27	$3,070.55	$3,070.55	Posted
12/22/2021	1 st	Payment	($1,535.28)	$1,535.27		Posted
5/12/2022	2 nd	Payment	($1,535.27)	$0.00		Posted

Bill Number 2021 RE1148 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,594.38							$1,594.38	$0.00
2 nd	$1,594.37							$1,594.37	$0.00
	$3,188.75							**$3,188.75**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/7/2020	1 st	Billed	$1,594.38	$1,594.38		Posted
12/7/2020	2 nd	Billed	$1,594.37	$3,188.75	$3,188.75	Posted
12/17/2020	1 st	Payment	($1,594.38)	$1,594.37		Posted
5/28/2021	2 nd	Payment	($1,594.37)	$0.00		Posted

Bill Number 2020 RE1469 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,616.19							$1,616.19	$0.00
2 nd	$1,616.19							$1,616.19	$0.00
	$3,232.38							**$3,232.38**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2019	1 st	Billed	$1,616.19	$1,616.19		Posted
11/19/2019	2 nd	Billed	$1,616.19	$3,232.38	$3,232.38	Posted
12/19/2019	1 st	Payment	($1,616.19)	$1,616.19		Posted
5/19/2020	2 nd	Payment	($1,616.19)	$0.00		Posted

Bill Number 2019 RE1470 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,598.87							$1,598.87	$0.00
2 nd	$1,598.86							$1,598.86	$0.00
	$3,197.73							**$3,197.73**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/30/2018	1 st	Billed	$1,598.87	$1,598.87		Posted
11/30/2018	2 nd	Billed	$1,598.86	$3,197.73	$3,197.73	Posted
12/5/2018	1 st	Payment	($1,598.87)	$1,598.86		Posted
6/5/2019	2 nd	Interest	$1.05	$1,599.91		Posted
6/5/2019	2 nd	Payment	($1,598.86)	$1.05		Posted
6/22/2019		Interest	($1.05)	$0.00		Posted

City of Dover

Tax Map # H0060 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	25.8 Acres
FY	2025		

Bill Number 2018 RE1440 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,381.85							$1,381.85	$0.00
2 nd	$1,381.84							$1,381.84	$0.00
	$2,763.69							**$2,763.69**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/20/2017	1 st	Billed	$1,381.85	$1,381.85		Posted
11/20/2017	2 nd	Billed	$1,381.84	$2,763.69	$2,763.69	Posted
12/4/2017	1 st	Payment	($1,381.85)	$1,381.84		Posted
6/1/2018	2 nd	Payment	($1,381.84)	$0.00		Posted

Bill Number 2017 RE161373 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,403.76							$1,403.76	$0.00
2 nd	$1,403.75							$1,403.75	$0.00
	$2,807.51							**$2,807.51**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/17/2016	1 st	Billed	$1,403.76	$1,403.76		Posted
11/17/2016	2 nd	Billed	$1,403.75	$2,807.51	$2,807.51	Posted
12/19/2016	1 st	Payment	($1,403.76)	$1,403.75		Posted
6/1/2017	2 nd	Payment	($1,403.75)	$0.00		Posted

Bill Number 2016 RE151352 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,420.84							$1,420.84	$0.00
2 nd	$1,420.84		$6.10			($0.49)		$1,426.45	$0.00
	$2,841.68		**$6.10**			**($0.49)**		**$2,847.29**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/23/2015	1 st	Billed	$1,420.84	$1,420.84		Posted
11/23/2015	2 nd	Billed	$1,420.84	$2,841.68	$2,841.68	Posted
12/23/2015	1 st	Payment	($1,420.84)	$1,420.84		Posted
6/14/2016	2 nd	Interest	$6.07	$1,426.91		Posted
6/14/2016	2 nd	Payment	($1,420.84)	$6.07		Posted
6/30/2016	2 nd	Interest	$0.03	$6.10		Posted
6/30/2016	2 nd	Payment	($5.61)	$0.49		Posted
9/23/2016	2 nd	Over & Short	($0.49)	$0.00		Posted

Bill Number 2015 RE141347 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,388.94							$1,388.94	$0.00
2 nd	$1,388.93							$1,388.93	$0.00
	$2,777.87							**$2,777.87**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2014	1 st	Billed	$1,388.94	$1,388.94		Posted
11/19/2014	2 nd	Billed	$1,388.93	$2,777.87	$2,777.87	Posted
12/9/2014	1 st	Payment	($1,388.94)	$1,388.93		Posted
6/1/2015	2 nd	Payment	($1,388.93)	$0.00		Posted

City of Dover

Tax Map # H0060 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	25.8 Acres
FY	2025		

Bill Number 2014 RE134147 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,386.93							$1,386.93	$0.00
2 nd	$1,386.93							$1,386.93	$0.00
	$2,773.86							**$2,773.86**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/15/2013	1 st	Billed	$1,386.93	$1,386.93		Posted
11/15/2013	2 nd	Billed	$1,386.93	$2,773.86	$2,773.86	Posted
6/19/2014	Total	Payment	($2,773.86)	$0.00		Posted

Bill Number 2012 RE119866 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,348.95		$155.22					$1,504.17	$0.00
2 nd	$1,348.94			$14.10				$1,363.04	$0.00
	$2,697.89		**$155.22**	**$14.10**				**$2,867.21**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/4/2011	1 st	Billed	$1,348.95	$1,348.95		Posted
11/4/2011	2 nd	Billed	$1,348.94	$2,697.89	$2,697.89	Posted
7/23/2012	2 nd	Fee	$18.00	$2,715.89		Posted
8/27/2012	Total	Interest	$155.22	$2,871.11		Posted
8/27/2012	Total	Payment	($2,867.21)	$3.90		Posted
8/28/2012	Total	Fee	($3.90)	$0.00		Posted

Bill Number 2011 RE3113890 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st									$0.00
2 nd	$1,275.37		$50.32	$18.00				$1,343.69	$0.00
	$1,275.37		**$50.32**	**$18.00**				**$1,343.69**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
4/29/2011	2 nd	Billed	$1,275.37	$1,275.37	$1,275.37	Posted
8/25/2011	2 nd	Fee	$18.00	$1,293.37		Posted
9/29/2011	2 nd	Interest	$50.32	$1,343.69		Posted
9/29/2011	2 nd	Payment	($1,343.69)	$0.00		Posted

Bill Number 2011 RE3102956 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$1,275.38		$120.34					$1,395.72	$0.00
2 nd									$0.00
	$1,275.38		**$120.34**					**$1,395.72**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/16/2010	1 st	Billed	$1,275.38	$1,275.38	$1,275.38	Posted
9/29/2011	1 st	Interest	$120.34	$1,395.72		Posted
9/29/2011	1 st	Payment	($1,395.72)	$0.00		Posted

Balance: **$2,966.43**

City of Dover

Tax Map # H0060 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	75326 75326	**Size Total**	25.8 Acres
FY	2025		

Daily Interest Amount $0.00

4/3/2025 - Total Late Charges: **$0.00**
Total Due: **$2,966.43**

City of Dover

Tax Map # H0061 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2011
PO BOX 410
CANDIA NH 03034

Class	440 Ind Developable Land	**Property Type**	4 Industrial
Tax Code	66471 66471	**Size Total**	8.35 Acres
FY	2025		

12/19/2012	1 st	Payment	($2,761.27)	$2,761.26	Posted
7/28/2013	2 nd	Fee	$2.00	$2,763.26	Posted
8/14/2013	2 nd	Interest	$65.36	$2,828.62	Posted
8/14/2013	2 nd	Payment	($2,828.62)	$0.00	Posted

Bill Number 2011 RE3113891 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st									$0.00
2 nd	$2,569.75		$87.86	$2.00				$2,659.61	$0.00
	$2,569.75		**$87.86**	**$2.00**				**$2,659.61**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
4/29/2011	2 nd	Billed	$2,569.75	$2,569.75	$2,569.75	Posted
8/25/2011	2 nd	Fee	$2.00	$2,571.75		Posted
9/13/2011	2 nd	Interest	$87.86	$2,659.61		Posted
9/13/2011	2 nd	Payment	($2,659.61)	$0.00		Posted

Bill Number 2011 RE3102957 **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$2,569.75		$118.98					$2,688.73	$0.00
2 nd									$0.00
	$2,569.75		**$118.98**					**$2,688.73**	**$0.00**
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/16/2010	1 st	Billed	$2,569.75	$2,569.75	$2,569.75	Posted
5/9/2011	1 st	Interest	$118.98	$2,688.73		Posted
5/9/2011	1 st	Payment	($2,688.73)	$0.00		Posted

	Balance:	**$6,948.21**
Daily Interest Amount $0.00	**4/3/2025 - Total Late Charges:**	**$0.00**
	Total Due:	**$6,948.21**

City of Dover

Tax Map # H0062 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	50808 50808	**Size Total**	21 Acres
FY	2025		

Parcel Info.

Subdivision	Effective Year	Inactive Year	Legal
/	2011	9999	H0062-000000

Tax Levy Maintenance

Levy No	Levy Desc	Levy Type	Exemptions	Taxable Val.
RE3	Industrial	Real Estate		48,220

Tax Title/Lien

Taking Date	Redemption Date	Petition Date	Foreclosure Date	Disclamer Date	Title Redemption
8/28/2013 4:40:10 PM					

Title Court	Title Court No

A/R Inquiry

Bill Number 2013 RE124088 **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$757.25		$89.99	$44.50				$891.74	$0.00
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/28/2013		Transferred Principal	$681.38	$681.38		Posted
8/28/2013		Transferred Principal	$37.00	$718.38		Posted
8/28/2013		Transferred Principal	$38.87	$757.25		Posted
5/13/2014		Fee	$44.50	$801.75		Posted
5/13/2014		Interest	$89.99	$891.74		Posted
5/13/2014		Payment	($891.74)	$0.00		Posted

released Book 4223 Page 0146 dated 06/26/14

Bill Number 2009 TT2875858 **Sub System** Tax Title

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$94.54		$17.01	$43.50		($62.99)		$92.06	$0.00
				Daily Interest Amount $0.00				**4/3/2025 - Late Charges:**	**$0.00**
								Total Due:	**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
8/30/2009	1 st	Billed	$94.54	$94.54	$94.54	Posted
3/8/2011	1 st	Adjustment	($62.99)	$31.55		Posted
8/27/2012		Fee	$43.50	$75.05		Posted
8/27/2012		Interest	$17.01	$92.06		Posted
8/27/2012		Payment	($92.06)	$0.00		Posted

released Book 4070 Page 0078 11/09/12

A/R Inquiry

City of Dover

Tax Map # H0062 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	50808 50808	**Size Total**	21 Acres
FY	2025		

Bill Number 2025 RE1179 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$438.08							$438.08	$0.00
2 nd	$438.08								$438.08
	$876.16							**$438.08**	**$438.08**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$438.08**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/13/2024	1 st	Billed	$438.08	$438.08		Posted
12/13/2024	2 nd	Billed	$438.08	$876.16	$876.16	Posted
12/23/2024	1 st	Payment	($438.08)	$438.08		Posted

Bill Number 2024 RE1136 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$450.86							$450.86	$0.00
2 nd	$450.85							$450.85	$0.00
	$901.71							**$901.71**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/12/2023	1 st	Billed	$450.86	$450.86		Posted
12/12/2023	2 nd	Billed	$450.85	$901.71	$901.71	Posted
1/9/2024	1 st	Payment	($450.86)	$450.85		Posted
6/3/2024	2 nd	Payment	($450.85)	$0.00		Posted

Bill Number 2023 RE1121 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$371.90							$371.90	$0.00
2 nd	$371.90							$371.90	$0.00
	$743.80							**$743.80**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/16/2022	1 st	Billed	$371.90	$371.90		Posted
12/16/2022	2 nd	Billed	$371.90	$743.80	$743.80	Posted
1/11/2023	1 st	Payment	($371.90)	$371.90		Posted
5/31/2023	2 nd	Payment	($371.90)	$0.00		Posted

Bill Number 2022 RE1107 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$406.77							$406.77	$0.00
2 nd	$406.76							$406.76	$0.00
	$813.53							**$813.53**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/10/2021	1 st	Billed	$406.77	$406.77		Posted
12/10/2021	2 nd	Billed	$406.76	$813.53	$813.53	Posted
12/22/2021	1 st	Payment	($406.77)	$406.76		Posted
5/12/2022	2 nd	Payment	($406.76)	$0.00		Posted

City of Dover

Tax Map # H0062 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	50808 50808	**Size Total**	21 Acres
FY	2025		

Bill Number 2021 RE1144 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$421.58							$421.58	$0.00
2 nd	$421.58							$421.58	$0.00
	$843.16							**$843.16**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
12/7/2020	1 st	Billed	$421.58	$421.58		Posted
12/7/2020	2 nd	Billed	$421.58	$843.16	$843.16	Posted
12/17/2020	1 st	Payment	($421.58)	$421.58		Posted
5/28/2021	2 nd	Payment	($421.58)	$0.00		Posted

Bill Number 2020 RE1465 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$427.35							$427.35	$0.00
2 nd	$427.35							$427.35	$0.00
	$854.70							**$854.70**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2019	1 st	Billed	$427.35	$427.35		Posted
11/19/2019	2 nd	Billed	$427.35	$854.70	$854.70	Posted
12/19/2019	1 st	Payment	($427.35)	$427.35		Posted
5/19/2020	2 nd	Payment	($427.35)	$0.00		Posted

Bill Number 2019 RE1466 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$422.77							$422.77	$0.00
2 nd	$422.77							$422.77	$0.00
	$845.54							**$845.54**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/30/2018	1 st	Billed	$422.77	$422.77		Posted
11/30/2018	2 nd	Billed	$422.77	$845.54	$845.54	Posted
12/5/2018	1 st	Payment	($422.77)	$422.77		Posted
6/5/2019	2 nd	Interest	$0.28	$423.05		Posted
6/5/2019	2 nd	Payment	($422.77)	$0.28		Posted
6/22/2019		Interest	($0.28)	$0.00		Posted

Bill Number 2018 RE1442 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$340.71							$340.71	$0.00
2 nd	$340.71							$340.71	$0.00
	$681.42							**$681.42**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/20/2017	1 st	Billed	$340.71	$340.71		Posted
11/20/2017	2 nd	Billed	$340.71	$681.42	$681.42	Posted
12/4/2017	1 st	Payment	($340.71)	$340.71		Posted
6/1/2018	2 nd	Payment	($340.71)	$0.00		Posted

City of Dover

Tax Map # H0062 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	50808 50808	**Size Total**	21 Acres
FY	2025		

Bill Number 2017 RE161375 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$345.06							$345.06	$0.00
2 nd	$345.05							$345.05	$0.00
	$690.11							**$690.11**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/17/2016	1 st	Billed	$345.06	$345.06		Posted
11/17/2016	2 nd	Billed	$345.05	$690.11	$690.11	Posted
12/19/2016	1 st	Payment	($345.06)	$345.05		Posted
6/1/2017	2 nd	Payment	($345.05)	$0.00		Posted

Bill Number 2016 RE151354 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$349.26							$349.26	$0.00
2 nd	$349.25		$1.50			($0.12)		$350.63	$0.00
	$698.51		**$1.50**			**($0.12)**		**$699.89**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/23/2015	1 st	Billed	$349.26	$349.26		Posted
11/23/2015	2 nd	Billed	$349.25	$698.51	$698.51	Posted
12/23/2015	1 st	Payment	($349.26)	$349.25		Posted
6/14/2016	2 nd	Interest	$1.49	$350.74		Posted
6/14/2016	2 nd	Payment	($349.25)	$1.49		Posted
6/30/2016	2 nd	Interest	$0.01	$1.50		Posted
6/30/2016	2 nd	Payment	($1.38)	$0.12		Posted
9/23/2016	2 nd	Over & Short	($0.12)	$0.00		Posted

Bill Number 2015 RE141349 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$341.64							$341.64	$0.00
2 nd	$341.64							$341.64	$0.00
	$683.28							**$683.28**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/19/2014	1 st	Billed	$341.64	$341.64		Posted
11/19/2014	2 nd	Billed	$341.64	$683.28	$683.28	Posted
12/9/2014	1 st	Payment	($341.64)	$341.64		Posted
6/1/2015	2 nd	Payment	($341.64)	$0.00		Posted

Bill Number 2014 RE134148 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$341.38		$22.33					$363.71	$0.00
2 nd	$341.37							$341.37	$0.00
	$682.75		**$22.33**					**$705.08**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/15/2013	1 st	Billed	$341.38	$341.38		Posted
11/15/2013	2 nd	Billed	$341.37	$682.75	$682.75	Posted
6/19/2014	Total	Interest	$22.33	$705.08		Posted
6/19/2014	Total	Payment	($705.08)	$0.00		Posted

City of Dover

Tax Map # H0062 000000

MAST RD

BRANCH BROOK HOLDINGS LLC Since May 2014
PO BOX 410
CANDIA NH 03034

Class	441 Ind Marg Dev Land	**Property Type**	4 Industrial
Tax Code	50808 50808	**Size Total**	21 Acres
FY	2025		

Bill Number 2012 RE114103 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$33.91		$3.90					$37.81	$0.00
2 nd	$33.91			$18.00				$51.91	$0.00
	$67.82		**$3.90**	**$18.00**				**$89.72**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/4/2011	1 st	Billed	$33.91	$33.91		Posted
11/4/2011	2 nd	Billed	$33.91	$67.82	$67.82	Posted
7/23/2012	2 nd	Fee	$18.00	$85.82		Posted
8/27/2012	Total	Interest	$3.90	$89.72		Posted
8/27/2012	Total	Payment	($89.72)	$0.00		Posted

Bill Number 2011 RE3113892 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st									$0.00
2 nd	$32.06		$1.26	$18.00				$51.32	$0.00
	$32.06		**$1.26**	**$18.00**				**$51.32**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
4/29/2011	2 nd	Billed	$32.06	$32.06	$32.06	Posted
8/25/2011	2 nd	Fee	$18.00	$50.06		Posted
9/29/2011	2 nd	Interest	$1.26	$51.32		Posted
9/29/2011	2 nd	Payment	($51.32)	$0.00		Posted

Bill Number 2011 RE3102958 — **Sub System** Real Property Tax

Install	Billed	Adjt Bill	Int/Pen	Fee(s)	Refunded	Adjt.	Abated	Paid	Balance
1 st	$32.07		$3.03					$35.10	$0.00
2 nd									$0.00
	$32.07		**$3.03**					**$35.10**	**$0.00**
				Daily Interest Amount $0.00			**4/3/2025 - Late Charges:**		**$0.00**
							Total Due:		**$0.00**

Entry Date	Install	Trans Type	Amount	Balance Due	Amount Billed	Posted Flag
11/16/2010	1 st	Billed	$32.07	$32.07	$32.07	Posted
9/29/2011	1 st	Interest	$3.03	$35.10		Posted
9/29/2011	1 st	Payment	($35.10)	$0.00		Posted

	Balance:	**$438.08**
Daily Interest Amount $0.00	**4/3/2025 - Total Late Charges:**	**$0.00**
	Total Due:	**$438.08**

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2025-0004

Application Type:	Lot Line Adjustment
Applicant(s):	Croisetiere Family Revocable Trust
Owner(s):	Croisetiere Family Revocable Trust (308 Durham Rd.)
	Coldstream Properties, LLC (314 Durham Rd.)
Location:	308 Durham Rd. (Map I, Lot 129); 314 Durham Rd. (Map I, Lot 132)
Meeting Date:	May 13, 2025

INTENT: Proposal is to revise the lot lines between abutting properties located at 308 Durham Rd. and the neighboring parcel, 314 Durham Road, which is located in the Town of Madbury, by adding ±2,449 s.f. from the Madbury parcel (parcel no. I-132) to 308 Durham Rd. (parcel no. I-129).

LOTS/UNITS PROPOSED: Two (2) Existing Lots (no change)

AGENDA ITEM #: 4-C

FILE: LOTA-2025-0004

SQUARE FOOTAGE:

Existing/Proposed

Map I, Lot 129 = ±41,546 s.f. / ±43,995 s.f.
Map I, Lot 132 = ±9,771 s.f. / 7,322 s.f.

ZONING DISTRICT: IT

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Mixed Use

ZBA ACTION: N/A

ATTACHMENTS: Application, Lot Line Revision Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS / WAIVERS REQUIRED:
N/A

Summary of Request and Background

The applicant is submitting a proposed lot line adjustment to revise the lot lines between abutting properties located at 308 Durham Road in Dover (Map I, Lot 129) and the neighboring property, 314 Durham Road in Madbury (Map I, Lot 132) with the intent of adding ±2,449 s.f. from the Madbury parcel (parcel no. I-132) to 308 Durham Rd. (parcel no. I-129).

At present, the structure located at 308 Durham Road not only straddles the Dover/Madbury line, but also straddles the actual property line between the two. This application seeks to correct that error by adding frontage and side yard to 308 Durham Road, thus greatly reducing Lot 129's setback nonconformity.

Lot 129 (308 Durham Road) is currently nonconforming in terms of the IT District's dimensional regulations, specifically, the lot lacks compliant frontage and lot area. Post lot line adjustment, while still remaining a nonconforming lot, the applicant has sought to bring the structure and the lot it lies on into greater conformance than exists today, while rectifying the issue of the structure straddling the shared lot line between it (Lot 129) and the neighbor at 314 Durham Road in Madbury (Lot 132).

Consistency with Land Use Regulations

§157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations and though the lot and the structure upon it will remain nonconforming with underlying zoning, as a general principle, land use changes which increase conformity with underlying zoning are not only allowed, but actively encouraged.

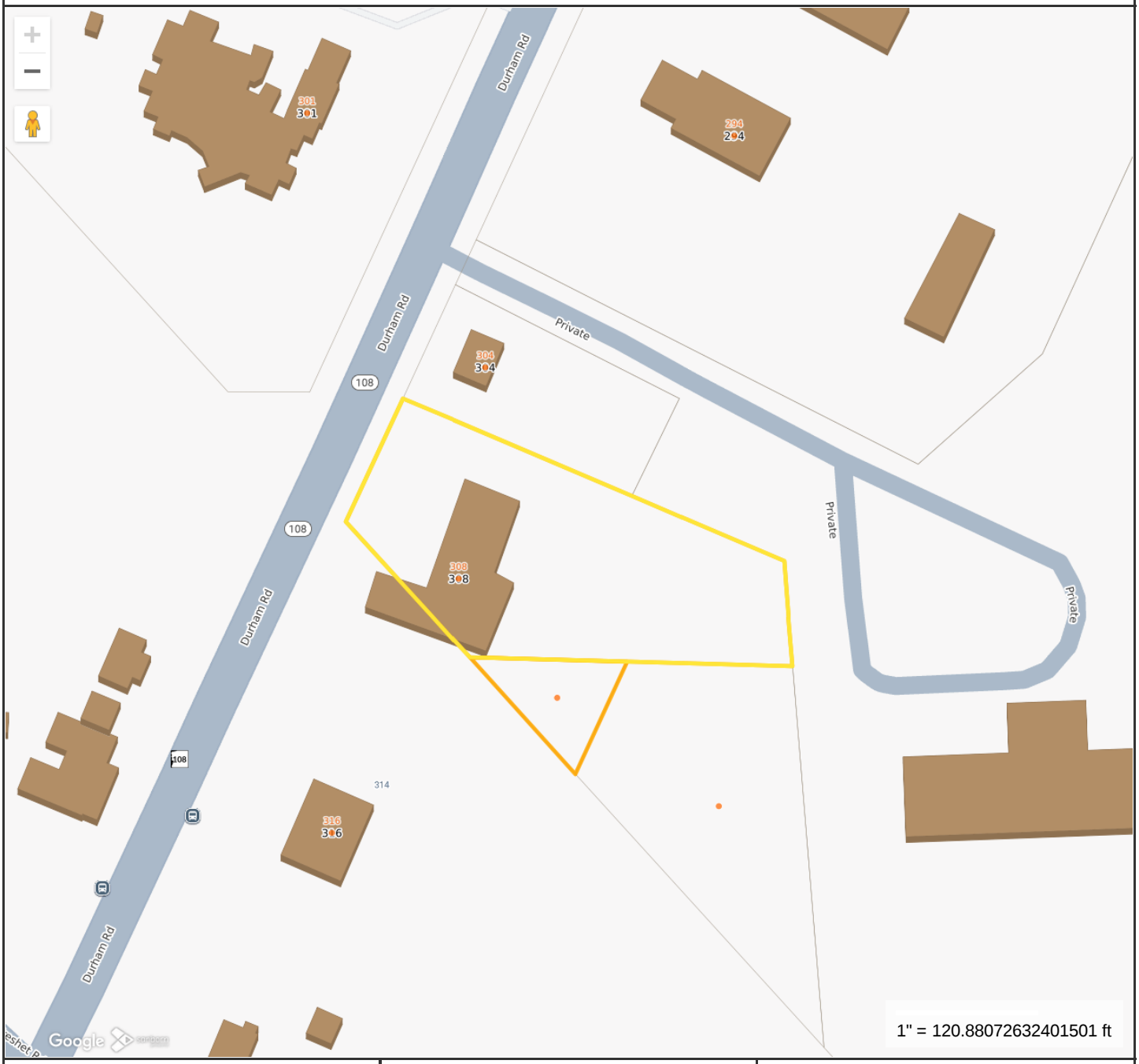
STAFF RECOMMENDATION:

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

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Acceptance of corresponding Madbury Lot Line Adjustment by the Madbury Planning Board; and
2. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
    a. Planning File Number #LOTA-2025-0004
    b. The owner's signatures

LOTA-2025-0004 308 Durham Road & 314 Route 108 Madbury, NH



Property Information

Location	308 DURHAM RD
Owner	CROISETIERE RUTHANN & LEO TRUSTEES
Land Use	401C
Zoning Code	IT
Property Id	I0129-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT LOTA-2025-0004
FOR CITY OF DOVER, N.H.

Plan Type:	Lot Adjustment	**Project:**		**App Date:**	04/09/2025
Work Class:	Lot Line Adjustment	**District:**	None	**Exp Date:**	06/13/2025
Status:	Submitted	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	
Description:	Lot Line Adjustment between I-132 and I-129				

Parcel:	I0132-000000	**Address:**	Durham Rd Dover, 03820	**Zone:** IT(Non-Residential - Innovative Technolo
	I0129-000000 Main		308 Durham Rd Main Dover, 03820	

Owner	Owner	Surveyor	Applicant
Ruthann Croisetiere 308 DURHAM RD DOVER, 03820 Home: (603) 742-8812	Sarah Greenshields 314 Route 108 Madbury, NH 03823 Business: (603) 742-8710	Smith & Pospesil Land Surveying Company, LLC Thomas Smith 240 Quebec Road Lyman, NH 03585 Home: (603) 335-4116 Business: (603) 548-4063	Smith & Pospesil Land Surveying Company, LLC Thomas Smith 240 Quebec Road Lyman, NH 03585 Home: (603) 335-4116 Business: (603) 548-4063

Plan Custom Fields

Number of Parcels Involved	2	Parcel Map/Lot	I-129-0-0	Proposed Parcel Size (sqft)	43995
Parcel Zoning	IT	Existing Parcel Size (Ac)	0.62	Address of First Property	308 Durham Road
Existing Parcel Size (sqft)	27007.2	Owner Name	Croisetiere Family Trust	Deed Book	4978
Deed Page	524	Owner Address	308 Durham Road	Deed Date	20211115
Owner Phone	603-742-8812	Address of Second Property	314 Rt 108 Durham Road	Parcel 2 Map/Lot	I-132
Second Property Owner Name	Coldstream Properties, LLC	Second Property Owner Address	314 Rt 108 Durham Road	Second Property Owner Phone	603-742-8710

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Planning Lot Line Adjustment Application Fee	$200.00	$0.00
	Planning Lot Line Adjustment Fee	$200.00	$0.00
	Total for Invoice NOT INVOICED	**$400.00**	**$0.00**
	Grand Total for Plan	**$400.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
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	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			

Land Use Plan Final Review v.1	Receive Submittal
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT INFORMATION

Name of Applicant: Thomas S. Smith Telephone # 603-548-4063

Address of Applicant: 240 Quebec Road, Lyman, NH 03585

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Coldstream Properties LLC Telephone # 603-742-8710

Address of 1st Property Owner: 314 Rt 108 (Durham Road), Madbury, NH 03823

Address of Property: Durham Road

Assessor's Map # I Lot(s) # 132

Property Deed: Book 4324 Page: 294

Zoning District(s) IT Overlay District(s) NONE

Size of Existing Parcel (sq. ft.): 9,771 Size of Proposed Parcel (sq. ft.): 7,322

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Croisetiere Family Rev Trust Telephone # (603) 742-8812

Address of 2nd Property Owner: 308 Durham Road, Dover, NH 03820

Address of Property: 308 Durham Road

Assessor's Map # I Lot(s) # 129

Property Deed: Book 4978 Page: 524

Zoning District(s) IT Overlay District(s) NONE

Size of Existing Parcel (sq. ft.): 41,546 Size of Proposed Parcel (sq. ft.): 43,995

THIRD PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 3rd Property Owner: _____

Address of Property: _____

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

Property Deed: Book _____ Page: _____

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

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Thomas S. Smith
Smith & Pospesil Land Surveying Company PLLC

Address 240 Quebec Road, Lyman, NH 03585 Telephone #: 603-548-4063

Professional License #: 969 E-mail address: tom@splandsurvey.com

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: None Telephone # _____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone # _____

Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: _____ Date: 3/27/25

Signature of Second Property Owner: _____ Date: 3/27/25

Ruth Croisetiere 3/27/25

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Coldstream Properties LLC

Signature of Property Owner: _____ Date: _____

Croisetiere Family Rev. Trust

_____ Date: _____

CITY OF DOVER MINOR LOT LINE ADJUSTMENT
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

City of Dover, New Hampshire
LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

APPLICANT: _____ File Number: _____

PROPERTY LOCATION: _____ Tax Map: ____ Lot: ____ and Lot: _____

	Where/How Provided	Reviewed
1. Completed and signed Application form		
2. Plan Review Fees are provided		
3. Electronic copy of the surveyed plat layout		
4. Electronic copy of supplementary materials and application		
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:		
Location map at appropriate scale	UPPER RIGHT	
Planning File #		
Date, north arrow and scale	NORTH ARROW, UPPER RIGHT DATE AND SCALE LOWER RIGHT	
Names of all abutting property owners	IN LOCATION OF PROPERTIES ON PLAN	
Name and address of owners	BELOW LOCATION MAP	
Signature & stamp of NH licensed land surveyor	LOWER RIGHT	
Zoning District boundaries, including any special or overlay districts	LABELED	
Location of Conservation District areas	NONE	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	ON PLAN VIEW (ROUTE 108)	
Location and widths of existing & proposed easements & right of ways	NONE	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	PLAN VIEW	
Existing and proposed lot areas in square feet	PLAN VIEW	
Existing and proposed buildings and structure locations	PLAN VIEW	
Minimum building setbacks or build to lines on all lots	PLAN VIEW	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	PLAN VIEW	
Location, material and size of existing and proposed permanent monuments	PLAN VIEW	
All applicable Dover Common Subdivision notes		

REVIEWED BY: _____ DATE_____

LOTA-2025-0004 **308 DURHAM ROAD & DURHAM ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0001-000000	301 DURHAM RD	JOHNSON CREEK VILLAGE LLC		301 DURHAM RD	DOVER	NH	03820
I0022-D00000	294 DURHAM RD	CLARK DONNA M TRUSTEE	GORDON D CLARK FAMILY TRUST	35 COLUMBUS AV	DOVER	NH	03820
I0122-000000	282 DURHAM RD	ELKS ORDER OF		282 DURHAM RD	DOVER	NH	03820
I0123-000000	304 DURHAM RD	CLARK DONNA M TRUSTEE	GORDON D CLARK FAMILY TRUST	35 COLUMBUS AV	DOVER	NH	03820
I0131-000000	DURHAM RD	MARTOCCHIO AMANDA	FISHER MATTHEW THORNTON	320 ROUTE 108	MADBURY	NH	03823
I0129-000000	308 DURHAM RD	CROISETIERE RUTHANN & LEO TRUSTEES	CROISETIERE FAMILY REVOCABLE TRUST	308 DURHAM RD	DOVER	NH	03820
I0132-000000	DURHAM RD	COLDSTREAM PROPERTIES LLC		314 RT 108 (DURHAM RD)	MADBURY	NH	03823
		PETER A UNDERWOOD		34 FRESHET ROAD	MADBURY	NH	03823
		NIKKI TRUST	NICOLLETTA VATISTAS	320 ROUTE 108	MADBURY	NH	03823
		SMITH & POSPESIL LAND SURVEYING CO, PLLC		240 QUEBEC ROAD	LYMAN	NH	03585
		SC ACQUISTION ONE, LLC		15 NORTH MILL STREET	NYACK	NY	10960

Smith & Pospesil
LAND SURVEYING COMPANY
PLLC

Boundary Surveys * Subdivisions * Septic Design * Percolation Testing * Land Planning * Consulting
240 Quebec Rd. Lyman, N.H 03585
Office: (603) 787-3141
(603) 548- 4063 (603) 616-1176
tom@splandsurvey.com eric@splandsurvey.com

City of Dover
Planning Department
288 Central Ave
Dover, NH 03820

April 1, 2025

Lot Line Adjustment, Coldstream Properties LLC
and Croisetiere Family Revocable Trust

Greetings,

In this packet is most everything requested for the above referenced lot line adjustment. I will have the client deliver the fees required. The purpose of this adjustment is to correct an error made many years ago. A building owned by the Croisetiere's was built over the property line onto what is now property owned by Coldstream Properties LLC. This location is on the town line in common with Madbury. I have included copies of an adjustment plan that will be under review with the town of Madbury.

If any additional information is needed, please feel free to contact me by email or phone number above. I plan on attending the meeting. If you could let me know the date, time and location of the meeting that would be greatly appreciated. Thank you.

Respectfully Submitted,

Thomas S. Smith, LS
Smith & Pospesil Land Surveying Co, PLLC
Lyman and Franconia, NH

MAGNETIC 2021

N

TAX MAP H, LOT 1
JOHNSON CREEK VILLAGE LLC

PRIVATE DRIVE

APPROXIMATE TOWN LINE DOVER MADBURY

ASSUMED 66' FOOT WIDE R.O.W. PAVEMENT WIDTH OF 36 FEET

TAX MAP 9, LOT 24A
PETER A. UNDERWOOD

NH ROUTE 108
DOVER ROAD

3/4" IRON PIPE FOUND DOWN 1"

N 44°00'42" E 102.17'+/-

TAX MAP I, LOT 123
GORDON D. CLARK FAMILY TRUST
VOL. 5062, PG. 368

S 46°38'40" E 97.73'

3/4" IRON PIPE FOUND UP 16"

N 44°00'42" E 99.48'+/-

SIGN

CONCRETE DRIVEWAY

N 27°59'16" W 138.69'+/-

TAX MAP I, LOT 122
ORDER OF ELK'S
VOL. 953, PG. 395
VOL. 933, PG. 196

S 49°20'55" E

5/8" CAPPED REBAR FOUND ON LINE

261.53'

1" IRON PIPE FOUND DOWN 4"

TAX MAP 10, LOT 8
CROISETIERE FAMILY REVOCABLE TRUST
VOLUME 4978 PAGE 524
PART OF TM I, L 129
IN DOVER BY DEED

"R & L ENGINES"

BUILDING SETBACK LINE

COMBINED HOUSE AND BUISINESS

CONCRETE DRIVEWAY

WOOD PRIVACY FENCE

PROPOSED ADJUSTMENT AREA
0.09 ACRES
MADBURY

N 69°10'03" W 81.30'
LINE TO BE DELETED

CONCRETE WALK

N 27°59'16" W 68.74'+/-

LAWN

5/8" Rebar

TAX MAP I, LOT 129
ZONE: IT DISTRICT
CROISETIERE FAMILY REVOCABLE TRUST
VOLUME 4978 PAGE 524
0.95 ACRE+/- (41,546 SQ FT)
TO BECOME
1.12 ACRES+/- (43,995 SQ FT)

PAVED PARKING

PROPOSED ADJUSTMENT AREA
0.06 ACRE
(2,449 SQ FT)

5/8" Rebar To Be Set

N 69°09'59" W 89.03'

1/2" IRON PIPE FOUND UP 1"

1/2" IRON PIPE FOUND DOWN 2"

S 27°12'45" W 50.00'

5/8" Rebar

N 58°43'03" W 24.41'

N 69°55'20" W 111.68'

S 11°04'39" W 58.62'

TAX MAP I, LOT 132
ZONE: IT DISTRICT
COLDSTREAM PROPERTIES LLC
VOLUME 4324 PAGE 294
0.22 ACRE+/- (9,771 SQ FT)
TO BECOME
.16 ACRE+/- (7,322 SQ FT)
PARCEL IS PART OF TAX MAP 10
LOT 7 OF MADBURY BY DEED

TAX MAP I, LOT 122
ORDER OF ELK'S
VOL. 953, PG. 395
VOL. 933, PG. 196

"LITTLE TREE EDUCATION"

PAVED PARKING

N 27°59'16" W 105.90'+/-

S 39°41'27" W 121.23'

DRILL HOLE IN STONE FOUND WITNESSED BY 3/4" IRON PIPE

TAX MAP 1, LOT 131
AMANDA MARTOCCHIO
MATTHEW THORNTON FISHER
VOL. 4794, PG. 53

TAX MAP 10, LOT 7
COLDSTREAM PROPERTIES LLC
VOLUME 4324 PAGE 294

S 10°44'59" W 443.26'
TO WIRE FENCE INTERSECTION

N 39°41'27" E 118.60'

TAX MAP 10, LOT 6
NIKKI TRUST
VOL. 2050, PG. 349

APPROXIMATE TOWN LINE DOVER MADBURY

3/4" IRON PIPE FOUND UP 2"



LOCATION MAP
1 inch = 2000 feet

N
W E
S

OWNERS: CROISETIERE FAMILY REVOCABLE TRUST
308 DURHAM ROAD
DOVER, NH 03820

COLDSTREAM PROPERTIES LLS
314 ROUTE 108
MADBURY, NH 03823

SETBACKS: 50' FRONT, SIDE AND REAR

LOT LINE ADJUSTMENT PLAN
APPROVED
PLANNING BOARD
DOVER, NEW HAMPSHIRE

DATE CHAIRMAN

SECRETARY

LOT LINE ADJUSTMENT PLAN
BETWEEN THE PROPERTIES OF
CROISETIERE FAMILY REVOCABLE TRUST
TAX MAP I, LOT 129
DOVER, NEW HAMPSHIRE

AND

COLDSTREAM PROPERTIES LLC
TAX MAP I, LOT 132
DOVER, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
No. 969
THOMAS S. SMITH
SIGNATURE
LICENSED LAND SURVEYOR

SMITH & POSPESIL LAND SURVEYING COMPANY PLLC
240 QUEBEC ROAD, LYMAN, N.H. 03585
SEPTEMBER 2021
REVISED JUNE 26, 2024

0' 30' 60' 90' 120' 150'
Scale: 1 inch = 30 feet

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2025-0003

Application Type:	Transfer of Development Rights
Applicant(s):	The Stabile Companies
Owner(s):	Richardson Estates of Dover, LLC and Mohamed & Lisa K. Hamcha
Location:	141 Sixth St. (Assessor's Map 35, Lot 64)
Meeting Date:	May 13, 2025

INTENT: To request the purchase of eight (8) units through the Transfer of Development Rights (TDR) for a proposed total of twenty units, where twelve units are allowed by right.

AGENDA ITEM #: 4-D

APPLICANT: Berry Surveying and Engineering

OWNERS: Richardson Estates of Dover, LLC and Mohamed & Lisa K. Hamcha

LOCATION: 141 Sixth St (Assessor's Map 35, Lot 64)

LOT/UNITS PROPOSED: Twenty units via 10 buildings. 8 units via TDR

ACREAGE: ±3.75 ac.

ZONING DISTRICT: R-12, Secondary Groundwater Protection District

EXISTING/PROPOSED USE: Residential

SURROUNDING USE: Residential

ZBA ACTION: N/A

PERMITS: N/A

WAIVERS REQUESTED: N/A for TDR request but expected at Site Plan level for development within the SGPD

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TRC: N/A

ATTACHMENTS: Site Plan, TDR Application, Narrative

Summary of Request and Background

The applicant is proposing a residential project consisting of twenty units within ten two-family structures. Using the TDR density calculation, the applicant demonstrated that the subject property can support twelve units (six two-family structures) through the TDR calculation per Chapter 170-29. Therefore, the applicant is requesting an additional eight units through TDR.

The existing lot, Assessor's Map 35, Lot 64, contains one single-family dwelling and a detached garage. The current Zoning Ordinance permits the use of the Transfer of Development Rights ordinance (TDR) in the R-12 zone, but specifies that the applicant must apply single-family density for the creation of additional single-family homes. As the applicant is proposing two-family density, the two-family yield calculation has been used and has resulted in a base density calculation of twelve units. This, therefore, means that the remaining eight sought units could be granted if the Planning Board votes to approve the use of TDR.

The subject property lies within the Secondary Groundwater Protection District (SGPD). Per §170-33D(5), impervious surface coverage is limited to 20% within the SGPD and the applicant would be proposing 34.43% coverage. As proposed, the applicant would need to request a Conditional Use Permit to allow approximately 23,575 square feet of impervious surface coverage beyond the permitted amount.

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

Consistency with Land Use Regulations - TDR

§170-29 provides for additional density to be purchased through Transfer of Development Rights, provided that four criteria are met:
The proposal is consistent with the Master Plan; is compatible with the land uses on neighboring lots; is created on property served by public water and sanitary sewer; and not seeking permitted relief caused by additional density.

Staff notes that the applicant identified consistent goals within the Vision, Conservation and Open Space, and Transportation Chapters of the City of Dover's Master Plan. From the Vision Chapter, this included "urban vibrancy, connected neighborhoods, and attractive streetscapes." Staff notes that the subject parcel does benefit from its proximity to commuter routes and offers walkable access that connects it to the downtown area and surrounding areas. The applicant also notes, with staff in agreement, that this is consistent with goals within the Transportation Chapter that promote alternative transportation and public transit. The applicant also highlighted consistency with priorities of the Conservation and Open Space Chapter: groundwater quality and hazard mitigation. Related to these priorities, staff notes the proposed project site lies within the SGPD and the applicant discussed compliance with local and state stormwater standards.

Staff agrees that the surrounding neighborhood is primarily comprised of single-family structures but two-family structures are allowed, provided the

applicable dimensional and architectural requirements are met. The applicant has provided a proposal that meets architectural requirements of the R-12 zoning district with each two-family structures appearing as a single-family structure. While lot sizes and unit densities vary throughout the surrounding neighborhood, the proposed density of 1 unit per approximately 8,170 square feet is comparable or lower than the immediate areas.

While the existing single-family home is serviced by an onsite septic system, the applicant has shown that the property will be served by public water and sewer.

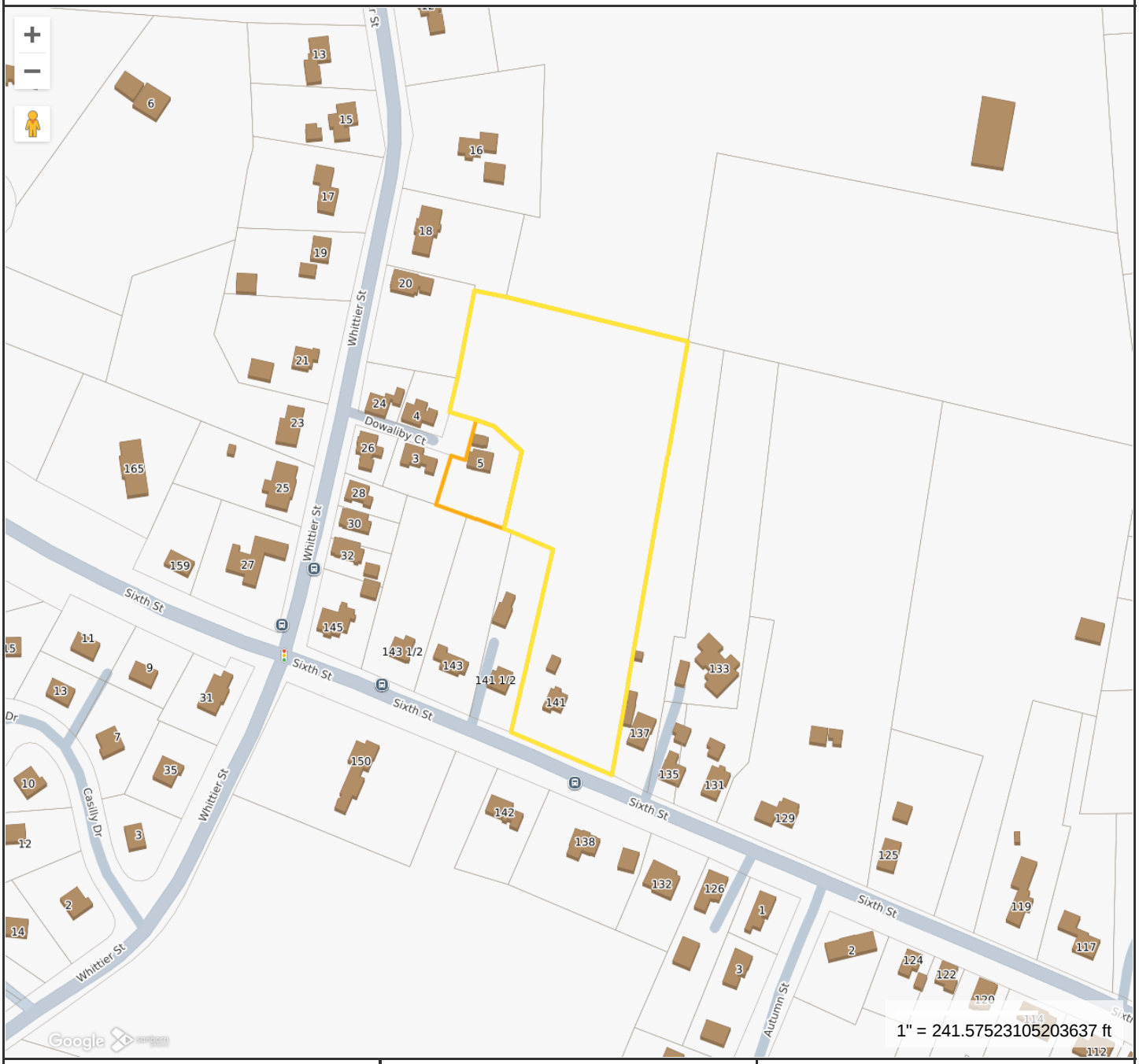
As previously noted, the proposed project site lies within the SGPD, which limits impervious surface coverage to 20%. The proposed coverage is 34.43% and would require a Conditional Use Permit as currently designed. For comparison, the applicant provided a conceptual design to show a conventional single-family development within the R-12 Zoning District with ten single-family structures on ten individual lots that are compliant with R-12 dimensional requirements. The conceptual design created an impervious surface coverage of 34.31%. As the structures and infrastructure are comparable, staff notes that a Conditional Use Permit would be required under both scenarios; whether the project applies underlying zoning or utilizes TDR. Staff acknowledges and supports efforts to further reduce coverage during the final design process.

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

Subsequent Conditions to be Met Prior to Granting TDR:

1. A Site Plan application is required to be submitted for review and consideration;
    1.1. Per §170-33D(5), the proposed development plan must incorporate a stormwater drainage plan that provides for the retention and percolation within the secondary groundwater protection zone of all development-generated stormwater runoff from a ten-year storm.
2. A Conditional Use Permit application for applicable impacts is required to be to be submitted for review and consideration;
3. Payment of TDR fees;
4. Revise plan to include the following notes:
    4.1. "A hydrogeologic study may be required by the Planning Board to investigate the impacts a proposed development or land use activity will have on an existing or future groundwater supply per §170-33D(7)."
    4.2. "This site plan uses the Transfer of Development Rights ordinance which allows for relief to the setbacks, lot area, frontage, density and intensity of the development. The Board granted TDR relief to purchase up to eight units for a maximum total of twenty units on the subject lot."

TRAN-2025-0003_141 Sixth Street



Property Information

Location	141 SIXTH ST
Owner	RICHARDSON ESTATES OF DOVER LLC
Land Use	101R
Zoning Code	R-12
Property Id	35064-000000

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.

To: Berry Surveying & Engineering
From: Donna Benton, AICP
Cc: The Stabile Companies
Richardson Estates of Dover LLC,
and Lisa and Mohamed Hamcha
Date: May 9, 2025
Re: TDR 141 Sixth St

ISSUE:
In February 2020, the Board recommended amendments to the Transfer of Development Rights (TDR) Ordinance. In June 2020, the Planning Board approved the amendments and on July 22, 2020, the City Council ratified them. One element is the requirement for staff to draft a review statement on the need for a sketch plan. Since then the criteria for TDR has also been amended.

INTENT:
This memo will serve as part of the staff report.

GOALS:
Provide background on balancing development vs. conservation needs and current housing shortage, and describe the TDR applications in Dover.

Background
On behalf of your client, you submitted a TDR plan for a residential project consisting of twenty units within ten two-family structures with eight of the proposed units being requested through TDR.

The subject parcel, Assessor's Map 35, Lot 64, is within the Medium Density Residential (R-12) District and currently has a single-family dwelling and detached garage on site. The current Zoning Ordinance permits TDR in the R-12, but specifies that the applicant must either use single-family density, or, if using two-family density, any TDR-purchased unit must be a two-family dwelling. Your proposal correctly utilizes the two-family calculation and is proposing two-family units.

As you indicate in the application, twelve units (six two-family structures) are allowed via the TDR calculation and you are looking to purchase the remaining eight units as unrestricted, (neither by size nor rental rate).

Staff performed this review based upon the information below, and is now providing the required staff report (Chapter 170-29 E.(4)a).

Project Information

Project:	141 Sixth Street, TDR
Where:	141 Sixth Street (Assessor's Map 35, Lot 64)
What:	Twenty (20) units in ten (10) structures. Eight (8) of which are requested through TDR. The density calculation per R-12 specific zoning regulations, as stated above, was used to determine a base density calculation of twelve (12) units. Since the two-family calculation was used, two-family structures must be built.
Acres:	±3.75 acres (or 163,417 square feet) combined parcels
Zone:	R-12
Public Water:	Lot is serviced by municipal water.
Public Sewer:	Existing single-family home is serviced by an onsite septic system; the applicant has shown that the property will be served by municipal sewer.
Units:	Twenty (20) total units are proposed, staff considers twelve (12) of the units to be the base density requiring the applicant to purchase eight (8) TDR units.
CUP:	Staff notes that no CUPs were included with the application but one CUP is noted as required as part of a Site Plan application for the proposal. The subject property lies within the Secondary Groundwater Protection District (SGPD). Per §170-33D(5), impervious surface coverage is limited to 20% within the SGPD and the project would be proposing 34.43% coverage.

Staff Comment
When reviewing projects, review the context, discuss options with the applicant, and advise on the feasibility of requesting the purchase or exchange before or after designing a fully laid out plan.

In reviewing this project, we note:

- Traffic
    - Sixth Street is a moderate-traffic thoroughfare connecting Central Avenue (urban core) to the boundary with Barrington where it turns into Pickering Road. The existing home on this site is approximately 420' southeast of Whittier Street. It is a

key corridor for local and regional travel. However, this section of Sixth Street is one that is restricted in accordance with §141-5B, where no vehicle with a United States Federal Highway Administration (FHWA) Classification 8 through 13 shall be permitted on the following streets, unless making a delivery or pickup on that particular street.

- Layout/topography
    - This lot has a single-family house and detached garage onsite.
    - The lot is surrounded by mostly residential properties with mature trees.
    - The R-12 District is characterized by its medium density, requiring a minimum lot size of 12,000 square feet, 100 feet of frontage, and a maximum underlying density of two units per lot.
    - Two-family dwellings are permitted in the R-12 District on lots with a density of 9,000 square feet per dwelling unit.
    - The applicant is proposing a ratio of 1 unit per ±8,170 square feet of lot area (20 units).
    - This proposal accounts for pedestrian connectivity in the surrounding area, including the nearby Whittier Street Trailhead of the Community Trail.

- Environmental
    - There are no slopes in excess of 20%, wetlands, or wetland buffers on site.
    - The subject property lies within the Secondary Groundwater Protection District (SGPD).
    - The site is mostly grass with a fair number of trees along the perimeter of the lot.

Staff Recommendation

Staff notes that the applicant has identified consistent goals within the Vision, Conservation and Open Space, and Transportation Chapters of the City of Dover's Master Plan with particular emphasis on neighborhood cohesion and the promotion of alternative transportation and public transit.

Staff agrees that the surrounding neighborhood is primarily comprised of single-family structures but the proposed density of one unit per approximately 8,170 square feet is comparable or lower than the immediate areas and also comparable to underlying R-12 zoning that requires a density of 9,000 square feet per dwelling unit for two-family structures.

As noted, the proposed project site lies within the SGPD, which limits impervious surface coverage to 20%. The proposed coverage is 34.43% and would require a Conditional Use Permit as currently designed. Staff appreciates the comparative concept plan that shows a conventional single-family development within the R-12 Zoning District with ten single-family structures on ten individual lots that are compliant with R-12 dimensional requirements. The conceptual design created an impervious surface coverage of 34.31%. As the structures and infrastructure are comparable, staff notes that a Conditional Use Permit would be required under both scenarios; whether the project applies underlying zoning or utilizes TDR.

Staff acknowledges and supports efforts to further reduce coverage during the final design process.

PLAN SNAPSHOT REPORT TRAN-2025-0003
FOR CITY OF DOVER, N.H.

Plan Type:	Transfer	**Project:**		**App Date:**	04/01/2025
Work Class:	Transfer of Development Rights	**District:**	None	**Exp Date:**	06/05/2025
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: To propose 8, greater than 1,400 sf 2-family dwelling units.

Parcel:	**Address:**	**Zone:**
35072-000000	5 Dowaliby Ct Dover, 03820	R-12(Residential - Medium Density)
35064-000000 Main	141 Sixth St Main Dover, 03820	

Engineer
Berry Surveying and Engingeering
335 Second Crown Point Road
Barrington, NH 03825
Business: (603) 332-2863

Applicant
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
Business: (603) 332-2863
Mobile: (603) 781-3403

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

Plan Custom Fields

Parcel Map/Lot	35-64-0-0	Parcel Zoning	R-12	trandevdetail	See Narrative
Deed Book	5194	Deed Page	651	Deed Date	20240628
Existing Parcel Size (Ac)	3.09	Existing Parcel Size (sqft)	134600	Request Type	Purchase
trandevpermits	See Narrative	New Change in Impervious/Paved Area (sq ft)	57000	Quantity of Non-Restricted Units	8

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025011969	Planning Transfer of Dev Rights Application Fee	$200.00	$0.00
	Planning Certified Mailing to Abutters	$320.00	$0.00
	Planning Creation / Printing of Abutter Labels	$30.00	$0.00
	Planning Public Notice in Newspaper	$120.00	$0.00
	Planning Impervious Paved Area Fee	$3,990.00	$0.00
	Total for Invoice INV-2025011969	**$4,660.00**	**$0.00**
NOT INVOICED	Transfer of Dev Rights Fee - Non-Restricted	$120,000.00	$0.00
	Total for Invoice NOT INVOICED	**$120,000.00**	**$0.00**
	Grand Total for Plan	**$124,660.00**	**$0.00**

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Recommendation to Planning Board	RCMND-000027-2025		Planner Creates Staff Recommendations v.1.00	Rachel Blonigen	04/10/2025

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/01/2025 16:25	04/01/2025 16:25
Confirm application complete v.1	Generic Action		04/01/2025 16:25
~~Technical Review Committee Meeting Agenda v.1~~	Task		04/01/2025 16:25
~~Land Use Plan Technical Review v.1~~	Receive Submittal		04/01/2025 16:25
~~Technical Review Committee Meeting v.1~~	Hold Meeting		04/01/2025 16:25
Planning Board v.1		04/01/2025 16:26	
Planning Board Agenda v.1	Task	04/01/2025 16:26	04/10/2025 16:35
Invoice for Notices v.1	Task	04/10/2025 16:35	04/10/2025 16:35

PLAN SNAPSHOT REPORT (TRAN-2025-0003)

Send Notices v.1	Task	04/10/2025 16:37	04/10/2025 16:38
Planner Creates Staff Recommendations v.1	Plan Activity	04/10/2025 16:38	
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		

City of Dover, New Hampshire
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: September 26, 2024]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: The Stabile Companies Telephone #603-898-0318

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

E-Mail Address: Ejackson@stabilecompanies.com

Name of Property Owner (if different from applicant): Richardson Estates of Dover LLC (Lot 64) Lisa & Mohamed Hamcha (Lot 72) Telephone # 603-905-9004 603-609-5243

Address of Property Owner: 688 Calef Highway, Barrington, NH 03825
5 Dowaliby Court, Dover, NH 03820

PROPERTY INFORMATION

Assessor's Map # 35 Lot(s) # 64, 72

Address of Property: 141 Sixth Street, 5 Dowaliby Court

Zoning District(s) R-12 Overlay District(s) None

Existing Use of Property: Single family home

New impervious area (in s.f.): +/- 57,000

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☒ Residential ☐ Residential (reduced size) ☐ Industrial | ☒ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☒ Increase by 8 units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

Request to propose 8, greater than 1,400 Sq. Ft. two-family dwelling units. (12 units are allowed by right). Please find project TDR narrative for complete TDR request description & justification.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Alteration of Terrain, NHDES Sewer Discharge, EPA NOI (Not yet Submitted)

Name of Professional That Prepared TDR Plans: Kenneth A. Berry, PE, LLS

Address 335 Second Crown Point Road, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 (PE), 805 (LLS) E-mail address: K.berry@berrysurveying.com crberry@metrocast.net

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: 4-1-25

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

Signature of Agent: _____ Date: 4-1-25

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: 4-1-25.

CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

TRAN-2025-0003 **141 SIXTH STREET & 5 DOWALIBY COURT**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
34019-000000	138 SIXTH ST	RINEHART JACKSON		138 SIXTH ST	DOVER	NH	03820
34019-001000	132 SIXTH ST	O CONNOR JEFFREY M &	O CONNOR RENEA A	132 SIXTH ST	DOVER	NH	03820
34019-A00000	142 SIXTH ST	ROY ADAM T &	ROY KELSEY R	142 SIXTH ST	DOVER	NH	03820
34020-000000	SIXTH ST	LALIBERTE JOAN M TRUSTEE & EGAN CORNELIA	EGAN MICHAEL	150 SIXTH ST	DOVER	NH	04820
34020-A00000	150 SIXTH ST	EGAN CORNELIA M TRUSTEE	EGAN FAMILY REVOCABLE TRUST	150 SIXTH ST	DOVER	NH	03820
35060-000000	131 SIXTH ST	GALLOWAY-BURKE ABIGAIL CATHERINE	MUIRHEAD KEVIN ROBERT	131 SIXTH ST	DOVER	NH	03820
35060-A00000	133 SIXTH ST	COTE ROBERT H &	COTE JILLIAN K	133 SIXTH ST	DOVER	NH	03820
35061-000000	129 SIXTH ST	GRAY PAMALA	GRAY WALLACE	129 SIXTH STREET	DOVER	NH	03820
35062-000000	135 SIXTH ST	COTE ROBERT H JR &	COTE JILLIAN K	133 SIXTH ST	DOVER	NH	03820
35063-000000	137 SIXTH ST	RUEL FAMILY REVOCABLE TRUST	RUEL GEORGE A AND JACQUELINE L TRUSTEES	137 SIXTH STREET	DOVER	NH	03820
35065-000000	141 SIXTH ST	TOMFORDE CHAD G &	COLBY CARRIE L	141 1/2 SIXTH ST	DOVER	NH	03820-2644
35066-000000	143 SIXTH ST	FORD DAVID &	STRACUZZI NENA	143 SIXTH ST	DOVER	NH	03820
35067-000000	143 SIXTH ST	WONG ANDREW &	GOLIA JENNIFER A	143 1/2 SIXTH ST	DOVER	NH	03820
35068-000000	145 SIXTH ST	GOLICK ALAN L &	THOMPSON LISA K	136 OLDFIELDS RD	SOUTH BERWICK	ME	03908-1725
35069-000000	32 WHITTIER ST	COLGAN CAROL M		32 WHITTIER ST	DOVER	NH	03820
35070-000000	30 WHITTIER ST	FRYE SHANNA		30 WHITTIER ST	DOVER	NH	03820
35071-000000	28 WHITTIER ST	DANOWSKI JOHN D		14243 N 25TH AVE	PHOENIX	AZ	85023-5908
35072-A00000	24 WHITTIER ST	HIBSCHWEILER RITA A TRUSTEE	HIBSCHWEILER RITA A REVOCABLE LIVING TRU	24 WHITTIER ST	DOVER	NH	03820-2634
35072-B00000	26 WHITTIER ST	MA AMY & ALLEN GAHEIN &	MA HENRY GAHGATE	26 WHITTER ST	DOVER	NH	03820
35072-C00000	3 DOWALIBY CT	GAULIN ROBERT MARK TRUSTEE	THE ROBERT MARK GAULIN REV LIV TRUST	3 DOWALIBY CT	DOVER	NH	03820
35072-D00000	4 DOWALIBY CT	SHERIDAN LIAM THOMAS		4 DOWALIBY CT	DOVER	NH	03820
35073-000000	20 WHITTIER ST	FIELD KEIRSTAN	ENTRIKEN ANDREW	20 WHITTIER ST	DOVER	NH	03820
36022-000000	16 WHITTIER ST	LEWIS DOROTHY TRUSTEE	LEWIS ROBERT AND DOROTHY REVOCABLE LIVIN	16 WHITTIER ST	DOVER	NH	03820
36022-E00000	18 WHITTIER ST	BRENNAN BERNARD C		18 WHITTIER STREET	DOVER	NH	03820
36023-000000	SIXTH ST	SNIPER HOLDINGS LLC		35 BROADWAY	DOVER	NH	03820
36024-000000	HILLCREST DR	SNIPER HOLDINGS LLC		35 BROADWAY	DOVER	NH	03820
E0072-000000	21 WHITTIER ST	WARNOCK RUSSELL D &	WARNOCK AMY E	21 WHITTIER ST	DOVER	NH	03820
E0072-001000	23 WHITTIER ST	ST PETER SARAH &	JONES RUSSELL	23 WHITTIER ST	DOVER	NH	03820
E0072-A00000	17 WHITTIER ST	HASTINGS NATHANIEL M &	HASTINGS JENNIFER K	17 WHITTIER ST	DOVER	NH	03820
E0072-C00000	19 WHITTIER ST	COUTURE NANCY C &	COUTURE ALAN P	19 WHITTIER STREET	DOVER	NH	03820
35064-000000	141 SIXTH ST	RICHARDSON ESTATES OF DOVER LLC		688 CALEF HIGHWAY	BARRINGTON	NH	03825
35072-000000	5 DOWALIBY CT	HAMCHA MOHAMED &	HAMCHA LISA K	5 DOWALIBY CT	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING		335 SECOND CROWN	BARRINGTON	NH	03825

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@metrocast.net
May 1, 2025

City of Dover Planning Board
Attention: Donna Benton, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

Re: Residential Transfer of Development (TDR) Site Plan
Richardson Estates
Project Narrative
Richardson Estates of Dover (Owner)
Lisa & Mohamed Hamcha (Owner)
The Stabile Companies (Applicant)
141 Sixth Street, Tax Map 35, Lot 64 – R12 Zone

Dear Mrs. Benton,

On behalf of our client and applicant, The Stabile Companies, the owner Richardson Estates of Dover LLC, & Lisa and Mohamed Hamcha, Berry Surveying & Engineering (BS&E) is submitting a proposed Residential TDR Site Plan at 141 Sixth Street. The property has recently gone through a lot line revision approval with the planning board which was completed and recorded, however the deeds for the transfer have yet to be transferred. Both owners involved in that revision are included as owners of the proposed TDR project.

Background and General Narrative:

The Stabile Companies, is proposing a TDR duplex style development on land commonly known as 141 Sixth Street, Tax Map 35, Lot 64 which is located in the R12 Zone and is located in the Secondary Groundwater Recharge Overlay. The property is located east of Whittier Street and abuts a small street known as Dowaliby Court. Berry Surveying & Engineering has conducted an on-site survey of the parcels which includes a topographic analysis and wetlands analysis. No wetlands were found on site as determined by John P. Hayes III, CWS, CSS. The parcel contains a single-family home built in 1928 located in the front of the site along Sixth Street.

Topographic conditions on site are sloping from the west to east and range from 3-8%. No slopes are over 20% onsite. The site consists of some fine sandy loams, as well as some tighter heavier loams and clays. There is one observation of exposed rock

however a test pit in the same location found it to be a large boulder. Ledge was not observed within the test pits performed onsite. The soils are shown on the Site Specific Soils Map by John P Hayes, III, CSS. Most of the site is open maintained field with trees along the perimeter.

The Proposal:

Utilizing the TDR density calculation, this subject parcel can support 12 units (6 Duplex Buildings) by right. The proposal is to construct ten (10) new duplex buildings which requires the applicant to purchase 8 units (4 buildings) through the program. The duplexes proposed vary in shape and size and provide architecture that is fitting in the zone and complies with the duplex requirements. See TDR Narrative for additional discussion. The intent of the design is to provide a varying housing stock that includes first floor primary bedrooms where applicable.

The project design is a site plan with a proposed hammerhead. The design of the end of the road is to ensure snow is stored out of the way of the final two driveways. The design includes a sidewalk to connect the project to Sixth Street as well as Dowaliby Court.

Though the final engineering has not been completed as of yet, the intent is to provided enough detail for the Board to make an informed decision on the applicability of the TDR purchase. The site will contain stormwater systems which are designed to the City of Dover standards and is proposed to connect to municipal services.

The project requires the following approvals:

- TDR Approval for increased unit density (Current Request)
- Site Plan Approval
- Conditional Use Permit for over 20% coverage.
- EPA Notice of Intent (NOI)
- NHDES Alteration of Terrain Permit
- NHDES Sewer Discharge Permit
- Though unknown at this time there are likely minor waivers needed as is typical for most projects.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING
Christopher R. Berry, SIT
Principal, President

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March 31, 2025
Rev.: May 1, 2025

City of Dover Planning Board
Attention: Donna Benton, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

Re: Residential Transfer of Development (TDR) Site Plan
Richardson Estates
Transfer of Development Rights Narrative
Richardson Estates of Dover (Owner)
Lisa & Mohamed Hamcha (Owner)
The Stabile Companies (Applicant)
141 Sixth Street, Tax Map 35, Lot 64 – R12 Zone

Dear Mrs. Benton,

On behalf of our client and applicant, The Stabile Companies, the owner Richardson Estates of Dover LLC, & Lisa and Mohamed Hamcha, Berry Surveying & Engineering (BS&E) is submitting a proposed Residential TDR Site Plan at 141 Sixth Street. The property has recently gone through a lot line revision approval with the planning board which was completed and recorded, however the deeds for the transfer have yet to be transferred. Both owners involved in that revision are included as owners of the proposed TDR project.

In this case, the applicant has elected to file and appear before the Dover Planning Board for the TDR request ahead of finalizing the required site plan application, TRC process and application to the board for construction approval. The intent in this application is to provide the board enough information to demonstrate the project design and how it will work and operate.

The proposal is to remove the existing home on the now 3.75 acres of land and construct a new subdivision road to gain access to 10 limited common area units, each containing a proposed duplex. The underlying density as calculated with the TDR formula would permit 6 duplex buildings onsite or 9 single family homes. With the application package however please find a yield plan that demonstrates a 10 lot single family layout. The applicant is looking to purchase 8 units through the TDR program, which would equate to 4 additional duplex buildings. In recent history the zoning

within the R12 was modified to permit duplexes to be built on a lot so long as the architecture was such that the structure appeared as a single-family home. Conventional density for the two-family dwelling units is 18,000 Sq.Ft.

The proposed architecture chosen for the subdivision is designed to be varied in both style and foot print, while still affording a project style that ties it together. The first unit within the subdivision essentially has two fronts, being on Sixth Street and the proposed new road. The Sixth Street front will have a functional front entrance as will the new street. The homes are proposed to be narrower to reduce the mass along the proposed street and allowance for them to be deeper. The deeper home structure is far less noticeable from all traveled perspectives, allows for a single garage view from the proposed road, with the second unit entry and living space tucked behind the garage structure. The home placements on the site allow for some outdoor living space to the rear of each unit and permits a perimeter buffer to be added – enhanced as needed, whereas much of the site is an open field. The current intent is to keep the large existing street trees along Sixth Street.

The site is close to downtown and is extremely walkable. As such internal sidewalks are proposed on the opposite of the road and are proposed to connect to Sixth Street and Dowaliby Court. This includes a connection to a common open space lot which was reserved for neighborhood use. The final site plan will determine the final and appropriate uses for the area, but the applicant felt it was important to provide a small space for congregation. Landscaping is proposed throughout the site which includes street trees along both sides of the road, given the mature street scape currently provided along Sixth Street. The road was held as far from the abutting lot line to the east, to allow for the addition of some additional screening and landscaping, however there is a balance that is required in the east-west position based on the total width of the lot.

Chapter 170-29.G.(8) lays out the criteria which the Planning Board should consider when determining the appropriateness of the increase in density and intensity on individual project sites. These include:

- *Consistency with the Master Plan.*
- *Compatibility with the land uses on neighboring lot.*
- *Is created on property served by public water and sanitary sewer.*
- *Any relief sought should not be caused by the additional density.*

Consistency with the Master Plan:

A review of the of the Vision Chapter Master plan finds the key pillar of the Distinctly Dover Vision to be *"We are a City with an emerging urban vibrancy, guided by intentional growth to create connected neighborhoods, attractive streetscapes, and accessible open space, while maintaining what makes Dover distinct."* This vision context has different meanings based on the location within the City of Dover, which is one attribute that makes Dover distinct. As such it is noted that this parcel is located in an R12 Zone, with the area including the desired urban vibrancy, connected neighborhoods, and attractive streetscapes. The R12 does contain open spaces but is generally limited to the context of community use and less in terms of conservation. The area provides a commuter connection to major routes to the west and downtown land uses to the east and provides a direct walkable connection to the urban core. The area contains a mature landscape and a modest housing stock. The project design provides for a walkable connection to the neighboring community attributes with an attractive streetscape created by landscaping and simple colonial residential architecture.

The transportation chapter of the master plan discusses the promotion of walkability and public transit as a key focus in the 2016 revision. The project sites proximity to the Downtown (0.75 miles to Central Ave & 0.9 miles to Third Street & Chestnut Street) coupled with the existing walking infrastructure increases the housing appeal in the area for new residents of all ages. This proximity and infrastructure as the potential to reduce traffic demands from the proposed development. In addition, there are Coast Bus public transit stops at the Whittier Street intersection, which this project intends to provide a walking connection to. This again opens the opportunity for reduced traffic demand from the proposed development.

In review of the Open Space Chapter of the Master Plan we find that there are three priorities noted in the following order:

- *Groundwater quality and quantity*
- *Hazard Mitigation Land*
- *Wildlife habitat*

As the chapter points out not all open spaces are conservation lands. In this project a common open space lot is provided to allow for some congregation space. There are areas of the City that should be systematically conserved however areas within and adjacent to the urban core are not slated for that use. The use of the TDR program aids in the funding for these efforts and could be used to further enhance the public use of the existing conserved land. The area is largely developed with mostly fragmented lands in the area. The original TDR program contemplated transferring

rights from the west side of the highway to the east side of the highway. This was done to keep the open lands where there was a predominance of them, all for densification of the urban core, and reduce the expenditure of resources on the outer sections of the City.

Ground water quality and quantity ranked highest on the list of priorities for the Chapter. The property is located within the secondary recharge area, however will comply with the stormwater standards of the City of Dover as well as the NHDES Alteration of Terrain program. Though the ground water is not directly influenced by this development project due to the underlying soils not being supportive of higher transmissivity, water quality is a concern for many other reasons and thus treated appropriately within this project design.

Hazard Mitigation is the second priority of the chapter, which in our opinion affects the entire watershed, not just lands adjacent to water bodies and areas subject to flooding. Along the same lines of water quality, the attenuation and attenuation to volumetric discharges is important in the urban core whereas the discharge is likely to impact a municipal system prior to entrance into the down stream receiving waters.

Though not prioritized as a conservation effort, the distinct lack of housing stock of all kinds and specifically diverse housing options was discussed as a need within the City of Dover. As the Vision points out, intentional growth is a focus for the community. This is to say that the growth should be intentioned, not haphazard, opportunistic, disconnected, otherwise out of place or of mere convenience for land owners and project developers. This TDR project provides the intended infill that is intentional and aligns with the purpose statement of the ordinance. It does so at no cost the core principals of the master plan and aids in providing additional housing stock to an area in which it is well suited.

