

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, August 21, 2025**
Meeting Time: **10:30 AM**

1. Site Plan for Liberty Mutual Insurance Co., Assessor's Map E, Lot 24, zoned IT, located at 150 Liberty Way. (Proposal is for the conversion of the existing office building into a mixed-used building with office, retail, commercial and residential units.) (SITE-2025-0008)
[Please note that a Conditional Use Permit (CUP) to establish a Residential Commercial Mixed-Use (RCM) District has not yet been received in relation to this application]
[This item was previously heard by the Planning Technical Review Committee on June 12, 2025.]



PLAN SNAPSHOT REPORT SITE-2025-0008 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major
Work Class: Alteration / Addition
Status: Review Expired
Valuation: \$0.00
Description: The applicant seeks approval to permit a village type concept with commercial, retail and residential uses.

Project:
District: None
Square Feet: 0.00
Assigned To: Blonigen, Rachel

App Date: 05/29/2025
Exp Date: 08/02/2025
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: E0024-000000	Main	Address: 50 Liberty Wy Dover, NH 150 Liberty Wy Dover, NH 100 Liberty Wy Dover, NH	Main	Zone: IT(Non-Residential - Innovative Technolog
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Applicant Shane Brady Business: (603) 622-6223	Engineer Thomas E. Zajac, Jr., P.E. Business: (603) 883-2057	Applicant Francis X Bruton 601 Central Ave Dover, NH 03820 Business: (603) 749-4529	Owner Bill Johnson, Director - Real Estate Transactions Business: (515) 471-3626
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Plan Custom Fields

Total	312975	Total2	0	Total3	0
Total4	0	Total5	0	Total6	0
Total7	0	Total8	0	Total9	0
Street Classification Type	Private	Net Change in # Parking Spaces (+/-)	0	Water Service	Municipal
Recording Number		Sewer Service	Municipal	Total Acres (GIS)	218.04
Deed Book	1365	Total SQFT	9.49782e+006	Deed Page	453
Deed Date	1/12/1988	Proposed Property Use	Mixed use with office, retail, commercial and residential.	Area of Parcel to be Developed (SQFT)	9.56122e+006
Number of Parking Spaces Existing	3215	Number of Parking Spaces Proposed	3215	Type of Building to be Built	Mixed use
Estimated Construction Value	0.00	Refuse Removal	Private	Is there an existing Conservation Easement?	Yes
Existing Conservation Easement Details	Easement to the City of Dover	TotalImpactFeeSDTOD	0.00	TotalImpactFeeTHTOD	0.00
TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00
TotalImpactFeeADUTOD	0.00	TotalImpactFeeAONRTOD	0.00	TotalImpactFeeAR55TOD	0.00
TotalImpactFeeAR62TOD	0.00	Sub Total Residential	0.00	TotalImpactFeeRIRCTOD	0.00
TotalImpactFeeOCSTOD	0.00	TotalImpactFeeITWCTOD	0.00	TotalImpactFeeNHALTOD	0.00
TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOT	0.00	Sub Total Non-Residential	0.00
Total of Impact Fees to be Assessed	0.00				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Francis_Bruton_5/29/2025.jpg	05/29/2025 15:00	Bruton, Francis		Uploaded via CSS
2025.06.12_PlanningTechnicalReviewCommittee.Agenda.pdf	06/04/2025 11:54	Blonigen, Rachel		TRC Agenda

PLAN SNAPSHOT REPORT (SITE-2025-0008)

2025.06.12_PlanningTechnicalReviewC 06/13/2025 15:46 Blonigen, Rachel
ommittee.LibertyWay_SITE-2025-0008.p
df

Draft TRC Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025012665	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-2025012665		\$200.00	\$200.00
NOT INVOICED	Planning Change of Use	\$5,000.00	\$0.00
	Planning Legal Notice	\$120.00	\$0.00
Total for Invoice NOT INVOICED		\$5,120.00	\$0.00
Grand Total for Plan		\$5,320.00	\$200.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	08/28/2025	Technical Review Committee Meeting
TRC Meeting Next Steps	Resubmit for 2nd TRC		

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	06/04/2025	06/11/2025	06/13/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	06/04/2025	07/02/2025	06/10/2025

Comments: The development plan floor area table appears to add incorrectly. Please clarify non-residential floor areas and total. Please provide more details about the scale and type of development likely to occur in units 3-7. Depiction of building envelopes and/or high-level conceptual massing would be helpful.

The RCM limits residential floor area to 45% of a project. Please provide total residential floor area estimates alongside the unit counts. Please calculate the percentage of overall floor area devoted to residential/non-residential uses.

Conversion of both 150 Liberty and 100 Liberty for mixed-use residential as proposed appears to exceed the residential floor area ratio. Please revise or provide additional employment-centric commercial/industrial uses elsewhere onsite.

Sheet A0101 identifies areas including a gym, dog wash, library, and game room as commercial space. Should these be residential amenities? Would that impact the floor area calculations?

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	06/04/2025	06/11/2025	06/13/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	06/04/2025	07/02/2025	06/13/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	06/04/2025	06/11/2025	06/13/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	06/04/2025	06/11/2025	06/11/2025

Comments: 1) Clarify the 7 unit numbering and proposed scope
2) Should phasing lines be provided. Clarify 50 and 100 Liberty proposal.
3) Identify ingress/egress points
4) Clarify exit and exit discharge from sides and rear of structure
5) Indicate where first responders would access the structure as it appears the side and rear access are proposed to be removed.
6) Indicate the location of EV charging stations
7) Indicate if there is any solar proposed for this project.
8) Application indicates 500 dwelling units. Clarify the makeup of the units being requested such as 1, 2, 3 bedrooms etc.
9) Page 3 White Appraisal indicates 244 appartement units will not have gathering areas so all apartment living activities will be taking place within the building. Indicate the recreational amenities to be provided for the campus. Is there a roof deck feature being considered.
10) There appears to be a significant imbalance between the residential and non residential uses where only 43000 sq ft of the 350000 sq ft building is non residential and over 300000 is residential.

PLAN SNAPSHOT REPORT (SITE-2025-0008)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Speidel, Marn	Requires Re-submit	06/04/2025	06/11/2025	06/13/2025

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	In Review	07/01/2025	07/14/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	07/01/2025	07/29/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	In Review	07/01/2025	07/14/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	07/01/2025	07/29/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	07/01/2025	07/14/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	07/01/2025	07/14/2025	07/29/2025

Comments: Planning Dept. has indicated application is incomplete.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Speidel, Marn	In Review	07/01/2025	07/14/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/30/2025	10:29
Confirm application complete v.1	Generic Action		05/30/2025 10:29
Technical Review Committee Meeting Agenda v.1	Task	05/30/2025 10:36	06/04/2025 11:54
Land Use Plan Technical Review v.1	Receive Submittal	06/04/2025 0:00	06/13/2025 15:48
Land Use Plan Technical Review v.2	Receive Submittal	07/01/2025 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	08/08/2025 10:00	
Technical Review Committee Meeting v.1	Hold Meeting	06/04/2025 11:55	06/13/2025 15:48

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 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

PLAN SNAPSHOT REPORT (SITE-2025-0008)

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 SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Brady Sullivan Properties, LLC Telephone # (603) 749-4529

Address of Applicant: c/o Bruton & Berube, PLLC, 601 Central Avenue, Dover, NH 03820

E-Mail Address: FX@brutonlaw.com

Liberty Mutual

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

Address of Property Owner: 175 Berkeley St, Boston, MA 02116

PROPERTY INFORMATION

Address of Property: 50, 100 & 150 Liberty Way , Dover, NH

Assessor's Map # E Lot(s) # 24

Zoning District(s) IT Overlay District(s) RCM

Size of Parcel: 9,494,868 sq. ft. 218.04 ac. Property Deed: Book 1364 Page: 453

Existing Use of Property: Office complex

SITE PLAN INFORMATION

Describe Proposed Use: Mixed use with office, retail, commercial and residential.

Area of Parcel to be Developed: 218.04 acres sq. ft.

If Multi-family Residential: Number of Units 500 & Buildings Proposed 3

If lodging: Number of Units _____ & number of Buildings _____

Number of Parking Spaces: Existing 3215 Proposed 3215

Highway Access (check where applicable): ☒ City Street _____ State Highway _____

Number of Employees Total: N/A In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint _____ sq. ft.

Front Yard _____ ft.

Total Building Area _____ sq. ft.

Rear Yard _____ ft.

Paved Area _____ sq. ft.

Side Yard: Right _____ ft. Left _____ ft.

City Water? ☒ Yes ☐ No How far is city water from the property? at propertyCity Sewer? ☒ Yes ☐ No How far is city sewer from the property? at property**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 ☐ 30' Buffer ☒ Increase by 223 units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

See attached narrative.**BUILDING INFORMATION**Type of Building to be Built: Existing office buildings

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

Estimated value of construction: _____ Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

Justification for waiver request(s) (*attach additional sheets as needed*):

SURVEYOR INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Thomas E. Zajac, Jr., P.E., Hayner Swanson | now IMEG

Address 3 Congress Street, Nashua, NH 03062 Telephone #: (603) 883-2057

Professional License #: _____ E-mail address: Thomas.E.Zajac@imegcorp.com

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: City of Dover Telephone # (603) 516-6000

Address Easement Holder: 288 Central Avenue, Dover, NH 03820

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: William G. Johnson Date: 5-29-2025

Signature of Applicant (if different from owner): Shawn D. R. Date: 5/29/2025

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: William G. Johnson Date: 5-29-2025

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or 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: William G. Johnson Date: 5-29-2025

Signature of Applicant (if different from owner): Shawn D. R. Date: 5/29/2025

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: William G. Johnson Date: 5-29-2025

Signature of Applicant (if different from owner): Shawn D. R. Date: 5/29/2025

**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
E	24	Liberty Mutual Insurance Company	175 Berkeley St, Boston, MA 02116

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Brady Sullivan Properties, LLC	c/o Bruton & Berube, PLLC	601 Central Ave. Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Francis X. Bruton, Esq.	Bruton & Berube, PLLC	601 Central Ave., Dover, NH 03820
Thomas E. Zajac, Jr., P.E.	Hayner Swanson now IMEG	, 3 Congress St, Nashua, NH 03062

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
E	24	City of Dover	288 Central Avenue, Dover, NH 03820

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☒ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ 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. = \$ _____
31,297.50 = max fee
- ☐ 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 # 312,975 sq. ft. = \$31,297.50 = max fee = \$ 5,200.00
- ☒ CONDITIONAL USE PERMIT Application fee \$200.00 x # 1 per Application = \$ 200.00
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE = \$ _____

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 # 4 of x \$10.00 = \$ 40.00
- ☒ Certified letters fee: # of abutters TBD X \$10.00 = \$ TBD
- ☐ 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 TBD x \$10.00 = \$ TBD

C. Foster's newspaper public notice fee \$120.00 x # 3 applications = \$ 360.00

SUBTOTAL = \$ 6,000.00

TOTAL INVOICE AMOUNT = \$ TBD

PLAN REVIEW FEE COLLECTED/PAID = \$ 6,000.00

BALANCE DUE = \$ TBD

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



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review 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 site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: Brady Sullivan Properties File Number: _____

PROJECT TITLE: Proposed Mixed-Use Development

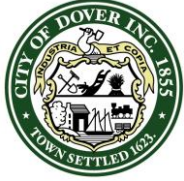
50 Liberty Way, 100 Liberty Way &

PROPERTY LOCATION: 150 Liberty Way Tax Map: E Lot: 24

	Where/How Provided	Reviewed
1. Completed and signed Application form	✓	
2. Plan Review Fees are provided	✓	
3. Electronic copy of the engineered/surveyed plan layout	✓	
4. Electronic copy of supplementary materials and application	✓	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	✓	
6. Waiver requests to the Site Plan Review Regulations, with written justification	TBD	
7. Conditional Use Permit applications	✓	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	N/A	
9. A colored architectural plan showing all sides of buildings	✓	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	✓	
Location map at appropriate scale	✓	
Proposed Project name and title and Planning File #	FILE # TBD	
Date, north arrow and scale	✓	
Names of all abutting property owners	✓	
Name and address of owners and/or applicants	✓	
Signature & stamp of NH licensed land surveyor and/or engineer	✓	
Zoning District boundaries, including any special or overlay districts	✓	
Location of Conservation District areas	✓	
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 width of existing and proposed access/egress ways	✓	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	✓	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	N/A	
Existing and proposed topographic information at two foot intervals	✓	
Existing and proposed buildings and structure locations	✓	
Minimum building setbacks or build to lines on all lots	✓	
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 stormwater lines and facilities	✓	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	N/A	
Location of Flood Hazard Zone	✓	
Location of all bodies of water and watercourses	✓	
Location of wetlands and buffers	✓	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	N/A	
Existing natural features and/or significant vegetation on property	✓	
Depict existing contours up to 100 ft. beyond project limits	✓	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	✓	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	✓	
Location, material and size of existing and proposed pavement area	✓	
Location of proposed fire lanes	✓	
Specify finished floor elevations of buildings	✓	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	✓	
Depict all service, storage, loading bays and utility areas	✓	
All applicable Dover Common Site Plan notes	✓	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Letter to Serve from Public and Private Utilities	TBD	
Erosion and Sedimentation Control Plan	N/A	
Landscape Operation and Maintenance Plan	N/A	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	✓	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	TBD	

REVIEWED BY: _____ DATE _____ TRC DATE _____



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0008

Application Type: Site Plan
Applicant(s): Brady Sullivan Properties, LLC
Owner(s): Liberty Mutual Insurance Company
Location: 150 Liberty Way (Tax Map E, Lot 24)
Date: June 12, 2025

INTENT: Proposal is for the conversion of the existing office building at 150 Liberty Way into a mixed-used building with office, retail, commercial and residential units

UNITS/LOTS PROPOSED: 248 residential units and 37,025 s.f. of commercial space

AGENDA ITEM #: 2

ACREAGE: 218.04± ac

ZONING DISTRICT: IT (The applicant is proposing to establish an RCM Overlay District)

EXISTING LAND USE: Office Building

PROPOSED LAND USE: Mixed-Use Building with residential and commercial spaces

SURROUNDING LAND USE: Commercial, Community Trail, Cochecho River

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover
Conditional Use Permit (CUP) to establish an RCM Overlay District

WAIVERS REQUESTED: TBD

ATTENDANCE:

Erin Bassegio, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering
Craig Chabot, Fire Department
Christopher Parker, Business Development
Tom Clark, Planning Board

Others:

FX Bruton, Bruton & Berube
Tom Zajac, IMEG
Chris Lewis, Brady Sullivan Properties
Charles Panasis, Brady Sullivan Properties
Denis Dancoes, Cushman & Wakefield's

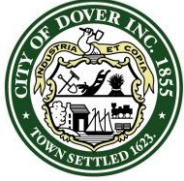
PLAN REVIEW:

Planning:

- Please note: this review pertains solely to the proposed adaptive reuse of 150 Liberty Way from an office building to a mixed-use development. A CUP to establish a Residential-Commercial Mixed-Use Overlay is required for the project to proceed. While a TDR request has also been received, staff would advise the applicant to prioritize the current site plan and CUP applications at this time. Staff will review and provide comments on yield plan and analyses.
- Residential accessory uses should be removed from first floor breakdown for commercial vs. residential square footage.
- Provide letters to serve.
- If applicable, water and sewer investment fees will need to be assessed and paid
- Explain items marked not applicable as part of the application: stormwater management system operation and maintenance, landscape operation and maintenance, lighting plan, neighborhood plan. What changes to the existing site are proposed?
- Could not locate landscape plan.
- Confirm that no environmental CUPs would be requested for the conversion of 150 Liberty Way?
- Traffic Assessment needs each of the criteria of the standard traffic assessment
- The Fiscal Impact Analysis was received, staff will review.
- Reminder: a passive/active recreation per unit fee would be applied if not provided on site.
- Revise plans to include:
 - Dover common notes, staff can provide.
 - Remove Dover approval box
 - Add 2x2" space on cover and site plan for Dover approval stamp
 - Add parking note

Engineering:

- Defer to Planning Department regarding Standard Dover planning notes requirement
- Change "handicap" references to "accessible" where applicable throughout documents.
- Provide record of grease trap maintenance and inspection report on condition of sewer line
- Confirm sewer details match City of Dover Standard Details



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0008

Application Type: Site Plan
Applicant(s): Brady Sullivan Properties, LLC
Owner(s): Liberty Mutual Insurance Company
Location: 150 Liberty Way (Tax Map E, Lot 24)
Date: June 12, 2025

- Provide a letter stating fire suppression system has been tested and is properly sized for the change in use.
- Pavement appears to be in rough shape, is there a plan to improve its condition?
- Recommend more details on the phased development approach.

Police:

- Is Liberty Way intended to remain a private roadway? If so, traffic calming/mitigation should be considered.
- Would like to see improved community trail access, and some parking for trail users provided.

Inspection Services:

- Clarify the 7 unit numbering and proposed scope
- Should phasing lines be provided. Clarify 50 and 100 Liberty proposal.
- Identify ingress/egress points
- Clarify exit and exit discharge from sides and rear of structure
- Indicate where first responders would access the structure as it appears the side and rear access are proposed to be removed.
- Indicate the location of EV charging stations
- Indicate if there is any solar proposed for this project.
- Application indicates 500 dwelling units. Clarify the makeup of the units being requested such as 1, 2, 3 bedrooms etc.
- Page 3 White Appraisal indicates 244 appartement units will not have gathering areas so all apartment living activities will be taking place within the building. Indicate the recreational amenities to be provided for the campus. Is there a roof deck feature being considered.
- There appears to be a significant imbalance between the residential and non residential uses where only 43000 sq ft of

the 350000 sq ft building is non residential and over 300000 is residential.

Fire Department:

- No access changes noted...No comments at this time.

Business Development:

- The development plan floor area table appears to add incorrectly. Please clarify non-residential floor areas and total.
- Future development will require an amendment to the proposed CUP. Details about the scale and type of development likely to occur in units 3-7 and depiction of building envelopes and/or high-level conceptual massing would be helpful.
- The RCM limits residential floor area to 45% of a project. Please provide total residential floor area estimates alongside the unit counts. Please calculate the percentage of overall floor area devoted to residential/non-residential uses per phase.
- Sheet A0101 identifies areas including a gym, dog wash, library, and game room as commercial space. Should these be residential amenities or open to the public? Would that impact the floor area calculations?
- Recommend that the need for waivers is addressed.
- Were the life safety issues resolved for 100 Liberty Way (smoke evacuation system)?
- If there's a name change to Liberty Way, and the roadway remains private, the name must end in "Drive."

Planning Board:

- Confirm that TDR application is not being sought at this time.

Final comments from TRC members:

- K. Mavrogeorge and J. Maxfield: existing gravel maintenance road would need to be addressed.
- M. Speidel: Requested info regarding life safety access to the upper floors, assuming the existing windows do not open.

Next Steps: Revise plans per comments above and resubmit for second TRC.

Adjournment: J. Maxfield moved to adjourn the meeting at 11:29 a.m. Seconded by K. Mavrogeorge. Vote: U/A.

MEMORANDUM

TO: Mr. Christopher Lewis
Brady Sullivan Properties, LLC
670 N. Commercial Street
Manchester, NH 03101

FROM: Mr. Jeffrey S. Dirk, P.E.*, PTOE, FITE 
Managing Partner
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810-1066
(978) 269-6830
jdirk@rdva.com

**Professional Engineer in CT, MA, ME, NH, RI and VA*

DATE: July 24, 2025

RE: 10368

SUBJECT: Transportation Impact Evaluation
Proposed Mixed-Use Redevelopment – Liberty Way
Dover, New Hampshire

Vanasse & Associates, Inc. (VAI) has conducted a Transportation Impact Evaluation in support of the phased redevelopment of the Liberty Mutual Office Park located off of Liberty Way in Dover, New Hampshire, to accommodate a mixed-use development (hereafter referred to as the “Project”). Specifically, this assessment compares the traffic characteristics of the existing office park to those of a mixed-use development that will include the renovation of the existing buildings within the office campus to include commercial space on the first floor and multifamily residential units on the upper floors, and the addition of five (5) new buildings that will include medical office, retail, restaurant and residential uses. This information is being provided for contextual purposes in advance of a formal Traffic Impact Study and is intended to quantify the change in traffic volumes that may occur at the completion of the Project.

Based on this assessment, we have concluded that, when complete, the proposed mixed-use development will generate 293 *fewer* vehicle trips during the weekday morning peak-hour when compared to the traffic generated by the existing office park at full occupancy, with 330 *additional* vehicle trips expected during the weekday evening peak-hour. It is likely that the estimated increase in trips during the weekday evening peak-hour is overstated, as the trip estimates for the commercial component of the Project are based on those of a traditional retail use consisting of one or multiple larger buildings in a shopping center or retail plaza setting rather than the smaller demised spaces in multiple buildings that will be associated with the Project. Given that the Project will be phased, any increase in traffic that may occur will be incremental, allowing for appropriate measures to be identified as necessary when a specific development phase is proposed that may require such measures. The initial phases that include renovation of the existing office buildings are expected to result in a net reduction in traffic.