Compatibility with the land uses on neighboring lot.

The surrounding neighborhood is comprised of single-family homes, as was the limiting factor within the zone until recently. As noted above, in an effort to logically increase density within the urban core, two-unit buildings are now permitted so long as they do not detract from the view of the property and surrounding neighborhood which is arbitrated through architectural requirements. The applicant has proposed a building style and type that is permitted within the zone and has embraced the architectural requirements. Both modern and contemporary styles are used to reduce the massing of the structure and the chosen unit square footages allow for a two-story structure with a colonial roof structure. Garages are intentionally shifted to one side of the

structure as is the case in a conventional single-family home which provides for a standard front door to the home.

With respect to the unit density of the project site, a review of the surrounding neighborhood finds varying lot sizes. Many of the homes along Sixth Street are situated along the street, fairly uniformly, with larger rear acreage. This is very common on the north side of street. On the south side, the lots are more uniformed and range in size from 0.35 acres to 1.5 acres. Some lots are clearly capable of being subdivided. The lots along Whittier Street and Dowaliby Court are smaller and have a unit density between 1 : 5,200 Sq.Ft. and 1 : 7,500 Sq.Ft. The proposed unit density is 1 : 8,170 Sq.Ft.

More importantly to the neighborhood context is the intensity of the site, and not necessarily the unit density. As can be seen in the preliminary architectural package, the homes as designed are the same foot print, height and intensity and massing as a modern single-family home. When the foot prints are compared to those recently built on Hayden Drive, they are nearly identical. As can be seen by the enclosed project design, there is no greater of an intensity of the lot if the unit density were cut in half.



One lot within the neighborhood not included in the above density discussion is 145 Sixth Street. This building is a three-unit structure and demonstrates that with proper architecture, layout and landscaping the density and intensity can co-exist within a neighborhood the historically did not permit more than 1 unit per lot. The unit density of this particular property is 1 : 4500 Sq.Ft. The proposed two-design allows the neighborhood context to remain while increasing the density in the urban core as is similarly found in close proximity.

Public Sewer and Water

The project will be serviced by municipal water and sewer and will add sewer utility to the existing home onsite which is currently serviced by an onsite septic system.

Any relief sought should not be caused by the additional density.

The project is located within the Secondary Groundwater Recharge Overlay which requires a 20% maximum for land coverage. The application proposes a coverage of 34.43%, which will be reviewed for reductions during final design. We have reviewed the site in the context of a standard single family residential development which would be permitted in the zone and found that the proposed coverage for a conventional design would be 34.31%. Based on the fact that the building count remains the same, the general infrastructure is similar and the density is really created by placing two units in one foot print, we have demonstrated that the coverage request in this case is not due to the increase in density.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, SIT
Principal, President

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

TRANSFER OF DEVELOPMENT RIGHTS (TDR) SITE PLAN

FOR

THE STABILE COMPANIES

LAND OF: RICHARDSON ESTATES OF DOVER LLC

141 SIXTH STREET &

LAND OF: MOHAMED & LISA K. HAMCHA

5 DOWALIBY COURT

DOVER, N.H.

TAX MAP 35, LOT 64 & 72

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*DENOTES A PLAN IS TO BE RECORDED AT THE S.C.R.D.

**AN ABRIDGED PLAN SET HAS BEEN SUBMITTED FOR THE TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPLICATION

OWNER: "A" RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

"B" MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

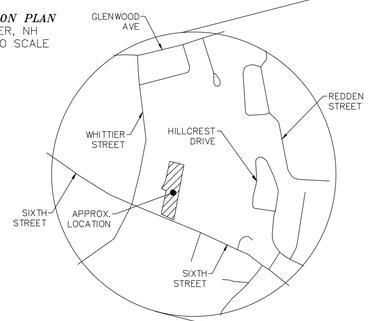
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

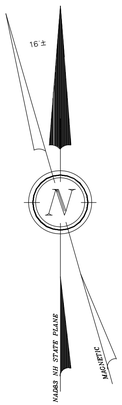
ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

SOIL SCIENTIST: JOHN P. HAYES, III, CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862

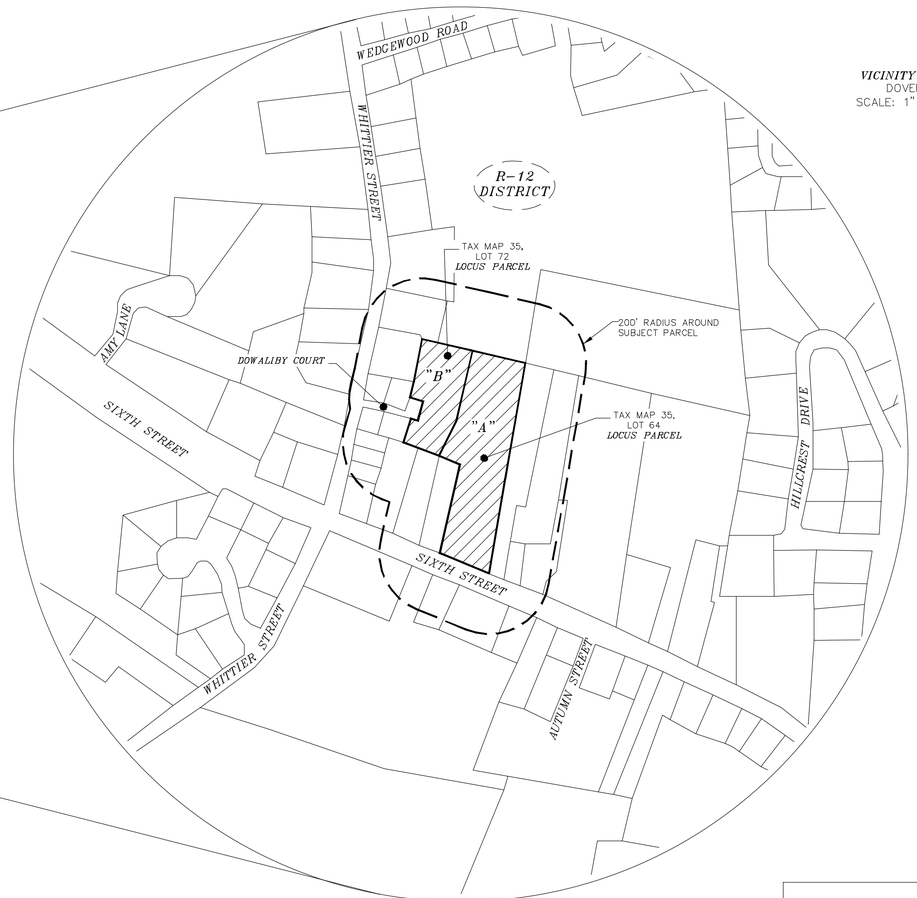
WETLAND SCIENTIST: DEIDRA L. BENJAMIN, CWS
100 LEAVITT ROAD
PITTSFIELD, NH 03263

LOCATION PLAN
DOVER, NH
NOT TO SCALE





VICINITY SKETCH
DOVER, NH
SCALE: 1" = 250' ±



WILDLIFE PROTECTION NOTES (ENV-WQ 1504.17(a):

1.) ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, EMAIL SUBJECT LINE: NHB24-0747, 141 SIXTH STREET, WILDLIFE SPECIES OBSERVATION.

2.) PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.

3.) IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04

4.) THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

REQUIRED PERMITS:

~ NHDES SEWER DISCHARGE PERMIT	(PENDING)
~ NHDES ALTERATION OF TERRAIN PERMIT	(PENDING)
~ US EPA NOI & SWPPP	(PENDING)
~ NATURAL HERITAGE BUREAU	NHB24-0747
~ NH DIVISION OF HISTORICAL RESOURCES	DHR #10630

GENERAL PLAN SET NOTES:

1.) 11x17" PLANS ARE TWICE THE PUBLISHED SCALE.

2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

APPROVED DOVER

REVISION	DATE	DESCRIPTION
#1	5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

TRANSFER OF DEVELOPMENT RIGHTS SITE PLAN
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H. *LOT 64*
TAX MAP 35,
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H. *LOT 72*
TAX MAP 35,

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 - 018

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

ABBREVIATION LEGEND:

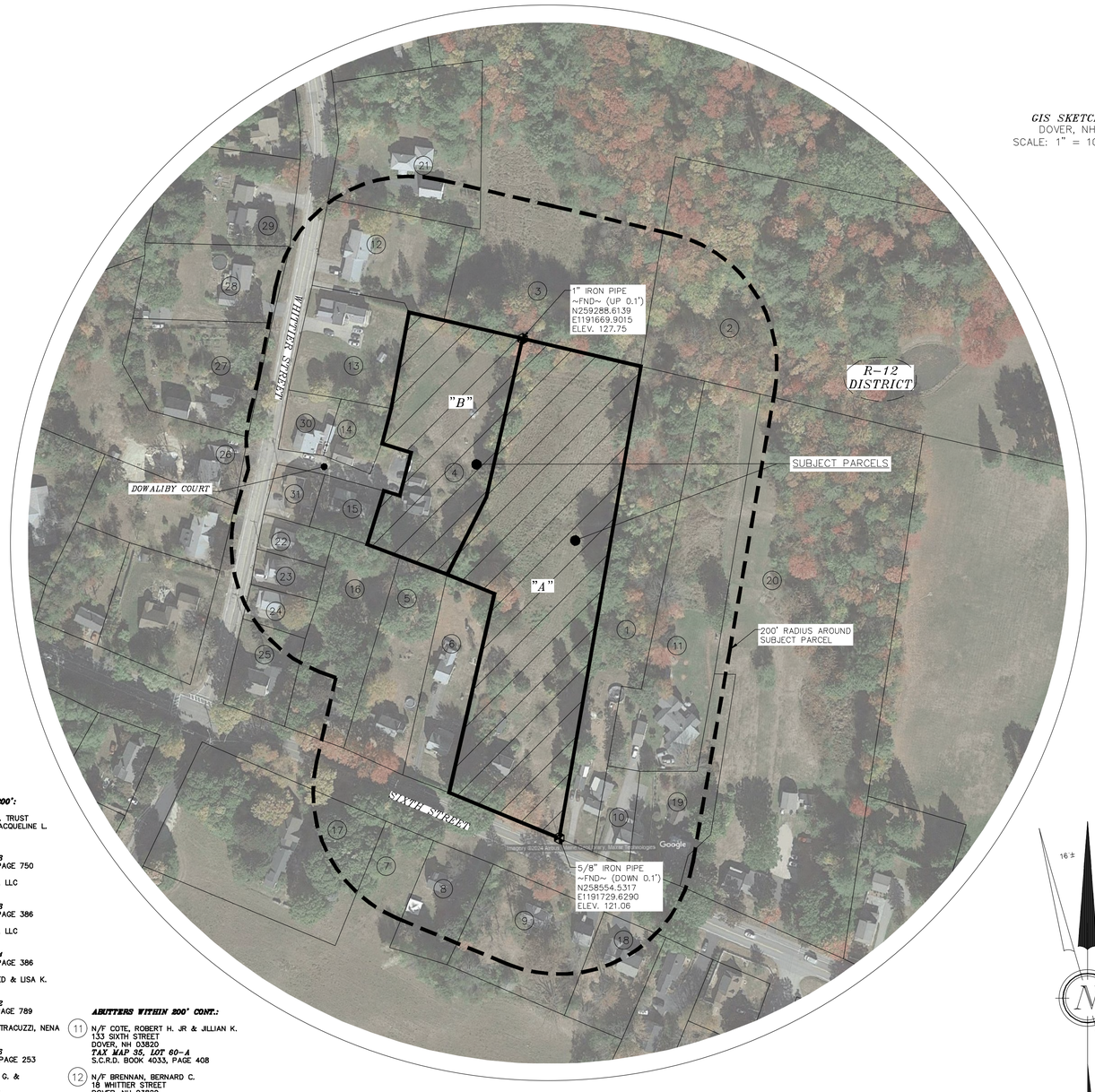
E.O.P.	EDGE OF PAVEMENT
V.G.C.	VERTICAL GRANITE CURB
S.G.C.	SLOPED GRANITE CURB
BITUM.	BITUMINOUS
E.S.H.W.T.	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E	UNDER GROUND ELECTRIC / UTILITY
CLDI	CONCRETE LINED DUCTILE IRON
DI	DUCTILE IRON
F.P.	FIRE PROTECTION
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
STA.	STATION
BMP	BEST MANAGEMENT PRACTICE
'/,	FEET / FEET
TP	TEST PIT

{ } SSL ( ) ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
{ } DSL ( ) ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
{ } SSB ( ) ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
{ } SBL ( ) ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
{ } DBL ( ) ~ {SIZE} DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- STEEL STAKE ~FND~
- SIGNAGE
- UTILITY POLE
- TEST PIT
- EXISTING SEWER MANHOLE W/ STRUCTURE
- EXISTING/PROPOSED DRAIN MANHOLE W/ STRUCTURE
- EXISTING/PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING GAS LINE
- PROPOSED WATER MAIN
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED GAS LINE
- UNDERGROUND UTILITY
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- PROPOSED LIGHT TYPE "A" MOUNTED ON POLE
- PROPOSED LIGHT TYPE "B" MOUNTED ON STRUCTURE
- E175.31 / F175.31 — EXISTING SPOT GRADE / PROPOSED SPOT GRADE / FLOW ARROW
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- SNOW STORAGE
- SILT FENCE / EROSION MIX BERM
- FILTREXX 8" - 12" SILT SOXX AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- PERIMETER CONTROL
- NRCS SOIL DELINEATION
- SOIL TYPE

GIS SKETCH
DOVER, NH
SCALE: 1" = 100' ±



SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	RED	WHITE	WHITE	SQUARE (1)
W14-2	30"x30"	NO OUTLET	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	YELLOW	BLACK	BLACK	U-CHANNEL (1)
R8-31	12"x18"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	2	WHITE	RED	RED	SQUARE (2)
R2-1	24"x30"	SPEED LIMIT 25	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT – FHWA	1	WHITE	GREEN	GREEN	U-CHANNEL (1)

ABUTTERS WITHIN 200':

1. N/F RUEL FAMILY REV. TRUST
RUEL, GEORGE A. & JACQUELINE L. TRUSTEES
137 SIXTH STREET
DOVER, NH 03820
TAX MAP 35, LOT 63
S.C.R.D. BOOK 2545, PAGE 750

2. N/F SNIPER HOLDINGS, LLC
35 BROADWAY
DOVER, NH 03820
TAX MAP 36, LOT 23
S.C.R.D. BOOK 4903, PAGE 386

3. N/F SNIPER HOLDINGS, LLC
35 BROADWAY
DOVER, NH 03820
TAX MAP 36, LOT 24
S.C.R.D. BOOK 4903, PAGE 386

4. N/F HAMCHA, MOHAMED & LISA K.
5 DOWALIBY CT.
DOVER, NH 03820
TAX MAP 35, LOT 72
S.C.R.D. BOOK 2717, PAGE 789

5. N/F FORD, DAVID & STRACUZZI, NENA
143 SIXTH ST
DOVER, NH 03820
TAX MAP 35, LOT 66
S.C.R.D. BOOK, 3058, PAGE 253

6. N/F TOMFORDE, CHAD G. & COLBY, CARRIE L.
141 1/2 SIXTH STREET
DOVER, NH 03820-2644
TAX MAP 35, LOT 65
S.C.R.D. BOOK 3783, PAGE 165

7. N/F LALIBERTE, JOAN M. TRUSTEE & EGAN, CORNELIA, EGAN, MICHAEL
150 SIXTH STREET
DOVER, NH 03820
TAX MAP 34, LOT 20
S.C.R.D. BOOK 4787, PAGE 683

8. N/F ROY, ADAM T. & KELSEY R.
142 SIXTH STREET
DOVER, NH 03820
TAX MAP 34, LOT 19-A
S.C.R.D. BOOK 4693, PAGE 263

9. N/F RINEHART, JACKSON
138 SIXTH STREET
DOVER, NH 03820
TAX MAP 34, LOT 19
S.C.R.D. BOOK, 5106, PAGE 997

10. N/F COTE, ROBERT H. JR & JILLIAN K.
133 SIXTH STREET
DOVER, NH 03820
TAX MAP 35, LOT 62
S.C.R.D. BOOK 4817, PAGE 905

ABUTTERS WITHIN 200' CONT.:

11. N/F COTE, ROBERT H. JR & JILLIAN K.
133 SIXTH STREET
DOVER, NH 03820
TAX MAP 35, LOT 60-A
S.C.R.D. BOOK 4033, PAGE 408

12. N/F BRENNAN, BERNARD C.
16 WHITTIER STREET
DOVER, NH 03820
TAX MAP 36, LOT 22-E
S.C.R.D. BOOK 5126, PAGE 25

13. N/F FIELD, KEIRSTAN & ENTRIKAN, ANDREW
20 WHITTIER STREET
DOVER, NH 03820
TAX MAP 35, LOT 73
S.C.R.D. BOOK 5123, PAGE 723

14. N/F NAVISH, SEAN & CHRISTIN
4 DOWALIBY CT.
DOVER, NH 03820
TAX MAP 35, LOT 72-D
S.C.R.D. BOOK 4603, PAGE 752

15. N/F GAULIN, ROBERT MARK TRUSTEE
THE ROBERT MARK GAULIN REV LIV TRUST
3 DOWALIBY CT.
DOVER, NH 03820
TAX MAP 35, LOT 72-C
S.C.R.D. BOOK 5079, PAGE 858

16. N/F WONG, ANDREW & GOLIA, JENNIFER A.
143 1/2 SIXTH STREET
DOVER, NH 03820
TAX MAP 35, LOT 67
S.C.R.D. BOOK 4799, PAGE 625

ABUTTERS WITHIN 200' CONT.:

17. N/F EGAN, CORNELIA M. TRUSTEE
EGAN FAMILY REVOCABLE TRUST
150 SIXTH STREET
DOVER, NH 03820
TAX MAP 34, LOT 20-A
S.C.R.D. BOOK 4653, PAGE 610

18. N/F O'CONNOR, JEFFERY M. & RENEA A.
132 SIXTH STREET
DOVER, NH 03820
TAX MAP 34, LOT 19-1
S.C.R.D. BOOK 3648, PAGE 558

19. N/F LAROCHELLE, SHARON
131 SIXTH STREET
DOVER, NH 03820
TAX MAP 35, LOT 60
S.C.R.D. BOOK 1157, PAGE 720

20. N/F GRAY, PAMELA & WALLACE
129 SIXTH STREET
DOVER, NH 03820
TAX MAP 35, LOT 61
S.C.R.D. BOOK 1056, PAGE 743

ABUTTERS WITHIN 200' CONT.:

21. N/F LEWIS, DOROTHY TRUSTEE
LEWS, ROBERT & DOROTHY REV. LIV. TRUST
16 WHITTIER STREET
DOVER, NH 03820
TAX MAP 36, LOT 22
S.C.R.D. BOOK 3374, PAGE 979

22. N/F DANOWSKI, JOHN D.
14243 N 25TH AVE.
PHOENIX, AZ 85023-5908
TAX MAP 35, LOT 71
S.C.R.D. BOOK 2220, PAGE 27

23. N/F FRYE, SHANNA
30 WHITTIER STREET
DOVER, NH 03820
TAX MAP 35, LOT 70
S.C.R.D. BOOK 4552, PAGE 621

24. N/F COLGAN, CAROL M.
32 WHITTIER STREET
DOVER, NH 03820
TAX MAP 35, LOT 69
S.C.R.D. BOOK 3833, PAGE 874

ABUTTERS WITHIN 200' CONT.:

25. N/F GOLICK, ALAN L. & THOMPSON, LISA K.
136 OLDFIELDS ROAD
SOUTH BERWICK, ME 03908
TAX MAP 35, LOT 68
S.C.R.D. BOOK 2007, PAGE 43

26. N/F ST. PETER, SARAH & JONES, RUSSELL
23 WHITTIER STREET
DOVER, NH 03820
TAX MAP E, LOT 72-1
S.C.R.D. BOOK 4744, PAGE 779

27. N/F WARNOCK, RUSSELL D. & AMY E.
21 WHITTIER STREET
DOVER, NH 03820
TAX MAP E, LOT 72
S.C.R.D. BOOK 4846, PAGE 659

28. N/F COUTURE, NANCY C. & ALAN P.
19 WHITTIER STREET
DOVER, NH 03820
TAX MAP E, LOT 72-C
S.C.R.D. BOOK 1808, PAGE 395

ABUTTERS WITHIN 200' CONT.:

29. N/F HASTINGS, NATHANIEL M. & JENNIFER K.
17 WHITTIER STREET
DOVER, NH 03820
TAX MAP E, LOT 72-A
S.C.R.D. BOOK 4152, PAGE 933

30. N/F HIBSCHWEILER RITA A TRUSTEE
HIBSCHWEILER RITA A REV. LIVING TRUST
24 WHITTIER STREET
DOVER, NH 03820
TAX MAP 35, LOT 72-A
S.C.R.D. BOOK 4618, PAGE 567

31. N/F MA, AMY & ALLEN, GAHEIN & MA, HENRY GAHGATE
26 WHITTIER STREET
DOVER, NH 03820
TAX MAP 35, LOT 72-B
S.C.R.D. BOOK 4444, PAGE 52

16° ±
N
NAD83 NH STATE PLANE
MAGNETIC

STATE OF NEW HAMPSHIRE — No. 805 — KENNETH A. BERRY — LICENSED LAND SURVEYOR
SIGNATURE

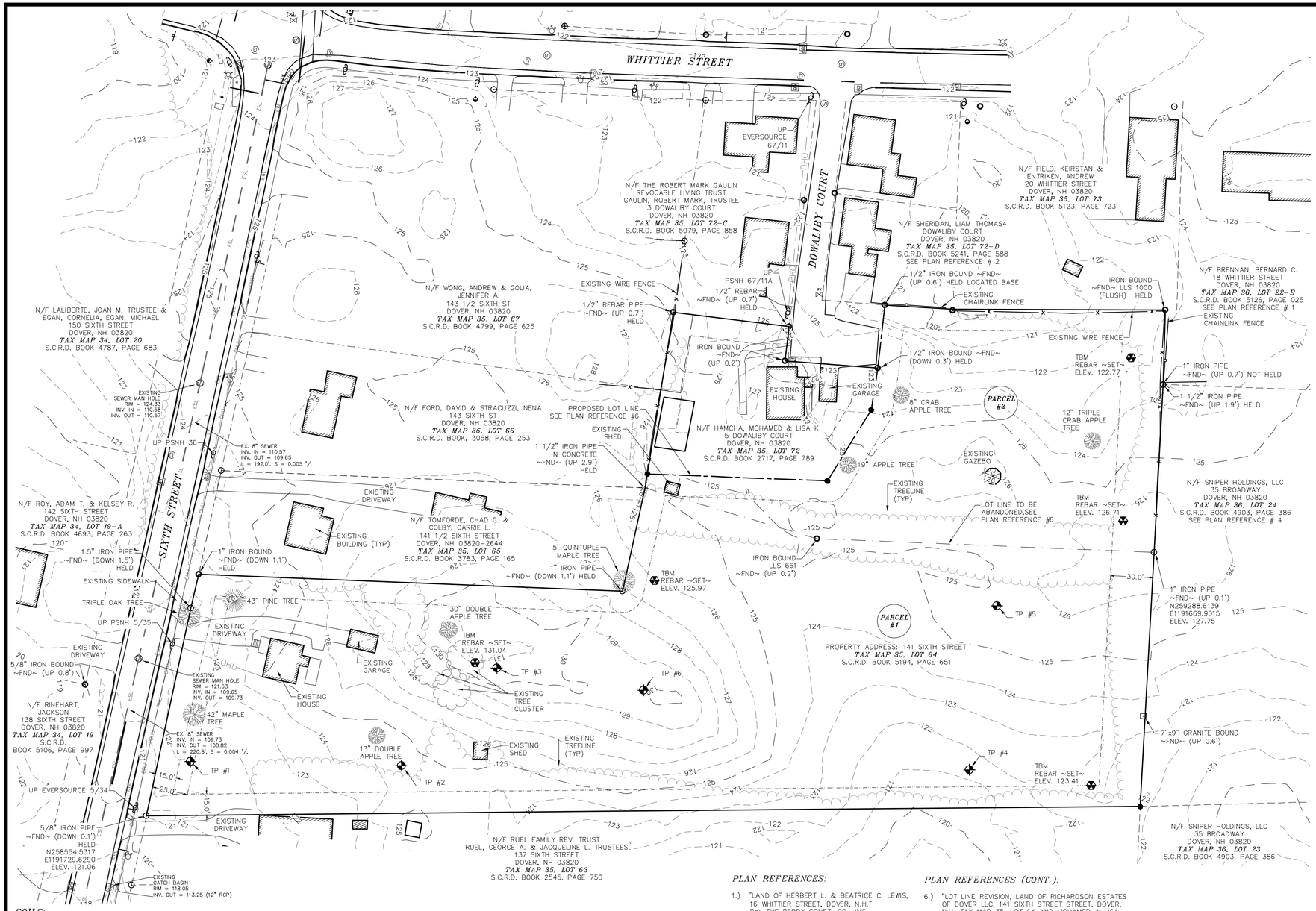
#1	5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT	
REVISION	DATE	DESCRIPTION	

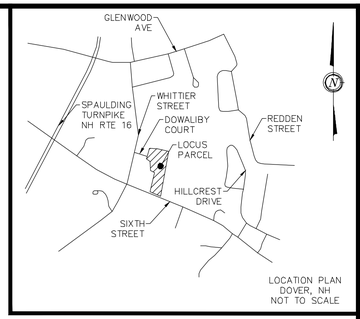
NEIGHBORHOOD PLAN
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 - 018

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 14243 — LICENSED PROFESSIONAL ENGINEER





LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) PARCEL #1
OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

PARCEL #2
OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) COMBINED LOT AREA PARCEL #1 & #2: 163,417 Sq. Ft., 3.75 Ac

4.) ZONING: MEDIUM DENSITY RESIDENTIAL (R12)
WITH MUNICIPAL WATER AND SEWER
SECONDARY GROUNDWATER RECHARGE OVERLAY
SETBACKS:
FRONT BUILD TO – 15' TO 25'
SIDE – 15'
REAR – 30'
MIN. LOT SIZE: 12,000 Sq.Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 30% (20% MAX. COVERAGE DUE TO SCRO)

5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REF.: FEMA, COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.

6.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING, IN MAY & JUNE OF 2024 WITH AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000. HORIZONTAL COORDINATES BASED ON GPS DATA COLLECTED BY CARLSON BRX7 RECEIVERS AND ON NAD83 DATUM. VERTICAL DATUM IS NAVD88.

7.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 35, LOT 64 & TAX MAP 35 LOT 72 AS OF THE DATE OF THIS PLAN.

8.) BOTH LOTS ARE SERVED BY MUNICIPAL WATER AND SEWER.

9.) SEE EASEMENTS AS NOTED.

10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN MAY & JUNE OF 2024.

LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- STONE/GRANITE BOUND (FND)
- T-BAR, STEEL STAKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- CB CATCH BASIN
- DRAIN MANHOLE
- S SEWER MANHOLE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EWL EXISTING WATER LINE
- ESL EXISTING SEWER LINE
- D EXISTING DRAIN LINE
- OHU OVERHEAD UTILITIES
- 116 EXISTING CONTOUR MINOR
- 115 EXISTING CONTOUR MAJOR
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

SOILS:

BxB – BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES

SEE: USDA/NRCS WEBSOIL

WETLAND NOTE:

WETLANDS WERE DELINEATED BY DEIDRA L. BENJAMIN, CWS, IN THE JUNE 2024 OF 2024 USING THE FOLLOWING CRITERIA: (NO WETLANDS WERE FOUND ON SITE)

1. USACE. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER. 2012. VICKSBURG, MS.

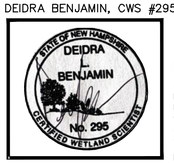
2. USACE. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. ENVIRONMENTAL LABORATORY. 1987. VICKSBURG, MS.

3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION. 2019. LOWELL, MA.

5. U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3. HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/

DEIDRA BENJAMIN, CWS #295



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR NOR THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

PLAN REFERENCES:

1.) "LAND OF HERBERT L. & BEATRICE C. LEWIS, 16 WHITTIER STREET, DOVER, N.H." BY: THE BERRY CONST. CO., INC. DATED: DECEMBER 16, 1963 NOT RECORDED, ON FILE AT THIS OFFICE

2.) "DOWALIBY COURT SUBDIVISION" BY: NORMAN G. LECLERC APPROVED: JUNE 18, 1974 S.C.R.D. PLAN #51, POCKET #9, FOLDER #1

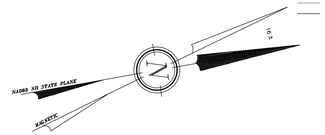
3.) "ROW PLAN" BY: NHDOT APPROVED: JUNE 1998 S.C.R.D. PLAN #55–70

4.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR ROBERT AND RUTH MURRAY WEDGEWOOD ROAD & BARTLETT STREET" BY: KEVIN M. MCENEANEY DATED: NOVEMBER 30, 2004 S.C.R.D. PLAN #78–22

5.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR PATRICK MURRAY TAX MAP 35 LOT NO'S 59 & 59A 125 SIXTH STREET" BY: KEVIN M. MCENEANEY DATED: OCTOBER 24, 2013 S.C.R.D. PLAN #106–81

PLAN REFERENCES (CONT.):

6.) "LOT LINE REVISION, LAND OF RICHARDSON ESTATES OF DOVER LLC, 141 SIXTH STREET STREET, DOVER, N.H. TAX MAP 35, LOT 64 AND MOHAMED & LISA K. HAMCHA, 5 DOWALIBY COURT, DOVER, N.H., TAX MAP 35 LOT 72" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 3, 2024 S.C.R.D. PLAN # 13394



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
5-1-25

KENNETH A. BERRY L.L.S. 805 DATE

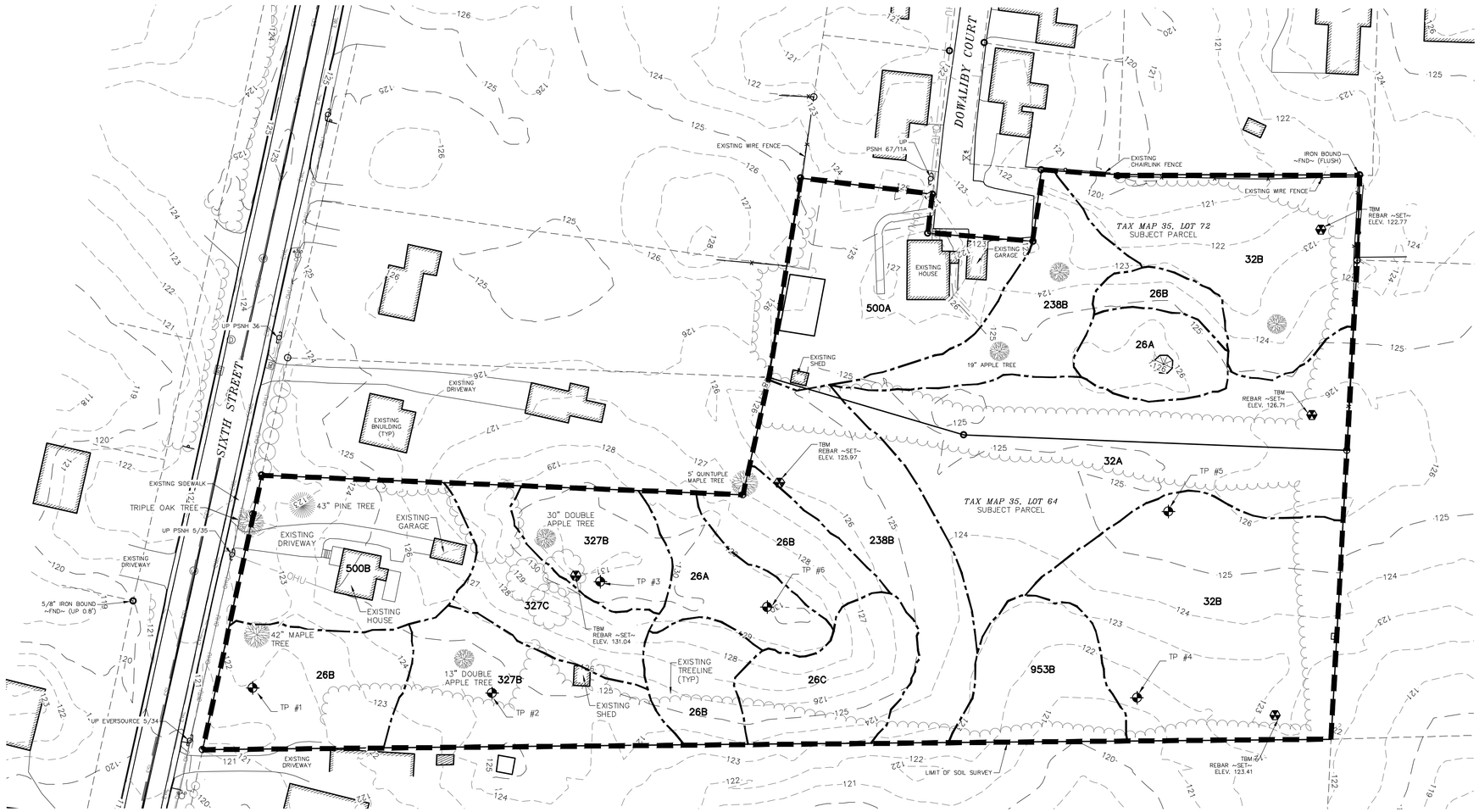
REVISION	DATE	DESCRIPTION
#1	5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

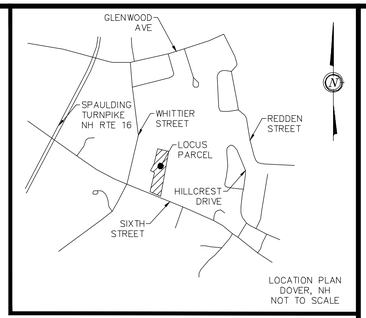
EXISTING CONDITIONS PLAN
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 – 018

STATE OF NEW HAMPSHIRE No. 805 LICENSED LAND SURVEYOR KENNETH A. BERRY SIGNATURE





LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REF.: FEMA, COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.

4.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING, IN MAY & JUNE OF 2024 WITH AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000. HORIZONTAL COORDINATES BASED ON GPS DATA COLLECTED BY CARLSON BRX7 RECEIVERS AND ON NAD83 DATUM. VERTICAL DATUM IS NAVD88.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE SPECIFIC SOIL BOUNDARIES OF TAX MAP 35, LOT 64.

REVISION	DATE	DESCRIPTION
#1	5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

SITE SPECIFIC SOILS MAP
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 - 018

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE

DEIDRA L. BENJAMIN
No. 295
STATE OF NEW HAMPSHIRE
CERTIFIED WETLAND SCIENTIST

DEIDRA BENJAMIN, CWS #295

JOHN P. HAYES III
No. 87
STATE OF NEW HAMPSHIRE
CERTIFIED SOIL SCIENTIST

JOHN P. HAYES III, CSS #87

WETLAND NOTE:

WETLANDS WERE DELINEATED BY DEIDRA L. BENJAMIN, CWS, IN THE JULY 2024 OF 2024 USING THE FOLLOWING CRITERIA:

1. USACE. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER. 2012. VICKSBURG, MS.

2. USACE. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. ENVIRONMENTAL LABORATORY. 1987. VICKSBURG, MS.

3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION. 2019. LOWELL, MA.

5. U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3. HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/

SOILS LEGEND

Site Specific Soils

Symbol	Slopes	Taxonomic Soil Name	Hydrologic Soil Group
26	A,B,C	Windsor	A
32	A,B	Boxford	C
238	B	Elmridge	C
327	B,C	Windsor Variant (Clay Subsoil)	C
500	A, B	Udorthents (Loamy)	C
953	B	Boxford (Somewhat Poorly Drained)	C

Slopes: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25- 50% F = 50%+
Denominators: /ED = Excessively Drained /MWD = Moderately Well Drained
/SPD = Somewhat Poorly Drained /P = Poorly Drained
/VP = Very Poorly Drained /Rk = Rocky

LEGEND:

- IRON BOUND/REBAR ~FND~
- IRON PIPE ~FND~
- CONCRETE/GRANITE BOUND ~FND~
- UTILITY POLE/GUY WIRE
- OHU OHU — OVERHEAD UTILITIES LINE
- 129 — EXISTING CONTOUR MINOR
- 130 — EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- 448A — SOIL SERIES
- TEST HOLE
- BENCHMARK
- S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. — TYPICAL
- FND — FOUND

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

TEST PIT DATA:

TEST HOLES PERFORMED ON SEPTEMBER 14, 2024

TEST PIT #1
0–4" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
4–24" 10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
24–43" 10YR 6/4 FINE LOAMY SAND, GRANULAR, FRIABLE
43–80" 2.5Y 6/4 VERY FINE SAND & SILT, MEDIUM BLOCKY, FRIABLE IN HAND – MEDIUM FIRM
E.S.H.W.T. @ 50"
RESTRICTIVE LAYER @ 60" (FIRM)
GROUND WATER @ N/A
TERMINATED @ 80"
REFUSAL @ N/A

TEST PIT #2
0–12" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
12–25" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
25–80" 2.5Y 6/4 SILT LOAM. BLOCKY, FIRM, REDOX @36"
E.S.H.W.T. @ 36"
RESTRICTIVE LAYER @ 25" (FIRM)
GROUND WATER @ N/A
TERMINATED @ 80"
REFUSAL @ N/A

TEST PIT #3
0–6" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
6–36" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
36"–60" 2.5Y 6/4 SILT LOAM, BLOCKY, FIRM (TIGHT ROCK IN BOTTOM OF HOLE)
E.S.H.W.T. @ N/A
RESTRICTIVE LAYER @ 36" (FIRM)
GROUND WATER @ N/A
TERMINATED @ 60"
REFUSAL @ N/A

TEST PIT #4
0–12" 10YR 2/2 SILT LOAM, GRANULAR, FRIABLE
12–18" 2.5Y 6/4 SILT LOAM, GRANULAR, FRIABLE
18–60" 2.5Y 6/2 SILT LOAM, BLOCKY, FIRM
E.S.H.W.T. @ 18"
RESTRICTIVE LAYER @ 18" (FIRM)
GROUND WATER @ N/A
TERMINATED @ 60"
REFUSAL @ N/A

TEST PIT #5
0–6" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
6–25" 10YR 5/8 SILT LOAM, GRANULAR, FRIABLE
25–60" 2.5Y 6/4 SILT LOAM, BLOCKY, FRIABLE IN HAND–BLOCKY IN PLACE
E.S.H.W.T. @ N/A
RESTRICTIVE LAYER @ 50" (FIRM)
GROUND WATER @ N/A
TERMINATED @ 60"
REFUSAL @ N/A

TEST PIT #6
0–6" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
6–36" 10YR 5/8 LOAMY SAND, GRANULAR, FRIABLE
36"–60" 10YR 6/4 LOAMY SAND, GRANULAR, FRIABLE
E.S.H.W.T. @ N/A
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 60"
REFUSAL @ N/A

REVISION	DATE	DESCRIPTION
#1	5–1–25	REVISE AND ADD DETAIL PER PLANNING COMMENT

TEST HOLES
FOR: THE STABLE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : NONE
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 – 018

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
NO. 805
KENNETH A BERRY
SIGNATURE

WHITTIER STREET

DOWALIBY COURT

SIXTH STREET

UP EVERSOURCE 67/11

UP PSNH 67/11A

UP PSNH 36

UP PSNH 5/35

UP EVERSOURCE 5/34

N/F THE ROBERT MARK GAULIN REVOCABLE LIVING TRUST
GAULIN, ROBERT MARK, TRUSTEE
3 DOWALIBY COURT
DOVER, NH 03820
TAX MAP 35, LOT 72-C
S.C.R.D. BOOK 5079, PAGE 858

N/F SHERIDAN, LIAM THOMAS4
DOWALIBY COURT
DOVER, NH 03820
TAX MAP 35, LOT 72-D
S.C.R.D. BOOK 5241, PAGE 588
SEE PLAN REFERENCE # 2

N/F FIELD, KEIRSTAN & ENTRIKEN, ANDREW
20 WHITTIER STREET
DOVER, NH 03820
TAX MAP 35, LOT 73
S.C.R.D. BOOK 5123, PAGE 723

N/F BRENNAN, BERNARD C.
18 WHITTIER STREET
DOVER, NH 03820
TAX MAP 36, LOT 22-E
S.C.R.D. BOOK 5126, PAGE 025
SEE PLAN REFERENCE # 1

N/F FORD, DAVID & STRACUZZI, NENA
143 SIXTH ST
DOVER, NH 03820
TAX MAP 35, LOT 66
S.C.R.D. BOOK, 3058, PAGE 253

N/F HAMCHA, MOHAMED & LISA K.
5 DOWALIBY COURT
DOVER, NH 03820
TAX MAP 35, LOT 72
S.C.R.D. BOOK 2717, PAGE 789

N/F TOMFORDE, CHAD G. & COLBY, CARRIE L.
141 1/2 SIXTH STREET
DOVER, NH 03820-2644
TAX MAP 35, LOT 65
S.C.R.D. BOOK 3783, PAGE 165

N/F LALIBERTE, JOAN M. TRUSTEE
&
EGAN, CORNELIA, EGAN, MICHAEL
150 SIXTH STREET
DOVER, NH 03820
TAX MAP 34, LOT 20
S.C.R.D. BOOK 4787, PAGE 683

N/F ROY, ADAM T.
& KELSEY R.
142 SIXTH STREET
DOVER, NH 03820
TAX MAP 34, LOT 19-A
S.C.R.D. BOOK 4693, PAGE 263

N/F RINEHART, JACKSON
138 SIXTH STREET
DOVER, NH 03820
TAX MAP 34, LOT 19
S.C.R.D.
BOOK 5106, PAGE 997

N/F SNIPER HOLDINGS, LLC
35 BROADWAY
DOVER, NH 03820
TAX MAP 36, LOT 24
S.C.R.D. BOOK 4903, PAGE 386
SEE PLAN REFERENCE # 4

N/F SNIPER HOLDINGS, LLC
35 BROADWAY
DOVER, NH 03820
TAX MAP 36, LOT 23
S.C.R.D. BOOK 4903, PAGE 386

N/F RUEL FAMILY REV. TRUST
RUEL, GEORGE A. & JACQUELINE L. TRUSTEES
137 SIXTH STREET
DOVER, NH 03820
TAX MAP 35, LOT 63
S.C.R.D. BOOK 2545, PAGE 750

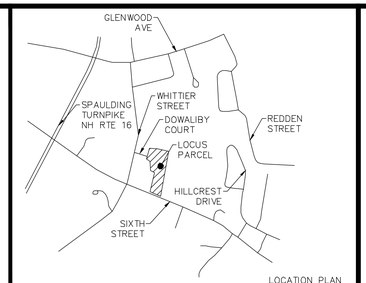
EXISTING HOUSE #1
EXISTING GARAGE
EXISTING SHED TO BE RELOCATED
EXISTING DRIVEWAY
EXISTING BUILDING (TYP)
EXISTING SIDEWALK
EXISTING CHAINLINK FENCE
EXISTING WIRE FENCE

PROPOSED LOT LINE
SEE PLAN REFERENCE #6

1" IRON PIPE IN CONCRETE ~FND~ (UP 0.7')
1/2" REBAR PIPE ~FND~ (UP 0.7') HELD
1/2" REBAR ~FND~ (UP 0.7')
IRON BOUND ~FND~ (UP 0.2')
1/2" IRON BOUND ~FND~ (UP 0.6') HELD LOCATED BASE
IRON BOUND ~FND~ LLS 1000 (FLUSH) HELD
5/8" IRON PIPE ~FND~ (DOWN 0.8')
1" IRON BOUND ~FND~ (DOWN 1.1')
1" IRON PIPE ~FND~ (DOWN 1.1')
1 1/2" IRON PIPE IN CONCRETE ~FND~ (UP 2.9')
1.5" IRON PIPE ~FND~ (DOWN 1.5') HELD
5/8" IRON BOUND ~FND~ (UP 0.8')
5/8" IRON PIPE ~FND~ (DOWN 0.1') N258554.5317 E1191729.6290 ELEV. 121.06
1" IRON PIPE ~FND~ (UP 0.7') NOT HELD
1 1/2" IRON PIPE ~FND~ (UP 1.9') HELD
1" IRON PIPE ~FND~ (UP 0.1') N259288.6139 E1191669.9015 ELEV. 127.75
7"x9" GRANITE BOUND ~FND~ (UP 0.6")

N 13°28'09" E 47.97'
N 10°11'17" E 46.99'
N 10°11'17" E 103.45'
S 78°17'46" E 52.79'
S 76°55'22" E 103.57'
S 76°55'22" E 15.26'
S 76°49'53" E 81.20'
S 76°49'53" E 98.80'
N 72°29'35" W 44.91'
N 71°00'18" W 29.92'
N 48°19'53" W 8.88'
N 48°19'53" W 50.05'
N 12°12'46" E 127.32'
10.07'
N 70°55'22" W
N 67°29'41" W 74.79'
N 67°18'40" W 24.74'
N 67°54'50" W 57.37'
N 12°19'22" E 85.50'
N 12°19'22" E 82.10'
N 12°19'22" E 82.10'
N 12°19'22" E 50.15'
702.64'
S 09°27'44" W

12,006 Sq.Ft. 0.28 Ac.
12,054 Sq.Ft. 0.28 Ac.
12,003 Sq.Ft. 0.28 Ac.
12,000 Sq.Ft. 0.28 Ac.
12,005 Sq.Ft. 0.28 Ac.
12,005 Sq.Ft. 0.28 Ac.
12,001 Sq.Ft. 0.28 Ac.
12,071 Sq.Ft. 0.28 Ac.
12,006 Sq.Ft. 0.28 Ac.



LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) PARCEL #1
OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

PARCEL #2
OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) COMBINED LOT AREA: 163,417 Sq. Ft., 3.75 Ac

4.) ZONING: MEDIUM DENSITY RESIDENTIAL (R12) WITH MUNICIPAL WATER AND SEWER
SECONDARY GROUNDWATER RECHARGE OVERLAY
SETBACKS:
FRONT BUILD TO – 15' TO 25'
SIDE – 15'
REAR – 30'
MIN. LOT SIZE: 12,000 Sq.Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 30% (20% MAX. COVERAGE DUE TO SGRO)

5.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE ONE POTENTIAL STANDARD SUBDIVISION IN THE R12 ZONE WHICH YIELDS 10 CONVENTIONAL SINGLE FAMILY LOTS WITH A TOTAL LOT PROJECT COVERAGE OF

PROVIDED BUILDING COVERAGE IS 19,905 Sq.Ft. 12.21%
PROVIDED PAVEMENT COVERAGE IS 36,122 Sq.Ft., 22.10%
TOTAL COVERAGE IS 34.31%

LEGEND:

- ● 3/4" REBAR W/ ID CAP ~TBS~
- ○ IRON BOUND/IRON ROD (FND)
- ○ IRON PIPE (FND)
- ⊡ STONE/GRANITE BOUND (FND)
- ⊕ T-BAR, STEEL STAKE (FND)
- UP UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- ABUTTING PROPERTY LINE
- PROPOSED LCA LINE
- EXISTING BUILDING SETBACK LINE

FND FOUND
TYP TYPICAL
TBS TO BE SET
LCA LIMITED COMMON AREA
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

1.) "LAND OF HERBERT L. & BEATRICE C. LEWIS, 16 WHITTIER STREET, DOVER, N.H." BY: THE BERRY CONST. CO., INC. DATED: DECEMBER 16, 1963 NOT RECORDED, ON FILE AT THIS OFFICE

2.) "DOWALIBY COURT SUBDIVISION" BY: NORMAN G. LECLERC APPROVED: JUNE 18, 1974 S.C.R.D. PLAN #51, POCKET #9, FOLDER #1

3.) "ROW PLAN" BY: NHDOT APPROVED: JUNE 1998 S.C.R.D. PLAN #55-70

4.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR ROBERT AND RUTH MURRAY WEDGEWOOD ROAD & BARTLETT STREET" BY: KEVIN M. MCENEANEY DATED: NOVEMBER 30, 2004 S.C.R.D. PLAN #78-22

5.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR PATRICK MURRAY TAX MAP 35 LOT NO'S 59 & 59A 125 SIXTH STREET" BY: KEVIN M. MCENEANEY DATED: OCTOBER 24, 2013 S.C.R.D. PLAN #106-81

PLAN REFERENCES (CONT.):

6.) "LOT LINE REVISION, LAND OF RICHARDSON ESTATES OF DOVER LLC, 141 SIXTH STREET STREET, DOVER, N.H. TAX MAP 35, LOT 64 AND MOHAMED & LISA K. HAMCHA, 5 DOWALIBY COURT, DOVER, N.H., TAX MAP 35 LOT 72" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 3, 2024 S.C.R.D. PLAN # 13394

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NADB3 NH STATE PLANE
MAGNETIC

APPROVED DOVER

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. – 1:10,000–

5-1-25

KENNETH A. BERRY L.L.S. 805 DATE

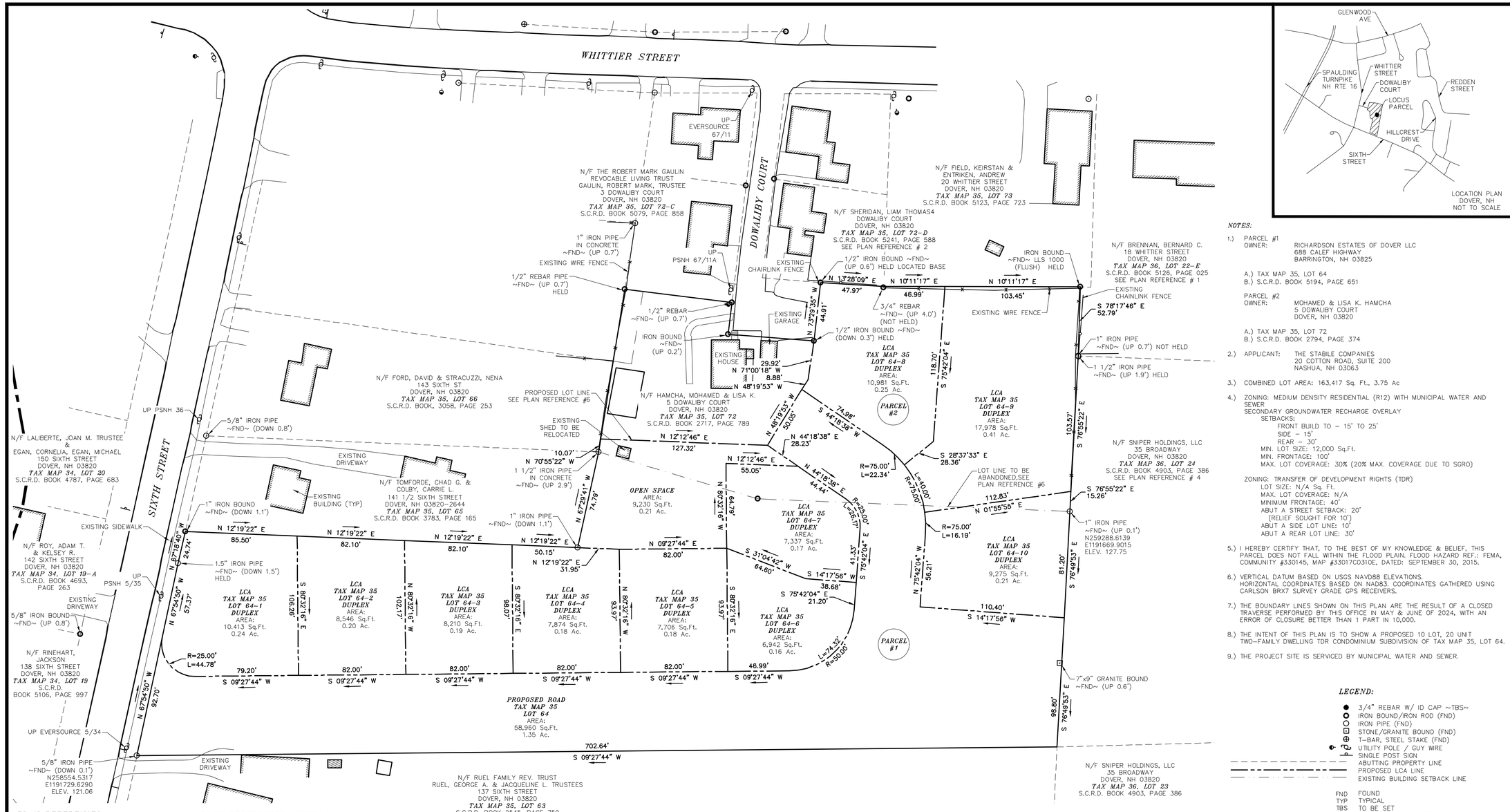
#	REVISION	DATE	DESCRIPTION
#1		5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

10 LOT SINGLE FAMILY SUBDIVISION
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 – 018

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
NO. 805
KENNETH A. BERRY
SIGNATURE



LOCATION PLAN
DOVER, NH
NOT TO SCALE

NOTES:

1.) PARCEL #1
OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

PARCEL #2
OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) COMBINED LOT AREA: 163,417 Sq. Ft., 3.75 Ac

4.) ZONING: MEDIUM DENSITY RESIDENTIAL (R12) WITH MUNICIPAL WATER AND SEWER
SECONDARY GROUNDWATER RECHARGE OVERLAY
SETBACKS:
FRONT BUILD TO – 15' TO 25'
SIDE – 15'
REAR – 30'
MIN. LOT SIZE: 12,000 Sq.Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 30% (20% MAX. COVERAGE DUE TO SGRO)

ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
LOT SIZE: N/A Sq. Ft.
MAX. LOT COVERAGE: N/A
MINIMUM FRONTAGE: 40'
ABUT A STREET SETBACK: 20'
(RELIEF SOUGHT FOR 10')
ABUT A SIDE LOT LINE: 10'
ABUT A REAR LOT LINE: 30'

5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REF.; FEMA, COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.

6.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY & JUNE OF 2024, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

8.) THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED 10 LOT, 20 UNIT TWO-FAMILY DWELLING TDR CONDOMINIUM SUBDIVISION OF TAX MAP 35, LOT 64.

9.) THE PROJECT SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- STONE/GRANITE BOUND (FND)
- T-BAR, STEEL STAKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- ABUTTING PROPERTY LINE
- PROPOSED LCA LINE
- EXISTING BUILDING SETBACK LINE

FND FOUND
TYP TYPICAL
TBS TO BE SET
LCA LIMITED COMMON AREA
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

1.) "LAND OF HERBERT L. & BEATRICE C. LEWIS, 16 WHITTIER STREET, DOVER, N.H." BY: THE BERRY CONST. CO., INC. DATED: DECEMBER 16, 1963 NOT RECORDED, ON FILE AT THIS OFFICE

2.) "DOWALIBY COURT SUBDIVISION" BY: NORMAN G. LECLERC APPROVED: JUNE 18, 1974 S.C.R.D. PLAN #51, POCKET #9, FOLDER #1

3.) "ROW PLAN" BY: NHDOT APPROVED: JUNE 1998 S.C.R.D. PLAN #55-70

4.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR ROBERT AND RUTH MURRAY WEDGEWOOD ROAD & BARTLETT STREET" BY: KEVIN M. MCENEANEY DATED: NOVEMBER 30, 2004 S.C.R.D. PLAN #78-22

5.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR PATRICK MURRAY TAX MAP 35 LOT NO'S 59 & 59A 125 SIXTH STREET" BY: KEVIN M. MCENEANEY DATED: OCTOBER 24, 2013 S.C.R.D. PLAN #106-81

PLAN REFERENCES (CONT.):

6.) "LOT LINE REVISION, LAND OF RICHARDSON ESTATES OF DOVER LLC, 141 SIXTH STREET STREET, DOVER, N.H. TAX MAP 35, LOT 64 AND MOHAMED & LISA K. HAMCHA, 5 DOWALIBY COURT, DOVER, N.H., TAX MAP 35 LOT 72" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 3, 2024 S.C.R.D. PLAN # 13394

TDR UNIT DENSITY CALCULATION (170-29.G.(3)(a)

[1][a] 163,417 SF - 0SF (CONSERVATION) = 163,417 SF

*[1][b] 163,417 SF * 0.85 = 138,904 SF*

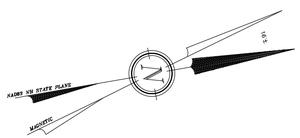
*[1][c] 138,904 SF * 0.85 = 118,068 SF*

[1][d] 118,068 SF /18,000 SF (TWO-FAMILY DWELLING UNIT MIN. R12 LOT SIZE) = 6 BUILDINGS (12) UNITS

REMAINING 8 UNITS (4 BUILDINGS) TO BE PURCHASED, THUS ALLOWING FOR 20 DUPLEX UNITS.

THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 170.27.2 (PENDING)

TDR REQUEST:
PURCHASE OF 8 TWO-FAMILY DWELLING UNITS (4 BUILDINGS)



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

APPROVED DOVER

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. – 1:10,000–

5-1-25
KENNETH A. BERRY L.L.S. 805 DATE

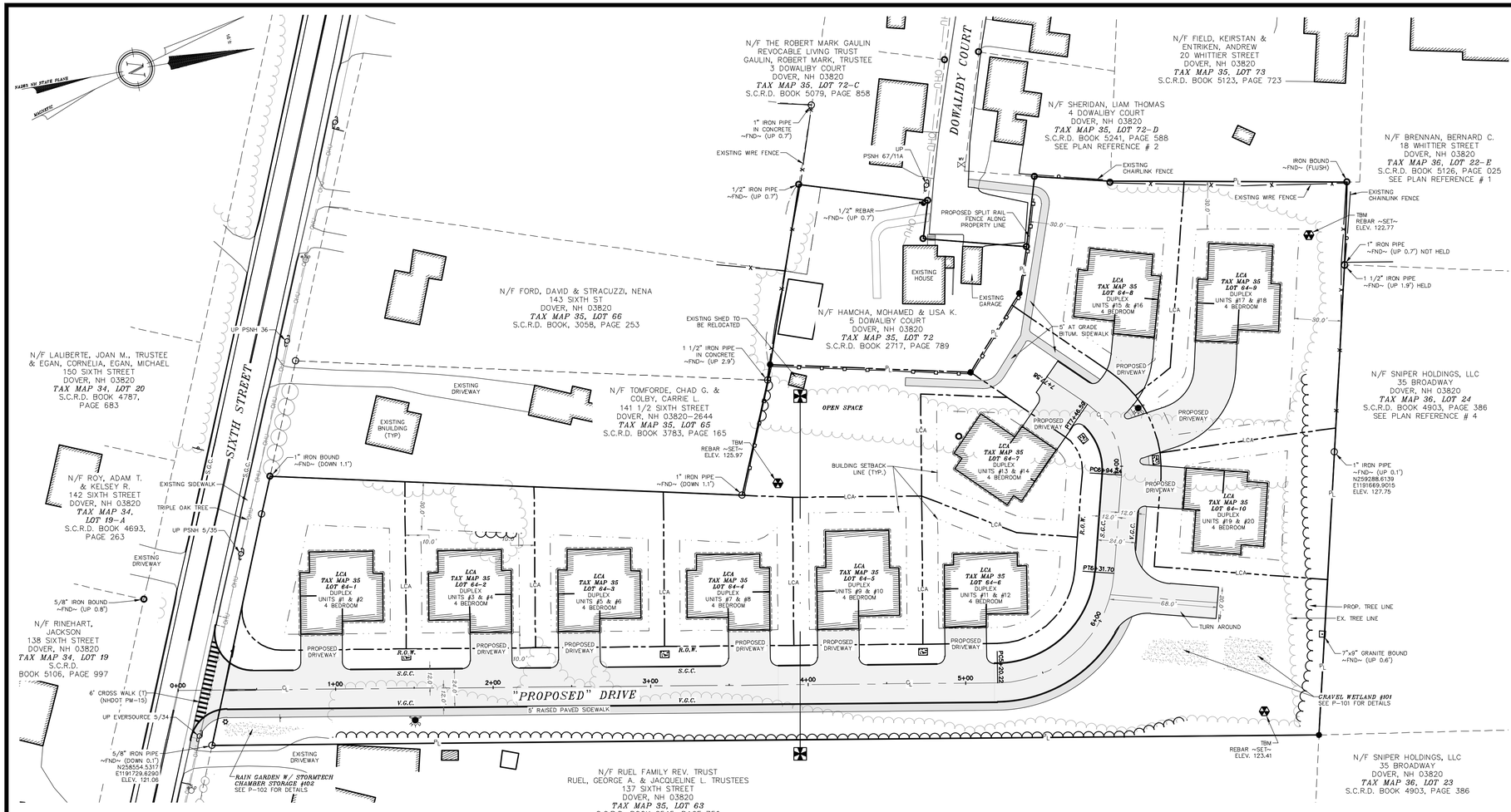
#	DATE	REVISION
#1	5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

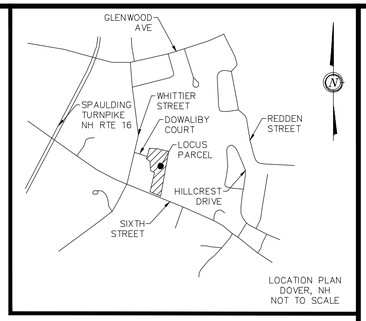
20 UNIT DUPLEX TDR CONDOMINIUM SUBDIVISION PLAN
FOR THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET STREET, DOVER, N.H.
TAX MAP 35, LOT 64
AND
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 – 018

STATE OF NEW HAMPSHIRE NO 805 KENNETH A BERRY LICENSED LAND SURVEYOR SIGNATURE





NOTES:

1.) PARCEL #1
OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

PARCEL #2
OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) COMBINED LOT AREA: 163,417 Sq. Ft., 3.75 Ac

4.) ZONING: MEDIUM DENSITY RESIDENTIAL (R12)
WITH MUNICIPAL WATER AND SEWER
SETBACKS:
SECONDARY GROUNDWATER RECHARGE OVERLAY
FRONT BUILD TO – 15' TO 25'
SIDE – 15'
REAR – 30'
MIN. LOT SIZE: 12,000 Sq.Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 30% (20% MAX. COVERAGE DUE TO SGRO)

ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
LOT SIZE: N/A Sq. Ft.
MAX. LOT COVERAGE: N/A
MINIMUM FRONTAGE: 40'
ABUT A STREET SETBACK: 20'
ABUT A SIDE LOT LINE: 10'
ABUT A REAR LOT LINE: 30'

5.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE DESIGN FOR A PROPOSED 10 LIMITED COMMON AREA LOT, 20 DUPLEX (TWO–FAMILY DWELLING UNIT) TDR CONDOMINIUM DEVELOPMENT OF TAX MAP 35, LOT 64.

PROVIDED BUILDING COVERAGE IS 23,648 Sq.Ft. 14.47%
PROVIDED PAVEMENT COVERAGE IS 32,610 Sq.Ft., 19.96%
TOTAL COVERAGE IS 34.43%

6.) THE PROJECT SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.

7.) SEE PROJECT NOTES SHEET FOR REMAINING SITE PLAN NOTES.

TDR UNIT DENSITY CALCULATION (170-29.C.(3)(a)

[1][a] 163,417 SF – 0SF (CONSERVATION) = 163,417 SF

*[1][b] 163,417 SF * 0.85 = 138,904 SF*

*[1][c] 138,904 SF * 0.85 = 118,068 SF*

[1][d] 118,068 SF /18,000 SF (TWO-FAMILY DWELLING UNIT MIN. R12 LOT SIZE) = 6 BUILDINGS (12) UNITS

REMAINING 8 UNITS (4 BUILDINGS) TO BE PURCHASED, THUS ALLOWING FOR 20 DUPLEX UNITS.

THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 170.27.2 (PENDING)

TDR REQUEST:
PURCHASE OF 8 TWO-FAMILY DWELLING UNITS (4 BUILDINGS)

LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- STONE/GRANITE BOUND (FND)
- T-BAR, STEEL STAKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- OHU — OVERHEAD UTILITIES
- PROPOSED LCA LINE
- CENTER LINE
- TREE LINE (EX. OR PROP.)
- SPLIT RAIL FENCE

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
E.O.P. EDGE OF PAVEMENT
V.G.C. VERTICAL GRANITE CURB
S.G.C. SLOPED GRANITE CURB

- LAMP "A" POLE MOUNTED
- LAMP "B" BUILDING MOUNTED
- FIRE HYDRANT
- SNOW STORAGE
- TRANSFORMER/CONCRETE PAD
- STORMWATER BMP
- BITUMINOUS CONCRETE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

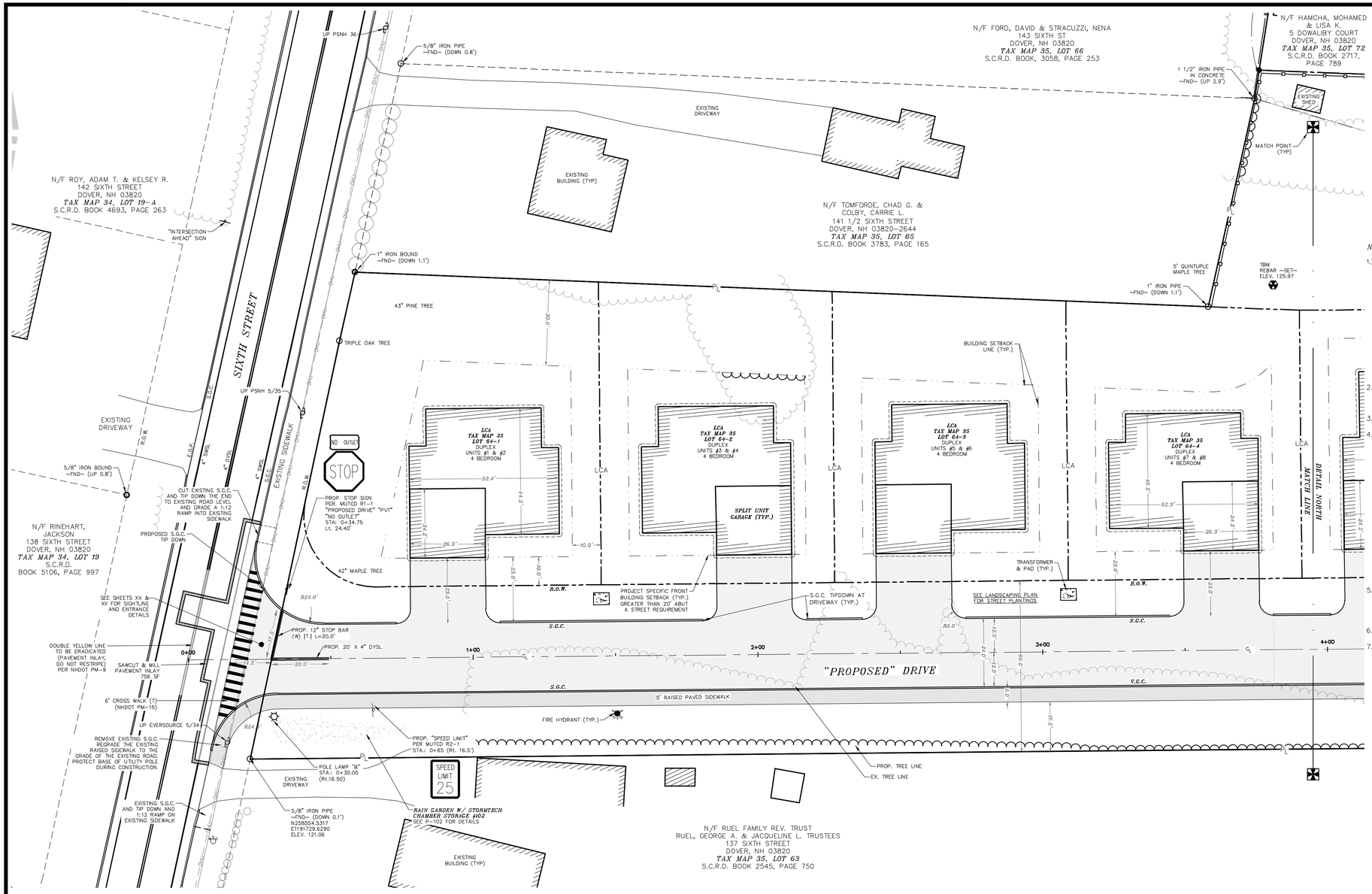
#	REVISION	DATE	DESCRIPTION
#1		5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

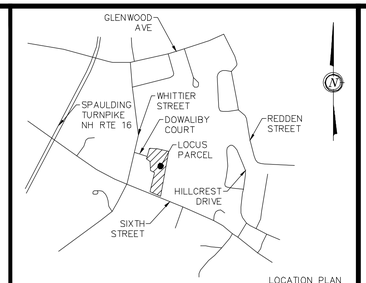
OVERVIEW SITE PLAN
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 – 018

STATE OF NEW HAMPSHIRE – KENNETH A. BERRY No. 14241 LICENSED PROFESSIONAL ENGINEER





NOTES:

1.) PARCEL #1
OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

PARCEL #2
OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABLE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) COMBINED LOT AREA: 163,417 Sq. Ft., 3.75 Ac

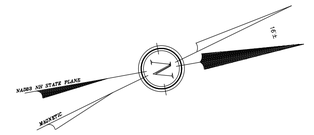
4.) ZONING: MEDIUM DENSITY RESIDENTIAL (R12)
WITH MUNICIPAL WATER AND SEWER
SECONDARY GROUNDWATER RECHARGE OVERLAY
SETBACKS:
FRONT BUILD TO – 15' TO 25'
SIDE – 15'
REAR – 30'
MIN. LOT SIZE: 12,000 Sq.Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 30% (20% MAX. COVERAGE DUE TO SGRO)

ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
LOT SIZE: N/A Sq. Ft.
MAX. LOT COVERAGE: N/A
MINIMUM FRONTAGE: 40'
ABUT A STREET SETBACK: 20'
ABUT A SIDE LOT LINE: 10'
ABUT A REAR LOT LINE: 30'

5.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE DESIGN FOR A PROPOSED 10 LIMITED COMMON AREA LOT, 20 DUPLEX (TWO-FAMILY DWELLING UNIT) TDR CONDOMINIUM DEVELOPMENT OF TAX MAP 35, LOT 64.

6.) THE PROJECT SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.

7.) SEE PROJECT NOTES SHEET FOR REMAINING SITE PLAN NOTES.



LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- STONE/GRANITE BOUND (FND)
- T-BAR, STEEL STAKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- OHU OHU OHU OVERHEAD UTILITIES
- PROPOSED LCA LINE
- CENTER LINE
- TREE LINE (EX. OR PROP.)
- SPLIT RAIL FENCE

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
E.O.P. EDGE OF PAVEMENT
V.G.C. VERTICAL GRANITE CURB
S.G.C. SLOPED GRANITE CURB

- LAMP "A" POLE MOUNTED
- LAMP "B" BUILDING MOUNTED
- FIRE HYDRANT
- SNOW STORAGE
- TRANSFORMER/CONCRETE PAD
- STORMWATER BMP
- BITUMINOUS CONCRETE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

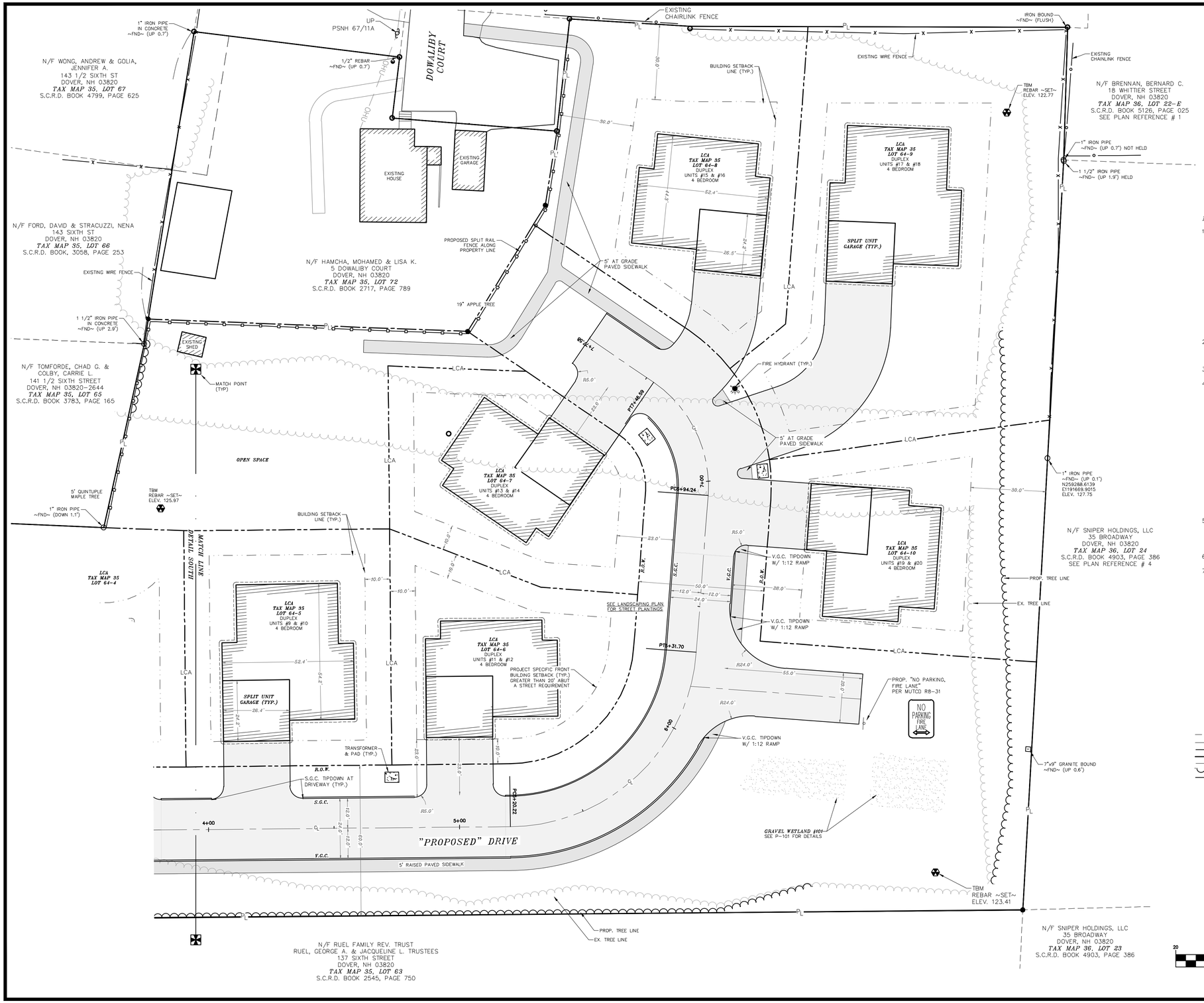
#	REVISION	DATE	DESCRIPTION
#1		5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

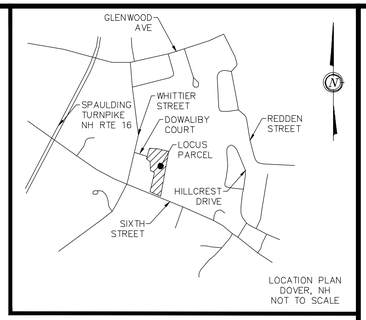
SITE PLAN – DETAIL SOUTH
FOR: THE STABLE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 – 018

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER





NOTES:

1.) PARCEL #1
OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

PARCEL #2
OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) COMBINED LOT AREA: 163,417 Sq. Ft., 3.75 Ac

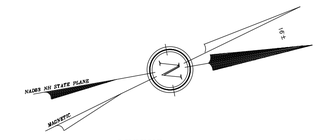
4.) ZONING: MEDIUM DENSITY RESIDENTIAL (R12)
WITH MUNICIPAL WATER AND SEWER
SECONDARY GROUNDWATER RECHARGE OVERLAY
SETBACKS:
FRONT BUILD TO – 15' TO 25'
SIDE – 15'
REAR – 30'
MIN. LOT SIZE: 12,000 Sq.Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 30% (20% MAX. COVERAGE DUE TO SGRO)

ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
LOT SIZE: N/A Sq. Ft.
MAX. LOT COVERAGE: N/A
MINIMUM FRONTAGE: 40'
ABUT A STREET SETBACK: 20'
ABUT A SIDE LOT LINE: 10'
ABUT A REAR LOT LINE: 30'

5.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE DESIGN FOR A PROPOSED 10 LIMITED COMMON AREA LOT, 20 DUPLEX (TWO-FAMILY DWELLING UNIT) TDR CONDOMINIUM DEVELOPMENT OF TAX MAP 35, LOT 64.

6.) THE PROJECT SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.

7.) SEE PROJECT NOTES SHEET FOR REMAINING SITE PLAN NOTES.



LEGEND:

- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- STONE/GRANITE BOUND (FND)
- T-BAR, STEEL STAKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- OHU OHU OHU OVERHEAD UTILITIES
- PROPOSED LCA LINE
- CENTER LINE
- TREE LINE (EX. OR PROP.)
- SPLIT RAIL FENCE

FND FOUND
TYP TYPICAL
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
E.O.P. EDGE OF PAVEMENT
V.G.C. VERTICAL GRANITE CURB
S.G.C. SLOPED GRANITE CURB

- LAMP "A" POLE MOUNTED
- LAMP "B" BUILDING MOUNTED
- FIRE HYDRANT
- SNOW STORAGE
- TRANSFORMER/CONCRETE PAD
- STORMWATER BMP
- BITUMINOUS CONCRETE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

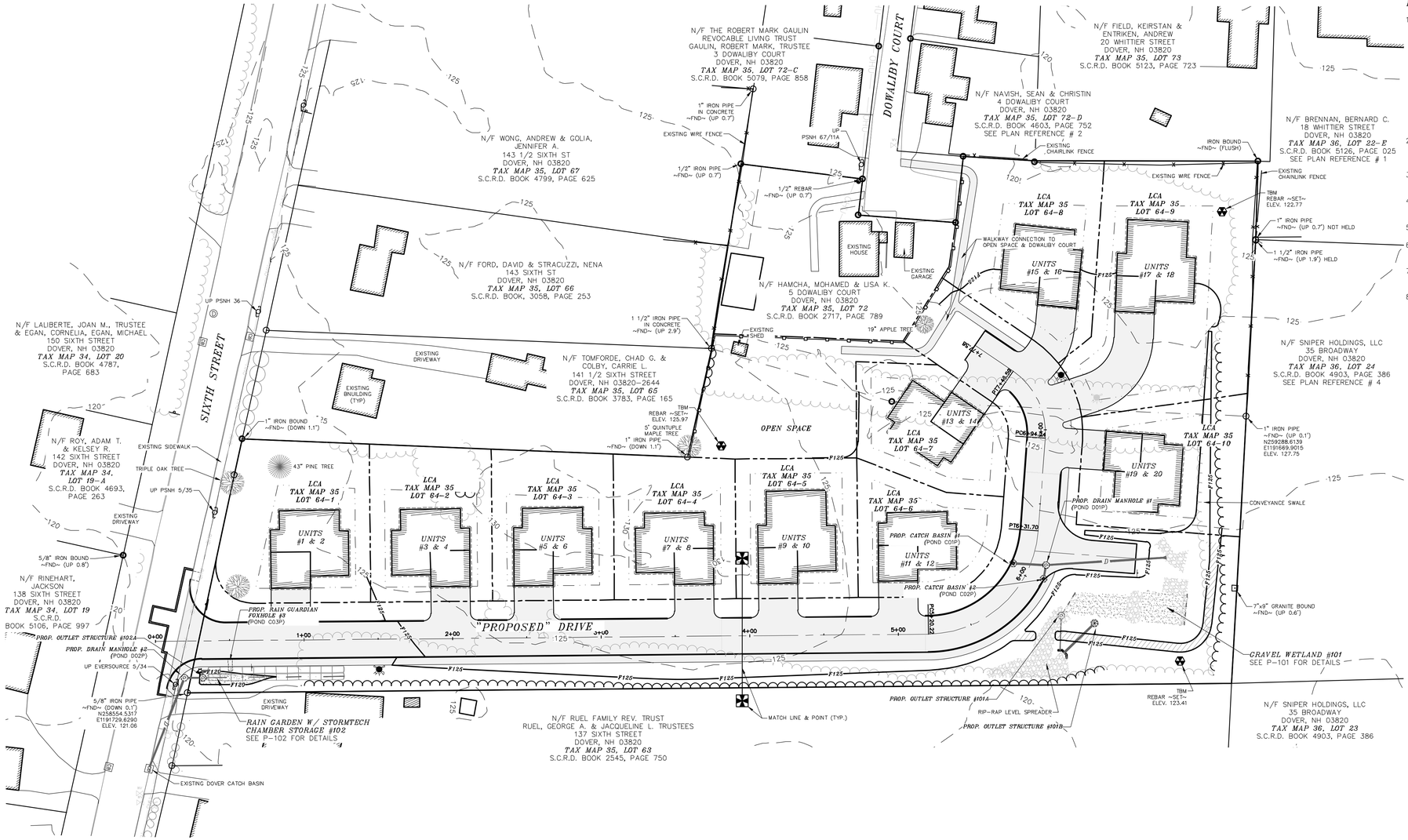
#	REVISION	DATE	DESCRIPTION
#1		5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

SITE PLAN – DETAIL NORTH
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 – 018

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



PROJECT NOTES:

1.) OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF GRADING & ENGINEERING DETAILS FOR THE PROPOSED SITE PLAN.

4.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

5.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

6.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

7.) SEE PROJECT NOTES SHEET FOR REMAINING GRADING NOTES. SEE EROSION & SEDIMENT CONTROL PLAN FOR LIMIT OF PROJECT DISTURBANCE.

8.)CATCH BASINS WITHIN ANY GRASS LINED AREAS OUTSIDE THE ROADWAY WILL HAVE "BEE HIVE" GRATES TO NOT ALLOW FOR ENTRAPMENT OF ANIMALS IN THE STRUCTURE. BASINS ARE TO HAVE NH STANDARD FRAMES AND GRATES MADE IN NORTH AMERICA. GRATES ARE TO BE INSTALLED BINDER FLUSH PRIOR TO BASE PAVE. UPON PROJECT COMPLETION FRAMES AND GRATES ARE TO BE CUT AND RIM RAISED TO FINAL PAVEMENT SURFACE. THIS IS TO ENSURE STORMWATER ENTERS THE SYSTEM AS DESIGN DURING THE INTERIM CONSTRUCTION PERIOD.

LEGEND:

- PROPOSED SEWER MANHOLE W/ STRUCTURE
- PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED DRAIN MANHOLE W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / D6 — DETAIL SHEET / DETAIL
- LIMITED COMMON AREA LINE (LCA)
- BUILDING SETBACK LINE
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING OVERHEAD UTILITY
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED UNDERDRAIN
- UNDERGROUND UTILITY
- E175.31 — EXISTING SPOT GRADE
- F175.31 — PROPOSED SPOT GRADE
- FLOW ARROW
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- TEST PIT
- PROPOSED BITUMINOUS CONCRETE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

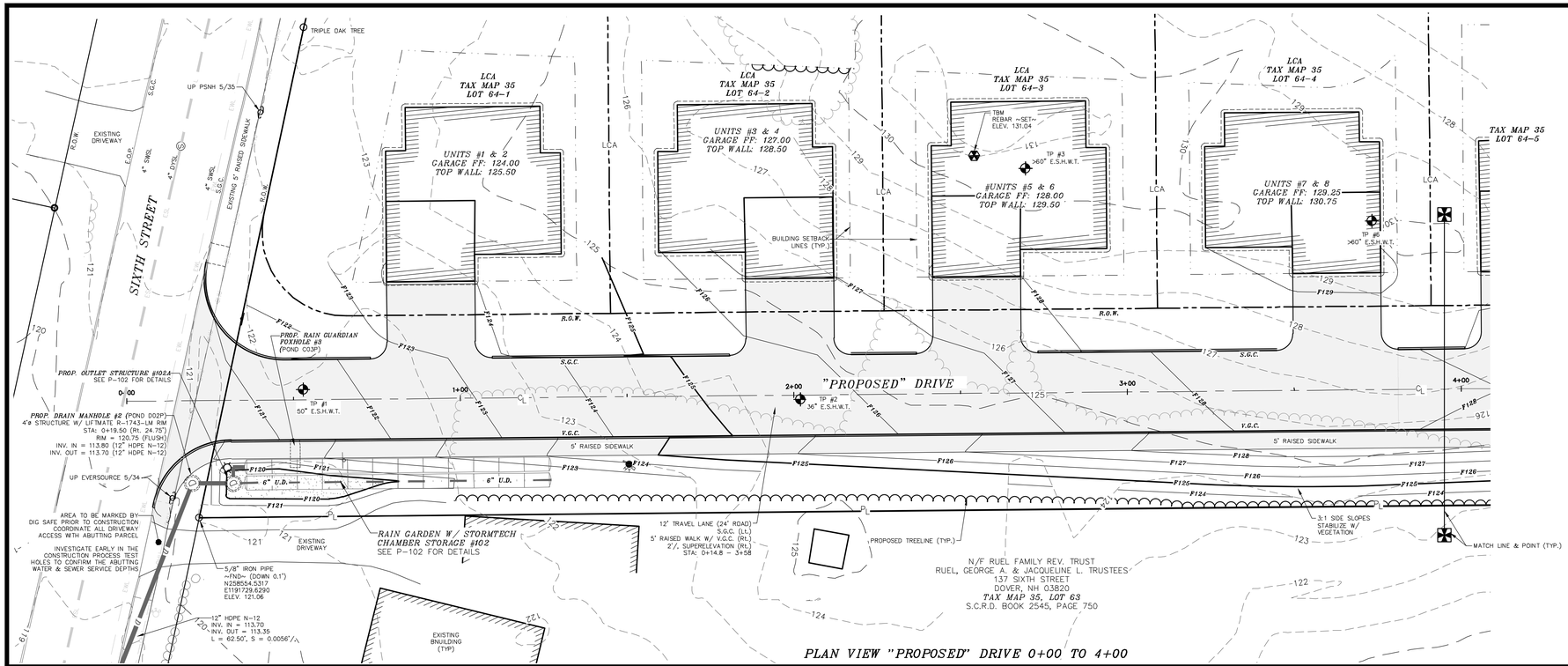
#	REVISION	DATE	DESCRIPTION
#1		5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

OVERVIEW GRADING & DRAINAGE PLAN
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 - 018

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



PLAN VIEW "PROPOSED" DRIVE 0+00 TO 4+00

PROJECT NOTES:

1.) OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) THE INTENT OF THIS PLAN IS TO PROVIDE ENGINEERING DETAILS FOR THE PROPOSED SITE PLAN.

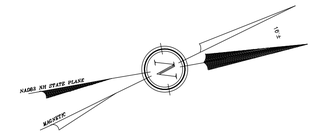
4.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

5.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

6.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

7.) SEE PROJECT NOTES SHEET FOR REMAINING GRADING NOTES. SEE EROSION & SEDIMENT CONTROL PLAN FOR LIMIT OF PROJECT DISTURBANCE.

8.)CATCH BASINS WITHIN ANY GRASS LINED AREAS OUTSIDE THE ROADWAY WILL HAVE "BEE HIVE" GRATES TO NOT ALLOW FOR ENTRAPMENT OF ANIMALS IN THE STRUCTURE. BASINS ARE TO HAVE NH STANDARD FRAMES AND GRATES MADE IN NORTH AMERICA. GRATES ARE TO BE INSTALLED BINDER FLUSH PRIOR TO BASE PAVE. UPON PROJECT COMPLETION FRAMES AND GRATES ARE TO BE CUT AND RIM RAISED TO FINAL PAVEMENT SURFACE. THIS IS TO ENSURE STORMWATER ENTERS THE SYSTEM AS DESIGN DURING THE INTERIM CONSTRUCTION PERIOD.

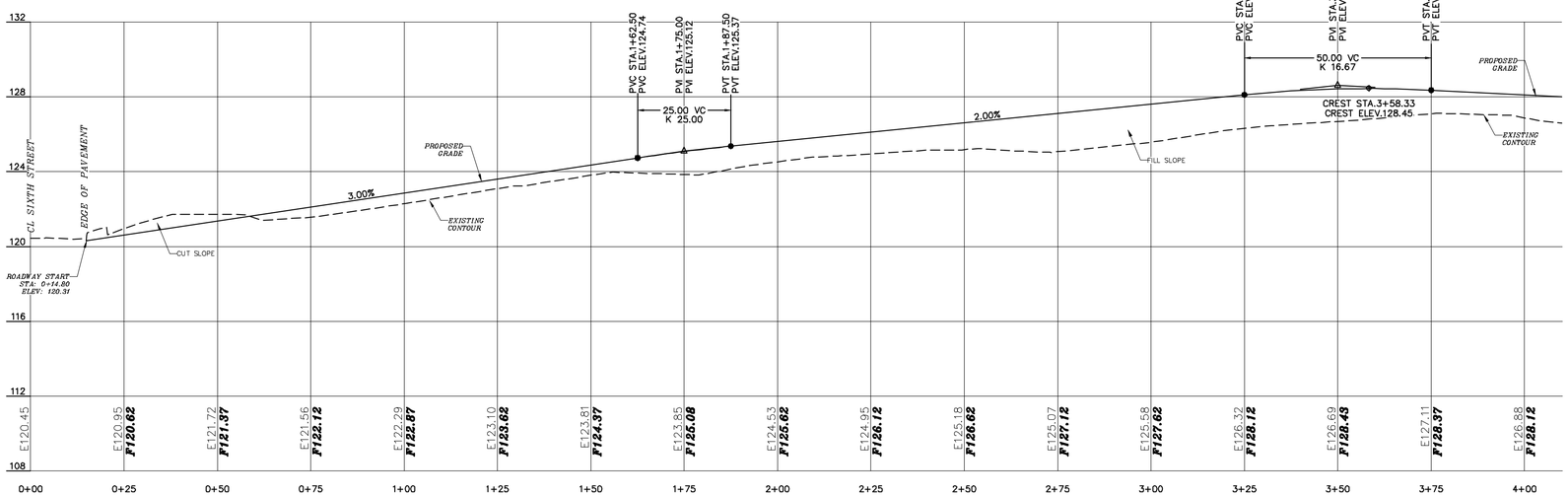


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROFILE VIEW "PROPOSED" DRIVE 0+00 TO 4+00



PROFILE VIEW "PROPOSED" DRIVE 0+00 TO 4+00

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

LEGEND:

- PROPOSED SEWER MANHOLE W/ STRUCTURE
- PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED DRAIN MANHOLE W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- LIMITED COMMON AREA LINE (LCA)
- BUILDING SETBACK LINE
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING OVERHEAD UTILITY
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED UNDERDRAIN
- UNDERGROUND UTILITY
- E175.31 / F175.31 — EXISTING SPOT GRADE / PROPOSED SPOT GRADE / FLOW ARROW
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- TEST PIT
- PROPOSED BITUMINOUS CONCRETE

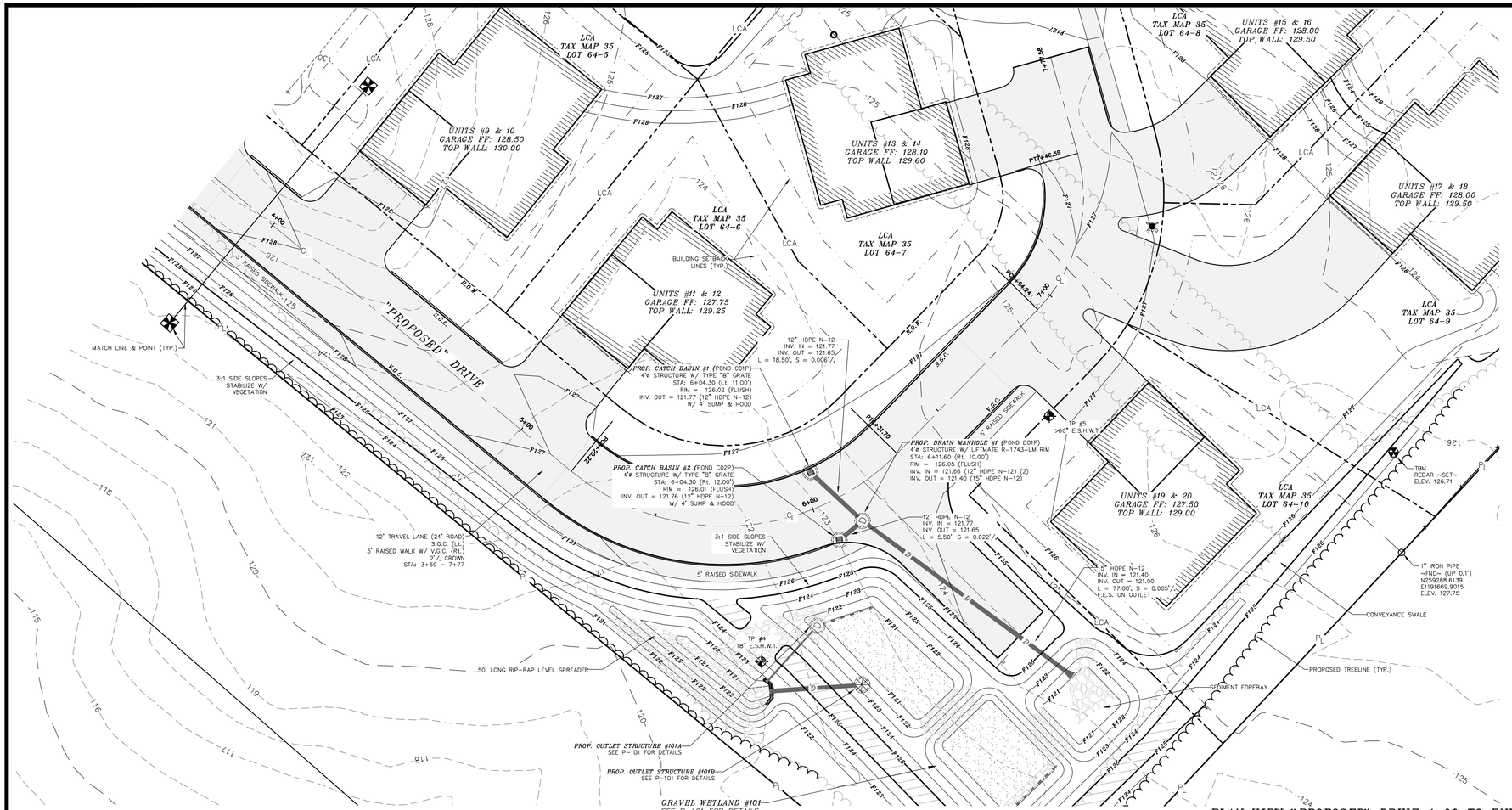
REVISION	DATE	DESCRIPTION
#1	5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

PLAN & PROFILE XXXX DRIVE 0+00 TO 4+00
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

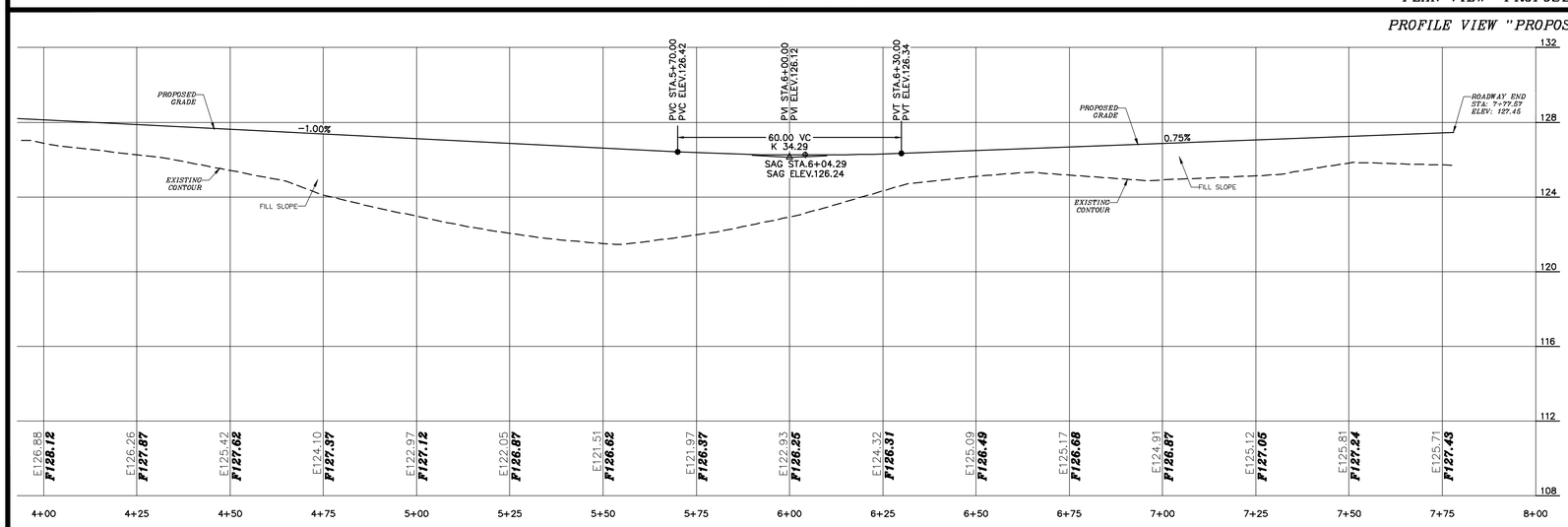
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 – 018

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY No. 14243
LICENSED PROFESSIONAL ENGINEER



PLAN VIEW "PROPOSED" DRIVE 4+00 TO END



PROFILE VIEW "PROPOSED" DRIVE 4+00 TO END

PROJECT NOTES:

1.) OWNER: RICHARDSON ESTATES OF DOVER LLC
688 CALEF HIGHWAY
BARRINGTON, NH 03825

A.) TAX MAP 35, LOT 64
B.) S.C.R.D. BOOK 5194, PAGE 651

OWNER: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT
DOVER, NH 03820

A.) TAX MAP 35, LOT 72
B.) S.C.R.D. BOOK 2794, PAGE 374

2.) APPLICANT: THE STABILE COMPANIES
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063

3.) THE INTENT OF THIS PLAN IS TO PROVIDE ENGINEERING DETAILS FOR THE PROPOSED SITE PLAN.

4.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

5.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

6.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

7.) SEE PROJECT NOTES SHEET FOR REMAINING GRADING NOTES. SEE EROSION & SEDIMENT CONTROL PLAN FOR LIMIT OF PROJECT DISTURBANCE.

8.)CATCH BASINS WITHIN ANY GRASS LINED AREAS OUTSIDE THE ROADWAY WILL HAVE "BEE HIVE" GRATES TO NOT ALLOW FOR ENTRAPMENT OF ANIMALS IN THE STRUCTURE. BASINS ARE TO HAVE NH STANDARD FRAMES AND GRATES MADE IN NORTH AMERICA. GRATES ARE TO BE INSTALLED BINDER FLUSH PRIOR TO BASE PAVE. UPON PROJECT COMPLETION FRAMES AND GRATES ARE TO BE CUT AND RIM RAISED TO FINAL PAVEMENT SURFACE. THIS IS TO ENSURE STORMWATER ENTERS THE SYSTEM AS DESIGN DURING THE INTERIM CONSTRUCTION PERIOD.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

LEGEND:

- PROPOSED SEWER MANHOLE W/ STRUCTURE
- PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED DRAIN MANHOLE W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- E101 / E6 — DETAIL SHEET / DETAIL
- LIMITED COMMON AREA LINE (LCA)
- BUILDING SETBACK LINE
- 176 — CONTOUR MINOR, EXISTING
- 175 — CONTOUR MAJOR, EXISTING
- P176 — CONTOUR MINOR, PROPOSED
- P175 — CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING OVERHEAD UTILITY
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED UNDERDRAIN
- U.D. — UNDERGROUND UTILITY
- E175.31 — EXISTING SPOT GRADE
- F175.31 — PROPOSED SPOT GRADE
- FLOW ARROW
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- TEST PIT
- PROPOSED BITUMINOUS CONCRETE

REVISION	DATE	DESCRIPTION
#1	5-1-25	REVISE AND ADD DETAIL PER PLANNING COMMENT

PLAN & PROFILE "PROPOSED" DRIVE 4+00 TO END
FOR: THE STABILE COMPANIES
LAND OF: RICHARDSON ESTATES OF DOVER LLC
141 SIXTH STREET, DOVER, N.H.
TAX MAP 35, LOT 64
LAND OF: MOHAMED & LISA K. HAMCHA
5 DOWALIBY COURT, DOVER, N.H.
TAX MAP 35, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 8, 2024
FILE NO. : DB 2024 - 018

STATE OF NEW HAMPSHIRE — KENNETH A. BERRY No. 14243 — LICENSED PROFESSIONAL ENGINEER

LEGEND:

TREES:

AR – RED MAPLE TREE

PA – LONDON PLANETREE

WS – WHITE SPRUCE

BUSHES:

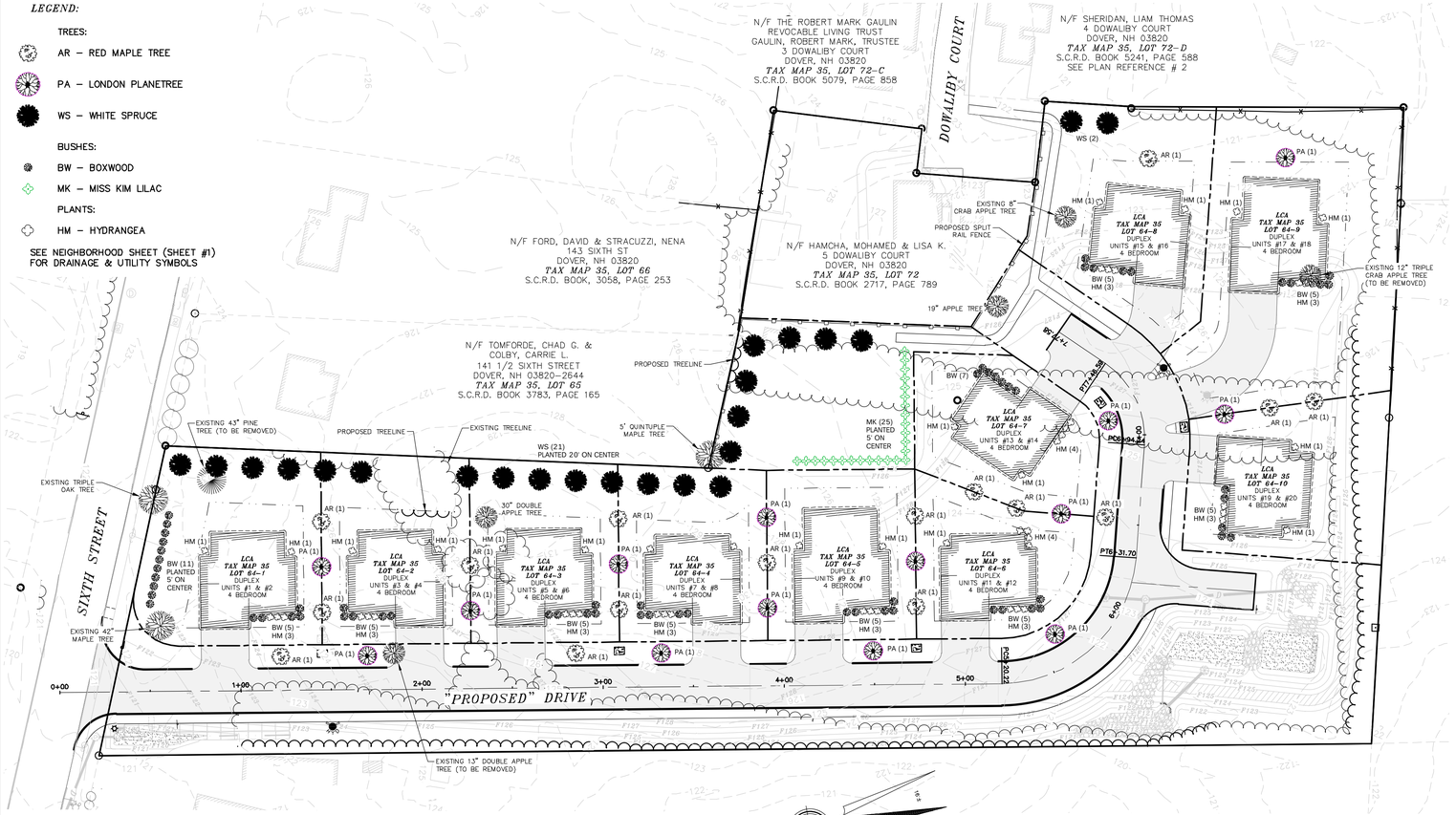
BW – BOXWOOD

MK – MISS KIM LILAC

PLANTS:

HM – HYDRANGEA

SEE NEIGHBORHOOD SHEET (SHEET #1) FOR DRAINAGE & UTILITY SYMBOLS



NOTES:

1. CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
4. PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
6. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
10. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
15. THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
17. ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
18. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
19. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
20. TREES ARE TO BE 6' TALL AT PLANTING.
21. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
22. 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
23. PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
24. ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
25. TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
26. ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
27. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
28. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
29. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWNG SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
30. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
31. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
32. THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
6. ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
8. ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMTERE OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.

TEMPORARY WATERING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.
2. THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.
3. TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.

PLANTING SCHEDULE
"Proposed" Drive
Botanical Name/ Common Name

	Size	Qty	Label
Trees			
Acer rubrum / Red Maple	4" Cal.	16	AR
Platanus x acerifolia / London Planetree	4" Cal.	14	PA
Picea glauca / White Spruce	6' tall	23	WS
Shrubs			
Buxus / Boxwood	3 Gal.	63	BW
Syringa pubescens patula 'Miss Kim' / Miss Kim Liliac	3 Gal.	25	MK
Perennials			
Hydrangea macrophylla / Hydrangea	#1	51	HM

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General Plant Maintenance Guide

General Plant Bed Maintenance:

- All plant maintenance should be performed by a qualified horticulturalist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.

Trees

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time

Woody Shrubs

- The first year watering during dry periods will be necessary.
- 3" inches of mulch maybe used. The mulch should be kept 3 inches from the stems.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
- Fertilization should occur prior to Mat 31st or after shrubs have dropped their leaves or gone dormant for the year.
- Prune dead wood once a year.

Grasses

- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
- Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.

Perennials

- All perennials need to be pruned back after the first or second hard frost. A two-step method; first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.

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311 kast hill road
hopkinton, nh 03229
603. 491. 2322
terrainplanning.com

141 SIXTH STREET

Site Location:
141 Sixth Street
Dover, NH
Tax Map 35, Lot 64

Prepared For:
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03825

LANDSCAPING PLAN

DATE: February 8, 2024

SCALE: 1" = 40'

PROJECT #: DB 2024-018

Drawn By: JB

Checked By: ERB

REVISIONS: DATE:
Issued for Client Review

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The Stabile Companies

Builders and Developers

DUPLEX - MODEL A

Sixth Street, Dover, New Hampshire

PRELIMINARY DESIGN DRAWINGS

3/31/25

A 1.0



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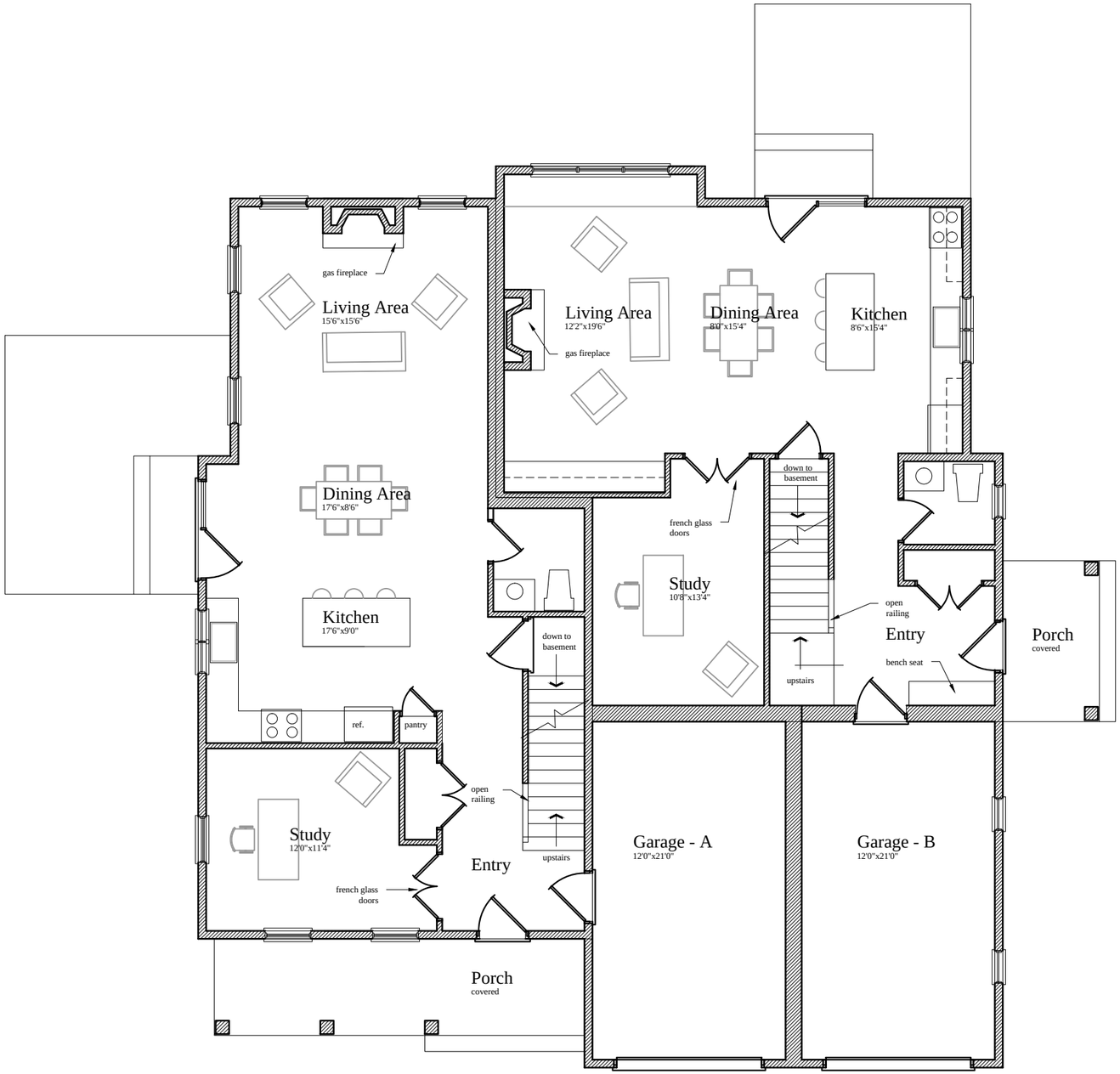
DUPLEX - MODEL A

Sixth Street, Dover, New Hampshire

PRELIMINARY DESIGN DRAWINGS

3/31/25

A 1.0



MAIN FLOOR PLAN

UNIT A :	UNIT B :
MAIN: 983 SF	MAIN: 934 SF
UPPER: 1000 SF	UPPER: 1003 SF
TOTAL: 1983 SF	TOTAL: 1937 SF

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND STRUCTURAL MEMBERS PRIOR TO STARTING CONSTRUCTION. BUILDING IS TO MEET OR EXCEED ALL SITE SPECIFIC AND LOCAL BUILDING CODES.

JAD DESIGN GROUP INC.
jaddesigngroup.com phone 603.554.1199

Job : 2782
Ref :
Date : 3/27/2025
Rev :

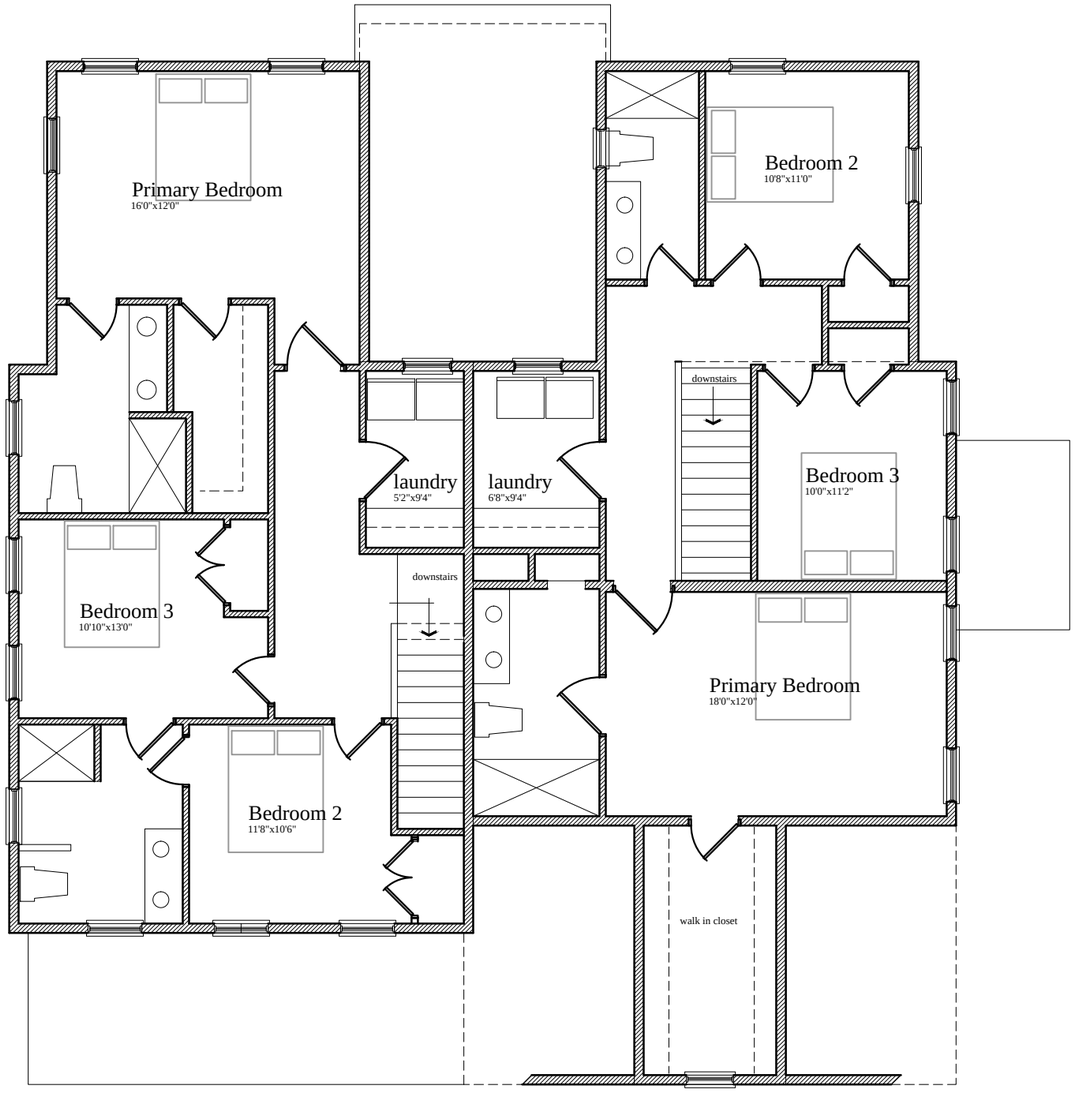
Stabile Homes
Manchester, NH

Duplex - Model A
Sixth Street

Main Floor Plan
Scale : 1/8" = 1'-0"
square feet

SHEET
A-3.1

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UPPER FLOOR PLAN

UNIT A :	UNIT B :
MAIN: 983 SF	MAIN: 934 SF
UPPER: 1000 SF	UPPER: 1003 SF
TOTAL: 1983 SF	TOTAL: 1937 SF

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND STRUCTURAL MEMBERS PRIOR TO STARTING CONSTRUCTION. BUILDING IS TO MEET OR EXCEED ALL STATE AND LOCAL BUILDING CODES.

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Job : 2782
Ref :
Date : 3/27/2025
Rev :

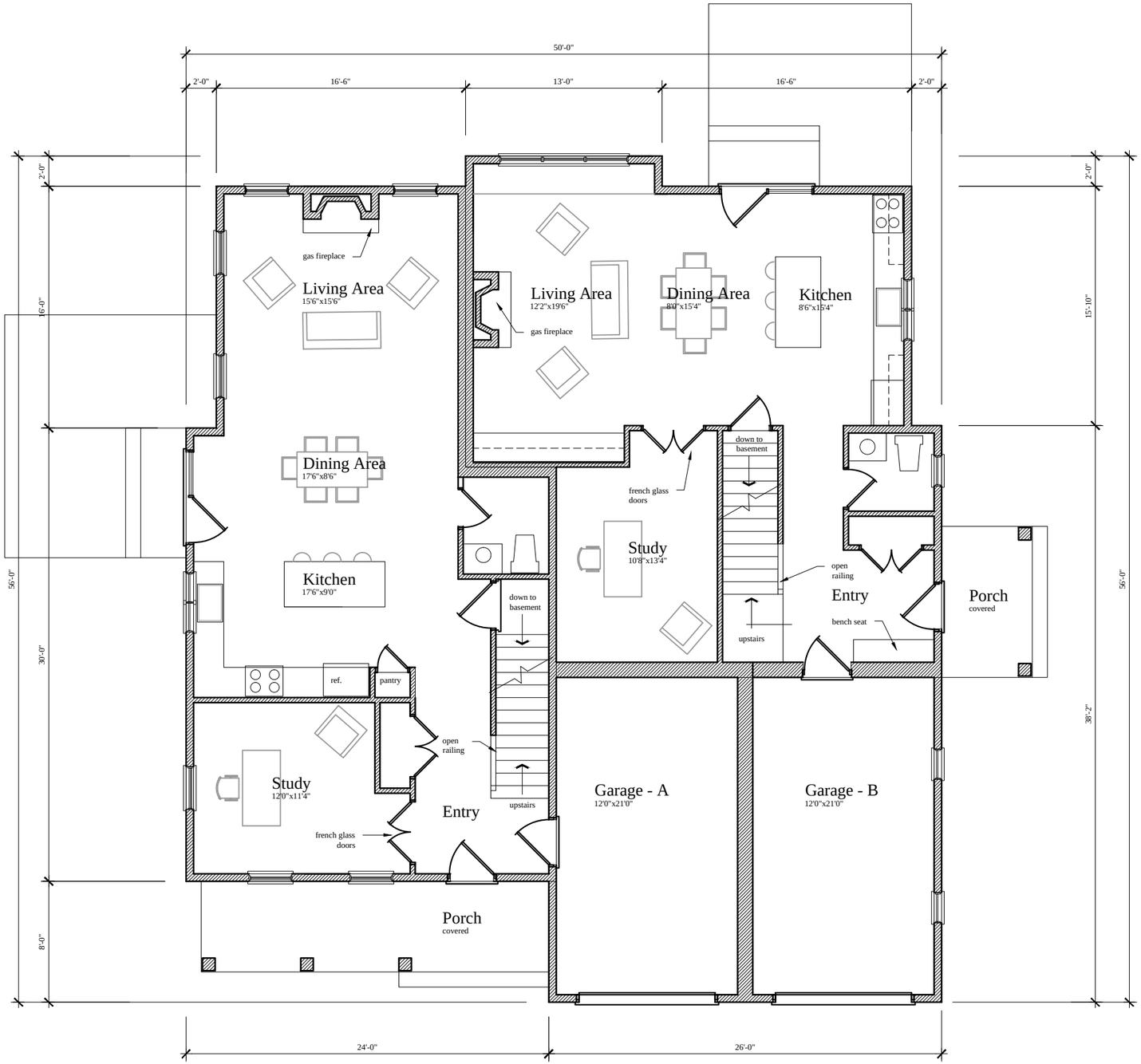
Stabile Homes
Manchester, NH

Duplex - Model A
Sixth Street

Upper Floor Plan
Scale : 1/8" = 1'-0"
square feet

SHEET
A-4.1

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MAIN FLOOR PLAN

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND STRUCTURAL MEMBERS PRIOR TO STARTING CONSTRUCTION. BUILDING IS TO MEET OR EXCEED ALL STATE AND LOCAL BUILDING CODES.

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Job : 2782
Ref :
Date : 3/27/2025
Rev :

Stabile Homes
Manchester, NH

Duplex - Model A
Sixth Street

Main Floor Plan
Scale : 1/8" = 1'-0"
square feet

SHEET
A-3.1

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2025-0007

Application Type:	Conditional Use Permit
Applicant(s):	Tritech Engineering Corp.
Owner(s):	210 Tolend Road, LLC
Location:	210 Tolend Road (Assessor's Map F, Lot 3)
Meeting Date:	May 13, 2025

INTENT: Proposal is for a Conditional Use Permit to allow 25% impervious surface coverage within the Secondary Groundwater Protection District (SGPD), where up to 20% is allowed.

(Proposed lot F-3-2 is partially within the SGPD)

AGENDA ITEM #: 4-E

APPLICANT: Tritech Engineering Corp.

OWNER: 210 Tolend Road, LLC

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

LOTS/UNITS PROPOSED: Five (5) lots, 29 units

ACREAGE: ±55.70 ac.
Proposed acreage following subdivision,
(proposed lot numbers to be confirmed by City Assessor):
Assessor's Map F, Lot 3 = 26.30± ac.
Assessor's Map F, Lot 3-1 = 3.06± ac.
Assessor's Map F, Lot 3-2 = 12.11± ac.*
Assessor's Map F, Lot 3-2-OPN = 11.48± ac.**
Assessor's Map F, Lot 3-OPN = 2.76± ac.**
**Proposed as being developed with 29 single-family homes.*
***Proposed as conserved open space.*

ZONING DISTRICT: R-40, Wetland Protection District, partially in Secondary Groundwater Protection District (SGPD)

EXISTING USE: Residential, Vacant

PROPOSED USE: Residential, Conservation

SURROUNDING USE: Residential

ZBA ACTION: None

PERMITS: City of Dover CUP for impervious surface coverage within the SGPD, NHDES AoT and Subdivision Permit, and EPA NOI

WAIVERS REQUESTED: §157-32A, minimum pavement width of 28' and §157-21F(4)(a), external boundary buffers must be undisturbed natural area

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail to all abutters.

TRC: 3/27/25

CONSERVATION COMMISSION: Reviewed and endorsed on 4/14/25

ATTACHMENTS: Application materials including Subdivision Plan.

Summary of Request and Background:
The applicant is proposing an Open Space Subdivision that will subdivide the property at 210 Tolend Rd., which abuts Emerald Lane, to create four new lots for a total of five lots (SUBD-2025-0001). The parent parcel, Map F, Lot 3, is proposed to be approximately 26.30 acres, while the new proposed lots are as follows: Map F, Lot 3-1, approx. 3.06 acres, Map F, Lot 3-2, approx. 12.11 acres, Map F, Lot 3-2-OPN, approx. 11.48 acres, and Map F, Lot 3-OPN, approx. 2.76 acres.

Map F, Lot 3-2, is proposed as a development with 29 residential units that will be accessed by Emerald Lane. A portion of Map F, Lot 3-2, is within the Secondary Groundwater Protection District (SGPD). The net total project area within the SGPD, excluding poorly drained soils, is approximately 168,806 square feet or 3.88 acres. Total proposed impervious area within the SGPD is approximately 41,000 square feet or 25% of the net total area.

Per §170-33D(5), impervious surface coverage is limited to 20% within the SGPD. The applicant is seeking a Conditional Use Permit to allow approximately 7,239 square feet of impervious surface coverage beyond the permitted amount.

The Technical Review Committee reviewed the application at their March 27, 2025 meeting. *(minutes attached)*

The Conservation Commission reviewed and endorsed the application at their April 14, 2025 meeting. *(minutes attached)*

Consistency with Land Use Regulations – CUP §170-33E(4)
The Groundwater Protection ordinance §170-33E(4) provides for Conditional Use Permits to allow relief from the ordinance if supported by expert technical documentation demonstrating consistency with the ordinance's purpose and intent, including submission of an environmental protection plan meeting NHDES Best Management Practices for Groundwater Protection, and provisions for routine monitoring and reporting.

The applicant has demonstrated consistency with the purpose and intent of the Groundwater Protection ordinance. Specifically, the Post Construction Drainage Plan and 10-Year Storm Drainage Analysis show that all stormwater runoff from a 10-year storm event will be retained and infiltrated within Bioretention Basin #4. The applicant argues that the design supports groundwater recharge and mitigates the impacts of the proposed increased impervious surface. The project is also subject to an Alteration of Terrain Permit from NHDES and has been designed in accordance with Best Management Practices (BMPs). An Inspection and Maintenance Plan for ongoing monitoring and reporting of all BMPs will be submitted to the City of Dover annually, fulfilling the ordinance's requirements for routine monitoring and reporting.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBD-2025-0001

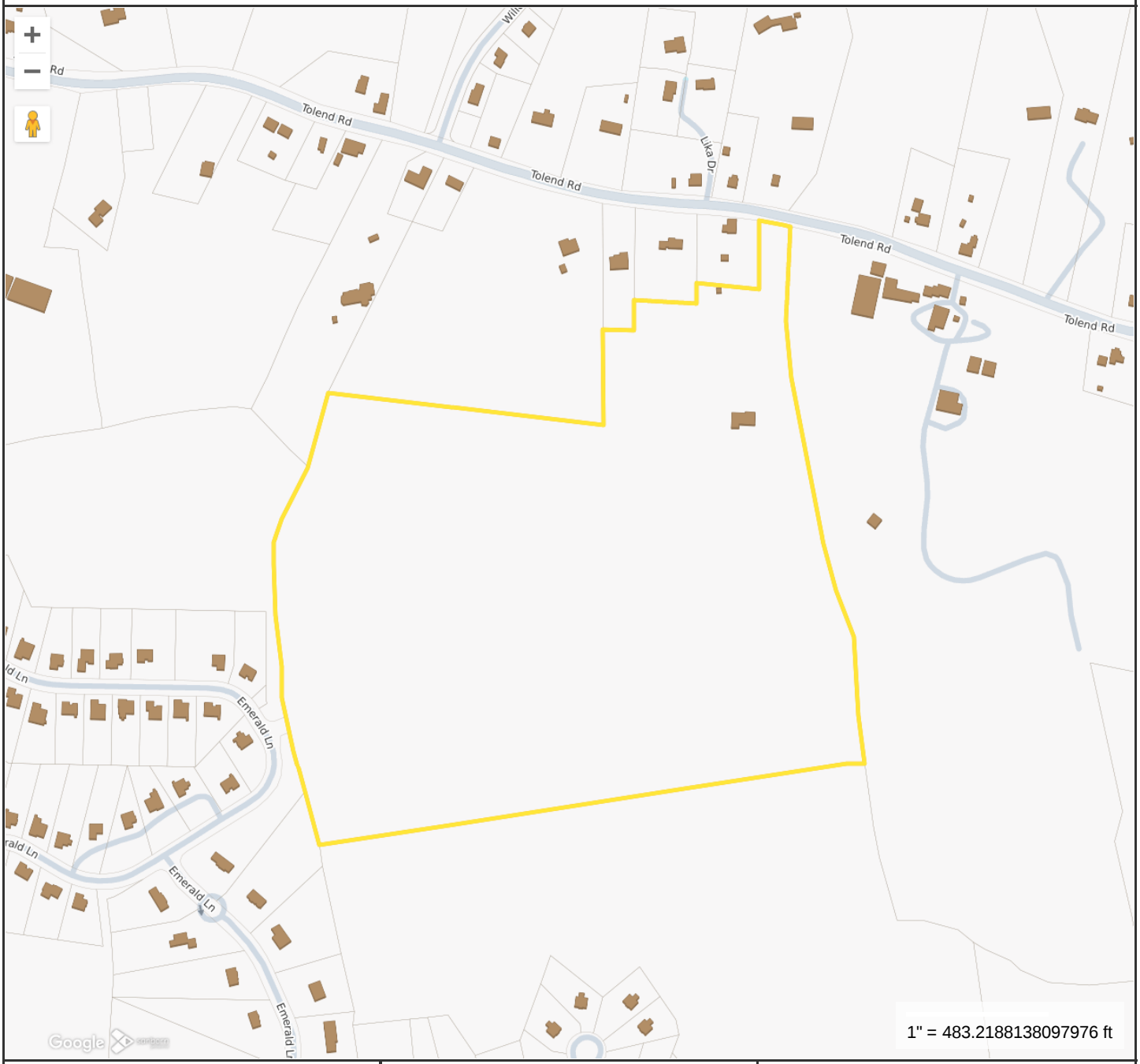
Application Type:	Open Space Subdivision
Applicant(s):	Tritech Engineering Corp.
Owner(s):	210 Tolend Road, LLC
Location:	210 Tolend Road (Assessor's Map F, Lot 3)
Meeting Date:	May 13, 2025

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to endorse the conditional use permit with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Issuance of a Conditional Use Permit:

1. Approval of SUBD-2025-0001.
2. Add note to plan that Secondary Groundwater Protection District requirements must be adhered to.
3. Add note to plan and condominium association documents that contractors maintaining winter maintenance activities hold Green SnowPro certification.

COND-2025-0007_210 Tolend Road



Property Information

Location	210 TOLEND RD
Owner	210 TOLEND ROAD LLC
Land Use	101R
Zoning Code	R-40
Property Id	F0003-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PERMIT SNAPSHOT REPORT COND-2025-0007
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	04/04/2025
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Conditional Use Permit (CUP) application for relief to the secondary groundwater protection district requirement of the maximum impervious cover of 20% within the secondary groundwater protection area. We have calculated the proposed impervious coverage with the Secondary Groundwater Protection District to be 25% where 20% is permitted without a Conditional Use Permit.

Parcel:	F0003-000000	Main	**Address:**	210 Tolend Rd Dover, NH	Main

Zone: IT(Non-Residential - Innovative Technolo
R-40(Residential - Rural)

Plan Preparer	Applicant	Wetlands Scientist	Owner
Tritech Engineering Corp.	Tritech Engineering Corp.	Michael Mariano	Stonearch Development Corp
755 Central Avenue	755 Central Avenue	75 Prospect Street	Business: (978) 375-3153
Dover, NH 03820	Dover, NH 03820	Somersworth, NH	
Business: (603) 742-8107	Business: (603) 742-8107	Business: (609) 692-4457	

Permit Custom Fields

Select Permit Type	Groundwater Protection	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	R-40	New Change in Impervious/Paved Area (sq ft)	41000	Work	Construction of homes, driveways and roadway associated with the Ambrose Woods Open Space Subdivision.
permitstatefed	NHDES AoT				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Stowell_4/4/2025.jpg	04/04/2025 11:28	Stowell, Robert		Uploaded via CSS
Permit Snapshot Report.pdf	04/04/2025 11:28	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2025.04.14-Draft ConservationCommission.Minutes.pdf	04/21/2025 14:06	Blonigen, Rachel		Draft ConCom Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025011868	Planning Impervious Paved Area Fee	$2,870.00	$0.00
	Planning General Application Fee	$200.00	$0.00
	Total for Invoice INV-2025011868	**$3,070.00**	**$0.00**
	Grand Total for Permit	**$3,070.00**	**$0.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	Approved	04/04/2025	04/07/2025	04/15/2025	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	Approved	04/04/2025	05/02/2025	04/15/2025

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/04/2025 13:10	04/15/2025 11:44
Confirm application complete v.1	Generic Action		04/04/2025 13:11
Conditional Use Review v.1	Receive Submittal	04/04/2025 0:00	04/15/2025 11:44
Planning Board v.1		04/21/2025 14:06	
Planning Board Agenda v.1	Task	04/21/2025 14:06	
Invoice for Notices v.1	Task		

PERMIT SNAPSHOT REPORT (COND-2025-0007)

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: 210 Tolend Road, LLC Telephone # 978-375-3153

Address of Applicant: 42J Dover Point Road

E-Mail Address: johnoneill.nh@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # F Lot(s) # 3

Address of Property: 210 Tolend Road and Emerald Lane

Zoning District(s) R-40 Overlay District(s) Wetland, secondary groundwater protection

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:

The construction of greater than 20% impervious cover within the secondary groundwater protection district.

We have calculated the proposed impervious cover within the secondary groundwater protection district

to be 25% where 20% is permitted without a Conditional Use Permit.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Alteration of Terrain (pending), Sewer Discharge Permit (pending) and EPA Notice of Intent (pending).

Name of Professional That Prepared Plans: Robert J. Stowell, Tritech Engineering Corp.

Address 755 Central Ave, Dover, NH Telephone #: 603-742-8107

Professional License #: PE #9903 LLS #884 E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____, PRESIDENT Date: 04/04/25

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
F	3	210 Tolend, LLC	42J Dover Point Road, Dover NH

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover, NH
Michael Mariano	Highland Soil Services	75 Prospect Street, Somersworth, NH

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT Application fee $200.00 x # 1 per Application = $200
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

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

SUBTOTAL PLAN REVIEW FEE (A) = $200

AND

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - Certified letters fee # _____ of x $8.00= $_____
- ☐ Certified letters fee: # of abutters _____ X $8.00= $_____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

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

SUBTOTAL NOTICE FEE (B & C) = $_____

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

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

COND-2025-0007 **210 TOLEND ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0045-000000	217 TOLEND RD	WYATT AMY		217 TOLEND RD	DOVER	NH	03820
E0046-000000	211 TOLEND RD	JACOBY LAUREN TRUSTEE		211 TOLEND ROAD	DOVER	NH	03820
E0047-000000	201 TOLEND RD	HERD KENNETH G &	WIEDMANN-HERD LESLIE J	201 TOLEND RD	DOVER	NH	03820
E0047-001000	TOLEND RD	STERN BRIAN		3190 8TH ST	BOULDER	CO	80304
F0002-000000	180 TOLEND RD	PARADIS LIONEL R JR &	PARADIS KRISTINA L	180 TOLEND ROAD	DOVER	NH	03820
F0003-B00000	212 TOLEND RD	MILTON DANIEL L &	WATSON SHERRI H	212 TOLEND RD	DOVER	NH	03820-5511
F0003-C00000	220 TOLEND RD	CARR NATALIE M	CARR RACHEL	220 TOLEND RD	DOVER	NH	03820
F0003-D00000	232 TOLEND RD	BARNES DAVID TRUSTEE	BARNES DAVID E TRUST 2009	232 TOLEND RD	DOVER	NH	03820-5511
F0003-E00000	226 TOLEND RD	FRANCISCO PAMELA L		226 TOLEND RD	DOVER	NH	03820-5511
F0005-000000	254 TOLEND RD	CARROLL CHARLES		254 TOLEND RD	DOVER	NH	03820
F0008-000000	TOLEND RD	DREW WILBUR & SHIRLEY A TRUSTEES	DREW FAMILY REVOCABLE TRUST	266 TOLEND ROAD	DOVER	NH	03820
F0015-000000	LITTLEWORTH RD	INDIAN RIDGE HOMEOWNERS' ASSOCIATION		PO BOX 1981	DOVER	NH	03820
F0015-000TOT	EMERALD LN	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
F0015-023000	125 EMERALD LN	GAL ADILSON JR &	GAL RAFAELA L	125 EMERALD LN	DOVER	NH	03820
F0015-024000	121 EMERALD LN	BERTOLINI MARK E &	BERTOLINI LEE H	121 EMERALD LN	DOVER	NH	03820
F0015-025000	112 EMERALD LN	KEFALAS STEPHEN J	KEFALAS JULIA K	112 EMERALD LN	DOVER	NH	03820
F0015-026000	102 EMERALD LN	SNYDER BRICE R &	SNYDER NICOLE L	102 EMERALD LN	DOVER	NH	03820
F0015-049000	120 EMERALD LN	PATTI LINO N		120 EMERALD LN	DOVER	NH	03820
F0022-A00011	89 EMERALD LN	GASTON MICHAEL J &	GASTON SUSAN E	89 EMERALD LN	DOVER	NH	03820
F0022-A00012	87 EMERALD LN	MACNEIL CHARLES W &	MACNEIL JENNIFER L	87 EMERALD LN	DOVER	NH	03820
F0022-A00013	81 EMERALD LN	DORAIS ANDREW &	DORAIS MICHELINNE	81 EMERALD LN	DOVER	NH	03820
F0023-A00000	LITTLEWORTH RD	EZRA GREEN'S FARM HOMEOWNERS ASSOCIATION		PO BOX 1312	DOVER	NH	03820
F0003-000000	210 TOLEND RD	210 TOLEND ROAD LLC		42J DOVER POINT RD	DOVER	NH	03820
		TRITECH ENGINNERING CORP.	ROBERT STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820
		HIGHLANDSOIL SERVICES	MICHAEL MARIANO	75 PROSPECT STREET	SOMERSW	NH	03878

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

April 4, 2025

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

Subject: Conditional Use Permit Application
210 Tolend Road, LLC
210 Tolend Road & Emerald Lane
Dover Tax Map F Lot 3
Dover, New Hampshire
Job No. 23118

Dear Donna:

On behalf of our client, 210 Tolend Road LLC, we are submitting this Conditional Use Permit (CUP) application for relief to the secondary groundwater protection district requirement of the maximum impervious cover of 20% within the secondary groundwater protection area.

Sheet CUP-1 depicts the limits of the secondary groundwater protection area and the proposed impervious improvements proposed within the area. We have calculated the proposed impervious coverage with the Secondary Groundwater Protection District to be 25% where 20% is permitted without a Conditional Use Permit.

The applicant has worked with Planning staff, Planning Board and abutters to develop this very thoughtful and efficiently designed project. The project is proposed as an Open Space Subdivision. This is the City's preferred development style specifically for the environmental benefits associated with it. In addition, the project is designed with NO WETLAND OR WETLAND BUFFER IMPACTS.

By contrast, the yield plan that was vetted by the Planning Board at their December, 10 2024 Planning Board meeting had both wetland and wetland buffer impacts but would comply with the secondary groundwater protection standards.

Development always creates impacts. The goal is to limit these impacts to the greatest extent possible. We believe this design achieves this goal. The secondary groundwater protection district does allow for development with impervious cover greater than 20% by conditional use permit.

170-33(D)(5)
In soils that are excessively drained, well-drained, moderately well-drained or somewhat poorly drained, as defined by a site-specific soil survey completed in accordance with the standards of the Society of Soil Scientists of Northern New England, the development shall not make impervious to water more than 20% of the area of said soils except as provided for below. Any development in the secondary groundwater protection zone that proposes a total impervious surface greater than 20% shall only be permitted if the Planning Board grants a conditional use permit per Subsection E(4). In reviewing a conditional use permit application filed under this provision, the Planning Board shall require that the proposed development plan incorporates a stormwater drainage plan, approved by the Planning Board and prepared by a

professional engineer certified to practice in the State of New Hampshire. The plan shall provide for the retention and percolation within the secondary groundwater protection zone of all development-generated stormwater runoff from a ten-year storm.
Attached please find, Post Construction Drainage Plan, D-3a and Post Construction Drainage Analysis for the 10-Year Storm event. These demonstrate that the entire rainfall from a 10-year storm is retained and percolated within Bioretention Basin #4, which is located within the secondary groundwater protection zone. This treatment and infiltration process is intended to mitigate for the impervious coverage and provide for the desired groundwater recharge.

170-33(E)(4)
Conditional use permits. The Planning Board, after receiving a recommendation from the Conservation Commission, may vary the provisions herein by granting a conditional use permit in accordance with RSA 674:21. Along with the conditional use permit application, the applicant shall submit expert technical information from a professional engineer, hydrologist or geologist that documents that the requested relief is consistent with the stated purpose and intent of this chapter. Such technical information shall include an environmental protection plan consistent with the regulated substance management requirements of the New Hampshire Department of Environmental Services Best Management Practices for Groundwater Protection (Part Env-Wq 401).
The Ambrose Woods project will require an Alteration of Terrain Permit from NHDES and has been designed to meet all Best Management Practices under those regulations. Specifically, Bioretention Basin #4 is designed to meet the Teir 1 SCM standards, which removes 80% the total suspended solid (TSS) and 60% of the total nitrogen (TN). This Development will also be reviewed by City of Dover staff and shall include an Inspection and maintenance (I & M) plan that provides for on-going monitoring of all proposed BMPs. The I&M is submitted to the city annually.

170-33(G) – Development Review
All developments to which Subsection F, Performance standards, above, applies shall complete the calculations as specified in the Development Review Model.
Attached please find the City of Dover, Development Review Model Calculations. These calculations demonstrate that the design meets the requirements of the review model.

Attached please find the supporting documentation:
- Conditional Use Permit Application.
- Conditional Use Permit Plan, Sheet CUP-1.
- Post Construction Drainage Plan, Sheet D-3a.
- Post Construction Drainage Analysis, 10-Year Strom Event.
- City of Dover, Development Review Model.

We look forward to discussing this application with the Conservation Commission at the April 14th meeting

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

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

RJS/cmp
Attachments
\\23118CUPsubmittalltr.docx

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 April 14th, 2025
Meeting Time:	**5:30 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Abigail Lyon, Russ Warnock, Kristen Murphy, Brianna Group, Steve Fellows (Vice Chair)
Absent (Excused): Robert Atwood (Secretary)
Absent (Unexcused):
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**
   None

3. **APPROVAL OF THE PRIOR MEETING MINUTES-** MARCH 10TH, 2025

A. Lyon moved to approve the minutes of March 10th as amended. B. Group seconded. Vote: 5 in favor with 1 abstention

4. **OLD BUSINESS:**
   None

5. **NEW BUSINESS**

   A. City of Dover Conditional Use Permit for 210 Tolend, LLC, Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. Proposal seeks to allow 25% impervious surface coverage within the Secondary Groundwater Protection District, where up to 20% is allowed. The application is part of an Open Space Subdivision proposal that includes 29 housing units.

Bob Stowell, Tritech Engineering presented the item and explained the project has been before the Commission a few times before. He described the proposal and highlighted utilities, storm water management, impact and the request for 25% impervious surface coverage.

He gave additional details for the board on topics of: secondary water protection district, reason for the cut-out portion, and impervious percentages.

Additional discussion revolved around how much of the impervious area would need to be removed/adjusted to meet the 20% standard.

Mr. Stowell gave additional details for the board on topics of: vegetation, square footage and styles of proposed homes, maintenance, snow storage, trail system, and CUP criteria.

S. Fellows moved to endorse the CUP as presented. K. Murphy seconded. Vote: All in favor with 0 opposed.

A member commented that he appreciates the situation that the need for the CUP is due the adjustments the applicant made after receiving feedback on other iterations of the proposal.

DRAFT

6. REPORT FROM THE CHAIR

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

None

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

- None

B. Member update

- Russ is now a regular member
- Board member handbook is in progress. Request for a list of code citations under the Conservation Commission's purview.
- Request for information and feedback opportunities relating to the timeline of TDR approval and Conservation Commission input.
- Social media kits and posters for upcoming event
- Earth Day event

8. ADJOURNMENT

A. Lyon moved and S. Fellows seconded to adjourn. Vote: U/A
The meeting was adjourned at 6:07 PM.

DRAFT

STORMWATER ANALYSIS

for

Conditional Use Permit Application
Secondary Groundwater Protection District
10-Year Storm Event

NARRATIVE

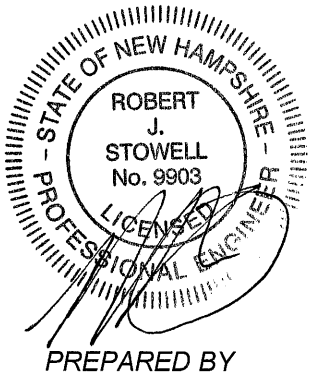
for

AMBROSE WOODS
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
APRIL, 2025

PREPARED FOR

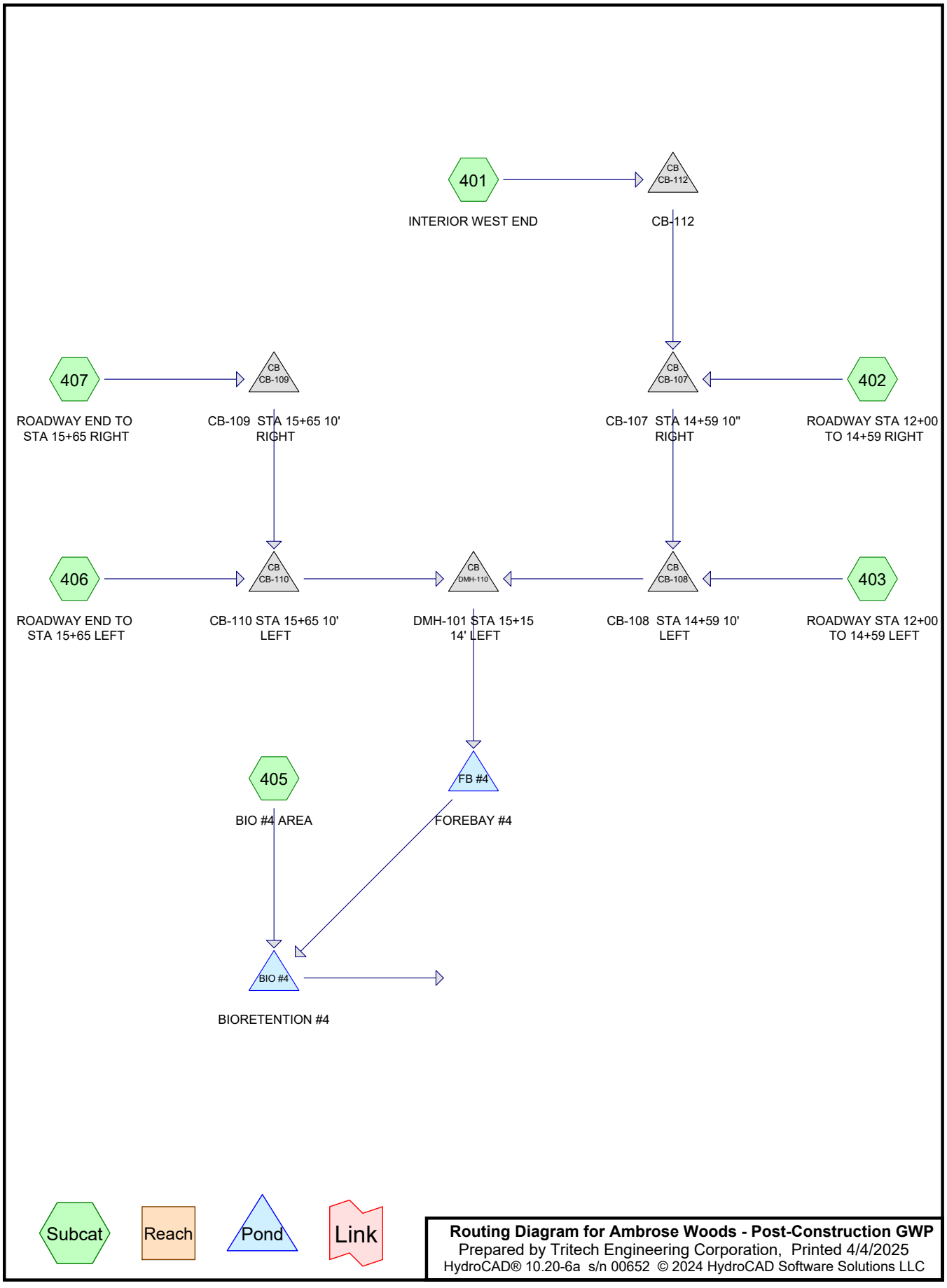
210 TOLEND ROAD, LLC

42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE 03820



PREPARED BY

TRITECH ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820



Routing Diagram for Ambrose Woods - Post-Construction GWP
Prepared by Tritech Engineering Corporation, Printed 4/4/2025
HydroCAD® 10.20-6a s/n 00652 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-YR SEACOAST	Type III 24-hr		Default	24.00	1	5.43	2

Summary for Subcatchment 401: INTERIOR WEST END

Runoff = 2.79 cfs @ 12.20 hrs, Volume= 0.256 af, Depth= 2.99"
Routed to Pond CB-112 : CB-112

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR SEACOAST Rainfall=5.43"

Area (sf)	CN	Description
1,865	98	Roofs, HSG B
5,500	61	>75% Grass cover, Good, HSG B
6,523	98	Roofs, HSG C
30,919	74	>75% Grass cover, Good, HSG C
44,807	77	Weighted Average
36,419		81.28% Pervious Area
8,388		18.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	100	0.0100	0.14		**Sheet Flow, Sheet Grass** Grass: Short n= 0.150 P2= 3.60"
1.9	140	0.0300	1.21		**Shallow Concentrated Flow, Sc Grass** Short Grass Pasture Kv= 7.0 fps
14.1	240	Total			

Summary for Subcatchment 402: ROADWAY STA 12+00 TO 14+59 RIGHT

Runoff = 1.79 cfs @ 12.09 hrs, Volume= 0.130 af, Depth= 3.47"
Routed to Pond CB-107 : CB-107 STA 14+59 10" RIGHT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR SEACOAST Rainfall=5.43"

Area (sf)	CN	Description
2,450	98	Roofs, HSG C
1,897	98	Paved parking, HSG C
7,478	74	>75% Grass cover, Good, HSG C
290	98	Roofs, HSG B
3,620	98	Paved parking, HSG B
3,900	61	>75% Grass cover, Good, HSG B
19,635	82	Weighted Average
11,378		57.95% Pervious Area
8,257		42.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	65	0.0300	0.19		**Sheet Flow, Sheet Grass** Grass: Short n= 0.150 P2= 3.60"
0.5	35	0.0200	1.18		**Sheet Flow, Sheet Pave** Smooth surfaces n= 0.011 P2= 3.60"
0.4	72	0.0200	2.87		**Shallow Concentrated Flow, SC Pave** Paved Kv= 20.3 fps
6.5	172	Total			

Summary for Subcatchment 403: ROADWAY STA 12+00 TO 14+59 LEFT

Runoff = 1.53 cfs @ 12.09 hrs, Volume= 0.111 af, Depth= 3.47"
Routed to Pond CB-108 : CB-108 STA 14+59 10' LEFT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR SEACOAST Rainfall=5.43"

Area (sf)	CN	Description
225	98	Roofs, HSG C
6,128	98	Paved parking, HSG B
6,970	61	>75% Grass cover, Good, HSG B
1,365	98	Roofs, HSG B
1,066	98	Roofs, HSG D
870	80	>75% Grass cover, Good, HSG D
115	98	Paved parking, HSG D
16,739	82	Weighted Average
7,840		46.84% Pervious Area
8,899		53.16% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.3	56	0.0250	0.18		**Sheet Flow, Sheet Grass** Grass: Short n= 0.150 P2= 3.60"
0.4	30	0.0200	1.15		**Sheet Flow, Sheet Pave** Smooth surfaces n= 0.011 P2= 3.60"
0.3	15	0.0200	1.00		**Sheet Flow, Sheet Pave** Smooth surfaces n= 0.011 P2= 3.60"
0.4	64	0.0200	2.87		**Shallow Concentrated Flow, SC Pave** Paved Kv= 20.3 fps
6.4	165	Total			

Summary for Subcatchment 405: BIO #4 AREA

Runoff = 1.25 cfs @ 12.09 hrs, Volume= 0.092 af, Depth= 1.95"
Routed to Pond BIO #4 : BIORETENTION #4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR SEACOAST Rainfall=5.43"

Area (sf)	CN	Description
21,770	61	>75% Grass cover, Good, HSG B
1,528	98	Roofs, HSG B
1,105	98	Roofs, HSG C
70	74	>75% Grass cover, Good, HSG C
254	80	>75% Grass cover, Good, HSG D
24,727	65	Weighted Average
22,094		89.35% Pervious Area
2,633		10.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Summary for Subcatchment 406: ROADWAY END TO STA 15+65 LEFT

Runoff = 1.47 cfs @ 12.09 hrs, Volume= 0.108 af, Depth= 4.18"
Routed to Pond CB-110 : CB-110 STA 15+65 10' LEFT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR SEACOAST Rainfall=5.43"

Area (sf)	CN	Description
35	98	Roofs, HSG B
2,000	98	Paved parking, HSG B
175	61	>75% Grass cover, Good, HSG B
1,400	98	Roofs, HSG C
5,080	98	Paved parking, HSG C
4,832	74	>75% Grass cover, Good, HSG C
13,522	89	Weighted Average
5,007		37.03% Pervious Area
8,515		62.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc**

Summary for Subcatchment 407: ROADWAY END TO STA 15+65 RIGHT

Runoff = 1.35 cfs @ 12.10 hrs, Volume= 0.100 af, Depth= 3.67"
Routed to Pond CB-109 : CB-109 STA 15+65 10' RIGHT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR SEACOAST Rainfall=5.43"

Area (sf)	CN	Description
1,930	98	Roofs, HSG C
4,370	98	Paved parking, HSG C
6,157	74	>75% Grass cover, Good, HSG C
555	98	Paved parking, HSG B
1,305	61	>75% Grass cover, Good, HSG B
14,317	84	Weighted Average
7,462		52.12% Pervious Area
6,855		47.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.5	45	0.0150	0.14		**Sheet Flow, Sheet Grass** Grass: Short n= 0.150 P2= 3.60"
0.7	55	0.0200	1.29		**Sheet Flow, Sheet Pave** Smooth surfaces n= 0.011 P2= 3.60"
0.7	145	0.0300	3.52		**Shallow Concentrated Flow, SC Pave** Paved Kv= 20.3 fps
6.9	245	Total			

Summary for Pond BIO #4: BIORETENTION #4

Inflow Area = 3.185 ac, 31.92% Impervious, Inflow Depth = 2.84" for 10-YR SEACOAST event
Inflow = 9.65 cfs @ 12.12 hrs, Volume= 0.754 af
Outflow = 0.63 cfs @ 14.54 hrs, Volume= 0.746 af, Atten= 93%, Lag= 145.6 min
Discarded = 0.63 cfs @ 14.54 hrs, Volume= 0.746 af
Primary = 0.00 cfs @ 14.54 hrs, Volume= 0.000 af
Routed to Reach 2001 : FLOW THROUGH WOODS TO WETLANDS

Routing by Dyn-Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Peak Elev= 162.61' @ 14.54 hrs Surf.Area= 8,508 sf Storage= 17,412 cf
Flood Elev= 163.50' Surf.Area= 9,750 sf Storage= 25,509 cf

Plug-Flow detention time= 320.1 min calculated for 0.746 af (99% of inflow)
Center-of-Mass det. time= 313.3 min (1,155.4 - 842.1)

Volume	Invert	Avail.Storage	Storage Description
#1	158.74'	25,509 cf	**Bioretention (Conic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
158.74	5,785	0.0	0	0	5,785
158.75	5,785	40.0	23	23	5,788
158.99	5,785	40.0	555	579	5,852
159.00	5,785	20.0	12	590	5,855
160.49	5,785	20.0	1,724	2,314	6,257
160.50	5,785	100.0	58	2,372	6,260
162.00	7,700	100.0	10,080	12,451	8,223
163.50	9,750	100.0	13,057	25,509	10,333

Device	Routing	Invert	Outlet Devices
#1	Discarded	158.74'	**3.000 in/hr Exfiltration over Wetted area** Phase-In= 0.10'
#2	Primary	158.65'	**12.0" Round Culvert** L= 60.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 158.65' / 158.05' S= 0.0100 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#3	Device 2	163.00'	**0.5" x 4.5" Horiz. Orifice/Grate X 14.00 columns** X 4 rows C= 0.600 in 24.0" x 24.0" Grate (22% open area) Limited to weir flow at low heads
#4	Primary	162.60'	**12.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.63 cfs @ 14.54 hrs HW=162.61' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.63 cfs)

Primary OutFlow Max=0.00 cfs @ 14.54 hrs HW=162.61' TW=157.52' (Dynamic Tailwater)
└**2=Culvert** (Passes 0.00 cfs of 6.75 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)
└**4=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.36 fps)

Summary for Pond CB-107: CB-107 STA 14+59 10" RIGHT

Inflow Area = 1.479 ac, 25.83% Impervious, Inflow Depth = 3.13" for 10-YR SEACOAST event
Inflow = 4.12 cfs @ 12.14 hrs, Volume= 0.386 af
Outflow = 4.12 cfs @ 12.14 hrs, Volume= 0.386 af, Atten= 0%, Lag= 0.0 min
Primary = 4.12 cfs @ 12.14 hrs, Volume= 0.386 af
Routed to Pond CB-108 : CB-108 STA 14+59 10' LEFT

Routing by Dyn-Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Peak Elev= 165.61' @ 12.13 hrs
Flood Elev= 169.03'

Device	Routing	Invert	Outlet Devices
#1	Primary	164.40'	**18.0" Round P-109** L= 20.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 164.40' / 164.00' S= 0.0200 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=4.18 cfs @ 12.14 hrs HW=165.61' TW=165.22' (Dynamic Tailwater)
└**1=P-109** (Outlet Controls 4.18 cfs @ 3.74 fps)

Summary for Pond CB-108: CB-108 STA 14+59 10' LEFT

Inflow Area = 1.864 ac, 31.47% Impervious, Inflow Depth = 3.20" for 10-YR SEACOAST event
Inflow = 5.51 cfs @ 12.12 hrs, Volume= 0.497 af
Outflow = 5.51 cfs @ 12.12 hrs, Volume= 0.497 af, Atten= 0%, Lag= 0.0 min
Primary = 5.51 cfs @ 12.12 hrs, Volume= 0.497 af
Routed to Pond DMH-110 : DMH-101 STA 15+15 14' LEFT

Routing by Dyn-Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs

Peak Elev= 165.24' @ 12.12 hrs
Flood Elev= 169.03'

Device	Routing	Invert	Outlet Devices
#1	Primary	163.90'	**18.0" Round P-110** L= 58.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 163.90' / 163.30' S= 0.0103 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=5.53 cfs @ 12.12 hrs HW=165.24' TW=164.57' (Dynamic Tailwater)
↑—**1=P-110** (Outlet Controls 5.53 cfs @ 4.39 fps)

Summary for Pond CB-109: CB-109 STA 15+65 10' RIGHT

Inflow Area = 0.329 ac, 47.88% Impervious, Inflow Depth = 3.67" for 10-YR SEACOAST event
Inflow = 1.35 cfs @ 12.10 hrs, Volume= 0.100 af
Outflow = 1.35 cfs @ 12.10 hrs, Volume= 0.100 af, Atten= 0%, Lag= 0.0 min
Primary = 1.35 cfs @ 12.10 hrs, Volume= 0.100 af
Routed to Pond CB-110 : CB-110 STA 15+65 10' LEFT

Routing by Dyn-Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Peak Elev= 167.24' @ 12.10 hrs
Flood Elev= 170.67'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.55'	**12.0" Round P-111** L= 20.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 166.55' / 166.15' S= 0.0200 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.36 cfs @ 12.10 hrs HW=167.24' TW=166.90' (Dynamic Tailwater)
↑—**1=P-111** (Outlet Controls 1.36 cfs @ 3.29 fps)

Summary for Pond CB-110: CB-110 STA 15+65 10' LEFT

Inflow Area = 0.639 ac, 55.21% Impervious, Inflow Depth = 3.92" for 10-YR SEACOAST event
Inflow = 2.82 cfs @ 12.09 hrs, Volume= 0.209 af
Outflow = 2.82 cfs @ 12.09 hrs, Volume= 0.209 af, Atten= 0%, Lag= 0.0 min
Primary = 2.82 cfs @ 12.09 hrs, Volume= 0.209 af
Routed to Pond DMH-110 : DMH-101 STA 15+15 14' LEFT

Routing by Dyn-Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Peak Elev= 166.91' @ 12.09 hrs
Flood Elev= 170.67'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.05'	**15.0" Round P-112** L= 52.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 166.05' / 163.30' S= 0.0529 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=2.82 cfs @ 12.09 hrs HW=166.91' TW=164.56' (Dynamic Tailwater)
1=P-112 (Inlet Controls 2.82 cfs @ 3.15 fps)

Summary for Pond CB-112: CB-112

Inflow Area = 1.029 ac, 18.72% Impervious, Inflow Depth = 2.99" for 10-YR SEACOAST event
Inflow = 2.79 cfs @ 12.20 hrs, Volume= 0.256 af
Outflow = 2.79 cfs @ 12.20 hrs, Volume= 0.256 af, Atten= 0%, Lag= 0.0 min
Primary = 2.79 cfs @ 12.20 hrs, Volume= 0.256 af
Routed to Pond CB-107 : CB-107 STA 14+59 10" RIGHT

Routing by Dyn-Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Peak Elev= 167.85' @ 12.20 hrs
Flood Elev= 171.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.00'	**15.0" Round P-108** L= 135.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 167.00' / 164.50' S= 0.0185 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=2.79 cfs @ 12.20 hrs HW=167.85' TW=165.53' (Dynamic Tailwater)
1=P-108 (Inlet Controls 2.79 cfs @ 3.14 fps)

Summary for Pond DMH-110: DMH-101 STA 15+15 14' LEFT

Inflow Area = 2.503 ac, 37.53% Impervious, Inflow Depth = 3.38" for 10-YR SEACOAST event
Inflow = 8.25 cfs @ 12.11 hrs, Volume= 0.706 af
Outflow = 8.25 cfs @ 12.11 hrs, Volume= 0.706 af, Atten= 0%, Lag= 0.0 min
Primary = 8.25 cfs @ 12.11 hrs, Volume= 0.706 af
Routed to Pond FB #4 : FOREBAY #4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Peak Elev= 164.58' @ 12.11 hrs
Flood Elev= 170.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	163.20'	**24.0" Round P-113** L= 154.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 163.20' / 161.50' S= 0.0110 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=8.23 cfs @ 12.11 hrs HW=164.57' TW=163.35' (Dynamic Tailwater)
1=P-113 (Outlet Controls 8.23 cfs @ 5.04 fps)

Summary for Pond FB #4: FOREBAY #4

Inflow Area = 2.618 ac, 36.53% Impervious, Inflow Depth = 3.33" for 10-YR SEACOAST event
Inflow = 8.52 cfs @ 12.11 hrs, Volume= 0.726 af
Outflow = 8.45 cfs @ 12.12 hrs, Volume= 0.662 af, Atten= 1%, Lag= 0.8 min
Primary = 8.45 cfs @ 12.12 hrs, Volume= 0.662 af
Routed to Pond BIO #4 : BIORETENTION #4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.01 hrs
Peak Elev= 163.36' @ 12.12 hrs Surf.Area= 1,767 sf Storage= 3,377 cf
Flood Elev= 163.50' Surf.Area= 1,830 sf Storage= 3,638 cf

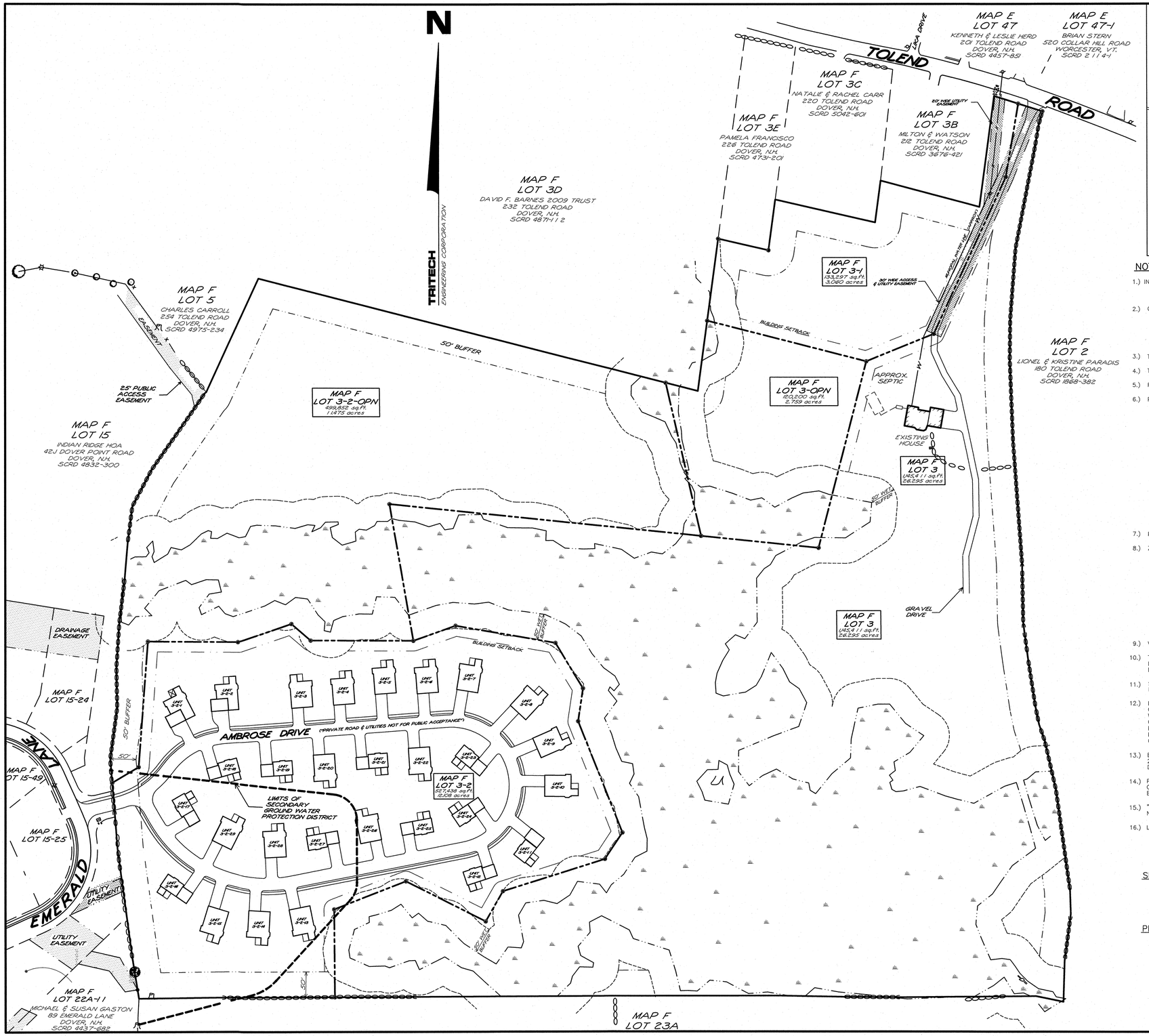
Plug-Flow detention time= 66.8 min calculated for 0.662 af (91% of inflow)
Center-of-Mass det. time= 22.7 min (840.2 - 817.5)

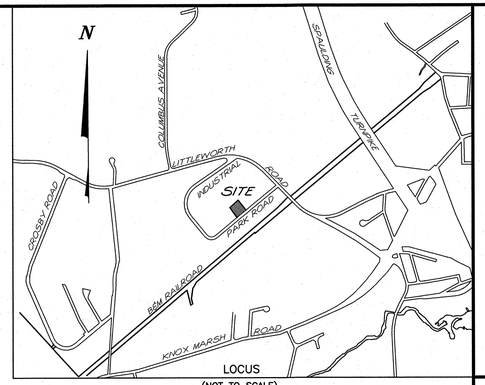
Volume	Invert	Avail.Storage	Storage Description
#1	160.50'	3,638 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.50	660	0	0
162.00	1,180	1,380	1,380
163.50	1,830	2,258	3,638

Device	Routing	Invert	Outlet Devices
#1	Primary	163.00'	**16.0' long x 7.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.40 2.52 2.70 2.68 2.68 2.67 2.66 2.65 2.65 2.65 2.66 2.65 2.66 2.68 2.70 2.73 2.78

Primary OutFlow Max=8.45 cfs @ 12.12 hrs HW=163.36' TW=161.17' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 8.45 cfs @ 1.49 fps)





NOTES

1.) INTENT: THIS PLAN IS INTENDED TO ACCOMPANY OUR CONDITIONAL USE PERMIT PLAN AND TO SHOW THE PROPOSED DEVELOPMENT OF DOVER TAX MAP F LOT 3, AND THE RESULTING PROPOSED IMPERVIOUS IMPACTS TO THE SECONDARY GROUND WATER PROTECTION DISTRICT.

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

SIGNATURE

3.) TAX MAP F LOT 3.

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

5.) PROJECT DEED REFERENCE: BOOK 5166 PAGE 26

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

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

8.) ZONING: R–40

	R–40	OPEN SPACE SUBDIVISION R–40
MIN. LOT SIZE:	40,000 SQ.FT.	20,000 SQ.FT.
MIN. FRONTAGE:	150 FT	40 FT
MIN. SETBACKS:		
FRONT:	40 FT	20 FT
SIDE:	25 FT	20 FT
REAR:	15 FT	20 FT
EXTERNAL BOUNDARIES:		50 FT
EXISTING BUILDINGS:		100 FT

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

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

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2023.

11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 33017C 0310E, OCTOBER 30, 2015.

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

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

14.) PLANS RECORDED IN SCRD #104–61 AND #40–47 BOTH SHOW AN APPROXIMATE LOCATION OF AN EARLY SETTLERS GRAVE AREA LOCATED ON MAP F LOT 2, ALONG THE COMMON BOUNDARY LINE BETWEEN MAP F LOT 2 AND MAP F LOT 3.

15.) "SIGNATURE DRIVE" AND ASSOCIATED UTILITIES ARE INTENDED TO BE PRIVATE AND WOULD NEED APPROVAL OF THE DOVER CITY COUNCIL TO BECOME PUBLIC.

16.) LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

SECONDARY GROUNDWATER PROTECTION DISTRICT AREAS

TOTAL AREA IN GPD = 173,986 SQ.FT.

EXCLUDING POORLY DRAINED SOILS (5,180 SQ.FT.)

NET AREA IN GPD + 168,806 SQ.FT.

PROPOSED DEVELOPMENT BREAKDOWN AREAS

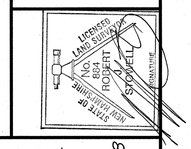
TOTAL GRASS AREA = 105,306 SQ.FT. – 62%

TOTAL IMPERVIOUS AREA = 41,000 SQ.FT. – 25%

TOTAL UNDISTURBED AREA = 22,500 SQ.FT. – 13%

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

REVISIONS
DATE: DESCRIPTION:



CONDITIONAL USE PERMIT PLAN

AMBROSE WOODS

TAX MAP F LOT 3

210 TOLEND ROAD AND EMERALD LANE

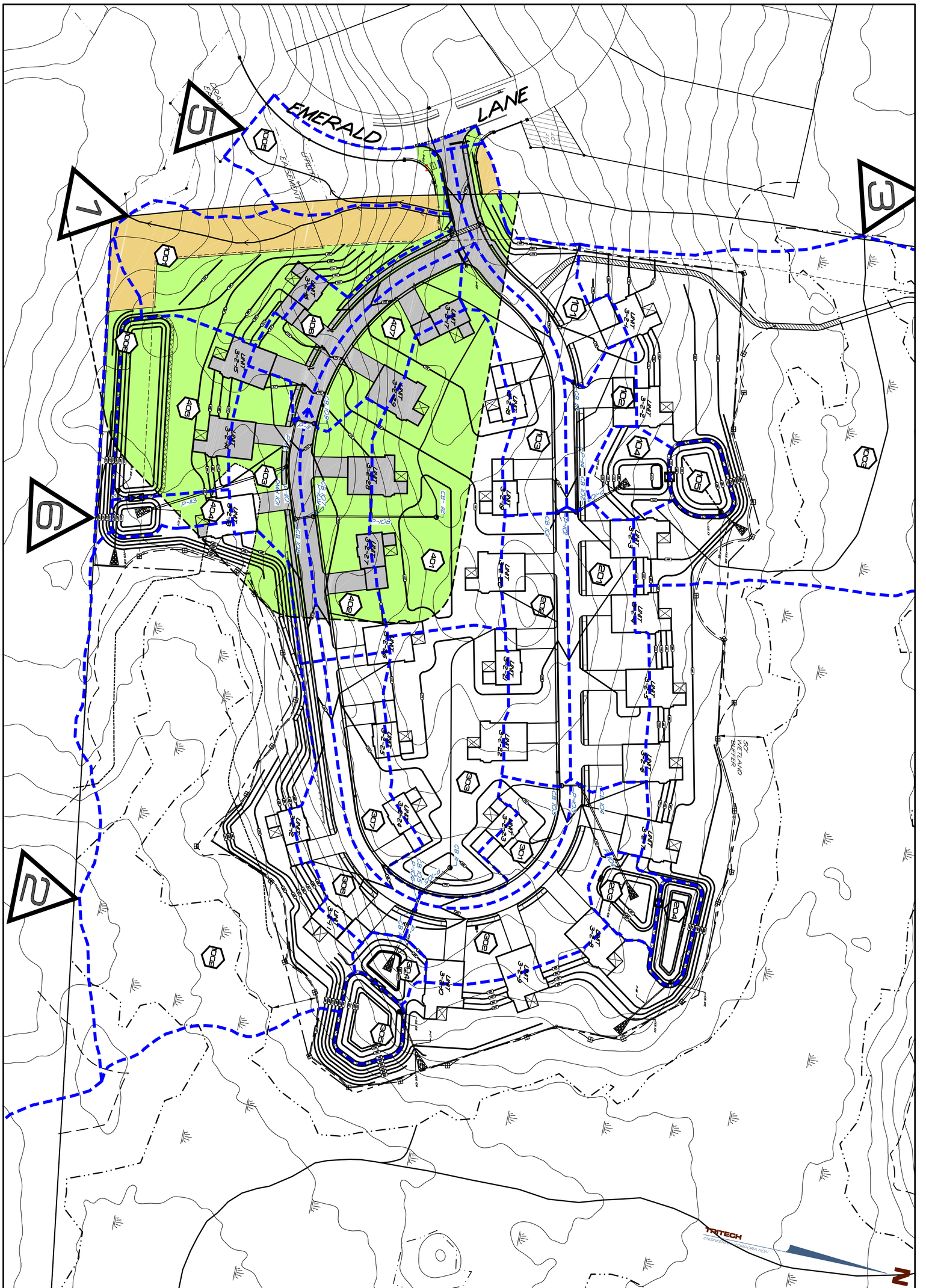
DOVER, NEW HAMPSHIRE

APRIL 4, 2025 JOB No. 2318

SCALE: 1" = 100'

SHEET No. CUP-1

(SUBD-2025-00001)



SHEET No.

D-3A

POST-CONSTRUCTION DRAINAGE PLAN

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 50'

REVISIONS	
DATE:	DESCRIPTION:

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

Table 1. City of Dover, NH : Development Review Model

Project Location:	**Ambrose Woods**	
INPUT FACTORS		
Project Total Land Area (acres)	**3.87**	**Area within Secondary GPD Only**
Number of Residential units	**7**	
Number of Bedrooms per Residence	**0**	**(City Sewer)**
On-Site Sewage Flow per Residence (gal/day)	**0**	**(City Sewer)**
N-Conc. in Effluent (mg/l)	**35**	
Lawn Area per Residence (sq ft)	**6,500**	
Pavement Area per Residence (sq ft)	**880**	
Roof Area per Residence (square feet)	**2,145**	
Number of Commercial Lots	**0**	
Total On-Site Sewage Flow from Commercial Lots (gal/day)	**0**	
Lawn Area per Commercial Lot (sq ft)	**0**	
Pavement Area per Commercial Lot (sq ft	**0**	
Roof Area per Commercial Lot (sq ft)	**0**	
Total Road Area in Development (sq ft)	**16,305**	
Total Pervious Area (acres)	**2.93**	
Total Impervious Area (acres	**0.94**	
Recharge Rate for Pervious Area (in/yr	**21.5**	
Recharge Rate for Impervious Area (in/yr	**38.7**	
Impervious Area Outside of Development Draining Into Area via Catchbasins (sq ft	**0**	
Impervious Area Within Development Draining from Area via Catchbasins (sq ft	**0.9**	

Table 1. City of Dover, NH : Development Review Model

INPUT	CALCULATIONS	RESULTS
Sewage (gal/day)		**CALCULATED LOADING (LBS/YR)**
0	x N-conc (mg/l) x 3.785 L/gal x 365 days/yr ÷ 454000 mg/lb	**0**
Lawn area (sq ft)		
45,500	x 0.0009 lb N/sq ft	**41**
Pavement area (sq ft)		
22,464	x 0.00031 lb N/sq ft	**7**
Roof area (sq ft)		
15,015	x 0.00015 lb N/sq ft	**2**
Natural area (acres)		
2	x 43560 sq ft/acre x 0.000005 lb N/sq ft	**0**
Storm Drainage input Area (sq ft)		
0	x 0.00031 lb N/sq ft	**0**
	TOTAL NITROGEN LOADING (LBS/YR)	**51**

		TOTAL RECHARGE (MG/YR)
Recharge from Sewage (gal/day		
0	x 365 days/yr : 1,000,000 gal/million gal	**0.00**
Total Pervious Area (sq ft)		
127,631	x 21.5 in/yr /12 in/ft x 7.48 gal/cu ft : 1,000,000 gal/million gal	**1.71**
Total Impervious Area (sq ft)		
37,479	x 38.7 in/yr /12 in/ft x 7.48 gal/cu ft : 1,000,000 gal/million gal	**0.90**
Net Recharge from Stormdrains (gal/yr		
-22	1,000,000 gal/million gal	**0.00**

TOTAL RECHARGE Pre- Development (MGAL/YR)	**2.26**
TOTAL RECHARGE Post- Development (MGAL/YR)	**2.61**
% Pre to Post Development Recharge Discrepancy	**15.73**

Note : Post- Development must be > = Pre- Development Recharge

TOTAL NITROGEN LOAD/TOTAL RECHARGE X 454,000 MG/LB / 3,785,000 L/MGAL	
Post- Dev NITROGEN Concentration (mg/l or ppm)	**2.32**
Nitrogen Concentration Guideline (mg/L or ppm	**5.00**
Nitrogen Concentration +/- Guideline (mg/L or ppm	**-2.68**

PREPARED BY HORSLEY & WITTEN, INC.
June 1999

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBD-2025-0001

Application Type:	Open Space Subdivision
Applicant(s):	Tritech Engineering Corp.
Owner(s):	210 Tolend Road, LLC
Location:	210 Tolend Road (Assessor's Map F, Lot 3)
Meeting Date:	May 13, 2025

INTENT: Proposal is for an Open Space Subdivision that will create five lots, including one lot for the development of 29 cluster units, one lot with an existing single-family home, one buildable vacant lot, and two lots to be conserved as open space areas.

AGENDA ITEM #: 4-F

APPLICANT: Tritech Engineering Corp.

OWNER: 210 Tolend Road, LLC

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

LOTS/UNITS PROPOSED: Five (5) lots, 29 units

ACREAGE: ±55.70 ac.
Proposed acreage following subdivision,
(proposed lot numbers to be confirmed by City Assessor):
Assessor's Map F, Lot 3 = 26.30± ac.
Assessor's Map F, Lot 3-1 = 3.06± ac.
Assessor's Map F, Lot 3-2 = 12.11± ac.*
Assessor's Map F, Lot 3-2-OPN = 11.48± ac.**
Assessor's Map F, Lot 3-OPN = 2.76± ac.**
**Proposed as being developed with 29 single-family homes.*
***Proposed as conserved open space.*

ZONING DISTRICT: R-40, Wetland Protection District, partially in Secondary Groundwater Protection District (SGPD)

EXISTING USE: Residential, Vacant

PROPOSED USE: Residential, Conservation

SURROUNDING USE: Residential

ZBA ACTION: None

PERMITS: City of Dover CUP for impervious surface coverage within the SGPD, NHDES AoT and Subdivision Permit, and EPA NOI

WAIVERS REQUESTED: §157-32A, minimum pavement width of 28' and §157-21F(4)(a), external boundary buffers must be undisturbed natural area

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail to all abutters.

TRC: 3/27/25

CONSERVATION COMMISSION: Reviewed and endorsed CUP on 4/14/25

ATTACHMENTS: Application materials including Subdivision Plan.

Summary of Request and Background:
The applicant is proposing an Open Space Subdivision that will subdivide the property at 210 Tolend Rd., which abuts a built-out open space subdivision on Emerald Lane, to create four new lots for a total of five lots. The parent parcel, Map F, Lot 3, is proposed to be approximately 26.30 acres, while the new proposed lots are as follows: Map F, Lot 3-1, approx. 3.06 acres, Map F, Lot 3-2, approx. 12.11 acres, Map F, Lot 3-2-OPN, approx. 11.48 acres, and Map F, Lot 3-OPN, approx. 2.76 acres.

As shown in the plans and application materials, the parent parcel (Map F, Lot 3) will retain the existing single-family home. Map F, Lot 3-1 will become a buildable lot within the R-40 Zoning District. The proposed parcels, Map F, Lot 3-OPN and Map F, Lot 3-2-OPN, have been identified as conserved open space.

Map F, Lot 3-2, is proposed as a development with 29 residential units that will be accessed by Emerald Lane. Following Planning Board approval on December 10, 2024, the allowable yield for the subdivision is 31 units.

A portion of Map F, Lot 3-2, is within the Secondary Groundwater Protection District (SGPD). Within this area, the applicant proposes approximately 25% impervious surface coverage, where up to 20% is allowed. The applicant has also applied for a related City of Dover Conditional Use Permit for the proposed impervious surface coverage within the SGPD. (COND-2025-0007)

The Technical Review Committee reviewed the application most recently at their March 27, 2025 meeting. *(minutes attached)*

The Conservation Commission reviewed and endorsed the application at their April 14, 2025 meeting. *(minutes attached)*

The Board may recall previously reviewing and endorsing conceptual conditional use permits and yield plan (with cul-de-sac length waiver) which set the density permitted for the open space subdivision unit count.

Summary of Waiver Requests:
The applicant is seeking two (2) waivers as part of this proposal. They include the following:

1. §157-32A, request for relief of minimum pavement width of 28';
2. §157-21F(4)(a), request for relief from external boundary buffers required as undisturbed natural area.

The applicant is proposing a 24-foot-wide travel way with a 5-foot-wide sidewalk and "No Parking Fire Lane" signage on one side, arguing it provides safe access for residents and guests. As the footnote to §157-32A reads, "The Planning Board may allow a reduction to 24 feet if the subdivision is designed to provide a 100-

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBD-2025-0001

Application Type:	Open Space Subdivision
Applicant(s):	Tritech Engineering Corp.
Owner(s):	210 Tolend Road, LLC
Location:	210 Tolend Road (Assessor's Map F, Lot 3)
Meeting Date:	May 13, 2025

foot setback from the existing public right-of-way for any structures on the corner lots created at the intersection(s) of the proposed subdivision street and the existing public street." The proposed project design adheres to the above referenced 100-foot setback requirement, which permits the Planning Board to grant such relief.

The applicant is also requesting relief from §157-21F(4)(a), which requires external boundary buffers to remain as undisturbed natural areas for screening purposes and the proposed project includes two limited buffer encroachments. At the entry to the development, less than 1,000 square feet of buffer is identified as disturbance area to address grade differences and is proposed to be replanted per the landscape plan. At the southerly boundary, the applicant explains that a bioretention area was placed within the required boundary buffer at the site's low point to maintain preconstruction stormwater flow, with mitigation measures including a widened 100-foot buffer to the west and added plantings for screening for abutters on Emerald Lane.

Consistency with Land Use Regulations – Waivers/Relief

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

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

Planning Staff believes the applicant's rationale for the waivers meets Criterion (2), as the specific circumstances of the site and existing conditions indicate that the waiver will properly carry out the spirit and intent of the regulations and is therefore not contrary to the purpose of the ordinance.

STAFF RECOMMENDATION - Waivers/Relief:

The Planning Department recommends that the Planning Board accept the applications as complete, note they are not of regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote to grant the waiver with the following subsequent condition:

Subsequent Condition to be Met Prior to the Signing of the Plans:

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers in the specific areas of the development as identified on the final plat:
    - §157-32A, minimum pavement width of 28'.
    - §157-21F(4)(a), external boundary buffers must be undisturbed natural area.

Consistency with Land Use Regulations:

The plan is consistent with §157-15 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the minor subdivision with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Approval of COND-2025-0007;
2. Revised current use plan submitted to the City Assessor.
3. Condominium documents, including but not limited to reserve calculation, buffer and common space access and maintenance, Green SnowPro certification requirement, trail access and maintenance, and secondary groundwater protection measures, are reviewed and approved by the Director of Planning and Community Development with consultation by the City Attorney and City Engineer.
4. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
    4.1. Include the Planning File #SUBD-2025-0001;
    4.2. Confirm lot numbering with City Assessor;
    4.3. Signature and stamp of LLS on the final plans;
    4.4. The owners' signatures for recording at Strafford County Registry of Deeds.
    4.5. Note the passive recreation areas.
    4.6. Note that no street lighting is proposed and exterior lighting will be limited to fixtures on individual residential units only.

4.7. Move scale on SP-1 to allow a 2"x2" blank space in lower right corner for approval stamp.

Subsequent Conditions to Be Met Prior to Construction:

5. Conservation easements to be documented and recorded at SCRD or a development agreement between the Planning. Board and property owner be executed and recorded at SCRD outlining the conservation lots;
6. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;
7. Wetland buffer placards are installed;

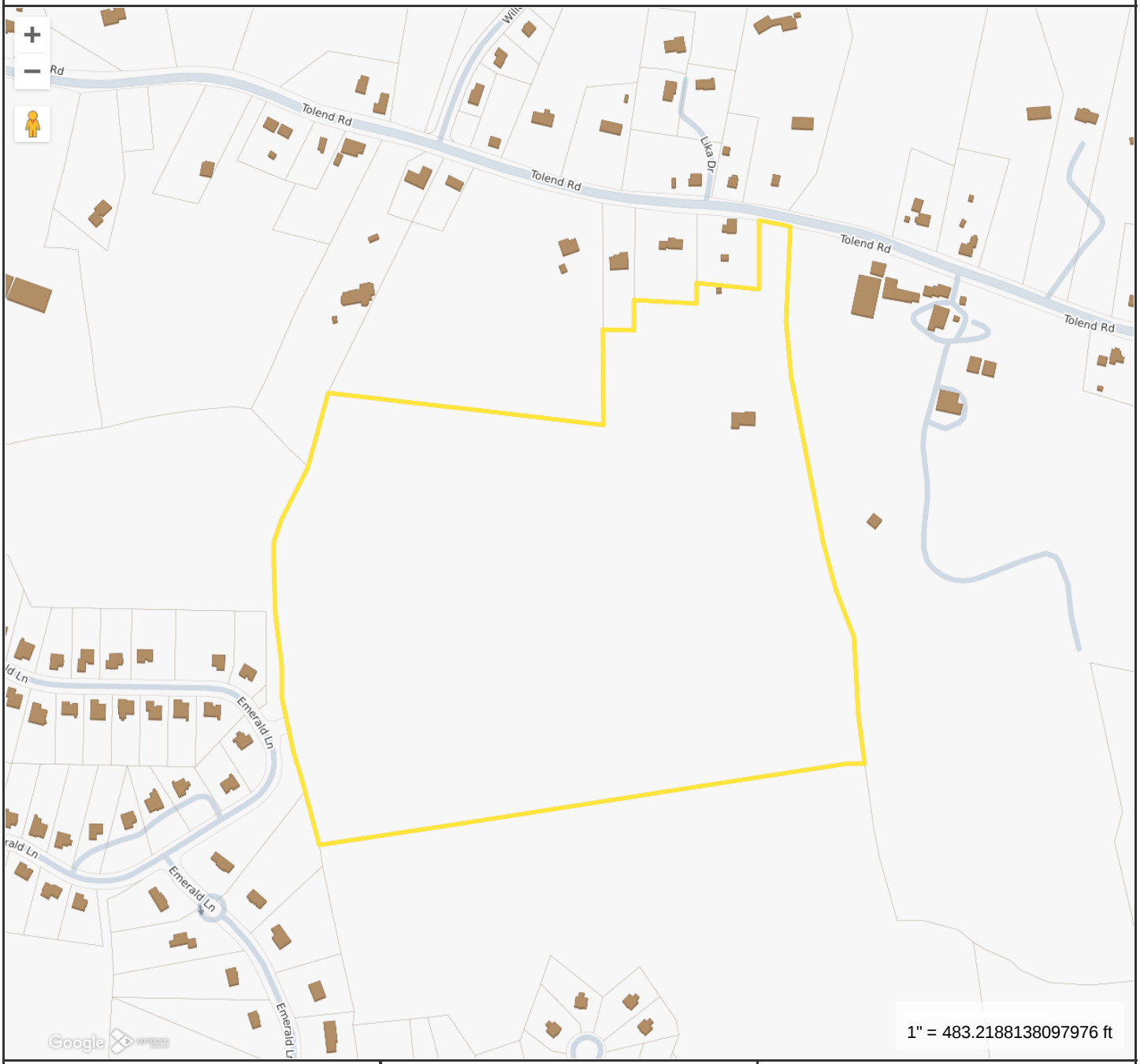
Subsequent Conditions to Be Met Prior to Building Permit:

8. Payment of Water and Sewer Investment Fees if applicable at time of request of service;
9. Satisfy any owed Land Use Change Tax obligations, or shall provide written documentation from the City Assessor confirming an alternative timeline has been reached to address any outstanding fees;

Subsequent Conditions to Be Met Prior to Occupancy:

10. Issuance of Certificate of Occupancy;
11. Surety or other form of security acceptable to the City is provided for any unfinished work;
12. Wetland buffer placards are still in place or replaced per the plan;
13. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.
14. Design engineer meets with condominium association/homeowners regarding maintenance required, secondary groundwater protection requirements, and buffer expectations.

SUBD-2025-0001_210 Tolend Road



Property Information

Location	210 TOLEND RD
Owner	210 TOLEND ROAD LLC
Land Use	101R
Zoning Code	R-40
Property Id	F0003-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PLAN SNAPSHOT REPORT SUBD-2025-0001
FOR CITY OF DOVER, N.H.

Plan Type:	Subdivision Plan - Major	**Project:**		**App Date:**	03/06/2025
Work Class:	New Construction	**District:**	None	**Exp Date:**	05/10/2025
Status:	Fees Paid	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	
Description:	31 Unit Open Space Subdivision				

Parcel:	F0003-000000 Main	**Address:**	210 Tolend Rd Dover, NH Main	**Zone:**	R-40(Residential - Rural)

Owner
210 Tolend Road, LLC
John O'Neill
42 J Dover Point Road
Dover, NH 03820
Business: (978) 375-3153

Applicant
Tritech Engineering Corp.
755 Central Avenue
Dover, NH 03820
Business: (603) 742-8107

Engineer
Tritech Engineering Corp.
755 Central Avenue
Dover, NH 03820
Business: (603) 742-8107

Surveyor
Tritech Engineering Corp.
755 Central Avenue
Dover, NH 03820
Business: (603) 742-8107

Plan Custom Fields

Proposed Number of New Lots	31	Existing Number of Lots	1	Parcel Map/Lot	F/3
Parcel Zoning Overlay	Wetlands Protection & Secondary Groundwater	Select Subdivision Type	Open Space	Parcel Zoning	R-40
Property Address	210 Tolend Road	Existing Parcel Size (Ac)	55.698	Existing Parcel Size (sqft)	2.4262e+006
Proposed Use Detail	The applicant proposes to develop Map F Lot 3 by utilizing the City of Dover Open Space Subdivision Regulations. Specifically, we propose to create 5 fee simple lots; • Lot 3 contains the existing single-family home and is 26.295 acres. • Lot 3-1 is proposed as an R-40 building lot and has 3.060 acres. • Both Lots 3 & 3-1 will use the existing gravel driveway to access Tolend Road and will be serviced by municipal water and on-site septic. • Lot 3-OPN is proposed as part of the City of Dover Open Space requirements. This lot will be jointly owned by lots 3 & 3-1 and protected under a conservation easement. This open space lot will only be for the benefit of Lots 3 & 3-1 and will allow for certain uses described in the HOA documents. • Lot 3-2-OPN is proposed as the balance of the City of Dover Open Space requirement. This lot will be owned by the HOA and protected by a conservation easement. This lot will be for the benefit of all HOA members. • Lot 3-2 will be developed with 29 cluster units and will include the construction of an 1816 -foot roadway with associated infrastructure. This roadway will to Emerald Lane. This roadway is proposed as a private road and does not meet the City of Dover public roadway standards as shown. • The proposed Open Space (3-OPN & 3-2-OPN) contains adequate Open Space for the development of 31 units (Lot 3, 3-1 & 29 Units on 3 -2).	Owner Name	210 Tolend Road, LLC

PLAN SNAPSHOT REPORT (SUBD-2025-0001)

Deed Page	26	Deed Book	5166	Owner Address	42J Dover Point Road, Dover, NH 03820
Deed Date	02/15/2024	Refuse Removal	Private	Estimated Construction Value	2000000.00
Owner Phone	978-375-3153	Parcel Feedback		Owner EMail	johnoneill.nh@gmail.com
Existing Use Detail	Single Family Residential	TDR Detail		subdroadtype	Municipal
Water Source?	Municipal	Distance to City Water (ft)	0	Distance to City Sewer (ft)	0
Sewer Service?	Municipal	Proposed Road Length (ft)	1816	Subdivision Regulations section(s) to be waived	157-21 F (4) & 157-31 A
Justification for waiver request(s)					

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Stowell_3/6/2025.jpg	03/06/2025 13:39	Stowell, Robert		Uploaded via CSS
2025.03.27_PlanningTechnicalReviewCommittee.Agenda_Revised.pdf	03/12/2025 12:16	Blonigen, Rachel		Revised TRC Agenda
2025.03.27_PlanningTechnicalReviewCommittee.210 Tolend_SUBD-2025-0001.pdf	03/28/2025 8:40	Blonigen, Rachel		TRC Draft Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025011526	Planning Subdivision Application Fee	$200.00	$200.00
	Planning Subdivision Lot Fee	$4,650.00	$4,650.00
	Total for Invoice INV-2025011526	$4,850.00	$4,850.00
	Grand Total for Plan	**$4,850.00**	**$4,850.00**

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	03/27/2025	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	03/11/2025	03/26/2025	03/28/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	03/11/2025	04/08/2025	03/28/2025

Comments: The overall scale of development and layout of residential parcels appears generally consistent with existing residential development in this zone.
The applicant is advised that the eastern boundary line of the parent lot abuts land in the Innovative Technology (IT) district, which permits a variety of commercial and industrial uses (though conserved lands somewhat limit future development potential).

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	03/11/2025	03/26/2025	03/28/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	03/11/2025	04/08/2025	03/28/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	03/11/2025	03/26/2025	03/28/2025

PLAN SNAPSHOT REPORT (SUBD-2025-0001)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	03/11/2025	03/26/2025	03/26/2025

Comments: 1) Private road suffix is required to be Drive.
2) SP -2 did not appear to indicate transformer locations
3) Could not locate Redi Block retaining wall detail.
4) Relocate fire hydrant at development entrance to inside of the circle.
5) SP-1a clarify the number and location of "No Parking Fire Lane" signs.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Speidel, Marn	Requires Re-submit	03/11/2025	03/26/2025	03/28/2025

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	In Review	04/10/2025	04/23/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Dove, Annie	In Review	04/10/2025	05/08/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	In Review	04/10/2025	04/23/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	04/10/2025	05/08/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	04/10/2025	04/23/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	04/10/2025	04/23/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Speidel, Marn	In Review	04/10/2025	04/23/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		03/06/2025 17:05	
Confirm application complete v.1	Generic Action		03/06/2025 17:05
Technical Review Committee Meeting Agenda v.1	Task	03/06/2025 17:05	03/11/2025 11:19
Land Use Plan Technical Review v.1	Receive Submittal	03/11/2025 0:00	03/28/2025 8:42
Land Use Plan Technical Review v.2	Receive Submittal	04/10/2025 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	03/11/2025 11:23	03/28/2025 8:42
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	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		

PLAN SNAPSHOT REPORT (SUBD-2025-0001)

Final Plan v.1	
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit

City of Dover, New Hampshire
SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: 210 Tolend Road, LLC Telephone # 978-375-3153

Address of Applicant: 42J Dover Point Road

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

Address of Property Owner: _____

E-Mail Address: johnoneill.nh@gmail.com

PROPERTY INFORMATION

Address of Property: 210 Tolend Road

Assessor's Map # F Lot(s) # 3

Zoning District(s) R-40 Overlay District(s) Wetlands protection & Secondary Groundwater Protecton

Size of Parcel: 55.698 Ac Property Deed: Book 5166 Page: 26

Existing Use of Property: Residential

SUBDIVISION INFORMATION

Subdivision Type: Conventional: _____ Open Space: ✓ TDR: _____

Existing Number of Lots: 1 Proposed Number of Lots: 31 Units

TDR Relief sought (Check All That Apply): □ Lot Size □ Frontage □ Setback □ 30' Buffer □ Purchase ____ units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

_____

_____

Circle one for each category:
Water: City/Well (circle one) How far is city water from the property? _____

Sewer: City/Septic (circle one) How far is city sewer from the property? _____

Highway Access City Street/State Highway (circle one) | Roadway Public or Private Road (circle one)

Refuse removal: Public/Private (circle one) | Estimated Length of Proposed Road: 1835 feet

Estimated value of construction: $2,000,000 New impervious area (in s.f.): 134,600

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: Road Width & Perimeter Buffer

Justification for waiver request(s) (*attach additional sheets as needed*): _____

_____

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Tritech Engineering Corporation

Address 755 Central Ave Telephone #: 603-742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Tritech Engineering Corporation

Address 755 Central Ave Telephone #: 603-742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Terrain Planning & Design, LLC

Address 31 Kast Hill Road, Hopkinton, NH Telephone #: 603-746-3512

Professional License #: 086 E-mail address: romy@terrainplanning.com

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Highland Soil Services

Address 75 Prospect Street, Somersworth, NH Telephone #: 603-692-4457

Professional License #: 76 E-mail address: highlandsoilservices@comcast.net

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone #_____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/We submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take

place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: 3/6/2025

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

Signature of Agent: _____, RESIDENT Date: 03/06/25

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: 3/6/25

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 3/6/2025

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

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____ Date: 3/4/25

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: _____ Date: 3/6/25

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

- ☑ SUBDIVISION Application fee $200.00 + $150.00 x # 31 new lots created = $4850
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT Application fee $200.00 x # _____ per Application = $_____
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # 134,600 sq. ft. = $9422

SUBTOTAL PLAN REVIEW FEE (A) = $14,272

AND

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - Certified letters fee # _____ of x $8.00= $_____
- ☐ Certified letters fee: # of abutters _____ X $8.00= $_____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

C. Foster's newspaper public notice fee $100.00 x # 1 applications = $120

SUBTOTAL NOTICE FEE (B & C) = $_____

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

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

City of Dover, New Hampshire
SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1" =100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

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

APPLICANT: 210 Tolend, LLC File Number: _____

PROJECT TITLE: Ambrose Woods

PROPERTY LOCATION: 210 Tolend Road Tax Map: F Lot: 3

	Where/How Provided	Reviewed
1. Completed and signed Application form	Enclosed	
2. Plan Review Fees are provided	Enclosed	
3. Electronic copy of the surveyed plat layout	E-mail	
4. Electronic copy of supplementary materials and application	E-mail	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Enclosed	
6. Waiver requests to the Subdivision Regulations, with written justification	N/A	
7. Conditional Use Permit applications	N/A	
8. Narrative describing yield plan and cost analysis	Enclosed	
9. Folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	Enclosed	
Location map at appropriate scale	S-1	
Proposed subdivision name and title and Planning File #	T-1	
Date, north arrow and scale	S-1	
Names of all abutting property owners	S-1	
Name and address of owners and/or applicants	S-1	
Signature & stamp of NH licensed land surveyor and/or engineer	S-1	
Zoning District boundaries, including any special or overlay districts	S-1	
Location of Conservation District areas	C-1 thru C-1e	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks		
Location and widths of existing & proposed easements & right of ways		
Location and widths of existing and proposed sidewalks	SP-1	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	S-2 Thru S-5	
Existing and proposed lot areas in square feet	S-1	
Existing and proposed topographic information at two foot intervals	SSS-1	
Minimum building setbacks or build to lines on all lots	S-1	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	S-4	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities		
Existing and proposed water lines and fire hydrants, including materials and capacity needed		
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load		
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	S-6	
Existing and proposed stormwater lines and facilities		
Existing and proposed streetlights		
Location of Flood Hazard Zone	S-1	
Location of all bodies of water and watercourses	S-1	
Location of wetlands and buffers	S-1	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	T-2	
Existing natural features and/or significant vegetation on property	S-1	
Depict existing contours up to 100 ft. beyond project limits	SSS-1	
Soil types	SSS-1	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	S-1	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	S-1	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	S-1	
Location, material and size of existing and proposed permanent monuments	S-2 Thru S-5	
Existing railroad lines	N/A	
Note regarding solid waste disposal	SN-1	
All applicable Dover Common Subdivision notes	SN-1	
10. Construction Detail Sheets shall contain the following:		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets		
Profiles showing the locations & a typical cross-section detail of streets		
Location of street trees, street lighting poles and street signs		
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants		
Location and size of all water, gas and other underground utilities		
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis		
Stormwater Management System Operation and Maintenance Plan		
Letter to Serve from Public and Private Utilities		
Erosion and Sedimentation Control Plan		
Perimeter Landscaping Plan	LA-1	
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits	SN-1	
If wetland buffer, indicate placards locations, as applicable		
Hydrogeologic study if located in Groundwater Protection Zone	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE_____ TRC DATE_____

SUBD-2025-0001 **210 TOLEND ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0045-000000	217 TOLEND RD	WYATT AMY		217 TOLEND RD	DOVER	NH	03820
E0046-000000	211 TOLEND RD	JACOBY LAUREN TRUSTEE		211 TOLEND ROAD	DOVER	NH	03820
E0047-000000	201 TOLEND RD	HERD KENNETH G &	WIEDMANN-HERD LESLIE J	201 TOLEND RD	DOVER	NH	03820
E0047-001000	TOLEND RD	STERN BRIAN		3190 8TH ST	BOULDER	CO	80304
F0002-000000	180 TOLEND RD	PARADIS LIONEL R JR &	PARADIS KRISTINA L	180 TOLEND ROAD	DOVER	NH	03820
F0003-B00000	212 TOLEND RD	MILTON DANIEL L &	WATSON SHERRI H	212 TOLEND RD	DOVER	NH	03820-5511
F0003-C00000	220 TOLEND RD	CARR NATALIE M	CARR RACHEL	220 TOLEND RD	DOVER	NH	03820
F0003-D00000	232 TOLEND RD	BARNES DAVID TRUSTEE	BARNES DAVID E TRUST 2009	232 TOLEND RD	DOVER	NH	03820-5511
F0003-E00000	226 TOLEND RD	FRANCISCO PAMELA L		226 TOLEND RD	DOVER	NH	03820-5511
F0005-000000	254 TOLEND RD	CARROLL CHARLES		254 TOLEND RD	DOVER	NH	03820
F0008-000000	TOLEND RD	DREW WILBUR & SHIRLEY A TRUSTEES	DREW FAMILY REVOCABLE TRUST	266 TOLEND ROAD	DOVER	NH	03820
F0015-000000	LITTLEWORTH RD	INDIAN RIDGE HOMEOWNERS' ASSOCIATION		PO BOX 1981	DOVER	NH	03820
F0015-000TOT	EMERALD LN	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
F0015-023000	125 EMERALD LN	GAL ADILSON JR &	GAL RAFAELA L	125 EMERALD LN	DOVER	NH	03820
F0015-024000	121 EMERALD LN	BERTOLINI MARK E &	BERTOLINI LEE H	121 EMERALD LN	DOVER	NH	03820
F0015-025000	112 EMERALD LN	KEFALAS STEPHEN J	KEFALAS JULIA K	112 EMERALD LN	DOVER	NH	03820
F0015-026000	102 EMERALD LN	SNYDER BRICE R &	SNYDER NICOLE L	102 EMERALD LN	DOVER	NH	03820
F0015-049000	120 EMERALD LN	PATTI LINO N		120 EMERALD LN	DOVER	NH	03820
F0022-A00011	89 EMERALD LN	GASTON MICHAEL J &	GASTON SUSAN E	89 EMERALD LN	DOVER	NH	03820
F0022-A00012	87 EMERALD LN	MACNEIL CHARLES W &	MACNEIL JENNIFER L	87 EMERALD LN	DOVER	NH	03820
F0022-A00013	81 EMERALD LN	DORAIS ANDREW &	DORAIS MICHELINNE	81 EMERALD LN	DOVER	NH	03820
F0023-A00000	LITTLEWORTH RD	EZRA GREEN'S FARM HOMEOWNERS ASSOCIATION		PO BOX 1312	DOVER	NH	03820
F0003-000000	210 TOLEND RD	210 TOLEND ROAD LLC		42J DOVER POINT RD	DOVER	NH	03820
		TRITECH ENGINNERING CORP.	ROBERT STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820
		HIGHLANDSOIL SERVICES	MICHAEL MARIANO	75 PROSPECT STREET	SOMERSW	NH	03878

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SUBD-2025-0001

Application Type:	Open Space Subdivision
Applicant(s):	Tritech Engineering Corp.
Owner(s):	210 Tolend Road, LLC
Location:	210 Tolend Road (Assessor's Map F, Lot 3)
Date:	March 27, 2025

INTENT: Proposal is for an Open Space Subdivision that will create five lots, including one lot for the development of 29 cluster units, one lot with an existing single-family home, one buildable vacant lot, and two lots to be conserved as open space areas.

LOTS/UNITS PROPOSED: Five (5) lots, 29 units

AGENDA ITEM #: 1

ACREAGE: ±54.90 ac.

ZONING DISTRICT: R-40, Wetland Protection District, Partially in Secondary Groundwater Protection District

EXISTING USE: Residential, Vacant

PROPOSED USE: Residential, Conservation

SURROUNDING USE: Residential

ZBA ACTION: N/A

PERMITS REQUESTED:
NHDES Subdivision

WAIVERS REQUESTED: N/A

ATTENDANCE:
Donna Benton, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering
Craig Chabot, Fire Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:
Erin Bassegio, City Planner
Robert Stowell, Tritech
Robert Baldwin, Applicant
Jenna Green, Applicant
Michael Green, Applicant
John Bosen, Attorney

Approval of minutes from March 13, 2025:
T. Clark moved to approve the March 13, 2025 minutes. Seconded by J. Burdin. Vote: U/A.

PLAN REVIEW:
Planning:

- Reminder water and sewer investment fees
- Reminder HOA documents to be submitted for review including reserve calculation
- Open space calculation & percentage of uplands needed
    - S-1 includes calculation and indicates 31 units, confirm for the 29 lots.
- Confirm lot numbers with City Assessor
- Any currently protected areas?
- Any park/rec space being proposed? Please indicate
- Need percentage of Secondary Groundwater Protection District impervious disturbances.
- Provide waiver justifications
- Revise plans to include:
    - Fix Lot 5 buffer value in yield plan
    - Add note that this road is intended to be private and outline what is needed to become public
    - File #SUBD-2025-0001
    - Include list of all state permitting needed
    - Snow removal areas?
    - Detail gravel portion of walking trail vs. cut.
    - Add note that walking trail will be maintained by HOA.
    - Confirm no Saturday, Sunday, or Federal Holiday site construction hours
    - Note state permit numbers
    - Sheet SN-1, Note 4- if applicable, add in acreage in current use
        - If in current use, updated current use map will need to be supplied to City Assessor

Engineering:

- General Comment:
    - The City requests a narrative that describes in detail how each of the criteria in Section 153-14 are met, with a major focus on stormwater management requirements. The applicant should specify where each item required can be found in the application or whether it is or is not applicable.

Application Type:	Open Space Subdivision
Applicant(s):	Tritech Engineering Corp.
Owner(s):	210 Tolend Road, LLC
Location:	210 Tolend Road (Assessor's Map F, Lot 3)
Date:	March 27, 2025

  - Note that the City of Dover construction guidelines will be available soon.
- Sheet T-1 Title Sheet:
  - Sewer capacity assessment for Crosby Road pump station is required. Applicant is requested to contribute to the cost of the analysis.
- Sheet SN-1 Standard Notes:
  - City requests a utility easement for possible future water and sewer, to Tolend Rd.
- Sheet SP-1a General Site Plan:
  - Show walking path with hatch to denote limits of gravel.
- Sheet SP-2 General Utility Plan:
  - Move SMH 13 to private property,
  - Show invert elevations for SMH-12,
  - Applicant to state on each drawing depicting road: "Private Road & Utilities Not For Public Acceptance."
- Sheet SP-2a Utility Plan:
  - Note 3: specify anchor and foster adapters,
  - Note 6: specify copper from main to CB,
- Sheet SP-2c Utility Plan:
  - Show rip rap dimensions on all drawings depicting rip rap.
- Sheet SP-3a Grading and Drainage Plan:
  - Request utility easement for City to install future sewer and water to Tolend Rd.
- Sheet SP-9 Construction Details:
  - Add Drain Pipe Table and Structure Table to grading plan.
- Sheet SP-10 Construction Details:
  - Show width of rip rap aprons on plans.
- Sheet C-1e Cross-Country Sewer Profile:
  - Recommend lowering sewer to maximum extent possible to enable future sewer down Tolend Rd.
- Stormwater Analysis and Erosion & Sediment Control Plan
  - Pre and post construction areas to do match.

Police:

- What would be the implications of making this a public road? Discuss these factors now and add this to project narrative. Note that future residents will likely follow the lead of those on Emerald and insist on it being changed.
- Adjust parking signage 90 degrees along interior of circle to have signs be 2-sided, faced to be visible for approaching traffic in both directions.
- If project name is Ambrose Woods, consider street name "Ambrose Drive" instead of "Signature Drive".

Inspection Services:

- Private road suffix is required to be Drive.
- SP -2 did not appear to indicate transformer locations
- Could not locate Redi Block retaining wall detail.
- Relocate fire hydrant at development entrance to inside of the circle.
- SP-1a clarify the number and location of "No Parking Fire Lane" signs.

Fire Department:

- Relocate hydrant (W-2) directly across to the inside of the circle.

Business Development:

- The overall scale of development and layout of residential parcels appears generally consistent with existing residential development in this zone. The applicant is advised that the eastern boundary line of the parent lot abuts land in the Innovative Technology (IT) district, which permits a variety of commercial and industrial uses (though conserved lands somewhat limit future development potential).

Planning Board:

- Include waivers in application for requested relief.

Next Steps: Revise plans per comments above and resubmit for informal TRC.

Adjournment: T. Clark moved to adjourn the meeting at 11:00 a.m. Seconded by K. Mavrogeorge. Vote: U/A.

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

April 10, 2025

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

Subject: Open Space Subdivision
Ambrose Woods
Dover Tax Map F Lot 3
210 Tolend Road
Dover, New Hampshire
Job No. 23118

Dear Donna:

At their meeting on March 27, 2025 the Dover Technical Review Committee (TRC) offered the following comments on the Open Space Subdivision for 210 Tolend Road, Inc. Our response to each of their comments is below in blue italicized text.

PLANNING

- Reminder water and sewer investment fees

  The applicant is aware of this requirement.

- Reminder HOA documents to be submitted for review including reserve calculation

  The Condominium documents and budget will be provided under separate cover.

- Open space calculation & percentage of uplands needed
  - S-1 includes calculation and indicates 31 units, confirm for the 29 lots

    The open space calculations on Sheet S-1 have been clarified. The overall project is for 31 Units. 29 of the units are included in the cluster development on Lot 3-2 and the other 2 units are the fee simple lots with frontage on Tolend Road. These two lots are created under open space regulations due to the reduced frontage. All of the open space calculation are based on 31 units.

- Confirm lot numbers with City Assessor

  The lot numbers have been confirmed with the City Assessor.

- Any currently protected areas?

  There are no protected areas on the site.

- Any park/rec space being proposed? Please indicate

  We have proposed a walking trail & path to connect the development to the open space.

- Need percentage of Secondary Groundwater Protection District impervious disturbances.

  The percentage of impervious disturbance in the Groundwater Protection District is 25% and will necessitate a Conditional Use permit. A CUP application has been submitted and we expect that this application will be heard at the Conservation Commission meeting on April 14th.

- Provide waiver justifications

  Attached please find our two waiver requests and justifications.

- Revise plans to include:
  - Fix Lot 5 buffer value in yield plan

    The buffer value for Lot 5 has been updated on the Yield Plan (Y-1).

  - Add note that this road is intended to be private and outline what is needed to become public

    Ambrose Drive is proposed as a private road as part of a Cluster type development. We have added Note 17 on Sheet S-1 indicating this.

  - File #SUBD-2025-0001

    The file number has been added to all plans.

  - Include list of all state permitting needed

    Note 33 on Sheet SN-1 has been revised to include a list of the state permitting required for this project. Specifically; NHDES Alteration of Terrain and NHDES Sewer Discharge.

  - Snow removal areas?

    Snow plowing will be consistent with typical roadway plowing. We have not included any designated snow storage areas.

  - Detail gravel portion of walking trail vs. cut.

    Note 16 on Sheet SP-1a has been revised to specify the type of construction.

  - Add note that walking trail will be maintained by HOA.

    This has been noted in Note 16 on Sheet SP-1a.

  - Confirm no Saturday, Sunday, or Federal Holiday site construction hours

    The site construction hours have been revised as Note 30 on Sheet SN-1.

  - Note state permit numbers

    State permit numbers will be added to Note 33 on Sheet SN-1 when obtained.

  - Sheet SN-1, Note 4- if applicable, add in acreage in current use
    - If in current use, updated current use map will need to be supplied to City Assessor

    Note 4 on Sheet SN-1 has been updated to show 52.74 Ac in current use.

ENGINEERING

- General Comment:
  - The city requests a narrative that describes in detail how each of the criteria in Section 153-14 are met, with a major focus on stormwater management requirements. The applicant should specify where each item required can be found in the application or whether it is or is not applicable.

    A stormwater narrative has been provided to the City Engineer.

  - Note that the City of Dover construction guidelines will be available soon.

    We have modified these plans with the current guidelines.

- Sheet T-1 Title Sheet:
  - Sewer capacity assessment for Crosby Road pump station is required. Applicant is requested to contribute to the cost of the analysis.

    The applicant has agreed to a $500.00 contribution for each of the 29 units that will have sewer flow to this pump station.

- Sheet SN-1 Standard Notes:
  - City requests a utility easement for possible future water and sewer, to Tolend Rd.

    The applicant is agreeable to providing the requested easement. The proposed location has been added to the plans. Note 18 has been added to Sheet S-1.

- Sheet SP-1a General Site Plan
  - Show walking path with hatch to denote limits of gravel.

    Note 16 on Sheet SP-1a has been revised.

- Sheet SP-2 General Utility Plan
  - Move SMH 13 to private property

    SMH 13 has been relocated from the sewer easement to the subject property.

  - Show invert elevations for SMH-12

    All inverts are shown on the roadway plan & profiles (Sheets C-1a thru C-1e).

  - Applicant to state on each drawing depicting road: "Private Road & Utilities Not for Public Acceptance."

    This language has been added to all sheets.

- Sheet SP-2a Utility Plan
  - Note 3: specify anchor and foster adapters

    Detail 2 on Sheet SP-11 and Water Note 3 on Sheet SP-2a have been revised to specify anchors and foster adapters.

  - Note 6: specify copper from main to CB.

    Note 6 on Sheet SP-2a has been revised to reflect this.

- Sheet SP-2c Utility Plan
  - Show rip rap dimensions on all drawings depicting rip rap.

    Dimensions of rip rap aprons have been added to Sheets SP-4 thru SP-6.

- Sheet SP-3a Grading and Drainage Plan
  - Request utility easement for City to install future sewer and water to Tolend Rd

    The applicant is agreeable to providing the requested easement. The proposed location has been added to the plans. Note 18 has been added to Sheet S-1.

- Sheet SP-9 Construction Details
  - Add Drain Pipe Table and Structure Table to grading plan.

    We have added a note to Sheets SP-3a thru SP-3d which identifies the location of the Drainage Pipe Schedule and Drainage Structure Schedule.

- Sheet SP-10 Construction Details
  - Show width of rip rap aprons on plans

    Dimensions of rip rap aprons have been added to Sheets SP-4 thru SP-6.

- Sheet C-1e Cross-Country Sewer Profile
  - Recommend lowering sewer to maximum extent possible to enable future sewer down Tolend Rd

    The applicant is agreeable to providing the requested easement. The proposed location has been added to the plans. Note 18 has been added to Sheet S-1. As the opportunity for the sewer extension via gravity flow is very low and cost would be excessive, we have not revised the elevations of our design.

- Stormwater Analysis and Erosion & Sediment Control Plan
  - Pre and post construction areas to do match

    There was a 45 square foot discrepancy. This discrepancy has been corrected. This correction did not affect the results of the stormwater analysis.

POLICE DEPARTMENT

- What would be the implications of making this a public road? Discuss these factors now and add this to project narrative. Note that future residents will likely follow the lead of those on Emerald and insist on it being changed.

  Ambrose Drive is proposed as a private road as part of a Cluster type development. We have added Note 17 on Sheet S-1 indicating this.

- Adjust parking signage 90 degrees along interior of circle to have signs be 2-sided, faced to be visible for approaching traffic in both directions.

  Detail 9 on Sheet SP-7 has been revised to show parking signage has been rotated and made double sided to be visible for traffic approaching from both directions.

- If project name is Ambrose Woods, consider street name "Ambrose Drive" instead of "Signature Drive"

  The street name has been changed to "Ambrose Drive".

INSPECTION SERVICES

- Private road suffix is required to be Drive

  The street name has been changed to "Ambrose Drive".