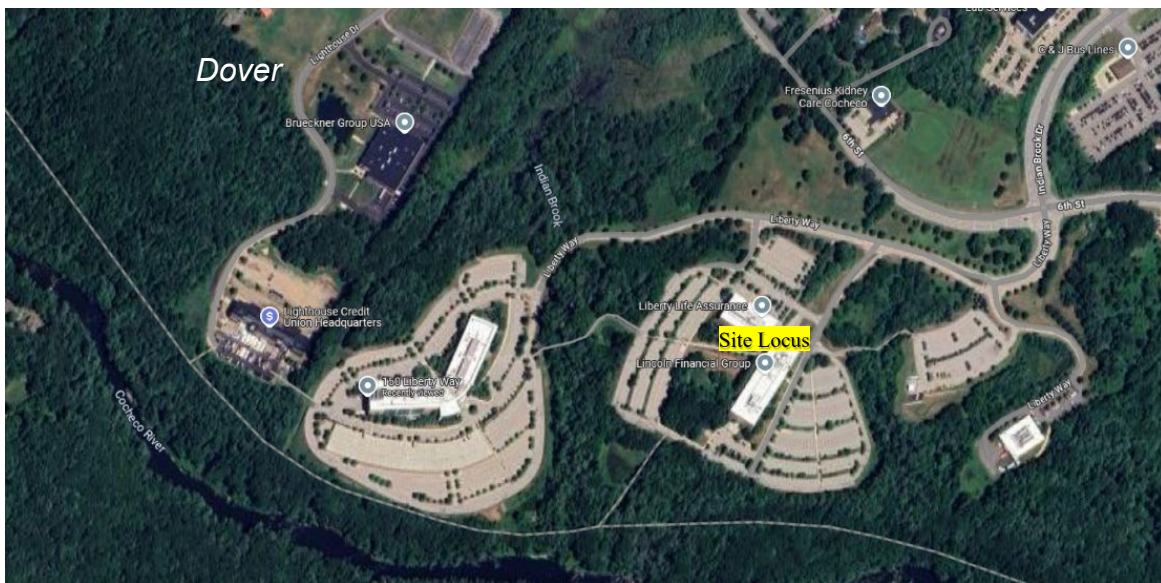
The following details our evaluation of the Project.



PROJECT DESCRIPTION

The Project will entail the phased redevelopment of the Liberty Mutual Office Park located off of Liberty Way in Dover, New Hampshire, to accommodate a mixed-use development. As proposed, the Project will entail the renovation of the three (3) existing office buildings that are located within the office park and the construction of five (5) new buildings. When complete, the mixed-use development will encompass up to 500 multifamily residential units and 205,900± square feet (sf) of commercial space that will include 10,000± sf of medical office space. The existing office park contains 601,000± sf of office space in three (3) buildings supported by surface parking lots located proximate to each building.

The Project site is generally bounded by Sixth Street, commercial properties and areas of open and wooded space to the north; commercial properties and areas of open and wooded space to the east and west; and by the Dover Community Trail and the Cocheco River to the south.



Source: Imagery ©2025 Google.

Access to the Project site will be provided by way of Liberty Way and the individual driveways that intersect Liberty Way along its alignment. A new driveway will be constructed opposite the west driveway that serves 100 Liberty Way that will extend to Sixth Street. The new access will be gated to limit access to Liberty Way by way of Sixth Street to emergency vehicles only.



TRIP-GENERATION ASSESSMENT

In order to determine the traffic characteristics of the Project and for the existing office buildings that will be renovated to accommodate the Project, trip-generation methodologies established by the Institute of Transportation Engineers (ITE)¹ were used. For the existing office buildings, ITE Land Use Code (LUC) 710, *General Office Building*, was used. For the Project, the following LUC's were used: 221, *Multifamily Housing (Mid-Rise)*; 720, *Medical-Dental Office Building*; 820, *Shopping Center (>150k)*; and 932, *High Turnover (Site-Down) Restaurant*. Table 1 summarizes and compares the weekday peak-hour traffic characteristics of the Project to those of the existing office park.

Table 1
TRIP-GENERATION SUMMARY AND COMPARISON

Time Period	Vehicle Trips		
	(A) Proposed Mixed-Use Development ^a	(B) Existing Office Park (601,000 sf) ^b	(A – B) Difference
<i>Weekday Morning Peak Hour:</i>	490	783	-293
<i>Weekday Evening Peak Hour:</i>	1,066	736	+330

^aBased on ITE LUC 221, *Multifamily Housing (Mid-Rise)* (500 units); 720, *Medical-Dental Office Building* (10,000 sf); 820, *Shopping Center (>150k)* (189,500 sf); and 932, *High Turnover (Site-Down) Restaurant* (6,400 sf). A 10% reduction was applied in order to account for internal trips between the uses.

^bBased on ITE LUC 710, *General Office Building*.

Project-Generated Traffic Volume Summary

As can be seen in Table 1, when complete, the Project is expected to generate approximately 490 vehicle trips during the weekday morning peak-hour and 1,066 vehicle trips during the weekday evening peak-hour.

In comparison to the existing office park at full occupancy, the Project is predicted to generate 293 *fewer* vehicle trips expected during the weekday morning peak-hour and 330 *additional* vehicle trips expected during the weekday evening peak-hour. The actual traffic volume increase during the weekday evening peak-hour is likely overstated, as the trip estimate for the commercial component is based on the total floor area that is expected to be devoted to this space (189,500 sf) and does not reflect the fact that the commercial space will be dispersed throughout the development, the majority of which will be integrated into the ground floor of the residential buildings. This characteristic limits the size of the demised areas and the associated trips, unlike a single building or a clustered of larger attached buildings.

¹*Trip Generation*, 11th Edition; Institute of Transportation Engineers; Washington, DC; 2021.



SUMMARY

VAI has completed a Transportation Impact Evaluation in support of the phased redevelopment of the Liberty Mutual Office Park located off of Liberty Way in Dover, New Hampshire, to accommodate a mixed-use development. This assessment has compared the traffic characteristics of the existing office park to those of a mixed-use development that will include the renovation of the existing buildings within the office campus to include commercial space on the first floor and multifamily residential units on the upper floors and the addition of five (5) new buildings that will include medical office, retail, restaurant and residential uses. This information has been provided for contextual purposes in advance of a formal Traffic Impact Study.

Based on this assessment, we have concluded that, when complete, the proposed mixed-use development will generate 293 *fewer* vehicle trips during the weekday morning peak-hour when compared to the traffic generated by the existing office park at full occupancy, with 330 *additional* vehicle trips expected during the weekday evening peak-hour. It is likely that the estimated increase in trips during the weekday evening peak-hour is overstated, as the trip estimates for the commercial component of the Project are based on those of a traditional retail use consisting of one or multiple larger buildings in a shopping center or retail plaza setting rather than the smaller demised spaces in multiple buildings that will be associated with the Project. Given that the Project will be phased, any increase in traffic that may occur will be incremental, allowing for appropriate measures to be identified as necessary when a specific development phase is proposed that may require such measures. The initial phases that include renovation of the existing office buildings are expected to result in a net reduction in traffic.

Attachments – Trip-Generation Calculations



ATTACHMENTS

TRIP-GENERATION CALCULATIONS

EXISTING OFFICE PARK

 Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

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Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

710



LAND USE GROUP:

(700-799) Office

LAND USE:

710 - General Office Building

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

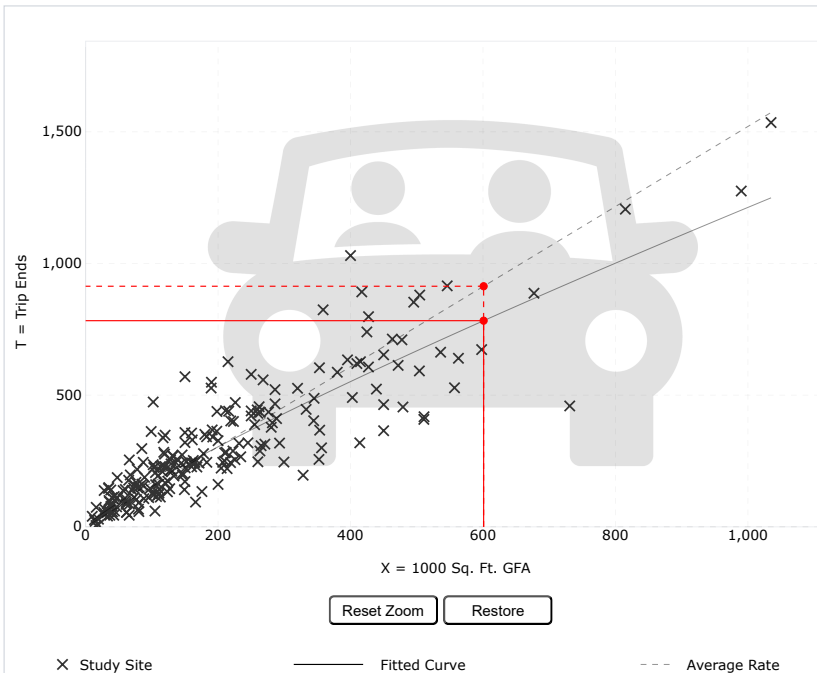
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

601

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

General Office Building (710) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

221

Avg. 1000 Sq. Ft. GFA:

201

Average Rate:

1.52

Range of Rates:

0.32 - 4.93

Standard Deviation:

0.58

Fitted Curve Equation:

$\ln(T) = 0.86 \ln(X) + 1.16$

 R^2 :

0.78

Directional Distribution:

88% entering, 12% exiting

Calculated Trip Ends:

Average Rate: 914 (Total), 804 (Entry), 110 (Exit)

Fitted Curve: 783 (Total), 689 (Entry), 94 (Exit)

Add-ons to do more

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DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

710



LAND USE GROUP:

(700-799) Office

LAND USE:

710 - General Office Building

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

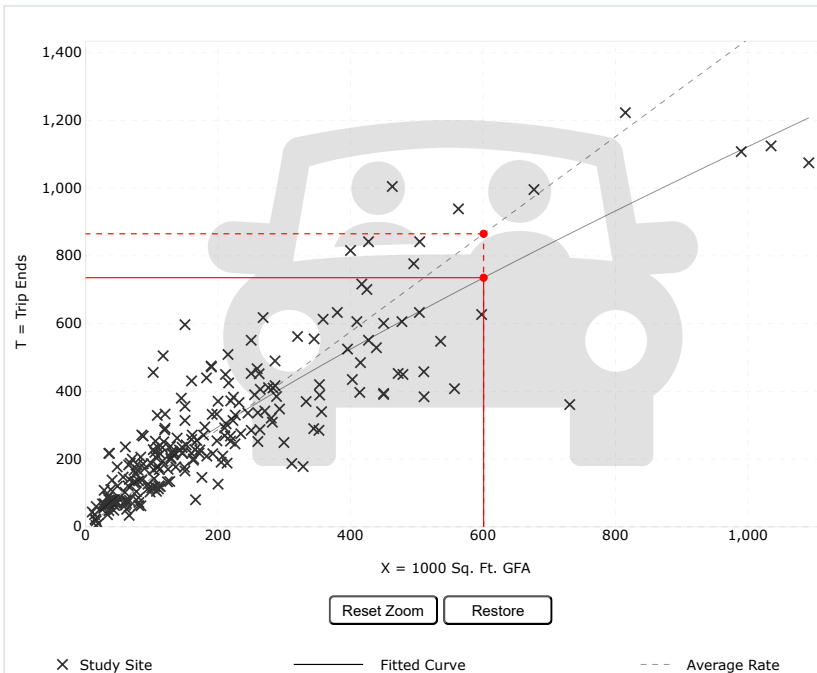
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

601

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

General Office Building (710) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

232

Avg. 1000 Sq. Ft. GFA:

199

Average Rate:

1.44

Range of Rates:

0.26 - 6.20

Standard Deviation:

0.60

Fitted Curve Equation:

 $\ln(T) = 0.83 \ln(X) + 1.29$ R^2 :

0.77

Directional Distribution:

17% entering, 83% exiting

Calculated Trip Ends:

Average Rate: 865 (Total), 147 (Entry), 718 (Exit)

Fitted Curve: 736 (Total), 125 (Entry), 611 (Exit)

Add-ons to do more

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PROPOSED MIXED-USE DEVELOPMENT

 Graph Look Up

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Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

221



LAND USE GROUP:

(200-299) Residential

LAND USE:

221 - Multifamily Housing (Mid-Rise)

LAND USE SUBCATEGORY:

Not Close to Rail Transit

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

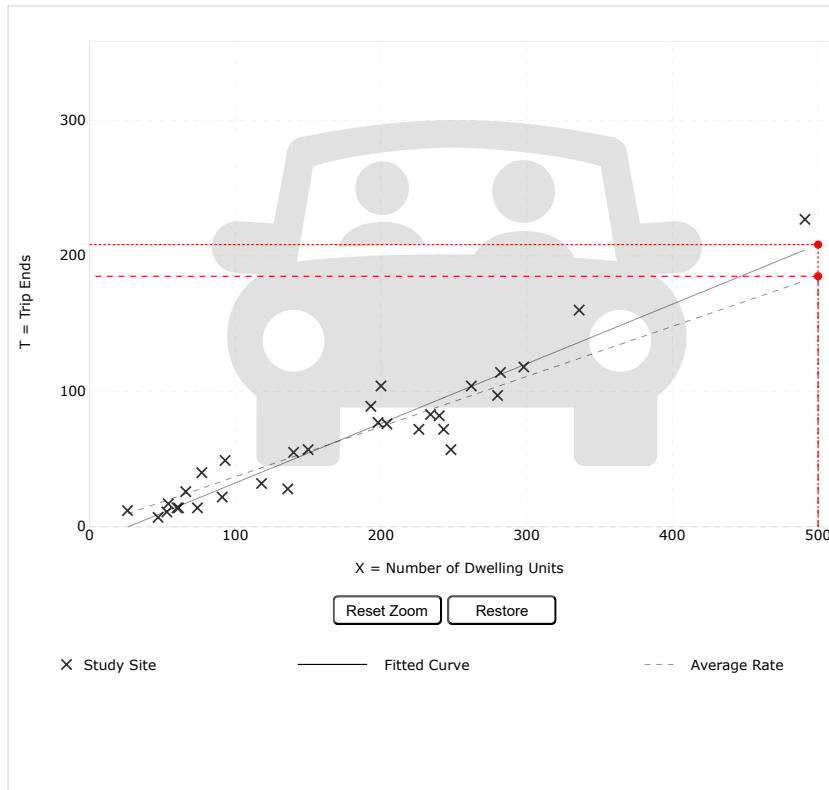
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

500

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Multifamily Housing (Mid-Rise) - Not Close to Rail Transit (221) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

30

Avg. Num. of Dwelling Units:

173

Average Rate:

0.37

Range of Rates:

0.15 - 0.53

Standard Deviation:

0.09

Fitted Curve Equation:

 $T = 0.44(X) - 11.61$ R^2 :

0.91

Directional Distribution:

23% entering, 77% exiting

Calculated Trip Ends:

Average Rate: 185 (Total), 43 (Entry), 142 (Exit)

Fitted Curve: 208 (Total), 48 (Entry), 160 (Exit)

Add-ons to do more

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Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

221



LAND USE GROUP:

(200-299) Residential

LAND USE:

221 - Multifamily Housing (Mid-Rise)

LAND USE SUBCATEGORY:

Not Close to Rail Transit

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

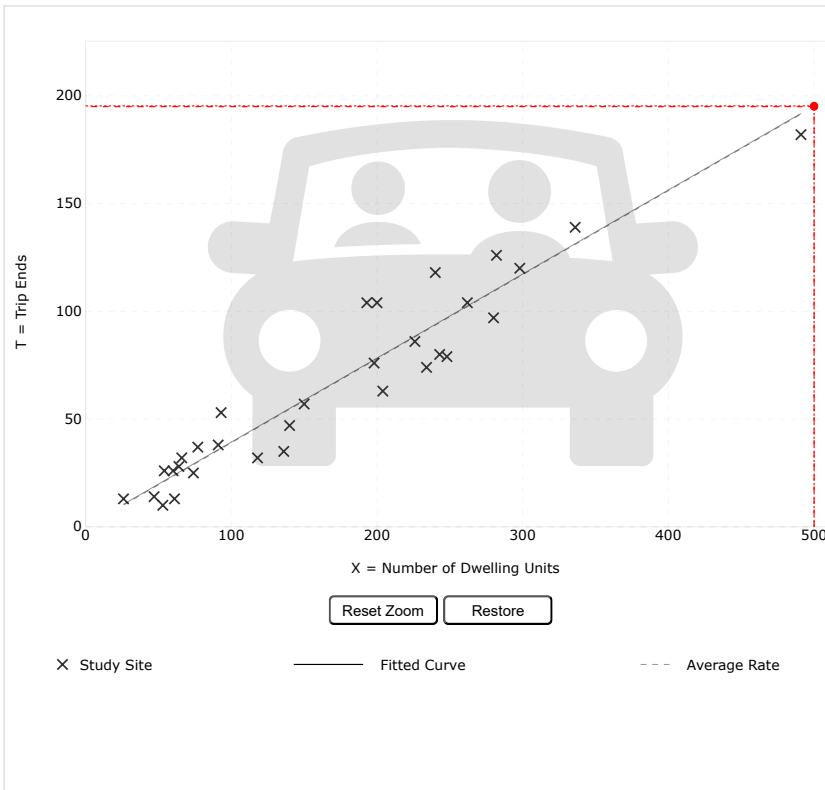
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

500

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Multifamily Housing (Mid-Rise) - Not Close to Rail Transit (221) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

31

Avg. Num. of Dwelling Units:

169

Average Rate:

0.39

Range of Rates:

0.19 - 0.57

Standard Deviation:

0.08

Fitted Curve Equation:

 $T = 0.39(X) + 0.34$ R^2 :

0.91

Directional Distribution:

61% entering, 39% exiting

Calculated Trip Ends:

Average Rate: 195 (Total), 119 (Entry), 76 (Exit)

Fitted Curve: 195 (Total), 119 (Entry), 76 (Exit)

Add-ons to do more

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DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

720



LAND USE GROUP:

(700-799) Office

LAND USE :

720 - Medical-Dental Office Building

LAND USE SUBCATEGORY:

Stand-Alone

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

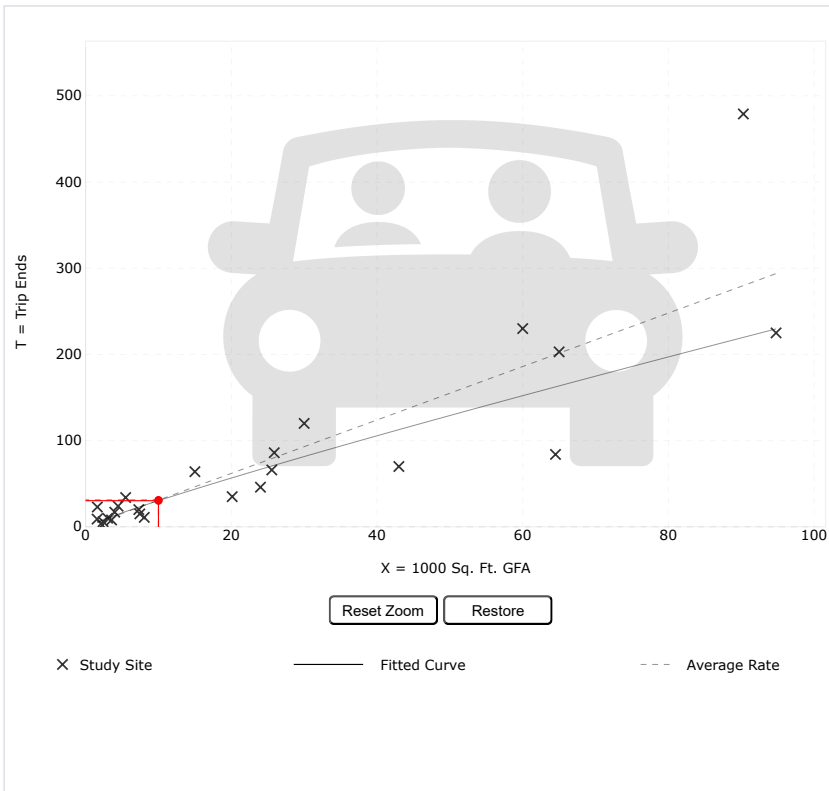
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

10

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Medical-Dental Office Building - Stand-Alone (720)

[Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

24

Avg. 1000 Sq. Ft. GFA:

25

Average Rate:

3.10

Range of Rates:

0.87 - 14.30

Standard Deviation:

1.49

Fitted Curve Equation:

 $\ln(T) = 0.90 \ln(X) + 1.34$ R^2 :

0.80

Directional Distribution:

79% entering, 21% exiting

Calculated Trip Ends:

Average Rate: 31 (Total), 24 (Entry), 7 (Exit)

Fitted Curve: 30 (Total), 24 (Entry), 6 (Exit)

Add-ons to do more

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Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

720



LAND USE GROUP:

(700-799) Office

LAND USE:

720 - Medical-Dental Office Building

LAND USE SUBCATEGORY:

Stand-Alone

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

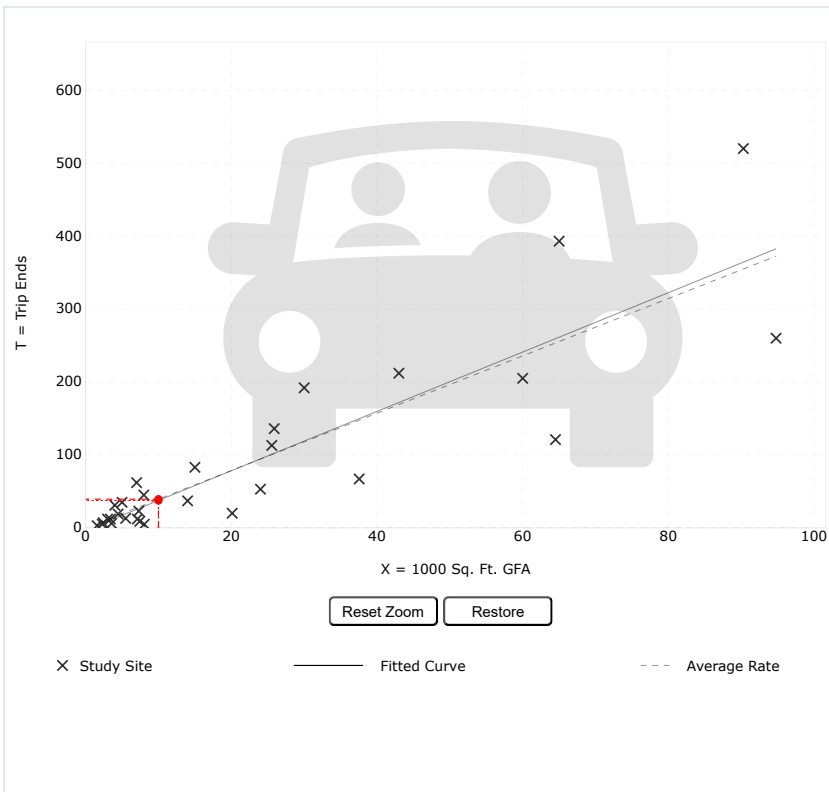
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

10

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Medical-Dental Office Building - Stand-Alone (720)

[Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

30

Avg. 1000 Sq. Ft. GFA:

23

Average Rate:

3.93

Range of Rates:

0.62 - 8.86

Standard Deviation:

1.86

Fitted Curve Equation:

 $T = 4.07(X) - 3.17$ R^2 :

0.77

Directional Distribution:

30% entering, 70% exiting

Calculated Trip Ends:

Average Rate: 39 (Total), 12 (Entry), 27 (Exit)

Fitted Curve: 38 (Total), 11 (Entry), 27 (Exit)

Add-ons to do more

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TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

820



LAND USE GROUP:

(800-899) Retail

LAND USE:

820 - Shopping Center (>150k)

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GLA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

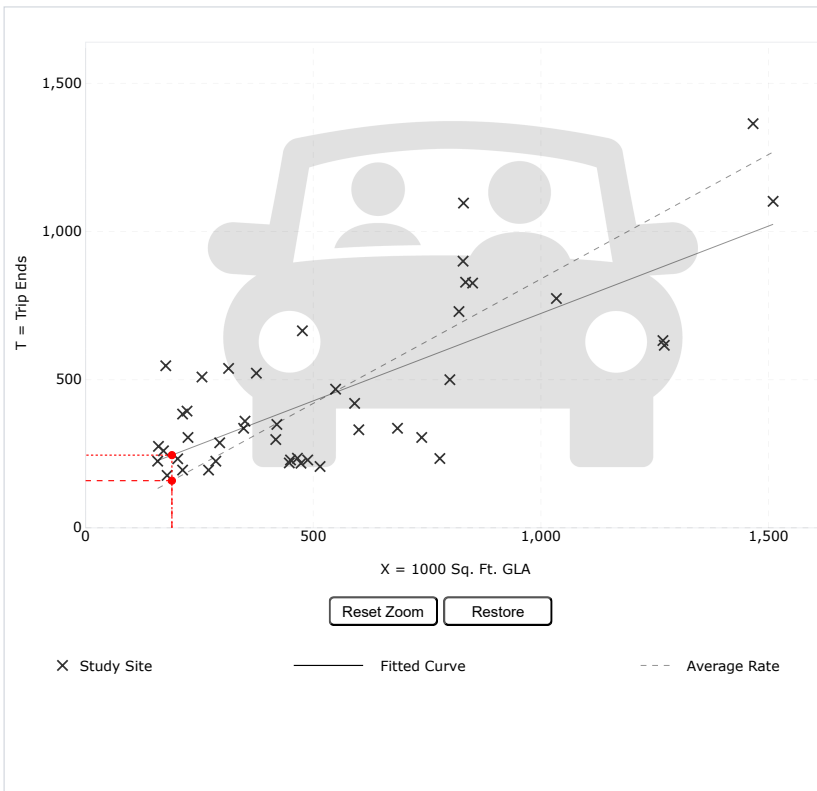
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

189.5

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Shopping Center (>150k) (820) [Click for Description and Data Plots](#)

Independent Variable:
1000 Sq. Ft. GLA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
44

Avg. 1000 Sq. Ft. GLA:
546

Average Rate:
0.84

Range of Rates:
0.30 - 3.11

Standard Deviation:
0.42

Fitted Curve Equation:
 $T = 0.59(X) + 133.55$

R²:
0.56

Directional Distribution:
62% entering, 38% exiting

Calculated Trip Ends:
Average Rate: 159 (Total), 99 (Entry), 60 (Exit)
Fitted Curve: 245 (Total), 152 (Entry), 93 (Exit)

Add-ons to do more

Try OTISS Pro

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ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

820



LAND USE GROUP:

(800-899) Retail

LAND USE:

820 - Shopping Center (>150k)

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GLA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

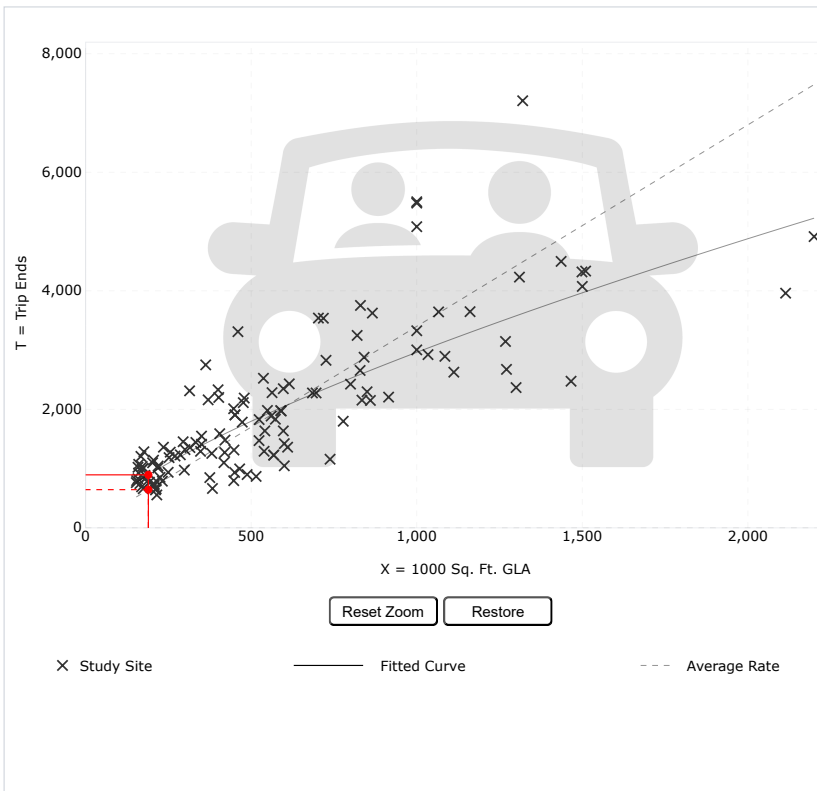
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

189.5

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Shopping Center (>150k) (820) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GLA

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

126

Avg. 1000 Sq. Ft. GLA:

581

Average Rate:

3.40

Range of Rates:

1.57 - 7.58

Standard Deviation:

1.26

Fitted Curve Equation:

$\ln(T) = 0.72 \ln(X) + 3.02$

 R^2 :

0.70

Directional Distribution:

48% entering, 52% exiting

Calculated Trip Ends:

Average Rate: 644 (Total), 309 (Entry), 335 (Exit)

Fitted Curve: 894 (Total), 429 (Entry), 465 (Exit)

Add-ons to do more

Try OTISS Pro

 Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

932



LAND USE GROUP:

(900-999) Services

LAND USE :

932 - High-Turnover (Sit-Down) Resta

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Stre

TRIP TYPE:

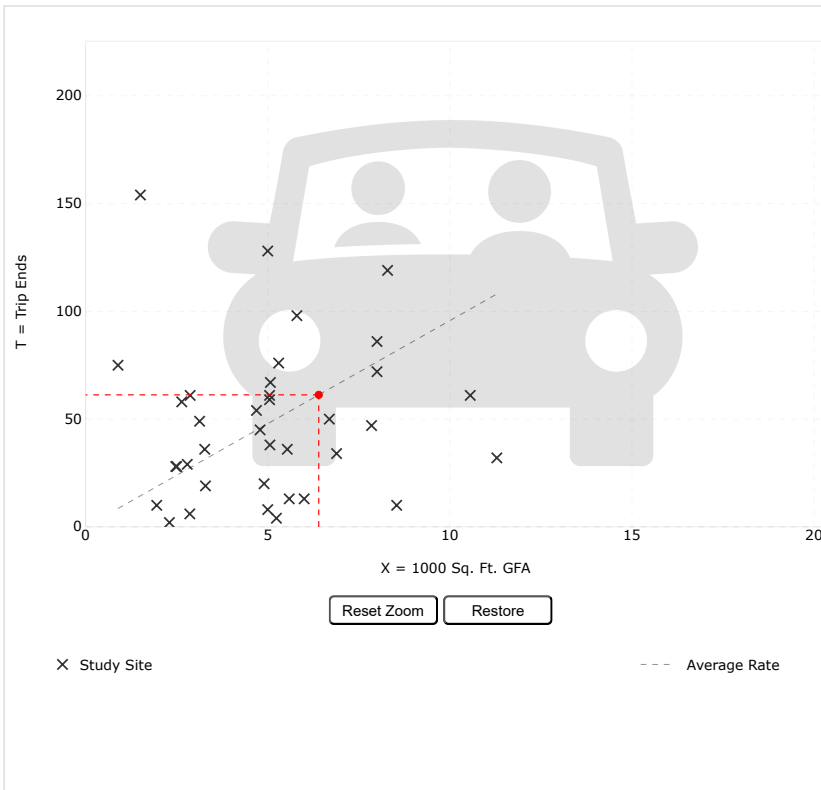
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

6.4

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

High-Turnover (Sit-Down) Restaurant (932) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

37

Avg. 1000 Sq. Ft. GFA:

5

Average Rate:

9.57

Range of Rates:

0.76 - 102.39

Standard Deviation:

11.61

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

55% entering, 45% exiting

Calculated Trip Ends:

Average Rate: 61 (Total), 34 (Entry), 27 (Exit)

Add-ons to do more

Try OTISS Pro

 Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

932



LAND USE GROUP:

(900-999) Services

LAND USE:

932 - High-Turnover (Sit-Down) Resta

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Stre

TRIP TYPE:

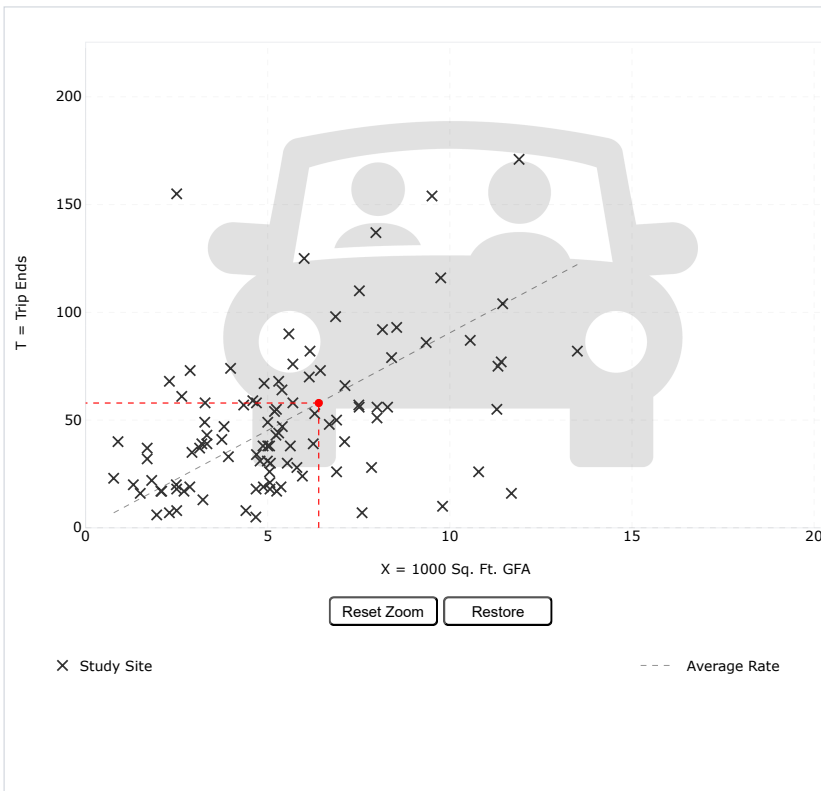
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

6.4

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

High-Turnover (Sit-Down) Restaurant (932) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

104

Avg. 1000 Sq. Ft. GFA:

6

Average Rate:

9.05

Range of Rates:

0.92 - 62.00

Standard Deviation:

6.18

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

61% entering, 39% exiting

Calculated Trip Ends:

Average Rate: 58 (Total), 35 (Entry), 23 (Exit)

Add-ons to do more

Try OTISS Pro

1.5 LONG-TERM POLLUTION PREVENTION PLAN

A Long-Term Pollution Prevention Plan (LTPPP) is to be prepared and incorporated as part of the Operation and Maintenance Plan of the Stormwater Management System. The purpose of the LTPPP is to identify potential sources of pollution that may affect the quality of stormwater discharges, and to describe the implementation of practices to reduce the pollutants in stormwater discharges. The following items describe the source control and proper procedures of the LTPPP.

- **Housekeeping**

The existing development has been designed to maintain a high level of water quality treatment for all stormwater discharge to the wetland areas. An Operation and Maintenance (O&M) plan has been prepared and is included in this section of the report. The owner (or its designee) is responsible for adherence to the O&M plan in a strict and complete manner.

- **Storing of Materials & Water Products**

The trash and waste program for the site includes exterior dumpsters. There is a trash contractor used to pick up the waste material in the dumpsters. The stormwater drainage system has water quality inlets designed to capture trash and debris.

- **Vehicle Washing**

Outdoor vehicle washing has the potential to result in high loads of nutrients, metals, and hydrocarbons during dry weather conditions, as the detergent-rich water used to wash the grime off the vehicle enters the stormwater drainage system. The existing development does not include any designated vehicle washing areas, nor is it expected that any vehicle washing will take place on-site.

- **Spill Prevention & Response**

Sources of potential spill hazards include vehicle fluids, liquid fuels, pesticides, paints, solvents, and liquid cleaning products. The majority of the spill hazards would likely occur within the buildings and would not enter the stormwater drainage system. However, there are spill hazards from vehicle fluids or liquid fuels located outside of the buildings. These exterior spill hazards have the potential to enter the stormwater drainage system and are to be addressed as follows:

1. Spill hazards of pesticides, paints, and solvents shall be remediated using the Manufacturers' recommended spill cleanup protocol.
 2. Vehicle fluids and liquid fuel spill shall be remediated according to the local and state regulations governing fuel spills.
 3. The owner shall have the following equipment and materials on hand to address a spill clean-up: brooms, dust pans, mops, rags, gloves, absorptive material, sand, sawdust, plastic and metal trash containers.
 4. All spills shall be cleaned up immediately after discovery.
 5. Spills of toxic or hazardous material shall be reported, regardless of size, to the New Hampshire Department of Environmental Services at (603) 271-3899.
 6. Should a spill occur, the pollution prevention plan will be adjusted to include measures to prevent another spill of a similar nature. A description of the spill, along with the causes and cleanup measures will be included in the updated pollution prevention plan.
- **Maintenance of Lawns, Gardens, and Other Landscaped Areas**

It should be recognized that this is a general guideline towards achieving high quality and well-groomed landscaped areas. The grounds staff/landscape contractor must recognize the shortcomings of a general maintenance plan such as this, and modify and/or augment it based on weekly, monthly, and yearly observations. In order to assure the highest quality conditions, the staff must also recognize and appreciate the need to be aware of the constantly changing conditions of the landscaping and be able to respond to them on a proactive basis. No trees shall be planted over the drain lines or recharge area, and that only shallow rooted plants and shrubs will be allowed.

 - **Fertilizer**

Maintenance practices should be aimed at reducing environmental, mechanical and pest stresses to promote healthy and vigorous growth. When necessary, pest outbreaks should be treated with the most sensitive control measure available. Synthetic chemical controls should be used only as a last resort to organic and biological control methods. Fertilizer, synthetic chemical controls and pest management applications (when necessary) shall be performed only by licensed applicators in accordance with the manufacturer's label instructions when environmental conditions are conducive to controlled product application.

Only slow-release organic fertilizers should be used in the planting and mulch areas to limit the amount of nutrients that could enter downstream resource areas. Fertilization of the planting and mulch areas will be performed within manufacturers labeling instructions and shall not exceed an NPK ration of 1:1:1 (i.e. Triple 10 fertilizer mix), considered a low nitrogen mixture. Fertilizers approved for the use under this O&M Plan are as follows:

Type: LESCO® 28-0-12 (Lawn Fertilizer)
 MERIT® 0.2 Plus Turf Fertilizer
 MOMENTUM™ Force Weed & Feed

○ **Suggested Aeration Program**

In-season aeration of lawn areas is good cultural practice, and is recommended whenever feasible. It should be accomplished with a solid thin tine aeration method to reduce disruption to the use of the area. The depth of solid tine aeration is similar to core type, but should be performed when the soil is somewhat drier for a greater overall effect.

Depending on the intensity of use, it can be expected that all landscaped lawn areas will need aeration to reduce compaction at least once per year. The first operation should occur in late May following the spring season. Methods of reducing compaction will vary based on the nature of the compaction. Compaction on newly established landscaped areas is generally limited to the top 2-3" and can be alleviated using hollow core or thin tine aeration methods.

The spring aeration should consist of two passes at opposite directions with 1/4" hollow core tines penetrating 3-5" into the soil profile. Aeration should occur when the soil is moist but not saturated. The soil cores should be shattered in place and dragged or swept back into the turf to control thatch. If desired the cores may also be removed and the area top-dressed with sand or sandy loam. If the area drains on average too slowly, the topdressing should contain a higher percentage of sand. If it is draining on average too quickly, the top dressing should contain a higher percentage of soil and organic matter.

○ **Landscape Maintenance Program Practices:**

▪ **Lawn**

1. Mow a minimum of once a week in spring, to a height of 2" to 2 1/2" high. Mowing should be frequent enough so that no more than 1/3 of grass blade is removed at each mowing. The top growth supports the roots; the shorter the grass is cute, the less

the roots will grow. Short cutting also dries out the soil and encourages weeds to germinate.

2. Mow approximately once every two weeks from July 1st to August 15th depending on lawn growth.
3. Mow on a ten-day cycle in fall, when growth is stimulated by cooler nights and increased moisture.
4. Do not remove grass clippings after mowing.
5. Keep mower blades sharp to prevent ragged cuts on grass leaves, which cause a brownish appearance and increase the chance for disease to enter a leaf.

▪ **Shrubs**

1. Mulch not more than 3" depth with shredded pine or fir bark.
2. Hand prune annually, immediately after blooming, to remove 1/3 of the above-ground biomass (older stems). Stem removals are to occur within 6" of the ground to open up shrub and maintain two-year wood (the blooming wood).
3. Hand-prune evergreen shrubs only as needed to remove dead and damaged wood and to maintain the naturalistic form of the shrub. Never mechanically shear evergreen shrubs.

▪ **Trees**

1. Provide aftercare of new tree plantings for the first three years.
2. Do not fertilize trees, it artificially stimulates them (unless tree health warrants).
3. Water once a week for the first year; twice a month for the second; once a month for the third year.
4. Prune trees on a four-year cycle.

▪ **Invasive Species**

1. Inform the Conservation Commission Agent prior to the removal of invasive species proposed either through hand work or through chemical removal.

• **Storage and Use of Herbicides and Pesticides**

Integrated Pest Management is the combination of all methods (of pest control) which may prevent, reduce, suppress, eliminate, or repel an insect population. The main requirements necessary to support any pest population are food, shelter and

water, and any upset of the balance of these will assist in controlling a pest population. Scientific pest management is the knowledgeable use of all pest control methods (sanitation, mechanical, chemical) to benefit mankind's health, welfare, comfort, property and food. A Pest Management Professional (PMP) should be retained who is licensed with the State of New Hampshire Department of Agriculture, Markets & Food.