- SP-2 did not appear to indicate transformer locations

  Sheet SP-2 has been revised to show proposed transformer locations. Sheets La-1 & La-2 depict the typical transformer plantings.

- Could not locate Redi Block retaining wall detail.

  A detail for the Redi Rock retaining wall has been added as Detail 9 on Sheet SP-12.

- Relocate fire hydrant at development entrance to inside of the circle.

  The fire hydrant has been relocated as requested.

- SP-1a clarify the number and location of "No Parking Fire Lane" signs.

  Note 18 on Sheet SP-1a has been updated to clarify the number and location of the "No Parking Fire Lane" signs.

FIRE DEPARTMENT

- Relocate hydrant (W-2) directly across to the inside of the circle.

  The fire hydrant has been relocated as requested.

BUSINESS DEVELOPMENT

- The overall scale of development and layout of residential parcels appears generally consistent with existing residential development in this zone. The applicant is advised that the eastern boundary line of the parent lot abuts land in the Innovative Technology (IT) district, which permits a variety of commercial and industrial uses (though conserved lands somewhat limit future development potential).

  The applicant agrees that the style and scale of the project are consistent with abutting properties. The applicant is aware of (IT) zoning of the abutting property.

Enclosed please find;

- Four (4) Copies of this Response Letter.
- Four (4) Full Size Copies of the revised Plan Set.
- Four (4) Copies of the two (2) waiver requests.

We look forward to reviewing this Revised Plan Set with the Committee at their next available meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

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

RJS / cmp

Enclosures
\\21125-SRTC_&_Con_Com_Response_Lt

TRITECH
ENGINEERING CORPORATION

755 Central Avenue
Dover, New Hampshire 03820

Telephone 603.742.8107
Facsimile 603.742.3830

April 22, 2025

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

Subject: Ambrose Woods
Dover Tax F Map 3
210 Tolend Road & Emerald Drive
Dover, New Hampshire
Job No. 2118

Dear Donna:

Project Narrative

On behalf of the applicant / property owner 210 Tolend Road, LLC we are submitting an Application for Open Space Subdivision (OSS). The property is shown as City of Dover Tax Map F Lot 3 and is located at 210 Tolend Road and Emerald Lane. The property contains 55.698 acres of which approximately15.5 acres are wetlands and is located in the R-40 Zoning District.

On December 10, 2024, the Planning Board fully vetted the Yield Plan and requested the reduction in the total yield to 31 Units. The Yield Plan has been revised and is included in the submittal. The TRC has also reviewed this application and their comments with our responses are included herein.

The applicant proposes to develop Map F Lot 3 by utilizing the City of Dover Open Space Subdivision Regulations. Specifically, we propose to create 5 fee simple lots;

- Lot 3 contains the existing single-family home and is 26.295 acres.
- Lot 3-1 is proposed as an R-40 building lot and has 3.060 acres.
- Both Lots 3 & 3-1 will use the existing gravel driveway to access Tolend Road and will be serviced by municipal water and on-site septic.
- Lot 3-OPN is proposed as part of the City of Dover Open Space requirements. This lot will be jointly owned by lots 3 & 3-1 and protected under a conservation easement. This open space lot will only be for the benefit of Lots 3 & 3-1 and will allow for certain uses described in the HOA documents.
- Lot 3-2-OPN is proposed as the balance of the City of Dover Open Space requirement. This lot will be owned by the HOA and protected by a conservation easement. This lot will be for the benefit of all HOA members.
- Lot 3-2 will be developed with 29 cluster units and will include the construction of an 1816-foot roadway with associated infrastructure. This roadway will access Emerald Lane. This roadway is proposed as a private road and does not meet the City of Dover public roadway standards as shown.
- The proposed Open Space (3-OPN & 3-2-OPN) contains adequate Open Space for the development of 31 units (Lot 3, 3-1 & 29 Units on 3-2).

We are requesting a waiver to allow for a 24-foot roadway with no parking on one side of the road, where 28 feet is required. We are also requesting a waiver to the 50-foot perimeter buffer adjacent to the Ezra Green Open Space for the construction of drainage infrastructure.

The project also requires a Conditional Use Permit. Sheet CUP-1 depicts the limits of the Secondary Groundwater Protection District and the proposed impervious improvements proposed within the area. We have calculated the proposed impervious coverage with the Secondary Groundwater Protection District to be 25% where 20% is permitted without a Conditional Use Permit. The Conservation Commission voted to endorse this CUP at their meeting on April 14, 2025.

The applicant has worked with Planning staff, Planning Board and abutters to develop this very thoughtful and efficiently designed project. The project is proposed as an Open Space Subdivision. This is the City's preferred development style specifically for the environmental benefits associated with it. In addition, the project is designed with NO WETLAND OR WETLAND BUFFER IMPACTS.

We look forward to meeting with the Planning Board at their May 13th meeting and discussing this Open Space Subdivision as well as the Conditional Use Permit application.

OPEN SPACE SUBDIVISION

- 6 Copies of this Project Narrative.
- 6 Copies of the TRC Response Letter.
- 6 Copies of the Subdivision Application.
- 6 Copies of the Waiver Requests.
- 6 Copies of the Traffic Impact Analysis.
- 6 Copies of the Water & Sewer Demand Calculations.
- 6 Copies of the Landscape Operations & Maintenance Plan.
- 1 Copies full size of the Open Space Subdivision Plan set.
- 5 Copies half size (11x17) of the Open Space Subdivision Plan set.
- 6 Copies of the Site Development Design Criteria Narrative.

CONDITIONAL USE PERMIT (CUP) REQUEST

- 6 Copies of CUP Application Letter from 4/4/25.
- 6 Copies of the Conditional Use Permit Application.
- 6 Copies of the Conditional Use Permit Plan, Sheet CUP-1.
- 6 Copies of the Post Construction Drainage Plan, Sheet D-3a.
- 6 Copies of the Post Construction Drainage Analysis, 10-Year Storm Event.
- 6 Copies of the City of Dover, Development Review Model.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

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

RJS / cmp
Attachments
\\23118_AmbrosePBSubmittal.docx

WAIVER REQUEST

Subdivision Regulations §157-32.A
Street Design

for

AMBROSE WOODS

210 Tolend Road & Emerald Lane
Dover, New Hampshire
April 2025

In accordance with Subdivision Regulations Article 157-51.A, Waivers, the applicant formally requests a waiver from Section 157-32.A regarding the minimum pavement width for residential developments with a local street containing 21 or more lots.

The AMBROSE WOODS development project consists of a roadway to provide access and parking for the proposed 29 units to be constructed. We have proposed 24-foot-wide travel way where 157-32.A requires a minimum pavement width of 28 feet.

157.51 Waivers

A. The PLANNING BOARD may waive specific provisions of this Chapter. The PLANNING BOARD may only grant a waiver if the PLANNING BOARD finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the APPLICANT and the waiver would not be contrary to the spirit and intent of the regulations; or

The spirit and intent of the regulation is to provide safe access for the residents and guests of the proposed project. We respectfully submit that the 24-foot-wide pavement width with an adjacent 5-foot-wide sidewalk in conjunction with "No Parking Fire Lane" on one side of the road, will achieve this intent.
Our Traffic-Assessment Memorandum calculated weekday vehicle-trips due to the project as:

- ***AM-street-peak hour, 24 (6 in and 18 out)***
- ***PM-street-peak hour, 31 (20 in and 11 out)***

A 24-foot-wide travel way is more than adequate for the 31 peak hour trip generated by the proposed development. American Association of State Highway and Transportation Officials (AASHTO), A Policy on Geometric Design of Highways and Street, 7th Edition (Washington, DC, 2018) allows for Urban Local Street to have a lane width of Nine (9) feet. We have provided sidewalks for internal walking around Ambrose Drive as well as access to the existing sidewalks in Emerald Lane.

(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Section 157-32A foot note *** states: "the Planning Board may allow a reduction to 24 feet if the subdivision is designed to provide a 100-foot setback from the existing public right-of-way for any structures on the corner lots created at the intersection(s) of the proposed subdivision street and the existing public street". As the project design meets this requirement, we believe that the spirit and intent of the regulations is met.

WAIVER REQUEST

Subdivision Regulations §157-21.F.4
Buffer from External Boundaries

for

AMBROSE WOODS

210 Tolend Road & Emerald Lane
Dover, New Hampshire
April 2025

In accordance with Subdivision Regulations Article 157-51.A, Waivers, the applicant formally requests a waiver from Section 157-21.F.4 regarding the minimum distance from external boundaries.

AMBROSE WOODS is a 29-unit Cluster style development with the construction of new private road, "Ambrose Drive", and the construction of the associated infrastructure along with bioretention areas for treatment and infiltration of stormwater runoff. The construction requires a small impact to this buffer on the northerly side of the road at the project entrance and impact for the construction of a bioretention area at the southerly boundary line abutting the Ezra Green Open Space.

157.51 Waivers

A. The PLANNING BOARD may waive specific provisions of this Chapter. The PLANNING BOARD may only grant a waiver if the PLANNING BOARD finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the APPLICANT and the waiver would not be contrary to the spirit and intent of the regulations; or

Section 157-21.F.4(a) states: "For the purposes of the external boundary buffers required above, the buffer areas shall be considered an undisturbed natural area for the purpose of shielding the development from abutting properties. The external boundary buffer shall be preserved or established to comply with the perimeter landscaping standards in 157-35 F".

At the project entrance; the impact is necessitated by the inherited existing grades of Emerald Lane and existing grades on the subject property. The impact has been limited to less than 1000 square feet and has been replanted as shown on the landscape plan, Sheet La-1.

At the southerly boundary line where the bioretention area is located; the impact is necessitated by the project topography. This area, the low point of this portion of the property, is where stormwater flows presently. In order to maintain the preconstruction flow patterns in postconstruction conditions we have located the bioretention basin at this location. We have increased the buffer to the west to 100-feet and have provided plantings at this location (see Sheet La-1) to provide screening to the Emerald Lane properties. The balance of this impact abuts the Ezra Green Open Space and is several hundred feet to the Ezra Green homes.

As we believe that we complied with the landscaping standards in 157-35 F we believe we achieve the spirit and intent of the regulation.

(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Same as above.

TEPP LLC TRANSPORTATION ENGINEERING, PLANNING, AND POLICY

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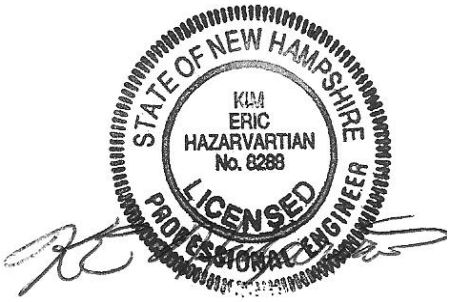
MEMORANDUM

Ref: 1736

Subject: Traffic-Assessment
Ambrose Woods
Dover, New Hampshire

From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
keh@teppllc.com

Date: March 6, 2025



INTRODUCTION

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed Ambrose Woods development in the City of Dover, New Hampshire.

This TAM considers a proposed residential development that will include:

- 29 detached residential condominium units
- a proposed road intersecting the east side of Emerald Lane

This TAM includes:

- existing site description
- proposed project description
- road description
- public transit
- sight distances
- trip generation
- trip distribution/assignment
- potential traffic impacts

This TAM concludes that:

- relevant sight distances for the Emerald Lane/proposed road intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

EXISTING SITE DESCRIPTION

The site:

- is east of Emerald Lane and south of Tolend Road
- has an area of about 55 acres
- is largely wooded and undeveloped
- to the north, is bounded by residential development along Tolend Road
- to the east, is bounded by Paradise Farm
- to the south, is bounded by the Ezra Green open space
- to the west, is bounded by the Indian Ridge residential development and associated open space

PROPOSED PROJECT DESCRIPTION

This TAM considers a proposed residential development that will include:

- 29 detached residential condominium units
- a proposed road intersecting the east side of Emerald Lane[1]

ROAD DESCRIPTION

Emerald Lane near the site:

- is a local street under the jurisdiction of the City
- has a curvilinear horizontal alignment
- includes moderate grades
- has a travelway about 24 feet (ft) wide
- has asphalt cement concrete pavement in good condition
- has curb and sidewalk
- has underground utilities
- is lined with residential development

[1] One existing single-family-attached dwelling unit has a driveway to Tolend Road. This TAM does not consider the existing dwelling unit, the driveway, or a second proposed single-family-detached dwelling unit that will share the driveway.

PUBLIC TRANSIT

Scheduled public transit is not available within one-quarter mile of the project site.

SIGHT DISTANCES

The American Association of State Highway and Transportation Officials (AASHTO) has established authoritative policy for sight distances at unsignalized intersections.

At unsignalized intersections, stopping sight distance (SSD):

- provides for safety
- is fundamental to intersection operation
- enables drivers to perceive and react to vehicles entering or crossing the major road[2]
- conservatively encompasses a wide range of break-reaction times and deceleration rates[3]

Tritech Engineering Corporation states that relevant sight distances at the Emerald Lane/proposed road intersection will be over 200 ft for both directions along Emerald Lane. These distances provide design SSD for Emerald Lane approach speeds of over 30 miles per hour.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) publishes trip-generation information in the authoritative *Trip Generation Manual*.[4] This information is based on empirical data for a variety of land uses, including land use 210, single-family-detached housing, based on dwelling units.[5]

Table 1 shows calculated vehicle-trips due to the project as:

- weekday daily, 323 (total of in and out)
- weekday AM-street-peak hour, 24 (6 in and 18 out)
- weekday PM-street-peak hour, 31 (20 in and 11 out)
- Saturday daily, 289 (total of in and out)
- Saturday site-peak hour 35 (19 in and 16 out)

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[2] AASHTO, *A Policy on Geometric Design of Highways and Streets*, 7th Edition (Washington, DC, 2018), pages 9-26.

[3] AASHTO, pages 3-2 to 3-6.

[4] ITE, *Trip Generation Manual*, 11th Edition (Washington DC, September 2021).

[5] ITE, *Trip Generation Manual*, Volume 3, pages 218 to 236.

Table 1. Calculated trip generation.

	Vehicle-Trips[a]		
	Total	In	Out
Weekday Daily	323	---	---
Weekday AM-Street-Peak Hour	24	6	18
Weekday PM-Street-Peak Hour	31	20	11
Saturday Daily	289	---	---
Saturday Site-Peak Hour	35	19	16

[a]Based on ITE, *Trip Generation Manual*, land use 210, single-family-detached housing, 29 dwelling units.

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations will not be sensitive to trip distribution/assignment. Trips will use Emerald Lane and split amongst area streets.

POTENTIAL TRAFFIC IMPACTS

ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.[6] Tabulated peak-hour trip generation of the project is well below this national ITE threshold. The project is not anticipated to add significant new traffic to the area.

CONCLUSION

This TAM concludes that.

- relevant sight distances for the Emerald Lane/proposed road intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

[6] ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.

CITY OF DOVER

SITE DEVELOPMENT DESIGN CRITERIA

Site Review Regulations §153-14A – Stormwater Management

NARRATIVE

for

AMBROSE WOODS

210 Tolend Road & Emerald Lane
Dover, New Hampshire
March 2025

A. Stormwater management, erosion control and flood hazards.

(1) Purpose and objective. These regulations establish standards to manage the discharge of runoff to the City of Dover's municipal storm sewer system and water bodies, in a manner compliant with the requirements of state and federal law, including provisions of the federal stormwater management legislation for municipal separate storm sewer systems (MS4), as amended. These provisions and standards are implemented for the purpose of:

(a) Managing stormwater runoff to protect water quality and quantity.

The projects stormwater analysis, design, plans and supporting documentation have been prepared in accordance with The City of Dover Site Review Regulations, the NH Stormwater Manual (December 2008) where incorporated by reference, the NHDES Alteration of Terrain regulations were incorporated by reference, the EPA NPDES Construction General Permit (2022 CGP) regulations were incorporated by reference and Accepted Engineering Practice.

The project design provides for storm attenuation, stormwater treatment and groundwater recharge in accordance with these regulations and standards.

(b) Minimizing the contribution of a pollutant for which a water body is impaired to the maximum extent practicable (MEP).

The project utilizes the appropriate BMPs to compensate for the pollutant that may be generated by new development to the maximum extent practicable.

(c) Causing no discharge of runoff to an adjacent property in excess of runoff discharge in the existing developed or undeveloped condition.

The proposed development post-construction runoff does not exceed pre-construction conditions. Subcat 3 is the flow leaving our site to Indian Ridge Open Space which is 44.56 acres. Subcat 5 is the flow to the existing Indian Ridge bioretention system and shows there will be no impact to the current system. Subcats 1, 2, 4 & 6 are the total flow which leaves our site to the Ezra Green Open Space which is 63.47 acres.

(d) Encouraging the use of low-impact development (LID) strategies.

The project utilizes four (4) bioretention practices for stormwater treatment, stormwater attenuation and infiltration for groundwater recharge.

(2) Applicability of the stormwater standards.

(a) All projects requiring site plan or major subdivision approval shall be subject to the following set of stormwater standards according to the amount and type of disturbance. Applicability is as follows:

[1] The minimum protections and management standards shall apply to all projects.

This narrative is prepared in conjunction with an Open Space Subdivision (OSS) application for which the "new development standards" apply to the stormwater management and site design of the proposed development.

[2] The stormwater management for new development standards shall apply to any project that results in a contiguous land disturbance of more than 20,000 square feet or creates more than 4,000 square feet of new impervious area.

This narrative is prepared in conjunction with an Open Space Subdivision (OSS) application for which the "new development standards" apply to the stormwater management and site design of the proposed development.

[3] The stormwater management for redevelopment standards shall apply to any project that results in a contiguous land disturbance of more than 20,000 square feet or creates more than 4,000 square feet of new impervious area where the existing land use has been previously developed as commercial, industrial, institutional, governmental, recreational, or multifamily.

The proposed project does not meet the standards for a "redevelopment" project.

(b) All projects of such magnitude as to require a permit from the National Pollutant Discharge Elimination System (NPDES) Program or the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) Program shall also comply with the standards of the Environmental Protection Agency (EPA) and/or NHDES permits and this section, whereas the stricter standards shall apply.

As this project proposes disturbance of more than 100,000 square feet and does require a NHDES Alteration of Terrain (AoT) permit. It also will require the submittal of a Notice of Intent (NOI) application with the EPA as required by National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP).

(3) Design standards.

(a) Minimum protections and management standards.

[1] Where applicable, all development must comply with the EPA Phase II Stormwater Rules and the City's MS4 permit, as amended.

The project complies with the City's design and stormwater requirements.

[2] Existing surface waters, including ponds, rivers, perennial and intermittent streams (natural or channelized), and wetlands (including vernal pools), shall be protected by the minimum buffer setback as specified in Chapter 170, Zoning, § 170-27.1. Stormwater and erosion and sediment control best management practices (BMPs) shall be located outside the specified buffer zone unless otherwise approved by the Planning Board.

The subject property contains wetlands and or associated buffer setback. No wetland or wetland buffer impacts are proposed.

[3] Low-impact development (LID) site planning and design strategies shall be used to the MEP in order to reduce the generation of the stormwater runoff volume for both new and redevelopment projects. An owner/applicant must document why LID strategies are not appropriate if not used to manage stormwater.

LID strategies were implemented to the maximum extent practicable. The project utilizes four (4) bioretention practices for stormwater treatment, storm attenuation and infiltration for groundwater recharge.

[4] All proposed stormwater practices and measures shall be installed and maintained in accordance with manufacturers' specifications and performance specifications outlined in the New Hampshire Stormwater Management Manual Volume 2 (December 2008 or current revision) a copy of which can be found on The NHDES website.

The project stormwater BMPs are designed in accordance with New Hampshire Stormwater Manual Volume 2 current version (December 2008 revision 1.0).

[5] All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials shall meet the regulations of the NHDES, including but not limited to those involving underground storage tanks, aboveground storage tanks, hazardous waste, and best management practices for groundwater protection (Part Env Wq 401).

The project does not propose the storage of the referenced materials onsite.

[6] Salt and other deicing materials shall be stored under cover or located such that no direct discharges to receiving waters are possible. Snow storage areas shall be located such that no direct discharges to receiving waters are possible. See the NHDES guidance fact sheet on road salt and snow disposal.

The project does not provide for the storage of deicing materials onsite.

[7] The use of sodium-chloride-based materials for winter maintenance shall be the minimum necessary for safety. The use of sodium-chloride-based materials is discouraged within the groundwater protection districts.

The project Stormwater Management, Inspection & Maintenance Plan requires the implementation of a salt minimization plan that also requires the owner or operator to track salt usage onsite through a quantity usage log.

[8] Impervious surfaces for parking areas and roads shall be minimized to the extent possible.

The project design has minimized the impervious areas to the maximum extent possible. We have submitted a waiver request to reduce the width of the travel way from 28 feet to 24 feet.

[9] Stormwater runoff from new impervious surfaces shall be directed to a best management practice for flow mitigation, treatment and/or infiltration.

The project utilizes four (4) bioretention practices for stormwater treatment, stormwater attenuation and infiltration for groundwater recharge.

(b) Stormwater management for new development.

[1] Runoff of impervious surfaces shall be treated to provide 80% removal of total suspended solids (TSS) and 50% removal of both total nitrogen and phosphorus. Removal rates shall be determined using approved manufacturer's pollutant removal efficiency analysis or the pollutant removal efficiencies outlined in the New Hampshire Stormwater Management Manual Volume 1, Appendix E (December 2008 or current revision), a copy of which is available from the NHDES website.

The project design utilizes a bioretention practice for treatment of impervious areas. This bioretention practice system provides 90% removal of TSS and 65% removal of total nitrogen and phosphorous per the NH Stormwater Manual.

[2] Rainfall amount shall be based on current extreme precipitation estimates obtained from the Northeast Regional Climate Center.

The project stormwater analysis and design utilizes the NRCC extreme precipitation plus an additional 15 percent required for our AoT application.

[3] Measures shall be taken to control the post-development peak rate runoff so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events.

The proposed design mitigates post-development peak rate runoff of the two-year, ten-year, twenty-five-year and the fifty-year in a 24-Hour storm event.

[4] Measures shall be taken to control the post-development surface water runoff volume so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events. For sites where infiltration/recharge is limited or not practicable, the owner/applicant must demonstrate that the project will not cause or contribute to flooding or functional impairments to streets, adjacent properties, and downstream properties.

Subcat 3 is the flow leaving our site to Indian Ridge Open Space which is 44.56 acres. Subcat 5 is the flow to the existing Indian Ridge bioretention system and shows there will be no impact to the current system. Subcats 1, 2, 4 & 6 are the total flow which leaves our site to the Ezra Green Open Space which is 63.47 acres. The increase in volume is within the 0.1-acre foot NHDES allowance and will not cause functional impairments to the closed drainage system in Emerald Lane. As a part of the stormwater analysis, a groundwater recharge volume (GRV) sheet has been included.

[5] Infiltration rates for designing groundwater recharge practices shall be determined in accordance with Section Env-Wq 1504.14.

On February 13, 2025 Tritech performed on-site infiltration testing using a Geulph Permeameter in accordance with NHDES Analysis Method. The analysis of this data determined the K_{sat} value to be used in the HydroCAD Stormwater Model.

We performed this testing at three locations on the property. The test pit data from Bioretention Basin #1 were not suitable for groundwater recharge and infiltration testing was not performed for this basin. Therefore, the Infiltration in our analysis and design was limited to Bioretention Basins #2, #3 & #4. All test pit locations are shown on sheet SSS-1. Infiltration Test for Bio #2 was performed at Test Pit #D and resulted in a K_{sat} value of 13.01 in/hr (6.00 in/hr was used in the HydroCAD model). Infiltration Test for Bio #3 was performed at Test Pit #E and resulted in a K_{sat} value of 4.24 in/hr (2.00 in/hr was used in the HydroCAD model). Infiltration Test for Bio #4 was performed at Test Pit #H and resulted in a K_{sat} value of 6.05 in/hr (3.00 in/hr was used in the HydroCAD model).

[6] Stormwater conveyance practices shall be sized appropriately to convey the ten-year, twenty-four-hour storm event without overtopping or causing flooding on the property.

The project's Stormwater infrastructure is designed to convey a 50-year, 24-hour storm event without overtopping and does not cause flooding on the property. See Stormwater Analysis.

[7] For large projects adding greater than or equal to 10 acres of impervious cover, or projects located in known areas of flooding concern, or specifically within areas with a 1% chance of being inundated by water in any given year, the owner/applicant shall submit a supplementary report that describes how the project will not increase the future flooding potential and complies with the AoT requirements pertaining to floodplain impacts as described in Section Env-Wq 1503.09, regardless of whether an AoT permit is required.

The project does not add 10 acres or greater of impervious cover and is not located in a federally designated floodplain.

[8] The design of the stormwater management systems shall take into account upstream and upgradient runoff that flows onto, over, or through the site to be developed or redeveloped and provide for this contribution of runoff.

The project involves no upstream or upgradient runoff.

[9] Seasonal high-water table elevations must be accounted for in all BMP design criteria.

A Site-Specific Soil Plan, Sheet SSS-1, is included in our Site Development Plan Set and Stormwater Analysis. This plan was prepared by Michael Mariano of Highland Soil Service. In conjunction with this plan preparation Mr. Mariano logged seven (7) test pits on the subject property. The ESHWT and overall soil types factor into the placement and design of the project BMPs.

[10] Access for maintenance of stormwater facilities must be included as part of the design, where necessary. Access easements may be required.

Stormwater facilities are included on site and the site will be solely owned by the applicant. Stormwater access easements are not required for this project.

[11] Plantings in treatment areas shall be native grasses, shrubs and/or other native plants in sufficient numbers and density to prevent soil erosion and to achieve water - quality treatment.

Sheets La-1 & La-2 were prepared by Romy Maurer a licensed Landscape Architect with Terrain Planning & Design, LLC. We have also provided a Landscape Operation & Maintenance Plan to ensure the functionality of the BMPs.

(c) Stormwater management for redevelopment. In order to determine the stormwater requirements for redevelopment projects, the percentage of the site covered by existing impervious areas must be calculated. Stormwater requirements for redevelopment will vary based upon the amount of site surface area that is covered by existing impervious surfaces.

The project does not meet requirements to be classified as redevelopment project, therefore this section in not applicable.

[1] For sites meeting the definition of a redevelopment project and having less than 40% existing impervious surface coverage, the stormwater management requirements will be the same as new development projects, with the important distinction that the applicant can meet those requirements either on site or at an approved off-site location (i.e., off- site mitigation). The applicant must satisfactorily demonstrate that impervious area reduction, LID strategies and BMPs have been implemented on site to the MEP.

[2] For sites meeting the definition of a redevelopment project and having more than 40% existing impervious surface coverage, stormwater shall be managed in accordance with one or more of the following techniques, listed in order of preference:

[a] Implement measures on site that result in mitigation and treatment of at least 30% of the existing impervious cover as well as 50% of the additional proposed impervious surfaces and pavement areas through the application of LID; or

[b] Implement other LID techniques on site to the MEP to provide mitigation and treatment for at least 50% of the entire site area.

[3] The owner/applicant may utilize off-site mitigation to meet the redevelopment requirements when the following standards have been met.

[a] The owner/applicant shall demonstrate, to the satisfaction of the Planning Board, that on-site treatment has been implemented to the MEP.

[b] The owner/applicant shall find an approved, off-site location within the same watershed as the project site or within the drainage area of the same receiving water body.

[c] Off-site mitigation shall be equivalent to no less than the total area of pervious cover not treated on site.

[d] The owner/applicant shall submit a full design of the proposed off-site measures for review and approval.

[e] The owner/applicant must also demonstrate that there is no downstream drainage or flooding impact as a result of not providing on-site management.

(d) Erosion control standards during construction. The following standards shall be applied in project planning and shall be implemented prior to and during construction activity:

The plan set includes temporary and permanent sediment and erosion control practice notes and details in support of meeting the erosion control standards.

[1] All proposed measures shall meet, at a minimum, the design standards for best management practices set forth in the New Hampshire Stormwater Management Manual Volume 3 (December 2008 or current revision), a copy of which is available from the NHDES website.

The sediment and erosion control details provided in the plan set are all designed in accordance with the NH Stormwater Manual.

[2] When a project requires a stormwater permit from the EPA Construction General Permit (CGP) Program, copies of the stormwater pollution prevention plan (SWPPP) inspections shall be provided to the Community Services Department.

As this project proposes disturbance of more than 100,000 square feet it does require a NHDES Alteration of Terrain (AoT) permit. It also will require the submittal of a Notice of Intent (NOI) application with the EPA as required by National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP).

SWPPP inspections will be prepared by a professional engineer registered in the State of New Hampshire or an individual under their direct supervision. The inspection reports shall be submitted to the Community Services Department.

[3] Stripping of vegetation shall be done in a manner that minimizes soil erosion. Whenever practical, natural vegetation shall be retained, protected, or supplemented.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set indicates that the smallest practical area shall be disturbed during construction.

[4] The area of land disturbance shall be kept to a minimum and be limited to an area only large enough to accommodate construction activities for a particular construction phase.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set indicates that the smallest practical area shall be disturbed during construction.

[5] Off-site surface water and runoff from undisturbed areas shall be diverted away from disturbed areas where feasible, or measures to convey stormwater through the project area without causing erosion of sediment must be included. The integrity of downstream drainage systems shall be maintained.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set indicates that stormwater conveyance practices shall be stabilized prior to receiving stormwater runoff.

[6] Appropriate erosion and sediment control measures shall be installed prior to any soil land disturbance and must be reviewed and approved by the Community Services Department.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set details the Construction Sequencing. Dover scheduling and inspections will be discussed with Community Services prior to the start of construction.

[7] Perimeter site controls shall not be placed within wetland areas, stream channels or wetland buffers.

This project does not propose any work in a wetland or a wetland buffer.

[8] Disturbed soil areas shall be either temporarily or permanently stabilized. In areas where final grading has not occurred, temporary stabilization measures should be in place within seven calendar days for exposed soil areas that are within 100 feet of a surface water body or a wetland and no more than 14 calendar days for all other areas. Permanent stabilization should be in place within three calendar days following completion of final grading of exposed soil areas.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set identifies this requirement.

[9] All temporary erosion and sediment control measures shall be maintained in functioning condition until final site stabilization is accomplished. A proposed BMP inspection schedule shall be included in the submittal.

As this project proposes disturbance of more than 100,000 square feet it does require a NHDES Alteration of Terrain (AoT) permit. It also will require the submittal of a Notice of Intent (NOI) application with the EPA as required by National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP).

SWPPP inspections will be prepared by a professional engineer registered in the State of New Hampshire or an individual under their direct supervision. The inspection reports shall be submitted to the Community Services Department. The SWPPP Manual identifies the inspection schedule.

[10] Additional temporary stabilization for the winter season consistent with NHDES guidelines shall be in place for disturbed areas that are not permanently stabilized by October 1, or at the discretion of the Community Services Department.

The NHDES AoT winter construction notes are identified in The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set.

[11] Special stabilization details shall be provided with the submission for any land disturbance on slopes equal to or steeper than 3:1.

Slopes greater than 3:1 require erosion control matting and/or armoring. The Erosion & Sediment Control Notes in Detail 12 on Sheet SP-8 and Detail 3 on Sheet SP-9 are provided in the project plan set.

[12] All temporary erosion and sediment control measures shall be removed after final site stabilization. Trapped sediment and other disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized within 30 calendar days unless conditions dictate otherwise.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set identifies this requirement.

[13] For projects proposing to disturb and expose soils in areas of 10 acres or more at one time, a temporary (or permanent) sediment basin must be provided with storage for a calculated volume of runoff from a drainage area from a two-year, twenty-four-hour storm, or equivalent control measures, where attainable, until final stabilization of the site. Alternatively, the sediment basin can be sized to provide 3,600 cubic feet of storage per acre of drainage area until final stabilization of the site. In determining appropriate locations and number of sediment basins needed, the operators may consider such factors as erodibility of site soils, slope lengths, available area on site, construction period and other unique site considerations.

The project does not propose the disturbance of greater than 10 acres of area at one time. A sediment basin is not proposed.

[14] Use of temporary sediment basins should avoid any additional vegetation clearing or site land disturbance not otherwise needed for post-construction. Sediment basin locations must be reviewed by the Community Services Department prior to construction and must consider the potential for off-site impacts, including public safety, especially as it relates to sediment movement and/or sediment basin failure, and alternative sediment controls must be used where site limitations preclude a safe design.

A sediment basin is not proposed.

(e) Installation and construction inspections. The owner/applicant shall be responsible for inspection requirements as follow:

[1] The Community Services Department or its designated agent shall have access to the site to complete routine inspections.

The owner/applicant is aware of this requirement.

[2] The Community Services Department shall be notified 24 hours prior to installation of a stormwater BMP in order to schedule an inspection. These inspections shall be completed during normal working hours.

The owner/applicant is aware of the Community Services Department inspection scheduling requirements.

[3] The Planning Board or Community Services Department may require the design engineer and/or an independent third party to provide inspection and oversight of the construction of the stormwater management facilities and erosion and sediment control measures at its discretion. Such oversight may be especially important for implementing techniques such as porous pavement or subsurface stormwater infiltration systems. The owner/applicant shall be responsible for all fees associated with third-party inspections.

The owner/applicant is aware of this requirement.

[4] All SWPPP inspections must be conducted by a qualified professional such as a professional engineer (PE), a certified professional in erosion and sediment control (CPESC), a certified erosion sediment and stormwater inspector (CESSWI), or a certified professional in stormwater quality (CPSWQ). Inspection reports shall be submitted to the Community Services Department.

SWPPP inspections will be prepared by a professional engineer registered in the State of New Hampshire or an individual under their direct supervision. The inspection reports shall be submitted to the Community Services Department.

[5] The owner is ultimately responsible for the installation, construction, inspection, and disposition of all stormwater management and erosion control measures required by the provisions of these regulations.

The owner/applicant is aware of this requirement.

(f) Stormwater management plan (SWMP) submittal requirements. At the discretion of the Planning Board or Community Services Department, a technical review by an independent third party may be required of any SWMP prepared under these regulations. Such a review shall be performed by a qualified professional consultant and the expense of which shall be the full responsibility of the owner/applicant.

The owner/applicant is aware of this requirement.

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[1] For projects requiring minimum protection standards, a plan including the following information shall be submitted:

[a] Description of erosion and sediment control measures as well as sequence for final stabilization of the project site.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set describes this information.

[b] Proposed changes in impervious cover areas and any changes in pre- and post-development drainage patterns.

Subcat 3 is the flow leaving our site to Indian Ridge Open Space which is 44.56 acres. Subcat 5 is the flow to the existing Indian Ridge bioretention system and shows there will be no impact to the current system. Subcats 1, 2, 4 & 6 are the total flow which leaves our site to the Ezra Green Open Space which is 63.47 acres. The increase in volume is within the 0.1-acre foot NHDES allowance and will not cause functional impairments to the closed drainage system in Emerald Lane. As a part of the stormwater analysis, a groundwater recharge volume (GRV) sheet has been included.

[c] Description of LID proposed measures.

The project utilizes four (4) bioretention practices for stormwater treatment, stormwater attenuation and infiltration for groundwater recharge.

[2] For projects requiring new development or redevelopment standards, a drainage report that contains the following items shall be submitted:

[a] Description of construction period and earth movement schedule, including anticipated project start and completion dates, sequence and duration of grading and construction activities, sequence, and timing of installation and/or application of soil erosion and sediment control measures as well as sequence for final stabilization of the project site.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set describes this information.

[b] Description of the on-site and adjacent wetlands, streams and other water resources, including methods used to identify these resources, and a description of any buffer setbacks that may apply, steep slopes, critical habitat, existing vegetation, areas with a 1% chance of being inundated by water in any given year, and whether any downstream water bodies are listed as impaired according to NHDES's most recent 303(d) list.

The Stormwater Analysis includes the above requirements.

[c] Soils information for proposed disturbed areas shall be delineated by a certified soil scientist. For all other areas that contribute runoff to the project site, soil types may be identified in accordance with Natural Resources Conservation Service (NRCS) countywide soil survey.

A Site-Specific Soil Plan, Sheet SSS-1, is included in our Site Development Plan Set and Stormwater Analysis. This plan was prepared by Michael Mariano of Highland Soil Service. In conjunction with this plan preparation Mr. Mariano logged seven (7) test pits on the subject property. The ESHWT and overall soil types factor into the placement and design of the project BMPs.

[d] Description of existing drainage patterns, receiving water bodies or drainage infrastructure and soil types for recharge potential.

The Stormwater Analysis includes the above requirements.

[e] Watershed area limits, including any off-site and upstream areas contributing flow to shared drainage channels and/or infrastructure.

The Stormwater Analysis includes the above requirements.

[f] Description of proposed changes in impervious cover areas and any changes in pre- and post-development drainage patterns.

The Stormwater Analysis includes the above requirements.

[g] Methods and assumptions used to calculate pre- and post-development runoff volume, peak discharge, and discharge velocity for the specified design storm events.

The Stormwater Analysis includes the above requirements.

[h] Methods and assumptions used to calculate the pollutant load removal.

The Stormwater Analysis includes the above requirements.

[i] Description of LID measures that are proposed to limit the development footprint, preserve existing vegetation and mimic existing hydrology to the extent feasible.

The project utilizes four (4) bioretention practices for stormwater treatment, stormwater attenuation and infiltration for groundwater recharge.

[j] If not used, provide rationale why LID measures are not practical for the site.

LID measures have been incorporated in the design of the project.

[k] Describe measures and calculations for proposed practices used to achieve no net increase in runoff volumes leaving the site.

The Stormwater Analysis includes the above requirements.

[l] Provide calculations for the infiltration or exfiltration system.

The Stormwater Analysis includes the above requirements.

[m] If an increase in post-development runoff volume is anticipated due to limited applicability for LID measures and site constraints, provide an assessment and supporting calculations to demonstrate no adverse impacts to downstream infrastructure, adjacent properties, or aquatic habitat.

The stormwater analysis indicates there will be no increase in the post-development runoff volumes.

[n] Descriptions, details, and design criteria and calculations for all structural, nonstructural, permanent, and temporary erosion and sedimentation control measures and BMPs. This information should include seeding mixtures and rates, types of sod, methods of seedbed preparation, expected seeding dates (or limitations on seeding time frames), type and rate of lime and fertilizer application, and type and quantity of mulching for temporary and permanent control facilities.

The Site Development plan set includes the above requirements.

[o] Where proposed changes are anticipated within mapped limits of the areas with a 1% chance of being inundated by water in any given year, provide hydrologic and hydraulic analysis to show no net increase in flood elevations.

No changes are anticipated.

[p] Proposed schedule for the inspection and maintenance of all erosion control measures on site prior to achieving final site stabilization.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set identifies this requirement.

[q] Describe procedures for removing temporary erosion control measures and removal of accumulated sediment captured by such measures.

The Erosion & Sediment Control Notes, Detail 12 on Sheet SP-8 in the project plan set identifies this requirement.

[r] Any other specific study, calculation, or investigation as requested by the city.

Additional information shall be provided as requested and may include traffic studies, structural designs, sewer designs, geotechnical reports, etc.

[s] Describe procedures to limit and/or optimize the use of deicing materials and minimize off-site increases in chloride levels in adjacent surface water and groundwater.

The Stormwater Management, Inspection and Maintenance Plan requires the implementation of a salt minimization plan that also requires the owner or operator to track salt usage onsite through a quantity usage log.

[t] Provide a maintenance and inspection plan for post-construction monitoring of stormwater BMPs to ensure long-term performance and functionality, including details of who will be responsible for inspections and maintenance, proposed schedule, documentation, submittal procedures and contingency plans if future maintenance is required.

A Stormwater Management, Inspection and Maintenance Plan (I&M) is included in the Stormwater Analysis provided as part of this submittal.

[u] Provide copies of pertinent state and federal permits.

Copies of permits will be provided to the City of Dover, as applicable.

(g) Long-term operation and maintenance. The owner shall be responsible for continued inspection and maintenance requirements.

A Stormwater Management, Inspection and Maintenance Plan (I&M) is included in the Stormwater Analysis provided as part of this submittal.

[1] An operation and maintenance manual shall be created with the following information:

[a] The names of the responsible qualified professionals who will implement the required reporting, inspections, and maintenance activities.

The owner, responsible party, and the management company are identified in the Stormwater Management, Inspection and Maintenance Plan.

[b] An inspection checklist, identifying item or BMP, inspection frequency, and components to be inspected. The list shall clearly outline performance thresholds and triggers for maintenance.

Inspection requirements and maintenance thresholds are identified in the Stormwater Management, Inspection and Maintenance Plan.

[c] Snow and ice removal shall be performed by a contractor certified by the "Green SnoPro" Program, or approved equivalent, following best management practices for the application of deicing materials.

The Stormwater Management, Inspection and Maintenance Plan requires the use of a Green SnoPro contractor.

[d] Deicing log to track amount and type of deicing material applied.

The Stormwater Management, Inspection and Maintenance Plan requires the

implementation of a salt minimization plan that also requires the owner or operator to track salt usage onsite through a quantity usage log.

[e] A site plan clearly identifying the locations of all stormwater practices to be inspected and maintained.

The Site Development Plan Set is included as part of the Stormwater Management, Inspection and Maintenance Plan.

[f] Inspection and maintenance log to be submitted to the City of Dover Community Services Department on an annual basis. Documents shall be submitted no later than December 15 of each year.

The Stormwater Management, Inspection and Maintenance Plan identifies this requirement.

[2] The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons 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 of the requirements for maintenance and reporting.

The applicant is aware of this requirement.

LANDSCAPE
OPERATION & MAINTENANCE PLAN

for

AMBROSE WOODS

210 Tolend Road and Emerald Drive
Dover, New Hampshire
March 2025

Weekly Tasks

1. Mow and edge lawns if needed. Lawns to be cut to 3.5" height.
2. Prune back any shrubs overhanging curbs or sidewalks.
3. Prune back any groundcover overhanging curbs or sidewalks.
4. Remove litter and leaves from plants, planters, and parking lots.
5. Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
6. Remove any weeds larger than 2 inches (5 cm) high or wide from planters. Weeds 2 inches (5 cm) and larger must be removed, not just killed.
7. Replace bark mulch which has been knocked or washed out of planters. Smooth mulch layer if it has been disturbed.
8. Replace decorative rock which has been knocked or washed out of drip strips. Smooth decorative rock surface if it has been disturbed.
9. Check plants for signs of stress, pests or disease. Request authorization to replace other dead or missing plants. Note: Maintenance contractor must request authorization to make replacements within one week of the damage becoming evident.
10. Sweep or blow clean all walkways, curbs, and gutters.
11. Treat for any signs of disease or pest infestation.
12. Complete any items required on the Monthly Checklist.
13. Hand water any plants that are dry and stressed.
14. Check the irrigation system (if there is a system). Make emergency repairs as needed or request authorization to make major repairs. Note: Maintenance contractor must request authorization for repairs within one week of the damage becoming evident.
15. Adjust the irrigation controllers for current water needs of plants.
16. **Gently prune shrubs at appropriate time of year based on species, for shape and form. DO NOT shear.**

Yearly Tasks

Early Spring

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.
2. Apply granular fertilizer to shrubs beds and lawns. Be sure to make application prior to a moderate rainfall in drip-irrigated planters so the rain will wash the fertilizer in.
3. Submit receipts to owner's authorized representative as proof of fertilizer purchase.
4. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.

5. Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch depth shall not exceed 2". Additional mulch not required where shrubs or groundcover completely hide the soil surface from view.
6. Where there is irrigation and after threat of frost is gone, flush out irrigation systems as needed and check for proper operation of each valve zone.Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
7. Replace irrigation controller program back-up batteries.

June:

No additional items

July:

No additional items

August:

No additional items

September:

1. Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees, itemized by planter. Replace any dead or missing plants.

October:

1. Prepare irrigation system for winter. Make sure backflow preventer is well insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage.
2. Mow field areas.

November:

1. "WILT-PRUF" broadleaf evergreens when temperature permits.

December:

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.

Water and Sewer Demand

for

AMBROSE WOODS

210 Tolend Road and
Emerald Drive
Dover, New Hampshire
March 2025

Water and Sewer Demand for Ambrose Woods Dover, NH

29 Proposed 4 Bedroom Houses:

29 Houses X 4 Bedrooms each x 150 gal/day per BDR =

17,400 gal/day

Total estimated Design Flow = 17,400 gal/day

**This design flow rate is based on NHDES Env.Wq 1008.03 Table 1008-1 Unit Design Flow Figures*

OPEN SPACE SUBDIVISION PLANS

AMBROSE WOODS

210 TOLEND ROAD & EMERALD LANE
DOVER, NEW HAMPSHIRE

LIST OF PLANS

T-1 - TITLE SHEET
T-2 - NEIGHBORHOOD PLAN
SN-1 - STANDARD NOTES PLAN
CUP-1 - CONDITIONAL USE PERMIT PLAN
EX-1 - EXISTING CONDITIONS PLAN (1"=100')
Y-1 - YIELD PLAN (1"=100')
S-1 - OPEN SPACE SUBDIVISION PLAN (1"=100')
S-2 - OPEN SPACE SUBDIVISION PLAN (1"=50')
S-3 - OPEN SPACE SUBDIVISION PLAN (1"=50')
S-4 - OPEN SPACE SUBDIVISION PLAN (1"=50')
S-5 - OPEN SPACE SUBDIVISION PLAN (1"=50')
S-6 - NHDES SUBDIVISION PLAN (1"=60')
SSS-1 - SITE SPECIFIC SOILS PLAN (1"=100')
SP-1 - GENERAL SITE PLAN (1"=40')
SP-1a - GENERAL SITE PLAN (1"=20')
SP-2 - SITE UTILITY PLAN (1"=40')
SP-2a - SITE UTILITY PLAN (1"=20')
SP-2b - SITE UTILITY PLAN (1"=20')
SP-2c - SITE UTILITY PLAN (1"=20')
SP-2d - SITE UTILITY PLAN (1"=20')
SP-3 - GRADING AND DRAINAGE PLAN (1"=40')
SP-3a - GRADING AND DRAINAGE PLAN (1"=20')
SP-3b - GRADING AND DRAINAGE PLAN (1"=20')
SP-3c - GRADING AND DRAINAGE PLAN (1"=20')
SP-3d - GRADING AND DRAINAGE PLAN (1"=20')
SP-4 - BIORETENSION DETAILS (BIO #1)
SP-5 - BIORETENSION DETAILS (BIO #2 & BIO #3)
SP-6 - BIORETENSION DETAILS (BIO #4)
SP-7 - CONSTRUCTION DETAILS
SP-8 - CONSTRUCTION DETAILS
SP-9 - CONSTRUCTION DETAILS
SP-10 - CONSTRUCTION DETAILS
SP-11 - CONSTRUCTION DETAILS
SP-12 - CONSTRUCTION DETAILS
SP-13 - SEWER DETAILS
SP-14 - SEWER DETAILS
C-1 - ROADWAY LAYOUT PLAN (1"=40')
C-1a - ROAD PLAN AND PROFILE (STA 0+00 TO 5+00) (1"=20')
C-1b - ROAD PLAN AND PROFILE (STA 5+00 TO 10+00) (1"=20')
C-1c - ROAD PLAN AND PROFILE (STA 10+00 TO 14+00) (1"=20')
C-1d - ROAD PLAN AND PROFILE (STA 14+00 TO END) (1"=20')
C-1e - ROAD PLAN AND PROFILE (X-COUNTRY SEWER) (1"=20')
La-1 - LANDSCAPE PLAN
La-2 - LANDSCAPE DETAILS
TR-1 - FIRE TRUCK TURNING PLAN
SD-1 - SITE DISTANCE PLAN (1"=20')

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

CIVIL ENGINEER - SURVEYOR
TRITECH ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

WETLAND & SOIL SCIENTIST
HIGHLAND SOILS SERVICES
75 PROSPECT STREET
SOMERSWORTH, NEW HAMPSHIRE

LANDSCAPE ARCHITECT
TERRAIN
PLANNING & DESIGN LLC
31 KAST HILL ROAD
HOPKINTON, NEW HAMPSHIRE

TRAFFIC ENGINEER
TEPP, LLC.
93 STILES ROAD, SUITE 201
SALEM, NEW HAMPSHIRE

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS
DATE: DESCRIPTION:
4-10-25 REVISED PER TRC COMMENTS

LICENSED LAND SURVEYOR
NO. 885
ROBERT J. STOWELL
STATE OF NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE - ROBERT J. STOWELL No. 9800 - PROFESSIONAL ENGINEER

TITLE SHEET
AMBROSE WOODS
TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
MARCH 6, 2025 JOB No. 23118

SHEET No. **T-1**

(SUBD-2025-00001)


EMERALD LANE
SIGNAWAY CROSSING
EZRAS WAY
TOLEND ROAD
MAP F LOT 23A
MAP F LOT 18
MAP F LOT 15
MAP F LOT 22A-5
MAP F LOT 22A-6
MAP F LOT 22A-4
MAP F LOT 22A-3
MAP F LOT 22A-2
MAP F LOT 22A-1
MAP F LOT 22A-7
MAP F LOT 22A-8
MAP F LOT 22A-9
MAP F LOT 22A-10
MAP F LOT 22A-11
MAP F LOT 22A-12
MAP F LOT 22A-13
MAP F LOT 23A-3
MAP F LOT 23A-4
MAP F LOT 23A-5
MAP F LOT 23A-6
MAP F LOT 23A-7
MAP F LOT 23A-8
MAP F LOT 23A-9
MAP F LOT 23A-10
MAP F LOT 23A-11
MAP F LOT 23A-12
MAP F LOT

DOVER SITE PLAN REVIEW NOTES:

1. PLAN INTENT: To subdivide Dover Tax Map F Lot 3 under the City of Dover open space subdivision regulations. Specifically, we propose to create 5 fee simple lots;
   Lot 3 contains the existing single family home and is 26.295 acres.
   Lot 3-1 is proposed as an R-40 building lot and has 3.060 acres. Both Lots 3 & 3-1 will use the existing driveway to access Tolend Road and will be serviced by municipal water and on-site septic.
   Lot 3-OPN is proposed as part of the City of Dover open space requirements. This lot will be jointly owned by lots 3 & 3-1 and protected under a conservation easement. This open space lot will only be for the benefit of Lots 3 & 3-1 and will allow for certain uses described in the HOA documents.
   Lot 3-2-OPN is proposed as the balance of the City of Dover open space requirement. This lot will be owned by the HOA and protected by a conservation easement. This lot will be for the benefit of all HOA members.
   Lot 3-2 will be developed with 29 cluster units and includes the construction of an 1816 foot roadway with associated infrastructure with access to Emerald Lane. This roadway is proposed as a private road and does not meet the City of Dover public roadway standards as shown.
   The proposed Open Space (3-OPN & 3-2-OPN) contains adequate open space for the development of 31 units (Lot 3, 3-1 & 29 Units on 3-2).

2. OWNERS OF RECORD: 210 TOLEND ROAD, LLC
   42 J DOVER POINT ROAD
   DOVER, N.H. 03820

3. THE PARCEL IS SHOWN AS: LOT 3, MAP F OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

4. THE SUBJECT PARCEL CONTAINS 55.698 ACRES (2,426,198 SQ. FT.) OF LAND. 52.74 ACRES ARE CURRENTLY IN CURRENT USE.

5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5166, PAGE NO. 26.

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

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:	R-40	
SUB-DISTRICT:	NONE	
ZONING OVERLAY DISTRICTS:	WETLAND PROTECTION AND SECONDARY GROUNDWATER PROTECTION	
DIMENSIONAL REQUIREMENTS:		
	REQUIRED:	PROVIDED:
MINIMUM LOT SIZE:	40,000 SQ. FT.	40,000 SQ. FT.
MINIMUM LOT FRONTAGE:	150 FT.	150 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:		
FRONT	40 FT.	40 FT.
SIDE	25 FT.	25 FT.
REAR	15 FT.	15 FT.
ABUT-A-STREET	40 FT.	40 FT.
MAXIMUM/MINIMUM LOT COVERAGE	10%	10%
MINIMUM/MAXIMUM BLDG. HEIGHT	35 FT.	35 FT.

9. OFF STREET PARKING REQUIREMENTS:

	MAXIMUM:	PROVIDED:
PARKING DIMENSIONS:	9'x18'	9'x18'
AISLE DIMENSIONS:	24'	24'
MAXIMUM PARKING ALLOWED		
ACCESSIBLE PARKING:		

10. SEE SHEET Y-1 FOR UNIT CALCULATION THAT DETERMINES THE MAXIMUM NUMBER OF OPEN SPACE UNITS.

11. VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS: NONE GRANTED

12. 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 ARE AS FOLLOWS: GROUNDWATER PROTECTION (PENDING).

13. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION DURING OCTOBER 2023, WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

14. 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.

15. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C 0310E, EFFECTIVE DATE: SEPTEMBER 30, 2015.

16. TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION DURING OCTOBER 2023.

17. ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.

18. WETLANDS WERE DELINEATED BY MICHAEL MARIANO, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 183, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN AUGUST, 2023.

19. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

20. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

21. 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.

22. CONTRACTOR SHALL FOLLOW TO THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.

23. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.

24. 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.

25. 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.

26. ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

27. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.

28. 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.

29. 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.

30. 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.

31. 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.

32. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.

33. THE FOLLOWING FEDERAL AND STATE PERMITS WILL BE ISSUED FOR THE SUBJECT PROPERTY: AOT & SEWAGE DISCHARGE (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.

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 ON-LINE 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 PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM, AS REQUIRED, BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

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 BE 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 OR SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.

49. THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDRANTS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLAN SET LEGEND

- WETLAND
- WETLAND BOUNDARY
- IRON PIPE
- UTILITY POLE
- TP — TEST PIT
- D — EXISTING STREET LIGHT
- G — EXISTING STONEWALL
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE OR SERVICE
- WV — EXISTING WATER SHUTOFF
- EXISTING WATER GATE VALVE
- PROPOSED PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF GRAVEL
- 80 — PROPOSED CONTOUR
- PROPOSED HYDRANT
- W — PROPOSED END CAP WITH THRUST BLOCK
- WV — PROPOSED WATER GATE VALVE
- PROPOSED WATER SHUTOFF
- W — PROPOSED WATER LINE OR SERVICE
- PROPOSED VINYL STOCKADE FENCE
- U E&T — PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED STREET LIGHT
- PROPOSED UTILITY POLE
- D — PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- UD — PROPOSED UNDERDRAIN
- PROPOSED FLARED END SECTION
- PROPOSED RIP RAP
- PROPOSED EASEMENT
- PROPOSED GUARDRAIL
- PROPOSED SILT FENCE OR SILT SOCK
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SILT SOCK WITH ORANGE CONSTRUCTION FENCE OR ORANGE SILT FENCE
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STOP BAR
- PROPOSED STREET TREE
- PROPOSED TREELINE

TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3330

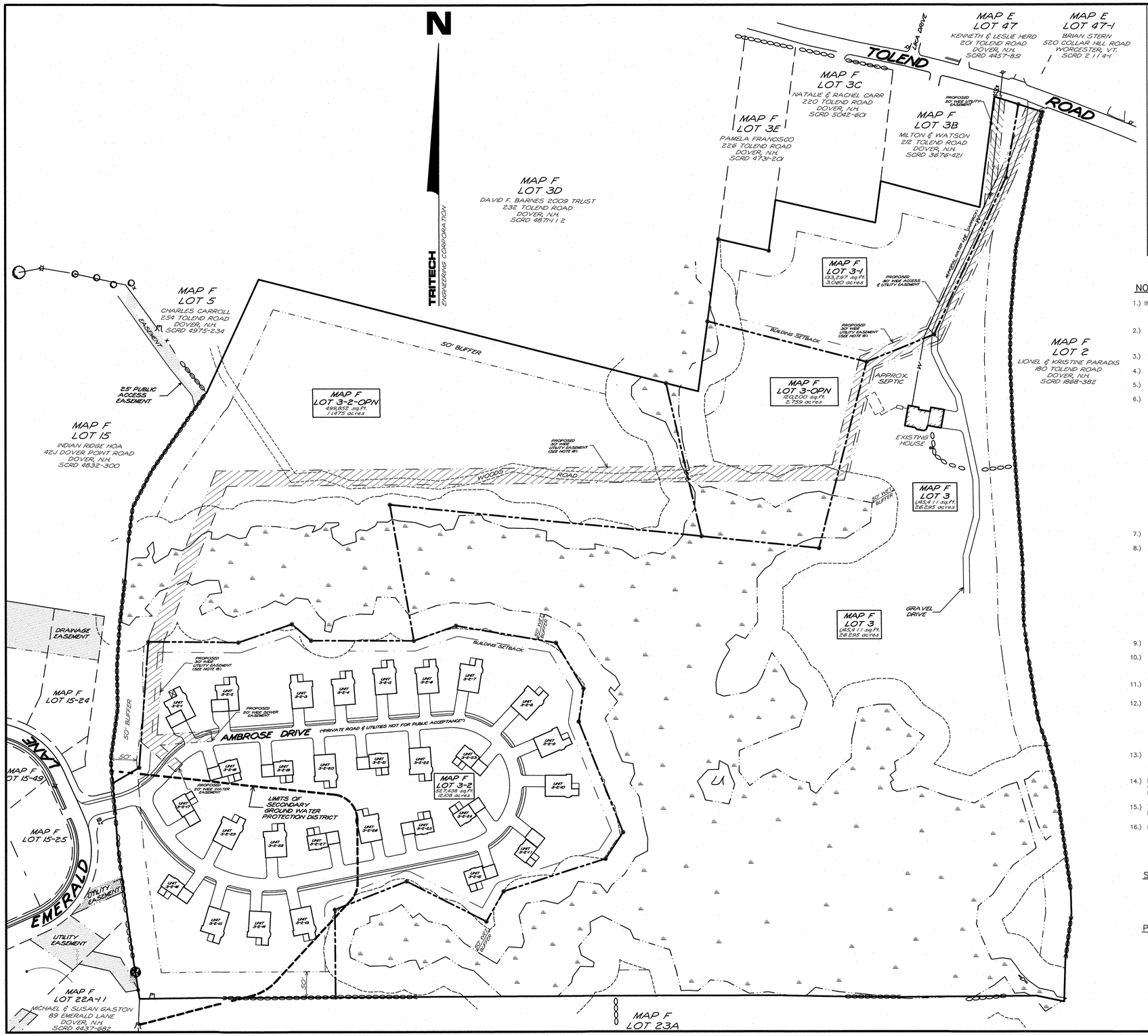
ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS
DATE: DESCRIPTION:
4-10-25 REVISED PER TRC COMMENTS

STANDARD NOTES
AMBROSE WOODS
TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
MARCH 6, 2025
JOB No. 23118

SHEET No.
SN-1

(SUBD-2025-0001)



NOTES

1.) INTENT: THIS PLAN IS INTENDED TO ACCOMPANY OUR CONDITIONAL USE PERMIT PLAN AND TO SHOW THE PROPOSED DEVELOPMENT OF DOVER TAX MAP F LOT 3, AND THE RESULTING PROPOSED IMPERVIOUS IMPACTS TO THE SECONDARY GROUND WATER PROTECTION DISTRICT.

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

3.) TAX MAP F LOT 3.

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

5.) PROJECT DEED REFERENCE: BOOK 5166 PAGE 26

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

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

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

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

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

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

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

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

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

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

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000. AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2023.

11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 33017C 0310E, OCTOBER 30, 2015.

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

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

14.) PLANS RECORDED IN SCRD #104-61 AND #40-47 BOTH SHOW AN APPROXIMATE LOCATION OF AN EARLY SETTLERS GRAVE AREA LOCATED ON MAP F LOT 2, ALONG THE COMMON BOUNDARY LINE BETWEEN MAP F LOT 2 AND MAP F LOT 3.

15.) "AMBROSE DRIVE" AND ASSOCIATED UTILITIES ARE INTENDED TO BE PRIVATE AND WOULD NEED APPROVAL OF THE DOVER CITY COUNCIL TO BECOME PUBLIC.

16.) LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

SECONDARY GROUNDWATER PROTECTION DISTRICT AREAS

TOTAL AREA IN GPD = 173,986 SQ.FT.

EXCLUDING POORLY DRAINED SOILS (5,180 SQ.FT.)

NET AREA IN GPD + 168,806 SQ.FT.

PROPOSED DEVELOPMENT BREAKDOWN AREAS

TOTAL GRASS AREA = 105,306 SQ.FT. – 62%

TOTAL IMPERVIOUS AREA = 41,000 SQ.FT. – 25%

TOTAL UNDISTURBED AREA = 22,500 SQ.FT. – 13%

100 0 50 100 200 400
1"=100'

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS
DATE: 4-10-25
DESCRIPTION: ADDED TO PLAN SET

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

MICHAEL MARIANO
No. 183
CERTIFIED WETLAND SCIENTIST
STATE OF NEW HAMPSHIRE

ROBERT STOWELL
No. 9803
PROFESSIONAL LAND SURVEYOR
STATE OF NEW HAMPSHIRE

CONDITIONAL USE PERMIT PLAN

AMBROSE WOODS

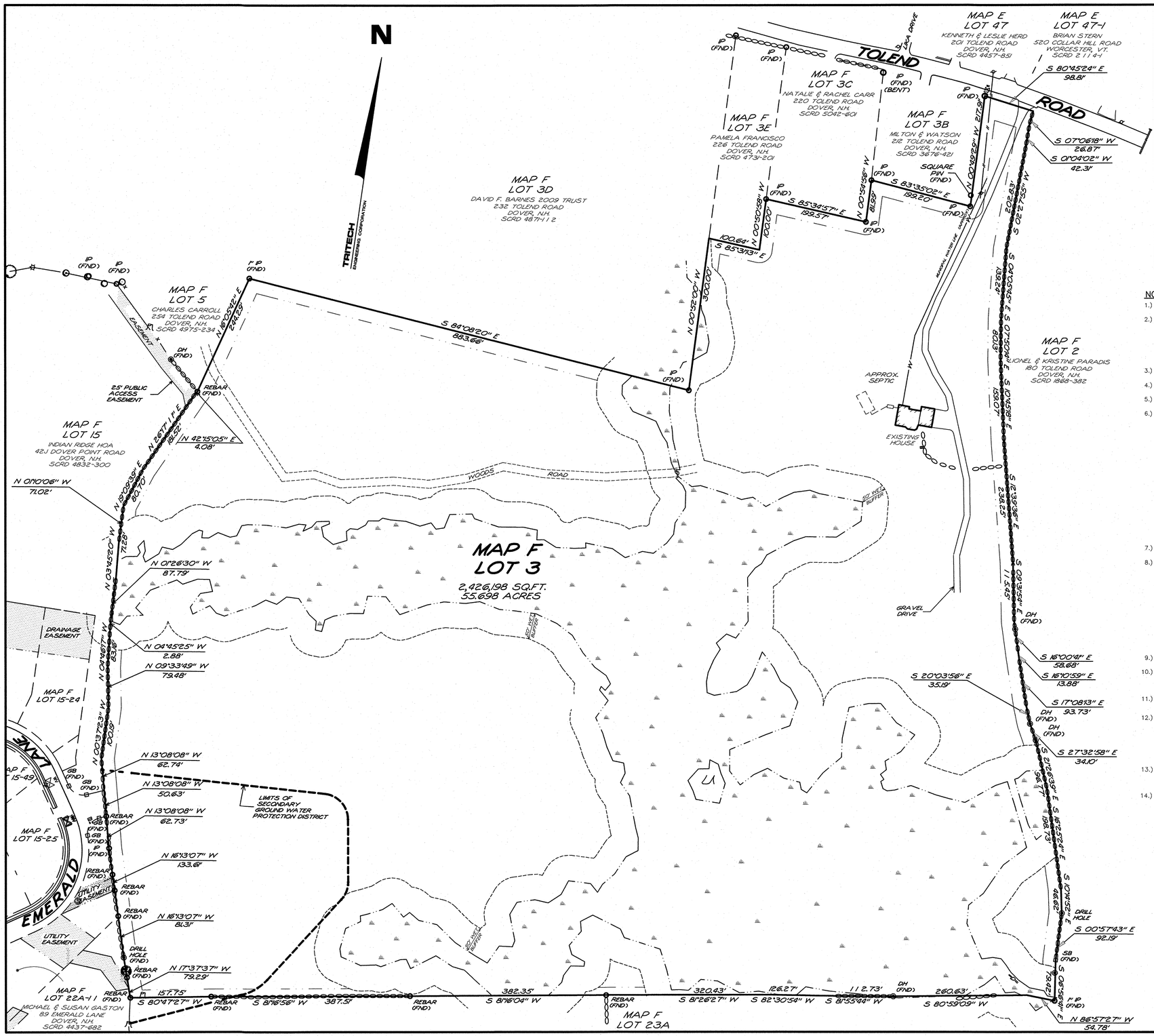
TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

APRIL 4, 2025 JOB No. 23118

SCALE: 1" = 100'

SHEET No. CUP-1

(SUBD-2025-0001)



NOTES

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

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

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

3.) TAX MAP F LOT 3.

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

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

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

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

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

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MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
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OPEN SPACE SUBDIVISION
R-40
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXTERNAL BOUNDARIES: 50 FT
EXISTING BUILDINGS: 100 FT

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

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

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000. AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2023.

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14.) PLANS RECORDED IN SCRD #104-61 AND #40-47 BOTH SHOW AN APPROXIMATE LOCATION OF AN EARLY SETTLERS GRAVE AREA LOCATED ON MAP F LOT 2, ALONG THE COMMON BOUNDARY LINE BETWEEN MAP F LOT 2 AND MAP F LOT 3.

TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3330

REVISIONS
DATE: 4-10-25
DESCRIPTION: REVISED PER TRC COMMENTS

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

LICENSED LAND SURVEYOR
No. 884
ROBERT
STOCKWELL
STATE OF NEW HAMPSHIRE

EXISTING CONDITIONS PLAN
210 TOLEND ROAD LLC.
TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
MARCH 6, 2025 JOB No. 2318
SCALE: 1" = 100'

SHEET No.
EX-1

(SUBD-2025-00011)

YIELD CHART

LOT	TOTAL AREA	WETLAND	UPLAND AREA	FRONTAGE	BUFFER	USEABLE BUFFER	NON-BUFFER	NET AREA	LOT
1	40,000 SQ.FT.	0	40,000 SQ.FT.	249'	0	0	40,000 SQ.FT.	40,000 SQ.FT.	1
2	40,000 SQ.FT.	0	40,000 SQ.FT.	150'	0	0	40,000 SQ.FT.	40,000 SQ.FT.	2
3	40,000 SQ.FT.	0	40,000 SQ.FT.	150'	132 SQ.FT.	132 SQ.FT.	39,868 SQ.FT.	40,000 SQ.FT.	3
4	50,630 SQ.FT.	3,790 SQ.FT.	46,840 SQ.FT.	270'	18,400 SQ.FT.	16,000 SQ.FT.	28,444 SQ.FT.	44,444 SQ.FT.	4
5	45,440 SQ.FT.	5,416 SQ.FT.	40,024 SQ.FT.	350'	10,200 SQ.FT.	10,206 SQ.FT.	29,818 SQ.FT.	40,024 SQ.FT.	5
6	40,000 SQ.FT.	0	40,000 SQ.FT.	235'	0	0	40,000 SQ.FT.	40,000 SQ.FT.	6
7	46,530 SQ.FT.	0	46,530 SQ.FT.	179'	0	0	46,530 SQ.FT.	46,530 SQ.FT.	7
8	42,650 SQ.FT.	0	47,650 SQ.FT.	150'	775 SQ.FT.	775 SQ.FT.	41,875 SQ.FT.	42,650 SQ.FT.	8
9	52,150 SQ.FT.	7,815 SQ.FT.	44,300 SQ.FT.	150'	14,400 SQ.FT.	14,400 SQ.FT.	29,900 SQ.FT.	44,300 SQ.FT.	9
10	64,285 SQ.FT.	22,250 SQ.FT.	41,750 SQ.FT.	215'	16,000 SQ.FT.	16,000 SQ.FT.	25,7500 SQ.FT.	41,750 SQ.FT.	10
11	66,400 SQ.FT.	26,135 SQ.FT.	40,315 SQ.FT.	227'	15,715 SQ.FT.	15,715 SQ.FT.	24,600 SQ.FT.	40,315 SQ.FT.	11
12	80,620 SQ.FT.	36,700 SQ.FT.	43,920 SQ.FT.	300'	19,800 SQ.FT.	16,000 SQ.FT.	24,060 SQ.FT.	40,060 SQ.FT.	12
13	137,810 SQ.FT.	52,864 SQ.FT.	84,946 SQ.FT.	694'	37,924 SQ.FT.	16,000 SQ.FT.	46,927 SQ.FT.	62,927 SQ.FT.	13
14	135,440 SQ.FT.	74,125 SQ.FT.	61,315 SQ.FT.	250'	24,675 SQ.FT.	16,000 SQ.FT.	36,420 SQ.FT.	52,420 SQ.FT.	14
15	71,192 SQ.FT.	17,540 SQ.FT.	53,646 SQ.FT.	190'	29,540 SQ.FT.	16,000 SQ.FT.	24,105 SQ.FT.	40,105 SQ.FT.	15
16	40,600 SQ.FT.	0	40,600 SQ.FT.	150'	0	0	40,600 SQ.FT.	40,600 SQ.FT.	16
17	40,300 SQ.FT.	0	40,300 SQ.FT.	150'	0	0	40,300 SQ.FT.	40,300 SQ.FT.	17
18	41,017 SQ.FT.	0	41,017 SQ.FT.	380'	315 SQ.FT.	315 SQ.FT.	40,700 SQ.FT.	41,015 SQ.FT.	18
19	40,000 SQ.FT.	0	40,000 SQ.FT.	150'	0	0	40,000 SQ.FT.	40,000 SQ.FT.	19
20	40,185 SQ.FT.	0	40,165 SQ.FT.	575'	0	0	40,165 SQ.FT.	40,165 SQ.FT.	20
21	51,500 SQ.FT.	6,450 SQ.FT.	45,050 SQ.FT.	150'	8,450 SQ.FT.	8,450 SQ.FT.	36,000 SQ.FT.	44,450 SQ.FT.	21
22	58,850 SQ.FT.	8,400 SQ.FT.	50,450 SQ.FT.	150'	11,600 SQ.FT.	11,600 SQ.FT.	38,850 SQ.FT.	50,450 SQ.FT.	22
23	58,600 SQ.FT.	11,400 SQ.FT.	48,684 SQ.FT.	150'	9,916 SQ.FT.	9,916 SQ.FT.	37,265 SQ.FT.	47,181 SQ.FT.	23
24	58,400 SQ.FT.	12,740 SQ.FT.	45,660 SQ.FT.	150'	9,730 SQ.FT.	9,730 SQ.FT.	35,925 SQ.FT.	45,655 SQ.FT.	24
25	163,000 SQ.FT.	81,350 SQ.FT.	81,650 SQ.FT.	240	44,265 SQ.FT.	16,000 SQ.FT.	37,385 SQ.FT.	53,385 SQ.FT.	25
26	193,538 SQ.FT.	103,708 SQ.FT.	89,830 SQ.FT.	178'	52,011 SQ.FT.	16,000 SQ.FT.	33,961 SQ.FT.	49,961 SQ.FT.	26
27	254,325 SQ.FT.	182,541 SQ.FT.	71,784 SQ.FT.	150'	44,254 SQ.FT.	16,000 SQ.FT.	27,530 SQ.FT.	43,530 SQ.FT.	27
28	41,590 SQ.FT.	1,165 SQ.FT.	40,425 SQ.FT.	350'	2,800 SQ.FT.	2,800 SQ.FT.	37,625 SQ.FT.	40,425 SQ.FT.	28
29	40,100 SQ.FT.	0	40,100 SQ.FT.	180'	0	0	40,100 SQ.FT.	40,100 SQ.FT.	29
30	40,450 SQ.FT.	0	40,450 SQ.FT.	400'	0	0	40,450 SQ.FT.	40,450 SQ.FT.	30
31	40,000 SQ.FT.	0	40,000 SQ.FT.	500'	0	0	40,000 SQ.FT.	40,000 SQ.FT.	31

NOTES

1.) INTENT: THIS OPEN SPACE SUBDIVISION YIELD PLAN IS INTENDED TO BE THE SUBMITTED YIELD PLAN PER SUBDIVISION REGULATIONS 157.21 (D)(1) TO DETERMINE "THE MAXIMUM NUMBER OF DWELLING UNITS" PERMITTED FOR THIS OPEN SPACE SUBDIVISION, (31).

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

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

3.) TAX MAP F LOT 3.