The site manager will be provided with approved bulletin before entering into or renewing an agreement to apply pesticides for the control of indoor household or structural pests.

Before beginning each application, the applicator must post a Department approved notice on all of the entrances to the treated room or area. The applicator must leave such notices posted after the application. The notice will be posted at conspicuous point(s) of access to the area treated. The location and number of signs will be determined by the configuration of the area to be treated based on the applicator's best judgment. It is intended to give sufficient notice so that no one comes into an area being treated unaware that the applicator is working and pesticides are being applied. However, if the contracting entity does not want the signs posted, he/she may sign a Department approved waiver indicating this.

The applicator or employer will provide to any person upon their request the following information on previously conducted applications:

1. Name and phone number of pest control company;
2. Date and time of the application;
3. Name and license number of the applicator;
4. Target pests; and
5. Name and EPA Registration Number of pesticide products applied.

- **Pet Waste Management**

The owner's landscape crew (or designee) shall remove any obvious pet waste that has been left behind by pet owners within the development. The pet waste shall be disposed of in accordance with local and state regulations.

- **Operations and Management of Septic Systems**

There are no proposed septic systems within the limits of the project.

- **Management of Deicing Chemicals and Snow**

Snow will be stockpiled on site until the accumulated snow becomes a hazard to the daily operations of the site. It will be the responsibility of the snow removal contractor to properly dispose of transported snow according to NHDES

Snow Disposal Guidelines, governing the proper disposal of snow. It will be the responsibility of the snow removal contractor to follow these guidelines and all applicable laws and regulations

The owner's maintenance staff (or its designee) will be responsible for the clearing of the sidewalk and building entrances. The owner may be required to use a de-icing agent such as potassium chloride to maintain a safe walking surface. If used, the de-icing agent for the walkways and building entrances will be kept within the storage rooms located within the building. If used, de-icing agents will not be stored outside. The owner's maintenance staff will limit the application of sand.

1.6 LONG-TERM MAINTENANCE PLAN – FACILITIES DESCRIPTION

A maintenance log will be kept (i.e. report) summarizing inspections, maintenance, and any corrective actions taken. The log will include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, the location where the sediment and debris was disposed after removal will be indicated. The log will be made accessible to department staff and a copy provided to the department upon request.

The following is a description of the Stormwater Management System for the project site.

- **Stormwater Collection System – On-Site:** The stormwater collection system is a series of inlets located at low points within the limits of the paved areas. All of the existing on-site catch basins incorporate a deep sump and hooded outlet. The catch basins are connected by a closed gravity pipe network tributary to subsurface infiltration systems. See attached diagram of Stormwater System on plan entitled "Grading & Drainage Plan," Sheet C-103.

The stormwater runoff from the building rooftops are collected using roof drains. The stormwater is conveyed to the discharge locations using internal building plumbing and external roof leaders. The existing building rooftop runoff discharges to either the underground recharge area or the closed pipe network.

1.7 INSPECTION AND MAINTENANCE FREQUENCY AND CORRECTIVE MEASURES

In accordance with NHDES Stormwater Handbook: Chapter 5, concerning Operation, Maintenance, Inspection & Source Control; the following areas, facilities, and measures will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated sediments, trash, and debris. In any and all cases, operations, inspections, and maintenance activities shall utilize best practical measures to avoid and minimize impacts to wetland resource areas outside the footprint of the SMS.

An Operation and Maintenance Plan will be drafted illustrating the location of the following SMS components that will require continuing inspection will be outlined in the document:

- *Deep Sump Catch Basins*
- *Isolator Rows*
- *Subsurface Infiltration Systems*
- *Snow Storage (as outlined on plan)*

1.8 STRUCTURAL PRETREATMENT BMPs

Regular maintenance of these BMPs is especially critical because they typically receive the highest concentration of suspended solids during the first flush of a storm event.

Deep Sump Catch Basins:

Deep sump catch basins, also known as oil and grease or hooded catch basins, are underground retention systems designed to remove trash, debris, and coarse sediment from stormwater runoff, and serve as temporary spill containment devices for floatables such as oils and greases.

Regular maintenance is essential. Deep sump catch basins remain effective by removing pollutants only if they are cleaned out frequently. One study found that once 50% of the sump volume is filled, the catch basin is not able to retain additional sediments.

Inspect or clean deep sump catch basins at least four times per year and at the end of the foliage and snow-removal seasons. Sediments must also be removed four times per year or whenever the depths of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin.

Clamshell buckets are typically used to remove sediment in New Hampshire. However, vacuum trucks are preferable, because they remove more trapped sediment and supernatant than clamshells. Vacuuming is also a speedier process and is less likely to snap the cast iron hood within the deep sump catch basin.

Always consider the safety of the staff cleaning deep sump catch basins. Cleaning a deep sump catch basin within a road with active traffic or even within a parking lot is dangerous, and a police detail may be necessary to safeguard workers.

Although catch basin debris often contains concentrations of oil and hazardous materials, such as petroleum hydrocarbons and metals, NHDES classifies them as solid waste. Unless there is evidence that they have been contaminated by a spill or other means, NHDES does not routinely require catch basin cleanings to be tested before disposal. Contaminated catch basin cleanings must be evaluated in

accordance with the Hazardous Waste Regulations, RSA 147-A, and handled as hazardous waste.

In the absence of evidence of contamination, catch basin cleanings may be taken to a landfill or other facility permitted by NHDES to accept solid waste, without any prior approval by NHDES. However, some landfills require catch basin cleanings to be tested before they are accepted.

With prior NHDES approval, catch basin cleanings may be used as grading and shaping materials at landfills undergoing closure (see Revised Guidelines for Determining Closure Activities at Inactive Unlined Landfill Sites) or as daily cover at active landfills. NHDES also encourages the beneficial reuse of catch basin cleanings whenever possible. A Beneficial Reuse Determination is required for such use.

NHDES regulations prohibit landfills from accepting materials that contain free-draining liquids. One way to remove liquids is to use a hydraulic lift truck during cleaning operations so that the material can be decanted at the site. After loading material from several catch basins into a truck, elevate the truck so that any free-draining liquid can flow back into the structure. If there is no free water in the truck, the material may be deemed to be sufficiently dry. Otherwise catch basin cleanings must undergo a Paint Filter Liquids Test.

TREATMENT BMPs

Stormtech Isolator Row:

- 1.9 Stormtech's Isolator Row is an isolated row of chambers wrapped in geotextile fabric which filters the stormwater, trapping pollutants in the row before entering the adjacent chambers. The Isolator Row inspection/maintenance should be done in accordance with the manufacturer's guidelines and documentation. A copy is attached hereafter.

INFILTRATION BMPs

Subsurface Structures:

- 1.10 Subsurface structures are underground systems that capture runoff, and gradually infiltrate it into the groundwater through rock and gravel.

Because subsurface structures are installed underground, they are extremely difficult to maintain. Inspect inlets at least twice a year. Remove any debris that might clog the system. Include mosquito controls in the Operation and Maintenance Plan.

Inspect outlet from subsurface structures to adjacent resource area for signs of scour and sediment accumulation at least twice annually. Remove sediment accumulation and add rip rap as necessary to prevent scour.

1.11 OTHER BMPs AND ACCESSORIES:

Vegetated Areas:

Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

Roadway and Parking Surfaces:

Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

Mosquito Control Plan:

NHDES Stormwater Handbook; Volume 2, 3.6 (Attached)

Both above ground and underground stormwater BMPs have the potential to serve as mosquito breeding areas. Good design, proper operation and maintenance, and treatment with larvicides can minimize this potential.

1.12 SUPPLEMENTAL INFORMATION

PROPOSED OPERATIONS AND MAINTENANCE LOG FORM

Based on site specific stormwater management system asset list. At a minimum, fields should be provided for:

- Date of inspection
- Name of inspector
- Condition of each BMP, including components such as:
 - Pretreatment devices
 - Vegetation
 - Other safety devices
 - Control structures
 - Embankments, slopes, and safety benches
 - Inlet and outlet channels and structures
 - Underground drainage
 - Sediment and debris accumulation in storage and forebay areas (including catch basins)

- Any nonstructural practices
 - Any other item that could affect the proper function of the stormwater management system
- Description of the need for maintenance
- Description of maintenance performed

NEW OFFICE BUILDING

150 LIBERTY WAY
DOVER, NH

LIBERTY
MUTUAL
GROUP

175 BERKELEY STREET
BOSTON, MA 02116

GORMAN
RICHARDSON
ARCHITECTS

77 MAIN STREET
HOPKINTON, MASSACHUSETTS 01748
508.544.2800 508.435.0072 FAX

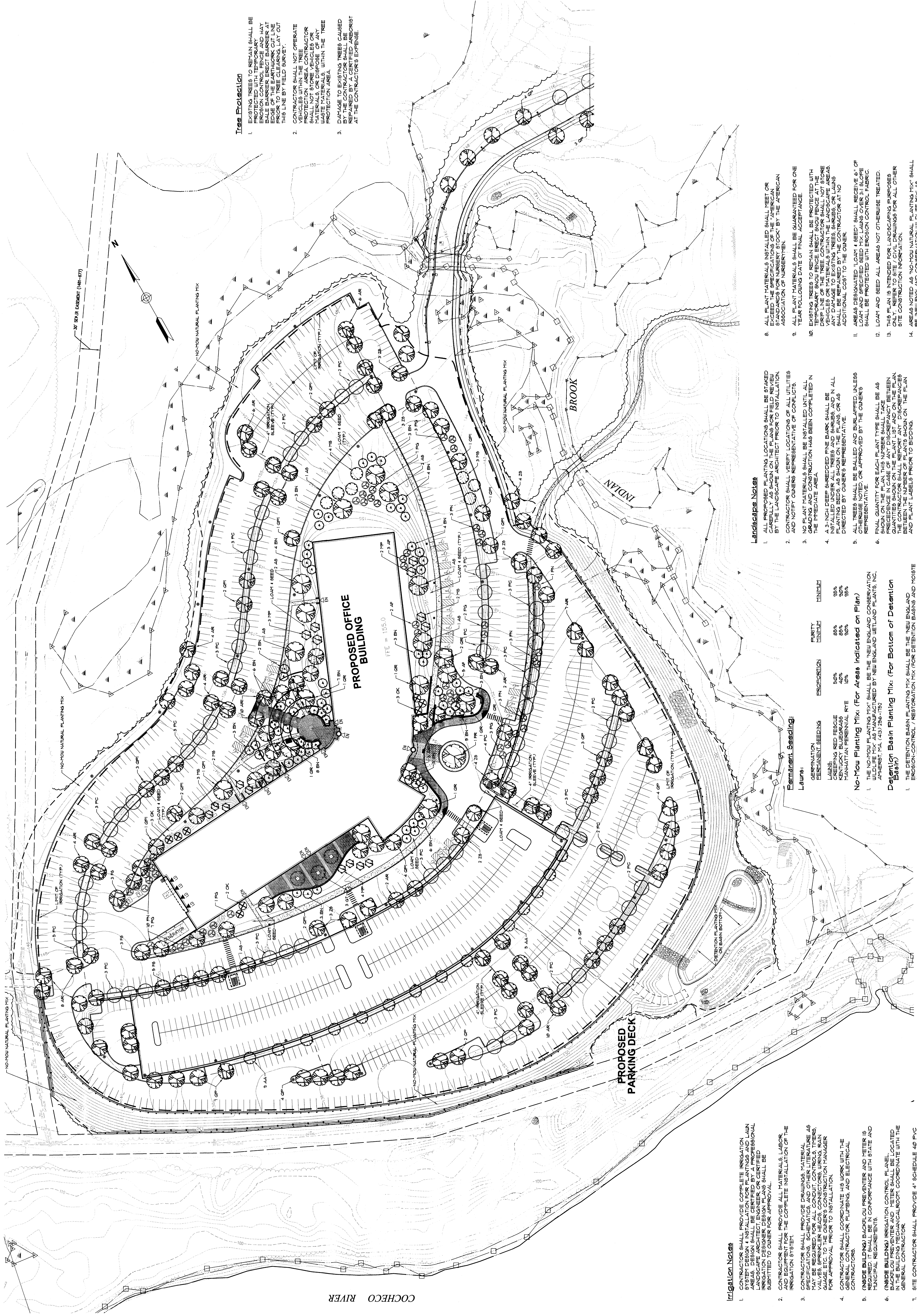


Vincenzo Hanger Brundin, Inc.
335 SOUTH MAIN STREET
BELLINGHAM, WA 98225
360.735.4477
602.644.0888 • FAX 602.644.2385

2005025.01 - LIBERTY MUTUAL GROUP - NEW OFFICE BUILDING - DOVER, NH - CONSTRUCTION DOCUMENTS / PERMIT SET - JANUARY 4, 2006

L-1

Landscape Plan



Tree Protection

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY EROSION CONTROL FENCE AND HAY BALE BARRIERS. PRIOR TO TREE CLEARING, LAY OUT THIS LINE BY FIELD SURVEY.
2. CONTRACTOR SHALL NOT OPERATE EXCAVATION, GRADING, OR OTHER CONSTRUCTION ACTIVITIES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE OR DISPOSE OF MATERIALS OR WASTE MATERIALS WITHIN THE TREE PROTECTION AREA.
3. IF DAMAGE TO EXISTING TREES IS CAUSED BY THE CONSTRUCTION, THE TREES SHALL BE REPLANTED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Landscape Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AND MARKED PRIOR TO INSTALLATION BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN FULLY PACKAGED PLANTS. PLANTS SHALL BE PLANTED IN BEDS AS SHOWN ON THE PLANS OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND UNPLANTED UNLESS OTHERWISE NOTED.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE INTO ACCOUNT ALL PLANTING MATERIALS, INCLUDING PLANTS SHOWN ON THE PLAN LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND PLANT LABELS PRIOR TO BIDDING ON THE PLAN.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.

Planting Schedule

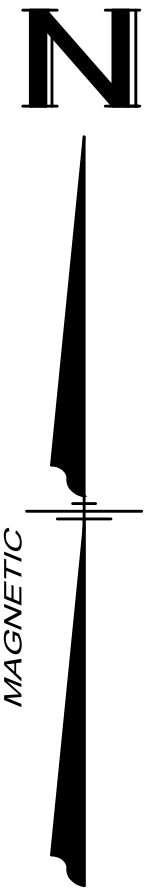
PLANTING	PERCENTAGE	QUANTITY	DATE
PLANTING	100%	100%	100%
PLANTING	100%	100%	100%
PLANTING	100%	100%	100%
PLANTING	100%	100%	100%

Detention Basin Planting Mix: (For Bottom of Detention Basin)

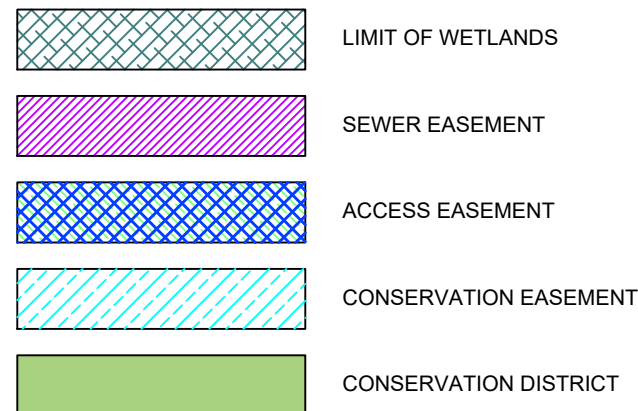
1. THE NO-HOW PLANTING MIX SHALL BE THE NEW ENGLAND WETLAND PLANTS, INC. WETLAND MIX AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. ATHERIST, MA 01537/286-1157.

Irrigation Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN, INSTALLATION FOR PLANTINGS AND LAWN, AND MAINTENANCE. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A LICENSED IRRIGATION DESIGNER OR CERTIFIED IRRIGATION DESIGNER FOR THE PROJECT. THE DESIGN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A LICENSED IRRIGATION DESIGNER OR CERTIFIED IRRIGATION DESIGNER FOR THE PROJECT. THE DESIGN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR FOR THE BUILDING AND PARKING DECK.
5. (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED FOR THE IRRIGATION SYSTEM. THE METER SHALL BE INSTALLED OUTSIDE THE BUILDING AND SHALL BE ACCESSIBLE TO THE PUBLIC.
6. (INSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE INSTALLED INSIDE THE BUILDING AND SHALL BE ACCESSIBLE TO THE PUBLIC.
7. SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.



LEGEND



NOTES:

1. LOT AREA: 218.0± ACRES (9,494,868± SF)
2. PRESENT ZONING: IT - INNOVATIVE TECHNOLOGY
RCM - RESIDENTIAL COMMERCIAL MIXED USE OVERLAY
3. PURPOSE OF PLAN:
TO SHOW A YIELD WITH 250 LOTS IN ACCORDANCE WITH THE RCM OVERLAY DISTRICT REQUIREMENTS.
4. PROPOSED LOTS AS SHOWN CONTAIN A MINIMUM 10,000 SF LOT AREA AND 100 FT OF FRONTAGE ON A PUBLIC ROAD (50 FT RIGHT OF WAY).
5. THE SUBJECT SITE IS CURRENTLY SERVICED BY MUNICIPAL SEWER AND WATER.
6. EXISTING CONDITIONS PLANIMETRICS AND TOPOGRAPHY ARE SHOWN BASED ON AN AERIAL MAPPING EFFORT PERFORMED IN DECEMBER 2024. EXISTING PROPERTY LINES, EASEMENTS, AND WETLANDS ARE SHOWN AS APPROXIMATE PER GIS MAPS AND/OR RECORD PLANS BY OTHERS.
7. NO LOTS USE CONSERVATION EASEMENT AREAS TO MEET THE MINIMUM 10,000 SF LOT AREA.
8. RECORD OWNER:
MAP 'E' LOT 24
LIBERTY MUTUAL INSURANCE CO.
ATTN: TYLER MUNGER
175 BERKELEY STREET
BOSTON, MA 02116
BK 1365, PG. 453

NO.	DATE	REVISION	BY
1	3/28/25	ADDRESS STAFF COMMENTS	TEZ
2	4/11/25	ADDRESS STAFF COMMENTS	TEZ
3	5/29/25	ADDRESS STAFF COMMENTS	TEZ
4	7/31/25	ADDRESS STAFF COMMENTS	TEZ
5	8/25/25	ADDRESS STAFF COMMENTS	TEZ

PREPARED FOR:
BRADY SULLIVAN
PROPERTY SERVICES
RECORD OWNER:
670 NORTH COMMERCIAL STREET
MANCHESTER, NH 03101
LIBERTY MUTUAL INSURANCE CO.
ATTN: TYLER MUNGER 175 BERKELEY STREET BOSTON, MASSACHUSETTS 02116

YIELD PLAN
(MAP 'E', LOT 24)
50, 100, & 150 LIBERTY WAY
DOVER, NEW HAMPSHIRE

HESI now **IMEG**
Hayner Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03063
(603) 883-2057
DWG. LOC.: A:\6000\6003\DWG\6003.GR03
FIELD BOOK:
DWG. 6003 CONCEPT BASE - YIELD
1 OF 2
Scale 1" = 200'
8003 CONCEPT
125
FEBRUARY 2025



50, 100, 150 LIBERTY WAY							
YIELD PLAN LOT TABLE							
8/6/2025				HSI#6003			
LOT No.	TOTAL LOT AREA (SF)	TOTAL CONTIGUOUS LOT AREA (EXCLUDING WETLANDS) (SF)	TOTAL LOT FRONTAGE (FT)	TOTAL WETLAND BUFFER AREA (SF)	WETLAND BUFFER % OF MIN. CONTIG.	TOTAL CONSERVATION DISTRICT AREA (SF)	TOTAL LOT AREA (EXCLUDING CONSERVATION DISTRICT) (SF)
1	11,590	11,590	148	0	0%	0	11,590
2	14,795	14,795	110	0	0%	0	14,795
3	15,231	15,231	111	0	0%	0	15,231
4	11,353	11,353	100	0	0%	0	11,353
5	13,379	13,379	100	0	0%	0	13,379
6	11,744	11,744	101	0	0%	0	11,744
7	12,324	12,324	100	0	0%	0	12,324
8	11,630	11,630	100	0	0%	0	11,630
9	13,805	13,805	100	0	0%	0	13,805
10	20,956	20,956	137	0	0%	0	20,956
11	15,870	15,870	143	0	0%	0	15,870
12	17,899	17,899	106	0	0%	0	17,899
13	12,348	12,348	100	0	0%	0	12,348
14	14,414	14,414	101	0	0%	0	14,414
15	16,364	16,364	100	0	0%	0	16,364
16	94,264	32,253	100	15,776	0	91	94,173
17	189,971	17,869	100	9,044	12%	30,537	159,434
18	121,811	13,221	100	6,550	33%	27,014	94,797
19	119,115	19,809	100	9,734	0%	38,265	80,850
20	55,940	33,281	100	11,217	0%	15,704	40,236
21	63,582	45,351	100	25,777	0%	25,372	38,160
22	66,275	20,868	151	6,369	0%	26,509	39,766
23	108,534	31,496	414	14,572	0%	55,369	53,165
24	10,439	10,439	100	0	0%	0	10,439
25	11,004	11,004	184	0	0%	0	11,004
26	10,500	10,500	100	0	0%	0	10,500
27	10,500	10,500	100	0	0%	0	10,500
28	12,750	12,750	100	0	0%	0	12,750
29	11,609	11,609	155	0	0%	0	11,609
30	11,187	11,187	122	0	0%	0	11,187
31	10,500	10,500	100	0	0%	0	10,500
32	14,972	14,972	301	0	0%	0	14,972
33	14,273	14,273	100	0	0%	0	14,273
34	14,216	14,216	100	0	0%	0	14,216
35	12,338	12,338	100	0	0%	0	12,338
36	11,899	11,899	100	0	0%	0	11,899
37	11,244	11,244	100	0	0%	0	11,244
38	10,422	10,422	186	0	0%	0	10,422
39	90,743	24,836	221	15,105	3%	5,933	84,810
40	62,579	23,064	150	11,597	0%	0	62,579
41	32,954	15,438	472	7,597	22%	0	32,954
42	114,948	62,876	622	47,780	0%	0	114,948
43	74,728	53,945	250	850	0%	0	74,728
44	16,942	16,942	100	0	0%	0	16,942
45	17,699	17,699	100	0	0%	0	17,699
46	17,608	17,608	100	0	0%	0	17,608
47	40,843	40,843	100	0	0%	6,404	34,439
48	27,341	27,341	100	0	0%	6,373	20,968
49	17,917	17,917	100	0	0%	2,761	15,156
50	13,796	13,796	100	0	0%	3,058	10,738
51	13,429	13,429	100	0	0%	3,046	10,383
52	13,823	13,823	100	0	0%	3,654	10,169
53	13,140	13,140	100	0	0%	3,107	10,033
54	14,205	14,205	100	0	0%	4,200	10,005
55	24,527	24,527	100	2,349	0%	14,437	10,090
56	30,596	27,672	100	15,193	0%	17,764	12,832
57	22,263	18,547	100	10,083	15%	9,465	12,798
58	20,480	20,533	100	7,972	0%	9,856	10,624
59	26,187	26,187	203	2,224	0%	12,719	13,468
60	31,187	28,940	197	12,131	0%	16,215	14,972
61	17,912	16,405	100	5,074	0%	2,608	15,304
62	15,039	16,015	100	0	0%	0	15,039
63	13,291	34,155	221	0	0%	0	13,291
64	12,221	20,842	125	0	0%	0	12,221
65	23,531	36,371	175	10,437	0%	2,369	21,162
66	10,807	10,807	197	0	0%	0	10,807
67	10,849	10,849	100	0	0%	0	10,849
68	14,344	14,344	100	0	0%	0	14,344
69	12,746	12,746	101	0	0%	0	12,746
70	11,058	11,058	100	0	0%	0	11,058
71	14,133	14,133	100	0	0%	0	14,133
72	13,030	13,030	100	0	0%	0	13,030
73	11,772	11,772	100	0	0%	0	11,772
74	11,207	11,207	144	0	0%	0	11,207
75	11,565	11,565	203	0	0%	0	11,565
76	11,572	11,572	100	0	0%	0	11,572
77	11,153	11,153	100	0	0%	0	11,153
78	11,647	11,647	100	0	0%	0	11,647
79	11,124	11,124	100	0	0%	0	11,124
80	10,000	10,000	100	0	0%	0	10,000
81	10,807	10,807	197	0	0%	0	10,807
82	16,086	16,086	158	0	0%	0	16,086
83	19,100	19,100	100	0	0%	0	19,100
84	11,944	11,944	212	0	0%	0	11,944
85	14,908	14,908	133	0	0%	0	14,908
86	17,277	17,277	159	0	0%	0	17,277
87	13,133	13,133	121	0	0%	0	13,133
88	11,807	11,807	207	0	0%	0	11,807
89	11,736	11,736	110	0	0%	0	11,736
90	14,598	14,598	110	0	0%	0	14,598

50, 100, 150 LIBERTY WAY						8/6/2025		HS#6003	
LOT No.	TOTAL LOT AREA (SF)	TOTAL CONTIGUOUS LOT AREA (EXCLUDING WETLANDS) (SF)	TOTAL LOT FRONTAGE (FT)	TOTAL WETLAND BUFFER AREA (SF)	WETLAND BUFFER % OF MIN. CONTIG.	TOTAL CONSERVATION DISTRICT AREA (SF)	TOTAL LOT AREA (EXCLUDING CONSERVATION DISTRICT) (SF)		
91	14,318	14,318	110	0	0%	0	14,318		
92	14,526	14,526	110	0	0%	0	14,526		
93	11,184	11,184	133	0	0%	0	11,184		
94	63,524	33,395	245	21,951	0%	40,450	23,074		
95	21,468	21,157	100	7,684	0%	3	21,465		
96	15,167	14,406	100	5,469	11%	1,713	13,454		
97	20,495	16,248	100	8,179	19%	34	20,461		
98	20,820	16,824	100	6,869	0%	0	20,820		
99	11,146	11,146	225	0	0%	0	11,146		
100	15,493	14,044	126	7,676	36%	0	15,493		
101	18,741	16,024	174	7,578	16%	0	18,741		
102	13,088	13,027	100	3,923	9%	160	12,928		
103	14,602	14,578	100	4,231	0%	2,955	11,647		
104	17,029	15,123	100	6,214	11%	3,943	13,086		
105	25,805	21,070	100	7,172	0%	2,571	23,234		
106	66,496	58,997	100	38,839	0%	31,147	35,349		
107	14,917	14,917	100	1,228	0%	4,772	10,145		
108	25,124	25,124	100	0	0%	5,564	19,560		
109	51,278	42,516	100	19,191	0%	10,392	40,886		
110	69,409	54,226	150	31,560	0%	9,116	60,293		
111	60,365	43,569	120	29,753	0%	5,348	55,017		
112	44,821	39,710	100	25,925	0%	12,927	31,894		
113	34,652	34,652	100	1,272	0%	11,527	23,125		
114	27,298	27,298	100	0	0%	8,506	18,792		
115	37,471	37,471	277	0	0%	23,415	14,056		
116	75,095	64,334	100	18,065	0%	51,106	23,989		
117	23,812	22,997	100	13,122	1%	8,131	15,681		
118	16,798	15,501	100	5,341	0%	2,088	14,710		
119	17,901	15,277	100	5,341	1%	2,627	15,274		
120	19,004	14,758	100	5,276	5%	4,714	14,290		
121	20,107	19,065	100	6,121	0%	711	19,396		
122	36,479	35,603	242	9,634	0%	0	36,479		
123	17,853	13,468	100	6,656	32%	0	17,853		
124	17,716	14,526	100	4,826	3%	0	17,716		
125	16,652	16,104	166	2,354	0%	0	16,652		
126	10,109	10,109	189	0	0%	0	10,109		
127	11,331	11,331	106	0	0%	0	11,331		
128	14,258	14,258	225	0	0%	0	14,258		
129	12,243	12,243	100	0	0%	0	12,243		
130	12,060	12,060	100	0	0%	0	12,060		
131	18,442	18,442	156	0	0%	0	18,442		
132	17,296	17,296	174	0	0%	0	17,296		
133	12,557	12,557	100	0	0%	0	12,557		
134	11,253	11,253	100	0	0%	0	11,253		
135	11,793	11,793	184	0	0%	0	11,793		
136	12,980	12,980	217	0	0%	0	12,980		
137	11,134	11,134	100	0	0%	0	11,134		
138	17,728	17,728	100	0	0%	0	17,728		
139	12,049	12,049	100	0	0%	0	12,049		
140	14,886	14,886	100	0	0%	0	14,886		
141	17,508	17,508	100	0	0%	0	17,508		
142	23,224	23,224	193	0	0%	0	23,224		
143	12,744	12,744	106	0	0%	0	12,744		
144	13,827	13,827	198	0	0%	0	13,827		
145	10,009	10,009	100	0	0%	0	10,009		
146	12,374	12,374	100	0	0%	0	12,374		
147	13,463	13,463	102	0	0%	0	13,463		
148	11,834	11,834	101	0	0%	0	11,834		
149	11,111	11,111	102	0	0%	0	11,111		
150	18,969	17,633	150	4,596	0%	0	18,969		
151	21,629	16,014	150	6,275	3%	0	21,629		
152	12,612	12,612	166	478	0%	0	12,612		
153	13,400	13,243	100	3,328	1%	0	13,400		
154	13,735	13,706	100	2,979	0%	0	13,735		
155	17,163	17,163	229	0	0%	0	17,163		
156	14,282	14,282	170	219	0%	0	14,282		
157	22,124	18,531	150	7,367	0%	0	22,124		
158	20,599	18,457	150	5,718	0%	0	20,599		
159	13,005	13,005	102	0	0%	0	13,005		
160	19,026	19,026	167	0	0%	0	19,026		
161	23,806	18,228	221	8,628	4%	0	23,806		
162	79,192	45,466	275	30,177	0%	0	79,192		
163	15,295	14,490	101	4,893	4%	0	15,295		
164	21,606	17,683	100	5,080	0%	0	21,606		
165	34,428	23,934	106	5,439	0%	868	33,560		
166	33,519	23,225	105	6,394	0%	2,807	30,712		
167	68,201	47,158	243	22,672	0%	17,312	50,889		
168	77,354	65,866	206	34,055	0%	41,431	35,923		
169	118,683	103,909	453	88,648	0%	78,102	40,581		
170	27,778	27,091	193	14,802	0%	11,910	15,868		
171	17,371	17,371	269	3,101	0%	7,242	10,129		
172	14,894	14,464	124	4,765	3%	4,405	10,489		
173	25,168	22,243	133	6,582	0%	7,388	17,780		
174	37,911	33,138	100	12,149	0%	15,302	22,609		
175	67,089	64,552	100	26,279	0%	49,715	17,374		
176	66,023	57,061	100	27,053	0%	45,778	20,245		
177	79,369	65,085	100	37,315	0%	33,509	45,860		
178	44,136	24,108	100	3,798	0%	12,366	31,770		
179	82,893	33,205	100	9,560	0%	29,120	53,773		
180	86,223	36,078	100	7,895	0%	46,136	40,087		

MAP 'E' LOT 24
CHANGE OF USE - SITE PLAN

PROPOSED MIXED-USE DEVELOPMENT

150 LIBERTY WAY
DOVER, NEW HAMPSHIRE

PREPARED FOR



670 NORTH COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
(603) 622-6223
www.bradysullivan.com

RECORD OWNER

LIBERTY MUTUAL INSURANCE CO.

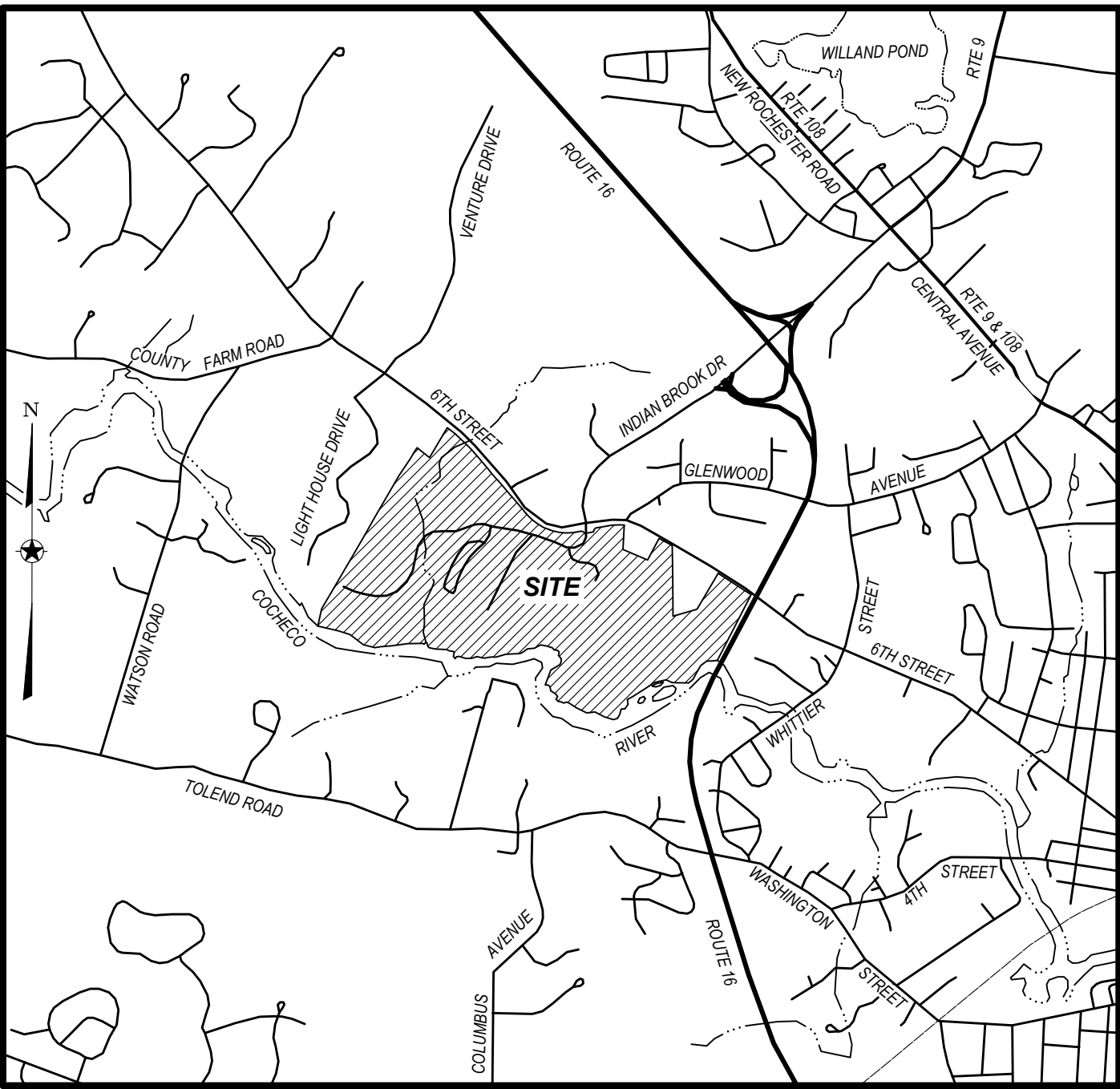
175 BERKELEY STREET
BOSTON, MASSACHUSETTS 02116

28 MAY 2025

No.	DATE	REVISION	BY
2	8/4/25	ADDRESS TRC COMMENTS	TEZ
1	8/25/25	ADDRESS TRC COMMENTS	TEZ

INDEX OF PLANS

SHEET No.	TITLE
1 OF 10	MASTER SITE PLAN 1"= 200'
2 OF 10	NOTES SHEET
3-5 OF 10	EXISTING CONDITIONS PLAN 1"= 40'
6-8 OF 10	SITE PLAN 1"= 40'
9-10 OF 10	DETAIL SHEET - GENERAL SITE



VICINITY PLAN
SCALE: 1" = 2,000'

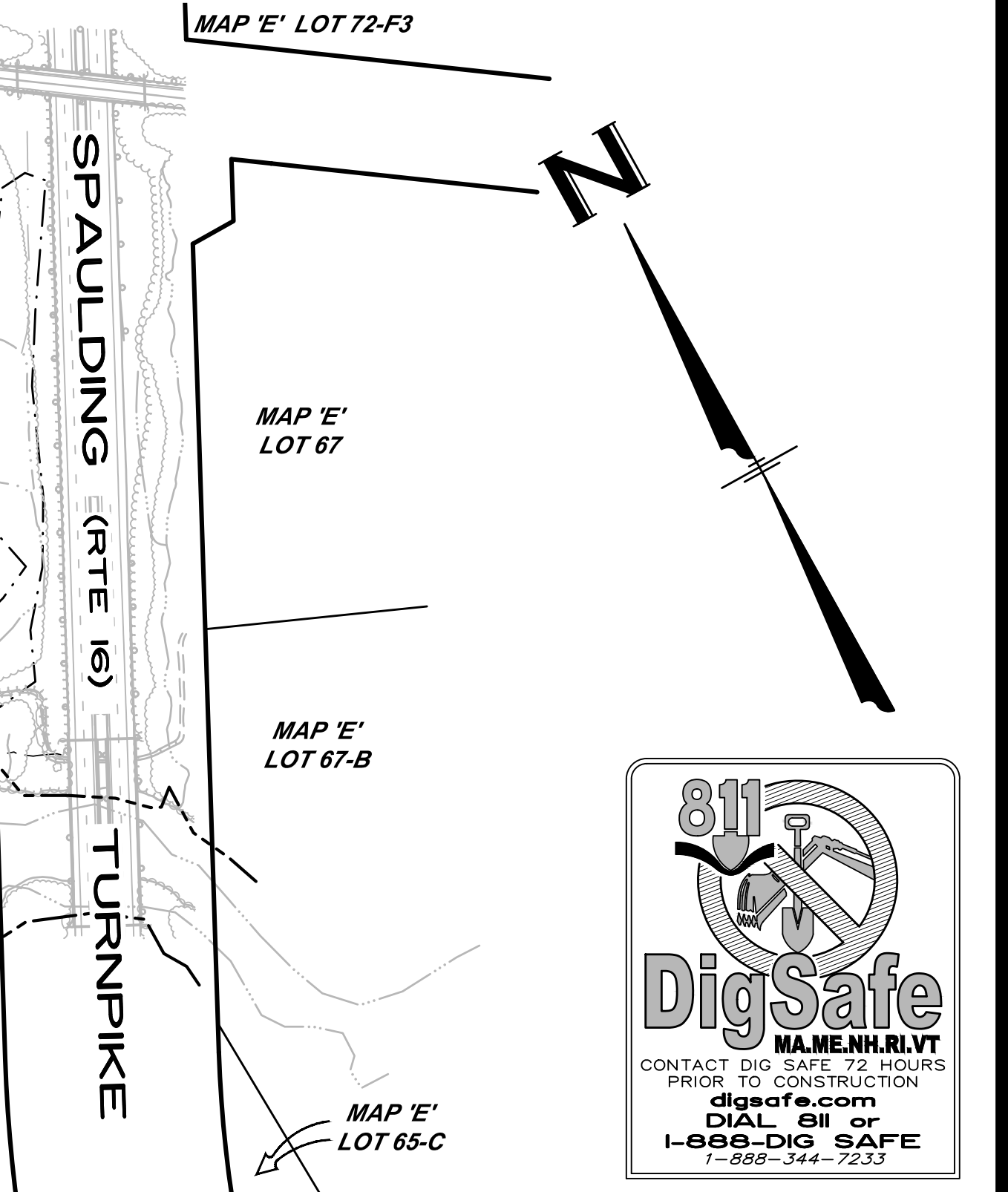
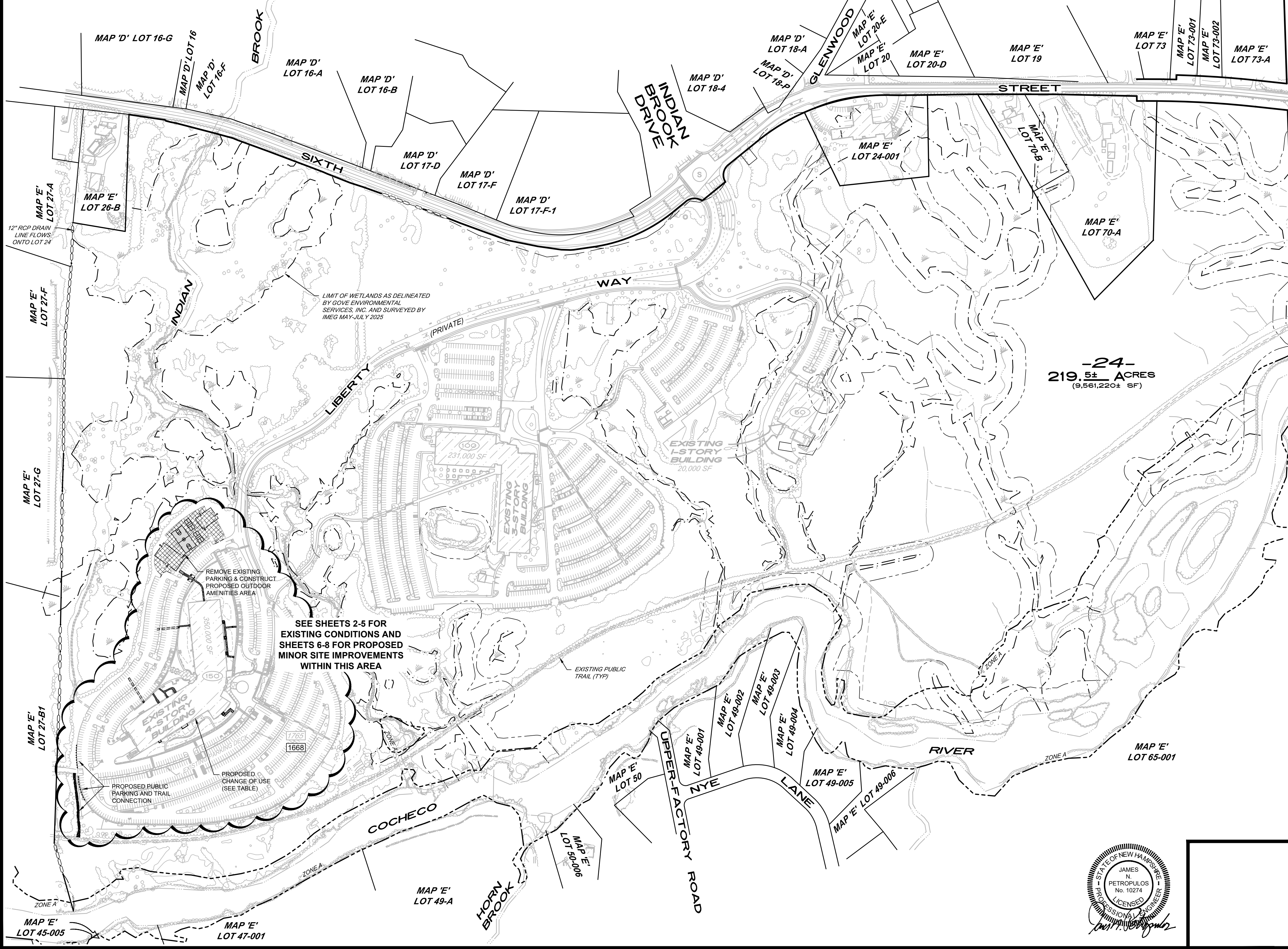
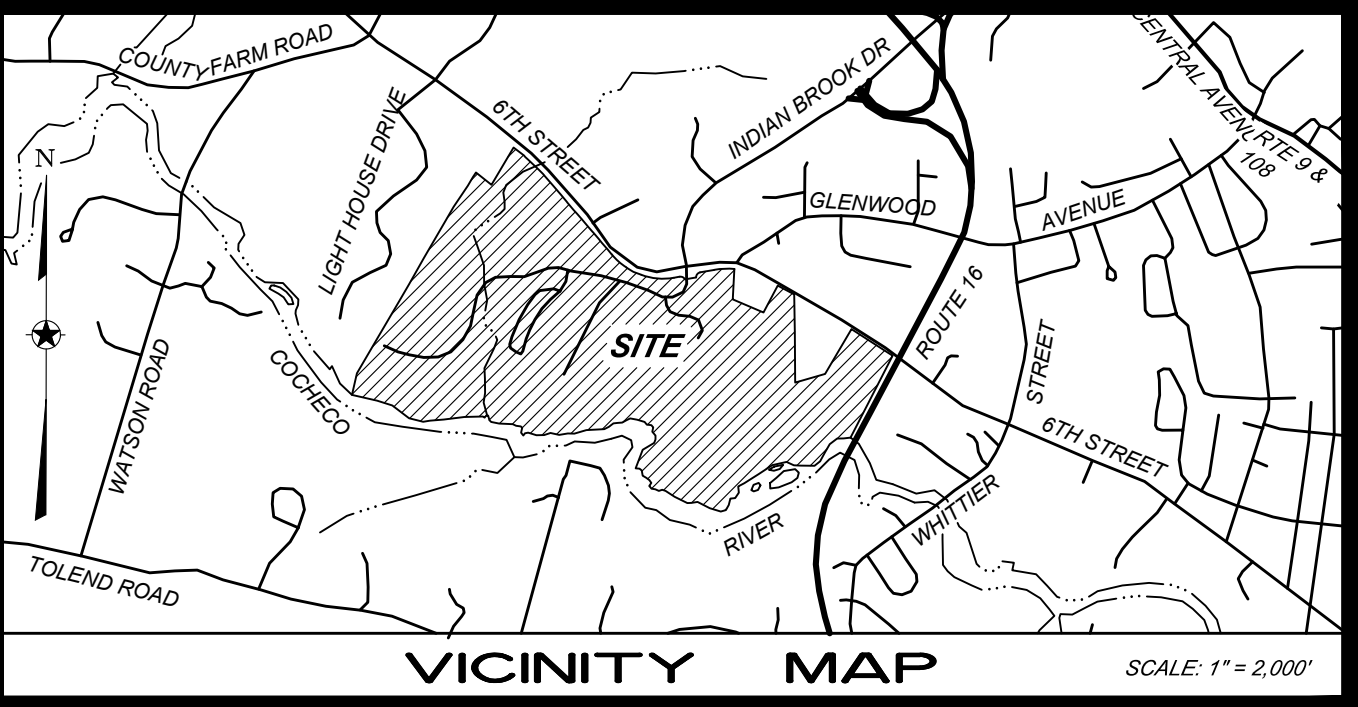


Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03062
(603) 883-2057
131 Middlesex Turnpike
Burlington, MA 01803
(781) 203-1501

► ZONING NOTE ◄
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDING OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

NOTE
SEE SHEET 2 OF 10 FOR NOTES, LEGEND AND ABUTTERS LIST

150 LIBERTY WAY - PROPOSED CHANGE OF USE TABLE						
FLOOR	GROSS BUILDING AREA (SF)	TOTAL UNITS	ONE-BEDROOM UNITS	TWO-BEDROOM UNITS	THREE-BEDROOM UNITS	COMMERCIAL SPACE (SF)
1ST	87,500	32	4	28	0	37,025
2ND	87,500	72	9	55	8	-
3RD	87,500	72	9	55	8	-
4TH	87,500	72	9	55	8	0
TOTALS	350,000	248	31	193	24	37,025



No.	DATE	REVISION	BY
2	8/4/25	ADDRESS TRC COMMENTS	TEZ
1	6/25/25	ADDRESS TRC COMMENTS	TEZ

MASTER SITE PLAN
(MAP 'E', LOT 24)
PROPOSED MIXED-USE DEVELOPMENT
150 LIBERTY WAY
DOVER, NEW HAMPSHIRE
PREPARED FOR:
BRADY SULLIVAN
PROPERTIES
670 NORTH COMMERCIAL STREET MANCHESTER, NH 03101
RECORD OWNER:
LIBERTY MUTUAL INSURANCE CO.
175 BERKELEY STREET BOSTON, MASSACHUSETTS 02116
SCALE: 1"=200 Feet
1"=60,960 Meters
28 MAY 2025

HISI | **now** **IMEG**
Hayner/Swanson, Inc. Civil Engineers/Land Surveyors
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
FIELD BOOK: 1300 DRAWING NAME: 6003CU-FQ81 6003-CU 1 OF 10
DRAWING LOC: J:\6000\6003\DWG\6003 CU File Number Sheet

DOVER SITE PLAN REVIEW NOTES:

1. PLAN INTENT: TO SHOW THE PROPOSED CHANGE OF USE/ADAPTIVE RE-USE OF THE EXISTING 4-STORY, 350,000± SF 150 LIBERTY WAY BUILDING INTO A TOTAL OF 248 RESIDENTIAL APARTMENT UNITS AND 38,000± SF COMMERCIAL SPACE ALONG WITH ALONG WITH ASSOCIATED MINOR, SITE IMPROVEMENTS.
2. OWNERS OF RECORD:
- LIBERTY MUTUAL INSURANCE CO.
175 BERKELEY STREET
BOSTON, MA 02116
3. THE PARCEL IS SHOWN AS LOT 24, MAP 'E' OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE SUBJECT PARCEL CONTAINS 219.5± ACRES 9,561,220± SF OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 1364, PAGE NO. 0453.
6. REFERENCE PLANS: TBD
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: **IT** – INNOVATIVE TECHNOLOGY
ZONING OVERLAY DISTRICTS: **RCM** – RESIDENTIA-COMMERCIAL MIXED-USE

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	2 ACRES
MAXIMUM LOT COVERAGE	33%
MINIMUM FRONTAGE	200 FT
MINIMUM FRONT YARD SETBACK	50 FT
MINIMUM SIDE YARD SETBACK	50 FT
MINIMUM REAR YARD SETBACK	50 FT
MAXIMUM BUILDING HEIGHT	55 FT

9. OFF STREET PARKING REQUIREMENTS (150 LIBERTY WAY):
- MINIMUM REQUIRED:
MF RESIDENTIAL: (1.4 SPACE/UNIT + 0.5 VISITOR SPACE/UNIT X 248 UNITS) = 472 SPACES
COMMERCIAL: (1 SPACE PER 300 SF X 38,000 SF) = 127 SPACES
TOTAL REQUIRED: = 599 SPACES
- EXISTING: = 1,765 SPACES
PROPOSED: = 1,668 SPACES
10. PROPERTY LINE INFORMATION IS SHOWN AS APPROXIMATE BASED UPON RECORD PLANS.
11. 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.
12. PORTIONS OF THIS PARCEL ARE LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE A, AND ZONE X (SHADED) AS GRAPHICALLY DEPICTED FROM THE FLOOD INSURANCE STUDY (FIRM), STRAFFORD COUNTY, CITY OF DOVER, NEW HAMPSHIRE, COMMUNITY No. 330145, MAP NUMBER: 33017C03106, DATED: SEPTEMBER 30, 2015.
13. TOPOGRAPHIC SURVEY AS SHOWN IS A COMINATION OF ON-THE-GROUND SURVEY PERFORMED BY OUR OFFICE AND AERIAL MAPPING BY OUR SUBCONSULTANT FROM NOVEMBER 2024 – JUNE 2025.
14. ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
15. WETLANDS AS SHOWN ARE APPROXIMATE BASED UPON RECORD PLANS.
16. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
17. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
18. 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.
19. CONTRACTOR SHALL FOLLOW THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
20. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.
21. 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.
22. 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.
23. ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
24. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.
25. 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.
26. 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.

DOVER SITE PLAN REVIEW NOTES (CONT'D):

27. 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, SATURDAY 9 AM- 4 PM. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.
28. 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.
29. THE PROPOSED USE FOR THE SITE IS MIXED-USE (MULTI-FAMILY RESIDENTIAL & COMMERCIAL).
30. THE FOLLOWING FEDERAL AND STATE PERMITS WILL BE NEEDED FOR THIS PROJECT:
- NHDES SEWER CONNECTION PERMIT (PENDING)
31. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.
32. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
33. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
34. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. [HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP](https://extension.unh.edu/stormwater-center/ptap)
35. 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 BE PROVIDED 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.
36. 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.
37. IF MODIFICATIONS, EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
38. 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 DOVER.
39. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
40. THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM, AS REQUIRED, BY CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
41. 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.
42. 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.
43. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 135-A:5.
44. 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.
45. GENERAL COMMENT: ADD NOTE THAT 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.
46. 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.

PROJECT TEAM CONTACT INFORMATION

ARCHITECT

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TRAFFIC ENGINEER

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VANASSE & ASSOCIATES, INC.
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ANDOVER 01810
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jdirk@drva.com

WETLAND SCIENTIST

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GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, UNIT H
EXETER, NH 03833
(603) 778-0644
bquigley@gesinc.com

MAP 'E', LOT 16
STORAGE BARN LLC
385 SIXTH STREET
DOVER, NH 03820
BK 4089, PG 241
ZONE: IT
USE: STORAGE

MAP 'E', LOT 16-A
LDSI HOLDINGS LLC
375 SIXTH STREET
DOVER, NH 03820
BK 3960, PG 969
ZONE: C
USE: RETAIL

MAP 'D', LOT 16-B
JON W & DEBRA J. WEEDEEN
365 SIXTH STREET
DOVER, NH 03820
BK 2818, PG 963
ZONE: IT
USE:

MAP 'D', LOT 16-F
HIRSEL PROPERTIES LLC
314 ROUTE 108
MADBURY, NH 03823
BK 4604, PG 14
ZONE: C
USE: COMMERCIAL

MAP 'D', LOT 16-G
BLACK DOG REALTY LLC
35 HODGDON FARM LANE
NEWINGTON, NH 03801
BK 4431, PG 898
ZONE: C
USE: VACANT

MAP 'D', LOT 17-D
GIRARD & STACEY THURROTT
2 HEATHER LANE
DOVER, NH 03820
BK 4909, PG 907
ZONE: C
USE: RESIDENTIAL

MAP 'D', LOT 17-F
EXCHANGERRIGHT NET-LEASED
PORTFOLIO 56 DS
c/o EXCHANGERIGHT REAL
ESTATE LLC
1055 EAST COLORADO BLVD, STE
310
PASADENA, CA 91106
BK 5084, PG 408
ZONE: C
USE: COMMERCIAL

MAP 'D', LOT 17-F-1
FORTUNA NORTH III LLC
340 CENTRAL AVENUE # 202
DOVER, NH 03820
BK 3075, PG 767
ZONE:
USE: VACANT

MAP 'D', LOT 18-4
STATE OF NEW HAMPSHIRE
PO BOX 483
CONCORD, NH 03302-0483
BK 3400, PG 593
ZONE: C
USE:

MAP 'D', LOT 18-P
RAYMOND ANDERSON SCHUYLER
103 GLENWOOD DRIVE
DOVER, NH 03820
BK 5054, PG 977
ZONE: R-12
USE: RESIDENTIAL

MAP 'E', LOT 19
KARALEE L. KANE
11 CONIFER COMMONS
DOVER, NH 03820
BK 2534, PG 17
ZONE: R-12/IT
USE: RESIDENTIAL

MAP 'E', LOT 20-D
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
BK 2921, PG 77
ZONE: IT-INNOVATIVE
TECHNOLOGY
USE: VACANT

MAP 'E', LOT 24-1
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
BK 3610, PG 344
ZONE: IT-INNOVATIVE
TECHNOLOGY
USE:

MAP 'E', LOT 26-B
SEAN M. LAROSE REVOCABLE
TRUST
OF 2019
SEAN M. LAROSE, TRUSTEE
380 SIXTH STREET
DOVER, NH 03820
BK 4866, PG 757
ZONE: IT
USE: RESIDENTIAL

ABUTTERS LIST:

MAP 'E', LOT 27-A
RICHARD T. & CRYSTAL C.
LAPONT
389 A SIXTH STREET
DOVER, NH 03820
BK 4570, PG 901
ZONE: IT
USE: RESIDENTIAL

MAP 'E', LOT 27-B1
ZONE:
USE:

MAP 'E', LOT 27-F
BRUECKNER PROPERTY USA INC
50 EDUCATION WAY
DOVER, NH 03820-5814
BK 4989, PG 388
ZONE: IT
USE: COMMERCIAL

MAP 'E', LOT 27-G
BRUECKNER PROPERTY USA INC
50 EDUCATION WAY
DOVER, NH 03820-5814
BK 4989, PG 388
ZONE: IT
USE: COMMERCIAL

MAP 'E', LOT 45-5
STATE OF NEW HAMPSHIRE
WATER RESOURCES BOARD
CORPORATION
PO BOX 369
TEWKSBURY, MA 01876
BK 2946, PG 006
ZONE: R-12
USE:

MAP 'E', LOT 67-B
CASEY J. STEARNS
ANDREA L. SERVICE
2 WHITTIER FALLS WAY
DOVER, NH 03820
BK 4776, PG 127
ZONE: R-12
USE: RESIDENTIAL

MAP 'E', LOT 70-A
200 HUNDRED SIXTH STREET
LLC
601 CENTRAL AVENUE
DOVER, NH 03820
BK 5157, PG 679
ZONE: IT
USE: RESIDENTIAL

MAP 'E', LOT 70-B
CAYLE G. O CONNOR
250 SIXTH STREET
DOVER, NH 03820-2301
BK 3625, PG 675
ZONE: IT
USE: RESIDENTIAL

MAP 'E', LOT 72-F-3
DIANA D. JACQUES
2 AMY LANE
DOVER, NH 03820
BK 5134, PG 625
ZONE: R-12
USE: RESIDENTIAL

MAP 'E', LOT 73
208 SIXTH STREET SPE LLC
BK 3400, PG 593
DOVER, NH 03820
BK 4708, PG 649
ZONE: IT
USE: RESIDENTIAL

MAP 'E', LOT 73-1
MATTHEW D. CENA
205 SIXTH STREET
DOVER, NH 03820
BK 5268, PG 462
ZONE: IT
USE: RESIDENTIAL

MAP 'E', LOT 73-A
HOPE COMMUNITY CHURCH
ADVENT CHRISTIAN
CONGREGATION
22 NYE LANE
DOVER, NH 03821-1477
BK 1740, PG 569
ZONE: IT
USE: CHURCH

MAP 'E', LOT 49-6
BRIDGET BRODERICK
26 NYE LANE
DOVER, NH 03820
BK 4034, PG 254
ZONE: R-20
USE: RESIDENTIAL

MAP 'E', LOT 50
MPJ DEVELOPMENT LLC
254 DRAKE HILL ROAD
STRAFFORD, NH 03884-0069
BK 3403, PG 224
ZONE: R-40
USE:

MAP 'E', LOT 50-6
JOSEPH H. & FRIEDA D.
REVOCABLE TRUST
JOSEPH H. & FRIEDA D. KLOTZ,
TRUSTEES
15 PACIFIC DRIVE
DOVER, NH 03820
BK 5034, PG 938
ZONE: R-40
USE: RESIDENTIAL

MAP 'E', LOT 66-1
59 TOLAND RD LLC
42 DOVER POINT ROAD, UNIT J
DOVER, NH 03820
BK 5044, PG 744
ZONE: R-20
USE:

MAP 'E', LOT 66-C
WHITTIER FALLS INC.
62 WHITTIER STREET
DOVER, NH 03820
BK 4224, PG 554
ZONE: RM-U
USE: APARTMENTS

MAP 'E', LOT 67
ALADDIN DEVELOPMENT
CORPORATION
PO BOX 369
TEWKSBURY, MA 01876
BK 2946, PG 006
ZONE: R-12
USE:

MAP 'E', LOT 67-B
CASEY J. STEARNS
ANDREA L. SERVICE
2 WHITTIER FALLS WAY
DOVER, NH 03820
BK 4776, PG 127
ZONE: R-12
USE: RESIDENTIAL

MAP 'E', LOT 70-A
200 HUNDRED SIXTH STREET
LLC
601 CENTRAL AVENUE
DOVER, NH 03820
BK 5157, PG 679
ZONE: IT
USE: RESIDENTIAL

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BK 4034, PG 254
ZONE: R-20
USE: RESIDENTIAL

MAP 'E', LOT 50
MPJ DEVELOPMENT LLC
254 DRAKE HILL ROAD
STRAFFORD, NH 03884-0069
BK 3403, PG 224
ZONE: R-40
USE:

CONSTRUCTION NOTES:

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AND THE EXETER DEPARTMENT OF PUBLIC WORKS (603) 773-6157 AT LEAST 72 HOURS BEFORE DIGGING.
3. 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.
4. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY AND SUNDAY 8AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
5. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ONLY AREAS DISTURBED BY GRADING OPERATIONS. ALL STUMPS TO BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
6. ALL BLASTING, IF ANY, SHALL BE CONDUCTED IN CONFORMANCE SET FORTH BY THE CITY OF DOVER FIRE DEPARTMENT REGULATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLAN ALIGNMENT AND GRADE AT COMPLETION OF CONSTRUCTION.
8. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDDED IMMEDIATELY UPON BEING CONSTRUCTED. ANY GRADED, UNPAVED, DISTURBED AREAS SHALL HAVE 6 INCHES OF TOPSOIL WITH SEED, MULCH, FERTILIZER AND WATER APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THE CONTRACTOR SHOULD ACKNOWLEDGE THAT WORK IS NOT CONSIDERED COMPLETE UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
9. PRIOR TO COMMENCEMENT OF MAJOR CONSTRUCTION ACTIVITIES, THE ENGINEER SHALL PROVIDE THE CONTRACTOR WITH LAYOUT PLANS AND COORDINATE VALUES FOR STRATEGIC ELEMENTS OF THE SITE, INCLUDING THE FOLLOWING:
- [A] BASE LINE CONTROLS FOR THE BUILDING AREAS.
 - [B] PARKING LOT CORNERS AND MAJOR RADIUS POINTS.
 - [C] CATCH BASINS AND MANHOLE CENTERLINE POINTS.
10. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT BUILDING DIMENSIONS AND DETAILS.
11. ALL DIMENSIONS ARE FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
12. STAIR AND DOORWAY LOCATIONS AS SHOWN ARE FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
13. ALL PAVEMENT MARKINGS SHALL BE 4-INCH WHITE PAINT UNLESS NOTED OTHERWISE. 4-INCH YELLOW PAINT SHALL BE USED FOR RESERVED PARKING SPACES AND ROADWAY CENTERLINE.
14. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