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

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SUBDIVISION PLAN
INDIAN RIDGE
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DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING INC.
AUG. 28, 2014 SCRD: #110-70

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

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ALTERNATIVE DESIGN SUBDIVISION
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FOR EZRA GREEN'S FARM LLC.
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MARCH 2000 SCRD 59-49

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

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

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

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

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

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000. AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2023.

11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 33017C 0310E, OCTOBER 30, 2015.

12.) DURING THE MONTH OF AUGUST 2023, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #193, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.

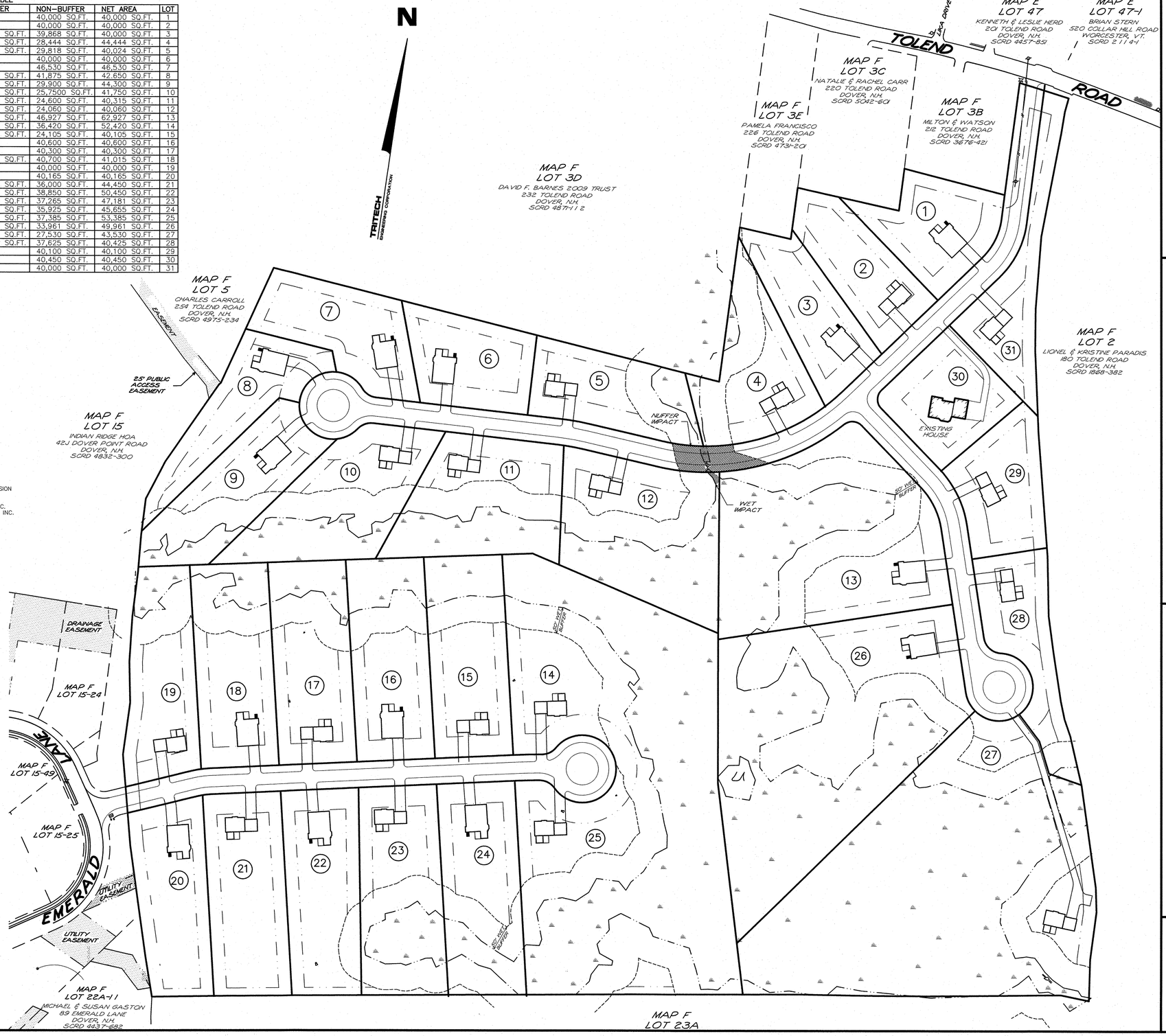
13.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 29, 2023 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 31, 2023. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

14.) PLANS RECORDED IN SCRD #104-61 AND #40-47 BOTH SHOW AN APPROXIMATE LOCATION OF AN EARLY SETTLERS GRAVE AREA LOCATED ON MAP F LOT 2, ALONG THE COMMON BOUNDARY LINE BETWEEN MAP F LOT 2 AND MAP F LOT 3.

15.) WETLAND IMPACT
TOTAL WETLAND: 674,247 SQ.FT.
WETLAND IMPACT: 700 SQ.FT.
% IMPACT: 0.10 %

BUFFER IMPACT
TOTAL BUFFER: 381,392 SQ.FT.
BUFFER IMPACT: 6,400 SQ.FT.
% IMPACT: 1.68 %

100 0 50 100 200 400
1"=100'



TRITECH
ENGINEERING CORPORATION
765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3930

REVISIONS
DATE: 4-10-25
DESCRIPTION: REVISED PER TRC COMMENTS

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

LICENSED LAND SURVEYOR
NO. 884
ROBERT J. SCHMELZER
STATE OF NEW HAMPSHIRE

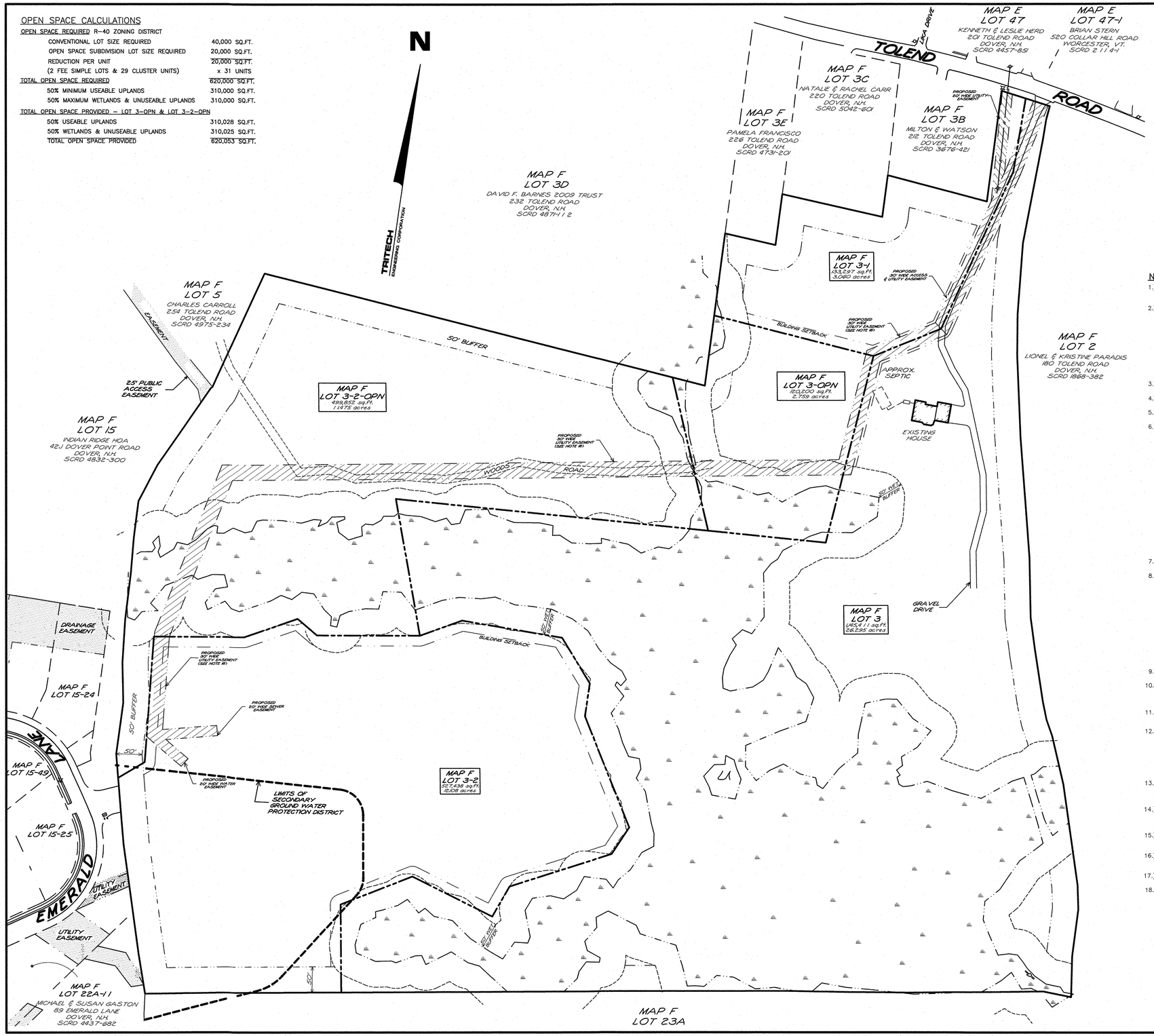
YIELD PLAN
AMBROSE WOODS
TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
MARCH 6, 2025 JOB No. 23118
SCALE: 1" = 100'

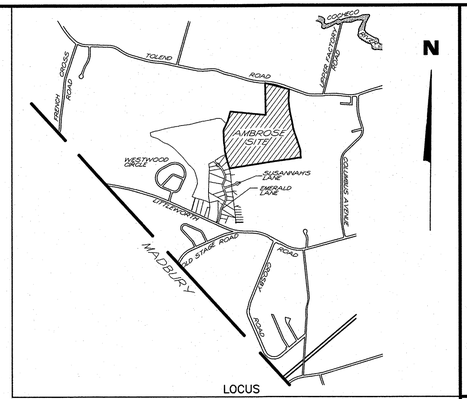
SHEET No.
Y-1

(SUBD-2025-00001)

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED R-40 ZONING DISTRICT	
CONVENTIONAL LOT SIZE REQUIRED	40,000 SQ.FT.
OPEN SPACE SUBDIVISION LOT SIZE REQUIRED	20,000 SQ.FT.
REDUCTION PER UNIT	20,000 SQ.FT.
(2 FEE SIMPLE LOTS & 29 CLUSTER UNITS)	x 31 UNITS
TOTAL OPEN SPACE REQUIRED	620,000 SQ.FT.
50% MINIMUM USEABLE UPLANDS	310,000 SQ.FT.
50% MAXIMUM WETLANDS & UNUSEABLE UPLANDS	310,000 SQ.FT.
TOTAL OPEN SPACE PROVIDED – LOT 3–OPN & LOT 3–2–OPN	
50% USEABLE UPLANDS	310,028 SQ.FT.
50% WETLANDS & UNUSEABLE UPLANDS	310,025 SQ.FT.
TOTAL OPEN SPACE PROVIDED	620,053 SQ.FT.





NOTES

1.) INTENT: TO SUBDIVIDE DOVER TAX MAP F LOT 3, UNDER THE CITY OF DOVER OPEN SPACE SUBDIVISION REGULATIONS. (SEE NOTE 1 ON SHEET SN–1 FOR MORE DETAIL)

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

AUTHORIZED SIGNATURE

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

3.) TAX MAP F LOT 3.

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

5.) PROJECT DEED REFERENCE: BOOK 5166 PAGE 26

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

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

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

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

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

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

8.) ZONING: R–40

MIN. LOT SIZE:	40,000 SQ.FT.
MIN. FRONTAGE:	150 FT
MIN. SETBACKS:	
FRONT:	40 FT
SIDE:	25 FT
REAR:	15 FT

OPEN SPACE SUBDIVISION R–40

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

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

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

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000 AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2023.

11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 33017C 0310E, OCTOBER 30, 2015.

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

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14.) PLANS RECORDED IN SCRD #104–61 AND #40–47 BOTH SHOW AN APPROXIMATE LOCATION OF AN EARLY SETTLERS GRAVE AREA LOCATED ON MAP F LOT 2, ALONG THE COMMON BOUNDARY LINE BETWEEN MAP F LOT 2 AND MAP F LOT 3.

15.) LOTS 3 AND 3–1 AND THE UNITS CONTAINED THEREON WILL BE SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

16.) BOTH LOTS 3 AND 3–1 CURRENTLY UTILIZE PORTIONS OF THE PERIMETER BUFFER AND THE WETLANDS. THEY WILL CONTINUE TO DO SO.

17.) "AMBROSE DRIVE" AND ASSOCIATED UTILITIES ARE INTENDED TO BE PRIVATE.

18.) THE APPLICANT WILL DEED A 30 FOOT WIDE WATER AND SEWER EASEMENT (AS SHOWN) TO THE CITY OF DOVER FOR FUTURE EXTENSION TO TOLEND ROAD.

100 0 50 100 200 400
1"=100'

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

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS	
DATE:	DESCRIPTION:
4–10–25	REVISED PER TRC COMMENTS

LICENSED LAND SURVEYOR NO. 894 ROBERT P. BERRY STATE OF NEW HAMPSHIRE

OPEN SPACE SUBDIVISION PLAN

AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 2318
SCALE: 1" = 100'

SHEET No. S–1

(SUBD–2025–00001)

N

TRITECH ENGINEERING CORPORATION

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

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

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

MAP F
LOT 3B
MILTON & WATSON
212 TOLEND ROAD
DOVER, N.H.
SCRD 3676-421

TOLEND ROAD

IP (FND) (BENT)

IP (FND)

PROPOSED 20' WIDE UTILITY EASEMENT

S 80°45'24" E 49.41'

S 80°45'24" E 49.41'

S 07°06'18" W 26.87'

N 01°53'30" E 45.00'

S 07°06'18" W 42.31'

S 07°06'18" W 228.00'

N 00°52'29" W 228.00'

SQUARE PIN (FND)

IP (FND)

S 83°33'53" E 198.40'

IP (FND)

N 00°54'35" W 81.59'

IP (FND)

S 85°38'57" E 199.57'

IP (FND)

N 00°30'58" W 100.00'

S 85°31'13" E 100.64'

N 00°52'00" W 187.78'

MAP F
LOT 3-1
133,297 sq.ft.
3.060 acres

PROPOSED 30' WIDE ACCESS & UTILITY EASEMENT

N 16°22'08" E 337.03'

S 07°06'45" E 428.89'

S 02°27'35" W 202.83'

S 84°08'20" E 618.59'

50' BUFFER

BUILDING SETBACK

N 84°08'20" W 318.80'

PROPOSED 30' WIDE UTILITY EASEMENT (SEE NOTE 18)

N 53°26'54" E 142.02'

S 84°08'20" E 64.68'

N 00°52'00" W 68.26'

IP (FND)

MAP F
LOT 3-OPN
120,200 sq.ft.
2.759 acres

APPROX. SEPTIC

EXISTING HOUSE

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

S 10°45'18" E 550.17'

S 12°39'36" E 238.25'

PROPOSED 30' WIDE UTILITY EASEMENT (SEE NOTE 18)

N 21°26'55" W 307.09'

N 25°54'40" E 176.13'

WOODS ROAD

50' WET BUFFER

S 87°21'00" W 670.50'

S 87°21'00" W 229.92'

50 0 25 50 100 200

1"=50'

TRITECH
ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS

DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

LICENSED LAND SURVEYOR
No. 884
ROBERT
PAUL
SURVEY
NEW HAMPSHIRE
STATE

OPEN SPACE SUBDIVISION PLAN

AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

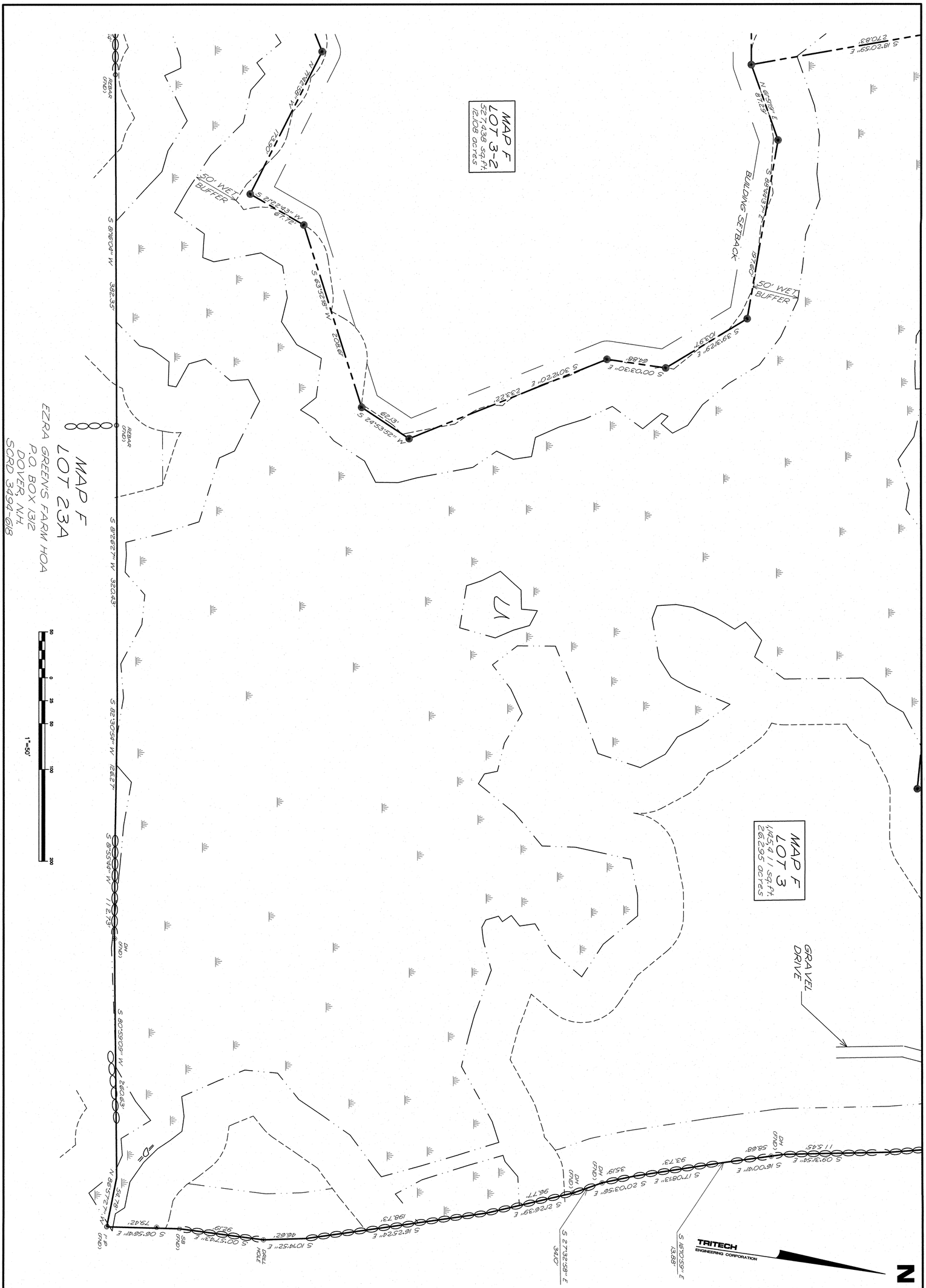
MARCH 6, 2025 JOB No. 2318

SCALE: 1" = 50'

SHEET No.

S-2

(SUBD-2025-0001)



SHEET No.

S-3

OPEN SPACE SUBDIVISION PLAN

AMBROSE WOODS

TAX MAP F LOT 3

210 TOLEND ROAD AND EMERALD LANE

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 50'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE — No. 884 — ROBERT J. STOWELL — LICENSED LAND SURVEYOR

REVISIONS	
DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

(SUBD-2025-0001)

N

TRITECH ENGINEERING CORPORATION

DRAINAGE EASEMENT

MAP F LOT 15-24

MAP F LOT 15-49

MAP F LOT 15-25

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

LOT 22A-12
CHARLES & JENNIFER MACNEIL
87 EMERALD LANE
DOVER, N.H.

MAP F LOT 23A
EZRA GREEN'S FARM HOA
P.O. BOX 1312
DOVER, N.H.
SCRD 3494-618

EMERALD LANE

AMBROSE DRIVE ("PRIVATE ROAD & UTILITIES NOT FOR PUBLIC ACCEPTANCE")

MAP F LOT 3-2
527,438 sq.ft.
12.108 acres

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

PROPOSED 30' WIDE UTILITY EASEMENT (SEE NOTE 18)
PROPOSED 20' WIDE SEWER EASEMENT
PROPOSED 20' WIDE WATER EASEMENT
LIMITS OF SECONDARY GROUND WATER PROTECTION DISTRICT
50' BUFFER
30' WETLAND BUFFER
50' WETLAND BUFFER
BUILDING SETBACK
UTILITY EASEMENT
UTILITY EASEMENT

N 03°46'30" W 81.79'
N 04°16'17" W 83.16'
N 03°13'16" W 73.48'
N 03°03'23" W 100.19'
N 13°08'08" W 15.75'
N 13°08'08" W 50.63'
N 13°08'08" W 62.73'
N 17°37'37" W 79.29'
N 13°08'08" W 133.61'
N 17°37'37" W 81.31'
N 13°13'08" W 60.04'
S 50°47'55" W 48.99'
S 18°20'55" E 270.33'
N 62°25'38" E 110.17'
S 57°50'15" E 143.21'
N 81°32'55" E 200.05'
N 81°50'53" E 175.36'
N 61°51'19" E 81.29'
S 88°44'37" E 197.60'
S 32°37'29" E 123.91'
S 00°03'30" E 182.22'
S 30°12'20" E 233.22'
S 24°23'52" W 82.43'
S 63°52'16" W 208.61'
S 21°22'38" W 67.72'
N 67°42'58" W 173.90'
S 60°02'31" W 150.12'
S 00°05'25" E 400.99'
S 81°16'56" W 223.97'
N 81°16'56" E 163.34'
S 81°16'04" W 382.35'
S 81°26'27" W 320.43'
157.75' S 80°47'27" W
50'
REBAR (FND)
GB (FND)
IP (FND)
DRILL HOLE (FND)

1"=50'

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS
DATE: DESCRIPTION:
4-10-25 REVISED PER TRC COMMENTS

LICENSED LAND SURVEYOR No. 884 ROBERT J. STOWELL NEW HAMPSHIRE

OPEN SPACE SUBDIVISION PLAN

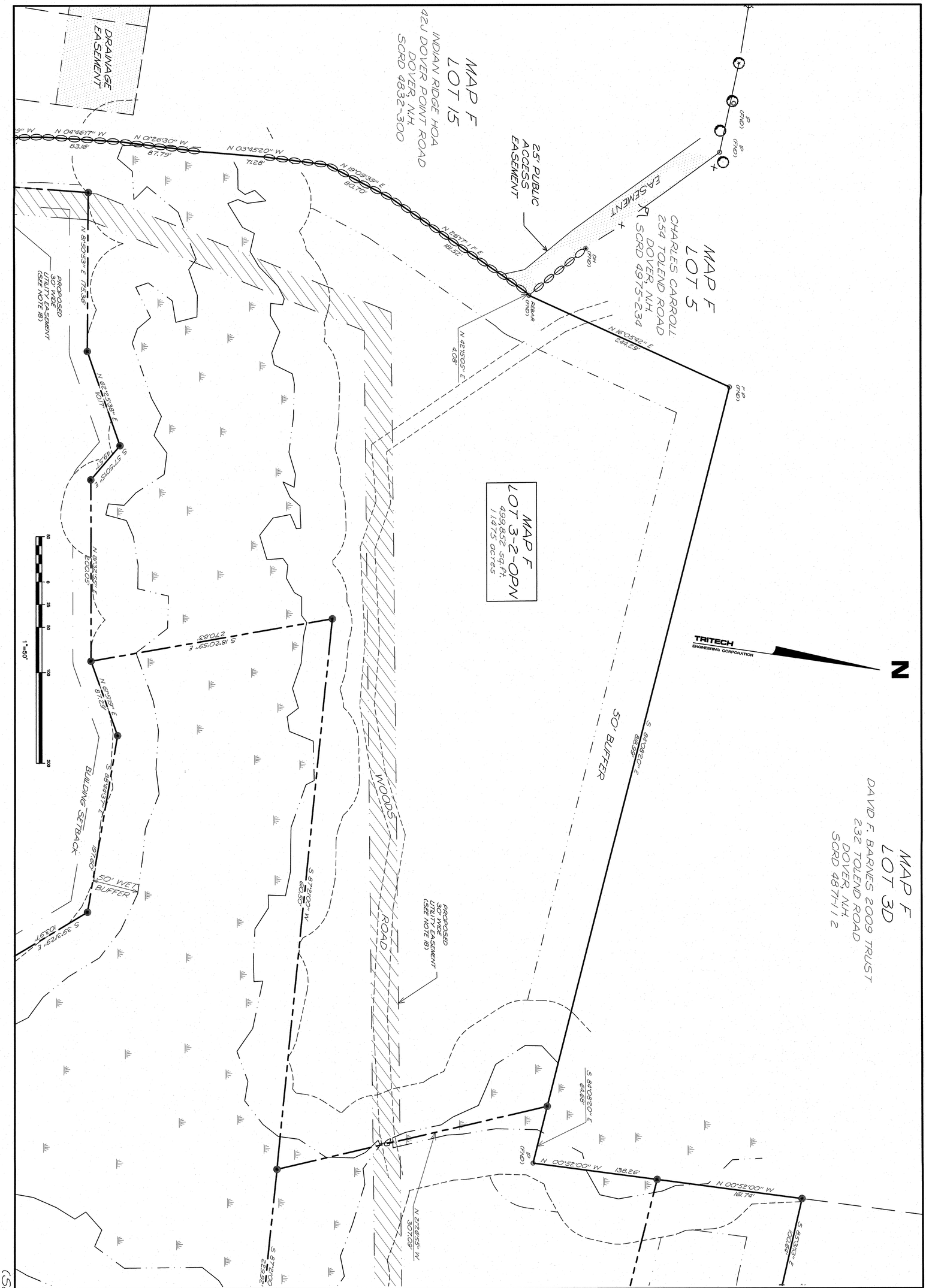
AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118
SCALE: 1" = 50'

SHEET No. S-4

(SUBD-2025-00001)



SHEET No.

S-5

(SUBD-2025-0001)

OPEN SPACE SUBDIVISION PLAN

AMBROSE WOODS

TAX MAP F LOT 3

210 TOLEND ROAD AND EMERALD LANE

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 50'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE — No. 884 — ROBERT J. STOCKMAL — LICENSED LAND SURVEYOR

REVISIONS	
DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3630

N

TOLEND ROAD

LIKA DRIVE

MAP E LOT 47
KENNETH & LESLIE HERD
201 TOLEND ROAD
DOVER, N.H.
SCRD 4457-851

MAP E LOT 47-1
BRIAN STERN
520 COLLAR HILL RO
WORCESTER, VT.
SCRD 2114-1

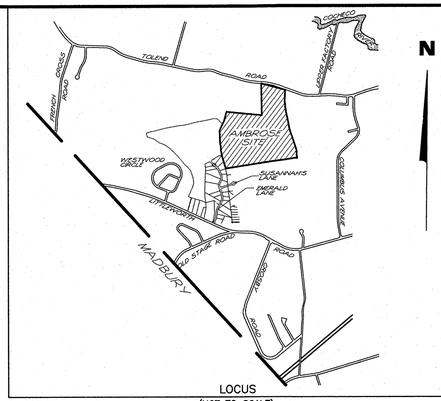
MAP F LOT 3C
NATALIE & RACHEL CARR
220 TOLEND ROAD
DOVER, N.H.
SCRD 5042-601

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

MAP F LOT 3B
~~AHL~~TON & WATSON
212 TOLEND ROAD
DOVER, N.H.
SCRD 3676-421

IP (FND)
IP (FND) (BENT)
WV
PROPOSED 20' WIDE UTILITY EASEMENT
S 80°45'24" E 49.41'
S 80°45'24" E 49.41'
S 07°06'18" W 26.87'
N 01°53'31" E 45.00'
S 07°04'04" W 42.31'
N 00°52'29" W 218.00'
S 02°27'55" W 202.83'
SQUARE PIN (FND)
S 83°33'53" E 199.40'
N 00°54'56" W 81.99'
S 85°34'57" E 199.57'
N 00°50'58" W 100.00'
S 84°31'13" E 100.64'
180
178
176
444C
444B
438A
936B
MAP F LOT 3-1
133,297 sq.ft.
3.060 acres
MAP F LOT 3-OPN
120,200 sq.ft.
2.759 acres
PROPOSED 30' WIDE ACCESS & UTILITY EASEMENT
4K
TP 5+00
99D
PROPOSED 30' WIDE UTILITY EASEMENT (SEE NOTE 18)
BUILDING SETBACK
N 84°08'20" W 319.80'
N 59°26'54" E 142.02'
APPROX. SEPTIC
MUNICIPAL WATER LINE (APPROX.)
N 16°12'06" E 337.03'
S 04°05'45" E 139.24'
S 10°58'31" E 153.07'
MAP F LOT 2
LIONEL & KRISTINE PARADIS
180 TOLEND ROAD
DOVER, N.H.
SCRD 1868-382

40 0 20 40 80 160
1"=40'



LOCUS
(NOT TO SCALE)

NOTES

1.) INTENT: TO SUBDIVIDE DOVER TAX MAP F LOT 3, UNDER THE CITY OF DOVER OPEN SPACE SUBDIVISION REGULATIONS. THIS PLAN SHOWS THE ONE LOT, (LOT 3-1) THAT REQUIRES NHDES SUBDIVISION APPROVAL.

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

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

3.) TAX MAP F LOT 3.

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

5.) PROJECT DEED REFERENCE: BOOK 5166 PAGE 26

6.) PROJECT PLAN REFERENCE:
SUBDIVISION PLAN
INDIAN RIDGE
EMERALD LANE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
AUG. 28, 2014 SCRD: #11D-7D

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

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

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

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

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

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

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

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

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

10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000. AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2023.

11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD. FIRM PANEL NO. 33017C 0310E, OCTOBER 30, 2015.

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

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

14.) PLANS RECORDED IN SCRD #1D4-61 AND #40-47 BOTH SHOW AN APPROXIMATE LOCATION OF AN EARLY SETTLERS GRAVE AREA LOCATED ON MAP F LOT 2, ALONG THE COMMON BOUNDARY LINE BETWEEN MAP F LOT 2 AND MAP F LOT 3.

15.) LOTS 3 AND 3-1 AND THE UNITS CONTAINED THEREON WILL BE SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

LEGEND

99	TUNBRIDGE
438	SWANTON, POORLY DRAINED
444	NEWFIELDS
936	SWANTON, SOMEWHAT POORLY DRAINED
TP	TEST PIT

SLOPE CLASS

A	0 - 3%
B	3 - 8%
C	8 - 15%
D	15 - 25%
E	25 - 50%
F	>50%

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
Robert J. Bidwell
No. 550
Department of Environmental Services

TRITECH
ENGINEERING CORPORATION
750 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3650

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS
DATE: 4-10-25
DESCRIPTION: REVISED PER TRC COMMENTS

MICHAEL MARIANO
No. 183
CERTIFIED WETLAND SCIENTIST
STATE OF NEW HAMPSHIRE

LICENSED LAND SURVEYOR
No. 884
ROBERT J. SAWYER
STATE OF NEW HAMPSHIRE

NHDES SUBDIVISION PLAN

AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118
SCALE: 1" = 40'

SHEET No. S-6

(SUBD-2025-0001)



SOILS NOTES

1.) SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT. SSSNNE SPECIAL PUBLICATION NO. 3, VERSION 7.0, JULY 2021. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PRODUCT, INTENDED FOR THE SUBMISSION TO NH DES ALTERATION OF TERRAIN. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE.

2.) WETLANDS WERE INVESTIGATED IN FEBRUARY 2024 BY MICHAEL MARIANO, NH CERTIFIED WETLAND SCIENTIST #183 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. HYDRIC SOILS WERE IDENTIFIED BY FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017. A ROUTINE DETERMINATION, AS DESCRIBED IN THE MANUAL, WAS FOLLOWED. NO WETLAND WERE FOUND.

3.) TEST PITS WERE OBSERVED AND DESCRIBED IN MARCH AND APRIL OF 2024, AND JANUARY AND FEBRUARY OF 2025.

LEGEND

99	TUNBRIDGE
100	UDORTHENTS, WET SUBSTRATUM
134	MAYBID, VERY POORLY DRAINED
438	SWANTON, POORLY DRAINED
444	NEWFIELDS
936	SWANTON, SOMEWHAT POORLY DRAINED
TP	TEST PIT

SLOPE CLASS

A	0 - 3%
B	3 - 8%
C	8 - 15%
D	15 - 25%
E	25 - 50%
F	>50%

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS

DATE:	DESCRIPTION:
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TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

MICHAEL MARIANO
No. 183
CERTIFIED WETLAND SCIENTIST
STATE OF NEW HAMPSHIRE

SITE SPECIFIC SOILS PLAN

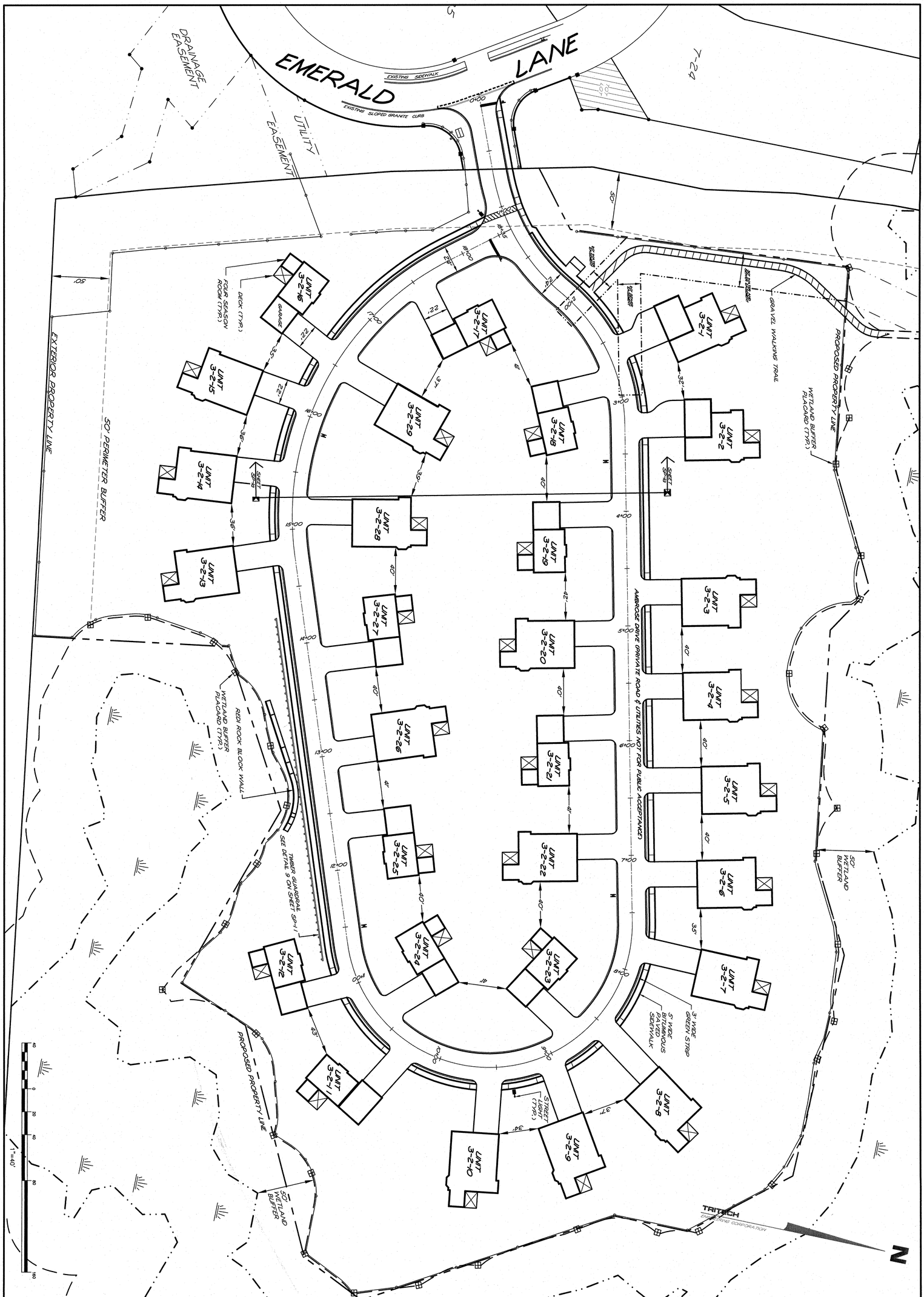
AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 2318
SCALE: 1" = 100'

SHEET No. SSS-1

(SUBD-2025-0001)



SHEET No.

SP-1

GENERAL SITE PLAN

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 40'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

ROBERT J. STOWELL No. 9903 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

REVISIONS	
DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

TRITECH ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

(SUBD-2025-0001)

CONSTRUCTION NOTES:

C-1

1. INSTALL EROSION CONTROL MEASURE. "SILT FENCE" PER DETAIL 1, SHEET SP-8 OR "SILT SOXX" PER DETAIL 9, SHEET SP-8 OR "EROSION CONTROL BERM" PER DETAIL 11, SHEET SP-8, MAY BE USED AT THE SITE WORK CONTRACTOR DISCRETION. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
2. BEGIN SLOPED GRANITE CURB PER DETAIL 7, SHEET SP-7.
3. END SLOPED GRANITE CURB PER DETAIL 7, SHEET SP-7.
4. BEGIN VERTICAL GRANITE CURB PER DETAIL 7, SHEET SP-7.
5. END VERTICAL GRANITE CURB PER DETAIL 7, SHEET SP-7.
6. MATCH EXISTING SLOPED GRANITE CURB PER DETAIL 7, SHEET SP-7.
7. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 6, SHEET SP-8.
8. INSTALL PEDESTRIAN CROSSWALK PER DETAIL 8, SHEET SP-11.
9. INSTALL CONCRETE POLE BASE AND LIGHTS, PER DETAIL 6, SHEET SP-11. SEE SHEET Li-1 FOR SPECIFICATIONS.
10. SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 1, SHEET SP-10.
11. INSTALL ASPHALT PAVEMENT PER DETAIL 1, SHEET SP-7.
12. INSTALL 5' WIDE PAVED SIDEWALK PER DETAIL 1, SHEET SP-7.
13. REMOVE 75' OF EXISTING SLOPED GRANITE CURBING AND SALVAGE TO THE CITY OF DOVER.
14. INSTALL DETECTABLE WARNING DOME PER DETAIL 10, SHEET SP-7.
15. INSTALL 18" STOP BAR AND SIGN IN ACCORDANCE WITH 2010 STATE OF N.H. DEPT. OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CONSTRUCTION", (SEE DETAIL 6, SHEET SP-7). ALSO TOP MOUNTED STREET SIGN PER DETAIL 12, SHEET SP-7. (SIGNS TO LOCATED AT STATION 0+10, 19.5' LEFT AND STATION 18+28, 19' RIGHT).
16. CONSTRUCT A SIX FOOT WIDE GRAVEL WALKING TRAIL TO THE LIMITS OF THE WETLAND BUFFER (SEE DETAIL 5 ON SHEET SP-12). CLEAR WALKING PATH FROM END OF GRAVEL TRAIL TO EXISTING WOODS ROAD SHOWN ON SHEET S-1. TRAIL AND PATH TO BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
17. INSTALL ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 11, SHEET SP-8.
18. INSTALL (4) SIGNS "NO PARKING FIRE LANE" PER DETAIL 9 ON SHEET SP-7. SIGNS TO BE DOUBLE SIDED AND SET PERPENDICULAR TO THE ROADWAY.
19. INSTALL MAIL KIOSK PER DETAIL 12 ON SHEET SP-9.

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GENERAL SITE PLAN

AMBROSE WOODS

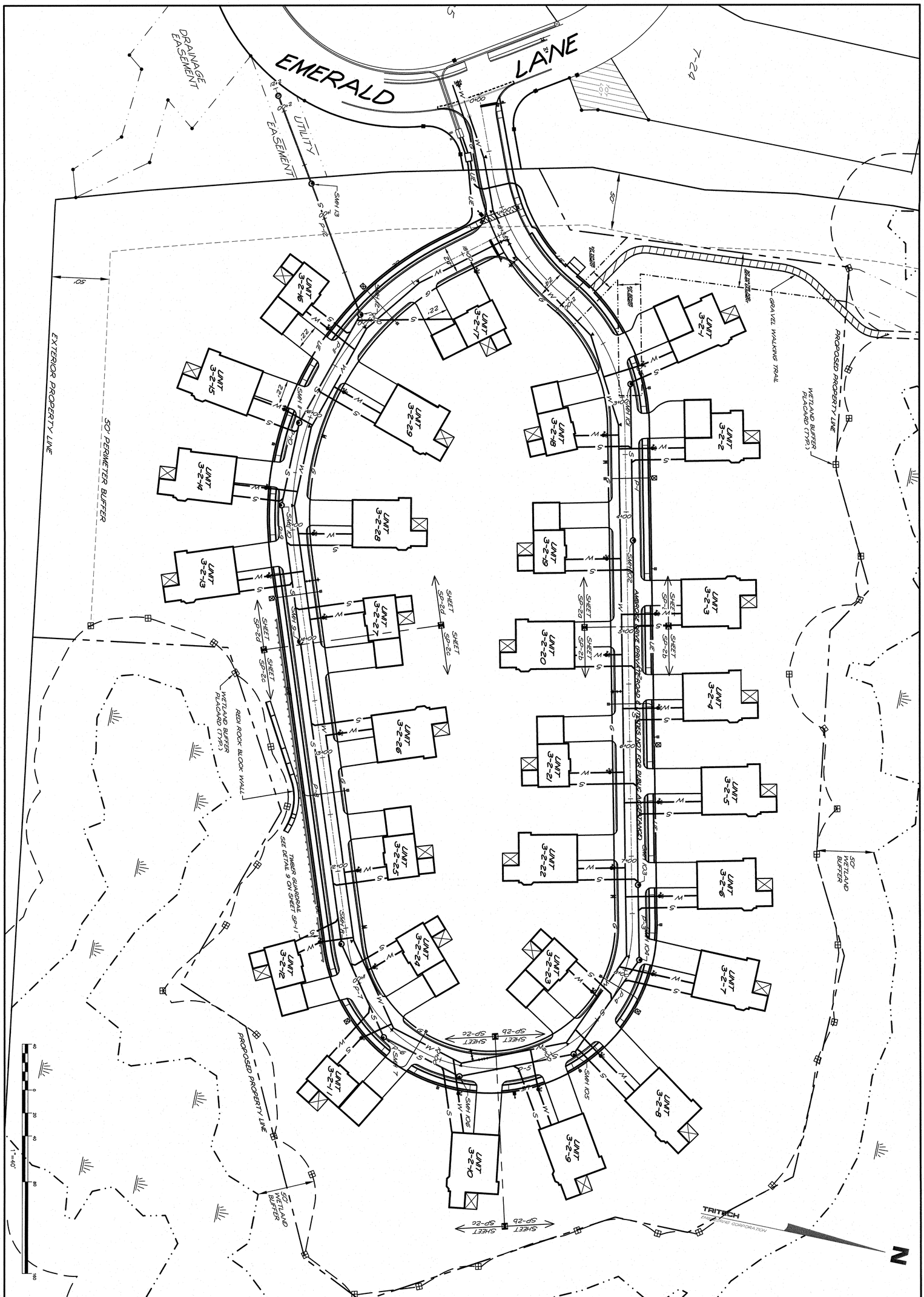
TOLEND ROAD
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 20

SHEET No. SP-1a

(SUBD-2025-00001)


EMERALD LANE
DRAINAGE EASEMENT
UTILITY EASEMENT
EXTERIOR PROPERTY LINE
50' PERIMETER BUFFER
PROPOSED PROPERTY LINE
GRAVEL WALKING TRAIL
WETLAND BUFFER PLACARD (TYP.)
REDI ROCK BLOCK WALL
TIMBER GUARDRAIL
SEE DETAIL 9 ON SHEET SP-11
AMBROSE ROAD (PRIVATE ROAD)
GATE NOT FOR PUBLIC ACCESS
50' WETLAND BUFFER
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SHEET SP-2bbv
SHEET

W-1 WATER NOTES:

1. CONNECT TO EXISTING 8" C.L.D.I WATER MAIN AT EXISTING STUB. CONTRACTOR TO VERIFY SIZE AND LOCATION PRIOR TO THE START OF CONSTRUCTION.
2. INSTALL HYDRANT BRANCH PER DETAIL 2, SHEET SP-11, AT STATION 0+95 15'R.
3. INSTALL 8"x 8" x 8" TEE W/ (3) WATER GATE VALVES AT STA. 1+26.50 6.75'R.
4. INSTALL 8" CONCRETE LINED DUCTILE IRON CLASS 52 (C.L.D.I.) WATER MAIN WITH POLYWRAP. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
5. INSTALL CONCRETE THRUST BLOCKS WHERE SHOWN PER DETAIL 4, SHEET SP-11.
6. INSTALL 1" COPPER PIPE FROM WATER MAIN TO CURB BOX. INSTALL 1" PLASTIC WATER SERVICE FROM CURB BOX TO BUILDING PER DETAIL 1, SHEET SP-11.
7. INSTALL WATER SHUT-OFF PER DETAIL 1, SHEET SP-11.
8. INSTALL HYDRANT BRANCH PER DETAIL 2, SHEET SP-11, AT STATION 5+56.50 15'R.
9. INSTALL HYDRANT BRANCH PER DETAIL 2, SHEET SP-11, AT STATION 9+75 15'R.
10. INSTALL (2) 8"x 8" INLINE WATER GATE VALVES AT STA. 9+72.50 8.6'R.
11. INSTALL HYDRANT PER DETAIL 2, SHEET SP-11, AT STATION 14+54 15'R.
12. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
13. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA, STATE AND LOCAL REGULATIONS.
14. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
15. DOMESTIC WATER AND LANDSCAPING WATER SHALL BE METERED SEPARATELY.

S-1 SEWER NOTES:

1. INSTALL SMH AT LOCATIONS AND ELEVATIONS ON ROAD PLAN AND PROFILE SHEETS C-1 THRU C-1e. INSTALLATION TO BE IN ACCORDANCE WITH DETAIL SHEETS SP-12 & SP-13 INSTALL DROP INLET AS DIRECTED BY THE CITY OF DOVER
2. INSTALL 8" SDR 35 SEWER MAIN.
3. INSTALL SEWER SERVICE FROM SEWER MAIN TO BUILDING. SEE DETAIL ON SHEET SP-12.
4. SEWER MANHOLE COVER SHALL BE NEENAH LIFTMATE R-1743-LM.
5. ALL SEWER PIPE SHALL BE SDR 35.

U-1 UTILITY NOTES:

1. CONNECT TO EXISTING COMMICATION BOXES IN ACCORDANCE WITH UTILITY STANDARDS & DETAIL 7, (TRENCH "A" AND "B"). CONTACT BREEZELINE (888-536-9600) AND COMCAST (800-934-6489)
2. COORDINATE WITH UNITIL FOR GAS LINE LOCATION AND SIZING (888-301-7700).

E-1 EVERSOURCE NOTES:

1. INSTALL 162 FEET OF (2) 3" PRIMARY POWER CONDUIT FROM STATION 23 (HANDHOLE) TO STATION 2 (313/1T1).
2. INSTALL 295 FEET OF (2) 3" PRIMARY POWER CONDUIT FROM STATION 2 (313/1T1) TO STATION 5 (313/1T2).
2a. INSTALL 40 FEET OF (2) 3" SECONDARY POWER CONDUIT FROM STATION 2 (313/1T1) TO STATION 3 (313/1J1).
2b. INSTALL 160 FEET OF (1) 3" SECONDARY POWER CONDUIT FROM STATION 2 (313/1T1) TO STATION 4 (313/1J1-2).
3. INSTALL 375 FEET OF (2) 3" PRIMARY POWER CONDUIT FROM STATION 5 (313/1T2) TO STATION 8 (313/1T3).
3a. INSTALL 40 FEET OF (2) 3" SECONDARY POWER CONDUIT FROM STATION 5 (313/1T2) TO STATION 6 (313/1J2).
3b. INSTALL 215 FEET OF (2) 3" SECONDARY POWER CONDUIT FROM STATION 5 (313/1T2) TO STATION 7 (313/1J2-1).
4. INSTALL 300 FEET OF (2) 3" PRIMARY POWER CONDUIT FROM STATION 8 (313/1T3) TO STATION 11 (313/1T4).
4a. INSTALL 100 FEET OF (2) 3" SECONDARY POWER CONDUIT FROM STATION 8 (313/1T3) TO STATION 9 (313/1J3).
4b. INSTALL 100 FEET OF (1) 3" SECONDARY POWER CONDUIT FROM STATION 8 (313/1T3) TO STATION 10 (313/1J3-1).
5. INSTALL 240 FEET OF (2) 3" PRIMARY POWER CONDUIT FROM STATION 11 (313/1T4) TO STATION 14 (313/1T5).
5a. INSTALL 75 FEET OF (1) 3" SECONDARY POWER CONDUIT FROM STATION 11 (313/1T4) TO STATION 12 (313/1J4-1).
5b. INSTALL 50 FEET OF (2) 3" SECONDARY POWER CONDUIT FROM STATION 11 (313/1T4) TO STATION 24 (313/1J4-2).
5c. INSTALL 80 FEET OF (1) 3" SECONDARY POWER CONDUIT FROM STATION 11 (313/1T4) TO STATION 13 (313/1J4).
6. INSTALL 235 FEET OF (2) 3" PRIMARY POWER CONDUIT FROM STATION 14 (313/1T5) TO STATION 17 (313/1T6).
6a. INSTALL 75 FEET OF (2) 3" SECONDARY POWER CONDUIT FROM STATION 14 (313/1T5) TO STATION 16 (313/1J5-1).
6b. INSTALL 10 FEET OF (1) 3" SECONDARY POWER CONDUIT FROM STATION 14 (313/1T5) TO STATION 15 (313/1J5).
7. INSTALL 355 FEET OF (2) 3" PRIMARY POWER CONDUIT FROM STATION 17 (313/1T6) TO STATION 23 (HANDHOLE).
7a. INSTALL 85 FEET OF (1) 3" SECONDARY POWER CONDUIT FROM STATION 17 (313/1T6) TO STATION 18 (313/1J6).
7b. INSTALL 40 FEET OF (2) 3" SECONDARY POWER CONDUIT FROM STATION 17 (313/1T6) TO STATION 19 (313/1J6-1).
7c. INSTALL 80 FEET OF (1) 3" SECONDARY POWER CONDUIT FROM STATION 17 (313/1T6) TO STATION 20 (313/1J6-2).

1"=20'

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS
DATE: DESCRIPTION:
4-10-25 REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ROBERT STOWELL No. 9903 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE - USA

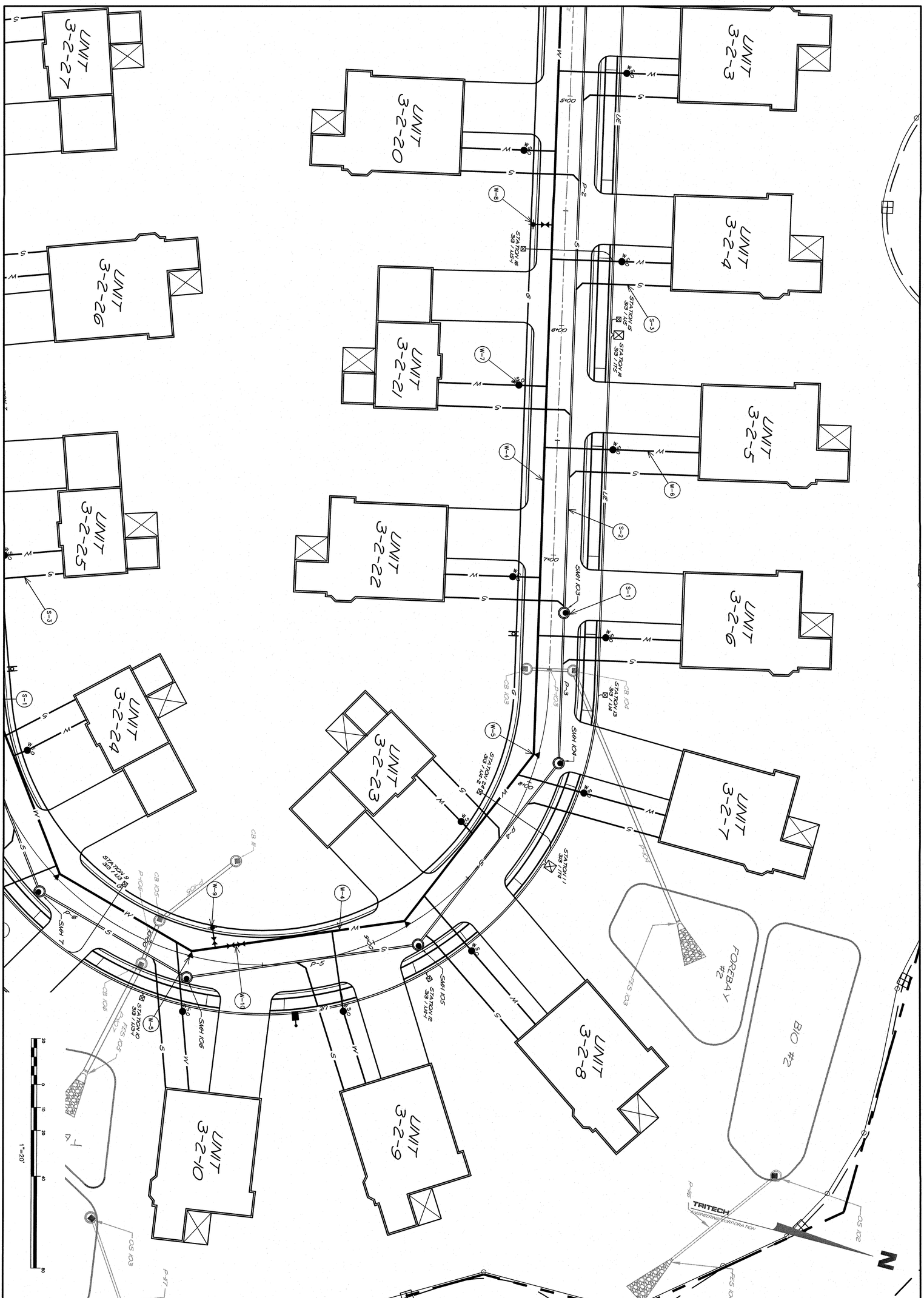
UTILITY PLAN

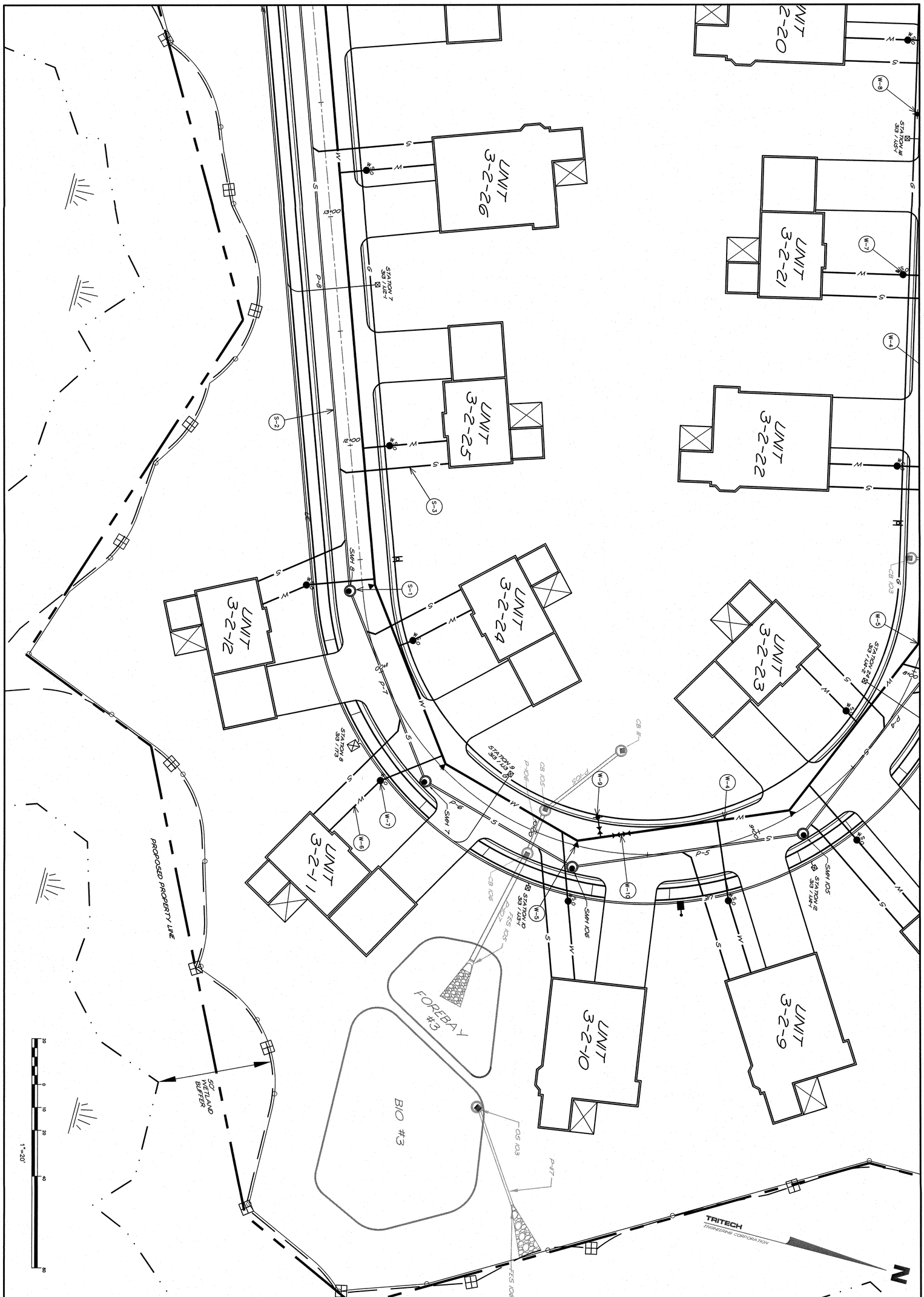
AMBROSE WOODS

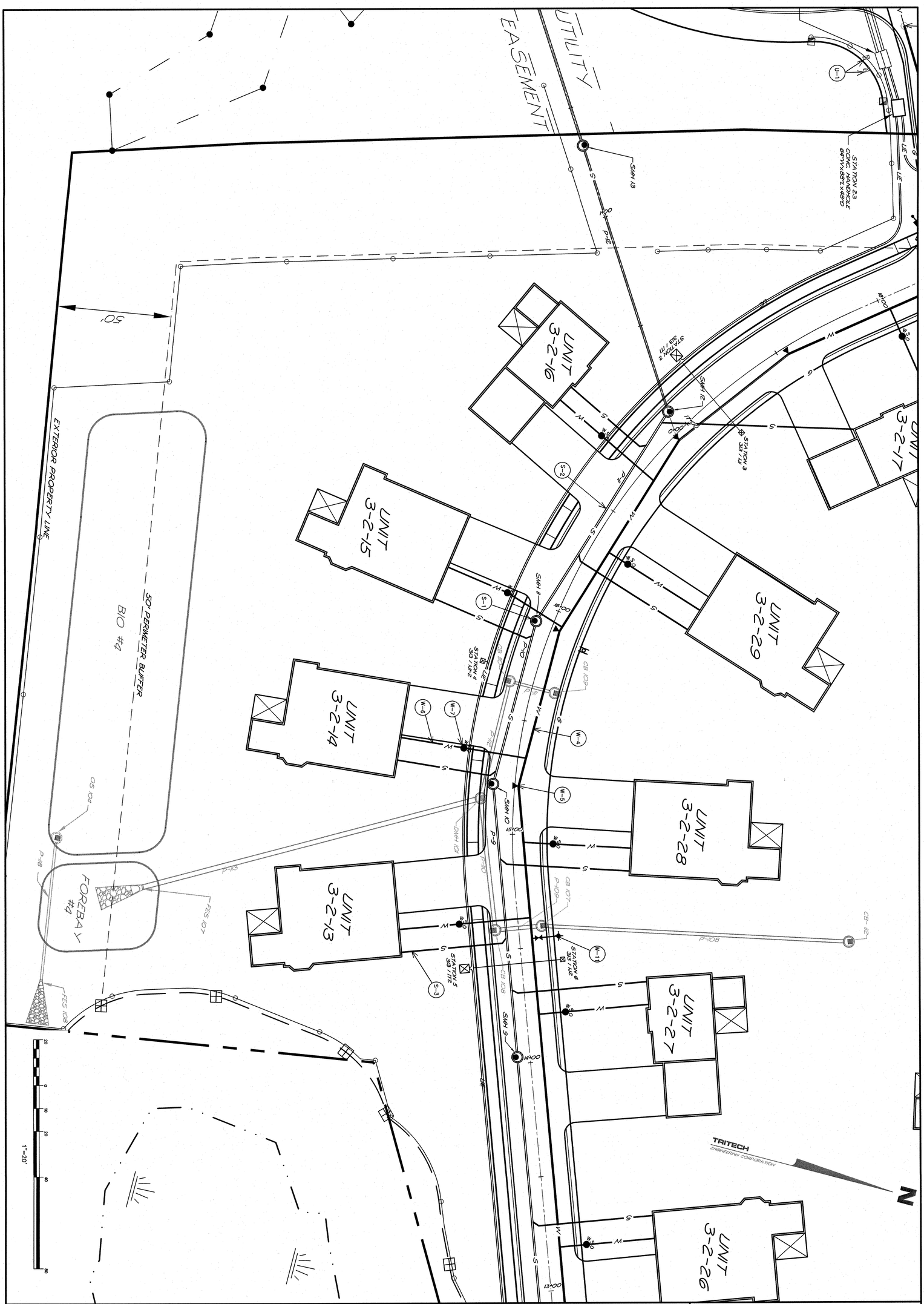
TOLEND ROAD
DOVER, NEW HAMPSHIRE
MARCH 6, 2025 JOB No. 23118
SCALE: 1" = 20'

SHEET No. SP-2a

(SUBD-2025-0001)


UNIT 3-2-1
UNIT 3-2-2
UNIT 3-2-3
UNIT 3-2-4
UNIT 3-2-5
UNIT 3-2-6
UNIT 3-2-7
UNIT 3-2-8
UNIT 3-2-9
UNIT 3-2-10
UNIT 3-2-20
UNIT 3-2-21
UNIT 3-2-22
UNIT 3-2-23
UNIT 3-2-24
UNIT 3-2-25
UNIT 3-2-26
FOREBAY #2
BIO #2
SMH 103
SMH 104
SMH 105
SMH 106
SMH 107
SMH 108
P-1
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UNIT 3-2-20
UNIT 3-2-26
UNIT 3-2-21
UNIT 3-2-25
UNIT 3-2-22
UNIT 3-2-12
UNIT 3-2-24
UNIT 3-2-23
UNIT 3-2-11
UNIT 3-2-10
UNIT 3-2-9
FOREBAY #3
BIO #3
PROPOSED PROPERTY LINE
50' WETLAND BUFFER
SMH #8
SMH #7
SMH #6
SMH #5
SMH #4
SMH #3
SMH #2
SMH #1
CB #3
CB #4
CB #5
CB #6
CB #7
CB #8
CB #9
CB #10
CB #11
CS #3
CS #4
CS #5
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SHEET No.

SP-2d

UTILITY PLAN

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 2318

SCALE: 1" = 20'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE
ROBERT J. STOWELL
No. 9903
LICENSED PROFESSIONAL ENGINEER

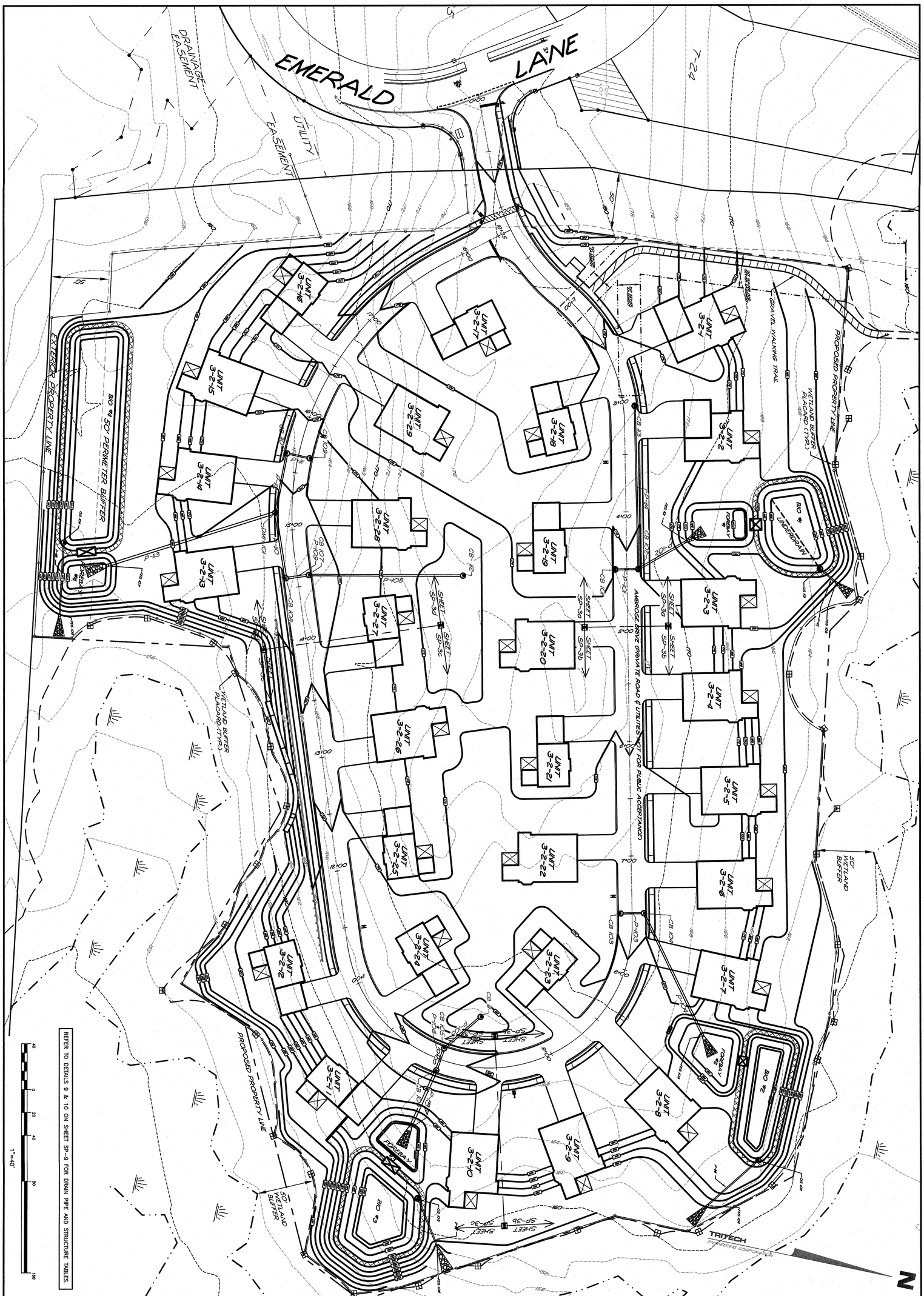
REVISIONS	
DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
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(SUBD-2025-0001)



SHEET No.

SP-3

GENERAL GRADING AND DRAINAGE PLAN

AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 40'

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

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ROBERT J. STOWELL
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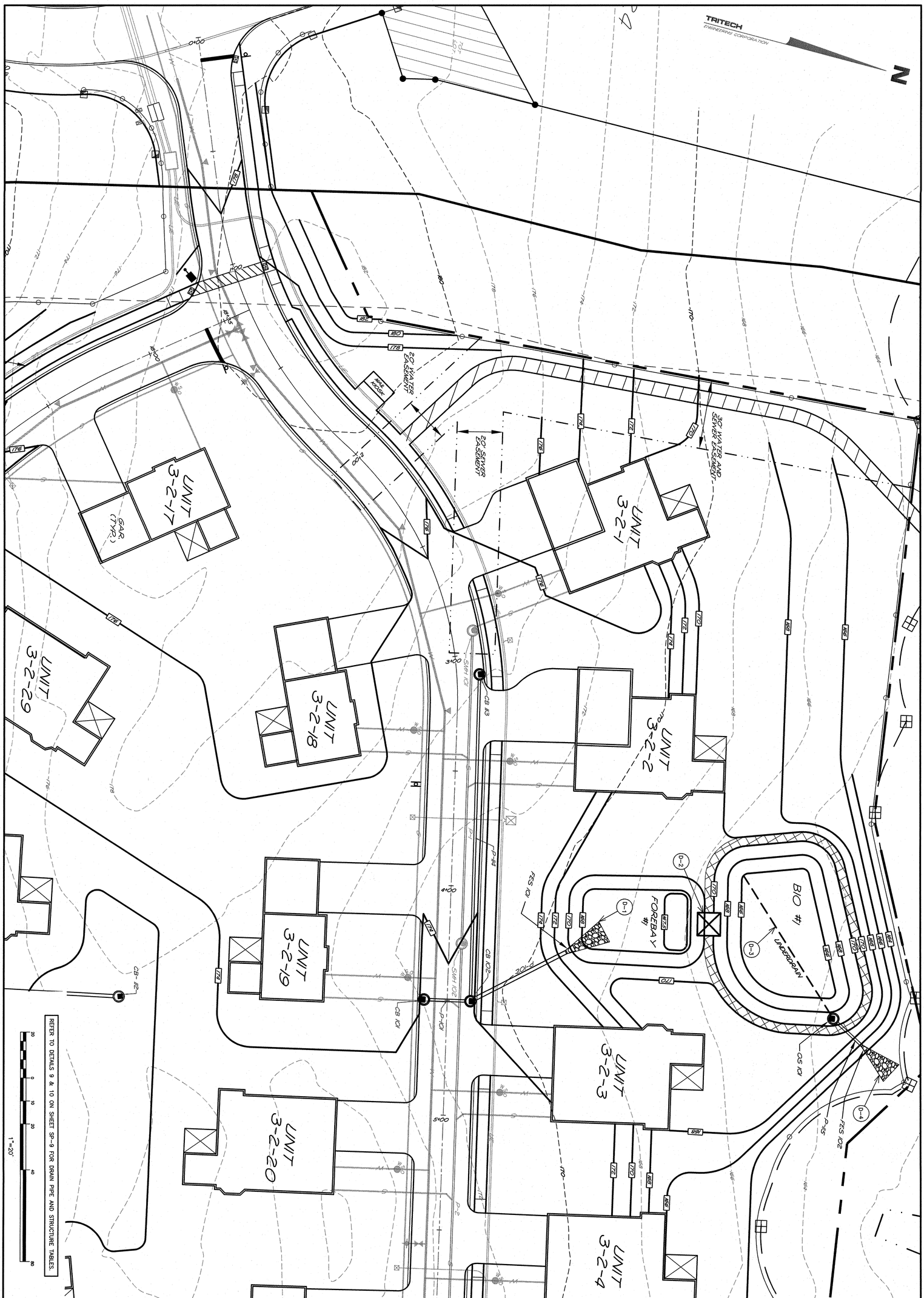
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SHEET No.