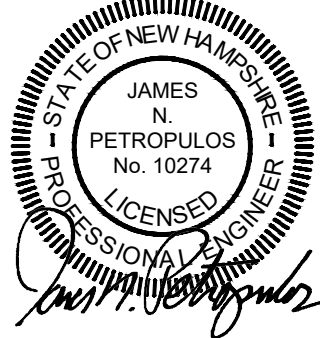
ABBREVIATIONS

GENERAL

APPROX	APPROXIMATE
BIT	BITUMINOUS
BM	BASEMENT FLOOR ELEVATION
BWL	BROKEN WHITE LINE
BYL	BROKEN YELLOW LINE
CONC	CONCRETE
DYL	DOUBLE YELLOW LINE
ELEV	ELEVATION
EXIST	EXISTING
FE	FLOOR ELEVATION
FF	FINISH/FIRST FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
MAX	MAXIMUM
MIN	MINIMUM
N.T.S.	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
TYP	TYPICAL
W/O	WALKOUT FLOOR ELEVATION

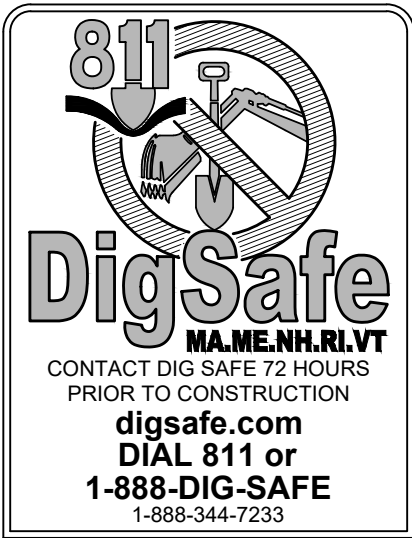
UTILITY

CB	CATCH BASIN
C.I.	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
C.O.	CLEANOUT
CU	COPPER TYPE K WATER PIPE
DB, GR	DOUBLE GRATE
D.I.	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
FES	FLARED END SECTION
HW	HEAD WALL
FM	FORCE MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HYD	HYDRANT
INV	INVERT
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
SMH	SEWER MANHOLE
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELECOMMUNICATIONS
YD	YARD DRAIN



LEGEND

	EXISTING GROUND CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED GRADE
	PROPOSED SPOT GRADE
	STORM DRAIN & CATCH BASIN
	STORM DRAIN & MANHOLES
	STORM DRAIN & HEADWALL
	STORM DRAIN & END SECTION
	SANITARY SEWER & MANHOLES
	WATER MAIN & HYDRANT
	WATER MAIN & GATE VALVE
	GAS LINE & GATE VALVE
	UTILITY POLE WITH GUY SUPPORT
	STREET LIGHT
	LIGHT POLES
	OVERHEAD ELECTRIC & TELEPHONE
	UNDERGROUND ELEC/TEL & MANHOLES
	SIGN
	TEMPORARY BENCHMARK
	BUILDING SETBACK LINE
	WETLAND FLAGGING LIMIT
	WETLAND BUFFER LINE
	WIRE FENCE
	CHAINLINK FENCE
	CURBING
	VERTICAL GRANITE CURBING
	SLOPE GRANITE CURBING
	STORMWATER RUNOFF DIRECTION
	ACCESSIBLE PARKING SPACE
	STREET ADDRESS
	GUARDRAIL
	PAVEMENT SAWCUT
	CONCRETE
	PROPOSED FULL-DEPTH PAVEMENT
	RIPRAP / STONE
	RETAINING WALL
	ROCK/BOULDER
	TREE LINE
	CONIFEROUS TREE
	DECIDUOUS TREE
	SHRUBS



► ZONING NOTE ◀

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

► UTILITY NOTE ◀

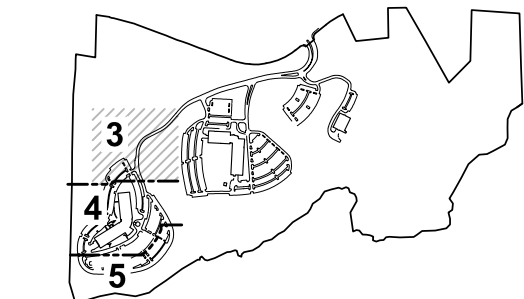
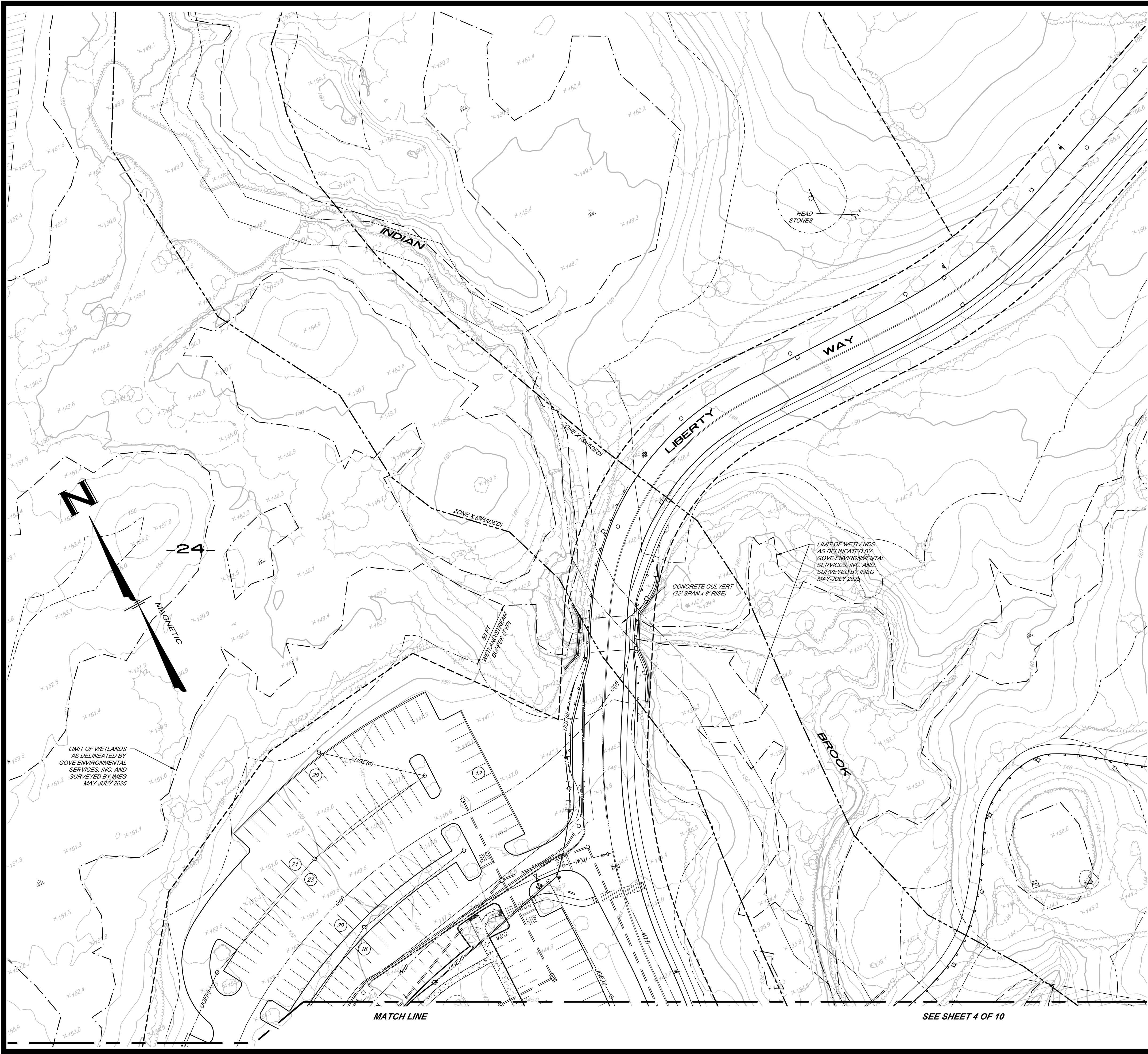
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

► UTILITY QUALITY LEGEND ◀

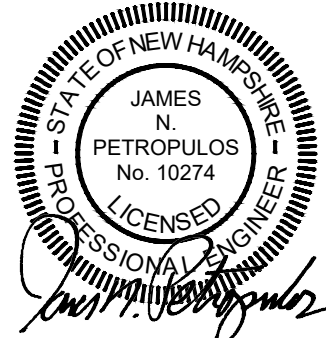
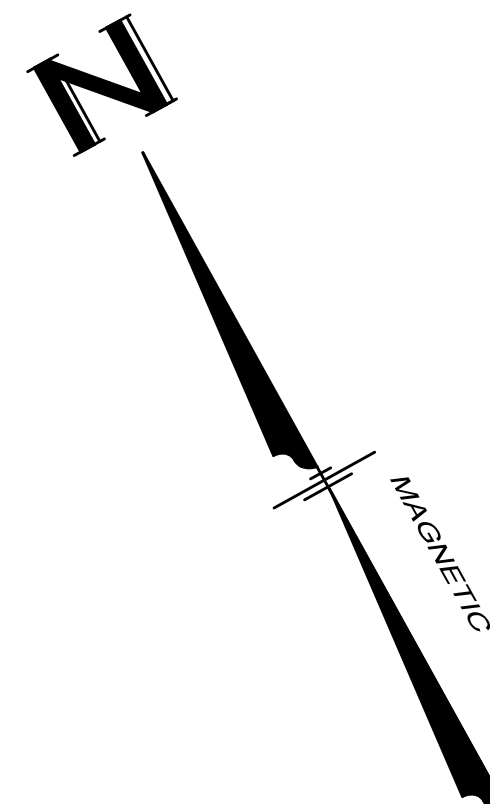
SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY GIASCE 38-02 "ASCE STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

LEVEL A (a) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.

LEVEL B (b) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES



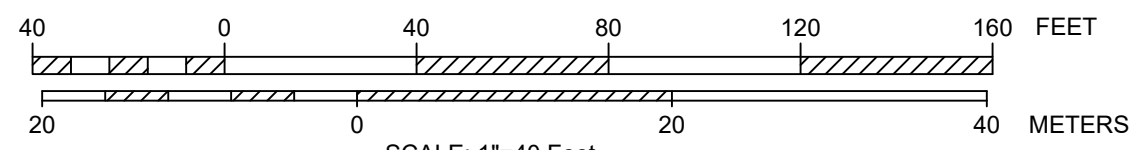
EXISTING CONDITIONS
SHEET KEY



2	8/4/25	ADDRESS TRC COMMENTS	TEZ
1	6/25/25	ADDRESS TRC COMMENTS	TEZ
No.	DATE	REVISION	BY

EXISTING CONDITIONS PLAN
(MAP 'E', LOT 24)
PROPOSED MIXED-USE DEVELOPMENT
150 LIBERTY WAY
DOVER, NEW HAMPSHIRE
PREPARED FOR:

BRADY SULLIVAN
PROPERTIES
670 NORTH COMMERCIAL STREET MANCHESTER, NH 03101
RECORD OWNER:
LIBERTY MUTUAL INSURANCE CO.
175 BERKELEY STREET BOSTON, MASSACHUSETTS 02116

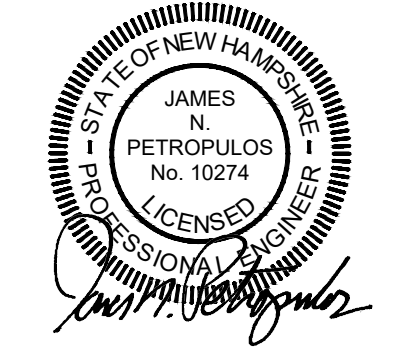
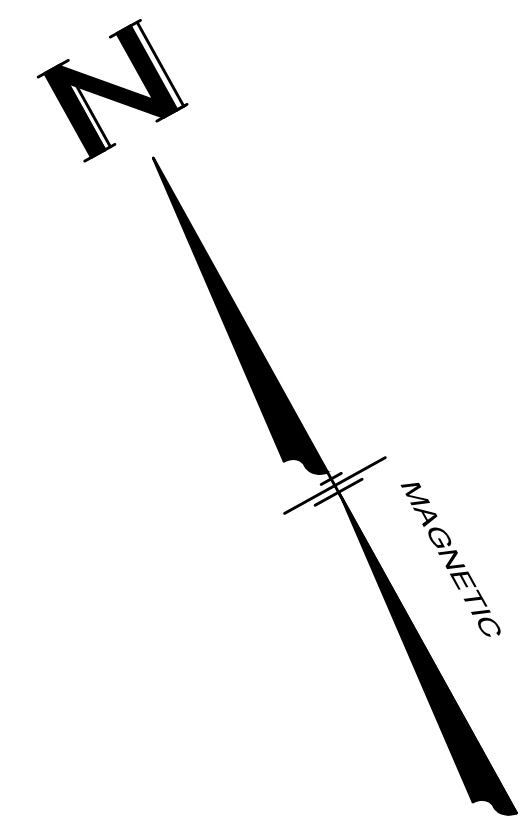
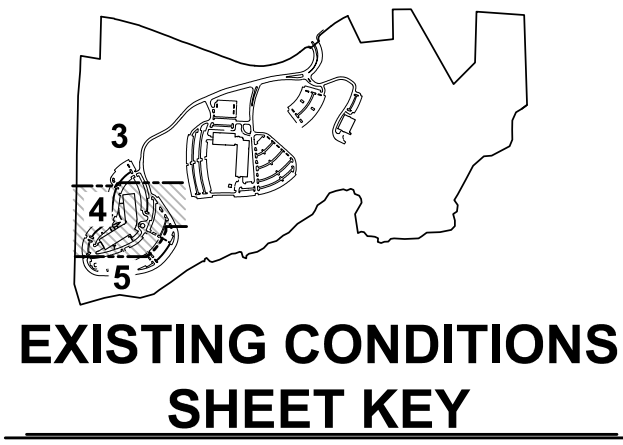
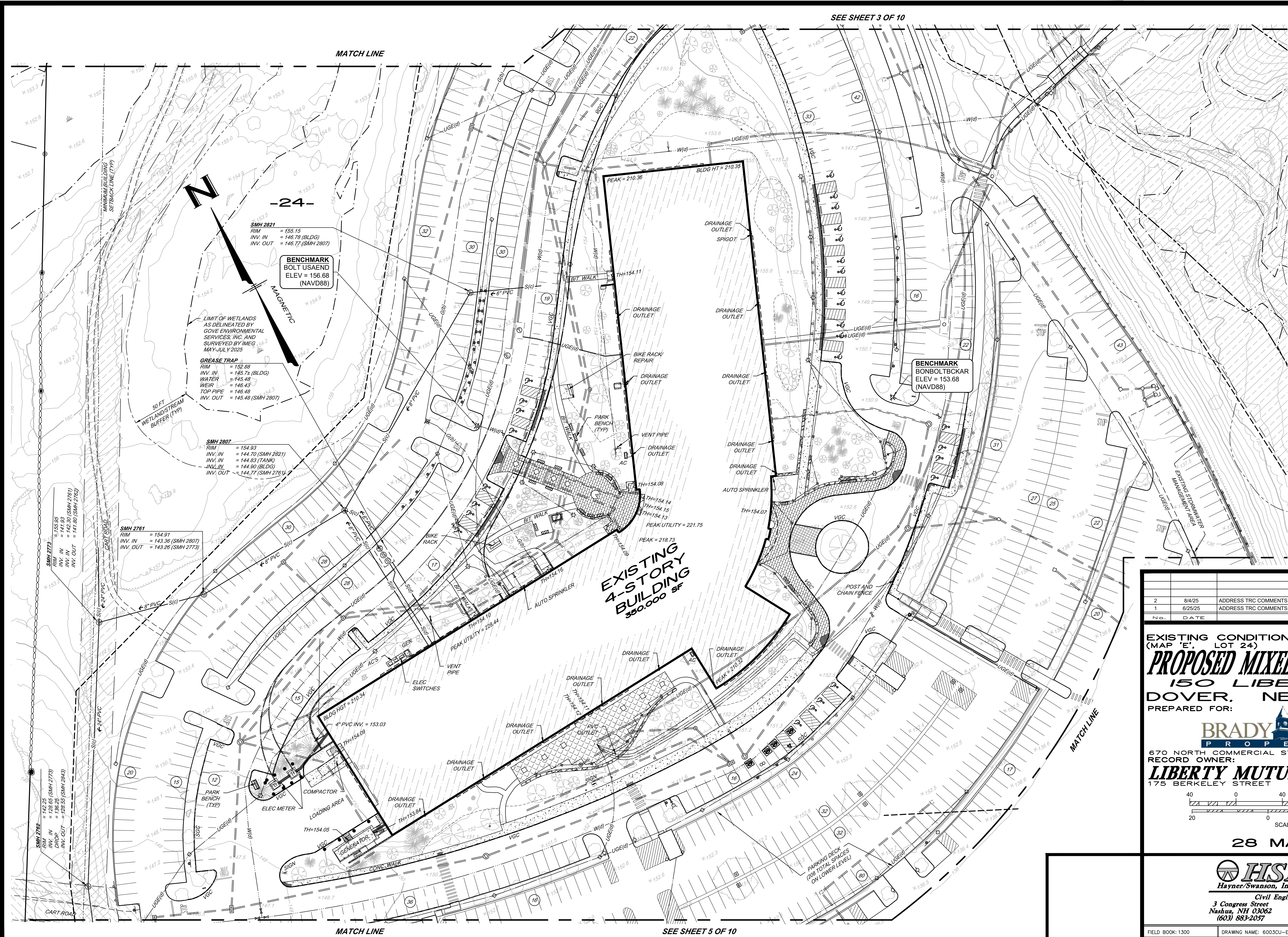


28 MAY 2025



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DRAWING LOC: J:\6000\6003\DWG\6003 CU		File Number	Sheet



No.	DATE	REVISION	BY
2	8/4/25	ADDRESS TRC COMMENTS	TEZ
1	6/25/25	ADDRESS TRC COMMENTS	TEZ

EXISTING CONDITIONS PLAN
(MAP 'E', LOT 24)
PROPOSED MIXED-USE DEVELOPMENT
150 LIBERTY WAY
DOVER, NEW HAMPSHIRE
PREPARED FOR:

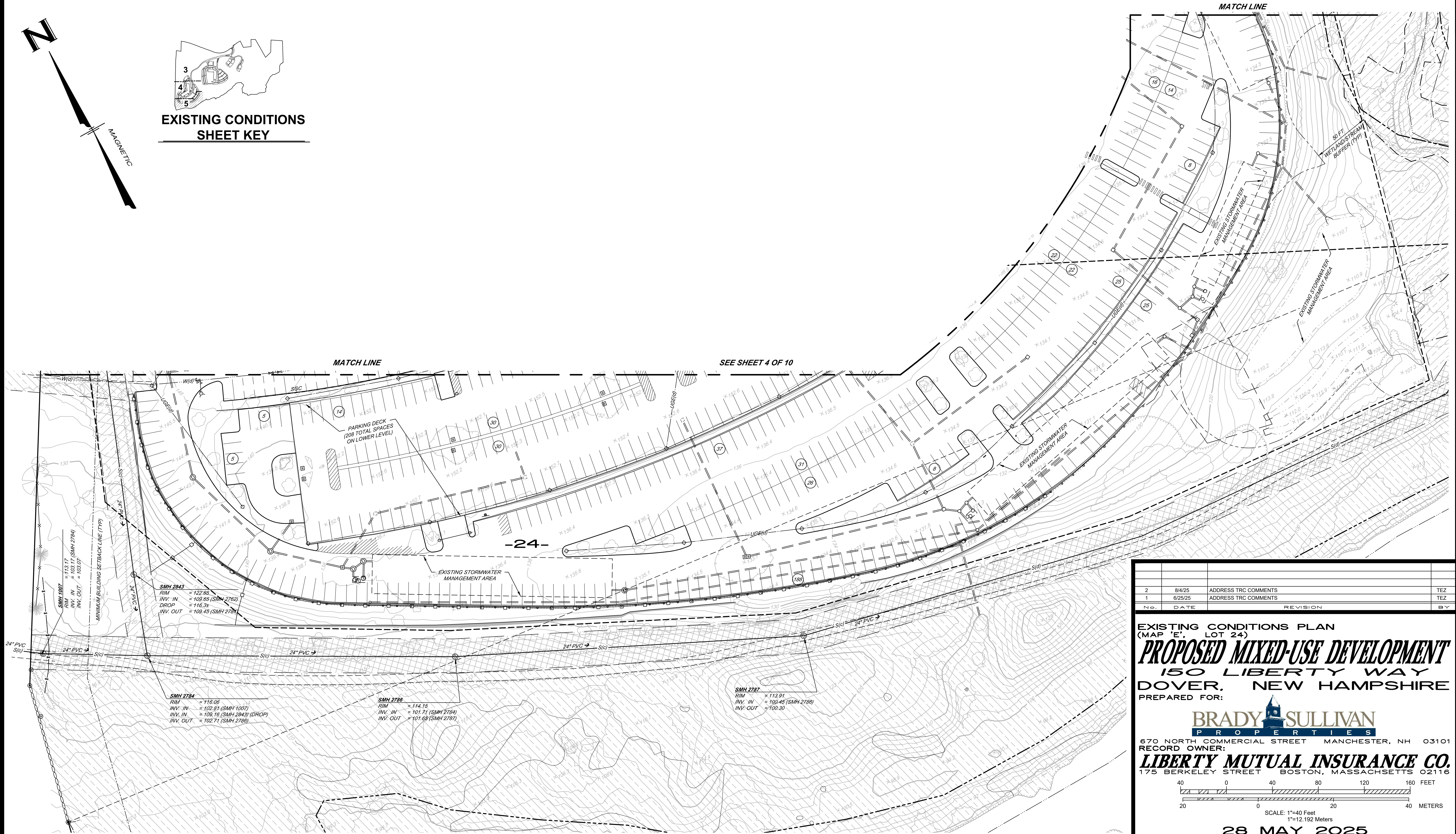
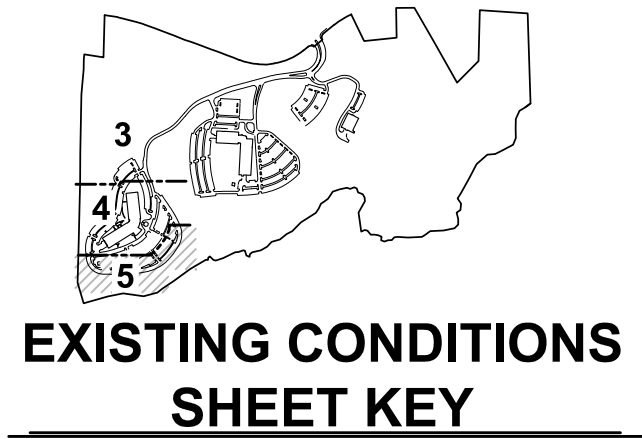
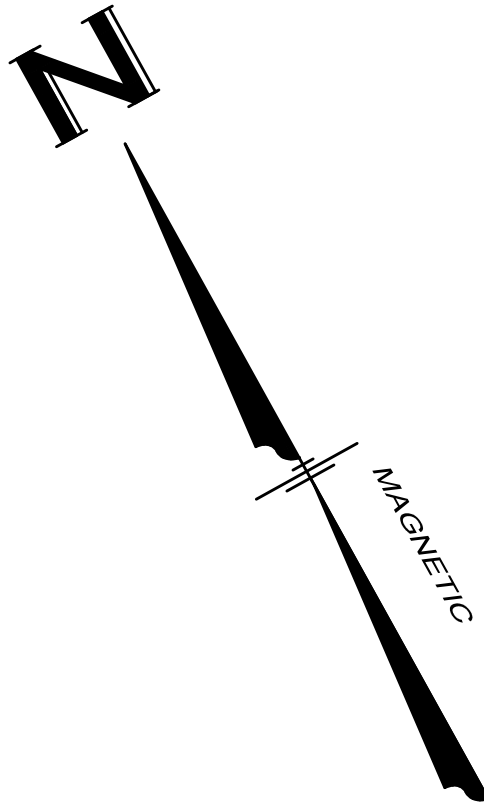
BRADY SULLIVAN
PROPERTIES
670 NORTH COMMERCIAL STREET MANCHESTER, NH 03101
RECORD OWNER:
LIBERTY MUTUAL INSURANCE CO.
175 BERKELEY STREET BOSTON, MASSACHUSETTS 02116