SP-3a

GRADING AND DRAINAGE PLAN

AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 20'

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

STATE OF NEW HAMPSHIRE
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LICENSED PROFESSIONAL ENGINEER

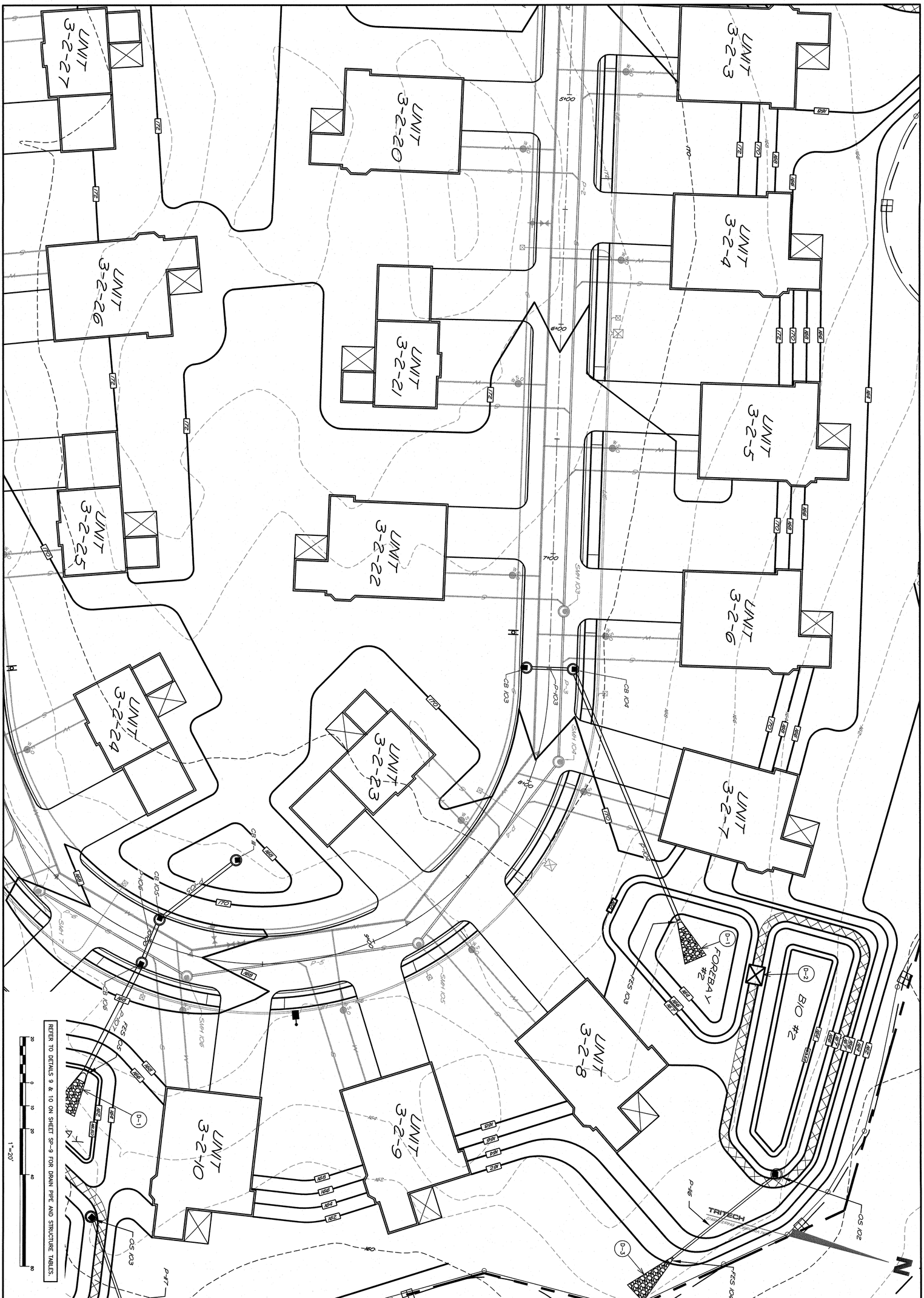
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TRITECH
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755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

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(SUBD-2025-0001)



SHEET No.

SP-3b

GRADING AND DRAINAGE PLAN

AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 20'

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

STATE OF NEW HAMPSHIRE
ROBERT J. STOWELL
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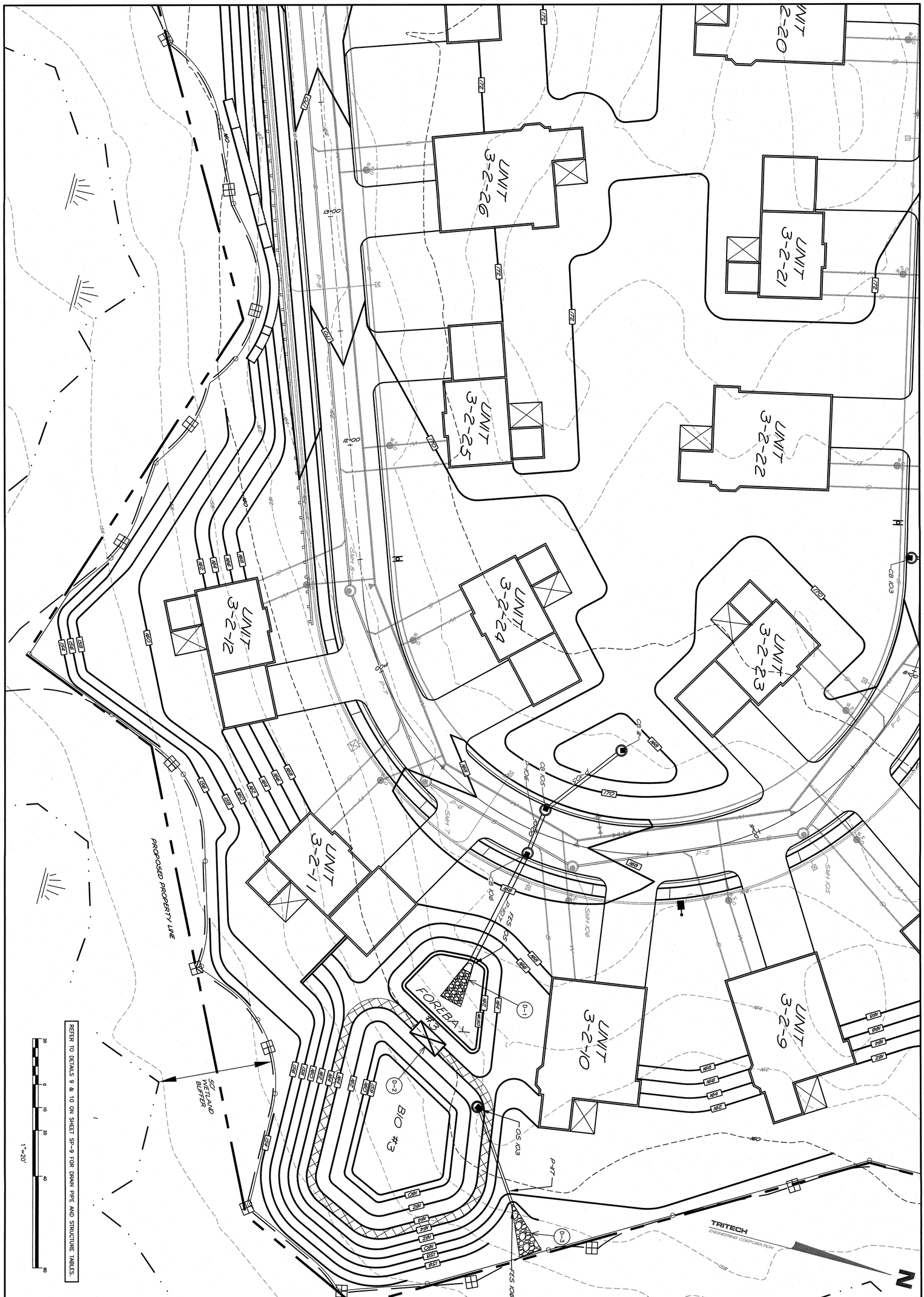
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TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

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(SUBD-2025-0001)



SHEET No.

SP-3c

GRADING AND DRAINAGE PLAN

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 2318

SCALE: 1" = 20'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE — ROBERT J. STOWELL No. 9903 LICENSED PROFESSIONAL ENGINEER

REVISIONS	
DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

(SUBD-2025-0001)



SHEET No.

SP-3d

GRADING AND DRAINAGE PLAN

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 20'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE
ROBERT J. STOWELL
No. 9903
LICENSED PROFESSIONAL ENGINEER

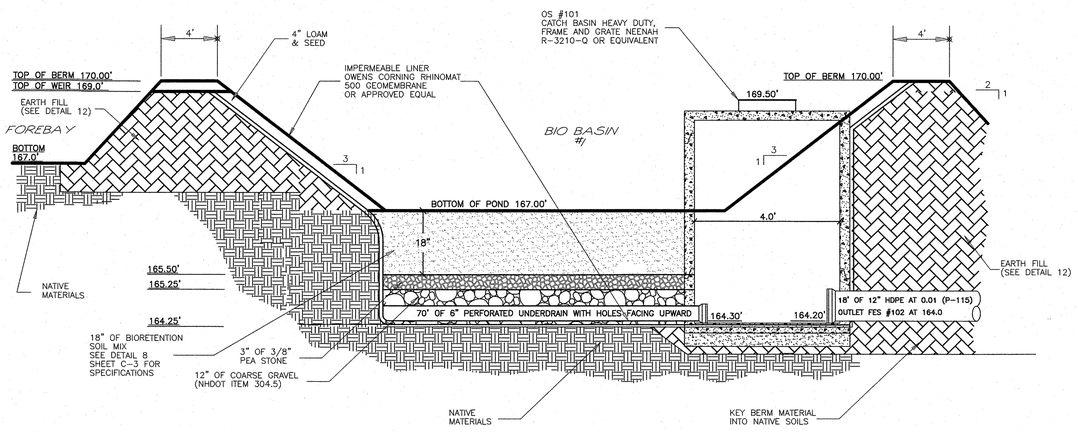
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TRITECH
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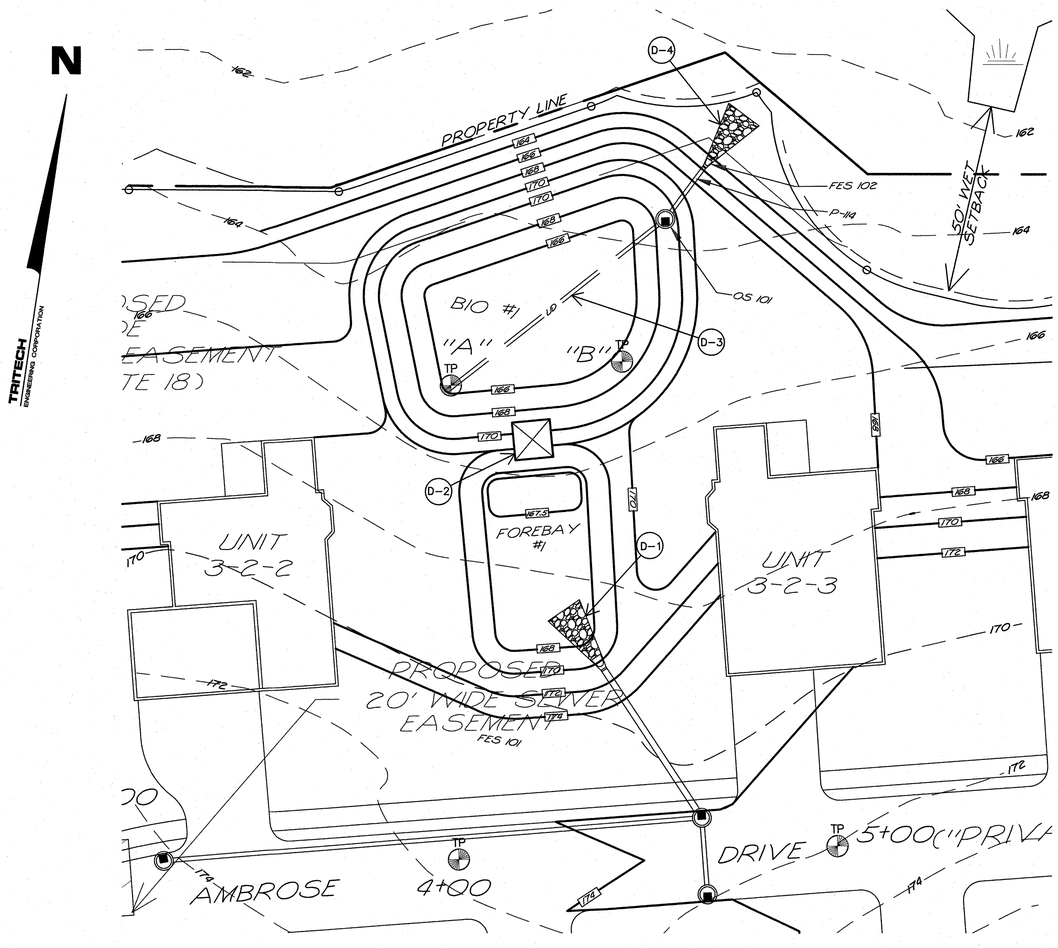
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1 BIORETENTION #1 WITH OUTLET STRUCTURE
NOT TO SCALE



5 BIO-RETENTION #1 PLAN
SCALE: 1" = 20'

D-1 DRAINAGE NOTES

BIORETENTION #1

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=4.5', We=12', La=17', D=6", D(50)=3"
2. INSTALL 10' LONG X 10' WIDE BROAD CRESTED WEIR AT ELEV. 169.00' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL UNDERDRAIN, PER DETAIL SHEET SP-4.
4. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3', We=7', La=10', D=6", D(50)=3"

BIORETENTION #2

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=4.5', We=12', La=18', D=6", D(50)=3"
2. INSTALL 8' LONG X 7' WIDE BROAD CRESTED WEIR AT ELEV. 166.50' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3', We=6', La=10', D=6", D(50)=3"

BIORETENTION #3

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=6', We=16', La=25', D=6", D(50)=3"
2. INSTALL 15' LONG X 7' WIDE BROAD CRESTED WEIR AT ELEV. 163.50' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3.8', We=10', La=16', D=6", D(50)=3"

BIORETENTION #4

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=6', We=16', La=26', D=6", D(50)=3"
2. INSTALL 16' LONG X 7' WIDE BROAD CRESTED WEIR AT ELEV. 163.00' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3', We=10', La=12', D=6", D(50)=3"

20 0 10 20 50 100
1"=20'

NEW ENGLAND WETLAND PLANTS INC.

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL, OR CULTIPACK TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

NEW ENGLAND WETLAND PLANTS INC.

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES MAY BE APPLIED BY HYDRO SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL WATERING WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BASE IS NECESSARY FOR OPTIMAL RESULTS.

ANYWHERE ON THE SITE THAT EXISTING VEGETATION IS TO BE REMOVED WILL REQUIRE IMMEDIATE EROSION CONTROL TREATMENT. SPECIAL CARE SHOULD BE TAKEN WHERE RUNOFF ENTERS WETLANDS. ALL STORM WATER AREAS SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER TO THEM; SPECIFICALLY ALL BIORETENTION BASINS AND ALL INFILTRATION AREAS.

SEEDING LEGEND

– 50/50 BLEND OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.

BOTH MIXES FROM NEW ENGLAND WETLAND PLANTS INC. APPLY: 35 LBS/ACRE : 1250 SQ FT/LB

– LIMITS OF BIORETENTION SOIL MIX

4 BIORETENTION SEEDING
NOT TO SCALE

1. PARTICLE SIZE DISTRIBUTION BY SEPARATES:
   a. EXCLUDE ANY MATERIAL >4.76MM – 0%
   b. VERY COARSE SAND/GRAVEL: GRAVEL (2.0 TO 4.76 mm) 5% MAXIMUM (% BY DRY WEIGHT)
   c. SAND (0.42 TO 2.0 mm) 60% MAX (% BY DRY WEIGHT)
   d. SILT (0.075 TO 0.42 mm) 20% MAXIMUM (% BY DRY WEIGHT)
   e. CLAY (LESS THAN 0.075mm) 5% MAXIMUM (% BY DRY WEIGHT)
   f. BARK MULCH (LESS THAN 5% PASSING #200) 15% MAX (% BY DRY WEIGHT)
   g. LOAM (LESS THAN 5% PASSING #200) 20% TO 40% (% BY DRY WEIGHT)

ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX:

SIEVE	% PASSING
#4	100
#10	95
#40	40 – 15
#200	10 – 20
<#200	0 – 5

2. FRAGMENT SIZE DISTRIBUTION:
   a. STICKS AND ROOTS: SHOULD BE MINIMIZED AND PREFERABLY LIMITED TO NOTHING LARGER THAN 4.76mm
   b. DEBRIS AND OTHER FOREIGN MATERIALS: SHOULD BE MINIMIZED
3. PERCENTAGE ORGANIC MATTER: MINIMUM 3% BY VOLUME AND MAXIMUM 8% BY VOLUME
4. SOIL REACTION: pH OF 6 TO 7
5. CEC OF TOTAL SOIL: MINIMUM 10 meq/100mL AT pH OF 7.0
6. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS
7. BASIC PROPERTIES: MANUFACTURED SOIL SHALL NOT CONTAIN THE FOLLOWING:
   a. UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
   b. UNSUITABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND THAT EXCEED A COMBINED MAXIMUM OF 5% BY DRY WEIGHT OF THE MANUFACTURED SOIL
   c. LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76mm) IN ANY DIMENSION

ACCEPTABLE SOIL AMENDMENTS
   A. NO COMPOST SHOULD BE USED IN THE PLANTING MIX
   B. SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100% PASSING THROUGH THE 1/2-INCH (13mm) SIEVE, A pH OF 3.4 TO 4.8
   C. WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS.
   D. MEDIA AMENDMENTS SUCH AS ZERO-VALENT IRON AND/OR DRINKING WATER TREATMENT RESIDUALS (ALUM) TO ENHANCE PHOSPHORUS SORPTION AS SPECIFIED BY ENGINEER.

8 BIORETENTION SOIL MIX
NOT TO SCALE

FILL MATERIAL SHOULD BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA. IT SHOULD BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, AND FROZEN OR OTHER OBJECTIONABLE MATERIALS.

AREAS ON WHICH FILL IS TO BE PLACED SHOULD BE SCARIFIED BEFORE PLACEMENT. FILL MATERIAL SHOULD BE PLACED IN LAYERS A MAXIMUM OF 8 INCHES THICK (BEFORE COMPACTION), WHICH SHOULD BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.

FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS SHEEPSFOOT, RUBBER-TIRED, OR VIBRATORY ROLLER.

A MINIMUM REQUIRED DENSITY IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY.

12 EARTH FILL
NOT TO SCALE

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

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS
DATE: 4-10-25
DESCRIPTION: REVISED PER TRC COMMENTS

ROBERT STOWELL No. 9803 – STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER

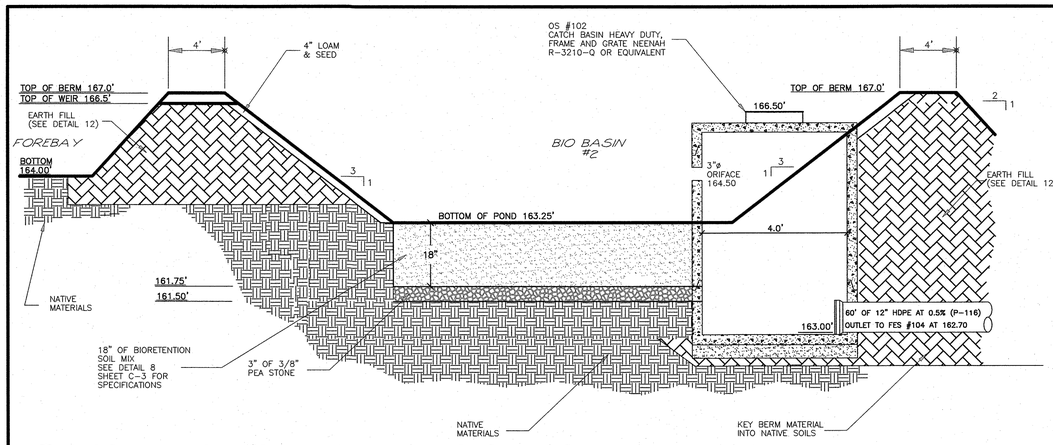
BIORETENTION DETAILS

AMBROSE WOODS

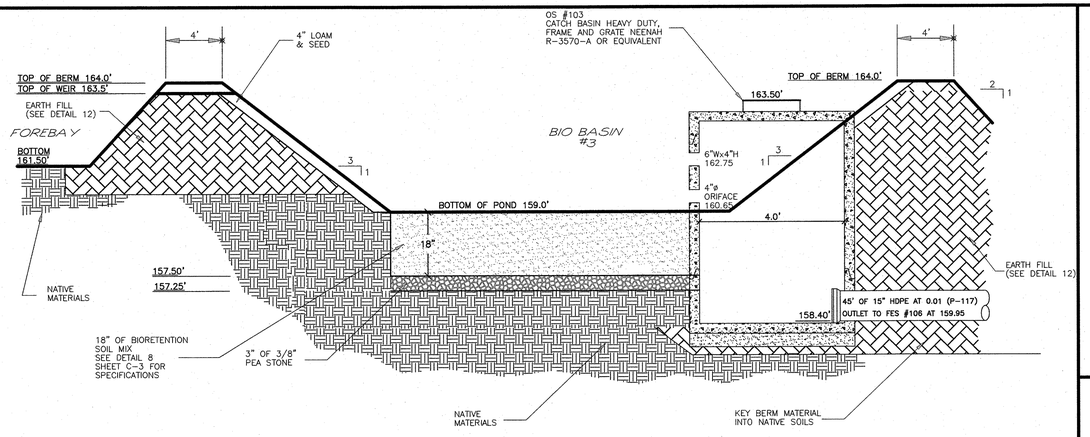
TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
MARCH 6, 2025 JOB No. 23118
SCALE: 1" = 20'

SHEET No. SP-4

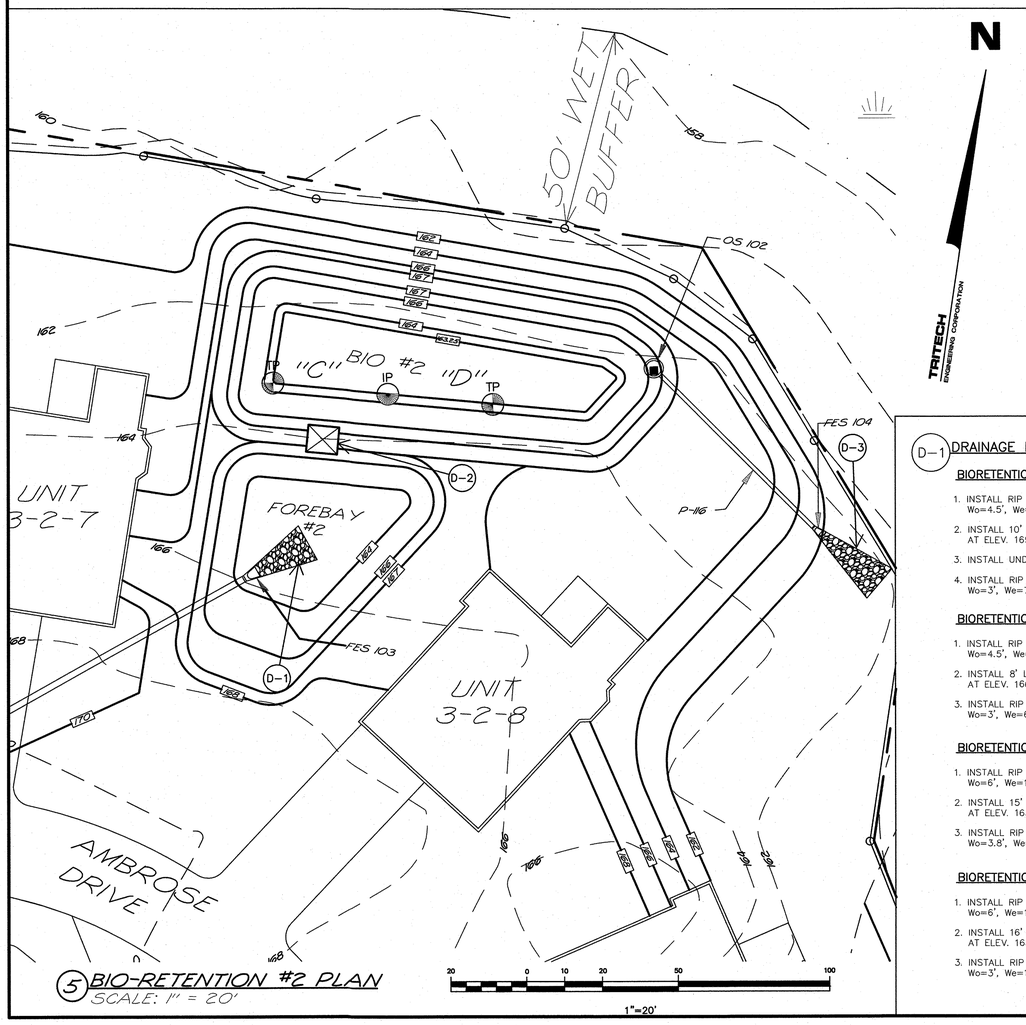
(SUBD-2025-0001)



1 BIORETENTION #2 WITH OUTLET STRUCTURE
NOT TO SCALE



2 BIORETENTION #3 WITH OUTLET STRUCTURE
NOT TO SCALE



5 BIO-RETENTION #2 PLAN
SCALE: 1" = 20'

D-1 DRAINAGE NOTES

BIORETENTION #1

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=4.5', We=12', La=17', D=6", D(50)=3"
2. INSTALL 10' LONG X 10' WIDE BROAD CRESTED WEIR AT ELEV. 169.00' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL UNDERDRAIN, PER DETAIL SHEET SP-4.
4. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3', We=7', La=10', D=6", D(50)=3"

BIORETENTION #2

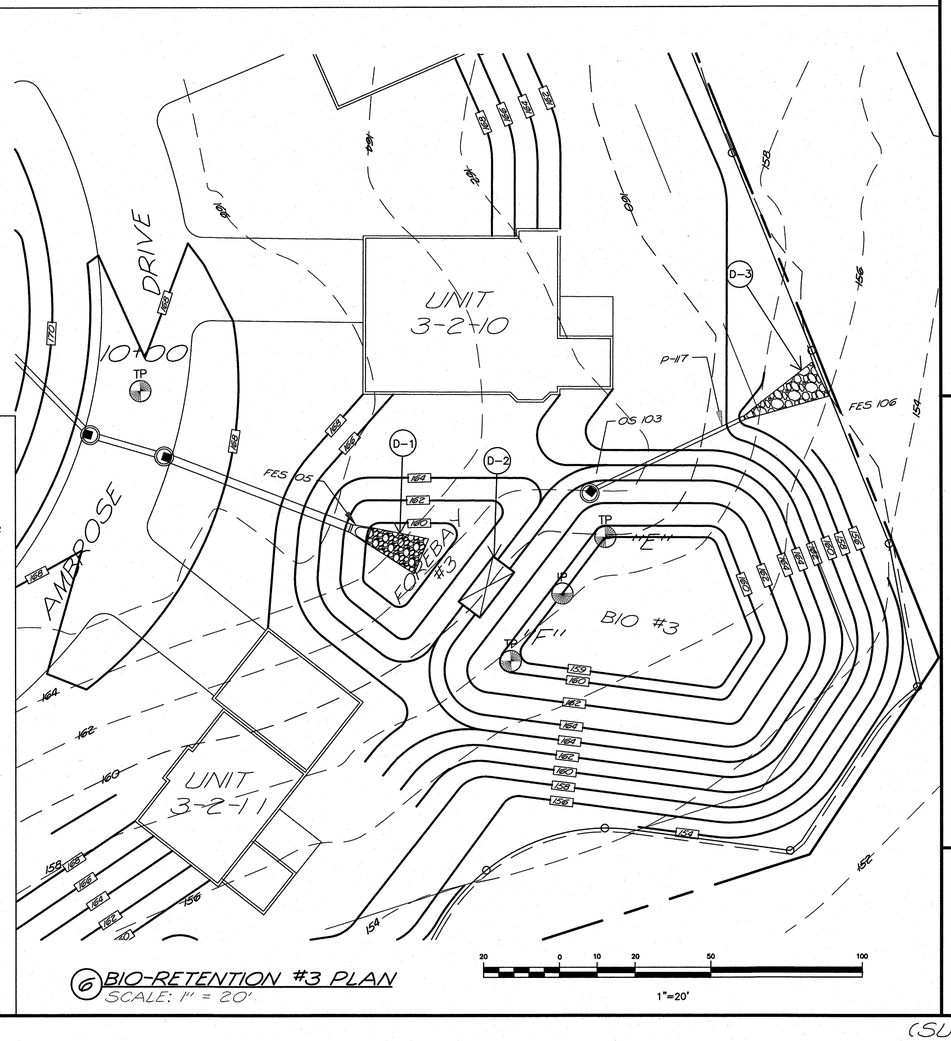
1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=4.5', We=12', La=18', D=6", D(50)=3"
2. INSTALL 8' LONG X 7' WIDE BROAD CRESTED WEIR AT ELEV. 166.50' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3', We=6', La=10', D=6", D(50)=3"

BIORETENTION #3

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=6', We=16', La=25', D=6", D(50)=3"
2. INSTALL 15' LONG X 7' WIDE BROAD CRESTED WEIR AT ELEV. 163.50' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3.8', We=10', La=16', D=6", D(50)=3"

BIORETENTION #4

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=6', We=16', La=26', D=6", D(50)=3"
2. INSTALL 16' LONG X 7' WIDE BROAD CRESTED WEIR AT ELEV. 163.00' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3', We=10', La=12', D=6", D(50)=3"



6 BIO-RETENTION #3 PLAN
SCALE: 1" = 20'

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

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS

DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

NEW HAMPSHIRE - STATE OF - ROBERT L. STOWELL No. 7803 - PROFESSIONAL ENGINEER

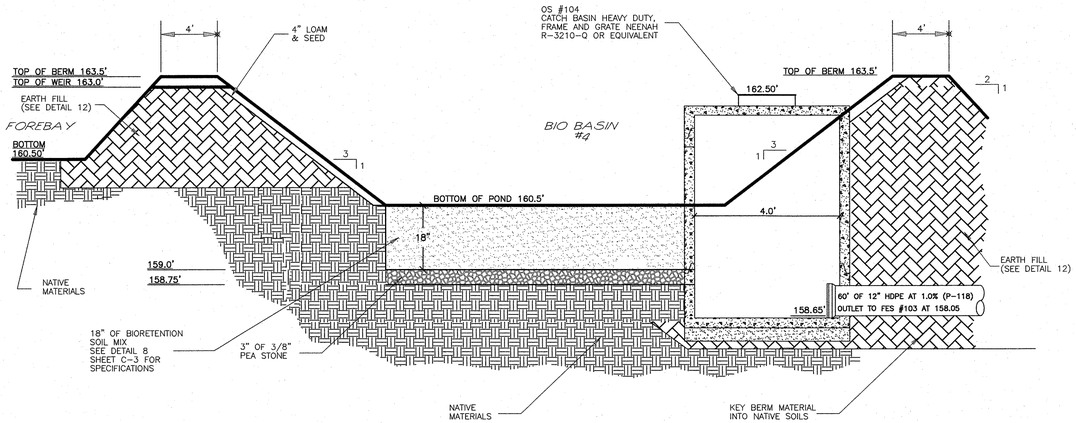
BIORETENTION DETAILS

AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
MARCH 6, 2025 JOB No. 23118
SCALE: 1" = 20'

SHEET No. SP-5

(SUBD-2025-0001)



1 BIORETENTION #4 WITH OUTLET STRUCTURE
NOT TO SCALE

D-1 DRAINAGE NOTES

BIORETENTION #1

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=4.5', We=12', La=17', D=6", D(50)=3"
2. INSTALL 10' LONG X 10' WIDE BROAD CRESTED WEIR AT ELEV. 169.00' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL UNDERDRAIN, PER DETAIL SHEET SP-4.
4. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3', We=7', La=10', D=6", D(50)=3"

BIORETENTION #2

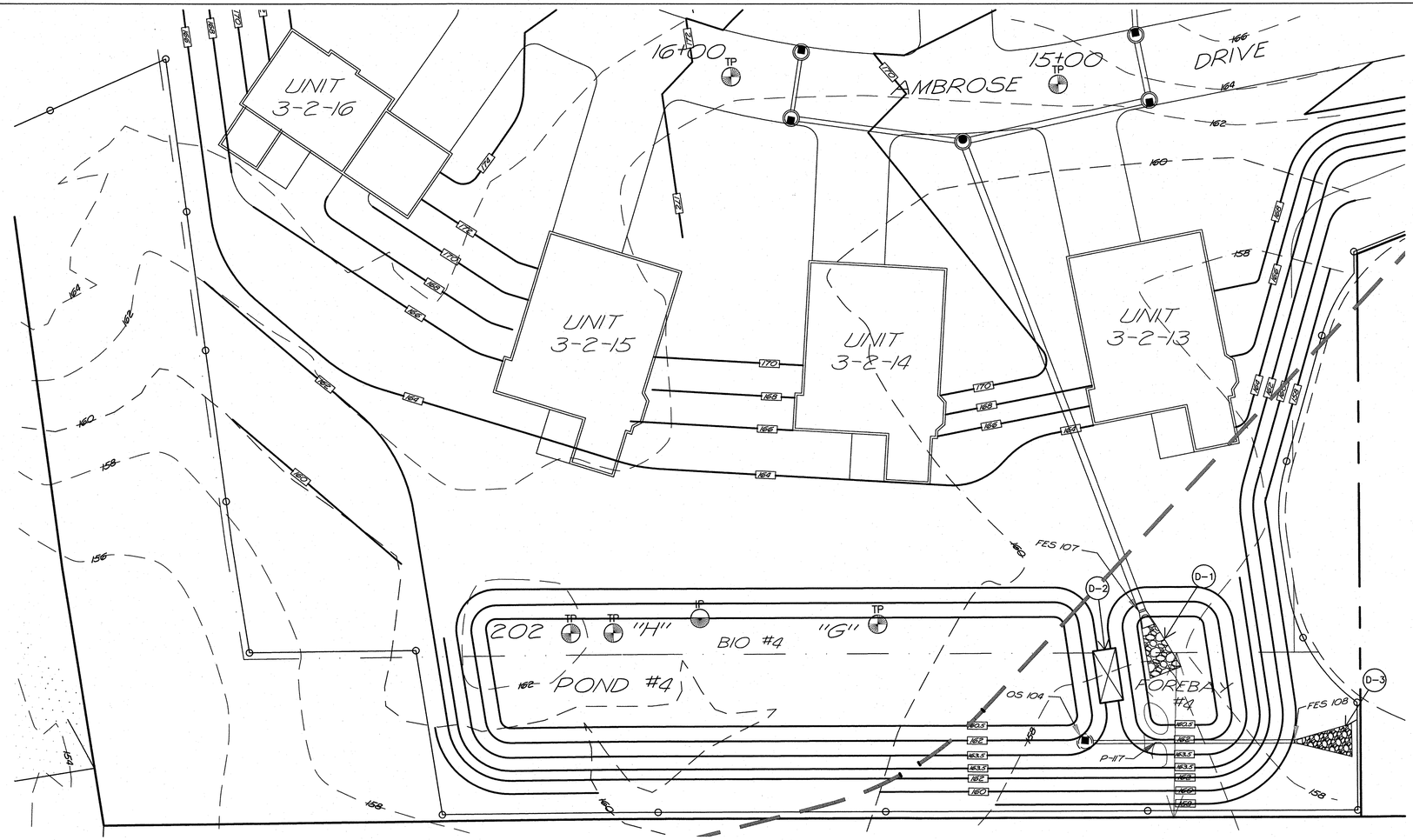
1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=4.5', We=12', La=18', D=6", D(50)=3"
2. INSTALL 8' LONG X 7' WIDE BROAD CRESTED WEIR AT ELEV. 166.50' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3', We=6', La=10', D=6", D(50)=3"

BIORETENTION #3

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=6', We=16', La=25', D=6", D(50)=3"
2. INSTALL 15' LONG X 7' WIDE BROAD CRESTED WEIR AT ELEV. 163.50' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3.8', We=10', La=16', D=6", D(50)=3"

BIORETENTION #4

1. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=6', We=16', La=26', D=6", D(50)=3"
2. INSTALL 16' LONG X 7' WIDE BROAD CRESTED WEIR AT ELEV. 163.00' SEE DETAIL 2 ON SHEET SP-10.
3. INSTALL RIP RAP, PER DETAIL 8, SHEET SP-10. Wo=3', We=10', La=12', D=6", D(50)=3"



5 BIO-RETENTION #4 PLAN
SCALE: 1" = 20'

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3690

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

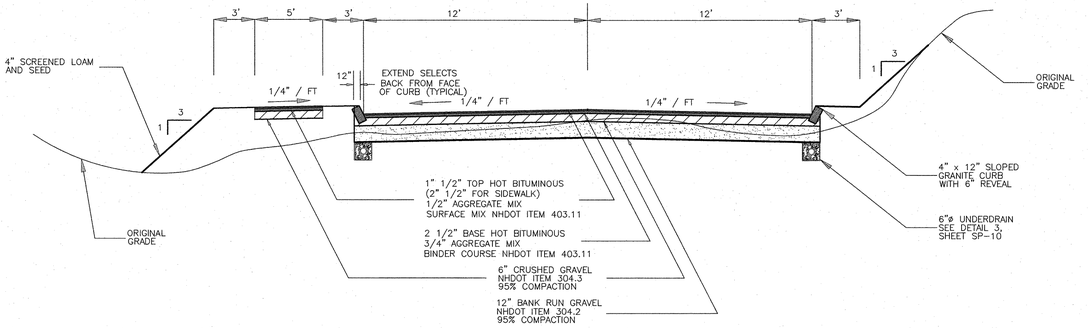
REVISIONS
DATE: DESCRIPTION:
4-10-25 REVISED PER TRC COMMENTS

STATE OF NEW HAMPSHIRE - ROBERT STOWELL No. 7803 - LICENSED PROFESSIONAL ENGINEER

BIORETENTION DETAILS
AMBROSE WOODS
TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
MARCH 6, 2025 JOB No. 23118
SCALE: 1" = 20'

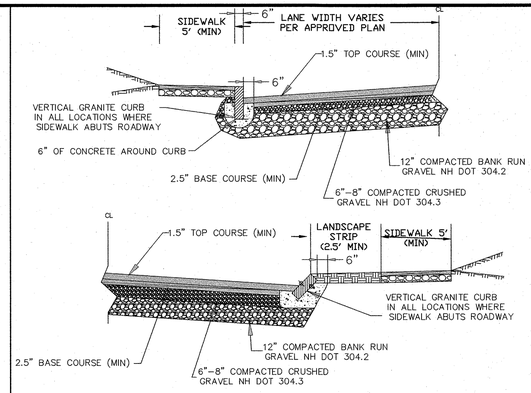
SHEET No. **SP-6**

(SUBD-2025-00011)



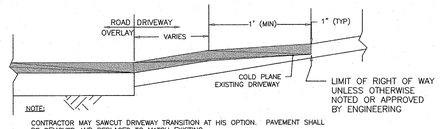
1. TACKIFIER TO BE APPLIED BETWEEN BINDER COURSE AND SURFACE COURSE, (BLACKLIDGE ULTRATACK OR EQUAL).
2. JOINT SEALANT TO BE APPLIED AT LANE JOINTS (SEALANT "C" PAVEMENT JOINT ADHESIVE).
3. SEE DOVER STANDARD DETAILS D-5 FOR ADDITIONAL INFO.
4. SEE DOVER STANDARD DETAILS D-8 FOR ADDITIONAL CURBING INFO.

1 TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

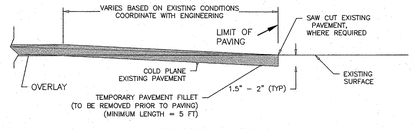


NOTES:
1. THIS DETAIL IS FOR GENERAL REVIEW PURPOSES ONLY, FINAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS AND APPROVED PLANS.
2. SIDEWALK LOCATION AND MATERIAL SHALL BE AS APPROVED BY THE CITY OF DOVER.

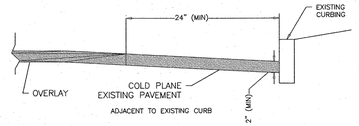
3 DOVER STD. D-5 Roadway Cross Section
NOT TO SCALE



ADJACENT TO EXISTING DRIVEWAY

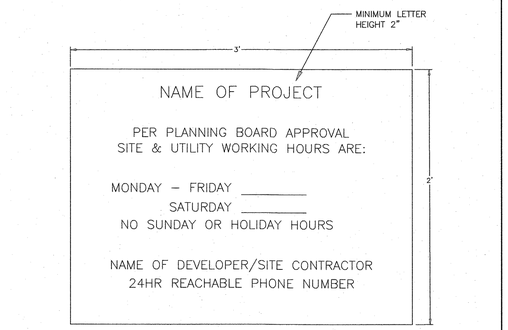


ADJACENT TO EXISTING PAVEMENT



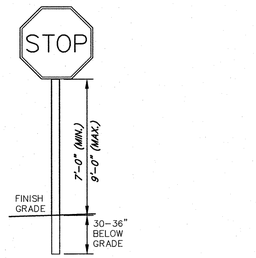
NOTES:
1. THE LENGTH OF THE TAPER MAY BE ADJUSTED AS ORDERED TO PROVIDE FOR VARYING FIELD CONDITIONS OR CHANGES IN SINGLE COURSE DEPTH.

8 DOVER STD. D-12 Pavement Overlay Details
NOT TO SCALE



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.

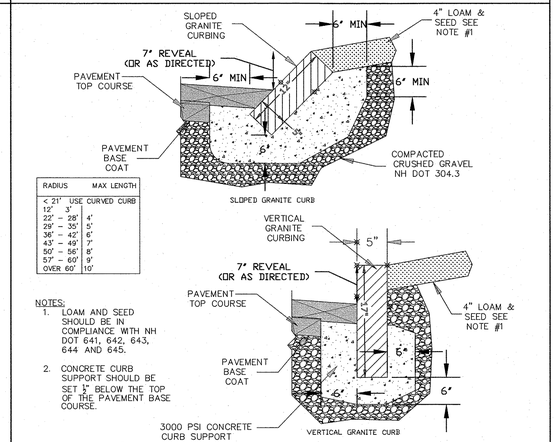
5 DOVER STD. D-2 Construction Sign
NOT TO SCALE



SEE SHEET SP-1 FOR LOCATION OF THIS SIGN.
(SET 2.0' HORIZONTALLY TO FACE OF CURBING OF THE STREET)

TYPICAL SIGNS
NOT TO SCALE

6 STOP SIGN
NOT TO SCALE

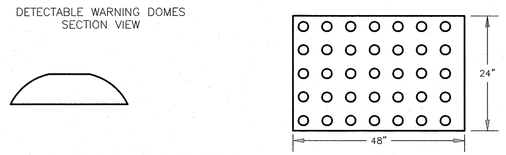


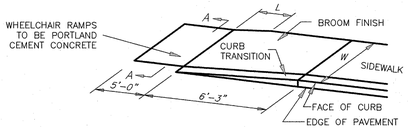
RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12' - 3'	3'
22' - 28'	4'
29' - 35'	5'
36' - 42'	6'
43' - 49'	7'
50' - 56'	8'
57' - 60'	9'
OVER 60'	10'

NOTES:
1. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.
2. CONCRETE CURB SUPPORT SHOULD BE SET ½" BELOW THE TOP OF THE PAVEMENT BASE COURSE.

7 DOVER STD. D-8 Granite Curb
NOT TO SCALE

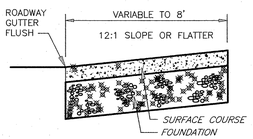
9 NO PARKING SIGN
NOT TO SCALE





4. INSTALL ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 6, SHEET SP-5.

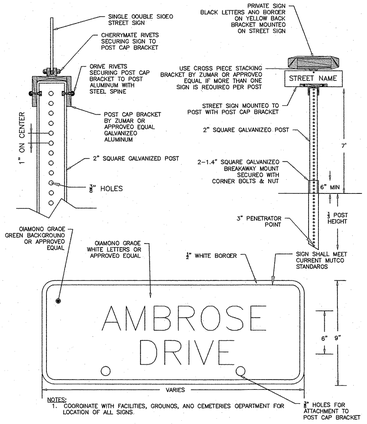
NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK; I.E.. DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET THE GRADE OF DRIVEWAY.
5. THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.
6. DETECTABLE WARNINGS TO BE INSTALLED 6" FROM EDGE OF RAMP
7. DETECTABLE WARNINGS PADS SHALL BE CONSTRUCTED OF CAST IRON OR SIMILAR DURABLE MATERIAL APPROVED BY THE CITY OF SOMERSWORTH.



SECTION A-A

W	L	S.Y.
5'-0"	2'-9"±	6.3
6'-0"	2'-0"±	7.2
7'-0"	1'-3"±	8.0
8'-0"	0'-0"	8.1

10 WHEEL CHAIR RAMP
NOT TO SCALE



NOTES:
1. COORDINATE WITH FACILITIES, GROUNDS, AND CEMETERIES DEPARTMENT FOR LOCATION OF ALL SIGNS.

12 DOVER STD. D-1 Street Sign
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3890

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

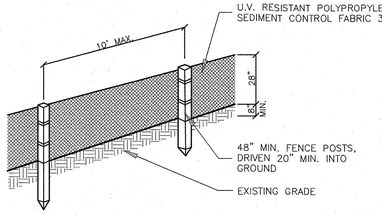
REVISIONS	DESCRIPTION:
DATE:	
4-10-25	REVISED PER TRC COMMENTS

STATE OF NEW HAMPSHIRE - 9333 - ROBERT J STOWELL No. 9333 - PROFESSIONAL ENGINEER

CONSTRUCTION DETAILS
AMBROSE WOODS
TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
MARCH 6, 2025
JOB No. 2318

SHEET No.
SP-7

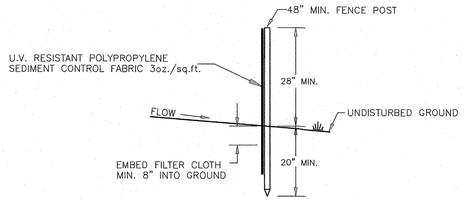
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PERSPECTIVE VIEW

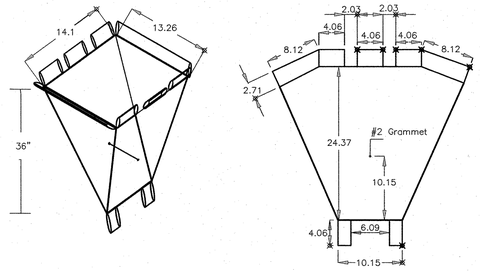
NOTES

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN..
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.



SECTION

1 SILT FENCE
NOT TO SCALE



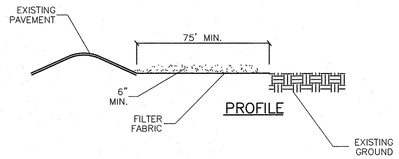
Specifications:

a) Fabric used should not be laminated.
b) Silt sack to have two #2 grommets, one on each of the two sides, 15" from the bottom of the silt sack.
c) Tie 1/4" wide yellow rope 19" long through the grommets on two sides of the silt sack.

2 Hi Vis Hi Flow Silt Sack
NOT TO SCALE

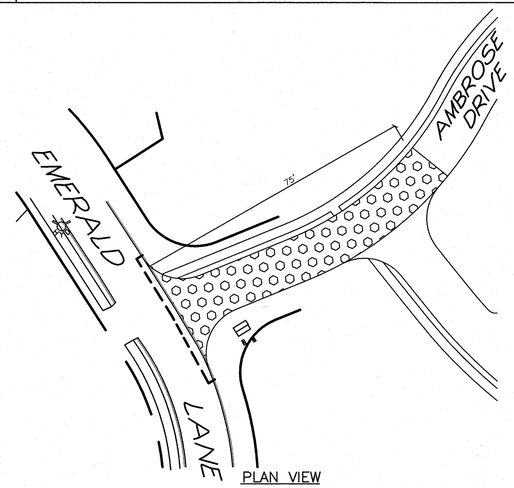
3 NOT USED
NOT TO SCALE

1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY. PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 1" – 2" STONE TO MATCH SLOPE OF EXISTING ROAD
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT SIDE TO TRAP ANY SILT WASHED FROM THE STONE.
4. HAYBALES OR SILT FENCE SHALL BE PLACED ON THE DOWN GRADIENT SIDE AS SHOWN ON THE EROSION CONTROL PLAN.



PROFILE

6 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



PLAN VIEW

1. THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV–A 1000.

CRITICAL AREAS

Anywhere an the site thot existing vegetation is to be removed will require immediate erosian contral treatment. Special care shauld be taken where runoff enters wetlonds. All starm water practices areas shall be stabilized priar to directing starm water to them; specifically all bioretntion basins and all infiltration practices.

EROSION AND SEDIMENT CONTROL PRACTICES

Erosion and sediment contral practices will include the use af rip–rap, and silt fence check dams. All erasian and sediment control practices will be canstructed and maintained accarding to the minimum standards and specifications contoined in the "New Hampshire Stormwater Manuol, Volume 2".

A. Erosion and Sediment Control Measures

1. The erasian control procedures shall canfarm ta Sectian 645 af the "Standard Specificatians far Road and Bridge Construction" of the NH DOT, and the "New Hampshire Stormwater Manual."
2. During Construction and thereafter, erosion control meosures are to be implemented as noted. The smallest practical area of land shauld be exposed at any one time during develapment. The amaunt of exposed areas which are tempararily stabilized without permanent stabilization shall be limited to 5 acres.
3. During grading operations, install stone check dams at 50 foot intervals in drainage swales and at drain inlets where shown. Barriers are to be maintained and cleaned until disturbed areas are stabilized.
4. Any disturbed areas which are ta be left tempararily, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass ta prevent erosian.
5. Silt fences and other erosion control measures shall be inspected weekly and after every 0.25" rainfall event during the life af the project. All damaged silt fences shall be repaired. Sediment deposits shall periadically be remaved.
6. Avoid the use of future apen spaces (loam and seed areas) wherever possible during the canstruction. Construction troffic shall use the roadbeds of future roads and porking oreas.
7. Topsoil required far the establishment af vegetation shall be stock piled in amaunts necessary to complete finished grading af all exposed areas.
8. Areas to be filled shall be cleared, grubbed, and stripped of topsoil ta remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in an approved facility.
9. All fills shall be placed and compacted to reduce erasian, slippage settlement, subsidence ar other related problems.
10. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
11. Frozen material ar soft, mucky or highly compressible material shall not be incorparated into fills.
12. Fill material shall not be placed an a frazen foundation subgrade.
13. Disturbed areas shall be seeded immediately following finished grading.
14. Limit of exposed area that is temporarily stabilized without permanent stabilization is 5 acres or less.
15. All areas not stabilized by Nov. 1st must be protected by Erosian Control Blankets ar equivalent and mulched/seeded with winter rye ar oats.
16. All disturbed areas must be seed and mulched within 3 days of finol grading, permanently stabilized within 15 days of final grading or tempararily stabilized within 45 days of initial disturbance.
17. All ditches and swales are to be stabilized priar to directing runoff ta these features.
18. All cut and fill slopes shall be seeded immediately.
19. An area shall be considered stable if one of the following has occurred:
    a.) Base course gravels are installed in areas to be paved
    b.) A minimum af 85% vegetated growth has been established
    c.) A minimum af 3" af nan–erosive material such as stone ar riprap has been installed
    d.) Erasian contral blankets have been properly installed.

B. Vegetative Practice

All ground areas apened up far canstruction will be regraded, loamed, seeded and mulched in the shortest practical time. All Temparary and Permanent Seeding must be applied priar to October 1st. Employ temparary erasion and sedimentation control devices as detailed in this plan as necessary until adequate stabilization has been assured.

A. Temporary Seeding & Hay Mulching

1. At no time shall any disturbed area remain unstabilized far longer than 30 days. All areas where construction is nat completed within 30 days of the initial disturbance shall receive temporary seeding meosures.
2. Fertilizer shall be spread on the tap layer af loam and warked inta the surface. Fertilizer application rate shall be 300 paunds per acre af 10–10–10 fertilizer.
3. Seed shall be Winter Rye, 112 LBS. per acre.
4. Remove stones and trash that will interfere with seeding the area. Where feasible, till the soil to a depth af about 3 inches to prepare a seedbed and mix fertilizer into the soil. The seedbed should be left in a firm and smaath candition. The last tillage operation should be performed across the slope whenever practical.
5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per ocre and shall be held in place using appropriate techniques from the Erasian and Sediment Control Handbaok.
6. The surface shall be watered and kept maist with a fine spray as required withaut washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds are removed.

B. Permanent Seeding & Hay Mulching

1. All disturbed areas shall be laamed (4") and limed. Lime shall be tharaughly incarporated into the laam layer at a rate of 2 tans per acre.
2. Fertilizer shall be spread on the top layer af laam and warked inta then surface. Fertilizer application rate shall be 500 pounds per acre of 10–20–20 fertilizer.
3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil = 48 lbs total.) The soil shall be lightly raked immediately before seeding. One half the seed shall be sawn in one direction and the other half at right angles to the original direction. It shall be lightly raked in to the soil to a depth not over 1/4 inch and rolled with hand roller weighing nat aver 100 paints per linear foat ta width.
4. Hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tans per acre and shall be held in place using appropriate techniques from the Erasion and Sediment Control Handbook. The surface shall be watered and kept moist with a fine spray as required, without washing away the soil, until the grass is well established. Any areas which are not satisfactorily cavered with grass shall be reseeded, and all naxious weeds removed.

CONSTRUCTION SEQUENCE

1. Da nat begin construction until all local, state and federal permits have been applied for and received.
2. Install silt fences filtrex sock as necessary to control erosion and prevent sediment contaminotion prior to any earth moving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and ather debris and rubbish as specified far construction.
4. Care shall be taken to preserve the infiltration capacity af the infiltrating soil. See the New Hampshire Starmwater Manual for additianal information.
5. Construct stormwater Bioretension Practices #1 through #4. Da not direct runoff to these practices until the practice and contributing oreas are fully stobilized.
6. Building canstruction moy begin.
7. Canstruct driveways, porking and utilities.
8. Loam and seed disturbed oreas in accordance with vegetative practice and general canstruction notes. Cut and fill slopes shall be seeded immediately after their construction.
9. All areas receiving runaff, including but nat limited to the starmwater infiltration shall be stabilized priar to directing runoff to them.
10. All soils that are finish graded must be stabilized within 72 haurs of disturbance.
11. Maintain disturbed areas os necessary.

MAINTENANCE

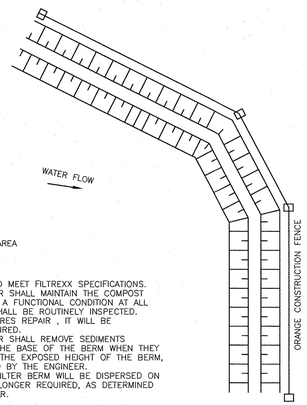
During the period of construction and/or until long term vegetation is established:
1. Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.
2. The side slopes will be checked after each significant rainfall.
3. The side slopes will be checked weekly and repaired when necessary until adequate vegetatian is established.
4. The silt fence barriers will be checked regularly. Necessary repairs will be made ta carrect undermining or deterioration of the structures.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetatian growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erasion cantral blankets an slopes greater than 3:1, and seeding and placing 3 to 4 tans of mulch per acre, secured with anchored netting, elsewhere. The installation of erasion control blankets or mulch and netting shall not occur over accumulated snow ar on frazen ground and shall be completed in advance of thaw or spring melts.
2. All ditches or swales which da not exhibit a minimum of 85% vegetotion growth by October 15th, or which are disturbed after October 15th, shall be stabilized temparorily with stone or erasion control blankets appropriate for the design flaw conditians.
3. After November 15th, incomplete raad or porking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.

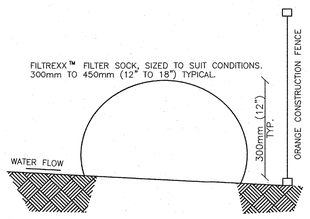
12 EROSION AND SEDIMENT CONTROL NOTES

TYPICAL BERM FOR MINIMAL GRADES SHOWN. FOR STEEPER GRADES, I.E. 2:1 SLOPES INCREASE BERM SIZE AS DETERMINED ON SITE BY ENGINEER.



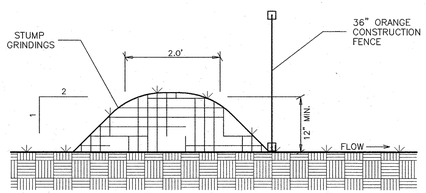
NOTES
1.) ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2.) THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
3.) WHERE IT REQUIRES REPAIR , IT WILL BE ROUTINELY REPAIRED.
4.) THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER.
5.) THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

9 FILTREXX SOCK – SILT FENCE
NOT TO SCALE



FILTER COMPOST MATERIAL
AS PER SPECIFICATIONS.

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE WILL BE NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSE AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES OF LESS THAN 5%.
4. THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100%, DRY MASS WEIGHT BASIS, AND BE FIBEROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIALS.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6–INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75–INCH SCREEN.

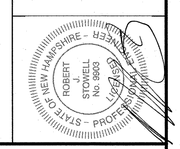


11 EROSION CONTROL MULCH BERM
NOT TO SCALE

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

REVISIONS
DATE: 4–10–25
DESCRIPTION: REVISED PER TRC COMMENTS

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025



CONSTRUCTION DETAILS

AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

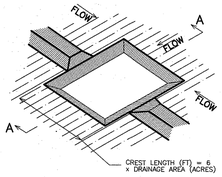
MARCH 6, 2025

JOB No. 23118

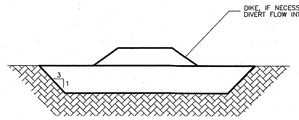
SHEET No.

SP-8

(SUBD-2025-00001)



ISOMETRIC VIEW



SECTION A–A

EXCAVATED

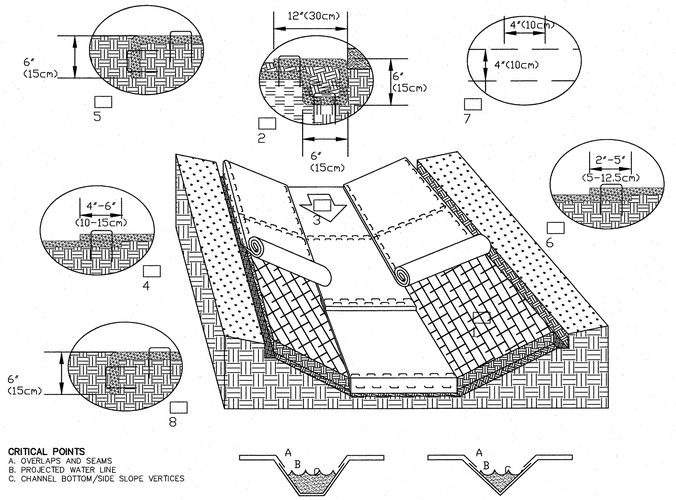
1 EARTH OUTLET SEDIMENT TRAP
NOT TO SCALE

SPECIFICATIONS

1. SEDIMENT TRAPS SHOULD BE LOCATED SO THAT THEY CAN BE INSTALLED PRIOR TO DISTURBING THE AREA THEY ARE TO PROTECT.
2. THE TRAP SHOULD BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
3. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHOULD BE LESS THAN 5 ACRES.
4. THE MINIMUM VOLUME OF THE TRAP SHOULD BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
5. THE SIDE SLOPES OF THE TRAP SHOULD BE 3:1 OR FLATTER, AND SHOULD BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6. THE MAXIMUM HEIGHT OF THE SEDIMENT TRAP EMBANKMENT SHOULD BE 4 FEET WHEN MEASURED FROM THE LOWEST POINT OF NATURAL GROUND ON THE DOWNSTREAM SIDE OF THE EMBANKMENT.
7. THE MINIMUM TOP WIDTH OF THE EMBANKMENT SHOULD BE 6 FEET.
8. THE OUTLET SHOULD BE DESIGNED, CONSTRUCTED AND MAINTAINED IN SUCH A MANNER THAT SEDIMENT DOES NOT LEAVE THE TRAP AND THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
9. OUTLETS SHOULD BE DESIGNED SO THAT THE TOP OF THE EMBANKMENT IS A MINIMUM OF 1 FOOT ABOVE THE CREST ELEVATION OF THE OUTLET. THE OUTLET OF THE TRAP SHOULD BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP.
10. THE OUTLET SHOULD DISCHARGE TO A STABILIZED AREA. THE OUTLETS MUST EMPTY ONTO UNDISTURBED GROUND, INTO A WATERCOURSE, STABILIZED CHANNEL OR A STORM SEWER SYSTEM.

MAINTENANCE

1. SEDIMENT TRAPS SHOULD BE INSPECTED AT LEAST WEEKLY DURING CONSTRUCTION AND AFTER EVERY STORM (OR DAILY DURING PROLONGED RAINFALL PERIODS), TO INSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE NOT DAMAGED. REPAIRS SHOULD BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED AND THE TRAP RESTORED TO ORIGINAL CAPACITY WHEN SEDIMENT HAS ACCUMULATED TO 50% OF THE ORIGINAL VOLUME.
3. THE MATERIALS REMOVED FROM THE TRAP SHOULD BE PROPERLY DISPOSED OF AND STABILIZED.
4. SEDIMENT TRAP OUTLETS SHOULD BE EXAMINED AT THE TIME OF INSPECTION FOR ANY DAMAGE, AND REPAIRED IMMEDIATELY IF ANY SUCH DAMAGE IS OBSERVED.
5. GEOTEXTILE FABRIC OR STONE USED AROUND A PIPE–OUTLET RISER SHOULD BE CHECKED PERIODICALLY AND REPLACED WHEN THE MATERIAL HAS BECOME CLOGGED WITH SEDIMENT.



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

NOTES

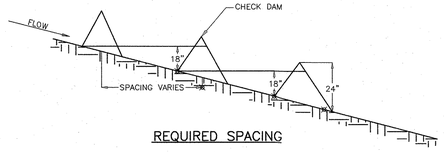
1. PREPARE SOIL BEFORE IN STALLING ROLLED EROSION CONTROL PRODUCTS (RECPs) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECPs IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30 cm) OF RECPs EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. USE SHOREMAX MAT AT THE CHANNEL/CULVERT OUTLET AS SUPPLEMENTAL SCOUR PROTECTION AS NEEDED. ANCHOR THE RECPs 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 THE COMPACTED SOIL AND FOLD THE REMAINING 12" (30 cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL CENTER RECPs IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. PLACE CONSECUTIVE RECPs 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 RECPs.
5. FULL LENGTH EDGE OF RECPs AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6"(15cm) DEEP x 6"(15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECPs MUST BE OVERLAPPED APPROXIMATELY 2"–5"(5–12cm) (DEPENDING ON RECPs TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT(9–12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4"(10cm) APART AND 4"(10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECPs MUST BE ANCHORED WITH A ROW OF STAPLES/ STAKES APPROXIMATELY 12"(30cm) APART IN A 6"(15cm) DEEP X 6"(15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
9. THERE SHALL BE NO PLASTIC, OR MULTI FILAMENT, OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED. (NOT APPLICABLE TO TURF REINFORCEMENT MATS).
10. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.
11. TO BE USED ON SLOPES OF GREATER THAN 3 TO 1 AND IN THE PROPOSED DRAINAGE SWALES.

NOTES

*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"(15CM) MAY BE NECESSARY TO PROPERTY SECURE THE RECP'S.

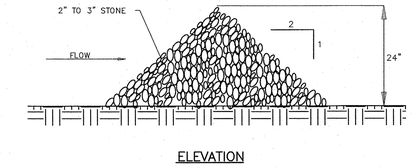
3 EROSION CONTROL BLANKET – NORTH AMERICAN GREEN – SC150BN
NOT TO SCALE



REQUIRED SPACING

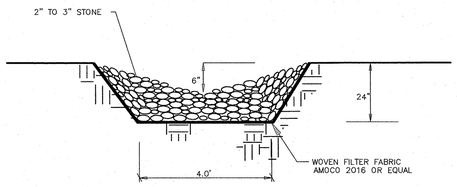
CONSTRUCTION SPECIFICATIONS

1. CHECK DAMS TO BE SPACED SO THAT THE BOTTOM OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE DOWNSTREAM OVERFLOW.



ELEVATION

5 STONE CHECK DAM
NOT TO SCALE

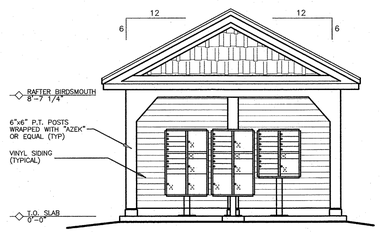


STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT	SUMP	NOTES
CB 101	173.62		169.55	166.55	
CB 102	173.62	169.15 (P-101) 169.15 (P-114)	169.05	166.05	
CB 103	170.25		166.15	163.15	
CB 104	170.25	165.75 (P-103)	165.65	162.65	
CB 105	167.71	162.60 (P-105)	162.50	159.50	6' DIAMETER STRUCTURE W/ DOUBLE GRATE (2) R-3571
CB 106	167.71	162.10 (P-106)	162.00	159.00	6' DIAMETER STRUCTURE W/ DOUBLE GRATE (2) R-3571
CB 107	169.03	164.50 (P-108)	164.40	161.40	6' DIAMETER STRUCTURE W/ DOUBLE GRATE (2) R-3571
CB 108	169.03	164.00 (P-109)	163.90	160.90	6' DIAMETER STRUCTURE W/ DOUBLE GRATE (2) R-3571
CB 109	170.67		166.55	163.55	
CB 110	170.67	166.15 (P-111)	166.05	163.05	
CB 111	167.00		163.40	160.40	
CB 112	171.00		167.00	164.00	BEEHIVE GRATE R-2581
CB 113	175.20		171.10	168.10	BEEHIVE GRATE R-2581
DMH 101	170.00	163.30 (P-110) 163.30 (P-112)	163.20	160.20	
FES 101		168.50 (P-102)			
FES 102		164.00 (P-115)			
FES 103		164.15 (P-104)			
FES 104		162.70 (P-116)			
FES 105		161.50 (P-107)			
FES 106		157.95 (P-117)			
FES 107		161.50 (P-113)			
FES 108		158.00 (P-118)			
OS 101	169.50		164.20		
OS 102	166.50		163.00		
OS 103	163.50		158.40		
OS 104	162.50		158.65		

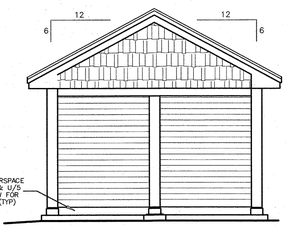
9 STRUCTURE TABLE
NOT TO SCALE

PIPE	START	INV.	END	INV.	SIZE	L.F.	SLOPE
P-101	CB 101	169.55	CB 102	169.15	12"	20'	2.00%
P-102	CB 102	169.05	FES 101	168.50	18"	46'	1.20%
P-103	CB 103	166.15	CB 104	165.75	12"	20'	2.00%
P-104	CB 104	165.65	FES 103	164.15	18"	120'	1.25%
P-105	CB 111	163.40	CB 105	162.60	15"	40'	2.00%
P-106	CB 105	162.50	CB 106	162.10	18"	20'	2.00%
P-107	CB 106	162.00	FES 105	161.50	24"	30'	1.00%
P-108	CB 112	167.00	CB 107	164.50	15"	135'	1.85%
P-109	CB 107	164.40	CB 108	164.00	18"	20'	2.00%
P-110	CB 108	163.90	DMH 101	163.30	18"	58'	1.03%
P-111	CB 109	166.55	CB 110	166.15	12"	20'	2.00%
P-112	CB 110	166.05	DMH 101	163.30	15"	52'	5.29%
P-113	DMH 101	163.20	FES 107	161.50	24"	154'	1.10%
P-114	CB 113	171.10	CB 102	169.15	12"	142'	1.37%
P-115	OS 101	164.20	FES 102	164.00	12"	18'	1.11%
P-116	OS 102	163.00	FES 104	162.70	12"	56'	0.54%
P-117	OS 103	158.40	FES 106	157.95	15"	45'	1.00%
P-118	OS 104	158.65	FES 108	158.05	12"	60'	1.00%

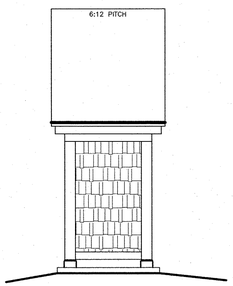
10 DRAIN PIPE TABLE
NOT TO SCALE



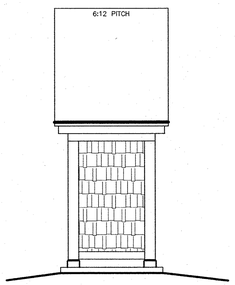
FRONT ELEVATION
NOT TO SCALE



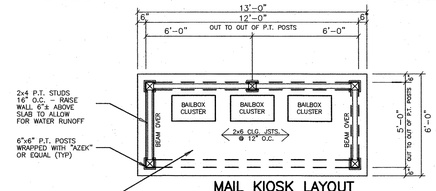
REAR ELEVATION
NOT TO SCALE



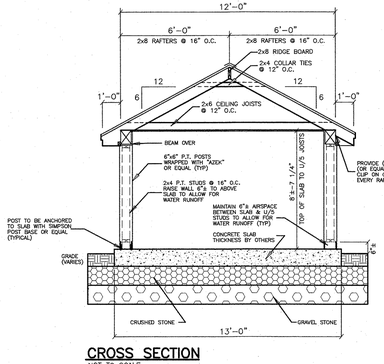
LEFT ELEVATION
NOT TO SCALE



RIGHT ELEVATION
NOT TO SCALE



MAIL KIOSK LAYOUT
NOT TO SCALE



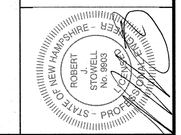
CROSS SECTION
NOT TO SCALE

12 MAIL KIOSK
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION
765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

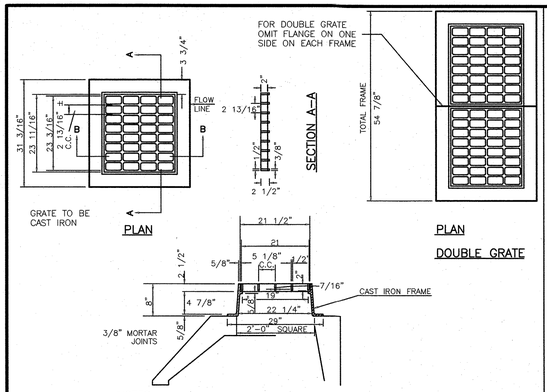
REVISIONS
DATE: | DESCRIPTION:
4–10–25 | REVISED PER TRC COMMENTS



CONSTRUCTION DETAILS
AMBROSE WOODS
TAX MAP F LOT 3
2 1 0 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE
MARCH 6, 2 0 2 5
JOB No. 2 3 1 8

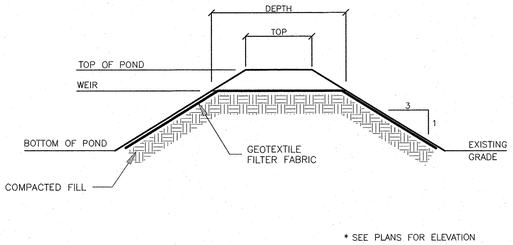
SHEET No.
SP-9

(SUBD-2025-00001)



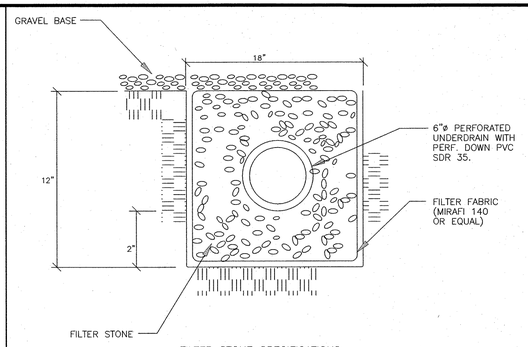
NOTES
1.) USE NEENAH R-3570
2.) FOR SHALLOW INVERTS, USE NEENAH R-3570-A.

1 CATCH BASIN FRAME & GRATE
NOT TO SCALE



* SEE PLANS FOR ELEVATION

2 BROAD CRESTED WEIR
NOT TO SCALE

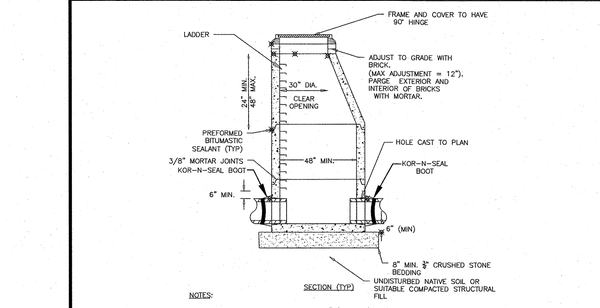


FILTER STONE SPECIFICATIONS

SIEVE SIZE	% PASSING
1"	100
.75"	70-85
.5"	10-40
.375"	0-20
#200	0-10

3 UNDERDRAIN DETAIL
NOT TO SCALE

4 NOT USED
NOT TO SCALE

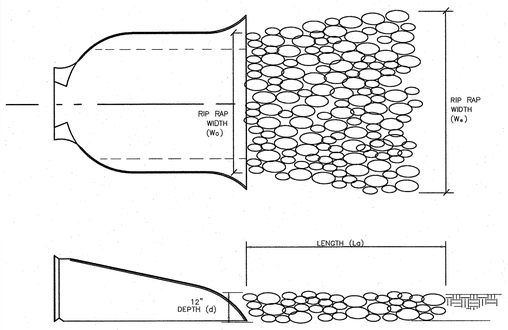


NOTES:
1. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION
2. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS. MEETING H-20 LOADING MAY BE USED.

5 DOVER STD. D-20 DRAIN MANHOLE
NOT TO SCALE

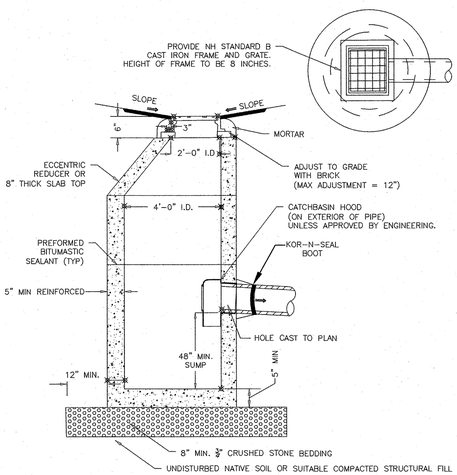
6 NOT USED
NOT TO SCALE

7 NOT USED
NOT TO SCALE



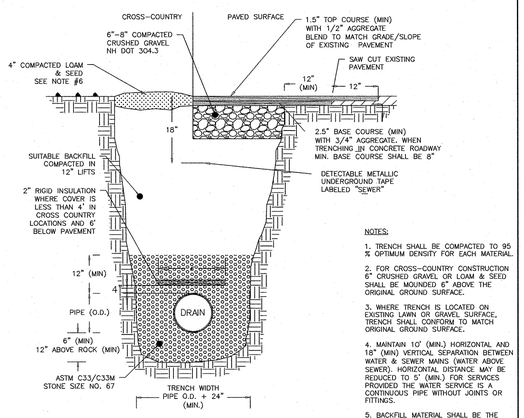
8 RIPRAP DETAIL
NOT TO SCALE

*SEE SHEETS SP-4, SP-5 & SP-6
FOR SPECIFIC DIMENSIONS



NOTES:
1. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION.
2. FOR SHALLOW INVERTS, A FLAT TOP SLAB WITH TONGUE AND GROOVE JOINTS. MEETING H-20 LOADING MAY BE USED.

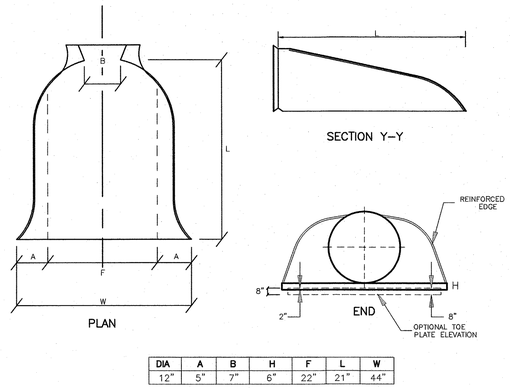
9 DOVER STD. D-19 CATCH BASIN
NOT TO SCALE



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.

10 DOVER STD. D-3 Drainage Trench
NOT TO SCALE

11 NOT USED
NOT TO SCALE



DIA	A	B	H	F	L	W
12"	5"	7"	6"	22"	21"	44"

12 FLARED END SECTION
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION
765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3890

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS
DATE: DESCRIPTION:
4-10-25 REVISED PER TRC COMMENTS

I HEREBY CERTIFY THAT THE PLANS SHOWN ON THIS PLAN SET ARE THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEERS AND LAND SURVEYORS. ROBERT J. STOWELL NO. 9903 LICENSED LAND SURVEYOR

CONSTRUCTION DETAILS

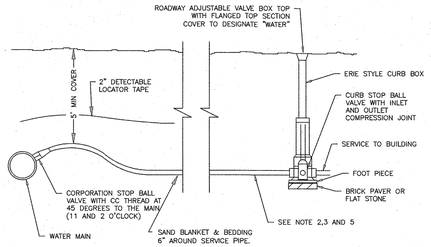
AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SHEET No. **SP-10**

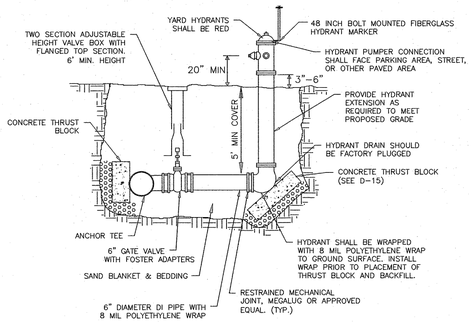
(SUBD-2025-0001)



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. ALL SERVICES SHALL BE 1". PROVIDE 1" TO 3/4" REDUCER COUPLING WHERE EXISTING SERVICES ARE 3/4", SUBSIDIARY.
6. APPROVED WATER SERVICE MATERIALS INCLUDE:
   - 3/4"– COPPER, CTS
   - 1"– COPPER, CTS
   - 2"– CTS, HDPE, IPS
7. ALL SADDLES USED AS SPECIFIED SHALL HAVE DOUBLE STAINLESS STEEL STRAPS.
8. TAPS TO BE MADE AT APPROX. 2:00 AND 10:00.

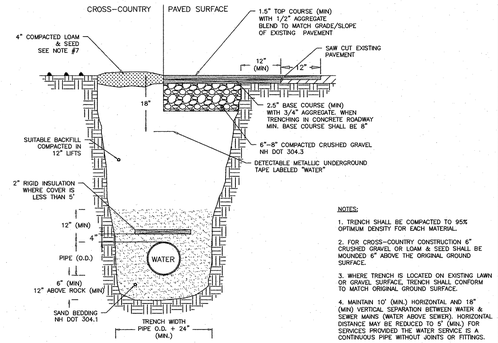
1 DOVER STD. D–13 WATER SERVICE CONNECTION
NOT TO SCALE



NOTES:

1. FIRE HYDRANTS SHALL BE FACTORY SEALED EDDY STYLE 2641.
2. HYDRANT SHALL BE PAINTED RED WITH EPOXY PAINT AS RECOMMENDED BY THE HYDRANT MANUFACTURER.
3. HYDRANT SHALL OPEN LEFT.
4. HYDRANT MARKER TO BE 3/8" FIBERGLASS RODS BY E–ZGUIDE PRODUCTS OR APPROVED EQUAL.
5. PIPE BEDDING AND BLANKET SHALL MEET THE STANDARD WATER TRENCH DETAIL D–4.

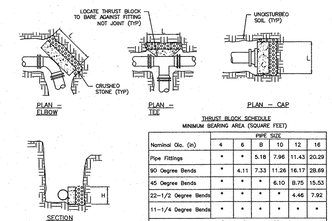
2 DOVER STD. D–14 FIRE HYDRANT
NOT TO SCALE



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.

3 DOVER STD. D–4 Water Trench
NOT TO SCALE



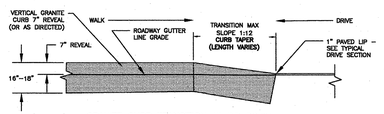
THRUST BLOCK SCHEDULE
MINIMUM BEARING AREA (SQUARE FEET)

	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Pipe Fittings	*	*	5.18	7.96	11.45	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					

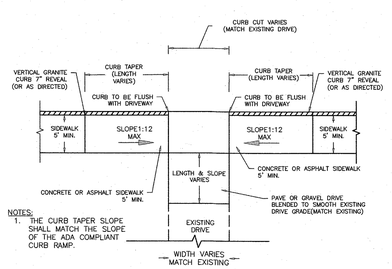
NOTES:

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.

4 DOVER STD. D–15 THRUST BLOCK
NOT TO SCALE



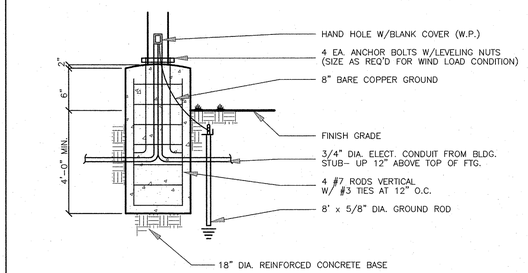
GRANITE CURB TRANSITION AT TIP DOWN



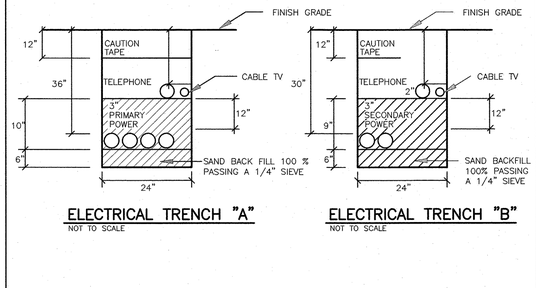
NOTES:
1. THE CURB TAPER SLOPE SHALL MATCH THE SLOPE OF THE ADA COMPLIANT CURB RAMP.

DRIVEWAY PLAN WITH SIDEWALK TIP DOWNS

5 DOVER STD. D–9 Sidewalk Tip Down At Driveway
NOT TO SCALE



6 SITE LIGHTING BASE
NOT TO SCALE

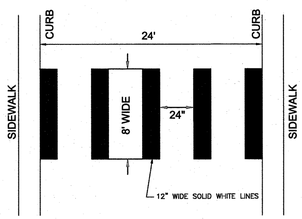


ELECTRICAL TRENCH "A"
NOT TO SCALE

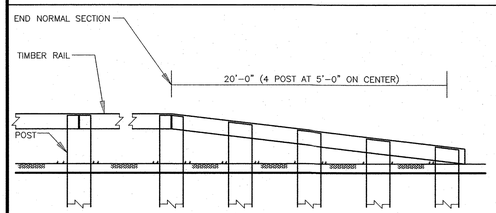
ELECTRICAL TRENCH "B"
NOT TO SCALE

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 SPECIFICATION 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.

7 ELECTRICAL TRENCH
NOT TO SCALE

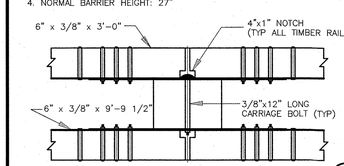


8 PEDESTRIAN CROSSWALK
NOT TO SCALE

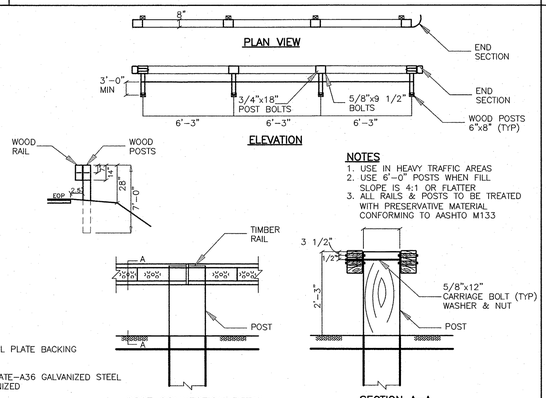


NOTES
1. POST TYPE: 10" x 12" WOOD
2. BEAM TYPE: 6" x10" WOOD
3. POST SPACING: 5'–0" O.C.
4. NORMAL BARRIER HEIGHT: 27"

STEEL BACKED WOOD GUARD RAIL TERMINAL UNIT DETAIL



POST–RAIL CONNECTION DETAIL



NOTES
1. POST TYPE: 10" x 12" WOOD
2. BEAM TYPE: 6" x10" WOOD WITH STEEL PLATE BACKING
3. POST SPACING: 10'–0" O.C.
4. NORMAL BARRIER HEIGHT: 27"
5. STEEL PLATE BACKING AND SPLICE PLATE–A36 GALVANIZED STEEL
6. ALL BOLTS & WASHERS TO BE GALVANIZED

POST CONNECTION DETAIL

SECTION A–A

9 GUARD RAIL STEEL PLATE BACKED (WOODEN RAIL)
NOT TO SCALE

11 NOT USED
NOT TO SCALE

12 NOT USED
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3690

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS	DESCRIPTION:
DATE:	
4–10–25	REVISED PER TRC COMMENTS



CONSTRUCTION DETAILS

AMBROSE WOODS

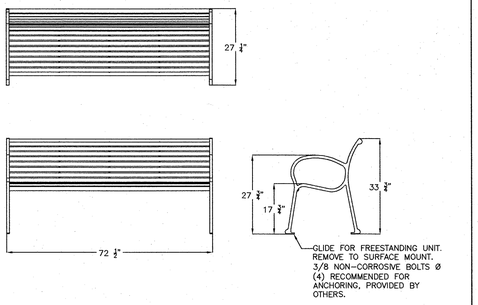
TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 2318

SHEET No. **SP–11**

(SUBD–2025–0001)

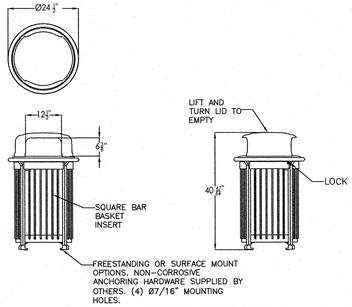
Scarborough™ Bench, 72" Backed, with Horizontal Strap Seat
Product Drawing www.landscapeforms.com Date: 5/19/2010 Ph: 800.521.2546



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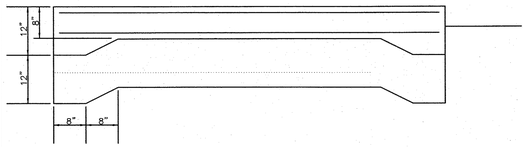
1 PARK BENCH DETAIL
NOT TO SCALE

Scarborough Litter Receptacle, Side Opening, 30 Gallon, Square Bar, with Lock
Product Drawing www.landscapeforms.com Date: 5/19/2010 Ph: 800.521.2546

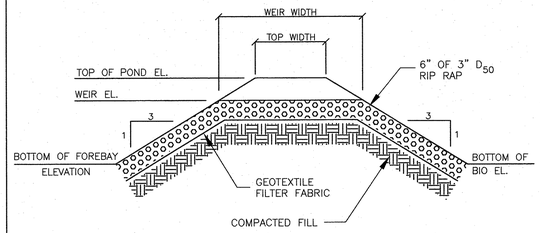


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2 TRASH BIN DETAIL
NOT TO SCALE

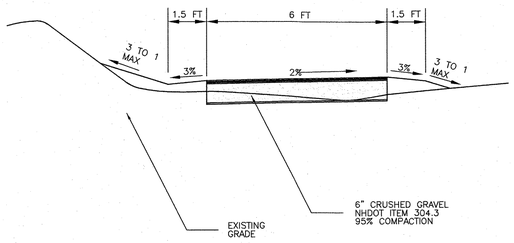


3 MAIL KIOSK/BUS SHELTER PAD DETAIL
NOT TO SCALE

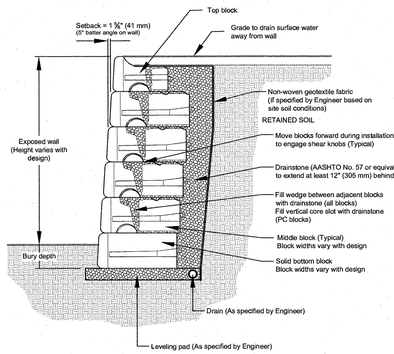


*SEE SHEETS SP-4 THRU SP-6 FOR ELEVEVATION

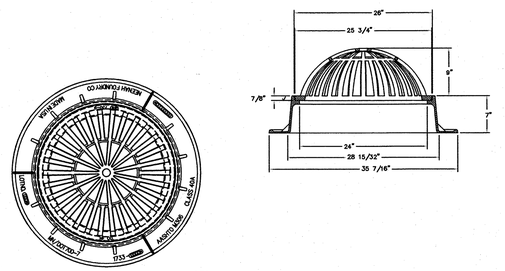
4 BROAD CRESTED WEIR
NOT TO SCALE



5 6' WIDE GRAVEL TRAIL DETAIL
NOT TO SCALE

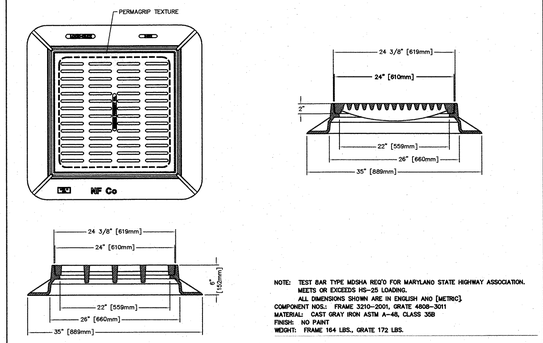


6 REDI-ROCK GRAVITY BLOCK RETAINING WALL
NOT TO SCALE



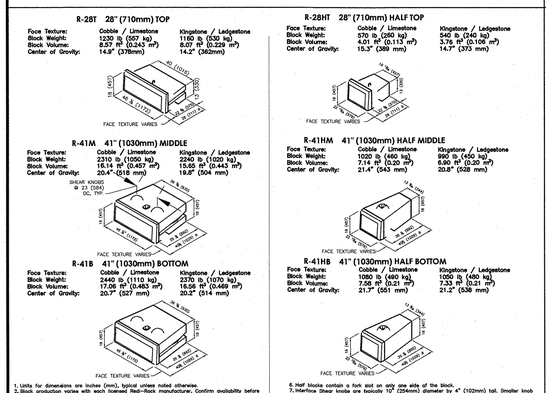
NOTES:
- ALL DIMENSIONS SHOWN ARE IN ENGLISH.
- MACHINE SEAT OF FRAME ONLY.
- LOAD RATING: N/A
- COMPONENT NO.S: FRAME 1733-2307, BEEHIVE GRATE 2561-0010
- MATERIAL: FRAME - CAST GRAY IRON ASTM A-48, CLASS 40A
  BEEHIVE GRATE - CAST GRAY IRON ASTM A-48, CLASS 35B
- FINISH: NO PAINT
- WEIGHT: FRAME ≈106#, BEEHIVE GRATE ≈93#

7 BEEHIVE GRATE
NOT TO SCALE



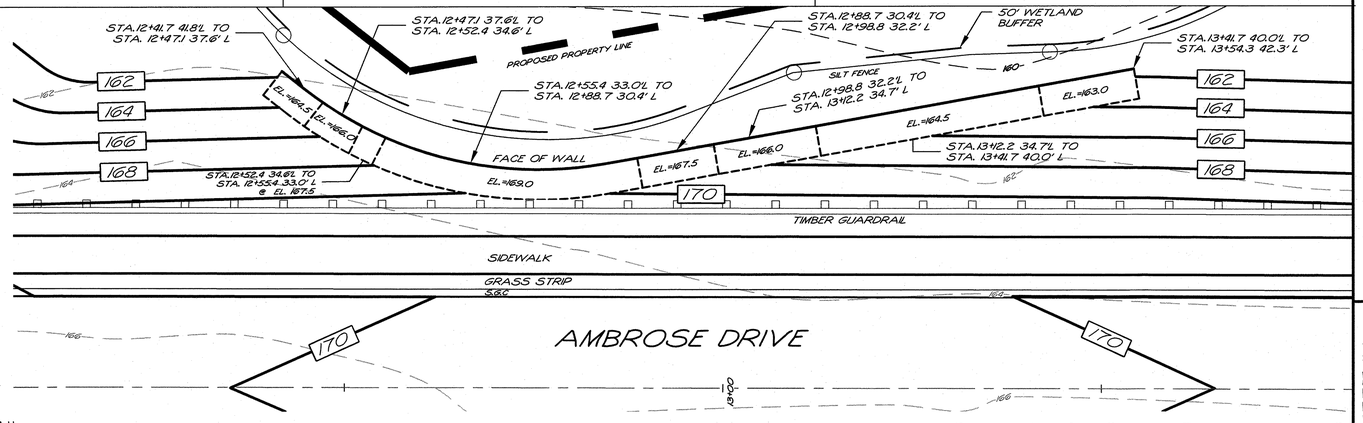
NOTE: TEST BAR TYPE MDSHA REQ'D FOR MARYLAND STATE HIGHWAY ASSOCIATION. MEETS OR EXCEEDS HS-25 LOADING.
ALL DIMENSIONS SHOWN ARE IN ENGLISH AND [METRIC].
COMPONENT NOS.: FRAME 3210-2001, GRATE 4808-3011
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 30B
FINISH: NO PAINT
WEIGHT: FRAME 164 LBS., GRATE 172 LBS.

8 BIORETENTION OUTLET GRATE
NOT TO SCALE



1. Units for dimensions are inches (mm), typical unless noted otherwise.
2. Block production varies with each licensed Redi-Rock manufacturer. Confirm availability before Specifying or Ordering.
3. Center of Gravity is measured from the back of block.
4. Actual block volumes and weights may vary.
5. Weights are based upon a concrete density of 143 lb/ft³ (2291kg/m³).
6. Half blocks contain a fork slot on only one side of the block.
7. Interface Shear knobs are typically 10" (254mm) diameter by 4" (102mm) tall. Smaller knob diameters are available.
8. * 41" (1030mm) Top blocks are not typical and used in limited applications.

9 41" SERIES REDI-ROCK BLOCKS
NOT TO SCALE



9 RETAINING WALL DETAIL

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

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

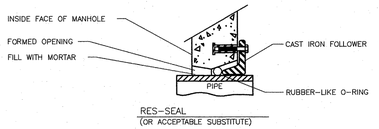
REVISIONS
DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

CERTIFICATE OF AUTHORIZATION - STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER
ROBERT STOWELL No. 9903 LICENSED PROFESSIONAL ENGINEER

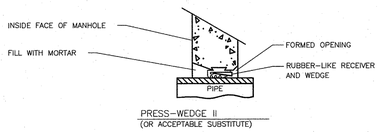
CONSTRUCTION DETAILS
AMBROSE WOODS
TOLEND ROAD
DOVER, NEW HAMPSHIRE
MARCH 6, 2025 JOB No. 2318
SCALE: 1" = 50'

SHEET No. **SP-12**

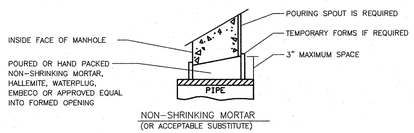
(SUBD-2025-00001)



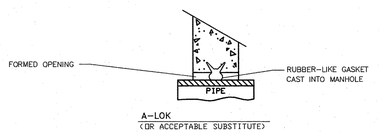
RES-SEAL
(OR ACCEPTABLE SUBSTITUTE)



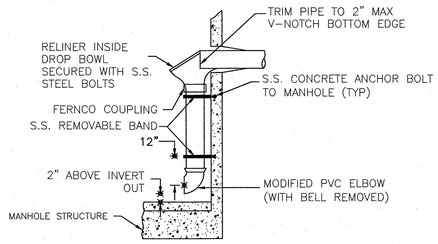
PRESS-WEDGE II
(OR ACCEPTABLE SUBSTITUTE)



NON-SHRINKING MORTAR
(OR ACCEPTABLE SUBSTITUTE)



A-LOK
(OR ACCEPTABLE SUBSTITUTE)



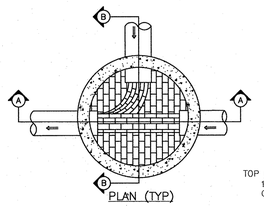
INTERNAL DROP

NOTES:

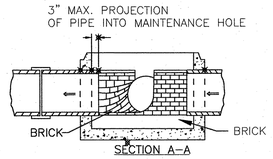
1. INTERNAL DROPS ARE PROHIBITED UNLESS APPROVED BY THE CITY ENGINEER.
2. IF DROP IS FOR AN EXISTING MANHOLE, REWORK SHELF TO FORM NEW CHANNEL FOR NEW DROP CONNECTIONS.
3. BRICK INVERT NOT SHOWN ON DETAIL.

DOVER STD. D-18 MH DROP INLET

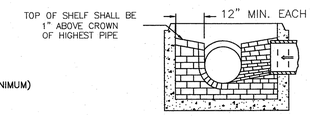
NOT TO SCALE



PLAN (TYP)



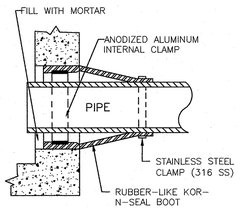
SECTION A-A



SECTION B-B

NOTES:

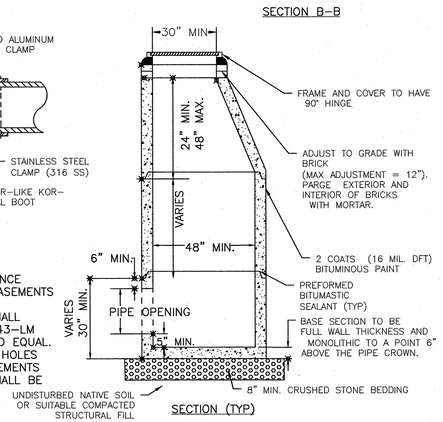
1. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION



KOR-N-SEAL JOINT SLEEVE
(OR EQUAL)

NOTES:

1. ALL SEWER MAINTENANCE HOLES WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL HAVE LIFTMATE R-1743-LM COVERS OR APPROVED EQUAL.
2. SEWER MAINTENANCE HOLES NOT WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL BE SEALED TO PREVENT INFILTRATION.



SECTION (TYP)

DOVER STD. D-16 SEWER MAIN

NOT TO SCALE

GENERAL NOTES

1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS(H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE.

3) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.

4) LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

5) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY OR PRECAST CONCRETE.

6) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER

7) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, SIZE NUMBER 67.
100% PASSING 1 INCH SCREEN 0-10% PASSING #4 SIEVE
90-100% PASSING INCH SCREEN 0-5% PASSING #8 SIEVE
20-55% PASSING INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE INCH TO 1 INCH SHALL BE USED.

8) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDE WITHIN THE FOLLOWING DISTANCES: RCP & CI PIPE – ALL SIZES – 48"

9) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

10) MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:

1. THE STEPS SHALL BE MANUFACTURED OF PLASTIC COVERED STEEL. THEY SHALL BE SHAPED SO THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
2. THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
3. THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD. APPROXIMATELY 14"X10" IN DIMENSION.

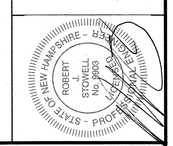
11) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK
KENT SEAL NO.2
EZ

12) PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS	DESCRIPTION:
DATE:	
4-10-25	REVISED PER TRC COMMENTS



SEWER DETAILS

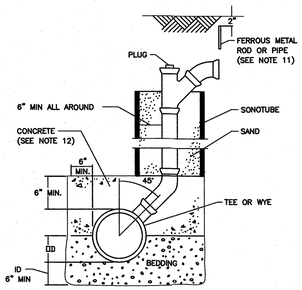
AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SHEET No. **SP-13**

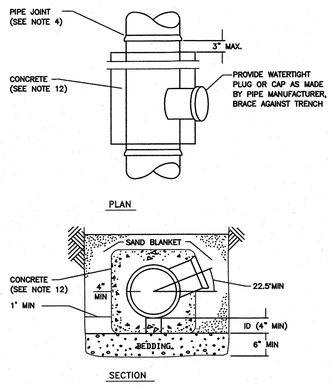
(SUBD-2025-0001)



NO BACKFILLING BEFORE CONCRETE HAS TAKEN INITIAL SET (7 HRS. MIN.). BACKFILLING TO BE BROUGHT UP EVENLY ON ALL SIDES.

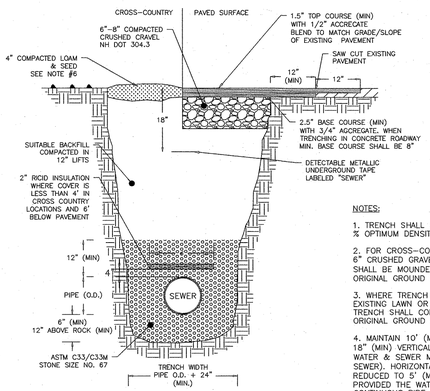
CHIMNEY (SEE NOTE 13)

NOT TO SCALE



CONCRETE FULL ENCASEMENT

NOT TO SCALE

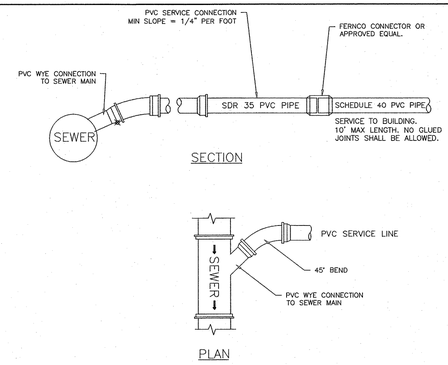


NOTES:

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.

DOVER STD. D-3 Sewer 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
4. PIPE BEDDING AND BLANKET SHALL MEET THE STANDARD SEWER TRENCH DETAIL D-3.

DOVER STD. D-17 SEWER SERVICE

NOT TO SCALE

GENERAL NOTES

1) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.

6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.

C. DRY FLUORESCENE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12) CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS AS FOLLOWS:

CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

14) MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SEWER LINES AND WATER LINES, AND AN 18" VERTICAL SEPARATION AT SEWER AND WATER CROSSINGS, WITH WATER OVER SEWER.

GENERAL NOTES

1) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE NOTE 7.

2) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

3) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90%-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAT 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

4) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED.

5) BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

6) WOOD SHEETING, IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

7) W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES, FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

8) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

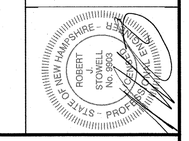
9) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 LB) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH

10) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

TRITECH
ENGINEERING CORPORATION
765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3890

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS	DESCRIPTION:
DATE:	
4-10-25	REVISED PER TRC COMMENTS



SEWER DETAILS

AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

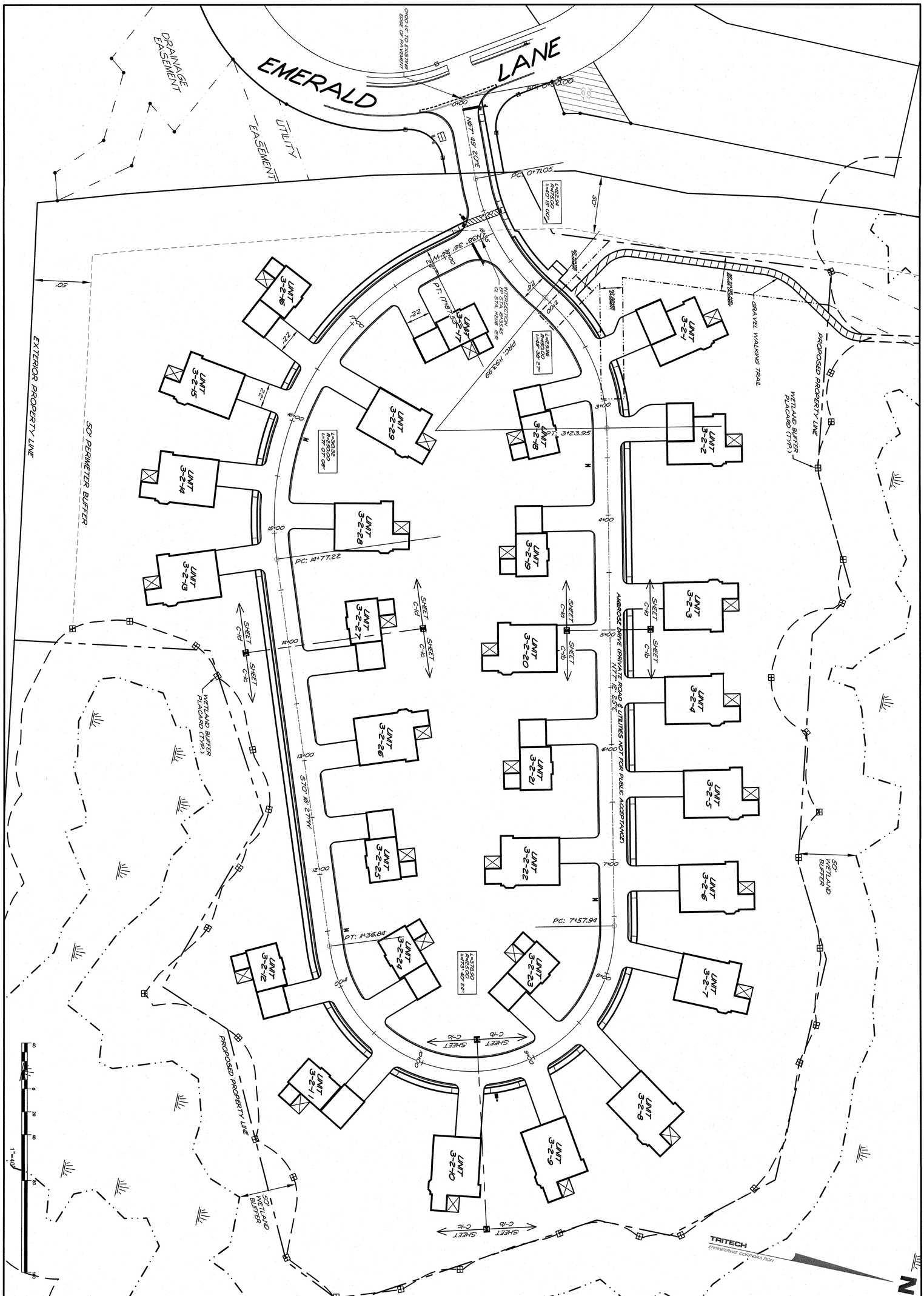
MARCH 6, 2025

JOB No. 23118

SHEET No.

SP-14

(SUBD-2025-00001)



SHEET No.

C-1

ROAD LAYOUT PLAN

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 40'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE — ROBERT J. STOWELL No. 9903 — LICENSED PROFESSIONAL ENGINEER

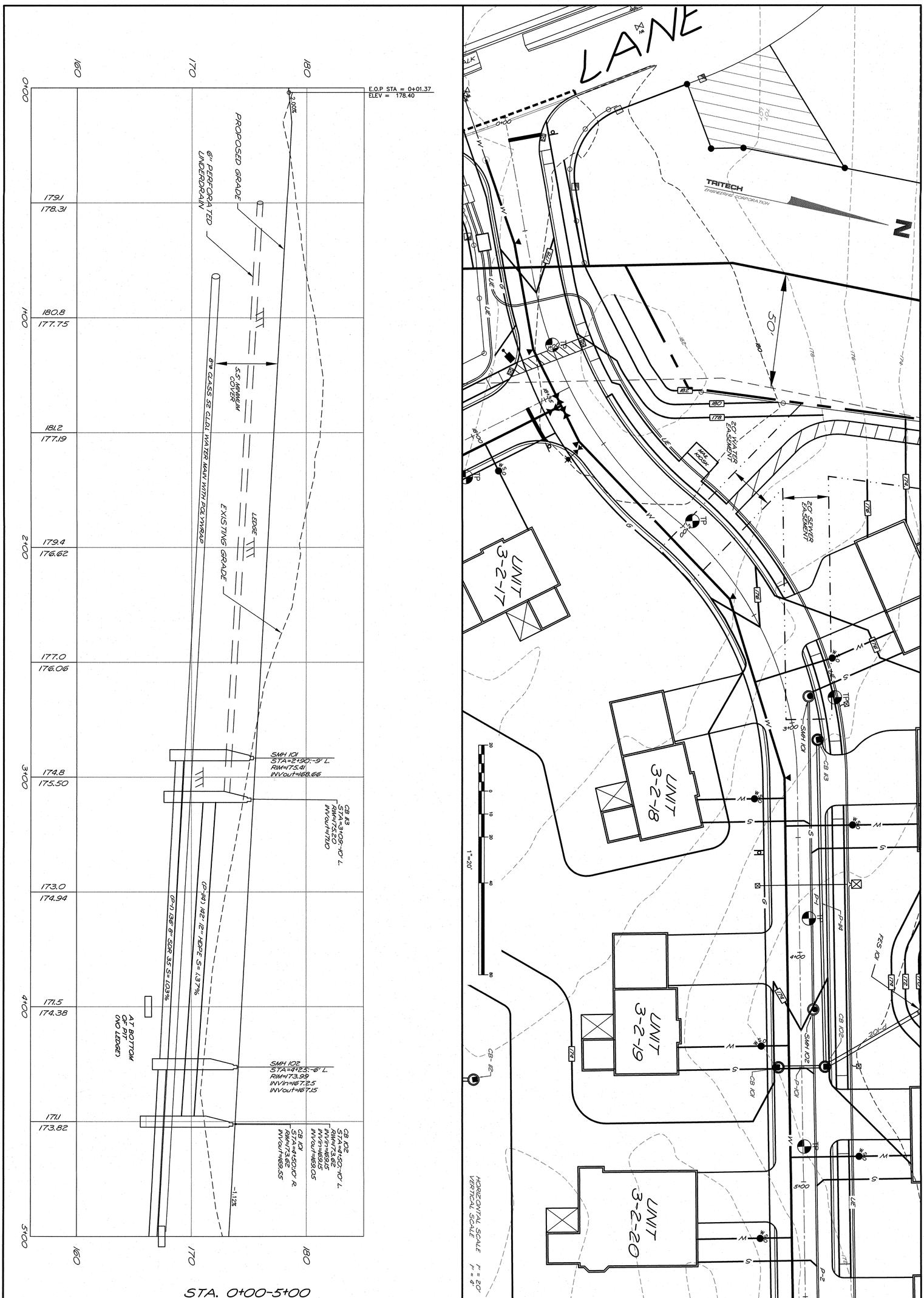
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DATE:	DESCRIPTION:
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TRITECH ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

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(SUBD-2025-0001)



SHEET No.

C-1a

ROAD PLAN AND PROFILE

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 20'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE — ROBERT J. STOWELL No. 9903 LICENSED PROFESSIONAL ENGINEER

REVISIONS	
DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
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(SUBD-2025-0001)

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

REVISIONS
DATE: DESCRIPTION:

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

ROBERT STOWELL No. 3803 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

STA. 5+00-10+00
ROAD PLAN AND PROFILE

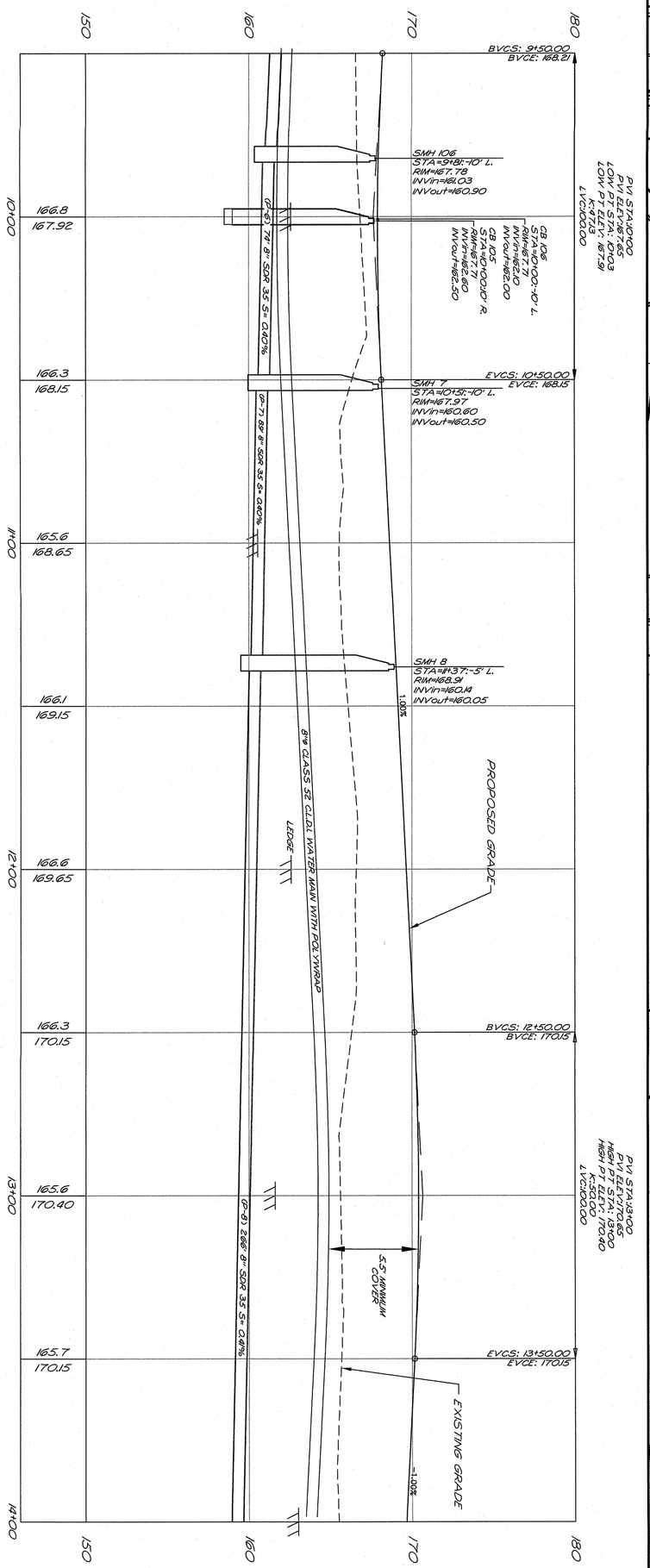
AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE

MARCH 6, 2025
JOB No. 23118
SCALE: 1" = 20'

SHEET No.
C-1b

(SUBD-2025-0001)



SHEET No.

C-1c

ROAD PLAN AND PROFILE

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 20'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE
ROBERT J. STOWELL No. 9903 LICENSED PROFESSIONAL ENGINEER

REVISIONS

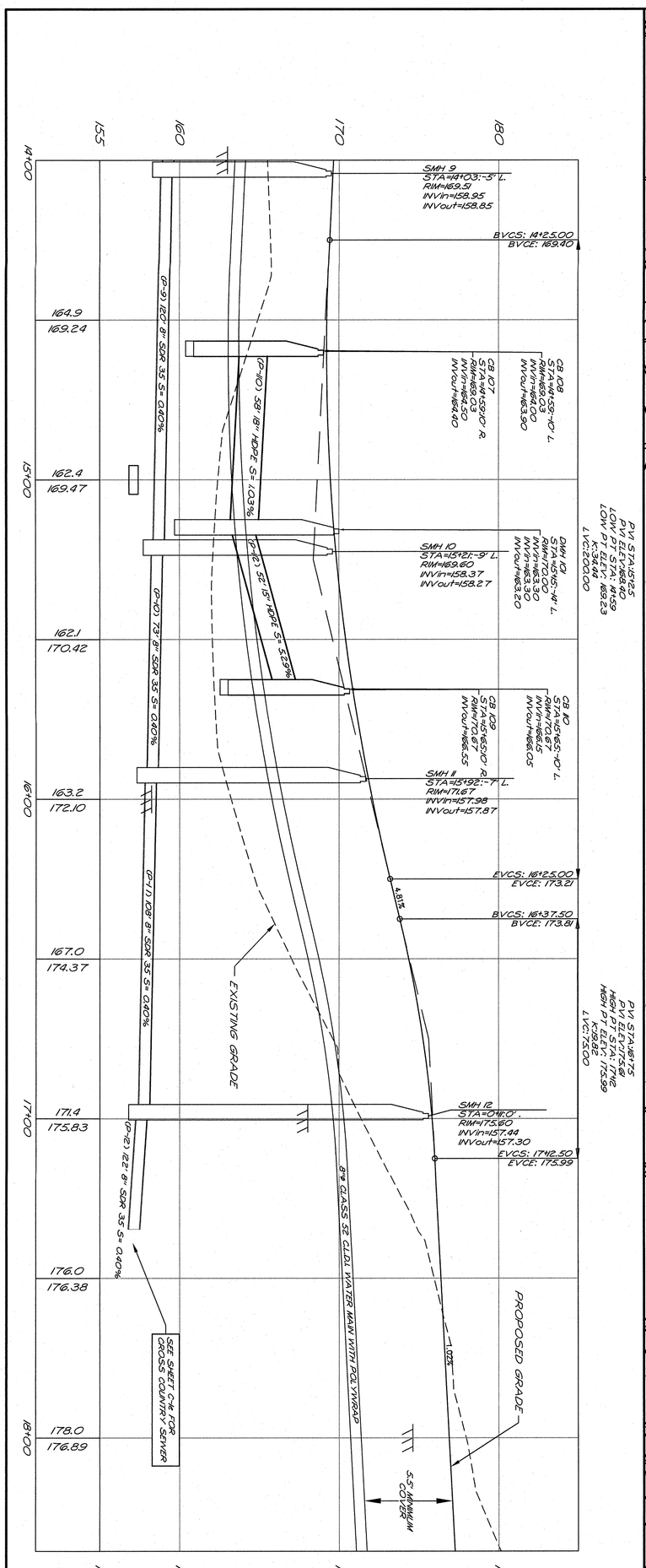
DATE:	DESCRIPTION:

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DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

(SUBD-2025-0001)



STA. 14+00-END

SHEET No.

C-1d

ROAD PLAN AND PROFILE

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 20'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE
ROBERT J. STOWELL
No. 9903
LICENSED PROFESSIONAL ENGINEER

REVISIONS

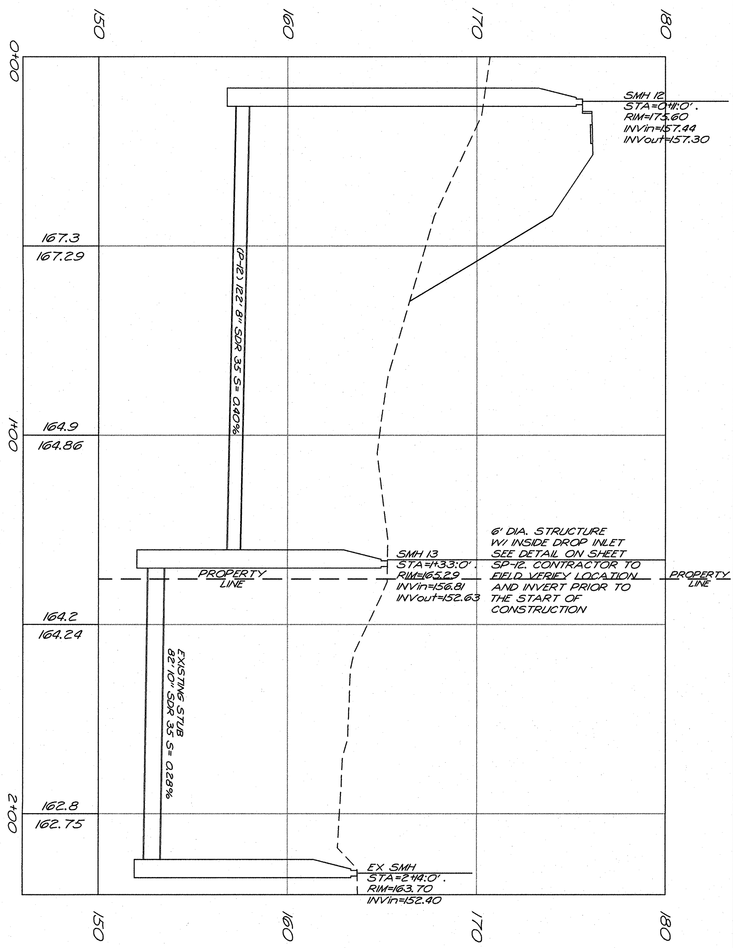
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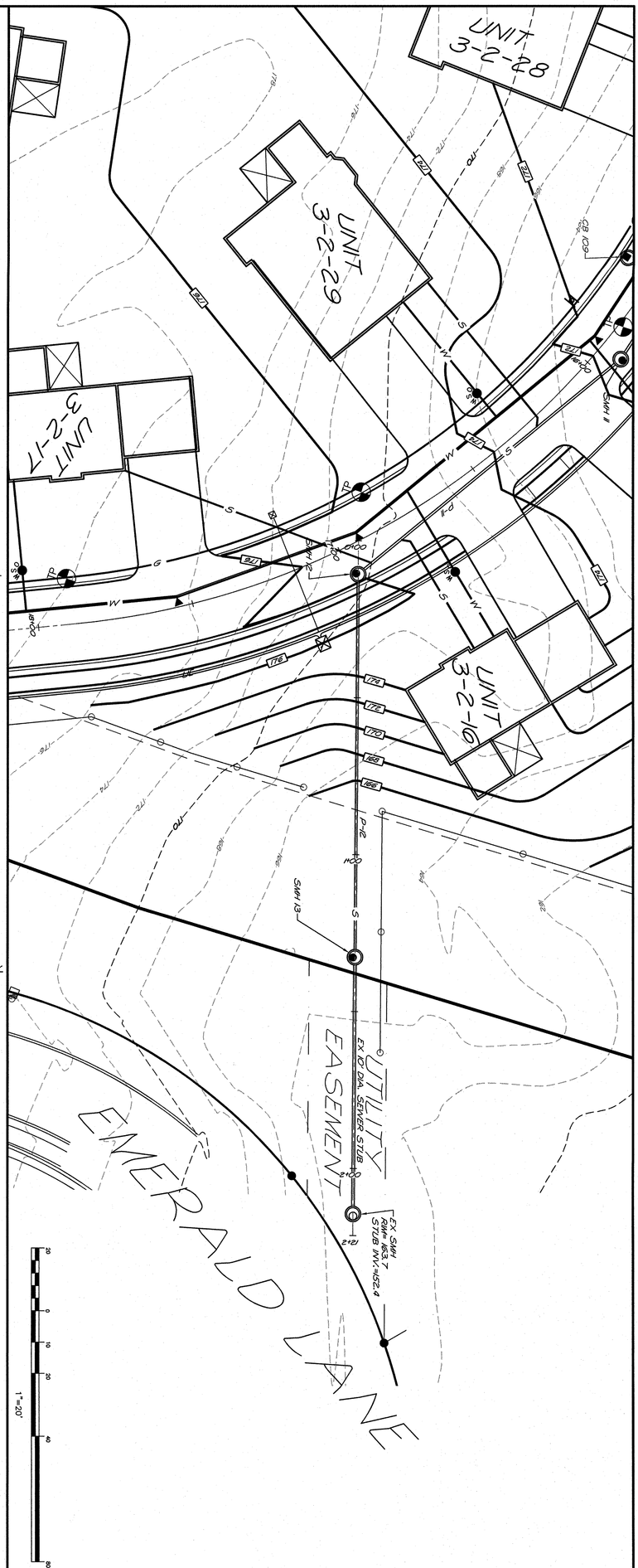
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DOVER, NEW HAMPSHIRE 03820

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(SUBD-2025-0001)





SHEET No.

C-1e

CROSS-COUNTRY SEWER PROFILE

AMBROSE WOODS

TOLEND ROAD

DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 20'

ISSUED FOR PLANNING BOARD REVIEW

April 22, 2025

STATE OF NEW HAMPSHIRE
ROBERT J. STOWELL
No. 9903
LICENSED PROFESSIONAL ENGINEER

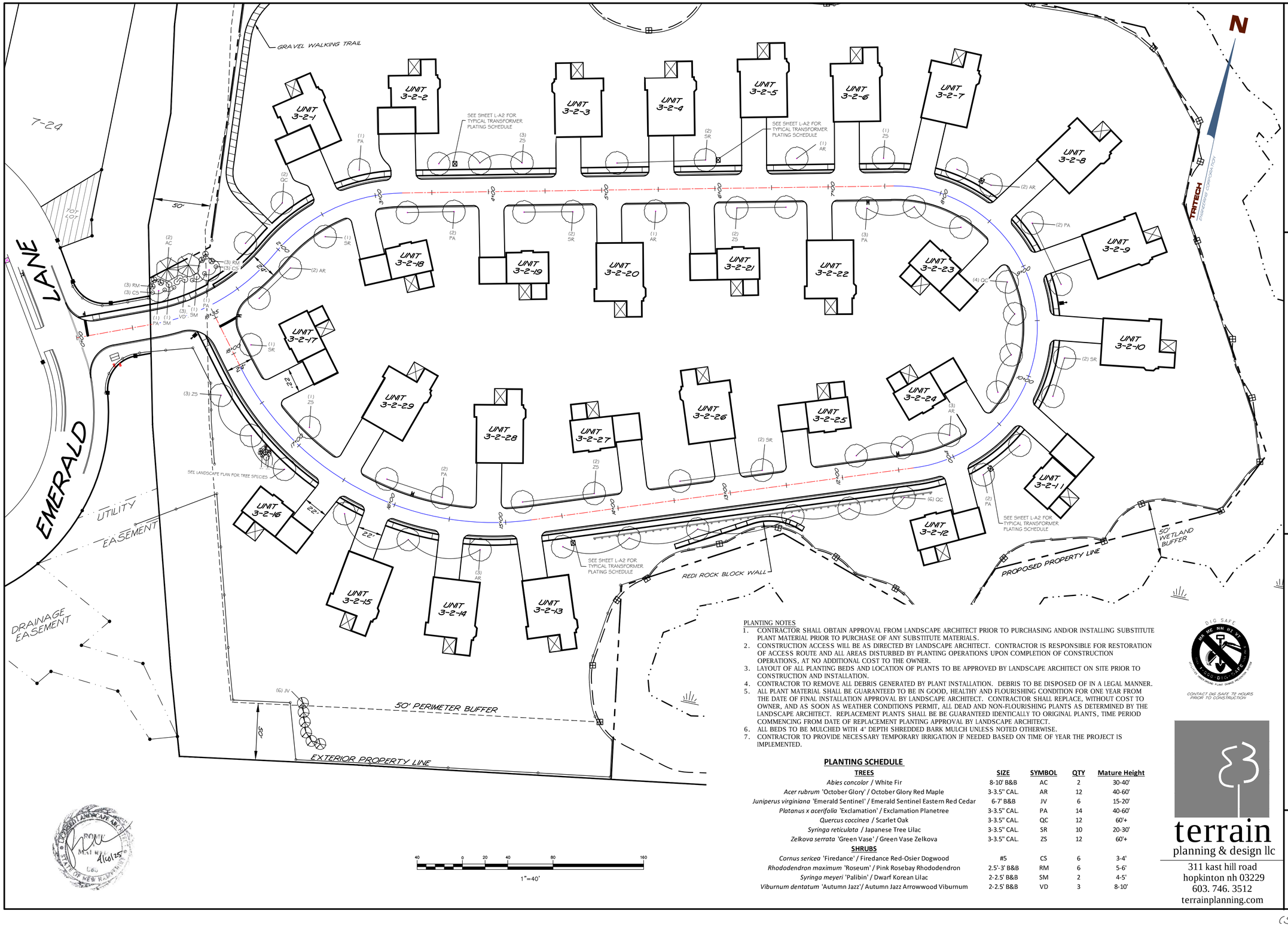
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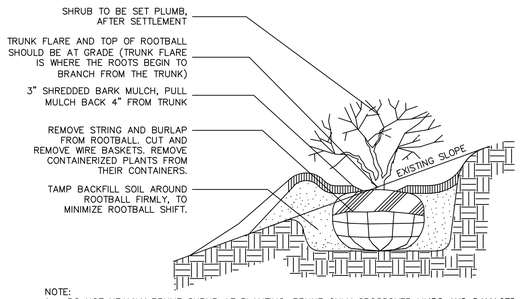
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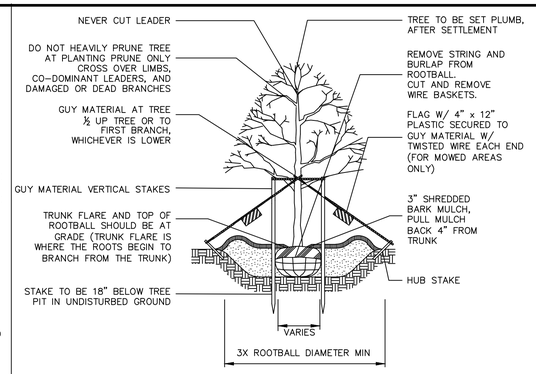
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GRAVEL WALKING TRAIL
EMERALD LANE
UTILITY EASEMENT
DRAINAGE EASEMENT
50' PERIMETER BUFFER
EXTERIOR PROPERTY LINE
REDI ROCK BLOCK WALL
PROPOSED PROPERTY LINE
50' WETLAND BUFFER
SEE SHEET L-A2 FOR TYPICAL TRANSFORMER PLATING SCHEDULE
SEE LANDSCAPE PLAN FOR TREE SPECIES
UNIT 3-2-1
UNIT 3-2-2
UNIT 3-2-3
UNIT 3-2-4
UNIT 3-2-5
UNIT 3-2-6
UNIT 3-2-7
UNIT 3-2-8
UNIT 3-2-9
UNIT 3-2-10
UNIT 3-2-11
UNIT 3-2-12
UNIT 3-2-13
UNIT 3-2-14
UNIT 3-2-15
UNIT 3-2-16
UNIT 3-2-17
UNIT 3-2-18
UNIT 3-2-19
UNIT 3-2-20
UNIT 3-2-21
UNIT 3-2-22
UNIT 3-2-23
UNIT 3-2-24
UNIT 3-2-25
UNIT 3-2-26
UNIT 3-2-27
UNIT 3-2-28
UNIT 3-2-29
7-24
50'
(2) AC
(3) RM
(3) CS
(1) PA
(3) VD
(1) SM
(2) QC
(1) SR
(2) AR
(3) ZS
(2) PA
(2) ZS
(2) SR
(1) AR
(3) PA
(4) QC
(3) AR
(6) QC
(6) JV
(3) ZS
(3) AR
22'
18'
24'
110'
100'
200'
300'
400'
500'
600'
700'
800'
900'
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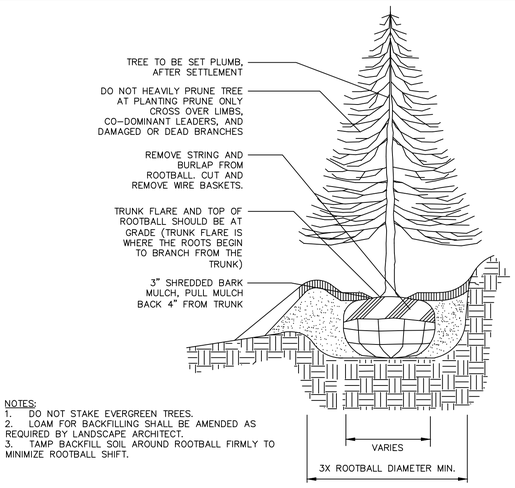
NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.

1 TYPICAL SHRUB PLANTING
NOT TO SCALE



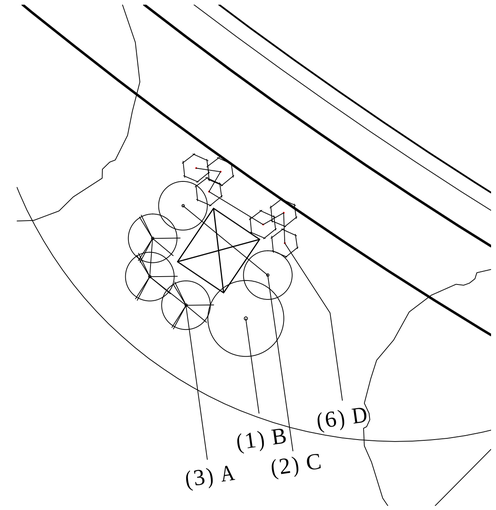
NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

2 DECIDUOUS TREE PLANTING
NOT TO SCALE



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.

3 EVERGREEN TREE PLANTING
NOT TO SCALE



Tolend Road - Typical Transformer Plant Schedule

Botanical Name/ Common Name	Size	Mature Height
A (Shrub Evergreen)		
Azalea 'Blaauw's Pink' / Blaauw's Pink Azalea	#3	4-5'
Ilex glabra 'Compacta' / Inkberry Compact	#3	5-6'
Pieris 'Brouwer's Beauty' / Brouwer's Beauty Andromeda	#3	4-5'
B (Large Shrub Deciduous)		
Myrica pensylvanica / Northern Bayberry	#5	6-8'
Syringa patula 'Miss Kim' / Miss Kim Lilac	#5	45879.00
Viburnum carlesii / Koreanspice Viburnum	#5	6-8'
C (Small Shrub Deciduous)		
Cornus sericea 'Firedance' / Firedance Red-Osier Dogwood	#3	3-4'
Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	#3	3-4'
Spiraea bumalda 'Anthony Waterer' / Anthony Waterer Spirea	#3	3-4'
D (Perennial)		
Hemerocallis 'Happy Returns' / Happy Returns Daylily	#1	18-24"
Nepeta 'Walker's Low' / Walker's Low Catmint	#1	2'
Rudbeckia flugida 'Goldstrum' / Goldstrum Black-Eyed Susan	#1	2'

4 TYPICAL TRANSFORMER PLANTING
1" = 5'



terrain
planning & design llc
311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

TRITECH
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735 CENTRAL AVENUE
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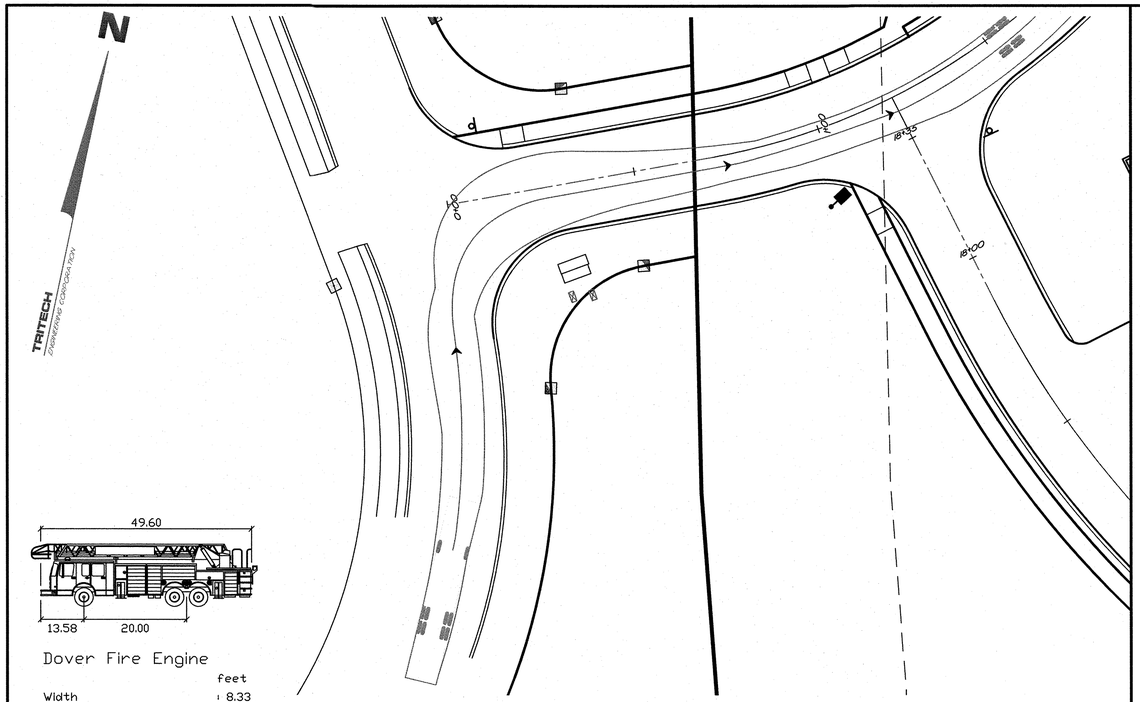
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April 22, 2025

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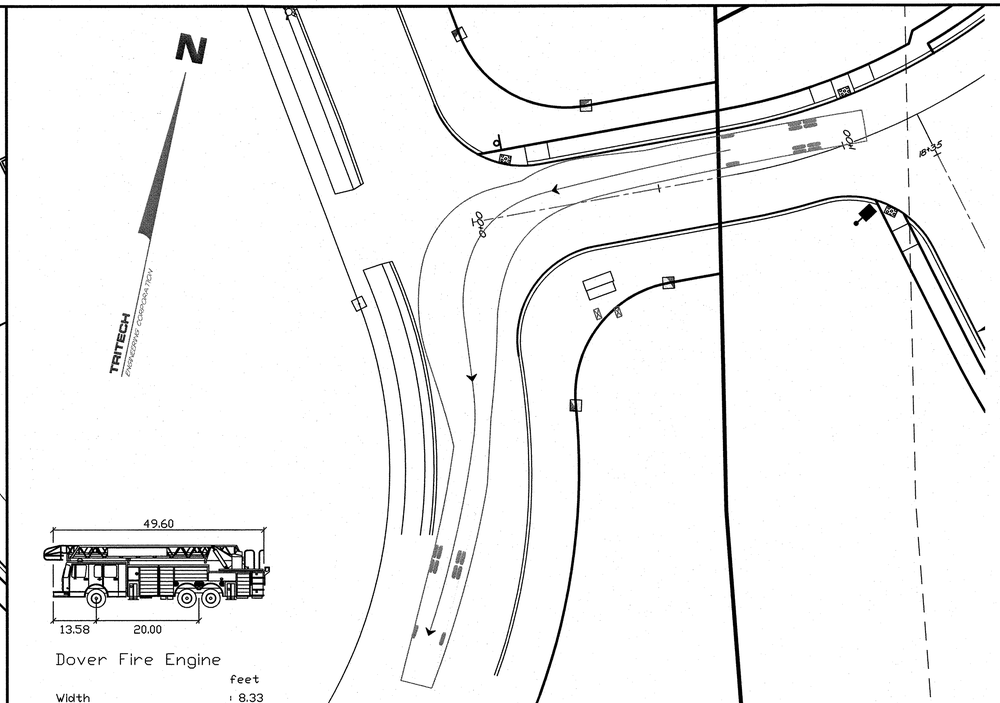
LANDSCAPE DETAIL SHEET
AMBROSE WOODS
TOLEND ROAD
DOVER, NEW HAMPSHIRE
APRIL 10, 2025
JOB No. 2318

SHEET No.
La-2

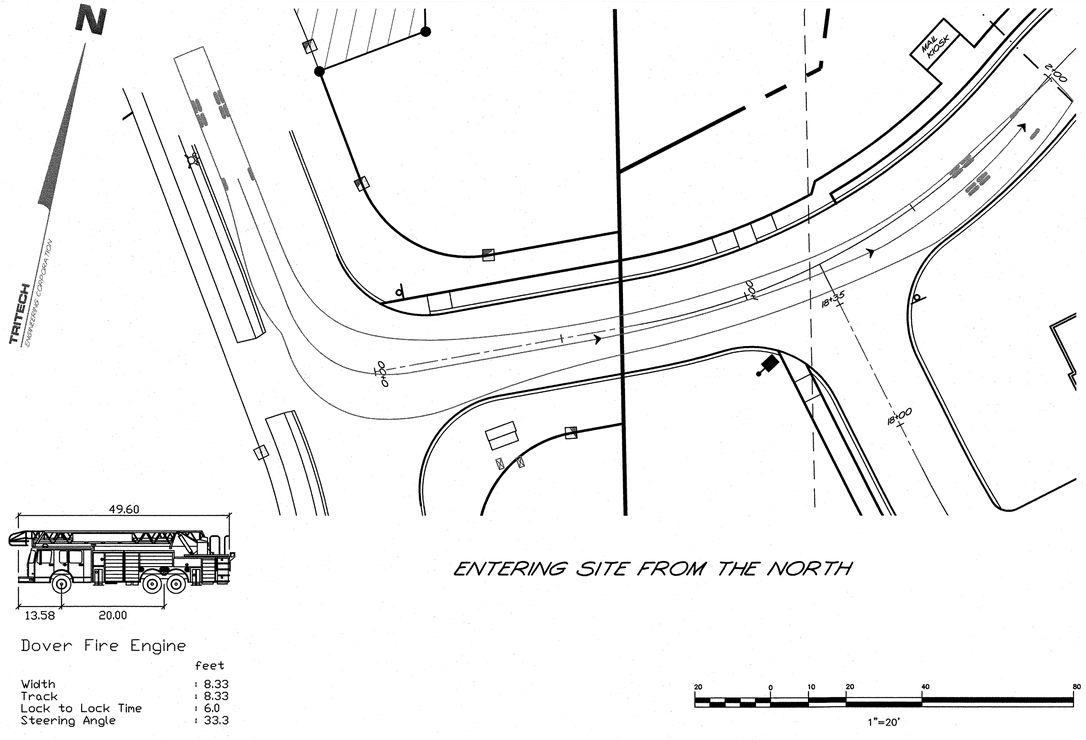
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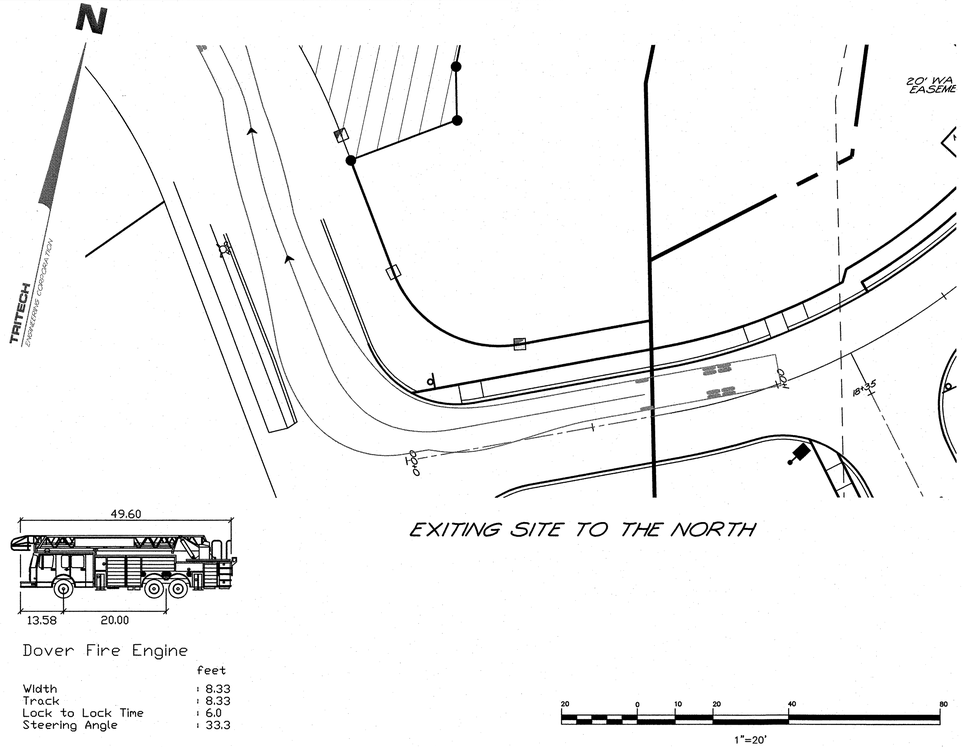
ENTERING SITE FROM THE SOUTH



EXITING SITE TO THE SOUTH



ENTERING SITE FROM THE NORTH



EXITING SITE TO THE NORTH

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
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ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS
DATE: DESCRIPTION:

FIRE TRUCK TURNING EXHIBITS

AMBROSE WOODS

TOLEND ROAD
DOVER, NEW HAMPSHIRE
MARCH 6, 2025
JOB No. 23118
SCALE: 1" = 20'

SHEET No.
TR-1

(SUBD-2025-0001)

N

TRITECH ENGINEERING CORPORATION

SIGHT LINE

LOOKING WEST FROM THE PROPOSED ROAD
3.5 ABOVE GRADE AT 230' ±
3.0' SOUTH OF CENTERLINE OF EMERALD LANE

AVAILABLE SIGHT DISTANCE = 230'

EMERALD LANE

DRIVERS POSITION
SIGHT DISTANCE POINT
16.5' EAST OF CURBING
3.5' ABOVE GRADE
3.0' NORTH OF PROPOSED
ROAD CENTERLINE

24' TRAVELWAY

SIGHT LINE

5' SIDEWALK

LOOKING SOUTH FROM PROPOSED ROAD
3.5 ABOVE GRADE AT 210'
3.0' SOUTHEAST OF CENTERLINE OF EMERALD LANE

AVAILABLE SIGHT DISTANCE = 210'

R.O.W.

R.O.W.

AMBROSE DRIVE

5' SIDEWALK

UTILITY EASEMENT

UNIT 3-2-17

UNIT 3-2-16

20 0 10 20 50 100

1"=20'

TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3930

ISSUED FOR PLANNING BOARD REVIEW
April 22, 2025

REVISIONS

DATE:	DESCRIPTION:
4-10-25	REVISED PER TRC COMMENTS

SIGHT DISTANCE PLAN

AMBROSE WOODS

TAX MAP F LOT 3

210 TOLEND ROAD AND EMERALD LANE
DOVER, NEW HAMPSHIRE

MARCH 6, 2025 JOB No. 23118

SCALE: 1" = 20'

SHEET No. SD-1

(SUBD-2025-0001)