SCALE: 1"=40 Feet
1"=12.192 Meters

28 MAY 2025

HSI | now **IMEG**
Hayner/Swanson, Inc. Civil Engineers/Land Surveyors
3 Congress Street Nashua, NH 03062
131 Middlesex Turnpike Burlington, MA 01803
(603) 883-2057 (781) 203-1501

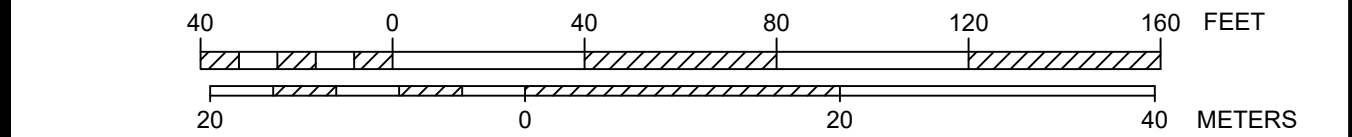
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(MAP 'E', LOT 24)
PROPOSED MIXED-USE DEVELOPMENT
150 LIBERTY WAY
DOVER, NEW HAMPSHIRE
PREPARED FOR:

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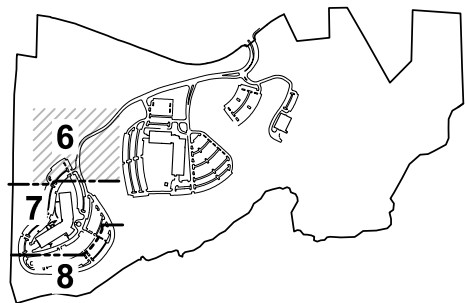
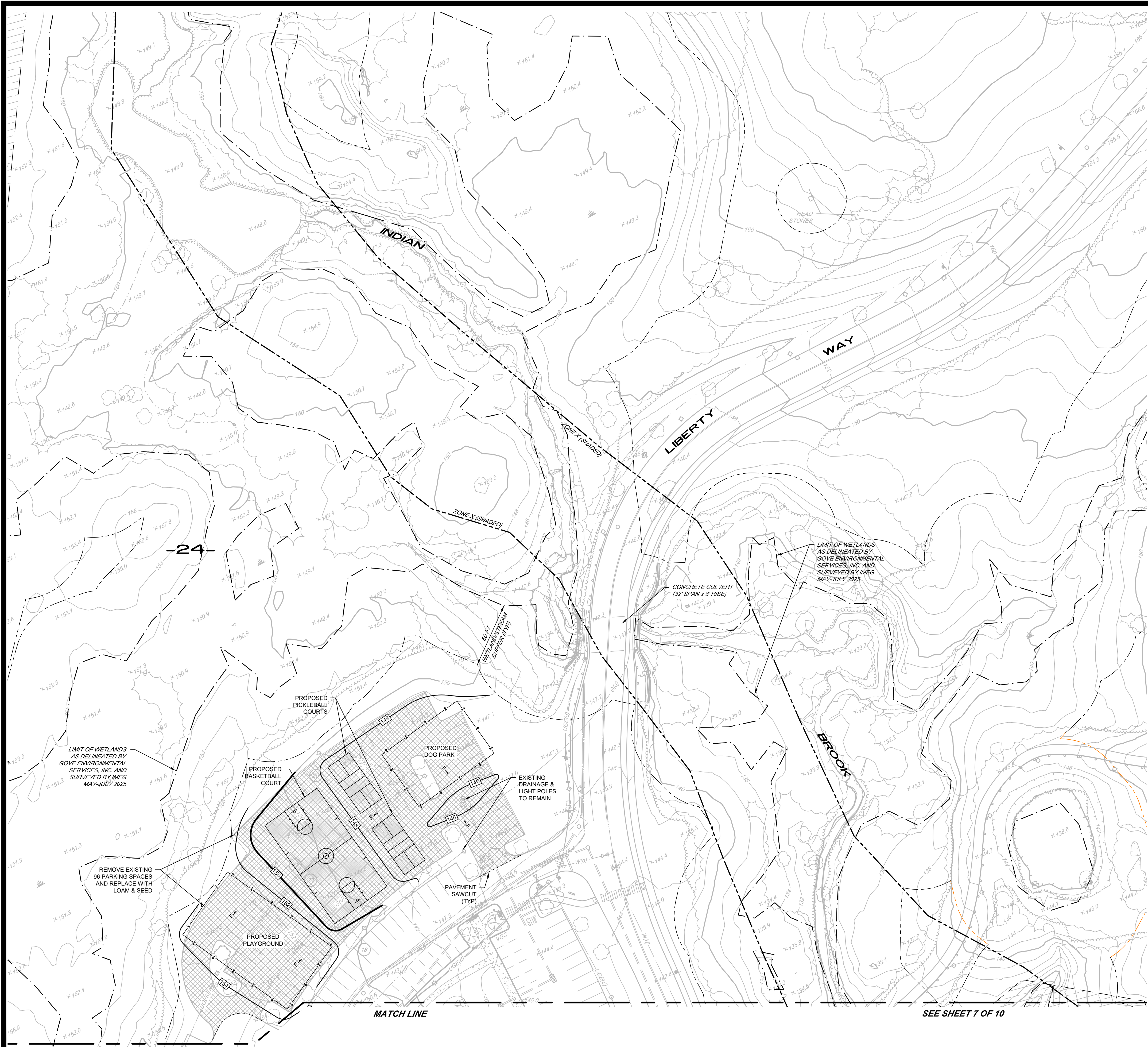


SCALE: 1"=40 Feet
1"=12.192 Meters
28 MAY 2025

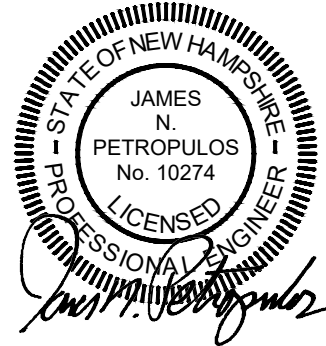
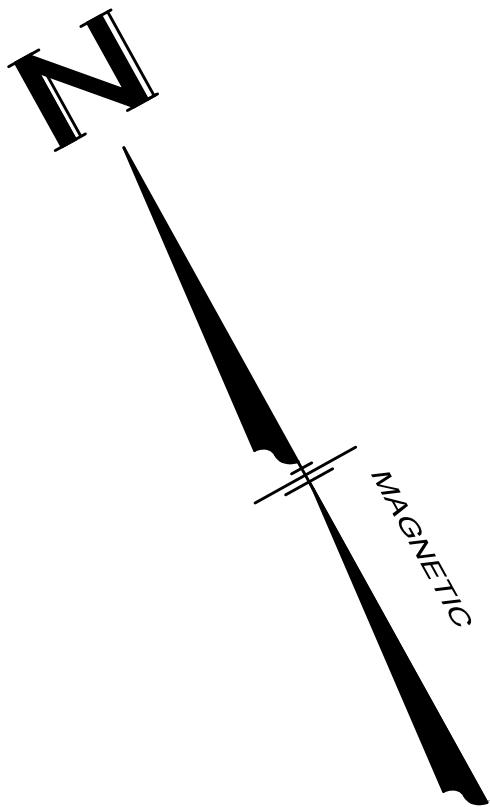
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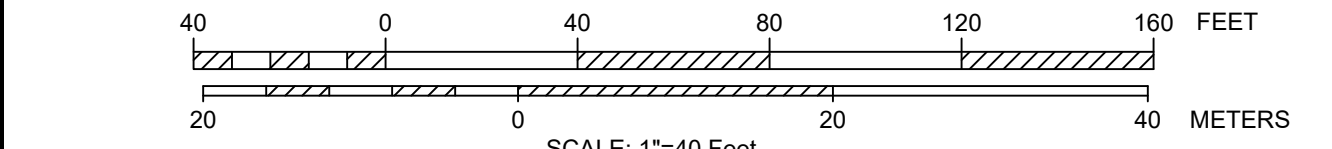
SITE PLAN
SHEET KEY



NO.	DATE	REVISION	BY
2	8/4/25	ADDRESS TRC COMMENTS	TEZ
1	6/25/25	ADDRESS TRC COMMENTS	TEZ

SITE PLAN
(MAP 'E', LOT 24)
PROPOSED MIXED-USE DEVELOPMENT
150 LIBERTY WAY
DOVER, NEW HAMPSHIRE
PREPARED FOR:

BRADY SULLIVAN
PROPERTIES
670 NORTH COMMERCIAL STREET MANCHESTER, NH 03101
RECORD OWNER:
LIBERTY MUTUAL INSURANCE CO.
175 BERKELEY STREET BOSTON, MASSACHUSETTS 02116



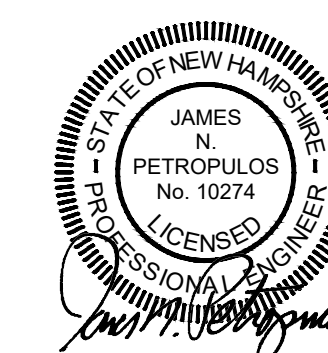
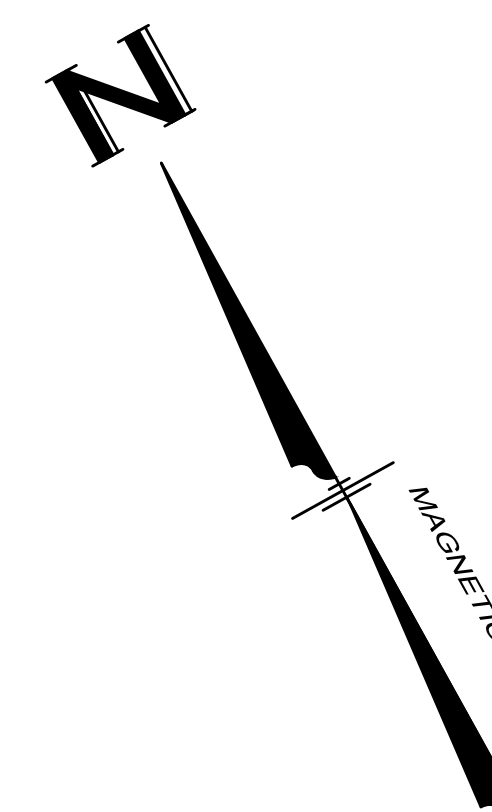
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FIELD BOOK: 1300	DRAWING NAME: 6003CU-FQ41	6003-CU	6 OF 10
DRAWING LOC: J:\6000\6003\DWG\6003 CU		File Number	Sheet

SITE PLAN SHEET KEY



2	8/4/25	ADDRESS TRC COMMENTS	TE2
1	6/25/25	ADDRESS TRC COMMENTS	TE2
NO	DATE	REVISION	BY

SITE PLAN
(MAP 'E', LOT 24)
PROPOSED MIXED-USE DEVELOPMENT
150 LIBERTY WAY
DOVER, NEW HAMPSHIRE
PREPARED FOR: 

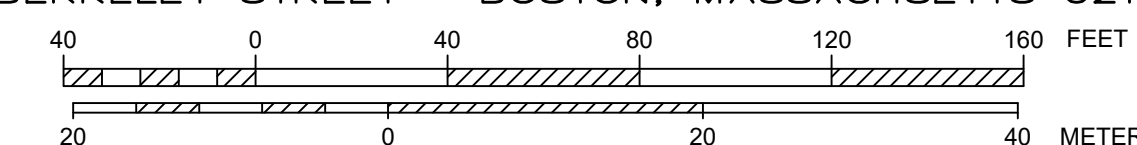
PREPARED FOR:

BRADY SULLIVAN
P R O P E R T I E S

670 NORTH COMMERCIAL STREET MANCHESTER, NH 03101

RECORD OWNER:

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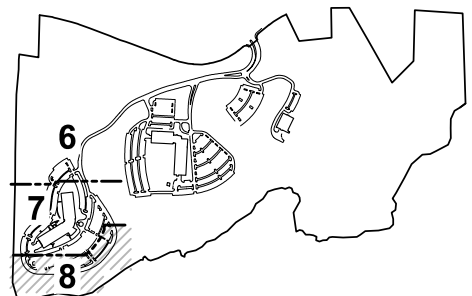
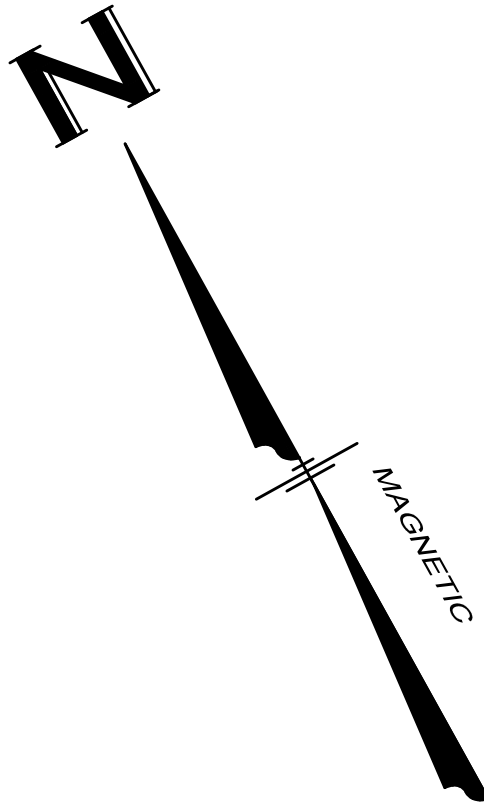
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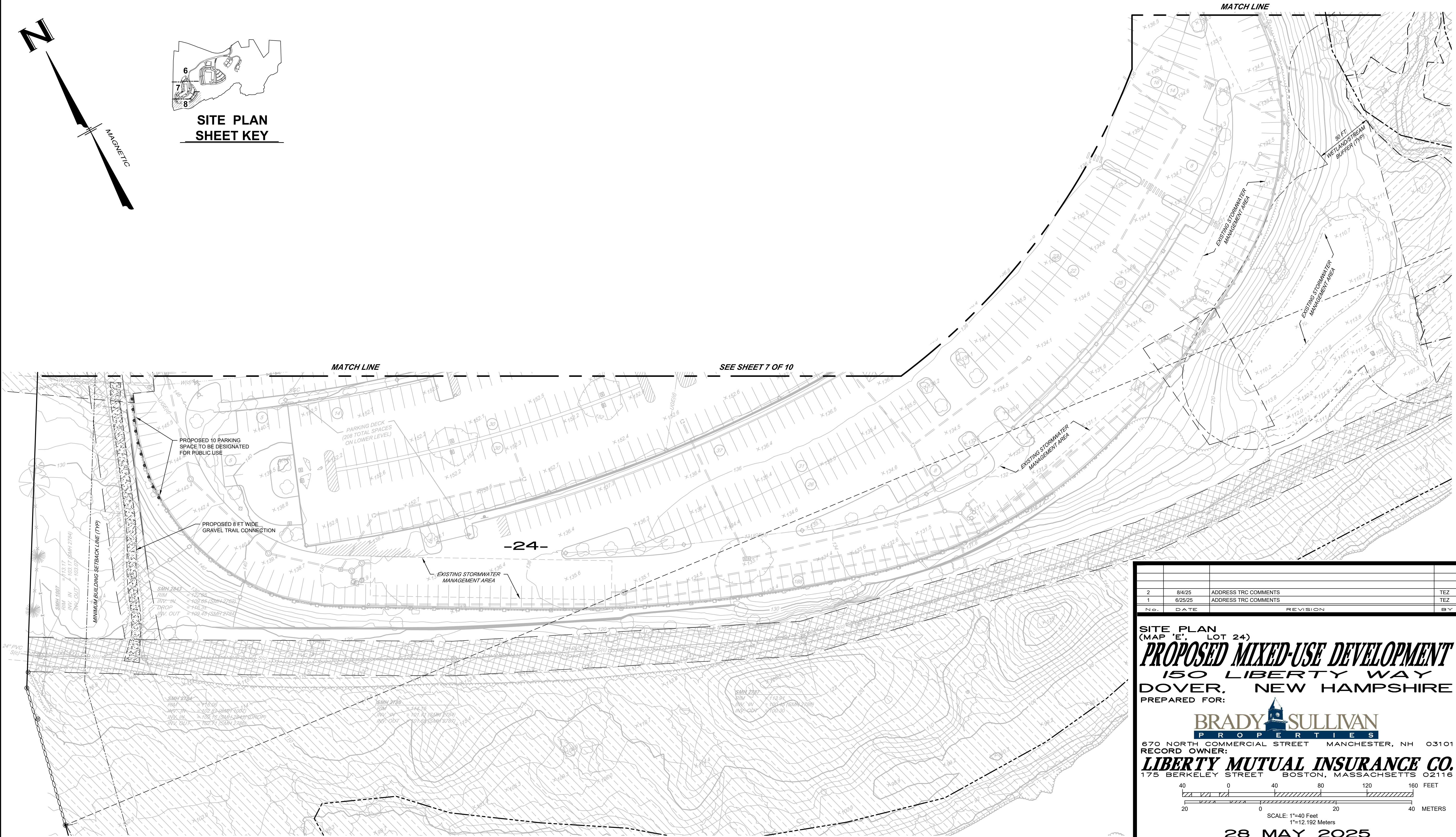
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FIELD BOOK: 1300	DRAWING NAME: 6003CU-FQ41	6003-CU	8 OF 1
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SITE PLAN
SHEET KEY

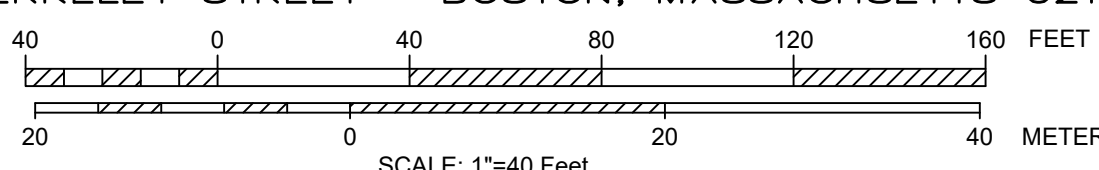


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